



CITY OF  
**PORT ST. LUCIE**  
HEART OF THE TREASURE COAST

---

**Riverview Plaza**

**LMD Conceptual Plan**

Project No. P26-003

City Council Meeting

Marissa Da Breo-Latchman, Environmental Planner II

June 22, 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:	To approve a Conceptual Plan for the 1.41-acre property as required by Section 158.155(P) for Limited Mixed Use (LMD) zoning.

# Background

In 2006 this property was rezoned and a conceptual plan for a commercial building and a single-family house was approved. In 2007 a site plan was approved, which has now expired.

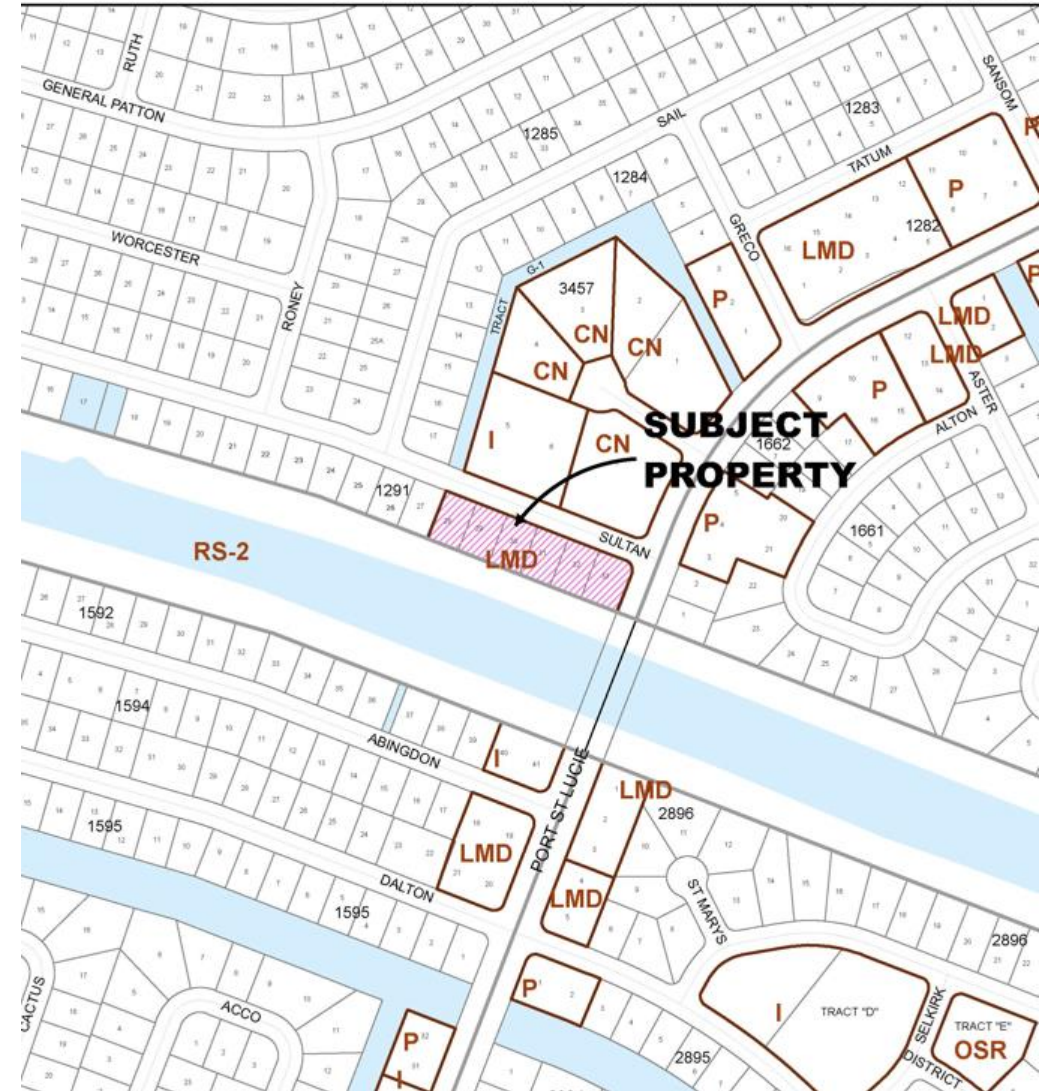
At this time the applicant is requesting approval of a revised LMD Conceptual Plan to allow for a 10,400 square foot commercial structure.

