



**Riverview Plaza
 LMD Conceptual Plan Amendment
 P26-003**



Project Location Map

SUMMARY

Applicant's Request:	This is a request to amend an LMD Conceptual plan to allow for the construction of a 10,400 SF commercial structure.
Applicant:	Jose Chaves, Storybook Development Services, LLC
Property Owner:	Rossell, LLC
Location:	The property is generally located on the southwest corner of SW Sultan Drive and SW Port St. Lucie Blvd and north of the C-24 Canal.
Address:	802-832 SW Sultan Dr
Project Planner:	Marissa Da Breo-Latchman, Environmental Planner II

Project Description

The applicant, StoryBook Development Services, LLC, is requesting a change to the conceptual plan for a 1.41-acre site. Section 158.155(P) of the Zoning Code requires the plans to be brought back through the public hearing process with any proposed changes. The existing conceptual plan is for a 11,677 gross square foot, 2-story, office and retail building and a 1,847 square foot, single-family residence (P05-499; R06-095). The proposed conceptual plan offers a single-story, 10,400 square-foot commercial building and associated parking. The proposed development will be accessible from SW Sultan Drive.

The property has a future land use classification of Residential, Office and Institutional (ROI), and a zoning designation of Limited Mixed Use (LMD). The proposed request to amend the approved conceptual plan does not require the property to be rezoned from the LMD zoning district, therefore the current zoning is compatible with the existing land use.

A request to provide enhanced landscaping in lieu of an architectural buffer wall on southern portion of the property per Section 154.12 of the City of Port St. Lucie Code of Ordinances (P26-059 – Riverview Plaza-Buffer Wall-Landscape Modification) and a request for approval of a Special Exception Use (SEU) to allow retail or personal service uses that will exceed fifty percent (50%) of the building's gross floor area and any use that exceeds 5,000 square feet on a parcel zoned Limited Mixed Use (LMD) per Section 155.158(D)(5) of the Zoning Code (P26-004 – Riverview Plaza-Special Exception Use) will be presented to the Planning and Zoning Board at the June 2, 2026, meeting.

Previous Actions and Prior Reviews

P05-499 – O'Donnel Mixed-Use Project – The parcels were rezoned from Single-family Residential (RS-2) to LMD in 2005. The Conceptual Plan provided as part of the rezoning process included a 5,916 square foot, 2-story office and retail building and a 1, 847 square foot single-family residence (P05-499; R06-095)

P06-420 – O'Donnel Mixed Use – A Major Site plan approval for a 11,677 gross square footage retail and office building and a 1,847 square foot single-family residential structure was granted on May 29, 2007.

P08-098 – Courtyard of Sultan (Restaurant) – Special Exception Use approval to allow a restaurant on property zoned LMD was granted in 2008 via 08-R62.

The Site Plan Review Committee recommended approval of the LMD Conceptual Plan at a meeting on March 11, 2026.

Public Notice Requirements

Notice of this request to change the conceptual plan was mailed on May 21, 2026, to owners of property within a 750-foot radius of the subject property.

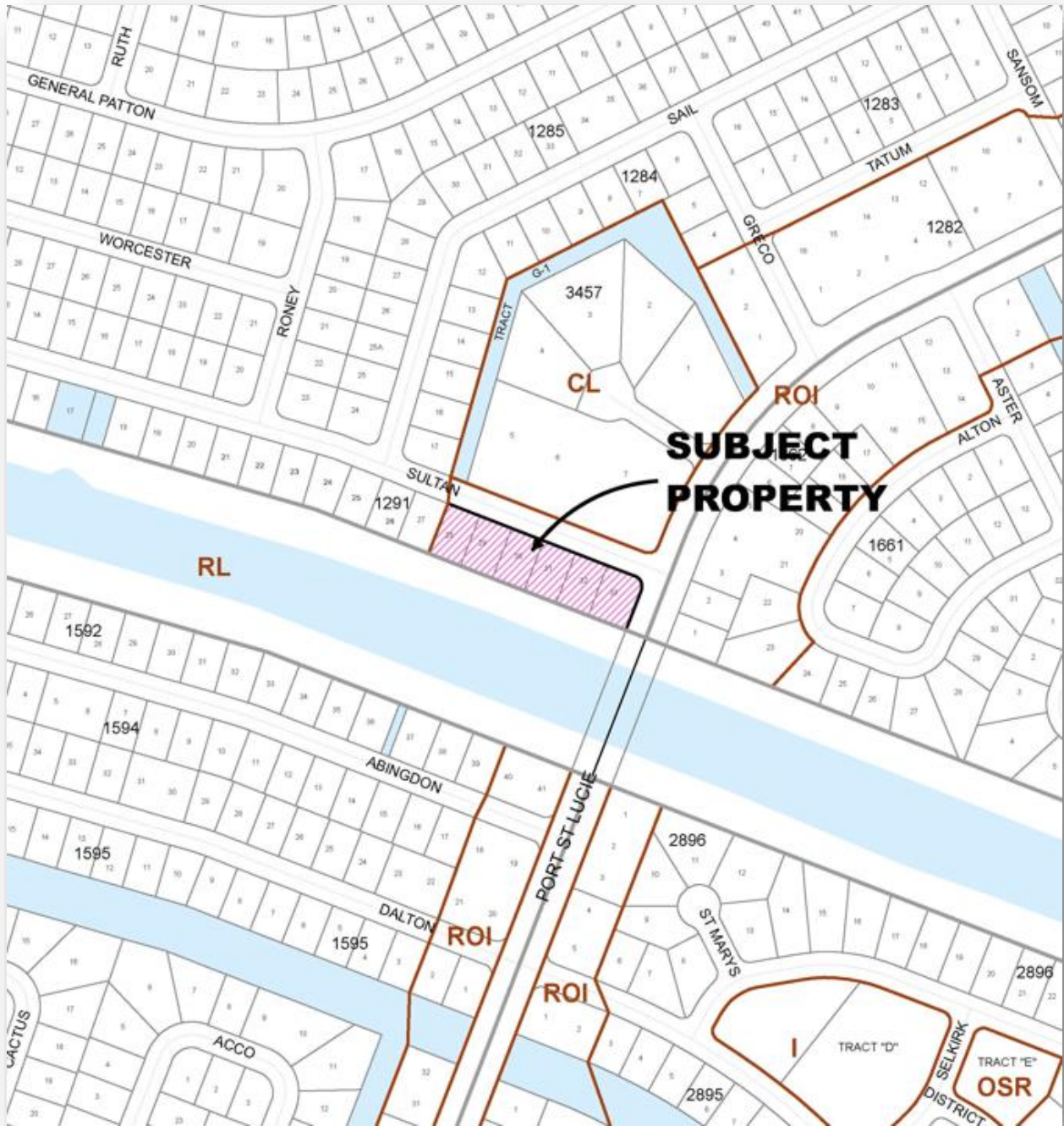
Location and Site Information

Parcel Number:	3420-555-1059-000-9, 3420-555-1060-000-9, 3420-555-1061-000-6, 3420-555-1062-000-3, 3420-555-1063-000-0, 3420-555-1064-000-7
Property Size:	1.41 acres
Legal Description:	Lots 28 through 33, Block 1291, Port St. Lucie Section 12, according to the map or plat as recorded in the Plat Book 12, Page(S) 55, 55A through 55G, public records of St. Lucie County.
Future Land Use:	ROI- Residential, Office and Institutional
Existing Zoning:	Limited Mixed Use (LMD)
Existing Use:	Vacant

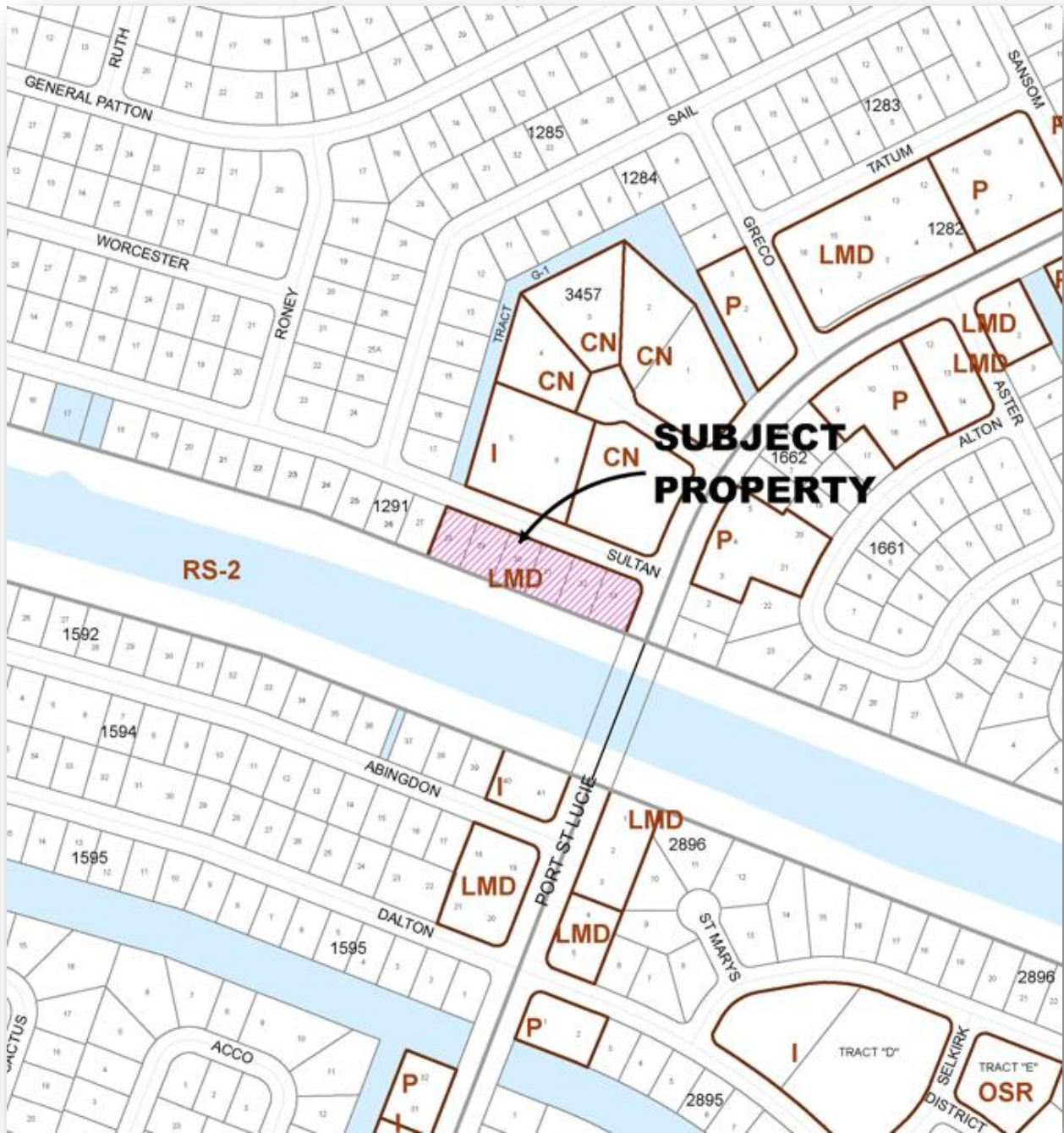
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CL	I, CN	Church, daycare
South	RL, ROI	I, RS-2	C-24 Diversion Canal, Single-family residential, daycare
East	ROI	P, RS-2	Vacant
West	RL	RS-2	Residential

I – Institutional, CN – Neighborhood Commercial, RS-2 – Single-Family Residential, ROI – Residential Office Institutional, P-Professional, CL Limited Commercial, RL-Low Density Residential



Future Land Use Map



Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: The existing zoning designation of the property is consistent with Policy 1.1.4.13 of the Future Land Use Element 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, Institutional (ROI) future land use classification.

FUTURE LAND USE CLASSIFICATION	COMPATIBLE ZONING DISTRICT(S)
ROI (Residential, Office, Institutional)	P, I, LMD , RM-5 or Residential PUD (Planned Unit Development) between 5-11 units per acre

ZONING REVIEW

Justification Statement: The purpose of the request is to modify a previously approved LMD Rezoning (P05-499) to update the conceptual site plan to represent a revised development program. The proposed development program consist of one building sized 10,500 sf+/- that will be used for restaurant, retail, professional and/or personal service uses conducted wholly within an enclosed building including the retail sales of beer and wine for off and incidental on premises consumption in accordance with Chapter 110, but not including convenience/gas sales. These uses shall exceed fifty percent (50%) of the building's gross floor area and exceed 5,000 square feet.

Staff Analysis: The applicant's proposal to revise the subject property's conceptual plan is consistent with the direction and intent of the City of Port St. Lucie Comprehensive Plan and Zoning Code. Per Section 158.155(P) of the Zoning Code (M), 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 10,400 SF, one-story building will be used for restaurants, retail, professional and/or personal service uses conducted wholly within the proposed building are permitted uses within the LMD zoning district, as stated in Section 158.155(C). However, since this use is over 50% commercial use and 5,000 square feet, a concurrent special exception use will need to be approved, in accordance with Section 158.155(D)(4). The applicant has provided preliminary building elevations and a landscape plan per Section 158.155(M)(1) of the Zoning Code. The building elevations and landscape plans are attached.

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.