

Mayas Retail Plaza Rezoning

Project No. P23-193

City Council Meeting Cody Sisk, Planner II March 25, 2024

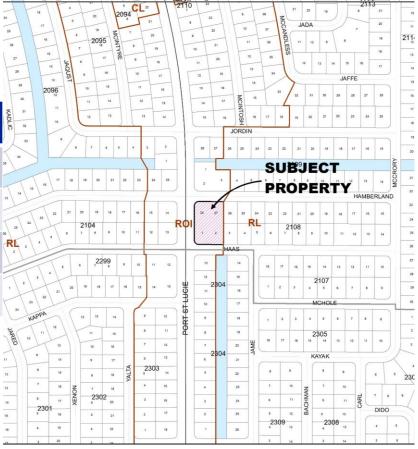
Request Summary

- Owner/Applicant: Mayas Property Management LLC
- Location: 4189 SW Port St. Lucie Blvd.
- Request: To rezone 0.97 acres of property from Professional (P) to Limited Mixed Use (LMD) zoning district.



Surrounding Areas

Direction	Existing Use	Future Land Use	Zoning
North	Vacant	ROI	P
South	Vacant Single- Family Lots	ROI	RS-2
East	Single-Family residences	RL	RS-2
West	Single-Family residences	ROI	RS-2



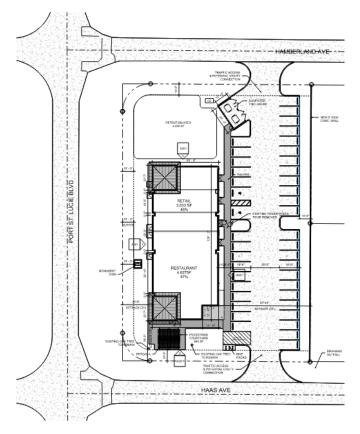


FUTURE LAND USE COMPATIBILITY

Policy 1.1.4.13 Future Land Use Element		
<u>Future Land Use</u> <u>Classification</u>	Compatible Zoning District	
ROI (Residential, Office, Institutional)	Limited Mixed Use (LMD), P (Office), I (Institutional), RM-5 or Residential PUD (Planned Unit Development) between 5-11 units per acre.	



CONCEPTUAL PLAN



PORT ST LUCIE-SEC	4: TION 21-BLK 2108 I	.015 1,2,27 AND 28,MAP 44(5)
PARCEL # 3193-600		
TOTAL ACRES 0.695 TOTAL SP: 42,209		
CURRENT ZONING R		
PROPOSED ZONING		SED USE OPPICE BEITTUTIONAL
		COPPLE MATHEMATICAL
BUILDING SETENCH	REQUERED	PROVIDED
FRONT:	25	20'4"
SIDE WORTH	26"	787
SIDE SOUTH	257	50° 80°-10°
NEWL	65	95-10
TOTAL PERMONS OPEN SPACE	16,5681	
TOTAL IMPERMIOUS	25,641.0	ır.
BUILDING:		
SUTDICION SEATING	or.	
BUILDING DATA		
MUNICODE SEC. 156		MISCO USE ZONING
NUMBER OF STORE	S: 1 STORY	
BUILDING HEIGHT REQUIRED: 35 HAX		
PROVIDED 2012		
TOTAL SQUARE FOO		
RESTAURANT: 4.627 RETAL: 2.533		
TOTAL SING	707	

PARKING REQUIRED			
BLDG USE	AREA	1 SPACE FOR EACH	PARRING SPACES
STALRAMT	4427.9F	200 SF	23
TAIL/OPPICE 1	1012-8P	200 SP	9
TAILIOFFICE 2	1228.87	200 SF	6
TALKOPPICES	1355 57	290 SF	6
rand total	6460 GF		41

PARKING PROVIDED	
DESCRIPTION	PARROMS
F-6"x IF 90 DESPARKING SPACE	30
12's 16" 90 DEG ADA PARRING SPACE	2
	DESCRIPTION F-67 x 19 90 DES PARKING SPACE

	PROPOSED ARCHITECTU	IRAL ELEMENTS
	CITY OF PSL STANDARDS SEC. 10.0. AS ROLUBIL 3 ARCHITECTURAL ELI	
1	METAL ROOF	
2	STUDED WITH HERZENTAL GRECKY LINE PATTERN BETWEEN 4" AND 12" OR STACKED STORE.	MUST COVER AT LEAST SN. OF THE FRONT BUILDING FACE WHEA.
à	GREEN WALL	
4	BRACKETS UNDER ROOF EAVES	
*	USABLE SPACE - PEDESTRIAN COUNTYWED REQUIRED: AT LEAST SY, (cell) OF SITE AMEA.	PROVIDED 848 SP
4	CANOPY I AWARKS	



Ocampo Jr.

PARKAS REQUIRED			
BLDG USE	AREA	1 SPACE FOR EACH	PAGRAGES SPACES
ALRAMT	4427.9F	200 SF	23
AUGRECE 1	1012-8P	200 SP	9
A JOSEPHOE 2	1228.87	200 NF	6
A.KOPPICE 3	138 87	200 SF	8
total	6160 GF		41

	PROPOSED ARCHITECTU	RAL ELEMENTS
CITY OF PSI, STRADARDS SEC. 10.0. ARCHITECTURAL ELEMENTS ROLUBIL 3 ARCHITECTURAL ELIMENTS REQUIRED.		
7	METAL ROOF	
2	STUCCO WITH HORSONTAL GROOVE LINE PATTERN BETWEEN 4" AND 12" OR STWORD STONE.	HIST COVER AT LEAST 5% OF THE FRONT BUILDING FACE WHEA.
ì	GREEN WALL	
4	BRIACKETS UNDER ROOF EAVES	
3	USABLE SPACE - PEDESTRIAN COUNTYWED REQUIRED: AT LEAST SY, (cell) OF SITE AVEA.	PROVIDED 840 SP
4	CANDPY / AWARKS	





JUSTIFICATION

The existing zoning is consistent with Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan which establishes the compatible future land use and zoning categories.

The proposed use of a Retail use less than 50% of the gross floor area of the building is permitted within the LMD zoning district, as stated in Section 158.155(C)(3).

The proposed use of a restaurant with less than 5,000 square feet is a permitted use within the LMD zoning district, as stated in Section 158.155(C)(4).



Planning and Zoning Board Recommendation

• On March 5, 2024, the Planning and Zoning Board recommended approval of the rezoning and concept plan.

