



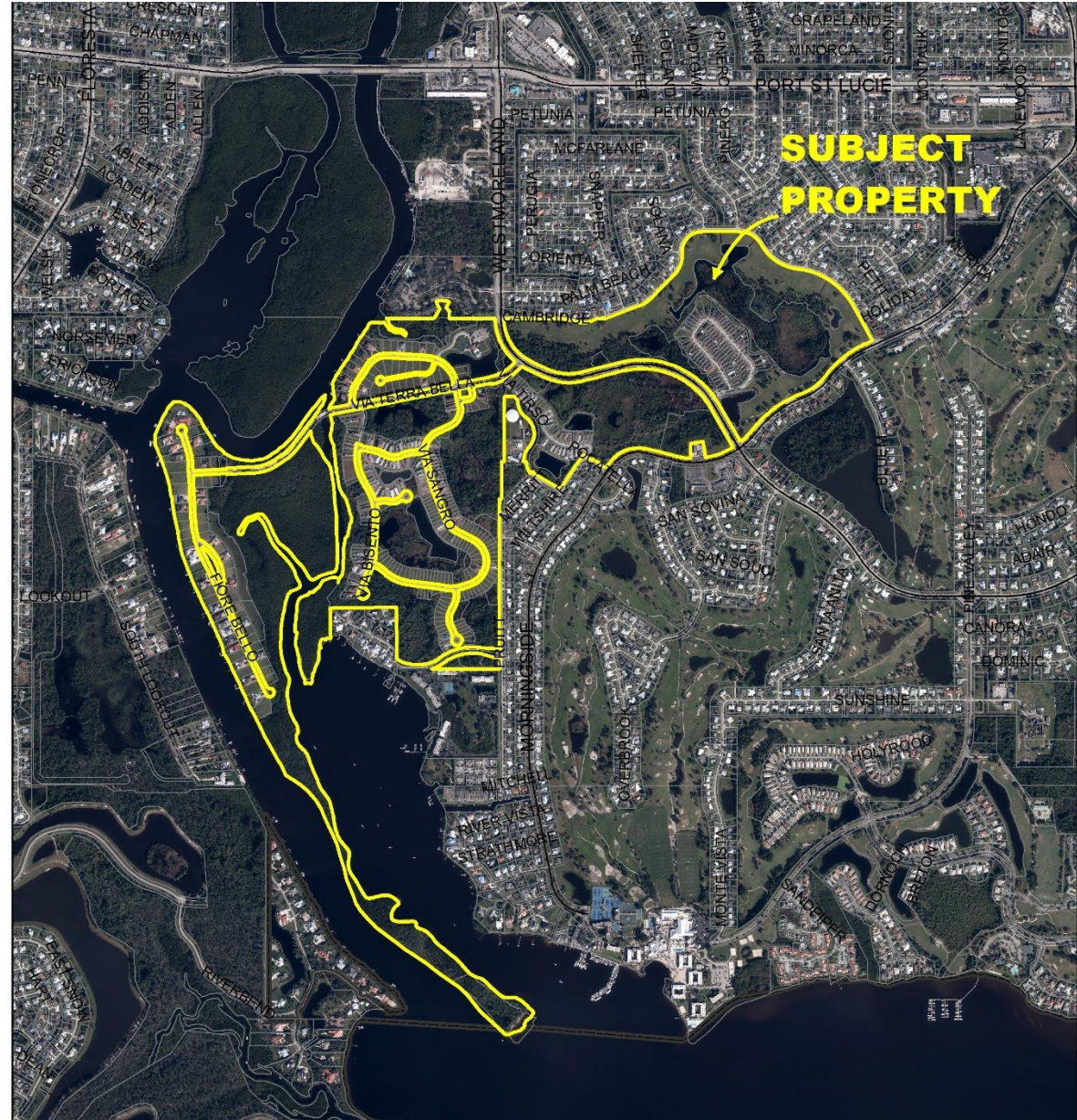
10th Amendment to the Ravello/Rivella PUD

City Council Meeting
November 25, 2024

Request Summary

Applicant's Request:	An application for the 10 th Amendment to the Ravello PUD
Agent:	Ryan Law Group, PLLC
Applicant:	Rivella Development, LLC
Location:	The property is located east of the North Fork of the St. Lucie River between Westmoreland Boulevard, Cambridge Drive, and Morningside Boulevard.

