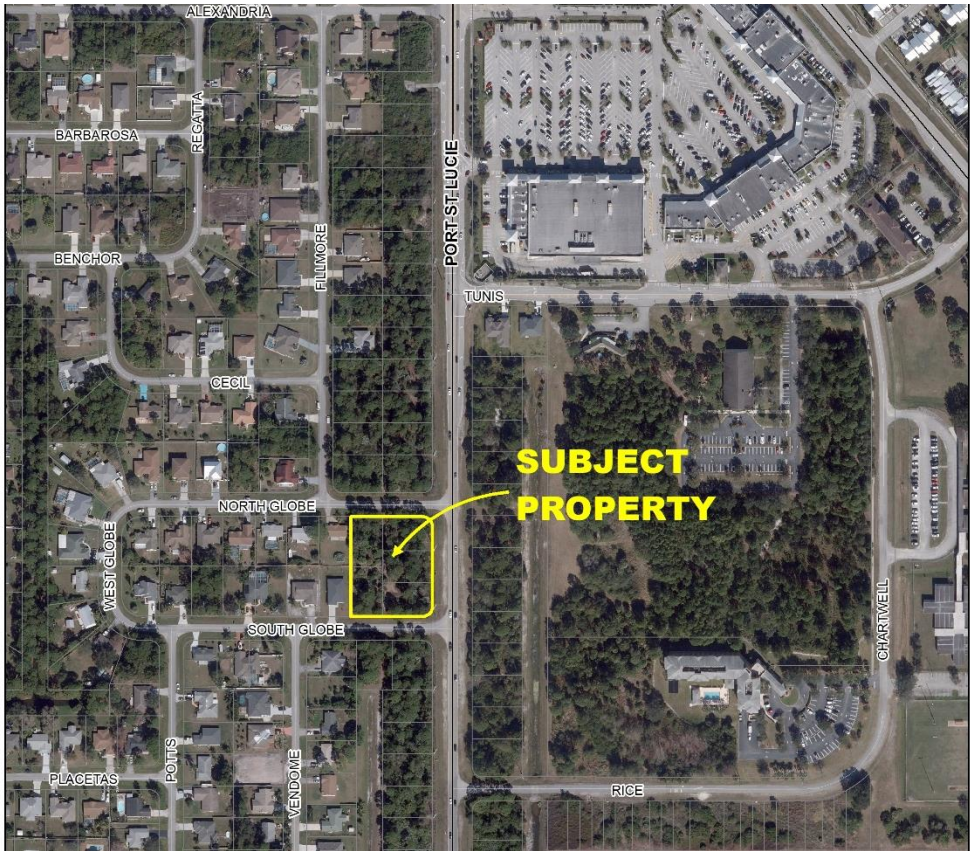




**Jensen MHP, LLC  
 LMD Conceptual Plan Amendment  
 P22-226**



Project Location Map

**SUMMARY**

Applicant's Request:	An application is to change the conceptual plan of the 1.17-acre site.
Applicant:	Kim Little, The MilCor Group
Property Owner:	Jensen MHP, LLC
Location:	The property is located on the west side of SW Port St. Lucie Boulevard and in between North and South Globe Avenue.
Address:	913 SW South Globe Avenue
Project Planner:	Francis Forman, Planner II

**Project Description**

The Applicant, Jensen MHP, LLC, is requesting to change the conceptual plan of a 1.17-acre site. Section 158.155(P) of the Zoning Code requires the plans be brought back through the public hearing process with any proposed changes. The existing conceptual plan is for a 10,000 square foot office/retail building with the retail use not to exceed 50% of the building. The proposed conceptual plan is for a 2,500 square foot restaurant with outdoor seating.

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.

**Previous Actions and Prior Reviews**

**P03-374 – Globe Center (St. Lucie Realty)** – The zoning for this property was changed from Single-Family Residential (RS-2) to LMD in 2003.

The Site Plan Review Committee recommended approval of the LMD conceptual plan at a meeting of the Site Plan Review Committee on August 24, 2022.

