

Exhibit A

MPUD APPLICATION RIVERLAND/KENNEDY DRI RIVERLAND WEST SPORTS & RECREATION MPUD

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**RIVERLAND/KENNEDY – MPUD
RIVERLAND WEST SPORTS & RECREATION MPUD**

LIST OF PROJECT PROFESSIONALS

LANDOWNER AS TO PARCEL 1:	City of Port St. Lucie Jesus Merejo, City Manager 121 SW Port St. Lucie Boulevard Port St. Lucie, FL 34984-5042 T: (772)-871-5163 CMO@CityofPSL.com
LANDOWNER AS TO PARCEL 2 AND DEVELOPER AS TO PARCELS 1 AND 2:	Riverland/Kennedy II, LLC Richard M. Norwalk, Vice President 1600 Sawgrass Corporate Parkway Suite 400 Sunrise, FL 33323 T: (954) 753-1730 dick.norwalk@glhomes.com
ENGINEER:	GLH Engineering, Inc. Rick Elsner, P.E. 1600 Sawgrass Corporate Parkway Suite 150 Sunrise, FL 33323 T: (954) 753-1730 rick.elsner@glhomes.com
CONSULTANT:	Riverland/Kennedy II, LLC Azlina Goldstein, Authorized Signatory 1600 Sawgrass Corporate Parkway Suite 150 Sunrise, FL 33323 T: (954) 559-0465 azlina.goldstein@glhomes.com

EXHIBIT 1A

MPUD REZONING APPLICATION

CITY OF PORT ST. LUCIE

Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772) 871-5212 FAX (772) 871-5124

FOR OFFICE USE ONLY

Planning Dept.:
Fee (Nonrefundable)\$ _____
Receipt#

Refer to "Fee Schedule" for application fee Make checks payable to the "City of Port St. Lucie." Fee is nonrefundable unless application is withdrawn prior to the Planning and Zoning Board meeting. All items on this application should be addressed, otherwise it cannot be processed. Attach proof of ownership: two copies of deed. Please type or print clearly in **BLACK** ink.

PRIMARY CONTACT EMAIL ADDRESS: azlina.goldstein@glhomes.com

PROPERTY OWNER

Name: City of Port St. Lucie (as to Parcel 1)
Jesus Merejo, City Manager
Address: 121 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34984-5042
T: (772)-871-5163
CMO@CityofPSL.com

AGENT OF OWNER (if any)

Name: Riverland/Kennedy II, LLC
Attn: Azlina Goldstein (azlina.goldstein@glhomes.com)
Address: 1600 Sawgrass Corporate Parkway, Suite 150
Sunrise, FL 33323
PH (954) 559-0465
FX (954) 575-5240

PROPERTY INFORMATION

Legal Description: See attached Exhibit 9


Parcel I.D. Number: 4318-434-0001-000-8

Current Zoning: AG-5 (St. Lucie County)

Proposed Zoning: MPUD (Port. St. Lucie)

Future Land Use Designation: NCD (Port St. Lucie) Acreage of Property: 33.232 acres

Reason for rezoning request: Rezone property within the Riverland/Kennedy DRI to MPUD consistent with DRI Development Order and NCD Future Land Use to permit development of a 33.232-acre Neighborhood/Village sub-district.



Signature of Owner

Azlina Goldstein

Print Name

April 1, 2026

Date

***If signature is not that of the owner, a letter of authorization from the owner is needed.**

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.

EXHIBIT 1B

MPUD REZONING APPLICATION

CITY OF PORT ST. LUCIE

Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772) 871-5212 FAX (772) 871-5124

FOR OFFICE USE ONLY

Planning Dept.:
Fee (Nonrefundable)\$ _____
Receipt#

Refer to "Fee Schedule" for application fee Make checks payable to the "City of Port St. Lucie." Fee is nonrefundable unless application is withdrawn prior to the Planning and Zoning Board meeting. All items on this application should be addressed, otherwise it cannot be processed. Attach proof of ownership: two copies of deed. Please type or print clearly in **BLACK** ink.

PRIMARY CONTACT EMAIL ADDRESS: azlina.goldstein@glhomes.com

PROPERTY OWNER

Name: Riverland/Kennedy II, LLC (as to Parcel 2)

Address: 1600 SW Sawgrass Corporate Parkway, Suite 150
Sunrise, FL 33323
PH (954) 559-0465
FX (954) 575-5240

AGENT OF OWNER (if any)

Name: Riverland/Kennedy II, LLC
Attn: Azlina Goldstein (azlina.goldstein@glhomes.com)
Address: 1600 Sawgrass Corporate Parkway, Suite 150
Sunrise, FL 33323
PH (954) 559-0465
FX (954) 575-5240

PROPERTY INFORMATION

Legal Description: See attached Exhibit 9

Parcel I.D. Numbers: 4318-441-0001-000-0; 4319-113-0002-000-2; 4319-141-0003-000-6

Current Zoning: AG-5 (St. Lucie County)

Proposed Zoning: MPUD (Port. St. Lucie)

Future Land Use Designation: NCD (Port St. Lucie) Acreage of Property: 33.232 acres

Reason for rezoning request: Rezone property within the Riverland/Kennedy DRI to MPUD consistent with DRI Development Order and NCD Future Land Use to permit development of a 33.232-acre Neighborhood/Village sub-district.



Signature of Owner

Azlina Goldstein

Print Name

April 1, 2026

Date

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EXHIBIT 2

City of Port St Lucie
121 SW Port St.
Lucie Blvd. Port St.
Lucie, FL 34984

CONSENT FORM

Project Name(s): P26-046 RIVERLAND WEST SPORTS & RECREATION MPUD

I hereby give CONSENT to Azlina Goldstein for Riverland/Kennedy II, LLC, to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the projects indicated above.

[Signature] _____ 4/1/26
Signature City Manager Title Date

Jesus Merejo
Print Name

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1 day of April, 2026, by Jesus Merejo, City Manager, who is personally known to me.

[Signature]
Signature of Notary Public



Mary Ann Verillo
Print Name of Notary Public
Notary Public, State of Florida
My Commission expires 06/09/2027

EXHIBIT 3

April 1, 2026

CITY OF PORT ST. LUCIE
MARY F. SAVAGE-DUNHAM, AICP, CFM, DIRECTOR
Planning & Zoning Department
121 SW Port St. Lucie, FL 34984-5099

**RE: Riverland/Kennedy DRI: MPUD Rezone Application
/Riverland West Sports & Recreation MPUD
St. Lucie County, Port St. Lucie, Florida**

Dear Ms. Savage-Dunham:

Please allow this letter to serve as authorization for Azlina Goldstein to act as agent for Riverland/Kennedy II, LLC, for the purposes of applying, processing, and representation of the MPUD Rezone application for Riverland/Kennedy MPUD – Riverland West Sports & Recreation MPUD in the Riverland/Kennedy DRI in Port St. Lucie, Florida.

Please feel free to contact me with any questions.

Sincerely,

By: Riverland/Kennedy II, LLC
A Florida Limited Liability Company

By: 
Richard M. Norwalk, VP, Treasurer

EXHIBIT 4

MPUD APPLICATION CHECKLIST

- Statement of Unified Control of the entire area within the MPUD is enclosed in Exhibit 5.
- Riverland/Kennedy – Riverland West Sports & Recreation MPUD is a proposed 33.232-acre Neighborhood/Village Commercial sub district consisting of those uses outlined in Exhibit “I” of the Amended and Restated Agreement As to Park and Recreational Facilities Impact Fees and Off-Site Drainage For City Park 1 (Riverland/Kennedy Development), dated October 24, 2022 (hereinafter “Park Agreement”), recorded on November 8, 2022, in ORB 4912, Page 2297, of the Public Records of St. Lucie County, Florida, and those additional non-residential uses as specified herein in Exhibit 8, Section 1. The uses permitted herein being consistent with those specified in Exhibit “I” of the Park Agreement and Exhibit 8, Section 1, have been determined to meet the needs of the adjoining and/or connected neighborhoods within the Riverland/Kennedy DRI and larger area.
- The Conceptual Plan for Riverland/Kennedy – Riverland West Sports & Recreation MPUD is attached as Exhibit 17 of this submittal package.
- Please see Exhibit 6 for the General Standards established for this Master Planned Unit Development. Development Uses and Standards are shown in Exhibit 8.

EXHIBIT 5

April 1, 2026

City of Port St. Lucie
Planning and Zoning Department
Attn: Mary F. Savage-Dunham, AICP, CFM, Director
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984-5099

RE: Riverland/Kennedy DRI: MPUD – Riverland West Sports & Recreation MPUD
St. Lucie County, Port St. Lucie, Florida

Dear Ms. Savage-Dunham:

This letter is submitted as our Letter of Unified Control in compliance with the City of Port St. Lucie Zoning requirements. The City of Port St. Lucie, Florida, is the owner of record of Parcel 1 of the proposed MPUD and Riverland/Kennedy II, LLC, is the owner of record of Parcel 2 of the MPUD. Evidence of unified control of the entire area within the proposed MPUD exists pursuant to the terms set forth in that certain Amended and Restated Agreement As To Park and Recreational Facilities Impact Fees and Off-Site Drainage For City Park 1 (Riverland/Kennedy Development) dated October 24, 2022, and recorded on November 8, 2022, in Official Records Book 4912 at Page 2297, of the Public Records of St. Lucie County, Florida.

