



CITY OF
PORT ST. LUCIE
HEART OF THE TREASURE COAST

Riverview Plaza

Special Exception Use

Project No. P26-004

Planning and Zoning Board Meeting
Marissa Da Breo-Latchman, Environmental Planner II
June 2, 2026

Request Summary

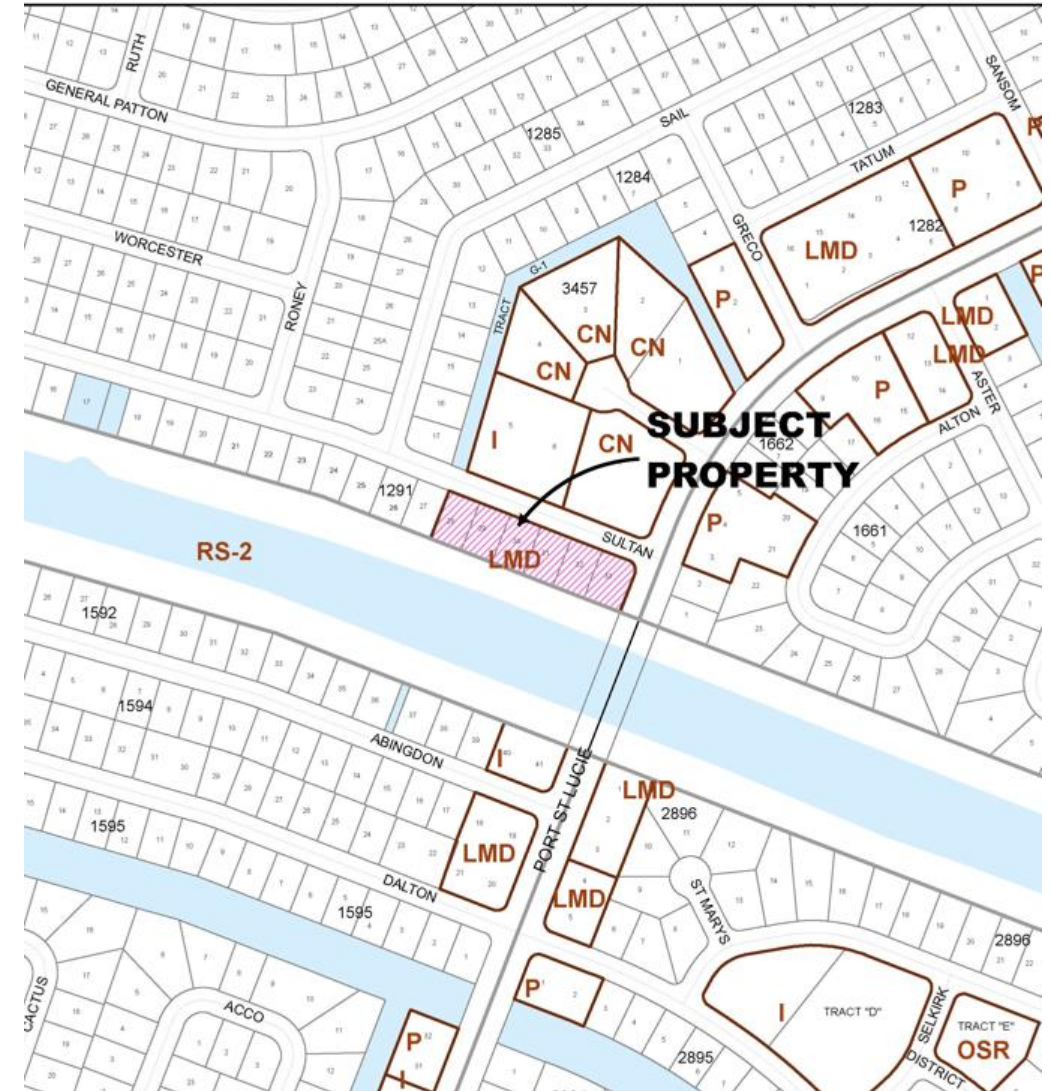
Applicant/Agent:	Jose Chaves, StoryBook Development Services, LLC
Property Owners:	Rossell, LLC
Location:	Southwest corner of SW Sultan Drive and SW Port St. Lucie Blvd and north of the C-24 Canal.
Request:	A Special Exception Use (SEU) application allow retail or personal service uses that exceed fifty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

