

Jensen MHP, LLC

LMD Conceptual Plan Amendment (P22-226)

City Council Hearings of
January 23, 2023 & February 13, 2023
Francis Forman, Planner II



Request

- The Applicant is requesting approval to reconfigure the 1.17-acre Limited Mixed Use (LMD) site conceptual plan.
- The previously approved conceptual plan for this property was a 10,000 square foot office and retail strip which accompanied the initial rezoning of the property from Single-Family Residential – 2 (RS-2) to Limited Mixed Use (LMD).
- Proposed Project: A 2,500 square foot restaurant with outdoor seating

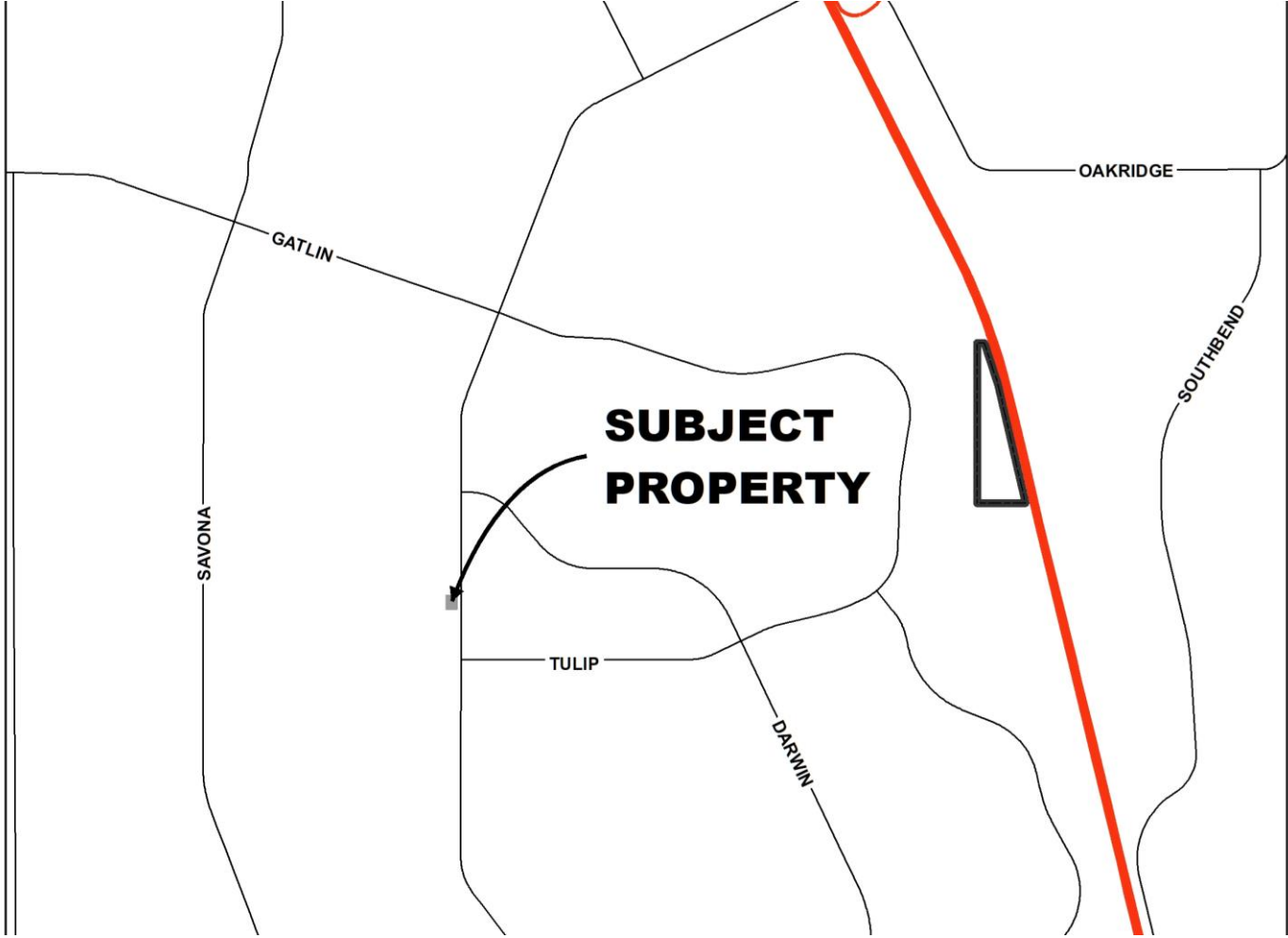


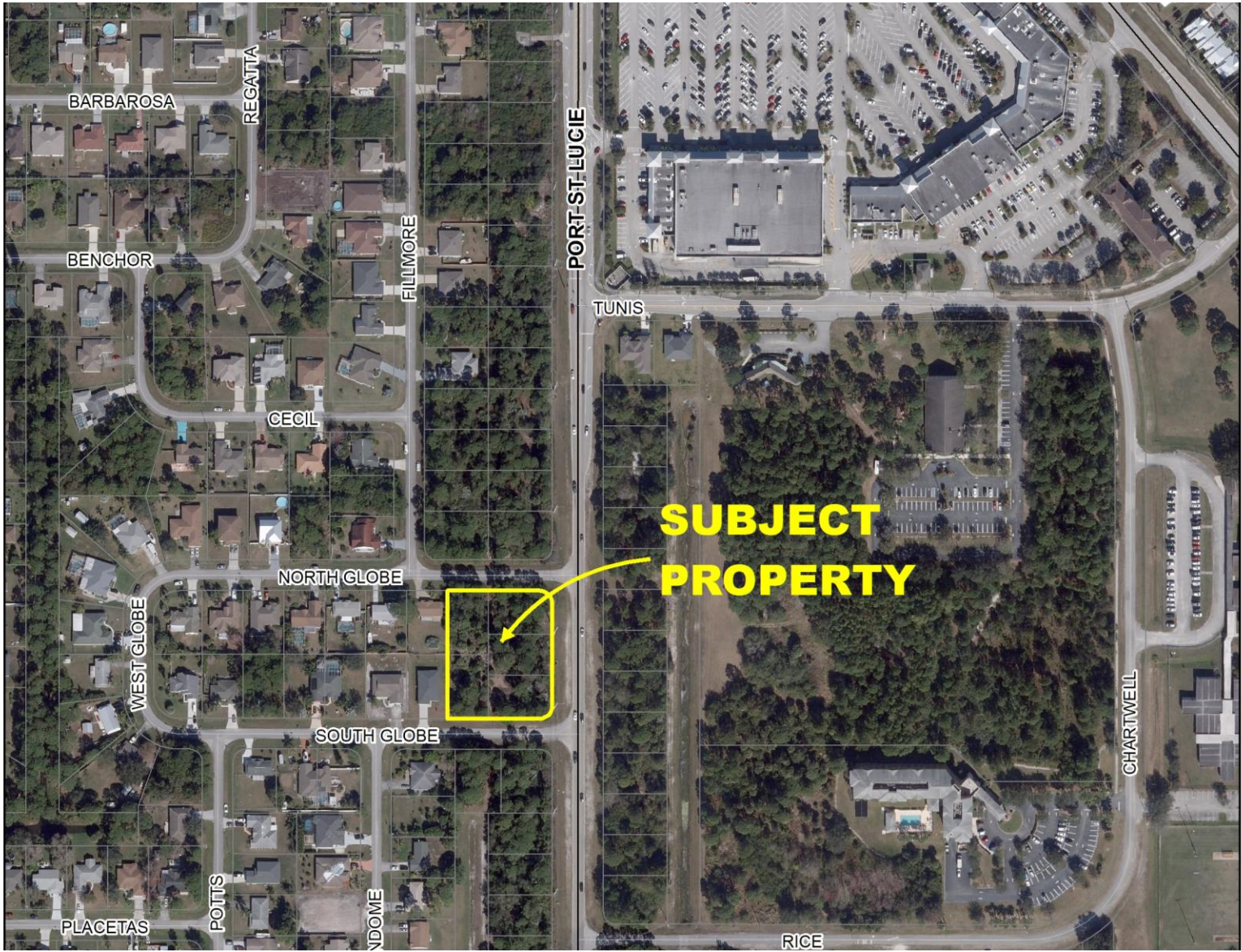
General Information

- **Owners** – Jensen MHP, LLC
- **Applicant** – MilCor Group, Kim Little
- **Location** – West side of SW Port Saint Lucie Boulevard, between North & South Globe Avenue
- **Existing Use** – Vacant land