Please feel free to contact this office if you have any questions.

Sincerely

By: Riverland/Kennedy II, LLC
A Florida Limited Liability Corporation

By:



Azlina Goldstein, Authorized Signatory

EXHIBIT 6

GENERAL STANDARDS FOR DISTRICT ESTABLISHMENT

Pursuant to Section 158.172:

Area Requirements: Riverland West Sports & Recreation MPUD is a Neighborhood/Village sub-district containing 33.232 acres (which exceeds the three acre (3) acre minimum requirement for the establishment of a MPUD required by Policy 1.2.2.4), for the establishment of a MPUD required by Policy 1.2.2.7) within the City's Comprehensive Plan and the two (2) acre minimum required by Section 158.187 in the NCD land use, Ordinance 12-13.

Relation to Major Transportation Facilities: Riverland West Sports & Recreation MPUD is located on the east side of Sundance Vista Boulevard (fka N/S A), west of Parcel D (aka Valencia Parc) of Riverland/Kennedy DRI, and south of Discovery Way. Site access will be from Sundance Vista Boulevard (fka N/S A). The property entrance shall be located so as to provide access without creating or generating significant traffic impacts to the streets within and/or outside the boundaries of the MPUD. The traffic impacts are being addressed through conditions of the Riverland/Kennedy DRI Development Order (Resolution 21-R07, as may be amended).

Consistency with the City's Comprehensive Plan: The Riverland West Sports & Recreation MPUD is consistent with the City's Comprehensive Plan. The Neighborhood/Village Commercial sub district is 33.232 acres, which falls between the 3-acre minimum and the 35-acre maximum acreage and will contain a minimum of two (2) uses as required under Policy 1.2.2.4.

Relation to Utilities, Public Facilities and Services: Riverland West Sports & Recreation MPUD will be served by Port St. Lucie Utilities for water and wastewater, a public service provider acceptable to the City for phone, gas and cable service, and Florida Power & Light with electricity. All utilities will be underground.

Physical Character of the Site: Riverland West Sports & Recreation MPUD is located within the Riverland/Kennedy Development of Regional Impact (DRI). The site is generally former citrus groves and pastureland.

EXHIBIT 7

SITE INFORMATION

(A) TOTAL ACREAGE:

Development areas included with this MPUD:

- Neighborhood/Village Commercial 33.232 acres

See graphic Exhibit 17 MPUD Conceptual Plan. Individual detail plans will be provided for each sub-element as it is finalized.

(B) PEDESTRIAN WAYS:

The system of pedestrian movement will consist of sidewalks within the site. Both pedestrian and golf cart access will also be provided to the Paseo. The Paseo provides pedestrian and golf cart access to Riverland Parcel A (aka Valencia Cay), Parcel B (aka Valencia Walk), Parcel C (aka Valencia Grove), Parcel D (aka Valencia Parc), and Parcel E (aka Valencia Vista); therefore, the Neighborhood/Village Commercial will be connected by a pedestrian sidewalk system to the multi-modal pathway that is located adjacent to the Project Site.

(C) DENSITY/INTENSITY:

The density and intensity within the Riverland West Sports & Recreation MPUD shall be consistent with the existing Riverland/Kennedy DRI Development Order and shall meet the standards set forth the City’s current Comprehensive Plan concerning the design of Neighborhood/Village Commercial Areas.

Non-Residential Intensity:	
Indoor Recreation	135,000 sf (max)
Retail	30,000 sf (max)
Outdoor/Covered Storage	450 RV/Boat Storage Spaces (max) plus 2,000 sf leasing office and residential quarters
Maintenance Building	10,000 sf (max)
Outdoor Recreation and Sports Facilities and Racquet and Paddle Courts (including but not limited to tennis, pickleball, padel, bocce ball, basketball, volleyball)	4 Lap Pools (max) 72 Pickle Ball Courts (max) 20 Tennis Courts (max) 15 Bocce Ball Courts (max)

<p>Golf</p> <p>Parking</p> <p>Other Non-Residential Uses:</p>	<p>Golf course Golf Driving Range Miniature Golf Course Putting Green</p> <p>Golf Cart Parking Car Parking</p> <p>Dog Parks Open Space Cellular Communication Tower (subject to future Special Exception approval)</p>
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EXHIBIT 8

DEVELOPMENT USES & STANDARDS

SECTION 1 – NEIGHBORHOOD/VILLAGE COMMERCIAL AREAS

(A) Purpose: The purpose of the Neighborhood/Village Commercial Area shall be to locate and establish a mixture of uses, which may include residential and non-residential land uses that function as a community of compatible uses in a compact setting serving adjoining neighborhoods.

The following standards shall be met in designing the Neighborhood/Village Commercial Areas:

(B) Permitted Principal Uses and Structures: A minimum of two (2) of the following principal uses and structures shall be contained within the Neighborhood/Village Commercial Area, with one (1) use being commercial or retail:

1. Park or playground, or other private or public recreation or cultural facility (including but not limited to open space devoted to the conservation and maintenance of natural waterways, vegetation, and wildlife; hiking and/or bicycle trails; nature study areas and boardwalks; picnic areas);
2. Any retail, business or personal service use (including repair of personal articles only) conducted wholly within an enclosed building, including the retail sales of beer and wine, with or without an alcoholic beverage license, for off and incidental on-premises consumption;
3. Indoor recreational amenities and/or clubhouse which may include but is not limited to fitness centers, personal services, tennis, pickleball and other sports courts, sports simulator space, pools, spas, beauty salons, retail uses, such as cafeterias, gift, pro, and variety shops, soda and/or juice bars, restaurants, with or without an alcoholic beverage license for on-premises sales and/or consumption conducted solely for the convenience of patrons, members, residents and their guests, and visitors;
4. Recreational facilities, including but not limited to billiard hall, bowling alley, skating rink, shooting gallery, virtual reality and/or gaming arcade, coding, escape room, indoor and outdoor sports courts and facilities, pool, outdoor and indoor golfing;
5. Self-service storage facility limited to: (1) the outdoor non-covered and/or outdoor covered storage of recreational watercraft such as boats and wave-runners, recreational vehicles, and similar motorized and non-motorized vehicles; and (2) further limited to use by residents of the Riverland/Kennedy DRI communities only. No fully enclosed (indoor) self-service storage facilities are permitted. A maximum 2,000 sf enclosed area for leasing and residential quarters is permitted. As part of, or in conjunction, or as independent complementary commercial uses, wastewater/sewer dump stations for recreational watercraft such as boats and wave-runners, recreational vehicles and similar motorized and non-motorized vehicles, and the indoor repair and maintenance of recreational watercraft such as boats and wave-runners, recreational vehicles, and similar motorized and non-motorized vehicles is permitted;

6. Dry-cleaning or laundry pick up station, with or without drive-thru, for work to be sent elsewhere;
7. Retail plant nursery with outside sales and storage of living plant materials;
8. Liquor store, bar, night club or lounge that conducts the retail sales of alcoholic beverages for on and off premises consumption;
9. Community gardens for vegetable and related food production, inclusive of community greenhouses, farm related storage buildings and structures, community social facility, and ancillary parking areas;
10. Enclosed assembly area, subject to Section 158.221 of the City Code, with or without an alcoholic beverage license for sales and/or consumption of alcoholic beverages and with or without a restaurant (without drive-thru service). An enclosed assembly area is defined as a building or structure where people assemble for a common purpose, such as social, civic, cultural, recreational and/or religious purposes, whether owned and/or maintained by a for-profit or not-for-profit entity, and includes, but is not limited to, public assembly buildings such as auditoriums, theaters, halls, private clubs and fraternal lodges, assembly halls, exhibition halls, convention centers, and places of worship, or other areas, buildings or structures that are used for religious purposes or assembly by persons;
11. Electrical vehicle or marine charging station(s) and/or charging facility;
12. Public or semi-public facility or use;
13. Publicly-owned or operated building or use;
14. Public utility facility, including electrical substation;
15. Personal wellness facilities. A personal wellness facility is defined as a health club, fitness, gymnasium, exercise, or recreational facility focused on physical and/or mental well-being that may also provide retail sales and eating activities, with or without an alcoholic beverage license for on-premises sales and/or consumption, including but not limited to the consumption of food on and off the premises which may or may not provide seating;
16. Office for administrative, business, professional, research and/or development uses, including but not limited to experimental and testing laboratories, or facilities related to the production and/or manufacturing of biological, biomedical, pharmaceutical, and similar fields;
17. Restaurant, with or without an alcoholic beverage license for on-premises sales and/or consumption;
18. Pharmacy, without drive-through service;
19. Gas service facility with or without a convenience store, without drive-through service;

20. Golf cart sales and/or service facility (including indoor sales and service activities);
21. Cultural or performing arts facility, including but not limited to art, dance and music studios, schools and halls, photography studio;
22. Health services, urgent care, medical offices and/or clinic, including but not limited to drug stores and/or compounding pharmacy, with or without drive-thru service;
23. Temporary construction trailers for use as construction office with or without paved parking lots;
24. Temporary and/or permanent security office;
25. Temporary sales trailers and sales center located upon the parcel for which sales and sales-related activities are to be conducted;
26. Kennel and/or animal care, boarding or grooming facility, without outdoor play space;
27. Open air amphitheater that may be used to service the communities within the Riverland/Kennedy DRI and/or the general public;
28. Golf course with or without clubhouse that may or may not have an alcoholic beverage license for on-premises sales and/or consumption;
29. Miniature golf and/or putting green facility;
30. Golf driving range;
31. Dog park; and
32. Temporary and permanent mail kiosk/cluster mailbox area for mail delivery with paved parking lots.

