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# Mayas Retail Plaza Rezoning

Project No. P23-193

Planning and Zoning Board Meeting

Cody Sisk, Planner II

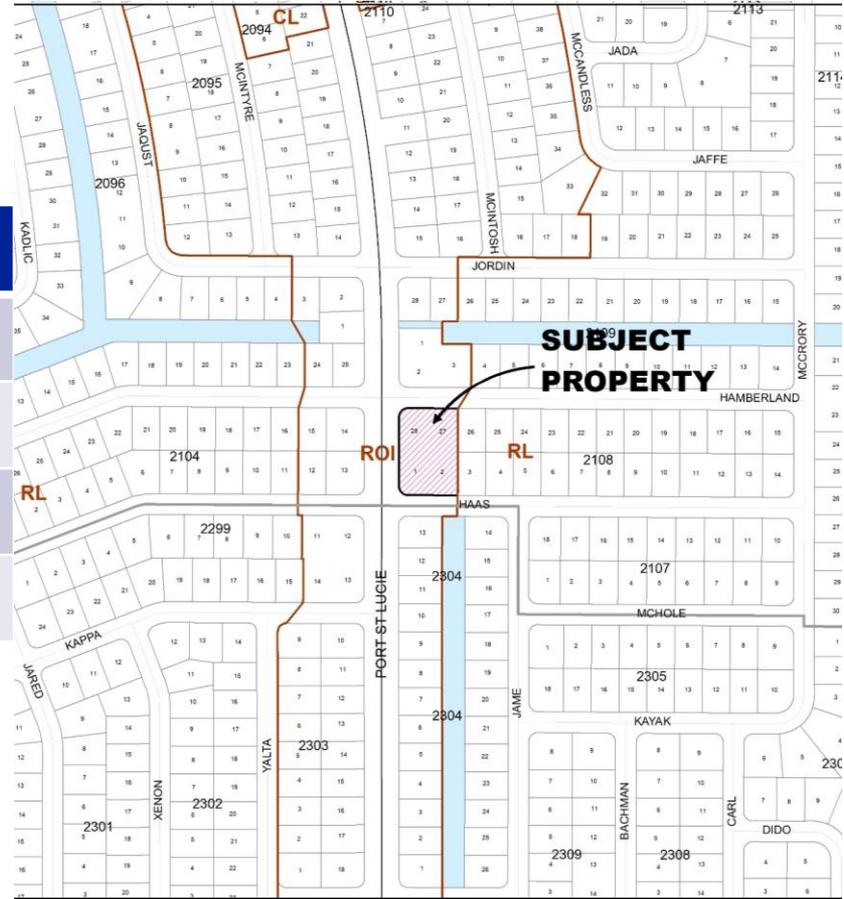
March 5, 2024

# Request Summary

- Owner/Applicant: Mayas Property Management LLC
- Location: 4189 SW Port Saint Lucie Blvd.
- Request: To rezone 0.97 acres of property from Professional (P) to Limited Mixed Use (LMD) zoning district.

# Surrounding Areas

Direction	Existing Use	Future Land Use	Zoning
North	Vacant	P	ROI
South	Vacant Single-Family Lots	RS-2	ROI
East	Single-Family residences	RS-2	RL
West	Single-Family residences	RS-2	ROI

