



Hass Townhomes

LMD Conceptual Plan Amendment

Project No. P24-116

City Council Meeting

Francis Forman, Planner II

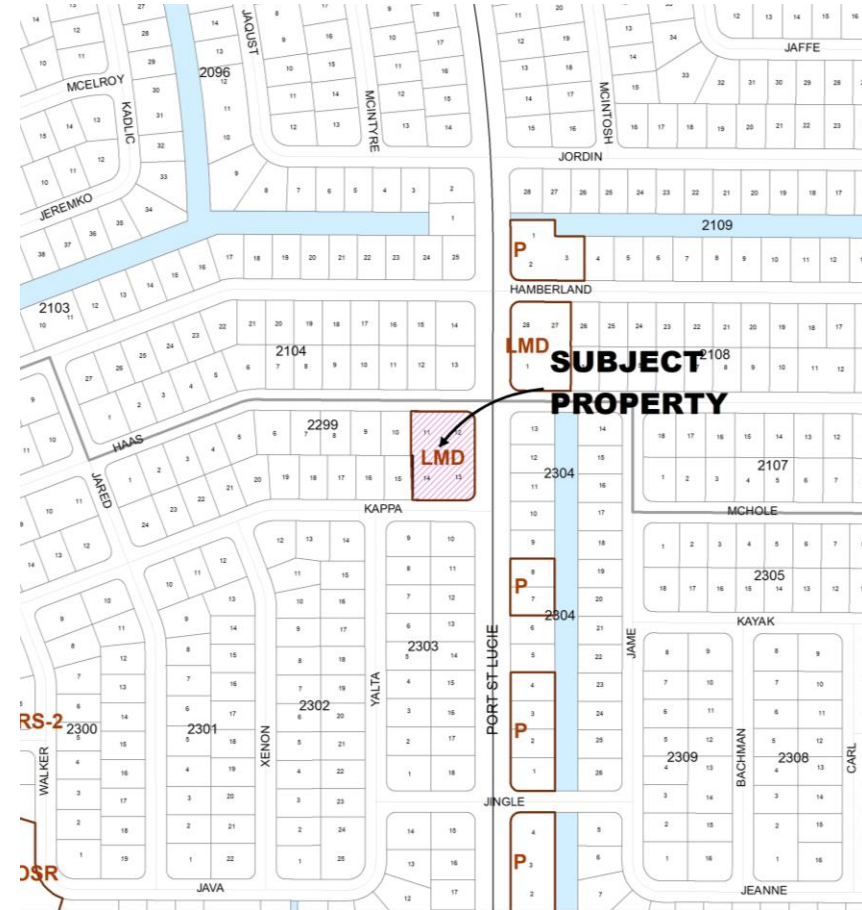
November 25, 2024 & December 9, 2024

Request Summary

- Applicant(s): Abraham Chabab, Abraham Chabab Inc.
- Owner: Hass Properties, LLC
- Location: Located between SW Haas Avenue and SW Kappa Avenue, on the west side of SW Port St. Lucie Boulevard.
- Request: Approval to reconfigure the 1.01-acre Limited Mixed Use (LMD) Conceptual Site Plan to allow for the construction of an 11-unit multifamily project.

