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Ravello Small Scale  
Future Land Use Map Amendment

City Council Meeting  
*November 25, 2024*

# Request Summary

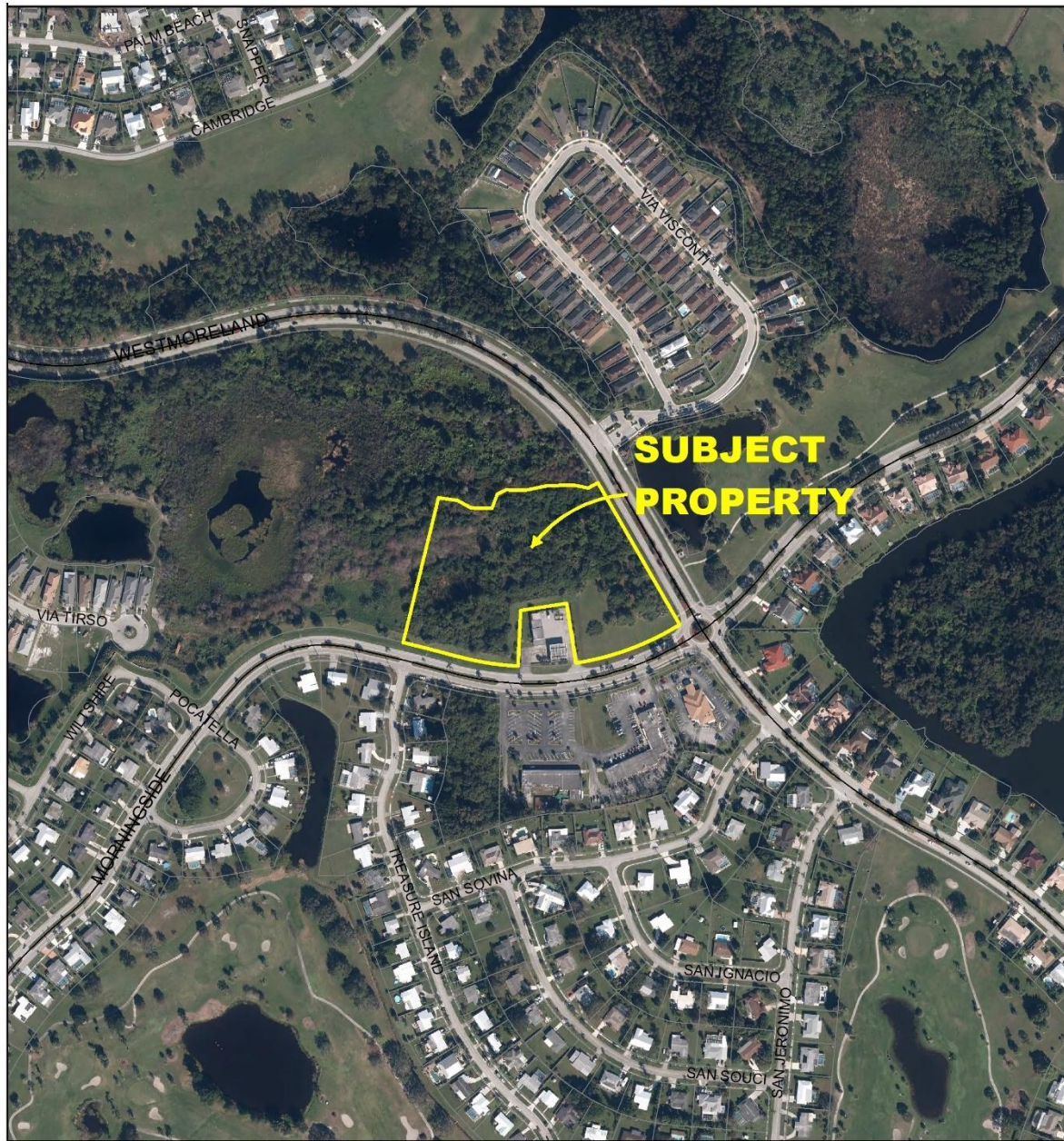
<b>Applicant's Request:</b>	A small-scale comprehensive plan amendment for seven (7) acres of property located on Morningside Blvd and within the Ravello PUD.
<b>Agent:</b>	Ryan Law Group
<b>Applicant/Property Owner:</b>	Rivella Development, LLC
<b>Location:</b>	The property is generally located n the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

# 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 approved for a maximum of 150 units for an assisted living facility.

