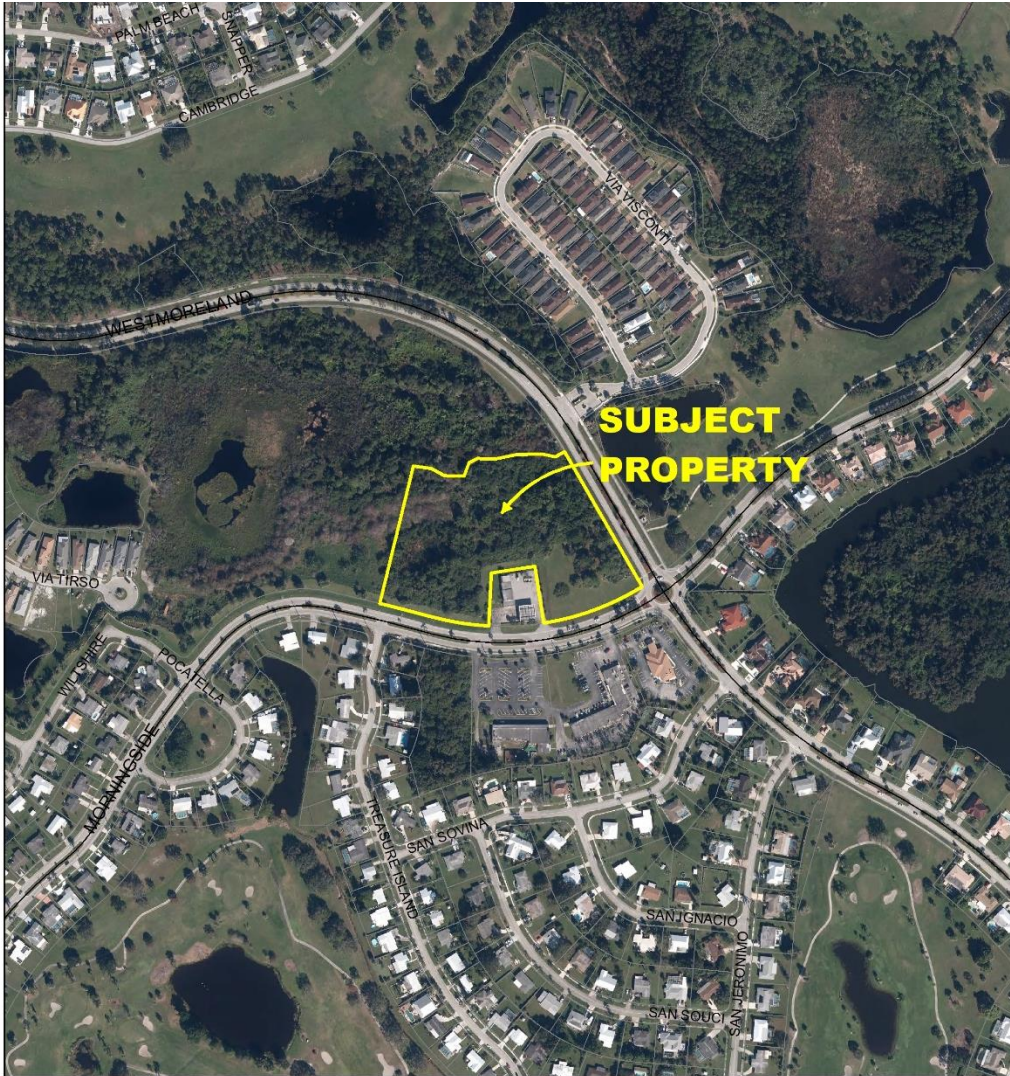


City of Port St. Lucie  
Small-Scale Comprehensive Plan Amendment  
P24-033



## SUMMARY

<b>Applicant's Request:</b>	A small-scale future land use map amendment to change the future land use on approximately seven (7) acres of property identified as Parcel I on the Ravello PUD concept plan from CG (Commercial General), CL (Commercial Limited) and RL (Low Density Residential) to I (Institutional)
<b>Applicant:</b>	Ryan Law Group, PLLC
<b>Property Owner(s):</b>	Rivella Development, LLC
<b>Location:</b>	The subject property is located on the north side of SE Morningside Blvd just west of the Morningside/ Westmoreland Blvd roundabout.
<b>Project Planner:</b>	Bridget Kean, AICP, Deputy Director