(C) Special Exception Uses: The following uses may be permitted only following the review and specific approval thereof by the City Council:

1. Wireless communication antennas and towers with a maximum height of three hundred (300) feet, provided all other criteria are met as set forth in Section 158.213, City of Port St. Lucie Code of Ordinances.

(D) Accessory Uses: As set forth in Section 2 hereof.

(E) Lot and Outparcel Requirements: As set forth in Section 3 hereof.

(F) Maximum Building Coverage: As set forth in Section 3 hereof.

(G) Minimum Open Space: As set forth in Section 4 hereof.

(H) Maximum Building Height: As set forth in Section 4 hereof.

(I) Minimum Building Size: As set forth in Section 4 hereof.

(J) Off-Street Parking and Service Requirements: As set forth in Section 5 herein.

(K) Design Guidelines: As authorized by the Developer and Property Owner, the Riverland Commercial Design Review (the “RCDRC”) shall have the authority to approve, approve with conditions or deny any application filed seeking RCDRC approval. Those certain design guidelines applicable to the land uses within the residential and non-residential districts within the Riverland/Kennedy DRI, which may be amended from time to time, are used by the RCDRC in reviewing any proposed development of non-residential sites within the Riverland/Kennedy DRI. Accordingly, any approvals granted by the RCDRC for any such non-residential project within the Riverland/Kennedy DRI shall thereafter be exempt from compliance with the Citywide Design Standards of the City of Port St. Lucie provided the site plan application includes a document evidencing approval of the project by the RCDRC.

SECTION 2 – ACCESSORY USES AND STRUCTURES

(A) General Provisions: Accessory structures and uses are permitted in connection with any principal lawfully existing permitted use, provided that all accessory structures or uses are in full compliance with all setbacks, height, building coverage and other requirements set forth in the City Code, unless otherwise specifically provided for herein.

(B) Accessory Uses:

1. Accessory structures and uses shall not be located in that area extending from the front building line to the front property line unless otherwise specifically provided.
 - a. Fences or screen or privacy walls. Fences or screen or privacy walls required to meet the requirements of Sections 158.216(A)(5), (B) (F) and (G) of the City’s Zoning Code. Sections 158.216(A)(1) through and including (A)(4), (C), (D), (E), (H), (I) and (J) are not required to be met and do not apply. Fences or screening walls may consist of the following materials: Chain link, wood, masonry, or stone, aluminum, vinyl coated steel or polyester powder steel, ornamental and imitation wood fences. Chicken wire or barbed wire fences are permitted. Vinyl coated welded wire may be used as an interface to a wooden fence. Interface is defined as a material placed upon an existing fence, inside its common boundaries for the purpose of providing additional security. Fences and walls may be located in that area extending from the front building line to front property line. Unless otherwise specifically provided for within the MPUD, the above-referenced sections of the City Code regulating fences and/or screening walls which are in effect at the time of MPUD approval shall apply to these regulations pertaining to fences or screening.
 - b. Solar collection systems, windmills, and other energy devices based on renewable resources.
 - c. Mobile retail sales, including but not limited to the sales of prepared food, flowers, and other goods. More than one mobile vending business.

SECTION 3 – SETBACKS AND BUFFERING REQUIREMENTS

(A) Applicability: The setback requirements of this Section shall apply to all permitted, accessory, and special exception non-residential uses and structures within the Neighborhood/Village Commercial MPUD.

(B) Setback Requirements:

1. North and West Property Lines: All principal and accessory structures and uses shall be set back a minimum of ten (10) feet from the north and west property lines of the Neighborhood/Village Commercial MPUD.
2. South and East Property Lines: A zero (0) foot setback shall be permitted along the south and east property lines of the Neighborhood/Village Commercial MPUD to allow for connectivity, shared access, and flexible site design.
3. Interior Subdivisions within MPUD: No setbacks shall be required for any interior subdivision that is created by plat within the Neighborhood/Village Commercial MPUD.
4. Rights-of-Way and Lot Line Orientation: The setback requirements established herein shall apply notwithstanding the location of front, side, or rear lot lines, or the presence of a public or private right-of-way, and shall supersede any otherwise applicable setback or base building line requirements of the City Code for property governed by this MPUD.

(C) Buffering and Landscape Separation Requirements: Except as expressly provided herein, no additional setback, buffering, perimeter landscape strip, or use-to-use separation requirements of the City Code shall apply to development within this Neighborhood/Village Commercial MPUD

1. Required Perimeter Buffers: A ten (10) foot landscape buffer shall be provided along the north and west property lines of the Neighborhood/Village Commercial MPUD. No buffer shall be required along the south and east property lines.
2. Buffer Elements: No architectural walls, fences, screening, perimeter landscape, buffering or landscape separation shall be required between permitted uses, accessory uses, or structures located within the Neighborhood/Village Commercial MPUD. Similarly, no such buffering or landscape separation shall be required along the south and east property lines.
3. Lake Adjacency: Any portion of the Neighborhood/Village Commercial MPUD abutting a lake shall be excluded from buffer and perimeter landscape requirements along the common boundary.
4. Combined or Shared Landscape Areas: Where landscape areas provided to satisfy the requirements of this Section abut or overlap a single, consolidated landscape area may be used, provided the minimum requirements set forth above are met.

SECTION 4 - LOT, BUILDING, AND DENSITY REQUIREMENTS

(A) Minimum and Maximum Lot and Outparcel Requirements:

A minimum of twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet, subject to meeting parking requirements established under City Code, unless otherwise provided for herein.

(B) Maximum Building Coverage:

Eighty percent (80%) provided that the maximum impervious surface does not exceed ninety percent (90%).

(C) Minimum Open Space:

Ten percent (10%) for non-residential areas, as required under Policy 1.1.4.7 of the City's Comprehensive Plan. Further, in accordance with Policy 1.2.2.4 of the City's Comprehensive Plan, within open space areas, a minimum of five percent (5%) useable open space in form, function and design like squares, greens, parks, recreation areas, and/or conservation areas shall be included. Lake areas intended for recreational use and/or stormwater management shall be counted toward open space requirements.

(D) Maximum Building Height:

Fifty (50) feet, provided that steeples and similar architectural embellishments shall have a maximum height of one hundred (100) feet. This provision shall not apply to Wireless communication antennas and towers, which shall have a maximum height of three hundred (300) feet.

(D) Minimum Building Size: Non-residential: Minimum total gross floor area of one thousand two hundred (1,200) square feet.

SECTION 5 - PARKING AND PEDESTRIAN REQUIREMENTS

(A) Parking Requirements: Each building, use, or structure shall be provided with on-street and/or off-street parking and service facilities in accordance with Chapter 158 of the City of Port St. Lucie Land Development Code, unless otherwise as specified below:

1. All retail, business or personal service, restaurant (with or without drive-thru service, with or without an alcoholic beverage license for on-premises sales and/or consumption), and professional or medical office uses may apply parking standards at a ratio of four (4) spaces per 1,000 sq. ft. of building area.
2. Indoor Recreational uses (not including indoor courts and pools) may apply parking standards at a ratio of three (3) spaces per 1,000 sq. ft. of building area.

3. Indoor and outdoor courts (tennis, pickleball, etc.) may apply parking standards at a minimum requirement of one and one-half (1.5) spaces per court and indoor and outdoor pools may apply parking standards at a minimum requirement of one (1) space per 300 sq. ft. of pool area.
4. Up to 50% of required parking for the MPUD may be provided as golf cart parking spaces on a one (1) required vehicular parking space being equal to one (1) golf cart parking space basis.
5. Self-storage facility uses shall provide a minimum number of parking spaces as follows:
 - a. Employee and Customer Parking: Two (2) parking spaces for the residential quarters, and one (1) parking space for each two hundred (200) square feet of gross floor area used as an office.
 - b. Interior Parking: Interior parking shall be provided in the form of aisles adjacent to the areas utilized for outdoor storage. These aisles may be used both for circulation and temporary customer parking. The minimum width of these aisles shall be as follows:
 - i. If aisles permit two-way traffic, thirty (30) feet; and
 - ii. If aisles permit only one-way traffic, twenty-one (21) feet.

