

# StoryBook Holdings, LLC

Jose Chaves, PE / Owner

[Jose@StoryBookHoldings.com](mailto:Jose@StoryBookHoldings.com)

5931 Brick Court, Suite#168

Winter Park, Florida 32792

T: 321-246-8811

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City of Port St. Lucie  
Planning & Zoning Department  
121 S.W. Port St. Lucie Blvd  
Port St. Lucie, FL 34984

**Re: Greco Park - 2491 SW Greco Lane  
LMD & Special Exception Use Application**

To Whom it May Concern,

StoryBook Holdings has prepared a Rezoning and Special Exception Use Application (referred to collectively herein as “Application”) for the Subject Property on behalf of Greco Park 18, LLC. The Subject Property is located in the City of Port St. Lucie, generally located to the North East of the intersection of SW Port St. Lucie Blvd and SW Greco Lane.

**Reason for Rezoning Request and Special Exception Use Application:**

The Subject Property currently has a Future Land Use (FLU) and Zoning of ROI – Residential–Office-Institutional and LMD Limited Mixed Use, respectively. The project site was previously rezoned under project number P21-056 to LMD with a more intense development program. The intent of this application is to amend the previously approved concept plan to represent the proposed development program and to allow the use of restaurant, retail, professional, and/or personal services uses conducted wholly within an enclosed building including the retail sales of beer and wine for off and incidental on premises consumption in accordance with Chapter 110, but not including convenience/gas sales. These uses shall exceed fifty percent (50%) of the building gross floor area and exceed 5,000 sf.

Based on the trends of other development within this corridor, and various national forecast of reduction in office space demand due to increase working from home scenarios as a result of the recent pandemic, we feel the best use for this property will be to support small businesses that provide professional services, small restaurants/bakeries, and other retail providers. As a result, the intent for this development is to be able to provide 100% retail or personal services including restaurant space to support the true anticipated demand for this corridor.

**Rezoning Request and Special Exception Use Application Additional Information:**

In support of the application the development team has completed certain site analysis and conceptual plans to ensure project feasibility and exhibit how the project intends to meet the requirements of the City’s Comprehensive Plan, Land Development Code and Citywide design guidelines. Items included in support of this application are as follows:

- All applicable Applications and related fees
- ALTA/NSPS Land Title Survey
- Concept Site Plan
- Concept Landscape Plan
- Preliminary Building Elevations
- Environmental Assessment

I trust that you will find this information complete. If you have any questions, please feel free to contact me directly (contact information below).

Respectfully,

Jose Chaves, P.E.  
StoryBook Holdings, LLC  
[Jose@StoryBookHoldings.com](mailto:Jose@StoryBookHoldings.com)  
T: 321-246-8811

### Special Exception Uses Responses

- (A) Please explain how adequate ingress and egress will be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow, and control, and access in case of fire or other emergency.**

Ingress and Egress will be provided at two location for this development. The first access point will be along the west, at the project entrance on SW Greco Lane. The second access point will be along the east connecting to the drive isles constructed on the adjacent development (Parcel 3420-5555-0749-000-6 – Easement currently exist as created by that certain cross access easement agreement recorded April 21, 2016 in official records book 3860 page 266 as amended). A traffic study is being completed by MacKenzie Engineering & Planning, Inc. and is being submitted under a separate cover.

A 22 ft pavement section provides one-way access around the buildings to both points of ingress/egress, providing access to parking, loading area, and rear access to the buildings.

Pedestrian connections is provided to SW Port St. Lucie Blvd.

