



Globe Townhomes

LMD Conceptual Plan Amendment
Project No. P24-117

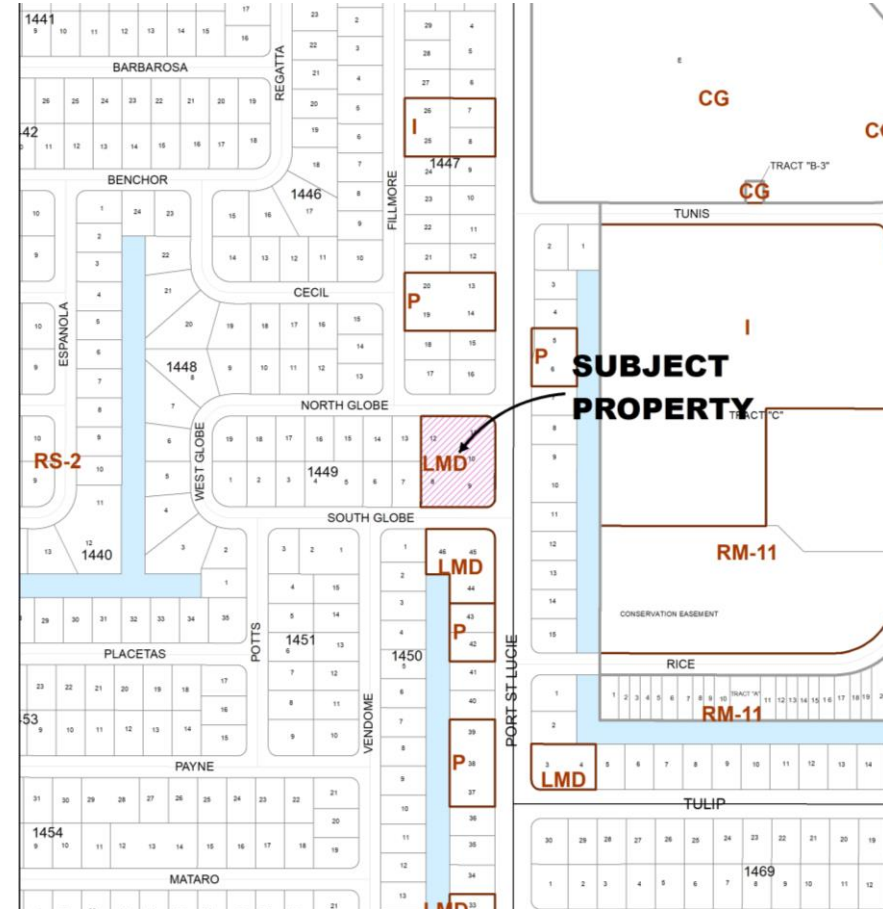
Planning & Zoning Board Meeting
Francis Forman, Planner II
December 3, 2024

Request Summary

- Applicant(s): Abraham Chabab, Abraham Chabab Inc.
- Owner: Globe Ave, LLC
- Location: Located between SW North and South Globe Avenue, on the west side of SW Port St. Lucie Boulevard.
- Request: Approval to reconfigure the 1.2-acre Limited Mixed Use (LMD) Conceptual Site Plan to allow for the construction of a 13-unit multifamily project.

Surrounding Areas

Direction	Future Land Use	Zoning	Existing Use
North	ROI	RS-2	Vacant
South	ROI	LMD	Vacant
East	ROI	RS-2	Vacant
West	RL	RS-2	Residential



