

**EXHIBIT A**

**PETITION For  
Amendment #910 to the Existing  
Planned Unit Development  
Known As**

**RAVELLORIVELLA  
(f/k/a Ravello f/k/a Tesoro Preserve)**

**Ravello Rivella Development, LLC  
Ravello Property Owners Association, Inc.**

*Prepared by:*  
Ryan Law Group, PLLC  
636 U.S. Highway 1, Ste. 110  
North Palm Beach, FL 33408  
(561) 881-4447

**Submitted: 05/02/2017**\_\_\_\_\_

Port St. Lucie Project Number P-17-52 P24-070  
PLSUSD # 11-098-00

**RAVELLORIVELLA PUD**

Amendment #910 to an existing Planned Unit Development known as RavelloRivella

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**RAVELLO PUD  
AMENDMENT SUMMARY SHEET**

1. Amendment No. 1 – Jun 12, 2000 (Ordinance #00-033)
2. Amendment No. 2– May 12, 2003 Ordinance 03-083
  - Decreased Pod A lots from 41 to 40
  - Revised Pod A lots from 100’ frontage to 80’ frontage.
  - Provided for new product type 91, allowing for rear driveway access.
  - Revised street layout to remove cul-de-sacs and include rear lot alleyway.
3. Amendment No. 3 – October 22, 2003 Ordinance 03-132
  - Modified rear lot building and accessory setback to 10’ unless conservation easement governs.
4. Amendment No. 4 – June 14, 2004 Ordinance 04-069
  - Changed the Project name to Tesoro Preserve
  - Modified the lot sizes south of River Point Drive (Parcels B, D, E & F) to a typical 40’ frontage.
  - Changed the total number of single-family lots to 364.
  - Reduced Commercial area from 76,000 square feet to 65,900 square feet.
  - Added Natural Resources Management Plan.
5. Amendment No. 5 – November 8, 2004 Ordinance 04-122
  - Modified the access to Parcel G through Parcel A.
  - Created one additional lot in Parcel A for a total of 41 lots.
  - Defined the amenities associated with Parcel G, Recreational Tract.
6. Amendment No. 6 – February 14, 2005 Ordinance 05-110
  - Modified Parcel H to allow a total of 75 single-family lots.
  - Modified the size of the Model Home Area within Parcel F.
  - Revised the wetland setback requirements on the mainland to a minimum of 35’.
  - Provided for a Construction Staging Area within Parcel I.
7. Amendment No. 7 – June 9, 2008 Ordinance 08-046
  - Modified the 40’ wide lot side yard accessory use setbacks from 10’ to 3’.
  - Revised the rear yard setbacks for the alley lots to 10’, allowing garages in the 15’ accessory use area.
  - Revised side yard setback for ½ acre lots to 10’ and front yard setback to 25’ to be consistent with the majority of the lots in Pod C (island).
8. Amendment No. 8 – October 14, 2013 Ordinance 13-054
  - Amend the name of this Planned Unit Development project to ‘Ravello PUD’
  - Adjust the minimum yard setbacks for the typical lots in this PUD (see Exhibit 9).

## RAVELLO RIVELLA PUD

Amendment #000 to an existing Planned Unit Development known as Ravello Rivella

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- Provide for miscellaneous text adjustments reflecting project name change.

### 9. Amendment No. 9 – March 2017

- Adjust the minimum side yard setbacks for 40' lots in this PUD (see Exhibits 2, 5 and 9).
- Adjust minimum square footage of living area regarding 40' wide lots (parcel F only) (see Exhibit 2).
- Increase the allowed square footage of garages (see Exhibit 2).
- Provide for duplexes (see Exhibits 6 and 9).
- Adjust allowed uses in Parcel I (see Exhibits 5 and 6).
- Adjust parking requirements in Parcel I (see Exhibit 5).
- Modifications of design restrictions/requirements (see Exhibits 11 and 12).

### 10. Amendment

- Change name of PUD from Ravello to Rivella
- Adjust allowed uses in Parcel I (see Exhibits 5 and 6)
- Adjust parking requirements in Parcel I (see Exhibit 5)
- Adjust height (35') and three stories

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**RAVELLO RIVELLA PUD**

Amendment #910 to an existing Planned Unit Development known as Ravello Rivella

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**RAVELLORIVELLA PUD**

Amendment #910 to an existing Planned Unit Development known as RavelloRivella

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**RAVELLORIVELLA**

**Development Team**

Ravello Rivella Development, LLC  
North Palm Beach, FL 33408

636 U.S. Highway 1, Ste. 110

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33408 (561) 881-4447

636 U.S. Highway 1, Ste. 110

North Palm Beach, FL

Contact: James D. Ryan, Esq.

## RAVELLORIVELLA PUD

Amendment #910 to an existing Planned Unit Development known as RavelloRivella

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### INTRODUCTION

The RavelloRivella PUD Development, formerly known as Ravello PUD and formerly known as Tesoro Preserve PUD and originally known as the River Point PUD development, is located within the corporate limits of the City of Port St. Lucie, St. Lucie County, Florida (See Figure No. 1, "State Map") and contains approximately 426 acres of land. The property is located east of the North Fork of the St. Lucie River, between Westmoreland Boulevard, Cambridge Drive, and Morningside Boulevards as shown in Figure No. 2, "Location Map".

It is the intent and purpose of this PUD district to create a neighborhood offering a physical, social, and economic environment of high quality. The RavelloRivella PUD is a creative design offering a high level of living and working amenities, including plentiful open space and recreation opportunities.

The orderly pattern of land use is geared to accommodate both the short and long-term community needs. The staging of development is such to best serve the general welfare of the city. Overall, the project is an appropriate and harmonious, efficient and economical use of land.

The establishment of the proposed PUD district, while controlling the development of the project in a unified approach, is flexible enough to encourage the creative and imaginative design inherent to the project.

The proposed RavelloRivella PUD will allow for the development of a maximum of 440 residential units. The RavelloRivella PUD land use includes 144 acres of residentially classified property, ~~along with: 4.9 acres of Limited Commercial and 2.1 acres of General Commercial (permitting a total of 65,900 square feet of maximum floor space [overall site]), 7.11 acres of adult living facilities limited in number of units to 150 including Independent Living ("IL") and Assisted Living ("ALF").~~ 5.9 acres of Open Space Preservation, and 216 acres of Open Space Recreation lands, which includes the 85 acre dedication to the City of Port St. Lucie of the area referred to as Wilderness Park that was made at the time the original River Point PUD was approved.

This 9 10<sup>th</sup> amendment to the original Tesoro Preserve PUD application is respectfully submitted to the Planning & Zoning Department for processing as an amended PUD. The format of this document will follow the outline presented for the original P.U.D. Zoning District, identifying all Standards and Application Requirements.

**RAVELLORIVELLA PUD**

Amendment #910 to an existing Planned Unit Development known as RavelloRivella

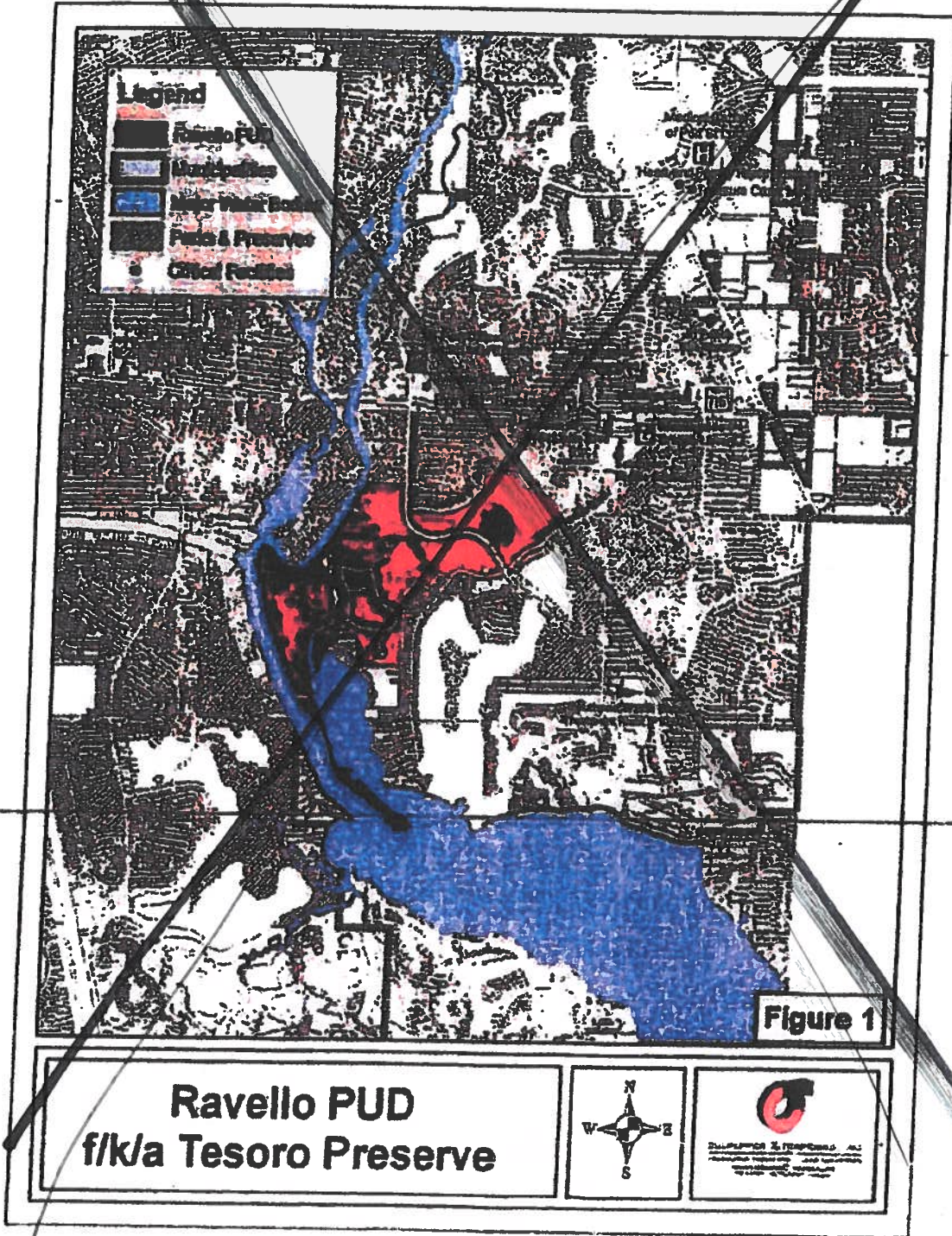
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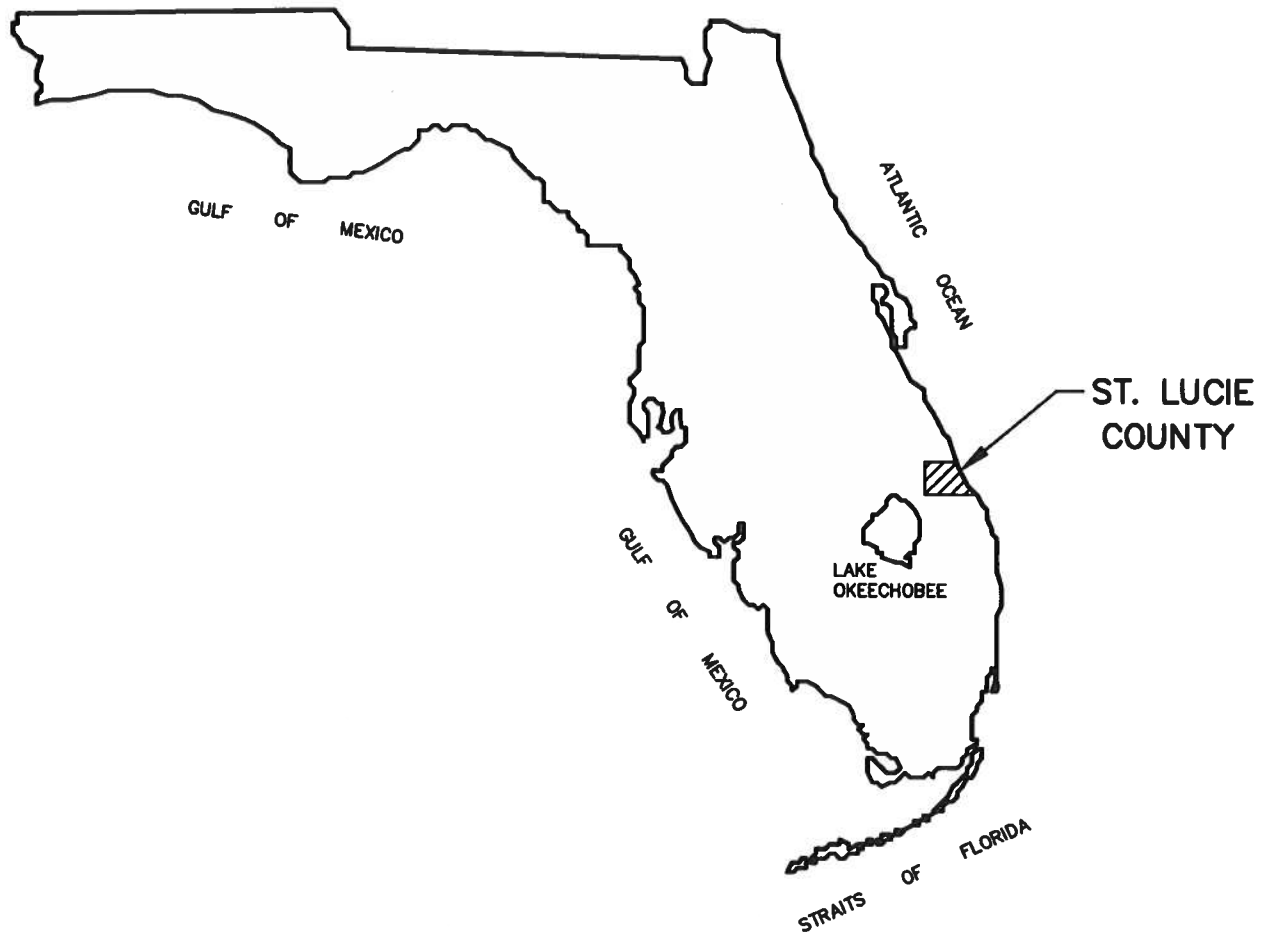
**FIGURE #1  
LOCATION MAP – WIDE VIEW**



**RAVELLO PUD**  
Amendment #9 to an existing Planned Unit Development known as Ravello

**Figure 1**





**FIGURE 1**



State of Florida Board of Professional Engineers Authorization No. 4286

CONSULTING ENGINEERS  
&  
LAND SURVEYORS  
2980 SOUTH 25th STREET  
FORT PIERCE, FLORIDA 34981  
(772) 464-3537

**RIVELLA PRESERVE P.U.D.**

**STATE LOCATION MAP**

JOB NO: 04035

SCALE: N.T.S.

FILE: 04035EXH.DWG

DATE: 2-17-04

**RAVELLORIVELLA PUD**

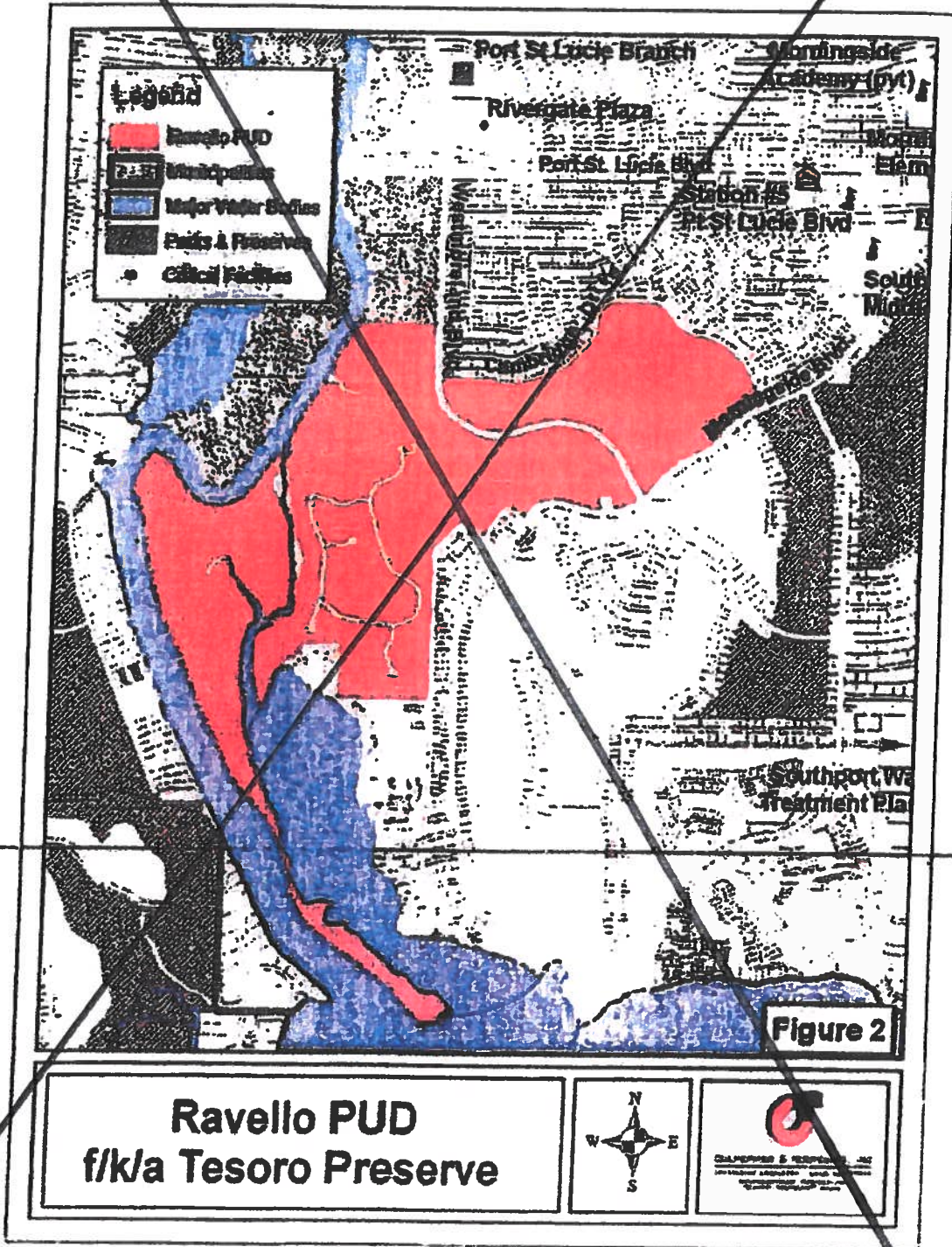
Amendment #910 to an existing Planned Unit Development known as RavelloRivella

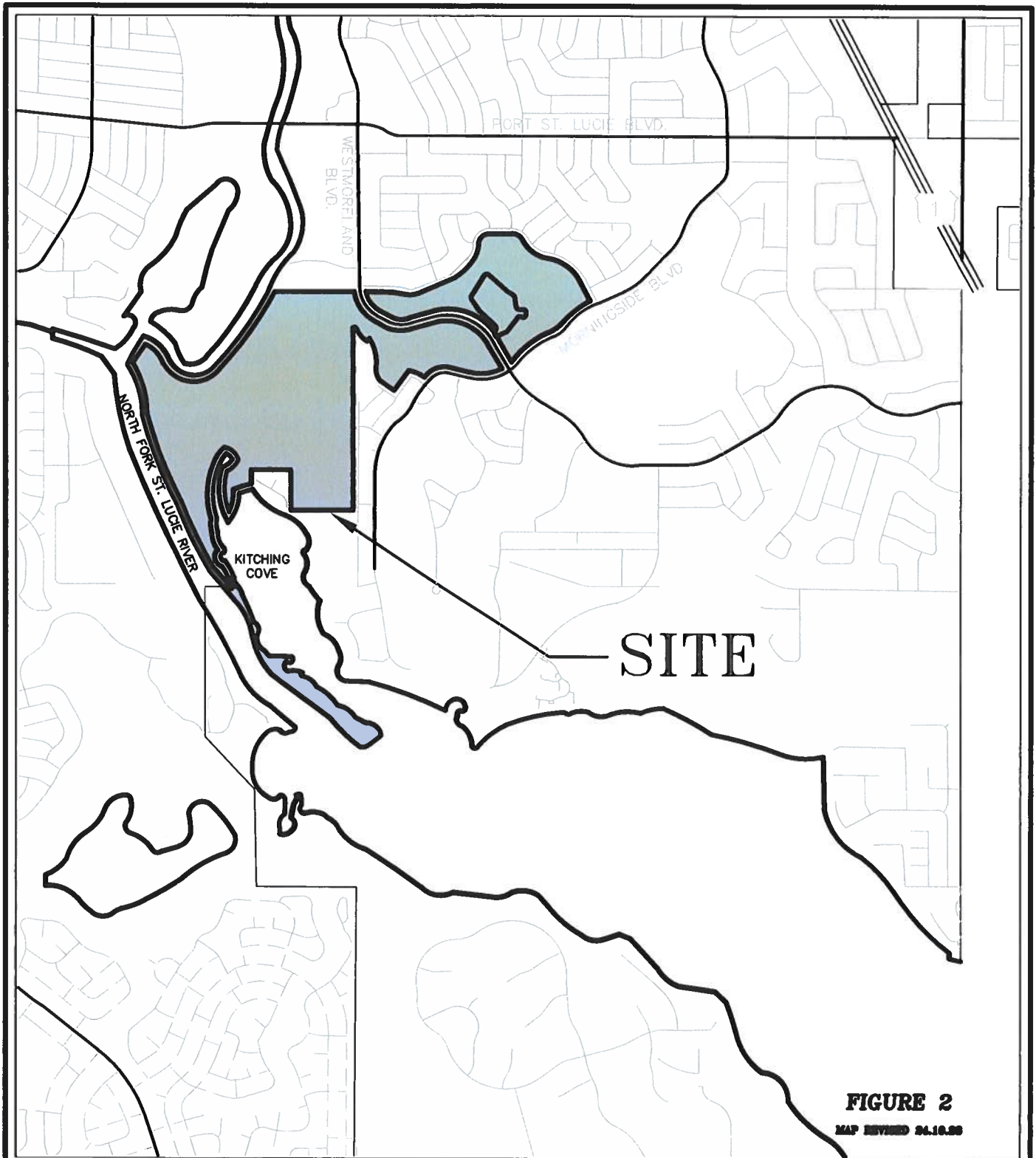
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**FIGURE #2  
SITE MAP – CLOSE UP**

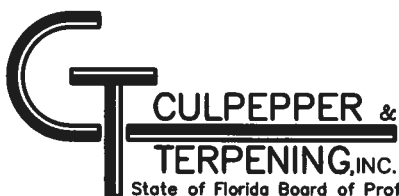
**RAVELLO PUD**  
 Amendment to an existing Planned Unit Development known as Ravello

**Figure 2**





**FIGURE 2**  
MAP REVISED 04.10.06



**CULPEPPER &  
TERPENING, INC.**

State of Florida Board of Professional Engineers Authorization No. 4286

CONSULTING ENGINEERS  
&  
LAND SURVEYORS  
2980 SOUTH 25th STREET  
FORT PIERCE, FLORIDA 34981  
(772) 464-3537

~~TESORO PRESERVE P.U.D.~~  
RIVELLA P.U.D.

