



Sympatico Residential

Site Plan

(P23-090)

City Council – May 13, 2024

Francis Forman, Planner II

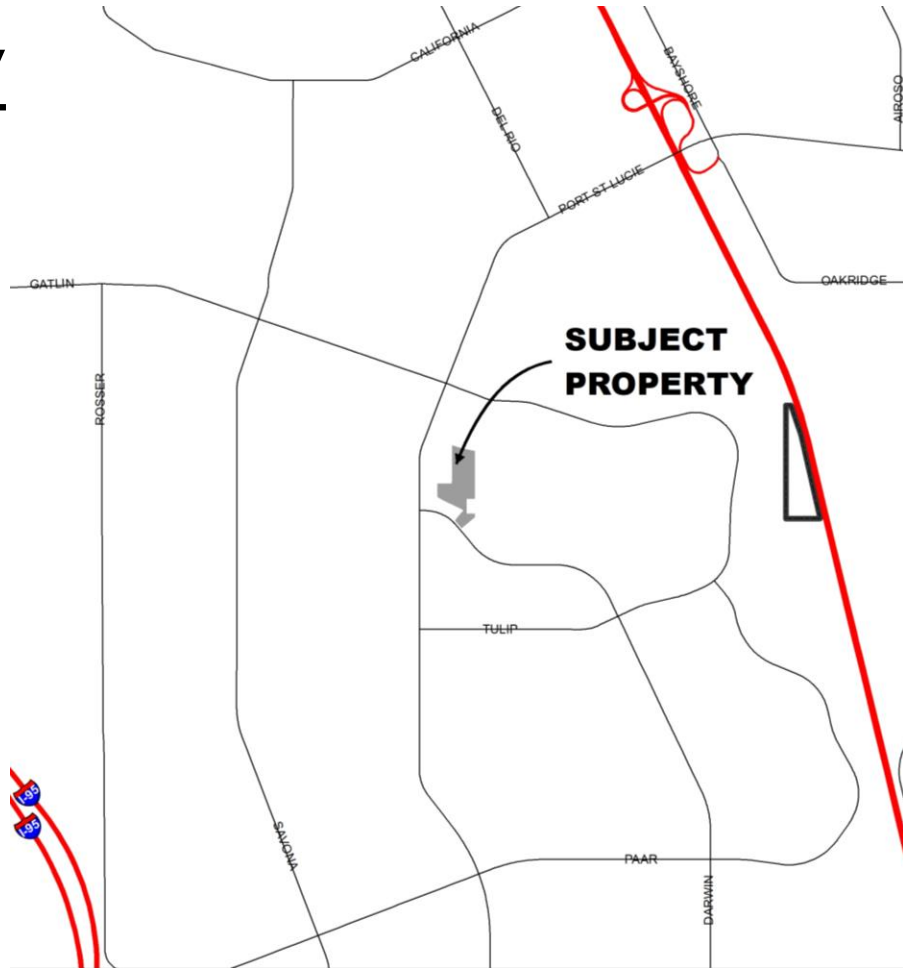
Proposed Project

- A requested site plan approval for a 324-unit, multi-family located just north of SW Darwin Boulevard and east of SW Port St. Lucie Boulevard (22 acres).
- The proposed project will include nine 3-story multi-family buildings along with a 4.65 acre preserve, a cross connection to the adjacent retail plaza, and a pedestrian nature trail connecting Darwin Boulevard and Port St. Lucie Boulevard.

Applicant and Owner

- **Owner** – Port St. Lucie Properties, LLC
- **Applicant** – Steve Garrett, Lucido & Associates
- **Location** – North of SW Darwin Boulevard, east of SW Port St. Lucie Boulevard.
- **Existing Use** - Vacant

