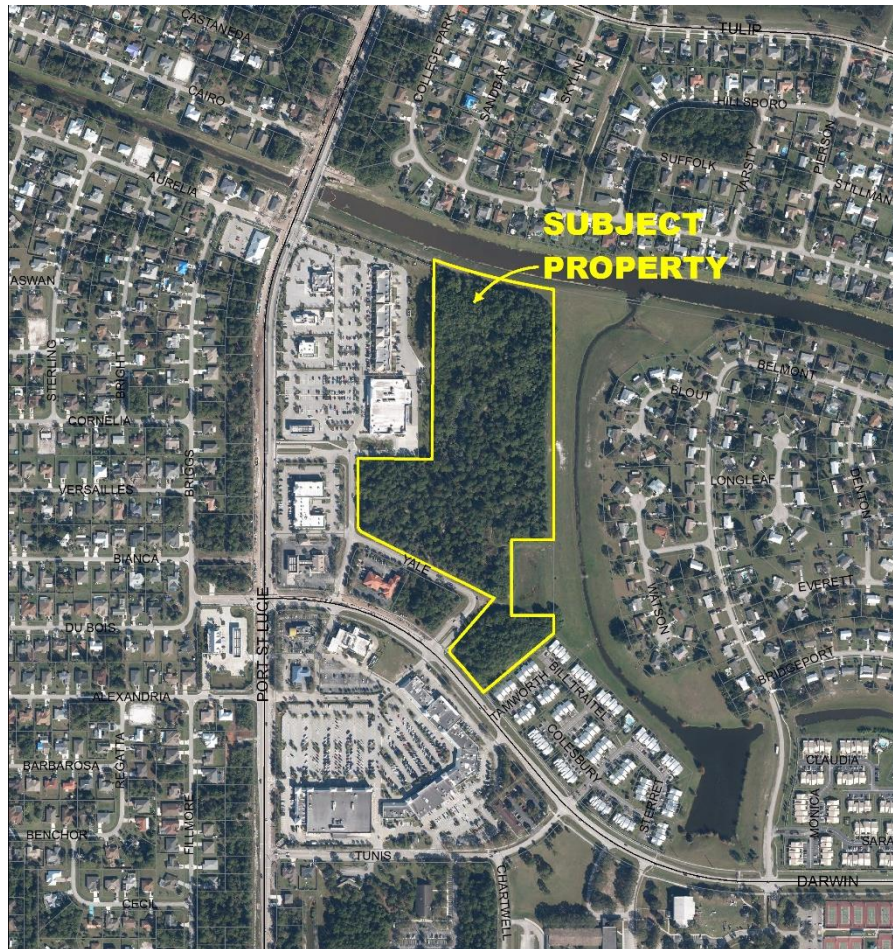




**Sympatico Residential  
 Major Site Plan  
 P23-090**

Project Location Map



**SUMMARY**

Applicant's Request:	A major site plan application for the development of a 324 multi-family apartment complex.
Applicant:	Steve Garrett, Lucido & Associates
Property Owner:	Port St. Lucie Properties, LLC
Location:	The property is generally located north of SW Darwin Boulevard, east of SW Port St. Lucie Boulevard.
Address:	SE Port St. Lucie Boulevard
Project Planner:	Francis Forman, Planner II

**Project Description**

The owner, Port St. Lucie Properties, LLC, has applied for a major site plan approval for a project known as Sympatico Residential. The proposed major site plan is for the development of a 324-unit, multi-family apartment complex, which will consist of nine (9) three-story buildings. The proposed site will have the main access located along SW Yale Street, with a secondary access coming from the north side of the existing Darwin Plaza that abuts the subject property. Additionally, the applicant is proposing to reconstruct the intersection of SW Darwin Boulevard and SW Yale Street to install a traffic calming roundabout. The proposed roundabout will be utilized to reduce the strain on traffic impacts that will result from the construction of the proposed complex.

