

Site Data

Total Site Area:	958,296 sf	(22.0 ac.)	100%
Future Land Use Designation:		High Density Residential	
Existing Zoning:		General Commercial	
Proposed Zoning:		Planned Unit Development	
Total Building SF:	372,441 sf	(8.55 ac.)	38.8%
Multi-Family Footprint SF:	364,798 sf		
Club House SF:	6,443 sf		
Mail Kiosk SF:	1,200 sf		
Allowable Dwelling Units:	330 DU / 22 ac = 15 DU / AC		
Proposed Dwelling Units:	324 DU / 22 ac = 14.7 DU / AC		

Pervious / Impervious Calculations

	Impervious Area	Maximum	Provided
Buildings:	372,441 sf (8.55 ac.)	-----	68%
Pavement:	282,549 sf (6.48 ac.)	-----	-----
Pervious Area (Usable Open Space):	303,306 sf (6.96 ac.)	-----	32%

Parking Requirements Exhibit 6 / Section 3 of Sympatico PUD

(A) Parking Requirements: Each building, use, or structure shall be provided with on-street and / or off-street parking and service facilities in accordance with the provisions set forth herein. The maximum number of parking spaces to be provided is limited to one hundred twenty-five (125) percent of that required by the provisions set forth herein.

- Residential: 1.5 parking spaces per dwelling unit for one bedroom units.
 - Residential: 2 parking spaces per dwelling unit for two (or more) bedroom units.
 - Guest parking: 1 space per 5 dwelling units.
 - Recreation/Clubhouse: 1 space per 250 SF. ADA parking to be provided at required ratio.
- | | Required | Provided |
|--|-------------------|-------------------|
| 1) 1.5 parking spaces per each 1 bedroom dwelling unit | 207 Spaces | 207 Spaces |
| 2) 2 parking spaces per each 2 bedroom or more dwelling units | 372 Spaces | 372 Spaces |
| 3) 1 guest parking space for every 5 units | 65 Spaces | 65 Spaces |
| 4) Clubhouse: 1 space per 250 sf | 26 Spaces | 26 Spaces |
| 5) Accessible Parking: 2% of total parking (Included In Count) | 13 Spaces | 17 Spaces |
| Total Parking Spaces Provided: | 670 Spaces | 670 Spaces |

Building Setback Requirements Exhibit 6 / Section 1 of Sympatico PUD

1. Multiple-family dwelling: Each multi-family development setback must be a minimum of 100% of the building height taken from property line. Where two or more buildings are situated upon a parcel, any two buildings shall be separated by a minimum of twenty (20) feet. No building shall have an effective length of mass exceeding three hundred (300) feet. Front yard setback to be taken from Yale Street Right of Way.

	Required	Provided
Building Setback:	35'	35' Min.
Building Separation:	20'	20' Min.

Sympatico Footprints

Sympatico - Multi Family			324 Total Units
Type I	Type II	Type III	
24 Units	39 Units	48 Units	
3 Story (35')	3 Story (35')	3 Story (35')	
5 Buildings	4 Buildings	1 Building	
120 Units total	156 Units total	48 Units total	

Minimum Living Space Per Product Type

Type I	Type II	Type III
727 sf to 1,559 sf	727 sf to 1,559 sf	727 sf to 1,559 sf

Min. SF is determined by the number of bedrooms per unit type:
 1 Bedroom = 727 sf min.
 2 Bedrooms = 1,066 sf min.
 3 Bedrooms = 1,559 sf min.

Total Square Footage Per Product Type

Type I - 24 Unit	Type II - 39 Unit	Type III - 48 Unit
1st Floor - 10,059 Gross sf	1st Floor - 13,470 Gross sf	1st Floor - 16,805 Gross sf
2nd Floor - 10,147 Gross sf	2nd Floor - 13,568 Gross sf	2nd Floor - 16,902 Gross sf
3rd Floor - 10,147 Gross sf	3rd Floor - 13,568 Gross sf	3rd Floor - 16,902 Gross sf
Total Area - 30,353 sf	Total Area - 40,606 sf	Total Area - 50,609 sf
30,353 sf x 5 Buildings = 151,765 sf	40,606 sf x 4 Buildings = 162,424 sf	50,609 sf x 1 Building = 50,609 sf
Total Building Square Footage = 364,798 sf		

Legal Description

Parcel ID Number: 4416-702-0004-000-8
 lot 5, Darwin Plaza, according to the plat thereof, as recorded in plat book 38, page 31 of the public records of St. Lucie County, Florida.

Less and Except those lands described in official records book 3B32, page 1182 of the public records of St. Lucie County, Florida, described as follows:

A portion of lot 5, Darwin Plaza, according to the plat thereof, as recorded in plat book 38, page 31 of the public records of St. Lucie County, Florida, being more particularly described as follows:

Commencing at the northwest corner of said lot 5; thence south 21°12'41" west, along the west line of said lot 5 and the east right of way line of Port St. Lucie Boulevard, a distance of 52.50 feet to the point of beginning of the herein described parcel;
 thence south 23°47'19" east, a distance of 42.43 feet to a point; thence south 21°12'41" west, a distance of 60.00 feet to a point; thence south 66°12'41" west, a distance of 42.43 feet to a point on the west line of said lot 5 and the east right of way line of Port St. Lucie Boulevard; thence along the west line of said lot 5 and the east right of way line of Port St. Lucie Boulevard, north 21°12'41" east, a distance of 120.00 feet to the point of beginning.

Traffic Statement

The proposed plan of development will result in 2,184 trips per day, 130 AM peak hour trips, and 165 PM peak hour trips a project build out in 2025. A review of the traffic data revealed that the proposed project will meet all applicable Level of Service requirements. Therefore, the proposed project is in compliance with City code requirements and the Comprehensive Plan.

Drainage Statement

The site is located within the boundaries of the southwest Port St. Lucie Watershed "A" system and the South Florida Water Management District C-24 Basin, Master South Florida Water Management District Permit # 56-00332-S-01. It is proposed that runoff be directed to on-site water management pond by means of paved or grass swales and inlets and storm sewer. Legal positive outfall is available via connection to the City of Port St. Lucie owned E-5 Canal bordering the north property line.

Statement of Light Shielding:

Section 156.117 (d)
 The height and shielding of light standards shall provide proper lighting without hazard to drivers or nuisance to residents, and the design of lighting standards shall be of a type appropriate to the development and municipality.