(B) Shared or joint use of parking facilities between and among uses shall require a shared use parking study, subject to administrative approval by the City, and is authorized when:

1. There is a relationship among the land uses utilizing shared parking that will attract drivers to two (2) or more uses in a single trip; and,
2. There is adequate linkage between the parking and each of the uses sharing the parking.

(C) Parking areas may be located to the rear or side of the property. Truck loading docks shall be encouraged to be located at the rear of the property.

(D) Pedestrian Access:

1. An on-site pedestrian and bike circulation system which links the street and the primary entrance(s) of the structure(s) on the site shall be provided with each conceptual plan or site plan. Sidewalks or pedestrian ways must connect the required pedestrian system to existing pedestrian systems on adjacent developments if adequate safety and security can be maintained.
2. The circulation system must be hard-surfaced and be at least five (5) feet wide.

SECTION 6 – LANDSCAPING

(A) Plant Materials:

1. For required trees, the species height, spread and minimum clear trunk shall meet or exceed the minimum specified by the USDA's Grades and Standards for Nursery Stock, current edition. Each tree in a grouping shall be counted separately; however, small trees may be planted in groups of two or more as a substitute for a larger tree. Shrub heights shall meet or exceed the minimum specified by the USDA's Grades and Standards for Nursery Stock, current edition.
2. For required trees, the tree species shall be a minimum of twelve (12) feet overall height when planted with a minimum three (3) foot spread in accordance with the USDA's Grades and Standards for Nursery Stock, current edition.
3. Existing plant material used to meet the intent of this section and Chapter 154, City of Port St. Lucie Code of Ordinances, will not have to be of a quality comparable to Florida No. 1 since this material was not nursery grown.
4. A minimum of fifty percent (50%) of all required trees shall be native species. A maximum of twenty-five (25) percent of required trees may be substituted with palm trees. These criteria shall not apply to required street trees.

(D) Easement and Utility Area Landscaping: Trees and all vegetation with intrusive root systems shall not be planted within ten (10) feet of any water and sewer lines, existing utility pole, guy wire, and pad mounted transformers. No protective barriers will be required. All proposed utilities shall maintain separation distances from potable water mains as required by the City and FDEP.

(E) Site Perimeter Landscaping:

1. Applicability: Site perimeter landscaping shall be required only along the north (adjacent to the future City park and utility facility sites) and west (adjacent to Sundance Vista Boulevard (fka N/S A)) MPUD boundaries of the Neighborhood/Village Commercial MPUD, as further regulated by Section 3 – Setbacks and Buffering Requirements. No site perimeter landscaping shall be required along the east (adjacent to the FPL Easement) and south (adjacent to the Paseo) boundaries of the Neighborhood/Village Commercial MPUD. Any future internal subdivision shall not constitute the creation of new perimeter landscaping requirements.
2. Landscape Strip Width: Required site perimeter landscaping shall be provided within a continuous landscape strip having a minimum width of ten (10) feet.
3. Tree Requirements: One (1) tree shall be provided for each thirty (30) linear feet of abutting property line or fractional part thereof. Trees may be clustered or placed in any arrangement within the landscape strip, provided the spacing between tree trunks does not exceed fifty (50) feet.
4. Hedges and Shrubs: A continuous hedge shall extend the full length of the required landscape strip. One shrub shall be provided for each two (2) linear feet of landscape strip. Shrubs shall be a minimum of twenty-four (24) inches in height at the time of planting.

(D) Parking Lot Interior Landscape Islands & Vehicular Use Areas: A landscape island at each end of a parking bay shall be provided that has a minimum width of 10 feet and a minimum total area of 150 square feet, exclusive of curbing. Each landscape island shall have at least one shade tree with the remainder of the island landscaped with ground cover, mulch, shrubs, or other treatment excluding paving. Trees shall not be required in said islands if there is a direct drainage or utility setback conflict. The parking bay shall contain no more than twelve (12) continuous vehicular parking spaces. Additional landscape buffering shall not be required beyond that which is stated above.

(E) Dumpsters and Ground-located Mechanical Equipment: All dumpsters and mechanical equipment shall be screened. Landscaping shall be arranged to create a visual barrier. Where dumpsters and mechanical equipment are visible from a public or private road right-of-way, the six (6)-foot fence or wall is at the discretion of the developer; however, the minimum City of Port Lucie landscape (plant material) requirements shall be met.

(F) Reserved.

(G) Lighting: Where artificial outdoor lighting is provided, it shall be designed and arranged so that no source of the lighting will be a visible nuisance to adjoining property used or zoned for a residential purpose. In addition, the lighting shall be designed and arranged so as to shield public streets and highways and all adjacent properties from direct glare or hazardous interference of any kind.

(H) Project Entry: Where a private right-of-way abuts an open space tract, street trees shall not be required within the right-of-way. The corresponding number of required trees may be relocated to adjacent open space tracts or other landscaped areas within the project.

(I) Building Façade Requirements: In instances where the City Code requires a landscape strip to be located around the perimeter of a building that is visible to the general public, patrons, or residents, unless noted otherwise, alternative building façade planting (e.g., architectural planters, vegetative walls, etc.) shall be permitted and applied as a credit towards meeting the City's building façade planting requirements provided that equal benefit of this alternative landscaping design methodology is demonstrated and there is appropriate irrigation.

(J) Landscape Buffering of On-street Parallel Parking: Buffering of on-street parallel parking, within local roads, shall not be required.

(K) Landscape Strips Combined: Where one landscape strip is required to be adjacent and/or parallel to another landscape strip, regardless of the separation distance, a single landscape strip may be utilized, and the landscaping may be distributed over the entire width of the combined landscape strips. Where requirements for a landscape strip differ, the more stringent requirements shall take precedence.

(L) Unless otherwise specified herein, or in Section 3 – Setbacks and Buffering Requirements, development within this MPUD shall meet or exceed the minimum landscape requirements of the City of Port St. Lucie Code of Ordinances.

SECTION 7 – UTILITIES

Within the Riverland West Sports & Recreation MPUD, all utilities, including telephone, cable, and electrical systems shall be installed underground where possible (i.e., excluding transmission and distribution power lines). Appurtenances to these systems which require above-ground installation shall be effectively screened and, thereby, may be exempted from this requirement. Primary electrical supply facilities providing services to the Riverland West Sports & Recreation MPUD may be exempted from the underground placement as part of the site plan review process, if it is shown to the satisfaction of the City that burial options are not feasible. Cost of underground installation is not to be the sole determining factor in determining feasibility.

(A) Proposed Sanitary Sewer System:

The proposed Riverland West Sports & Recreation MPUD project is located within the City of Port St. Lucie Water and Sewer Service Area. The proposed sanitary sewer system for this project may consist of a combination of gravity and pressurized sanitary sewer mains and manholes, which will flow into an on-site sewage pump (lift) station. The proposed maximum depth of gravity sewer mains and number of lift stations pump stations are dependent on the existing soil conditions and may vary due to those existing soil conditions. The proposed wastewater pump station will have force mains, which will carry the flows to the existing City of Port St. Lucie wastewater transmission system. The conceptual subdivision plan proposes up to one (1) force main connections to the proposed City force main on Sundance Vista Boulevard (fka N/S A). Accommodations for required fiber optic communication/telemetry shall be provided for pump stations.

(B) Proposed Water Distribution System:

The proposed Riverland West Sports & Recreation MPUD is located within the City of Port St. Lucie Water and Sewer Service Area. Water service to this Project's area is via proposed connections to the existing water mains along Sundance Vista Boulevard (fka N/S A) and at the southwest corner of Riverland/Kennedy Parcel C (aka "Valencia Grove").

The proposed internal Water Distribution System for the Riverland West Sports & Recreation MPUD project may consist of an 8-inch water line as generally depicted in Exhibit 18. The proposed water mains will be connected to the existing City of Port St. Lucie potable water system. The existing City of Port St. Lucie potable water system consists of large water mains on Sundance Vista Boulevard (fka N/S A) and an eight-inch (8") water main at the southwest corner of Riverland/Kennedy Parcel C (aka "Valencia Grove"). In addition to the internal water mains to be developed with this MPUD, the City of Port St. Lucie may require additional connections/extensions, the request and associated construction schedules for this water distribution system improvement have not yet been released and are subject to programming by the City of Port St. Lucie.

Fire hydrants shall be installed with all primary water line construction in accord with the St. Lucie County Fire District Standards.