Subject Property



**SUBJECT
PROPERTY**

Aerial

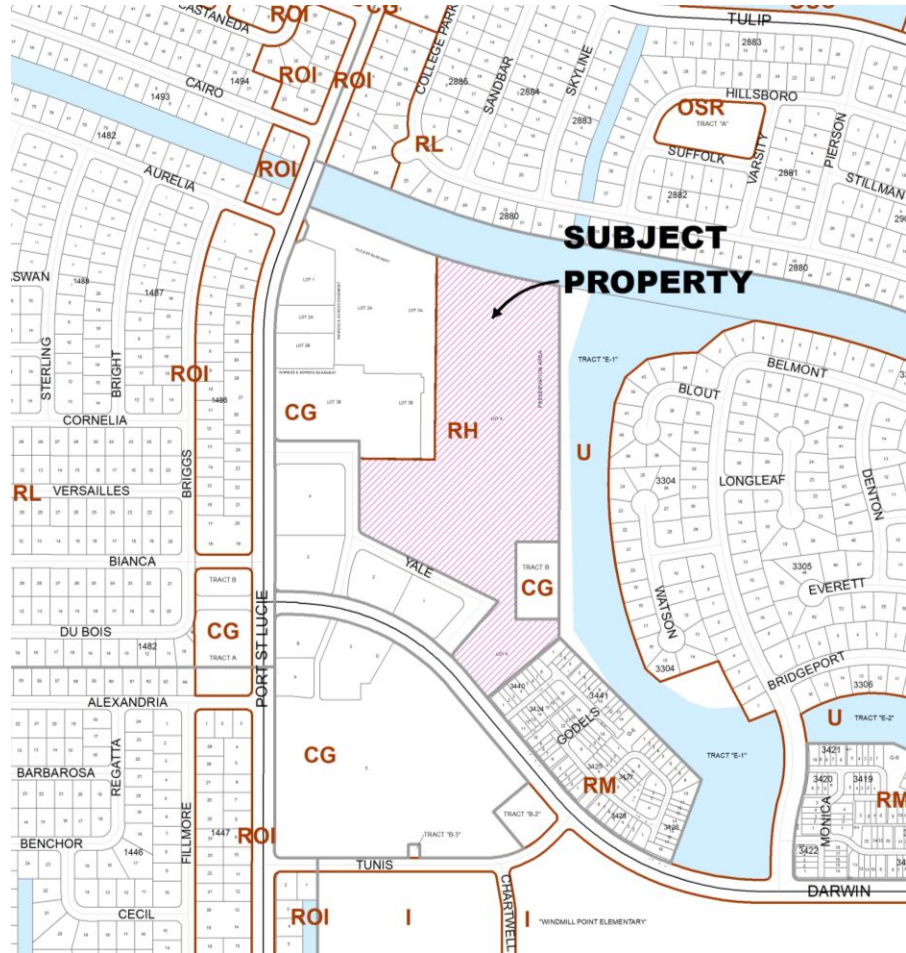
Direction	Existing Use
North	City drainage canal
South	Retail Plaza, Multi-family
East	Single Family
West	Retail Plaza



Future Land Use

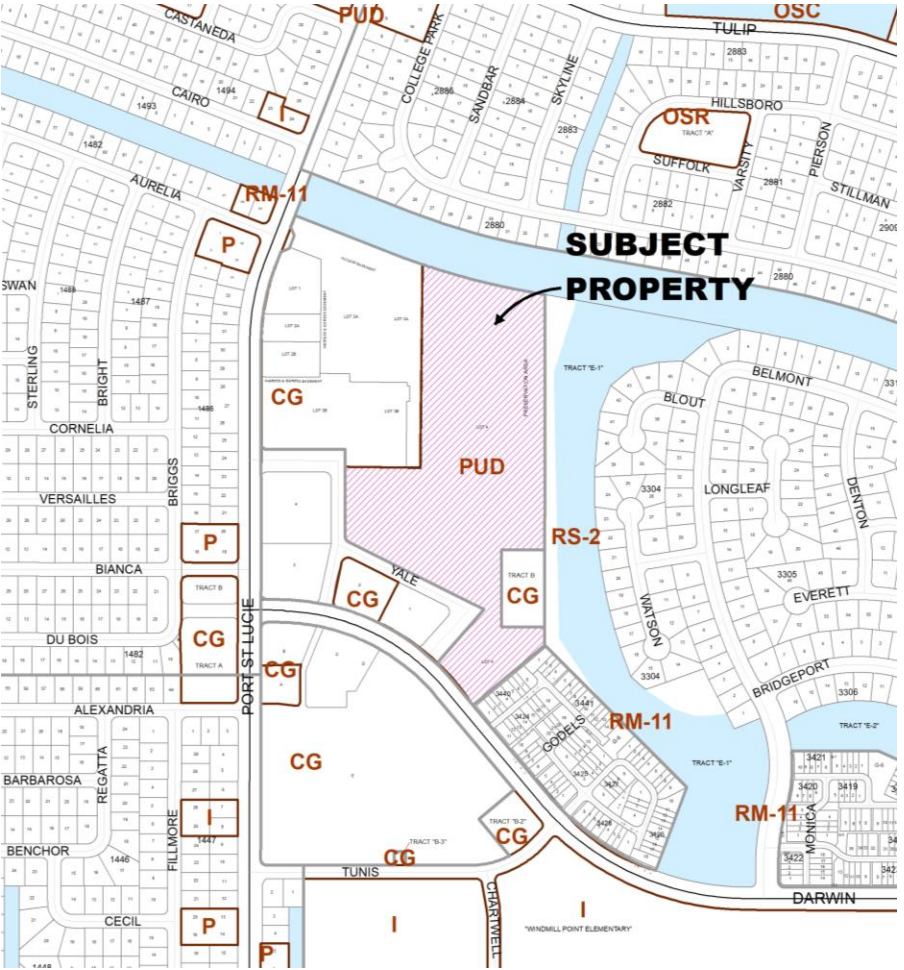


Direction	Future Land Use
North	Low Density Residential (RL)
South	General Commercial (CG), Medium Density Residential (RM)
East	Utility (U), Low Density Residential (RL)
West	General Commercial (CG)