Surrounding Areas

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



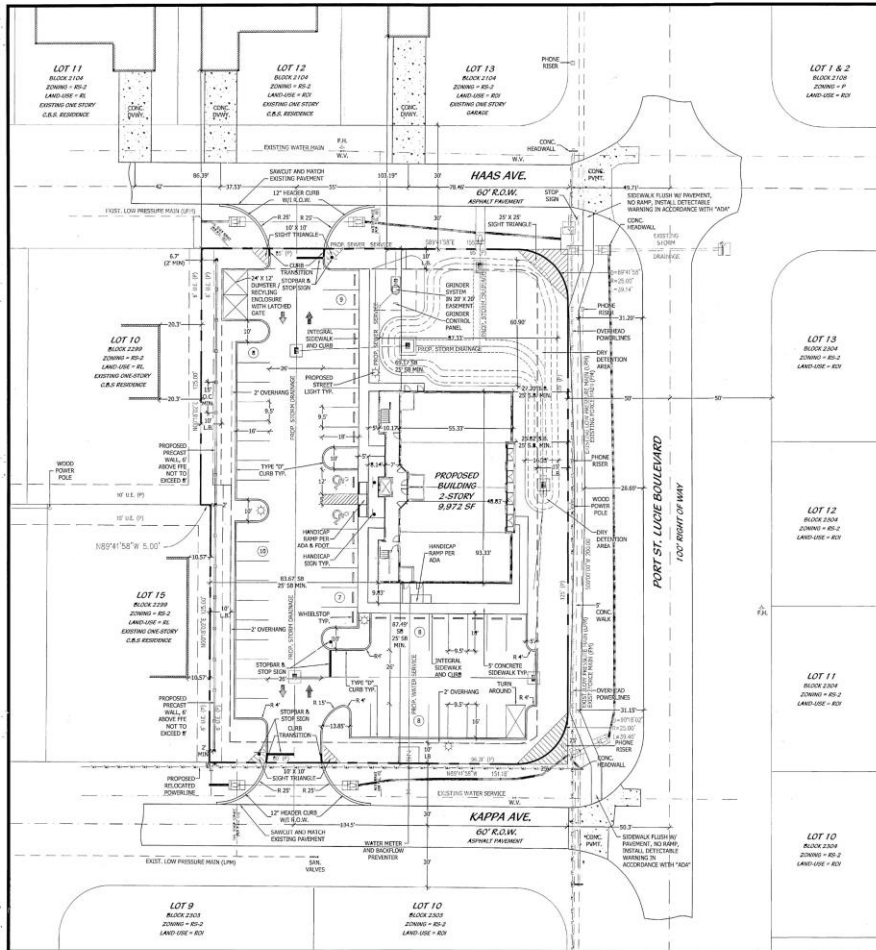
Justification

- 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.

Previously Approved Conceptual Plan



Site Data

PROPERTY INFORMATION	DESCRIPTION	AREA/PERCENTAGE
TOTAL SITE AREA	100,000 SQ. FT.	2.28 ACRES
EXISTING BUILDING FOOTPRINT	10,000 SQ. FT.	10.00%
PROPOSED BUILDING FOOTPRINT	7,200 SQ. FT.	7.20%
TOTAL BUILDING FOOTPRINT	17,200 SQ. FT.	17.20%

Legal Description

ALL OF LOT 11, 12, 13 AND ACCORDING TO THE MAP OF PORT ST. LUCIE SECTOR TWENTY-THREE, AS SHOWN ON PLAT BOOK 15, PAGE 1 THROUGH 15, FILED RECORDED IN ST. LUCIE COUNTY FLORIDA.

Legend

- PA. FINE HATCH
- LV. WATER VALUE
- LR. LANDSCAPE BUFFER
- BR. BURNING
- WK. HANDS VETER

Use Statement

80% OF THE BUILDING (FIRST FLOOR) WILL BE USED FOR RETAIL.

Drainage Statement

THE PROJECT SITE IS A 1.52 ACRE PARCEL LOCATED ON THE WEST SIDE OF PORT ST. LUCIE BOULEVARD AT THE CORNERS OF HAAS AVENUE AND KAPPA AVENUE. THE SITE IS 118.11' WIDE BY 118.11' DEEP. THE SITE IS LOCATED ON THE WEST SIDE OF PORT ST. LUCIE SECTOR TWENTY THREE, AS SHOWN ON PLAT BOOK 15, PAGES 1 THROUGH 15 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE SITE WILL DRAINAGE VIA A METEDED DRAINAGE STRUCTURE INTO THE SWALE OF HAAS AVE. BASED ON THE CRITERIA SET FORTH BY THE CITY, THE ALLOWABLE OFF-SITE DRAINAGE CAN NOT EXCEED THE OVERSHOULDER OF 15' FOR 15' FOR A 30' 15' 15' DAY STORM EVENT. THE SITE HAS PROVIDED A CATCH BASIN WITH AN AREA OF APPROXIMATELY 0.15 ACRES TO BE BUILT FOR OFF-SITE DRAINAGE TO MEET ALL WATER MANAGEMENT REQUIREMENTS.

