



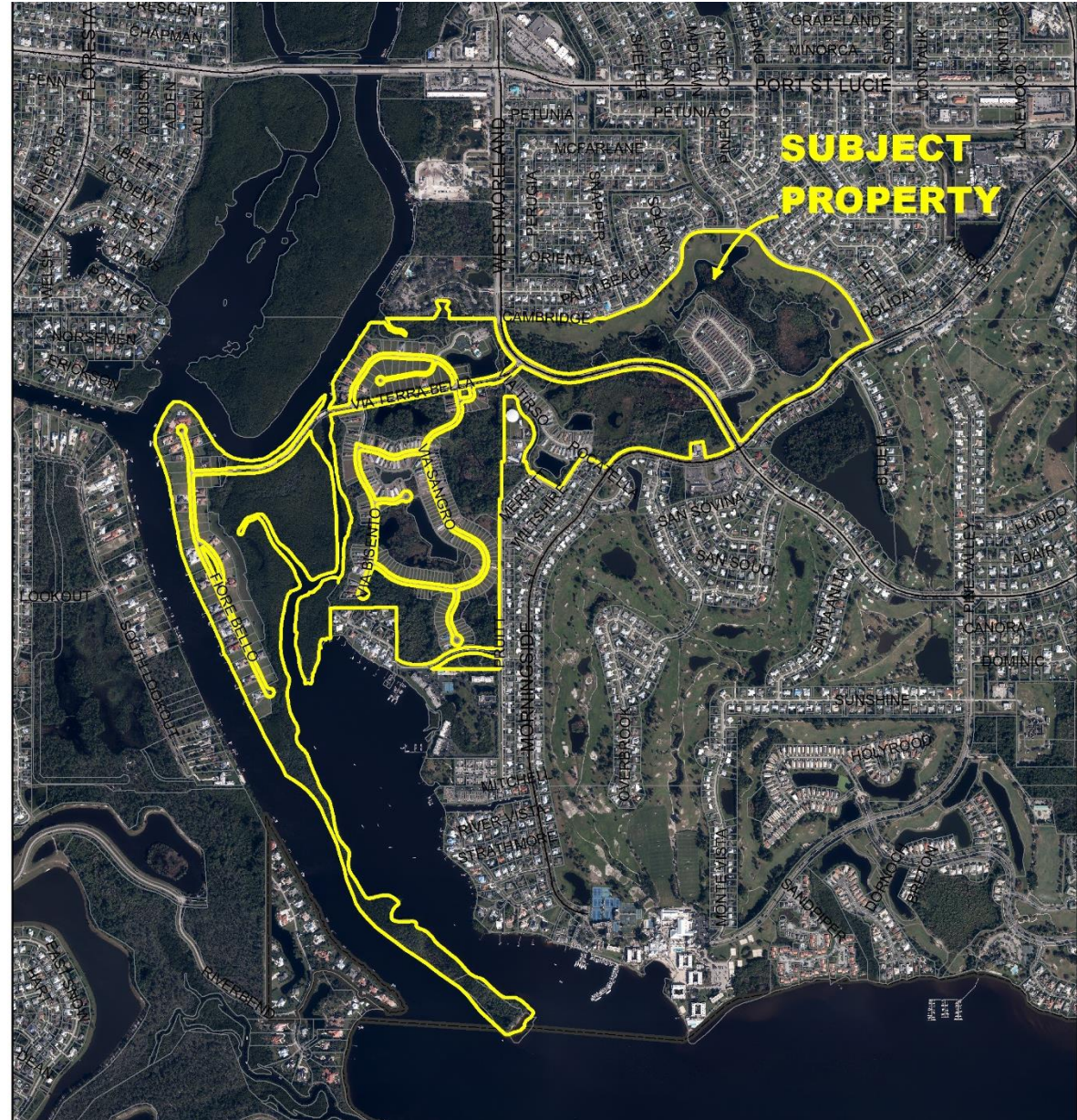
10th Amendment to the Ravello/Rivella PUD

Planning & Zoning Board Meeting
November 6, 2024

Request Summary

Applicant's Request:	An application for the 10 th Amendment to the Ravello PUD
Agent:	Ryan Law Group, PLLC
Applicant:	Ravello Development, LLC
Location:	The property is located east of the North Fork of the St. Lucie River between Westmoreland Boulevard, Cambridge Drive, and Morningside Boulevard.