Zoning

Direction	Zoning
North	Single-Family Residential (RS-2)
South	Service Commercial (CS)
East	Warehouse Industrial (WI)
West	Highway (HWY)



Site Plan



Client & Property Owner: Term Group
3315 May Street, Suite 302
Cocoa, FL 32933

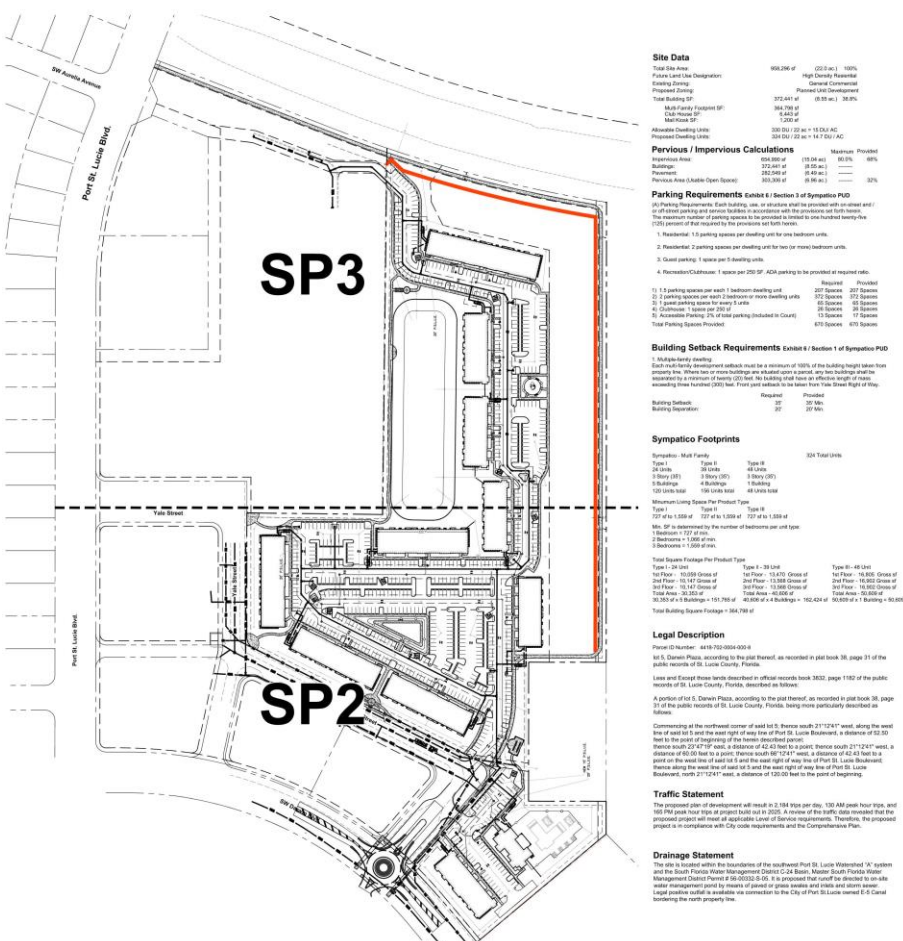
Land Planner / Landscape Architect: Lucido & Associates
701 East Ocean Boulevard
Boca, Florida 33436

Engineer: Enginer
Brimmon & White
2881 Manacorosa Blvd., Suite 3
West Palm Beach, FL 33407

Sympatico St. Lucie, Florida

Site Plan PSLUSD #5433

Date	By	Description
11.17.2015	SW	Final Review
12.08.2015	SW	Submit



Site Data

Total Site Area	696,294 sq. ft.	(2.02 ac.)	100%
Public Land Use Designation	High Density Residential		
Existing Zoning	Planned Community		
Proposed Zoning	Planned City Development		
Total Building SF	372,341 sq. ft.	(0.91 ac.)	38.4%
Multi-Family Apartment (M)	362,736 sq. ft.	8.64 ac.	100%
Multi-Family SF	1,605 sq. ft.	0.004 ac.	0.01%
Total Building Footprint	364,331 sq. ft.	8.64 ac.	100%
Proposed Building Units	328 DUs / 22 apt = 14.7 DU / AC		

Perivious / Impervious Calculations

Impervious Area	Maximum	Proposed
Building	119,024 sq. ft.	69,016 sq. ft.
Parking	232,024 sq. ft.	135,216 sq. ft.
Previous Area (As-built Open Space)	335,249 sq. ft.	6,946 sq. ft.

