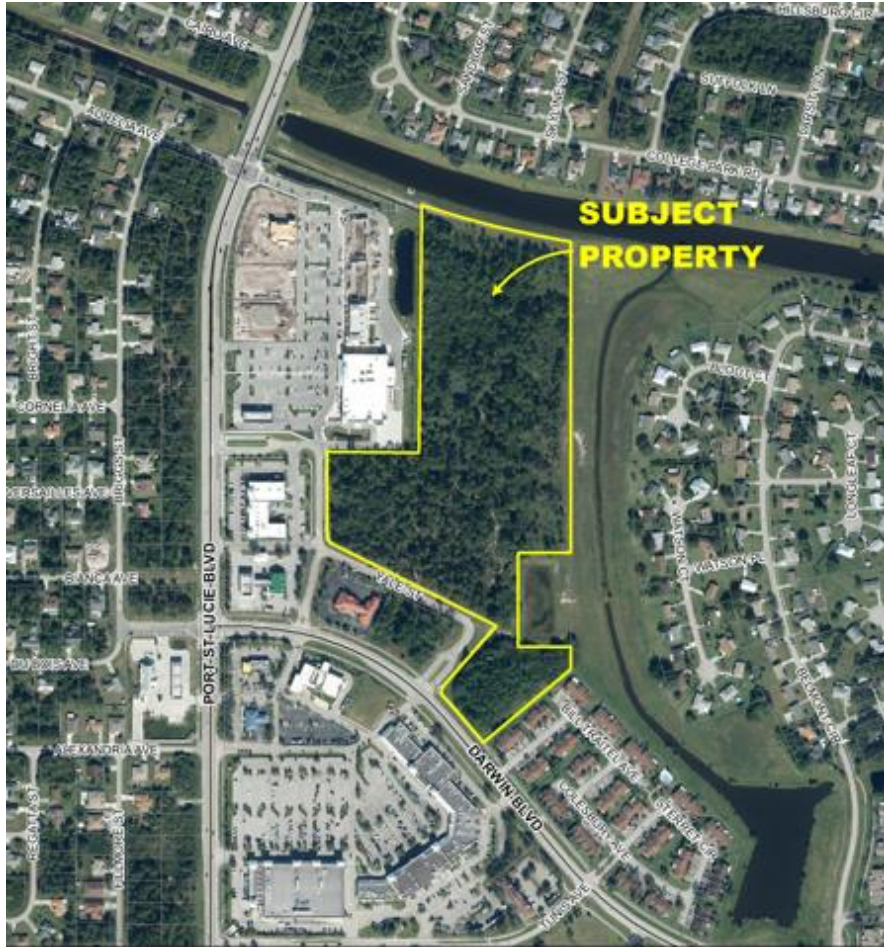




**Sympatico Plaza  
 Planned Unit Development (PUD) Rezoning  
 P21-201**



**Project Aerial Map**

**SUMMARY**

Applicant's Request:	Rezone 22 acres from CG (General Commercial) to Planned Unit Development (PUD) to allow a 330-unit multi-family development.
Agent:	Steve Garrett, Lucido & Associates
Applicant / Property Owner:	Thomas Morrison, Port St. Lucie Properties, LLC
Location:	This property is located east of SW Port St. Lucie Boulevard and north of Yale Street.
Address:	NW intersection of SW Yale Street and SW Darwin Blvd
Project Planner:	Bethany Grubbs, Planner III

### **Project Description**

The applicant is requesting to rezone a 22-acre parcel from CG (General Commercial) to PUD (Planned Unit Development) for the development of 330 multi-family units. The proposed density is 15 dwelling units per acre (DUPA). The maximum allowed density is 15 DUPA. The PUD is intended to provide flexibility for future multi-family development, consistent with the City Code. The proposed multi-family development provides a transition from the large-scale commercial shopping center uses to the west and the existing single-family community to the east. Furthermore, the bus stop location has been conceptually approved by the St. Lucie County School Board. To ensure pedestrian and vehicular safety, staff recommends a condition of approval that a complete Traffic Analysis will be reviewed when required to be provided at the time of Site Plan submittal. At that review, some mitigation may be required for safety and traffic turning movement concerns.