SECTION 8 - WETLANDS

The site undeveloped, comprised of former citrus grove and pasture lands, and has been used for cattle grazing. Army Corp of Engineers permit number SAJ-2006-01921 (IP-CF) issued on 12/21/12 notes Special Condition #4 which required that within 30 days, offsite mitigation credits be purchased from the Bluefield mitigation bank, which was completed. This condition satisfies the wetland impacts for the Riverland/Kennedy DRI. Waters of the state and wildlife foraging areas will be dealt with through retention areas and littoral shelf areas as impacts are created. These retention areas and littoral shelves and related plantings will be addressed with the construction drawings at the time of platting.

SECTION 9 – STORMWATER

In general, all site stormwater retention areas shall be consistent with south Florida Water Management District (SFWMD) requirements and permit standards. Retention area shapes and dimensions as depicted on the conceptual plans may be modified to accommodate final site plans and agency permitting requirements.

EXHIBIT 9

RIVERLAND WEST SPORTS & RECREATION MPUD – Legal Descriptions

LEGAL DESCRIPTION FOR CITY-OWNED PARCEL 1

BEING A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5001, PAGE 650, AS RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND LYING IN SECTIONS 18 AND 19, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF RIVERLAND PARCEL C – PLAT TEN REPLAT, AS RECORDED PLAT BOOK 95, PAGE 1 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°03'26" WEST, ALONG THE WEST LINE OF SAID RIVERLAND PARCEL C – PLAT TEN REPLAT, A DISTANCE OF 1096.19 FEET; THENCE NORTH 89°56'34" WEST, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°03'26" WEST, ALONG THE WEST LINE OF A FLORIDA POWER & LIGHT EASEMENT, 200.00 FEET IN WIDTH, AS RECORDED IN OFFICIAL RECORDS BOOK 746, PAGE 484, SAID PUBLIC RECORDS, A DISTANCE OF 1015.15 FEET; THENCE NORTH 89°54'51" WEST, A DISTANCE OF 654.24 FEET; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF N/S A, AS RECORDED IN OFFICIAL RECORDS BOOK 3902, PAGE 484, SAID PUBLIC RECORDS, FOR THE FOLLOWING TWO (2) DESCRIBED COURSES, NORTH 43°44'30" WEST, A DISTANCE OF 714.47 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1925.00 FEET, A CENTRAL ANGLE OF 18°10'33"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 610.66 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A LINE; THENCE SOUTH 89°54'51" EAST, A DISTANCE OF 1495.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 26.057 ACRES, MORE OR LESS.

LEGAL DESCRIPTION FOR PARCEL 2 OWNED BY RIVERLAND/KENNEDY II, LLC

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF RIVERLAND PARCEL C – PLAT NINE, AS RECORDED PLAT BOOK 89, PAGE 27 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°03'26" WEST ALONG THE WEST LINE OF SAID RIVERLAND PARCEL C – PLAT NINE, A DISTANCE OF 419.91 FEET; THENCE NORTH 89°56'34" WEST, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°03'26" WEST, ALONG THE WEST LINE OF A FLORIDA POWER & LIGHT EASEMENT, 200.00 FEET IN WIDTH, AS RECORDED IN OFFICIAL RECORDS BOOK 746, PAGE 484, SAID PUBLIC RECORDS, A DISTANCE OF 718.34 FEET TO THE POINT OF NON-RADIAL INTERSECTION WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIAL BEARING OF SOUTH 08°09'19" EAST, A RADIUS OF 1261.40 FEET AND A CENTRAL ANGLE OF 09°06'45"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 200.62 FEET TO A POINT OF INTERSECTION WITH A NON-RADIAL LINE; THENCE SOUTH 00°03'26" WEST, ALONG THE WEST LINE OF SAID RIVERLAND PARCEL C – PLAT NINE, A DISTANCE OF 100.01 FEET TO THE POINT OF NON-RADIAL INTERSECTION WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIAL BEARING OF SOUTH 01°02'05" WEST, A RADIUS OF 1161.40 FEET AND A CENTRAL ANGLE OF 16°40'14"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 337.92 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIAL BEARING OF SOUTH 72°21'31" WEST, A RADIUS OF 2080.00 FEET AND A CENTRAL ANGLE OF 26°06'01"; THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF N/S A RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 3902, PAGE 484, SAID PUBLIC RECORDS, FOR THE FOLLOWING TWO (2) DESCRIBED COURSES, AND ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 947.51 FEET TO A POINT OF TANGENCY; THENCE NORTH 43°44'30" WEST, A DISTANCE OF 57.83 FEET; THENCE SOUTH 89°54'51" EAST, A DISTANCE OF 654.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.175 ACRES, MORE OR LESS.

EXHIBIT 10

RIVERLAND WEST & SPORTS RECREATION MPUD Development Program

Land Use/Use	Acreage	Yield
Neighborhood/Village Commercial	33.232 acres (total)	Indoor Recreation: 135,000 sf (max) Retail: 30,000 sf (max) Outdoor/Covered Storage: 450 RV/Boat Storage Spaces (max) plus 2,000 sf leasing office and residential quarters Maintenance Bldg.: 10,000 sf (max) 4 Lap Pools (max) 450 RV/Boat Storage Spaces (max) 72 Pickle Ball Courts (max) 20 Tennis Courts (max) 15 Bocce Ball Courts (max) Golf course Golf Driving Range Miniature Golf Course Putting Green Golf Cart Parking Car Parking Dog Parks Open Space Cellular Communication Tower (subject to future Special Exception approval)

EXHIBIT 11

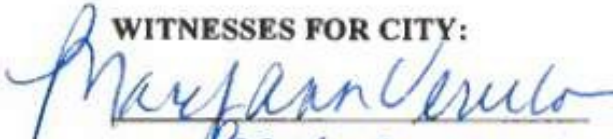
BINDING MPUD AGREEMENT

Riverland/Kennedy MPUD – Riverland West Sports & Recreation MPUD

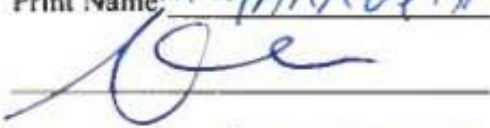
The property, as described in Exhibit 9, is under unified control of the undersigned petitioners who agree to (1) proceed with the proposed development according to the provisions of the City of Port St. Lucie MPUD Zoning Regulations; and (2) provide such agreements, contracts, deed restrictions and sureties as are acceptable to the City of Port. St. Lucie for the completion of the development in accordance with the plan approved by the City. In addition, the said petitioners shall be responsible for the continuing operations and maintenance of such areas, functions and facilities until such time as a private property owners association, yet to be established, agrees to accept the same responsibilities. Such responsibilities are not to be provided or maintained at public expense. The petitioner further agrees to bind all successors in title to the commitments herein in this paragraph made.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 1st day of April, 2026.

WITNESSES FOR CITY:



Print Name: Mary Ann Verillo



Print Name: Rob Cameron


FOR CITY:

By: City of Port St. Lucie, Florida


By: 

Jesus Merejo, City Manager

WITNESSES FOR RIVERLAND/KENNEDY:



Print Name: Michael Fogarty



Print Name: Kevin Ratterree

FOR RIVERLAND/KENNEDY II:

By: Riverland/Kennedy II, LLC

By: 


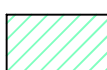
Azlina Goldstein, Authorized Signatory
1600 Sawgrass Corporate Parkway, Ste 150
Sunrise, FL 33323