**LOCATION MAP**

JOB NO: 04035

SCALE: N.T.S.

FILE: 04035EXH.DWG

DATE: 2-17-04

**RAVELLORIVELLA PUD**

Amendment #910 to an existing Planned Unit Development known as RavelloRivella

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**EXHIBIT 1**

**P.U.D. AMENDMENT APPLICATION**

**PUD AMENDMENT APPLICATION**

**CITY OF PORT ST. LUCIE**  
Planning & Zoning Department  
121 SW Port St. Lucie Boulevard  
Port St. Lucie, Florida 34984  
(772) 871-5213

**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:** mikeryan32645@yahoo.com

**PROPERTY OWNER:** Rivella Development, LLC f/k/a Ravello Development LLC

Name: James D. Ryan, President/Manager

Address: 636 U.S. Highway 1, Suite 110, North Palm Beach, FL 33408

Telephone No. (561) 881-4447 Email idr@ryanlawgroup.net

**AGENT OF OWNER** (if any)

Name: Michael J. Ryan, Esq.

Address: 636 U.S. Highway 1, Suite 110, North Palm Beach, FL 33408

Telephone No. (561) 309-2226 Email mikeryan32645@yahoo.com

**PROPERTY INFORMATION**

Legal Description: Tesoro Preserve Plat No. 4 (PB 51-5) Tract A OR 3175-557; 2820-1997; 3837-2760; 4038-  
(Include Plat Book and Page) 1218

Parcel I.D. Number: See attached Exhibit "A"


Current Zoning: PUD Proposed Zoning: PUD (Institutional)

Future Land Use Designation: RL/OSP/OSR Acreage of Property: 426 acres

Reason for amendment request: The request to reclassify 4.9 acres of Limited Commercial Land Use and 2.1 acres of General Commercial Land Use and replace them with 7 acres, more or less, of Institutional Land Use.

- 1) Applicant must list on the first page of the attached amendment all proposed changes with corresponding page number(s).
- 2) All proposed additions must be underlined and deleted text must have a ~~strikethrough~~.
- 3) Where there are conflicts between the requirements of the general provisions of this chapter or other applicable codes of the city and the requirements established by official action upon a specific PUD, the latter requirements shall govern.

Rivella Development, LLC

  
Signature of Owner Pres./Mgr.

James D. Ryan  
Hand Print Name

10/28/2024  
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.

Procedure  
Section 158.175 (B)  
Sec. 158.176

The application is reviewed by the Site Plan Review Committee, Planning and Zoning Board and City Council. PUD zoning and amendments are adopted by ordinance. (Ord. No. 98-84, § 1, 3-22-99)

**Changes in Conceptual Plans**  
**Sec. 158.177**

- Minor changes in conceptual plans approved as a part of the rezoning to PUD may be permitted. The City Council upon application by the developer or his successors in interest, without the filing of a new application for PUD rezoning, provided that any change does not result in any of the following:
  - An overall increase in number of dwelling units of over one (1%) percent.
  - A reduction of the area set aside for community open space or a relocation thereof of more than five (5%) percent.
  - An overall increase in proposed floor area of over five (5%) percent.
  - An overall increase by more than five (5%) percent of the total impervious surface area.
  - An increase in the number of floors of building or an increase in height.
  - A modification in original design concept, such as an addition of land use category, change in traffic pattern or access and egress, or an increase of traffic generation exceeding that previously submitted by more than ten (10%) percent.
  - Any increase or decrease of more than ten (10%) percent of the total land area occupying a particular land use.

To apply for a minor change in conceptual plans, the developer or his successors in interest shall submit the following information to the office of the Zoning Administrator.

- √ An up-to-date statement presenting evidence of unified control of the entire area within the PUD and a renewed agreement to all provisions set forth in subsection 158.175(A)(1).
- √ A written statement clearly setting forth all proposed changes in the conceptual plan, setting forth in comparable fashion all applicable plan data and for both the currently approved conceptual plan and the conceptual plan as proposed for change.
- None Revised copy of the conceptual development plan containing all proposed changes.
- None A revised copy of all other documents or reports submitted as part of the original application and affected by the proposed changes.
- None Revised copies of any additional covenants, agreements, or stipulations made a part of the original approval action and affected by the proposed changes.

Any application for minor changes in conceptual plans shall be submitted to the site plan review committee and Planning and Zoning Board for review and recommendation, and the recommendations of the committee and board shall be entered into the official record of the application and shall be considered by the City Council prior to the taking of official action upon application. Any proposed change in conceptual plans which does not qualify as a minor change as set forth above shall be considered a major change and shall require a rezoning application meeting all applicable requirements of this chapter for PUD rezoning. (Ord. No. 98-84, § 1, 3-22-99)





**CONCEPT PLAN SUFFICIENCY CHECKLIST**  
*Revised September, 2011*

Project Name: Rivella

Project Number: P \_\_\_\_\_ New Submittal  or Resubmittal \_\_\_\_\_ (Check One)

Applicant should submit the concept plan package to Planning & Zoning Department with all items listed below to initiate the review process. Other drawings or information may be required, if deemed necessary, upon review of the submittal for the Site Plan Review Committee Meeting.

The Applicant should complete the Project Information, Applicant Checklist and Applicant Certification. Use the following to complete the checklist: ✓ = *Provided* X = *Incomplete or Missing* NA = *Not Applicable*

Applicant Checklist	Description of Item Provided	Sufficient		
		P&Z	Eng.	Utility
	<b>Sufficiency Checklist:</b> One original completed and signed by applicant.	✓	✓	✓
	<b>Cover Letter:</b> Sixteen copies of a typed letter explaining the purpose and history of the application.	✓	✓	✓
	<b>Written Response to Comments:</b> Sixteen copies. For resubmittals only.	N/A	N/A	N/A
	<b>Completed Application:</b> Sixteen copies. Use black ink or type to fill out completely and legibly.	✓	✓	✓
	<b>Owner's Authorization:</b> Sixteen copies of authorization on Owner's letterhead.	✓	✓	✓
	<b>Application Fees:</b> Refer to each department's fee schedule.			
	<b>Proof of Ownership:</b>	✓		
	Three copies of the recorded deed(s) for each parcel with the exact same name for each parcel or...	✓		✓
	...Unity of Title	N/A		
	<b>PUD/MPUD Document and Concept Plan</b> (Sections 158.170 – 158.175 of the Zoning Code):			
	Sixteen sets of 11" x 17" concept plans	N/A		N/A
	Show traffic access points	N/A	N/A	
	Show drainage discharge locations			
	Show proposed water and sewer connection points			N/A
	Evidence of unified control and binding PUD agreement	✓		
	Density statement	✓		
	Proposed zoning district regulations	N/A		
	<b>LMD Rezoning and Concept Plan</b> (Section 158.155(M) of the Zoning Code):			
	Sixteen sets of 11" x 17" concept plans	N/A		N/A
	Show traffic access points	N/A	N/A	
	Show drainage discharge locations		N/A	
	Show proposed water and sewer connection points			N/A
	Evidence of unified control and development agreement	✓		
	Preliminary building elevations	N/A		
	Landscape Plan	N/A	N/A	N/A
	<b>SEU Concept Plan:</b>			
	Sixteen sets of 11" x 17" plans – either approved site plan or proposed concept plan	N/A		N/A



CONCEPT PLAN SUFFICIENCY CHECKLIST
Revised September, 2011

Project Name: Rivella

Project Number: P \_\_\_\_\_ New Submittal [checked] or Resubmittal \_\_\_\_\_ (Check One)

Applicant Certification

I, James D. Ryan (Print or type name), do hereby certify that the information checked above has been provided to the City of Port St Lucie for the subject project. I understand that the checklist is used to determine if the submittal is complete so that the project can be added to the Site Plan Review Agenda. I further understand that review of the submittal contents will not be made at this time and that a sufficient submittal does not exempt a project from being tabled or denied at the Site Plan Review Committee.

(Signature of Applicant) (Date)

Planning and Zoning Department Representative

I, \_\_\_\_\_ (Print name), as a representative of the Planning and Zoning Department, find that this submittal is Sufficient / Non-Sufficient based upon my review on \_\_\_\_\_ (date).
Additional Comments:

(Signature of Planning and Zoning Department Representative) (Date)

Engineering Department Representative

I, \_\_\_\_\_ (Clearly print or type name), as a representative of the Engineering Department, find that this submittal is Sufficient / Non-Sufficient based upon my review on \_\_\_\_\_ (date).
Additional Comments:

(Signature of Engineering Department Representative) (Date)

Utilities System Department

I, \_\_\_\_\_ (Clearly print or type name), as a representative of the Utilities System Department, find that this submittal is Sufficient / Non-Sufficient based upon my review on \_\_\_\_\_ (date).
Additional Comments:

(Signature of Utility System Department Representative) (Date)

**RAVELLORIVELLA PUD**

Amendment #910 to an existing Planned Unit Development known as RavelloRivella

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**EXHIBIT "A"**

**Legal Description of Property**

All of the FIRST REPLAT OF RIVER POINT PUD, according to the plat thereof recorded in Plat Book 41, Page(s) 21, 21A through 21O, Public Records of St. Lucie County, Florida, Lying in Sections 11, 14, 15, 22 & 23, Township 37 South, Range 40 East, City of Port St. Lucie, St. Lucie County, Florida.

Together with the TESORO PRESERVE PLAT No. 1, being a replat of Lots 1 ~~through~~ 16 and lots 18 and 19, Block 1, and all of Block 2, FIRST REPLAT OF RIVER POINT PUD, as recorded in Plat Book 44, Pages 17 and 17A, Public Records of St. Lucie County, Florida, Lying in Sections 11, 14, 15, 22 & 23, Township 37 South, Range 40 East, City of Port St. Lucie, St. Lucie County, Florida.

Together with the TESORO PRESERVE PLAT No. 2, being a replat of the FIRST REPLAT OF RIVER POINT PUD, as recorded in Plat Book 44, Pages 15, 15A through 15G, Public Records of St. Lucie County, Florida, Lying in Sections 11, 14, 15, 22 & 23, Township 37 South, Range 40 East, City of Port St. Lucie, St. Lucie County, Florida.

Together with the TESORO PRESERVE PLAT No. 3, being a replat of the FIRST REPLAT OF RIVER POINT PUD, as recorded in Plat Book 51, Pages 1 through 4, Public Records of St. Lucie County, Florida, Lying in Section 15 Township 37 South, Range 40 East, St. Lucie County, Florida.

Together with the TESORO PRESERVE PLAT No. 4, as recorded in Plat Book 51, Pages 5 through 14, Public Records of St. Lucie County, Florida, Lying in Sections 14 and 15, Township 37 South, Range 40 East, St. Lucie County, Florida; and,

TESORO PRESERVE PLAT No. 5, as recorded in Plat Book 54, Pages 38 through 39, Public Records of St. Lucie County, Florida, Lying in Sections 11 and 14, Township 37 South, Range 40 East, St. Lucie County, Florida.

**RAVELLO RIVELLA PUD**

Amendment #001 to an existing Planned Unit Development known as Ravello-Rivella

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**EXHIBIT "B"**

**Amendment Summary**

- ~~Adjust the minimum side yard setbacks for typical lots in this PUD (see Exhibits 2, 5 and 9).~~
- ~~Adjust minimum square footage of living area regarding 40' wide lots (parcel F only) (see Exhibit 2).~~
- ~~Increase the allowed square footage of garages (see Exhibit 2).~~
- ~~Provide for duplexes (see Exhibits 6 and 9).~~
- Change the name of PUD from Ravello to Rivella
- **Adjust allowed uses in Parcel I (see Exhibits 5 and 6).**
- **Adjust parking requirements in Parcel I (see Exhibit 5).**
- ~~Modifications of design restrictions/requirements (see Exhibits 11 and 12).~~
- Adjust building height to 35' and up to 3 stories.

**RAVELLO RIVELLA PUD**

Amendment #910 to an existing Planned Unit Development known as Ravello Rivella

**EXHIBIT 2  
P.U.D. APPLICATION CHECKLIST  
(Section 158.170, Port St. Lucie Code of Ordinances)**

1. A statement of unified control for the entire area within the proposed P.U.D. is enclosed as Exhibit 3.
2. It is the intent and purpose of this amended PUD application to provide for variations to the previously approved lot setback standards (all 40' wide lots only) and minimum square footage of living area (Parcel F only) while still maintaining a neighborhood and community design that offers a physical, social and economic environment of the highest quality. The Ravello PUD provides a creative site design encompassing single-family home sites, recreational amenities, and a limited commercial area while maintaining plentiful open space and recreation opportunities throughout the community. The minimum living area for homes in the Ravello PUD are directly related to the size of its respective lot, and shall be as follows:

<b>Lot Size</b>	<b>Minimum Square Footage</b>
1/8 (Acre – Parcel F)	1,100
1/8 (Acre)	1,700
1/4 (Acre)	2,400
1/3 (Acre)	2,400
1/2 (Acre)	2,800

All side set backs on any 40' lot shall be a minimum of five feet (5'). See Exhibit 9.

Furthermore, the maximum footprint for garages shall be 1,500 sq. ft. per lot, i.e. if an Owner has filed a unity of title on 2 or 3 lots, then this limitation will increase 2 or 3 times respectively. See exhibit 5.

3. A conceptual development plan for the Ravello PUD is enclosed as Exhibit 8 of the submittal. The development offers efficient and effective systems of public facilities and services and a high degree of compatibility with adjacent and nearby existing and future developments. Overall the project is an appropriate, harmonious, efficient and economical use of land.
4. Please see Exhibit 4 for the General Standards established for this Planned Unit Development. Maximum building heights, minimum yard setbacks and other site data are shown in Exhibits 5 and 9. Proposed development uses are shown in Exhibit 6.
5. The proposed development will result in a traffic generation of approximately 6,066 vehicles per day (vpd) in Average Daily Traffic (ADT) and 536 vph in the P.M. Peak Hour. The total traffic generation expected from the site has been applied to the existing roadway

network to determine impacts on level of service. The Annual Average Daily Traffic (AADT) Volumes for the existing roadway network within the property’s impact area were obtained from the Spring 2003, St. Lucie Urban Area Metropolitan Planning Organization Counts and updated for known committed trips. The Level of Service for the particular roadway is determined using the Generalized Annual Average Daily Volumes for Florida’s urbanized Area, Table 4-1, as published in the FDOT Quality/Level of Service Handbook, 2002. The results of the analysis of the local area network are shown in Table 1 and summarized as follows:

**Table No. 1  
Level of Service Projections**

Roadway Link	2003* Traffic	Current LOS	Project Traffic	Total Traffic	Level of Service (LOS)
Port St. Lucie Blvd. (East of Midport Rd.)	38,300	C	2,426	40,726	C
Port St. Lucie Blvd. (West of Morningside)	37,900	C	2,426	40,326	C
Port St. Lucie Blvd. (West of US #1)	37,900	C	2,426	10,326	C
Morningside Blvd. (South of PSL Blvd.)	3,600	C	607	4,207	C
Westmoreland Blvd. (South of PSL Blvd.)	9,400	D	4,246	13,646	D
Westmoreland Blvd. (North of Morningside)	8,600	C	1,820	10,420	D
Westmoreland Blvd. (North of Morningside)	9,100	D	1,213	10,313	D
US Highway No. 1 (North of PSL Blvd.)	46,000	C	1,820	48,513	C
US Highway No. 1 (South of PSL Blvd.)	47,300	C	1,213	48,513	C

\* 2003 Traffic equals AADT and Committed Trips

**The existing roadway network has sufficient capacity available to accommodate the impacts of the proposed community.**

\*\*\*\*\*

The above reference Project traffic generation is based upon the rates found in the Sixth Edition of the Institute of Transportation Engineers Manual for Use Code 210 (Single-Family) and Use Code 814 (Specialty Retail). The calculations for the trip generation and distribution are further defined in the following tables:

**RAVELLORIVELLA PUD**

Amendment #910 to an existing Planned Unit Development known as RavelloRivella

Trip Generation:

Single-Family	440 DE ( $\text{Ln}(T)=.920\text{Ln}(x)+2.71$ ) =	4,051 vpd
Commercial	65,900 SF (40.76 trips/1,000 SF *.75) =	<u>2,015 vpd</u>
	<b>Total</b>	<b>6,066 vpd</b>

PM Peak Hour:

Single-Family	440 DU ( $\text{Ln}(T)=.900\text{Ln}(x)+.53$ ) =	408 vph
Commercial	65,900 SF (2.59 trips/1,000 SF *.75) =	<u>128 vph</u>
	<b>Total</b>	<b>536 vph</b>

**Trip Distribution**

<b>Roadway</b>	<b>Link</b>	<b>% Trips</b>	<b>ADT</b>
Port St. Lucie Blvd.	(East of Midport Rd.)	40%	2,426
Port St. Lucie Blvd.	(West of Morningside)	40%	2,426
Port St. Lucie Blvd.	(West of U.S. 1)	40%	2,426
Morningside Blvd.	(South of PSL Blvd.)	10%	607
Westmoreland Blvd.	(South of PSL Blvd.)	70%	4,246
Westmoreland Blvd.	(North of Morningside)	30%	1,820
Westmoreland Blvd.	(West of U.S. 1)	20%	1,213
U.S. Highway No. 1	(North of PSL Blvd.)	30%	1,820
U.S. Highway No. 1	(South of PSL Blvd.)	20%	1,213

**RAVELLORIVELLA PUD**

Amendment #910 to an existing Planned Unit Development known as RavelloRivella

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**EXHIBIT 3  
Letter of Unified Control**

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

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**STATEMENT OF UNIFIED CONTROL AND BINDING PUD AGREEMENT**

**Project Name(s): P24-033 Rivella PUD Amendment.**

The property described on Exhibit "A" of the application package for the Rivella PUD, with the exception of Lots 1 through 81 of Tesoro Preserve Plat No. 2 (the "Property") is under the unified control . The Property is subject to the Voluntary Declaration of Covenants, Conditions and Restrictions for Ravello, recorded in Book 4199, Page 1983 of the Public Records of St. Lucie County, Florida ("Declaration"), pursuant to Article II, Section I. Those specific properties of Lots 1 through 81 of Tesoro Preserve Plat No. 2 ("Excluded Lots") are governed by the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Island of Ravello Association, Inc., recorded in Book 4050, Page 2427 of the Public Records of St. Lucie County, Florida. Subjecting property to the Declaration is one mechanism to provide the City with assurances of a unified development plan and control.

Ravello Development, LLC is the owner of Tesoro Preserve Plat No. 4 Tract A, recorded in Plat Book 51, Page 5 of the Public Records of St. Lucie County, Florida and is included in the Property undergoing the tenth (10<sup>th</sup>) PUD amendment, which removes CL and CG allowable density and adds Institutional, and this portion is subject to the Declaration. Ravello Development, LLC (whose name was changed to Rivello Development, LLC) is the Declarant pursuant to Article 1, Section 12 of the Declaration. Pursuant to Article II, Section 4, the Declarant has reserved the authority to make unilateral amendments to the development plan, including the PUD.

To the extent of Rivello's authority under the Declaration and subject to the rights of the owners of the Property, Rivello agrees to proceed with the proposed amendment according to the provisions of the City of Port St. Lucie zoning regulations and any conditions as may be attached; provide agreements, contracts, deed restrictions, and sureties acceptable to the City for completion of the development according to the plans approved at the time of PUD amendment; and bind all successors in title to any commitments made under this agreement, including but not limited to continuing to subject all portions of the Property to the Declaration, other than those used by the City for a government purpose. The parties acknowledge that the "Association" under the Declaration has assumed and is responsible for the continuing operation and maintenance of those areas, functions, and facilities as are not to be provided, operated, or maintained at public expense.

**[SIGNATURES TO FOLLOW]**



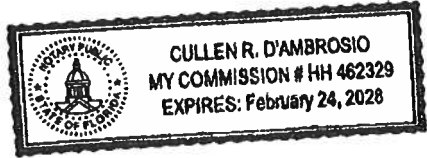
**Rivello Development, LLC as Declarant**

By: [Signature]  
Name: James D Ryan Manager  
Date: 10.21.2024

STATE OF FLORIDA  
COUNTY OF ~~ST. LUCIE~~ Palm Beach

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 21 day of 10, 2024, by as James Ryan behalf of the company Rivello Development LLC, who is personally known to me.

[Signature]  
Signature of Notary Public



Prepared by and return to:  
Michael J. Ryan, Esquire  
Ryan Law Group, PLLC  
636 U.S. Highway 1, Sta. 110  
North Palm Beach, FL 33408

[Space Above This Line For Recording Data]

### Special Warranty Deed

This Special Warranty Deed made this 26<sup>th</sup> day of August, 2017 between VR CIRCLE HOLDINGS, LLC, a Florida limited liability company, whose mailing address is 4300 S U.S. Highway 1, Ste. 203-330, Jupiter, FL 33477, grantor, and RAVELLO DEVELOPMENT, LLC, a Florida limited liability company, whose post office address is 636 U.S. Highway 1, Sta. 110, North Palm Beach, FL 33408, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantors in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in St. Lucie County, Florida, to-wit:

Tract A of Tesoro Preserve Plat No. 4 according to the plat thereof recorded in Plat Book 51, Pages 5-14, and 15A through 15I of the Public Records of St. Lucie County, Florida.

Parcel ID Number: 4414-601-0021-000/1

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

This property is subject to a purchase money mortgage and any outstanding real estate taxes.

**ABOVE DESCRIBED PARCEL IS VACANT LAND AND IS NOT GRANTOR'S HOMESTEAD**

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Witness: [Signature]  
Print Name: Samuel A. Ryan  
Witness: [Signature]  
Print Name: Michael J. Ryan

[Signature]  
VR CIRCLE HOLDINGS, LLC  
By: Joseph Mascoti  
Its: Manager

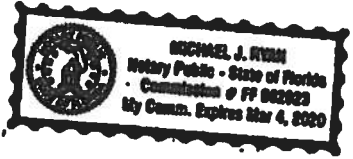
NOTARY

STATE OF FLORIDA )  
COUNTY OF St. Lucie )

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of August, 2017, by Joseph Mascoti in his or her capacity as Manager of VR CIRCLE HOLDINGS, LLC, [] an individual who is personally known to me or [] who has produced \_\_\_\_\_ as identification.

