

# RYAN LAW GROUP, PLLC

**MICHAEL J. RYAN, ESQ.**  
MIKERYAN32645@YAHOO.COM

SUSAN PFEIFFER, SENIOR PARALEGAL  
SUE@RYANLAWGROUP.NET

JAMES D. RYAN, ESQ.  
BOARD CERTIFIED IN BUSINESS LITIGATION  
JDR@RYANLAWGROUP.NET  
MOBILE: 561.889.1001

LAUREN J. SCHINDLER, ESQ.  
LAUREN@RYANLAWGROUP.NET

CULLEN D'AMBROSIO, ESQ.  
CULLEN@RYANLAWGROUP.NET

October 1, 2024

Good Afternoon,

My name is Mike Ryan. I represent Rivella Development LLC ("Rivella") and I am a principal. Rivella currently has a 150 unit assisted living facility approved but not yet built at the corner of Morningside and Westmoreland. At this time Rivella is seeking approval from the City to change that approval to allow for up to 75 independent living units as part of the total of the 150 units.

The Future Land Use Change has been reviewed by the Planning and Zoning Board already. The next step is for the PUD (rezoning) to be reviewed by the Planning and Zoning Board and then both of those applications will be heard by the City Council at the same meeting.

The City Council asked that Rivella meet with the neighboring residents in advance of the next hearings to present the project, answer questions and receive input. For this reason I have scheduled a meeting for 6:00 p.m. on October 22, 2024. It will be held at the Saints Golf Course banquet room, 2601 SE Morningside Blvd., Port St. Lucie, FL 34952.

I will present the project and then answer questions.

A location map of the pertinent 7.11 acres is on the back of this page.

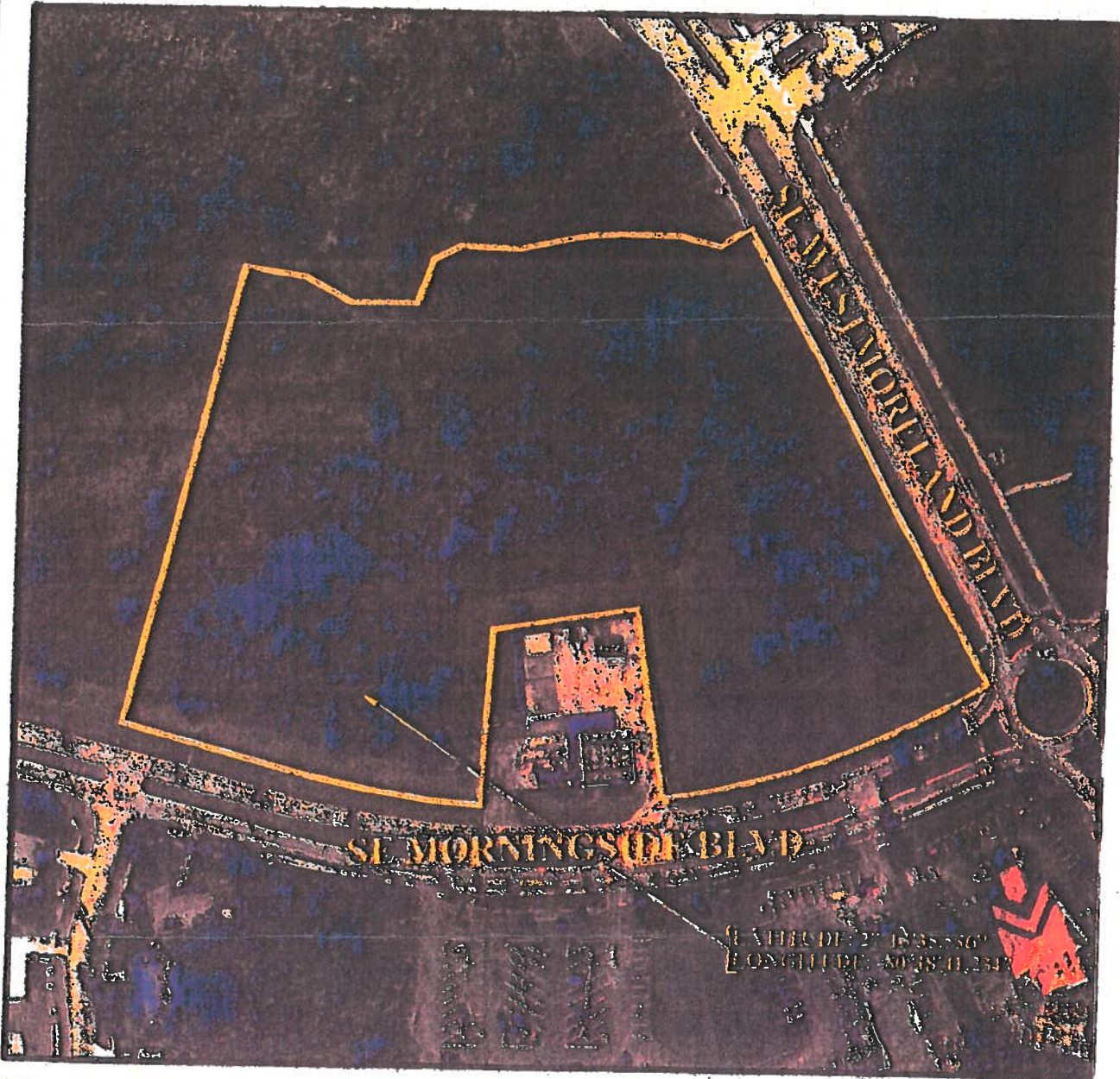
Respectfully,

  
Michael J. Ryan  
(561) 309-2226 (cell)

NOT A LAND BOUNDARY SURVEY



SCALE: 1" = 150'



SOURCE: FDOT 2023 AERIAL PHOTOGRAPH

PARCEL ID # 4414-601-001-000-1

ST. LUCIE COUNTY FLORIDA	SEC.	TWP.	R.	HSE JOB NO.: 24 - 025.01	DRAWING NAME: 03 - 2023 AERIAL.DWG	DATE: 8 JULY 2024	APPENDIX A FIGURE: 3 OF 17
	14	37S	40E				
LATITUDE: 27°15'35.536"		LONGITUDE: -80°18'41.234"		DESIGNED BY: RLW	DRAWN BY: DMB	CHECKED BY: FRP	

**RAVELLO DEVELOPMENT LLC**  
**SE MORNINGSIDE BLVD. PORT ST. LUCIE, FLORIDA**  
**WETLAND AND WILDLIFE ASSESMENT (WWA)**  
**2023 FDOT AERIAL PHOTOGRAPH**



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

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 OF AND 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.