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# **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.

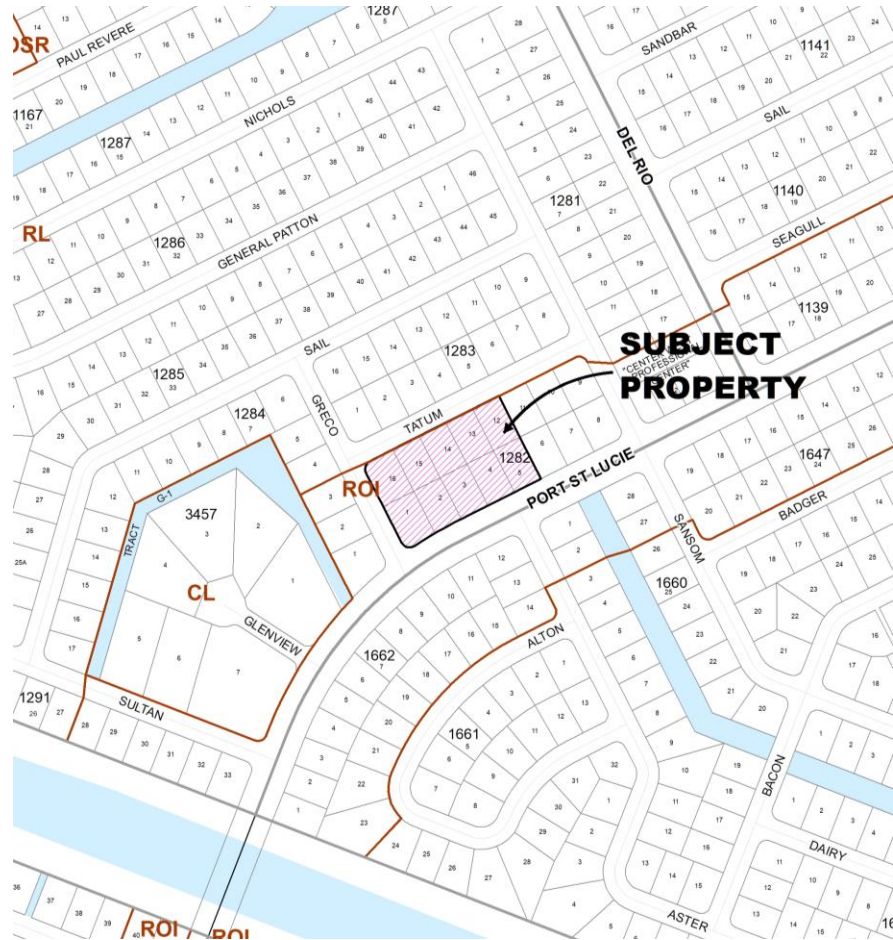
## Surrounding Areas

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



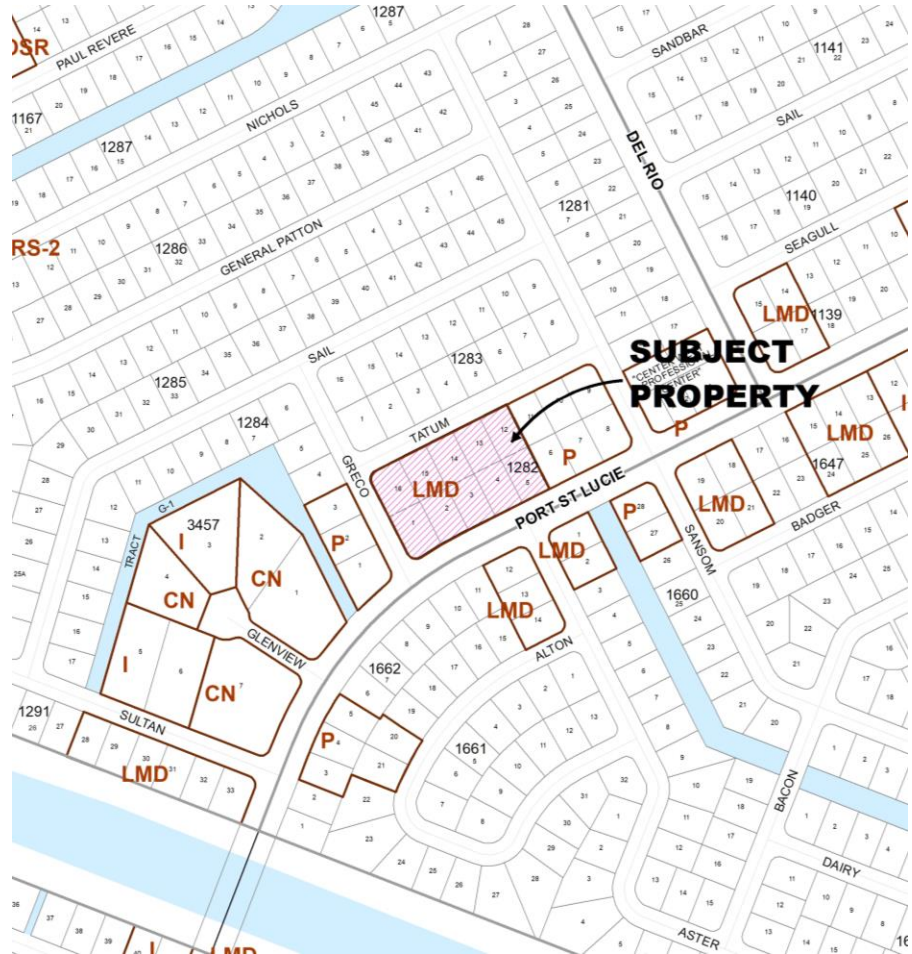
# Future Land Use

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