Parking Requirements Table # Section 3 of Sympatico PUD

1. Maximum number of parking spaces to be provided, based on the one-to-one vehicle to vehicle ratio.

2. Residential: 2 parking spaces per dwelling unit for two (2) or more bedroom units.
3. Guest parking: 1 space per 5 dwelling units.

4. Recreation/Clubhouse: 1 space per 200 SF. ADA parking to be provided as required.

Use	Required	Proposed
1) 2 parking spaces per each 1 bedroom dwelling unit	227 Spaces	207 Spaces
2) 2 parking spaces per each 2 bedroom or more dwelling unit	150 Spaces	110 Spaces
3) guest parking per 5 dwelling units	81 Spaces	81 Spaces
4) Clubhouse - 1 space per 200 SF	20 Spaces	17 Spaces
5) Recreation Parking (2x of total parking including 1-bd Units)	150 Spaces	17 Spaces
Total Parking Spaces Provided	618 Spaces	623 Spaces

Building Setback Requirements Table # Section 4 of Sympatico PUD

1. Multiple-family dwelling:
Each multiple-family dwelling unit shall be a minimum of 100% of the building height from front setback. When less than 60 feet from any setback area, any two buildings shall be setback by a minimum of 40 feet from the setback line. Setback shall be measured from the exterior face of the building. Front yard setback shall be from Yule Street Right of Way.

Building Setback	Proposed	Required
Building Setback	30'	30' Min.
Building Separation	10'	10' Min.

Sympatico Footprints

System	Mark	Fence	Spac	SGA Total/Spk
24 Spks	28 Spks	24 Spks	48 Spks	108 Spks
24 Spks (50)	32 Spks (20)	24 Spks (20)	80 Spks	132 Spks
18 Buildings	4 Buildings	18 Buildings	48 Spks	114 Spks
100 Lots/Spac	100 Lots/Spac	100 Lots/Spac	40 Spks	154 Spks

Minimum Living Space Per Product Type

Type 1	Type 2	Type 3
727' x 1,158' = 842,346 sq. ft.	727' x 1,158' = 842,346 sq. ft.	727' x 1,158' = 842,346 sq. ft.

Max. of 10 units per lot for all product types.
2 Bedrooms = 1,000 sq. ft.

Total Square Footage Per Product Type

Type 1 - 38 Units	Type 2 - 48 Units
Total Area - 1,308,000 sq. ft.	Total Area - 1,308,000 sq. ft.
2nd Floor - 10,147' sq. ft.	2nd Floor - 13,938' sq. ft.
3rd Floor - 10,147' sq. ft.	3rd Floor - 13,938' sq. ft.
4th Floor - 10,147' sq. ft.	4th Floor - 13,938' sq. ft.
Total Area - 30,352' sq. ft.	Total Area - 40,844' sq. ft.
30 Units of 18 Buildings - 192,750' sq. ft.	40 Units of 1 Building - 160,000' sq. ft.

Total Building Square Footage = 364,788' sq. ft.

Legal Description

Parcel ID Number: 4419-703-006-00-6

lot 6, Daniels Plaza, according to the plat thereof, as recorded in plat book 38, page 31 of the public records of St. Lucie County, Florida.

lots and except those lands described in official records book 3632, page 1192 of the public records of St. Lucie County, Florida, including lot 6 of the Daniels 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 northeast corner of said lot 6, thence south 21°12'41" west along the west line of said lot 6 and the east right-of-way line of the St. Lucie River, 816.98 feet; thence S 92° 50' 30" west to the point of beginning of the line herein described (south 35°03'24" west a distance of 42.55 feet to a point, thence south 21°12'41" west a distance of 60.00 feet to a point, thence south 89°12'47" west, a distance of 42.43 feet to a point on the east line of said lot 6 and the east right-of-way line of the St. Port St. Lucie River; thence along the west line of said lot 6 and the west right-of-way line of Port St. Lucie River, north 27°12'41" west, a distance of 120.00 feet to the point of beginning.

Traffic Statement

The proposed site of development will result in 2,154 trips per day, 130 AM peak hour trips, and 161 PM peak hour trips. The proposed site is located within the boundaries of the Comprehensive Plan. 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 ("W") system and the South Florida Stormwater Management District C-24, South Florida Stormwater Management District Parent # 06-00333-0-06. It is proposed that runoff to be directed to on-site management ponds to ensure off-peak storm drainage and avoid any impacts to the local water quality. Available on connection to the City of Port St. Lucie owned E-Canal bordering the north property line.

Statement of Light Shielding:

Section 164.017 (6)
The height and lighting of light standards shall provide proper lighting without causing glare or nuisance to residents, and the design of lighting standards shall be of a type appropriate for the development and surroundings.