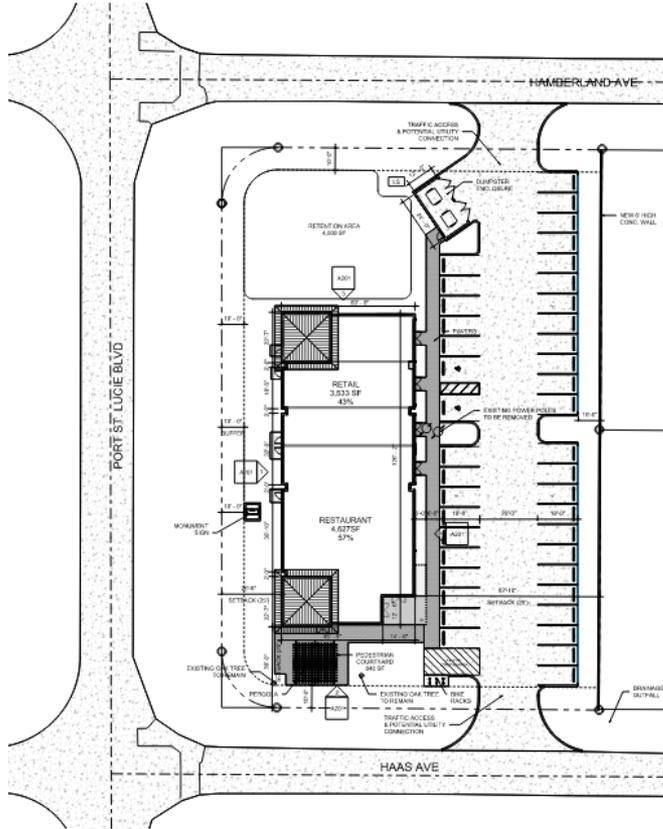


# FUTURE LAND USE COMPATIBILITY

## Policy 1.1.4.13 Future Land Use Element

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

# CONCEPTUAL PLAN



**PRELIMINARY SITE PLAN**  
SCALE: 1" = 20'-0"

SITE DATA		
LEGAL DESCRIPTION PORT ST LUCIE SECTION 21-6LK 2168 LOTS 1227 AND 28 MAP 44003		
PARCEL # 3-030-000-1580-0001		
TOTAL AREA 3.999		
TOTAL SF 42,239		
CURRENT ZONING PROFESSIONAL PROFESSIONAL COURTYARD (P) WITH MIXED USE PUTURE LAND USE: OFFICE, RESIDENTIAL, OFFICE, INSTITUTIONAL		
BUILDING SETBACKS		
FRONT	REAR	PROVIDED
3.00' NORTH	3.00'	30'-0"
3.00' SOUTH	3.00'	30'-0"
REAR	2.00'	42'-0"
TOTAL PERMITTED OFFER SPACE 14,368 SF		
TOTAL IMPROVED BUILDING 25,841 SF		
BUILDING FOOTPRINT 25,841 SF 3.00' MIN. SIDEWALK		
BUILDING DATA		
MANU CODE SEC. 18.116 (FLOOR) MIXED HARD USE (OFFICE) RETAIL OR RESIDENTIAL SERVICE USE SHALL NOT EXCEED 50%		
NUMBER OF STORES: 1 STORY		
BUILDING HEIGHT		
MAXIMUM: 30' 0"		
PROVIDED: 20' 0"		
TOTAL SQUARE FOOTAGE		
RESTAURANT	4,827 SF	57%
RETAIL	3,333 SF	43%
TOTAL	8,160 SF	54%

FLOORBOARD PROVIDED			
USE	AREA	1 SPACE FOR EACH	REQUIRED PARKING SPACES
RESTAURANT	4,827 SF	200 SF	24
RETAIL SPACE 1	1,111 SF	50 SF	2
RETAIL SPACE 2	1,111 SF	50 SF	2
RETAIL SPACE 3	1,111 SF	50 SF	2
MIN 2 MIN	1,000 SF	50 SF	2

PARKING PROVIDED			
TYPE	DESCRIPTION	SP. OF 1 SP. REQUIRED PER SPACE	PARKING PROVIDED
SP. 4' x 10' STRIP	STRIP	100 SF	24
SP. 4' x 10' STRIP	STRIP	100 SF	2
SP. 4' x 10' STRIP	STRIP	100 SF	2
SP. 4' x 10' STRIP	STRIP	100 SF	2
MIN 2 MIN	MIN 2 MIN	100 SF	2

PROPOSED ARCHITECTURAL ELEMENTS		
CITY OF PIA S.P.A. STANDARDS SEC. 910 ARCHITECTURAL STANDARDS AND SEC. LANDSCAPE ARCHITECTURAL ELEMENTS REQUIRED		
1	METAL ROOF	
2	STRUCTURE WITH HORIZONTAL GROOVE LINE EXT. TO BE MAXIMUM 1" AND 1/2" OR STRANDING SYSTEM	MUST COVER AT LEAST 5% OF THE FRONT BUILDING FACE AREA
3	GREEN WALL	
4	BRACKETS UNDER ROOF EAVES	PROVIDED 888 SF
5	LANDSCAPE: PROFESSIONAL COURTYARD	REQUIRED: AT LEAST 5% (100) SF SITE AREA
6	CANOPY / AWNING	



**LOCATION MAP**  
SCALE: N/A

Raul Ocampo Jr.

A  
B  
C

DRAINAGE UTILITY

# 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 proposed use of a Retail use less than 50% of the gross floor area of the building is permitted within the LMD zoning district, as stated in Section 158.155(C)(3).

The proposed use of a restaurant with less than 5,000 square feet is a permitted use within the LMD zoning district, as stated in Section 158.155(C)(4).

## Planning and Zoning Board Action Options:

- Make a motion to approve
- Make a motion to approve with conditions
- Make a motion to deny
- Make a motion to table