Priority has been placed on additive elements contributing to and building upon the City of Port St. Lucie's mobility objectives and the importance of alternative means of travel and interconnected trails. The applicant partnered with the Treasure Coast Regional Planning Council (TCRPC) to develop a PUD Concept Master Plan shows a public trail system route envisioned to have trailheads, interpretive signage, and seating areas, to provide walkability from Darwin to Port St. Lucie Boulevard. In addition, multiple pedestrian connections are planned to provide convenience for residents to and from the existing commercial areas. Final design elements will be developed at the time of site plan approval.

An environmental assessment report prepared by Kimley Horn, Inc. was submitted on June 25, 2015, with the site plan application (P15-088). The report shows approximately 18.2 acres of pine flatwood habitat. The applicant has preserved 25% (4.55 acres) along the north and the east property line. Exotic vegetation was removed from the preserved area. The 4.55-acre upland preserve has been designated on the PUD conceptual plan and platted in Plat Book 73, Page 4 of the St. Lucie County Official Records.

The Sympatico PUD is located on the east side of Port St. Lucie Blvd and north of SW Darwin Blvd. Access will be from Port St. Lucie Blvd as well as Yale Street. Two proposed vehicular connections are planned; one for the main entrance from Darwin via Yale Street and a secondary entrance at the northwest property corner that will connect directly to the adjacent Sympatico Plaza and to the proposed traffic signal at Port St. Lucie Boulevard and Aurelia Avenue.

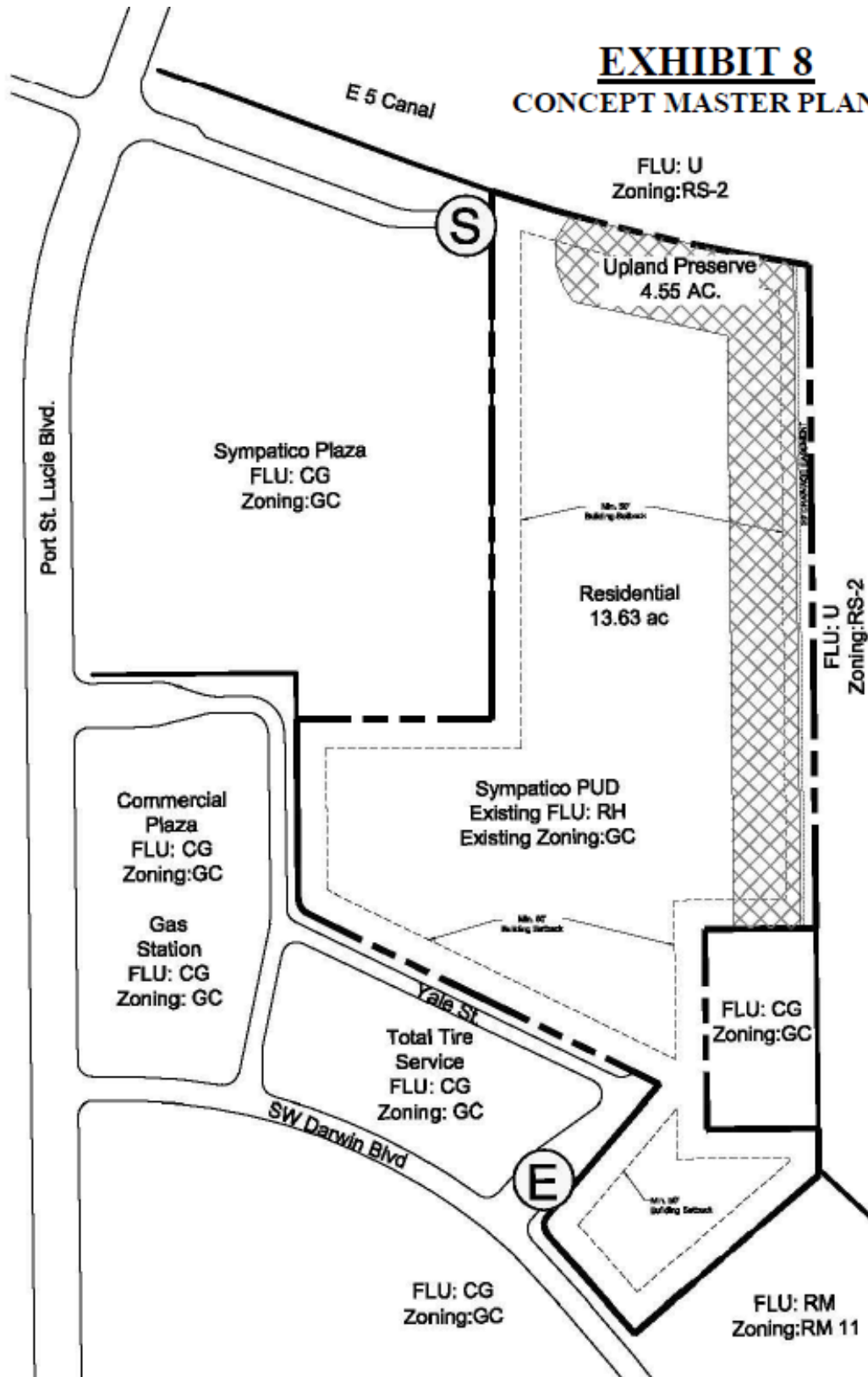
### **Previous Actions and Prior Reviews**