My Commission Expires:

[Signature]  
Notary Public Signature



**RAVELLO RIVELLA PUD**

Amendment #910 to an existing Planned Unit Development known as Ravello Rivella

**EXHIBIT 4  
STANDARDS FOR DISTRICT ESTABLISHMENT  
(Section 158.170, Port St. Lucie Code of Ordinances)**

1. **Area Requirement** – the gross project area of the Ravello Rivella PUD is approximately 426 acres which exceeds the 2 acre minimum requirement set forth in (158.170 Section A) City of Port St. Lucie’s Zoning Code.
2. **Relation to Major Transportation Facilities** – The Ravello Rivella PUD is located east of the St. Lucie River between Westmoreland Boulevard, Cambridge Drive, and Morningside Boulevard. Both Westmoreland Boulevard and Morningside Boulevard are classified as Collector Streets by the St. Lucie Transportation Planning Organization and the City of Port St. Lucie. Main access to the property will be along Westmoreland Boulevard via two separate entrances. The projects’ relation to major transportation facilities fulfills the requirements set forth in (158.172 Section B).
3. **Utilities** – The Ravello Rivella PUD will be supplied with Water and Wastewater Services by the City of Port St. Lucie Utility Systems Department and will abide and comply with the applicable City Ordinances, Policies, Specifications and Regulatory Agencies governing such services. Furthermore, the Ravello Rivella PUD acknowledges that the City may require reuse water utilization for irrigation, equal to the amount of wastewater generated by the PUD, upon availability to the site.

All utilities will be located underground, including sewer, water, electric, gas, telephone and cable. Transformers, meters and other electrical equipment shall be sited to minimized negative aesthetic impact. It is anticipated annual service demands are as follows:

By Year End	ERC’s
2004	68
2013	200
2015	225
<b>Total</b>	<b>485</b>

4. **Relation to utilities, public facilities and service** – The Ravello Rivella PUD will not require the extension or enlargement of sanitary sewers, water lines, storm and surface drainage systems, and other utilities to reach the project site. All off-site facilities are adequately sized to accommodate the proposed development. The PUD district shall be required to obtain developers’ agreements regarding provision of utilities, to meet the requirements of the Comprehensive Plan regarding Levels of Service (LOS) for public facilities and to meet the requirements of Chapter 160 Concurrency Management System.

**RAVELLORIVELLA PUD**

Amendment #910 to an existing Planned Unit Development known as RavelloRivella

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5. **Physical characteristics of the site** – The physical characteristics of the RavelloRivella PUD have been identified and appropriately addressed. The site is suitable for development as proposed. Conditions of soil, vegetation, ground water elevation, drainage, and topography are appropriate to the pattern of development depicted on the design plan.
  
6. **Consistency with the City’s comprehensive plan** – The RavelloRivella PUD is consistent with all applicable elements of the City’s adopted comprehensive plan with respect to its proposed internal design, its relationship to adjacent areas, and the City as a whole.

**Go to Next Page**

**RAVELLORIVELLA PUD**

Amendment #910 to an existing Planned Unit Development known as RavelloRivella

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**EXHIBIT 5  
SITE INFORMATION**

<b>I. TOTAL ACREAGE:</b>	<b>426 Acres</b>
Development Parcels A thru H (except G & I)	118.0 Acres
Wilderness Park Area Dedicated	85.0 Acres
Wetlands Area	153.6 Acres
Uplands Preserve	45.0 Acres
Recreation Area (Parcel G)	3.1 Acres
Entrance Road & Site Drainage	14.3 Acres
<u>Development (Parcel I) Institutional</u>	<u>7.0 Acres</u>
	<b>426 Acres</b>

Note: all acreage subtotals have been rounded and are subject to revision thru final design process.

**II. WETLANDS TO BE IMPACTED**

Acreage	6.63 Acres
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**III. DEVELOPMENT AREA**

<u>Parcel ID</u>	<u>Acres</u>
Parcel A	17.8 Acres
Parcel B	8.5 Acres
Parcel C	32.2 Acres
Parcel D	2.8 Acres
Parcel E	33.8 Acres
Parcel F	7.0 Acres
Parcel G	3.1 Acres
Parcel H	15.8 Acres
<b>Parcel I</b>	<b><u>7.0 Acres</u></b>
	<b>128.0 Acres</b>

Note: all acreage subtotals have been rounded

**RAVELLORIVELLA PUD**

Amendment #910 to an existing Planned Unit Development known as RavelloRivella

**IV. ALLOWABLE DENSITY**

Ravello PUD

Residential (RL) 144.0 Acres X 5 D.U./Acre = 720

Institutional Intensity must comply with the requirements of the City Comprehensive Plan. Maximum of 150 units allowed for an assisted adult living facility.

~~Commercial (CL) 4.9 Acres X .40 X 43,560 sq. ft./Acre = 85,377 sq. ft.~~

~~Commercial (CG) 2.1 Acres X .40 X 43,560 sq. ft./Acre = 36,590 sq. ft.~~

**V. PROPOSED DENSITY/INTENSITY**

Ravello Rivella PUD

Residential 118 Acres/440 D.U. = 3.73 D.U./Acre. ~~Commercial Intensity must comply with the requirements of the City~~

~~Comprehensive Plan. Maximum of 150 units allowed for an assisted living facility. Institutional A maximum of 150 units for an assisted living facility. Of the 150 units up to 75 can be used as Independent Living. (Parcel I)~~

~~Commercial 43,560 X 7.0 (Acres) = 304,920 sq. ft.~~

~~65,900/304,920 = 22% Commercial coverage~~

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**VI. PARKING REQUIRED**

Residential: 2 Spaces off street parking per residence and a driveway on each lot. If an Owner has filed a unity of title on 2 or more lots, 2 spaces off street parking and one driveway shall be required for the combined lots.

~~Commercial~~ : Parking Institutional: Parking requirement will be one space for each IL unit and 1/2 space for each ALF unit in accordance with the applicable City Code; except, adult living facilities shall have spaces for 1/2 car/unit plus 1 space for each employee on the busiest shift.

**VII. MAXIMUM BUILDING HEIGHT**

All proposed structures will be ~~in accordance with the applicable City Code.~~ Limited to 3 stories (35' height).

**RAVELLO RIVELLA PUD**

Amendment #910 to an existing Planned Unit Development known as Ravello Rivella

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**VIII. MINIMUM BUILDING SETBACKS**

Ravello Rivella PUD – See Exhibit 9.

**IX. ACCESSORY USES AND STRUCTURES**

No accessory uses or structures shall be located in that area extending forward from the front building line in Ravello Rivella, except a covered entryway or porch which will adhere to all building setbacks. In the event that two or more cul-de-sac lots are combined by a unity of title, then the foregoing shall not apply to an accessory use or structure built on such combined lots, provided that such accessory use or structure shall adhere to all building setbacks. Accessory uses such as front entrances, pools, spa, screen enclosure, or patio structures shall be located as per Exhibit 9.

- Fences or wall – Location and restrictions are as specified in the Homeowner’s Association Documents.
- Dock area – Parcel A may provide an optional dock area. The dock facility will be required to meet the City of Port St. Lucie and any appropriate governing agencies’ requirements for plans and permitting processes.
- Guardhouse and gates – A guardhouse will be located at the entry of the neighborhood and a pass card gate shall be located at the entrance to Parcel C (The Island) and parcel H (Visconti). The guardhouse and gates will be in compliance with all of the City of Port St. Lucie zoning requirements and must be approved by Ravello Property Owners Association, Inc.
- Side yard setbacks – All side set backs on any 40’ lot shall be a minimum of five feet (5’).
- Garages – The maximum footprint for garages shall be 1,500 sq. ft. per lot, i.e. if an Owner has filed a unity of title on 2 or 3 lots, then this limitation will increase 2 or 3 times respectively.

**X. NATIVE PRESERVATION AREA**

The property contains a total of 199.2 acres of native upland and wetland habitat, of which 49.8 acres is required for preservation (25%). The project will preserve a total of 45.61 acres of native upland habitat and 153.57 acres of wetland habitat, which is approximately 92% of the area, as shown on Exhibit 17.

A natural Resources Management Plan is provided as Exhibit 20.

**XI. MODEL AREA**



**RAVELLO RIVELLA PUD**

Amendment #910 to an existing Planned Unit Development known as Ravello Rivella

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A portion of Parcels A, B, C, D, E, F, and H will be utilized as a model and sales area in an orderly and organized manner to better serve the homeowners. This will remain in effect until such time that it is practical to offer these home sites for purchase. The actual locations of the model home site areas are shown on Exhibit 8; **but, these locations may change provided care is taken not to adversely impact the quiet enjoyment of Ravello residents.**

**XII. PEDESTRIAN WAYS**

The system of pedestrian movement will consist of a sidewalk along the main spine road from the island development of parcel C to Westmoreland Boulevard linking all of the internal pods to the main roadway. There will be additional pedestrian access points to the commercial area at Morningside and Westmoreland via improvements to Westmoreland from Cambridge Drive to Morningside Boulevard on both sides of the roadway. The approximate locations are as indicated on Exhibit 8. The exact location, width and material of aforesaid to be determined at the time of plat and detail plan or establishment of the special assessment program.

**XIII.**

**a. RECREATION AREAS**

The recreation areas within Ravello PUD consist of 190 (MOL) acres of passive recreational areas. The site's active recreational areas are found in Parcel G, which provides the following recreational amenities for the development:

- Clubhouse with Lobby and Fitness Center
- Kitchen and wet bar
- Restrooms
- Pool & Spa facility
- Covered terrace with barbeque for outdoor seating
- Lighted Tennis Courts

**b. ON-SITE REAL ESTATE SALES AND PROPERTY MANAGEMENT**

Within the recreational area included in Parcel G, on-site real estate sales and management services may be offered for the sales, resale, rental and property management of properties within the Ravello PUD.

**XIV. WESTMORELAND BOULEVARD**

The section of Westmoreland Boulevard from Cambridge Drive to Morningside Boulevard has been improved as part of the PUD development. The improvements included reconstruction of the pavement to a divided median roadway with a 16' wide sidewalk along the south side, landscape and streetscape improvements in the median and roadway borders, a traffic circle at Morningside Boulevard, and a specialized entry feature at the project entrance. This has been completed per PUD Amendment #5.

**XV. DEVELOPMENT DRAINAGE**

The conceptual master drainage plan for the entire site is included as Exhibit 18. The development is divided into four (4) basic drainage basins. The drainage basins are depicted in Exhibit 18 and further described as follows:

- **Basin No. 1** – The area that encompasses the old golf course. The water quality and attenuation for the additional impervious area proposed by the development will be provided for in the old golf course pond system by either modifying the existing outfall structure, or providing for enlarged pond areas. The existing drainage facilities that currently provide storm water conveyance for off-site areas will be accommodated in the overall project design.
- **Basin No. 2** – Access to the Island. The majority of the island access portion of the project is preserved wetlands. The across roadway to the island will be constructed as previously permitted through the SFWMD (see Exhibit 19).
- **Basin No. 3** – The residential development on the island, water quality and attenuation for the development will be provided for by a detention system on the island adjacent to the proposed mitigation for the island access.
- **Basin No. 4** – The southern portion of the mainland. The water quality and attenuation for the additional impervious area will be provided for in the existing wetland system. Pretreatment will be provided prior to surface water discharge into the wetland system.

**EXHIBIT 6  
PROPOSED DEVELOPMENT USES**

**~~RAVELLO RIVELLA~~ PUD**

**A. Permitted Uses**

The proposed ~~Ravello Rivella~~ PUD project consists of single-family residential home sites, multi-family residential areas, open space recreational areas, open space preservation areas, ~~commercial Institutional~~ areas. The permitted uses within the Ravello PUD are listed below by development type:

- a. Parcels A, B, C, D, E, F and H
  - Single-Family dwellings
  - ~~Duplexes on two adjoining lots~~ ~~Townhouses~~
  - Townhouses
- b. Recreation Parcel G
  - Clubhouse and related facilities
- c. ~~Commercial Institutional~~ (Parcel I)
  - ~~—A maximum of 150 units for an assisted living facility. Of the 150 units up to 75 can be used as Independent Living.~~

**B. Prohibited Uses in Parcel I**

- Nursing home
- Convalescence home
- Substance abuse rehabilitation facility
- Community Residential Homes (158.224[A])
- Group Care Homes (158.224[C])

**RAVELLO RIVELLA PUD**

Amendment #910 to an existing Planned Unit Development known as Ravello Rivella

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**EXHIBIT 7**

**RAVELLO RIVELLA**

**LEGAL DESCRIPTION OF PROPERTY**

All of the FIRST REPLAT OF RIVER POINT PUD, according to the plat thereof recorded in Plat Book 41, Page(s) 21, 21A through 21O, Public Records of St. Lucie County, Florida, Lying in Sections 11, 14, 15, 22 & 23, Township 37 South, Range 40 East, City of Port St. Lucie, St. Lucie County, Florida.

Together with the TESORO PRESERVE PLAT No. 1, being a replat of Lots 1 ~~through~~ 16 and lots 18 and 19, Block 1, and all of Block 2, FIRST REPLAT OF RIVER POINT PUD, as recorded in Plat Book 44, Pages 17 and 17A, Public Records of St. Lucie County, Florida, Lying in Sections 11, 14, 15, 22 & 23, Township 37 South, Range 40 East, City of Port St. Lucie, St. Lucie County, Florida.

Together with the TESORO PRESERVE PLAT No. 2, being a replat of the FIRST REPLAT OF RIVER POINT PUD, as recorded in Plat Book 44, Pages 15, 15A through 15G, Public Records of St. Lucie County, Florida, Lying in Sections 11, 14, 15, 22 & 23, Township 37 South, Range 40 East, City of Port St. Lucie, St. Lucie County, Florida.

Together with the TESORO PRESERVE PLAT No. 3, being a replat of the FIRST REPLAT OF RIVER POINT PUD, as recorded in Plat Book 51, Pages 1 through 4, Public Records of St. Lucie County, Florida, Lying in Section 15 Township 37 South, Range 40 East, St. Lucie County, Florida.

Together with the TESORO PRESERVE PLAT No. 4, as recorded in Plat Book 51, Pages 5 through 14, Public Records of St. Lucie County, Florida, Lying in Sections 14 and 15, Township 37 South, Range 40 East, St. Lucie County, Florida; and,

TESORO PRESERVE PLAT No. 5, as recorded in Plat Book 54, Pages 38 through 39, Public Records of St. Lucie County, Florida, Lying in Sections 11 and 14, Township 37 South, Range 40 East, St. Lucie County, Florida.

This includes Parcel I identified in the Rivella PUD. The legal description is: Tesoro Preserve Plan No. 4 (PB 51-5). Tract A (7.11 AC) OR 3175-557; 3830-1977; 3837-2760; 4038-1218. A copy of the Deed to Parcel I is attached hereto.

**RAVELLORIVELLA PUD**

Amendment #910 to an existing Planned Unit Development known as RavelloRivella

**EXHIBIT 7 CONTINUED**

**PROOF OF OWNERSHIP**

— The conveyances evidencing the legal title to parcels owned by Successor Declarant as of March 31, 2017 can be found recorded in the Official Property Records of St. Lucie County, Florida as follows:

<b>Official Record Book</b>	<b>Page</b>	<b>Dated</b>	<b>Type</b>	<b>Recorded</b>
3848	1084	2/24/2016	QCD	3/21/2016
3848	1086	2/15/2016	QCD	3/21/2016
3848	1087	2/15/2016	QCD	3/21/2016
3848	1088	2/15/2016	QCD	3/21/2016
3903	2139	8/18/2016	SWD	8/19/2016
3903	2145	8/02/2016	WD	8/19/2016
3903	2147	5/19/2016	QCD	8/19/2016
3905	271	8/22/2016	TD	8/24/2016
3905	278	8/22/2016	TD	8/24/2016
3910	1930	9/02/2016	CSWD	9/08/2016
3910	1932	8/02/2016	CSWD	9/08/2016
3930	909	8/22/2016	QCD	11/07/2016
3930	912	8/22/2016	QCD	11/07/2016
3930	915	8/22/2016	QCD	11/07/2016
3983	1022	9/19/2016	QCD	4/11/2017
UNK*	—————	10/19/2016	QCD	—————
3935	2232	11/03/2016	QCD	11/23/2016
3949	2593	11/16/2016	QCD	1/05/2017

**THE FOREGOING CONVEYANCES ARE INCORPORATED BY REFERENCE AS IF FULLY SET FORTH. COPIES OF SAID CONVEYANCES HAVE BEEN ATTACHED TO THE APPLICATION FOR THIS P.U.D. AMENDMENT.**

\* Lot 196 Tesoro Preserve lot No. 2 ORBK 44, PG-15 has not been received back from Clerk.

**EXHIBIT 8**

**RAVELLO RIVELLA**  
**CONCEPTUAL SITE PLAN**



Scale 1" = 800'

**LEGAL DESCRIPTION OF PROPERTY**

All of the FIRST REPLAT OF RIVER POINT P.U.D. recorded in the public records of St. Lucie County, Florida, lying in Sections 11, 14, 15, 22 & 23, Township 37 South, Range 40 East, City of Port St. Lucie, St. Lucie County, Florida.

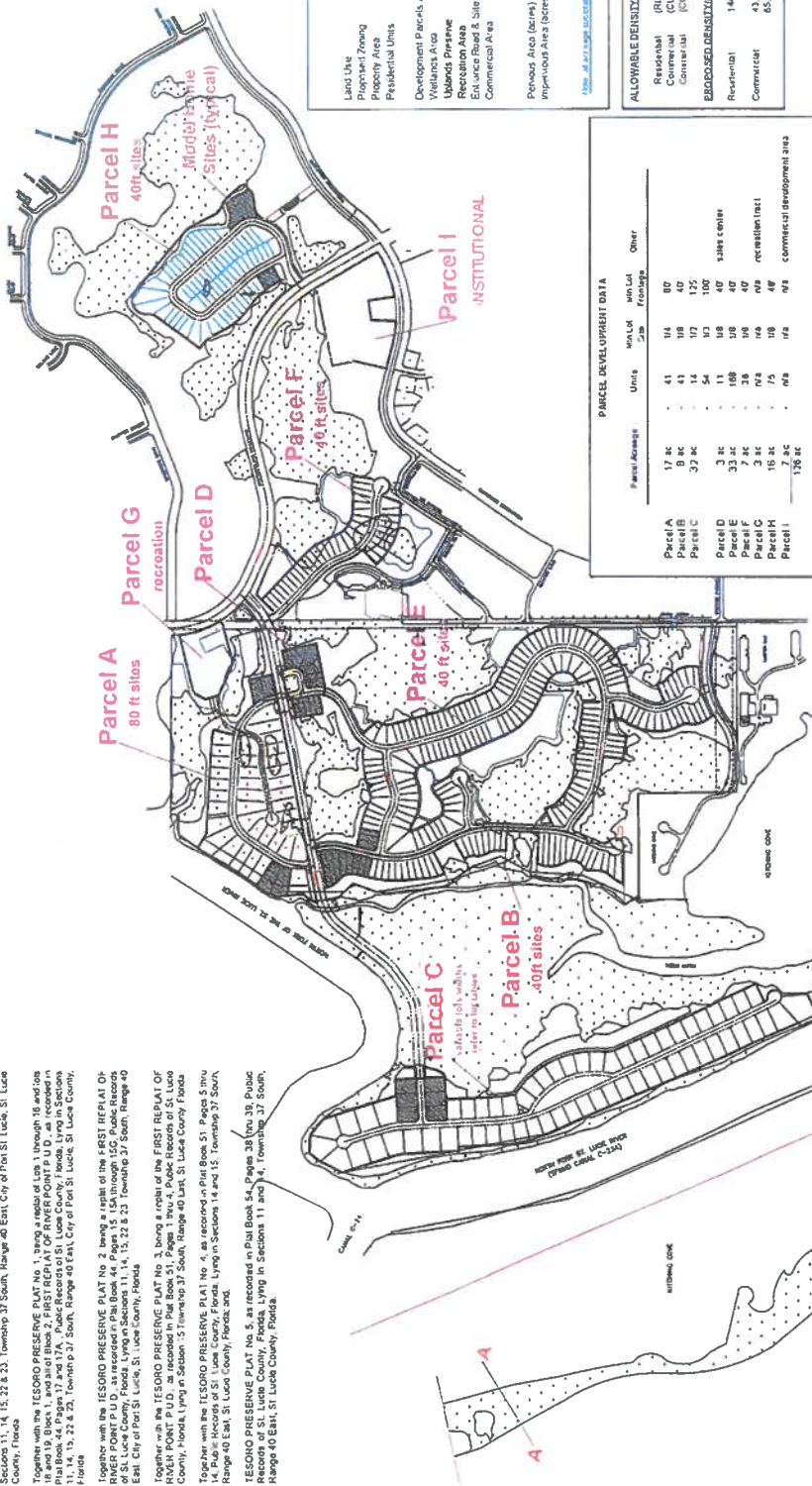
Together with the TESORO PRESERVE PLAT No. 1, being a replat of lots 1 through 16 and lots 17 through 20, as recorded in the public records of St. Lucie County, Florida, lying in Sections 11, 14, 15, 22 & 23, Township 37 South, Range 40 East, City of Port St. Lucie, St. Lucie County, Florida.

Together with the TESORO PRESERVE PLAT No. 2, being a replat of the FIRST REPLAT OF RIVER POINT P.U.D., as recorded in the public records of St. Lucie County, Florida, lying in Sections 11, 14, 15, 22 & 23, Township 37 South, Range 40 East, City of Port St. Lucie, St. Lucie County, Florida.

Together with the TESORO PRESERVE PLAT No. 3, being a replat of the FIRST REPLAT OF RIVER POINT P.U.D., as recorded in the public records of St. Lucie County, Florida, lying in Sections 11, 14, 15, 22 & 23, Township 37 South, Range 40 East, City of Port St. Lucie, St. Lucie County, Florida.

Together with the TESORO PRESERVE PLAT No. 4, as recorded in the public records of St. Lucie County, Florida, lying in Sections 14 and 15, Township 37 South, Range 40 East, St. Lucie County, Florida; and

TESORO PRESERVE PLAT No. 5, as recorded in the public records of St. Lucie County, Florida, lying in Sections 11 and 14, Township 37 South, Range 40 East, St. Lucie County, Florida.



