

ORDINANCE 26-73

AN ORDINANCE TO REZONE APPROXIMATELY 33.23 ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF SW DISCOVERY WAY, EAST OF SW SUNDANCE VISTA BOULEVARD FOR PARCELS OF LAND LEGALLY DESCRIBED IN SECTION 9 OF THE ATTACHED COMPOSITE EXHIBIT “A” FROM THE ZONING DESIGNATION OF ST. LUCIE COUNTY AGRICULTURAL (SLC AG-5) TO THE ZONING DESIGNATION OF RIVERLAND-WEST SPORTS & RECREATION MPUD (MASTER PLANNED UNIT DEVELOPMENT) FOR A PROJECT KNOWN AS RIVERLAND-WEST SPORTS & RECREATION MPUD; PROVIDING FOR THE APPROVAL AND ADOPTION OF A MPUD CONCEPTUAL MASTER PLAN AND REGULATION BOOK; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (P26-046).

WHEREAS, Azlina Goldstien of Riverland/Kennedy, LLC., acting as agent for the City of Port St. Lucie, and Riverland/Kennedy II, LLC (“Property Owners”), seeks to rezone approximately 33.23 acres of property, located south of SW Discovery Way and east of SW Sundance Vista Boulevard and more particularly described in Exhibit “A”, from the St. Lucie County Agricultural (SLC AG-5) Zoning District to the Riverland-West Sports & Recreation MPUD (Master Planned Unit Development) Zoning District; and

WHEREAS, the proposed zoning is consistent with all applicable elements of the City’s adopted Comprehensive Plan and complies with the City’s Code of Ordinances, including Section 158.190, et seq.; and

WHEREAS, Riverland/Kennedy II, LLC has submitted the Riverland-West Sports & Recreation MPUD Conceptual Master Plan and Regulation Book to the City; and

WHEREAS, the Riverland-West Sports & Recreation MPUD Conceptual Master Plan and Regulation Book, attached hereto as composite Exhibit “A”, is consistent with all applicable elements of the City’s adopted Comprehensive Plan and complies with the City’s Code of Ordinances, including Section 158.190, et seq.; and

WHEREAS, the City of Port St. Lucie Planning and Zoning Board held a public hearing on July 7,

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2026, to consider the rezoning application (P26-046), notice of said hearing to adjoining property owners for a radius of seven hundred fifty (750) feet having been given and advertising of public hearing having been made; and

WHEREAS, the City Council held a public hearing on July 27, 2026, to consider the rezoning application (P26-046), advertising of the public hearing having been made; and

WHEREAS, the City Council has considered the rezoning application (P26-046) based on substantial and competent evidence, including the recommendations of the Planning and Zoning Board, and the City Council has determined to rezone the property legally described in Section 9 of the attached composite Exhibit “A” as provided herein and approve the Riverland-West Sports & Recreation MPUD Conceptual Master Plan and Regulation Book, attached as composite Exhibit “A”.

NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1. Ratifications of Recitals. The City Council of the City of Port St. Lucie, Florida hereby adopts and ratifies those matters as set forth in the foregoing Ordinance.

Section 2. That the property legally described in Section 9 of composite Exhibit “A” is rezoned from the St. Lucie County Agricultural (SLC AG-5) Zoning District to the Riverland-West Sports & Recreation MPUD (Master Planned Unit Development) Zoning District, as described in the Riverland-West Sports & Recreation MPUD Conceptual Master Plan and Regulation Book, which are hereby formally adopted and attached as composite Exhibit “A”.

Section 3. The Riverland-West Sports & Recreation MPUD Regulation Book shall be the internal MPUD design standard for the subject property.

Section 4. Conflict. If any ordinances, or parts of ordinances, or if any sections or parts of sections of the ordinances of the City of Port St. Lucie, Florida, are in conflict herewith, this Ordinance shall control

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to the extent of conflicting provisions.

Section 5. Severability. The provisions of this Ordinance are intended to be severable. If any provision of this Ordinance is determined to be void or is declared illegal, invalid or unconstitutional by a Court of competent jurisdiction, the remainder of this Ordinance shall remain in full force and effect.

Section 6. Effective Date. This Ordinance shall become effective ten (10) days after its final adoption.

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this _____ day of _____ 2026.

CITY COUNCIL
CITY OF PORT ST. LUCIE

BY: _____
Shannon M. Martin, Mayor

ATTEST:

Sally Walsh, City Clerk

APPROVED AS TO FORM: _____
Richard Berrios, City Attorney