Subject Property

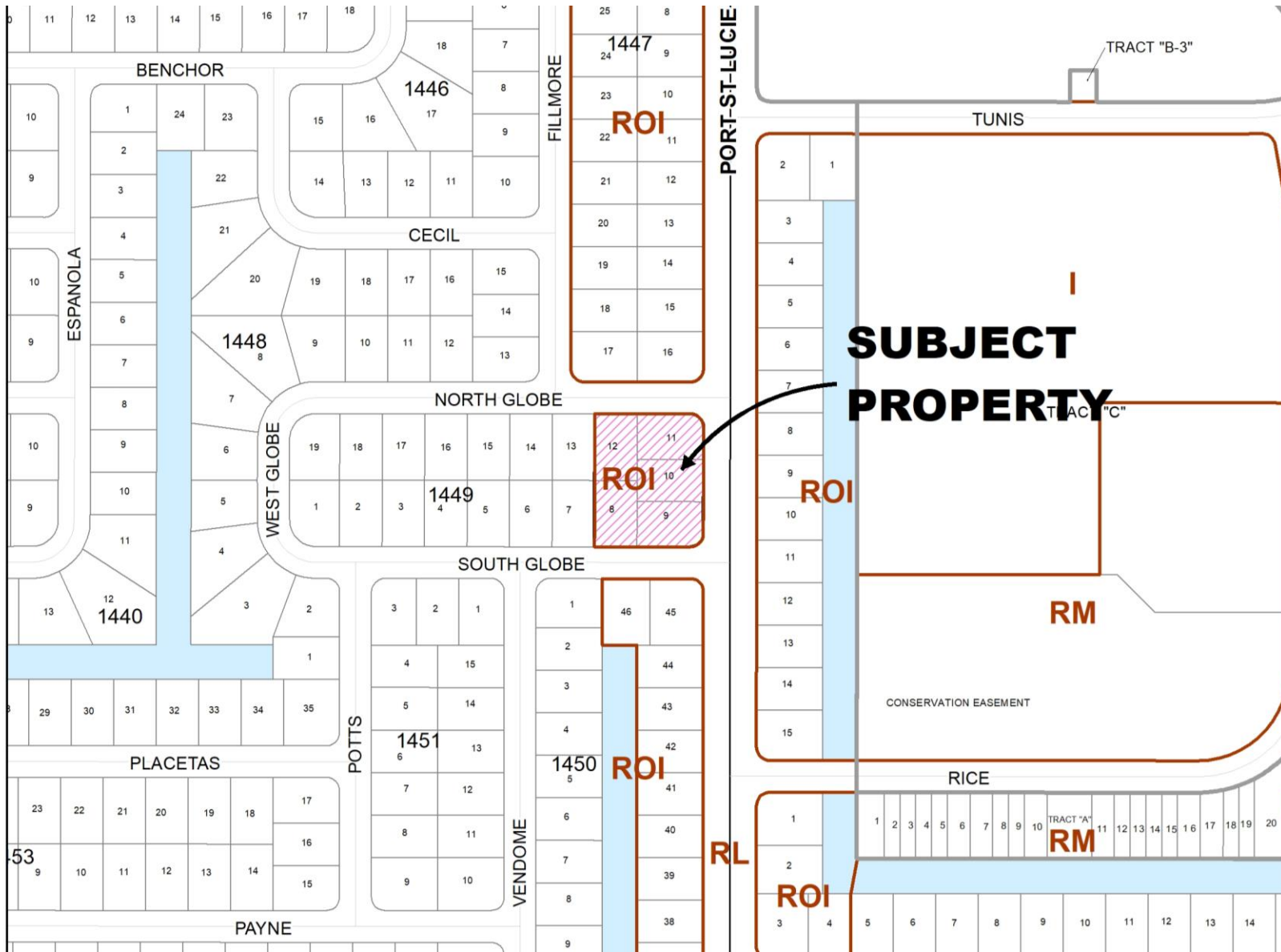




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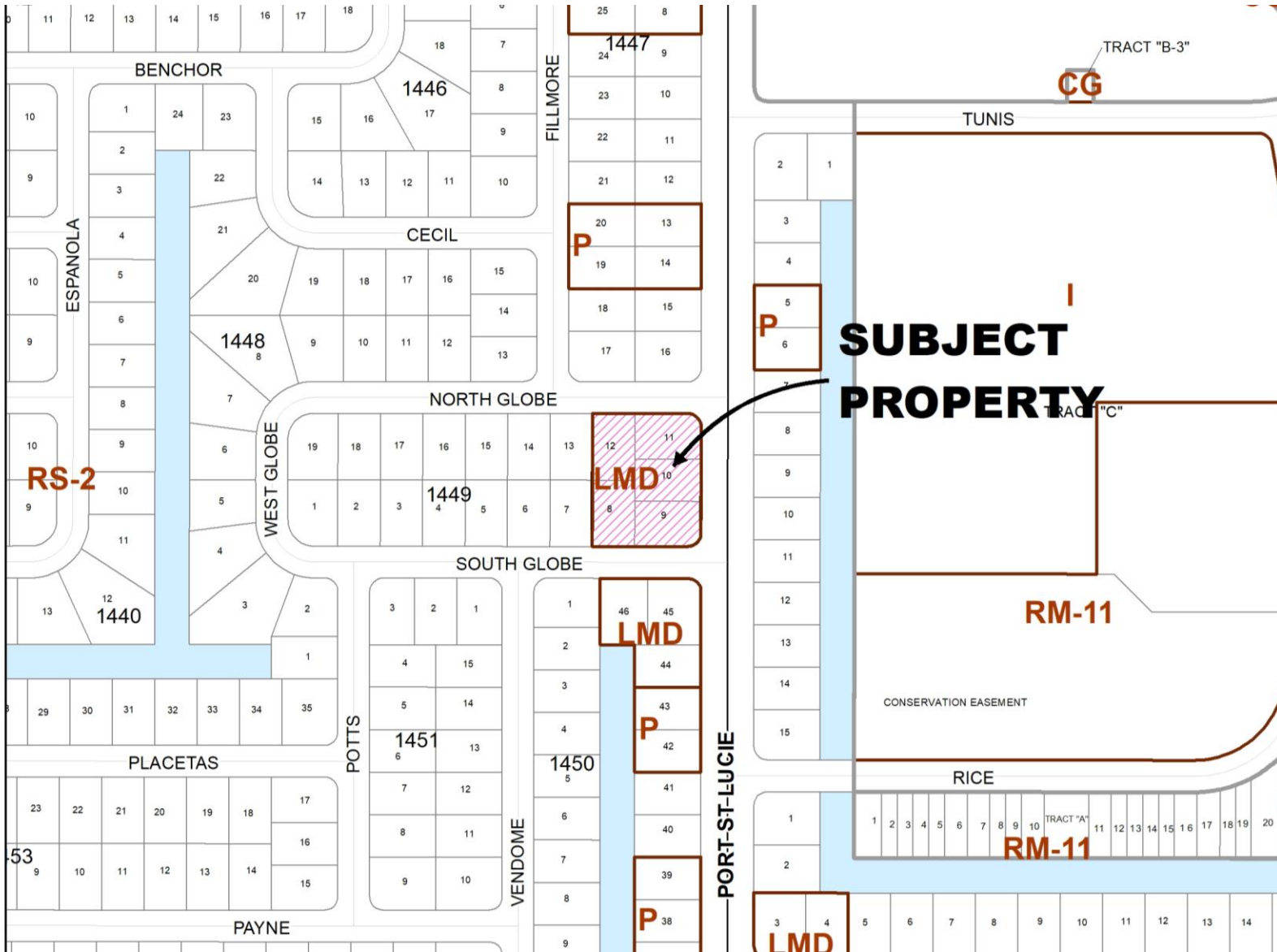


CityofPSL.com



FUTURE LAND USE





ZONING



SURROUNDING USES

Direction	Future Land Use	Zoning	Existing Use
North	Residential, Office, Institutional (ROI)	Single Family Residential (RS-2)	Vacant
South	Residential, Office, Institutional (ROI)	Limited Mixed Use (LMD)	Vacant Land and Houses
East	Residential, Office, Institutional (ROI)	Single Family Residential (RS-2)	Vacant Land
West	Low Residential (RL)	Single Family Residential (RS-2)	Houses



FUTURE LAND USE COMPATIBILITY

Policy 1.1.4.13 Future Land Use Element

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



Conceptual Plan



SITE DATA

SECTION 19, TOWNSHIP 37S, RANGE 40E
 PARCEL ID #: 3420-570-0276-000-9
 SITE ADDRESS: 913 SW SOUTH GLOBE AVENUE, PORT ST. LUCIE, FL 34953

FUTURE LAND USE: RESIDENTIAL - OFFICE - INSTITUTIONAL
 EXISTING ZONING DESIGNATION: COMMERCIAL - GENERAL
 PROPOSED ZONING DESIGNATION: LIMITED MIXED
 FLOOD ZONE: ZONE X, PER FORM PANEL NO. 12111 (CDD) (DATE: FEBRUARY 15, 2012)

PROPOSED USE:

	SQ FT	AC	%
Total Site Area	50,982	1.17	100%
Building	2,576	0.06	5.05%
Roof	1,177	0.02	2.30%
Sidewalk	2,558	0.06	5.03%
Bike Rack	30	0.00	0.06%
Dumpster Pad	280	0.01	0.56%
Site Retention	4,938	0.10	9.73%
Pavement	25,166	0.58	49.36%
Total Impervious	33,153	0.78	63.07%
Dry Retention	4,938	0.10	9.73%
Leisure Gardens	1,751	0.04	3.43%
Green Space	12,739	0.29	24.99%
Total PerVIOUS	18,829	0.43	36.93%

PROPOSED PARKING CALCULATIONS
 RESTAURANT = 1 SPACE PER 75 SF OF FLOOR AREA
 3,748 SQ FT / 75 = 49.9 SPACES

PROPOSED PARKING PROVIDED:
 PROPOSED REQUIRED PARKING: 50
 PROPOSED TOTAL PARKING PROVIDED: 50

ADA PARKING REQUIREMENTS:
 2 DISABLED SPACES REQUIRED
 2 DISABLED SPACES PROVIDED

NOTES:

1. THESE DRAWINGS SHALL BE REVIEWED PRIOR TO THE SIGNATURE OF A LICENSED PROFESSIONAL ENGINEER.
2. THERE IS TO BE AN UNOBSTRUCTED AREA FOR A VACUUM TRUCK.
3. ALL DIMENSIONS SHALL BE SHOWN UNLESS OTHERWISE NOTED.
4. BARRENDS (NOT INCLUDING TURF) SHALL BE 4' HIGH AND 10' ON CENTER. BARRENDS SHALL NOT BE ATTACHED TO VEGETATION. ALL BARRENDS AND TURF SHALL BE MAINTAINED AND REPAIRED FOR THE DURATION OF CONSTRUCTION. VEGETATION SHALL BE MAINTAINED AND REPAIRED FOR THE DURATION OF CONSTRUCTION.
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LEGAL DESCRIPTION

LOT(S) 8, 9, 10, 11 AND 12, BLOCK 1449, PORT ST. LUCIE SECTION FIFTEEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE(S) 6, 6A THROUGH 6E, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

DEVELOPMENT TEAM

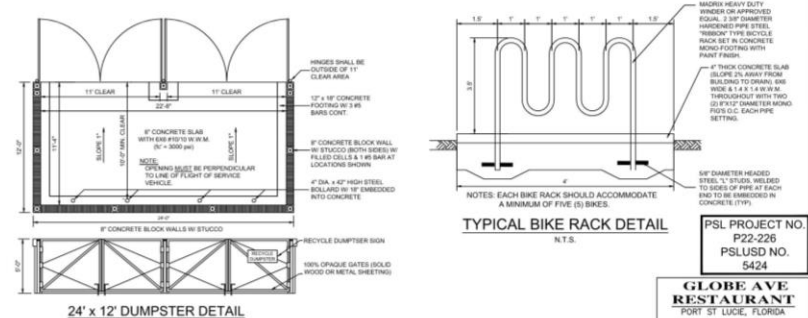
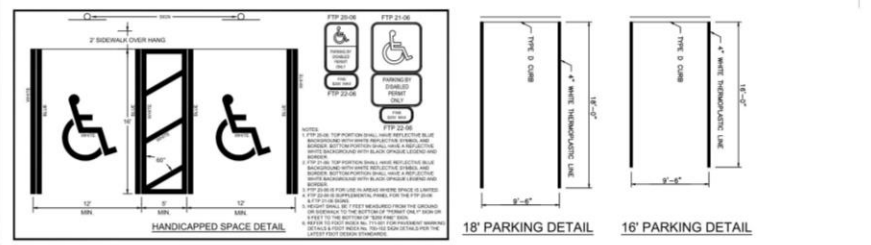
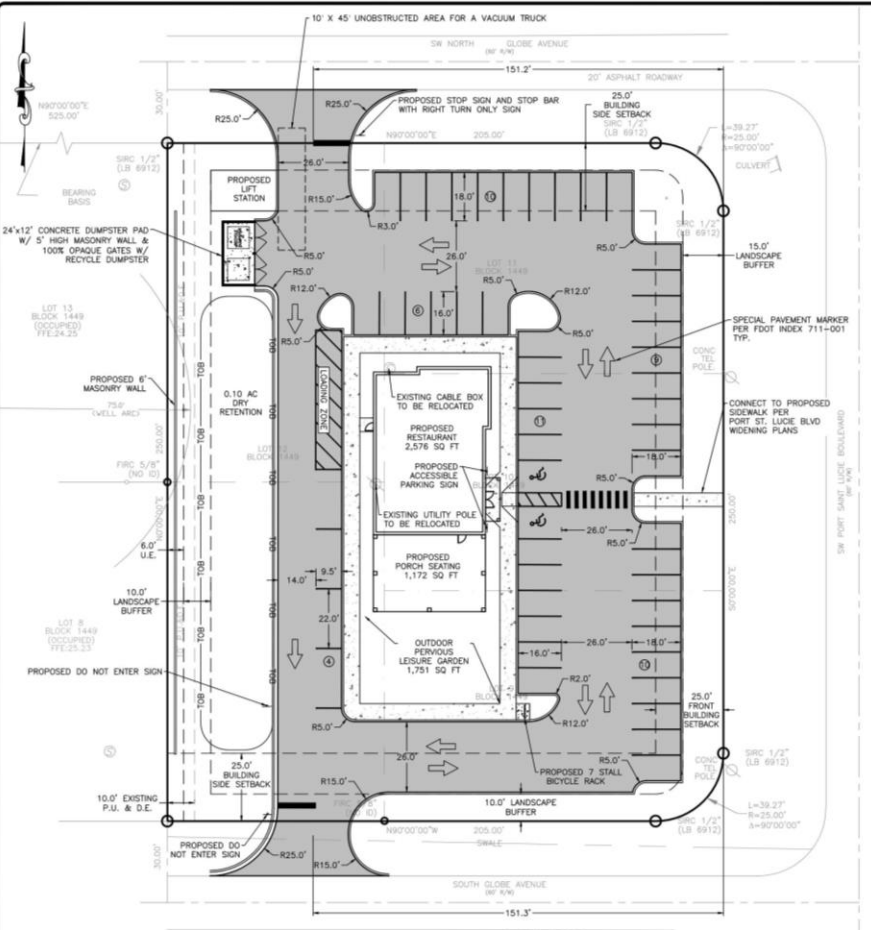
OWNER:
 JENSEN MHP, LLC
 JOHN WELCH
 5454 DUAL HOLLOW
 PALM CITY, FL 34990

