

## **Greco Park**

Major Site Plan Project No. P23-071

City Council Meeting Francis Forman, Planner III March 24, 2025

# Request Summary

- Owner: Greco Park 18, LLC
- Applicant: Jose Chaves, StoryBook Holdings, LLC
- Location: 2491 SW Greco Lane
- Request: The applicant is requesting approval of a major site plan for the development of a commercial retail plaza containing two 8,000 square foot buildings.



## **Surrounding Areas**

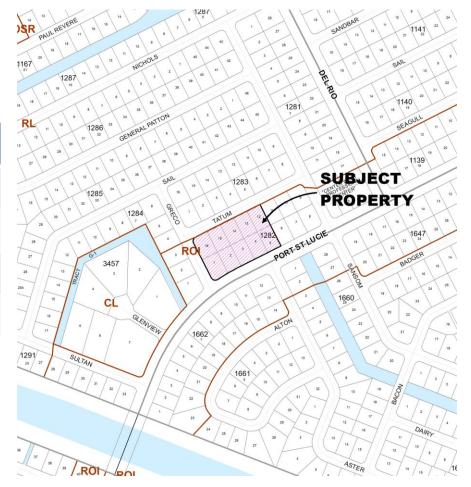
Direction	Existing Use
North	Residential
South	Professional Offices & Residential
East	Medical Office
West	Professional Offices





#### **Future Land Use**

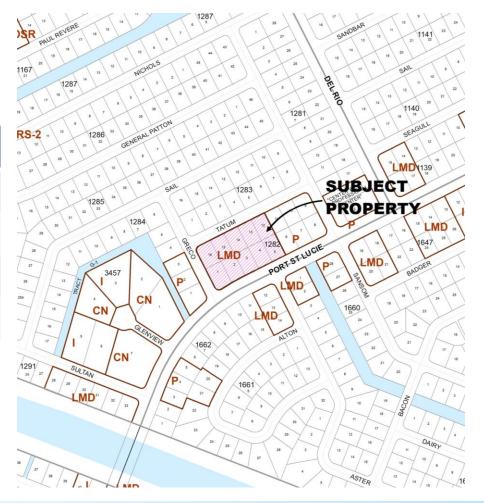
Direction	Future Land Use
North	RL – Low Density Residential
South	ROI – Residential Office Institutional
East	ROI – Residential Office Institutional
West	ROI – Residential Office Institutional





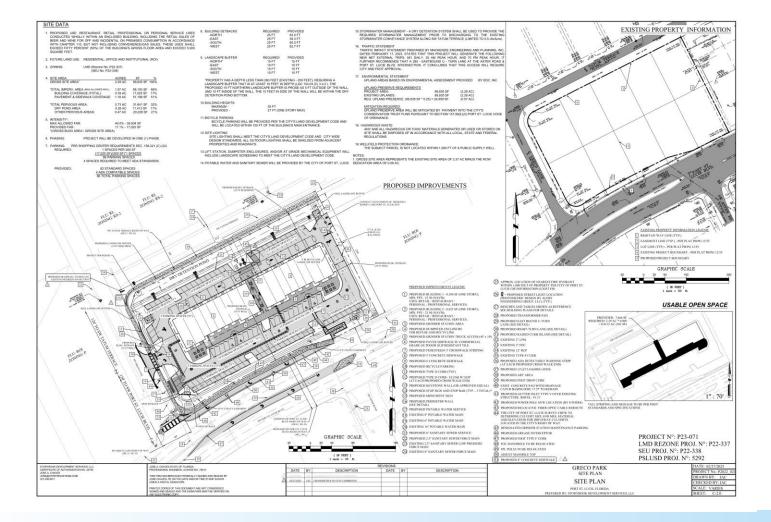
#### Zoning

Direction	Zoning
North	RS-2 – Single-Family Residential
South	LMD – Limited Mixed Use P – Professional
East	P – Professional
West	P – Professional





## Site Plan





<u>Landscape Plah</u> SW TATUM TERRACE RETAIL BUILDING RETAIL BUILDING SW GRECO LN. 8,760 SF 8.760 SF SW PORT ST. LUCIE BLVD. LOCATION MAP LANDSCAPE DATA

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BOUND-VIECE, 1 THESE PER 30, CONT. HEDGE 2: 0. C.)
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Greco Ln & SW Port St. Lucie Blvd. Phasse II Landscape Plan

St. Lucie, Florida



PSLUSD PROJECT NO. 5292

LMD REZONING PROJECT NO. P22-337 SEU PROJECT NO. P22-338



# Building Elevations





# **Staff Recommendation**

The Site Plan Review Committee recommended approval at their February 12, 2025 meeting.

