

ORDINANCE 23-__

AN ORDINANCE TO APPROVE A CONCEPTUAL PLAN FOR APPROXIMATELY 2.37 ACRES OF PROPERTY LOCATED AT THE NORTHEAST INTERSECTION OF PORT ST. LUCIE BOULEVARD AND SW GRECO LANE WITHIN THE LMD (LIMITED MIXED-USE) ZONING DISTRICT FOR A PROJECT KNOWN AS GRECO PARK 18, LLC (AKA GRECO PARK) (P22-337); PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Greco Park 18, LLC, hereinafter referred to as the Applicant, seeks approval of a Conceptual Plan (**Exhibit “A”**) for 2.37 acres of property located at the northeast intersection of Port St. Lucie Boulevard and SW Greco Lane and within the City of Port St. Lucie, on property zoned within the Limited Mixed-Use (LMD) Zoning District; and

WHEREAS, the proposed conceptual plan is consistent with all applicable elements of the City’s adopted Comprehensive Plan and complies with the City’s Code of Ordinances; and

WHEREAS, the City of Port St. Lucie Planning and Zoning Board held a public hearing on April 4, 2023, to consider the application (P22-337), notice of said hearing to adjoining property owners for a radius of seven-hundred and fifty (750) feet having been given and advertising of public hearing having been made; and

WHEREAS, the City Council held a public hearing on the May 8, 2023, to consider the application (P22-337), advertising of the public hearing having been made; and

WHEREAS, the City Council has considered the application (P22-337) based on substantial and competent evidence and the City Council has determined to approve the Conceptual Plan for property legally described as Lots 1-5 & 12-16, Section 12, Block 1282 of Port St. Lucie described as recorded in Plat Book 12, Page 55, 55A through 55G of the Official Records of St. Lucie County, Florida, as provided herein.

NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1. Ratification of Recitals. The foregoing recitals are hereby ratified and confirmed as true and correct and are hereby made a part of this Ordinance.

Section 2. That the Conceptual Plan for property located at the northeastern intersection of Port St. Lucie Boulevard and SW Greco Lane and within the City of Port St. Lucie, and legally

described as Lots 1-5 & 12-16, Section 12, Block 1282 of Port St. Lucie described as recorded in Plat Book 12, Page 55, 55A through 55G of the Official Records of St. Lucie County, Florida, and zoned Limited Mixed-Use (LMD) Zoning District be approved as shown on the attached Exhibit “A”.

Section 3. Conflict. If any ordinances, or parts of ordinances, are in conflict herewith this Ordinance shall control to the extent of the conflicting provisions.

Section 4. Severability. The provisions of this Ordinance are intended to be severable. If any provision of this Ordinance is determined to be void or is declared illegal, invalid, or unconstitutional by a Court of competent jurisdiction, the remainder of this Ordinance shall remain in full force and effect.

Section 5. Codification. The provisions of this Ordinance shall be made a part of the Code of Ordinances of the City of Port St. Lucie, Florida. The sections of this Ordinance may be renumbered or re-lettered to accomplish such intentions; the word “ordinance” may be changed to “section” or other appropriate word as may be necessary.

Section 6. Effective Date. This Ordinance shall become effective ten (10) days after final adoption on second reading.

PASSED AND ADOPTED by the City Council of the City of Port St. Lucie, Florida, this ____ day of _____, 2023.

CITY COUNCIL
CITY OF PORT ST. LUCIE

By: _____
Shannon M Martin, Mayor

ATTEST:

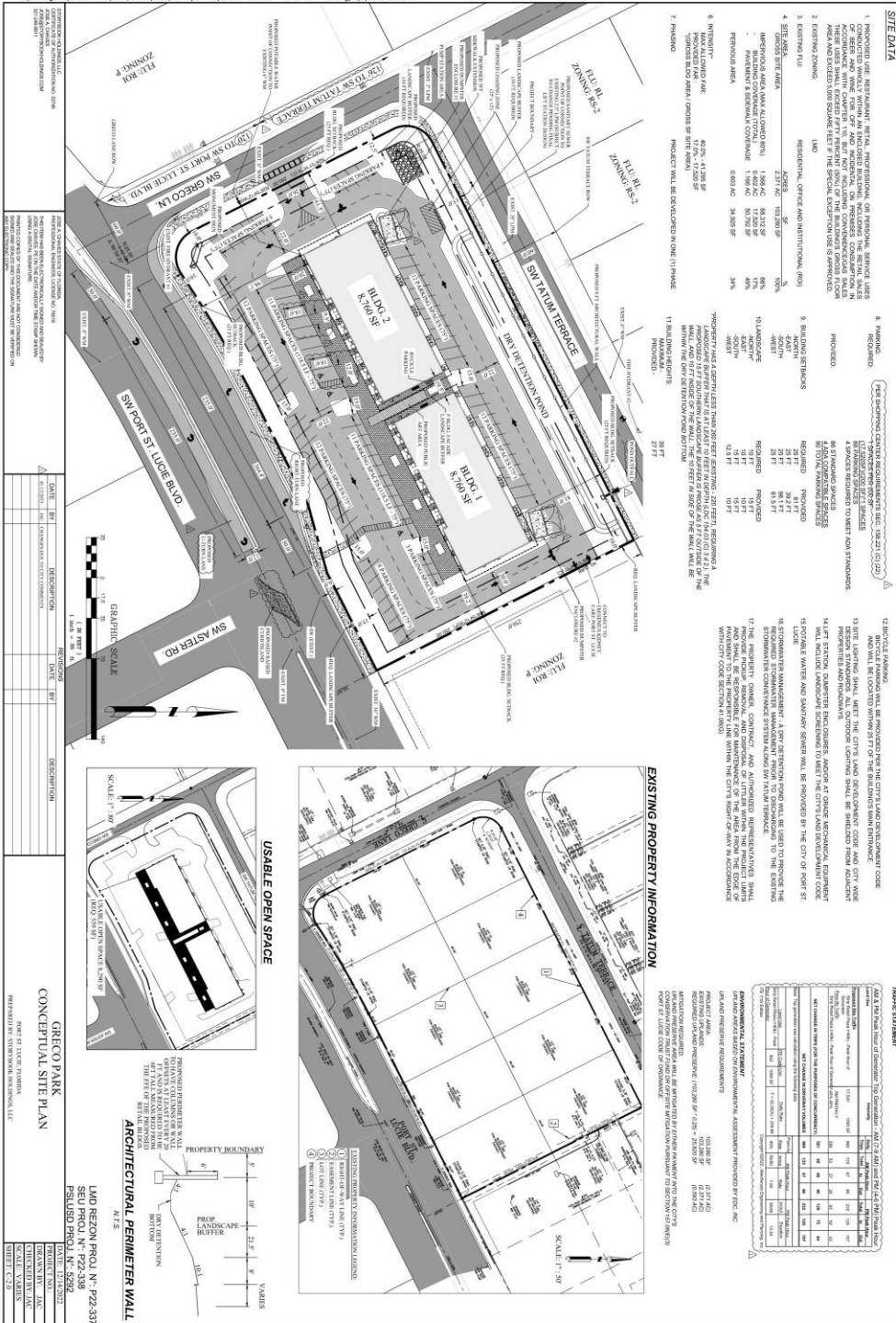
Sally Walsh, City Clerk

APPROVED AS TO FORM:

James D. Stokes, City Attorney

EXHIBIT A

C:\Users\jckr\Documents\SBH\Greco\CAD\Concept Plan\GRECO CONCEPT SITE PLAN V2.dwg, 3/5/2023 2:12:48 PM



SITE DATA

- PROPOSED USE: RESIDENTIAL, COMMERCIAL, OFFICE, PROFESSIONAL SERVICE, MULTI-FAMILY HOUSING, AND RECREATION. THE PROPOSED DEVELOPMENT WILL BE DEVELOPED IN PHASES. THE PHASING AND SEQUENCING OF DEVELOPMENT SHALL BE DETERMINED BY THE CITY ENGINEER AND THE CITY PLANNING DEPARTMENT. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE CITY PLANNING DEPARTMENT.
- EXISTING ZONING: R-100, R-200, R-300
- PROPOSED ZONING: R-100, R-200, R-300
- PROPOSED LOTS: 23 TOTAL LOTS
- PROPOSED BUILDING AREA: 1,500,000 SQ FT
- PROPOSED PARKING: 1,500 SPACES
- PROPOSED TRAVELWAY: 1,500 LANE FT
- PROPOSED LANDSCAPE: 1,500 SQ FT
- PROPOSED UTILITIES: 1,500 LANE FT
- PROPOSED SETBACKS: 1,500 FT

PHASING

PHASE 1: BUILDING 1 AND 2, PARKING, TRAVELWAY, LANDSCAPE, UTILITIES, SETBACKS.

