



Riverland-West Sports & Recreation MPUD Rezoning

Project No. P26-046

Francis Forman, Planner III
City Council Board Meeting
July 27 and August 10, 2026



FRANCIS FORMAN

Planning & Zoning Department, Planner III

10

PROFESSIONAL YEARS

10

GOVERNMENT YEARS

CERTIFICATIONS

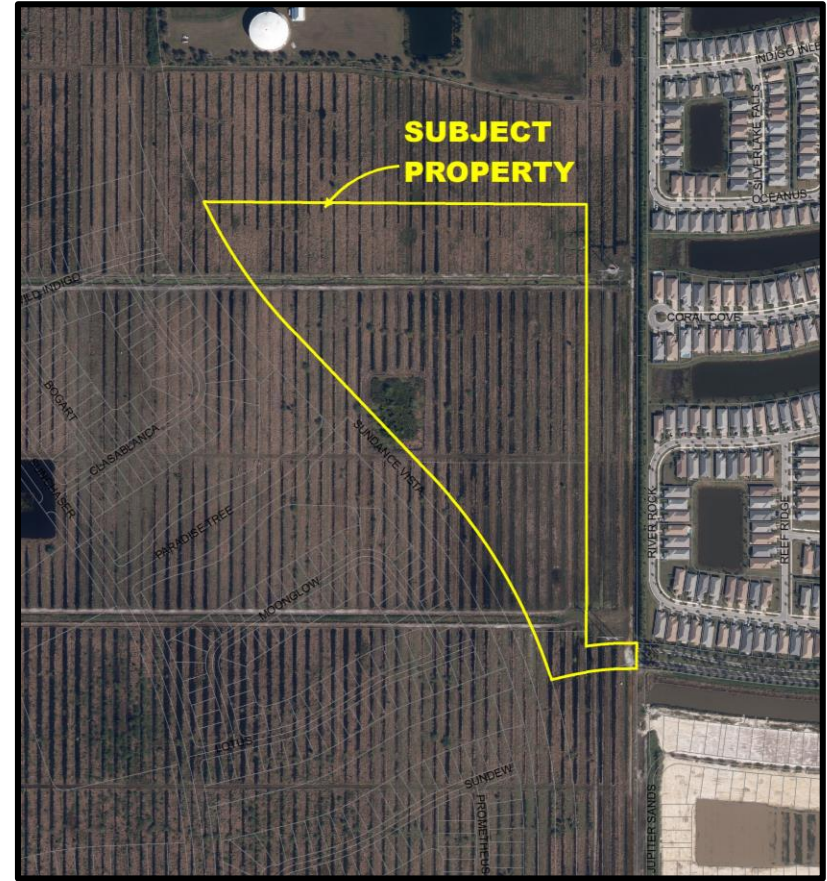
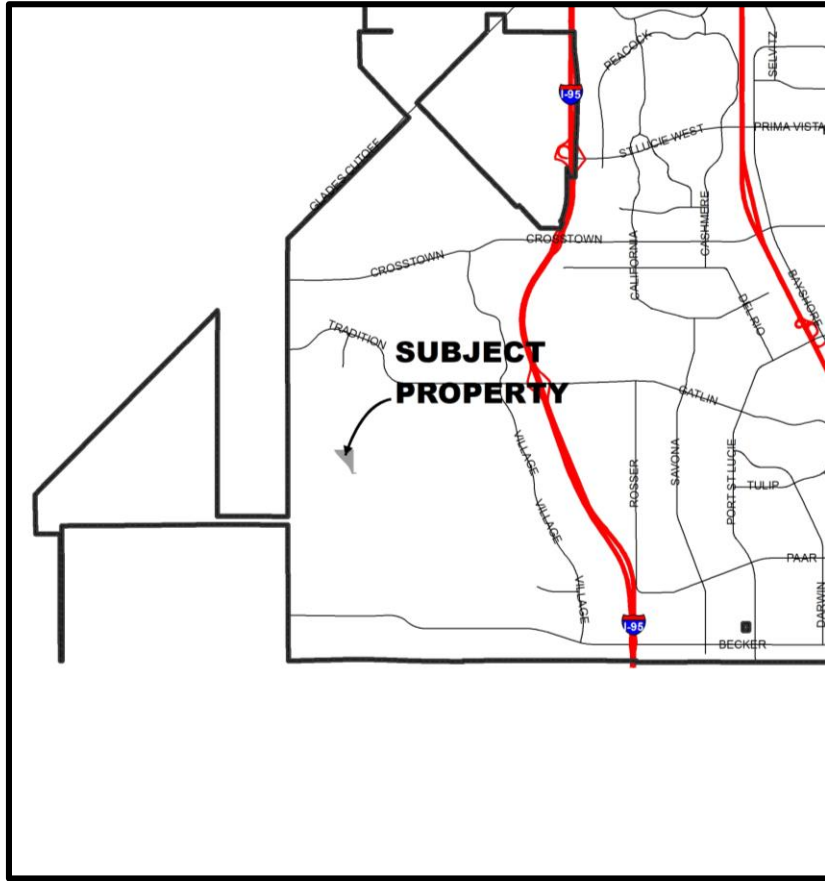
DEGREES