General Notes

- Hazardous waste disposal shall comply with all federal, state and local regulations.
- All landscape areas abutting vehicular use areas shall be curbed or protected by curb stops.
- All building, parking and access areas shall document compliance with the requirements of the American Disabilities Act prior to the issuance of a building permit.
- Soil erosion and sediment control devices shall be in place prior to the commencement of construction activities.
- Landscape shall be in accordance with the requirements of chapter 153 of the landscape code of the City of Port St. Lucie.
- No landscaping other than grasses shall be located within 10' of a City utility line or appurtenance. All other utilities shall be a minimum of 5' horizontal separation from City utility mains for parallel installations and a minimum 18" below City mains. (All measurements are taken from outside to outside.)
- No landscaping shall be placed in a manner that would create conflicts with the intended operation and maintenance of any existing utility.
- This application is not vested for any municipal fees. All fees are calculated at time of payment. This includes specifically impact fees, upland preserve fees and any administrative review fees for City Departments. No fees are vested based on date of City Council approval.
- Signs are not part of this review and shall be permitted separately from this application. (See Chapter 155 (Sign Code) City of Port St. Lucie Land Development Regulations.)
- The property owner, contractor, and authorized representatives shall provide pickup, removal and disposal of litter within the project limits and shall be responsible for maintenance of the area from the edge of pavement to the property line within the City's right-of-way in accordance with City Code, Section 41.08 (g).

Environmental Statement

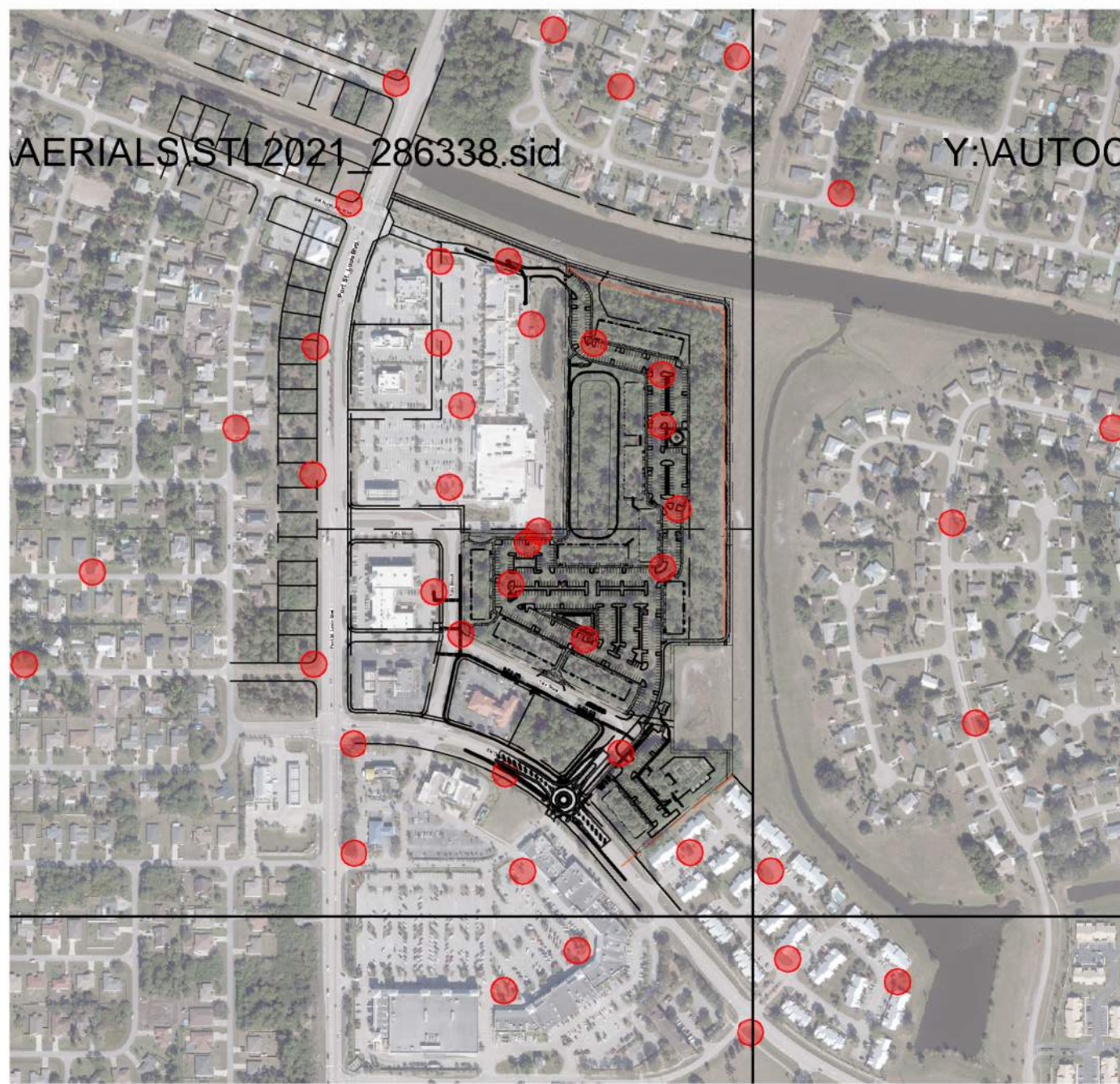
The presence of wetlands and other surface waters was evaluated based on the Florida unified wetland delineation methodologies by Chapter 62-340, Florida Administrative Code (FAC) and the U.S. Army Corps of Engineers (USACE) 1987 Wetland Delineation Manual and Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region (Version 2.0). These methods consider the prevalence of wetland vegetation, hydric soil indicators, and wetland hydrology. During field reconnaissance, no wetlands or surface waters were observed within the project site.

Vegetative communities on the proposed project site were identified through pedestrian transects and aerial photograph interpretation. Vegetative communities were classified using the Florida Land Use, Cover, and Forms Classification System (FLUCFCS, Florida Department of Transportation, 1999). A FLUCFCS map of the project site is attached as Figure 4. A description of the upland land cover included below characterizes dominant vegetation observed along random pedestrian transects and does not represent an all-inclusive vegetative inventory. The acreage provided for each land cover is approximate, based on the aerial mapping.