# 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



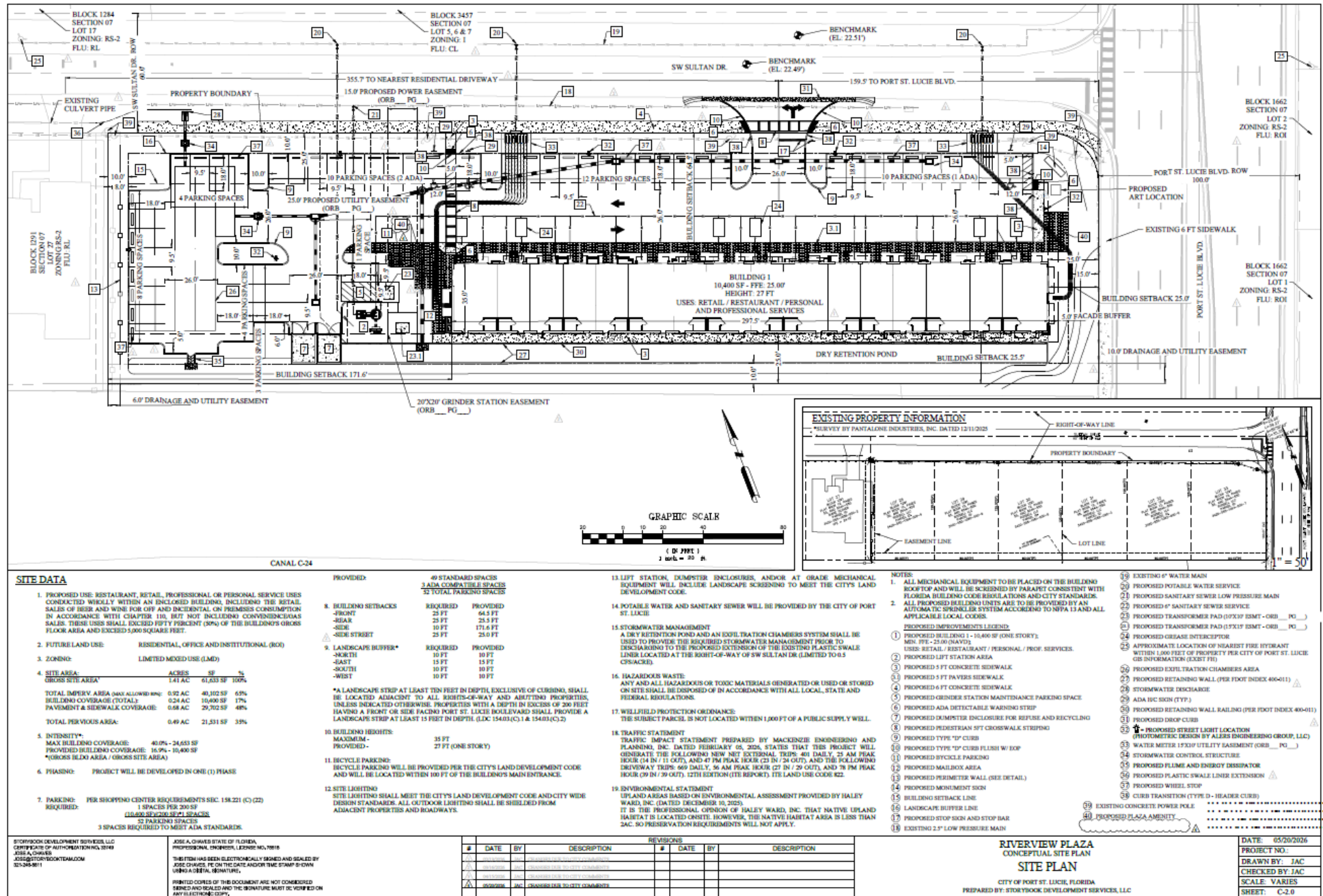
## Justification

- The proposed rezoning is consistent with Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan 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 and Institutional (ROI) future land use classification.

