

**Riverview Plaza
Special Exception Use
P25-004**



Project Location Map

SUMMARY

Applicant's Request:	The request is 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.
Agent:	Jose Chaves, Storybook Development Services, LLC
Applicant/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.
Project Planner:	Marissa Da Breo-Latchman, Environmental Planner II

Project Description

The City of Port St. Lucie has received a request from StoryBook Development Services, LLC., acting as agent for Rossell, LLC, property owner, for a special exception use approval 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)(4 & 5) of the Zoning Code. The 1.41-acre 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 proposed development includes a 10,400 square foot, single story building with associated parking. Proposed elevations and Site Plan are provided in the attachments.

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 to amend an LMD Conceptual plan to allow for the construction of a 10,400 SF commercial structure. (P26-003 – Riverview Plaza-Limited Mixed Use (LMD Rezoning/Conceptual Plan Amendment) 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 of the Site Plan Review Committee on March 11, 2026.

Public Notice Requirements

Notice of this request for a Special Exception Use was mailed on May 21, 2026, to owners of property within a 750-foot radius of the subject property.

Location and Site Information

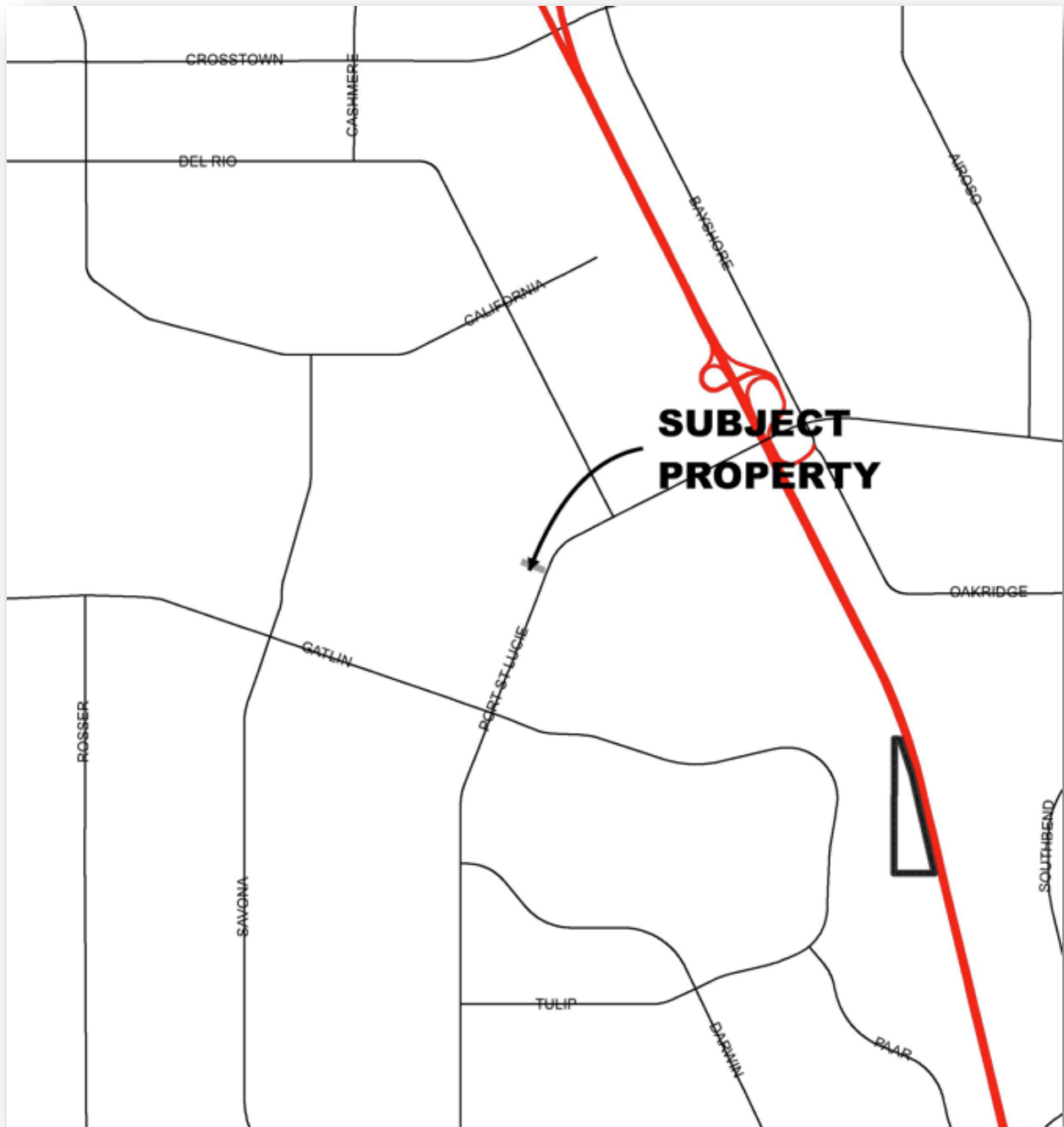
Parcel Numbers:	3420-555-1059-000-9, 3420-555-1060-000-9, 3420-555-1061-000-6, 3420-555-1062-000-3, 3420-555-1063-000-0, 3420-555-1064-000-7
Property Size:	1.41 acres
Legal Description:	Lots 28 through 33, Block 1291, Port St. Lucie Section 12, according to the map or plat as recorded in the Plat Book 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

