

Sympatico PUD  
Planned Unit Development

APPLICATION FOR PUD REZONING

(City Project Number: P21-201)  
(Ordinance \_\_ - \_\_\_\_\_, City of Port St. Lucie – P21-201)  
PSLUSD #5219

Prepared for:

Port Saint Lucie Properties, LLC  
222 Lakeview Avenue, PH-5  
West Palm Beach, FL 33401

Prepared by:

Lucido & Associates  
701 SE Ocean Boulevard  
Stuart, FL 34994  
and  
AJ Entitlements & Planning LLC  
2565 Stockbridge Square SW  
Vero Beach FL 32962

March 21, 2023

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## **PROJECT TEAM**

### **CURRENT PROPERTY OWNER (Seller)**

Port Saint Lucie Properties, LLC  
222 Lakeview Avenue, PH-5  
West Palm Beach, FL 33401

### **APPLICANT (Purchaser)**

Port Saint Lucie Properties, LLC  
222 Lakeview Avenue, PH-5  
West Palm Beach, FL 33401

### **LAND PLANNER**

Steve Garrett  
Lucido & Associates  
701 SE Ocean Boulevard  
Stuart, FL 3499

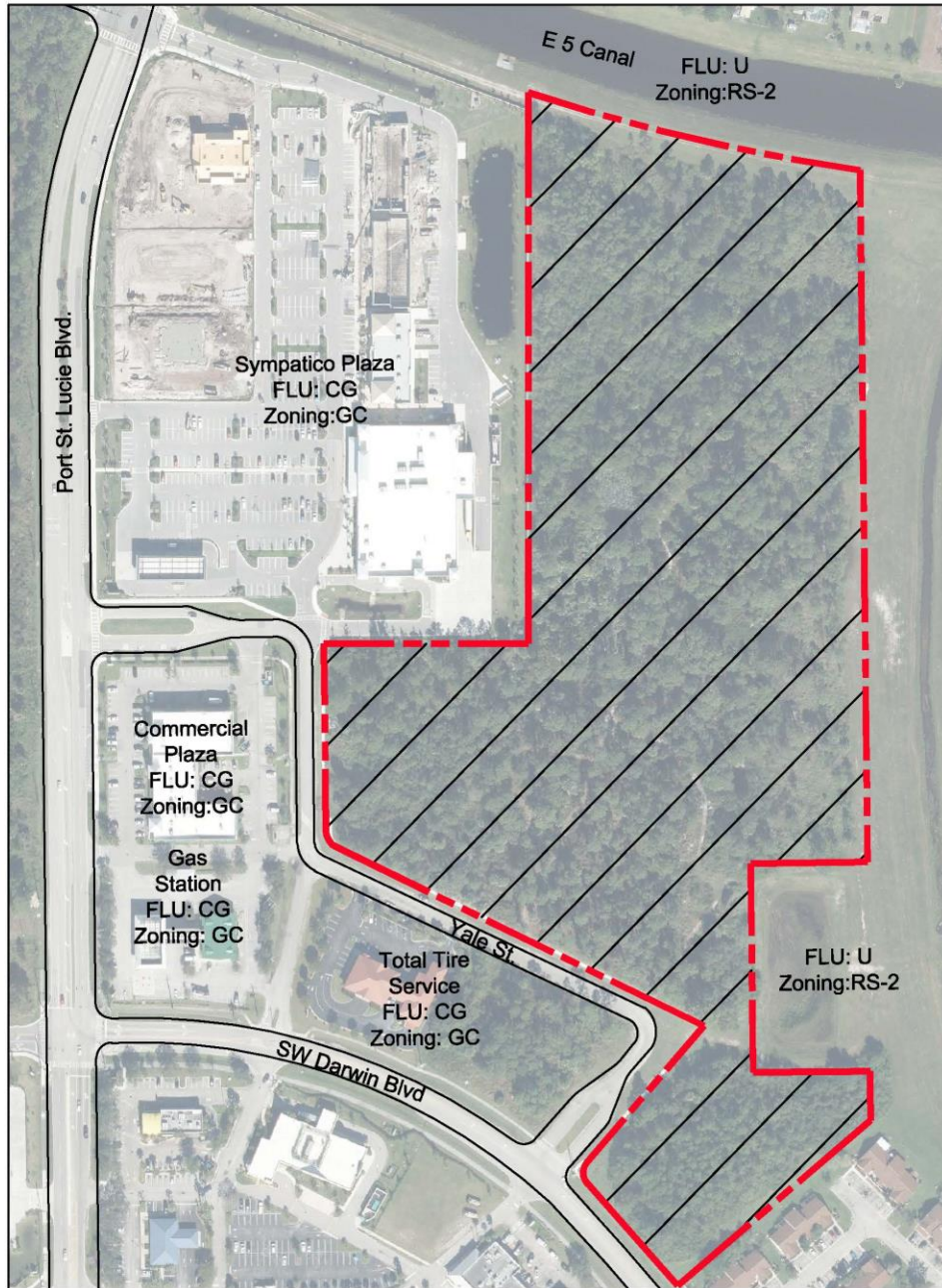
### **AGENT**

Autumn Sorrow  
AJ Entitlements & Planning LLC  
2565 Stockbridge Square SW  
Vero Beach FL 32962

## **LOCATION**

The Sympatico PUD is approximately 22 acres in size and is located within the City of Port St. Lucie. General geographical location is east of SW Port St. Lucie Blvd and bordered by Yale St. (south), City Drainage Area & Residential Neighborhood (east), E 5 Canal (north) and Sympatico Plaza (west).

# LOCATION EXHIBIT





## Sympatico PUD Location Exhibit


Project Team:

Developer: Port Saint Lucie Properties, LLC  
222 Lakeview Avenue, PH-5  
West Palm Beach, FL 33401

Agent:



  
SCALE: N.T.S.  


  
REG. # 10116  
Thomas P. Lucido

Designer	Sheet
Manager	<b>1 of 1</b>
Project Number	
Municipal Number	
Computer File	15-151 (Sympatico Exhibit).dwg

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**EXHIBIT 1**

**PUD REZONING APPLICATION**

**CITY OF PORT ST. LUCIE**  
Planning & Zoning Department  
121 SW Port St. Lucie Boulevard  
Port St. Lucie, Florida 34984  
(772) 871-5213

**FOR OFFICE USE ONLY**

Planning Dept.: \_\_\_\_\_  
Fee (Nonrefundable)\$ \_\_\_\_\_  
Receipt # \_\_\_\_\_

