

# Sympatico Planned Unit Development (PUD) Rezoning Application P21-201

City Council Meetings of  
March 27, 2023 and April 10, 2023  
Bethany Grubbs, Planner III

# Request

- Rezone 22 acres from CG (General Commercial) to PUD (Planned Unit Development) to allow a 330-unit multi-family development.
- 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 at Port St. Lucie Boulevard.



# General Information

**Applicant/Property Owner:** Thomas Morrison, Port St. Lucie Properties, LLC

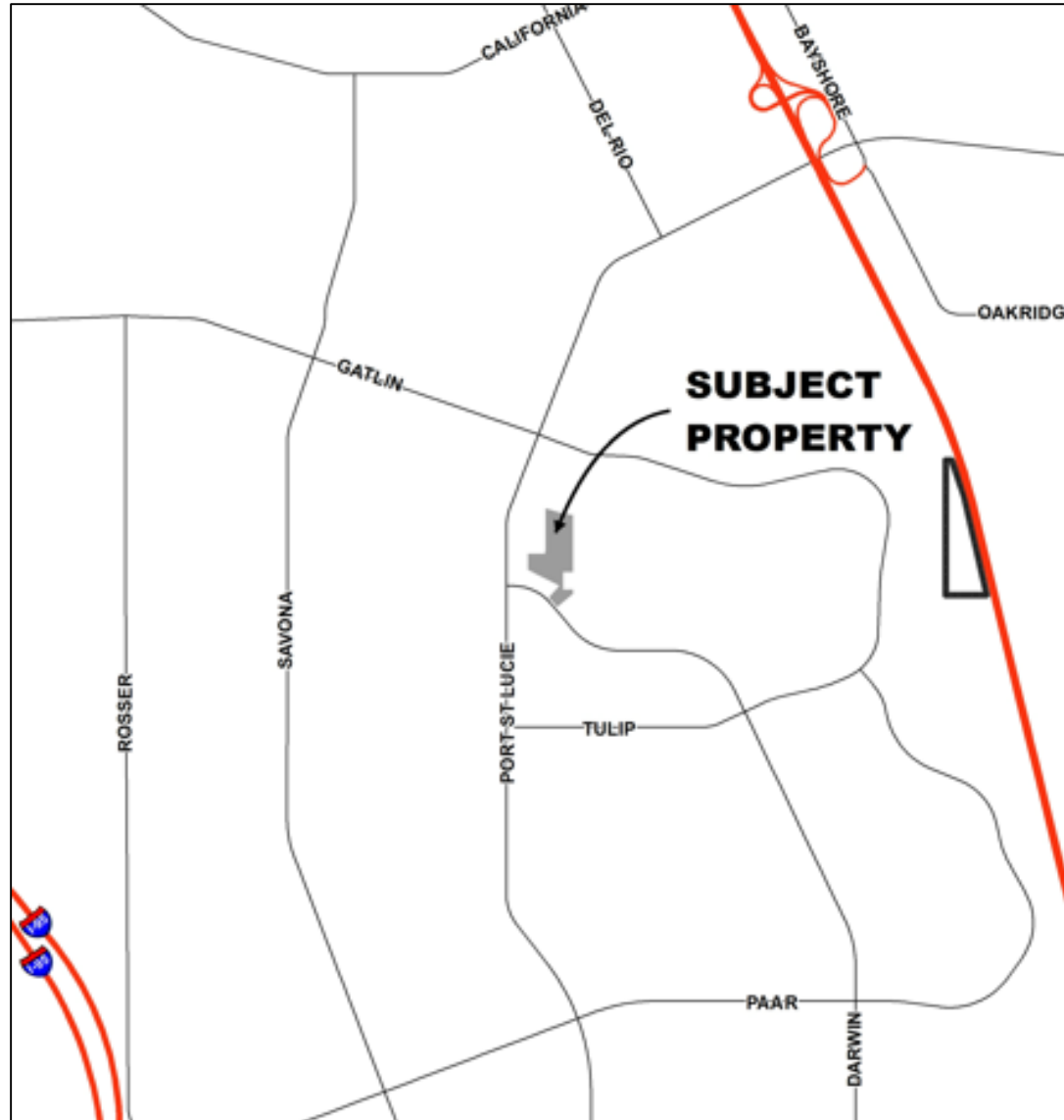
**Agent:** Steve Garrett, Lucido & Associates