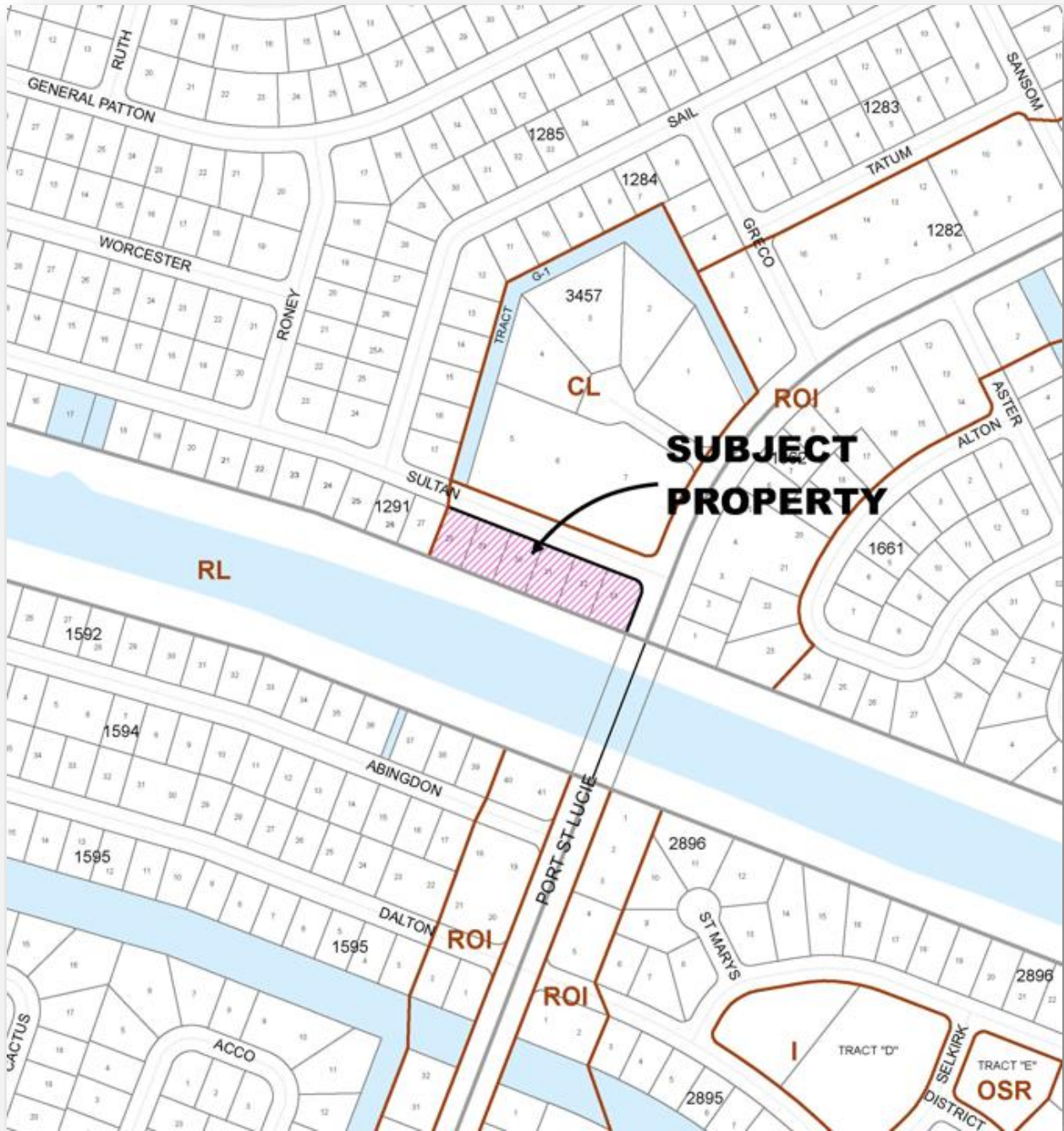
Surrounding Uses

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

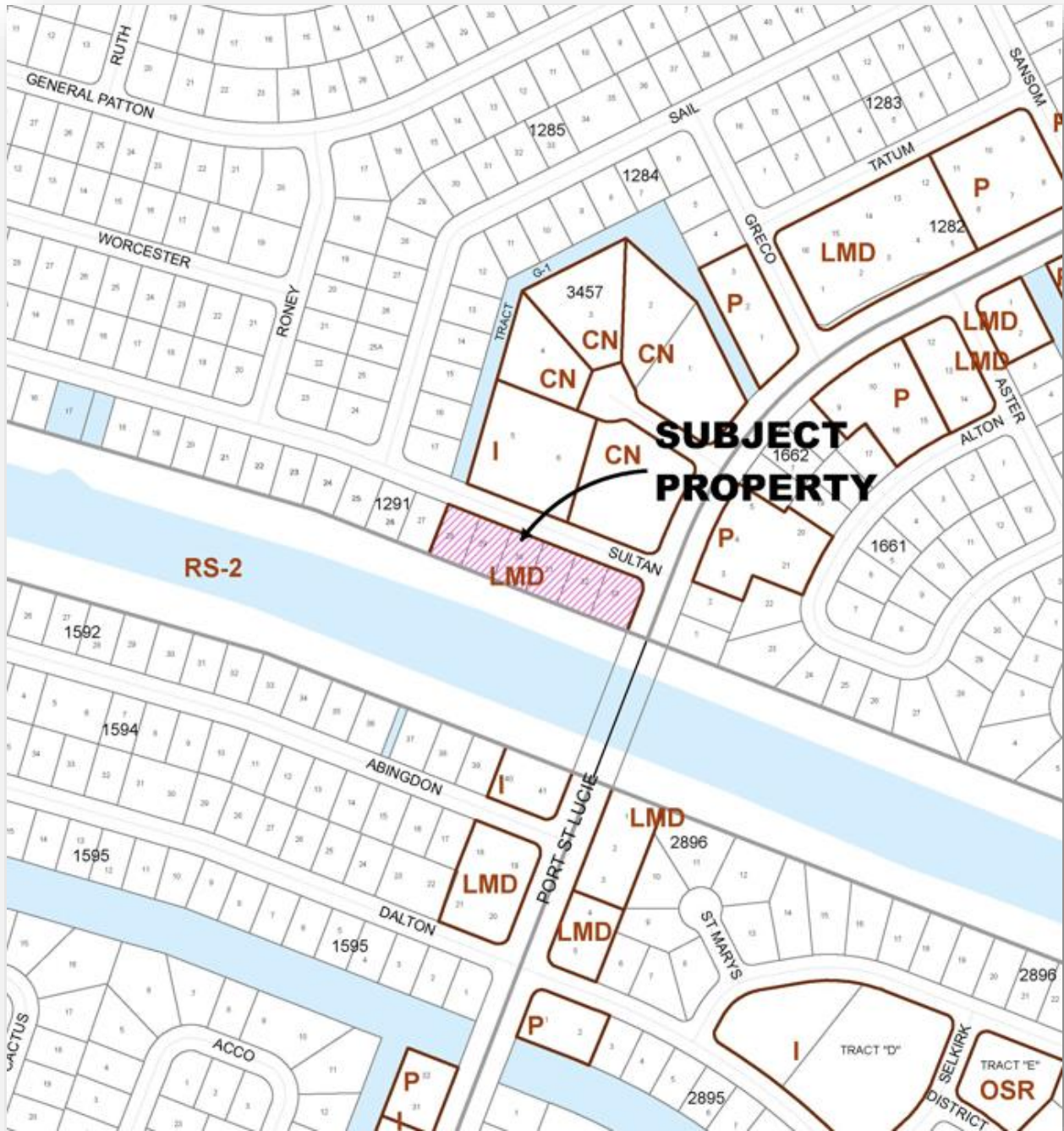
I – Institutional, CN – Neighborhood Commercial, RS-2 – Single-Family Residential, ROI – Residential Office Institutional, P-Professional, CL Limited Commercial, RL-Low Density Residential