**SITE DATA**

Lot Area	144,000 sq. ft. (3.28 AC)
Proposed Units	341.0 units
Development Parcels A-G	178.0 ac
Wellness Area	153.8 ac
Upland Preserve	45.0 ac
Recreation Area	3.1 ac
Entrance Road & Site Drainage	7.3 ac
Commercial Area	341.0 ac
Permitted Area (acres)	217.0 ac
Impervious Area (acres)	124.0 ac
	341.0

**ALLOWABLE DENSITY**

Residential (RI) 144.0 AC	X 5.0 U/AC = 720
Commercial (CI) 4.9 AC	X 40.4 U/AC SF/AC = 197.97 SF
Commercial (CO) 2.1 AC	X 40.4 U/AC SF/AC = 84.84 SF
<b>EMPOWERS DENSITY</b>	
Residential	144.0 AC @ 4.0 U/AC = 576 units
Commercial	43.500 / 7.0 U/AC = 6214 units
Commercial	65.900 / 304.800 = 216 commercial dwg

AMENDED 07-01-13  
AMENDED 02-20-12

**PARCEL DEVELOPMENT DATA**

Parcel	Area (Ac)	Units	Max Lot Size	Min Lot Size	Other
Parcel A	17 ac	41	114	80	
Parcel B	9 ac	14	117	125	
Parcel C	37 ac	54	113	100	
Parcel D	3 ac	11	108	40	sales center
Parcel E	33 ac	108	108	40	
Parcel F	2 ac	38	108	40	recreation trail
Parcel G	15 ac	75	108	40	
Parcel H	7 ac	68	114	78	commercial development area
Parcel I	178 ac	na	na	na	

LOT LAYOUT AND DEVELOPMENT SPECIFIC TO CONCEPTUAL SITE PLAN. SEE PLAT FOR DEVELOPMENTAL PURPOSES. ONLY SUBJECT TO MODIFICATION. EACH QUARTER RESERVED BY SPECIFIC SITE CONDITIONS OR REGULATORY REQUIREMENTS.

**CULPEPPER & TERPENING, INC.**  
CONSULTING ENGINEERS | LAND SURVEYORS  
2940 SOUTH COMMERCE STREET, FORT LEE, FLORIDA 34931  
Phone: (772) 464-2323 | Fax: (772) 464-2321 | www.culpepper.com

**RIVELLA PUD**  
**F/K/A TESORO PRESERVE PUD**  
**Exhibit B - Conceptual Plan**  
JOB NO. 04035 SCALE: 1" = 700'  
FILE: 04035exh2.DWG DATE: 7-17-04



**EXHIBIT 9**

**RAVELLO RIVELLA**  
**ILLUSTRATION OF  
SETBACKS TO BE APPLIED  
IN RAVELLO PUD**

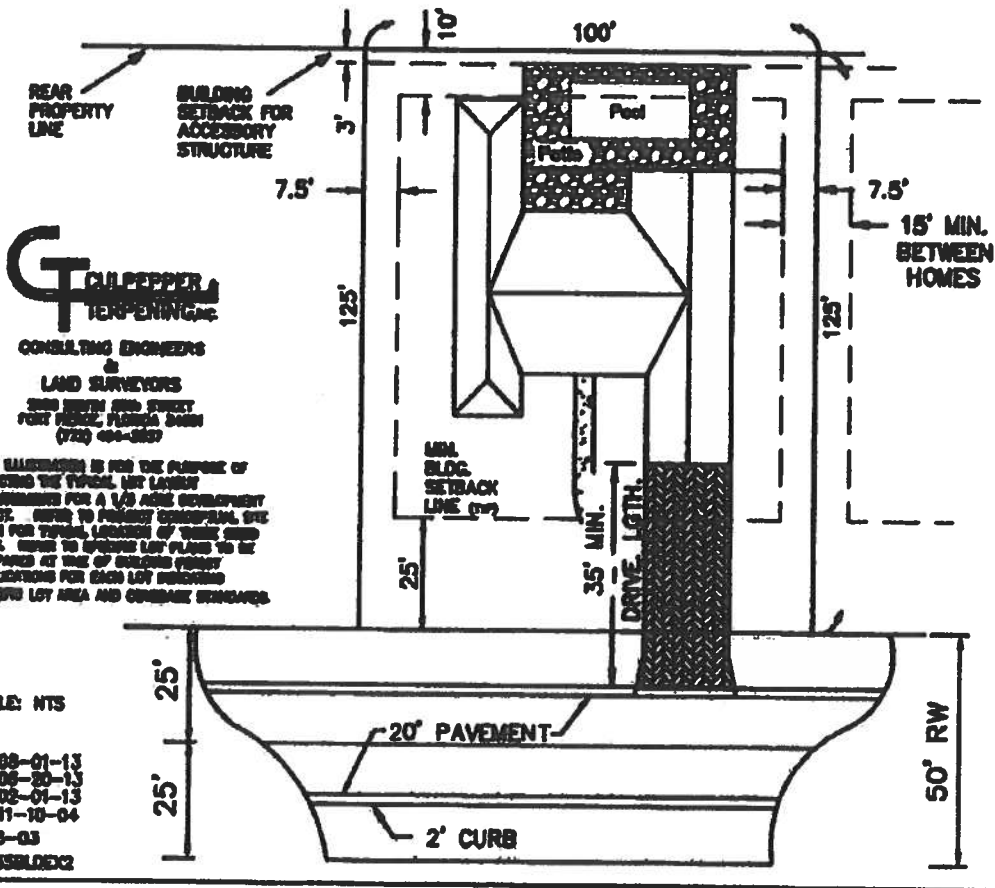
**RAVELLO PUD**  
 Amendment #7 to an existing Planned Unit Development known as Ravello (F/K/A Tesoro Preserve)

**Exhibit 9B**  
**RAVELLO**  
**1/2 ACRE LOTS**  
**SETBACK CRITERIA: TYPE - SINGLE FAMILY**

- FRONT YARD:** MINIMUM OF 25 FEET TO PROPERTY LINE  
**REAR YARD:** MINIMUM OF 7.5 FEET TO PROPERTY LINE (FOR ALL CORNER HOMES LOTS SEE PARAGR 1B)  
**REAR:** MINIMUM OF 10 FEET TO PROPERTY LINE (1)  
**DRIVEWAYS:** MINIMUM LENGTH OF 35 FEET — MINIMUM WIDTH OF 10 FEET (2)  
**LOTS:** A MINIMUM LOT SIZE OF 12,000 S.F.

NO REAR BUILDING COVERAGE 60% OF GROSS LOT AREA (minimum building coverage includes all area under roof, finished garages and covered porches. Building coverage does not include pool decks, walls and patio area or driveways.)

1. No necessary structures shall be located in that area extending forward of the front building line. Accessory uses such as pool, spa, screen enclosures or patio structures may be located a minimum of three (3) feet forward property line under screen and enclosed (7.5 feet from a side property line.
2. Driveway width shall be equal to that of the garage for a minimum length of 10' from the face of the garage. (Ch. 2 Code(11))
3. A 5' minimum setback from the mean high water line shall apply to all lots that are adjacent to the North Fork of the St. Johns River and associated tributaries.
4. A 25' minimum setback shall apply to all lots adjacent to waterways.



Underline is for addition  
~~Strike-Through~~ is for deletion



**RAVELLO PUD**  
 Amendment #7 to an existing Planned Unit Development known as Ravello (F/K/A Tesoro Preserve)

**Exhibit 9D**

**RAVELLO  
 1/3 ACRE LOTS**

**SETBACK CRITERIA: CURVILINEAR LOTS (ALL SINGLE FAMILY)**

- FRONT YARD:** MINIMUM OF 25 FEET TO PROPERTY LINE  
**SIDE YARD:** MINIMUM OF 7.5 FEET TO PROPERTY LINE (FOR ALL CORNER HOMES LOTS SEE FOOTNOT 6B)  
**REAR:** MINIMUM OF 15 FEET TO PROPERTY LINE (1)  
**DRIVEWAYS:** MINIMUM LENGTH OF 35 FEET — MINIMUM WIDTH OF 10 FEET (2)  
**LOTS:** A MINIMUM LOT SIZE OF 18,000 S.F.

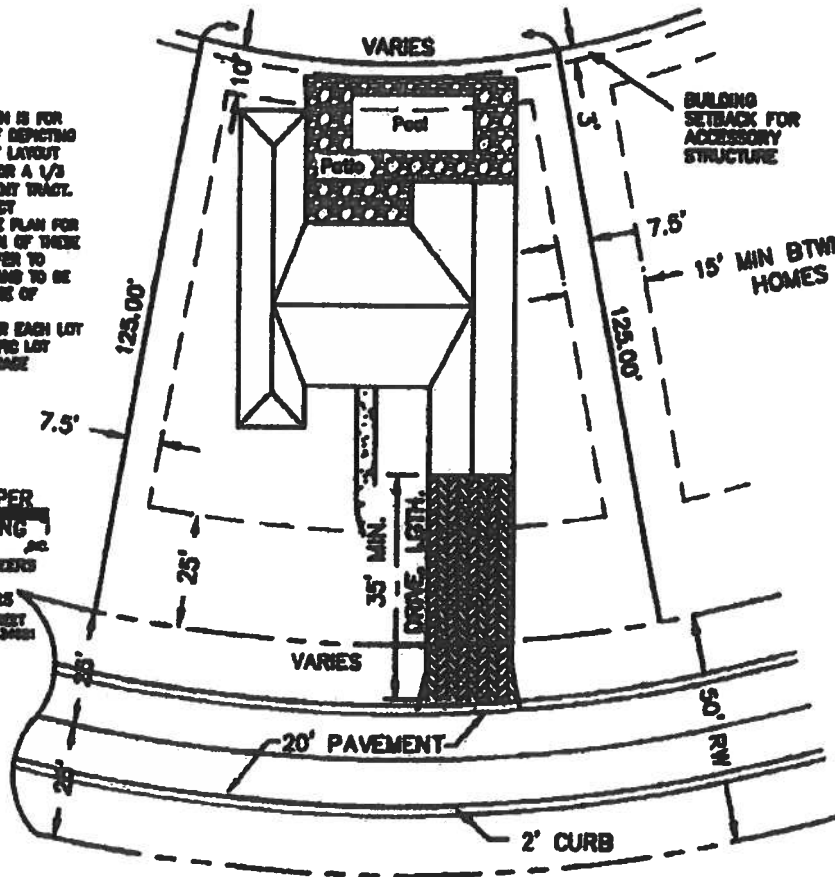
**MAXIMUM BUILDING COVERAGE 60% OF GROSS LOT AREA** (maximum building coverage includes all area under roof, including porches and covered terraces. Building coverage does not include pool decks, walkways and patio areas or driveways.)

- 1) No necessary structures shall be located in front area extending forward of the front building line. Accessory uses such as pool spa, screen enclosures or both structures may be located a minimum of three (3) feet from rear primary line and/or screen and one-half (7.5) feet from a side primary line.
- 2) Driveway width shall be equal to that of the screen for a minimum length of 12' from the face of the screen. (Mo. 2 City/DOU)
- 3) A 50' minimum setback from the mean high water line shall apply to all lots that are adjacent to the North Fork of the St. Lucie River and associated channels.

THIS ILLUSTRATION IS FOR THE PURPOSE OF DEPICTING THE TYPICAL LOT LAYOUT REQUIREMENTS FOR A 1/3 ACRE DEVELOPMENT TRACT. REFER TO PROJECT CONCEPTUAL SITE PLAN FOR TYPICAL LOCATION OF THESE SIZED LOTS. REFER TO SPECIFIC LOT PLANS TO BE PREPARED AT TIME OF BUILDING PERMIT APPLICATIONS FOR EACH LOT INDICATING SPECIFIC LOT AREA AND COVERAGE STANDARDS.

**GT CULPEPPER TERPENING**  
 CONSULTING ENGINEERS & LAND SURVEYORS  
 1820 SOUTH 22ND STREET  
 FORT PIERCE, FLORIDA 34901  
 (888) 494-3337

rev 08-01-13  
 rev 08-20-13  
 rev 02-01-15  
 rev 11-10-04  
 7-16-03  
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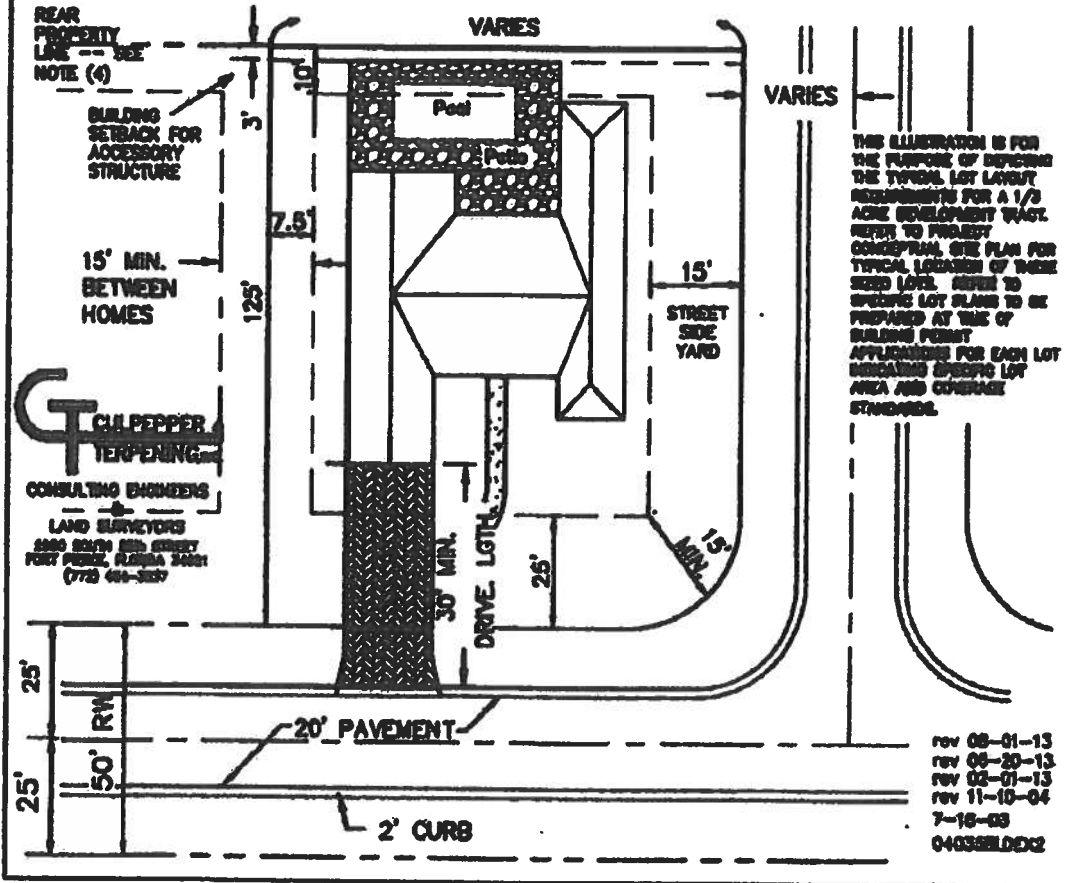
**RAVELLO PUD**  
 Amendment #7 to an existing Planned Unit Development known as Ravello (F/K/A Tesoro Preserve)

**Exhibit 9E**  
**RAVELLO**  
**CORNER LOTS (1/3 ACRE OR GREATER)**  
**SETBACK CRITERIA TYPE - SINGLE FAMILY**

- FRONTYARD:** MINIMUM OF 20 FEET TO PROPERTY LINE  
**SIDEYARD:** MINIMUM OF 7.5 FEET TO INSIDE PROPERTY LINE MINIMUM OF 15 FEET TO STREET SIDE PROPERTY LINE  
**REAR:** MINIMUM OF 10 FEET TO PROPERTY LINE (1)  
**DRIVEWAYS:** MINIMUM LENGTH OF 30 FEET -- MINIMUM WIDTH OF 10 FEET (1)  
**LOTS:** A MINIMUM LOT AREA OF 10,000 S.F.

**MAXIMUM BUILDING COVERAGE PERCENT OF GROSS LOT AREA** (maximum building coverage includes all areas under roof, including decks and covered porches. Building coverage does not include pool decks, patios and patio areas or other uses.)

- 1) No accessory structures shall be located in front area extending forward of the front building line. Accessory uses such as pool, spa, tennis equipment or other structures may be located a minimum of three (3) feet from rear property line under garage and one-half (1/2) feet from side property line.
- 2) Drive way width shall be based to end of the garage for a minimum length of 10' from the face of the garage. (Min. 2 Car/Car) (1)
- 3) A 5' minimum setback from the mean high water line shall apply to all lots that are adjacent to the Mean High Water Line of the St. Lucie River and associated structures.
- 4) As to lots 1-A, Street A, a minimum 3-foot setback for both primary and accessory uses shall be maintained from the boundary and extent of any defined conservation easement, as shown on the official site for that property.



Underline is for addition  
 Strike-Through is for deletion



**RAVELLO PUD**  
Amendment #9 to an existing Planned Unit Development known as Ravello

**Ex 9 F**  
**40' LOTS - STANDARD**

**FRONT YARD:**

**SIDE YARD:**

**REAR:**

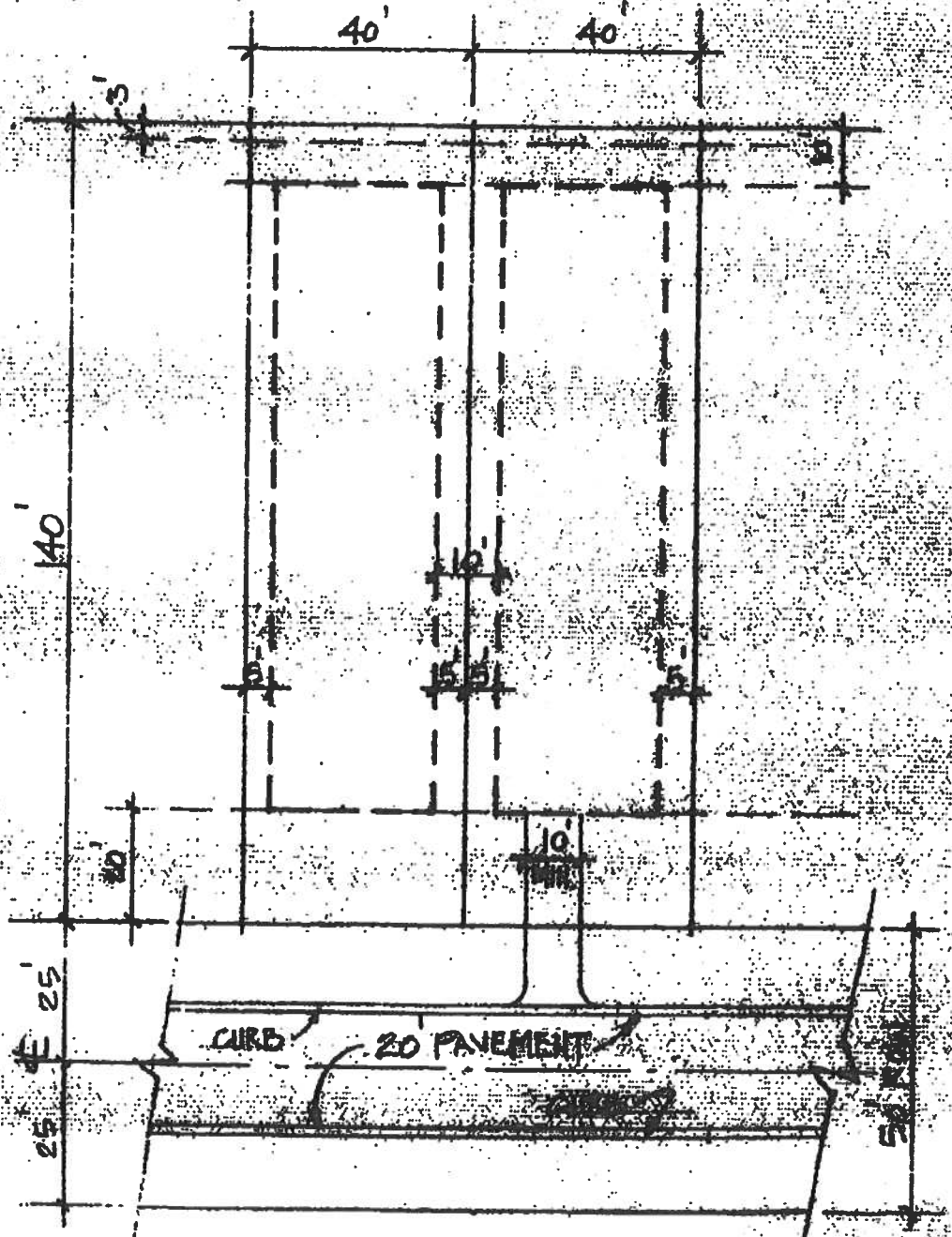
**DRIVE WAYS:**

**MAXIMUM BUILDING COVERAGE: 60% (INCLUDES ALL AREAS UNDER ROOF)**

**A 35' SETBACK SHALL APPLY TO ALL ADJACENT WETLANDS.**

**ACCESSORY STRUCTURES MAY BE LOCATED WITHIN 3' OF THE SIDE AND REAR PROPERTY LINES.**

MINIMUM OF 25' TO PROPERTY LINE  
MINIMUM OF 5' TO PROPERTY LINE  
MINIMUM OF 10' TO PROPERTY LINE  
MINIMUM LENGTH OF 25'; MINIMUM WIDTH OF 10'