### **Project Description**

The City has received an application from Ryan Law Group, PLLC, acting as the agent for Rivella Development, LLC, owner, for a small-scale future land use map amendment for property within the Ravello PUD. The subject property is approximately seven (7) acres of land that is located on the northwest side of the Morningside and Westmoreland Boulevard roundabout and identified as Parcel I on the Ravello PUD concept plan. The proposal will amend the future land use for the seven acres from 4.9 acres of Commercial Limited (CL), 2.1 acres of Commercial General (CG), and .31 acres of Low Density Residential (RL) to the Institutional future land use classification. As set forth in the currently approved 9<sup>th</sup> Amendment to the Ravello PUD (OR 17-58), Parcel I is approved for a maximum of 150 units for an assisted living facility.

There is an associated application for the 10<sup>th</sup> amendment to the Ravello PUD (P24-070) to amend the PUD document and concept plan to reclassify the use for Parcel I from commercial use to institutional use for the previously approved 150 units for an assisted living facility. The proposed PUD amendment also removes Child Day care (including VPK) as a permitted use for Parcel I. It identifies that the 150 units for an assisted living facility can include up to 75 units can be used as independent living units and other miscellaneous changes to the PUD document.

### **Project Background**

The 9<sup>th</sup> Amendment to the Ravello PUD was approved on October 7, 2017, via Ordinance 17-58. Prior to the 9<sup>th</sup> Amendment to the Ravello PUD, Parcel I was approved for 65,900 square feet of commercial development and the permitted uses for Parcel I included: office, retail, restaurant, automobile and truck sales, hospital, nursing or convalescent home, and recreation amusement facility.

The 9<sup>th</sup> Amendment to the PUD removed all commercial entitlements and uses for Parcel I from the PUD and replaced these uses with a maximum of 150 units for an assisted living facility and Child Day Care (including VPK). The Ravello PUD prohibits the following uses on Parcel I: nursing home, convalescence home, substance abuse rehabilitation facility, community residential homes and group care homes.

When the 9<sup>th</sup> Amendment to the Ravello PUD was approved, it was determined that an assisted living facility on Parcel I was compatible with the property's underlying General Commercial (CG) and Commercial Limited (CL) future land use classifications. Policy 1.1.4.13 of the Future Land Use Element establishes the zoning districts that are compatible with the City's Future Land Use Classifications. The Limited Mixed Use Zoning District (LMD) is compatible with both the Limited Commercial (CL) and the General Commercial (CG) land use classifications. When the 9<sup>th</sup> Amendment to the Ravello PUD was approved in 2017, the LMD Zoning District allowed any permitted use in an Institutional Zoning District in

a LMD Zoning District. In 2021, the City amended its Zoning Code to remove the provision that stated that any permitted use in an Institutional Zoning District was permitted in a LMD Zoning District (OR 21-118). As a result, an institutional use such as an assisted living facility is not compatible with either the CG or the CL future land use classification. Parcel I in the Ravello PUD has a use and entitlements permitted by its zoning (150 unit assisted living facility) that are not compatible with the property's CL and CG future land uses.

To address this issue, the applicant has applied to amend the future land for the seven acre property identified as Parcel I on the Ravello PUD from commercial to institutional and to amend the Ravello PUD to designate Parcel I for institutional uses to be consistent with the permitted uses and entitlements in the PUD (150 unit assisted living facility). The remaining land uses within the Ravello PUD include 144 acres of Low Density Residential land use (RL), 5.9 acres of Open Space Preservation, and 216 acres of Open Space Recreation (OSR). The OSR acreage 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.

The Ravello PUD was first approved in 1996 and known as the Wilderness Shores PUD (P94-096). The name was changed to the River Point PUD with the first amendment (P00-017). The name was changed to Tesoro PUD with the 6<sup>th</sup> amendment in 2004 and to the Ravello PUD with the 8<sup>th</sup> amendment in 2013. The Ravello PUD is composed of approximately 426 acres. The Ravello PUD is approved for 440 residential units and a maximum of 150 units allowed for an assisted living facility.