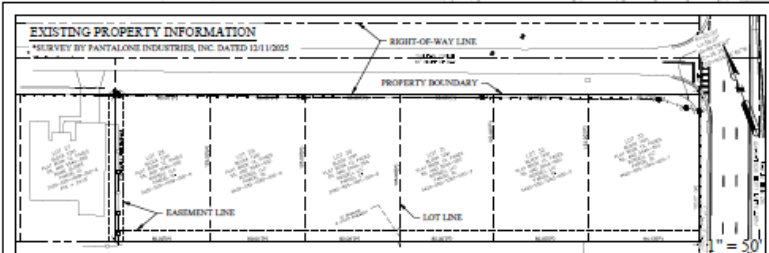
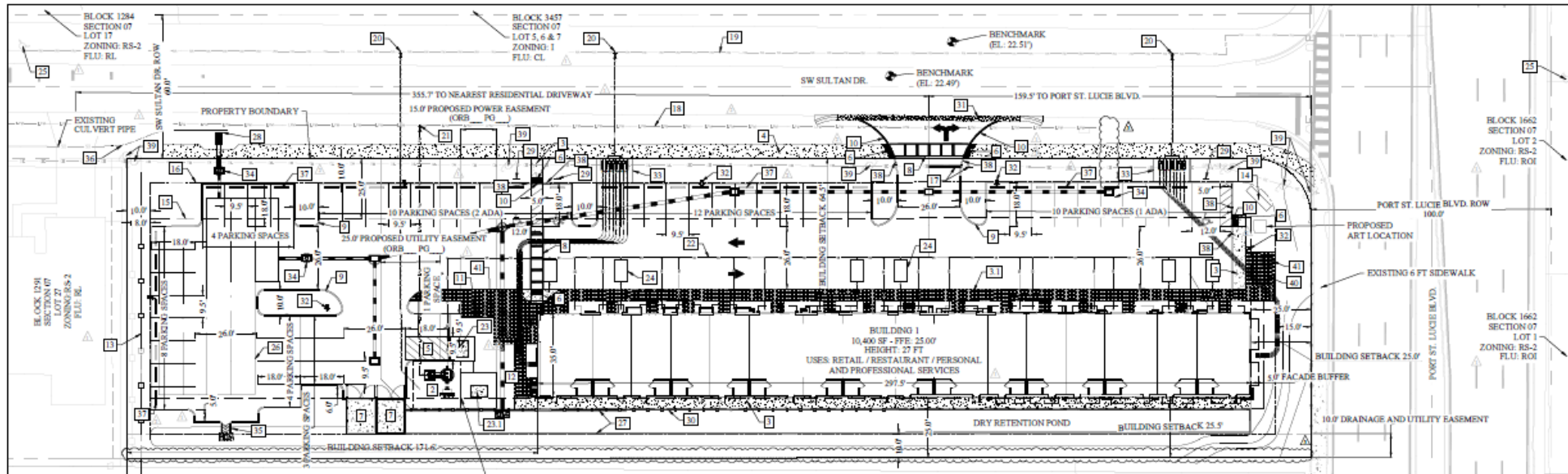
Surrounding Areas