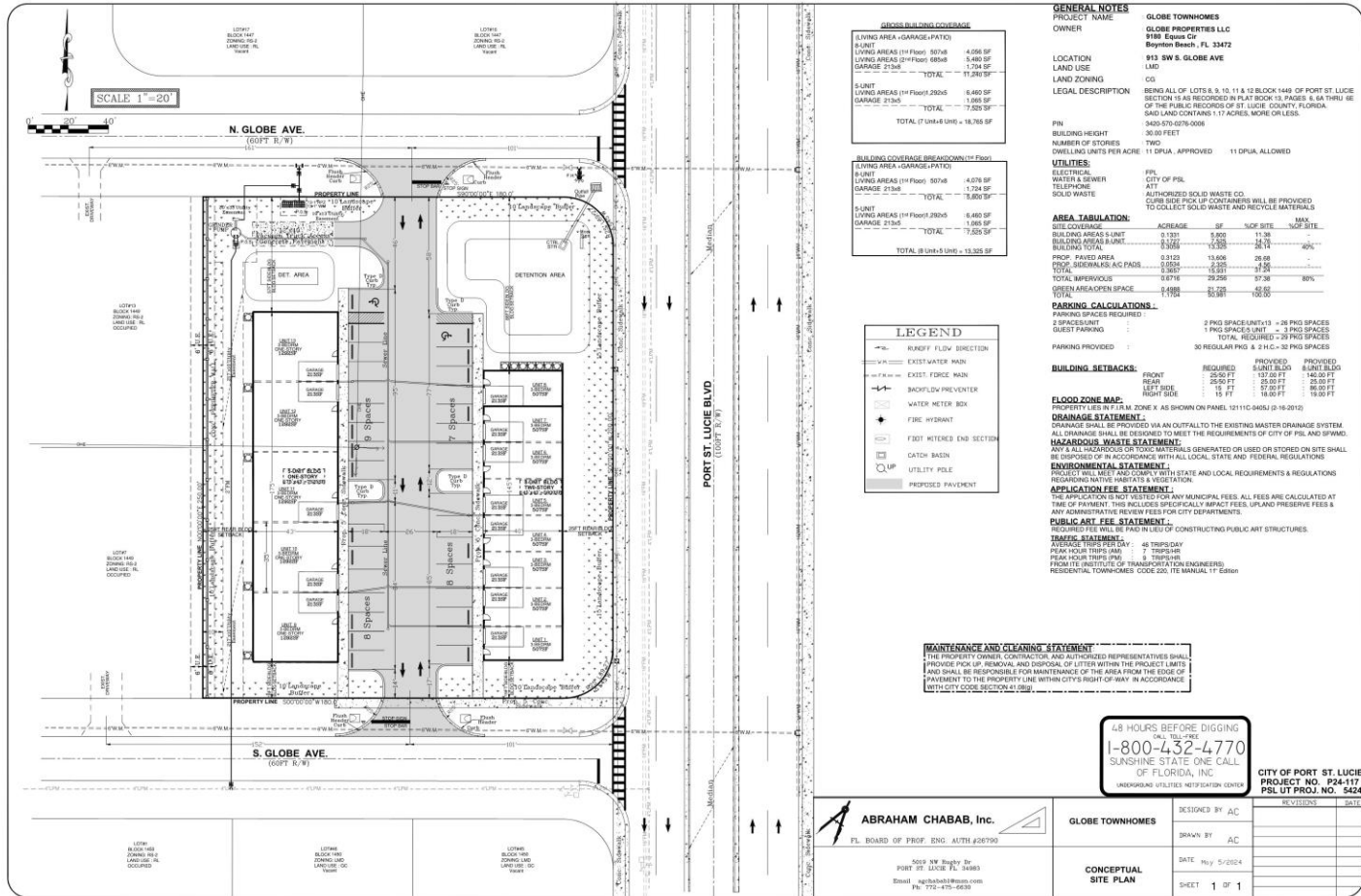
Justification

- The proposed rezoning 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 Limited Mixed Use (LMD) Zoning District is listed as a compatible zoning district under the Residential, Office and Institutional (ROI) future land use classification.

Policy 1.1.4.13 Future land Use

Future Land Use Classification	Compatible Zoning District
Residential, Office and Institutional (ROI)	Limited Mixed Use (LMD) Professional (P) Institutional (I) Medium Residential (RM-5) or Residential PUD (Planned Unit Development) between 5-11 units per acre.

