



**Greco Park
Major Site Plan
P23-071**



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Project Location Map

SUMMARY

Applicant's Request:	An application for a major site plan for Greco Park.
Applicant:	Jose Chaves, StoryBook Holdings, LLC
Property Owner:	Greco Park 18, LLC
Location:	Northeast corner of SW Port St. Lucie Boulevard and SW Greco Lane.
Address:	2491 SW Greco Lane
Project Planner:	Francis Forman, Planner III

Project Description

The applicant, Jose Chaves of StoryBook Holdings, LLC, submitted a Major Site Plan for a project known as Greco Park. The major site plan will create two commercial retail buildings at 8,100 square feet and 8,925 square feet, respectively, for a total of 17,025 square feet. The proposed project will provide a right turn lane from SW Port St. Lucie Boulevard onto SW Greco Lane, where the site will be providing access. The site itself will provide a one-way drive isle to ensure a traffic flow that will not cause any congestion onto the major and collector roads of SW Port St. Lucie Boulevard and SW Greco Lane.

The property is zoned Limited Mixed Use (LMD), which is compatible with the current future land use classification of Residential Office Institutional (ROI) on the site.

Background

The project has prior approvals by the City Council for an LMD Rezoning and a Special Exception Use. The rezoning application was approved on May 8, 2023 to modify the previously approved LMD Conceptual Plan that now allows uses for restaurant, retail, professional and/or personal service. The Special Exception Use was approved on May 8, 2023 to allow retail or personal service uses to exceed 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.

Location and Site Information

Parcel Number:	3420-555-0744-000-1
Property Size:	+/- 2.37 acres
Legal Description:	Port St. Lucie Section 12, Block 1282, Lot 1-5 and 12-16
Future Land Use:	ROI – Residential Office Institutional
Existing Zoning:	LMD – Limited Mixed Use
Existing Use:	Vacant

Surrounding Uses

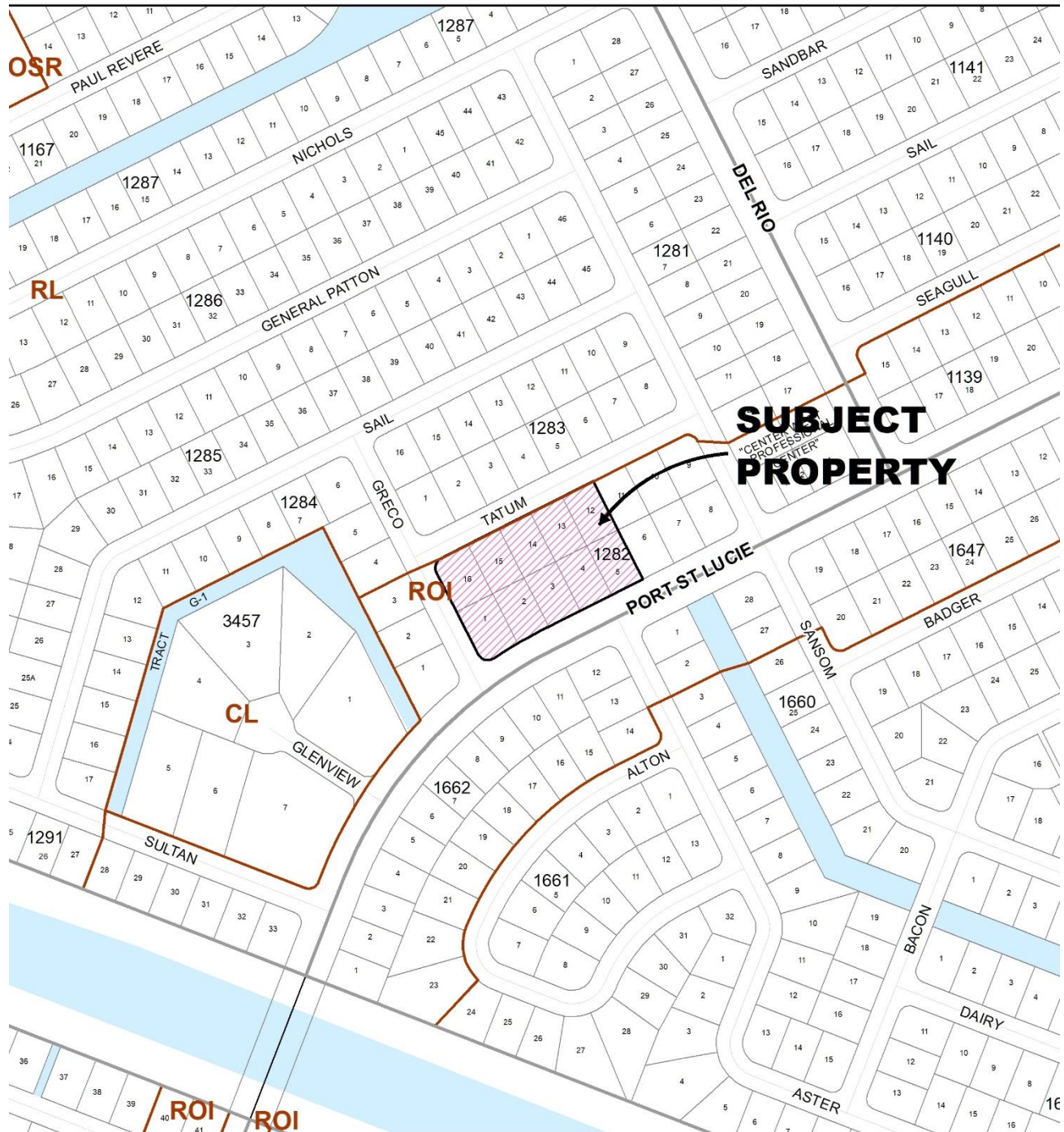
Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single-Family Residential
South	ROI	LMD & P	Professional Office & Residential
East	ROI	P	Medical Office
West	ROI	P	Professional Office

