



**Greco Park
 Special Exception Use
 P22-338**



Project Location Map

SUMMARY

Applicant's Request:	The request is for the approval of a Special Exception Use (SEU) to allow retail or personal service uses exceeding 50% of the buildings' gross floor area and to allow any one use to exceed 5,000 square feet in the Limited Mixed Use (LMD) Zoning District as per Sections 158.155(D)(4 & 5) of the Zoning Code.
Agent:	Jose Chaves, P.E., StoryBook Holdings, LLC
Applicant/Property Owner:	Greco Park 18, LLC
Location:	The site is generally located on the northeast corner of SW Port St. Lucie Boulevard and SW Greco Lane.
Address:	2491 SW Greco Lane
Project Planner:	Francis Forman, Planner II

Project Description

The applicant is requesting a Special Exception Use to allow for two 8,760 square foot buildings containing over 50% square feet of retail or personal service uses and to allow any one use to exceed 5,000 square feet per Sections 158.155(D)(4 & 5) of the Limited Mixed Use (LMD) zoning district. The Zoning Code lists any use over 5,000 square feet and building containing over 50% retail or personal service uses as a Special Exception Use that may be permitted only following the review and specific approval thereof by the City Council.

Public Notice Requirements

Notice of this request for a Special Exception Use was mailed on March 23, 2023, to owners of property within a 750-foot radius of the subject property.

Location and Site Information

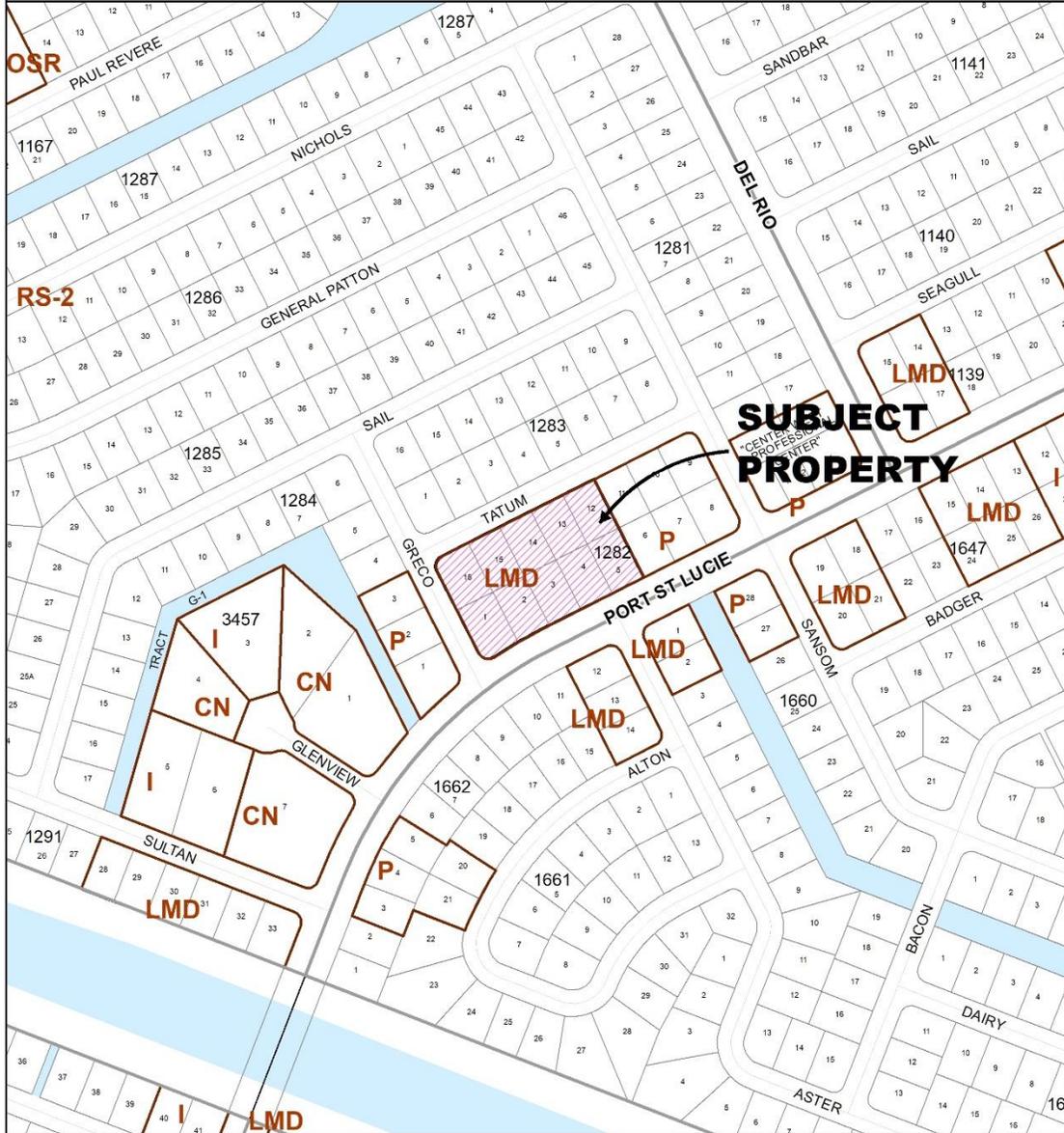
Parcel Number:	3420-555-0744-000-1
Property Size:	2.37 acres, more or less
Legal Description:	Port St. Lucie Section 12, Block 1282, Lots 1-5 & 12-16
Future Land Use:	Residential, Institutional, Office (ROI)
Existing Zoning:	LMD (LMD)
Existing Use:	Vacant