Environmental Site Assessment Table				
Description	Found (Y/N)	Agency Contact Information	Management Plan (Y/N)	Relocation Plan (Y/N)
Wetlands	N	N/A	N/A	N/A
Rare Habitat	N	N/A	N/A	N/A
Threatened Species	Y - Gopher Tortoise	FWC	A 100% gopher tortoise survey will occur within 90 days before development starts.	N/A
Endangered Species	N	N/A	N/A	N/A
Species of Special Concern	Y - Cats seen on site	St. Lucie County Animal Control (772) 465-1770		N/A
Invasive/Exotic Vegetation	Y - Brazilian pepper trees dominate the northwest corner of the project site.	Landscape contractor shall remove invasive species.	Landscape contractor shall remove invasive species.	N/A

Cat Colony Relocation

Property owner/developer has continued to work with Operation CatSnip to formulate a relocation plan of the existing cat colony. Relocation will occur ONSITE at the location designated on the approved site plan. A covered shelter will be provided at the location to provide a designated feeding location protected from the elements.
 Operation CatSnip is the designated partner in all St. Lucie County Animal Control TNVR programs. Residents with inquiries about helping free roaming cats should contact Operation CatSnip at 772-293-4621 or OperationCatSnipTC@gmail.com



Fire Hydrant Locations Within 1,000 If of Site n.t.s

● Fire Hydrant



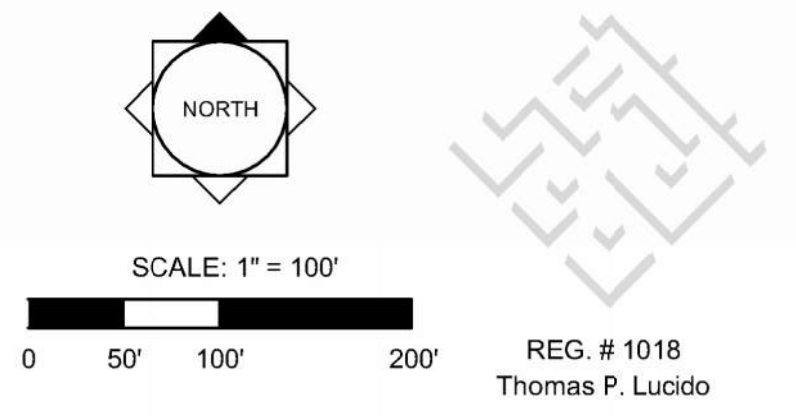
Project Team:

- Client & Property Owner:** Terra Group
 3310 Mary Street, Suite 302
 Coconut Grove, FL 33133
- Land Planner / Landscape Architect:** Lucido & Associates
 701 East Ocean Boulevard
 Stuart, Florida 34994
- Engineer:** Engineer:
 Simmons & White
 2581 Metrocentre Blvd. Suite 3
 West Palm Beach, FL 33407

Sympatico
 St. Lucie, Florida

Site Plan
 P23-090
 PSLUSD #5433

Date	By	Description
05.17.2023	SJS	Submittal
12.06.2023	SW	Submittal
04.22.2024	SJS	Review



Designer	SJS	Sheet
Manager	SG	
Project Number	22-485	SP1
Municipal Number	P23-090 - Sympatico	
Computer File	22-485 - Sympatico Site Plan.dwg	



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SCALE: 1" = 50'

0 25' 50' 100'

