

Greco Park

2491 SW Greco Lane

Special Exception Use

Project: P22-338

Planning and Zoning Board Meeting

Francis Forman, Planner II

April 4, 2023, Meeting



PROJECT SUMMARY

- A special exception use is sought to allow for a proposed retail plaza consisting of two buildings.
- Section 158.124(D)(4 & 5) of the Limited Mixed Use Zoning Code: Lists any retail or personal service use exceeding fifty percent (50%) of the building gross floor area and any use exceeding 5,000 square feet as a special exception use that may only be permitted following the review and specific approval by the City Council.



APPLICANT AND OWNER

- Agent – Jose Chaves, StoryBook Holdings, LLC
- Owner – Greco Park 18, LLC

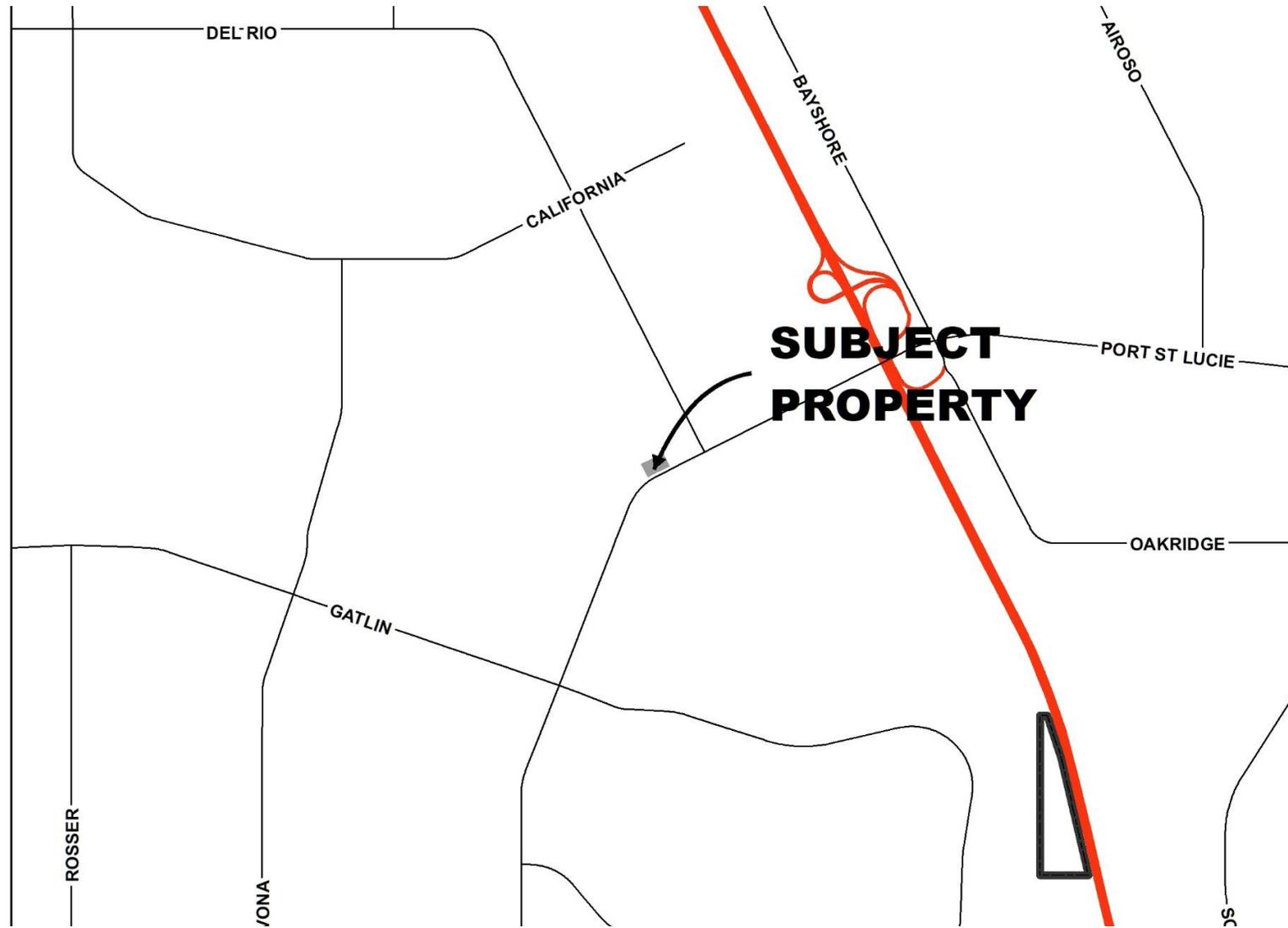


REQUEST

- Review a Special Exception Use to allow the proposed two 8,760 square foot buildings containing over 50% retail and office space uses in the Limited Mixed Use (LMD) Zoning District.