# Associated Application

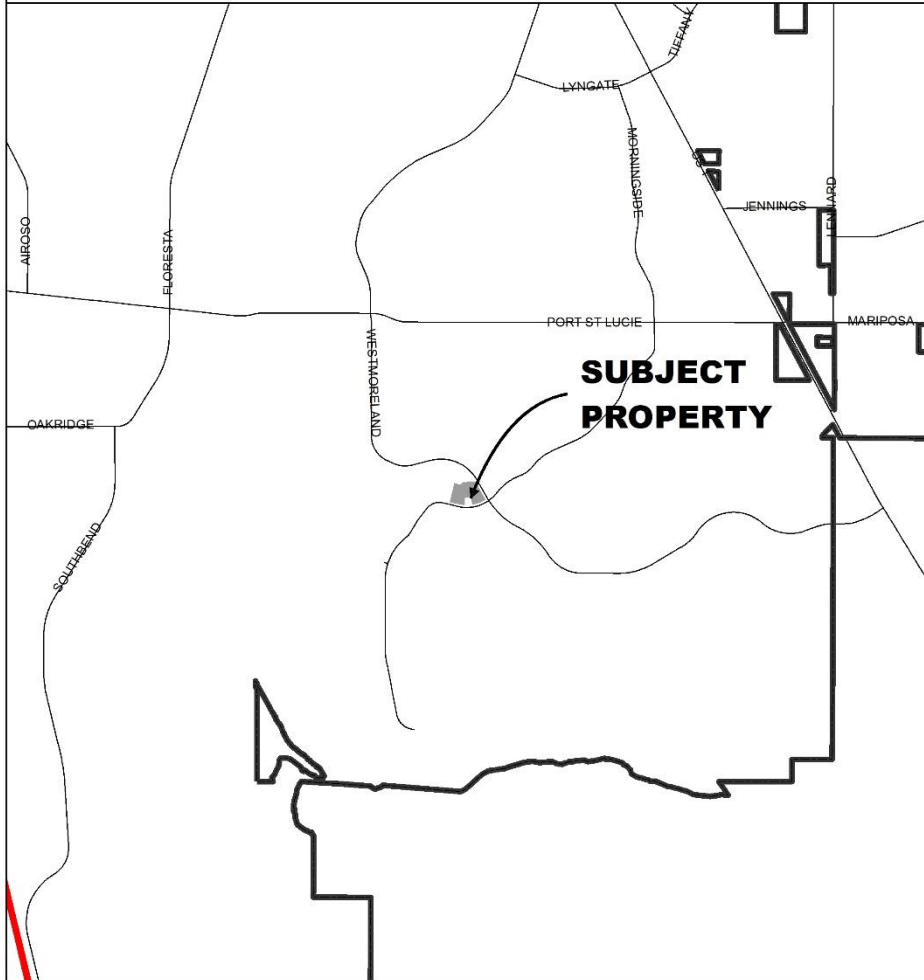
- P24-070 - 10<sup>th</sup> amendment to the Ravello PUD (P24-070)
- Amends the Ravello PUD and concept plan to reclassify the use for the 7 acres identified as Parcel I from commercial use to institutional use for the previously approved 150 units for an assisted living facility.
- The proposed PUD 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.