### Policy 1.1.4.13 Future land Use

Future Land Use Classification	Compatible Zoning District
Residential, Office and Institutional (ROI)	<b>Limited Mixed Use (LMD)</b> , Professional (P), Medium Residential (RM-5) or Residential PUD (Planned Unit Development) between 5-11 units per acre.

# Proposed Conceptual Plan



### SITE DATA

- 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 SALES. THESE USES SHALL EXCEED FIFTY PERCENT (50%) OF THE BUILDING'S GROSS FLOOR AREA AND EXCEED 1,000 SQUARE FEET.
- FUTURE LAND USE: RESIDENTIAL, OFFICE AND INSTITUTIONAL (RO) LIMITED MIXED USE (LMD)
- ZONING: LIMITED MIXED USE (LMD)
- SITE AREA:
 

ACRES	SF	%	
GROSS SITE AREA	1.41 AC	61,633 SF	100%
TOTAL IMPERV. AREA (MAX ALLOWED 50%)	0.92 AC	40,102 SF	65%
BUILDING COVERAGE (TOTAL)	0.24 AC	10,400 SF	17%
PAVEMENT & SIDEWALK COVERAGE	0.68 AC	29,702 SF	48%
TOTAL PERVIOUS AREA:	0.49 AC	21,531 SF	35%
- INTENSITY\*:
 

MAX BUILDING COVERAGE:	40.0% - 24,633 SF
PROVIDED BUILDING COVERAGE:	16.9% - 10,400 SF

 \*(GROSS BLDG AREA / GROSS SITE AREA)
- PHASING: PROJECT WILL BE DEVELOPED IN ONE (1) PHASE
- PARKING: PER SHOPPING CENTER REQUIREMENTS SEC. 158.221 (C) (22)
 

REQUIRED:	PROVIDED:
1 SPACES PER 200 SF (11,600 REQUIRED SPACES)	32 PARKING SPACES
3 SPACES REQUIRED TO MEET ADA STANDARDS.	

- PROVIDED:
- 49 STANDARD SPACES
  - 3 ADA COMPATIBLE SPACES
  - 32 TOTAL PARKING SPACES
- BUILDING SETBACKS
 

REQUIRED	PROVIDED
-FRONT	25 FT
-REAR	25 FT
-SIDE	10 FT
-SIDE STREET	25 FT
  - LANDSCAPE BUFFER\*
 

REQUIRED	PROVIDED
-NORTH	10 FT
-EAST	15 FT
-SOUTH	10 FT
-WEST	10 FT
- \*A LANDSCAPE STRIP AT LEAST TEN FEET IN DEPTH, EXCLUSIVE OF CURBING, SHALL BE LOCATED ADJACENT TO ALL DRIVEWAYS AND ADJUTING PROPERTIES, UNLESS INDICATED OTHERWISE. PROPERTIES WITH A DEPTH IN EXCESS OF 200 FEET HAVING A FRONT OR SIDE FACING PORT ST. LUCIE BOULEVARD SHALL PROVIDE A LANDSCAPE STRIP AT LEAST 15 FEET IN DEPTH. (LDC 154.01(C)1 & 154.01(C)2)
- BUILDING HEIGHTS:
 

MAXIMUM -	35 FT
PROVIDED -	27 FT (ONE STORY)
  - 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.
  - 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.