The project was scheduled for the first reading of the Ordinance before the City Council on May 9, 2022. At which time, per the applicant's request, the project was tabled to a date uncertain under deletions to the agenda.

The Planning and Zoning Board recommended approval at their April 5, 2022 meeting.

The Site Plan Review Committee reviewed the proposed site plan at their meeting on February 9, 2022, and recommended approval.

# EXHIBIT 8 CONCEPT MASTER PLAN



Conceptual Plan

**Previous Actions and Prior Reviews**

The Site Plan Review Committee (SPRC) recommended approval of this rezoning and PUD conceptual plan on February 9, 2022.

**Public Notice Requirements**

A neighborhood meeting was held by the applicant on March 21, 2022.

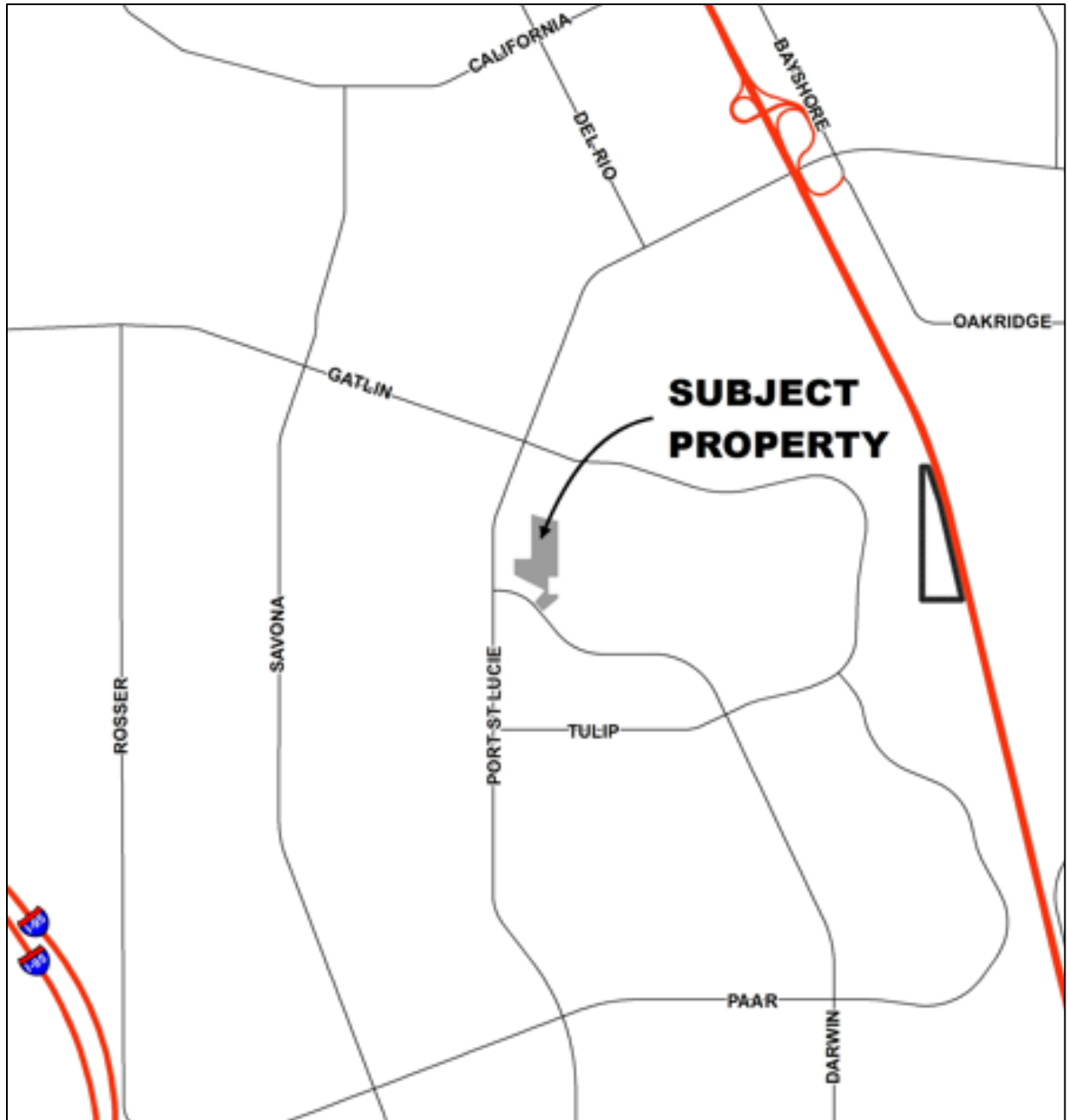
Public notice was mailed to owners within 750 feet on March 24, 2022, and the file was included in the published notification for the Planning & Zoning Board’s agenda.

Parcel Number:	4418-702-0004-000-8
Property Size:	22-acres
Legal Description:	Sympatico Plaza (Plat Book 73 Page 3) – Lot 4
Future Land Use:	RH (High Density Residential)
Existing Zoning:	CG (General Commercial)
Existing Use:	Vacant land
Requested Zoning:	PUD (Planned Unit Development)
Proposed Use:	330 multi-family units