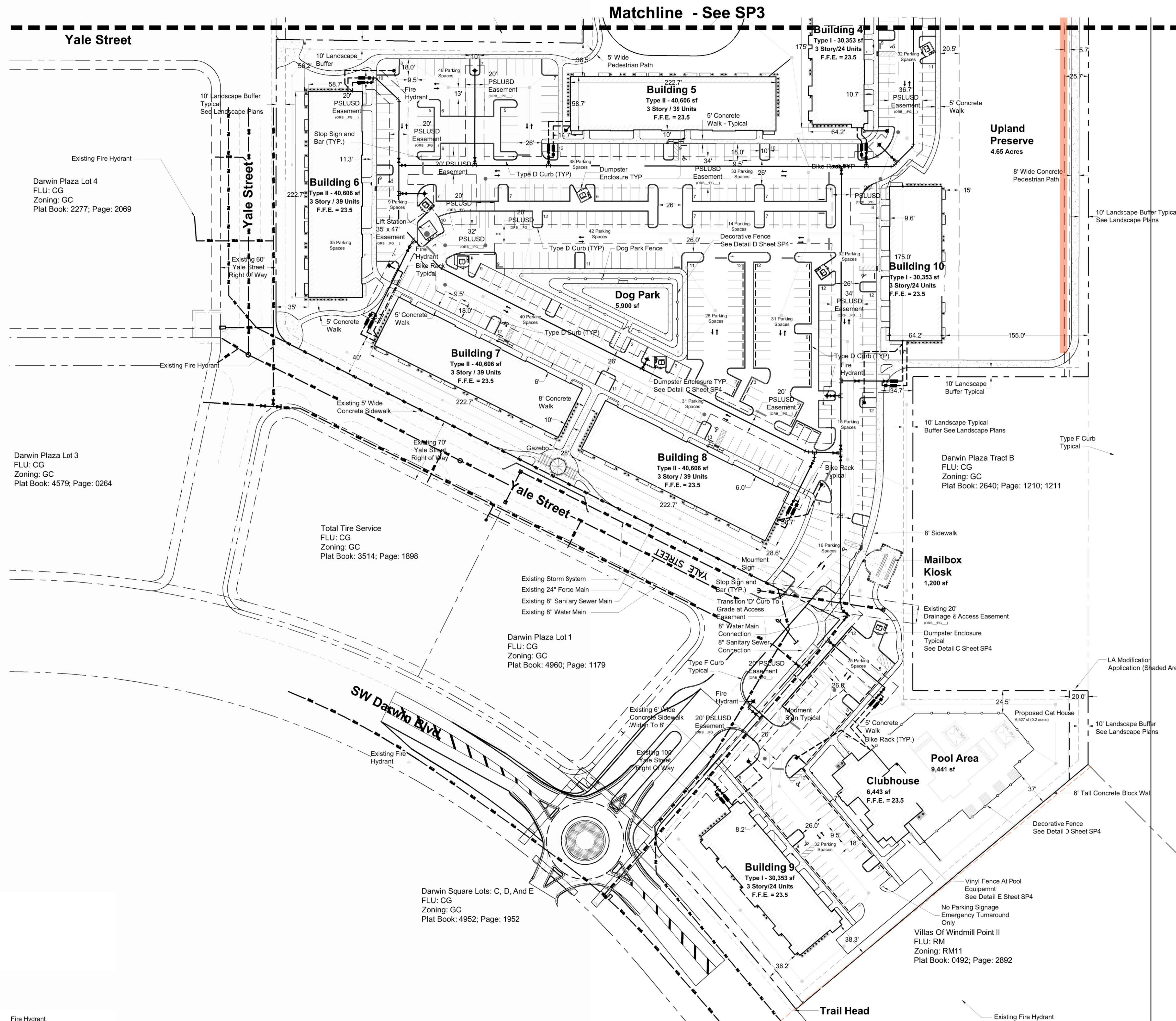


REG. # 1018
Thomas P. Lucido

Designer SJS Sheet
Manager SG
Project Number 22-485
Municipal Number P23-090 - Sympatico
Computer File 22-485 - Sympatico Site Plan.dwg