**RAVELLO PUD**  
Amendment #9 to an existing Planned Unit Development known as Ravello

**E, 96**  
**40' LOTS - ZERO LOT LINE**

**FRONT YARD:**

**SIDE YARD:**

**REAR:**

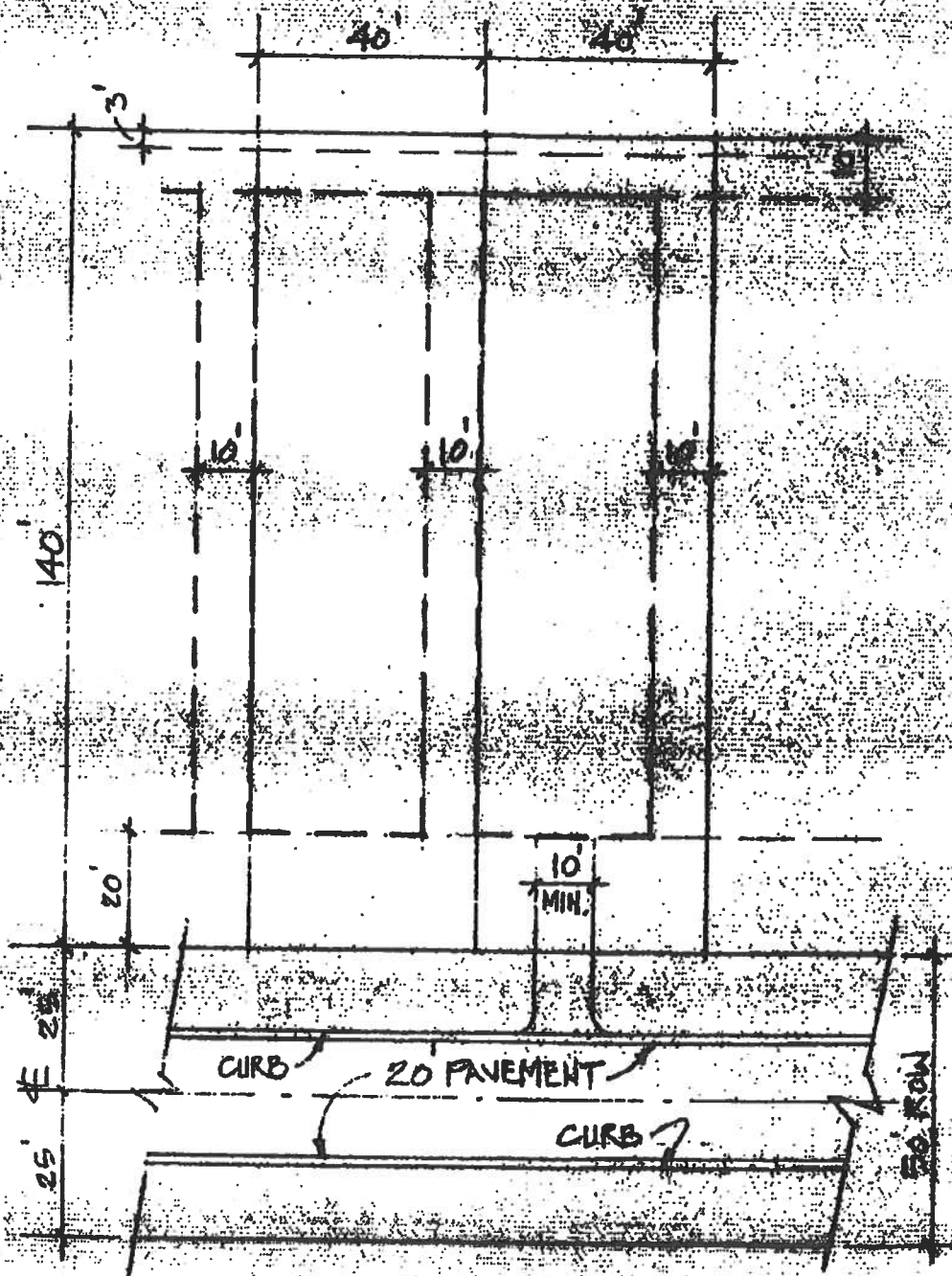
**DRIVE WAYS:**

**MAXIMUM BUILDING COVERAGE: 60% (INCLUDES ALL AREAS UNDER ROOF)**

**A 35' SETBACK SHALL APPLY TO ALL ADJACENT WETLANDS.**

**ACCESSORY STRUCTURES MAY BE LOCATED WITHIN 3' OF THE SIDE AND REAR PROPERTY LINES.**

MINIMUM OF 25' TO PROPERTY LINE  
MINIMUM OF 10' TO PROPERTY LINE ON ONE SIDE  
STRUCTURE ON SIDE LOT LINE ON OPPOSITE SIDE  
MINIMUM OF 10' TO PROPERTY LINE  
MINIMUM LENGTH OF 25'; MINIMUM WIDTH OF 10'



**RAVELLO PUD**  
Amendment #9 to an existing Planned Unit Development known as Ravello

**40' LOTS - DUPLEXES**

**FRONT YARD:**

**SIDE YARD:**

**REAR:**

**DRIVE WAYS:**

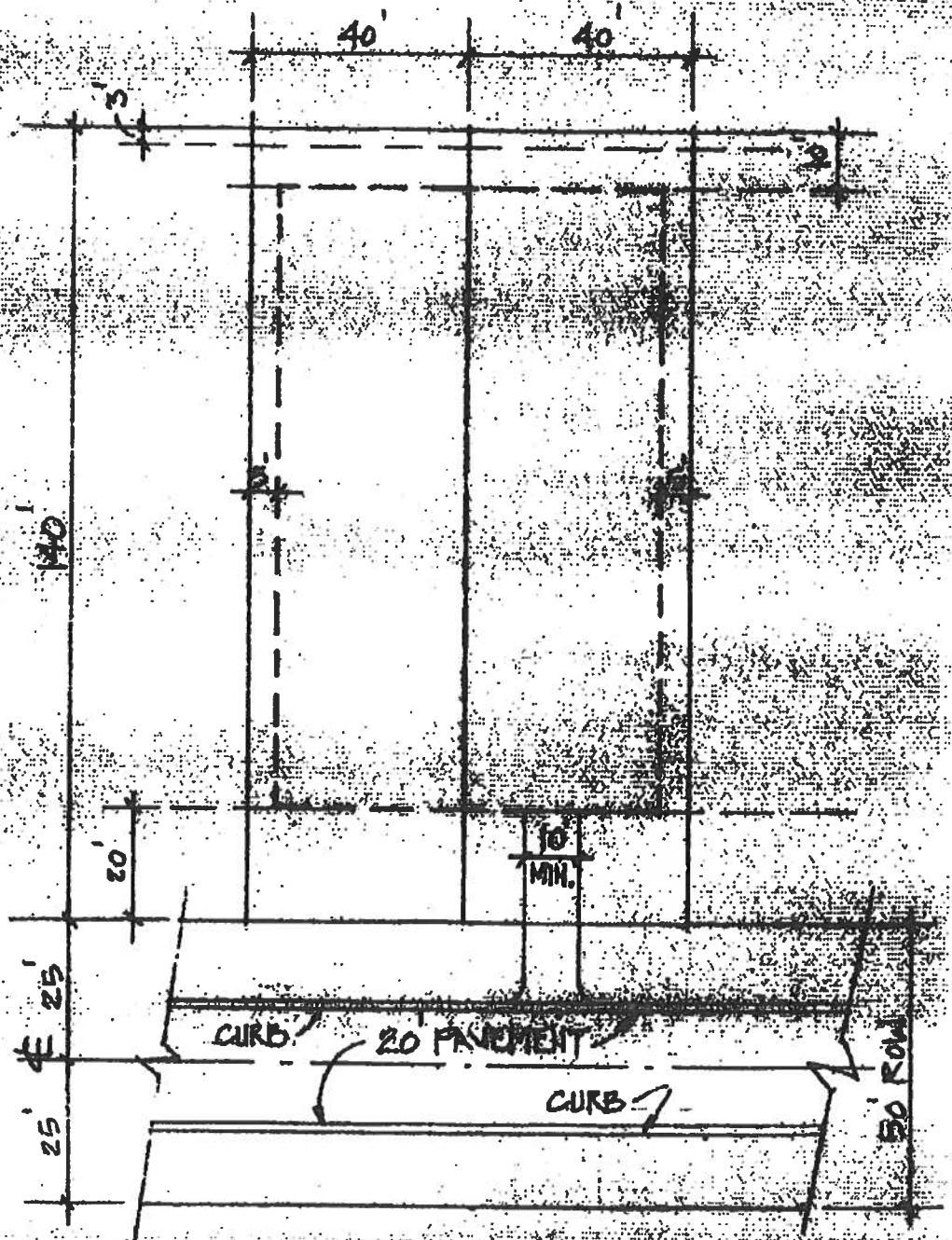
**MAXIMUM BUILDING COVERAGE:**

A 35' SETBACK SHALL APPLY TO ALL ADJACENT WETLANDS.

ACCESSORY STRUCTURES MAY BE LOCATED WITHIN 3' OF THE SIDE AND REAR PROPERTY LINES.

*Ex 9 H*  
MINIMUM OF 25' TO PROPERTY LINE  
MINIMUM OF 5' TO PROPERTY LINE  
MINIMUM OF 10' TO PROPERTY LINE  
MINIMUM LENGTH OF 25'; MINIMUM WIDTH OF 10'

Where there are two adjacent 40' lots, the building may construct a duplex with a common wall on the abutting property line. The only significant side setback will be the 5' feet between the outside side property lines and the envelope of the duplex.





**EXHIBIT 10**

**BINDING P.U.D. AGREEMENT**  
**MASTER UTILITY PLAN**

**CITY OF PORT ST. LUCIE**  
**BINDING PLANNED UNIT DEVELOPMENT (PUD) AGREEMENT**

Project Name: Ravello PUD

Legal Description: — See Exhibit 7

~~I HEREBY DECLARE THAT RAVELLO PUD, as described in Exhibit 7, is under unified control and hereby agree to proceed with the proposed PUD development according to the provisions of the City of Port St. Lucie zoning regulations and conditions as may be attached to the zoning of the land to PUD. In addition, I will provide agreements, contracts, deed restrictions and such relevant securities as may be required by the City from completion of the development according to the design parameters approved at the time of rezoning to PUD, and also agree to provide continuing operation and maintenance of such areas, functions, and facilities as are not to be provided, operated or maintained at public expense. In addition, I agree to bind all successors in title to any commitments made hereunder in this paragraph.~~

Sworn to a subscribed before me this \_\_\_\_\_ **Ravello Development, LLC**

Day of \_\_\_\_\_, 2017 \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Notary Public State of Florida at Large \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
By: Michael J. Ryan,  
Atty-in-Fact

My Commission expires: \_\_\_\_\_

**RAVELLO RIVELLA PUD**

Amendment #910 to an existing Planned Unit Development known as Ravello Rivella

---

**EXHIBIT 11  
ARCHITECTURAL STANDARDS  
SIGN STANDARDS**

**THE RAVELLO PUD CODE**

The Ravello Rivella Design Guidelines, Rules and Regulations (“Design Guidelines”), which includes Landscaping Standards, Architectural Standards, Sign Standards and an Architectural Review Procedure, has been prepared for use in the ~~Tesoro Preserve~~Rivella community. The Ravello Rivella Design Guidelines apply to the residential uses.

The terms of the Declaration of Covenants, Conditions, and Restrictions for Ravello Rivella PUD (“CC&Rs”) and the Design Guidelines, at a minimum, meet the City of Port St. Lucie’s Citywide Design Standards (3/8/99). The CC&Rs are binding on the Successor Declarant and all Owner/signatories to the CC&Rs; and, bind any and all parties having an interest in any portion of the community. Each Grantee of Successor Declarant and all signatories thereto are required to comply with the requirements set forth in the Ravello Rivella CC&Rs. The Successor Declarant owns ~~125 Lots in Rivella Ravello PUD as of March 30, 2017~~ and all of same are encumbered by the CC&Rs. All Home Owner’s Associations within Ravello Rivella are obligated to meet the contractual obligations set forth in the CC&Rs and any cost sharing agreement between the Associations. The Ravello Rivella PUD Architectural Review Committee may update and revise the Design Guidelines when the necessity arises. Review of residential development shall be the responsibility of the Ravello Rivella PUD Architectural Review Committee.

**RAVELLO RIVELLA PUD**

Amendment #910 to an existing Planned Unit Development known as Ravello Rivella

---

**EXHIBIT 12  
LANDSCAPE STANDARDS**

**THE RAVELLO RIVELLA PUD CODE**

The Ravello Rivello Design Guidelines, which includes Landscaping Standards, Architectural Standards, Sign Standards, and an Architectural Review Procedure, has been prepared for use in the Ravello PUD community.

Under the terms of the Declaration of Covenants, Conditions, and Restrictions for Ravello PUD and the Ravello Design Guidelines, at a minimum, meet the City of Port St. Lucie's Citywide Design Standards (3/8/99), which is inclusive of the City's landscaping standards, and is binding on any Successor Declarant and all Owners in the community will be bound by the City of Port St. Lucie's Citywide Design Standards (3/8/99). The City's landscape code will be used as a minimum guideline for the development. Each owner is required to comply with the requirements set forth in the Ravello Design Guidelines. The Successor Declarant and the Ravello Rivella PUD Architectural Review Committee may update and revise the Ravello Rivella Design Guidelines when the necessity arises.

Additionally, an average 25' wide, minimum 15', buffer of wetland/transitional and upland vegetation shall be created and maintained between the proposed development and existing shoreline mangroves, in accordance with the planning plan shown on Exhibit 2E of the South Florida Water Management District Permit, and right-of-way Permit No. 11861 authorized at the June 13, 2002 meeting of the South Florida Water Management District Governing Board.

**RAVELLORIVELLA PUD**

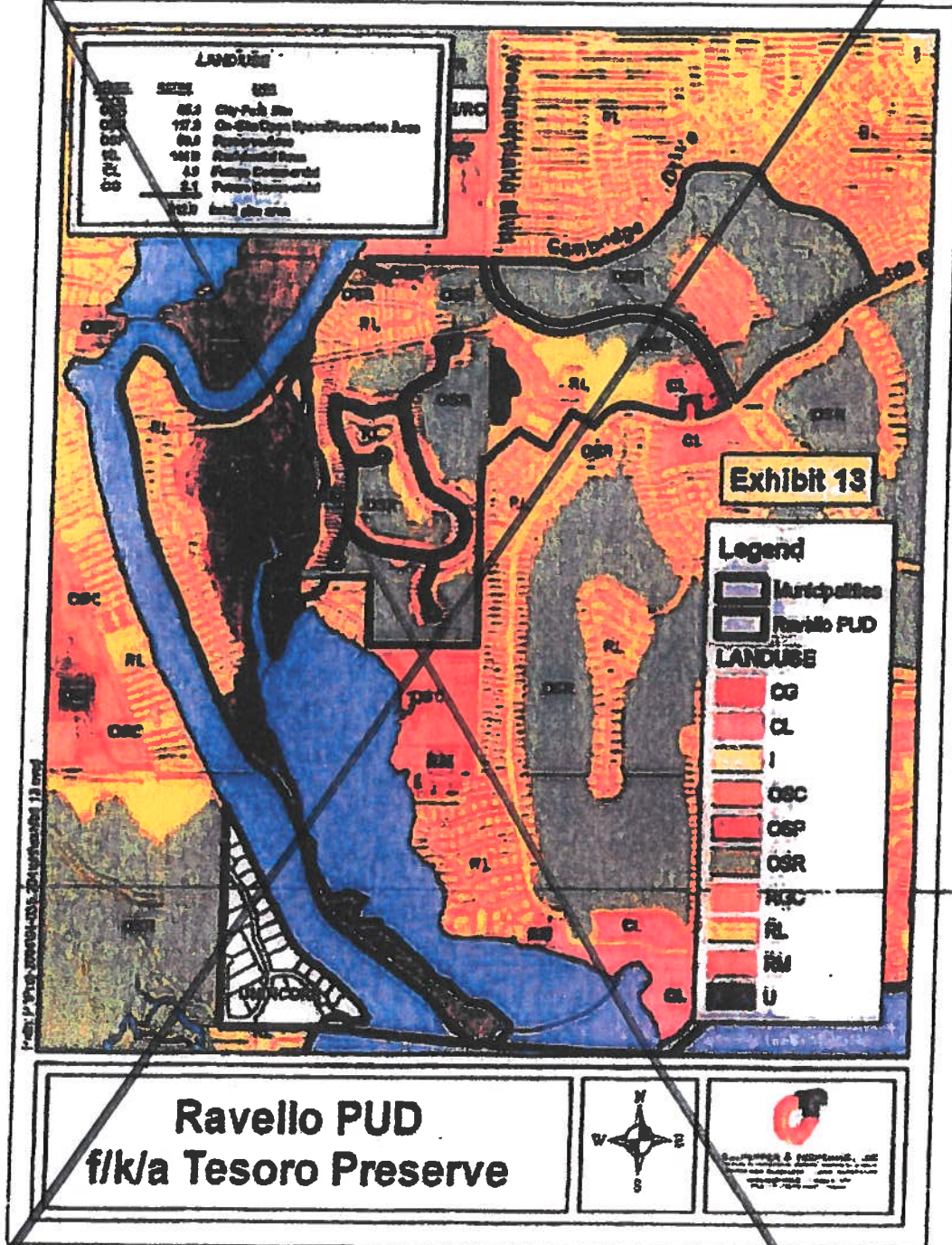
Amendment #910 to an existing Planned Unit Development known as RavelloRivella

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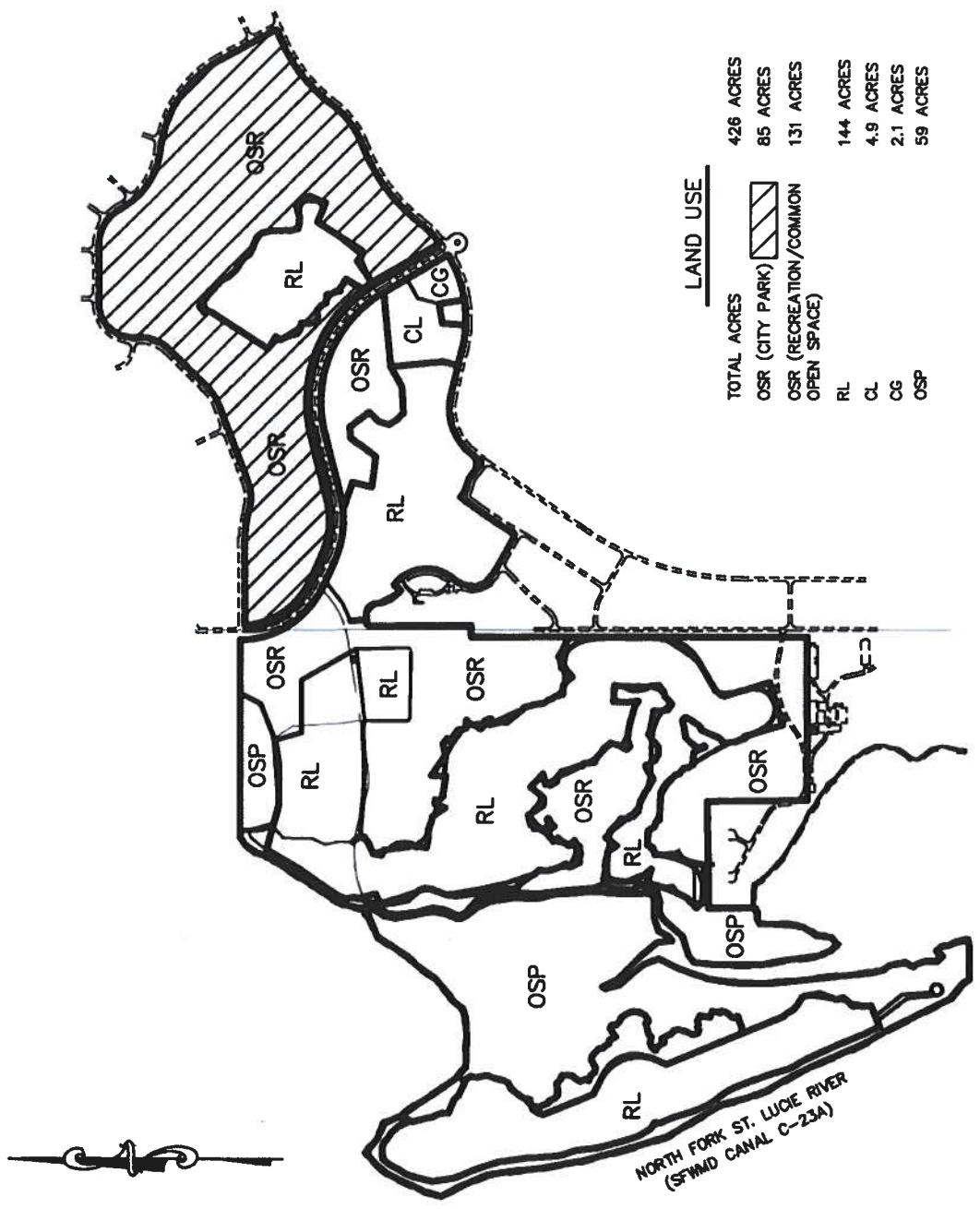
**EXHIBIT 13  
LAND USE MAP**

# RAVELLO PUD

Amendment #3 to an existing Planned Unit Development known as Ravello



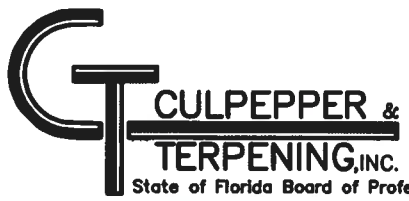
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**LAND USE**

TOTAL ACRES	426 ACRES
OSR (CITY PARK)	85 ACRES
OSR (RECREATION/COMMON OPEN SPACE)	131 ACRES
RL	144 ACRES
CL	4.9 ACRES
CG	2.1 ACRES
OSP	59 ACRES

**EXHIBIT 13**



CONSULTING ENGINEERS  
&  
LAND SURVEYORS  
2980 SOUTH 25th STREET  
FORT PIERCE, FLORIDA 34981  
(772) 484-3537  
State of Florida Board of Professional Engineers Authorization No. 4286

**RIVELLA PRESERVE P.U.D.**

**EXISTING LAND USE**

JOB NO: 04035	SCALE: 1" = 400'
FILE: 04035EXH.DWG	DATE: 2-17-04

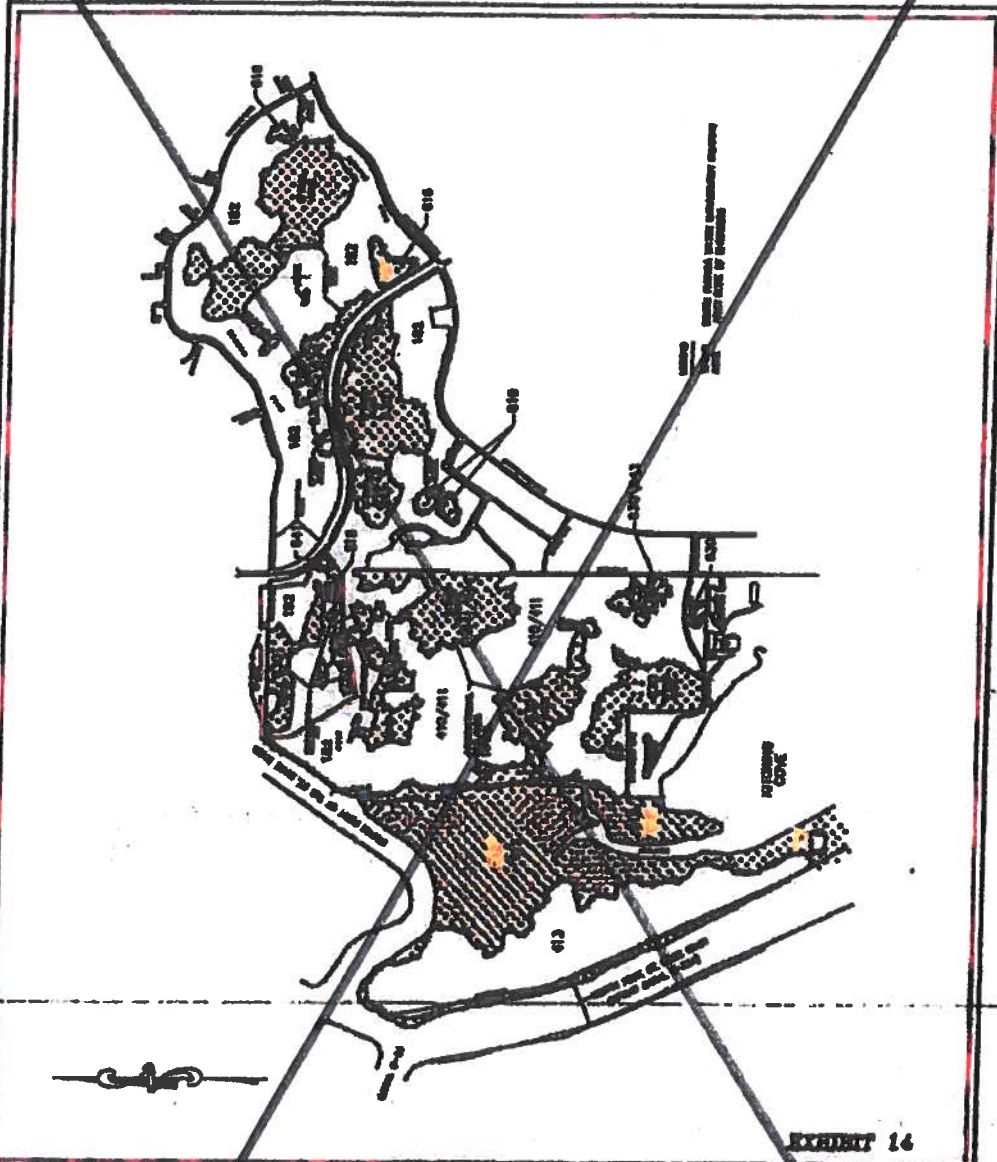
**RAVELLORIVELLA PUD**

Amendment #910 to an existing Planned Unit Development known as RavelloRivella

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**EXHIBIT 14  
VEGETATION MAP**