Traffic Statement

A 15,000 SQ. FT. OFFICE BUILDING IS PROPOSED TO BE BUILT ON THE SOUTHWEST CORNER OF HAAS AVENUE AND PORT ST. LUCIE BOULEVARD IN PORT ST. LUCIE, FLORIDA. THE PROJECT IS EXPECTED TO OCCUPY BY 200X. ACCESS TO THE SITE IS PROVIDED BY TWO PALS. ACCESS DRIVES ARE ONE OFF-HIGHWAY AND ONE ON HIGHWAY AVENUE. IF IT IS ESTABLISHED THAT THE PROPOSED PROJECT HAS A POTENTIAL TO GENERATE MORE DAILY TRIPS, 63 A.M. PEAK HOUR TRIPS AND 87 P.M. PEAK HOUR TRIPS. EXTERNAL TRAFFIC WAS DISTRIBUTED TO THE MAJOR ROADWAY NETWORK IN THE VICINITY OF THE PROPOSED PROJECT BASED ON A SURVEY OF COMPLEMENTARY LAND USES WITHIN THE STUDY AREA AND TRAVEL TIME CHARACTERISTICS OF THE SURROUNDING NETWORK.

THE GREATEST AMOUNT OF PROJECT TRAFFIC ON PORT ST. LUCIE BOULEVARD IS EXPECTED TO BE 70 DAILY TRIPS (5% OF 220) OR 15% OF THE ADJUSTED CAPACITY OF PORT ST. LUCIE BOULEVARD. THE IMPACTS OF THE PROPOSED OFFICE BUILDING ARE EXPECTED TO BE INCONSPICUOUS AND MEET THE CITY STANDARDS FOR CONFORMANCE.

THE TOP-GENERATION ESTIMATE FOR THIS PROJECT HAS CALCULATED TRIP RATES AND EQUATIONS CONTAINED IN THE MANUAL OF TRANSPORTATION PLANNING REPORT "SOFT" GENERATION, SEVENTH EDITION.

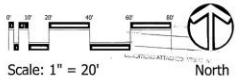
Project Team

- APPLICANT:** PSL AMEND. PROJ. NO. P06-397
- ARCHITECT:** ATLANTIC COAST SUBSTITUTES
- DESIGNER/CONTRACTOR:** KAPPA AND CONSTRUCTION
- LANDSCAPE ARCHITECT/PLANNER:** JACOBA AND ASSOCIATES, P.C.
- PLANNING:** JACOBA AND ASSOCIATES, P.C.
- ENGINEER:** JACOBA AND ASSOCIATES, P.C.
- UTILITY:** JACOBA AND ASSOCIATES, P.C.
- PERMITS:** JACOBA AND ASSOCIATES, P.C.
- INSURANCE:** JACOBA AND ASSOCIATES, P.C.
- TRAVEL:** JACOBA AND ASSOCIATES, P.C.
- MARKETING:** JACOBA AND ASSOCIATES, P.C.
- LEGAL:** JACOBA AND ASSOCIATES, P.C.
- FINANCIAL:** JACOBA AND ASSOCIATES, P.C.
- OPERATIONS:** JACOBA AND ASSOCIATES, P.C.
- MAINTENANCE:** JACOBA AND ASSOCIATES, P.C.
- REPAIRS:** JACOBA AND ASSOCIATES, P.C.
- REPLACEMENT:** JACOBA AND ASSOCIATES, P.C.
- RENOVATION:** JACOBA AND ASSOCIATES, P.C.
- RESTORATION:** JACOBA AND ASSOCIATES, P.C.
- REUSE:** JACOBA AND ASSOCIATES, P.C.
- RECYCLING:** JACOBA AND ASSOCIATES, P.C.
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Site Plan

City of PSL Amend. Proj. No. P06-397
Previous Project No. P05-481



Cotleur Hearing
Landscape Architecture
Planning
Environmental Consulting
Graphic Design
1934 Commerce Lane
Suite 11
Aurora, Florida 32835
901-747-6336 Fax 747-1377