#### **Planning and Zoning Board Action**

The Planning and Zoning Board held a public hearing on the application on May 7, 2024. The Planning and Zoning Board recommended approval by a 6 to 1 vote. At that time, the proposal was to amend the future land on the seven (7) acre subject property from 4.9 acres of Commercial Limited (CL), 2.1 acres of Commercial General (CG), and .31 acres of Low Density Residential (RL) to Medium Density Residential (RM)/Institutional (I). The Medium Density Residential (RM) was included in the application based the applicant's proposal to include up to 75 units of independent living within the previously approved 150 unit assisted living facility. Following the Planning and Zoning Board meeting, Planning staff reviewed the City's definition of an assisted living facility with the City Attorney's Office. Based on the definition, the Medium Density Residential (RM) land use is not needed and has been removed from the application.

Under Chapter 153, City of Port St. Lucie Code of Ordinances, an assisted living facility is defined as:

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

### **Public Notice Requirements**

Public notice was sent to owners within 750 feet; and the file was included in the advertisement for the May 7, 2024, Planning & Zoning Board.

### **Location and Site Information**

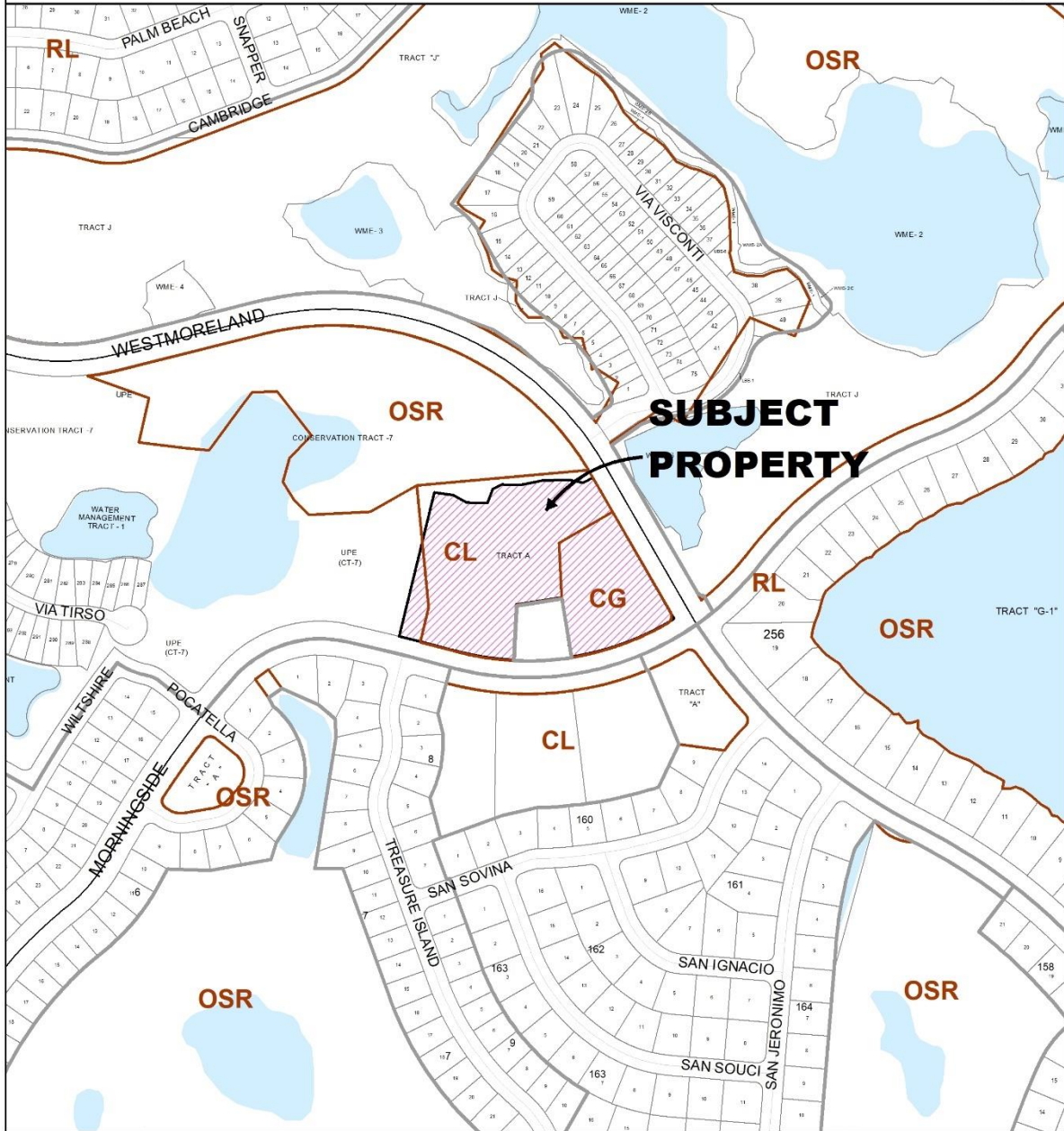
<b>Parcel Number:</b>	4414-601-0021-000-1
<b>Property Size:</b>	7.11 acres (309,712 sq. ft.)
<b>Legal Description:</b>	Tesoro Preserve Plat No. 4, Tract A
<b>Current "Future Land Use:"</b>	CG (Commercial General) and CL (Commercial Limited) and RL (Low Density Residential)
<b>Existing Zoning:</b>	Planned Unit Development (PUD)
<b>Existing Use:</b>	Vacant land
<b>Requested "Future Land Use:"</b>	Institutional (I)
<b>Proposed Use:</b>	Assisted Living Facility (Maximum of 150 units and up to 75 units can be used for independent living)

