

# CONCEPTUAL SITE PLAN FOR RIVERVIEW PLAZA

Sheet List Table	
Sheet Number	Sheet Title
C-1.0	COVER
C-2.0	SITE PLAN
C-3.0	SITE DETAILS

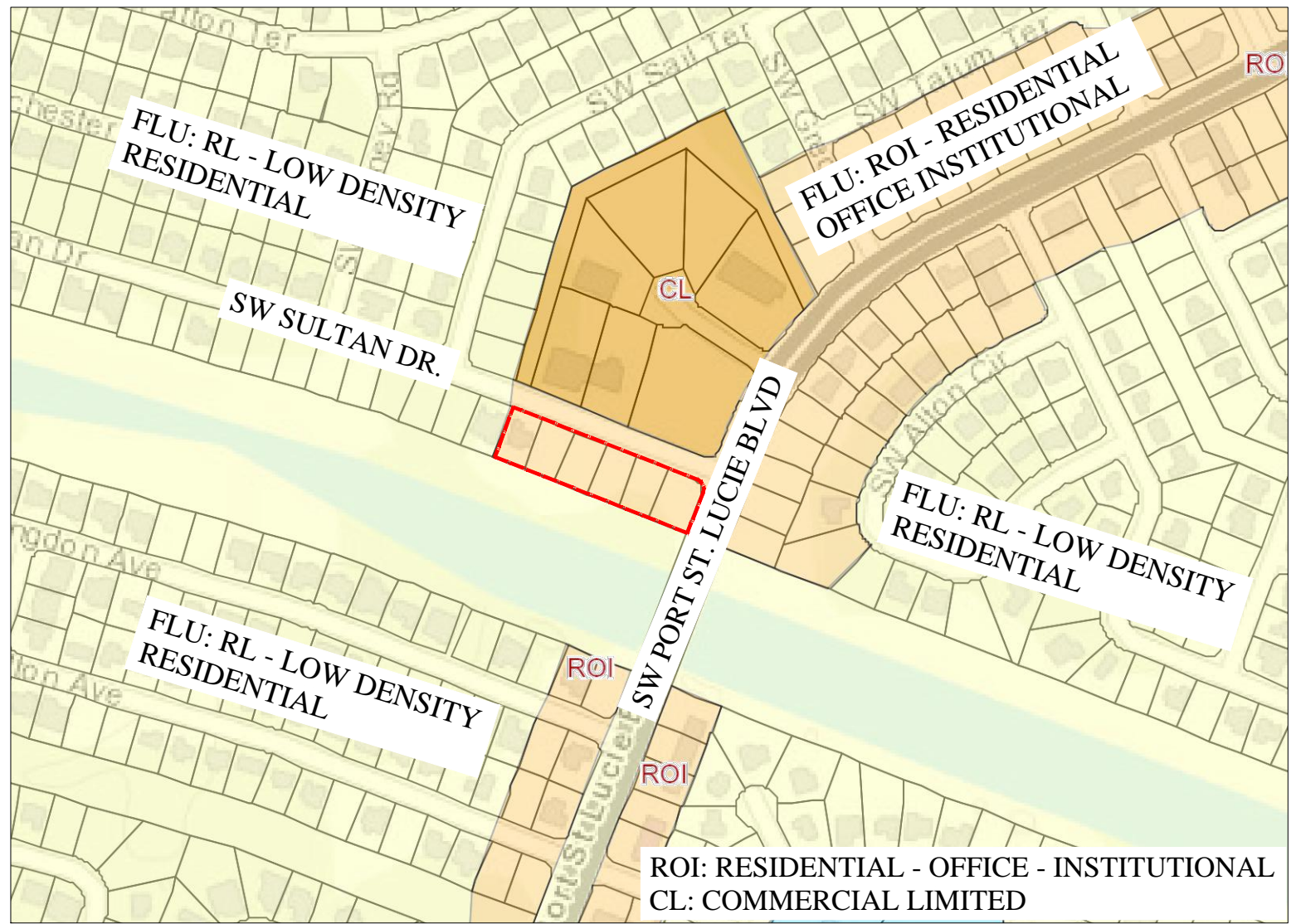
PREPARED FOR:  
B&B CAPITAL GROUP 26, LLC.

PROPERTY ADDRESS:  
832 SW SULTAN DRIVE  
PORT ST. LUCIE, FL 34953  
SECTION 07, TOWNSHIP 37 SOUTH, RANGE 40 EAST  
PARCEL ID No: 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