Port St. Lucie Office Building

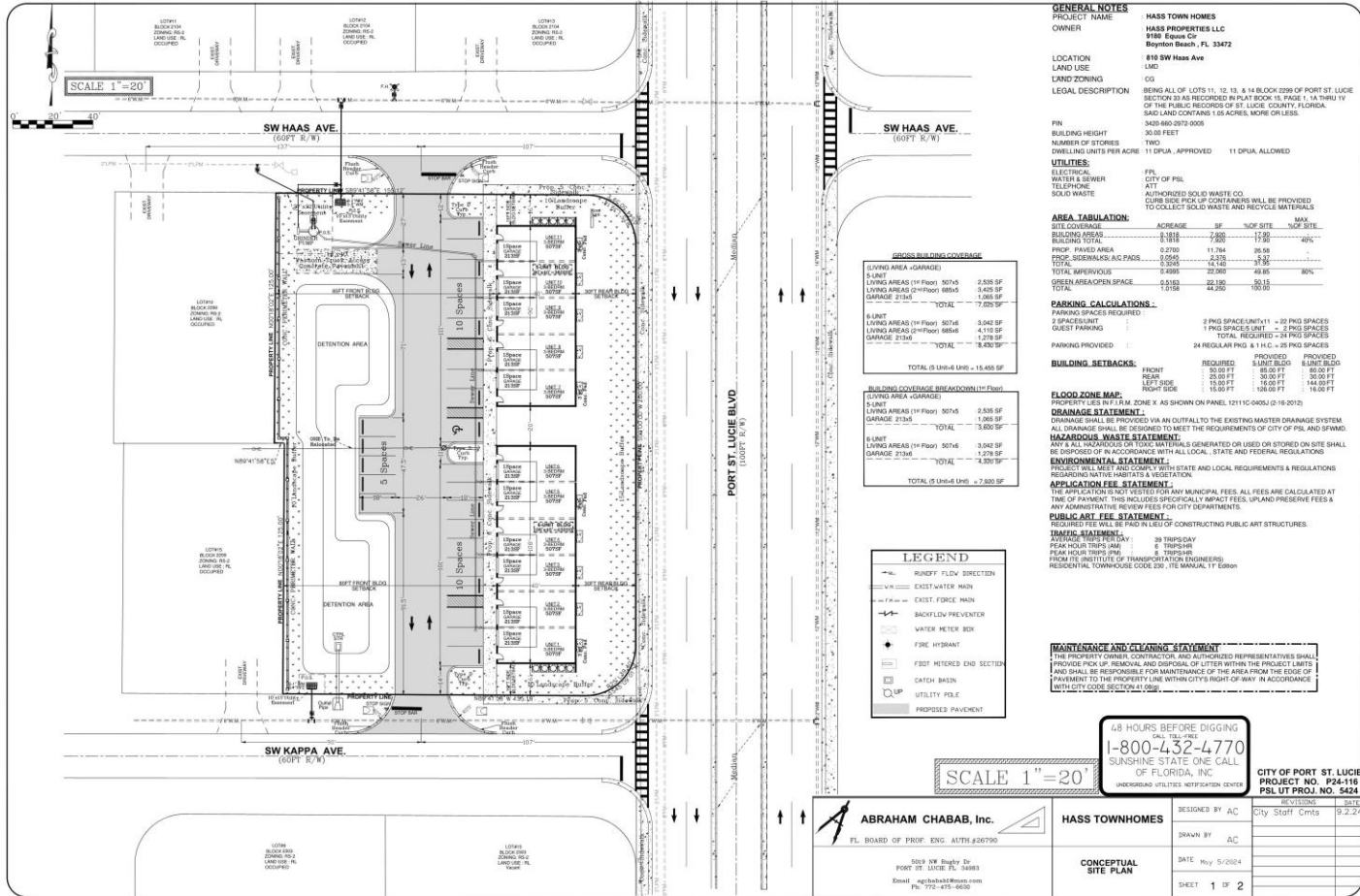
Port St. Lucie, Florida



DESIGNED: 11/15/10
DRAWN: 1/16/11
CHECKED: 06/25/10
DATE: 01/16/11
APPROVED: 01/16/11
DATE: 01/16/11
DATE: 01/16/11
DATE: 01/16/11