Conceptual Plan



BIGGS BUILDING COVERAGE

LIVING AREA - (GARAGE + PATIO)	8,496 SF
8 UNIT	5,480 SF
LIVING AREA (1st Floor) 6800	1,316 SF
GARAGE 21x36	11,280 SF
TOTAL	26,572 SF
SUNRT	6,440 SF
LIVING AREA (1st Floor) 28045	1,965 SF
GARAGE 21x36	7,250 SF
TOTAL (7 UNITS) 48,145	18,765 SF

BUILDING COVERAGE (RESIDENTIAL) (10' Pad)

LIVING AREA - (GARAGE + PATIO)	8,496 SF
8 UNIT	5,480 SF
LIVING AREA (1st Floor) 6804	1,316 SF
GARAGE 21x36	11,280 SF
TOTAL	26,572 SF
SUNRT	6,440 SF
LIVING AREA (1st Floor) 28045	1,965 SF
GARAGE 21x36	7,250 SF
TOTAL (8 UNITS) 48,145	19,335 SF

LEGEND

- RUNOFF FLOW DIRECTION
- EXIST WATER MAIN
- EXIST FORCE MAIN
- BACKFLOW PREVENTER
- WATER METER BOX
- FIRE HYDRANT
- FOOT MITERED END SECTION
- CATCH BASIN
- UTILITY POLE
- PROPOSED PAVEMENT

PARKING SPACES REQUIRED

2 PROG SPACES/UNIT x 13 = 26 PROG SPACES
2 SPACES/UNIT = 2 PROG SPACES
1 PROG SPACES/UNIT = 3 PROG SPACES
TOTAL REQUIRED = 39 PROG SPACES
PARKING PROVIDED = 30 REGULAR PROG & 2 HIC = 32 PROG SPACES

PARKING SETBACKS

FRONT	REQUIRED	PROVIDED	BLIND BLVD	BLIND BLVD
REAR	25.00 FT	25.00 FT	25.00 FT	25.00 FT
LEFT SIDE	15 FT	15 FT	15 FT	15 FT
RIGHT SIDE	15 FT	18.00 FT	18.00 FT	18.00 FT

HAZARDOUS WASTE STATEMENT:
PROPERTY LIES IN F.I.M. ZONE X AS SHOWN ON PANEL 12111C (04/5) (D-16-2012)
ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS REGARDING HAZARDOUS WASTE & VEGETATION.

MAINTENANCE AND CLEANING STATEMENT
THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICK UP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN CITY'S RIGHT OF WAY IN ACCORDANCE WITH CITY CODE SECTION 41.08(g).

GENERAL NOTES
PROJECT NAME: GLOBE TOWNHOMES
OWNER: GLOBE PROPERTIES LLC
9198 Equus Ct
Boynton Beach, FL 33472
LOCATION: 913 SW S. GLOBE AVE
LAND ZONING: C-20
LAND ZONING: C-20

LEGAL DESCRIPTION
BEND ALL OF LOTS 6, 9, 10, 11 & 12 BLOCK 1449 OF PORT ST. LUCIE SECTION 18 AS RECORDED IN PLAT BOOK 13, PAGES 6, 6A THRU 8E OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID LAND CONTAINS 1.17 ACRES, MORE OR LESS. 3469.50/5076.0006
30.93 FEET
NUMBER OF STORES: TWO
DWELLING UNITS PER ACRE: 11 DUPA, APPROVED 11 DUPA ALLOWED

UTILITIES
ELECTRICAL: FIN
WATER & SEWER: CITY OF PSL
TELEPHONE: CITY OF PSL
SOLID WASTE: AUTHORIZED SOLID WASTE CO.
CURBSIDE PEEK UP CONTAINERS WILL BE PROVIDED TO COLLECT SOLID WASTE AND RECYCLE MATERIALS.