LOCATION



AERIAL MAP

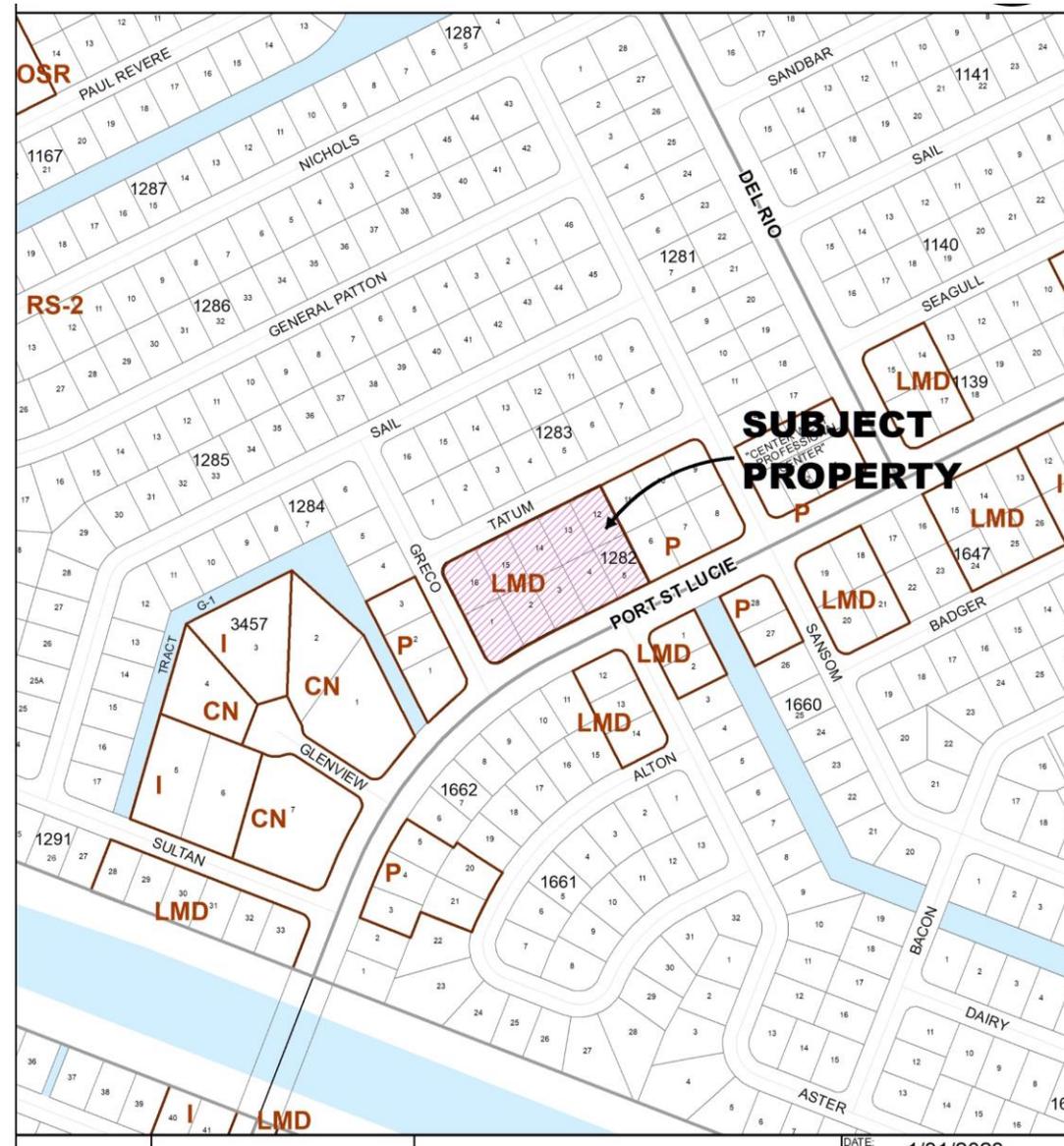


Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	Low Residential (RL)	Single-Family Residential (RS-2)	Residential
South	Residential, Institutional, Office (ROI)	Limited Mixed Use (LMD), Single-Family Residential (RS-2)	Retail
East	Residential, Institutional, Office (ROI)	Professional (P)	Medical Professional
West	Residential, Institutional, Office (ROI)	Professional (P)	Professional Office



