



Sageview Partners, LLC
Approval of Conceptual Plan for LMD Zoning District
P21-056



Project Location Map

SUMMARY

Applicant's Request:	Approval of a new conceptual plan for a 2.37-acre property zoned Limited Mixed-Use District (LMD)
Applicant:	Alejandra Molina-Jackson, Ahrens Co.
Property Owner:	Sageview Partners, LLC
Location:	The property is located on the northeast corner of Port St. Lucie Boulevard and SW Greco Lane.
Project Planner:	Stephen Mayer, Planner III

Project Description

Approval of a new conceptual plan for a 2.37-acre property zoned Mixed-Use District (LMD). The applicant is requesting to replace the defunct conceptual site plan (P07-297) in order to develop the site as a mixed-use project, consisting of 20,422 square feet of commercial space on the first floor and 18 multi-family residential units on the second floor (2 two-bedroom units and 16 one-bedroom units).

The property has a future land use classification of Residential, Office and Institutional (ROI) and a current zoning of Limited Mixed-Use District.

Previous Actions

Under Ordinance 07-77, City Council approved a rezoning from P (Professional) to LMD (P06-49) on June 11, 2007. The City Council also approved a conceptual site plan (P07-297). Since this time, the conceptual site plan has expired. The applicant is attempting to renew the development of the property with the approval of the proposed conceptual plan.

Location and Site Information

Parcel Numbers:	3420-555-0744-000-1
Property Size:	+/- 2.37 acres
Legal Description:	Lots 1-5, 12-16, Block 1282, Port St. Lucie Section 12
Future Land Use:	Residential, Office and Institutional (ROI)
Existing Zoning:	Limited Mixed-Use District (LMD)
Existing Use:	Vacant land
Requested Zoning:	Limited Mixed-Use District (LMD)
Proposed Use:	Mix-use (Residential and Commercial)

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single Family Neighborhood
South	ROI	LMD/RS-2	Commercial Office/Single Family Residence
East	ROI	P	Medical Office
West	ROI	P	Office Plaza

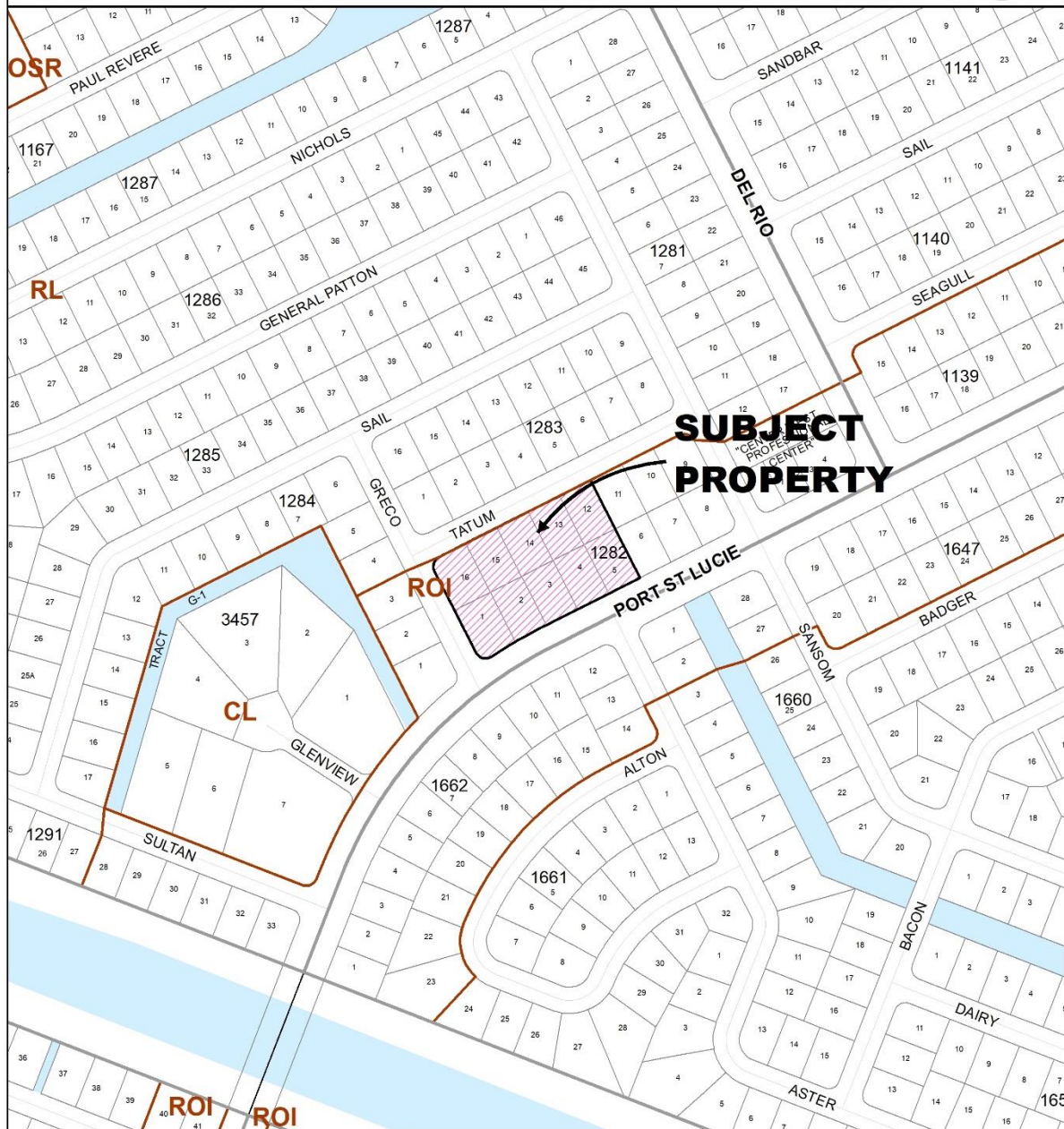
ROI – Residential, Office and Institutional