AREA TABULATION

SITE COVERAGE	ACREAGE	SF	% OF SITE	SOFT SITE
BUILDING AREA - SUNRT	0.192	8,496	11.38	BMK
BUILDING AREA - 8 UNIT	0.177	7,680	10.05	14.74
BUILDING TOTAL	0.369	16,176	21.43	29.48
PROP. PAVED AREA	0.3123	13,606	17.69	-
PROP. ASPHALT/ASPH. FIBER	0.0584	2,535	3.33	-
TOTAL	0.3697	16,141	21.02	17.20
TOTAL IMPERVIOUS	0.3716	15,296	20.38	-
GREEN AREA/OPEN SPACE	0.4383	18,765	24.52	-
TOTAL	0.8080	34,906	45.90	-

GREEN CALCULATION
PARKING SPACES REQUIRED: 39 PROG SPACES
2 SPACES/UNIT = 2 PROG SPACES
1 PROG SPACES/UNIT = 3 PROG SPACES
TOTAL REQUIRED = 39 PROG SPACES
PARKING PROVIDED = 30 REGULAR PROG & 2 HIC = 32 PROG SPACES

DRAINAGE STATEMENT:
DRAINAGE SHALL BE PROVIDED VIA AN OUTFALL TO THE EXISTING MASTER DRAINAGE SYSTEM. ALL DRAINAGE SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF CITY OF PSL AND SPWMD.
HAZARDOUS WASTE STATEMENT:
PROPERTY LIES IN F.I.M. ZONE X AS SHOWN ON PANEL 12111C (04/5) (D-16-2012)
ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS REGARDING HAZARDOUS WASTE & VEGETATION.

ENVIRONMENTAL STATEMENT:
PROJECT WILL MEET AND COMPLY WITH STATE AND LOCAL REQUIREMENTS & REGULATIONS REGARDING NATIVE HABITATS & VEGETATION.
APPLICATION FEE STATEMENT:
THE APPLICATION IS NOT REEVALUATED FOR ANY MUNICIPAL FEES. ALL FEES ARE CALCULATED AT TIME OF PAYMENT. THIS INCLUDES SPECIFICALLY IMPACT FEES, UPLAND PRESERVE FEES & ANY ADMINISTRATIVE REVIEW FEES FOR CITY DEPARTMENTS.
PUBLIC ART FEE STATEMENT:
REQUIRED FEE WILL BE PAID IN LIEU OF CONSTRUCTING PUBLIC ART STRUCTURES.
TRAVEL STATEMENT:
48 TRIP-HOUR TRIPS (AM)
PEAK HOUR TRIPS (AM) = 2 TRIP-HOUR
TRIP-HOUR TRIPS (PM) = 2 TRIP-HOUR
TRIP-HOUR TRIPS (PM) = 2 TRIP-HOUR
FROM THE INSTITUTE OF TRANSPORTATION ENGINEERS
RESIDENTIAL TOWNHOMES CODE BOOK, ITS MANUAL 17-5899

48 HOURS BEFORE DIGGING,
CALL US AT:
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.
UNDERGROUND UTILITIES NOTIFICATION CENTER

ABRAHAM CHABAS, Inc.
FL. BOARD OF PROF. ENG. AUTH #26790
503 NW Rugby Dr
PORT ST. LUCIE, FL 34969
Email: a.chabas@abraham.com
Ph: 772-475-6630

GLOBE TOWNHOMES

DESIGNED BY	AC
SKETCH BY	AC
DATE	May 5/2024
CONCEPTUAL SITE PLAN	SHEET 1 OF 1



Conceptual Landscape Plan

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIFES
	01-F	7	Elmironia biocarpa "F TREE - FOUNDATION TREE CRODITS"	Japaneze Mulberry Tree	355	8'W1	4'W	"2' CT, 250'L, 5' SP"	Non-native	2' Califes
	01-E	6	Des a venulata 'Expansive'	Expansive Holly	450	14' H 1	6' W	3'6" CT	Native	2.5' Califes
	01-01	10	Laportea indica 'Tallspire'	Manchineel Tree	450	12' H 1	6' W	3'6" SP	Non-native	2.5' Califes
	01-02	4	Magnolia grandiflora G. Standard	G.D Standard Southern Magnolia	450	14' H 1	6' W	3'6" SP	Native	2.5' Califes
	01-1	16	Quercus virginiana	Southern Live Oak	450	14' H 1	6' W	3'6" SP, 8' CT	Native	2.5' Califes