Zoning Map



SITE DATA

- PROPOSED USE: RESTAURANT, RETAIL, PROFESSIONAL OR PERSONAL SERVICE USES CONDUCTED WHOLLY WITHIN AN ENCLOSED BUILDING, INCLUDING THE RETAIL SALES OF BEER AND WINE FOR OFF AND INCIDENTAL ON PREMISES CONSUMPTION IN ACCORDANCE WITH CHAPTER 110, BUT NOT INCLUDING CONVENIENCE/GAS SALES. THESE USES SHALL EXCEED FIFTY PERCENT (50%) OF THE BUILDING'S GROSS FLOOR AREA AND EXCEED 5,000 SQUARE FEET
- EXISTING ZONING: LMD
- EXISTING FLU: RESIDENTIAL, OFFICE AND INSTITUTIONAL (RO)
- SITE AREA:

ACRES	SF	%	
2.371 AC	103,280 SF	100%	
IMPERVIOUS AREA (MAX ALLOWED 80%)	1,568 AC	68,312 SF	66%
BUILDING COVERAGE (TOTAL)	0.402 AC	17,520 SF	17%
PAVEMENT & SIDEWALK COVERAGE	1.166 AC	50,792 SF	49%
PERVIOUS AREA	0.803 AC	34,925 SF	34%
- INTENSITY*

MAX ALLOWED FAR:	40.0% - 41,296 SF
PROVIDED FAR:	17.0% - 17,520 SF
(GROSS BLDG AREA / GROSS SF SITE AREA)	
- PHASING: PROJECT WILL BE DEVELOPED IN ONE (1) PHASE

- PARKING:

REQUIRED:	PER SHOPPING CENTER REQUIREMENTS SEC. 158.221 (C) (2)
7 SPACES PER 200 SF	
17,520 SF / 200 SF = 87.6 SPACES	
88 PARKING SPACES	
4 SPACES REQUIRED TO MEET ADA STANDARDS.	

PROVIDED:	REQUIRED:	PROVIDED:
80 STANDARD SPACES	25 FT	81 FT
4 ADA COMPATIBLE SPACES	25 FT	39.2 FT
90 TOTAL PARKING SPACES	25 FT	98.1 FT
	25 FT	61.5 FT
- BUILDING SETBACKS

REQUIRED:	PROVIDED:
NORTH	25 FT
EAST	39.2 FT
SOUTH	25 FT
WEST	25 FT
- LANDSCAPE

REQUIRED:	PROVIDED:
NORTH*	10 FT
EAST	10 FT
SOUTH	15 FT
WEST	12.5 FT

*PROPERTY HAS A DEPTH LESS THAN 200 FEET (EXISTING - 220 FEET), REQUIRING A LANDSCAPE BUFFER THAT IS AT LEAST 10 FEET IN DEPTH (LDC 154.03 (C) 3 & 2). THE PROPOSED 15 FT SOUTHERN LANDSCAPE BUFFER IS PROPOSED AS 5 FT OUTSIDE OF THE WALL, AND 10 FT INSIDE OF THE WALL. THE 10 FEET IN SIDE OF THE WALL WILL BE WITHIN THE DRY DETENTION POND BOTTOM.