Source: Google Earth



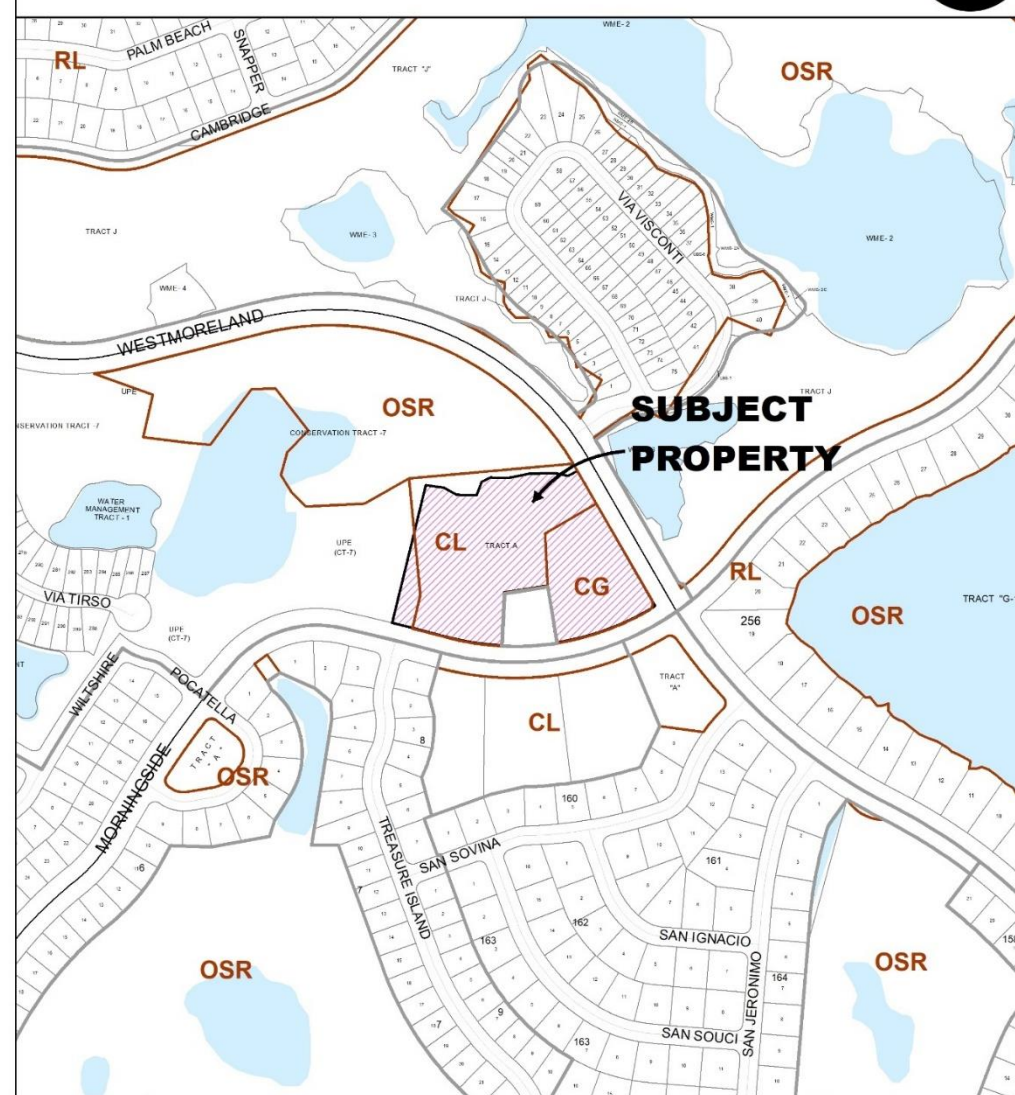
# GENERAL LOCATION



**SUBJECT  
PROPERTY**

	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	COMPREHENSIVE PLAN RIVELLA ALF SITE TESORO PRESERVE PLAT 4, TRACT 'A'	DATE: 3/25/2024
			APPLICATION NUMBER: P24-033
			USER: patricias
			SCALE: 1 in = 0.5 miles