- Bachelors Degree in Urban and Regional Planning

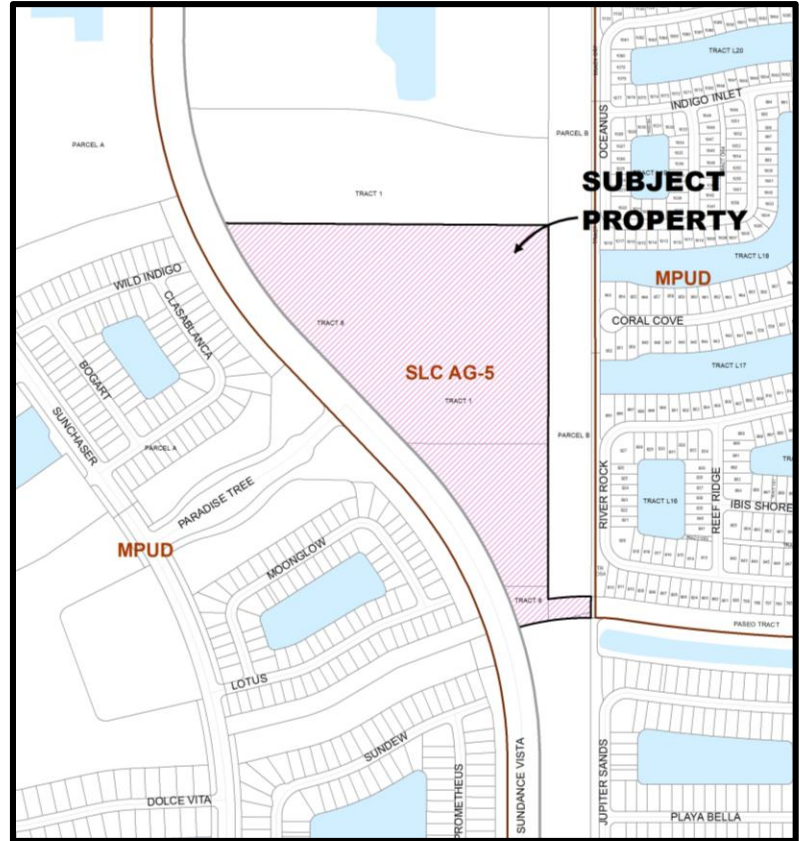
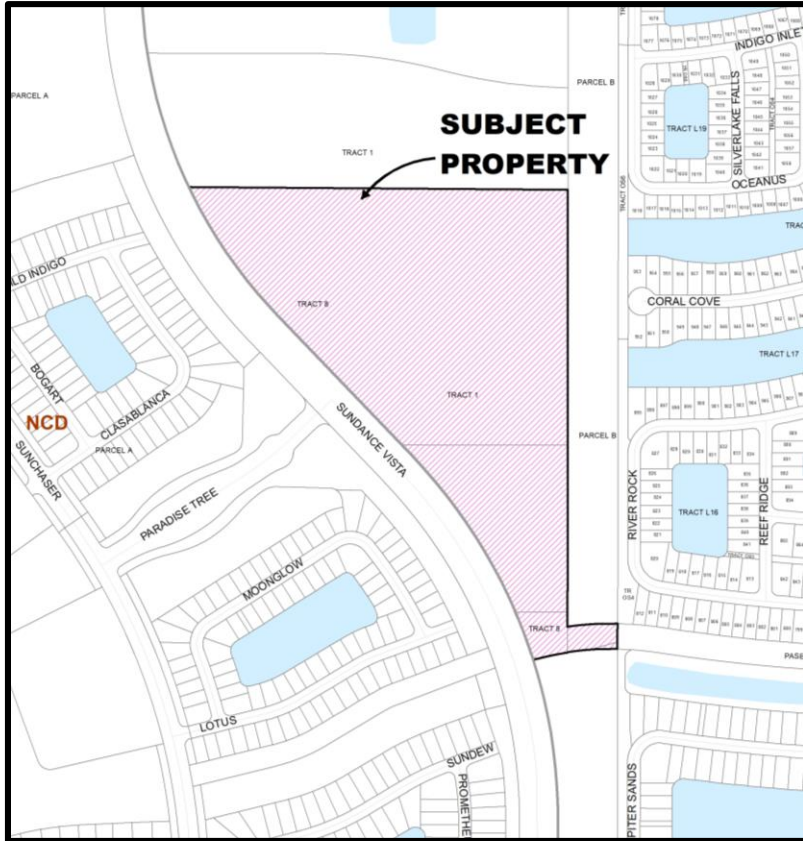
Request Summary