**Location and Site Information**

Parcel Number:	3420-570-0276-000-6
Property Size:	1.17 acres, more or less
Legal Description:	Lots 8-12, Block 1449, Port St. Lucie Section 15
Future Land Use:	ROI (Residential, Office and Institutional)
Existing Zoning:	LMD (Limited Mixed Use)
Existing Use:	Vacant land

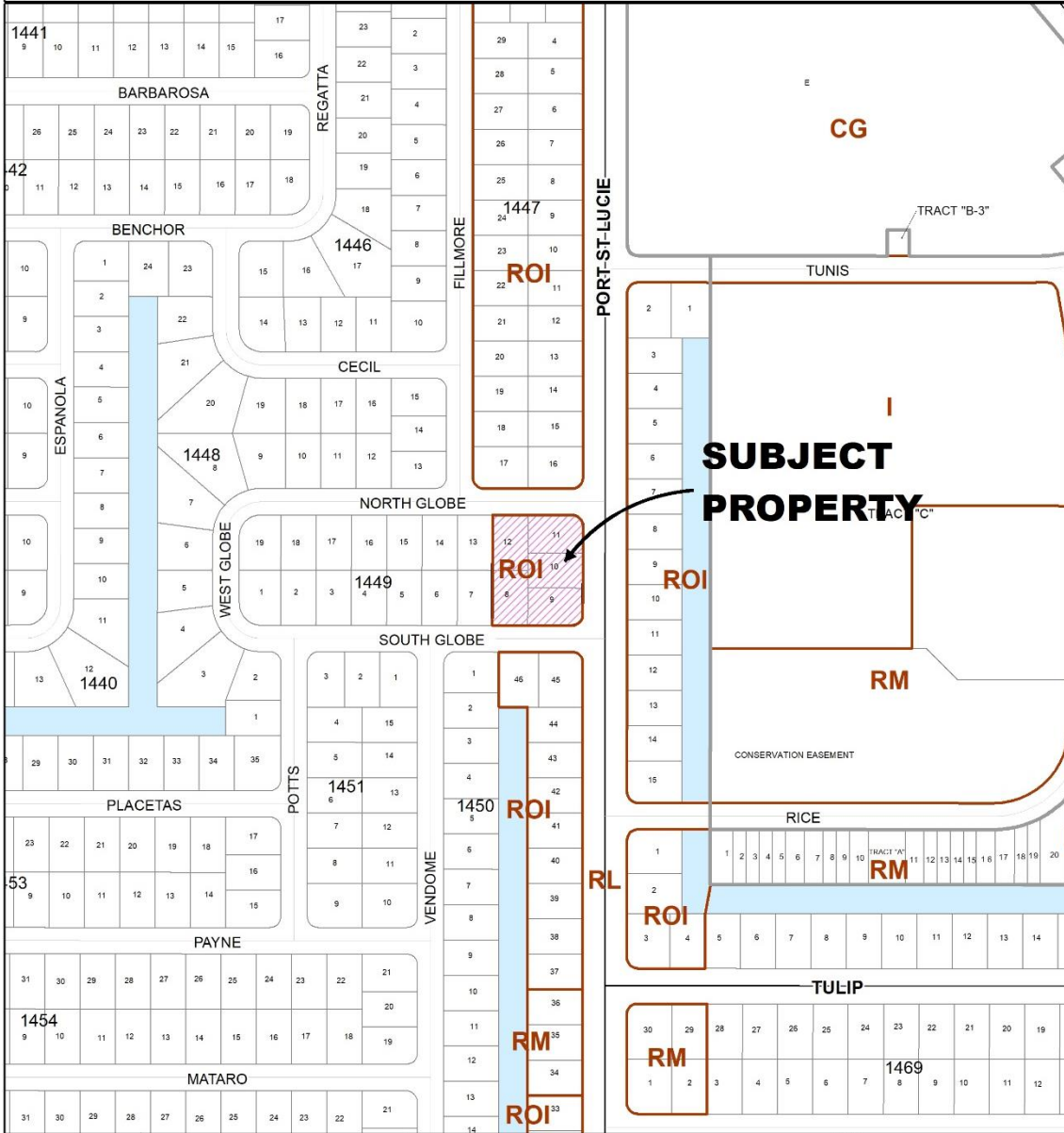
**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	ROI	RS-2	Vacant
South	ROI	LMD	Vacant and existing single-family residents
East	ROI	RS-2	Vacant
West	RL	RS-2	Existing single-family residents