**Surrounding Uses**

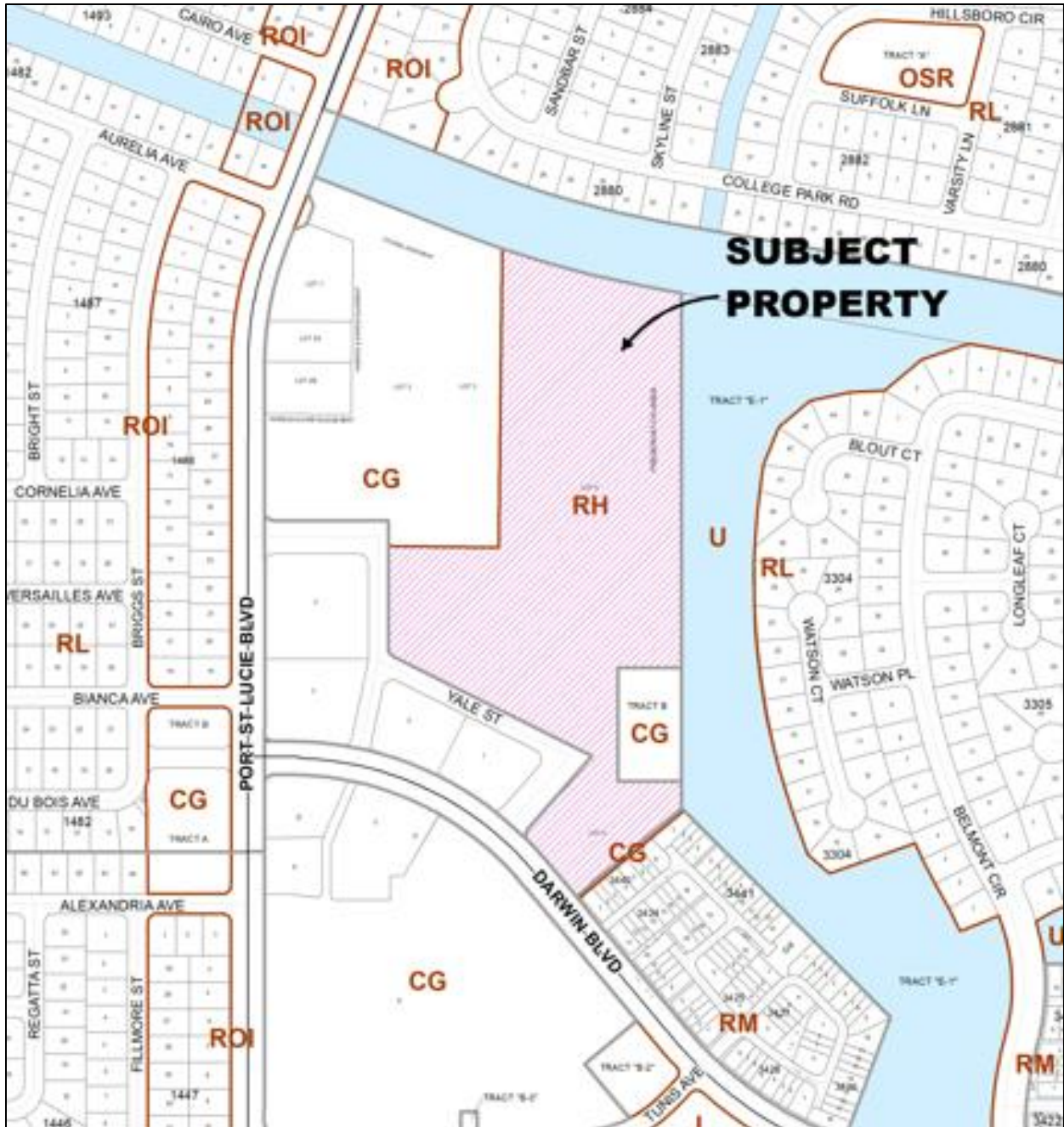
Direction	Future Land Use	Zoning	Existing Use
North	U, RL, ROI	RS-2	Stormwater tract, Single-family residences
South	CG	CG	Commercial buildings
East	U, CG, RM, RL	CG, RM-11, RS-2	Stormwater tract, vacant commercial land, multi-family units, single-family residences
West	CG	CG	Commercial shopping center

U-Utility; CG–General Commercial; RS-2–Residential Single-Family; RL-Low Density Residential; ROI-Residential/Office/Institutional; RM-Medium Density Residential