Proposed Conceptual Plan



Conceptual Landscape Plan

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SALEPLI
TREES										
	RF-P	6	Glomera sp. (Palm Foundation Tree Credits)	Glomera Butterfly Tree	355	6'HT	4'W	2' CT, STD. F, SP	Non-native	2' Caliper
	ME	6	Red Anthracocarpus	Engelmann Holly	650	14'HT	5'W	SP, 5' CT	Native	2.0' Caliper
	LHM	10	Laguncularia racemosa	Seagrape	450	12'HT	9' SP	ML, SP	Non-native	2.0' Caliper
	MR	4	Albizia glaberrima	Blackwood	650	14' HT	4'W	F, SP	Native	2.0' Caliper
	OV	5	Quercus virginiana	Shoestring Live Oak	450	12' HT	6'W	F, SP, 6' CT	Native	2.0' Caliper
	TAC	6	Taxus canadensis	Black Cypress	F.O.	12' HT	6'W	4' CT, SP	Native	2.0' Caliper
PALM TREES										
	OP	26	Sabal palmetto	Sabal Palm	F.O.	10'-18' CT		SLA, 1/2" SP	Native	
*IF TREE IS SITE TREE CREDITS PLUS 10 FOUNDATION TREE CREDITS										
SHRUBS										
	ALJ	4	Acacia saligna	Imperial Acacia	100	24" DA	18" W	F	Non-native	
	CMR	208	Chorizanthe racemosa	Red Top Ceanothus	35	24" HT	24" W	F, SP	Native	
	CL	170	Clusia grandifolia	Smallleaf Clusia	35	24" HT	3' W	F	Non-native	
	HEA	176	Hemelia patens	Coast Poinciana	35	24" HT	18" W	F	Non-native	
	PLU	42	Plumbago auriculata	Indian Star	30	24" HT	18" W	F	Non-native	
	BRS	10	Barringtonia speciosa	Shoebill Palm	70	24" HT	18" W	F	Native	
	TF	63	Tillandsia usneoides	Flamingo Grass	35	24" HT	18" W	F	Native	
GROUND COVERS										
	EB	26	Eriochloa glomerata	White Clover	Blue Cloth	10	12" HT	12" W	F	Non-native
SOD										
	S000	180	Paspalum notatum	Bahiá Grass	900				Free of Weeds and Foliage	
	S001	180	Stenotaphrum secundatum	St. Augustine	900				Free of Weeds and Foliage	

Overall Site Data:
 Total Site Area: 44,250 sq. ft. (1.01 Ac.)
 Zoning: CG
 Existing Use: Vacant

Required Trees:	Native%	# of Species	Flowering%	Drought Tolerant%	*Palm%
Perimeter: (834/30)	28	50/14			
Buildings Foundation Perimeter: (560/30)	19	50%/10			
Parking Islands: (7)	7	75%/6			
Total:	54	30	5	20%/11	50%/27
*25%-27 (Max)					

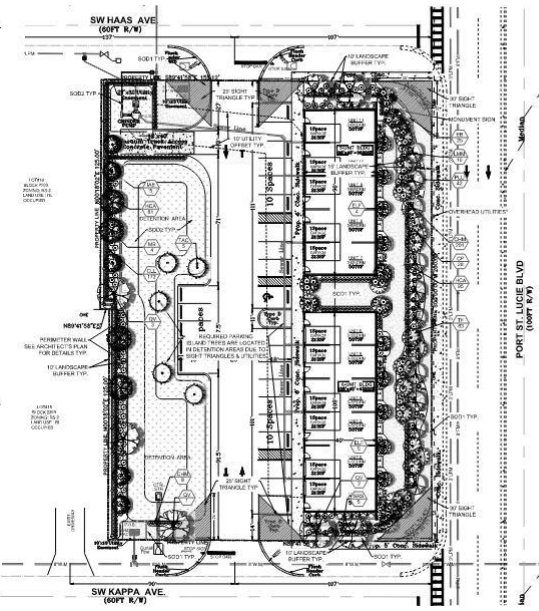
Provided Trees:	Native	# of Species	Flowering	Drought Tolerant	Palm
Total:	54	35	7	14	35
					19*

NOTE: NO PROTECTED TREES OVER 12" DBH EXIST ON SITE

Required Shrubs:	Native%	Drought Tolerant%
Perimeter: (834/2)	417	25%-105
Buildings Foundation Perimeter: (560/2)	275	25%-69
Total:	692	174
		347

Provided Shrubs:	Native	Drought Tolerant
Total:	692	298
		468

Index of Drawings
 Landscape Plan LA-1
 Details & Specifications LA-2



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 d.u. of 70.
- All landscaping all 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 first road crown elevation. All hedges and shrubs within the 25' sight triangle will be maintained at a height no higher than Z' above the crown elevation of the road. In addition, the foliage line any less within the 25' sight triangle will be maintained at a height of no less than C' above the road crown.

*ALL TREES LOCATED ADJACENT TO OVERHEAD UTILITIES MEET FPL'S RIGHT TREE IN THE RIGHT PLACE GUIDELINES.