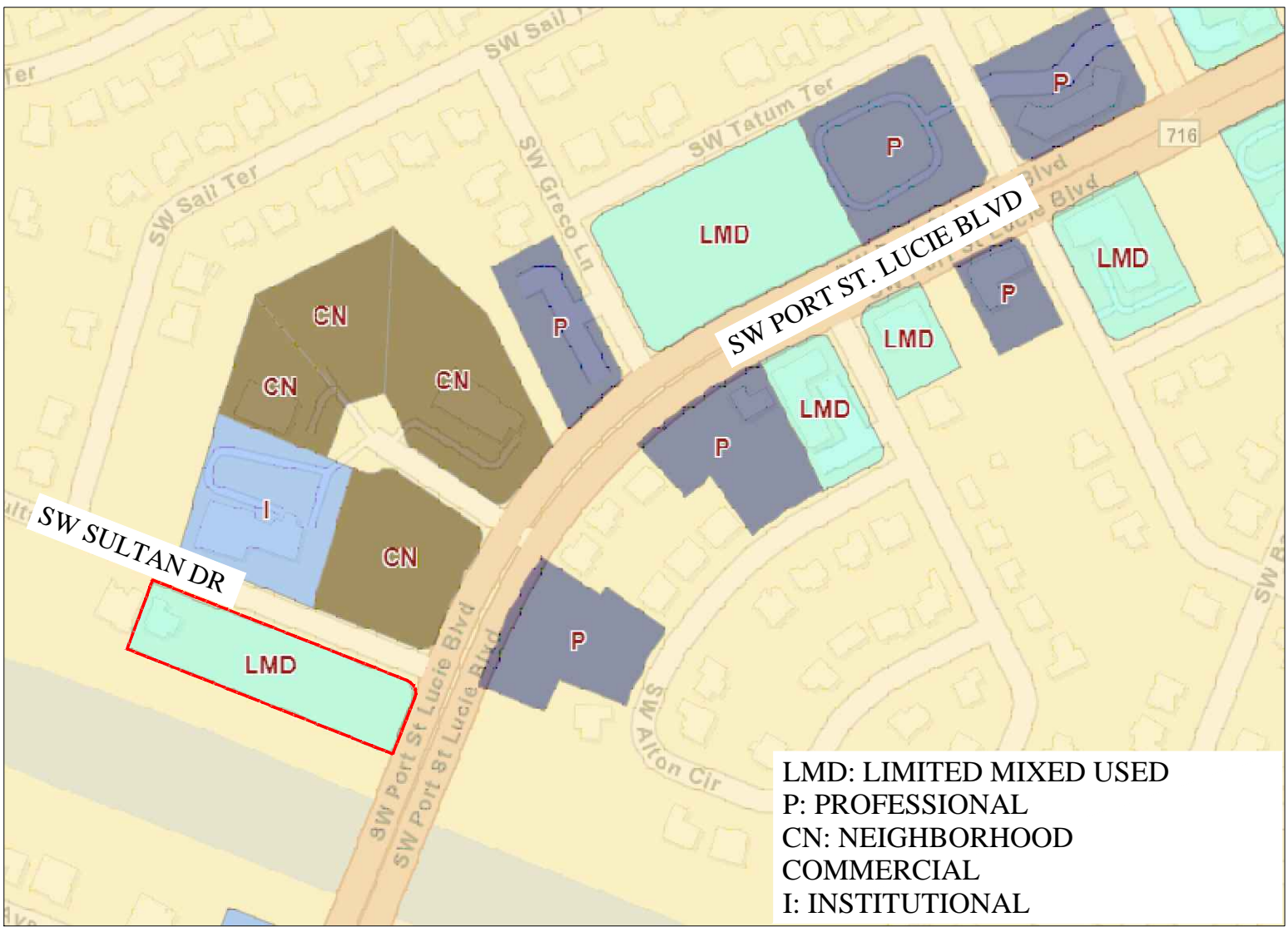
LEGAL DESCRIPTION:  
(FROM PANTALONE INDUSTRIES, INC SURVEY DATED 12/11/2025)  
OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA  
LOTS 28, 29, 30, 31, 32 & 33, BLOCK 1291, PORT SAINT LUCIE SECTION 12, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGES 55, AND 55A-55G, INCLUSIVE, OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.  
  
THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08 (G).



**SITE LOCATION**  
1 IN = 600 FT



**FLU MAP**



**ZONING MAP**

**OWNER:**

ROSSELL, LLC  
451 SW BETHANY DR, STE. 202  
PORT ST. LUCIE, FL 34986  
CONTACT: OSWALDO RAMIREZ

**DEVELOPER:**

B&B CAPITAL GROUP 26, LLC  
800 SE 4TH AVE, STE. 804  
HALLANDALE BEACH, FL 33009  
CONTACT: FREDDY BOULTON  
PH: 605-766-8955

**ENGINEER:**

STORYBOOK DEVELOPMENT SERVICES, LLC  
5931 BRICK COURT, SUITE 168  
WINTER PARK, FL 32792  
JOSE CHAVES, P.E.  
PH: 321-246-8811

**LANDSCAPE ARCHITECT:**

THOMAS WHITE, ASLA-ISA  
LANDSCAPE ARCHITECT, LEED GREEN  
ASSOCIATE, CERTIFIED ARBORIST  
PH: 954-253-2265

**SURVEYORS:**

PANTALONE INDUSTRIES, INC.  
3920 GREENVIEW PINES COURT  
ORLANDO, FLORIDA 32817  
STEPHEN PANTALONE  
PH: 304-376-4439

**GEOTECHNICAL ENGINEER:**

NATIVE GEOSCIENCE, INC.  
2014 EDGewater DRIVE, #246  
ORLANDO, FLORIDA 32804  
CLINTON WILHELM, PROJECT GEOLOGIST  
PH: 321-442-3056

PROJECT N°: P26-006  
LMD REZONE PROJ. N°: P26-003  
SEU PROJ. N°: P26-004  
PSLUSD PROJ. N°: 11-725-00

STORYBOOK DEVELOPMENT SERVICES, LLC  
CERTIFICATE OF AUTHORIZATION NO. 33749  
JOSE A. CHAVES  
JOSE@STORYBOOKTEAM.COM  
321-246-8811