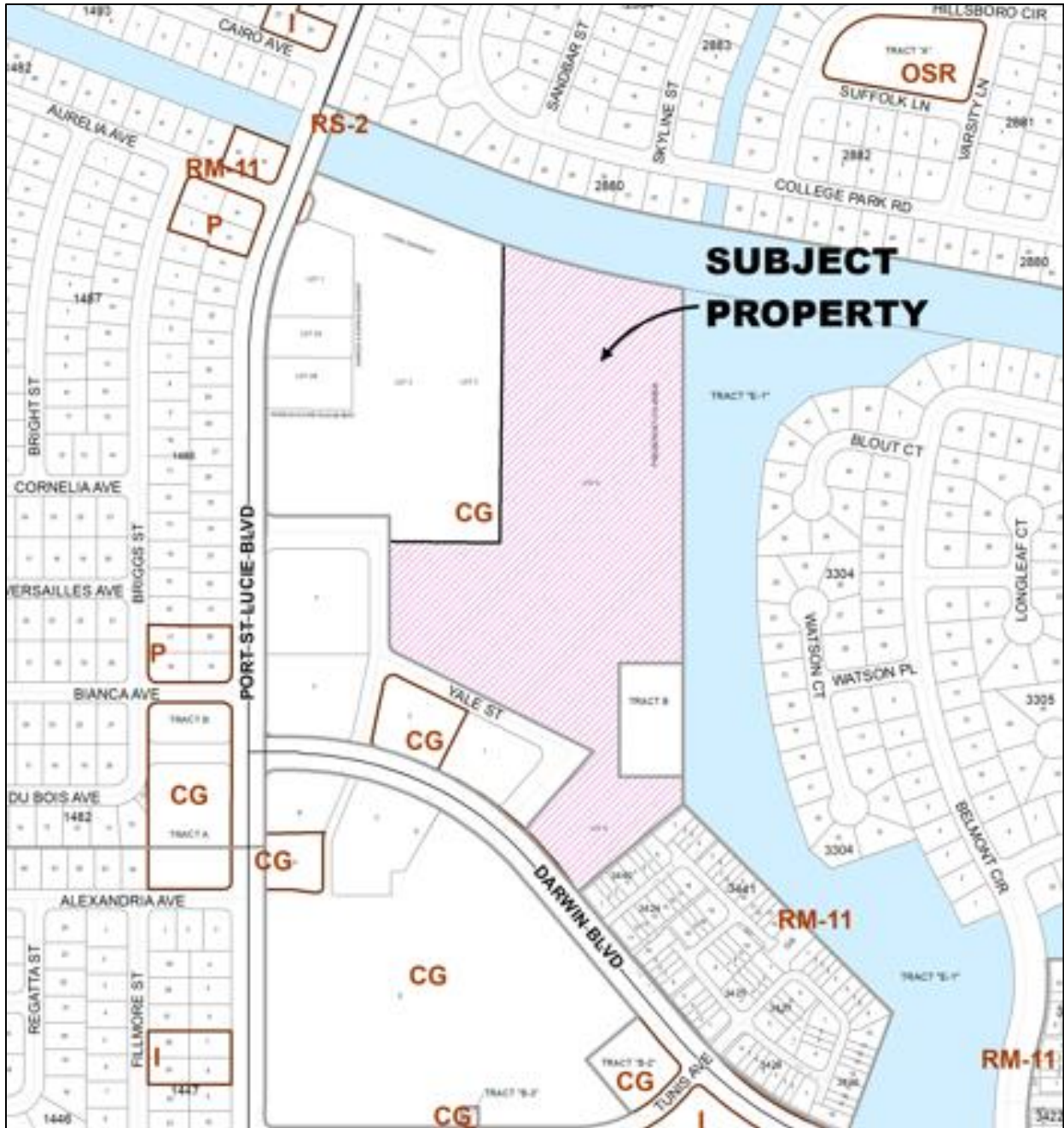


Location Map





Future Land Use Map



Zoning Map

## IMPACTS AND FINDINGS

### COMPREHENSIVE PLAN REVIEW

#### **Land Use Consistency (and Policy 1.1.4.10):**

This rezoning and PUD conceptual plan are consistent with the direction and policies of the Comprehensive Plan. Policy 1.1.4.10 High Density Residential (RH) allows a maximum density of 15 dwelling units per acre. The projected density for the PUD is 13.63 dwelling units per acre. The rezoning to PUD is also consistent with Policy 1.1.4.13 Future Land Use Classification and Compatible Zoning Districts. PUD is a compatible zoning district with the High Density Residential (RH) future land use designation.

### ZONING REVIEW (ARTICLE X)

**Project Description:** The Applicant’s request is to rezone approximately 3.75 acres from the General Commercial (CG) zoning classification to the Planned Unit Development (PUD) zoning classification for the development of 330 multi-family units. The proposed density is 15 dwelling units per acre (DUPA). The maximum allowed density is 15 DUPA.