- (B) Please explain how adequate off-street parking and loading areas will be provided, without creating undue noise, glare, odor or other detrimental effects upon adjoining properties.**

Adequate parking and loading areas are provided along the perimeter of the proposed site and are properly screened from the adjoining properties. The City requires a minimum of a 6 ft (measured from the finished floor of the buildings) wall to be constructed within a 10 ft landscape buffer between the proposed development and the surrounding properties to the north. In addition to this wall, we have strategically placed the stormwater management area (dry pond) to be along the rear of the property boundary to further separate the development area from adjoining residential properties. Specifically, the stormwater management area provides an additional 18-20 ft of separation (on top of the 10 ft required landscape buffer) between the off-street parking pavement area and the property boundary to the north. The loading area is being placed along the rear of the buildings. This allows for the loading area to be screened and separated from the adjoining properties by the dumpster enclosure, the stormwater management area and the buffer screening wall.

- (C) Please explain how adequate and properly located utilities will be available or will be reasonably provided to serve the proposed development.**

The project proposes to connect to the City's existing 8" water main along SW Greco Lane and will connect to an existing 2.5" low pressure force main along SW Tatum Terrace. The developer will further review the possibility of connecting to an existing 8" force main along SW Port St. Lucie Blvd if the demand dictates. Sufficient area for a larger lift station is being displayed within the concept plan to allow flexibility at final engineering.

- (D) Please explain how additional buffering and screening, beyond that which is required by the code, will be provided in order to protect and provide compatibility with adjoining properties.**

Several steps were taken in consideration of buffering and screening beyond that which is required by the code, specifically for the property boundaries that abut residential uses. First, the site was planned to set the stormwater management pond along the rear of the property line to provide an additional 18-20 ft to the required 10 ft landscape buffer. The wall along the rear is additionally

shown to connect to the adjacent developments. The site layout and transitions to the residential uses along the northern property boundaries are consistent with other non-residential projects along this corridor.

- (E) Please explain how signs, if any, and proposed exterior lighting will be so designed and arranged so as to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties. Light shields or other screening devices may be required.**

Exterior lighting and signage will be designed to avoid light pollution and glare, and in line with the City's Land Development Code and Citywide Design Guidelines.

- (F) Please explain how yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.**

Landscape yards and open spaces were designed to adequately serve the property by providing sufficient exposure to the public ROW, but also screening the proposed development from the adjoining residential uses.

- (G) Please explain how the use, as proposed, will be in conformance with all stated provisions and requirements of the City's Land Development Regulation.**

No variances or waivers are being requested along with this application.

This special exception use application is specifically centered around how the space can be used. We are requesting to allow for 100% of the space to be used for retail/professional services within the LMD Zoning District, but no other provisions or requirements of the City's Land Development Regulations are intended not to be met by the proposed plan.

- (H) Please explain how establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the City.**

The establishment and operation of the proposed use will further complement the City's vision for this corridor while acknowledging current market demands. The project as proposed will provide additional space for small business and will improve the convenience of residents and workers in the City by providing additional services within walking distance to existing neighborhoods.

- (I) Please explain how the proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity.**

The project is being proposed to benefit from the existing traffic along SW Port St. Lucie Blvd. The project will provide professional services, small restaurants/bakeries, small business retail, and similar other uses to support the local community. This intent will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, as all the activity will be centered along the front of the building which will provide sufficient separation and screening from the residential uses. The low intensity commercial space will operate during regular business hours, with no early openings or late hours anticipated. Additionally, the site was strategically designed to screen waste disposal and sanitary sewer lift station areas from public view. No on-site

generators or any other fume generating or noise generating equipment, other than standard for this type of use, are proposed.

- (J) Please explain how the use, as proposed for development, will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access, location, light, and noise) on nearby property will be considered in the submittal and analysis of the request. The City may request project design changes or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.**

The proposed use for this development is compatible not only with the existing or permitted uses of adjacent property, but it is compatible with the overall SW Port St. Lucie Blvd corridor.

The proposed project will be designed to comply with the City's Land Development Code and Citywide Design Standards to ensure compatibility with light and noise generation. Site access will also be compatible with the surrounding projects by providing one point of access to SW Grego Lane and one point of access to the adjacent development.