### **Surrounding Uses**

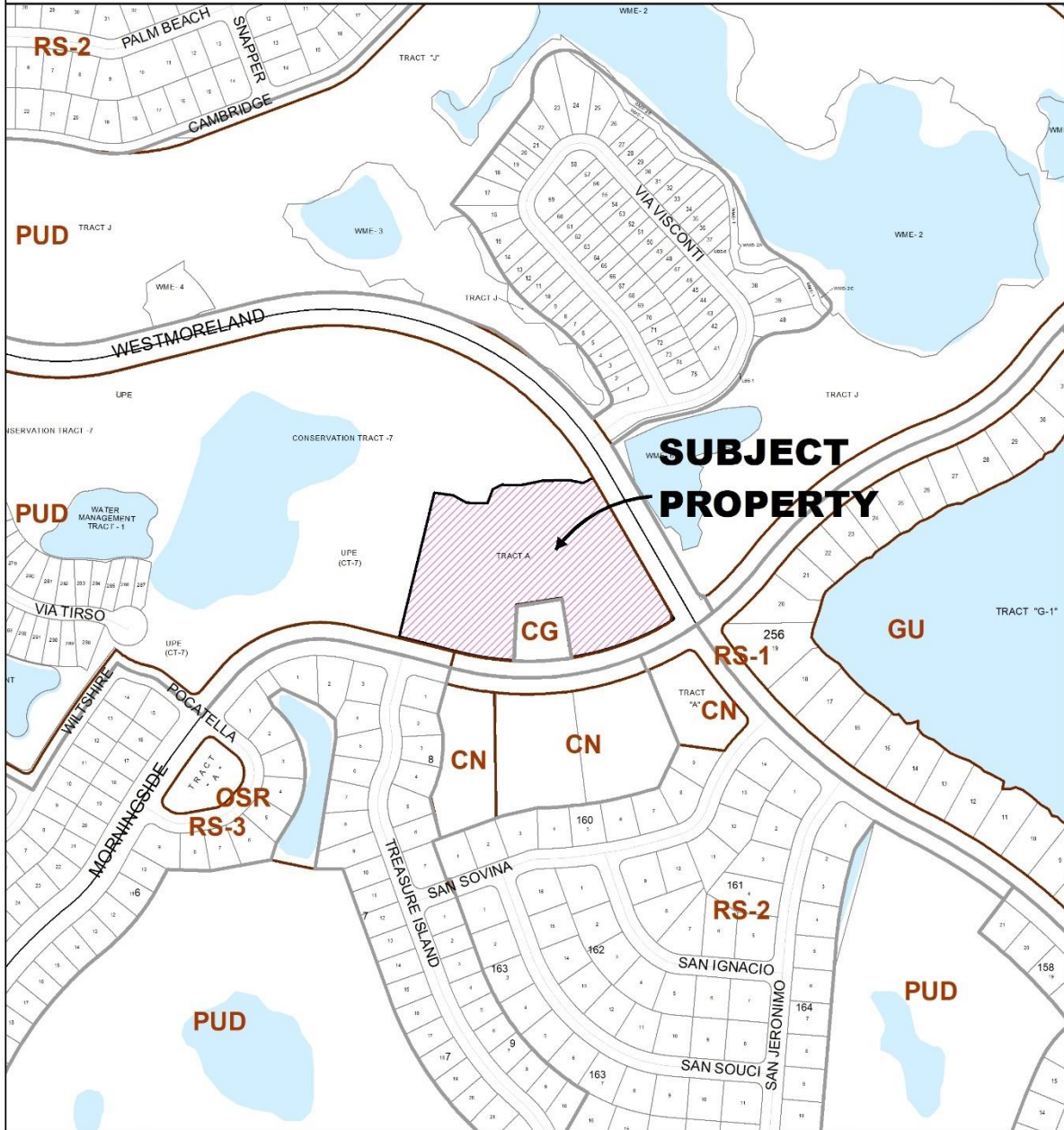
<b>Direction</b>	<b>Future Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>
North	Open Space Recreational (OSR)	Planned Unit Development (PUD)	Open Space
South	Commercial Limited (CL)	Commercial Neighborhood (CN)	Retail/Residential
East	Open Space Recreation (OSR)	Planned Unit Development (PUD)	Open Space / Residential
West	Low Density Residential (RL)	Planned Unit Development (PUD)	Open Space / Residential



