

Greco Park 18, LLC LMD Conceptual Plan Amendment (P22-337)

Planning & Zoning Board – April 4, 2023
Francis Forman, Planner II



Request

- The Applicant is requesting approval to reconfigure the 2.37-acre Limited Mixed Use (LMD) site conceptual plan.
- The previously approved conceptual plan for this property was a 41,000 square foot mixed use with office/retail and residential.
- Proposed Project: Two 8,760 square foot office and retail buildings.

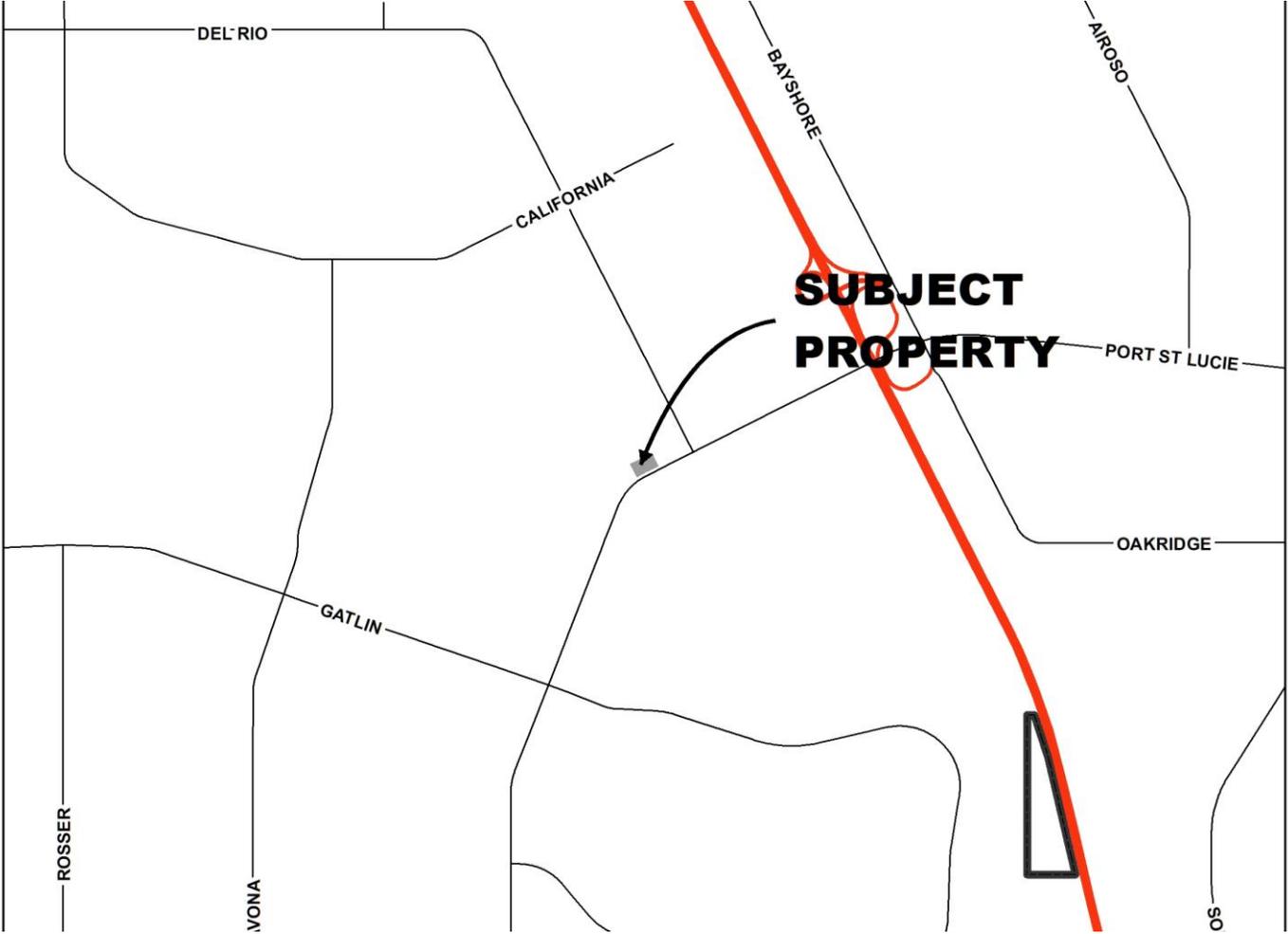


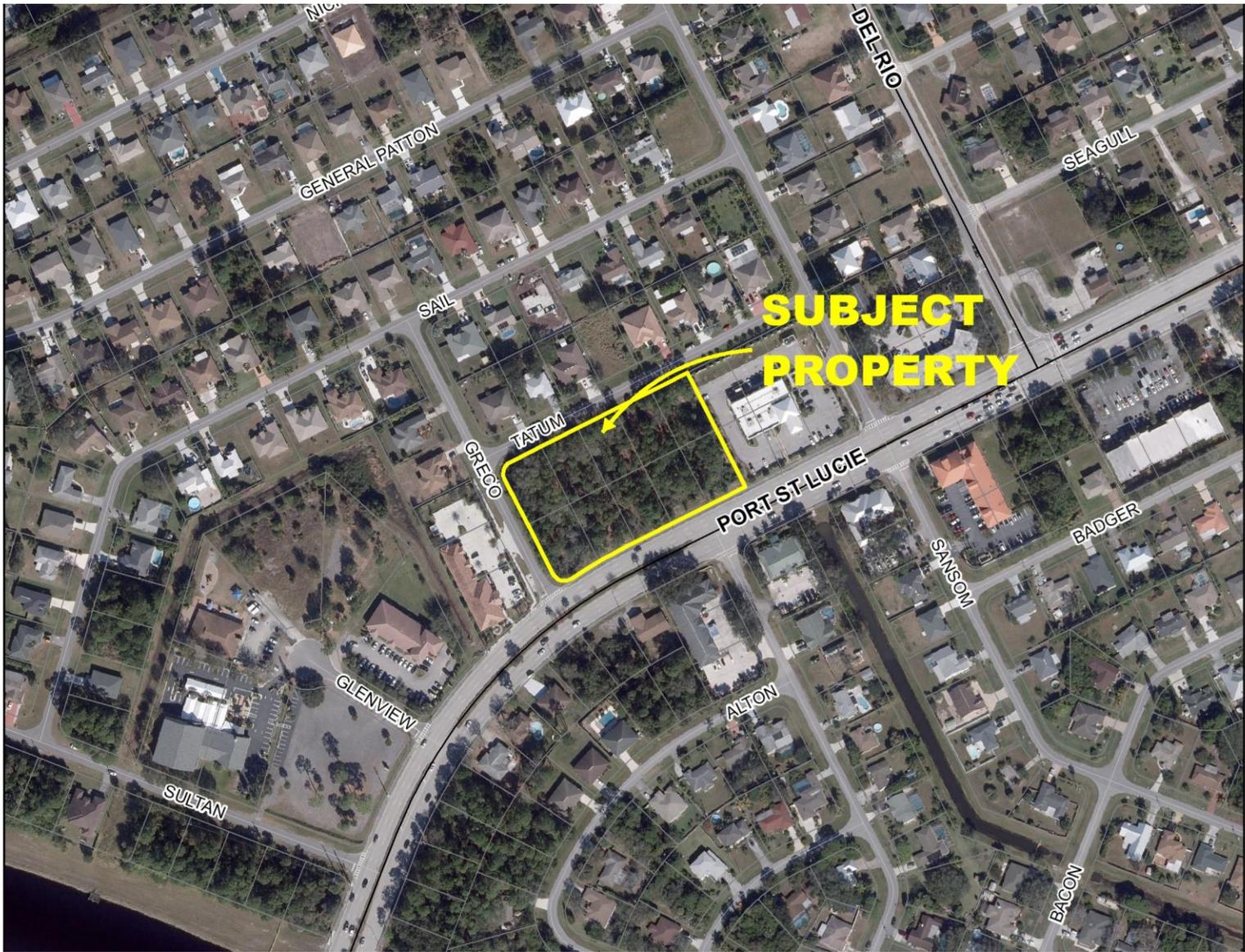
General Information

- **Owners** – Greco Park 18, LLC
- **Applicant** – StoryBook Holdings, LLC, Jose Chaves
- **Location** – Northeast corner of SW Port Saint Lucie Boulevard and SW Greco Park Lane
- **Existing Use** – Vacant land



