

ORDINANCE 26-63

AN ORDINANCE TO APPROVE A CONCEPTUAL PLAN FOR APPROXIMATELY 1.41 ACRES OF PROPERTY LOCATED AT THE SOUTHWEST INTERSECTION OF SW PORT ST. LUCIE BOULEVARD AND SW SULTAN DRIVE WITHIN THE LMD (LIMITED MIXED-USE) ZONING DISTRICT FOR A PROJECT KNOWN AS RIVERVIEW PLAZA (P26-003); PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, StoryBook Development Services, LLC, hereinafter referred to as the Applicant, seeks approval of a Conceptual Plan (**Exhibit “A”**) for 1.41 acres of property located at the southwest intersection of section of Port St. Lucie Boulevard and SW Sultan Drive and within the City of Port St. Lucie, on property zoned within the Limited Mixed-Use (LMD) Zoning District; and

WHEREAS, the proposed conceptual plan is consistent with all applicable elements of the City’s adopted Comprehensive Plan and complies with the City’s Code of Ordinances; and

WHEREAS, the City of Port St. Lucie Planning and Zoning Board held a public hearing on June 2, 2026, to consider the application (P26-003), notice of said hearing to adjoining property owners for a radius of seven-hundred and fifty (750) feet having been given and advertising of public hearing having been made; and

WHEREAS, the City Council held a public hearing on the June 22, 2026, to consider the application (P26-003), advertising of the public hearing having been made; and

WHEREAS, the City Council has considered the application (P26-003) and the City Council has determined, based on substantial and competent evidence, to approve the Conceptual Plan for property legally described as Lots 28 through 33, Block 1291, Port St. Lucie Section 12, according to the map or plat thereof as recorded in Plat Book 12, Pages 55, 55A through 55G, of the Official Records of St. Lucie County, Florida, as provided herein.

NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1. Ratification of Recitals. The foregoing recitals are hereby ratified and confirmed as true and correct and are hereby made a part of this Ordinance.

Section 2. That the Conceptual Plan for property located at the southwest intersection of SW Port St. Lucie Boulevard and SW Sultan Drive and within the City of Port St. Lucie, and legally described as Lots 28 through 33, Block 1291, Port St. Lucie Section 12, according to the map or plat thereof as recorded in Plat Book 12, Pages 55, 55A through 55G, of the Official Records of St. Lucie County, Florida, and zoned Limited Mixed-Use (LMD) Zoning District be approved.

Section 3. Conflict. If any ordinances, or parts of ordinances, are in conflict herewith this Ordinance shall control to the extent of the conflicting provisions.

Section 4. Severability. The provisions of this Ordinance are intended to be severable. If any provision of this Ordinance is determined to be void or is declared illegal, invalid, or unconstitutional by a Court of competent jurisdiction, the remainder of this Ordinance shall remain in full force and effect.

Section 5. Effective Date. This Ordinance shall become effective ten (10) days after final adoption on second reading.

PASSED AND ADOPTED by the City Council of the City of Port St. Lucie, Florida, this ____ day of _____, 2026.

CITY COUNCIL
CITY OF PORT ST. LUCIE

By: _____
Shannon M Martin, Mayor

ATTEST:

Sally Walsh, City Clerk

APPROVED AS TO FORM:

Richard Berrios, City Attorney