RL – Residential Low

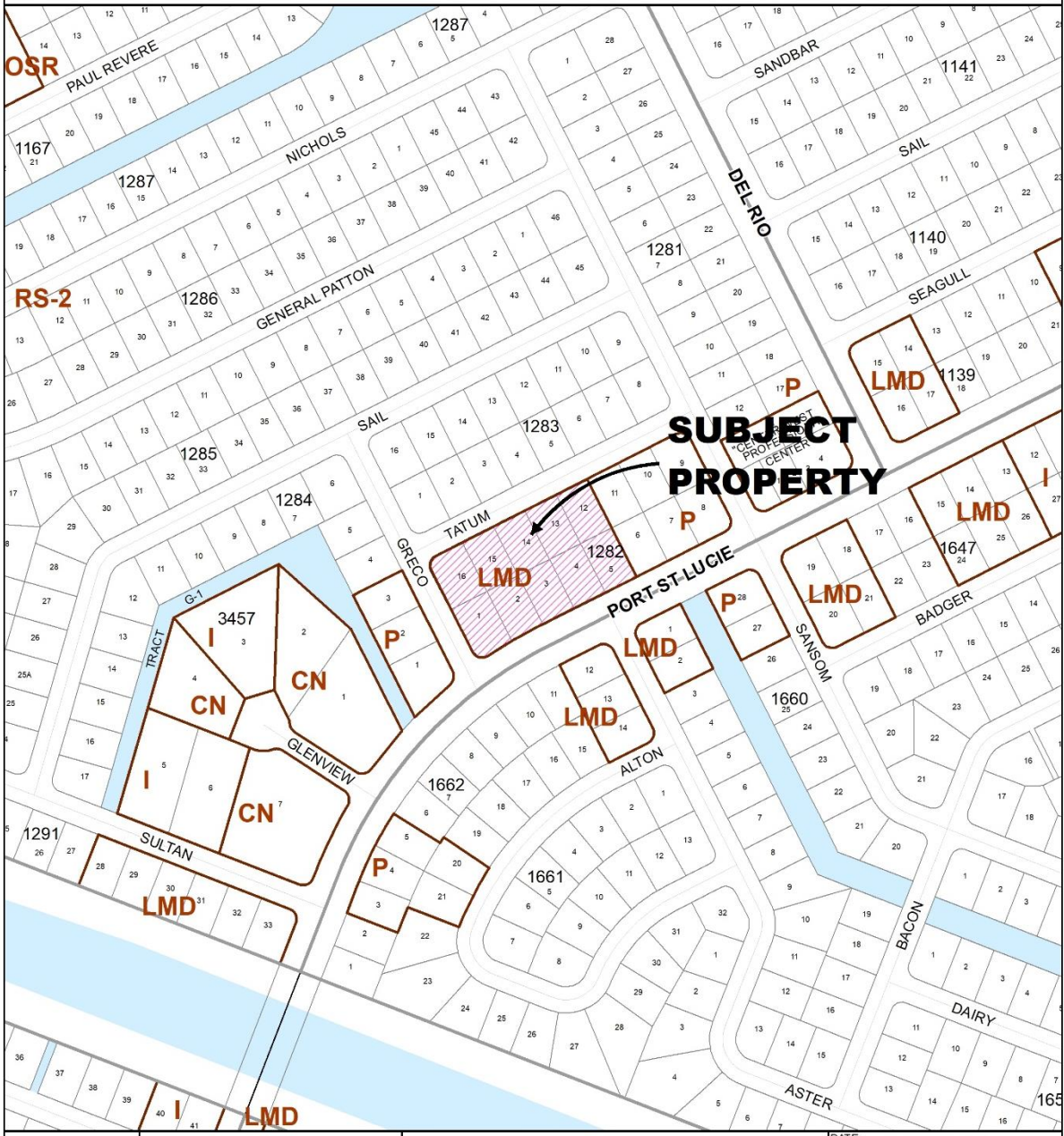
LMD – Limited Mixed-Use District

RS-2 – Residential Single Family

P – Professional Office



Future Land Use Map



Existing Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: The LMD zoning is consistent with Policy 1.1.4.13 of the Future Land Use Element which establishes the compatible future land use and zoning categories. The Limited Mixed - Use (LMD) zoning district is listed as a compatible zoning district under the Residential office Institutional (ROI) future land use classification.

FUTURE LAND USE CLASSIFICATION	COMPATIBLE ZONING DISTRICT(S)
ROI (Residential office Institutional)	P, LMD, RM-5, Residential PUD

ZONING REVIEW:

The proposed project has been reviewed for compliance with Section 158.155, City Code, Limited Mixed Use Zoning District, and documented as follows:

<u>CRITERIA</u>	<u>FINDINGS</u>
USES	The LMD zoning district allows for a mix of uses, including multi-family residential, as well as a mix of office, restaurant, institutional, retail, and personal service uses. Retail and personal service uses shall not exceed 50% of the building’s gross floor area and no use shall exceed 5,000 square feet. The applicant is applying for a special exception application to allow the concept plan to exceed those limitations. This proposed conceptual plan will be conditioned to not exceed these unless the special exception is approved.
MINIMUM LOT REQUIREMENTS	The maximum gross density is 11 units per acre. The conceptual plan shows a density of 7.6 units per acre. The lot shall be no less than 20,000 square feet. The property is 103,290 square feet. Therefore, both requirements have been met.
MAXIMUM BUILDING COVERAGE	40%, provided that the maximum impervious surface area does not exceed 80%. The concept plan shows the building coverage is 19.77% and the impervious surface coverage is 73%.
BUILDING HEIGHT	Maximum Height is 35’ per the LMD zoning district and may be two stories within the conversion zone west of Airoso Blvd. The proposed two-story building is 34’4” and two stories.