ROI – Residential, Office and Institutional  
LMD – Limited Mixed Use

RL – Low Residential  
RS-2 – Single-Family Residential

# FUTURE LAND USE

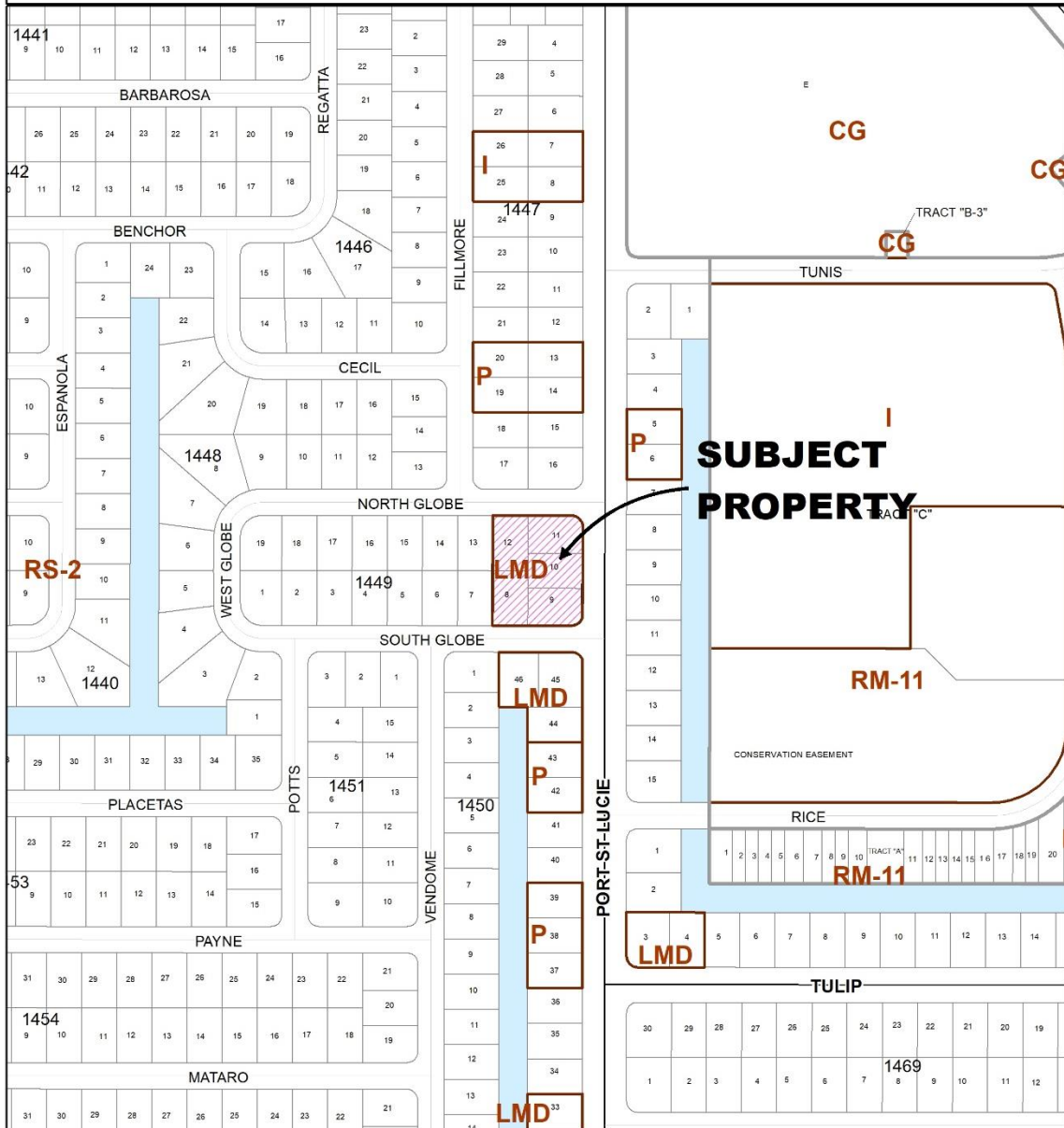



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

REZONING  
GLOBE AVENUE RESTAURANT  
SECTION 15 BLOCK 1449 LOTS 8-12

DATE:	8/16/2022
APPLICATION NUMBER:	P22-226
USER:	patricias
DATE:	

# EXISTING ZONING



	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	REZONING	DATE: 8/16/2022
		GLOBE AVENUE RESTAURANT	APPLICATION NUMBER: P22-226
		SECTION 15, BLOCK 1110, LOTS 2-12	USER: patricias

## 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.

<b>FUTURE LAND USE CLASSIFICATION</b>	<b>COMPATIBLE ZONING DISTRICT(S)</b>
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. Once the revised conceptual plan is approved a site plan for a restaurant 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 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). 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 August 24, 2022 and recommended approval.