

# Sageview Partners, LLC LMD Concept Plan Approval P21-056

City Council Hearing  
November 22, and December 6, 2021  
Stephen Mayer, Planner III



## Request:

The Applicant is requesting approval of a new conceptual plan for a 2.37-acre property zoned Mixed-Use District (LMD). The applicant is requesting to replace the defunct conceptual site plan (P07-297) in order to develop the site as a mixed-use project, consisting of 20,422 square feet of commercial space on the first floor and 18 multi-family residential units on the second floor (2 two-bedroom units and 16 one-bedroom units).

# General Information:

Owner – Sageview Partners, LLC

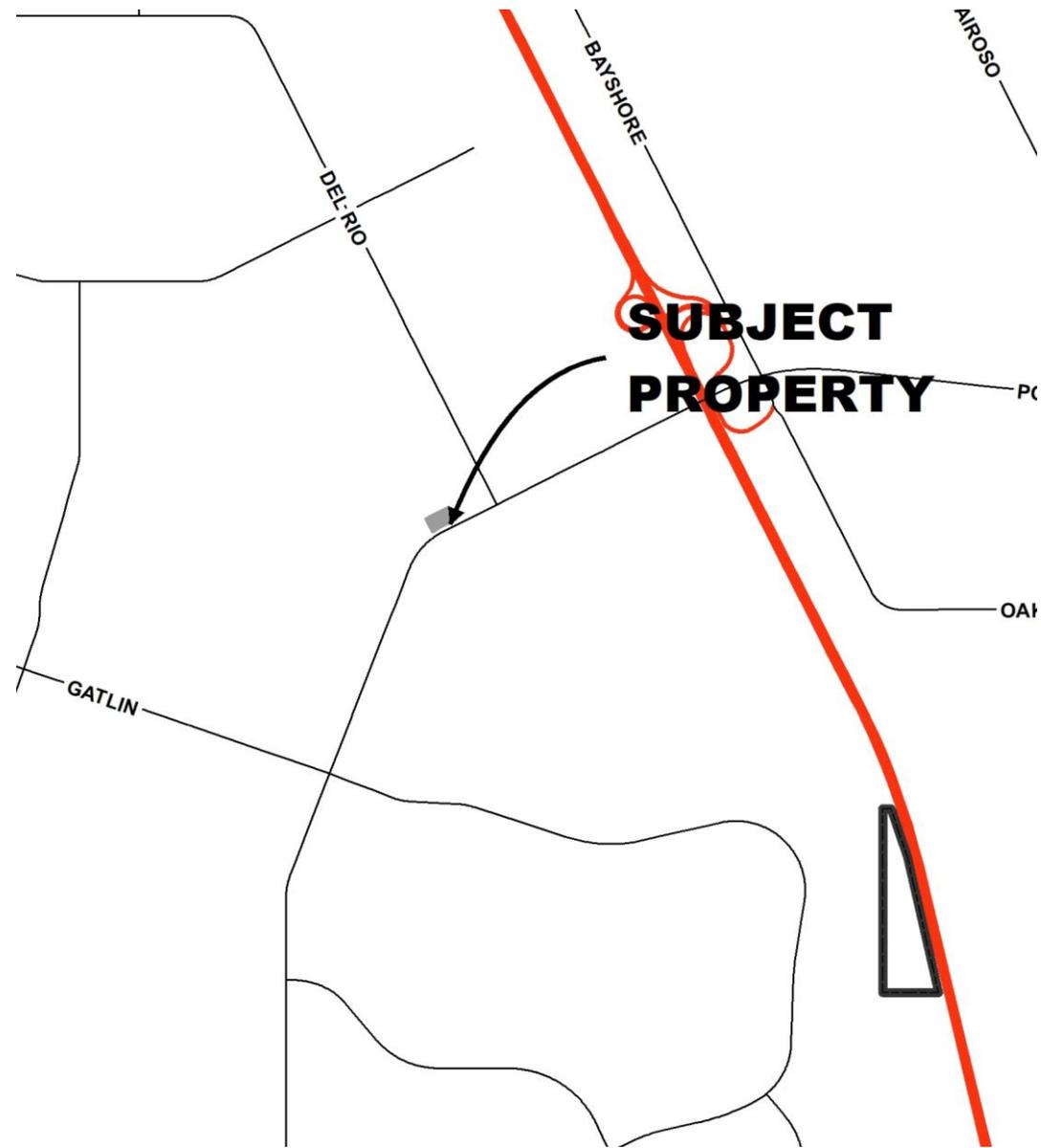
Applicant – Alejandra Molina-Jackson, Ahrens Co.

Location – The property is located on the northeast corner of Port St. Lucie Boulevard and SW Greco Lane.