EXISTING TREES TO REMAIN

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIFES
	01-F	1	Quercus virginiana	Southern Live Oak	Existing in front	20' H	22' W		Native	10' Califes

UTILITY TOLER

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIFES
	01-F	26	Salicoidium	Small Tree	FG	12' H	6' W	3'6" H, 4' SP	Native	

SHRUBS

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIFES
	01-1	4	Abutilon speciosum	Wormwood Shrub	00	24" CA	18" W	F	Non-native	
	01-2	232	Chrysothamnus leucostachyus	Red Top	00	24" H	24" W	F, SP	Native	
	01-3	144	Clusia palmetto	Small Leaf Clusia	00	24" H	24" W	F	Non-native	
	01-4	100	Hemelia patens 'Compacta'	Deer Tree	00	24" H	18" W	F	Non-native	
	01-5	22	Myrica aspera	Swamp Sedge	00	24" H	24" W	F	Native	
	01-6	37	Plumbago auriculata 'Innocentia'	Plumbago	00	24" H	18" W	F	Non-native	
	01-7	20	Plumbago auriculata	Plumbago	00	24" H	18" W	F	Non-native	
	01-8	27	Banksia laevigata	Small Leaf Banksia	00	24" H	18" W	F	Native	
	01-9	79	Peperomia obtusifolia	Peperomia	00	24" H	18" W	F	Native	

GROUND COVERS

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIFES
	01-1	33	Evolvulus grandis 'Blue Daze'	Blue Daze	00	12" H	12" W	F	Non-native	
	01-2	300	Stenandrium secundatum 'Pavilion'	Pavilion St. Augustine Grass	000			Free of weeds and Pests		

Overall Site Data:

Total Site Area: 50,981 sf. (1.17 Ac.)
 Zoning: CO
 Existing Use: Vacant

Required Trees:	Native%	# of Species	Flowering%	Drought Tolerant%	Palm%
Perimeter: (885/30)	30	50%+15			
Buildings Foundation Perimeter: (Units 1-8, 228/20)	8	50%+9			
(Units 9-13, 260/20)	9				
Parking Islands: (8)	6	75%+5			
Total	53	29	5	22%+11	50%+27

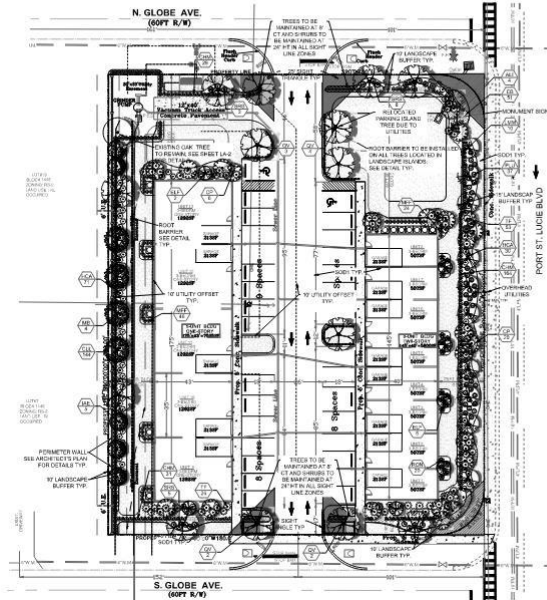
Provided Trees:	Native	# of Species	Flowering	Drought Tolerant	Palm
Total	53	41	6	14	41

Required Shrubs:	Native%	Drought Tolerant%	
Perimeter: (885/2)	444	25%+111	50%+222
Buildings Foundation Perimeter: (Units 1-8, 228/2)	114	25%+62	50%+124
(Units 9-13, 260/2)	130		
Total	691	173	346