General Notes:

- All construction shall comply with all federal, state and local regulations.
- All construction shall comply with all applicable Florida and local codes.
- All existing and existing site conditions shall be shown on the site plan.
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Environmental Statement

The proposed development has been evaluated based on the Florida Unified Land Use Ordinance (F.U.L.U.O.) and the Florida Department of Environmental Protection (F.D.E.P.) and the U.S. Army Corps of Engineers (USACE) 1987 National Detention Manual and Regional Reclamation Plan for the Corps of Engineers (Regional Reclamation Manual) and the Florida Department of Environmental Protection (F.D.E.P.) and the U.S. Army Corps of Engineers (USACE) 1987 National Detention Manual and Regional Reclamation Plan (Regional Reclamation Manual). These manuals include the procedures of wetland mitigation, wildlife and fisheries, and sedimentology. Other relevant manuals include the Florida Department of Environmental Protection (F.D.E.P.) and the U.S. Army Corps of Engineers (USACE) 1987 National Detention Manual and Regional Reclamation Plan (Regional Reclamation Manual) and the Florida Department of Environmental Protection (F.D.E.P.) and the U.S. Army Corps of Engineers (USACE) 1987 National Detention Manual and Regional Reclamation Plan (Regional Reclamation Manual).

Description	Found (Ac.)	Required (Ac.)	Management Practice (%)	Residual (Per/Ch)
Wetland	1.5	1.5	100	0.0
Wetland - 1	1.0	1.0	100	0.0
Wetland - 2	0.5	0.5	100	0.0
Wetland - 3	0.0	0.0	100	0.0
Wetland - 4	0.0	0.0	100	0.0
Wetland - 5	0.0	0.0	100	0.0
Wetland - 6	0.0	0.0	100	0.0
Wetland - 7	0.0	0.0	100	0.0
Wetland - 8	0.0	0.0	100	0.0
Wetland - 9	0.0	0.0	100	0.0
Wetland - 10	0.0	0.0	100	0.0
Wetland - 11	0.0	0.0	100	0.0
Wetland - 12	0.0	0.0	100	0.0
Wetland - 13	0.0	0.0	100	0.0
Wetland - 14	0.0	0.0	100	0.0
Wetland - 15	0.0	0.0	100	0.0
Wetland - 16	0.0	0.0	100	0.0
Wetland - 17	0.0	0.0	100	0.0
Wetland - 18	0.0	0.0	100	0.0
Wetland - 19	0.0	0.0	100	0.0
Wetland - 20	0.0	0.0	100	0.0
Wetland - 21	0.0	0.0	100	0.0
Wetland - 22	0.0	0.0	100	0.0
Wetland - 23	0.0	0.0	100	0.0
Wetland - 24	0.0	0.0	100	0.0
Wetland - 25	0.0	0.0	100	0.0
Wetland - 26	0.0	0.0	100	0.0
Wetland - 27	0.0	0.0	100	0.0
Wetland - 28	0.0	0.0	100	0.0
Wetland - 29	0.0	0.0	100	0.0
Wetland - 30	0.0	0.0	100	0.0

Cat Colony Relocation

The proposed development has been evaluated based on the Florida Unified Land Use Ordinance (F.U.L.U.O.) and the Florida Department of Environmental Protection (F.D.E.P.) and the U.S. Army Corps of Engineers (USACE) 1987 National Detention Manual and Regional Reclamation Plan for the Corps of Engineers (Regional Reclamation Manual) and the Florida Department of Environmental Protection (F.D.E.P.) and the U.S. Army Corps of Engineers (USACE) 1987 National Detention Manual and Regional Reclamation Plan (Regional Reclamation Manual). These manuals include the procedures of wetland mitigation, wildlife and fisheries, and sedimentology. Other relevant manuals include the Florida Department of Environmental Protection (F.D.E.P.) and the U.S. Army Corps of Engineers (USACE) 1987 National Detention Manual and Regional Reclamation Plan (Regional Reclamation Manual).



