

Sympatico Landscape Buffer Landscape Modification Project: P23-156

Planning and Zoning Board Meeting
Francis Forman, Planner II
October 3, 2023, Meeting



PROJECT SUMMARY

- The site is approximately 22 acres in size, an approved Planned Unit Development (PUD) (P21-201) for a 324-unit multifamily apartment complex.
- The proposed development abuts residential property along the north and east side of the subject site.
- A wall is required in a landscape buffer strip where residential uses abut the property to the side or rear per Section 154.03(C)(5) of the Landscape and Land Clearing Code.



APPLICANT AND OWNER

Derrick Phillips of Lucido & Associates is acting as agent for the property owner, Port St. Lucie Properties, LLC.

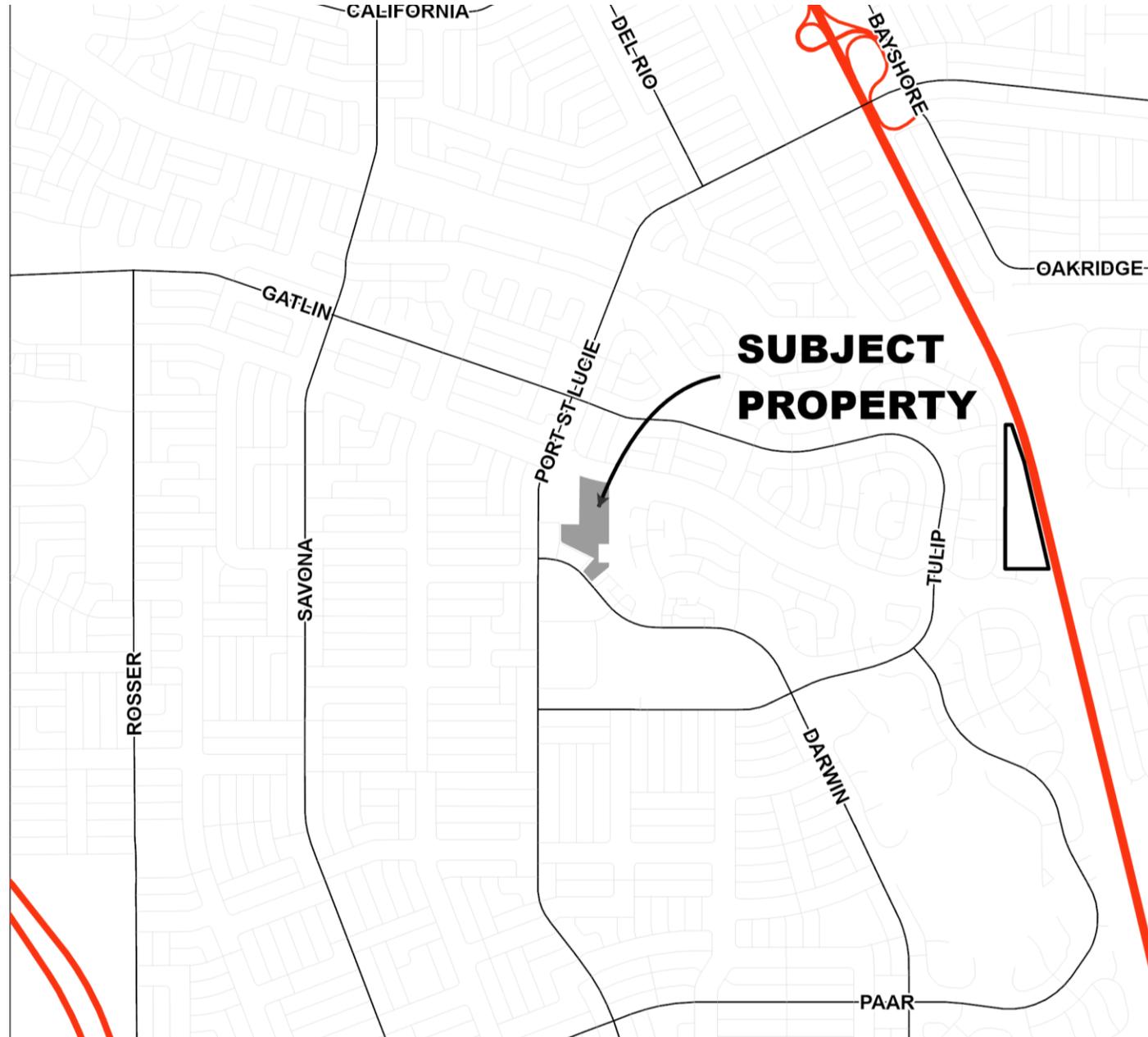


MODIFICATION REQUEST

- A waiver to the architectural buffer wall requirement to substitute landscaping for an architectural wall that is a required feature of a landscape buffer strip per Section 154.12(F) of the Landscape and Land Clearing Code.
- The applicant is proposing a landscape modification to forego a 6-foot-high masonry wall required along the north and east side of the site. The applicant proposes the use of the 4.55-acre upland preserve as depicted in the approved master plan in lieu of the architectural wall.

