

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, GRANTING A SPECIAL EXCEPTION USE (P26-004) PURSUANT TO SECTION 158.155(D)(4&5) TO ALLOW RETAIL OR PERSONAL SERVICE USES EXCEEDING 50% OF THE BUILDING'S GROSS FLOOR AREA AND TO ALLOW ANY ONE USE TO EXCEED 5,000 SQUARE FEET, IN THE LMD (LIMITED MIXED USE) ZONING DISTRICT FOR A PROJECT KNOWN AS RIVERVIEW PLAZA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Lucie, Florida, has been requested by Jose Chaves of StoryBook Development Services, LLC., on behalf of Rossell, LLC, the property owners, to grant a special exception to allow retail or personal service uses exceeding 50% of the building's gross floor area and to allow any one use to exceed 5,000 square feet at 802-832 SW Sultan Drive, Port St. Lucie, on property zoned LMD (Limited Mixed Use) pursuant to section 158.155(D)(4 & 5) of the Code of Ordinances, City of Port St. Lucie; and on property legally described as Port St. Lucie Section 12, Block 1291, Lots 28, 29, 30, 31, 32 and 33; and

WHEREAS, the subject application has been reviewed in accordance with Section 158.260 of the Code of Ordinances, and meets the special exception use requirements as stipulated; and

WHEREAS, the Planning and Zoning Board held a public hearing on June 2, 2026, to review the special exception use application (P26-004) to determine the suitability of the proposed use at the Property and has submitted its recommendation to the City Council; and

WHEREAS, the City Council held a public hearing on July 13, 2026, to consider the special exception use application (P26-004), advertising of the public hearing having been made; and

WHEREAS, the City Council has considered the special exception use application (P26-004) and, based on substantial and competent evidence, has determined that all of the criteria set forth in Section 158.260 have been met.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF PORT ST. LUCIE, FLORIDA:

Section 1. Ratification of Recitals. The foregoing recitals are hereby ratified and confirmed as true and correct and are hereby made a part of this Resolution.

RESOLUTION NO. 26-R40

Section 2. Approval of Application for Special Exception Use. The property owner's application for a special exception use is hereby approved to allow retail or personal service uses exceeding 50% of the building's gross floor area and to allow any one use to exceed 5,000 square feet in the Limited Mixed Use (LMD) Zoning District, at the Property as shown on the attached Exhibit "A".

Section 3. Conflict. If any resolutions, or parts of resolutions, are in conflict herewith, this Resolution shall control to the extent of the conflicting provisions.

Section 4. Severability. The provisions of this Resolution are intended to be severable. If any part of this Resolution is determined to be void or is declared illegal, invalid, or unconstitutional by a Court of competent jurisdiction, the remainder of this Resolution shall remain in full force and effect.

Section 5. Effective Date. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Port St. Lucie, Florida, this 13th day of July 2026.

CITY COUNCIL
CITY OF PORT ST. LUCIE

By: _____
Shannon M. Martin, Mayor

ATTEST:

Sally Walsh, City Clerk

APPROVED AS TO FORM:

By: _____
Richard Berrios, City Attorney