- BUILDING HEIGHTS:

MAXIMUM -	35 FT
PROVIDED -	27 FT

- BICYCLE PARKING: BICYCLE PARKING WILL BE PROVIDED PER THE CITY'S LAND DEVELOPMENT CODE AND WILL BE LOCATED WITHIN 25 FT OF THE BUILDING'S MAIN ENTRANCE
- LIGHTING: LIGHTING SHALL MEET THE CITY'S LAND DEVELOPMENT CODE AND CITY WIDE DESIGN STANDARDS. ALL OUTDOOR LIGHTING SHALL BE SHIELDED FROM ADJACENT PROPERTIES AND ROADWAYS.
- LIFT STATION: DUMPSTER ENCLOSURES, AND/OR AT GRADE MECHANICAL EQUIPMENT WILL INCLUDE LANDSCAPE SCREENING TO MEET THE CITY'S LAND DEVELOPMENT CODE.
- POTABLE WATER AND SANITARY SEWER WILL BE PROVIDED BY THE CITY OF PORT ST. LUCIE
- STORMWATER MANAGEMENT - A DRY DETENTION POND WILL BE USED TO PROVIDE THE REQUIRED STORMWATER MANAGEMENT PRIOR TO DISCHARGING TO THE EXISTING STORMWATER CONVEYANCE SYSTEM ALONG SW TATUM TERRACE.
- THE PROPERTY OWNER, CONTRACT, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE SECTION 41.08(4)

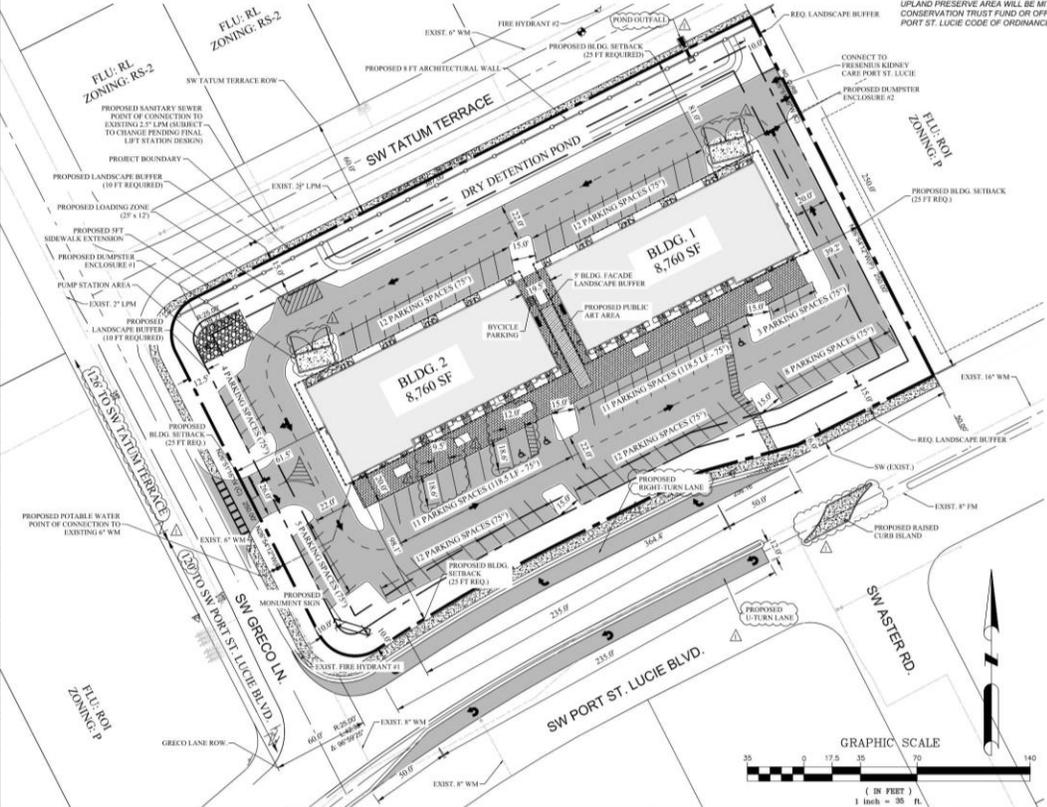
ENVIRONMENTAL STATEMENT
 UPLAND AREAS BASED ON ENVIRONMENTAL ASSESSMENT PROVIDED BY EDC, INC.
 UPLAND PRESERVE REQUIREMENTS
 PROJECT AREA: 103,280 SF (2.371 AC)
 EXISTING UPLANDS: 103,280 SF (2.371 AC)
 REQUIRED UPLAND PRESERVE: (103,280 SF * 0.26) = 26,853 SF (0.593 AC)
 MITIGATION REQUIRED:
 UPLAND PRESERVE AREA WILL BE MITIGATED BY EITHER PAYMENT INTO THE CITY'S CONSERVATION TRUST FUND OR OFFSITE MITIGATION PURSUANT TO SECTION 157.06(1)(3) PORT ST. LUCIE CODE OF ORDINANCE.