The subject property also contains multiple cat colonies, which the applicant has agreed to relocate into the proposed 4.65-acre nature preserve, located on the eastern side of the property. The relocation of these colonies will be done over several weeks and prior to any land clearing to ensure the security and safety of the colony within the preserve. The preserve will not only serve as a relocation site for the colonies but will also serve as a buffer to the existing single-family residential homes to the east. With this, the proposed project would serve as a buffer/transition between the existing single-family to the east and the commercial site to the west.

In addition to relocating the cat colonies, providing a roundabout to create a traffic calming device, and a 4.65-acre nature preserve, the applicant is also providing a pedestrian nature trail along the eastern portion of the site. This nature trail will connect SW Darwin Boulevard and SW Port St. Lucie Boulevard by providing a waking path on the eastern property line of the subject site along the nature preserve. This trail will contain points-of-interest that will describe the native plants and wildlife for pedestrians that choose to walk this trail.

**Previous Actions and Prior Reviews**

The Site Plan Review Committee recommended approval of the proposed site plan at their August 23, 2023, meeting.

**Location and Site Information**

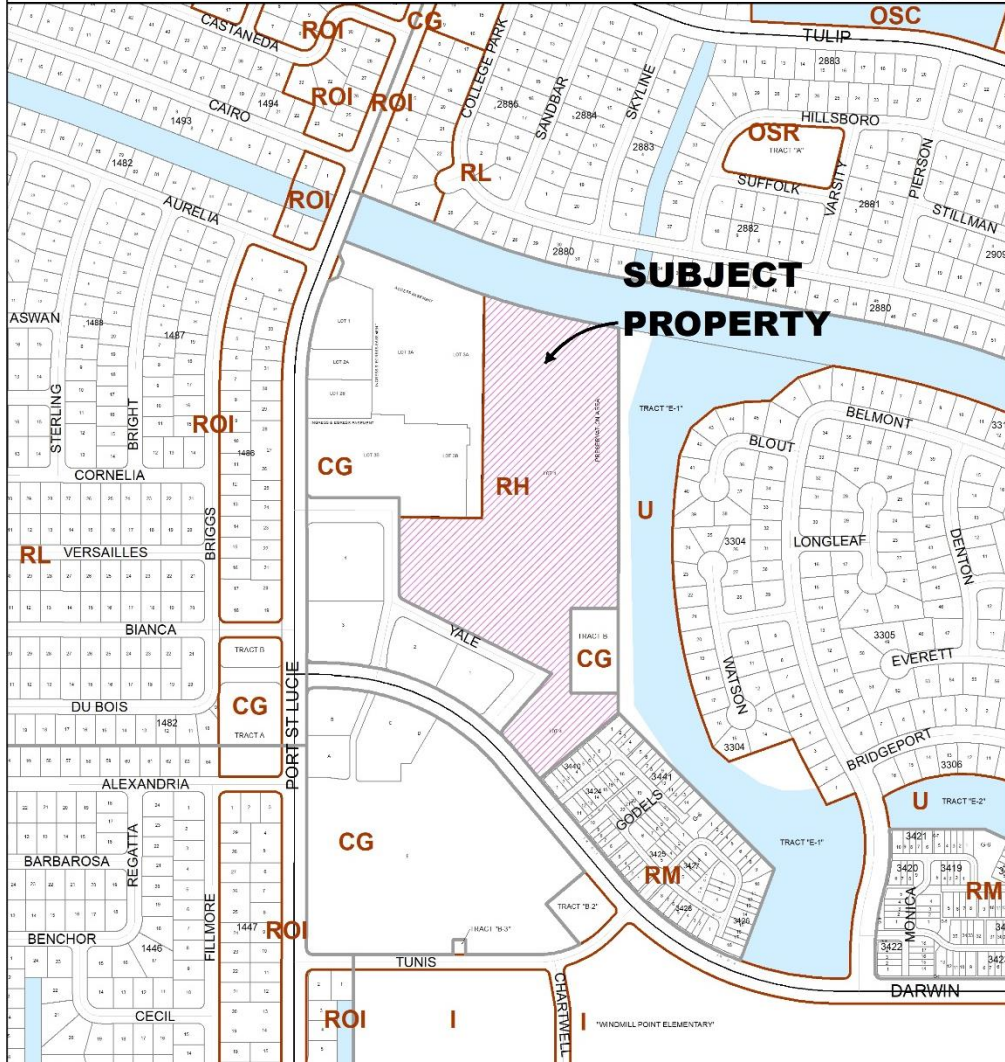
Parcel Number:	4418-702-0004-000-8
Property Size:	22 acres, more or less
Legal Description:	Sympatico Plaza, Lot 4
Future Land Use:	RH (High Density Residential)
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Vacant