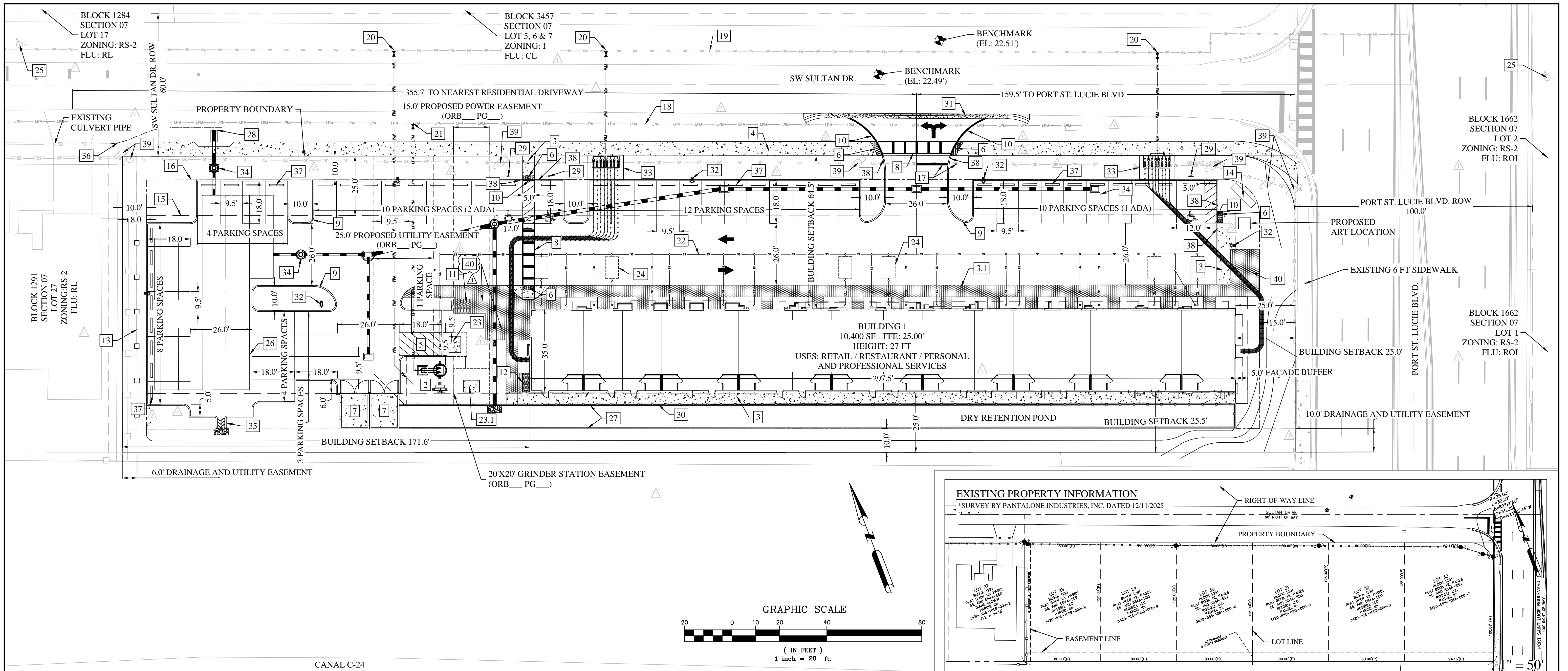
JOSE A. CHAVES STATE OF FLORIDA  
PROFESSIONAL ENGINEER, LICENSE NO. 78518  
  
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REVISIONS							
#	DATE	BY	DESCRIPTION	#	DATE	BY	DESCRIPTION
1	02/13/2026	JAC	CHANGES DUE TO CITY COMMENTS				
2	03/16/2026	JAC	CHANGES DUE TO CITY COMMENTS				

**RIVERVIEW PLAZA**  
CONCEPTUAL SITE PLAN  
  
**COVER**  
  
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:	NA
SHEET:	C-1.0



**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 SALES. THESE USES SHALL EXCEED FIFTY PERCENT (50%) OF THE BUILDING'S GROSS FLOOR AREA AND EXCEED 5,000 SQUARE FEET.		
2. FUTURE LAND USE:	RESIDENTIAL, OFFICE AND INSTITUTIONAL (ROD)		
3. ZONING:	LIMITED MIXED USE (LMD)		
4. SITE AREA:	ACRES	SF	%
GROSS SITE AREA*	1.41 AC	61,633 SF	100%
TOTAL IMPERV. AREA (MAX ALLOWED 80%):	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%
5. INTENSITY*:	MAX BUILDING COVERAGE: 40.0% - 24,653 SF PROVIDED 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. 158.221 (C) (22) REQUIRED: 1 SPACES PER 200 SF (10,400 SF) / 200 SF = 52 SPACES 52 PARKING SPACES 3 SPACES REQUIRED TO MEET ADA STANDARDS.		

PROVIDED:	49 STANDARD SPACES 3 ADA COMPATIBLE SPACES 52 TOTAL PARKING SPACES	
8. BUILDING SETBACKS	REQUIRED	PROVIDED
-FRONT	25 FT	64.5 FT
-REAR	25 FT	25.5 FT
-SIDE	10 FT	171.6 FT
-SIDE STREET	25 FT	25.0 FT
9. LANDSCAPE BUFFER*	REQUIRED	PROVIDED
-NORTH	10 FT	10 FT
-EAST	15 FT	15 FT
-SOUTH	10 FT	10 FT
-WEST	10 FT	10 FT

\*A LANDSCAPE STRIP AT LEAST TEN FEET IN DEPTH, EXCLUSIVE OF CURBING, SHALL BE LOCATED ADJACENT TO ALL RIGHTS-OF-WAY AND ABUTTING 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 154.03.(C).1 & 154.03.(C).2)

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 LINER LOCATED AT THE RIGHT-OF-WAY OF SW SULTAN DR (LIMITED TO 0.5 CFS/ACRE).
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. WELLFIELD 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, 2026, STATES THAT THIS PROJECT WILL GENERATE THE FOLLOWING NEW NET EXTERNAL TRIPS: 401 DAILY, 25 AM PEAK HOUR (14 IN / 11 OUT), AND 47 PM PEAK HOUR (23 IN / 24 OUT), AND THE FOLLOWING DRIVEWAY TRIPS: 669 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 822.
19. ENVIRONMENTAL STATEMENT  
UPLAND AREAS BASED ON ENVIRONMENTAL ASSESSMENT PROVIDED BY HALEY WARD, INC. (DATED DECEMBER 10, 2025). IT IS THE PROFESSIONAL OPINION OF HALEY WARD, INC. THAT NATIVE UPLAND HABITAT IS LOCATED ONSITE. HOWEVER, THE NATIVE HABITAT AREA IS LESS THAN 2AC. SO PRESERVATION REQUIREMENTS WILL NOT APPLY.

