

10.01-2021

Project: Sageview Partners llc
Address: 2491 SW Greco In, Port Saint Lucie, Fl
34953
Permit : P21-056 & SITE PLAN APPLICATION

SITE PLAN BRIEF NARRATIVE FOR APPROVAL_____

The project is located in LMD Zoning District, propose a mixed use building with an office/ commercial first floor (20,422 sf).

The second floor are residential units 2 two bedrooms units and 16 one bedrooms, a total of 18 units.

The building proposes the concept of living and activities in the same site, following the new urbanism theories, consolidating the commercial corridor on St Lucie Boulevard, and offering an alive space with the residential use.

There are 122 parking spaces (included 5 ADA parking spaces).

The elevations of the building uses architectural elements form the City Wide Design Standards,

(amendment #4):

1. Standing seam metal roof
2. Predominantly vertical, rectangular windows.
3. Square columns
4. Wood style picket railing
5. Colonnade.
6. Brick pavers (min 300sf).
7. Decorative screens between units' balconies.
8. Balconies

Pedestrian sidewalk connecting the perimeter of the building with Port Saint Lucie Boulevard and Greco In.

Sculpture (future) will be added with other artwork features.

The colors of the building were picked from the City-Wide Design Standards (amendment #4). Conceptually the colors are trying to blend with nature colors, trees and vegetation colors, in addition neutral high reflective colors completed the combination.

We are seeking to approve this site plan, being sure we are improving the quality of the immediate context.

Cordially,

Alejandra Molina-Jackson, AIA NCARB