

First Replat in South Port St. Lucie Unit Four

**PRELIMINARY AND FINAL SUBDIVISION PLAT
APPLICATION**

(P21-035)

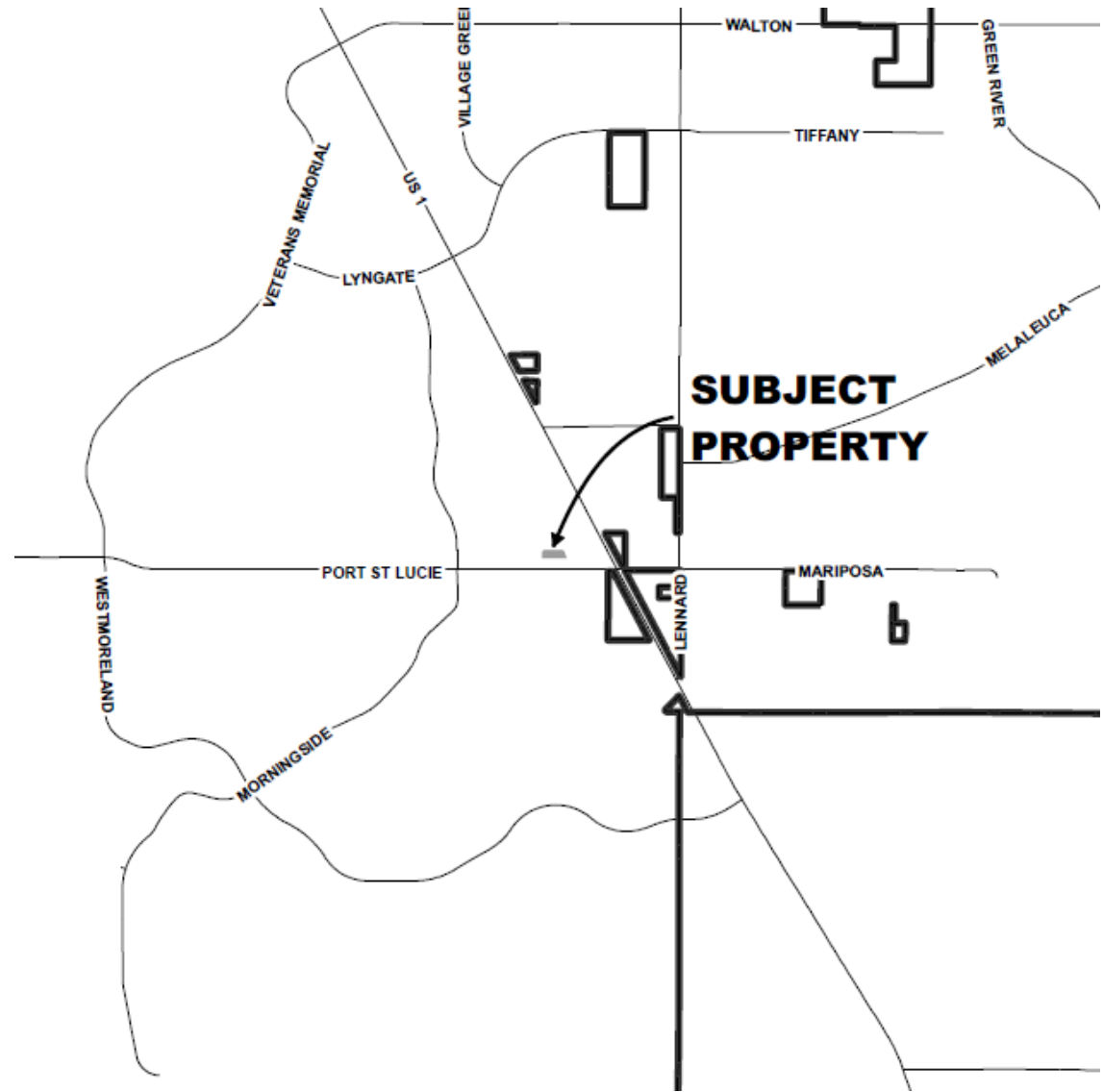
City Council Meeting June 14, 2021

INCORPORATED

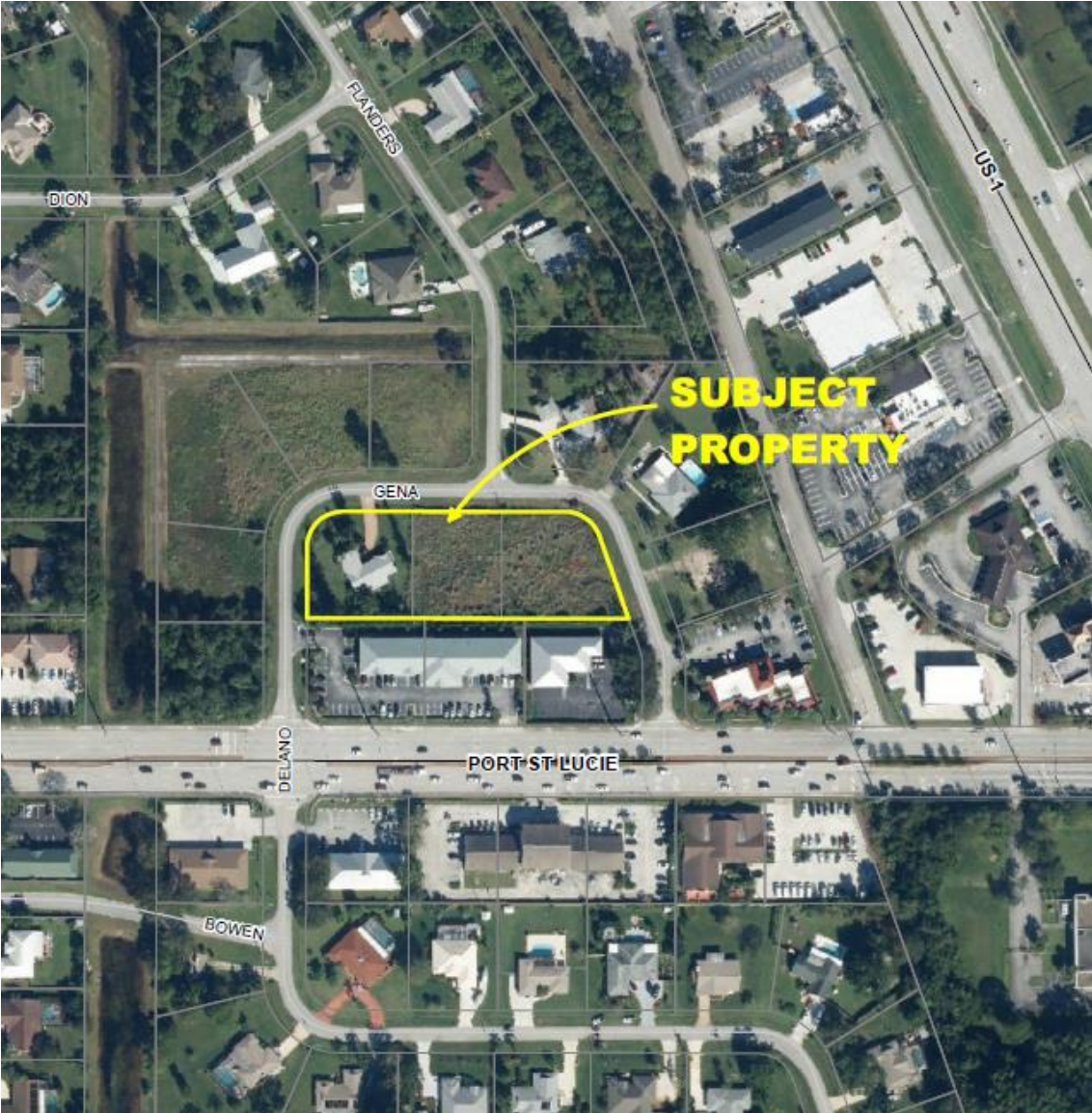
CityofPSL.com