Subject Property

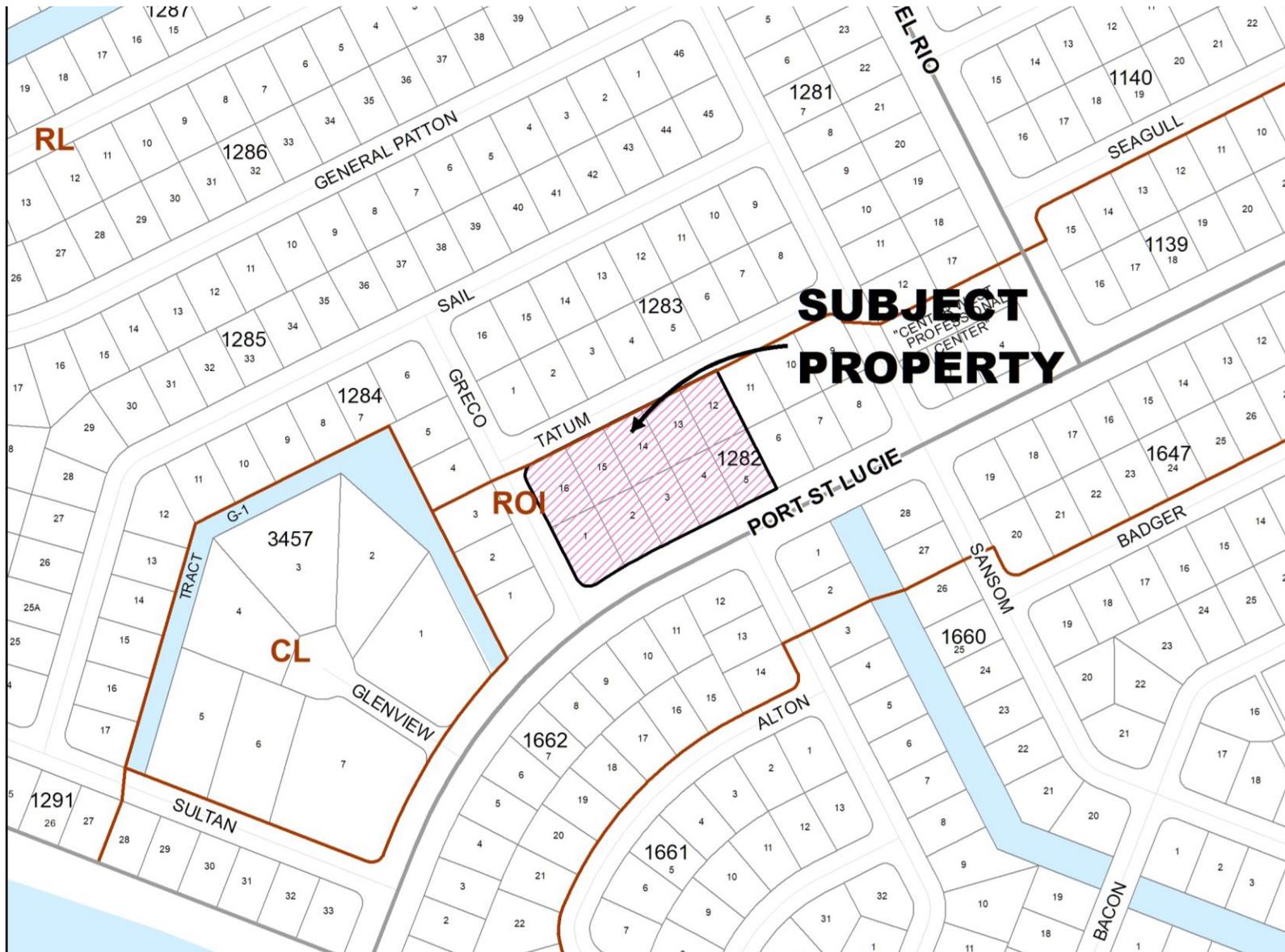




AERIAL

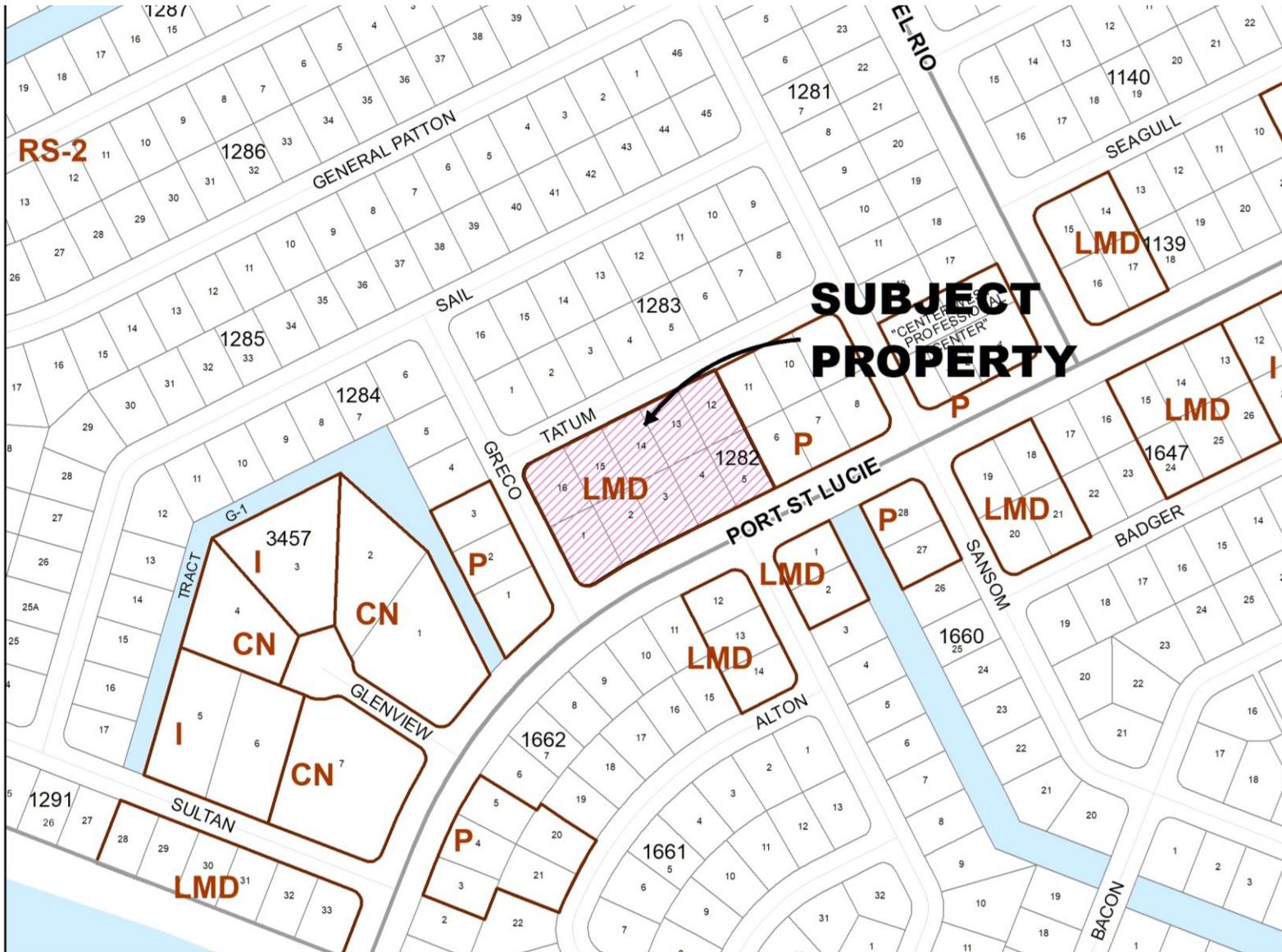


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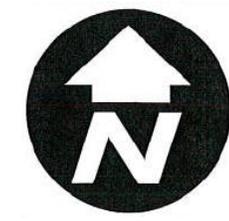


