



Ravello Small Scale  
Future Land Use Map Amendment  
**Revised**  
City Council Meeting  
*January 27, 2024*

# Project Overview

- 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 already approved for a maximum of 150 units for an assisted living facility.**

# Request Summary

<b>Applicant's Request:</b>	A small-scale comprehensive plan amendment for seven (7) acres of property located on Morningside Blvd and within the Ravello PUD.
<b>Agent:</b>	Ryan Law Group
<b>Applicant/Property Owner:</b>	Rivella Development, LLC
<b>Location:</b>	The property is generally located n the north side of SE Morningside Blvd. and west side of SE Westmoreland Blvd.

# Why is this Land Use Amendment needed?

- In 2021, the City amended its Code (OR 21-118) and institutional uses such as an assisted living facility are no longer compatible with the CG (General Commercial) and CL (Limited Commercial) future land use classifications.
- As a result of the City initiated changes to City Code, Parcel I in the Ravello PUD has a use and entitlements permitted by its zoning (150 unit assisted living facility) that are not compatible with the property's underlying commercial future land use classifications.
- For this reason, because of the actions of the city, the Land Use designation needs to be revised to Institutional, and the PUD needs to be revised to change the references (currently Commercial) to Institutional.

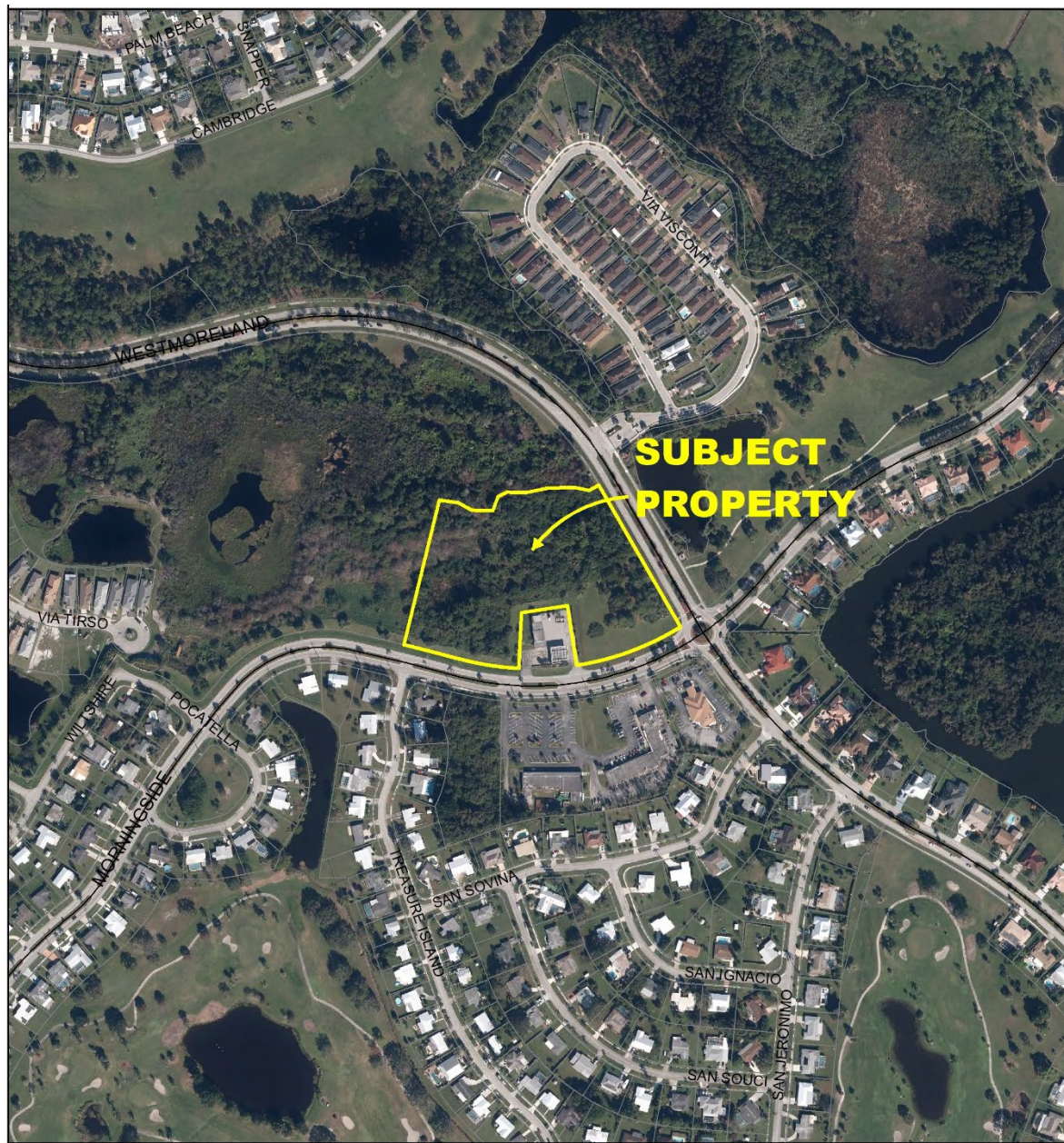
# Associated Application

- P24-070 - 10<sup>th</sup> amendment to the Ravello PUD (P24-070)
- Amends the Land Use classification for Parcel I from commercial to institutional in the PUD and on the Concept Plan **to resolve the city created inconsistency for the previously approved 150 unit assisted living facility.**
- The proposed PUD amendment also removes Child Day care (including VPK) as a permitted use for Parcel I.
- *It includes language to state that 75 of the 150 units will be for independent living which is inclusive of the definition of an ALF as stated in the staff report, Chapter 153 PSL Code and Chapter 429 Part I, F.S.*