**RAVELLO PUD**  
 Amendment #9 to an existing Planned Unit Development known as Ravello



**G T CULPEPPER & TERPENING INC.**  
 CONSULTING ENGINEERS & LAND SURVEYORS  
 3802 SOUTH 28th STREET  
 FORT PIERCE, FLORIDA 34901  
 (772) 464-3537  
 State of Florida Board of Professional Engineers Administration No. 4286

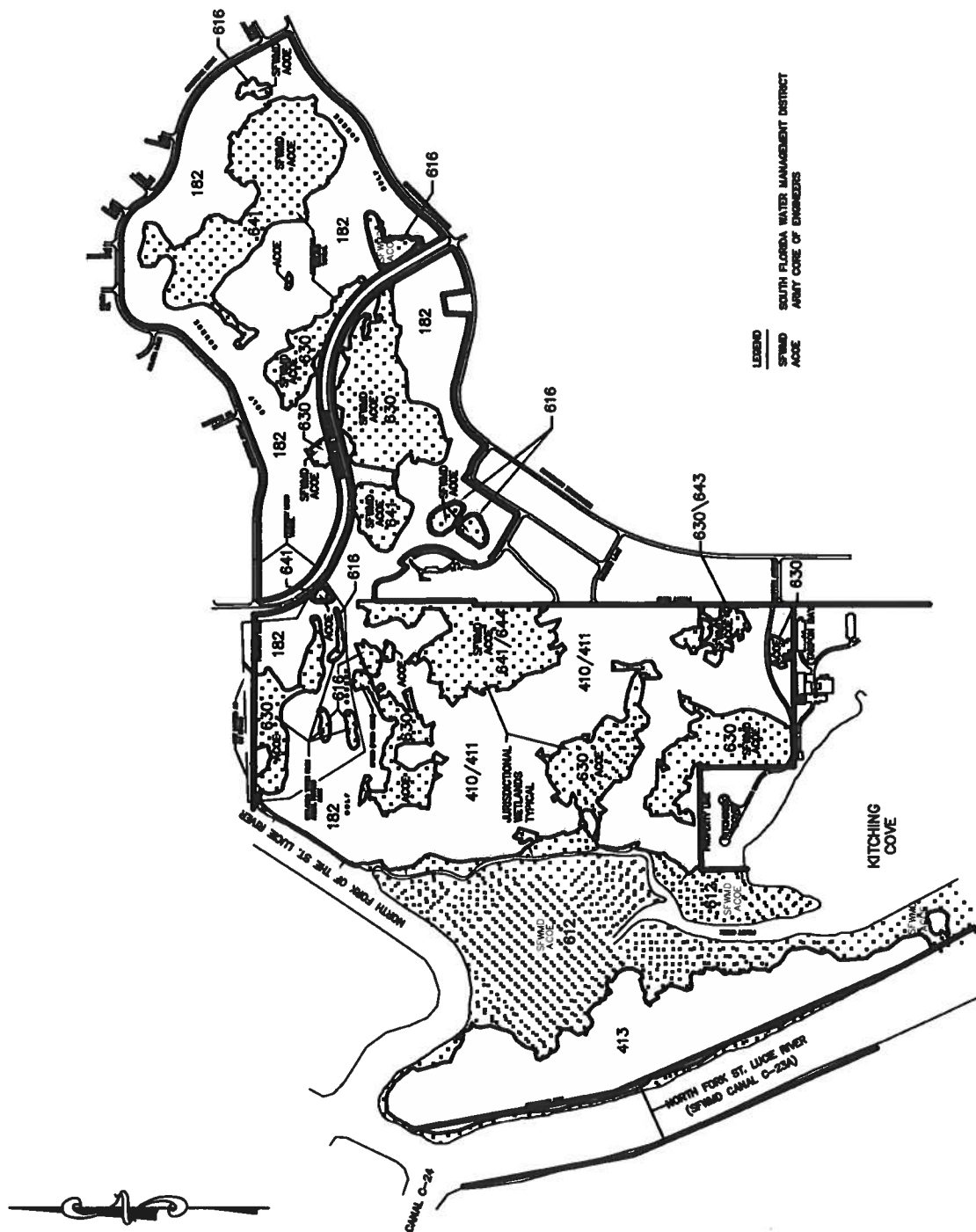
**TESORO PRESERVE P.U.D.**  
**VEGETATION ASSOCIATION MAP**  
 JOB NO: 04035      SCALE: N.T.S.  
 FILE: 04035EXH.DWG      DATE: 2-17-04

45



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**EXHIBIT 14**

**GT** **CULPEPPER & TERPENING, INC.**  
State of Florida Board of Professional Engineers Authorization No. 4286

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FORT PIERCE, FLORIDA 34981  
(772) 484-3537

**RIVELLA PRESERVE P.U.D.**

**VEGETATION ASSOCIATION MAP**

JOB NO: 04035

SCALE: N.T.S.

FILE: 04035EXH.DWG

DATE: 2-17-04

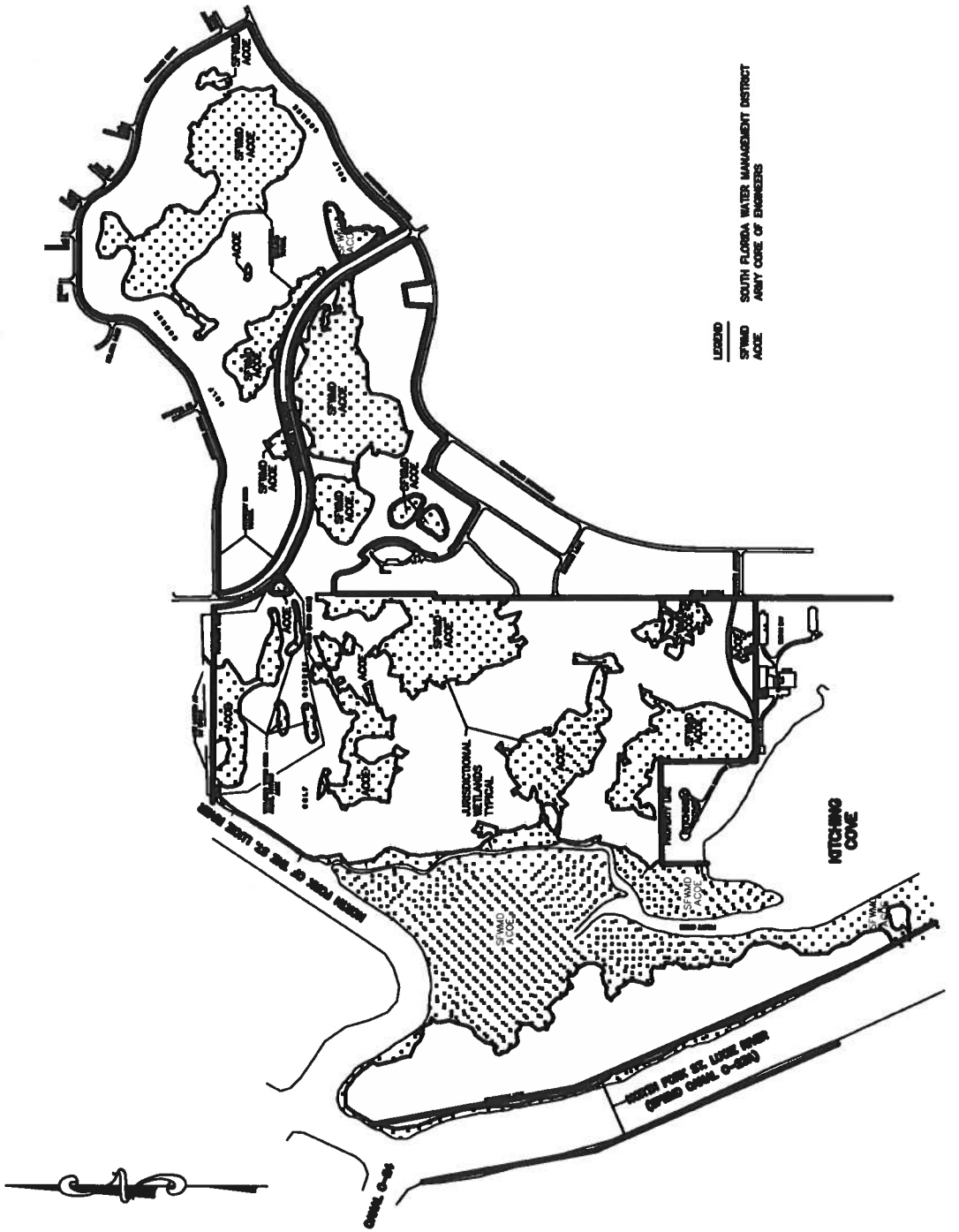
**RAVELLORIVELLA PUD**

Amendment #910 to an existing Planned Unit Development known as RavelloRivella

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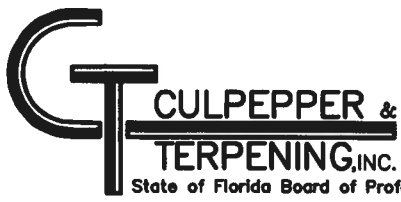
**EXHIBIT 15a  
PRELIMINARY SITE WETLANDS MAP**





LEGEND  
 SPRAWL ACCE  
 ACCE  
 SOUTH FLORIDA WATER MANAGEMENT DISTRICT  
 ARMY CORP OF ENGINEERS

**EXHIBIT 15**



CONSULTING ENGINEERS  
 &  
 LAND SURVEYORS  
 2980 SOUTH 25th STREET  
 FORT PIERCE, FLORIDA 34981  
 (772) 484-3537  
 State of Florida Board of Professional Engineers Authorization No. 4286

**RIVELLA PRESERVE P.U.D.**

**JURISDICTIONAL WETLAND MAP**

JOB NO: 04035	SCALE: N.T.S.
FILE: 04035EXH.DWG	DATE: 2-17-04

**RAVELLORIVELLA PUD**

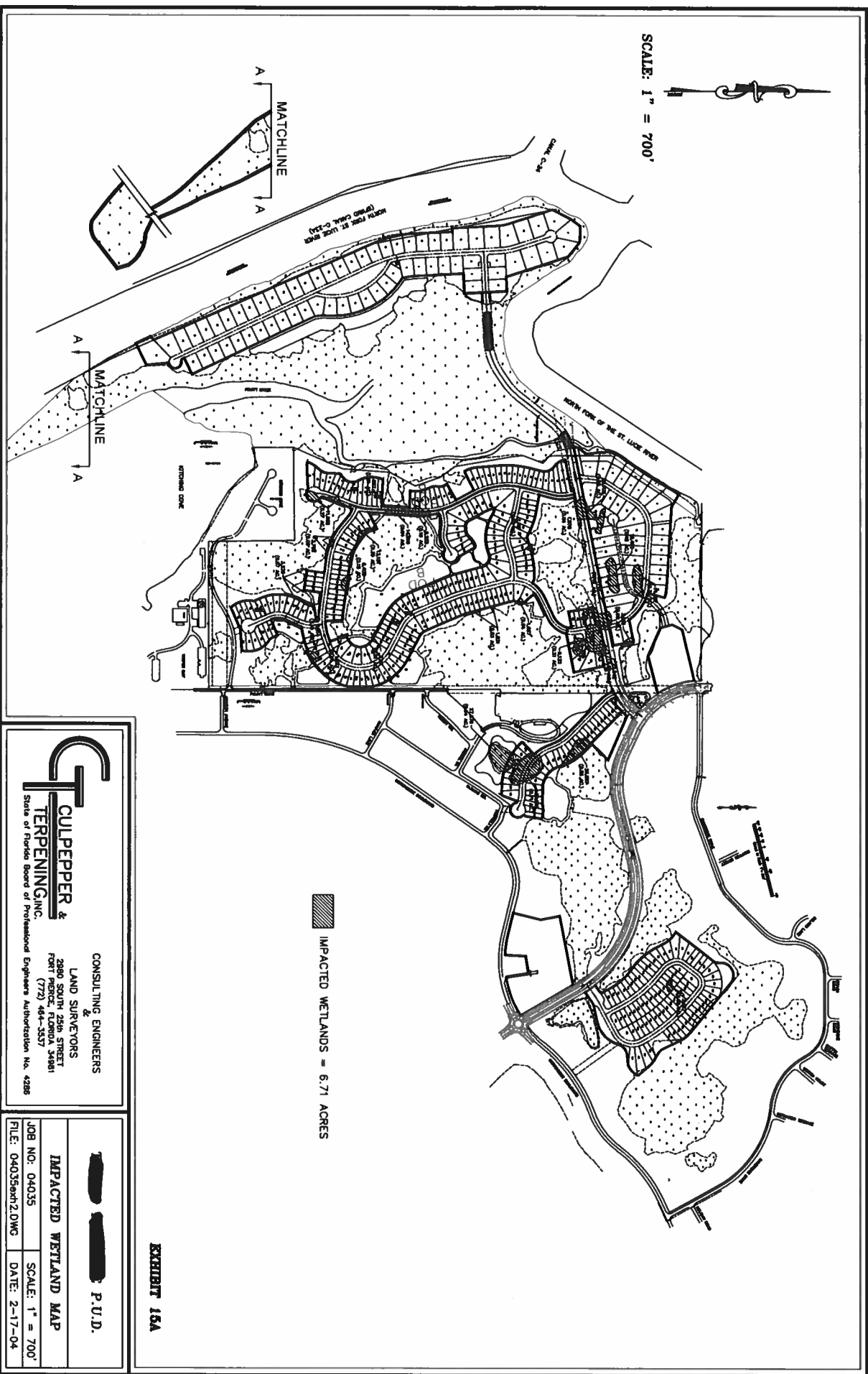
Amendment #910 to an existing Planned Unit Development known as RavelloRivella

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**EXHIBIT 15b  
IMPACTED WETLANDS MAP**



SCALE: 1" = 700'



**C** **T**  
**CULPEPPER & TERPENING, INC.**  
 CONSULTING ENGINEERS & LAND SURVEYORS  
 2880 SOUTH 25th STREET  
 FORT PIERCE, FLORIDA 34981  
 (772) 464-3537  
 State of Florida Board of Professional Engineers Authorization No. 4286

**P.U.D.**  
**IMPACTED WETLAND MAP**  
 JOB NO: 04035      SCALE: 1" = 700'  
 FILE: 04035enh2.DWG      DATE: 2-17-04

EXHIBIT 15A

**EXHIBIT 16**  
**LISTED SPECIES SURVEY**

**SEE EXHIBIT 20 INFRA**

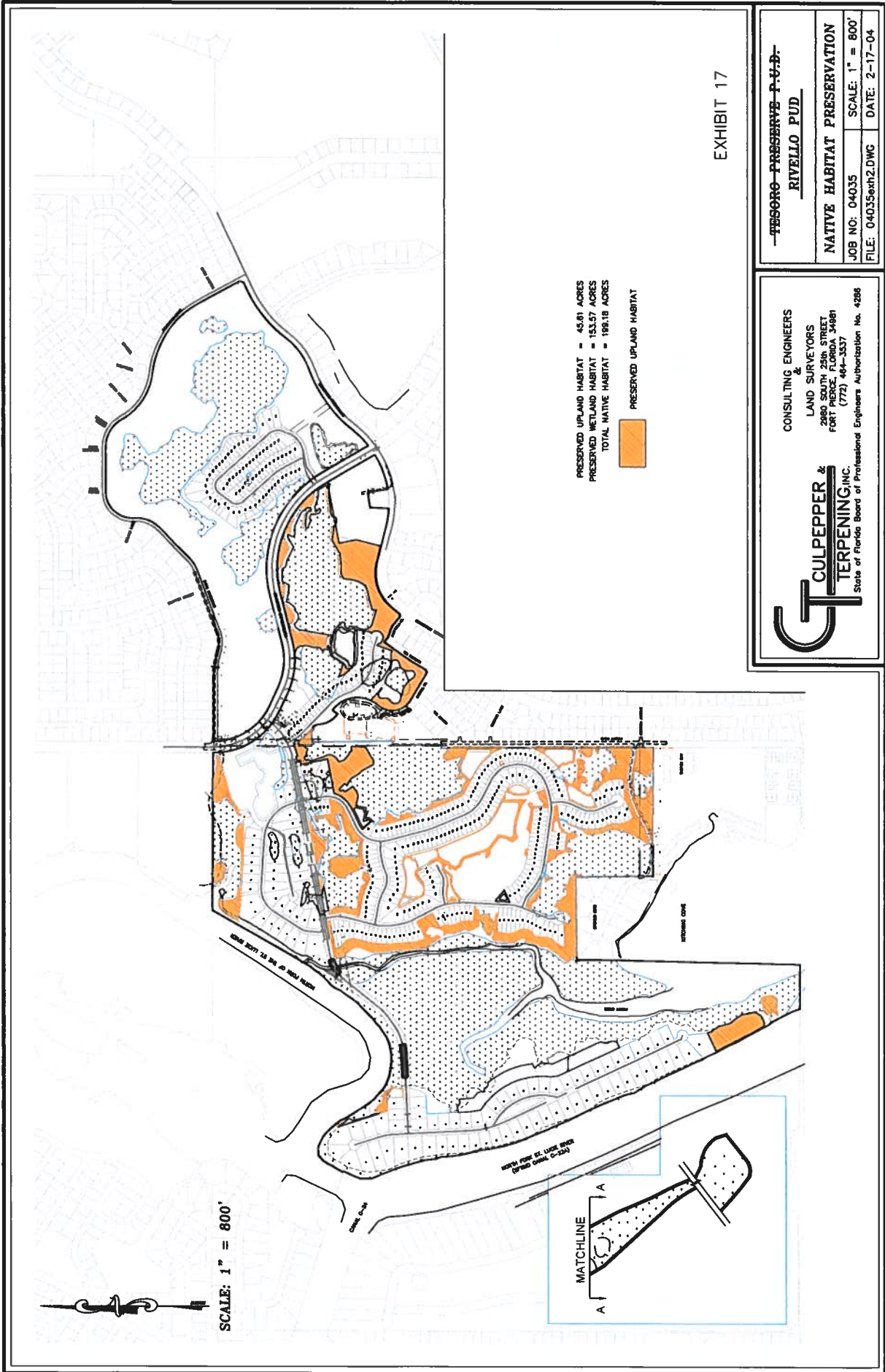


**RAVELLORIVELLA PUD**

Amendment #910 to an existing Planned Unit Development known as RavelloRivella

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**EXHIBIT 17  
NATIVE HABITAT PRESERVATION MAP**



SCALE: 1" = 800'

PRESERVED UPLAND HABITAT = 45.61 ACRES  
 PRESERVED WETLAND HABITAT = 153.57 ACRES  
 TOTAL NATIVE HABITAT = 199.18 ACRES  
 PRESERVED UPLAND HABITAT

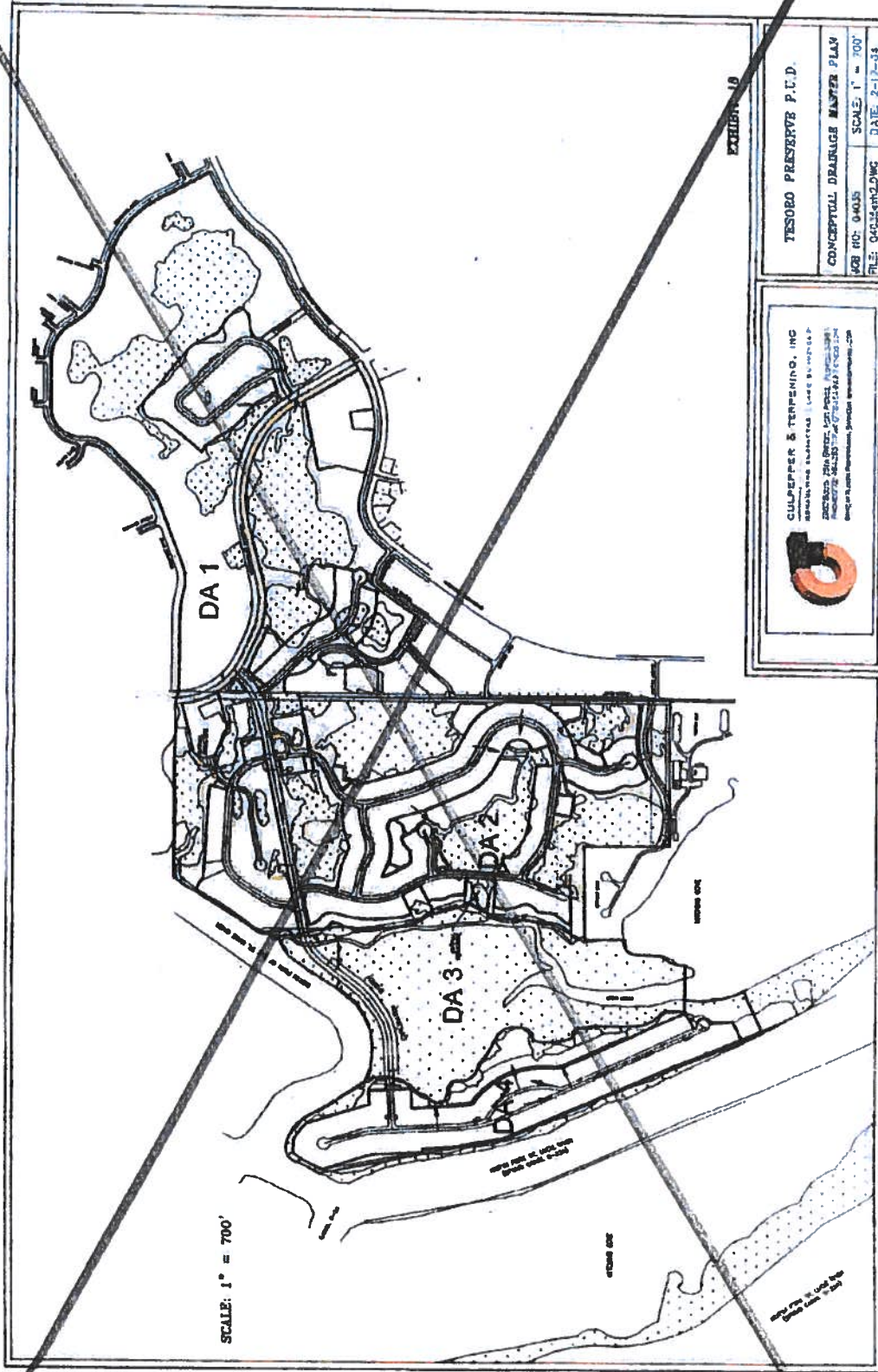
EXHIBIT 17

~~TRISORO PRESERVE F-0-B-~~  
 RIVELLO PUD  
 NATIVE HABITAT PRESERVATION  
 JOB NO: 04035 SCALE: 1" = 800'  
 FILE: 04035exh2.DWG DATE: 2-17-04

**GT** CULPEPPER & TERPENING, INC.  
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 2880 SOUTH 25th STREET  
 FORT PIERCE, FLORIDA 34981  
 (772) 464-3337  
 State of Florida Board of Professional Engineers Authorization No. 4286

**EXHIBIT 18**  
**LANDSCAPE STANDARDS**  
**CONCEPTUAL DRAINAGE MASTER PLAN**

**RAVELLO PUD**  
 Amendment to an existing Planned Unit Development known as Ravello





SCALE: 1" = 800'



CONSULTING ENGINEERS  
&  
LAND SURVEYORS  
2880 SOUTH 25th STREET  
FORT PIERCE, FLORIDA 34981  
(772) 484-3537

P.U.D.

