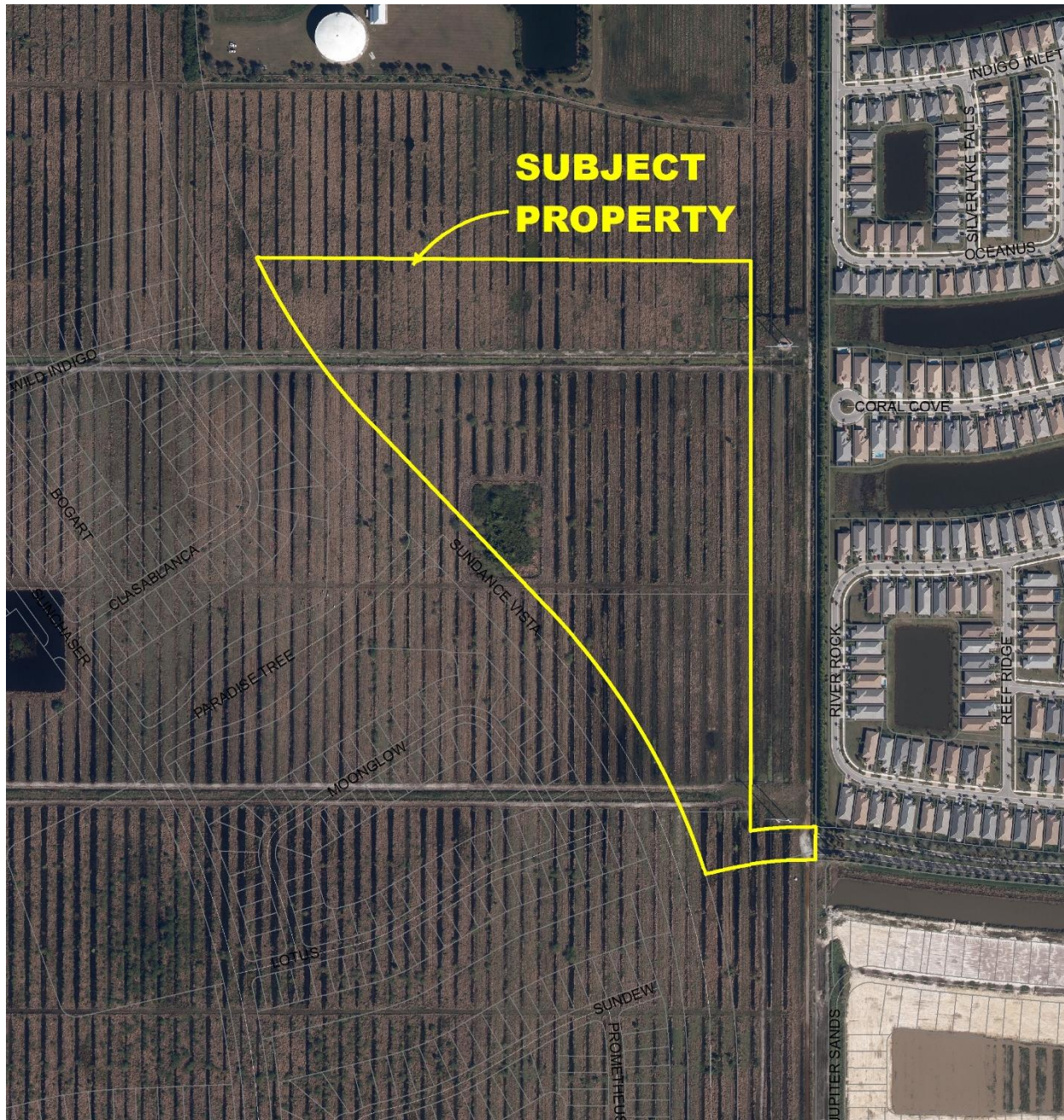


Riverland – West Sports & Recreation MPUD
Master Planned Unit Development Rezoning Application
P26-046



Project Location Map

SUMMARY

Applicant's Request:	A request to rezone approximately 33.23 acres of land from the St. Lucie County Agricultural (SLC AG-5) to the Riverland – West Sports & Recreation Master Planned Unit Development (MPUD) zoning district.
Agent:	Azlina Goldstein, Riverland/Kennedy II, LLC.
Property Owners:	City of Port St. Lucie & Riverland/Kennedy II, LLC
Location:	The property is located south of SW Discovery Way, east of SW Sundance Vista Boulevard.
Address:	Not assigned
Project Planner:	Francis Forman, Planner III

Project Description

The Riverland/Kennedy II, LLC and the City of Port St. Lucie have applied to rezone approximately 33.23 acres of land that is currently located within the Riverland/Kennedy DRI. The request to rezone the land to a Master Planned Unit Development to be known as Riverland – West Sports & Recreation MPUD. The Riverland – West Sports & Recreation MPUD is generally located south of SW Discovery Way, on the east side of SW Sundance Vista Boulevard. The subject properties are the last of the undeveloped land between the Riverland Parcel C and E MPUDs.