# Chapter 153: Definitions

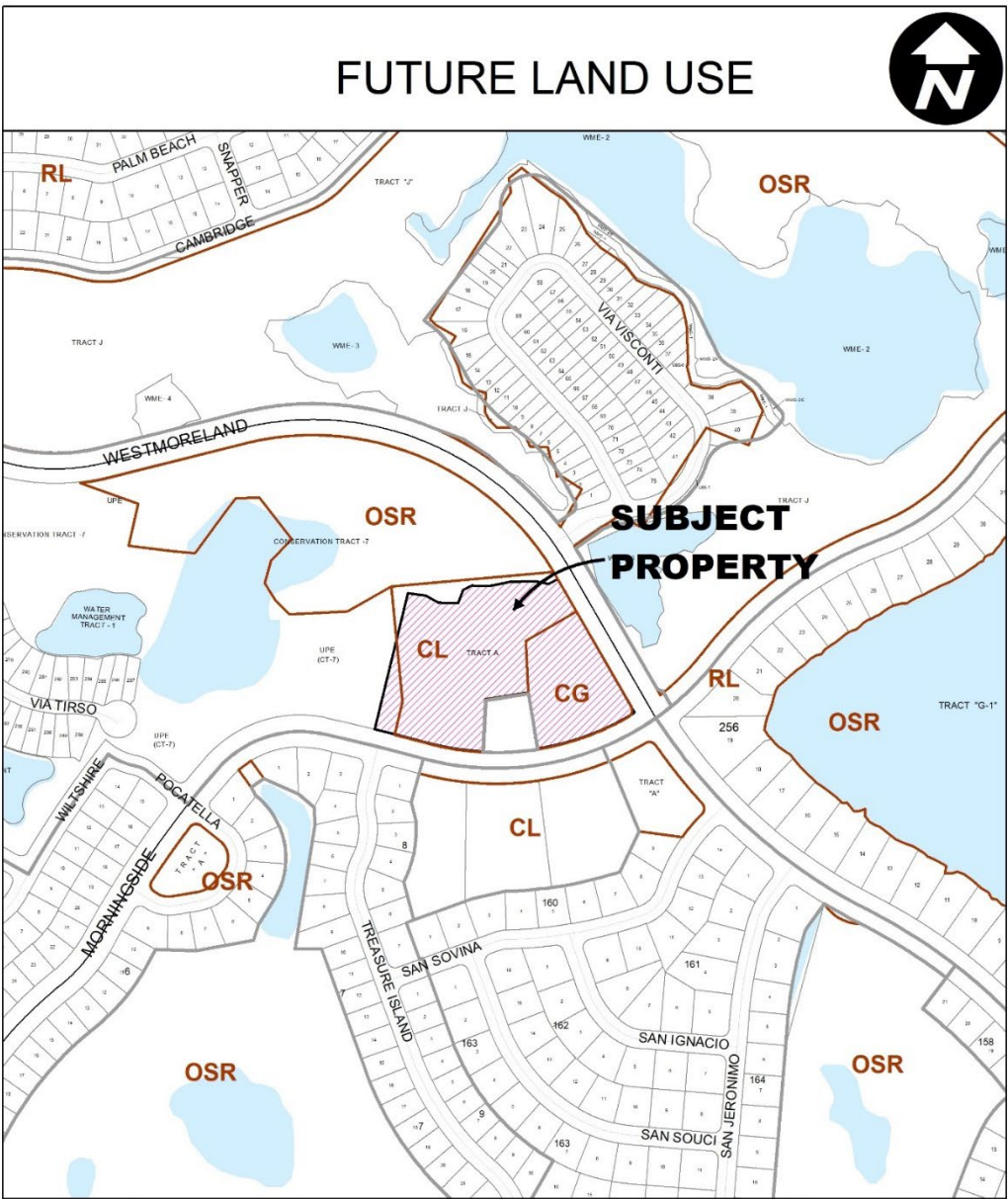
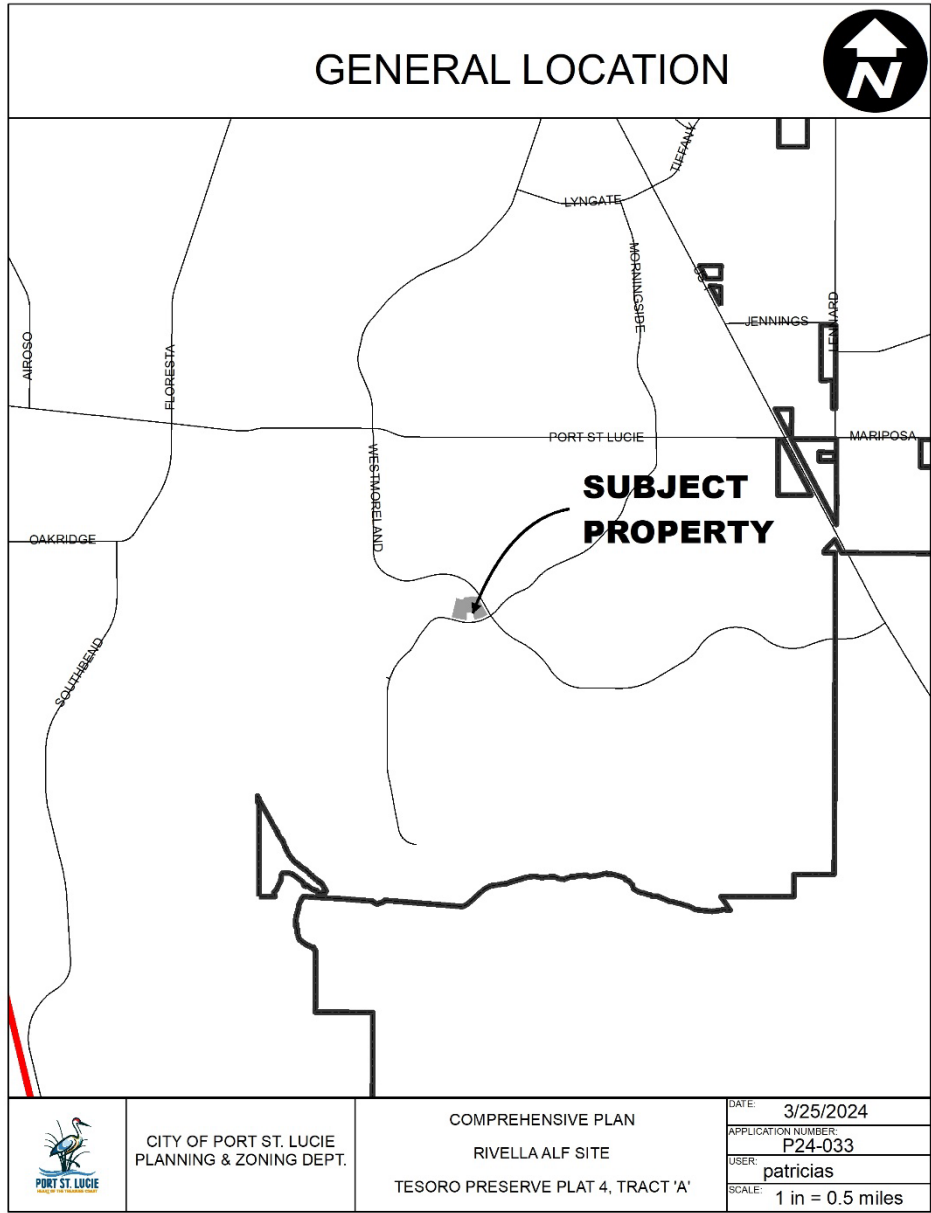
*ASSISTED LIVING FACILITY (ALF). Assisted living facility is defined as specified in Chapter 429, Part I, F.S., as may be amended from time to time, and means any building or buildings, section or distinct part of a building, private home, boarding home, home for the aged, or other residential facility,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





