



Riverland-West Sports & Recreation MPUD Rezoning

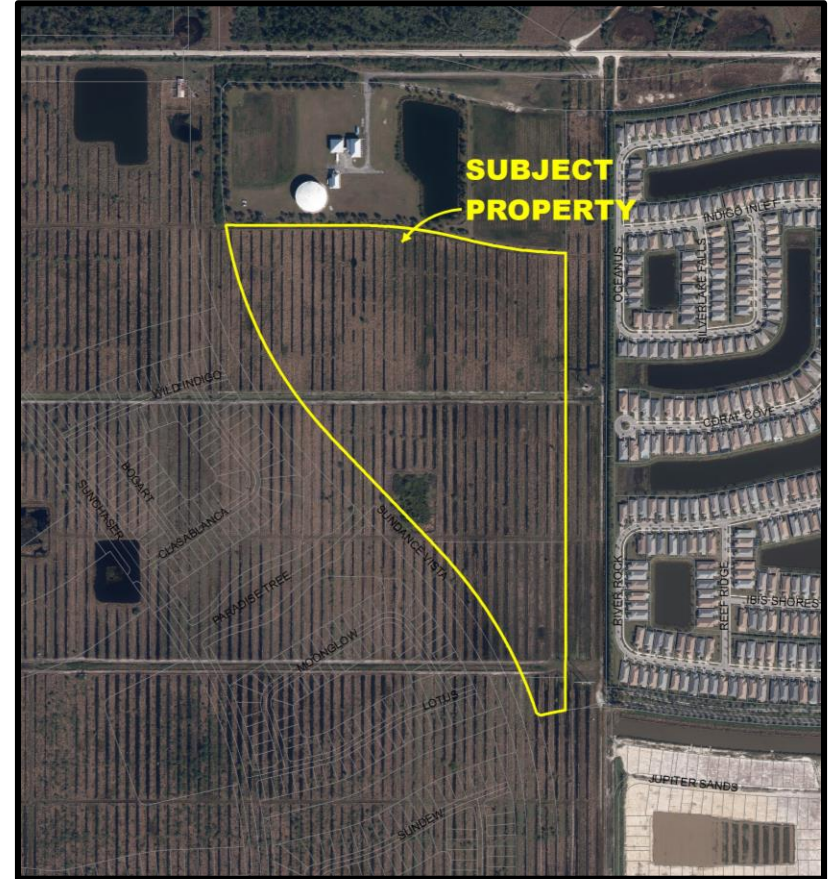
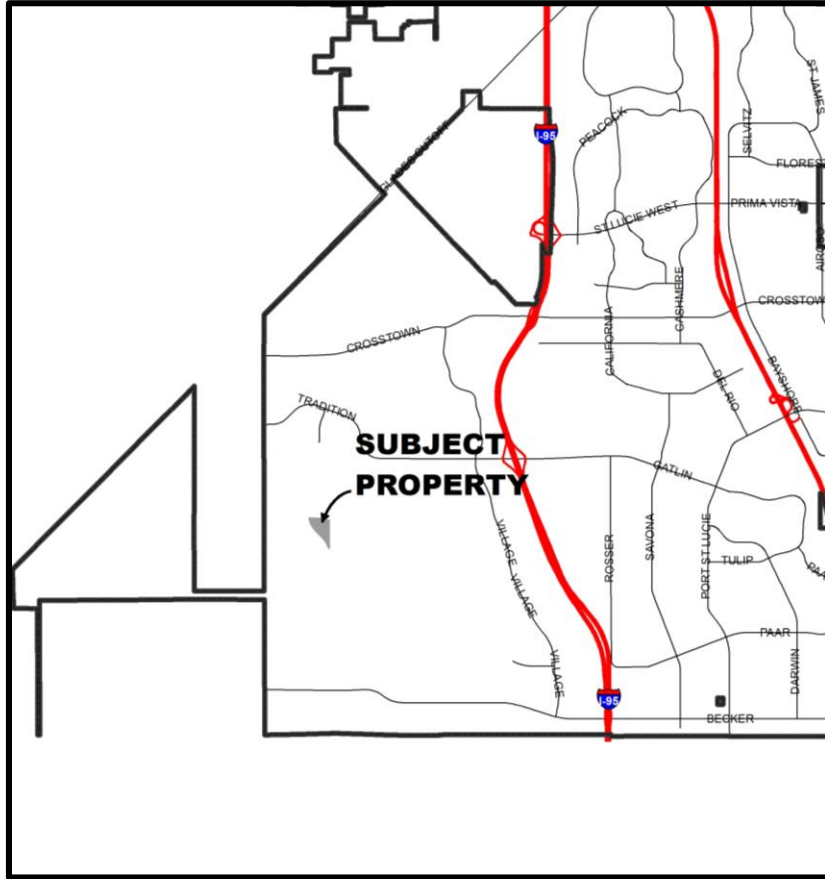
Project No. P26-046