EXHIBIT 12 - SITE LOCATION MAP



RIVERLAND WEST SPORTS AND RECREATION MPUD
 Port St. Lucie

LEGEND

-  PROJECT SITE
-  RIVERLAND / KENNEDY DRI

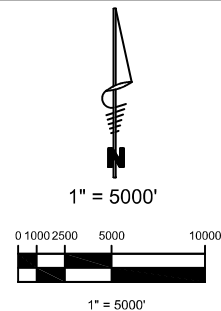
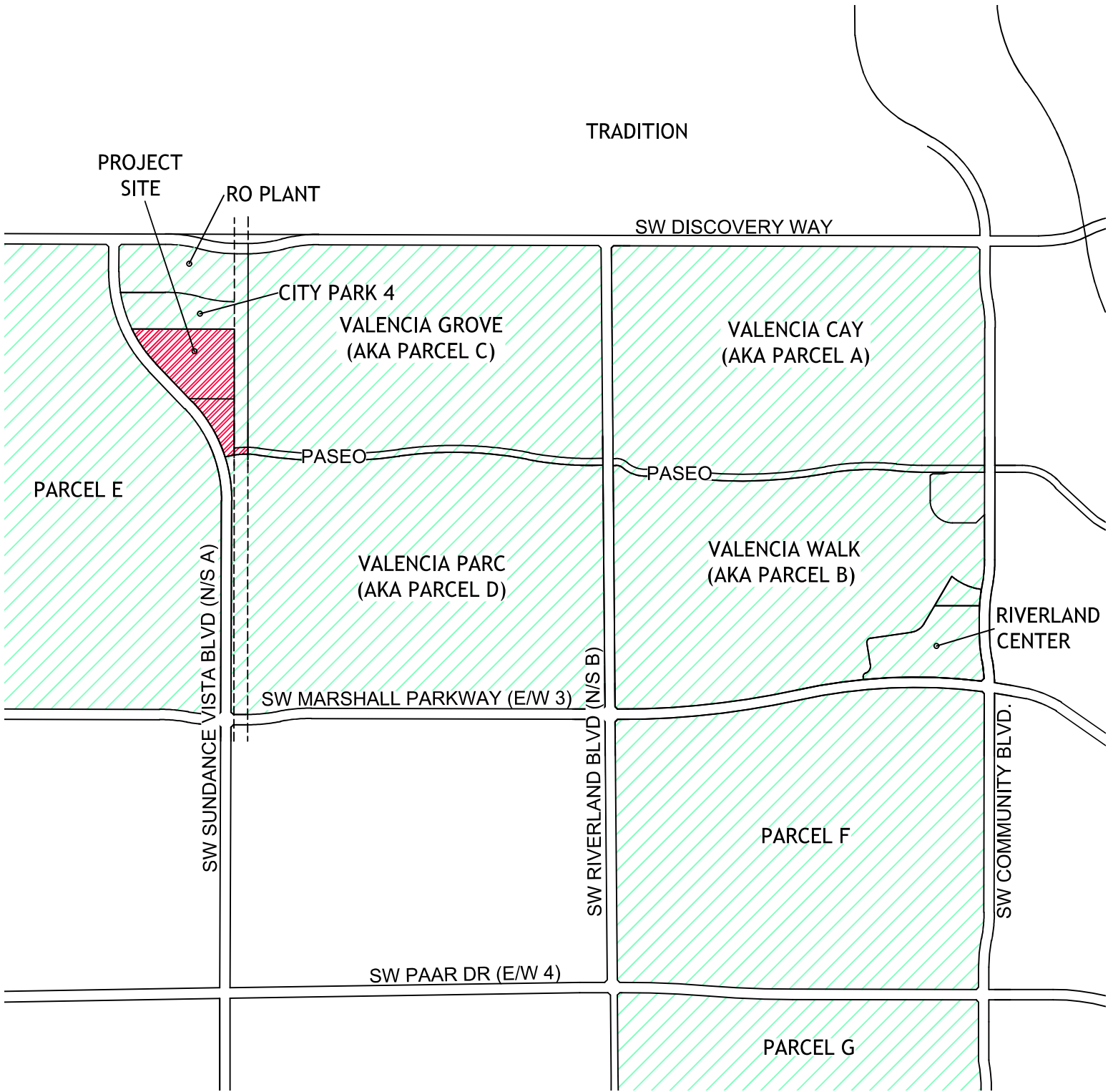


EXHIBIT 12
 SITE LOCATION
 MAP

(P26-046)
 EXH-12
 PSLUSD #5267M
 Page 28


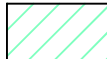
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EXHIBIT 13 - VICINITY MAP



RIVERLAND WEST SPORTS AND RECREATION MPUD
 Port St. Lucie

LEGEND

-  PROJECT SITE
-  RIVERLAND / KENNEDY DRI

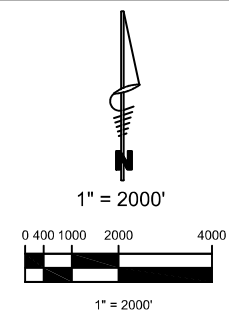
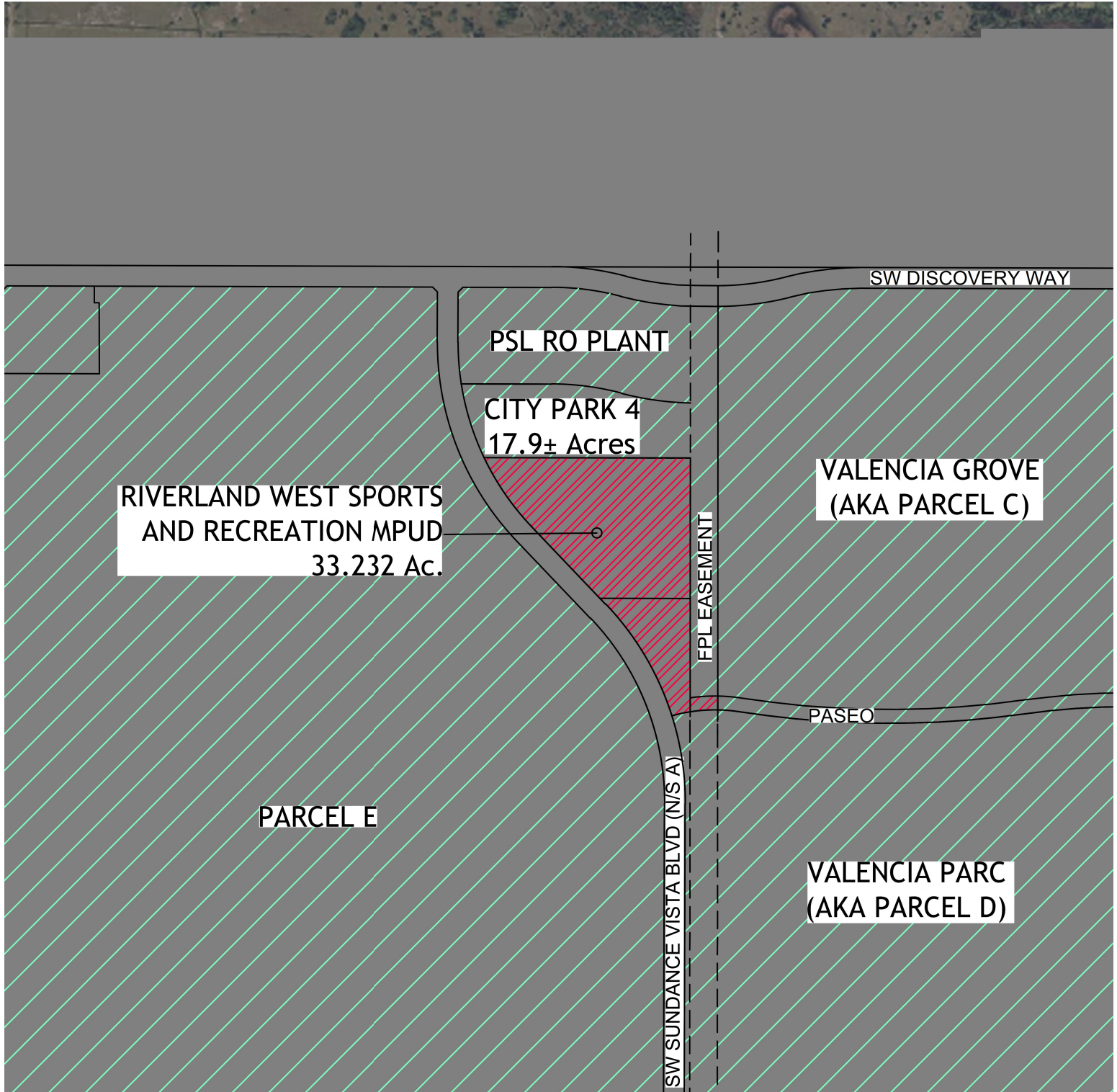


EXHIBIT 13
 VICINITY MAP

(P26-046)
 EXH-13
 PSLUSD #5267M
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EXHIBIT 14 - SITE AERIAL