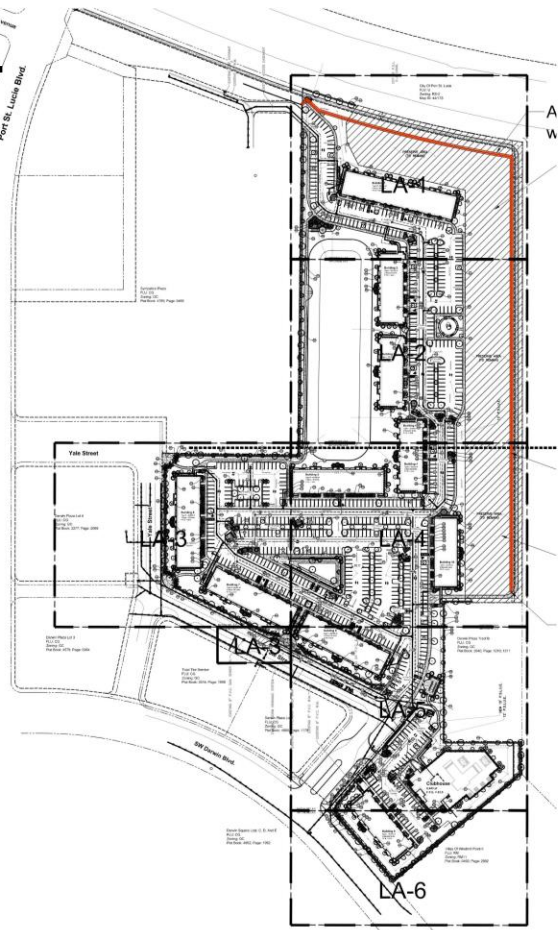
Fire Hydrant Locations Within 1,000 ft of Site



Designer: SLS Sheet
 Manager: RS
 Project Number: 24-665
 Municipal Number: P03-080 - Sympatico
 Computer File: **SP1**

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Landscaping Plan



Required Trees:	Native%	# of Species	Flowering%	Drought Tolerant%	Palin%
Perimeter: (3,875/30)	132	50%-66			
Building(s) Foundation Perimeter: (5,200/30)	174	50%-67			
Parking Lot Terminal Landscape Islands: 106		75%-42			
Total:	412	219	5	25%-78	50%-195
				25%-98 (Max)	

Provided Trees:	Native%	# of Species	Flowering%	Drought Tolerant%	Palin%
Perimeter: 164					
Building(s) Foundation Perimeter: 177					
Parking Lot Terminal Landscape Islands: 103					
Total:	443	347	9	103	345
				62	

Required Shrubs:	Native%	Drought Tolerant%
Perimeter: (3,875/30)	1,988	25%-497
Building(s) Foundation Perimeter: (5,200/30)	2,603	25%-651
Total:	4,591	1,148
		2,296

Provided Shrubs:	Native%	Drought Tolerant%
Perimeter: 1,980		
Building(s) Foundation Perimeter: 2,704		
Total:	4,684	1,308
		2,356

* Terminal Landscape Islands - trees required within terminal islands but are in conflict with Fire Hydrants - those trees are to be placed according to the Landscape plan as close to the required location as possible.

- GENERAL LANDSCAPE NOTES:**
- At least 50% of all required trees shall be of a native species.
 - All plant material to be Florida No. 1 or better.
 - All landscape & soil areas to be irrigated by an automated system.
 - Final landscape 100% coverage with 100% irrigation with a maximum 6 in. of 1/2".
 - All landscaping at intersection and corners comply with Section 158.204 of the Port St. Lucie Code of Ordinances to provide a clear sight zone between 2' - 8' above the final road crown elevation. All hedges and shrubs in the 2' sight triangle will be maintained at a height no higher than 2' above the crown elevation of the road. In addition, the foliage for any tree within the 25' sight triangle will be maintained at a height of no less than 10' above the road crown.
 - Street tree locations will occur within 7' Landscape Easement as shown on civil engineering plans and can be adjusted based on final utility, sidewalk and driveway locations.
 - Where applicable, street trees requiring root barriers shall be installed with Bickelner Root Control Fabric or approved equal, installed per manufacturer specifications.
 - Berm landscape to be field adapted according to final grading and top of berm locations. This berm landscape will be planted along each side of the boundary fence or wall, following the top of berm.
 - The boundary feature will be either a Black Vinyl Covered Chain Link (6') in height or Oppaque Concrete Wall (6') in height.
 - Fence other than the chain link boundary fence will be a Decorative Aluminum Fence (6') in height.
 - All proposed landscaping meets FDOT specifications.

- PSLUSD NOTES FOR LANDSCAPE PLANS:**
- No landscaping shall be altered in a manner that would adversely affect utility easements. Landscaping shall be in accordance with Chapter 154 of the City of Port St. Lucie Code of Ordinances, PSLUSD technical specifications and policies.
 - All landscaping within PSLUSD utility easements and within ten (10) feet of PSLUSD infrastructure shall comply with Chapter 154 of the City's Code of Ordinances and PSLUSD Utility Standards.
 - All landscaping within city utility easements shall comply with PSLUSD technical specifications, policies, and codes.
 - All landscaping shall meet the latest PSLUSD Landscape Policy and shall not be placed in a manner that would create conflicts with the intended operation and maintenance of any existing utility.
 - Trees shall not be planted within ten (10) feet of any PSLUSD underground infrastructure.
 - No landscaping other than roof grasses shall be located within 5' of a PSLUSD appurtenance such as a water meter assembly, backflow device, fire hydrant or sewer cleanout, etc.