Refer to "Fee Schedule" for application fee. Make checks payable to the "City of Port St. Lucie." Fee is nonrefundable unless application is withdrawn prior to the Planning and Zoning Board meeting. All items on this application should be addressed, otherwise it can not be processed. Attach proof of ownership: two copies of deed. Please type or print clearly in **BLACK** ink.

**PRIMARY CONTACT EMAIL ADDRESS:** \_\_\_\_\_

**PROPERTY OWNER:** Port Saint Lucie Properties LLC

Name: Thomas Morrison

Address: 222 Lakeview Ave PH-5 West Palm Beach, FL 33401

Telephone No. \_\_\_\_\_ Email \_\_\_\_\_

**AGENT OF OWNER** (If any)

Name: Steven Garrett or Matt Yates with Lucido & Associates

Address: 701 SE Ocean Blvd, Stuart, FL 34994

Telephone No. 772-220-2100 Email sgarrett@lucidodesign.com

**PROPERTY INFORMATION**

Legal Description: SYMPATICO PLAZA (PB 73-3) LOT 4 (22 AC - 958,320 SF)  
(Include Plat Book and Page)

Parcel I.D. Number: 4418-702-0004-000-8

Current Zoning: General Commercial

Proposed Zoning: Planned Unit Development

Future Land Use Designation: High Density Residential Acreage of Property: 22 acres

Reason for rezoning request: To allow a rezoning to an appropriate residential zoning category consistent with the existing Future Land Use designation and to allow for a future residential development

  
\_\_\_\_\_  
Signature of Owner

Tommy Morrison  
Hand Print Name

3.14.23  
Date

\*If signature is not that of the owner, a letter of authorization from the owner is needed.

**NOTE:** Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted. 03/03/20

## **EXHIBIT 2**

### **PUD APPLICATION CHECKLIST**

1. Statement of Unified Control of the entire area within the proposed PUD is enclosed as Exhibit 3.
2. Sympatico PUD is a proposed residential community designed to encompass a residential use.
3. The Conceptual Plan for the Sympatico PUD is attached as Exhibit 8 of this submittal package.
4. Please see Exhibit 4 for the General Standards established for this Planned Unit Development. Development uses and standards are shown in Exhibit 6.
5. Includes the rezoning of 22 acres located east of Port St. Lucie Blvd. The site is bordered by Yale St. (south), City Drainage Area & Residential Neighborhood (east), E 5 Canal (north) and Sympatico Plaza. (west).