SP2

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Matchline - See SP3

Yale Street

Upland Preserve
4.65 Acres

Darwin Plaza Lot 4
FLU: CG
Zoning: GC
Plat Book: 2277; Page: 2069

Darwin Plaza Lot 3
FLU: CG
Zoning: GC
Plat Book: 4579; Page: 0264

Total Tire Service
FLU: CG
Zoning: GC
Plat Book: 3514; Page: 1898

Darwin Plaza Lot 1
FLU: CG
Zoning: GC
Plat Book: 4960; Page: 1179

Darwin Square Lots: C, D, And E
FLU: CG
Zoning: GC
Plat Book: 4952; Page: 1952

Darwin Plaza Tract B
FLU: CG
Zoning: GC
Plat Book: 2640; Page: 1210; 1211

Pool Area
9,441 sf

Clubhouse
6,443 sf
F.F.E. = 23.5

Building 9
Type I - 30,353 sf
3 Story/24 Units
F.F.E. = 23.5

Building 5
Type II - 40,606 sf
3 Story / 39 Units
F.F.E. = 23.5

Building 4
Type I - 30,353 sf
3 Story/24 Units
F.F.E. = 23.5

Building 10
Type I - 30,353 sf
3 Story/24 Units
F.F.E. = 23.5

Building 7
Type II - 40,606 sf
3 Story / 39 Units
F.F.E. = 23.5

Building 8
Type II - 40,606 sf
3 Story / 39 Units
F.F.E. = 23.5

Dog Park
5,900 sf

Mailbox Kiosk
1,200 sf

Villas Of Windmill Point II
FLU: RM
Zoning: RM11
Plat Book: 0492; Page: 2892

Fire Hydrant

Existing Fire Hydrant

Trail Head

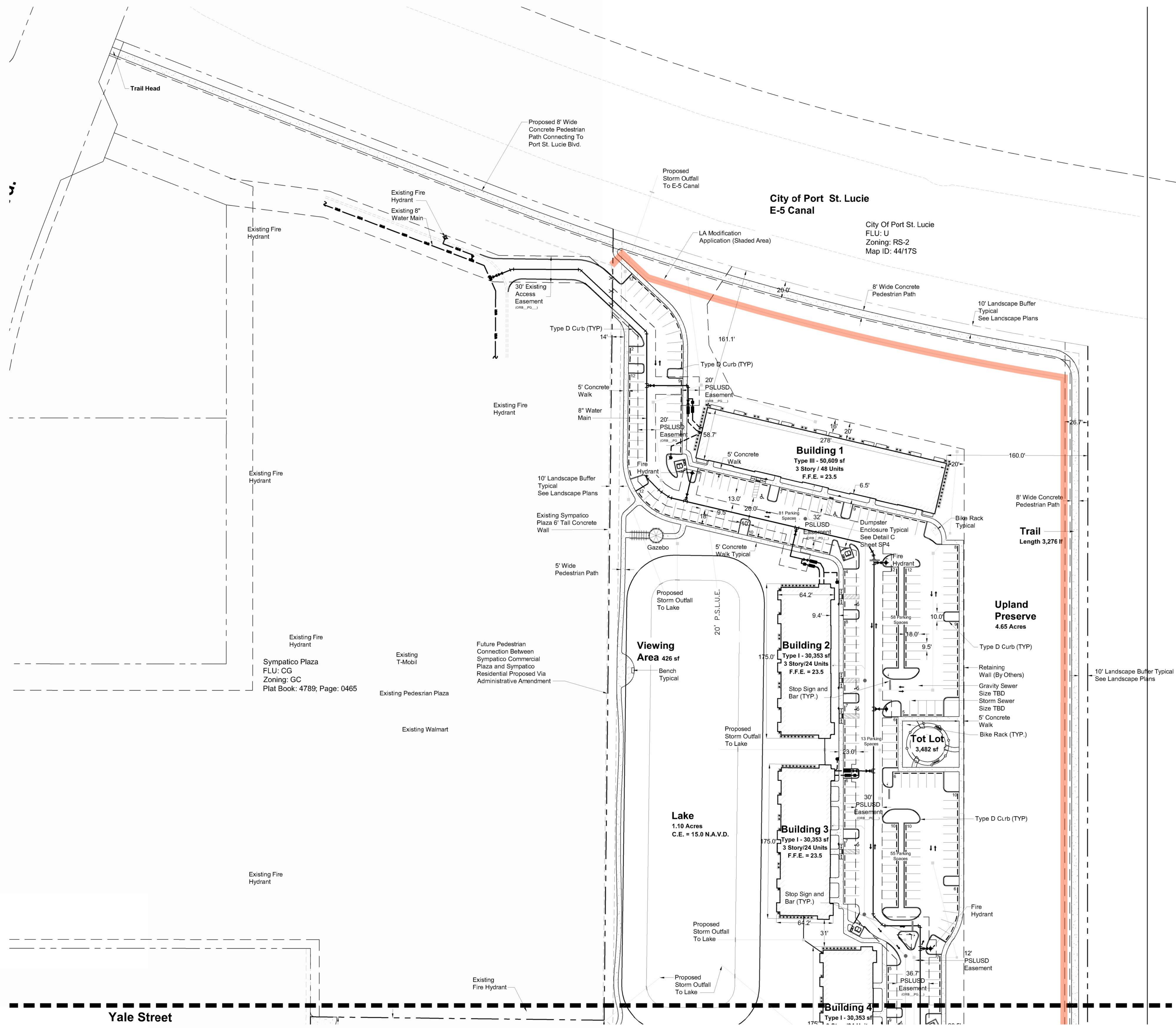


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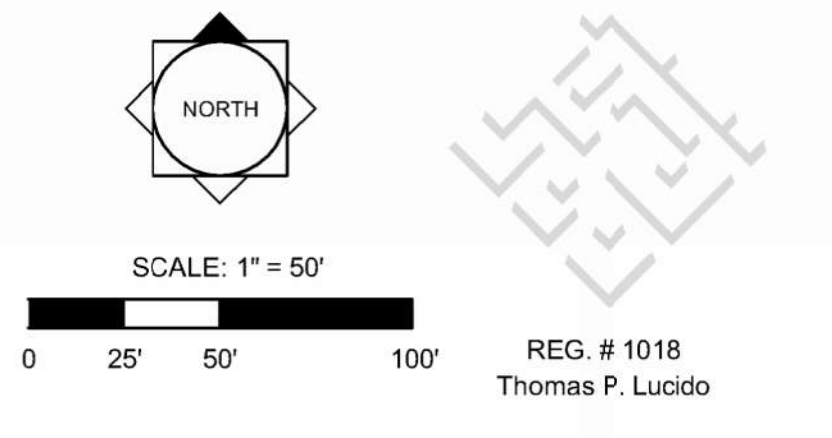
Engineer: Engineer:
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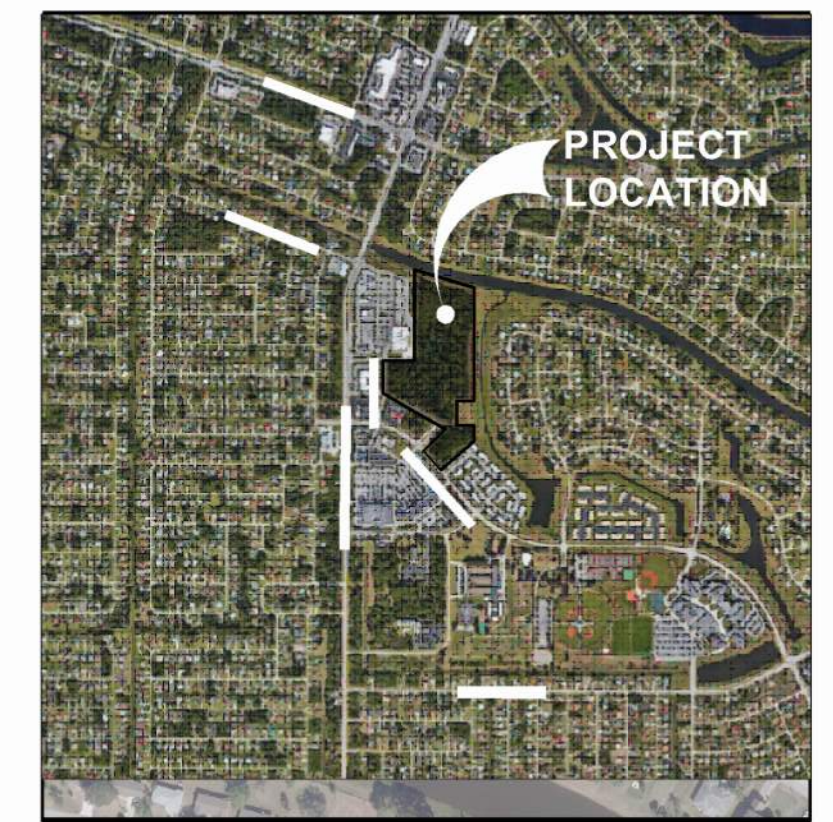
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SP3

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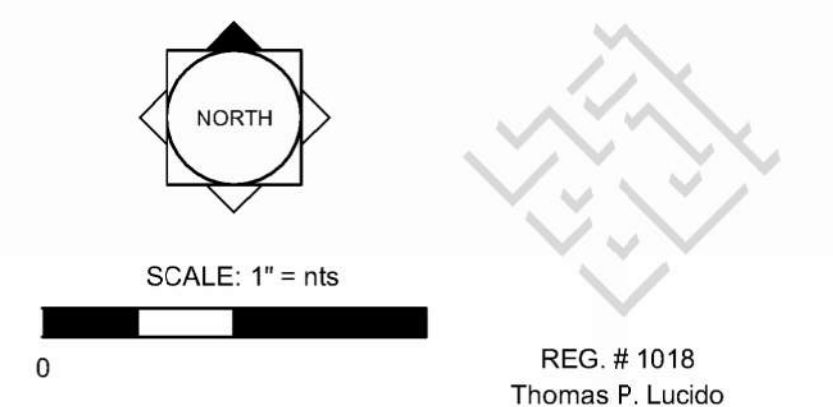
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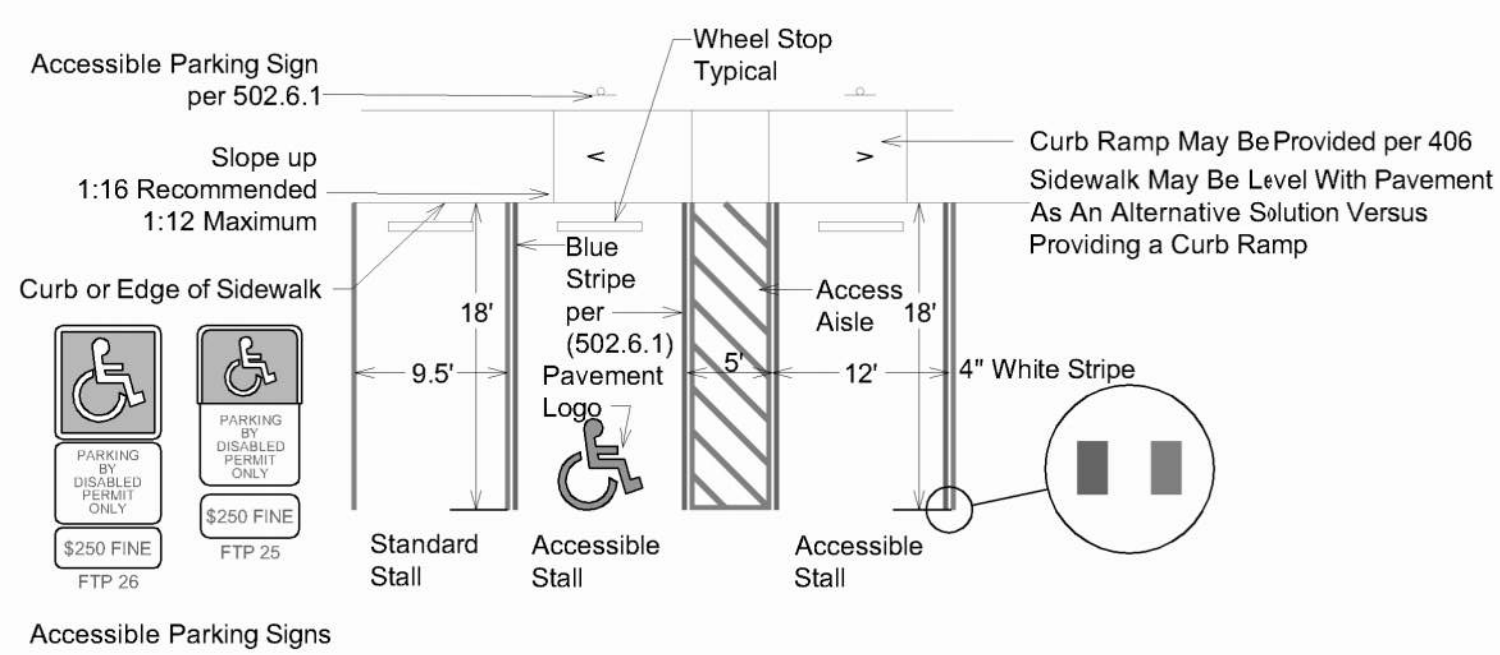
Sympatico
 St. Lucie, Florida