CONCEPTUAL DRAINAGE PLAN.

JOB NO: 04035 SCALE: 1" = 800'

FILE: 04035exh2.DWG DATE: 2-17-04

**RAVELLORIVELLA PUD**

Amendment #910 to an existing Planned Unit Development known as RavelloRivella

---

**EXHIBIT 19  
PROJECT PERMITS**

**Copies of all issued project permits  
and compliance notices will be  
provided upon request**

**RAVELLORIVELLA PUD**

Amendment #910 to an existing Planned Unit Development known as RavelloRivella

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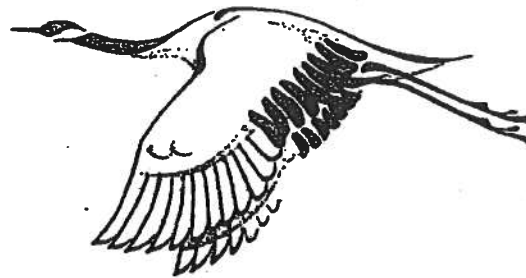
**EXHIBIT 20  
NATURAL RESOURCES  
MANAGEMENT PLAN**

**TESORO PRESERVE  
PROJECT SITE**

**St. Lucie County, Florida**

**Natural Resource Protection Plan**

**April 2004**



***Prepared for:***  
**The Ginn Company**  
**3228 SW Martin Downs Boulevard**  
**Suite 5**  
**Palm City, FL 34990**

***Prepared by:***  
**R.L. Weigt**  
**Environmental Consultants, Inc.**  
**8985 S.E. Bridge Road**  
**Suite A**  
**Hobe Sound, FL 33455**  
**(772) 546-6255**  
**FAX (772) 546-2316**  
**E-Mail: rlw1@adelphia.net**



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RLW #03-017.06

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7 April 2004



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RLW #03-017.06

-ii-

7 April 2004



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**TESORO PRESERVE  
NATURAL RESOURCE PROTECTION PLAN**

**City of Port St. Lucie,  
St. Lucie County, Florida**

The following Natural Resource Protection Plan has been prepared by R.L. Weigt Environmental Consultants, Inc. and is being provided to the City of Port St. Lucie in order to satisfy the requirements set forth in Chapter 157 of the City of Port St. Lucie Natural Resources Protection Plan for the Tesoro Preserve project site.

RLW #03-017.06

Page 1 of 19

7 April 2004



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## 1.00 INTRODUCTION

The Tesoro Preserve project site consists of approximately 341 acres of land located south of River Point Drive, south and west of Westmoreland Boulevard, and east of the North Fork of the St. Lucie River (NFSLR) (Figures 1 and 2 of 8). The site is located in Sections 14 and 15, Township 37S, Range 40E, City of Port St. Lucie, St. Lucie County, Florida.

R.L. Weigt Environmental Consultants, Inc. (RLW) has been retained by the Applicant to prepare this Natural Resource Protection Plan (NRPP) for the proposed on-site upland and wetland preserve areas. The following addresses delineation of the preserve areas, prohibited activities, and monitoring and maintenance plans for the proposed preserve areas.

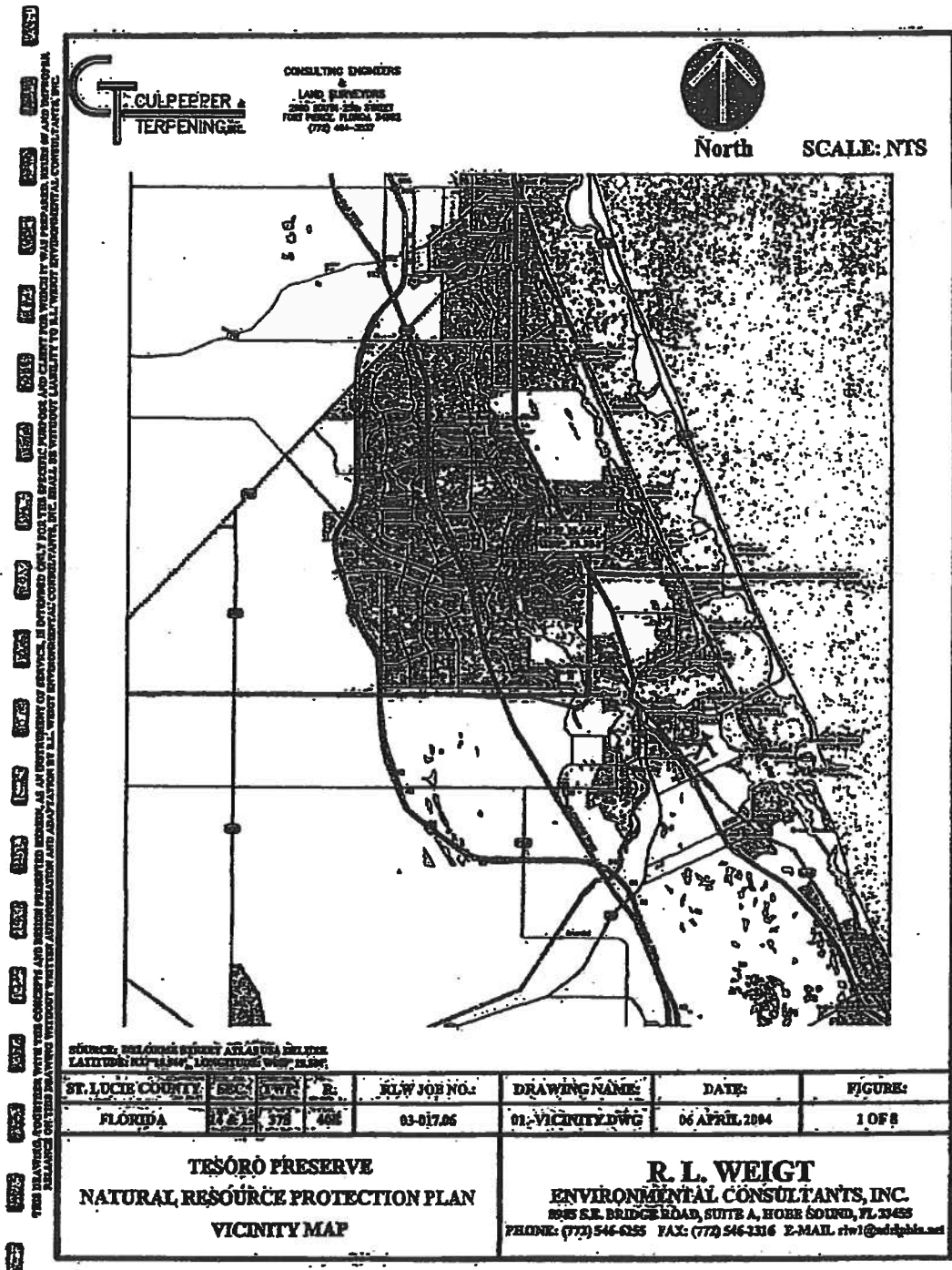
## 2.00 EXISTING SITE VEGETATION

Existing native communities located within the Tesoro Preserve project site includes pine flatwoods, sand pine scrub, and mangrove estuary. Vegetation species of each native upland community have been described in the Environmental Assessment Report (EA) prepared for the Tesoro Preserve project and; therefore, not included herein.

## 3.00 DELINEATION OF PRESERVE AREAS

For the purposes of this NRPP, Preserve Areas shall be defined as Preserve Areas, as shown on the Master Site Plan for Tesoro Preserve prepared by Culpepper & Terpening, Inc. (C&T) (Figure 3 of 8). A total of 45.61 acres of native upland habitat, and 153.57 acres of wetland habitat are slated to be preserved on-site. A total of 199.18 acres (58.41%) of native upland and wetland habitat will be preserved in their natural state.





**CULPEPPER & TERPENING**

CONSULTING ENGINEERS  
 &  
 LAND SURVEYORS  
 2800 SOUTH 25th STREET  
 FORT PIERCE, FLORIDA 34942  
 (772) 464-3222



North SCALE: NTS

SOURCE: BELLINGER COUNTY AERIAL USA 2004  
 LATITUDE: 28° 04' 00" N LONGITUDE: 80° 05' 00" W

ST. LUCIE COUNTY	SEC.	TWP.	R.	RLW JOB NO.	DRAWING NAME	DATE	FIGURE
FLORIDA	12	37	40E	03-017.06	01-VICINITY DWG	06 APRIL 2004	1 OF 8


**TESORO PRESERVE**  
**NATURAL RESOURCE PROTECTION PLAN**  
**VICINITY MAP**

**R. L. WEIGT**  
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**TERPENING INC.**

CONSULTING ENGINEERS  
 &  
 LAND SURVEYORS  
 2820 SOUTH 23rd STREET  
 FORT WORTH, FLORIDA 34082  
 (772) 454-3537



North

SCALE: NTS



SOURCE: U.S. GEOLOGICAL SURVEY ATLAS OF THE UNITED STATES  
 LATITUDE: 28° 15' N LONGITUDE: 81° 37' W

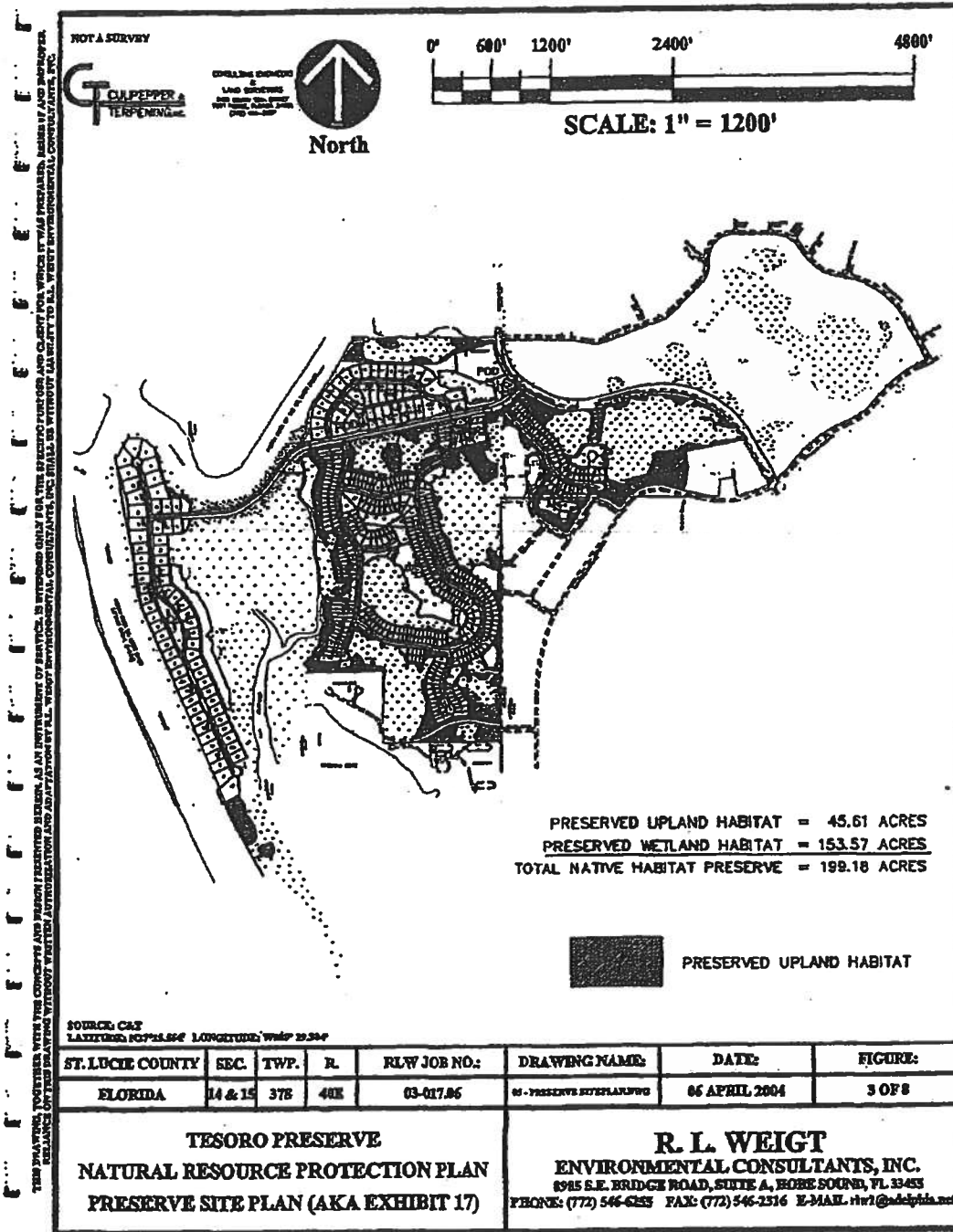
ST. LOUIS COUNTY	SEC	TWP	R.	BLW JOB NO.:	DRAWING NAME:	DATE:	FIGURE:
FLORIDA	14	15	37S	03-617.06	02- LOCATION.DWG	06 APRIL 2004	1 OF 8

**TESORO PRESERVE**  
**NATURAL RESOURCE PROTECTION PLAN**  
**LOCATION MAP**

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 PHONE: (772) 546-6255 FAX: (772) 546-1316 EMAIL: rlw1@rlwpln.com



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#### 4.00 SURVEY REQUIREMENTS

All Preserve Areas shall be surveyed and staked based on the approved Master Site Plan for the Tesoro Preserve project. No plant material shall be removed from the Preserve Areas to facilitate surveying, fencing or soil boring sampling without prior permission from the City of Port St. Lucie Environmental Resources Division.

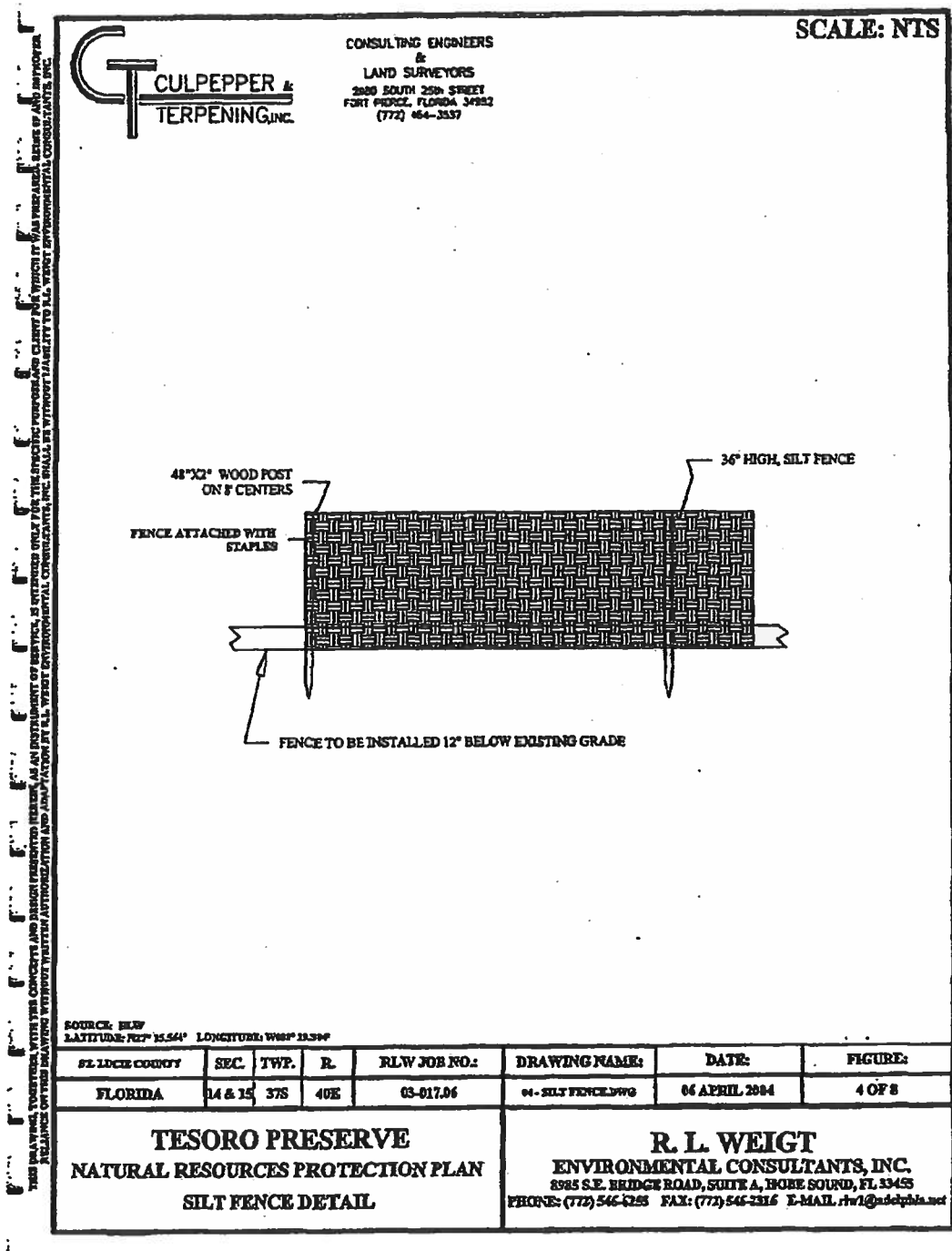
#### 4.01 Barricading Requirements

The developer will ensure that all Preserve Areas are protected with physical barriers during all clearing and construction activities in accordance with the following guidelines.

- a) Barricades (not including turbidity screens) will be high-visibility orange safety fence with a final height of at least 4 feet above the ground. Barricades shall not be attached to vegetation (Figures 4 and 5 of 8).
- b) All barricades and turbidity screens will be upright and maintained intact for the duration of construction (Figure 6 of 8).
- c) Where areas are proposed for clearing (i.e. building envelope, utilities, drainage, road right-of-way, etc.) the bright orange barricades must be offset at least 10 feet outside the Preserve Area or placed at the dripline of the canopy trees, whichever is greater.
- d) All native vegetation (not slated for removal as part of the development plans) shall be retained in their undisturbed state and will be barricaded at or outside the dripline of the trees.
- e) Cut or fill will meet existing grade without encroaching into Preserve Areas.
- f) In the event that any protective barricades are removed or altered and land clearing or construction work is being conducted on-site, all work at the site will be stopped until the barriers are restored and any necessary corrective actions taken to repair or replanting of any vegetation removed or damaged as a result of encroachments.







THESE DRAWINGS, TOGETHER WITH THE CONTRACT AND DESIGN INSTRUMENTS HEREON, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSES AND CLIENT FOR WHICH IT WAS PREPARED. BEFORE BEING REPRODUCED OR USED FOR ANY OTHER PROJECT, THE USER SHALL OBTAIN THE WRITTEN PERMISSION OF R.L. WEIGT ENVIRONMENTAL CONSULTANTS, INC. NO LIABILITY SHALL BE ASSUMED BY R.L. WEIGT ENVIRONMENTAL CONSULTANTS, INC. FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS.

