



CITY OF
PORT ST. LUCIE
HEART OF THE TREASURE COAST

Riverview Plaza

Buffer Wall - Landscape Modification

Project No. P26-059

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

Request Summary

Owner:	Rossell, LLC
Applicant:	Jose Chaves, StoryBook Development Services, LLC
Location:	Southwest corner of SW Sultan Drive and SW Port St. Lucie Blvd and north of the C-24 Canal.
Request:	To provide enhanced landscaping in lieu of an architectural buffer wall along the southern property boundary per Section 154.12.

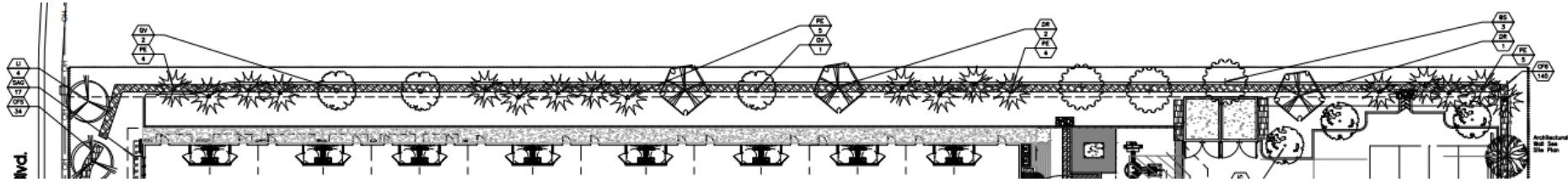
Project Summary

- The subject property, 1.41 acres in size, is proposed to be developed with a 10,400 SF retail building and associated parking (P26-006).
- 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.
- Three (3) applications related to this project were submitted in January 2026.
 - P26-006 – Riverview Plaza – Site Plan
 - P26-003 – Riverview Plaza – LMD Rezoning
 - P26-004 – Riverview Plaza – Special Exception Use.

Landscape Modification Request

- The request is to provide enhanced landscaping within the 10' rear (southern) perimeter landscape buffer in lieu of a wall.
- The enhanced landscaping will include a continuous 6' Clusia hedge (at time of planting). The hedge will be maintained at a minimum height of 6 feet.
- A total of 26 trees are proposed where only 16 are required.

Southern Property Line



PROPOSED HEDGES / SHRUBS

CF6	(N)	V	140	Clusia flava / Small Leaf Clusia	6'x 36-42", 42" OC
CFS	(N)	V	93	Clusia flava / Small Leaf Clusia	24'x 18", 24" OC
CIR	(N)	V	209	Chrysobalanus icaco / 'Red Tip' Cocoplum	24'x 18", 24" OC
PMP		V	42	Podocarpus macrophyllus / Podocarpus	24'x 12-15", 24" OC
SAG		V	113	Schefflera arboricola / Green Dwarf Schefflera	24'x 18", 24" OC
SAT		V	56	Schefflera arboricola 'Trinette' / Variegated Arboricola	24'x 18", 24" OC
			513	Total Shrubs	
			302	Native Shrubs	
			59%	Native Shrubs	

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**