FUTURE LAND USE





ZONING



SURROUNDING USES

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

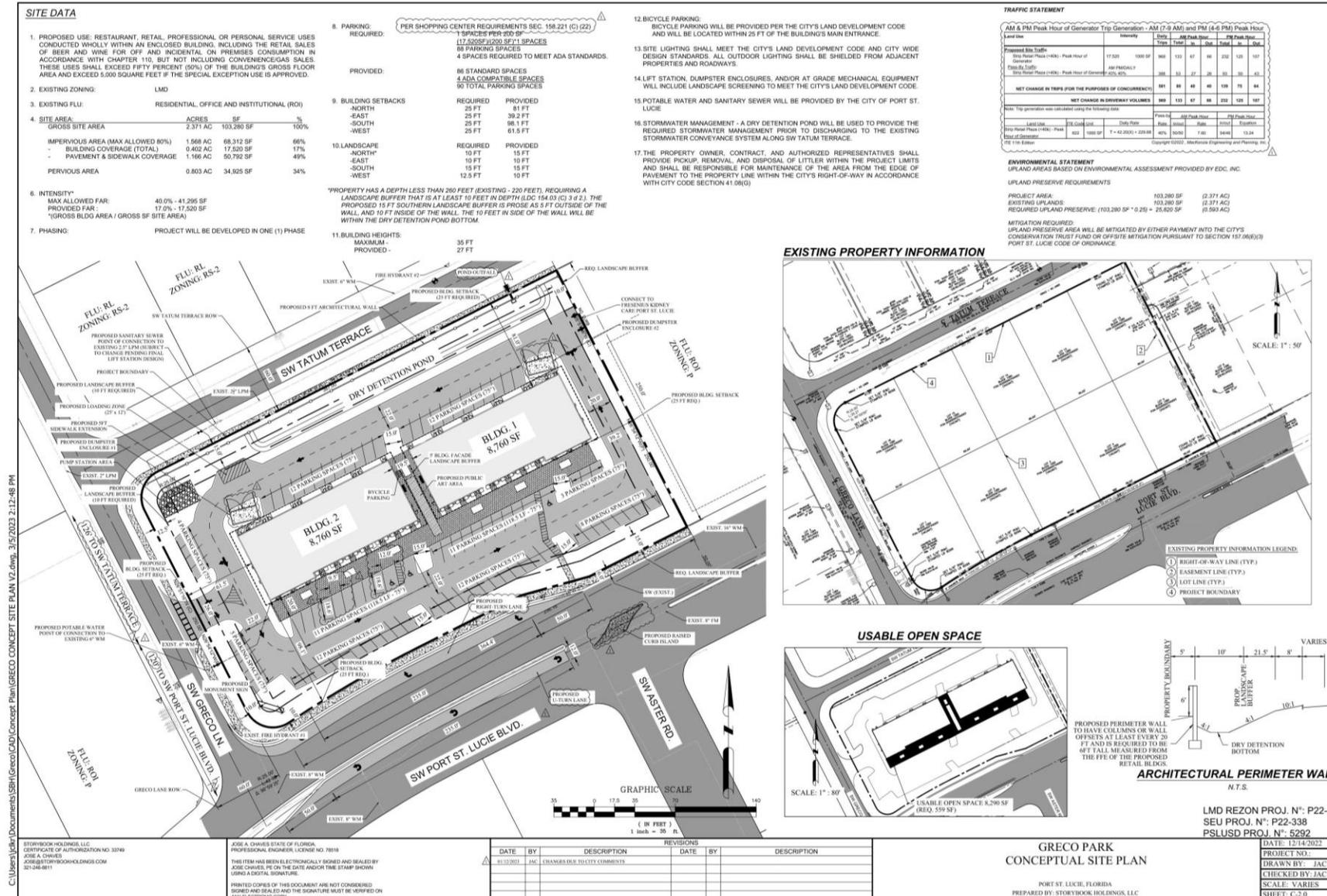
FUTURE LAND USE COMPATIBILITY

Policy 1.1.4.13 Future Land Use Element

<u>Future Land Use Classification</u>	<u>Compatible Zoning District</u>
ROI (Residential, Office, Institutional)	Limited Mixed Use (LMD), P (Office), I (Institutional), RM-5 or Residential PUD (Planned Unit Development) between 5-11 units per acre.



Conceptual Plan



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JUSTIFICATION

- The existing zoning is consistent with Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan which establishes the compatible future land use and zoning categories.
- The applicant's proposal to reconfigure the subject property's conceptual plan is consistent with Section 158.155(P), any changes to the conceptual plan and/or changes to the proposed uses, is subject to the hearing requirements for rezoning as designated in the Zoning Code.



RECOMMENDATION

- **Staff recommends that the Planning and Zoning Board recommend approval to the City Council.**
- **The Site Plan Review Committee reviewed the request at the January 11, 2023, meeting and recommended approval.**

