



January 23, 2023

Ms. Bethany Grubbs, Planner III
Planning Department
City of Port St. Lucie
121 SW Port St Lucie Blvd – Building #B
Port St. Lucie, FL 34984

**Re: Sympatico PUD – Request for Review and Scheduling for City Council
(City of PSL : P21-201, PSLUSD #5219)**

Dear Ms. Grubbs,

As you may be aware, the above referenced project was placed on hold around June of last year before coming before City Council at the request of the applicant, Port Saint Lucie Properties, LLC.

The reason for the ‘hold’ was to re-evaluate and develop a conceptual site plan which would incorporate additional public benefits such as a public trail, stronger pedestrian connectivity and better relate to the context in which this second phase of the Sympatico project is planned.

My client wanted to provide staff and City Council with a more thoroughly developed vision for what was being planned here and what would be coming through the site plan review process following adoption of the PUD.

Since last June, there has been a large amount of re-work of the conceptual site plan, advancement of the architectural styles and the incorporation of a public trail system along with one-on-one meetings with our Councilmembers to insure that this project (if the PUD was to be adopted) would be a positive, quality-oriented in-fill development that works within the existing surrounding context of commercial and residential neighborhoods.

I’ve provided a brief summary below of the amended document (redlined) and conceptual graphics that have been shared with our elected officials and look forward to discussing how best to review and move forward this application.

On item shown on the updated graphics that was not shown to our Council members is the incorporation of a residential building adjacent to Darwin. Previously this was shown as a large expanse of parking supporting the amenity center and when we met with the Mayor, she expressed her concern with the aesthetic of parking along Darwin and asked if we could move the amenity building closer to Darwin and reposition the parking field. She mentioned the emphasis the City’s Design Standards place on building fronting streets. The amenity is not the right building do to how it should relate and provide convenience for the residents, however we did believe the suggestion of building mass versus parking made sense.

Attachments:

1. Sympatico PUD

- a. Updated Exhibit 5 (B) Pedestrian Ways to highlight the importance of a public trail route with trailheads, interpretive signage and seating coupled with multiple pedestrian connections between the proposed residential and the adjacent commercial. The final trail and amenities to be developed at time of site plan review.
 - b. Updated Exhibit 5 (C) Density to reflect the maximum allowable density of 15 DU/ac per the existing land use classification, High Density Residential (RH).
 - c. Exhibit 8 Concept Master Plan – updated to reflect conceptual trail route and pedestrian connectivity.
 - d. Exhibit 9 Development Program – updated to reflect consistency in maximum allowable density.
2. Sympatico PUD Conceptual Development Package
 - a. Context exhibit, conceptual site plan, elevations and floor plans, perspectives of various elements such as bus-stop, amenity, residences.
3. Terra Group Representative Projects PDF – Terra is the development partner working with Port St. Lucie Properties, LLC.

Respectfully,

A handwritten signature in blue ink, appearing to read "Steven D. Garrett". The signature is stylized and cursive.

Steven D. Garrett, RLA
Senior Partner