Existing Use – Vacant Land



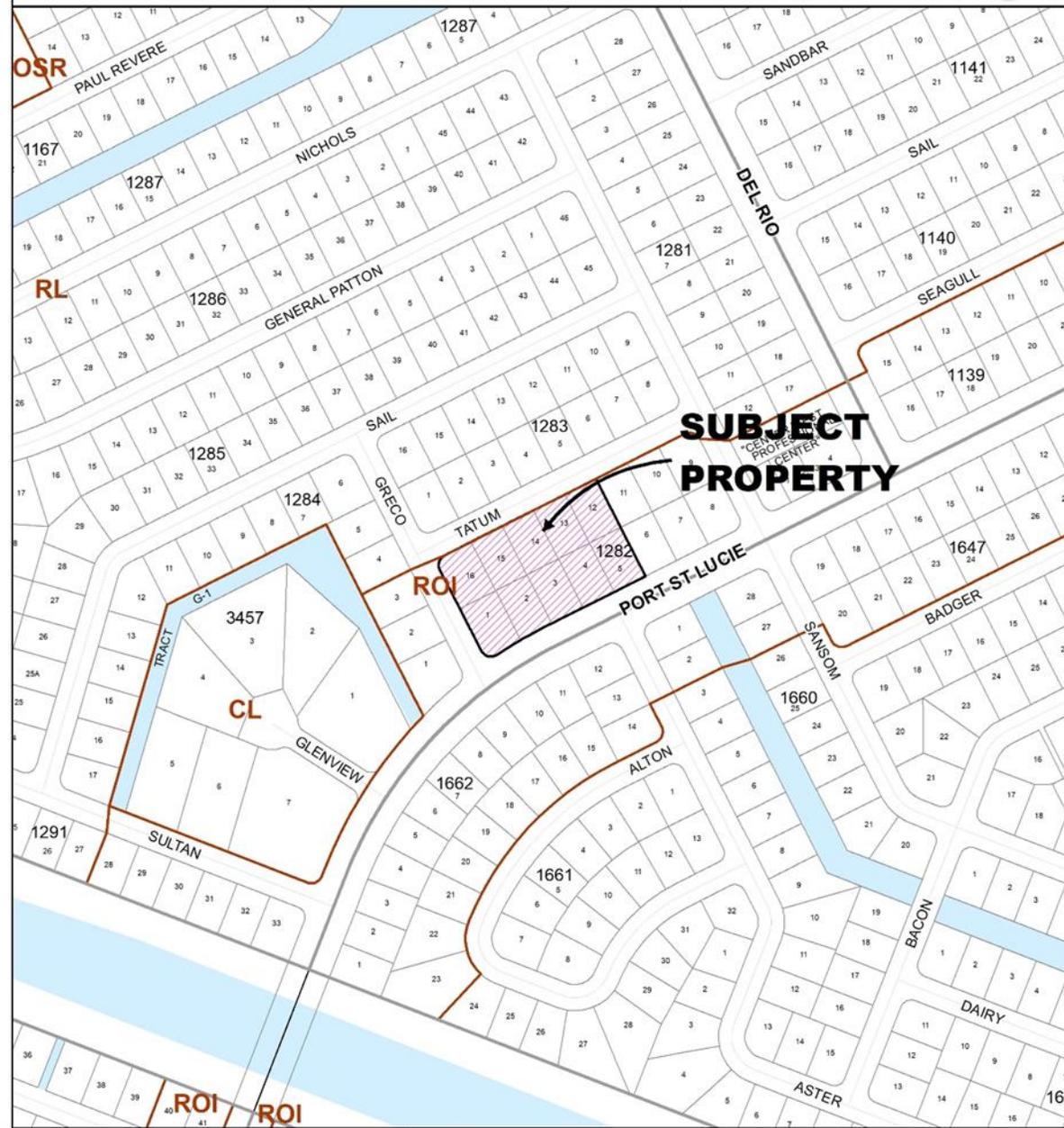
# Location Map



# Aerial



# Future Land Use



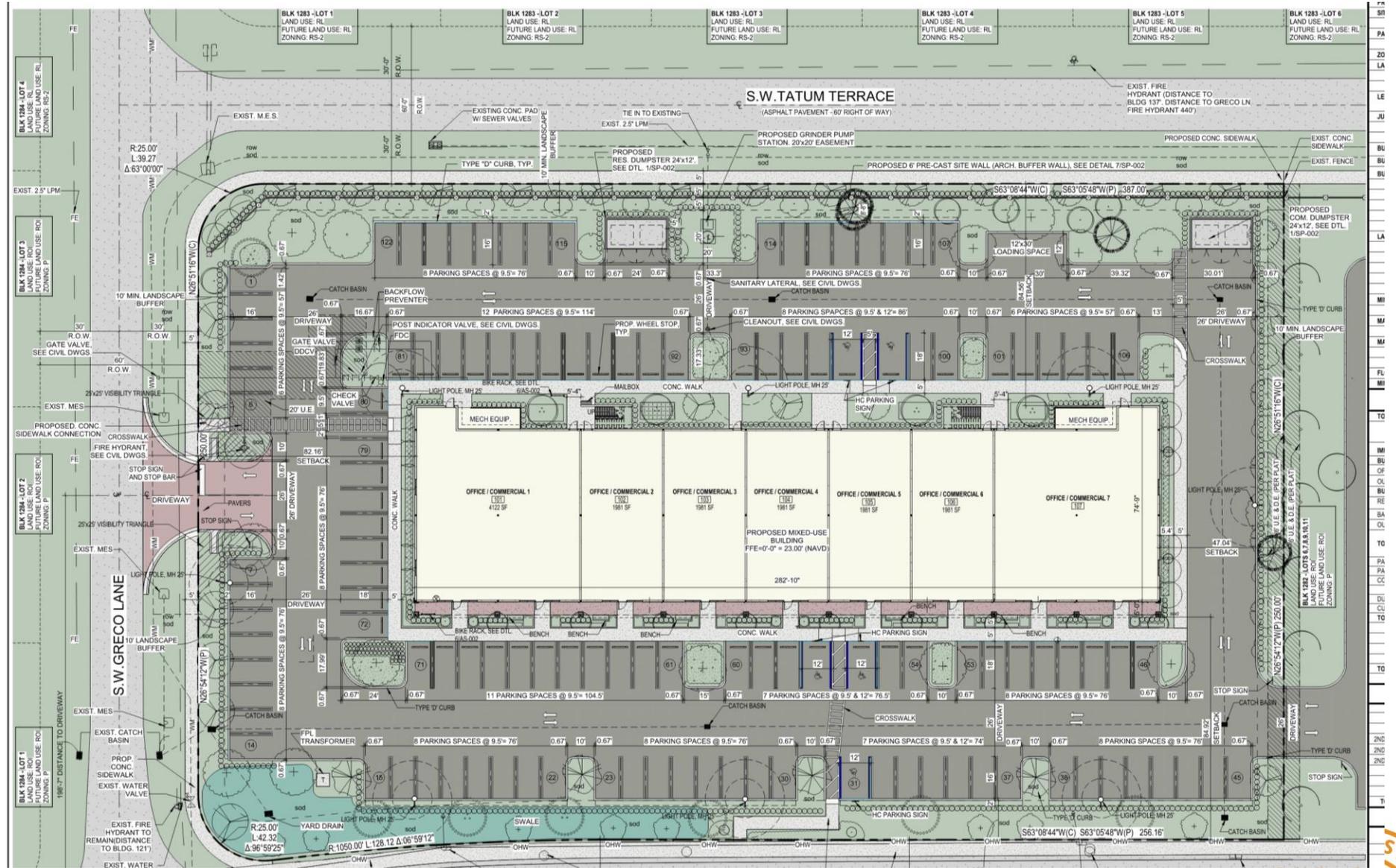


# Surrounding Uses

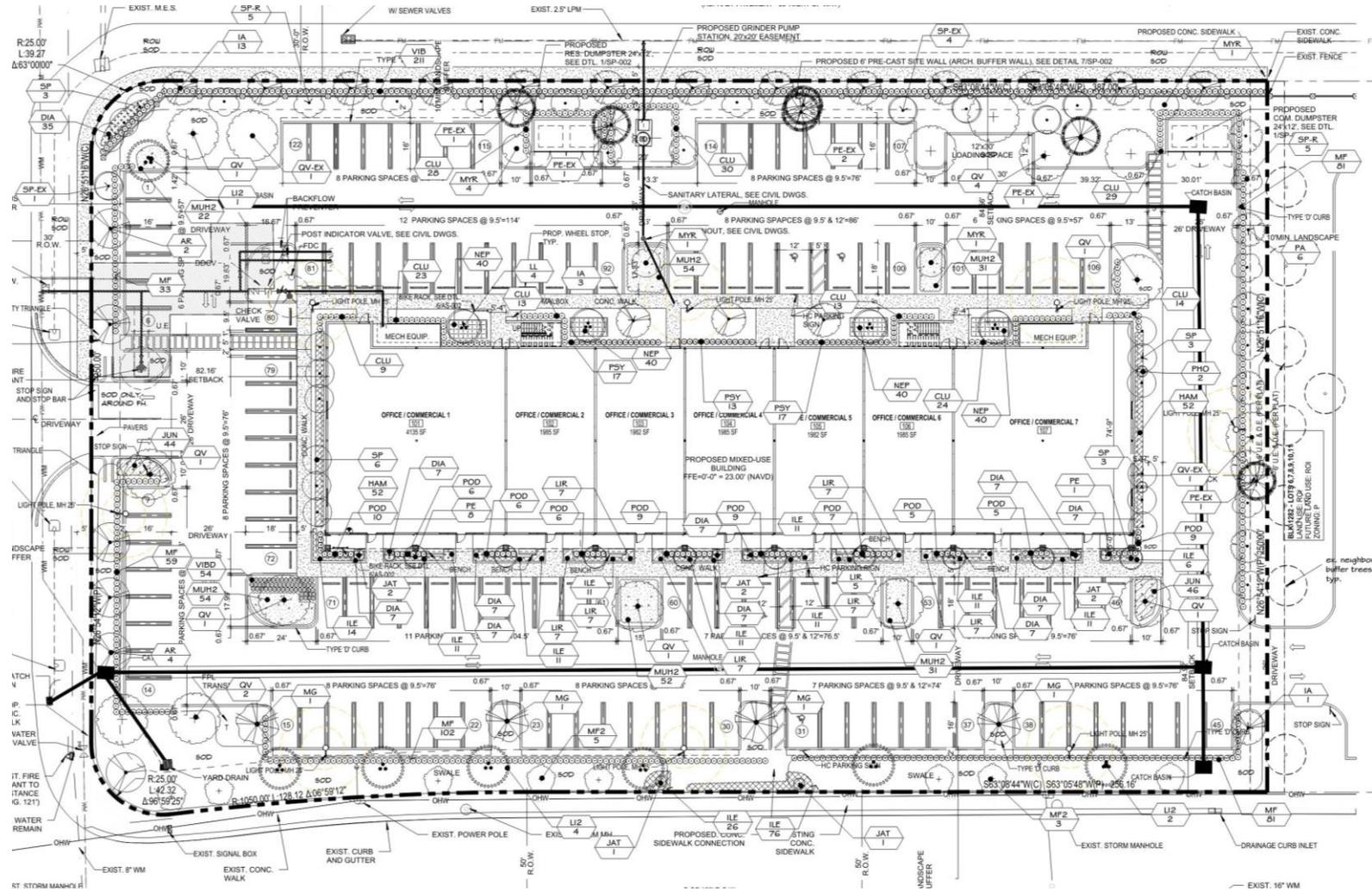
Direction	Future Land Use	Zoning	Existing Use
North	RL (Residential Low-Density)	RS-2 (Single-Family Residential)	Single-Family Residential
South	ROI (Medium Density Residential Office Institutional)	LMD/RS-2	Multi-Tenant, Professional Office and Retail Services
East	ROI (Medium Density Residential Office Institutional)	P (Professional Office)	Medical Office