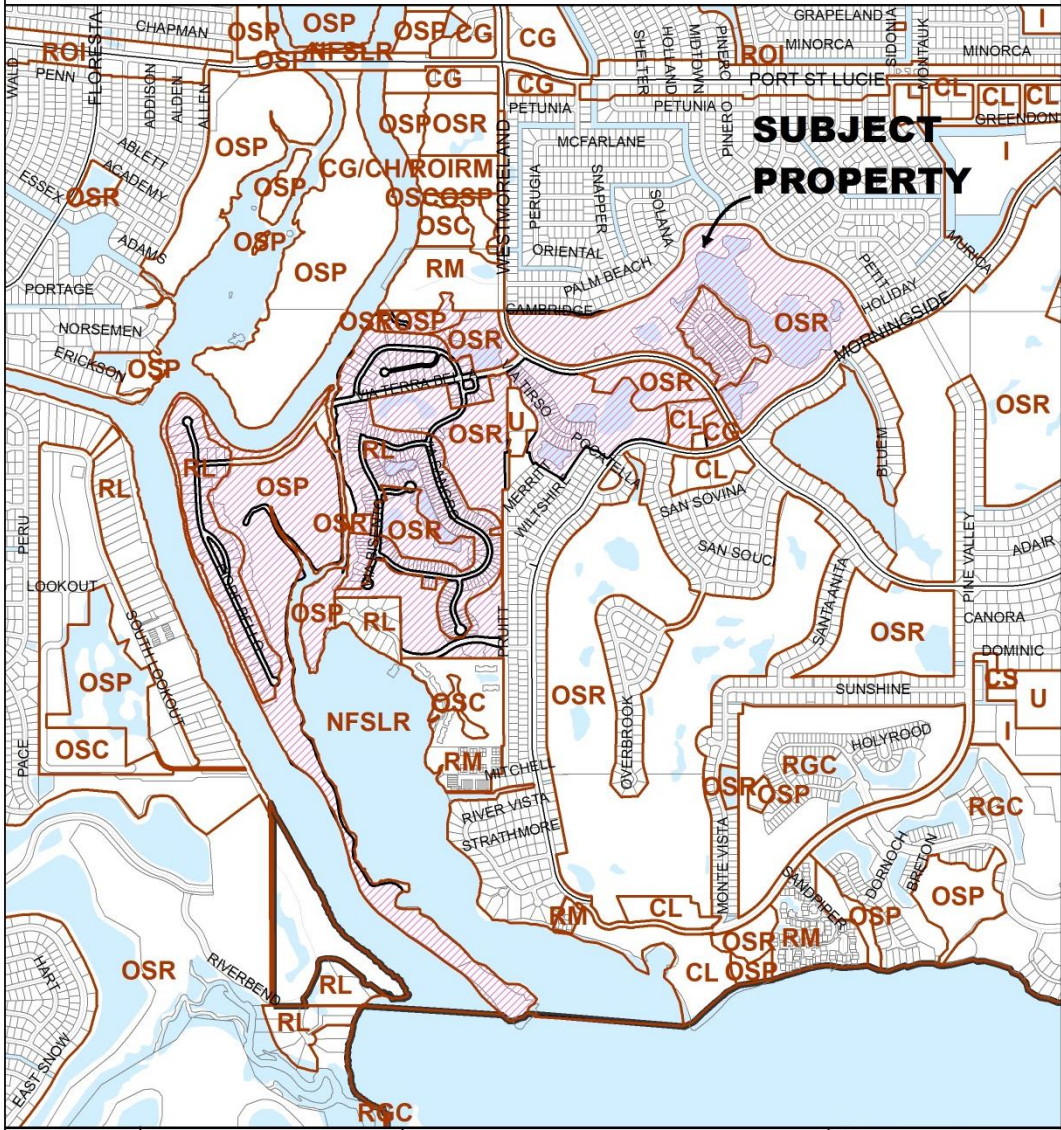
Location Map



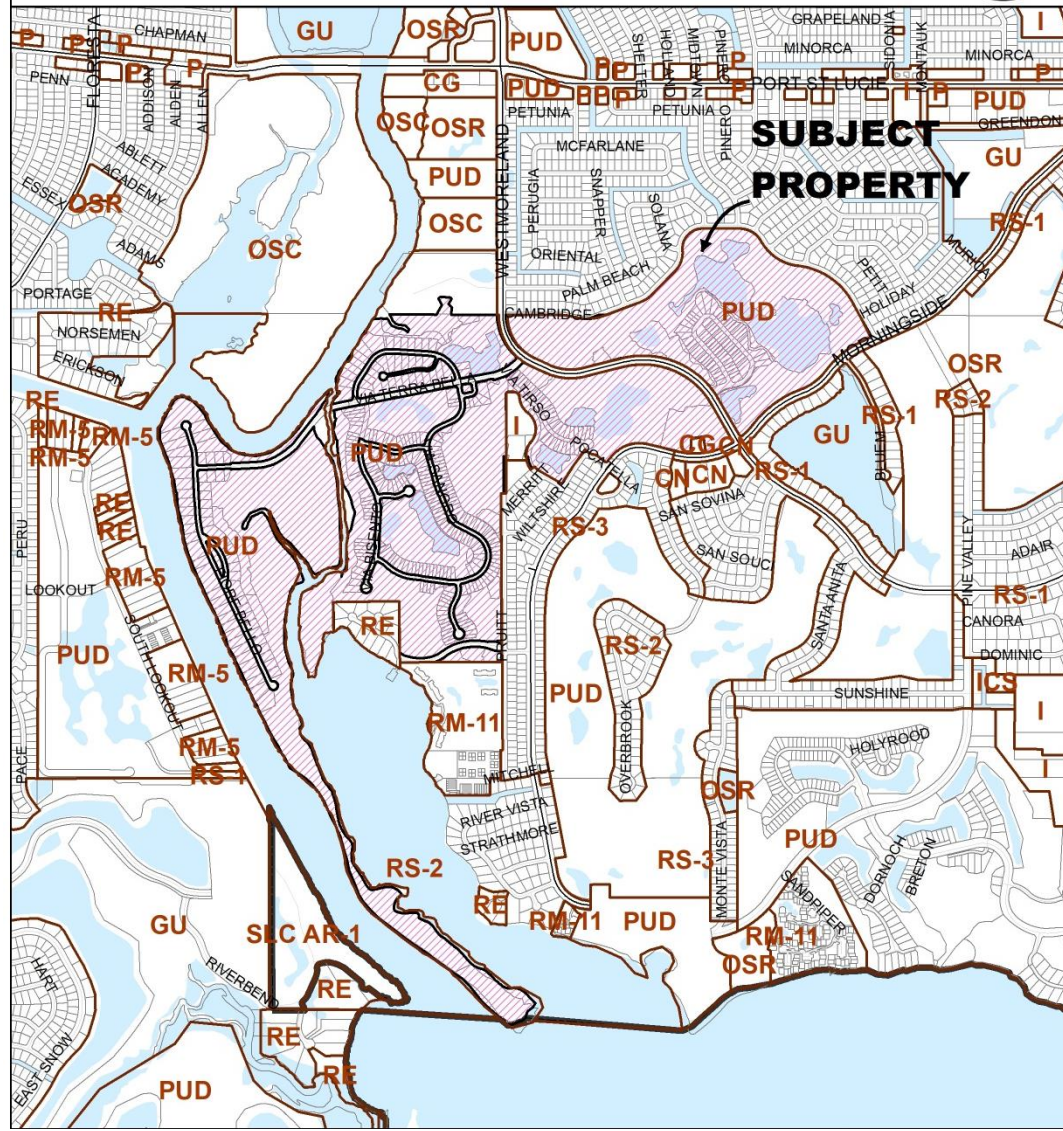
Overview

- The Ravello PUD was first approved in 1996 and was previously known as Wilderness Shores PUD, the River Point PUD and the Tesoro PUD.
- The Ravello PUD is approved for 440 residential units and a maximum of 150 units allowed for an assisted living facility.
- The PUD land uses include 144 acres of residentially classified land, 5.9 acres of Open Space Preservation, 216 acres of Open Space Recreation, and 4.9 acres of Limited Commercial and 2.1 acres of General Commercial.
- There is an associated application, P24-033, to change the use for the 4.9 acres of Limited Commercial and 2.1 acres of General Commercial to a total of approximately seven (7) acres of Institutional land use for the property identified as Parcel I on the Ravello PUD Concept Plan.