Location Map



Land Use Map



Zoning Map

PROJECT ANALYSIS

Special exceptions are uses that would only be allowed under certain conditions and are reviewed to be compatible with the existing neighborhood. Approval of a special exception application shall only be granted by the City Council if it meets the criteria established under Section 158.260 (A) through (L) as noted below. The applicant's response to the criteria is attached. Staff's review is provided below.

Evaluation of Special Exception Criteria (Section 158.260)

(A) Adequate ingress and egress may be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or other emergency.

- **Applicant's Response:**

Ingress and egress will be provided at a single location for this development. The access point will be located along the northeast side of the site, at the project entrance on SW Sultan Drive. A 26-ft-wide pavement section will provide two-way vehicular access around the building to the ingress/egress point, serving the parking, loading, and lift station areas. Pedestrian access will be provided via a connection to SW Sultan Drive.

- **Staff findings:** 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. The Concept Plan was reviewed by the Public Works Department. Traffic should not adversely affect the transportation level of service for adjacent roads. See attached Public Works Traffic Memo.

(B) Adequate off-street parking and loading areas may be provided, without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties.

- **Applicant's Response:** *Adequate off-street parking and loading areas are provided internally within the site and are appropriately separated from adjoining properties. Parking areas are located around the perimeter and southwest portion of the site and are screened from adjacent properties and public rights-of-way by the required landscape buffers, helping to minimize noise, glare, and visual impacts. The designated on-site loading zone is located along the rear portion of the building, away from public streets. The loading area is further separated and screened from adjoining properties by the dumpster enclosure, internal site circulation, and required landscape buffers, ensuring that loading activities do not create detrimental impacts on surrounding properties.*

- **Staff findings:** Adequate off-street parking is provided without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties. According to the City Zoning Code, Section 158.221(C), the shopping center use requires 1 space per each 200 square feet of gross floor area plus 1 space per each 250 square feet of gross floor area over 30,000 square feet. The overall Riverview Plaza site will require 52 parking spaces, of which three are required to be ADA accessible. Adequate parking is provided along the northern and western portion of the property and are not expected to have any detrimental effects upon adjoining properties. An architectural

buffer wall and landscaping will be provided along the western property boundary to reduce the impact on the adjacent residential property.

(C) Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.