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





CANAL C-24

SITE DATA

1. PROPOSED USE: RESTAURANT, RETAIL, PROFESSIONAL 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 FLOOR AREA AND EXCEED 1,000 SQUARE FEET.	2. FUTURE LAND USE: RESIDENTIAL, OFFICE AND INSTITUTIONAL (RO)	3. ZONING: LIMITED MIXED USE (LMD)	4. SITE AREA: GROSS SITE AREA: 1.41 AC 61,033 SF 100%	5. INTENSITY: MAX BUILDING COVERAGE: 40.9% - 24,623 SF PROPOSED BUILDING COVERAGE: 16.9% - 10,400 SF (GROSS BLDG AREA / GROSS SITE AREA)	6. PHASING: PROJECT WILL BE DEVELOPED IN ONE (1) PHASE	7. PARKING: PER SHOPPING CENTER REQUIREMENTS SEC. 154.221 (C) (2) REQUIRED: 1 SPACES PER 200 SF 52 TOTAL PARKING SPACES 3 SPACES REQUIRED TO MEET ADA STANDARDS.
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PROVIDED: 49 STANDARD SPACES 3 ADA COMPATIBLE SPACES 52 TOTAL PARKING SPACES	8. BUILDING SETBACKS: -FRONT 25 FT 64.5 FT -REAR 25 FT 25.5 FT -SIDE 10 FT 171.8 FT -SIDE STREET 25 FT 25.0 FT	9. LANDSCAPE BUFFER* -NORTH 10 FT 10 FT -EAST 15 FT 15 FT -SOUTH 10 FT 10 FT -WEST 10 FT 10 FT	10. BUILDING HEIGHTS: MAXIMUM: 35 FT PROVIDED: 27 FT (ONE STORY)	11. BICYCLE PARKING: BICYCLE PARKING WILL BE PROVIDED PER THE CITY'S LAND DEVELOPMENT CODE AND WILL BE LOCATED WITHIN 100 FT OF THE BUILDING'S MAIN ENTRANCE.	12. SITE LIGHTING SITE LIGHTING SHALL MEET THE CITY'S LAND DEVELOPMENT CODE AND CITY WIDE DESIGN STANDARDS. ALL OUTDOOR LIGHTING SHALL BE SHIELDED FROM ADJACENT PROPERTIES AND ROADWAYS.
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- 13. LIFT STATION, DUMPSTER ENCLOSURES, AND/OR AT GRADE MECHANICAL EQUIPMENT WILL INCLUDE LANDSCAPE SCREENING TO MEET THE CITY'S LAND DEVELOPMENT CODE.
- 14. POTABLE WATER AND SANITARY SEWER WILL BE PROVIDED BY THE CITY OF PORT ST. LUCIE.
- 15. STORMWATER MANAGEMENT
A DRY RETENTION POND AND AN EXFILTRATION CHAMBERS SYSTEM SHALL BE USED TO PROVIDE THE REQUIRED STORMWATER MANAGEMENT PRIOR TO DISCHARGING TO THE PROPOSED EXTENSION OF THE EXISTING PLASTIC SWALE LINE LOCATED AT THE RIGHT-OF-WAY OF SW SULTAN DR. (LIMITED TO 9.5 CIRCAGES).
- 16. HAZARDOUS WASTE
ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- 17. WELD PROTECTION ORDINANCE:
THE SUBJECT PARCEL IS NOT LOCATED WITHIN 1,000 FT OF A PUBLIC SUPPLY WELL.
- 18. TRAFFIC STATEMENT
TRAFFIC IMPACT STATEMENT PREPARED BY MACKENZIE ENGINEERING AND PLANNING, INC. DATED FEBRUARY 05, 2024, STATES THAT THIS PROJECT WILL GENERATE THE FOLLOWING NEW NET EXTERNAL TRIPS: 40 DAILY, 25 AM PEAK HOUR (14 IN / 11 OUT), AND 47 PM PEAK HOUR (23 IN / 24 OUT), AND THE FOLLOWING DREWEWAY TRIPS: 660 DAILY, 56 AM PEAK HOUR (27 IN / 29 OUT), AND 78 PM PEAK HOUR (39 IN / 39 OUT). 12TH EDITION (ITE REPORT), ITE LAND USE CODE 622.
- 19. ENVIRONMENTAL STATEMENT
UP AND AREAS BASED ON ENVIRONMENTAL ASSESSMENT PROVIDED BY HALEY WARD, INC. (DATED DECEMBER 10, 2023). IT IS THE PROFESSIONAL OPINION OF HALEY WARD, INC. THAT NATIVE UPLAND HABITAT IS LOCATED ON-SITE. HOWEVER, THE NATIVE HABITAT AREA IS LESS THAN 2AC. SO PRESERVATION REQUIREMENTS WILL NOT APPLY.