FUTURE LAND USE



EXISTING ZONING



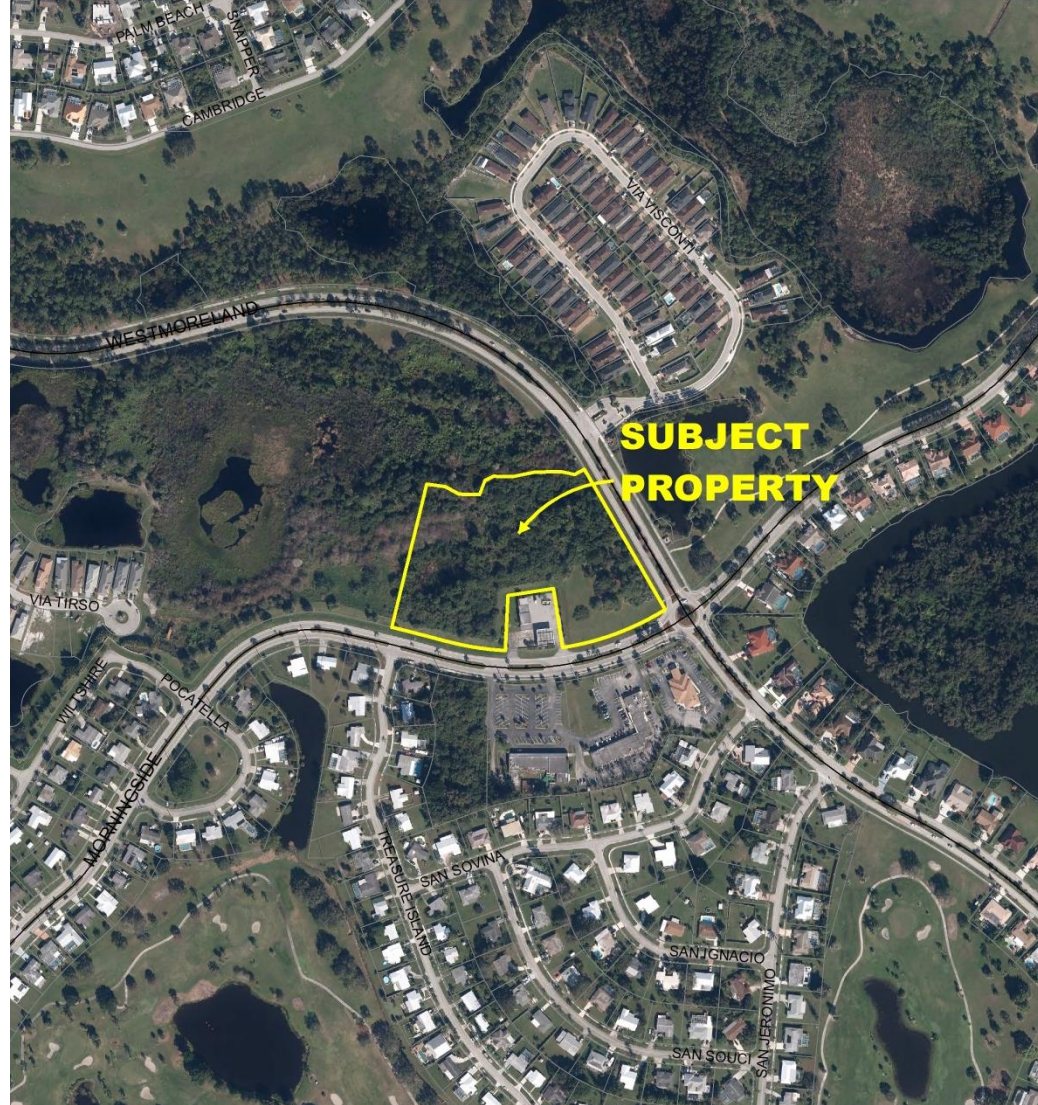
Surrounding FLU & Zoning

Direction	Future Land Use	Zoning	Existing Use
North	RM	PUD	Anchorage on the St Lucie
South	CL and RL	CN, RE, RS-1 and RS-3	Commercial development and single family residential development.
East	RL	RS-1	Single family residential development
West	RL	RM-5, RE	Single family residential development

Proposed PUD Amendment

- Amend the PUD and concept plan to reclassify the use for seven (7) acres (Parcel I on the PUD Concept Plan) from a commercial to institutional for the previously approved 150 unit assisted living facility.
- Other changes include:
 1. Rename the PUD from the Ravello to Rivella
 2. Update the permitted uses for Parcel I to remove Child Daycare and identify that the previously approved 150 unit assisted living facility can include up to 75 units for independent living units consistent with City Code
 3. Replace the text under Maximum Building Height from *in accordance with City Code* to limited to three (3) Stories with a Maximum Building Height of 35 feet consistent with the Zoning Code.

Parcel I, PUD Concept Plan



Project Background

- The 9th Amendment to the Ravello PUD was approved on October 7, 2017.
- Prior to the 9th Amendment, Parcel I was approved for 65,900 square feet of commercial development and the permitted uses for Parcel I included:
 - Office, Retail, Restaurant, Automobile or Truck Sales and Repair, Hospital, Nursing or Convalescent Home, and Recreation Amusement Facility.
