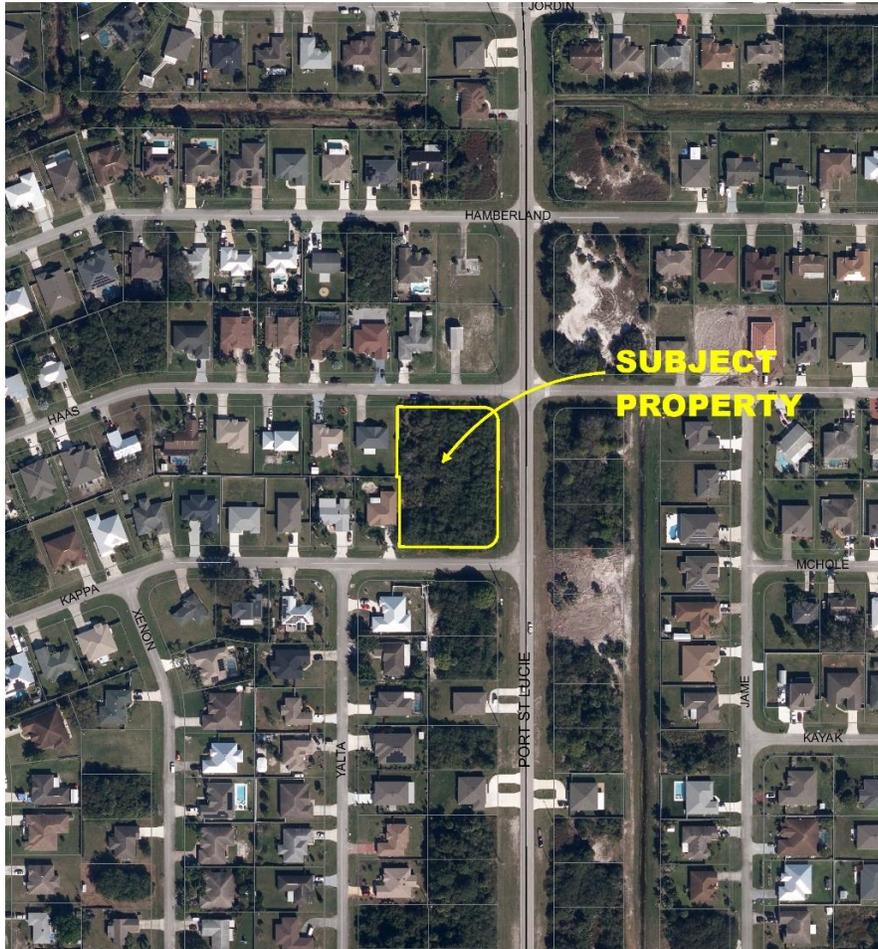




**Hass Townhomes
LMD Conceptual Plan Amendment
P24-116**



Project Location Map

SUMMARY

Applicant's Request:	This is a request to amend an LMD Conceptual plan to allow for the construction of an 11-unit multifamily townhome project.
Applicant:	Abraham Chabab, Abraham Chabab, Inc.
Property Owner:	Hass Properties, LLC
Location:	The property is located between SW Haas Avenue and SW Kappa Ave, on the west side of SW Port St. Lucie Boulevard.
Address:	810 SW Haas Ave
Project Planner:	Francis Forman, Planner II

Project Description

The Applicant, Hass Properties, LLC, is requesting to change the conceptual plan of a 1.01-acre site. Section 158.155(P) of the Zoning Code requires the plans to be brought back through the public hearing process with any proposed changes. The existing conceptual plan is for a 2-story, 9,972 square foot office/retail building with retail uses not to exceed 50% of the building. The proposed conceptual plan is for two (2) 2-story multifamily buildings with a total of 11 units.

The property has a future land use classification of Residential, Office and Institutional (ROI), and a zoning designation of Limited Mixed Use (LMD). The proposed request to amend the approved conceptual plan does not require the property to be rezoned from the LMD zoning district, therefore the current zoning is compatible with the existing land use.

Previous Actions and Prior Reviews

P06-217 – Marino, Isabel R., Trustee – The zoning for this property was changed from Professional (P) to LMD in 2006.

P05-481 – PSL Office Building – Site plan approval of a 2-story, 9,972 square foot office/retail building with retail uses not to exceed 50% of the building.

The Site Plan Review Committee recommended approval of the LMD conceptual plan at a meeting of the Site Plan Review Committee on September 25, 2022.

Public Notice Requirements

Notice of this request to change the conceptual plan was mailed on October 25, 2024, to owners of property within a 750-foot radius of the subject property.