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single-Family Residents
South	ROI	LMD/RS-2	Commercial/Retail
East	ROI	P	Professional/Medical
West	ROI	P	Professional Office

ROI – Residential, Office and Institutional RL – Low Residential
LMD – Limited Mixed Use RS-2 – Single-Family Residential P - Professional

EXISTING ZONING



Zoning District Map

PROJECT ANALYSIS

Special exceptions are uses that would only be allowed under certain conditions and are reviewed to be compatible with the existing neighborhood. Approval of a special exception application shall only be granted by the City Council if it meets the criteria established under Section 158.260 (A) through (L) as noted below. The applicant's response to these criteria are attached to the application. Staff's review is provided below.

Evaluation of Special Exception Criteria (Section 158.260)

(A) Adequate ingress and egress may 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.

- Staff findings: The conceptual site plan demonstrates that the site has adequate ingress/egress for vehicles. The proposed development will allow for pedestrian safety and convenience. The property is located along Port St. Lucie Boulevard and has proposed a cross-access easement to the east to provide further ingress/egress.

(B) Adequate off-street parking and loading areas may be provided, without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties.

- Staff findings: Adequate off-street parking is proposed for the site. The two 8,760 sq. ft. commercial buildings will have 90 parking spaces for the proposed use. Shopping center, restaurant, and office space uses require one (1) space per two hundred (200) square feet per Section 158.221(C). The establishment requires 88 spaces. The proposed conceptual plan provides a total of 90 parking spaces with 4 of the spaces being handicap accessible spaces.

(C) Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.

- Staff findings: Adequate utilities are available to service the proposed development.

(D) Adequate screening or buffering. Additional buffering beyond that which is required by the code may be required in order to protect and provide compatibility with adjoining properties.

- Staff findings: There is adequate screening and buffering proposed for the site. The plans include a six-foot high architectural buffer wall along SW Tatum Terrace to buffer the residential properties to the north.

(E) 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.

- Staff findings: The signs and outdoor lighting will be required to meet the City standards.

(F) Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

- Staff findings: he proposed yard setbacks and open spaces are adequate, to properly serve the proposed development and to ensure compatibility with its adjoining properties.

(G) The use as proposed will be in conformance with all stated provisions and requirements of this chapter.

- Staff findings: The proposed Special Exception Use is permitted as defined by Section 158.124(D)(4 & 5) - LMD (Limited Mixed Use) Zoning District and shall conform to all provisions of the City's Zoning Code.

(H) 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.

- Staff findings: By adhering to City Codes and Regulations, the establishment and operation of the proposed use is not anticipated to impair the health, safety, welfare, or convenience of residents and workers in the City.

(I) 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.

- Staff findings: The commercial retail facility is not expected to generate noise or hazards that would negatively impact the surrounding uses. The establishment will operate with typical business hours of operations.

J) 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.

- Staff findings: The proposed use is not expected to adversely impact surrounding properties.

(K) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of neighborhood.

- a) Staff findings: Acknowledged.

(L) Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including but not limited to reasonable time limit within which the action for which special approval is requested shall be begun or completed or both.

- a) Staff findings: Acknowledged.

Related Projects

P22-337 – Greco Park – LMD Conceptual Plan Amendment

PLANNING AND ZONING BOARD ACTION OPTIONS

If the Board finds that the special exception use application is consistent with the criteria as listed in Section 158.260 (A) through (L) of the City code, then the Board may:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions as recommended by staff

If the board finds that the special exception use application is inconsistent with the criteria as listed in Section 158.260 (A) through (L) of the City code, then the Board may:

- Motion to recommend denial to the City Council

Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to table or continue the hearing or review to a future meeting.