BUILDING SIZE AND MINIMUM LIVING AREA	Commercial and office buildings shall have a minimum of 1,200 square feet, while the residential units must maintain a minimum of 700 square feet. The conceptual plan shows that the commercial and office building exceeds 1,200 square feet and the unit sizes are 904 and 1204 square feet (for the 1- and 2-bedroom units respectively).
SETBACKS	Each lot shall have a front setback of 25 feet, a 25-foot setback adjoining the right-of-way on the Greco Lane side, a 10-foot setback for the interior side, and a 50-foot setback is required for the rear because the concept plan shows a two-story building adjacent to single family lots. Building setback lines depicted on the conceptual plan are consistent with the LMD zoning district.

BUFFER AND LANDSCAPING	The conceptual plan depicts the required 15-foot landscape buffer abutting the Tatum Lane right- of- way and adjacent property with a 6-foot high architectural buffer wall
PARKING	122 parking spaces are provided including 5 handicapped spaces. The total parking required is 122 spaces.
SPECIAL STANDARDS FOR DISTRICT ESTABLISHMENT AND INTERNAL DESIGN	The City shall have the authority to place conditions or restrict activities based on the following: requirements set forth in Section 158.260, special exception uses; Access, requiring execution of agreements for joint access, and/or cross access easements with adjacent property owners; hours of operation; compatible uses and excluding certain incompatible uses; and site development details, such as building elevations, lighting, dumpster locations, etc.

STAFF RECOMMENDATION

The Site Plan Review Committee reviewed the request at their meeting of March 24, 2021 and recommended approval.

The Planning and Zoning Department finds the request to be consistent with the direction and intent of the City’s Comprehensive Plan and zoning regulations and thereby recommends approval with the following condition:

All proposed uses on the final site plan that do not meet the minimum thresholds for LMD zoning (such as retail and personal service uses shall not exceed 50% of the building’s gross floor area and no use shall exceed 5,000 square feet) shall require the approval of a special exception use application prior to the approval of the final site plan.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.

RELATED PROJECTS

P06-449 Rezoning

P07-297 Conceptual Site Plan Approval (Currently expired)