



Riverview Plaza – Buffer Wall - Landscape Modification
 Project No. P26-059



SUMMARY

Applicant’s Request:	To provide enhanced landscaping in lieu of an architectural buffer wall on the southern portion of the property per Section 154.12 of the City of Port St. Lucie Code of Ordinances.
Applicant:	Jose Chaves, StoryBook Development Services, LLC
Property Owner:	Rossell, LLC
Location:	The property is located on the southwest corner of SW Sultan Drive and SW Port St. Lucie Blvd. and north of the C-24 Canal.
Application Type:	Landscape Modification, Quasi-Judicial
Project Planner:	Marissa Da Breo-Latchman, Environmental Planner II

Project Description

The applicant is requesting to provide enhanced landscaping in lieu of a wall per Section 154.12 of the Landscape and Land Clearing Code. A wall is required in a landscape buffer strip where commercial, industrial, institutional, office, or public facility uses abut property to the side or rear which is designated with an open space or residential land use or has a residential use per Section 154.03(C)(5) of the Landscape and Land Clearing Code. The 1.41-acre subject property is located at the southwest corner of SW Sultan Drive and SW Port St. Lucie Blvd and north of the C-24 Canal. The property is legally described as 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.

The subject property is currently undeveloped. A Site Plan has been submitted for the site which includes a 10,400 SF, one-story commercial building and associated parking (P26-006). There is a 10' drainage and utility easement located at the rear of the subject property, along the C-24 canal, and the required wall is not allowed in the easement. As such, the applicant is requesting to waive the requirement for a 6-foot-high masonry wall. The applicant proposes to provide enhanced landscaping within the 10-foot landscape buffer along the southern property boundary by providing a 6-foot tall Clusia hedge (at the time of planting) in lieu of the Code requirement for a hedge with a minimum height of 24 inches at the time of planting, and assorted canopy trees.

The required wall along the western property boundary will remain to reduce impacts on the adjacent residential home.

Related Projects

The following are applications associated with this property:

P26-003 – Riverview Plaza – LMD Rezoning

P26-004 – Riverview Plaza – Special Exception Use

P26-006 – Riverview Plaza – Site Plan

Review Criteria

An application for a landscape modification is reviewed for consistency with Article I of the Landscape and Land Clearing Code, Section 154.12. Pursuant to Section 154.12(F)1, the exemption or modification to landscape buffer wall requirement is exempted from City Council review.

Review by Planning and Zoning Board: Requests to substitute landscaping for an architectural wall that is a required feature of a landscape buffer strip shall be considered by the Planning and Zoning Board at a public hearing. The procedures outlined in section 154.12(B)-(E) shall be utilized for such hearings. Final action on the application (approval or denial) is in the form of an Order of the Planning and Zoning Board following a quasi-judicial public hearing.

Public Notice Requirements (Section 158.298 (B))

Public notice was mailed to property owners within 750 feet on May 21, 2026, and the file was included in the ad for the Planning & Zoning Board's agenda.

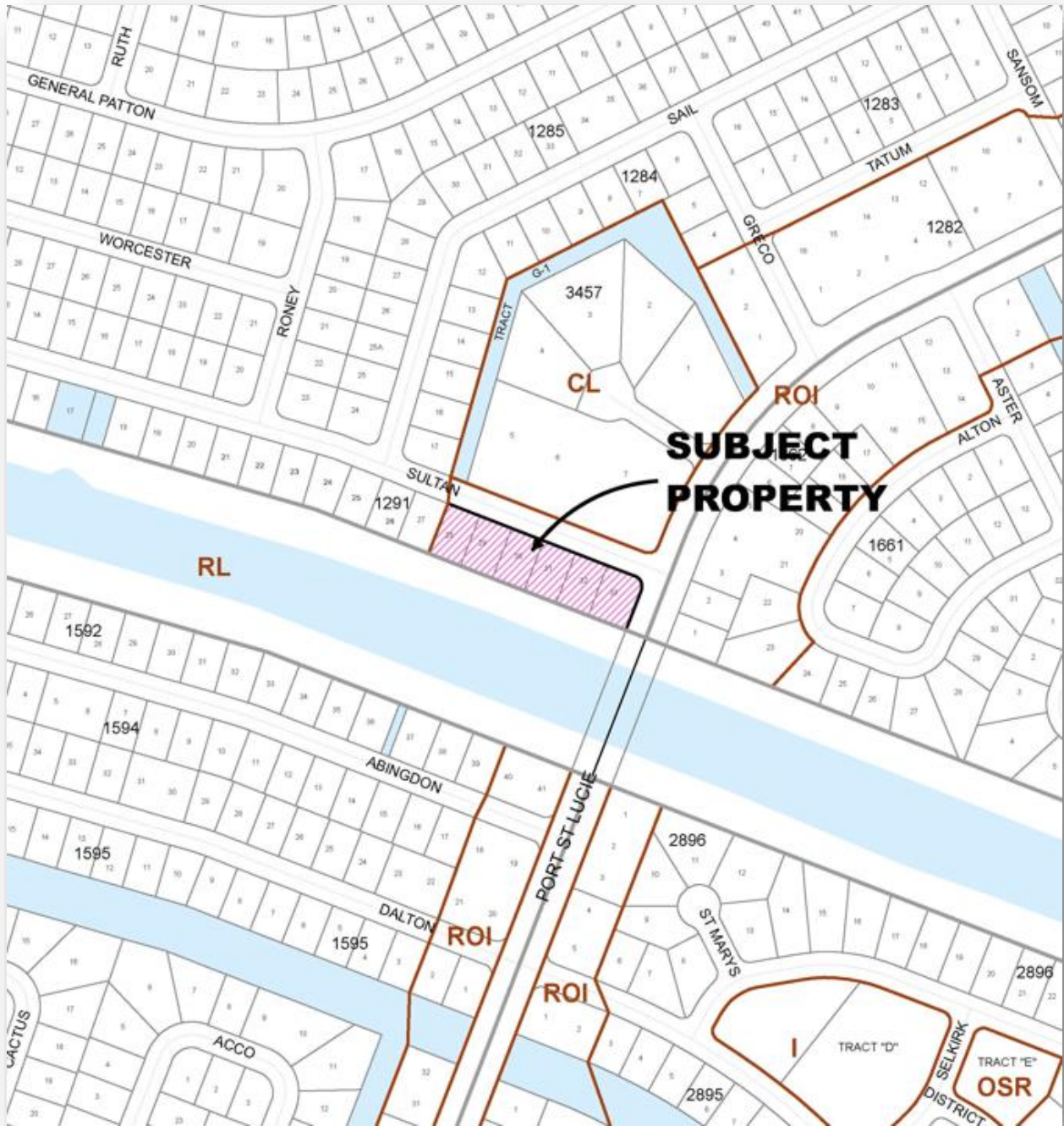
Location and Site Information

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.
Address:	802-832 SW Sultan Drive
Future Land Use:	ROI- Residential, Office and Institutional
Existing Zoning:	Limited Mixed Use (LMD)
Existing Use:	Vacant Land

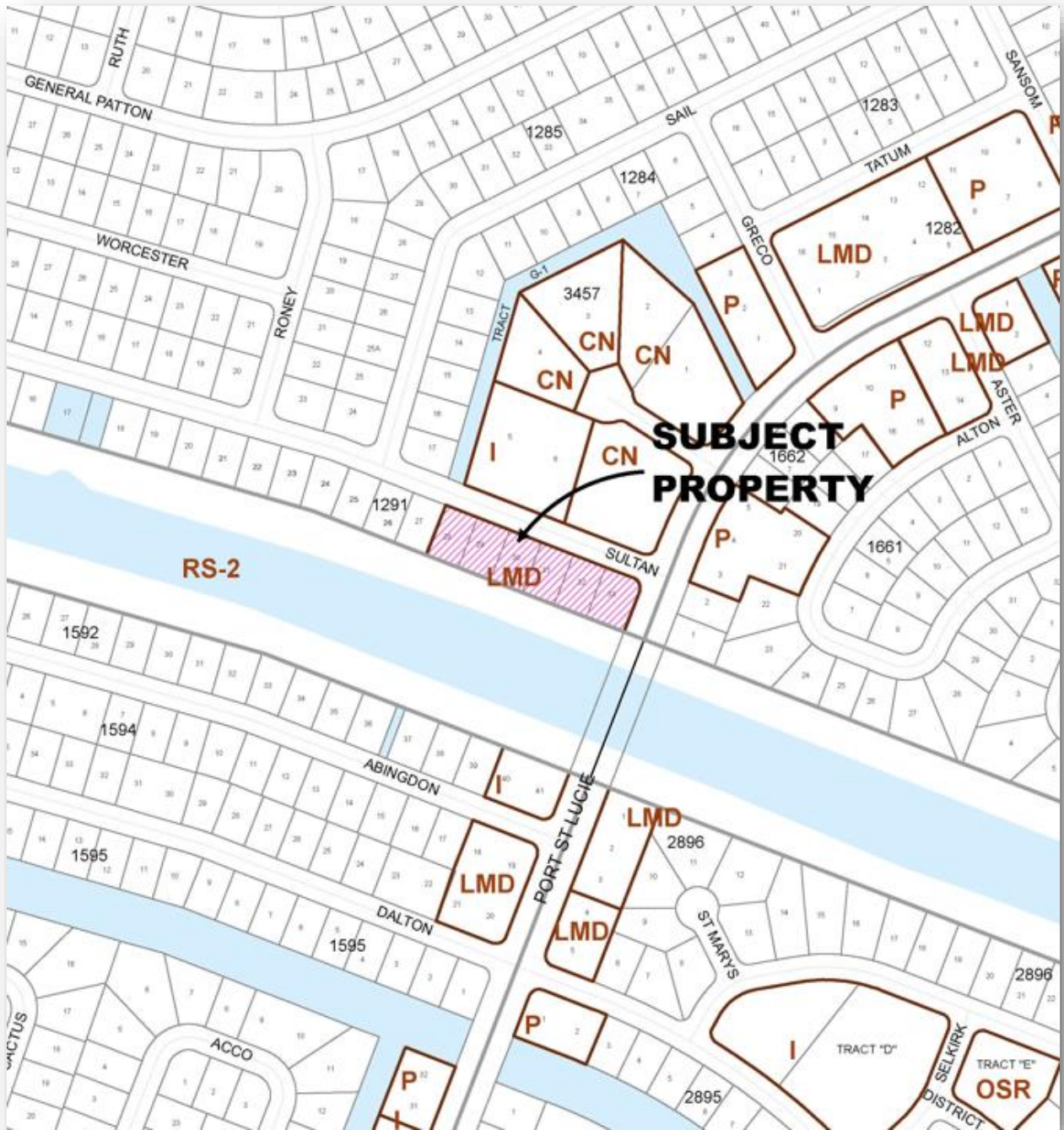
Surrounding Uses

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

Section 154.12 (B) of the Landscape and Land Clearing Code establishes the duties of the Planning and Zoning Board in authorizing a landscape modification. The Planning and Zoning Board may authorize a landscape modification from the provisions of the Landscape and Land Clearing Code. Requests for landscape exemption or modification to landscape buffer wall requirements will be based on review of detailed plans identifying the size, quantity, and location of the vegetation to be preserved and installed along the proposed site's boundaries, the use(s) proposed for the property seeking the modification or exemption, and the proposed and existing uses surrounding uses. The Planning and Zoning Board should consider the criteria listed under Section 154.12 (B) of the Landscape and Clearing Code. The applicant's response to this criterion is attached to the application. Staff's review is provided below:

Compatibility with exemption or modification to landscape buffer wall criteria Section 154.12 (B).

- 1) The total area dedicated to a buffer will be greater than what the code would impose without the modification.
 - *Staff Findings: The total area dedicated for a landscape buffer is 10 feet which is the minimum required by Section 154-03(C)5, Landscape Design Standards. The applicant is proposing to enhance the landscaping within the 10-foot landscape buffer by providing a six (6)-foot tall Clusia hedge at time of planting in lieu of the Code requirement of two-foot-tall hedges at the time of planting. The hedge will be maintained at a minimum height of six (6) feet. Additionally, the applicant proposes a total of 26 trees in the rear buffer when 16 are required by code.*
- 2) Outside activities and hours of operation for the proposed use(s).
 - *Staff Findings: The subject property would operate during typical business hours. The site plan indicates two (2) outdoor amenity areas for use by patrons, one on the eastern side of the building and one on the western side. The easternmost amenity area is approximately 150' away from the residential home. The architectural buffer wall at the western property boundary will remain.*
 - *No loading zone is required for the proposed project. Deliveries will be coordinated during business hours.*
 - *No outdoor lighting other than what may be attached to the building will be located at the rear of the property.*
- 3) Natural and man-made features or uses that provide distance and separation from those existing uses to be buffered.
 - *Staff Findings: The approximately 350-foot wide, C-24 canal right-of-way provides a natural buffer to the single-family residential homes and a daycare facility located across the canal. The enhanced landscaping and the 6-foot tall hedge will provide additional buffering.*

4) Other factors that may be important to a decision.

- *Staff Findings: The C-24 canal is managed and controlled by the South Florida Water Management District. The 10-foot drainage and utility easement will be needed by the city should any improvements ever be required at the rear of the property and those along the canal.*

PLANNING AND ZONING BOARD ACTION OPTIONS

The Board may choose to approve, deny or table the proposed landscape modification. If the Board finds that the application is consistent with the criteria as listed in Section 154.12 (B) of the City code (listed above), then the Board may:

- Motion to approve.
- Motion to approve with conditions

If the Board finds that the landscape modification application is inconsistent with the criteria as listed in Section 154.12 (B) of the City code, then the Board may:

- Motion to deny

Should the Board need further clarification or information from either the applicant and/or staff, the Board may:

- Motion to table or continue the hearing or review to a future meeting

(NOTE TO APPLICANTS: Any request that is denied by the Planning and Zoning Board may be appealed to the Board of Zoning Appeals. Appeal applications are made through the City Clerk's office and must be submitted within 15 days after the Planning and Zoning Board hearing).