# FUTURE LAND USE



# EXISTING ZONING



## COMPREHENSIVE PLAN REVIEW AND ANALYSIS

**Justification:** The proposed small-scale future land use amendment addresses an inconsistency between the subject property's primarily commercial future land use classifications and the permitted uses for Parcel I in the Ravello PUD. As set forth in the 9<sup>th</sup> Amendment to the Ravello PUD, Parcel I is approved for 150 units for an assisted living facility. The seven (7) acre Parcel I property has Commercial Limited (CL) land use for 4.9 acres, Commercial General (CG) land use for 2.1 acres, and Low Density Residential (RL) land use for .31 acres. Due to changes in City Code, an assisted living facility is no longer compatible with the CL and CG future land use classifications. The proposed amendment will change the future land use for the 7 acre Parcel I to the Institutional (I) future land use classification to be consistent with the permitted use for Parcel I (150 units Assisted Living Facility) in the Ravello PUD.

**Land Use Consistency:** Policy 1.1.4.4 identifies the Institutional Future Land Use Classification as designed to accommodate both public and private institutional sites such as schools, public buildings and libraries, government buildings and hospitals, child care, various group home categories as well as other uses defined in the zoning code.

**Policy 1.1.7.1:** Future Land Use Map Amendment will be reviewed based on consistency with the goals, objectives, and policies of all elements of the comprehensive plan and other considerations such as:

Criteria	Consistent with criteria (Y/N or N/A)
Satisfy a deficiency or mix of uses in the Plan map	Y
Accommodate projected population or economic growth	Y
Diversify the housing choices	N
Enhance or impede provision of services at adopted LOS Standards	N
Compatibility with abutting and nearby land uses	Y
Enhance or degrade environmental resources	N
Job creation within the targeted industry list	Y

### **Adequate Public Facilities Review (Objective 1.1.3):**

The project has been reviewed for consistency with the adopted level of service standards in the Comprehensive Plan and documented as follows:

**Potable Water/Sanitary Sewer:** With the change in the future land use designation from commercial to institutional, potable water demand is expected to decrease by 4,071 gallons per day (gpd) and wastewater demand by 3,459 gallons per day (gpd). This comparison considers the most intense proposed land use based on the existing and proposed land uses and the total building coverage permitted per use as show below:

Existing Future Land Use	Acreage	Max. Development	Level of Service	Projected Demand Potable Water (gpd)	Projected Demand Wastewater (85%)
CG/CL (parcel)	7	121,968 (40%)	125 gpd (per 1000 sq ft ft)	15,246	12,959
RL (parcel)	0.31	1 DU	115 gpd per capita	288	244
<b>Total Existing FLU</b>				<b>15,534</b>	<b>13,203</b>
Proposed Future Land Use	Acre	Maximum Coverage	Level of Service	Projected Demand Potable Water (gpd)	Projected Demand Wastewater (85%)
I (parcel)	7	95,527 (30%)	120 gpd per 1000 sq ft)	11,463	9,744
<b>Total Proposed FLU</b>				<b>-4,071 gpd</b>	<b>-3,459 gpd</b>

\* Based on 2.5 person (bed) per unit.