The proposed Riverland – West Sports & Recreation MPUD will provide approximately 135,000 of indoor recreation uses, including 4 laps pool, 72 pickle ball courts, 20 tennis courts, and 15 bocce ball courts; 30,000 square feet of retail uses; RV/boat storage(450) spaces intended to serve the residents of the Riverland/Kennedy developments; and 10,000 square feet of building space for RV and boat maintenance intended to serve the residents of the Riverland/Kennedy developments; and golf course, driving range, miniature golf course, and putting green uses. The Riverland – West Sports & Recreation MPUD will include the district development area for Neighborhood/Village Commercial type uses (retail, restaurant, office, etc.) with some areas designated for stormwater management, road ingress/egress, and utilities. The proposed Riverland – West Sport & Recreation MPUD is provided as Attachment "A" of the staff report.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed MPUD document and concept plan at June 10, 2026, Site Plan Review Committee meeting.

Public Notice Requirements

Notice of the rezoning was mailed to property owners within a maximum of 750 feet of the subject property.

Location and Site Information

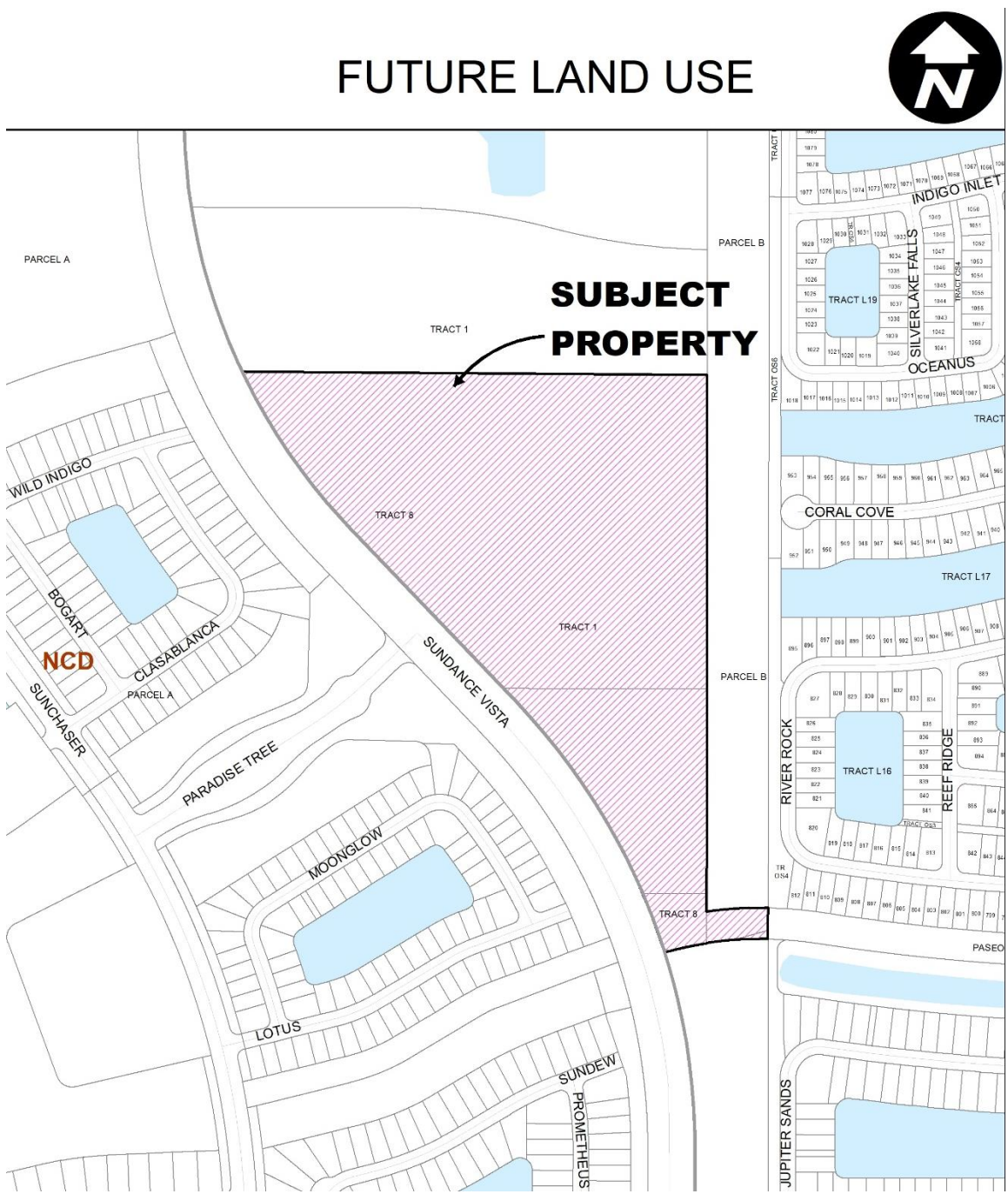
Parcel Numbers:	Included in the MPUD document
Property Size:	Approximately 33.23 acres
Legal Description:	Included in the MPUD document
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	SLC AG-5 (St. Lucie County Agricultural)
Existing Use:	Vacant