**Surrounding Uses**

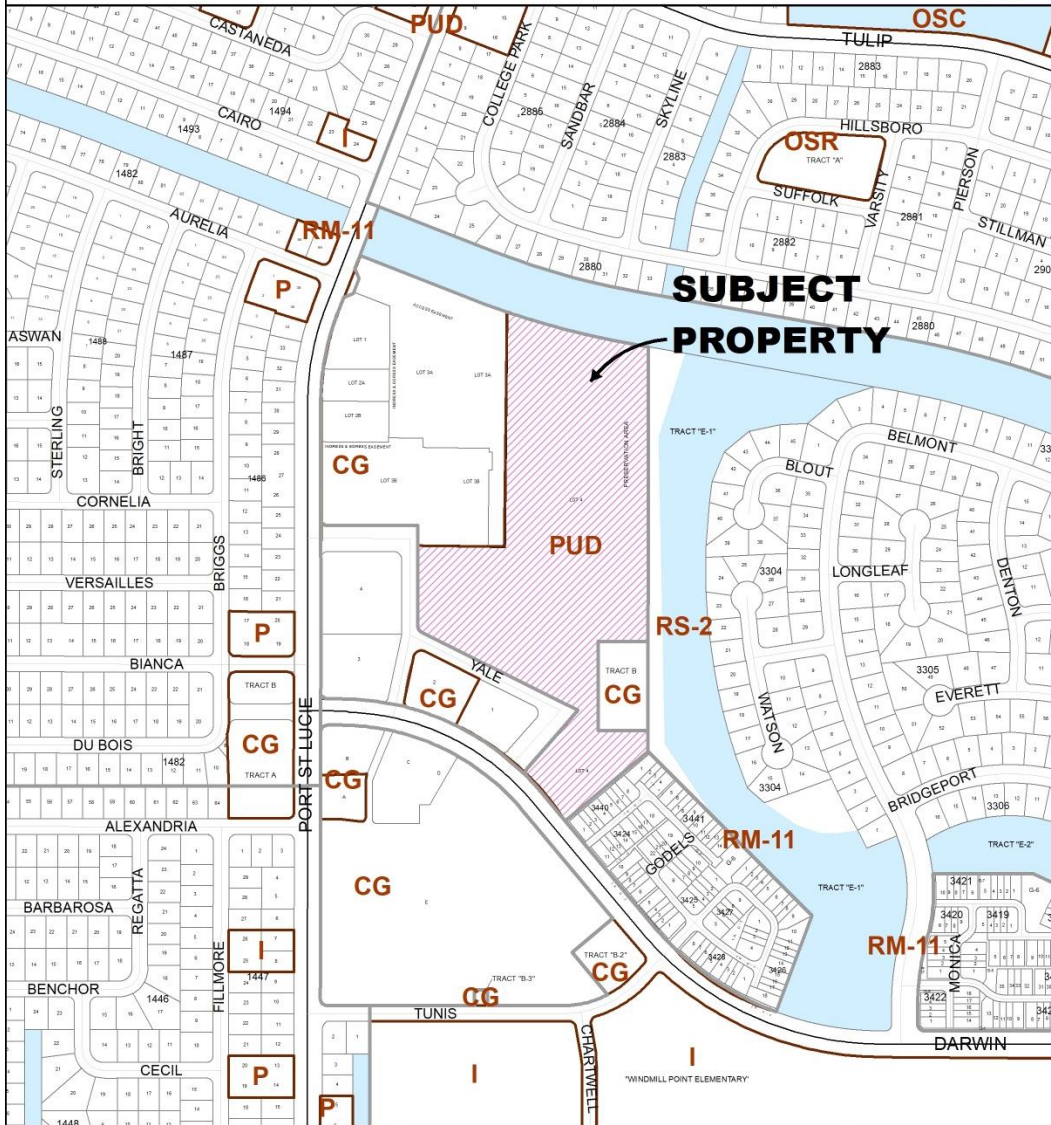
Direction	Future Land Use	Zoning	Existing Use
North	U	RS-2	Port St. Lucie Drainage Canal
South	CG, RM	CG, RM-11	Retail and Multi-Family
East	RL	RS-2	Residential Homes
West	CG	CG	Retail