West	ROI (Medium Density Residential Office Institutional)	P (Professional Office)	Multi-Tenant, Professional Office



# Conceptual Site Plan



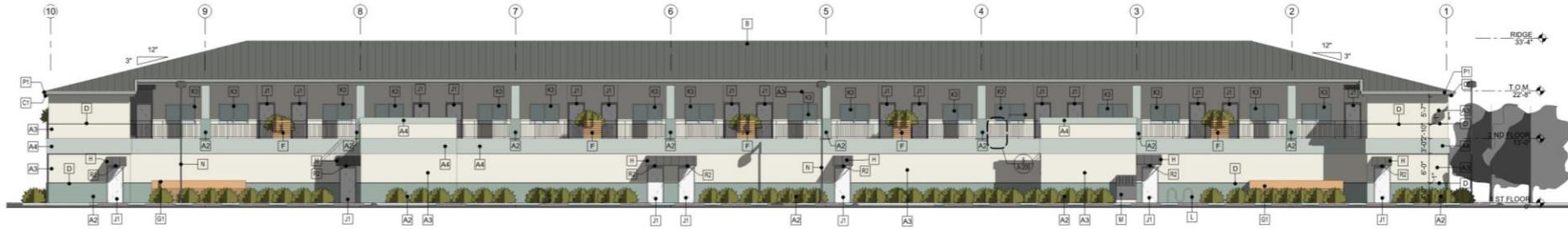
# Conceptual Landscape Plan



# Conceptual Building Elevations



1 SOUTH ELEVATION  
3/32" = 1'-0"



4 NORTH ELEVATION  
3/32" = 1'-0"



# SPRC Recommendation:

- On March 24, 2021, the Port St. Lucie SPRC unanimously recommended approval.



## P&Z Board Condition Recommended:

- Prior to final site plan approval, all proposed uses on the final site plan shall not exceed the minimum thresholds for LMD zoning (such as retail and personal service uses shall not exceed 50% of the building's gross floor area and no use shall exceed 5,000 square feet) unless varied by a special exception use application approval

## Additional Staff Condition Recommended:

- Prior to final site plan approval, the applicant shall provide five (5) additional parking spaces for residential guest parking, unless a variance allowing a reduction in required parking spaces is granted by the Planning and Zoning Board