## **EXHIBIT 3**

### **LETTER OF UNIFIED CONTROL**

August 26, 2021

Teresa Lamar-Sarno, Assistant to the City Manager for Land Development Services  
Planning and Zoning Department  
City of Port St. Lucie  
121 S.W. PSL Blvd  
Port St. Lucie FL, 34984

**RE: SYMPATICO PUD**

Dear Mrs. Lamar-Sarno:

This letter is submitted as our Letter of Unified Control in compliance with the City of Port St. Lucie Zoning requirements. Port Saint Lucie Properties, LLC is the owner of record of the subject property and copies of the warranty deed are attached to this application.

If you should need anything further regarding this application, please contact me.

Sincerely,

Port Saint Lucie Properties, LLC



Tommy Morrison

## **EXHIBIT 4**

### **GENERAL STANDARDS FOR DISTRICT ESTABLISHMENT**

**Area Requirements:** The Sympatico PUD property is 22 acres; that 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:** 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.

**Relation to Utilities, Public Facilities and services:** The Sympatico PUD property will be served by Port St. Lucie Utilities for water and wastewater, and Florida Power & Light with electricity. All Utilities will be underground.

**Physical Character of the Site:** The Sympatico PUD is located immediately to the east and adjacent to the commercial shopping center developed called Sympatico Plaza. The site is vegetated with a combination of native and exotic vegetation; to incorporate the upland preserve requirements (of both the Sympatico Plaza and Sympatico PUD properties) 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 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.

**Consistency with the City's Comprehensive Plan:** The Sympatico PUD is consistent with the City of Port St. Lucie's Comprehensive Plan by providing additional housing opportunities in the form of multi-family units within close proximity to major transportation thoroughfares (Gatlin Boulevard, Port St. Lucie Boulevard) and regional systems (Interstate 95). This form of residential housing also compliments the existing single family home market east of I-95 and the existing and ever growing single family market and planned age-restricted/targeted communities that are forthcoming in adjacent neighborhoods such as Tradition, Southern Grove and Western Grove. The proposed development also provides a transition from large scale commercial shopping center uses to the west and the existing single family communities to the east while already committing to and platting a large vegetative buffer along the eastern edge of the property.

# **EXHIBIT 5**

## **SITE INFORMATION**

(A) Total Acreage:

Land Uses included with this PUD:

• Residential	22 acres
<hr style="border: 1px solid black;"/>	
Total	22 acres

See Exhibit 8 for PUD Concept Master Plan.

(B) Pedestrian Ways:

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. 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 Blvd. and Aurelia.

Priority has been placed on additive elements contributing to and building upon the City of Port St/ Lucie’s mobility objectives and importance of alternative means of travel and interconnected trails. The PUD Concept Master Plan shows a public trail system route envisioned to have trailheads, interpretive signage and seatings areas and providing walkability from Darwin to Port St. Lucie Boulevard. In addition, multiple pedestrian connections are planned providing convenience for residents to and from the existing commercial areas. Final design elements will be developed at time of site plan approval.

(C) Density:

Residential Density:    330 DU’s = 15.00 DU’s/Acre

**EXHIBIT 6**  
**DEVELOPMENT USES & STANDARDS**

SECTION 1 – RESIDENTIAL AREA

(A) Permitted Principal Uses and Structures: The Sympatico PUD may include the following principal uses and structures:

1. Townhouse dwelling;
2. Multiple-family dwelling;
3. Duplex dwelling;
4. Park or playground, or other private recreation facility (including but not limited to: open space devoted to the conservation and maintenance of natural waterways, vegetation and wildlife, hiking and/ or bicycle trails; nature study areas and boardwalks; and picnic area);
5. Temporary leasing office/construction trailers located upon the parcel for which activities are to be conducted.

(B) Accessory Uses: As set forth within Section 2 hereof.

(C) Lot Requirements /Residential Density:

1. Townhouse dwelling: maximum gross project density of fifteen (15) dwelling units per acre.
2. Multiple-family dwelling: maximum gross project density of fifteen (15) dwelling units per acre.
3. Duplex: maximum gross project density of fifteen (15) dwelling units per acre.

(D) Maximum Building Lot Coverage:

Fifty (50) percent provided that the maximum impervious surface does not exceed ninety (90) percent.