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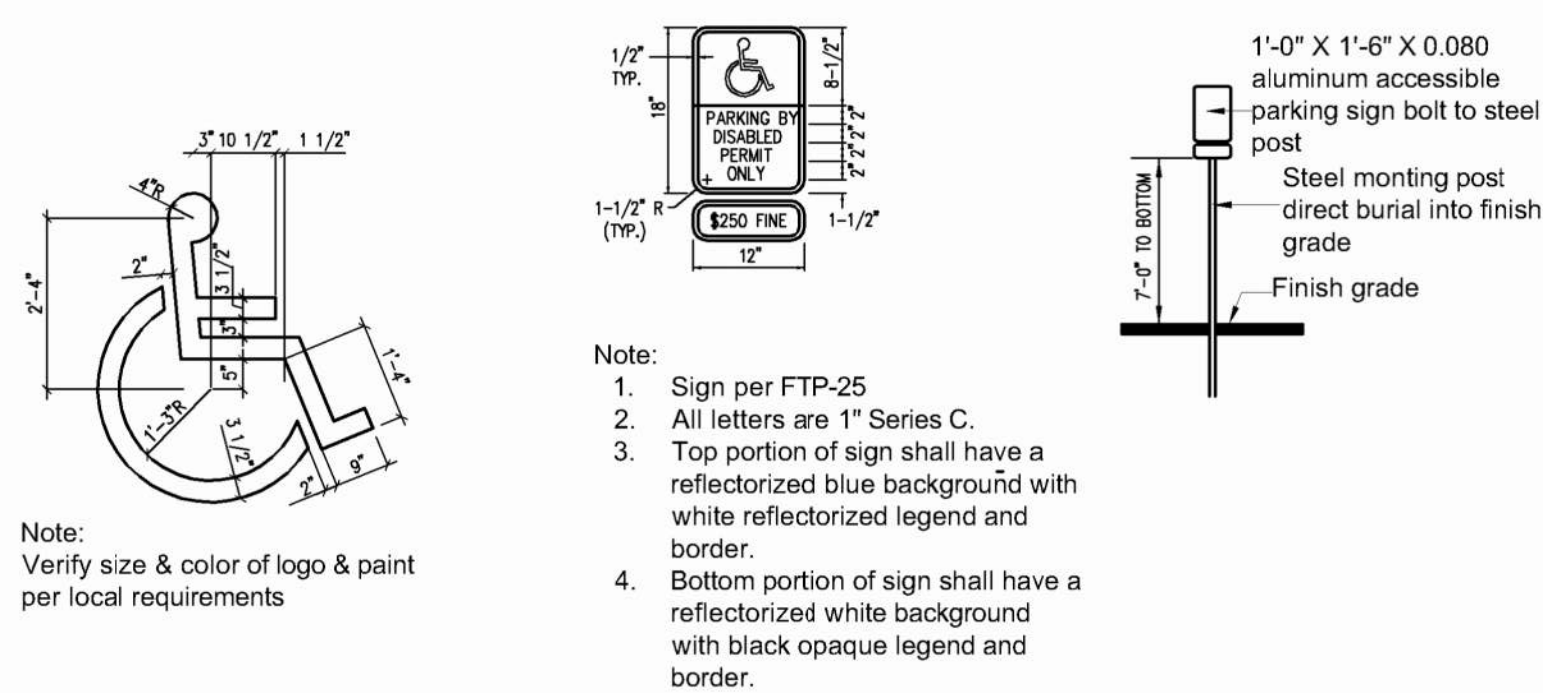


Designer: SJS
 Manager: SG
 Project Number: 22-485
 Municipal Number: P23-090 Sympatico
 Computer File: 22-485 - Sympatico Site Plan.dwg



- Notes:**
- Top portion of FTP 25 & 26 shall have a reflective blue background with white reflective symbol and border.
 - Bottom portion shall have a reflective white background with black opaque legend and border.
 - FTP 25 & 26 may be fabricated on one panel or two.
 - FTP 25 is for use in areas where space is limited.
- Accessible parking can be located on either side of the access aisle except for angled van spaces, which shall have access aisles on the passenger side of the parking space.
 - Pavement logo is optional. If provided recommended white (FDOT Index Drawing 17346).
 - The access aisle shall be striped diagonally to designate it as a no-parking area. (502.3.3). White Striping is recommended.
 - All spaces must be located on an accessible route so that users will not be compelled to walk or wheel behind parked cars behind his or her own vehicle. (553.5041(5)(a))
 - Wheelstop may be deleted but sidewalk width must be wide by 2 feet to maintain the minimum required sidewalk width and allow for the vehicle overhang.