**Location:** East of SW Port St. Lucie Boulevard and north of Yale Street

**Existing Use:** Vacant Land



# Location Map



# Aerial



## Surrounding Uses

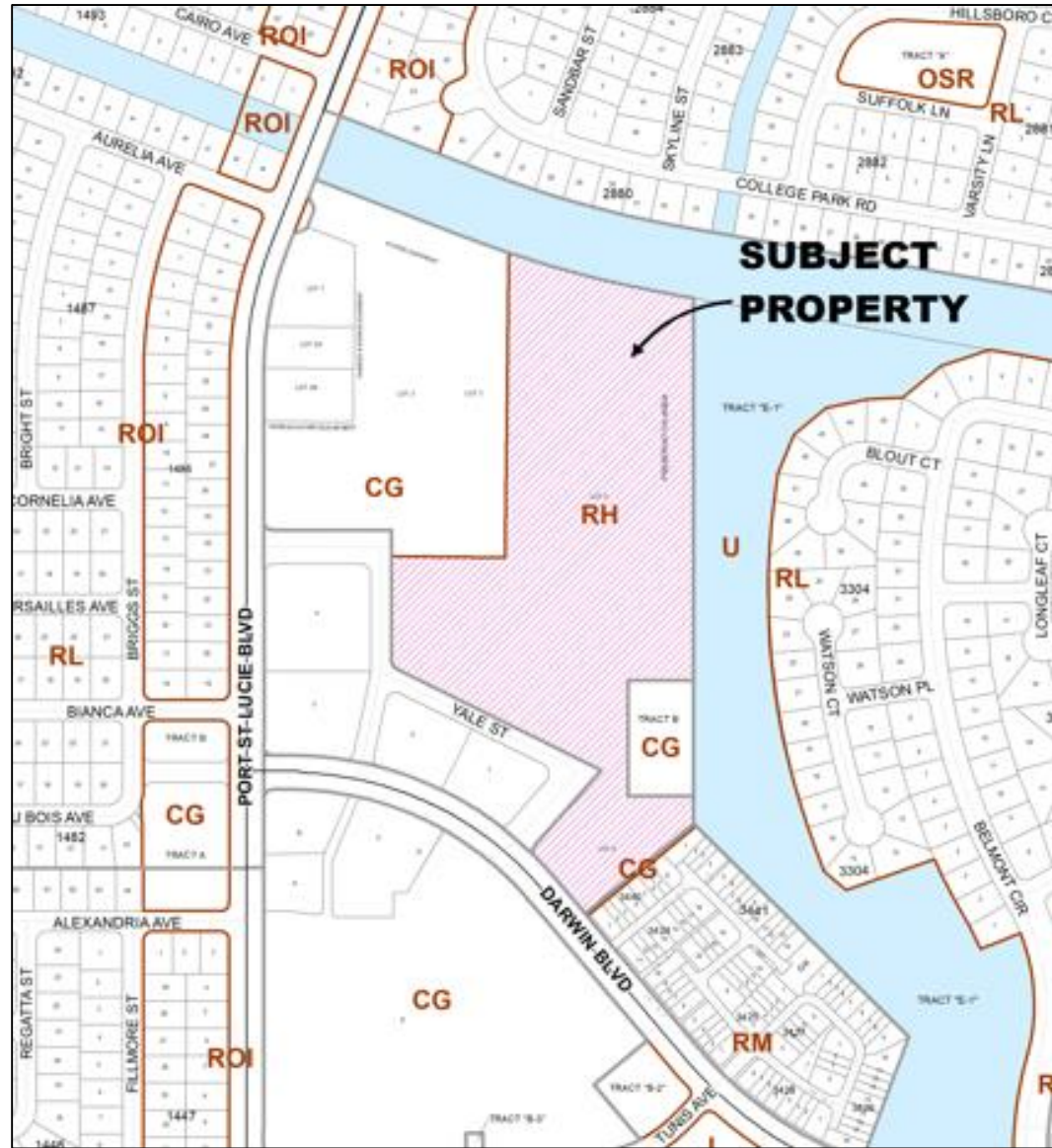
Direction	Future Land Use	Zoning	Existing Use
North	U, RL, ROI	RS-2	Stormwater tract, Single-family residences
South	CG	CG	Commercial buildings
East	U, CG, RM, RL	CG, RM-11, RS-2	Stormwater tract, vacant commercial land, multi-family units, single-family residences
West	CG	CG	Commercial shopping center