- NOTES:**
- ALL MECHANICAL EQUIPMENT TO BE PLACED ON THE BUILDING ROOFTOP AND WILL BE SCREENED BY PARAPET CONSISTENT WITH FLORIDA BUILDING CODE REGULATIONS AND CITY STANDARDS.
 - ALL PROPOSED BUILDING UNITS ARE TO BE PROVIDED BY AN AUTOMATIC SPRINKLER SYSTEM ACCORDING TO NFPA 13 AND ALL APPLICABLE LOCAL CODES.
- PROPOSED IMPROVEMENTS LEGEND:**
- PROPOSED BUILDING 1 - 10,400 SF (ONE STORY); MIN. FTE - 25.06 (NAT)
 - PROPOSED RESTAURANT / PERSONAL / PROF. SERVICES
 - PROPOSED LIFT STATION AREA
 - PROPOSED 5 FT CONCRETE SIDEWALK
 - PROPOSED 5 FT PAVED SIDEWALK
 - PROPOSED 6 FT CONCRETE SIDEWALK
 - PROPOSED GRINDER STATION MAINTENANCE PARKING SPACE
 - PROPOSED ADA DETACHABLE WARNING STRIP
 - PROPOSED DUMPSTER ENCLOSURE FOR REFUSE AND RECYCLING
 - PROPOSED PEDESTRIAN ST. CROSSWALK STRIPING
 - PROPOSED TYPE 10 CURB
 - PROPOSED TYPE 10 CURB FLUSH W/ WOP
 - PROPOSED BICYCLE PARKING
 - PROPOSED MAILBOX AREA
 - PROPOSED PERMETER WALL (SEE DETAIL)
 - PROPOSED MONUMENT SIGN
 - BUILDING SETBACK LINE
 - LANDSCAPE BUFFER LINE
 - PROPOSED STOP SIGN AND STOP BAR
 - EXISTING 1.5" LOW PRESSURE MAIN

- EXISTING 6" WATER MAIN
- PROPOSED POTABLE WATER SERVICE
- PROPOSED SANITARY SEWER LOW PRESSURE MAIN
- PROPOSED 6" SANITARY SEWER SERVICE
- PROPOSED TRANSFORMER PAD (15'x15' EMBT - ORB_PG)
- PROPOSED GREASE INTERCEPTOR
- APPROXIMATE LOCATION OF NEAREST FIRE HYDRANT WITHIN 1500 FEET OF PROPERTY PER CITY OF PORT ST. LUCIE GIS INFORMATION (GIST FID)
- PROPOSED EXFILTRATION CHAMBERS AREA
- PROPOSED RETAINING WALL (PER FOOT INDEX 400-011)
- STORMWATER DISCHARGE
- ADA BIC SIGN (TYP.)
- PROPOSED RETAINING WALL RAILING (PER FOOT INDEX 400-011)
- PROPOSED DROP CURB
- PROPOSED STREET LIGHT LOCATION (PHOTOMETRIC DESIGN BY ALERS ENGINEERING GROUP, LLC)
- WATER METER 15'x10' UTILITY EASEMENT (ORB_PG)
- STORMWATER CONTROL STRUCTURE
- PROPOSED FLAME AND ENERGY DISSIPATOR
- PROPOSED PLASTIC SWALE LINE EXTENSION
- PROPOSED WHEEL STOP
- CURB TRANSITION (TYPE D - HEADER CURB)
- EXISTING CONCRETE POWER POLE
- PROPOSED PLAZA AMENITY (260 SF)
- TABLES SHOWN AS REFERENCE

STORYBOOK DEVELOPMENT SERVICES, LLC
 3075 STATE OF FLORIDA, PROFESSIONAL ENGINEER LICENSE NO. 78519
 JOSE A. DANIEL
 JOSE@STORYBOOKDEV.COM
 312484811

THE FIRM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JOSE DANIEL, PE ON THE DATE AND/OR TIME STAMP SHOWN UNDER A CERTAIN IDENTITY.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPY.

REVISIONS	
#	DESCRIPTION
1	DATE BY DESCRIPTION
2	DATE BY DESCRIPTION
3	DATE BY DESCRIPTION
4	DATE BY DESCRIPTION
5	DATE BY DESCRIPTION

RIVERVIEW PLAZA
 CONCEPTUAL SITE PLAN
SITE PLAN
 CITY OF PORT ST. LUCIE, FLORIDA
 PREPARED BY: STORYBOOK DEVELOPMENT SERVICES, LLC

DATE: 04/15/2025
 PROJECT NO.:
 DRAWN BY: JAC
 CHECKED BY: JAC
 SCALE: VARIOUS
 SHEET: C-2.0





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	The proposed development will be consistent with the City

Planning and Zoning Board Action Options

- Motion to recommend approval to the City Council
- Make a motion to amend the recommendation and recommend approval
- Motion to recommend denial to the City Council
- Motion to table should the Board need further clarification or information from either the applicant and/or staff