CIVIL ENGINEER/PLANNER:
 THE MILCOR GROUP, INC.
 MELISSA C. CORBIETT P.E.
 10975 SE FEDERAL HIGHWAY
 HOBE SOUND, FL 33455
 (772) 223-8850

CONTRACTOR:
 TRM CONSTRUCTION
 PAUL J. PAYNE
 1512 SE VILLAGE GREEN DR
 PORT ST. LUCIE, FL 34952
 772-905-2727

SURVEYOR:
 KNOW IT NOW, INC.
 PROFESSIONAL SURVEYING AND MAPPING
 5220 US HIGHWAY 1, #104
 VERO BEACH, FL 32967
 888-396-7770

LANDSCAPE:
 PAUL GOULOS
 LANDSCAPE ARCHITECTURAL SERVICES, LLC
 1705 SE JOY HAVEN STREET
 PORT ST. LUCIE, FL 34983
 772-631-8400



REVISIONS:

NO.	DATE	DESCRIPTION

801

VERTICAL DATUM: NAVD 83

SCALE: 1" = 20' (N. FEET)

THE MILCOR GROUP, INC.

CIVIL ENGINEERS
 10975 SE FEDERAL HIGHWAY
 HOBE SOUND, FL 33455
 725 SE PORT ST. LUCIE BLVD UNIT 104
 PORT ST. LUCIE, FL 34984
 PH: (772) 223-8850
 FAX: (772) 223-8851
 WWW.THEMILCORGROUP.COM

CERTIFICATE OF AUTHORIZATION: 26546

CONCEPTUAL SITE PLAN

GLOBE AVE RESTAURANT

PORT ST. LUCIE, FLORIDA

PSL PROJECT NO. P22-226
 PSLUD NO. 5424

GLOBE AVE RESTAURANT
 PORT ST. LUCIE, FLORIDA

SHEET NO. 1

A:\T1M - Construction\12011 PSL - Roof & Globe Ave Restaurant\CONCEPTUAL SITE PLAN V11.dwg, PRINTED BY: Dime, ON: Wed, Aug 31, 2022



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 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).



Planning & Zoning Staff Recommendation

- **On November 1, 2022, the Planning & Zoning Board recommended approval of the reconfiguration of the conceptual plan.**