- Applicant's Response: *The proposed development will connect to the City's existing 6-inch potable water main and 2.5-inch low-pressure sanitary sewer force main located along SW Sultan Drive. The proposed lift station area is dimensioned in accordance with the City's requirements.*
- Staff findings: City of Port St. Lucie Utility Systems Department will be the provider of potable water and sanitary waste collection for the proposed project. Existing facilities are available to serve the area. The project proposes to connect to the existing water main and sanitary mains located along SW Sultan Drive. A developer's agreement with the City Utility Systems Department, which is consistent with the adopted level of service, is required prior to the issuance of building permits.

(D) Adequate screening or buffering. Additional buffering beyond that which is required by the code may be required in order to protect and provide compatibility with adjoining properties.

- Applicant's Response: *Additional buffering and screening beyond the minimum requirements are provided through increased building setbacks and overall site layout. While a minimum 25-foot setback is required, the proposed building provides setbacks of approximately 64.5 feet along the north and 169.3 feet along the west, with setbacks exceeding the minimum along the remaining property lines, significantly increasing separation from adjoining properties. Along the west side of the site, a proposed perimeter wall is provided to further separate the development from the adjacent residential property, enhancing visual screening and compatibility. These enhanced setbacks, combined with required landscape buffers and the internal placement of parking and service areas, provide buffering beyond minimum requirements. The building orientation and internal circulation further reduce potential noise, light, and visual impacts, thereby improving compatibility with surrounding properties.*
- Staff findings: The site is adjacent to the C-24 Canal and abuts property with residential zoning to the west and south. As such, an architectural buffer wall is required. There is a 10' utility and drainage easement along the rear of the property and a wall is not allowed. A Landscape Modification to remove the buffer wall along the rear of the property is being requested (P26-059). Enhanced landscaping will be required in lieu of the wall to the rear. The wall along the western property will remain. The Conceptual Plan provides additional buffering along the rear of the property beyond what is required by the code.

(E) Signs, if any, and proposed exterior lighting will be so designed and arranged so as to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties. Light shields or other screening devices may be required.

- Applicant's Response: *Exterior lighting and signage will be designed to avoid light pollution and glare, and in line with the City's Land Development Code and Citywide Design Guidelines.*
- Staff findings: All exterior lighting shall be in conformance with Section 158.221 of the City Zoning Code and all signage shall be in accordance with Chapter 155 of the City Sign Code.

(F) Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

- Applicant's Response: *Landscape yards and open spaces were designed to adequately serve the property by providing sufficient exposure to the public ROW, but also screening the proposed development from the adjoining residential uses.*
- Staff findings: Front, side, and rear building setbacks that conform with the Limited Mixed Use (LMD) zoning district have been provided to ensure compatibility with adjoining properties. An 8-foot-high architectural buffer wall will be provided along the western property boundary. Enhanced landscaping will be provided along the rear property line.

(G) The use as proposed will be in conformance with all stated provisions and requirements of this chapter.

- Applicant's Response: *No variances or waivers are being requested along with this application. This special exception use application is specifically centered around how the space can be used. We are requesting to allow for 100% of the space to be used for retail/professional services within the LMD Zoning District, but no other provisions or requirements of the City's Land Development Regulations are intended not to be met by the proposed plan.*
- Staff findings: A Landscape Modification is being requested for this project (P26-059). The site is adjacent to the C-24 Canal and abuts property with residential zoning to the west and south. As such, an architectural buffer wall is required. There is a 10' utility and drainage easement along the rear of the property and a wall is not allowed. Enhanced landscaping will be required in lieu of the architectural buffer wall to the rear. The wall along the western property will remain. The Conceptual Plan provides additional buffering and taller hedges along the rear of the property beyond what is required by the code.

(H) Establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the City.

- Applicant's Response: *The establishment and operation of the proposed use will further complement the City's vision for this corridor while acknowledging current market demands. The project as proposed will provide additional space for small business and will improve the convenience of residents and workers in the City by providing additional services within walking distance to existing neighborhoods.*
- Staff findings: By adhering to City Code and regulations, the establishment and operation of the proposed uses are not anticipated to impair the health, safety, or convenience of residents and workers in the City.