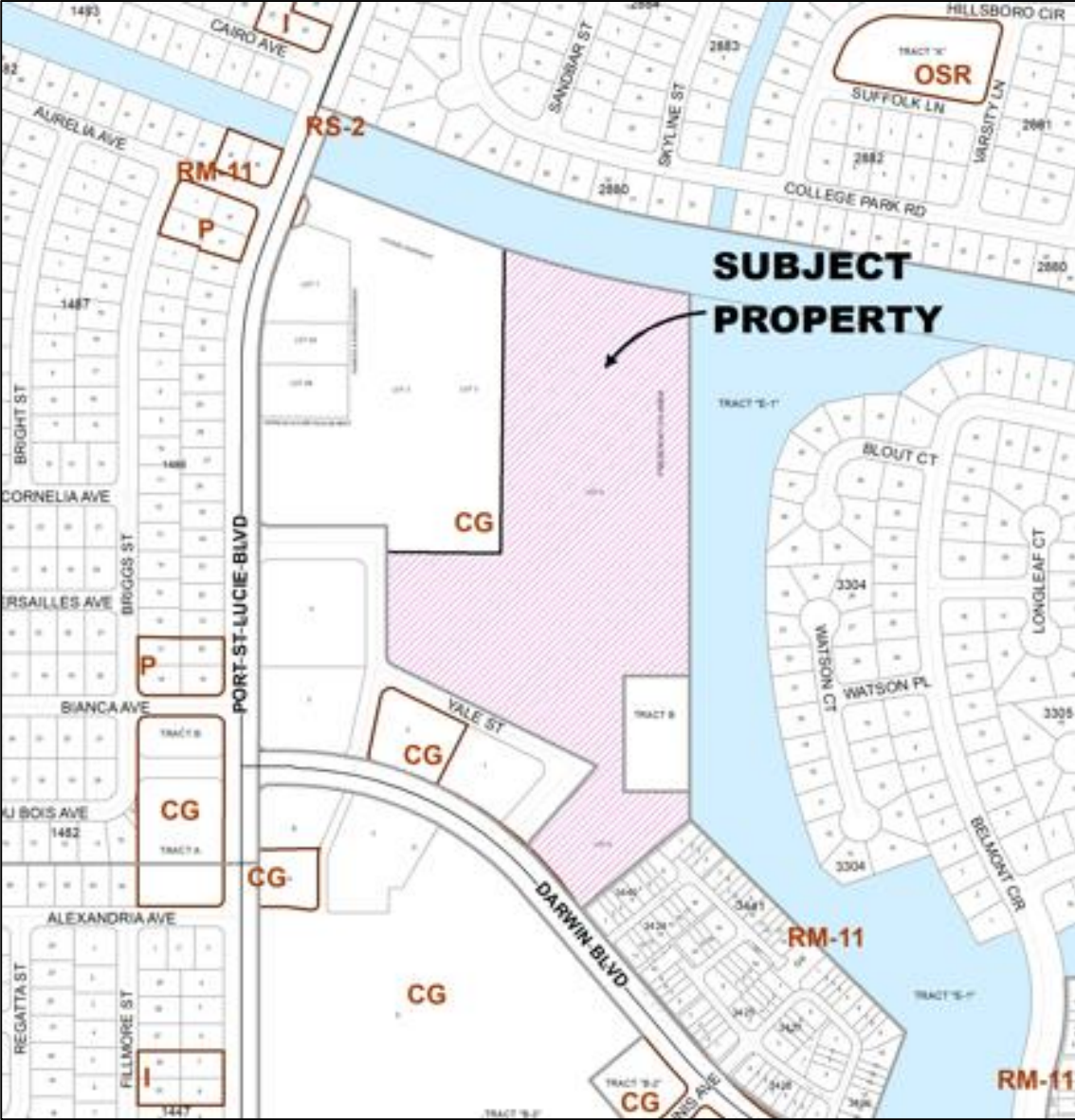
# Future Land Use

RH (High Density Residential)