(E) Minimum Open Space: Refer to City Comprehensive Plan Policy 1.14.7 and City Code Section 158.218(F).

1. Residential development shall have a minimum open space requirement of fifty (50) percent;
2. Townhouse developments shall have a common open area suitably developed for recreation purposes equal to five hundred (500) square feet of open area per dwelling unit.

(F) Maximum Building Height: Refer to City Code Section 158.174 (E) – All building setbacks must be a minimum of 100% of the building height taken from property line.

1. Townhomes: Thirty-five (35) feet;
2. Multi-family: Fifty (50) feet, or four (4) stories;
3. Duplexes: Thirty-five (35) feet; and

4. Recreational Uses (clubhouse): Thirty-five (35) feet.

(G) Minimum Living Area:

1. Townhouse, Multiple-family, and Duplex dwellings:
  - a. Studio apartment, five hundred (500) square feet;
  - b. One (1) bedroom, six hundred (600) square feet;
  - c. Two (2) bedroom, eight hundred (800) square feet;
  - d. Three (3) bedroom, nine hundred (900) square feet.

(H) Yard Requirements and Buffering: Minimum setbacks shall be stated below unless otherwise indicated on Exhibit 8 of the Sympatico PUD.

1. Townhouse dwelling:

All building setbacks must be a minimum of 100% of the building height taken from property line and a minimum of 10 feet from the upland preserve tract. Each townhome dwelling may be accessed by a common parking area, without private driveways, garages, or alleyways. Each townhome fronting a common parking lot shall have a minimum twenty (20) foot separation between the front of the building and the parking spaces. Screen enclosures shall be set back a minimum of five (5) feet from the perimeter property lines and upland preserve tract.

No less than three (3) townhouse dwellings and no more than eight (8) townhouse dwellings shall be contiguous. No contiguous group of dwellings shall exceed two hundred forty (240) feet in length.

No portion of a townhouse or accessory structure in or related to one (1) group of contiguous townhouses shall be closer than fifteen (15) feet to any portion of a townhouse or accessory structure related to another group. A minimum separation of ten (10) feet shall be provided between the side of any townhouse dwelling and a common parking area.

2. 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.

3. Duplex: Each duplex development must be a minimum of 100% of the building height taken from property line. Where two or more duplex buildings are situated upon a parcel, any two buildings shall be separated by a minimum of ten (10) feet. Screen enclosures shall be set back a minimum of five (5) feet from the perimeter property lines and upland preserve tract.

4. All other permitted or recreational uses:

Setback requirements shall be twenty-five (25) feet for front yard and ten (10) feet from side and rear property lines. All setbacks to be measured from the property line.

5. Buffering:

Where applicable, buffering shall be provided in accordance with the landscaping requirements of the City of Port St. Lucie Ordinances.

(I) Off-Street Parking and Service Requirements: As set forth in section 3 hereof.

(J) Site Plan Review: Townhomes, Multi-family, and Duplex developments shall submit a site plan, meeting the criteria set forth above including City of Port St. Lucie Code of Ordinances, for review and approval by the City's Site Plan Review Committee and City Council.

## SECTION 2 – ACCESSORY USES AND STRUCTURES

(A) General Provisions: Accessory uses as permitted by Section 158.173 are allowed in the PUD.

## SECTION 3 – PARKING AND PEDESTRIAN REQUIREMENTS

(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.

1. Residential: 1.5 parking spaces per dwelling unit for one bedroom units.
2. Residential: 2 parking spaces per dwelling unit for two (or more) bedroom units.
3. Guest parking: 1 space per 5 dwelling units.
2. Recreation/Clubhouse: 1 space per 250 SF. ADA parking to be provided at required ratio.

(B) Parking lot landscaping shall be in accordance with Chapter 154, City of Port St. Lucie Zoning Ordinances except that ten (10) foot parking islands shall be required to break up rows in groups of twelve (12) contiguous spaces.

(C) Pedestrian Access:

1. An on-site pedestrian system which links the street, parking area, and the primary entrance(s) of the structure(s) on the site shall be provided with each site plan. Sidewalks or pedestrian ways must connect the required pedestrian system to existing pedestrian systems on adjacent developments if adequate safety and security can be maintained. Pedestrian system to link interior site elements such as dwelling units and amenities.
2. The circulation system must be hard-surfaced, ADA acceptable, and be at least 5 feet wide.