Index of Drawings:

Landscape Data	CV
Landscape Plans	LA-1 - LA-6
Plant Schedule	LA-6
Landscape Details	LA-7
Landscape Specifications	LA-8



Project Team:

Client & Property Owner: Terra Group
3315 Mary Street, Suite 302
Coconut Grove, FL 33133

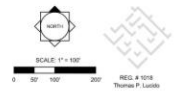
Land Planner / Landscape Architect: Lucido & Associates
711 East Ocean Boulevard
Bunn, Florida 34994

Engineer: Engineer
Simmons & White
2051 Marooncree Blvd, Suite 3
West Palm Beach, FL 33407

Sympatico St. Lucie, Florida

Landscape Key Sheet
P23-090
PSLUSD #5433

Date	By	Description
05.17.2022	SW	Submittal
08.02.2022	SW	Revised
10.18.2022	SW	Revised



Designer: S.B. Street
Manager: S.B. Street
Project Number: 22-485
Drawing Number: P23-090 - Submission
Computer File: 22-485 - Sympatico Landscape Plan.dwg



Elevations

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 11000 WINDYBROOK DRIVE, SUITE 100, PORT ST. LUCIE, FL 34953
 TEL: 888-888-8888 WWW.PASCUALPEREZKILDOJIANSTARR.COM



48 UNIT BUILDING - TYPE III TYP. MATERIAL / COLOR SCHEME

COLOR PALLETTE:

MAIN COLOR:
 -SMOOTH STUCCO
 BODY



TRIM:



ACCENT #1:
 -MAIN DOOR
 -HORIZONTAL STUCCO
 SIDING



**ALUMINUM
 WINDOW
 FRAMES:**



ACCENT #2:
 -BRACKETS
 -ALUMINUM RAILINGS



**FLAT CEMENT
 ROOF TILE:**



TYPE III - 48 UNIT		
AREA COLOR CALCULATIONS <small>(ROOF NOT INCLUDED)</small>		
	SF	%
MAIN COLOR	5,645 SF	62.81%
ACCENT COLOR 1	1,876 SF	20.87%
ACCENT COLOR 2	1,294 SF	14.40%
TRIM	173 SF	1.92%
TOTAL AREA	9,988 SF	100.00 %

TYPE III - 48 UNIT		
ARCHITECTURAL ELEMENTS		
FUTURE LAND USE DESIGNATION: <small>(FOR HIGH DENSITY RESIDENTIALS)</small>		
NUMBER OF REQUIRED ARCHITECTURAL ELEMENTS: <small>(+ PLUS 1 ADDITIONAL ELEMENT IF PARKING IS LOCATED AT FRONT OF BUILDING)</small>		
	REQUIRED	PROVIDED
1. HORIZONTAL STUCCO SIDING	5.00%	20.87%
2. SQUARE COLUNNS <small>(SPACING NO GREATER THAN 1.5 THE HEIGHT OF THE COLUMN)</small>		✓
3. BRACKETS		✓
4. BALCONIES		✓
5. PORCH, PORTICO OR WALL OPENINGS		✓