- The 9th Amendment to the PUD removed the 65,900 sq ft of commercial development and replaced the permitted uses for Parcel I with:
 - A Maximum of 150 Units Allowed for an Assisted Living Facility and Child Day Care (Including VPK).
 - These are the only two allowed.

Project Background

- When the 9th Amendment to the PUD was approved, the assisted living facility approved for Parcel I was compatible with the property's CG and CL future land use classifications.
- In 2021, the City amended its Code and institutional uses such as an assisted living facility are no longer compatible with the CG and CL future land use classifications.
- Parcel I in the Ravello PUD has a use and entitlements permitted by its zoning (150 unit assisted living facility) that are not compatible with the property's underlying CG and CL land uses.
- The applicant has applied to amend the future land use for the property and revise the PUD to designate Parcel I as institutional for the previously approved 150 unit assisted living facility.

Project Background

- The Planning and Zoning Board held a public hearing on the proposed future land use amendment (P24-033) on May 7, 2024, and voted 6 to 1 for approval.
- The application has been revised to remove the RM land use.
- The revised request is to amend the land use on 7 acres (Parcel I) from 4.9 acres of Commercial Limited (CL), 2.1 acres of Commercial General (CG), and .31 acres of Low Density Residential (RL) to 7 acres of Institutional (I).