RIVERLAND WEST SPORTS AND RECREATION MPUD
Port St. Lucie

LEGEND

-  PROJECT SITE
RIVERLAND WEST SPORTS AND RECREATION MPUD
-  RIVERLAND / KENNEDY DRI

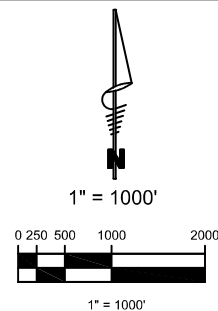
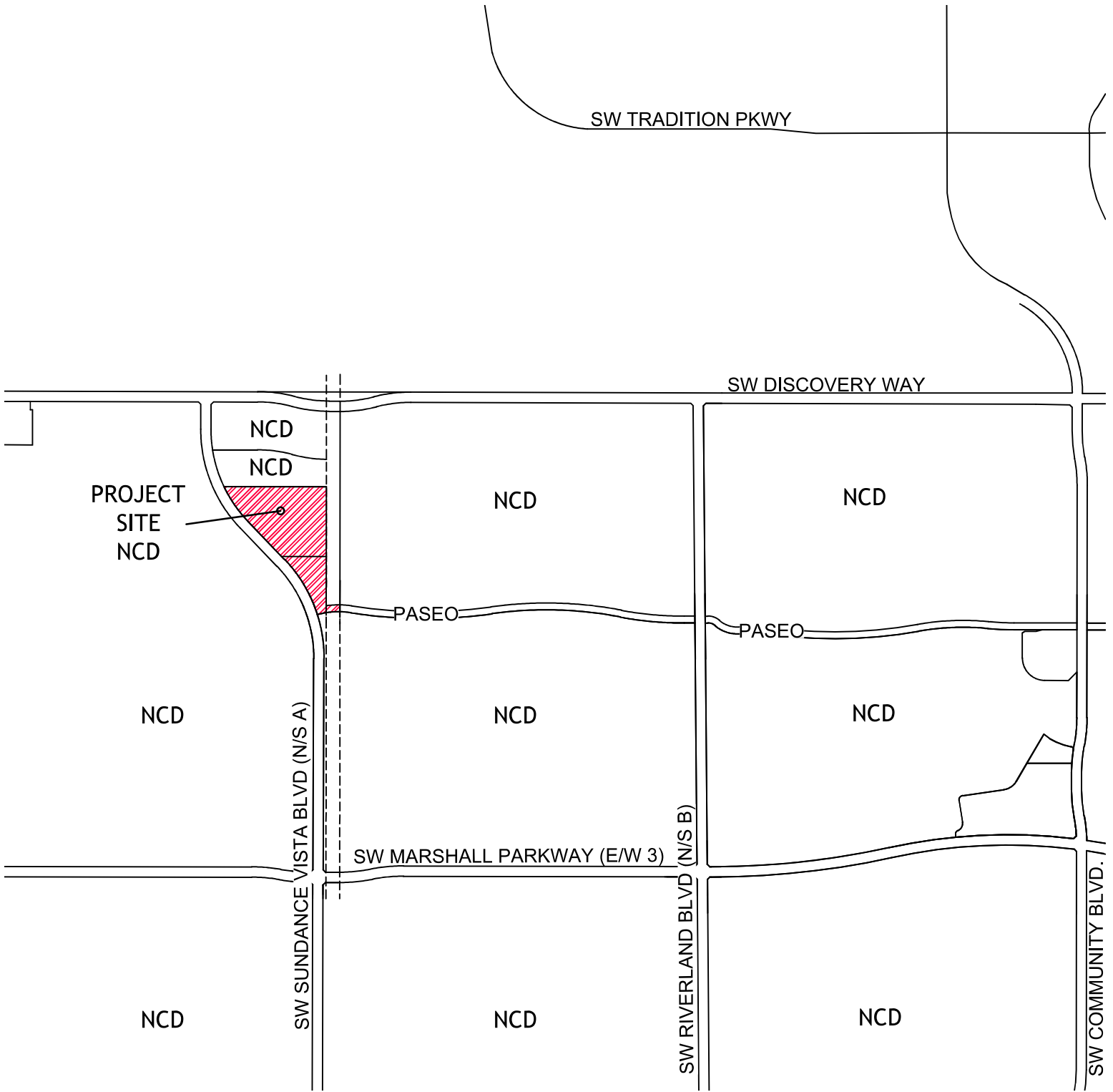


EXHIBIT 14
SITE AERIAL

(P26-046)
EXH-14
PSLUSD #5267M
Page 30

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EXHIBIT 15 - FUTURE LAND USE MAP



RIVERLAND WEST SPORTS AND RECREATION MPUD
Port St. Lucie

LEGEND



PROJECT SITE
RIVERLAND WEST SPORTS AND RECREATION MPUD

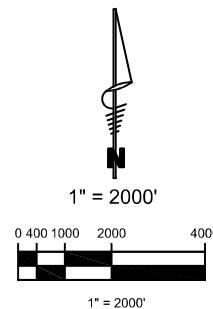
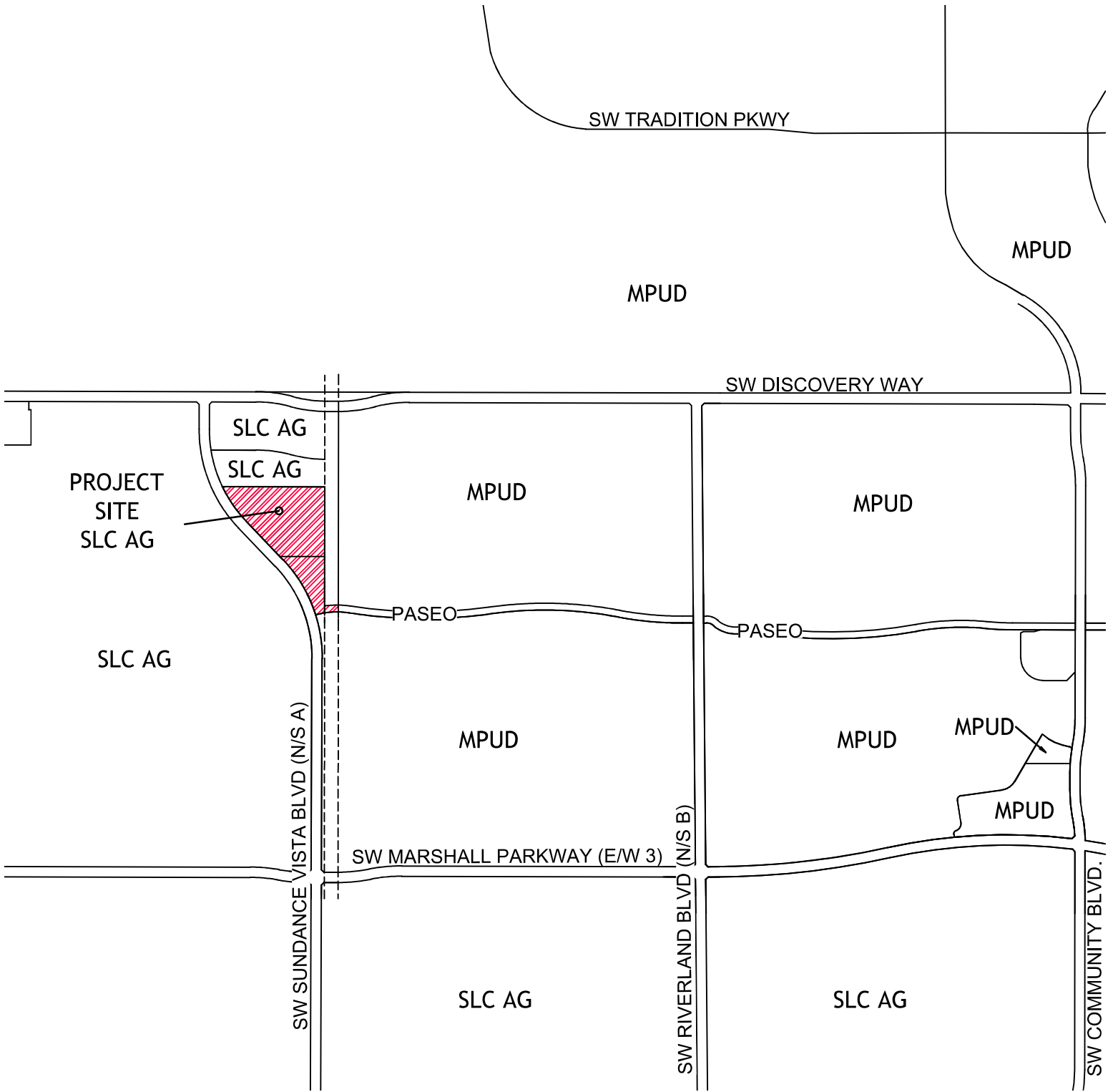


EXHIBIT 15
EXISTING FUTURE
LAND USE MAP

(P26-046)
EXH-15
PSLUSD #5267M
Page 31

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EXHIBIT 16 - EXISTING ZONING MAP