- LEFT STATION, DUMPSTER ENCLOSURES, AND/OR AT GRADE MECHANICAL EQUIPMENT WILL INCLUDE LANDSCAPE SCREENING TO MEET THE CITY'S LAND DEVELOPMENT CODE.
- POTABLE WATER AND SANITARY SEWER WILL BE PROVIDED BY THE CITY OF PORT ST. LUCIE.
- 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 LINER LOCATED AT THE RIGHT-OF-WAY OF SW SULTAN DR. (LIMITED TO 1.5 CFS/AC/IN).
- 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.
- WELLSHIELD PROTECTION ORDINANCE: THE SUBJECT PARCEL IS NOT LOCATED WITHIN 1,000 FEET OF A PUBLIC SUPPLY WELL.
- 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: 401 DAILY, 23 AM PEAK HOUR (14 IN / 11 OUT), AND 47 PM PEAK HOUR (23 IN / 24 OUT), AND THE FOLLOWING DRIVEWAY TRIPS: 669 DAILY, 36 AM PEAK HOUR (27 IN / 29 OUT), AND 76 PM PEAK HOUR (29 IN / 30 OUT). (TRAFFIC STATEMENT (ITS REPORT) ITS LAND USE CODE 622)
- 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 PALMETT CONSISTENT WITH FLORIDA BUILDING CODE REGULATIONS AND CITY STANDARDS.
  - ALL PROPOSED BUILDING UNITS ARE TO BE PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM ACCORDING TO NFPA 13 AND ALL APPLICABLE LOCAL CODES.
- PROPOSED IMPROVEMENTS LEGEND:
- PROPOSED BUILDING 1 - 10,400 SF (ONE STORY); MEN, PPE - 25.00 (GRAY)
  - PROPOSED RETAIL / RESTAURANT / PERSONAL / PROF. SERVICES.
  - PROPOSED LIFT STATION AREA
  - PROPOSED 5 FT CONCRETE SIDEWALK
  - PROPOSED 5 FT PAVED SIDEWALK
  - PROPOSED 6 FT CONCRETE SIDEWALK
  - PROPOSED GENDER STATION MAINTENANCE PARKING SPACE
  - PROPOSED ADA DETECTABLE WARNING STRIP
  - PROPOSED DUMPSTER ENCLOSURE FOR REUSE AND RECYCLING
  - PROPOSED PEDESTRIAN 5 FT CROSSWALK STRIPING
  - PROPOSED TYPE "D" CURB
  - PROPOSED TYPE "D" CURB FLUSH W/ EOP
  - PROPOSED BICYCLE PARKING
  - PROPOSED MAILBOX AREA
  - PROPOSED PERIMETER WALL (SEE DETAIL)
  - PROPOSED MONUMENT SIGN
  - BUILDING SETBACK LINE
  - LANDSCAPE BUFFER LINE
  - PROPOSED STOP SIGN AND STOP BAR
  - EXISTING 2" 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' ISMT - ORB\_PG)
  - PROPOSED TRANSFORMER PAD (15'X15' ISMT - ORB\_PG)
  - PROPOSED GROUND INTERCEPTOR
  - APPROXIMATE LOCATION OF NEAREST FIRE HYDRANT WITHIN 1,000 FEET OF PROPERTY PER CITY OF PORT ST. LUCIE GIS INFORMATION (EXCPT FID)
  - PROPOSED EXFILTRATION CHAMBERS AREA
  - PROPOSED RETAINING WALL (PER FOOT INDEX 406-011)
  - STORMWATER DISCHARGE
  - ADA (WC SIGN) (TYPE 1)
  - PROPOSED RETAINING WALL RAILING (PER FOOT INDEX 400-013)
  - PROPOSED DUMP CURB
  - PROPOSED STREET LIGHT LOCATION (PHOTOMETRIC DESIGN BY ALERS ENGINEERING GROUP, LLC)
  - WATER METER 15'X15' UTILITY EASEMENT (ORB\_PG)
  - STORMWATER CONTROL STRUCTURE
  - PROPOSED FUME AND ENERGY DISSIPATOR
  - PROPOSED PLASTIC SWALE LINER EXTENSION
  - PROPOSED WHEEL STOP
  - CURB TRANSITION (TYPE D - HEADER CURB)
  - EXISTING CONCRETE POWER POLE
  - PROPOSED PLAZA AMENITY

