



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



Project Location Map

SUMMARY

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

The Applicant, Greco Park 18, LLC, is requesting to change the conceptual plan of a 2.37-acre site. Section 158.155(P) of the Zoning Code requires the plans, located within the Limited Mixed Used (LMD) zoning district, be brought back through the public hearing process with any proposed changes. The existing conceptual plan is for a two-story, 41,000 square foot office/retail building, with over 50% commercial uses. The proposed conceptual plan is for two 8,760 square foot commercial/office buildings, with over 50% commercial uses.

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

Related Projects

P22-338 – Greco Park – SEU – The special exception use request for the development of two 8,760 square foot commercial/office buildings exceeding 50% commercial uses.

Previous Actions and Prior Reviews

P21-056 – Sageview Partners, LLC – The rezoning for the proposed development of a three-story mixed use building with a total of 17,250 square feet of commercial on the first floor, with 26 residential units occupying the 2nd and 3rd floors.

The Site Plan Review Committee recommended approval of the LMD conceptual plan at a meeting of the Site Plan Review Committee on January 11, 2023.

Location and Site Information

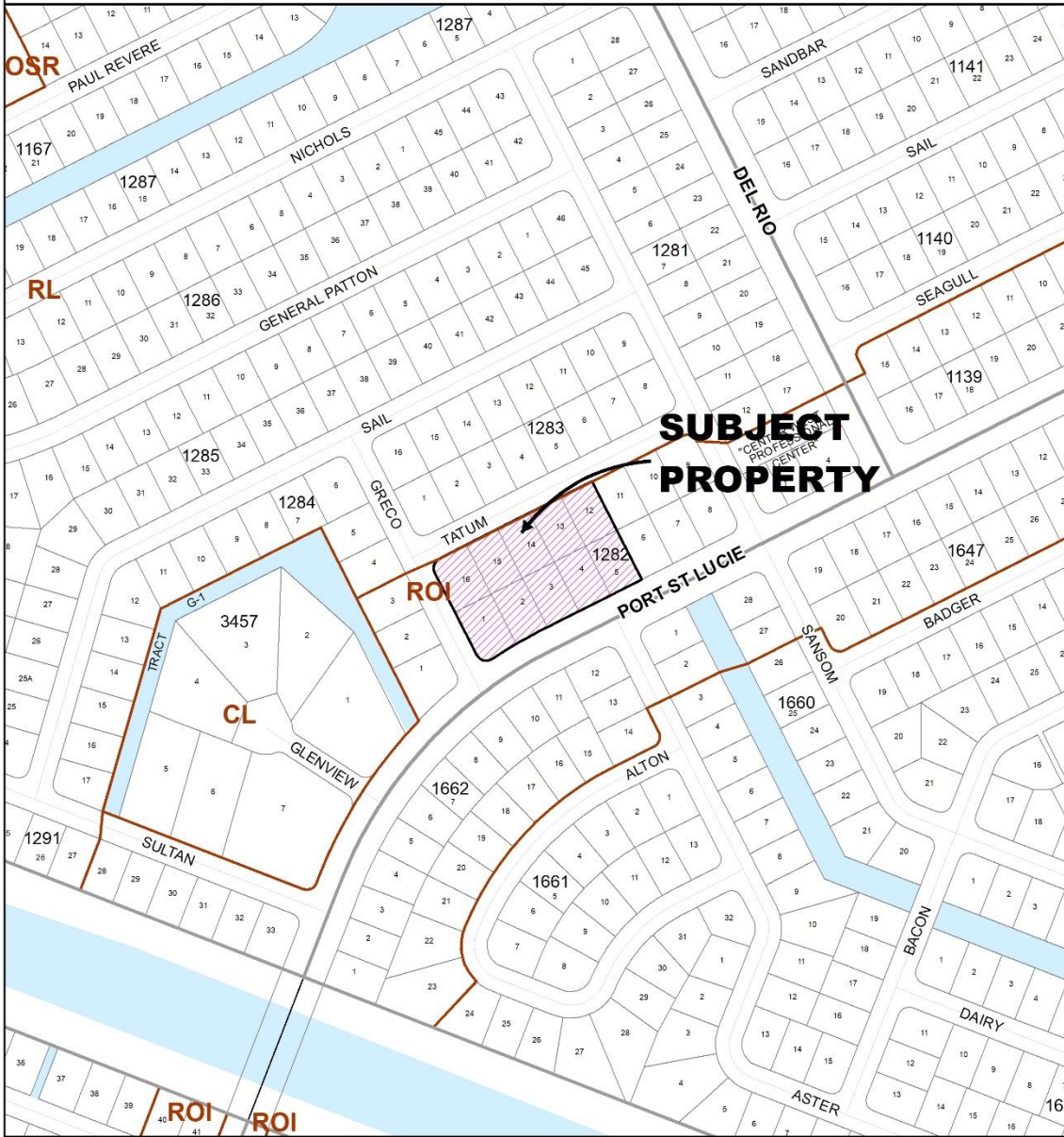
Parcel Number:	3420-555-0744-000-1
Property Size:	2.37 acres, more or less
Legal Description:	Lots 1-5 & 12-16, Block 1282, Port St. Lucie Section 12
Future Land Use:	ROI (Residential, Office and Institutional)
Existing Zoning:	LMD (Limited Mixed Use)
Existing Use:	Vacant land