Francis Forman, Planner III
Planning and Zoning Board Meeting
July 7, 2026

Request Summary

Owner:	City of Port St. Lucie & Riverland/Kennedy II, LLC
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



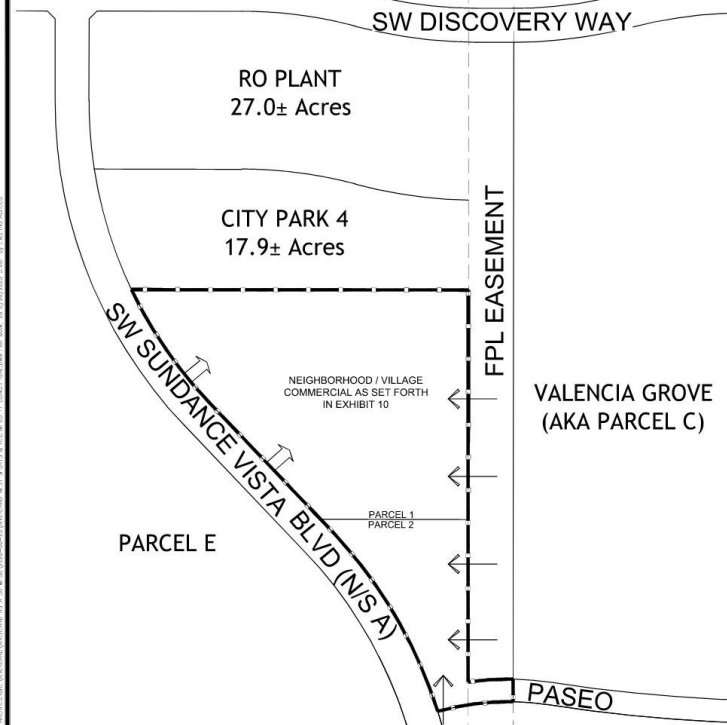
Surrounding Uses

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



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

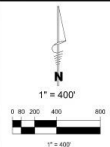


EXHIBIT 17
CONCEPTUAL
PLAN

(P26-046)
EXH-17
PSLUSD #5267M
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DATE: 08/14/2024 10:58:11 AM. DRAWN BY: J. B. BROWN. CHECKED BY: J. B. BROWN. PROJECT: RIVERLAND WEST SPORTS AND RECREATION MPUD @ RIVERLAND/KENNEDY DRI. SHEET: EXHIBIT 17 - CONCEPTUAL PLAN. SCALE: 1" = 400'. DATE: 08/14/2024 10:58:11 AM.



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.

Staff Recommendation

- The Site Plan Review Committee recommended approval of the proposed MPUD regulation book at the June 10, 2026, Site Plan Review Committee meeting.
- 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.

Planning and Zoning Board Action Options:

- Make a motion to recommend approval to the City Council
- Make a motion to amend the recommendation and recommend approval
- Make a motion to recommend denial
- Make a motion to table