RIVERLAND WEST SPORTS AND RECREATION MPUD
 Port St. Lucie

LEGEND



PROJECT SITE
 RIVERLAND WEST SPORTS AND RECREATION MPUD

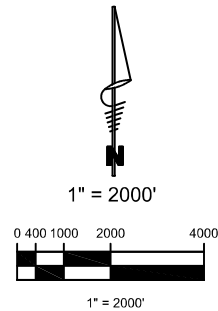
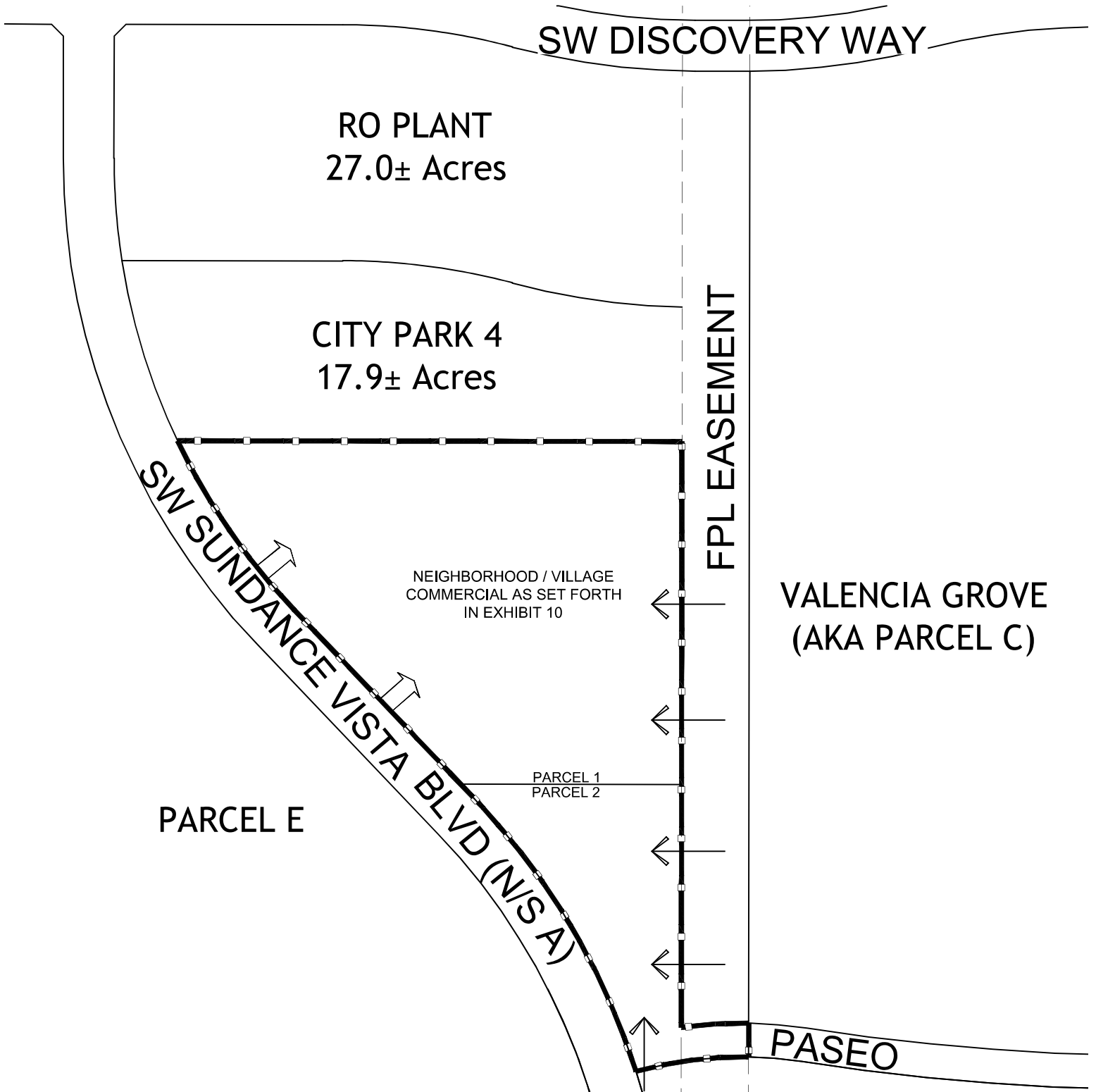


EXHIBIT 16
 EXISTING
 ZONING MAP

(P26-046)
 EXH-16
 PSLUSD #5267M
 Page 32

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EXHIBIT 17 - CONCEPTUAL PLAN

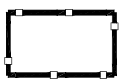


RIVERLAND WEST SPORTS AND RECREATION MPUD

Port St. Lucie

(PROJECT SITE TOTAL = 33.232 ACRES)

LEGEND



NEIGHBORHOOD/
VILLAGE COMMERCIAL
(33.232 Acres)



VEHICULAR
ACCESS



GOLF CART &
PEDESTRIAN ACCESS

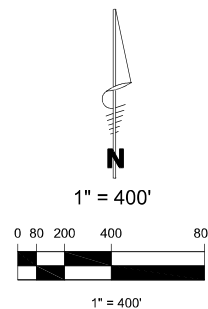
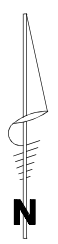
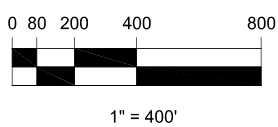
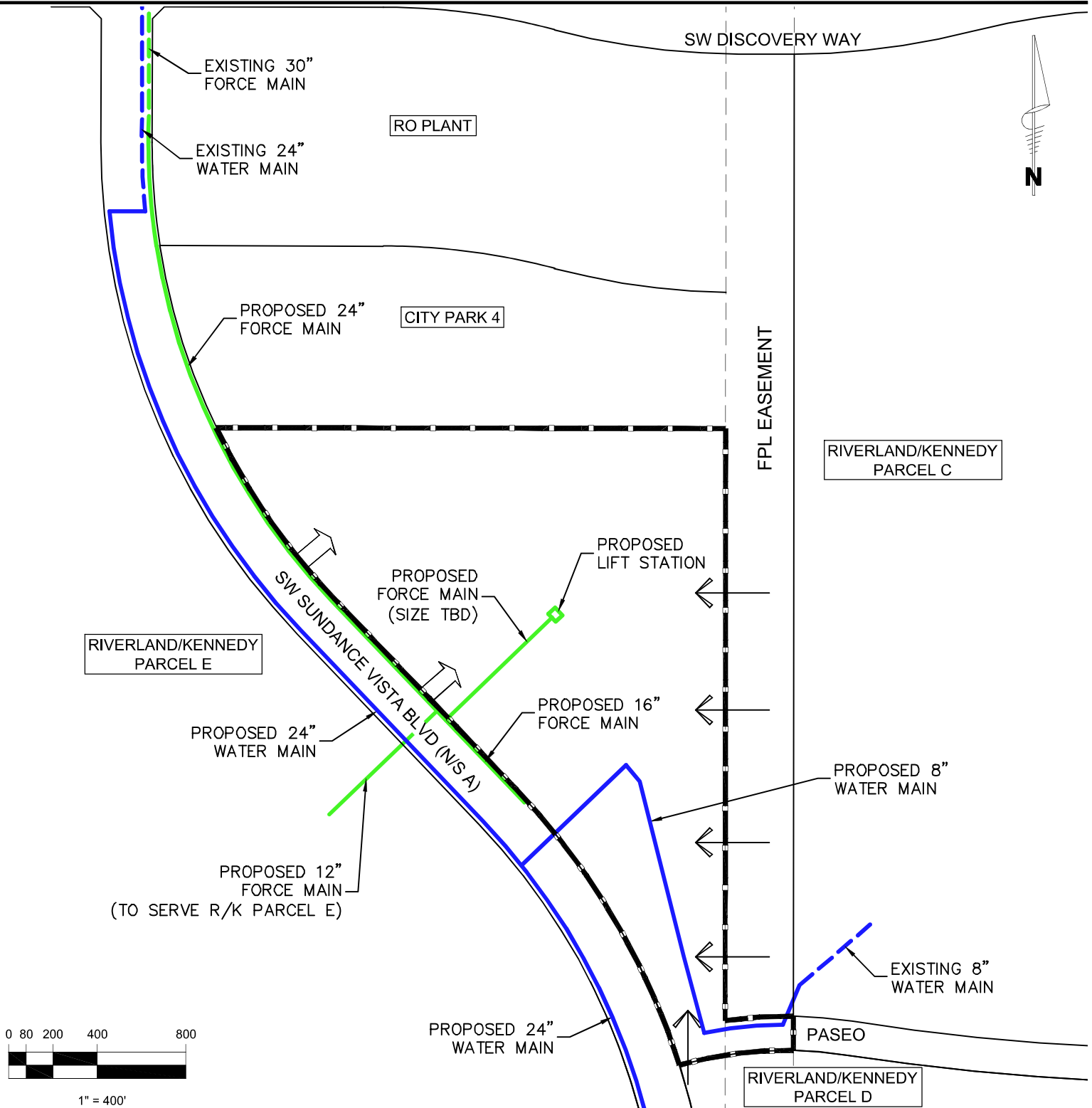


EXHIBIT 17
CONCEPTUAL
PLAN

(P26-046)
EXH-17
PSLUSD #5267M
Page 33

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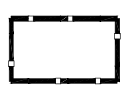
EXHIBIT 18 - WATER/SEWER PLAN



RIVERLAND WEST SPORTS AND RECREATION MPUD

Port St. Lucie
 (PROJECT SITE TOTAL = 33.232 ACRES)

LEGEND



NEIGHBORHOOD/
 VILLAGE COMMERCIAL
 (33.232 Acres)



VEHICULAR
 ACCESS



GOLF CART &
 PEDESTRIAN ACCESS



WATER MAIN



FORCE MAIN

EXHIBIT 18
 WATER/SEWER
 PLAN

(P26-046)
 EXH-18
 PSLUSD #5267M
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