Surrounding Uses

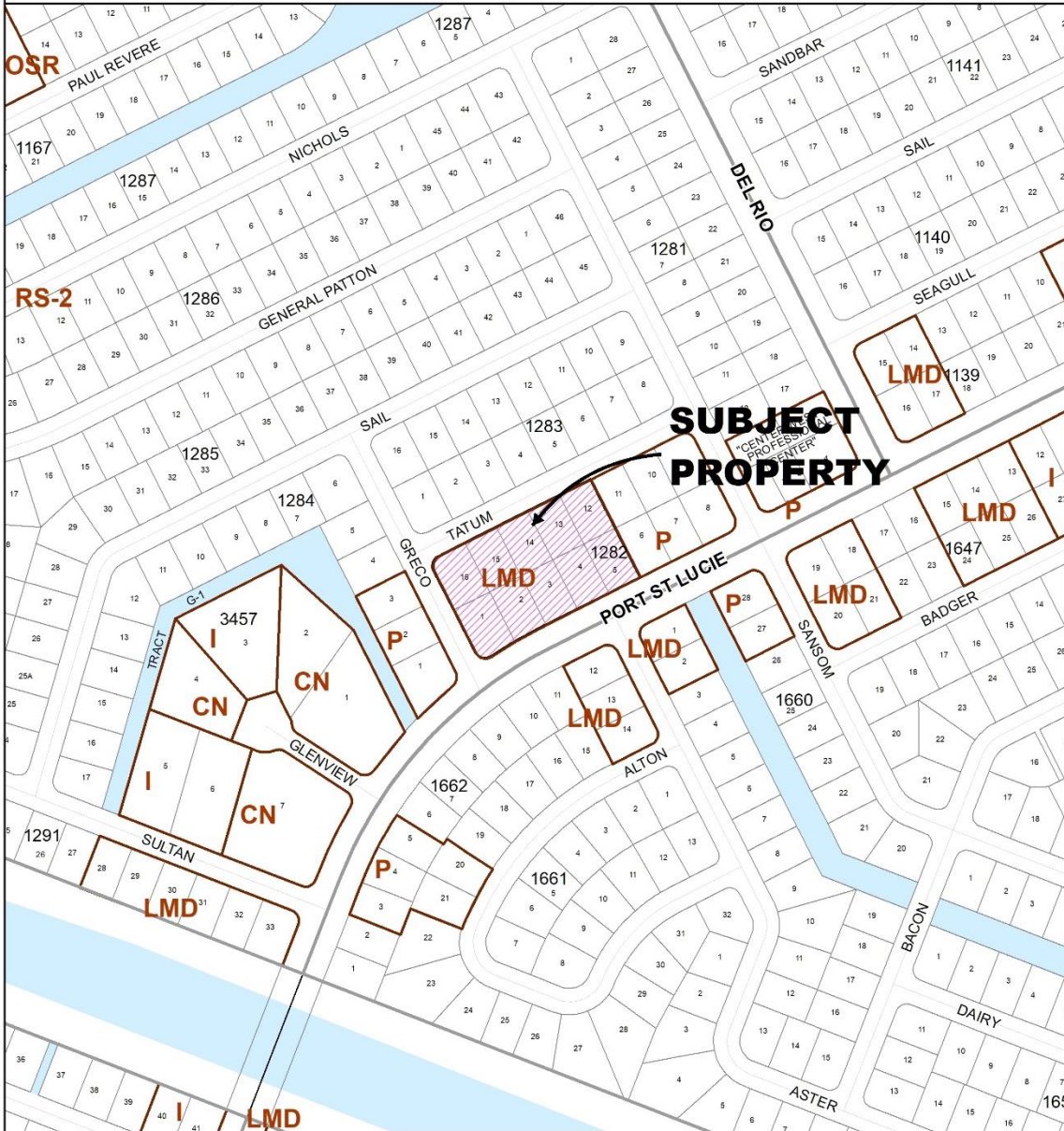
Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single-Family Residents
South	ROI	LMD/RS-2	Commercial/Retail
East	ROI	P	Professional/Medical
West	ROI	P	Professional Office

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

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 commercial/retail/personal service use is a permitted use within the LMD zoning district, as stated in Section 158.155(C)(3). However, since this use is over 50% commercial use and 5,000 square feet, the approval of the concurrent special exception use will need to be approved, in accordance with Section 158.155(D)(4). 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.