Source: Google Earth







# Surrounding FLU & Zoning

Direction	Future Land Use	Zoning	Existing Use
North	Open Space Recreational (OSR)	Planned Unit Development (PUD)	Open Space
South	Commercial Limited (CL)	Commercial Neighborhood (CN)	Retail/Residential
East	Low Density Residential (RL)/ Open Space Recreation (OSR)	Single Family Residential (RS-1)/ General Use (GU)	Open Space / Residential
West	Low Density Residential (RL)	Planned Unit Development (PUD)	Open Space / Residential

# Prohibited Uses

- The Ravello PUD prohibits the following uses on Parcel I:
  - Nursing Home
  - Convalescence Home
  - Substance Abuse Rehabilitation Facility
  - Community Residential Homes
  - Group Care Homes

# Project Background

- The Planning and Zoning Board held a public hearing on the proposed small scale future land use amendment on May 7, 2024 and voted 6 to 1 for approval.
- At that time, the proposal was to amend the future land on the seven (7) acre 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) land use has been removed from the application based on the city's definition for an assisted living facility which includes independent living units.

# 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.
- 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) to be consistent with the permitted use for Parcel I in the Ravello PUD (150 units Assisted Living Facility)
- **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.

# Adequate Public Facilities

- 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).



# Traffic Analysis

- A traffic study was performed by Kimley-Horn and Associates, Inc., reviewed by the City's 3<sup>rd</sup> party traffic consultant and approved by the Public Works Dept.
- It compares the traffic generation associated with the existing and proposed future land uses based on the maximum amount of development allowed by the City's comprehensive plan.
- The existing Commercial Land Uses would generate an estimated 5,038 average daily trips and 387 p.m. peak hour trips per day.
- The Institutional Land Use would generate an estimated 1,168 average daily trips and 134 p.m. peak hour trips per day.
- The maximum of 150 units for an assisted living facility allowed by the PUD would generate an estimated 390 average daily trips per day and 36 p.m. peak hour trips per day.

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
	Subtotal	8,250	212	131	81	634	311	323
Pass-By Capture								
Shop Plaza (40-150k) w/o Sup Market	39.0%	3,212	82	51	31	247	121	126
	Subtotal	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 Scenatio								
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)			

# Updated Environmental Assessment Report For Parcel I

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

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



# 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.