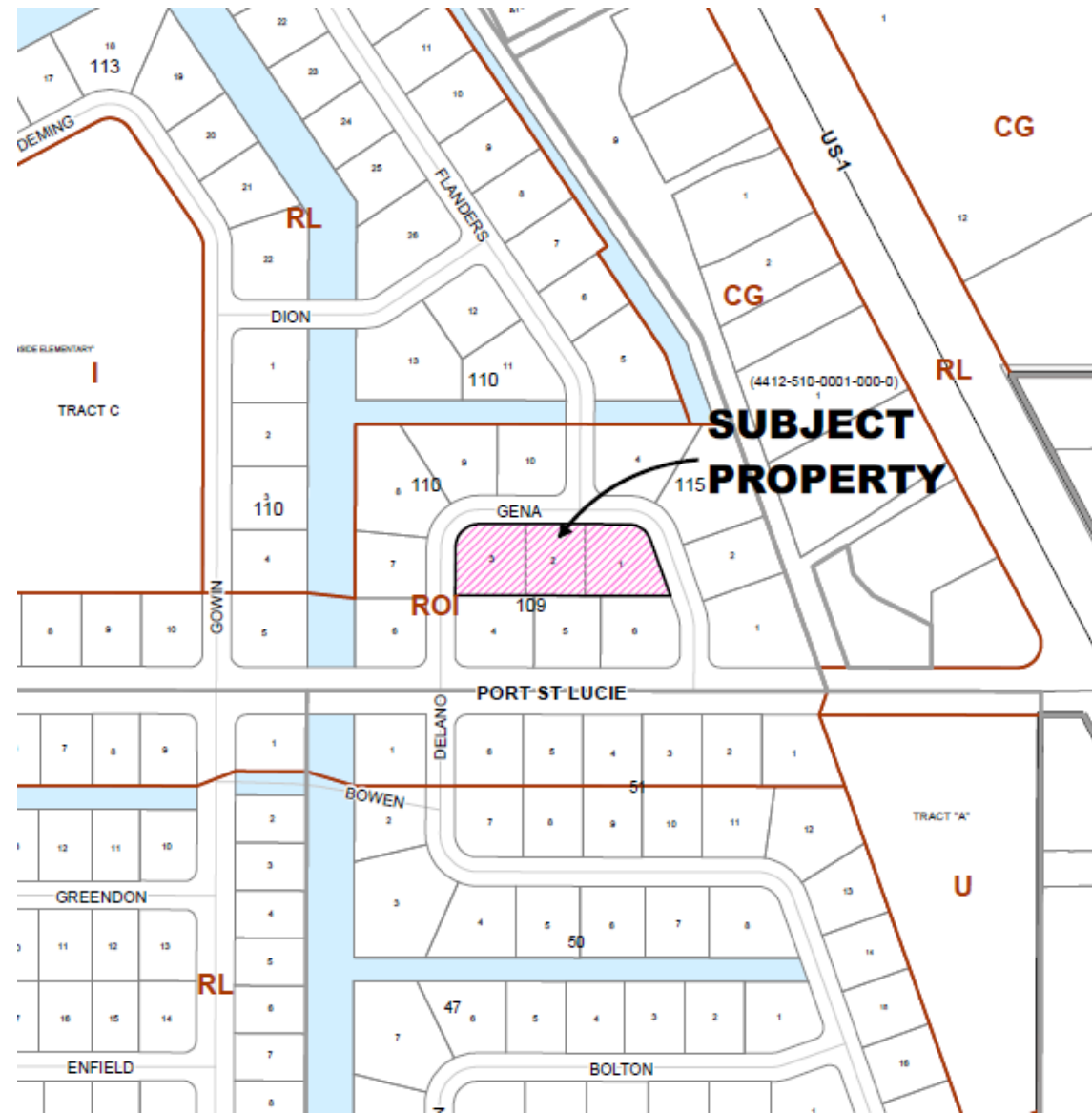
Subject property



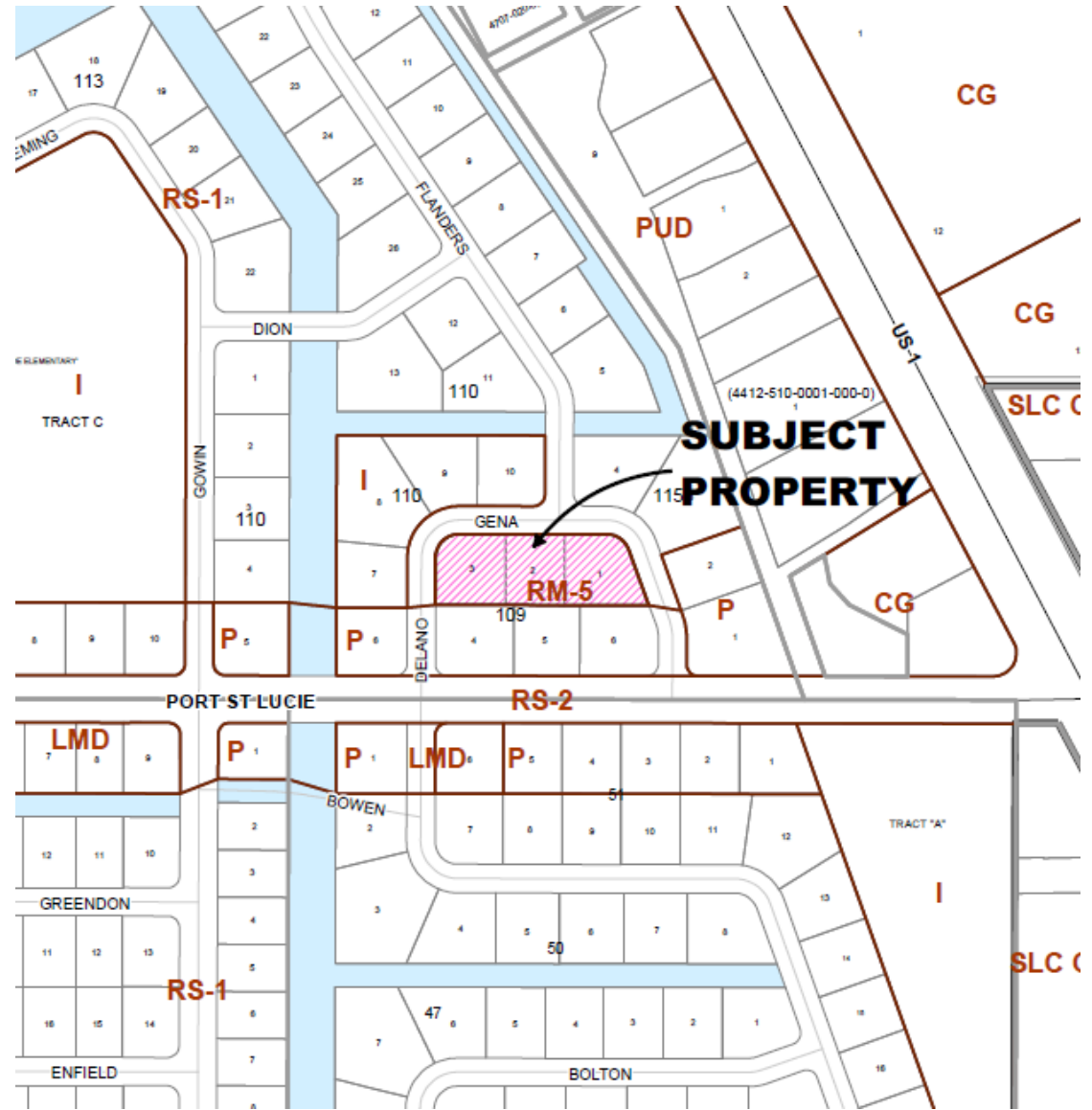
Aerial



Land Use



Zoning

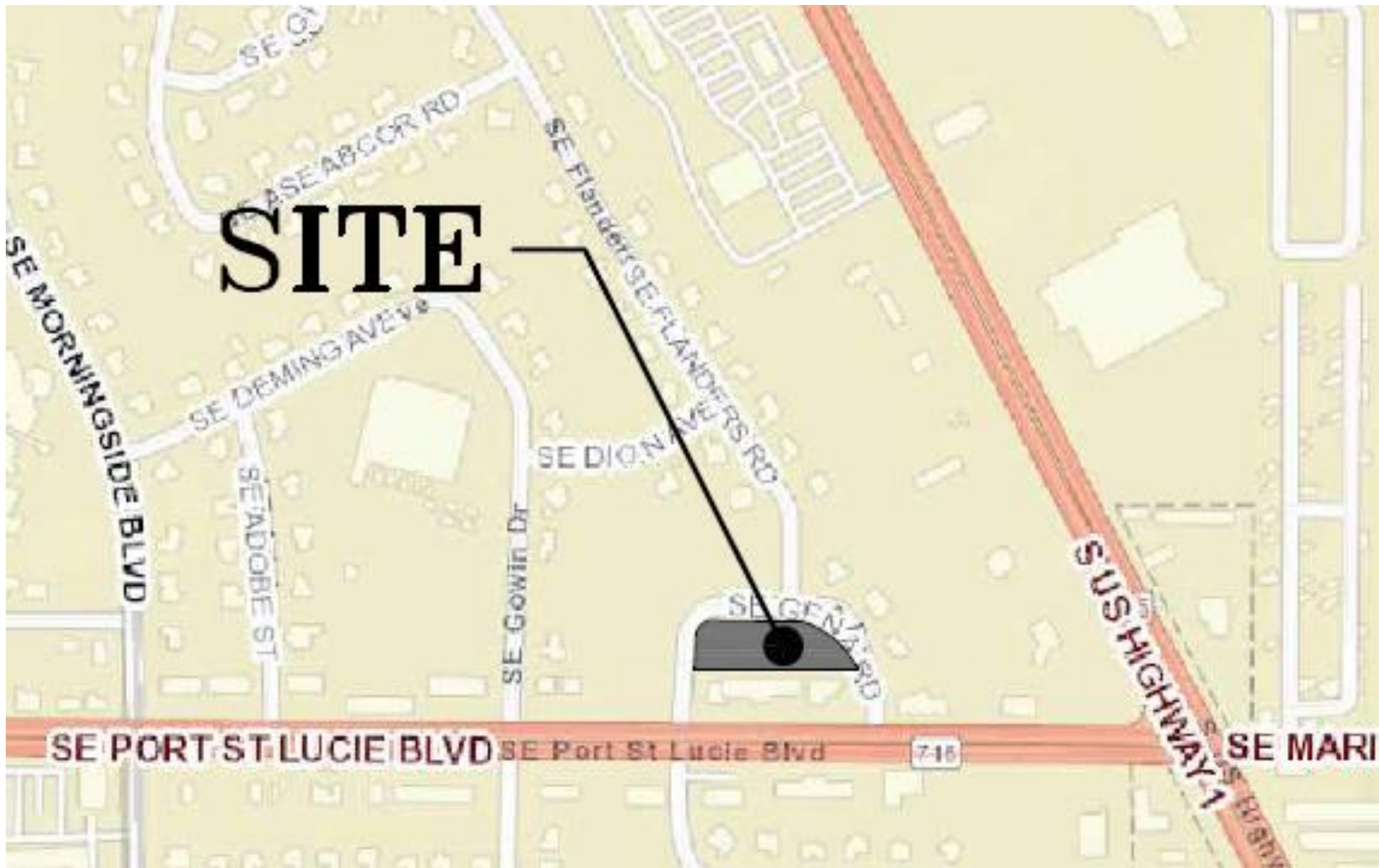


Summary of Request

The existing plat consist of three lots totaling 1.45 acres. The request it to create five lots. The existing Lot 3 has been developed with a single-family home and will be labeled Lot 1 but will not be changed.

Existing Lots 1 and 2 will be split into four lots. Three at 0.237 acres and one at 0.238 acres. The zoning will allow the lots to be developed as single-family lots.

The proposed lots will be too small for any other permitted use in the RM-5 zoning district.



Concurrency Review

The project has been reviewed for compliance with Chapter 160, City Code, regarding provision of adequate public facilities.



Traffic Impact Analysis

- Traffic Impact was reviewed by staff and found to be little to no impact on the existing traffic surrounding the properties.
- Staff found the project to be in compliance with Public Works Policy #19-01



Recommendation

Site Plan Review Committee recommended approval at their meeting of March 10, 2021.