- NOTES:**
1. 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.
  2. ALL PROPOSED BUILDING SYSTEMS ARE TO BE PROVIDED BY AN AUTOMATIC SPRINKLER SYSTEM ACCORDING TO NFPA 13 AND ALL APPLICABLE LOCAL CODES.
- PROPOSED IMPROVEMENTS LEGEND:**
- 1 PROPOSED BUILDING 1 - 10,400 SF (ONE STORY); MIN. FFE - 25.00 (NAVD); USES: RETAIL / RESTAURANT / PERSONAL / PROF. SERVICES.
  - 2 PROPOSED LIFT STATION AREA
  - 3 PROPOSED 5 FT CONCRETE SIDEWALK
  - 4 PROPOSED 5 FT PAVERS SIDEWALK
  - 5 PROPOSED 6 FT CONCRETE SIDEWALK
  - 6 PROPOSED GRINDER STATION MAINTENANCE PARKING SPACE
  - 7 PROPOSED ADA DETECTABLE WARNING STRIP
  - 8 PROPOSED DUMPSTER ENCLOSURE FOR REFUSE AND RECYCLING
  - 9 PROPOSED PEDESTRIAN SFT CROSSWALK STRIPING
  - 10 PROPOSED TYPE "D" CURB
  - 11 PROPOSED TYPE "D" CURB FLUSH W/ EOP
  - 12 PROPOSED BYCICLE PARKING
  - 13 PROPOSED MAILBOX AREA
  - 14 PROPOSED PERIMETER WALL (SEE DETAIL)
  - 15 PROPOSED MONUMENT SIGN
  - 16 BUILDING SETBACK LINE
  - 17 LANDSCAPE BUFFER LINE
  - 18 PROPOSED STOP SIGN AND STOP BAR
  - 19 EXISTING 2.5" LOW PRESSURE MAIN
  - 20 EXISTING 6" WATER MAIN
  - 21 PROPOSED POTABLE WATER SERVICE
  - 22 PROPOSED SANITARY SEWER LOW PRESSURE MAIN
  - 23 PROPOSED 6" SANITARY SEWER SERVICE
  - 24 PROPOSED TRANSFORMER PAD (10'X10' ESMT - ORB PG)
  - 25 PROPOSED TRANSFORMER PAD (15'X15' ESMT - ORB PG)
  - 26 PROPOSED GREASE INTERCEPTOR
  - 27 APPROXIMATE LOCATION OF NEAREST FIRE HYDRANT WITHIN 1,000 FEET OF PROPERTY PER CITY OF PORT ST. LUCIE GIS INFORMATION (EXIST FH)
  - 28 PROPOSED EXFILTRATION CHAMBERS AREA
  - 29 PROPOSED RETAINING WALL (PER FDOT INDEX 400-011)
  - 30 STORMWATER DISCHARGE
  - 31 ADA H/C SIGN (TYP.)
  - 32 PROPOSED RETAINING WALL RAILING (PER FDOT INDEX 400-011)
  - 33 PROPOSED DROP CURB
  - 34 PROPOSED STREET LIGHT LOCATION (PHOTOMETRIC DESIGN BY ALERS ENGINEERING GROUP, LLC)
  - 35 WATER METER 15'X10' UTILITY EASEMENT (ORB PG)
  - 36 STORMWATER CONTROL STRUCTURE
  - 37 PROPOSED FLUME AND ENERGY DISSIPATOR
  - 38 PROPOSED PLASTIC SWALE LINER EXTENSION
  - 39 PROPOSED WHEEL STOP
  - 40 CURB TRANSITION (TYPE D - HEADER CURB)
- EXISTING CONCRETE POWER POLE  
PROPOSED PLAZA AMENITY

STORYBOOK DEVELOPMENT SERVICES, LLC  
CERTIFICATE OF AUTHORIZATION NO. 33749  
JOSE A. CHAVES  
JOSE@STORYBOOKTEAM.COM  
321-246-8811

JOSE A. CHAVES STATE OF FLORIDA,  
PROFESSIONAL ENGINEER, LICENSE NO. 78518

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2	03/16/2026	JAC	CHANGES DUE TO CITY COMMENTS		
3	04/15/2026	JAC	CHANGES DUE TO CITY COMMENTS		
4	05/20/2026	JAC	CHANGES DUE TO CITY COMMENTS		

