

Globe Townhomes

LMD Conceptual Plan Amendment Project No. P24-117

City Council Board Meetings Francis Forman, Planner III October 13, 2025 & October 27, 2025

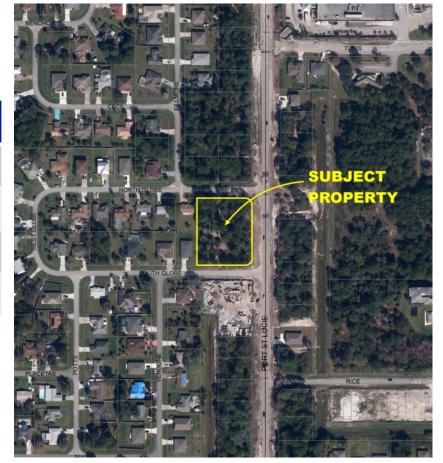
Request Summary

- Applicant(s): Redtail Design Group
- 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
 instead of the Restaurant use currently approved on the site.



Surrounding Areas

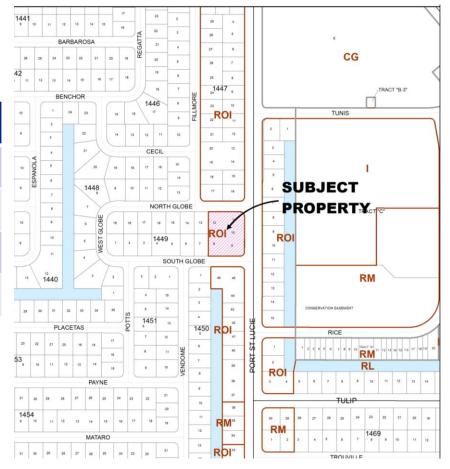
Direction	Future Land Use	Zoning	Existing Use
North	ROI	RS-2	Vacant
South	ROI	LMD	Vacant
East	ROI	RS-2	Vacant
West	RL	RS-2	Residential





Surrounding Areas

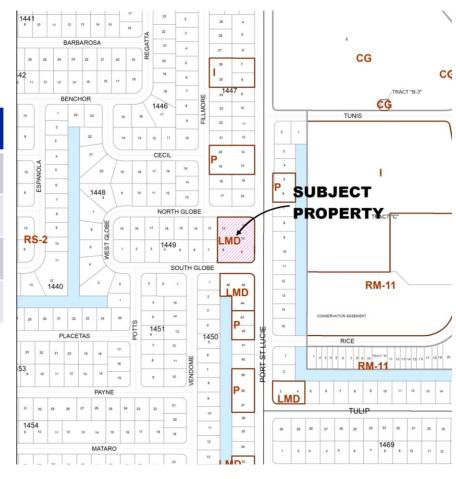
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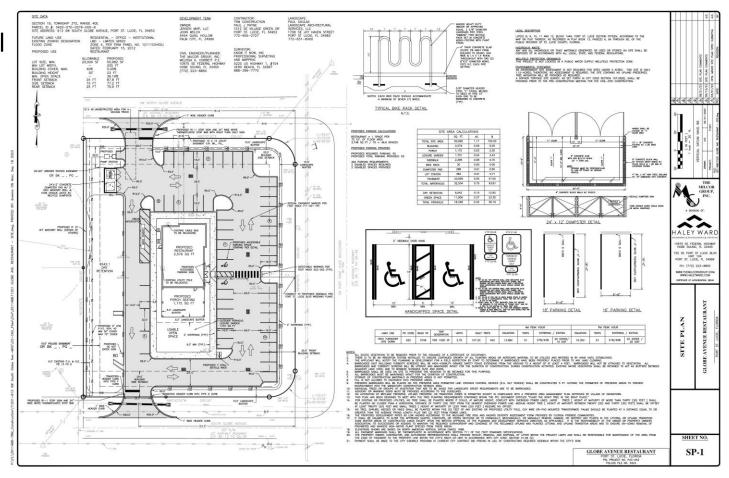
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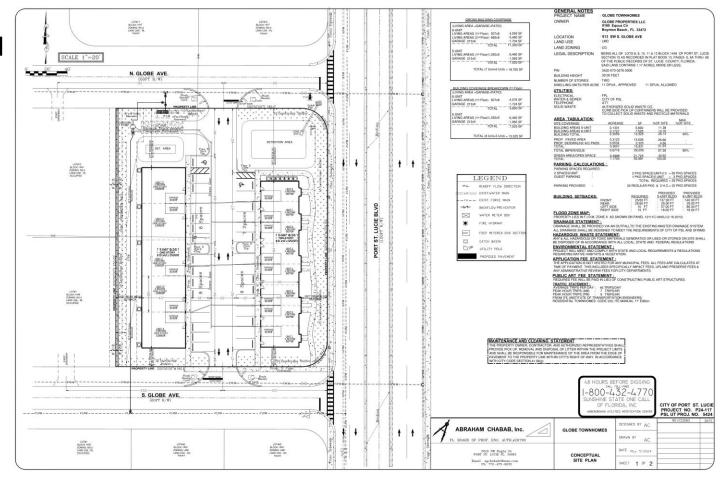


Approved Conceptual Plan



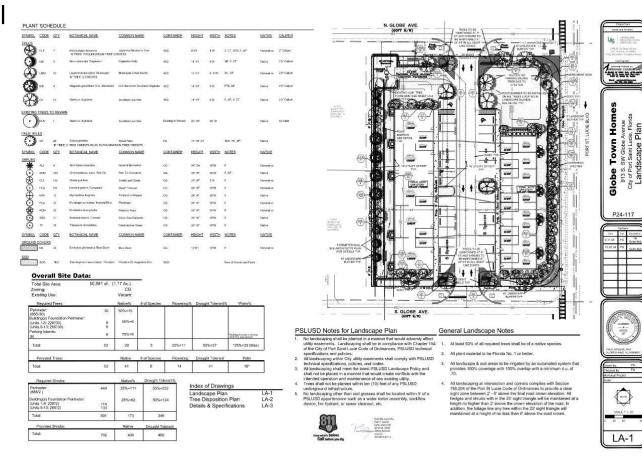


Proposed Conceptual Plan





Conceptual Landscape Plan





Conceptual Elevations/Floor Plan





Conceptual Elevations/Floor Plan





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:

On December 3, 2024, the Planning & Zoning Board recommended approval of the LMD conceptual plan amendment.

The City Council may

- Approve
- Approve with conditions
- Deny
- Table and provide staff direction