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

Prior Applications

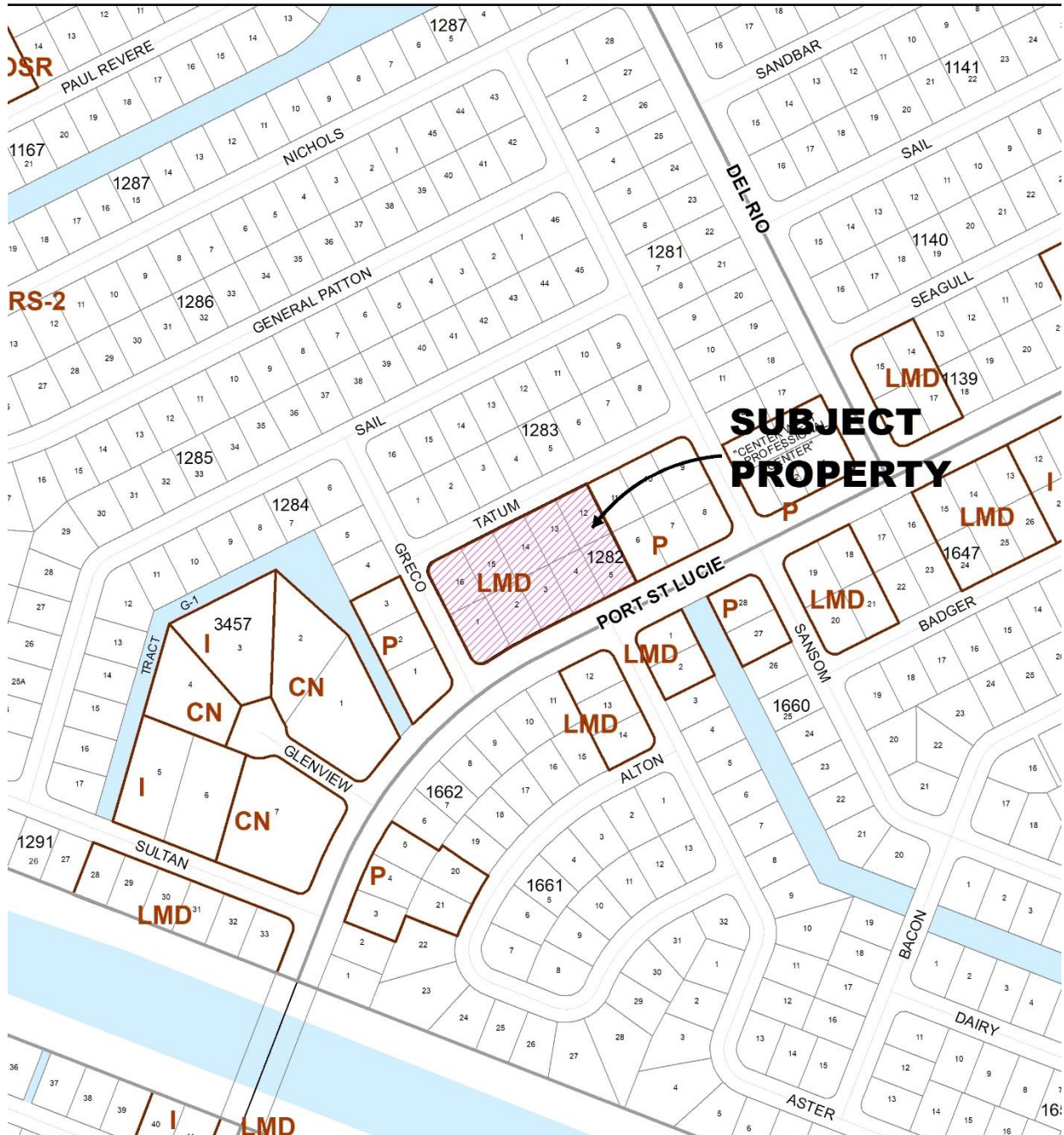
P22-337 – LMD/Rezoning – To modify a previously approved LMD Rezoning Conceptual Plan to allow restaurant, retail, professional and/or personal service uses