(D) Further analysis of transportation to address impacts and mitigation for the intersection of Darwin Boulevard and Yale Street to be conducted at time of development.

#### SECTION 4 – LANDSCAPING

(A) General Provisions: Landscaping shall be in accordance with Chapter 154, City of Port St. Lucie Land Development Regulations.

#### SECTION 5 – UTILITIES

##### **Sanitary Sewer – *City of Port St Lucie***

Service Description: Public Sewer will be provided by connecting to the existing City of PSL Gravity main.

Location: Yale Street existing 8” gravity main that ties into existing lift station.

A capacity letter will be provided by the City of PSL

##### **Public Water– *City of Port St Lucie***

Service Description: Public water will be provided by connecting to the existing City of PSL water main

Location: Yale Street 8” WM

A capacity letter will be provided by the City of PSL

##### **Drainage – *SFWMD***

Service Description: onsite stormwater will be collected onsite and will meet the requirements of SFWMD

Location: most likely the stormwater will be discharged the E-5 canal to the north of the property

## **EXHIBIT 7**

### **LEGAL DESCRIPTION**

LOT 4, 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 3832, PAGE 1182 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

A PORTION OF LOT 4, 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;

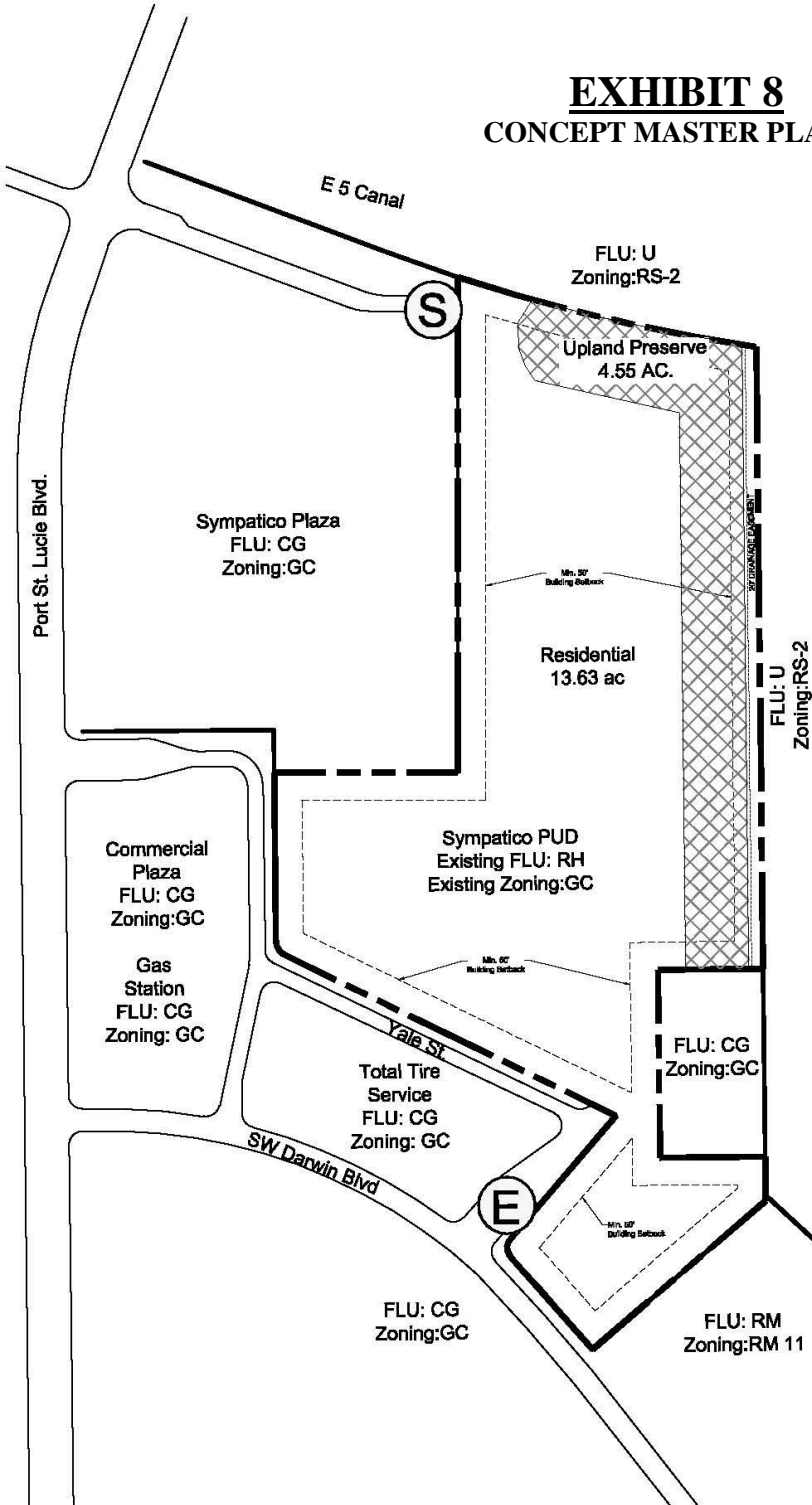
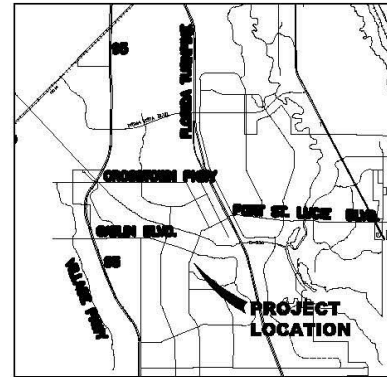
THENCE SOUTH 23°47'19" EAST, A DISTANCE OF 42.43 FEET TO A POINT;  
THENCE SOUTH 21°12'41" WEST, A DISTANCE OF 60.00 FEET TO A POINT;  
THENCE SOUTH 66°12'41" WEST, A DISTANCE OF 42.43 FEET TO A POINT ON THE WEST LINE OF SAID LOT 5 AND THE EAST RIGHT OF WAY LINE OF PORT ST. LUCIE BOULEVARD;