(I) The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity.

- Applicant's Response: *The project is being proposed to benefit from the existing traffic along SW Port St. Lucie Blvd. The project will provide professional services, small restaurants/bakeries, small business retail, and similar other uses to support the local community. This intent will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, as all the activity will be centered along the front of the building which will provide*

sufficient separation and screening from the residential uses. The low intensity commercial space will operate during regular business hours, with no early openings or late hours anticipated. Additionally, the site was strategically designed to screen waste disposal and sanitary sewer lift station areas from public view. No on-site generators or any other fume generating or noise generating equipment, other than standard for this type of use, are proposed.

- **Staff findings:** The proposed use will not constitute a nuisance or hazard as landscape buffers and the required setbacks will provide sufficient separation and screening from adjacent uses. An architectural buffer wall and landscaping will be provided along the western property boundary to reduce the impacts on the adjacent residential property. Outdoor amenity areas are provided in proximity to the proposed structure and away from the residential use to the west. The commercial space will operate during regular business hours, with no early openings or late hours anticipated. Additionally, the site was strategically designed to screen solid waste disposal and sanitary sewer lift station areas from public view to the southwest corner of the proposed building. No on-site generators or any other fume-generating or noise-generating equipment are proposed.

(J) The use as proposed for development will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access location, light and noise) on nearby property will be considered in the submittal and analysis of the request. The City may request project design changes or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.

- **Applicant's Response:** The proposed use for this development is compatible not only with the existing or permitted uses of adjacent property, but it is compatible with the overall SW Port St. Lucie Blvd corridor. The proposed project will be designed to comply with the City's Land Development Code and Citywide Design Standards to ensure compatibility with light and noise generation. Site access will also be compatible with the surrounding projects by providing one point of access to SW Sultan Dr.
- **Staff findings:** The proposed project is in an area designated for commercial development. The site is adjacent to institutionally and commercially developed properties on the north side of SW Sultan Drive and SW Glenview Court. Parcels across Port St. Lucie Boulevard are located in Conversion Area 4 and are currently vacant, but several are zoned Professional (P). The size, height, and character of the proposed development is in harmony with existing and proposed development in the area. A one-story structure is proposed which is consistent with parcels to the north. A two (2) story building exists at the north side of the intersection of SW Glenview Court and SW Port St. Lucie Boulevard, approximately 475' north of the subject property. An 8-foot-high architectural buffer wall and landscaping are proposed along the west property line to screen the view and noise from the adjacent residential use. The proposed use for this development is compatible with the permitted uses of adjacent properties per code. The proposed project will be designed to comply with the City's Land Development Code and Citywide Design Standards to ensure compatibility with light and noise generation. Site access will also be compatible with the surrounding projects by providing one point of access from SW Sultan Drive.

(K) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of the neighborhood.

- Applicant's Response: *Acknowledged.*
- Staff findings: Acknowledged.

(L) Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including but not limited to reasonable time limit within which the action for which special approval is requested shall be begun or completed or both.

- Applicant's Response: *Acknowledged.*
- Staff findings: Acknowledged.

Public Works - Traffic Analysis

This Traffic Analysis for the development has been reviewed by Staff found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.

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

Related Projects

P26-059 – Riverview Plaza – Landscape Modification

P26-006 – Riverview Plaza – Site Plan

P26-003 – Riverview Plaza – LMD Rezoning

PLANNING AND ZONING BOARD ACTION OPTIONS

If the board finds that the special exception use application is consistent with the criteria as listed in Section 158.260 (A) through (L) of the City code, then the Board may:

- Motion to recommend approval to the City Council
- Motion to amend the recommendation and recommend approval to the City Council

If the board finds that the special exception use application is inconsistent with the criteria as listed in Section 158.260 (A) through (L) of the City code, then the Board may:

- Motion to recommend denial to the City Council

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.