CG – General Commercial      RM – Medium Density Residential      RL – Low Density Residential  
 U – Utility                              RS-2 – Single-Family Residential      RM-11 – Multi-Family Residential

# FUTURE LAND USE



# EXISTING ZONING



## IMPACTS AND FINDINGS

**ZONING REVIEW:** The project has been reviewed for compliance with the requirements of Chapter 158, Zoning Code and documented as follows:

<b><i>CRITERIA</i></b>	<b><i>FINDINGS</i></b>
<b>USE</b>	The proposed use of a 324-unit apartment complex, consisting of nine (9) three-story buildings is consistent with the permitted uses of the PUD zoning district.
<b>DUMPSTER ENCLOSURE</b>	The site plan provides multiple 12'x12' dumpster enclosures for general and recyclable refuse use throughout the proposed complex.
<b>ARCHITECTURAL DESIGN STANDARDS</b>	The proposed building elevations comply with the Citywide Design Standards.
<b>PARKING REQUIREMENTS</b>	The proposed use requires a total of 670 parking spaces while 670 spaces with 17 handicap spaces are being provided.
<b>BUILDING HEIGHT</b>	Maximum building height for the PUD is 35 feet while the proposed building height is 35 feet.
<b>SETBACKS</b>	Building setback lines depicted on the site plan are consistent with the PUD and Code requirements.

**CONCURRENCY REVIEW:** The project has been reviewed for compliance with Chapter 160, City Code, regarding provision of adequate public facilities and documented as follows:

<b><i>CRITERIA</i></b>	<b><i>FINDINGS</i></b>
<b>SEWER/WATER SERVICES</b>	The Port St. Lucie Utility Systems Department will provide water and sewer service.
<b>TRANSPORTATION</b>	The staff review indicates that this project will generate 165 pm peak hour trips on the roads adjacent to the project. Due to the increase in daily trips to the existing roads, the applicant is proposing to construct a roundabout located at the southern entrance of the site to mitigate the impacts and to provide a traffic calming device to the area. See attached Public Works memo.
<b>PARKS/OPEN SPACE</b>	This project has a proposal of 6.96 acres of useable open space which exceeds the required thirty (30) present open space. There is adequate public parklands available to meet the required level of service.
<b>STORMWATER</b>	This project includes a paving and drainage plan that is in compliance with the adopted level of service standard.
<b>SOLID WASTE</b>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.

## **OTHER**

### **NATURAL RESOURCE PROTECTION (CHAPTER 157)**

The project has been reviewed for compliance with the requirements of Chapter 157, Natural Resource Protection Code, and documented as follows:

**Upland Habitat Preservation:** This site contains native upland habitat. Per the subdivision plat, 25 percent of the native upland habitat (4.65 acres) has been dedicated as a preserve area along the eastern and northeastern sides of the property. This satisfies the City's habitat preservation requirements in Chapter 157 of the City Code. A preserve area management plan will be required to be submitted with the construction plans for this project.

**Wildlife Protection:** This subject site is vacant and houses multiple cat colonies within the southern portion of the property. The applicant has provided a relocation plan addressing the relocation of the colonies into the preserve area located on the eastern portion of the subject site. The cat colony relocation plan is attached. Along with the cat colony relocation, additional wildlife and assessments, such as gopher tortoise survey, will be required prior to the issuance of any site work permits.

**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 developments 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.

## **STAFF 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:

1. 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 reviewed the request at their meeting on August 23, 2023, and recommended approval.