**PASCUAL
 PEREZ
 KILDOJIAN
 STARR**
 ARCHITECTS & PLANNERS

11000 WINDYBROOK DRIVE, SUITE 100, PORT ST. LUCIE, FL 34953
 TEL: 888-888-8888 WWW.PASCUALPEREZKILDOJIANSTARR.COM

OWNER:
 TERRA GROUP

PSL SITE
 BY
 SYMPATICO / TERRA GROUP
 PORT ST. LUCIE, FL



BUILDING TYPE III
 48 UNIT

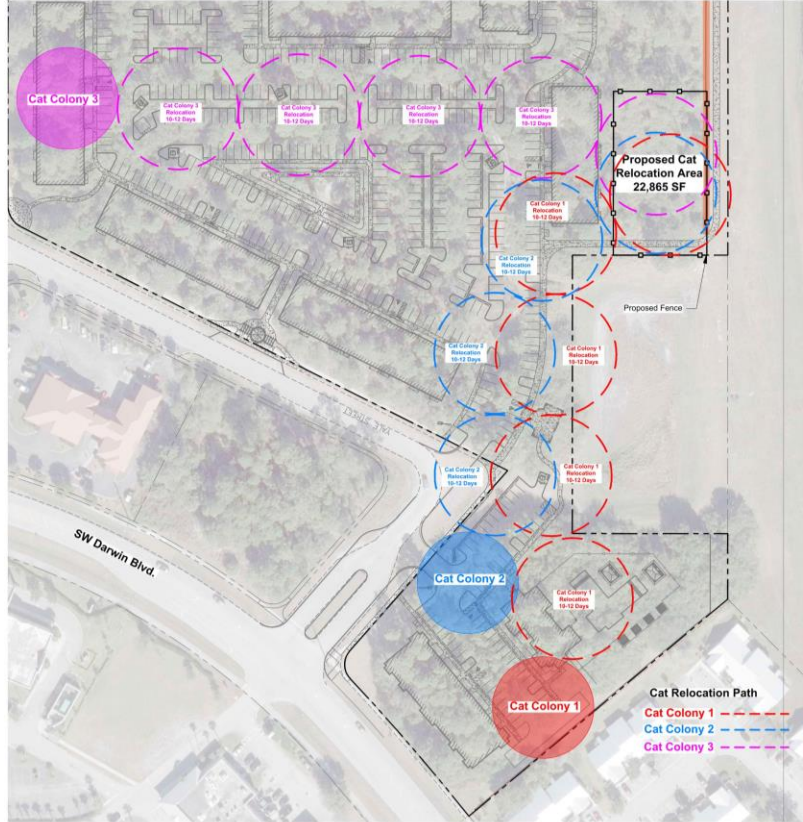
REVISIONS:
 DATE: 2023-01-05
 DRAWN: JC
 CHECK BY: PPS
 SCALE: 1/8" = 1'-0"

A-11.3

(SHEET NO.)



Cat Colony Relocation



Overall Site Plan
Cat Colony Relocation Plan

Relocation Statement
 Property owner/developer continue to work with Operation Catsnip to formulate a relocation plan of the exiting cat colonies. Relocation will occur ONSITE. Covered shelters 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) 203-4621 or OperationCatSnipTC@gmail.com

Relocation Approach
 Cats will be moved 150 ft every 10 days to the proposed relocation area. Proposed relocation area will provide colonies with ample space to roam around and will be enclosed with a fence to ensure cats stay within the proposed relocation area. Fencing will remain for the proposed relocation area until construction ends. Quantity and locations of feeding stations are to be determined with Operation Catsnip.

There are (15) cats to relocate in these 3 respective colonies.
 Cat Colony 1-3 Move Time: 60 Days Allowance



Typical Chain Link Fencing Detail



Typical Cat Feeding Station Detail

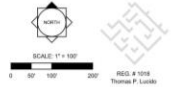


Project Team:
 Client & Property Owner: Tene Group
 33112 Mary Street, Suite 302
 Collier Grove, FL 33923
 Land Planner / Landscape Architect: Lucido & Associates
 711 East Ocean Boulevard
 Stuart, Florida 34996
 Engineer: Simmons & White
 2881 Mediterranean Blvd., Suite 313
 West Palm Beach, FL 33407

Sympatico Cat Relocation Plan

Port St. Lucie, Florida
 P23-090
 PSLUSD #5433

Date	By	Description
04.13.2024	ETD	Initial Submission



Designer: ETD
 Manager: SW
 Project Number: 23-483
 Municipal Number: P23-090 - Sympatico
 Computer File: 23-483 - Sympatico Cat Relocation Plan.dwg

Zoning Review

- A total of 670 standard parking spaces are required with 670 spaces being provided including 17 handicap spaces.
- The proposed buildings have a proposed height of 35 feet. The maximum height allowed within the PUD zoning district is 35 feet.
- The proposed 4.65-acre upland habitat preserve area along the eastern and northeastern areas of the property will house the existing cat colonies on the property and provide a buffer for the existing residential homes to the east.

Concurrency Review and Traffic Analysis

- The Port St. Lucie Utility Services District will provide water and sewer service.
- A traffic analysis and autoturn analysis were provided and approved by Public Works.

Traffic Impact Statement

This development with the Traffic Impact Statement was reviewed by City Staff.

Per ITE Trip Generation Manual, 11th Edition, this particular development predicts an addition of 165 PM Peak Hour trips to be generated.

Traffic mitigation includes a single lane round-a-bout at the project's main entrance at SW Darwin Blvd and Yale St.

Other

CRITERIA	FINDINGS
NATURAL RESOURCE PROTECTION	This site contains a 4.65- acre upland habitat preservation area.
FIRE DISTRICT	Access location (external and internal) has been reviewed by the Fire District for safety purposes
PUBLIC ART	Required, per Code applicant has 90 days after issuance of 1 st building permit to identify preferred option. At this time, the applicant has identified the in lieu option.

Recommendation

- The 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 with the following condition:
 - Construction plans for the development and offsite improvements shall be submitted at the same time and work shall be completed concurrently such that the roadway improvements are completed prior to the rental of the first residential unit.
- The Site Plan Review Committee recommended approval of the proposed site plan at the August 23, 2023, Site Plan Review Committee meeting.