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

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

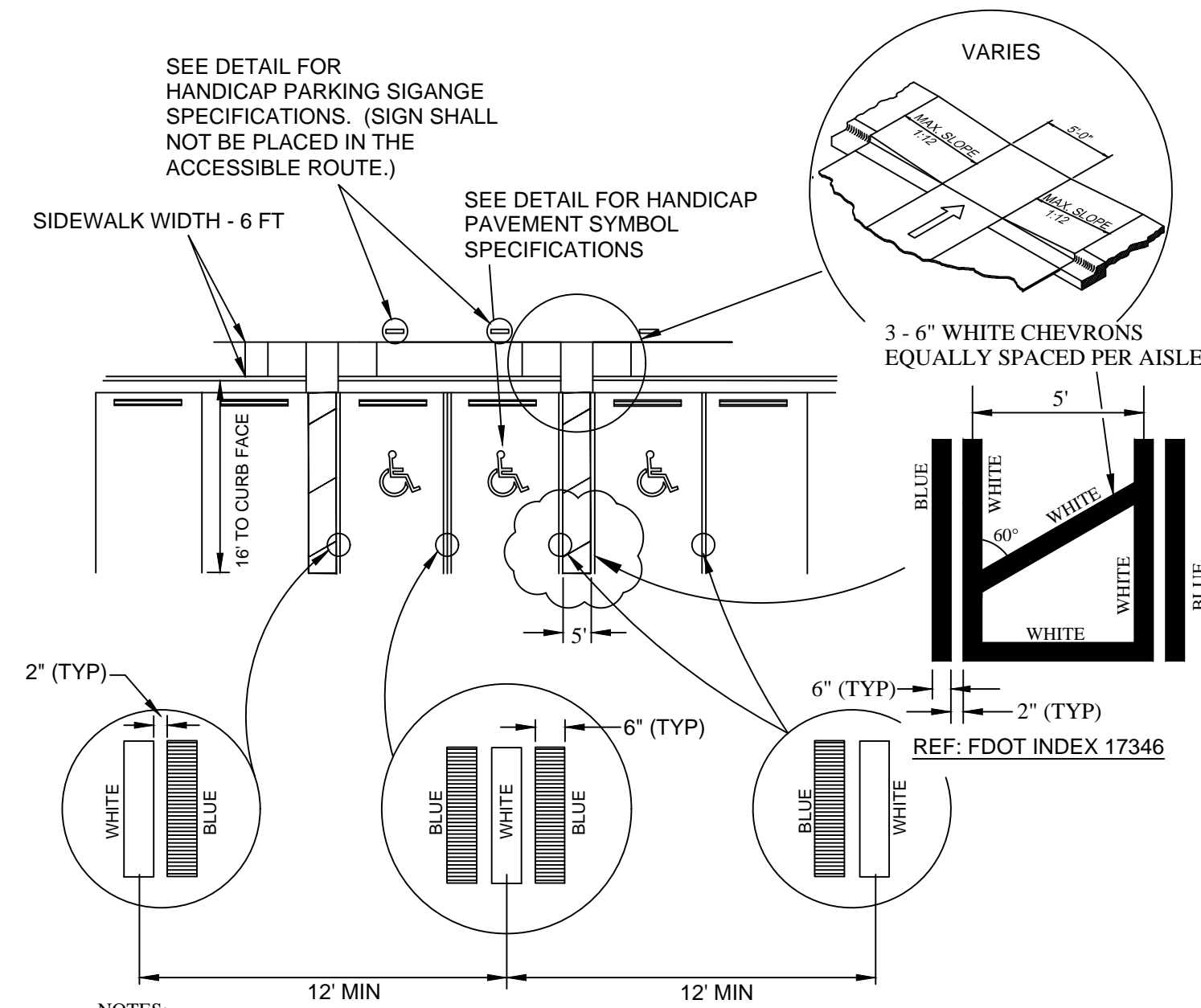
DATE: 05/20/2026  
PROJECT NO.: P26-006  
LMD REZONE PROJ. N°: P26-003  
SEU PROJ. N°: P26-004  
PSLUSD PROJ. N°: 11-725-00

DRAWN BY: JAC  
CHECKED BY: JAC  
SCALE: VARIES  
SHEET: C-2.0

**Accessible Parking Spaces**

Accessible parking spaces shall be provided in accordance with the current Florida Accessibility Code, Americans with Disabilities Act and any applicable Fair Housing Act requirements, including the following notes:

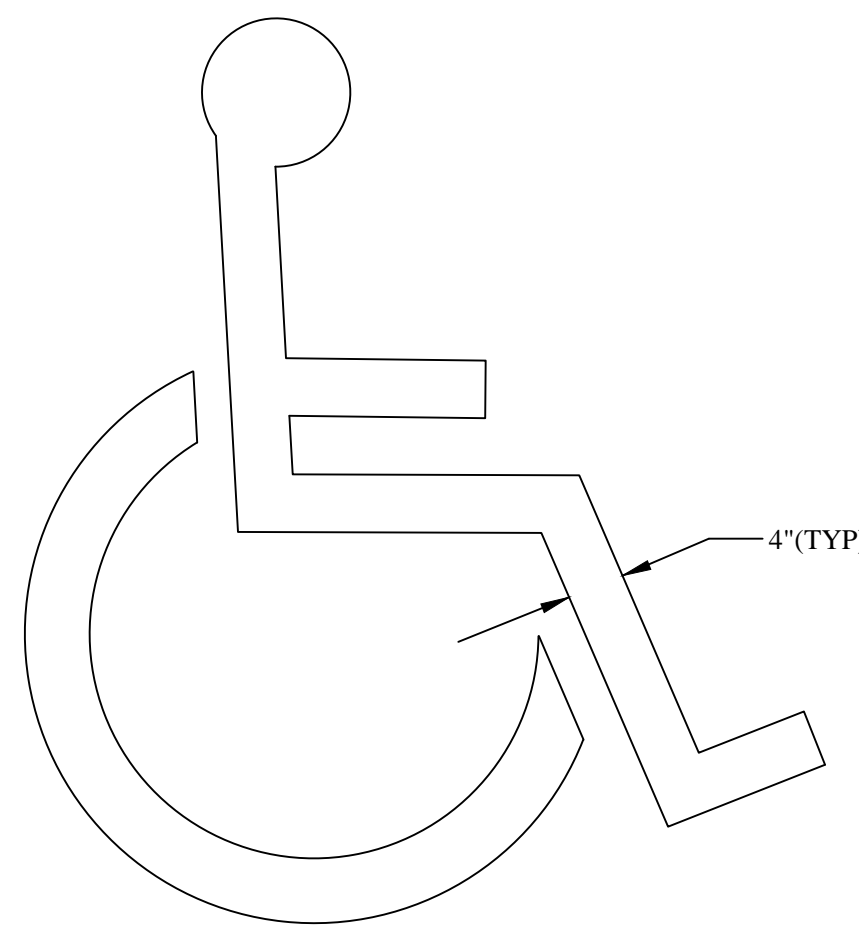
- Any commercial real estate property owner offering parking for the general public shall provide specially designed and marked motor vehicle parking spaces for the exclusive use of physically disabled persons who have been issued parking permits pursuant to state law.
- All spaces shall have an accessible curb-ramp or curb-cut to allow access to the building served. It shall be located so that users will not be compelled to wheel behind parked vehicles.