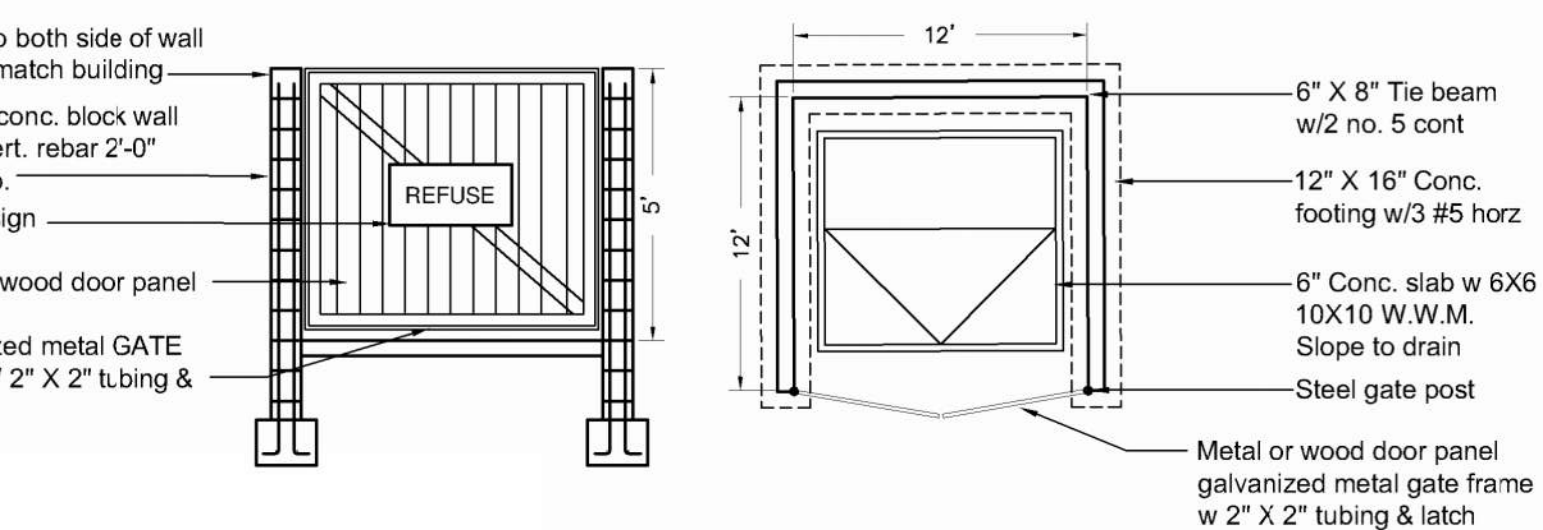
A Accessible, Standard And Tandem Parking Spaces
 Scale: N.T.S.



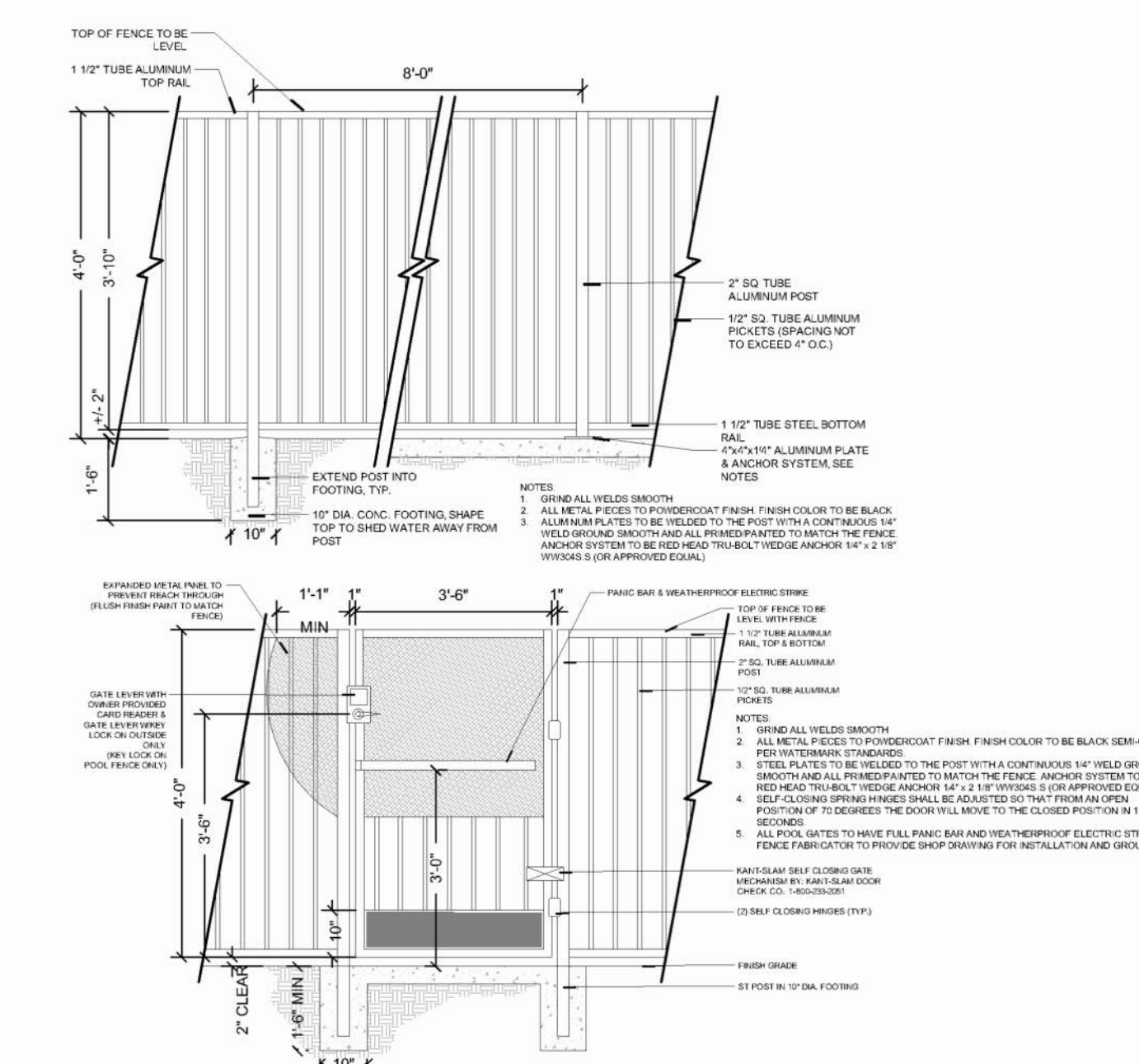
Handicapped Logo
 Scale: N.T.S.