#### **Standards for District Establishment**

Area Requirement	The subject property for the PUD totals 22 acres, which exceeds the 2-acre minimum requirement for the establishment of a PUD required by section 158.172 (A) of the City’s Zoning Code.
Relation to Major Transportation Facilities	<p>The proposed development will contain two (2) full vehicular access points, which will be provided from Port St. Lucie Blvd and Yale Street.</p> <p>At the time of site plan approval, the applicant will be required to submit a traffic analysis which will identify if any off-site improvements are warranted to ensure vehicular and pedestrian safety.</p>
Consistency with City’s Comprehensive Plan	<p>Per Section 158.172 (E), to be eligible for consideration, a PUD rezoning proposal must be found to be consistent with all applicable elements of the City’s adopted Comprehensive Plan with respect to both its proposed internal design and its relationship to adjacent areas and the City as a whole.</p> <p>The Applicant’s proposal is consistent with Comprehensive Plan Policy 1.1.4.10 as the RH land use designation allows a maximum building coverage of 50% and the impervious surface shall not exceed ninety 90%. The proposed density meets the 15-du/ac maximum. Further, per Policy 1.1.4.13, the proposed PUD is compatible with the RH land use.</p>
Relation to Utilities, Public Facilities, and Services	<p>Adequate utilities are in place to service the development.</p> <p>An additional review will be provided at the site plan and detail plan submittal.</p>
Evidence of Unified Control of Area	Unified Control of the area has been provided.



**PUD Conceptual Master Plan and Regulation Book Requirements**

PUD Concept Plan and Regulation Book	A PUD concept plan and the regulation book have been provided.
Residential Density and non-residential intensity	The residential density is consistent with the comprehensive plan provisions identified in policy 1.1.4.10 and denoted above (Comprehensive Plan Review).
Provision for Pedestrian Circulation	Pedestrian circulation and connectivity within the PUD as well as connections to adjacent commercial services and businesses will be emphasized in the design of the site plan. The applicant has incorporated a pedestrian trail to encompass the site, which provides a public benefit.
Off Street Parking and Loading Requirements	Off-street parking is proposed at a ratio of 1.5 parking spaces per dwelling unit for one-bedroom units, 2 parking spaces per dwelling unit for two (or more) bedroom units, and guest parking at a rate of 1 space per 5 dwelling units.
Underground Utilities	All utility lines will be installed underground.
Protection of Natural Features	Exotic vegetation removal is required concurrent with development. A conservation tract running along the eastern boundary has been provided. This conservation tract is approximately 4.55 acres and is shown on the concept plan and has been platted in Plat Book 73, Page 4 of the St. Lucie County Official Records, and labeled as a preservation area. Prior to any land clearing activities, the property owner or assignee will coordinate with the US Fish and Wildlife Service for the identification and removal of any gopher tortoises.
Stormwater	Upon approval of the zoning change requested, a site plan and construction plans will be submitted for review and approval. Onsite stormwater will be collected onsite and will meet the requirements of the City and SFWMD.
Landscaping and Buffering Requirements	All landscaping shall conform to the City of Port St. Lucie Land Development Regulations Chapter 154.

**OTHER**

***Fire District:*** The access location (external and internal) has been reviewed by the Fire District for safety purposes.

***Public Art (Chapter 162):*** This project is subject to Chapter 162 of the Code of Ordinances, Art in Public Places. All private development meeting the applicability requirements of Chapter 162 must elect one of three methods for providing public art within ninety (90) days of the issuance of the first building permit. The three options are artwork on site, fee in lieu of providing public art onsite, or a combination of artwork on site and payment in lieu.

## **Related Projects**

P16-067 Sympatico Plaza – On September 9, 2016, the City Council approved the preliminary & final subdivision plat to subdivide a portion of Lot 5 of the Darwin Plaza plat into 4 lots as per Resolution 16-R74.

P16-153 Sympatico PUD Rezone – On March 27, 2018, the applicant withdrew the application to rezone the property from CG (General Commercial) to PUD (Planned Unit Development).

P17-039 Sympatico Plaza, Lot 4 – On October 23, 2017, the City Council changed the future land use classification from CG (General Commercial) to RH (High Density Residential) per Ordinance 17-039.

## **STAFF RECOMMENDATION**

The Planning and Zoning Board recommended approval at their April 5, 2022 meeting. Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan and recommends approval.