**Transportation:** The subject property is located within the Ravello PUD and identified as Parcel I on the Ravello PUD concept plan. The Ravello PUD establishes the entitlements permitted in the PUD for Parcel I. Per the Ravello PUD, Parcel I is approved for 150 units for an assisted living facility. The applicant has submitted a traffic study, prepared by Kimley-Horn and Associates, Inc. that compares the traffic generation associated with the existing future land uses and the proposed future land use based on the maximum amount of development that could occur on the property per the City's comprehensive plan. The trip generation for the existing future land uses is calculated for a one-story shopping center at a maximum of 40 percent building coverage for a total of 121,967 square feet and 1 single family residential dwelling unit. The trip generation for the proposed institutional use is calculated for a three-story assisted living facility based on a maximum of 30 percent building coverage for a total of 278,740 square feet. Based on these findings, the existing commercial and residential land uses would generate an estimated 5,038 average daily trips and 387 p.m. peak hour trips. The proposed institutional land use would generate an estimated 1,168 average daily trips and 134 p.m. peak hour trips per day. Based on the maximum development approved for Parcel I in the Ravello PUD, a 150 unit assisted living facility would generate 390 average daily trips and 36 p.m. peak hour trips per day. The applicant's traffic study was reviewed by the City's 3<sup>rd</sup> Party Traffic Consultant and approved by the Public Works Department.

As shown in the following table from the applicant's traffic study, the proposed land use change represents a decrease in trip generation compared to the existing land use:



Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Existing Scenario >5 Years								
Shop Plaza (40-150k) w/o Sup Market	121.967 ksf	8,235	211	131	80	633	310	323
Single Family Detached	1 DU	15	1	0	1	1	1	0
Pass-By Capture	39.0%	Subtotal	8,250	212	131	634	311	323
		Subtotal	3,212	82	51	247	121	126
Shop Plaza (40-150k) w/o Sup Market		3,212	82	51	31	247	121	126
Net New External Trips		5,038	130	80	50	387	190	197
Proposed Scenario								
Assisted Living Facility	278.740 KSF	1,168	106	80	26	134	43	91
	Subtotal	1,168	106	80	26	134	43	91
Net New External Trips		1,168	106	80	26	134	43	91
PUD Scenario								
Assisted Living Facility	150 Beds	390	27	16	11	36	14	22
	Subtotal	390	27	16	11	36	14	22
Net New External Trips		390	27	16	11	36	14	22
Proposed Net External Trips-Existing Net New External Trips		-3,870	-24	0	-24	-253	-147	-106
Radius of Development Influence:		Directly Accessed Links						
Land Use	Daily	AM Peak Hour			PM Peak Hour		Pass By	
Shop Plaza (40-150k) w/o Sup Market	67.52 trips/ksf	1.73 trips/ksf (62% in, 38% out)			5.19 trips/ksf (49% in, 51% out)		39.0%	
Single Family Detached	Ln(T) = 0.92*Ln(X) + 2.68	Ln(T) = 0.91*Ln(X) + 0.12 (26% in, 74% out)			Ln(T) = 0.94*Ln(X) + 0.94 (63% in, 37% out)		0.0%	
Assisted Living Facility	4.19 trips/KSF	0.38 trips/KSF (75% in, 25% out)			0.48 trips/KSF (32% in, 68% out)		0.0%	
Assisted Living Facility	2.60 trips / bed	0.18 trips / bed (60% in / 40% out)			0.24 trips / bed (39% in / 61% out)			

**Parks/Open Space:** N/A

**Solid Waste:** Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.

**Public School Concurrency Analysis:** N/A

**Environmental:** An environmental assessment report was provided for the approximately seven (7) acres of land that is the subject of this application. The report was submitted in July 2024 by Hobe Sound Environmental Consultants, Inc. No potentially occupied gopher tortoise burrows were found on site. An updated gopher tortoise survey will be required as part of any future application for project clearing. The site does contain one .29 acre wetland. Permits will be required at the site plan stage if this wetland is to be impacted.

**Flood Zone:** The flood map for the selected area is number 12111C0293K and is located in Zone X. Zone X is determined to be located outside the 100-year and 500-year floodplains.

**Fire District:** St. Lucie County Fire District stated that Station 5 at 2288 SE Delano Rd. will be the responding fire station. The fire district does not list response times for each individual station because of the necessity of responding with another station.

**Police:** The department's response time is approximately seven (7) minutes for emergency calls. This proposed comprehensive plan is not expected to adversely impact that response time.

## STAFF RECOMMENDATION

The Planning and Zoning Board held a public hearing on the application on May 7, 2024. The Planning and Zoning Board recommended approval by a 6 to 1 vote. The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval.