



CITY OF
PORT ST. LUCIE
HEART OF THE TREASURE COAST

Riverview Plaza

Special Exception Use

Project No. P26-004

City Council Meeting

Marissa Da Breo-Latchman, Environmental Planner II

July 13, 2026

Request Summary

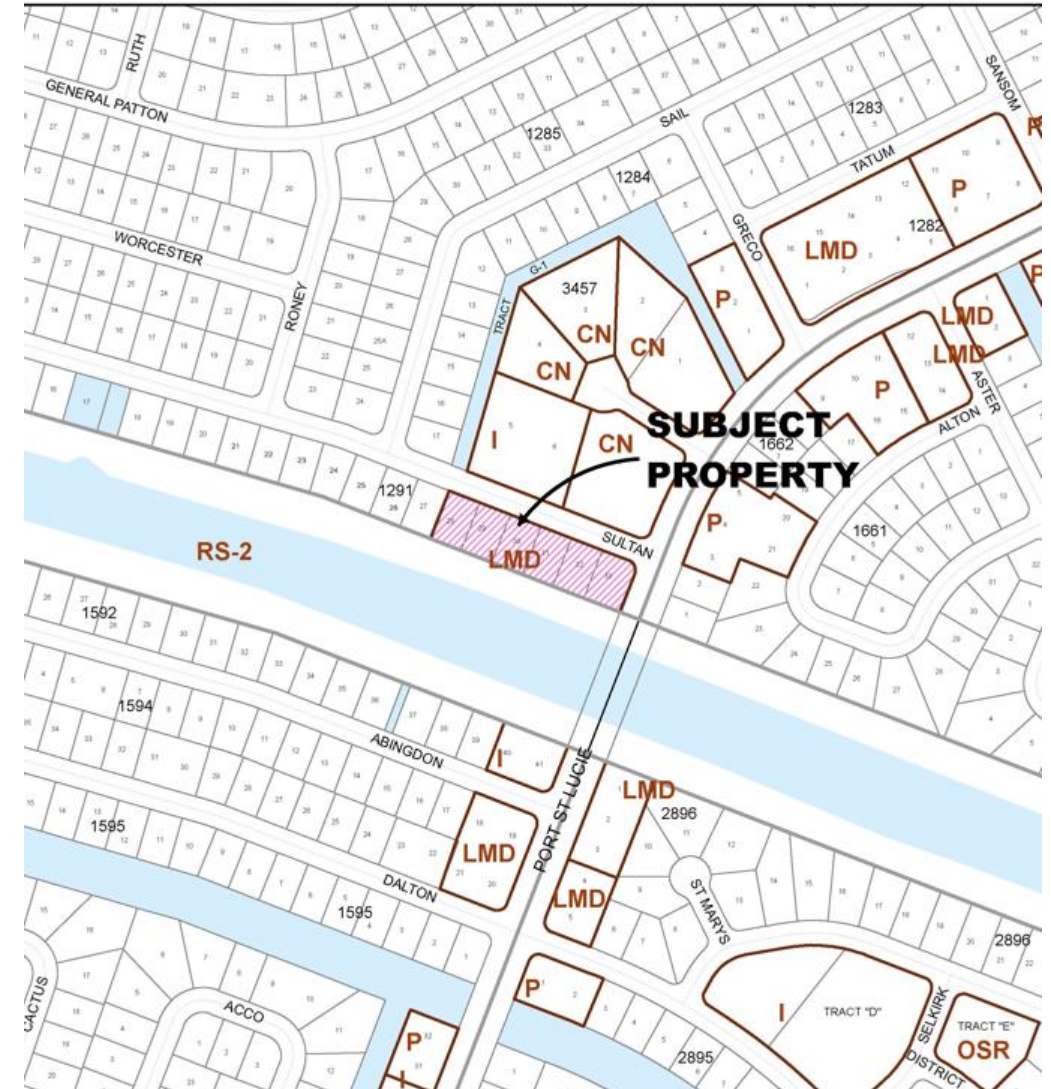
Applicant/Agent:	Jose Chaves, StoryBook Development Services, LLC
Property Owners:	Rossell, LLC
Location:	Southwest corner of SW Sultan Drive and SW Port St. Lucie Blvd and north of the C-24 Canal.
Request:	A Special Exception Use (SEU) application allow retail or personal service uses that exceed fifty percent (50%) of the building's gross floor area and any use that exceeds 5,000 square feet.

Surrounding Areas

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

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

EXISTING ZONING





SIDE ELEVATION - PORT SAINT LUCIE BLVD
SCALE 1/8"



FRONT ELEVATION - PARKING LOT
SCALE 1/8"



SIDE ELEVATION - PORT SAINT LUCIE BLVD
SCALE 1/8"



FRONT ELEVATION - PARKING LOT
SCALE 1/8"

Traffic Impact Statement

The proposed project is anticipated to generate 669 Average Daily, 56 AM Peak Hour and 78 PM Peak Hour driveway trips.

The Public Works Department reviewed the Traffic Analysis and concluded that the transportation elements of the project are in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.

<u>EVALUATION OF SEU CRITERIA</u> (Section 158.260)	<u>FINDINGS</u>
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	Ingress and egress will be provided at one location along SW Sultan Drive for this development. Traffic at the intersection of Sultan Drive and Port St. Lucie Blvd will be right-in right-out only as a grassed median is located in Port St. Lucie Blvd at this location that will prevent left turns. A sidewalk is proposed for along the front of the property from Port St. Lucie Boulevard to close to the western property line.
ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))	The concept plan provides 53-parking stalls including 3 ADA spaces.
ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C))	The City of Port St. Lucie is the utility provider.
ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F))	An 8-foot-high masonry wall is proposed along the western property boundary to buffer residential property located adjacent. A Landscape Modification (P26-059) is being requested to provide an enhanced landscape buffer along the rear as the required wall cannot be located in the 10’ drainage and utility easement.
SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E))	All exterior lighting shall be in conformance with Section 158.221 and all signage shall be in accordance with Chapter 155 of the Zoning Code.
COMPATIBILITY WITH SURROUNDING USES (§§ 158.260 (H) (I) (J))	The proposed development will be reviewed for consistency with City Code and design standards at the time of site plan review.

Recommendation

The Planning and Zoning Board recommended approval of the Special Exception Use Application at their June 2nd, 2026, meeting.