TRAFFIC STATEMENT

Weekly Trip Generation - AM 7:0 AM and PM 4:0 PM Peak Hour of Adjacent Street Traffic

Land Use	Intensity	Trips	Total	In	Out	Net				
Proposed Site Traffic	Strip Retail Plaza (+400)	17,500	1,000 SF	969	42	25	17	116	58	58
Pass-By Traffic	Strip Retail Plaza (+400)	AM PEAK ONLY		100	17	10	7	46	20	26
NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)										
NET CHANGE IN DRIVEWAY VOLUMES										
969 42 25 17 116 58 58										

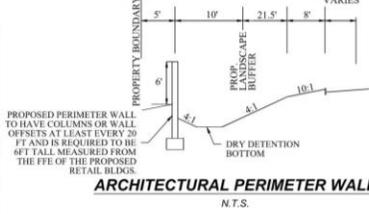
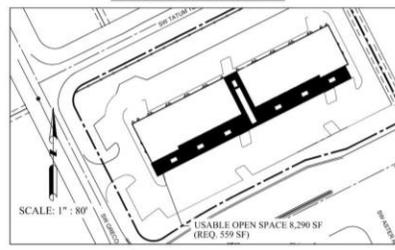
Note: Trip generation was calculated using the following data:
 Land Use: Strip Retail Plaza (+400) | ITE Code: 822 | 1000 SF | Date Rate: 40% | Rate: 1x71 = 0.88 | Rate: 1x71 = 0.11 | Rate: 1x71 = 0.11
 Strip Retail Plaza (+400) | ITE Code: 822 | 1000 SF | Date Rate: 40% | Rate: 1x71 = 0.88 | Rate: 1x71 = 0.11 | Rate: 1x71 = 0.11
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EXISTING PROPERTY INFORMATION



USABLE OPEN SPACE



STORYBOOK HOLDINGS, LLC
 CERTIFICATE OF AUTHORIZATION NO. 33749
 JOSE A. CHAVES
 JOSE@STORYBOOKHOLDINGS.COM
 321-946-8611

JOSE A. CHAVES STATE OF FLORIDA
 PROFESSIONAL ENGINEER LICENSE NO. 78518
 THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY
 JOSE CHAVES, PE ON THE DATE AND/OR THE STAMP SHOWN
 USING A DIGITAL SIGNATURE
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED
 SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON

DATE		BY	DESCRIPTION	REVISIONS	
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
01/12/2023	JAC	CHANGES MADE TO CITY COMMENTS			

GRECO PARK
 CONCEPTUAL SITE PLAN
 PORT ST. LUCIE, FLORIDA

LMD REZON PROJ. N°: P22-337
 SEU PROJ. N°: P22-338
 PLSUSD PROJ. N°: 5292

DATE:	12/14/2022
PROJECT NO.:	
DRAWN BY:	JAC
CHECKED BY:	JAC
SCALE:	VARIES

Site Plan



<u>Evaluation of SEU CRITERIA</u> <u>(Section 158.260)</u>	<u>FINDINGS</u>
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	The conceptual site plan demonstrates that the site will have adequate ingress and egress for vehicles and will allow for pedestrian safety and convenience.
ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))	Adequate off-street parking is proposed for the use and site. Shopping centers, restaurants, and office space uses requires one (1) spaces per two hundred (200) square feet of area as per Section 158.221(C). The establishment requires 88 spaces. The conceptual site plan provides a total of 90 spaces for the site.
ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C))	Adequate utilities are available to service the development.
ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F))	There is adequate screening and buffering proposed for this site.
SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E))	Signs and outdoor lighting will comply with the requirements of the City Code.
COMPATIBILITY WITH SURROUNDING USES (§§ 158.260 (H) (I) (J))	The establishment is not anticipated to impair the health, safety, welfare, or convenience of residents and workers in the City. The commercial retail facility is not expected to generate noise outside of normal operational hours.



QUESTIONS OR COMMENTS?

PLANNING AND ZONING BOARD ACTION OPTIONS:

- Make a motion to recommend approval to the City Council
- Make a motion to recommend approval to the City Council with conditions as recommended by staff
- Make a motion to recommend denial to the City Council
- Make a motion to table or continue the hearing or review to a future meeting