STORYBOOK DEVELOPMENT SERVICES, LLC  
 CERTIFICATE OF AUTHORIZATION 20149  
 JESSIE A. CHAVIS  
 JESSIE@STORYBOOKTEAM.COM  
 352-265-8011

JOSIE A. CHAVIS STATE OF FLORIDA  
 PROFESSIONAL ENGINEER, LICENSE NO. 78918  
 THIS PLAN HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY  
 JOSIE CHAVIS, P.E. ON THE DATE AND HOUR TIME STAMP SHOWN  
 USING A DIGITAL SIGNATURE.  
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED  
 SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON  
 ANY ELECTRONIC COPY.

#	DATE	BY	DESCRIPTION
1		JAC	PROPOSED CONCEPT DEVELOPMENT
2		JAC	REVISIONS TO CONCEPT DEVELOPMENT
3		JAC	REVISIONS TO CONCEPT DEVELOPMENT
4		JAC	REVISIONS TO CONCEPT DEVELOPMENT

#	DATE	BY	DESCRIPTION
1		JAC	PROPOSED CONCEPT DEVELOPMENT
2		JAC	REVISIONS TO CONCEPT DEVELOPMENT
3		JAC	REVISIONS TO CONCEPT DEVELOPMENT
4		JAC	REVISIONS TO CONCEPT DEVELOPMENT

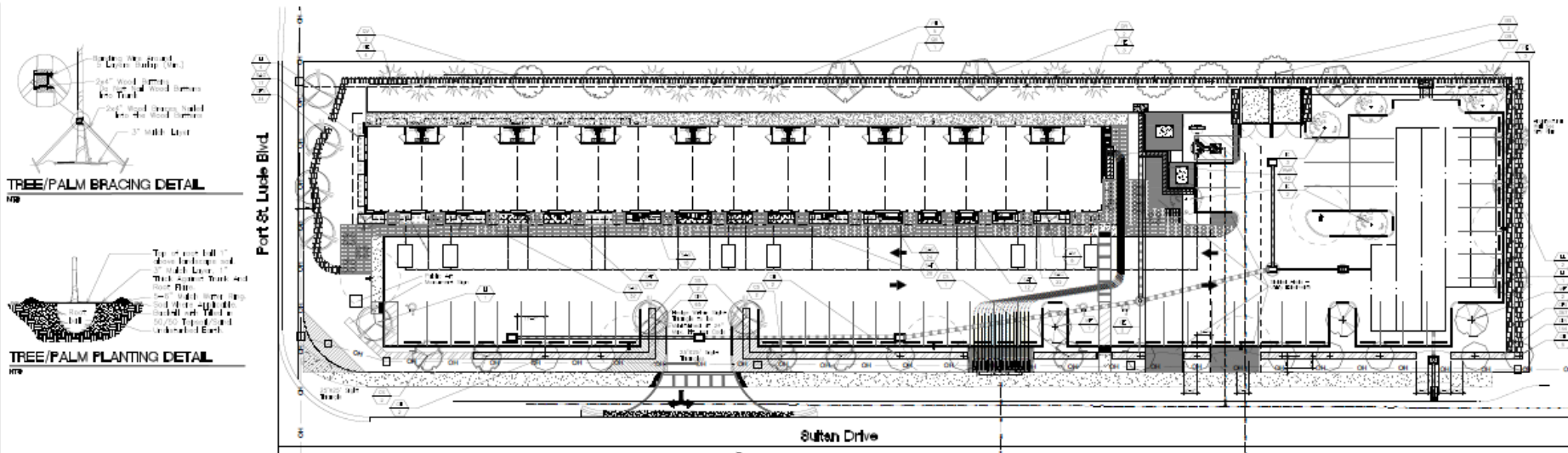
**RIVERVIEW PLAZA**  
 CONCEPTUAL SITE PLAN  
**SITE PLAN**