Surrounding Uses

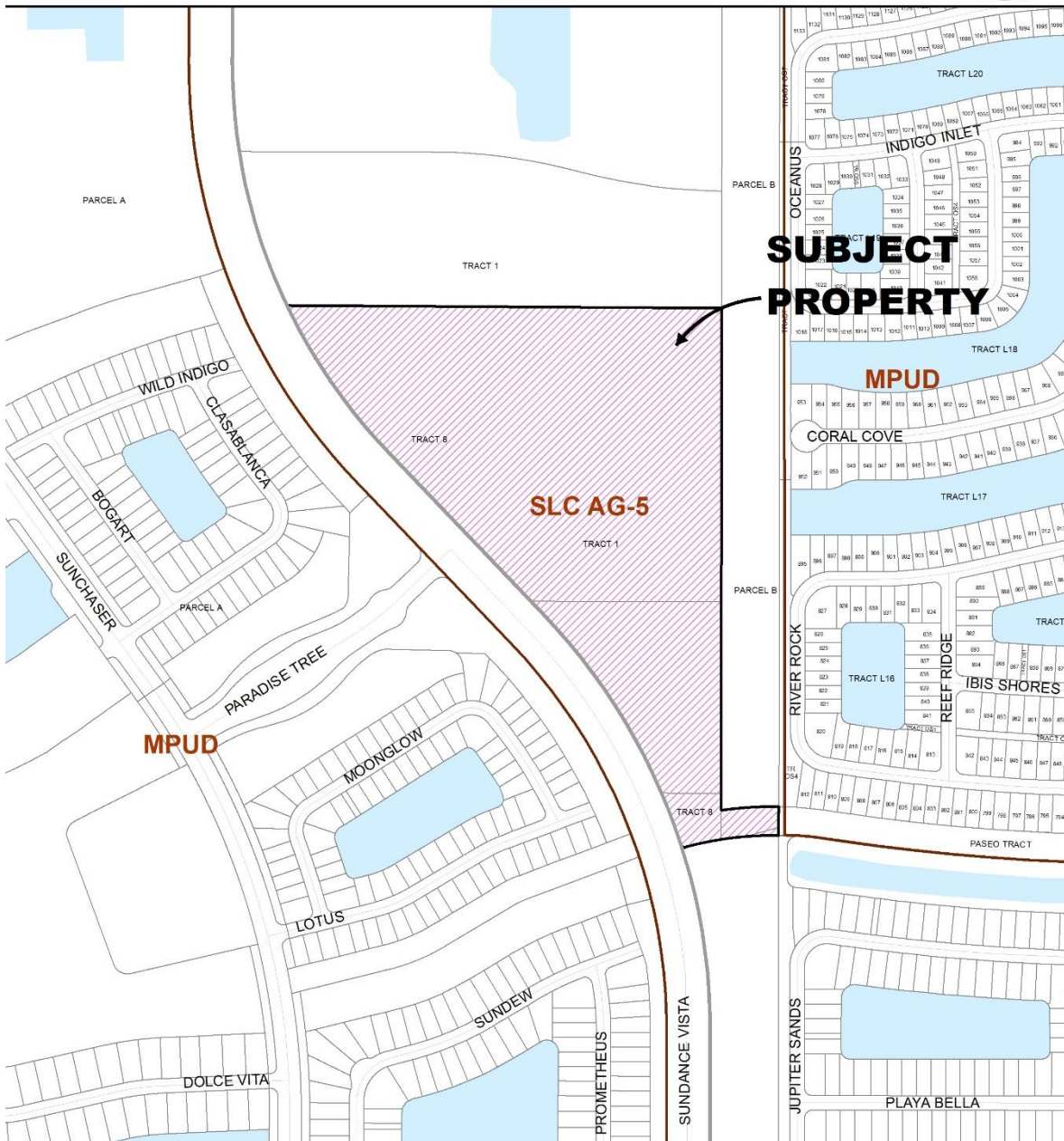
Direction	Future Land Use	Zoning	Existing Use
North	NCD	SLC AG-5	City of Port St. Lucie Utility Site