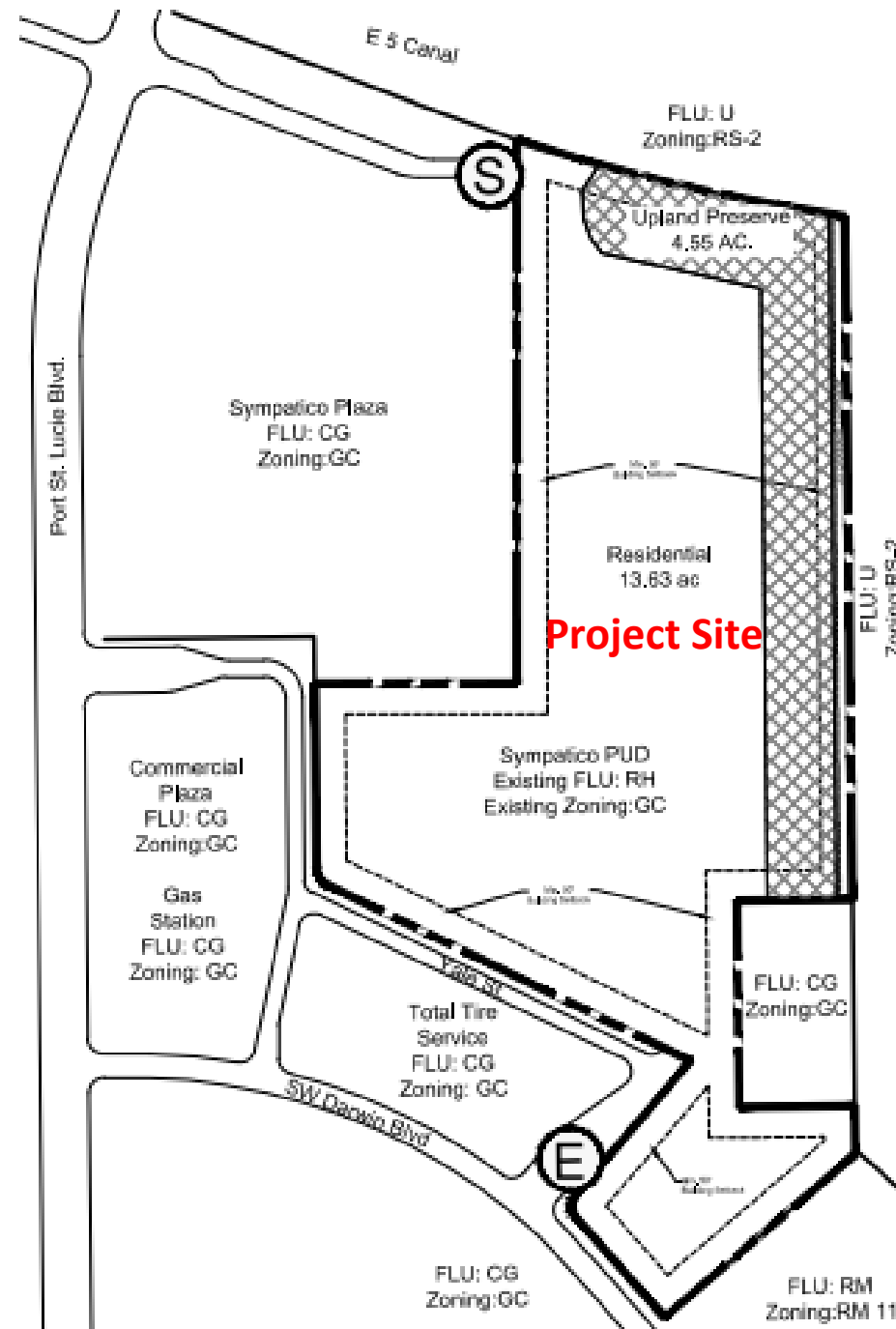


# Current Zoning

## CG (General Commercial)



# Conceptual Plan





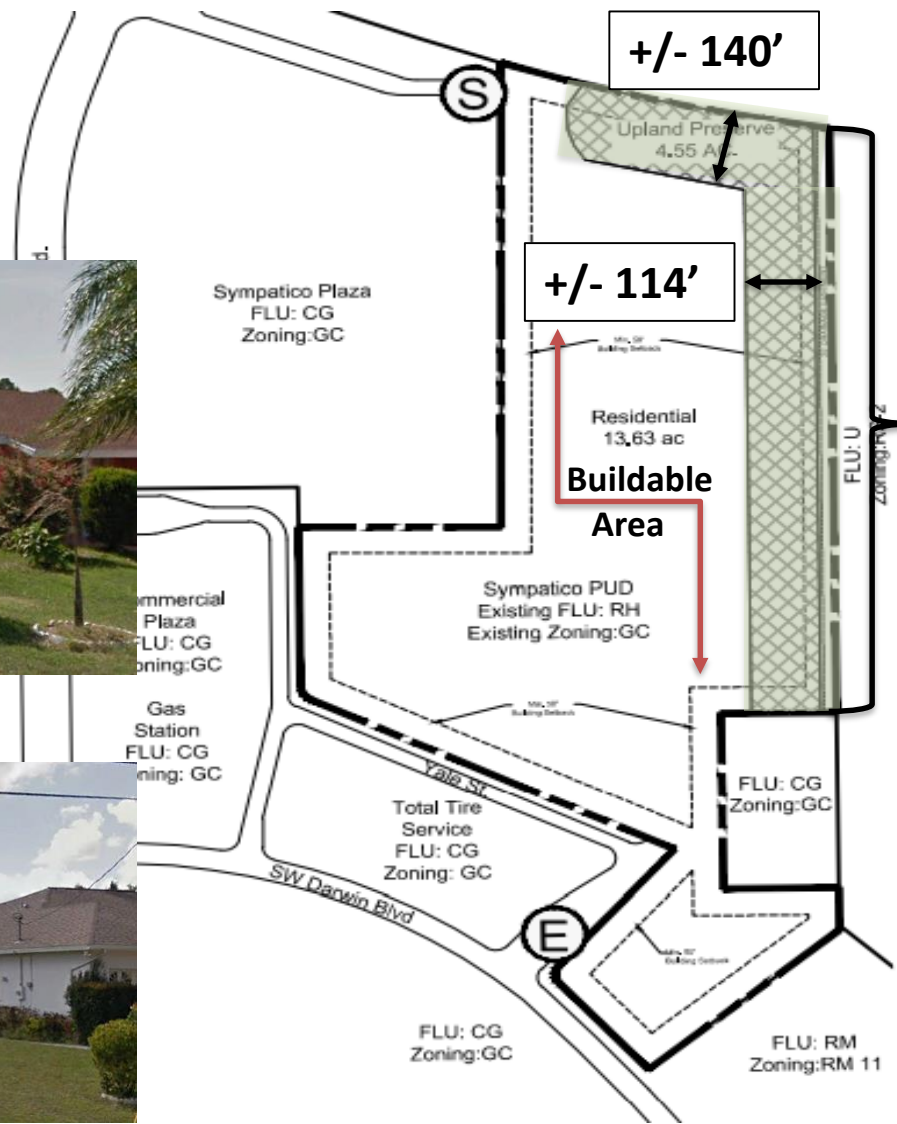
# Upland Preservation



View from Watson Court (East)



View from College Park Drive (South)



Platted 4.55 Acre Preservation Tract



# Compatibility Analysis

**This PUD is consistent with the direction and policies of the Comprehensive Plan.**

- Policy 1.1.4.10 states that RH (High Density Residential) allows a maximum density of 15 dwelling units per acre. The proposed project density is 13.63 dwelling units per acre.
- Policy 1.1.4.13 Future Land Use Classification and Compatible Zoning Districts lists PUD as a compatible zoning district with the RH (High Density Residential) future land use designation.

# Traffic Mitigation

- No significant impact to existing traffic based on PUD
- Preliminary review of maximum peak trips for PUD shows existing roadways with current improvements under construction still provides an acceptable level of service.
- Proposed development will be required to provide a full traffic analysis upon site plan submittal. Some traffic mitigation may be required for safety and turning movement concerns.



# Staff Recommendation

The Site Plan Review Committee (SPRC) recommended approval of this rezoning and PUD conceptual plan on February 9, 2022.

On April 5, 2022, the Planning and Zoning Board recommended approval of the rezoning and PUD conceptual plan.

## Staff's Recommended Condition of Approval:

- A complete Traffic Analysis will be reviewed when required to be provided at the time of Site Plan submittal. At that review, some mitigation may be required for safety and traffic turning movement concerns.