Provided Shrubs:	Native	Drought Tolerant	
Total	702	400	400

Index of Drawings

Landscape Plan	LA-1
Tree Disposition Plan	LA-2
Details & Specifications	LA-3



PSLUSD Notes for Landscape Plan

- No landscaping shall be planned in a manner that would adversely affect utility easements. Landscaping shall be in compliance with Chapter 154 of the City of Port Saint Lucie Code of Ordinances, PSLUSD technical specifications and policies.
- All landscaping within City utility easements shall comply with PSLUSD technical specifications, policies, and codes.
- All landscaping shall meet the latest PSLUSD Landscape Policy and shall not be placed in a manner that would create conflicts with the intended operation and maintenance of any existing utility.
- Trees shall not be planted within ten (10) feet of any PSLUSD underground infrastructure.
- No landscaping other than sod grasses shall be located within 5' of a PSLUSD appurtenance such as a water meter assembly, backflow device, fire hydrant, or sewer cleanout, etc.

General Landscape Notes

- At least 50% of all required trees shall be of a native species.
- All plant material to be Florida No. 1 or better.
- All landscape & sod areas to be irrigated by an automated system that provides 100% coverage with 100% overlap with a minimum c.u. of .70.
- All landscaping at intersection and corners complies with Section 158.204 of the Port St. Lucie Code of Ordinances to provide a clear sight zone between 2' - 6' above the final road crown elevation. All hedges and shrubs within the 20' sight triangle will be maintained at a height no higher than 2' above the crown elevation of the road. In addition, the lattice line any tree within the 20' sight triangle will be maintained at a height of no less than 6' above the road crown.



Digitally signed by
 Paul J. Smith
 DN: cn=Paul J. Smith,
 o=City of Port Saint Lucie,
 email=psl@psl.org,
 c=US



Globe Town Homes
 913 S. SW Globe Avenue
 City of Port Saint Lucie, Florida
 Landscape Plan

P24-117

DATE	BY	REVISION
6/17/24	PS	101
10/24/24	PS	102



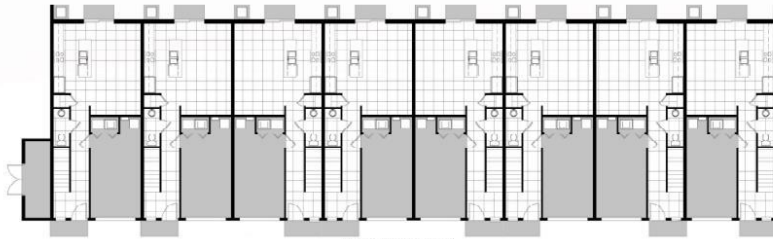
Scale: 1" = 30'

North Arrow

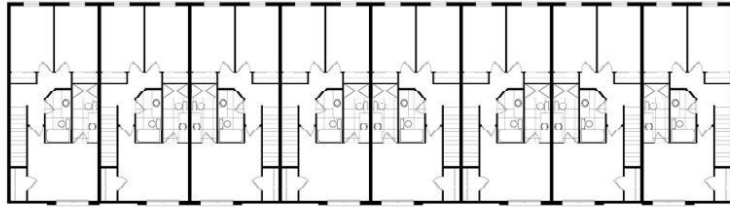
LA-1



Conceptual Elevations/Floor Plan



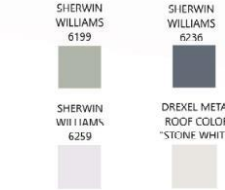
FIRST FLOOR PLAN
B-UNIT BUILDING



SECOND FLOOR PLAN
B-UNIT BUILDING



FRONT ELEVATION
B-UNIT BUILDING



1. STANDING SEAM METAL ROOF FOR 75% OF ROOF AREA.
2. PURSUE HYPOTHEC.
3. BRACKETS UNDER ROOF EAVES/EXPOSED RAFTER TAILS.
4. GARDEN/RAINING.
5. EXPRESSION LINES 1/8" MIN. LOWER AT LEAST 3/8" UP LINE SIDE UP A BUILDING FACE AREA (1/2" WIDE AND DEEP. MIN.)