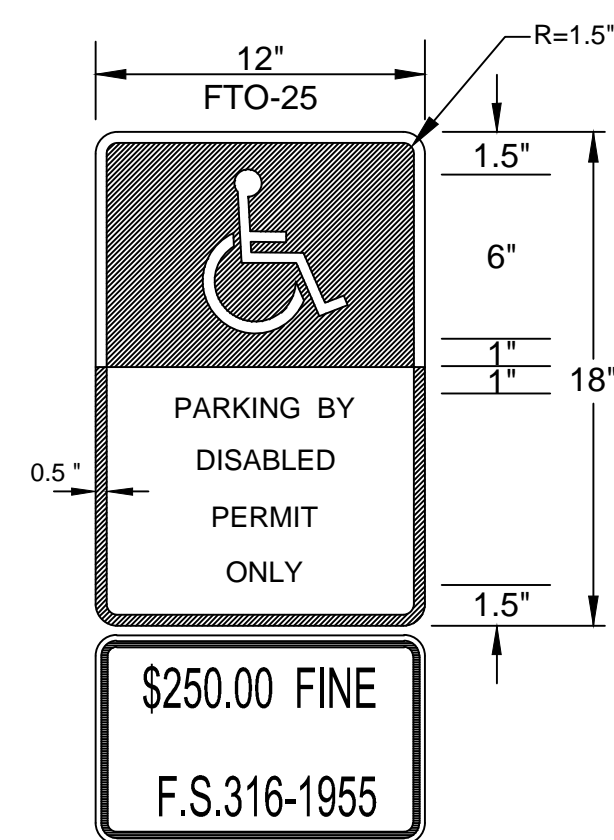
**NOTES:**

- EACH ACCESSIBLE PARKING SPACE SHALL BE CONSPICUOUSLY STRIPED IN BLUE PAINT, AND SHALL BE POSTED AND MAINTAINED WITH A PERMANENT, ABOVE-GRADE SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, AND THE CAPTION "PARKING BY DISABLED PERMIT ONLY". SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE. ALL DISABLED PARKING SPACES MUST BE SIGNED AND MARKED IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE DEPARTMENT OF TRANSPORTATION.
- PARKING SPACE WIDTH AND ACCESS AISLES SHALL BE MEASURED FROM CENTER OF WHITE STRIPE TO CENTER OF WHITE STRIPE.
- WHERE CURBING EXISTS PARALLEL TO STALL, BLUE LINE SHALL BE REQUIRED ADJACENT TO CURB (WHITE LINE WILL NOT BE REQUIRED).
- CURB RAMP'S CONSTRUCTED ON EXISTING SITES OR FACILITIES MAY HAVE SLOPES AND RISES AS ALLOWED IN ADA 4.1.6 (3) (a) IF SPACE LIMITATIONS PROHIBIT THE USE OF A 1:12 SLOPE OR LESS.