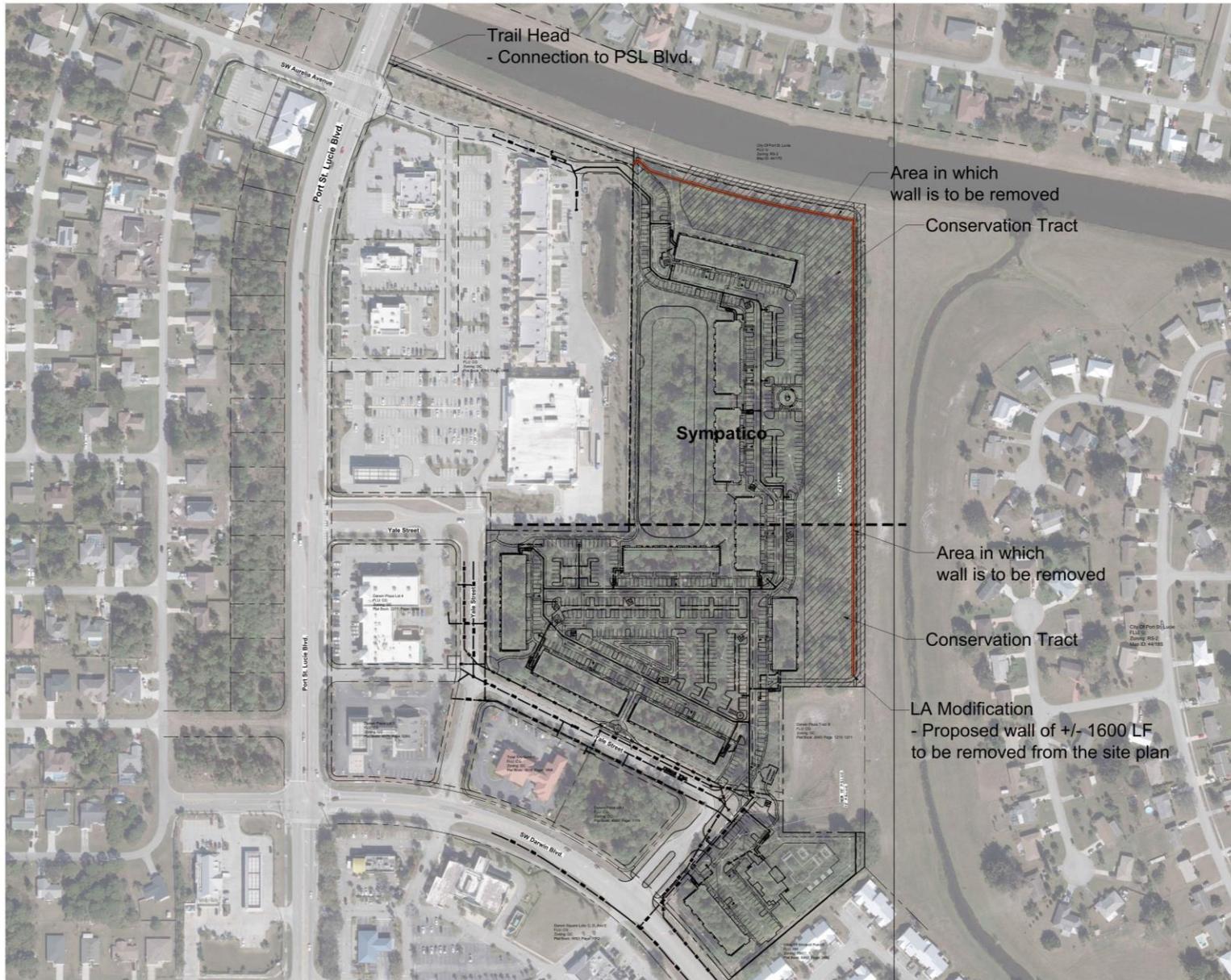


LOCATION



AERIAL MAP





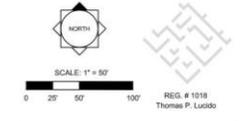
Project Team:

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: Simmons & White
 2581 Metrocentre Blvd., Suite 3
 West Palm Beach, FL 33407

Sympatico
 St. Lucie, Florida

LA Modification Plan
 P23-090
 PSLUSD #5433

Date	By	Description
09.05.2023	SJS	Submitter



Designer: SJS Sheet
 Manager: 965
 Project Number: 22-485
 Municipal Number: P23-090 - Sympatico
 Computer File: 22-485 - Sympatico Site Plan.dwg