City of PSL P24-116



Hass Town Homes
 810 Haas Avenue
 City of Port Saint Lucie, Florida
Landscape Plan

DATE	BY	REVISION
0.17.24	FG	101
0.04.24	FG	Revised per City Plan & Comments



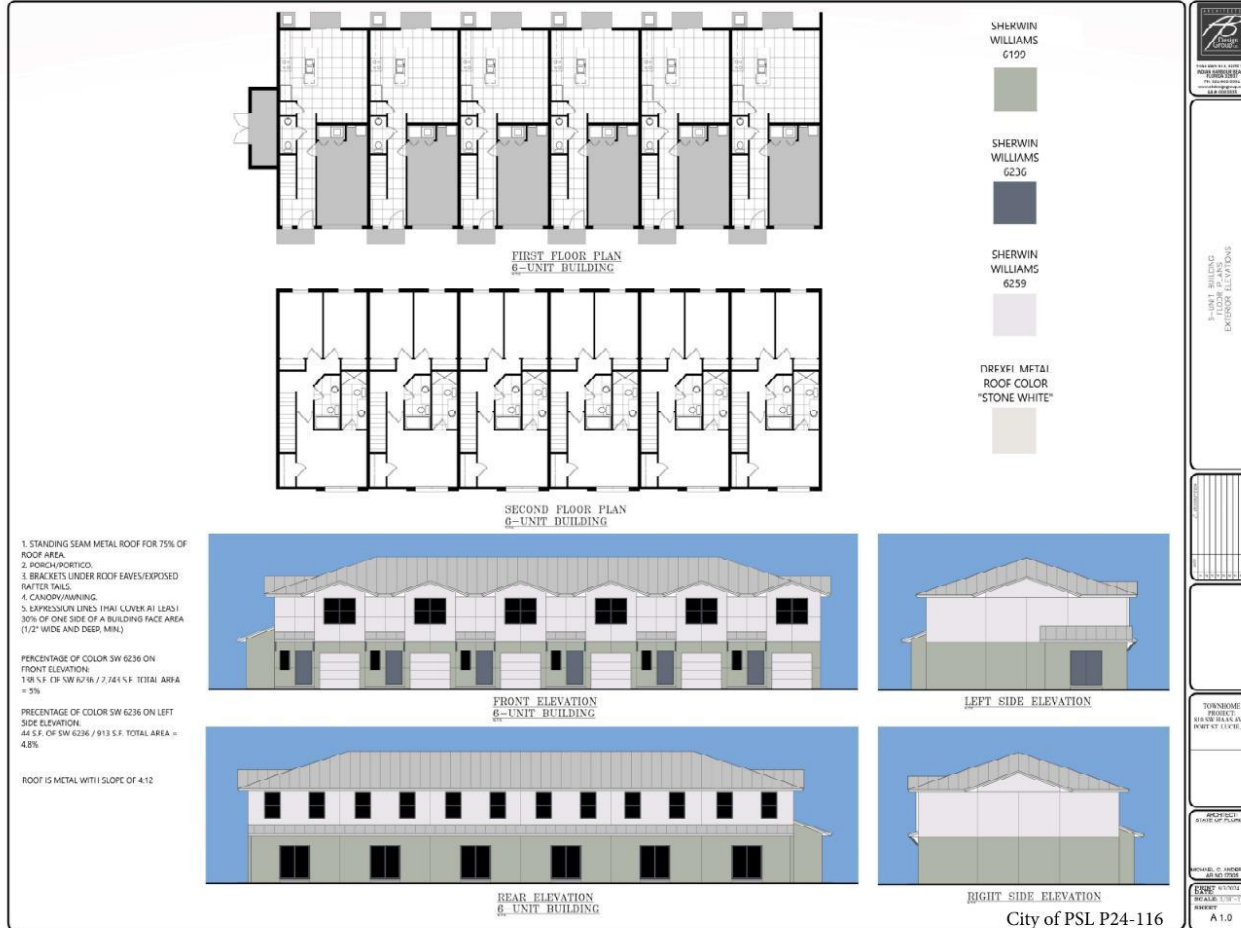
Scale: 1" = 20'

North Arrow

LA-1



Conceptual Elevations/Floor Plan



6-UNIT BUILDING EXTERIOR ELEVATIONS



6-UNIT BUILDING EXTERIOR ELEVATIONS



City of PSL P24-116

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 an 11-unit multifamily development is a permitted use within the LMD zoning district, as stated in Section 158.155(C)(2).

Recommendation:

- On November 6, 2024, the Planning & Zoning Board recommended approval of the LMD conceptual plan amendment.