**TYPICAL PAVEMENT SYMBOL FOR HANDICAP PARKING (N.T.S.)**



**TYPICAL HANDICAP PARKING SIGNAGE**

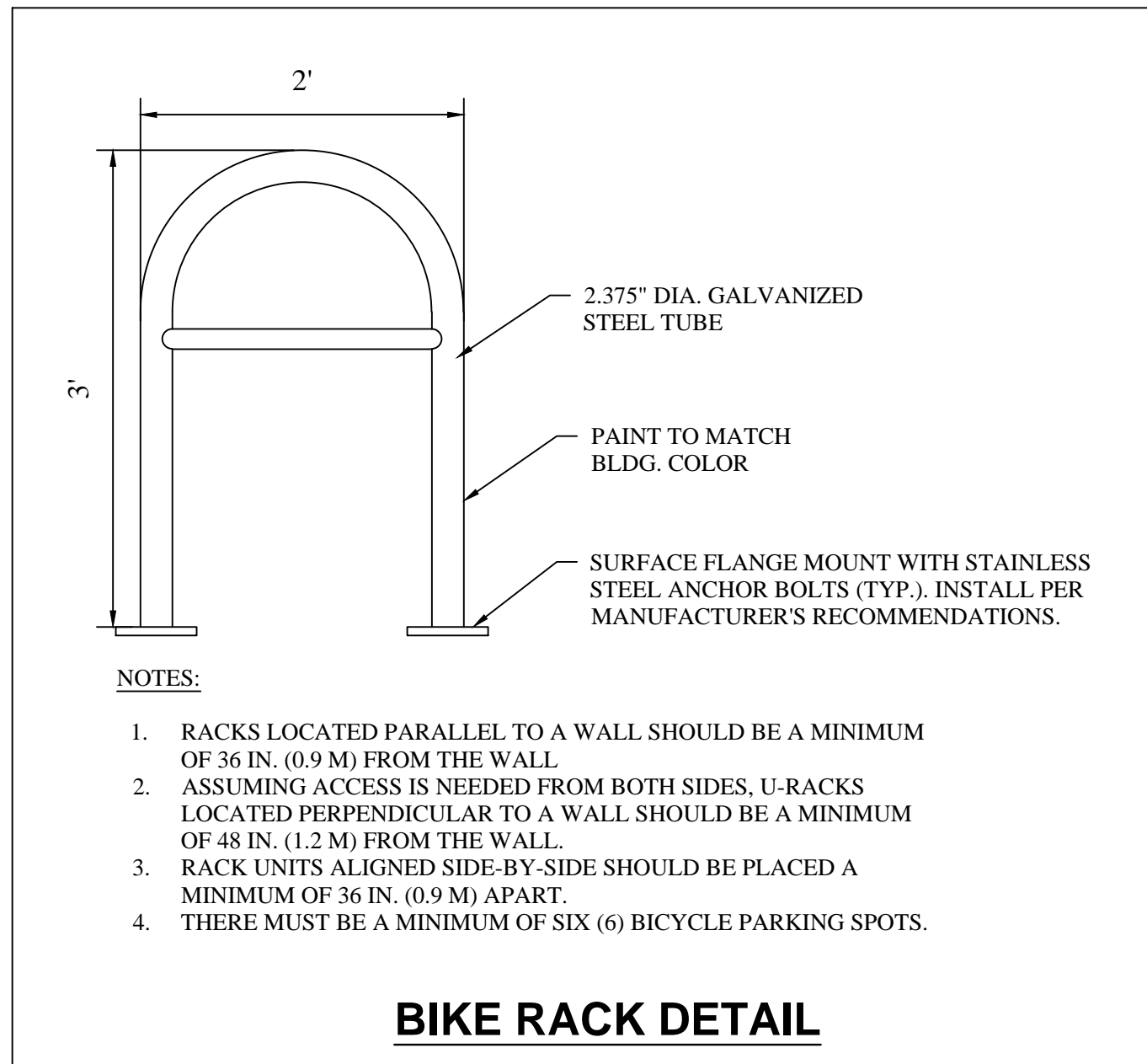
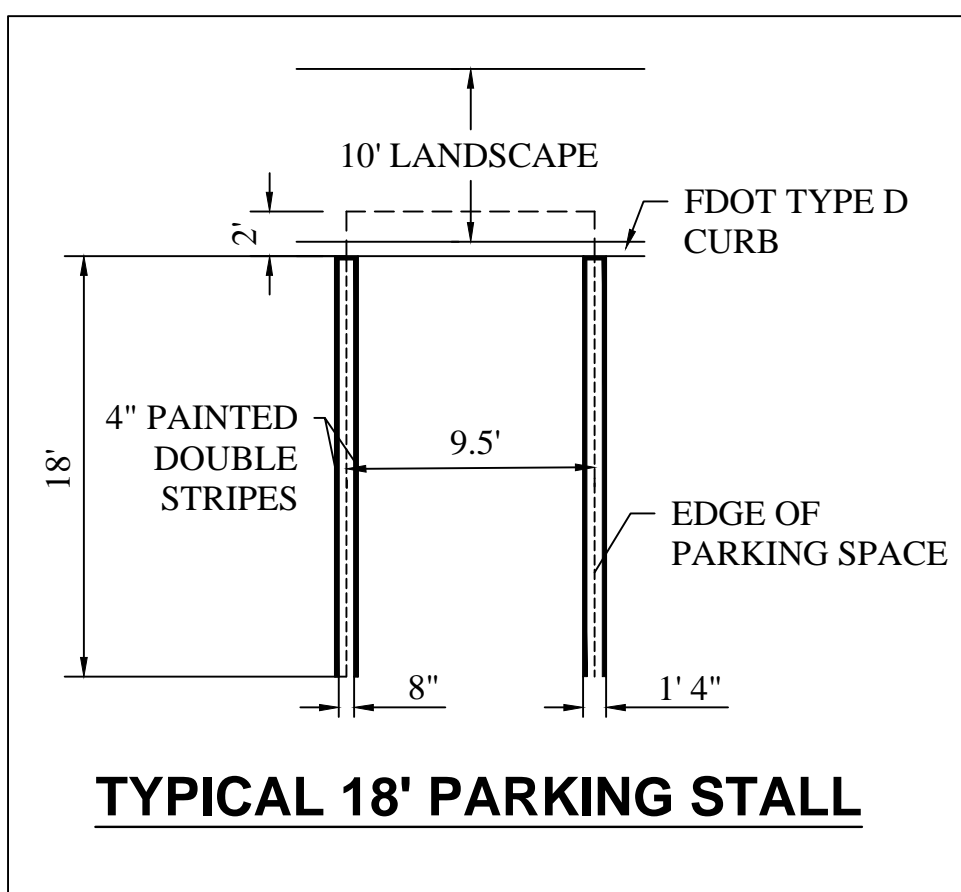
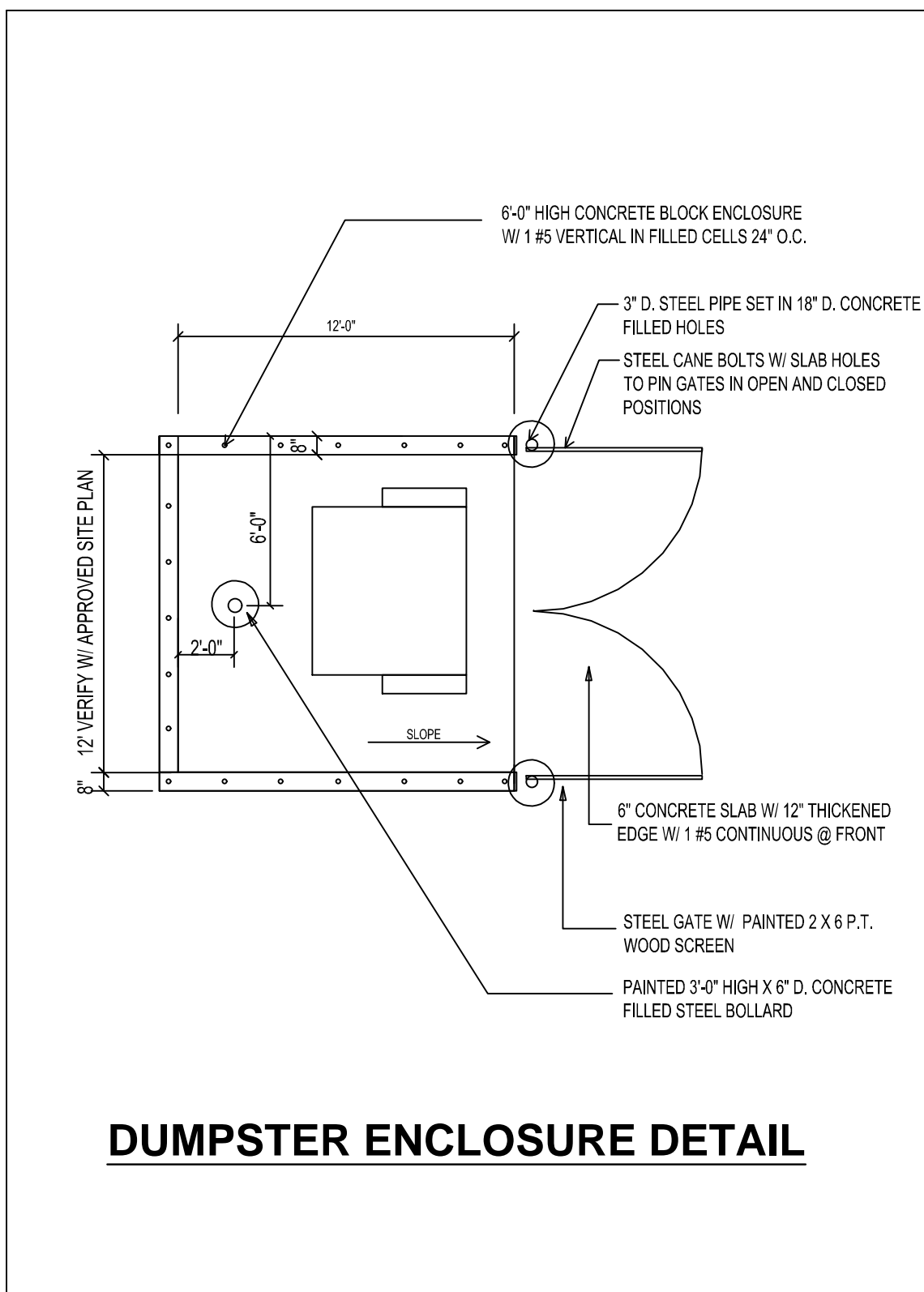
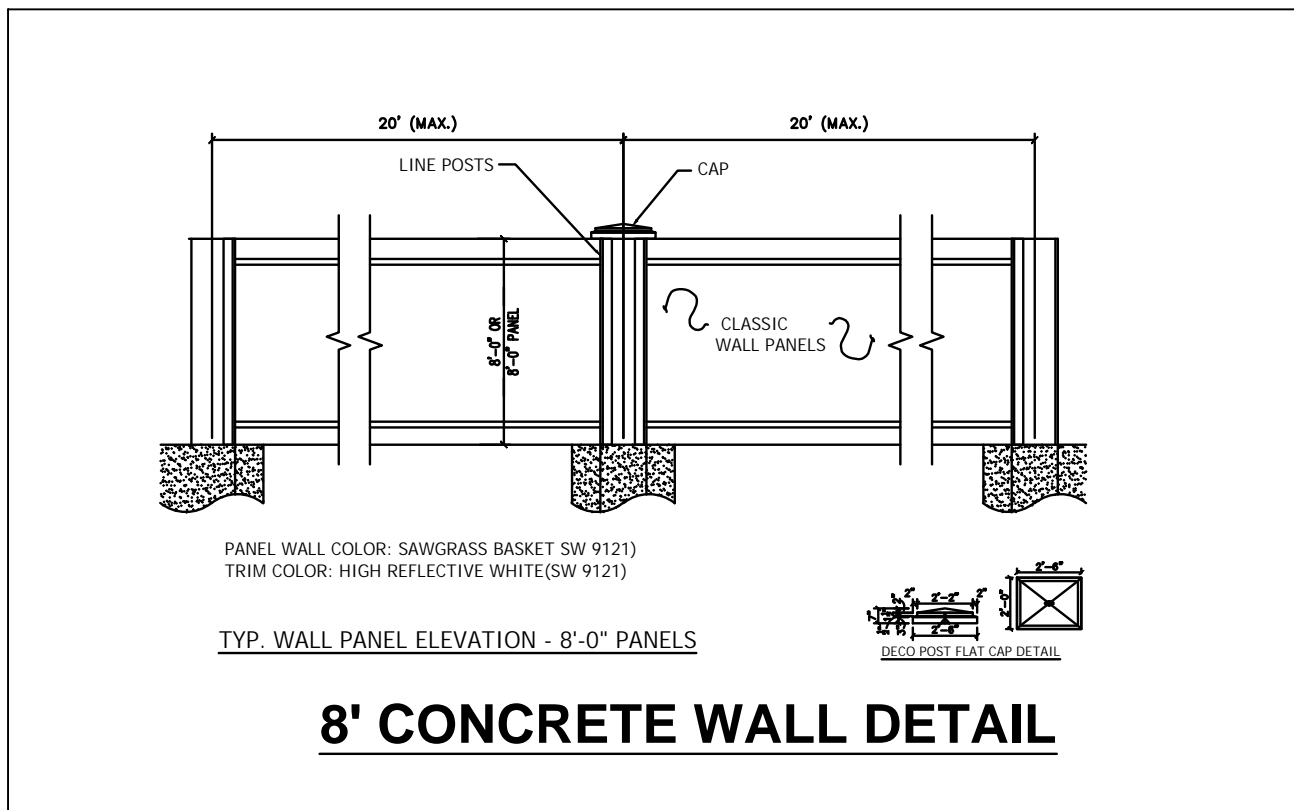