Accessible Parking Sign
 Scale: N.T.S.

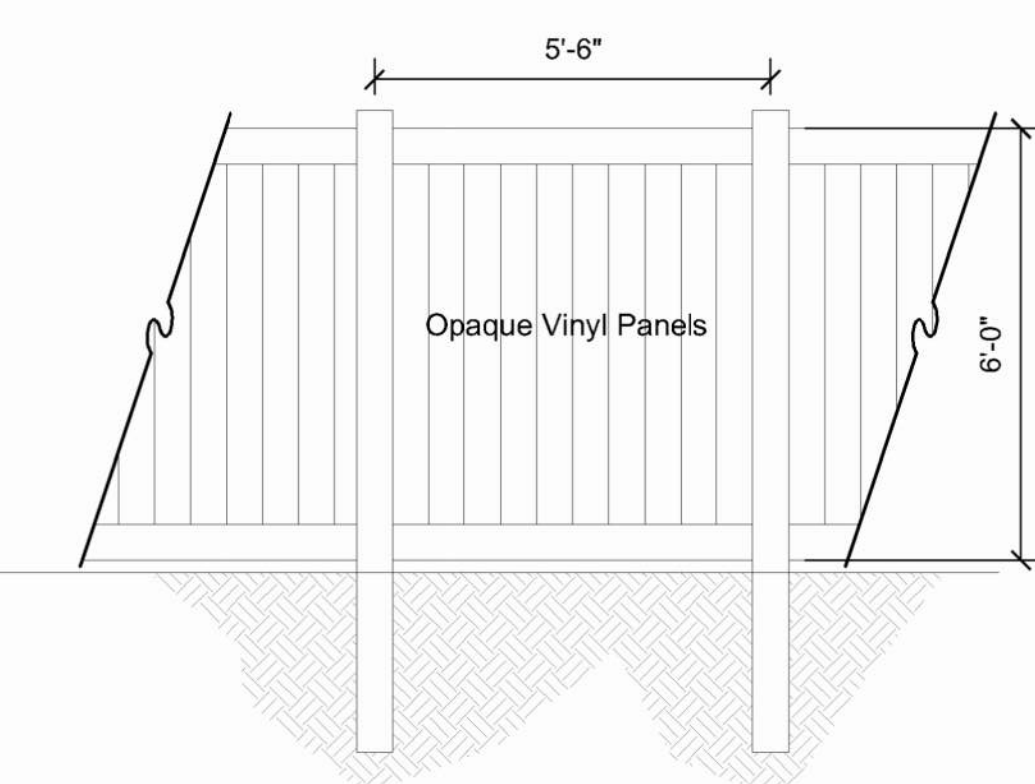
B Accessible Pavement Marking & Signage
 Scale: N.T.S.



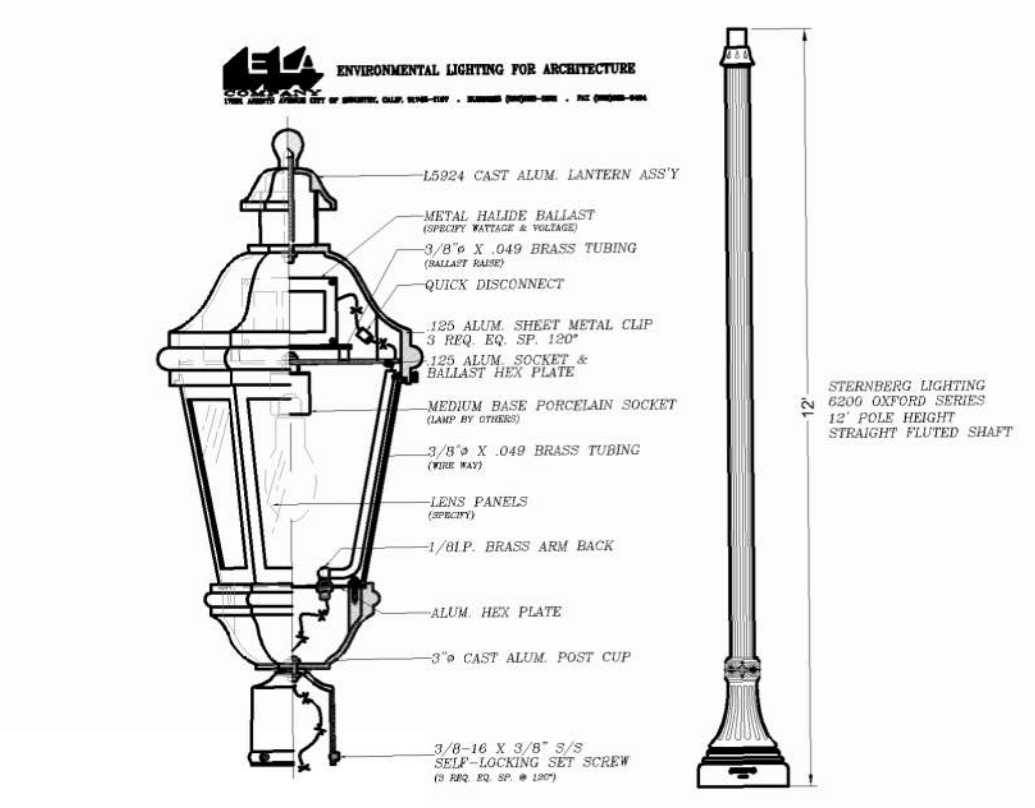
C Refuse Enclosure
 Scale: N.T.S.



D Typical Decorative Fence Detail
 Scale: N.T.S.



E Typical 6' Tall Vinyl Fence Detail
 Scale: N.T.S.



F Standard Decorative Light Fixture
 Scale: N.T.S.