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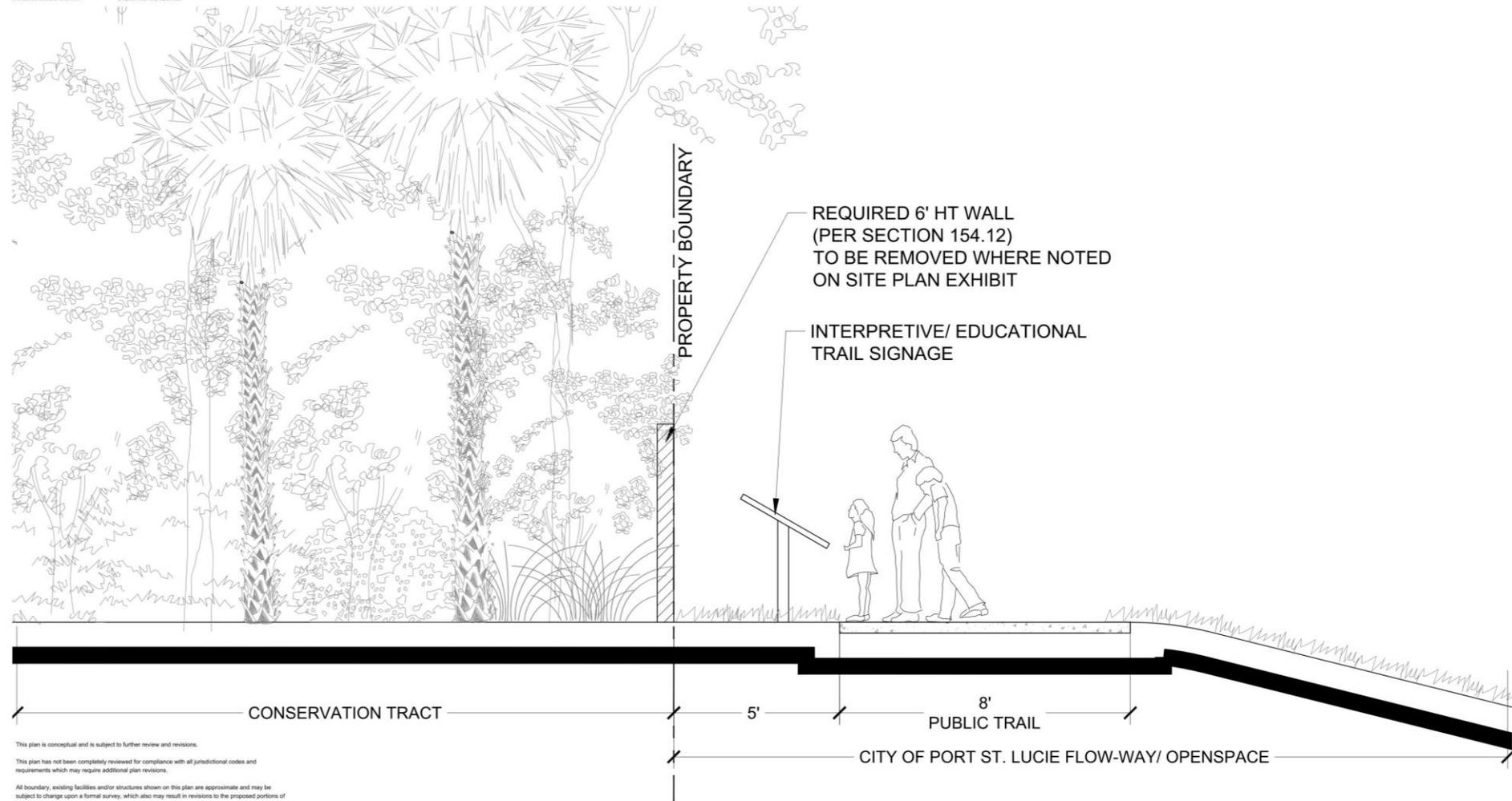
SP5

Landscape Modification Plan



lucido & associates

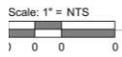
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(561) 855-1100, Fax (561) 855-1101



This plan is conceptual and is subject to further review and revisions.

This plan has not been completely reviewed for compliance with all jurisdictional codes and requirements which may require additional plan revisions.

All boundary, existing facilities and/or structures shown on this plan are approximate and may be subject to change upon a formal survey, which also may result in revisions to the proposed portions of this plan.



SYMPATICO
City of Port St. Lucie, FL
Landscape Modification Elevation

Landscape Elevation Plan



QUESTIONS OR COMMENTS?

PLANNING AND ZONING BOARD ACTION OPTIONS:

- Make a motion to approve
- Make a motion to approve with the condition
- Make a motion to deny
- Make a motion to table