Chapter 153: Definitions

ASSISTED LIVING FACILITY (ALF). Assisted living facility is defined as specified in Chapter 429, Part I, F.S., as may be amended from time to time, and means any building or buildings, section or distinct part of a building, private home, boarding home, home for the aged, or other residential facility, whether operated for profit or not, which undertakes through its ownership or management to provide housing, meals, and one or more personal services for a period exceeding 24 hours to one or more adults who are not relatives of the owner or administrator. An ALF may include one or more of the following facility types: independent living, assisted living, and skilled nursing care. An ALF providing one or more of such services may also be known as a continuing care facility.

Land Use Consistency

- The proposed PUD amendment to reclassify approximately seven (7) acres (Parcel I) from commercial use to institutional use for the previously approved 150 unit assisted living facility is consistent with Policy 1.1.4.4 of the City's Comprehensive Plan.
- Policy 1.1.4.4 states that the Institutional Use Classification is designed to accommodate both public and private institutional sites such as schools, public buildings and libraries, government buildings and hospitals, child care, various group home categories as well as other uses defined in the zoning code.
- Per Section 158.110 of the Zoning Code, an assisted living facility is a permitted use in an Institutional Zoning District.

Trip Generation Comparison

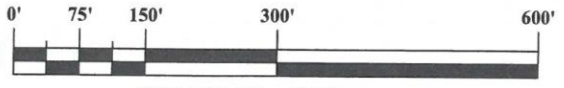
Land Use	Intensity	Daily Trips	PM Peak Hour Total
Commercial Previously Approved	65,900	2,015	128
Assisted Living Facility Proposed	150 Beds	390	36
Trip Reduction		-1,625	-92

Updated Environmental Assessment Report For Parcel I

- Prepared by Hobe Sound Environmental July 2024 (Hobe Sound Environmental Wetland and Wildlife Assessment Report)
- No potentially occupied gopher tortoise burrows were found on site.
- An updated gopher tortoise survey will be required as part of any future application for project clearing. If found, they will be reviewed and will need to meet the requirements of Florida, Fish Wildlife Conservation Commission (FWC).
- The report identified one jurisdictional wetland (± 0.29 acres).
- Permits are required if this wetland is to be impacted.
- Project permits will be required with the submittal of a site plan.

THIS DRAWING, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OR IMPROPER RELIANCE ON THIS DRAWING WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY HOBE SOUND ENVIRONMENTAL CONSULTANTS, INC. SHALL BE WITHOUT LIABILITY TO HOBE SOUND ENVIRONMENTAL CONSULTANTS, INC.

NOT A LAND BOUNDARY SURVEY



SCALE: 1" = 150'



LEGEND:
 - WETLAND A - (±0.29 ACRES)

SOURCE: 2023 FDOT AERIAL; HSE PARCEL ID # 4414-601-0021-000-1

ST. LUCIE COUNTY FLORIDA	SEC.	TWP.	R.	HSE JOB NO.:	DRAWING NAME:	DATE:	APPENDIX A
	14	37S	40E	24 - 025.01	15-WETLAND.DWG	8 JULY 2024	FIGURE: 15 OF 17

LATITUDE: 27°15'35.536"	LONGITUDE: -80°18'41.234"	DESIGNED BY: RLW	DRAWN BY: DMB	CHECKED BY: FRP
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RAVELLO DEVELOPMENT LLC
 SE MORNINGSIDE BLVD. PORT ST. LUCIE, FLORIDA
 WETLAND AND WILDLIFE ASSESMENT (WWA)
 WETLAND MAP

HSE Hobe Sound Environmental Consultants Inc.
 9512 SE Duncan Street
 Hobe Sound, FL, 33455
 (772) 545-3676, E-mail: bobhsenv@gmail.com



Staff Recommendation

- The Site Plan Review Committee recommended approval of the proposed MPUD document and concept plan at the October 23, 2024, 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 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
- Motion to table