**NOTES:**

- ALL LETTERS SHALL BE BLACK AND 1" IN HEIGHT AND SPACED 1" APART. LETTERS ARE TO BE SERIES "B" OR "C", PER MUTCD.
- TOP PORTION OF SIGN SHALL BE BLUE BACKGROUND WITH WHITE LEGEND AND BORDER.
- BOTTOM PORTION OF SIGN SHALL BE WHITE BACKGROUND WITH BLACK BORDER.
- ONE SIGN REQUIRED FOR EACH PARKING SPACE.
- THE MINIMUM HEIGHT, MEASURED VERTICALLY FROM THE BOTTOM OF THE ACCESSIBLE SIGN TO THE TOP OF THE CURB, OR IN THE ABSENCE OF CURB, MEASURED VERTICALLY FROM THE BOTTOM OF THE SIGN TO THE ELEVATION OF THE NEAR EDGE OF THE TRAVELED WAY SHALL BE 7 FEET.
- SIGNS SHALL BE HIGH INTENSITY RETROREFLECTIVE.

**NOTES:**

- SYMBOL SHALL BE 42"x42" OR 48"x48".
- THIS SYMBOL TO BE WHITE FDOT TRAFFIC RATED PAINT.



**BIKE RACK DETAIL**

PROJECT N°: P26-006  
LMD REZONE PROJ. N°: P26-003  
SEU PROJ. N°: P26-004  
PSLUSD PROJ. N°: 11-725-00

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RIVERVIEW PLAZA  
CONCEPTUAL SITE PLAN  
**SITE DETAILS**

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:	1" = 20'
SHEET:	C-3.0