SOURCE: BLM  
 LATITUDE: 28° 15.64' LONGITUDE: 80° 13.30'

FLORIDA COUNTY	SEC.	TWP.	R.	RLW JOB NO.:	DRAWING NAME:	DATE:	FIGURE:
FLORIDA	14 & 15	37S	40E	03-017.06	04 - SILT FENCE.DWG	04 APRIL 2004	4 OF 8

**TESORO PRESERVE**  
 NATURAL RESOURCES PROTECTION PLAN  
 SILT FENCE DETAIL

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 PHONE: (772) 546-5255 FAX: (772) 546-5316 E-MAIL: rlw1@adelphia.net



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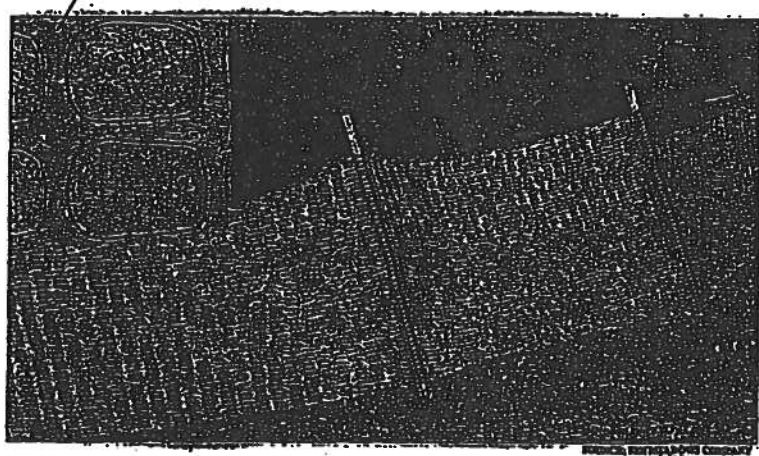
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**CULPEPPER &**  
**TERPENING, INC.**

CONSULTING ENGINEERS  
 &  
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 FORT PIERCE, FLORIDA 34982  
 (772) 484-2537

NOT TO SCALE

LIGHTWEIGHT POLYPROPYLENE  
 ORANGE FENCE (MAX. VISIBILITY)



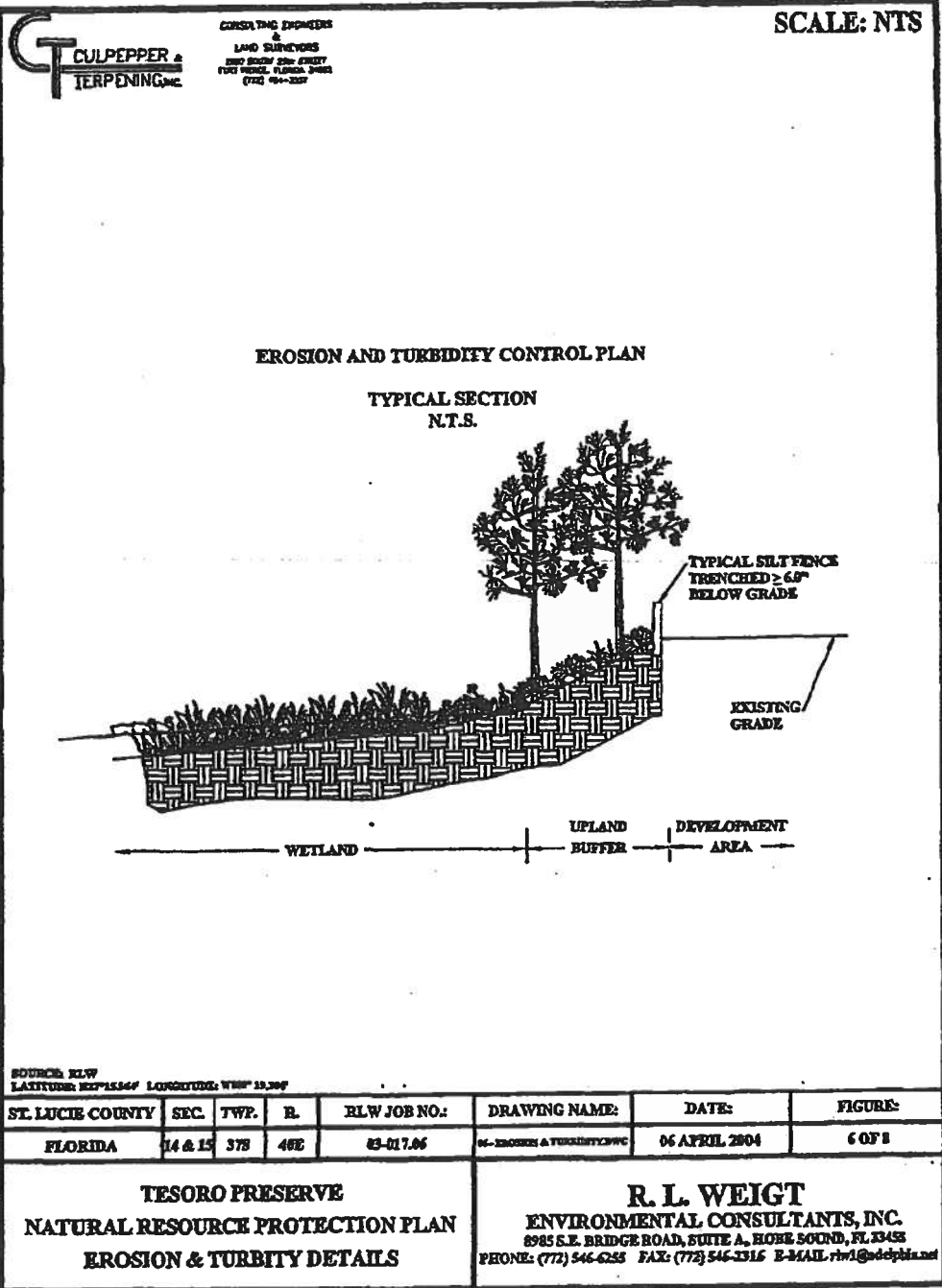
HIGH VISIBILITY DAY-GLO FENCE  
 (48" HEIGHT, POST EVERY 10 FEET)

ST. LUCIE COUNTY							
FLORIDA	SEC. 14	TWP. 37S	R. 10E	PLN JOB NO.: 03-017.06	DRAWING NAME: 03 - DAY GLOW DWG	DATE: 06 APRIL 2004	FIGURE: 5 OF 9
TESORO PRESERVE NATURAL RESOURCE PROTECTION PLAN DAY GLOW FENCING DETAIL					R. L. WEIGT ENVIRONMENTAL CONSULTANTS, INC. 8345 S.E. BRIDGE ROAD, SUITE A, BONE SOUND, FL 33433 PHONE: (772) 546-6255 FAX: (772) 546-2316 E-MAIL: rtw1@mlcplha.net		



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- g) Preserve areas will be posted with signs marked "Preserve Area" (Figure 7 of 8).

#### 4.02 Prohibited Activities

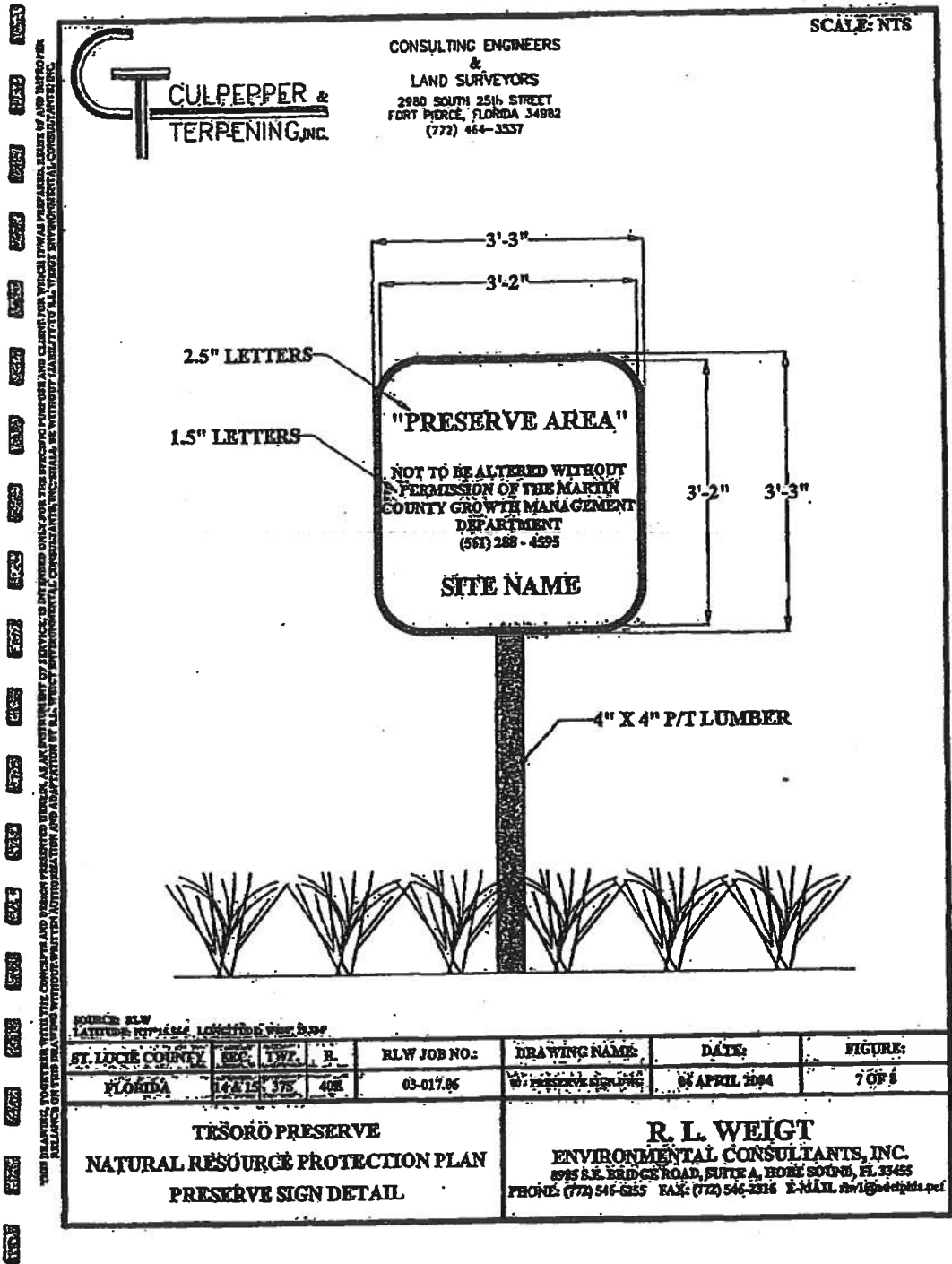
Prohibited activities in the Preserve Areas or easements within Preserve Areas include, but are not limited to: construction or placing of building materials on or above the ground; dumping or placing soil or other substances such as garbage, trash, and cuttings; removal or destruction of native trees, shrubs or other native vegetation; excavation, dredging or removal of soil materials; diking or fencing; vehicular traffic including recreational vehicle and off road vehicle use; permanent irrigation, trimming, pruning, or fertilization; and any other activities detrimental to drainage, flood control, water conservation, erosion control or fish and wildlife conservation and preservation.

No hazardous material other than fuel for refueling on-site heavy equipment will be stored on-site during the construction phases. On-site fuel tanks will not be located within 25 feet of any Preserve Area and shall be removed upon completion of construction work. Development activities, such as the construction of building pads for associated structures, swales, or culverts for surface water management will not alter the hydrology of adjacent preserve areas. Nor should any activities increase non-point source pollution in the preserves.

#### 5.00 RESTORATION & MAINTENANCE ACTIVITIES

Except for approved restoration and maintenance activities, Preserve Areas will be left undisturbed. All maintenance of Preserve Areas will be in accordance with this NRPP. Maintenance and management activities will be performed by or under the supervision of a qualified environmental professional. The following activities shall be allowed within the Preserve Areas with prior written approval from the City of Port St. Lucie.





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LAND SURVEYORS  
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FORT PIERCE, FLORIDA 34902  
(772) 461-3537

SCALE: NTS

G.T. CULPPER & TERPENING, INC.

**SOURCE: RLW**  
 LAST REVISED: 03/17/06  
 LAST REVISION: 03/17/06

ST. LUCIE COUNTY	SEC.	TWP.	R.	RLW JOB NO.:	DRAWING NAME:	DATE:	FIGURE:
FLORIDA	10 & 15	37E	40E	03-017.06	GS-GT FENCE DWG	06 APRIL 2004	8 OF 8

TESORO PRESERVE  
 NATURAL RESOURCE PROTECTION PLAN  
 GOPHER TORTOISE FENCING DETAIL

R. L. WEIGT

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 6945 S.E. BRIDGE ROAD, SUITE A, BOKE SOUND, FL 33445  
 PHONE: (772) 546-6255 FAX: (772) 546-2316 E-MAIL: rlw@rlwenv.com



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- a) Exotic plant removal
- b) Re-vegetation - planting native vegetation, as necessary
- c) Removal of dead, diseased, or safety hazard plant material

#### 5.01 Exotic Species

Exotic vegetation in Preserve Areas shall be removed by the least ecologically damaging method available. Such methods include hand pulling, hand spading, chain saw and/or treatment with an appropriate herbicide. No debris, such as plant clippings or wood scraps, shall be allowed in the Preserve Areas. All exotic species will be removed within six to nine months of receipt of the first Building Permit. Exotic and invasive species will continually be eradicated in perpetuity, as required.

#### 5.02 Re-vegetation

Any re-vegetation which might be necessary as a result of exotic vegetation removal or site construction activities shall consist of native plant species indicative of the existing plant communities. This will ensure that the Preserve Areas maintain indigenous plant associations. Species specific re-vegetation plans shall be submitted to the City of Port St. Lucie for approval prior to implementation.

#### 5.03 Removal of Plant Material

No native plant material shall be removed from the Preserve Areas. Dead or diseased plant material may be removed only upon a written finding by the City of Port St. Lucie that the material creates a safety hazard to buildings within the fall zone of the material or the material does not add to the continued health of the Preserve Area. Re-vegetation may be required for any removed plant material and will be approved by the City of Port St. Lucie prior to planting.





**6.00 MISCELLANEOUS PROVISIONS AND RESTRICTIONS**

**6.01 Dust**

During construction, dust annoyance to adjacent property owners and Preserve areas shall be eliminated via application of water or other approved means.

**6.02 Noise**

Noise resulting from project site construction shall not exceed the noise levels and other requirements stated in St. Lucie County Ordinances.

**6.03 Periodic Cleanup/Basic Site Restoration**

During construction, all accumulated debris and cleared vegetation will be removed from the project site on a regular basis, and as ordered by the Environmental Consultant and/or Project Engineer. NO construction debris or cleared vegetation shall be moved or stored within the on-site Preserve Areas.

**6.04 Water Quality**

Turbidity curtains and erosion control structures (Figure 6 of 8) will be installed around all Preserve Areas to prevent siltation and encroachment of turbid waters. All turbidity curtains and erosion control structures installed will be inspected by the Engineer and the Environmental Consultant prior to construction activities.



#### 6.05 Chemical, Fuel, and Other Hazardous Materials

All chemicals, fuel, and other hazardous materials used on-site during construction activities, whether herbicide, pesticide, solvent, or reactant of other classification, will be required to have Environmental Protection Agency (EPA) or Housing and Urban Development (HUD) approval. The handling, use, storage, and disposal of such materials, containers, or residues shall be in strict conformance with the manufacturer and or supplier's instructions. NO chemicals, fuel, or other hazardous materials will be stored within the Preserve Areas. A hazardous substance cleanup kit will be kept on-site during construction activities. NO chemicals, fuel, or other hazardous materials will be stored within twenty-five (25) feet of a preserve area.

#### 6.06 Construction Equipment

NO heavy equipment or construction equipment shall be stored, cleaned, repaired, or fueled in or within twenty-five (25) feet of a Preserve Area.

#### 7.00 MONITORING AND MAINTENANCE PLAN

The proposed Preserve Areas of the Tesoro Preserve project site will be monitored semiannually for a five (5) year period. A time-zero monitoring report will be completed prior to construction. Monitoring will be conducted semiannually and semiannual reports, documenting the results of the monitoring iterations, will be prepared to document the progress of the Preserve Areas located on-site. The reports will include vegetation analysis, wildlife utilization, panoramic photographs, and conclusions of the annual monitoring iterations. Monitoring will be conducted in accordance with the Specific Conditions of the South Florida Water Management District (SFWMD) permit:



#### 7.01 Monitoring Reports

Annual monitoring reports, depicting results of each of the annual monitoring iterations, will be submitted to the City of Port St. Lucie Environmental Resource Division. The baseline report will be submitted within thirty (30) days of permit issuance with reports semiannually thereafter.

Semiannual reports will be submitted within thirty (30) days of sampling the Preserve Areas. The monitoring reports will contain, but are not limited to, the following data:

- results of the semiannual vegetation surveys;
- results of the semiannual wildlife surveys;
- semiannual panoramic and quadrat photographs;
- results of the semiannual fish and macroinvertebrate sampling;
- hydrology; and
- discussion of project issues related to vegetation, hydrology, exotic species and permit compliance, according to City of Port St. Lucie permit conditions.

#### 8.00 EXOTIC PLANT SPECIES

Exotic and nuisance plant species will be removed, in perpetuity, within the proposed Preserve Areas. Exotic species currently located within the Tesoro Preserve property will be removed from site. Other exotic and nuisance species will be treated with an approved herbicide



(i.e., Rodeo) or pulled by-hand. Exotic maintenance will be performed on an as needed basis, depending on the existing conditions during each semiannual monitoring iteration.

The proposed Preserve Areas will be maintained at < 5% of listed Category I exotic and nuisance vegetation as defined by the Exotic Pest Plant Council (Table 1). Maintenance will be conducted in perpetuity and run with the land.

#### 9.00 LISTED SPECIES

The Tesoro Preserve will be managed for the gopher tortoise (*Gopherus polyphemus*). All gopher tortoises will be relocated to an on-site gopher tortoise preserve area. The upland preserve areas will be fenced (Figure 8 of 8) according to Florida Fish and Wildlife Conservation Commission (FFWCC) guidelines to ensure the protection of this species. The majority of gopher tortoises on-site tested positive for upper respiratory tract disease (URTD) and will be protected on-site according to FFWCC guidelines. A total of one-hundred sixty-two (162) gopher tortoise burrows were located by biologists during the gopher tortoise and commensal species survey. One-hundred twenty-six (126) burrows were active and thirty-six (36) burrows were inactive. Biologists of RLW recorded the approximate GPS coordinates of the burrow located on-site using a hand-held GPS unit. The gopher tortoise population for the project site was estimated using the following FFWCC formula:

$$\text{Est. \# gopher tortoises} = \# \text{ active burrows} + \# \text{ inactive burrows} \times 0.614$$

The 0.614 factor in the equation is based on data collected and evaluated by the FFWCC, and is specific for the South Florida area. The estimated gopher tortoise population for the project site is ninety-nine (99). The upland preserve area consists of 45.61 acres, which will allow a carrying capacity of one-hundred thirty-six (136) gopher tortoises. Since the project site is yielding approximately 99 gopher tortoises, the upland preserve is of sufficient size to assure the continued health of the population.



**Table 1. Florida Exotic Pest Plant Council's Category I Invasive Exotic Species (2003).**

<u>Scientific Name</u>	<u>Common Name</u>
<i>Abrus precatorius</i>	rosary pea
<i>Acacia catechu</i>	carleaf acacia
<i>Albizia julibrissin</i>	mimosa, silk tree
<i>Albizia lebbek</i>	woman's tongue
<i>Ardisia crenata</i>	coral ardisia
(= <i>Ardisia crenulata</i> )	
<i>Ardisia elliptica</i>	shoebuttan ardisia
<i>Ardisia humilis</i>	shoebuttan ardisia
<i>Asparagus densiflorus</i>	Asparagus fern
<i>Bauhinia variegata</i>	Orchid tree
<i>Bischofia javanica</i>	bischofia
<i>Calophyllum antillanum</i>	santa maria (names "mast wood", "Alexandrian laurel" used in cultivation)
(= <i>Calophyllum calaba</i> ;	
<i>Calophyllum inophyllum</i> , misapplied)	
<i>Casuarina equisetifolia</i>	Australian pine
<i>Casuarina glauca</i>	suckering Australian pine
<i>Cinnamomum camphora</i>	camphor-tree
<i>Colocasia esculenta</i>	wild taro
<i>Colubrina asiatica</i>	leather leaf
<i>Cupaniopsis anacardioides</i>	carrotwood
<i>Dioscorea alata</i>	winged yam
<i>Dioscorea bulbifera</i>	air potato
<i>Eichornia crassipes</i>	water hyacinth
<i>Eugenia uniflora</i>	Surinam cherry
<i>Ficus microcarpa</i>	laurel fig
(= <i>Ficus nitida</i> ;	
<i>Ficus reusa</i> var. <i>nitida</i> misapplied)	
<i>Hydrilla verticillata</i>	hydrilla
<i>Hygrophila polysperma</i>	green hygro
<i>Hymenachne amplexicaulis</i>	West Indian marsh grass
<i>Imperata cylindrica</i>	cogon grass
(= <i>Imperata brasiliensis</i> misapplied)	
<i>Ipomoea aquatica</i>	waterspinach
<i>Jasminum dichotomum</i>	Gold Coast jasmine
<i>Jasminum sundnerense</i>	Brazilian jasmine
<i>Lantana camara</i>	lantana, shrub verbena
<i>Ligustrum lucidum</i>	glossy privet
<i>Ligustrum sinense</i>	Chinese privet, hedge privet
<i>Lonicera japonica</i>	Japanese honeysuckle
<i>Lygodium japonicum</i>	Japanese climbing fern
<i>Lygodium microphyllum</i>	Old World climbing fern
<i>Macfadyena unguis-cati</i>	cats claw vine
<i>Martiana zapota</i>	sapodilla
<i>Melaleuca quinquenervia</i>	melaleuca, paper bark
<i>Melia azadirach</i>	Chinaberry
<i>Mimosa pigra</i>	catclaw mimosa
<i>Nandina domestica</i>	nandina, heavenly bamboo
<i>Nephrolepis cordifolia</i>	sword fern
<i>Nephrolepis multiflora</i>	Asian sword fern

RLW #03-017.06

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7 April 2004



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Table 1. Continued.

<i>Neyraudia reynaudiana</i>	Burma reed, cane grass
<i>Paederia cruddasiana</i>	sewer vine, onion vine
<i>Paederia foetida</i>	skunk vine
<i>Paricou repens</i>	torpedo grass
<i>Pennisetum purpureum</i>	napier grass
<i>Pistia stratiotes</i>	water lettuce
<i>Psidium cattleianum</i>	strawberry guava
(= <i>Psidium littorale</i> )	
<i>Psidium guajava</i>	guava
<i>Pueraria montana</i>	kidz
(= <i>Pueraria lobata</i> )	
<i>Rhodomyrtus tomentosa</i>	dowry rose-myrtle
<i>Rhoeo spathacea</i>	oyster plant
(= <i>Rhoeo discolor</i> , <i>Tradescantia spathacea</i> )	
<i>Ruellia brittaniana</i>	Mexican petunia
<i>Sapum sebiferum</i>	popcorn tree, Chinese tallow tree
<i>Scaevola sericea</i>	scaevola, half-flower, beach naupaka
(= <i>Scaevola frutescens</i> , <i>Scaevola taccada</i> var. <i>sericea</i> )	
<i>Schefflera acinophylla</i>	schefflera, Queensland umbrella tree
(= <i>Brassia acinophylla</i> )	
<i>Schinus terebinthifolius</i>	Brazilian pepper
<i>Senna pendula</i>	climbing cassia, Christmas cassia, Christmas senna
(= <i>Cassia couteoides</i> )	
<i>Solanum tampicense</i>	wetland night shade, aquatic soda apple
(= <i>Solanum houstonii</i> )	
<i>Solanum viarum</i>	tropical soda apple
<i>Synedrella nodiflora</i>	Arrowhead vine
<i>Syntherisma cumini</i>	jambolan, Java plum
<i>Tectaria incisa</i>	incised halberd fern
<i>Thespesia populnea</i>	seaside mahoe
<i>Tradescantia fluminensis</i>	white-flowered wandering jew
<i>Tradescantia spathacea</i>	oyster plant
(= <i>Rhoeo spathacea</i> , <i>Rhoeo discolor</i> )	
<i>Urochloa mutica</i>	Para grass
(= <i>Brachiaria mutica</i> )	

Source: Florida Exotic Pest Plant Council, 2003 List of Invasive Species



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**RAVELLO PUD**

Amendment #7 to an existing Planned Unit Development known as Ravello (F/K/A Tesoro Preserve)

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**Last Page**



Underline is for addition  
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Base document is based on approved PUD amendment #5