PHASE 2: BUILDING 3, PARKING, TRAVELWAY, LANDSCAPE, UTILITIES, SETBACKS.

PHASE 3: BUILDING 4, PARKING, TRAVELWAY, LANDSCAPE, UTILITIES, SETBACKS.

PHASE 4: BUILDING 5, PARKING, TRAVELWAY, LANDSCAPE, UTILITIES, SETBACKS.

PHASE 5: BUILDING 6, PARKING, TRAVELWAY, LANDSCAPE, UTILITIES, SETBACKS.

PHASE 6: BUILDING 7, PARKING, TRAVELWAY, LANDSCAPE, UTILITIES, SETBACKS.

PHASE 7: BUILDING 8, PARKING, TRAVELWAY, LANDSCAPE, UTILITIES, SETBACKS.

PHASE 8: BUILDING 9, PARKING, TRAVELWAY, LANDSCAPE, UTILITIES, SETBACKS.

PHASE 9: BUILDING 10, PARKING, TRAVELWAY, LANDSCAPE, UTILITIES, SETBACKS.

PHASE 10: BUILDING 11, PARKING, TRAVELWAY, LANDSCAPE, UTILITIES, SETBACKS.

PHASE 11: BUILDING 12, PARKING, TRAVELWAY, LANDSCAPE, UTILITIES, SETBACKS.

PHASE 12: BUILDING 13, PARKING, TRAVELWAY, LANDSCAPE, UTILITIES, SETBACKS.

PHASE 13: BUILDING 14, PARKING, TRAVELWAY, LANDSCAPE, UTILITIES, SETBACKS.

PHASE 14: BUILDING 15, PARKING, TRAVELWAY, LANDSCAPE, UTILITIES, SETBACKS.

PHASE 15: BUILDING 16, PARKING, TRAVELWAY, LANDSCAPE, UTILITIES, SETBACKS.

PHASE 16: BUILDING 17, PARKING, TRAVELWAY, LANDSCAPE, UTILITIES, SETBACKS.

PHASE 17: BUILDING 18, PARKING, TRAVELWAY, LANDSCAPE, UTILITIES, SETBACKS.

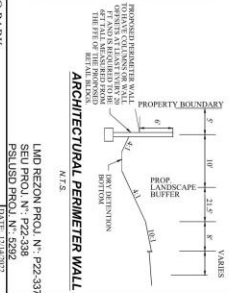
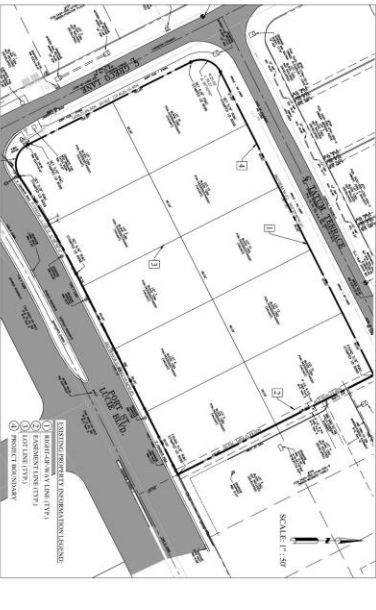
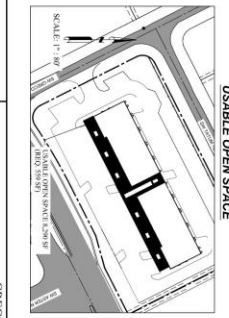
PHASE 18: BUILDING 19, PARKING, TRAVELWAY, LANDSCAPE, UTILITIES, SETBACKS.

PHASE 19: BUILDING 20, PARKING, TRAVELWAY, LANDSCAPE, UTILITIES, SETBACKS.

PHASE 20: BUILDING 21, PARKING, TRAVELWAY, LANDSCAPE, UTILITIES, SETBACKS.

PHASE 21: BUILDING 22, PARKING, TRAVELWAY, LANDSCAPE, UTILITIES, SETBACKS.

PHASE 22: BUILDING 23, PARKING, TRAVELWAY, LANDSCAPE, UTILITIES, SETBACKS.



GRECO PARK
 CONCEPTUAL SITE PLAN
 PREPARED BY: SYNERGY DESIGN, LLC
 LAND BEZON PROJ. N° P22-337
 SEU PROJ. N° P22-338
 PALUSD PROJ. N° 5292