CITY OF PORT ST. LUCIE, FLORIDA  
 PREPARED BY: STORYBOOK DEVELOPMENT SERVICES, LLC

DATE: 05/20/2026  
 PROJECT NO.:  
 DRAWN BY: JAC  
 CHECKED BY: JAC  
 SCALE: VARIES  
 SHEET: C-2.0



# Proposed Landscape Plan



**TREE/PALM BRACING DETAIL**  
N/A



**TREE/PALM PLANTING DETAIL**  
N/A

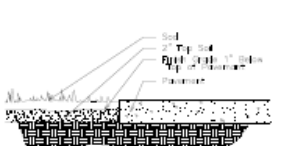


**GENERAL LANDSCAPE NOTES**

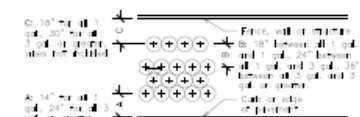
- 1. Single hole planting method.
- 2. All trees to be planted in the ground.
- 3. All trees to be planted in the ground.
- 4. All trees to be planted in the ground.
- 5. All trees to be planted in the ground.
- 6. All trees to be planted in the ground.
- 7. All trees to be planted in the ground.
- 8. All trees to be planted in the ground.
- 9. All trees to be planted in the ground.
- 10. All trees to be planted in the ground.
- 11. All trees to be planted in the ground.
- 12. All trees to be planted in the ground.
- 13. All trees to be planted in the ground.
- 14. All trees to be planted in the ground.
- 15. All trees to be planted in the ground.
- 16. All trees to be planted in the ground.
- 17. All trees to be planted in the ground.
- 18. All trees to be planted in the ground.
- 19. All trees to be planted in the ground.
- 20. All trees to be planted in the ground.



**SHRUB INSTALLATION DETAIL**  
N/A



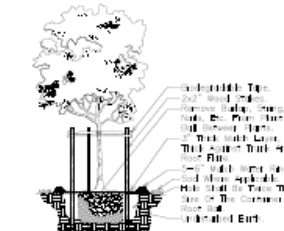
**SOD INSTALLATION DETAIL**  
N/A



**TYPICAL PLANT SPACING DETAIL**  
N/A



**SHRUB PLANTING DETAIL**  
N/A



**SMALL TREE PLANTING DETAIL**  
N/A

**Riverview Plant List**

Code	Drought		Botanical Name / Common Name	DBH	DBH
	Y	N			
PROPOSED TREES / PALMS					
RS	20	Y	3	0	0
CS	20	Y	11	0	0
OS	20	Y	5	0	0
DR	20	Y	2	0	0
IC	20	Y	5	0	0
LI	20	Y	6	0	0
LL	20	Y	2	0	0
MP	20	Y	2	0	0
RS	20	Y	10	0	0
OS	20	Y	2	0	0
IS	20	Y	5	0	0
47				Total DBH Added	134
91%				Total DBH Removed	668
				DBH Deficiency	534
58				Total Proposed Trees	
16				Total Proposed Trees & Building Façade Palms	
20%				Total Proposed Trees	
PROPOSED BUILDING FAÇADE PALMS					
AM	Y	0	Adonis aemula / Crested Palm	0	0
		67	Total Proposed Trees & Building Façade Palms	0	0
		8	Total Palms	0	0
		12%	Total Palms	0	0
PROPOSED HEDGES / SHRUBS					
CRS	20	Y	301	245	16,240
CRS	20	Y	200	245	16,240
PHS	20	Y	40	245	16,240
SAS	20	Y	110	245	16,240
SAT	20	Y	30	245	16,240
			811		
			600		
			7%		
SOD					
Soil	M	By GC	Stenogramma acuminata / St. Augustine Palmwort		Soil application - no gaps
			Very Coarse Textured		
			Medium Coarse Textured		
			Native Native System		