Location and Site Information

Parcel Number:	3420-660-2972-000-5
Property Size:	1.01 acres, more or less
Legal Description:	Port St. Lucie Section 33, Block 2299, Lots 11-14 (plat bk 15, pg 1)
Future Land Use:	ROI- Residential, Office and Institutional
Existing Zoning:	Limited Mixed Use (LMD)
Existing Use:	Vacant

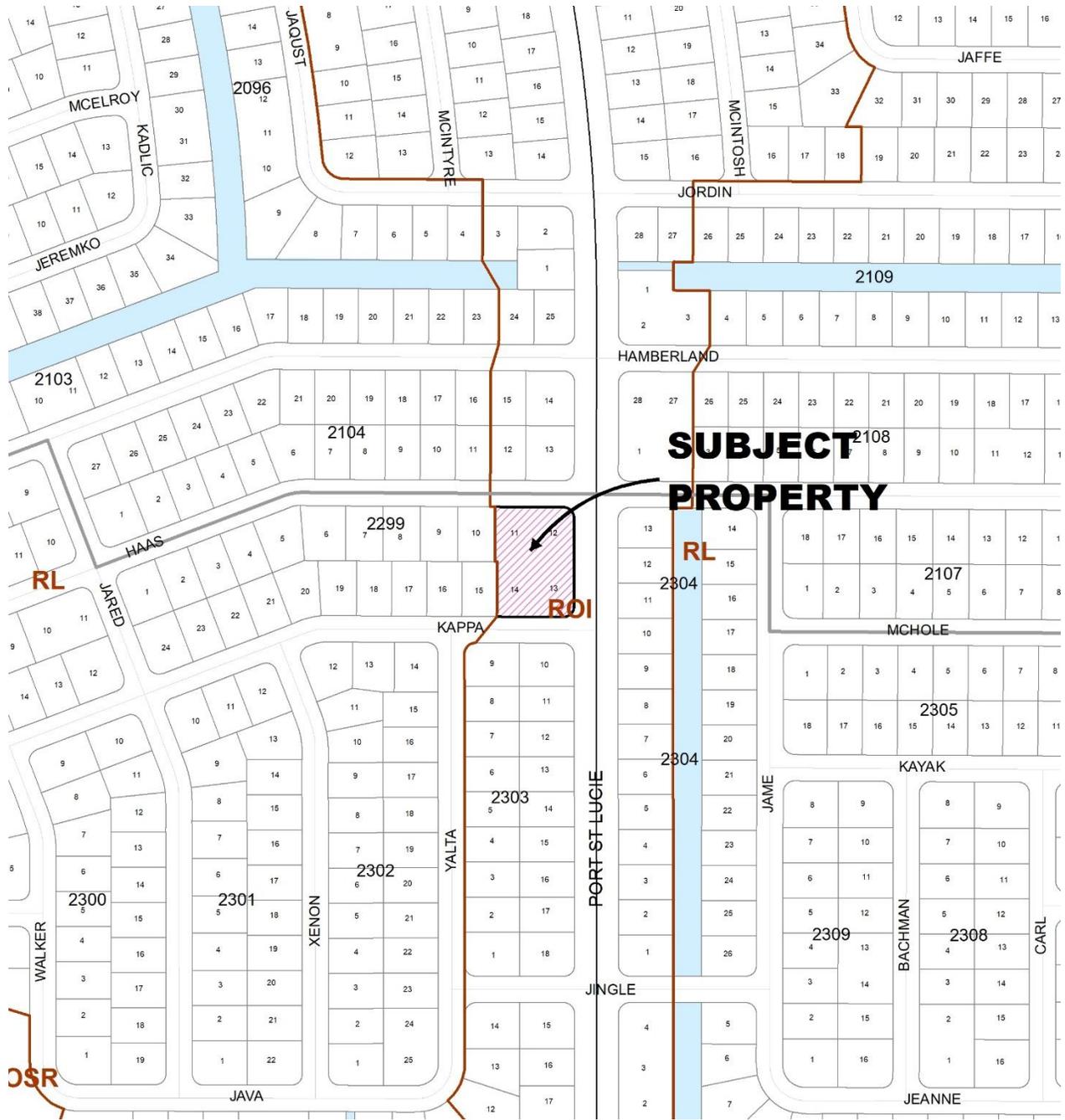
Surrounding Uses

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

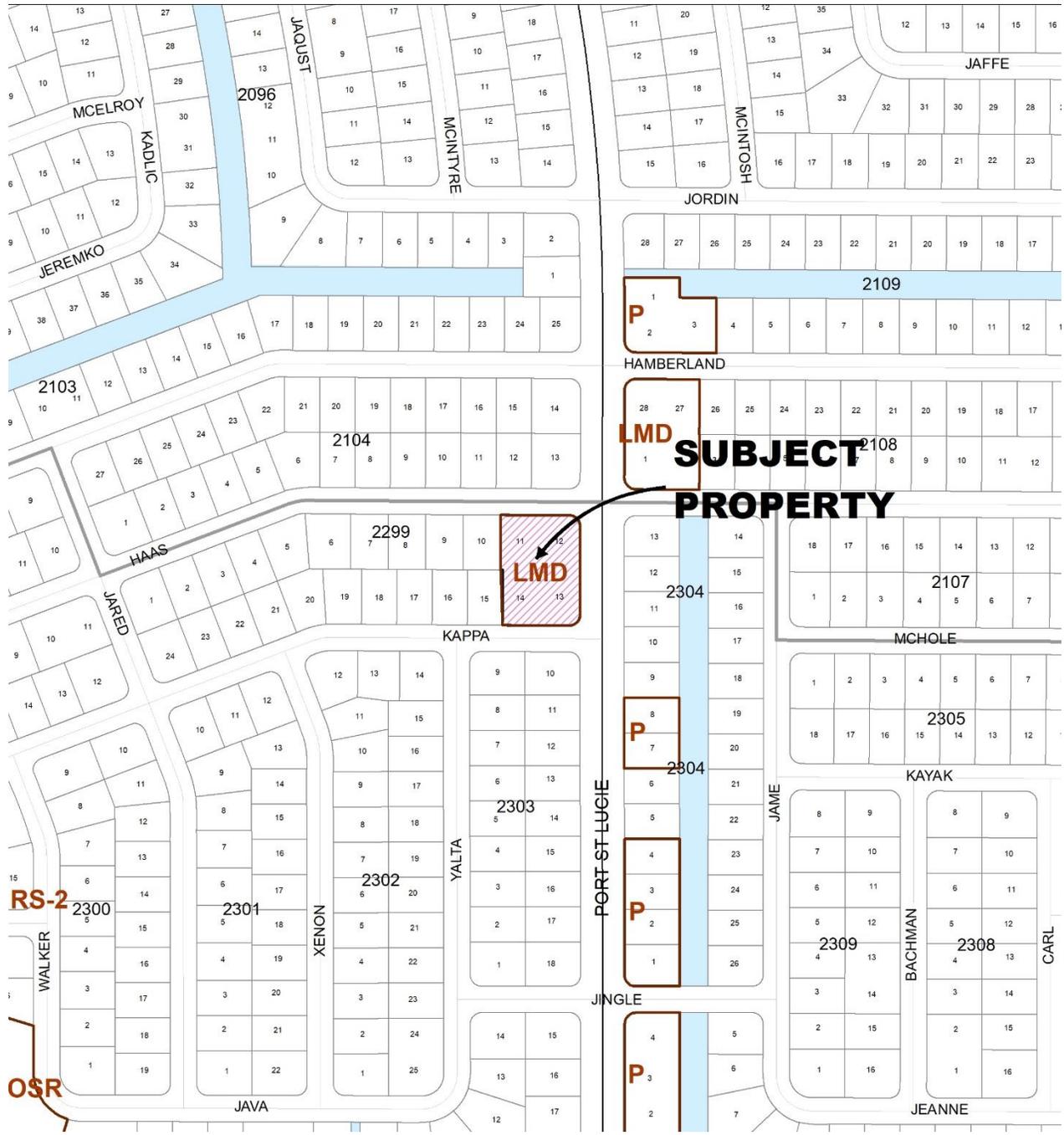
ROI – Residential, Office and Institutional

RL – Low Residential

RS-2 – Single-Family Residential



Future Land Use Map



Zoning Map

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

Justification Statement: The purpose of this request is to rezone the parcel for an 11-unit townhome development which aligns with the proposed use, direction, and intent of the Limited Mixed Use Zoning District within the City of Port St. Lucie's Comprehensive Plan.

Staff Analysis: The applicant's proposal to reconfigure the subject property's conceptual plan is consistent with the direction and intent of the City of Port St. Lucie Comprehensive Plan and Zoning Code. Per Section 158.155(P) of the Zoning Code (M), 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 an 11-unit multifamily townhome development is a permitted use and density within the LMD zoning district, as stated in Section 158.155(C)(2). The applicant has provided preliminary building elevations and a landscape plan per Section 155(M)(1) of the Zoning Code. The building elevations and landscape plans are attached.

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.