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.



# EXHIBIT 8 CONCEPT MASTER PLAN

Location Map:



**Sympatico PUD Data:**

Zoning: PUD (Planned Unit Development)  
 Future Land Use: RH (High Density Residential)

Total PUD Area: 22 Ac.

Total Allowable Dwelling Units: 330

Residential Density: 15 DU/AC  
 (330 DU/22 ac.)

**Parking Requirement:** Refer to City Code Section 158.221(C)(7) - Two (2) exterior spaces required for one (1) dwelling unit containing a one (1) car garage. Provide one (1) guest space for every five (5) dwelling units.

**Legend:**

- Property Boundary
- Upland Preserve
- Main Entrance
- Secondary Entrance

**LEGAL DESCRIPTION:**

LOT 4, 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 3832, PAGE 1182 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:  
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 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.



## Sympatico PUD Concept Plan

**Project Team:**  
 Developer: Port Saint Lucie Properties, LLC  
 222 Lakeview Avenue, PH-5  
 West Palm Beach, FL 33401  
 Engineer: Kimley»Horn  
 445 24th St, Suite 200  
 Vero Beach, FL 32960

SCALE: 1" = 300'

REG. # 1016  
Thomas P. Lucido

Designer	—	Sheet	—
Checker	—	Project Number	—
Project Number	—	Municipal Number	—
Computer File	15-104 Sympatico-Concept Master Plan.dwg		

**1 of 1**

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**EXHIBIT 9**  
**DEVELOPMENT PROGRAM**

<b>LAND USE / USE</b>	<b>ACREAGE</b>	<b>UNITS</b>
Residential	22 ac	330 du's
Total	22 ac	330 du's

**EXHIBIT 10**

**EXHIBIT 10**  
**BINDING P.U.D AGREEMENT**

**SYMPATICO PUD**

The property, as described on Exhibit "7" is under the unified control of the undersigned petitioner who agrees to (1) proceed with the proposed development according to the provisions of the Port St. Lucie P.U.D Zoning Regulations; and (2) provide such agreements, contracts, deed restrictions and sureties as are acceptable to the City of Port St. Lucie for the completion of the development in accordance with the plan approved by the City. In addition, the said petitioner shall be responsible for the continuing operations and maintenance of such areas, functions and facilities until such time as a private property owners association, yet to be established, agrees to accept the same responsibilities. Such responsibilities are not to be provided or maintained at public expense. The petitioner further agrees to bind all successors in title to the commitments herein in this paragraph made.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this \_\_\_\_\_ day of August 23 2021.

WITNESS:

BY: [Signature]

Port Saint Lucie Properties, LLC

BY: [Signature]  
Tommy Morrison

BY: [Signature]

# Appendix

i. Exhibits

A. Cross Section  
Building height and setback

Exhibit A