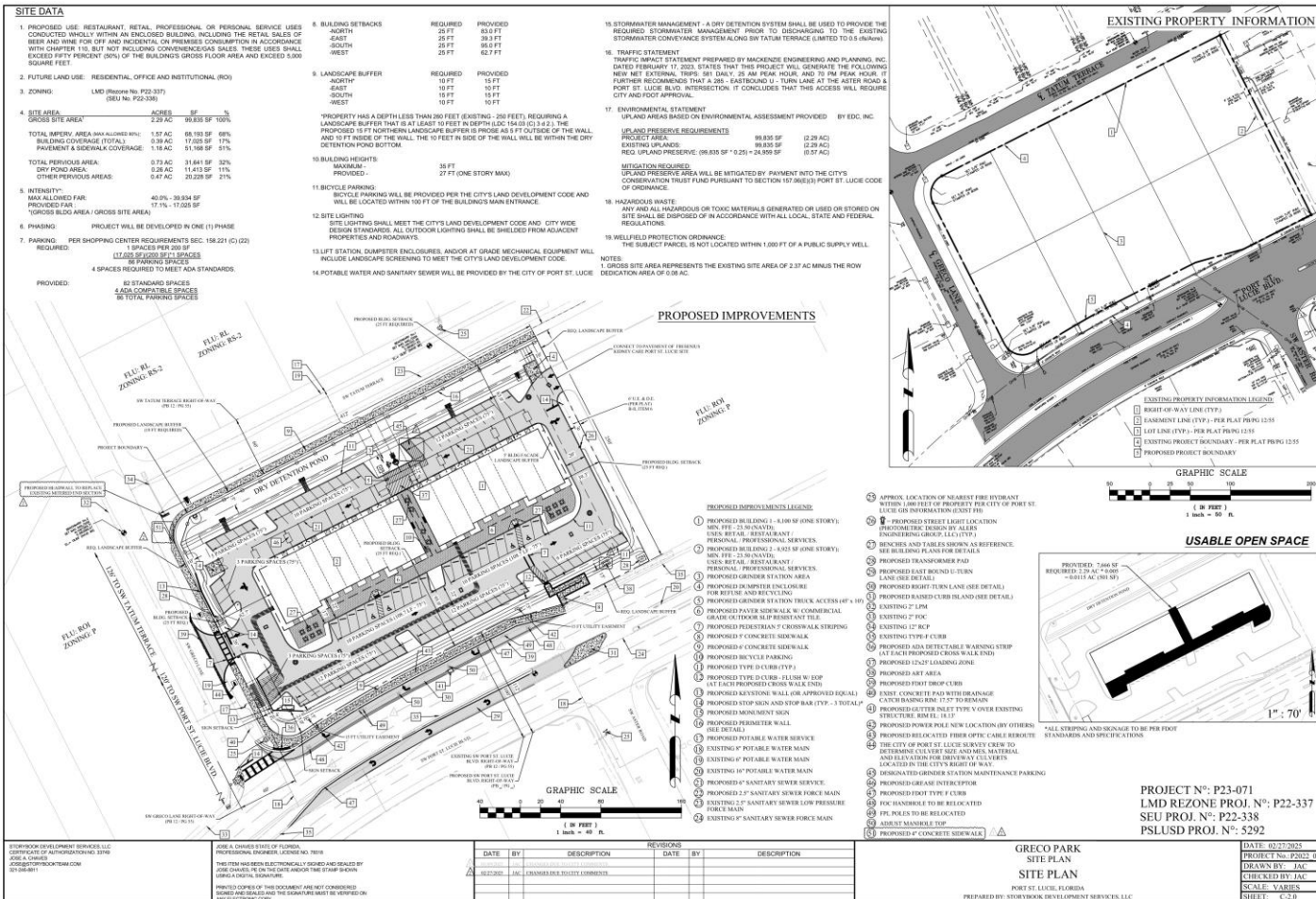
# Zoning

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

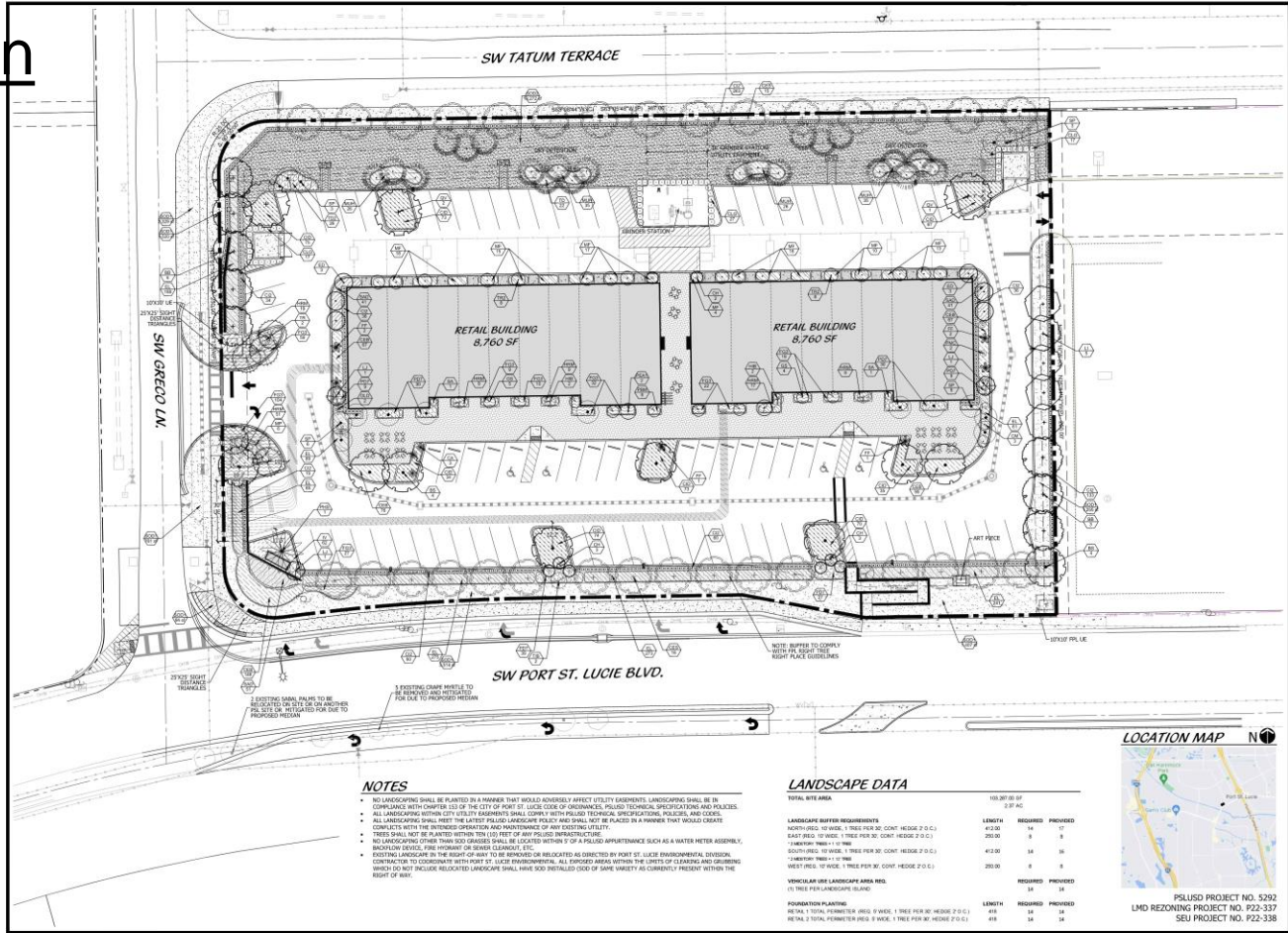




# Site Plan



# Landscape Plan



**Coteleur & Hearing**  
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Landscape Planners  
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**SW Greco Ln & SW Port St. Lucie Blvd.**  
Phase II Landscape Plan  
Port St. Lucie, Florida

Scale: 1" = 20'

DATE: 08-26-2024  
DRAWN: 08-26-2024  
CHECKED: 08-26-2024  
APPROVED: 08-26-2024  
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SHEET 1 OF 2





# Staff Recommendation

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