South	NCD	MPUD	Riverland/Kennedy Development
East	NCD	MPUD	Riverland/Kennedy Development
West	NCD	MPUD	Riverland/Kennedy Development

NCD – New Community Development District - MPUD – Master Planned Unit Development – SLC AG-5-St Lucie County Agricultural



EXISTING ZONING



IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: The subject property is located within the Riverland/Kennedy Development of Regional Impact (DRI) and is within an area designated as a Neighborhood/Village Commercial sub-district on Map H of the Riverland/Kennedy DRI and Figure 1-5 of the Future Land Use Element. Map H is the master development plan for the Riverland/Kennedy DRI and Figure 1-5 is the conceptual land use plan for the Riverland/Kennedy NCD District.

Per Policy 1.2.2.4 of the Future Land Use Element, Neighborhood/Village Commercial Area shall be established that 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.

At 32.23 acres, more or less, the Riverland – West Sports & Recreation MPUD falls within the size requirements for a Neighborhood/Village Commercial sub-district. Policy 1.2.2.4 establishes a minimum size of 3 acres and a maximum size of 35 acres. The proposed MPUD amendment is within the parameters set by this policy.

MPUD REZONING REQUIREMENTS

Project Description: The MPUD regulations and concept plan are attached as Exhibit “A”.

Standards for District Establishment

Area Requirement	A minimum size of 3 acres and a maximum size of 35 acres is required to rezone property to an MPUD under the Neighborhood/Village Commercial sub-district classification. The Riverland – West Sports & Recreation MPUD is approximately 33.23 acres in size.
Relation to Major Transportation Facilities	The Riverland – West Sports & Recreation MPUD property is located on the east side of SW Sundance Vista Boulevard and south of SW Discovery Way. The area is served by the north-south roadway, SW Sundance Vista Boulevard and two east-west roadways – SW Discovery Way and SW E/W #3 (A.K.A SW Marshall Parkway).
Development of Regional Impact	The subject property is located with the Riverland/Kennedy DRI.
Relation to Utilities, Public Facilities, and Services	The subject property is served by Port St. Lucie Utility Systems Department, FPL, and the other private and public utility providers in the Tradition area.
Evidence of Unified Control of Area	Evidence of unified control has been provided

MPUD Conceptual Master Plan and Regulation Book Requirements

MPUD Concept Plan and Regulation Book	Provided
Land Use sub-areas	The Riverland – West Sports & Recreation MPUD property is within a designated Neighborhood/Village Commercial sub-district as shown on Figure 1-5 of the

	Comprehensive Plan. Figure 1-5 is the conceptual land use plan for the Riverland/Kennedy NCD District.
Zoning Regulations for each land use	Provided in the MPUD document
Provision for Pedestrian Circulation	The MPUD provides for sidewalks adjacent to streets with connections to the neighborhoods.
Transit Oriented Design Features	A sidewalk system will be provided with connections to neighborhoods, community services, and districts.
Off Street Parking and Loading Requirements	Provided for in the MPUD zoning document
Underground Utilities	All utilities will be underground
Open Space	Provided for in the MPUD zoning document including requirements for usable open space.
Wetlands and Uplands	No wetland or upland habitat preservation areas exist or are proposed within the Riverland – West Sports & Recreation MPUD.
Stormwater	Each application for site plan approval will be reviewed for stormwater management.
Landscaping and Buffering Requirements	Provided for in the MPUD zoning document

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the proposed MPUD document and concept plan 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 future land use map and policies of the City's Comprehensive Plan and recommends approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.