# FUTURE LAND USE



**SUBJECT  
PROPERTY**

# 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

# Project Background

- The 9th Amendment to the Ravello PUD was approved on October 7, 2017.
- Prior to the 9<sup>th</sup> Amendment, Parcel I was approved for 65,900 square feet of commercial development.
- The 9<sup>th</sup> Amendment to the PUD removed all commercial entitlements and uses and replaced them with:
  - A Maximum of 150 Units Allowed for an Assisted Living Facility
  - Child Day Care (Including VPK).



# Project Background

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

# 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.

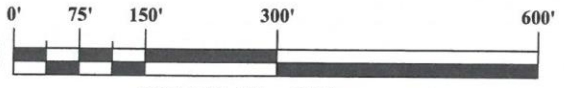
Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
<b>Existing Scenario &gt;5 Years</b>								
Shop Plaza (40-150k) w/o Sup Market	121.967 ksf	8,235	211	131	80	633	310	323
Single Family Detached	1 DU	15	1	0	1	1	1	0
	<i>Subtotal</i>	8,250	212	131	81	634	311	323
<b>Pass-By Capture</b>								
Shop Plaza (40-150k) w/o Sup Market	39.0%	3,212	82	51	31	247	121	126
	<i>Subtotal</i>	3,212	82	51	31	247	121	126
<b>Net New External Trips</b>		<b>5,038</b>	<b>130</b>	<b>80</b>	<b>50</b>	<b>387</b>	<b>190</b>	<b>197</b>
<b>Proposed Scenario</b>								
Assisted Living Facility	278.740 KSF	1,168	106	80	26	134	43	91
	<i>Subtotal</i>	1,168	106	80	26	134	43	91
<b>Net New External Trips</b>		<b>1,168</b>	<b>106</b>	<b>80</b>	<b>26</b>	<b>134</b>	<b>43</b>	<b>91</b>
<b>PUD Scenario</b>								
Assisted Living Facility	150 Beds	390	27	16	11	36	14	22
	<i>Subtotal</i>	390	27	16	11	36	14	22
<b>Net New External Trips</b>		<b>390</b>	<b>27</b>	<b>16</b>	<b>11</b>	<b>36</b>	<b>14</b>	<b>22</b>
<b>Proposed Net External Trips-Existing Net New External Trips</b>		<b>-3,870</b>	<b>-24</b>	<b>0</b>	<b>-24</b>	<b>-253</b>	<b>-147</b>	<b>-106</b>
<b>Radius of Development Influence:</b>		<b>Directly Accessed Links</b>						
<u>Land Use</u>	<u>Daily</u>	<u>AM Peak Hour</u>	<u>PM Peak Hour</u>	<u>Pass By</u>				
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	$\text{Ln}(T) = 0.92 \cdot \text{Ln}(X) + 2.68$	$\text{Ln}(T) = 0.91 \cdot \text{Ln}(X) + 0.12$ (26% in, 74% out)	$\text{Ln}(T) = 0.94 \cdot \text{Ln}(X) + 0.94$ (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.

NOT A LAND BOUNDARY SURVEY



SCALE: 1" = 150'



**LEGEND:**  
 - WETLAND A - (±0.29 ACRES)

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

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

LATITUDE: 27°15'35.536"	LONGITUDE: -80°18'41.234"	DESIGNED BY: RLW	DRAWN BY: DMB	CHECKED BY: FRP
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RAVELLO DEVELOPMENT LLC SE MORNINGSIDE BLVD. PORT ST. LUCIE, FLORIDA WETLAND AND WILDLIFE ASSESMENT (WWA) WETLAND MAP	Hobe Sound Environmental Consultants Inc. 9512 SE Duncan Street Hobe Sound, FL, 33455 (772) 545-3676, E-mail: bobhsenv@gmail.com
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# 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.