



**Greco Park 18, LLC
 LMD Conceptual Plan Amendment
 P22-337**



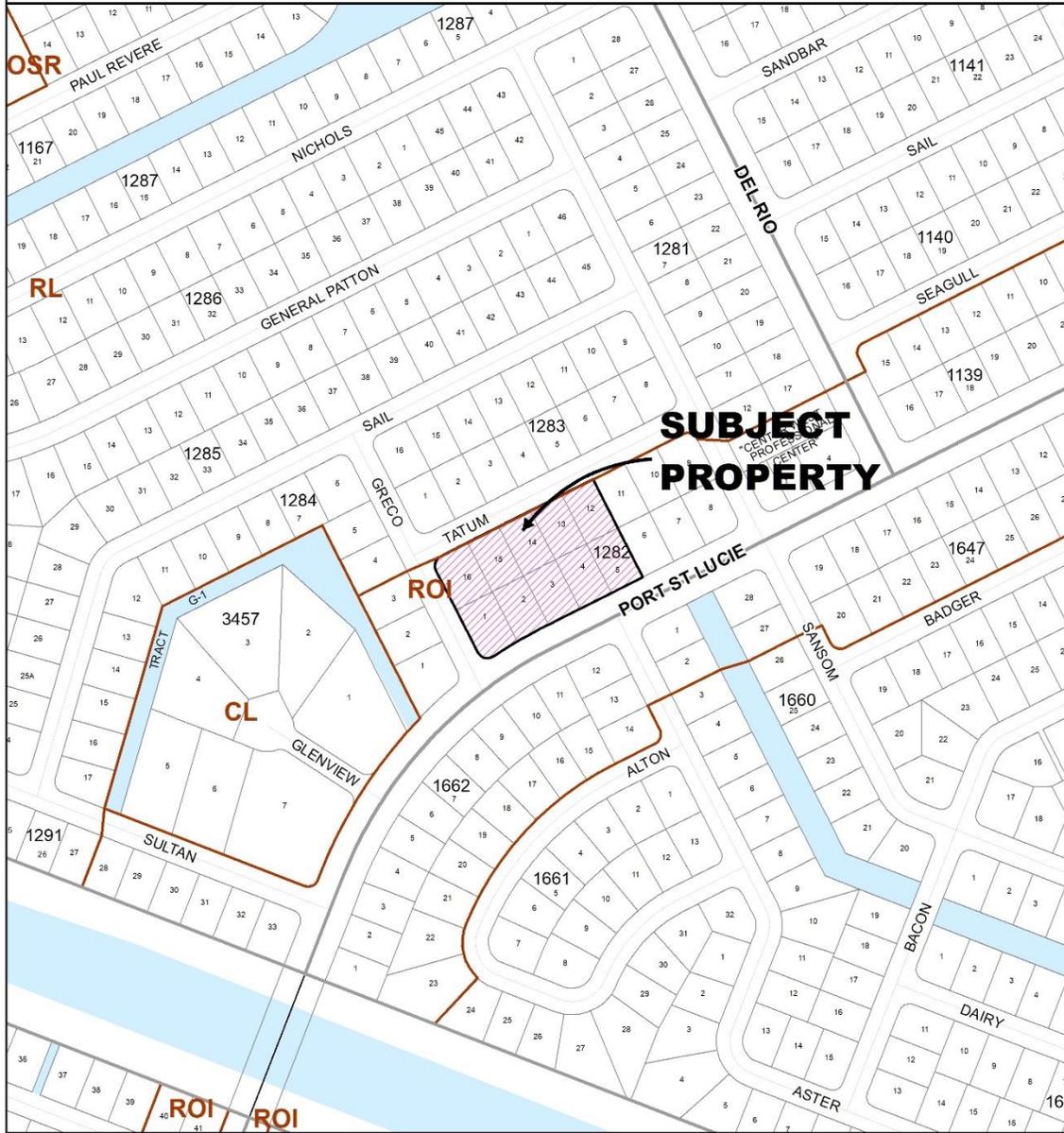
Project Location Map

SUMMARY

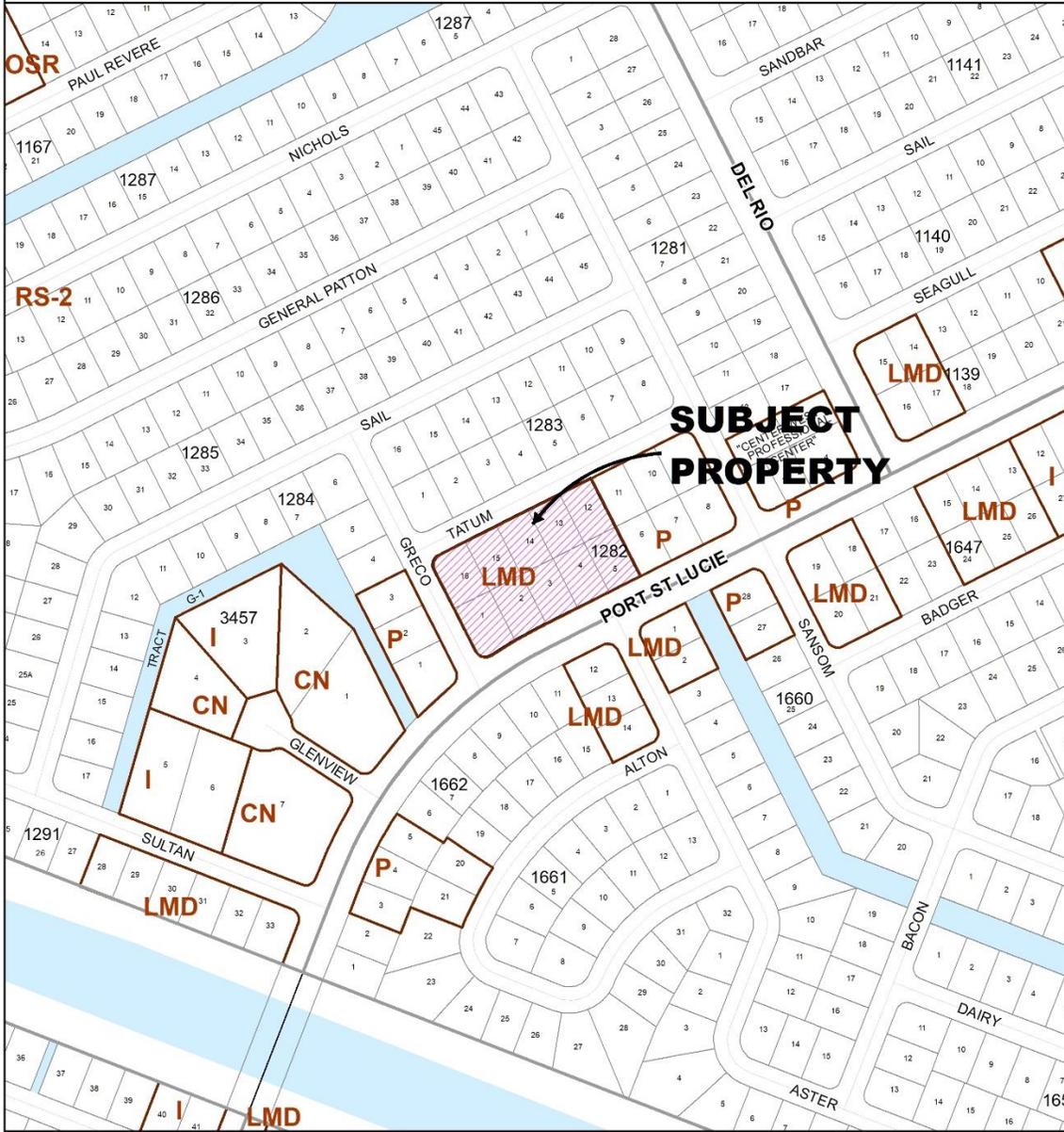
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|----------------------|---|
| Applicant's Request: | An application is to change the conceptual plan of the 2.37-acre site. |
| Applicant: | Jose Chaves, StoryBook Holdings, LLC |
| Property Owner: | Greco Park 18, LLC |
| Location: | The property is located on the northeast corner of SW Port St. Lucie Boulevard and SW Greco Ln. |
| Address: | 2491 SW Greco Lane |
| Project Planner: | Francis Forman, Planner II |

Project Description

FUTURE LAND USE



EXISTING ZONING



IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: The existing zoning designation of the property is consistent with Policy 1.1.4.13 of the Future Land Use Element which establishes the compatible future land use and zoning categories. The Limited Mixed Use (LMD) zoning district is listed as a compatible zoning district under the Residential, Office, Institutional (ROI) future land use classification.

| FUTURE LAND USE CLASSIFICATION | COMPATIBLE ZONING DISTRICT(S) |
|--|---|
| ROI (Residential, Office, Institutional) | P, I, LMD, RM-5 or Residential PUD (Planned Unit Development) between 5-11 units per acre |

ZONING REVIEW

Applicant's Justification Statement: The existing conceptual plan for the site is no longer viable and will need to be reconfigured to a less intense set of uses. Once the revised conceptual plan is approved a site plan for commercial/retail/personal service uses will be submitted for approval.

Staff Analysis: The applicant's proposal to reconfigure the subject property's conceptual plan is within the direction and intent of the City of Port St. Lucie Comprehensive Plan and Zoning Code. Per Section 158.155(P), any changes to the conceptual plan and/or changes to the proposed uses, is subject to the hearing requirements for rezoning as designated in the Zoning Code. The proposed use of a mixed use office/retail use is a permitted use within the LMD zoning district, as stated in Section 158.155(C)(3). There is a concurrent special exception use application, in accordance with Sections 158.155(D)(4) and (5). Please note that the applicant will be required to provide fully detailed plans, survey and corresponding documentation such as, landscape plans and elevations prior to site plan approval.

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan and recommends approval. The Site Plan Review Committee reviewed the request at the SPRC meeting on January 11, 2023, and recommended approval.