P22-338 - Special Exception Use (SEU) - To allow restaurant, retail, professional and/or personal service uses to exceed fifty percent (50%) of the budling gross floor area and exceed 5,000 square feet.



Future Land Use

EXISTING ZONING



Zoning District

IMPACTS AND FINDINGS

ZONING REVIEW: The project has been reviewed for compliance with the requirements of Chapter 158, Zoning Code and documented as follows:

CRITERIA	FINDINGS
USE	An application for site plan approval for a major site plan to construct a 17,025 square foot commercial plaza consisting of two one-story buildings.
DUMPSTER ENCLOSURE	The site plan provides a 12' x 24' dumpster enclosure for general and recyclable refuse for the commercial site.
ARCHITECTURAL DESIGN STANDARDS	The applicant has provided elevations demonstrating compliance with the Citywide Design Standards.
PARKING REQUIREMENTS	The proposed use requires a total of 86 parking spaces, while 86 spaces including 4 handicap spaces are proposed.
BUILDING HEIGHT	Maximum building height permitted by the Limited Mixed Use zoning district is 35' while the building is proposed to be 27'.
SETBACKS	Building setback lines depicted on site plan are consistent with the Code requirements.

CONCURRENCY REVIEW: The project has been reviewed for compliance with Chapter 160, City Code, regarding provision of adequate public facilities and documented as follows:

CRITERIA	FINDINGS
SEWER/WATER SERVICES	The City of Port St. Lucie Utility Systems Department will provide water and sewer service. A developer's agreement with the City Utilities Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.
TRANSPORTATION	This application and Traffic Report prepared by MacKenzie Engineering & Planning, Inc. dated February 17, 2023 has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 56 of City Code, and Public Works Policy 19-01pwd. The proposed development is projected to generate 969 daily, 133 AM peak hour and 232 PM peak hour trips. To mitigate for the trips that are anticipated to originate from west of

	the development, a 285-foot eastbound U-turn lane will be constructed on Port St. Lucie Blvd at the Aster Road intersection along with a diverter island to eliminate left turns out of Aster Road. In addition, a 185-foot westbound right-turn lane will be constructed on Port St. Lucie Blvd at Greco Lane. Driveway access to the site will be on Greco Lane. Cross access will be provided through the existing commercial site that adjoins this site on the east.
PARKS AND OPEN SPACE	Not applicable to non-residential development.
STORMWATER	Proposed stormwater drainage systems will comply with the requirements as presented by all pertinent agencies.
SOLID WASTE	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
PUBLIC SCHOOL CONCURRENCY	Not applicable to non-residential development.

NATURAL RESOURCE PROTECTION (Chapter 157)

The project has been reviewed for compliance with the requirements of Chapter 157, Natural Resource Protection Code, and documented as follows:

Mitigation: Per the City's Natural Resources Code and the requirements of the Reserve DRI, development activities on parcels with native upland habitat shall preserve a minimum of 25% of native upland habitat. An environmental assessment report was provided that identified the majority of the 2.37 property. The property has onsite preservation of approximately 0.59 acres.

Wildlife Protection: A gopher tortoise survey will be required prior to the issuance of a site work permit.

OTHER

Fire District: The access location (external and internal) has been reviewed by the Fire District for safety purposes.

Public Art (Chapter 162): This project is subject to Chapter 162 of the Code of Ordinances, Art in Public Places. All private development meeting the applicability requirements of Chapter 162 must elect one of three methods for providing public art within ninety (90) days of the issuance of the first building permit. The three options are artwork on site, fee in lieu of providing public art onsite, or a combination of artwork on site and payment in lieu. The applicant has stated that they intend to provide public art on site.

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