Owner:	Riverland/Kennedy II, LLC & City of Port St. Lucie
Applicant:	Azlina Goldstein, Riverland/Kennedy II, LLC.
Location:	South of SW Discovery Way, east of SW Sundance Vista Boulevard
Request:	A request to rezone approximately 33.23 acres of land from St. Lucie County Agricultural to Riverland-West Sport & Recreation MPUD.

Location and Aerial



Land Use and Zoning



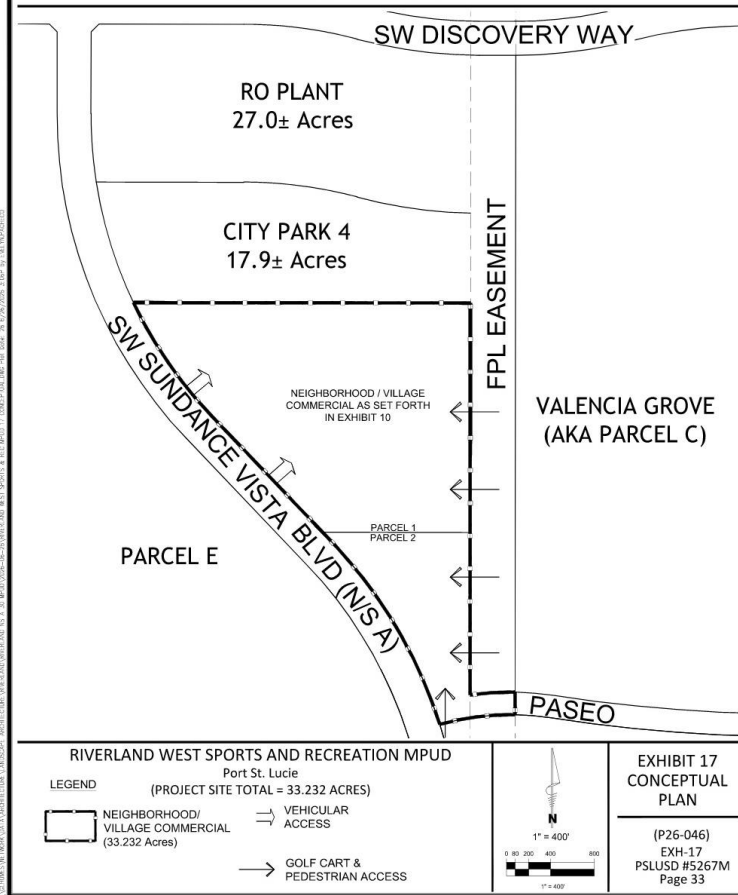
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	SLC AG-5	City Utility Site
South	NCD	MPUD	Single-family residential community
East	NCD	MPUD	Single-family residential community
West	NCD	MPUD	Single-family residential community

Project Background

- The Riverland-West Sports & Recreation MPUD is approximately 33.23 acres and is located south of SW Discovery Way and east of SW Sundance Vista Boulevard.
- The Neighborhood/Village Commercial designation allows for a mix of residential and non-residential uses such as commercial and office uses, personal and household service establishments, institutional uses, public facilities, parks, playgrounds, and other similar services designed to meet the needs of adjoining neighborhoods.
- A Neighborhood/Village Commercial area must contain a minimum of two uses.
- The Riverland-West Sports & Recreation MPUD will provide for: 135,000 sq ft (max) indoor recreation uses; 30,000 sq ft (max) commercial; and an outdoor RV/boat storage area for residents only.

EXHIBIT 17 - CONCEPTUAL PLAN



Land Use Consistency

- The subject property is located within the Riverland/Kennedy DRI and within a designated Neighborhood/Village Commercial sub-district as depicted on Map H of the Riverland/Kennedy DRI and Figure 1-5 of the Future Land Use Element.
- Per Policy 1.2.2.4 of the comprehensive plan, Neighborhood/Village Commercial Areas can include a mix of residential and non-residential uses such as commercial and office uses, personal and household service establishments, institutional uses, public facilities, parks, playgrounds, and other similar services designed to meet the needs of adjoining neighborhoods.
- Each neighborhood/village area must contain a minimum of two or more uses as described above.

Recommendation

- The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan and recommends approval.
- The Planning & Zoning Board recommended approval of the proposed MPUD rezoning and regulation book at the July 7, 2026, meeting.