PERCENTAGE OF COLOR SW 6236 ON FRONT ELEVATION:
134 S.F. OF SW 6236 / 3,750 S.F. TOTAL AREA = 4.3%

PERCENTAGE OF COLOR SW 6236 ON LEFT SIDE ELEVATION:
14 S.F. OF SW 6236 / 300 S.F. TOTAL AREA = 4.6%

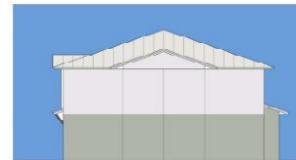
ROOF IS METAL WITH G/DFE OF 4:12



LEFT SIDE ELEVATION



REAR ELEVATION
B-UNIT BUILDING



RIGHT SIDE ELEVATION



B-UNIT BUILDING
ELEVATION PLANNING



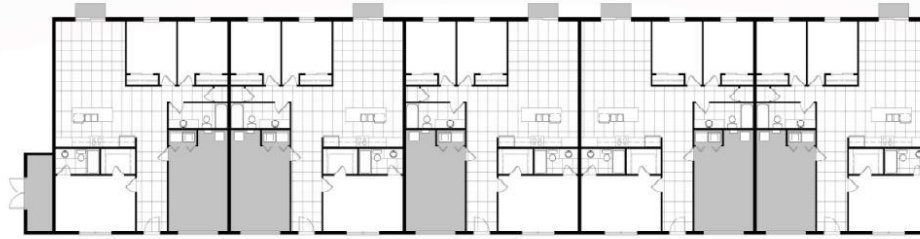
TOWNHOME
1010 S.W. GLOUCESTER AVE., PORT ST. LUCIE, FL

PROJECT
DATE OF PLAN

SCALE: AS SHOWN
ALL IN FEET

DATE: 11/20/21
SCALE: 1/8" = 1'-0"
SHEET: A-2.0

Conceptual Elevations/Floor Plan



FIRST FLOOR PLAN
5 UNIT BUILDING



FRONT ELEVATION
5 UNIT BUILDING

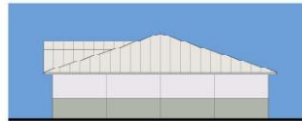


REAR ELEVATION
5 UNIT BUILDING

1. STANDING SEAM METAL ROOF FOR 75% OF ROOF AREA.
2. PORCH/PORTECO.
3. BRACKETS UNDER ROOF EAVES/DIPOSED RATTER TAILS.
4. CANOPY/RAINING.
5. EXPRESSION LINES THAT COVER AT LEAST 30% OF ONE SIDE OF A BUILDING FACE AREA (1/2" WIDE AND DEEP, MIN).

PERCENTAGE OF COLOR SW 6236 ON FRONT ELEVATION:
92 S.F. OF SW 6236 / 2,879 S.F. TOTAL AREA = 3.2%

ROOF IS METAL WITH SLOPE OF 4:12



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

SHERWIN
WILLIAMS
6199

SHERWIN
WILLIAMS
6259

SHERWIN
WILLIAMS
6236

DIREXEL METAL
ROOF COLOR
"STONE WHITE"



5 UNIT BUILDING
EXTERIOR ELEVATIONS



TOWN/ZONE
1919 SW GLOUCESTER AVE., PORT ST. LUCIE, FL

PROJECT
NAME OF PROJECT

DATE
SCALE
SHEET #

A 1.0

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 applicant's proposal to reconfigure the subject property's conceptual plan is consistent with 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 13-unit multifamily development is a permitted use within the LMD zoning district, as stated in Section 158.155(C)(2).

Recommendation:

- Make a motion to recommend approval to the City Council.
- Make a motion to recommend denial.
- Make a motion to table.