**CITY OF PORT ST. LUCIE PLANTING CALCULATIONS**  
Section 154.000

Section	Required	Provided
1. Perimeter: One Tree per 20 LF of ROW or Abutting Property North, East and West Perimeter 716 LF 248 trees @ 80' Entry Drive	24	24
2. Building North, East and West Façade: One Tree or Palm per 30 LF 201 LF 347 trees @ 80' of Sidewalk	9	9
3. VUA: One Tree per 30 LF 486 LF 312 trees @ 80' Entry Drive	15	15
4. Parking Lot Interior: One Tree per Island 8 Islands	8	8
<b>TOTAL</b>	<b>56</b>	<b>56</b>
Tree Species Mix	5	11

**Sunshine 311**  
Call 811 or www.sunshine311.com two full business days before digging to have utilities located and marked.  
Check positive response code before you dig!

THOMAS WHITE, A.S.A. - L.S.A.  
LANDSCAPE ARCHITECT, L.L.C.  
ASSOCIATE, L.L.C.  
1000 S. US HWY 1  
PORT ST. LUCIE, FL 34956  
TEL: 888-688-2626

**REVISIONS**

NO.	DATE	DESCRIPTION
1	08/14/2024	ISSUED FOR PERMIT
2	08/14/2024	ISSUED FOR PERMIT
3	08/14/2024	ISSUED FOR PERMIT
4	08/14/2024	ISSUED FOR PERMIT
5	08/14/2024	ISSUED FOR PERMIT
6	08/14/2024	ISSUED FOR PERMIT
7	08/14/2024	ISSUED FOR PERMIT
8	08/14/2024	ISSUED FOR PERMIT
9	08/14/2024	ISSUED FOR PERMIT
10	08/14/2024	ISSUED FOR PERMIT
11	08/14/2024	ISSUED FOR PERMIT
12	08/14/2024	ISSUED FOR PERMIT
13	08/14/2024	ISSUED FOR PERMIT
14	08/14/2024	ISSUED FOR PERMIT
15	08/14/2024	ISSUED FOR PERMIT
16	08/14/2024	ISSUED FOR PERMIT
17	08/14/2024	ISSUED FOR PERMIT
18	08/14/2024	ISSUED FOR PERMIT
19	08/14/2024	ISSUED FOR PERMIT
20	08/14/2024	ISSUED FOR PERMIT

LANDSCAPE PERMIT PLAN  
**Riverview Retail Center**  
632 SW Sulfur Drive  
Port St. Lucie, FL 34956

Drawn: TW  
Checked: GAT  
Date: 08/14/2024  
Scale: 1"=20'

Sheet: L-2  
Sheet 2 of 3

# Proposed Elevations



SIDE ELEVATION - PORT SAINT LUCIE BLVD  
SCLA 10



FRONT ELEVATION - PARKING LOT  
SCLA 10



SIDE ELEVATION - PORT SAINT LUCIE BLVD  
SCLA 10



FRONT ELEVATION - PARKING LOT  
SCLA 10

## Justification

- The existing zoning is consistent with Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan which establishes the compatible future land use and zoning categories.
- The applicant's proposal to reconfigure the subject property's conceptual plan is consistent with Section 158.155(P), 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 commercial use is permitted within the LMD zoning district, as stated in Section 158.155(C)(2).
- As the proposed use is over 50% commercial and 5,000 square feet, a concurrent special exception use will need to be approved, in accordance with Section 158.155(D)(4). This will come before you on the same agenda as the second reading of this rezoning.

## Recommendation

- The Site Plan Committee recommended approval of the proposed Conceptual Plan at their March 11, 2026, meeting.
- The Planning and Zoning Board recommended approval of the reconfiguration of the conceptual plan at the June 2<sup>nd</sup>, 2026, meeting.