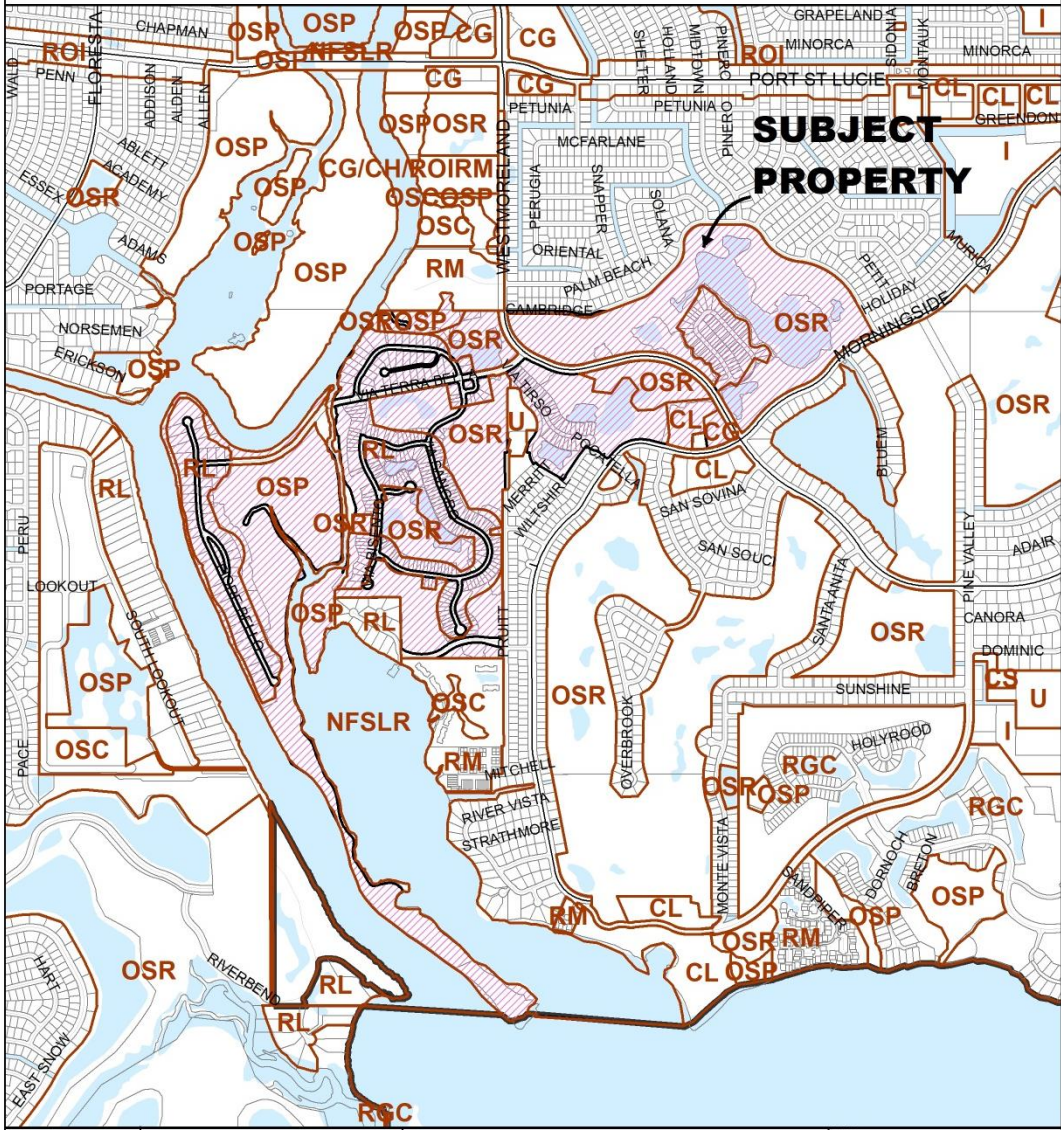
Location Map



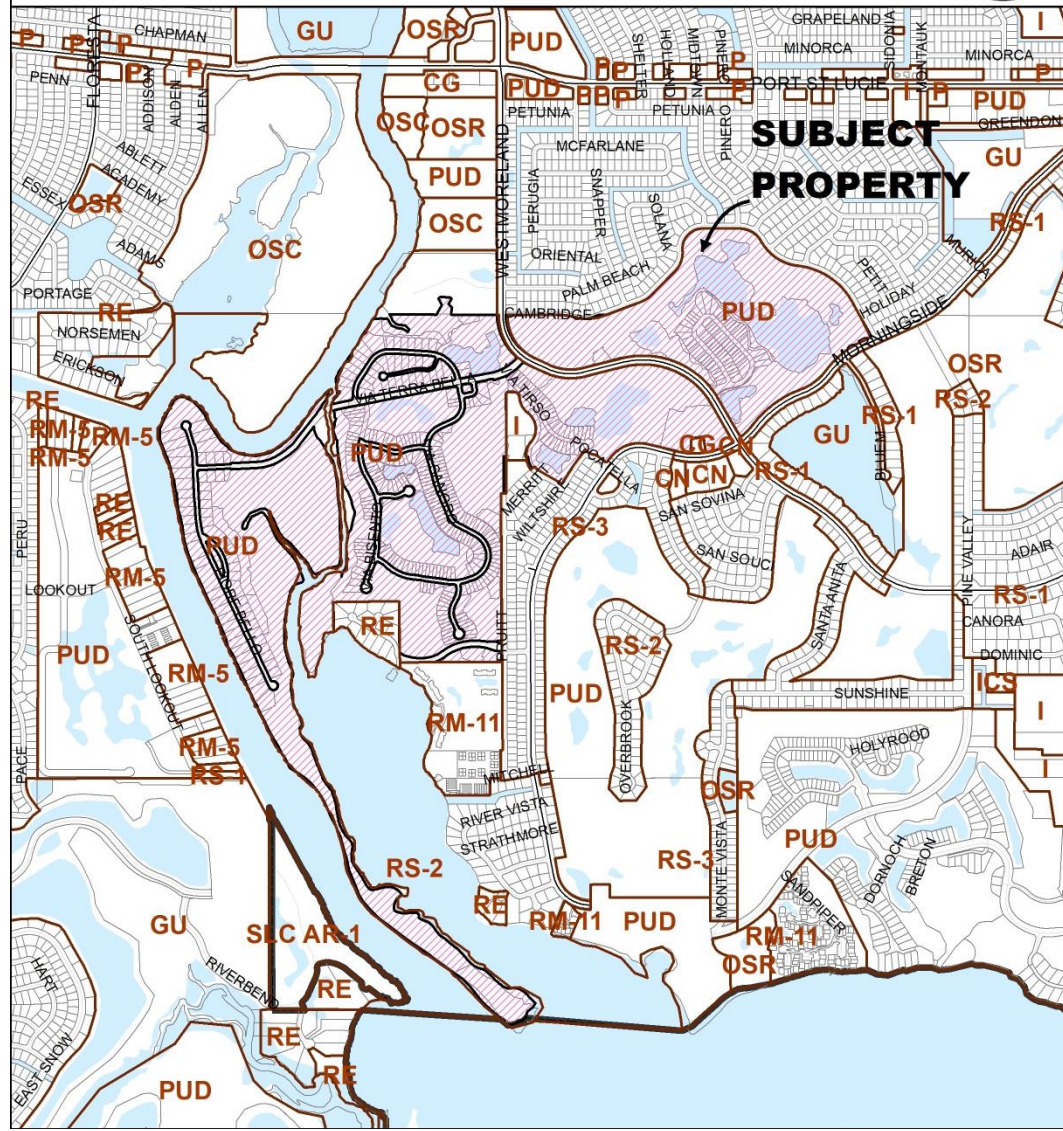
Overview

- The Ravello PUD was first approved in 1996 and was previously known as Wilderness Shores PUD, the River Point PUD and the Tesoro PUD.
- The Ravello PUD is approved for 440 residential units and a maximum of 150 units allowed for an assisted living facility.
- The PUD land uses include 144 acres of residentially classified land, 5.9 acres of Open Space Preservation, 216 acres of Open Space Recreation, and 4.9 acres of Limited Commercial and 2.1 acres of General Commercial.

FUTURE LAND USE



EXISTING ZONING



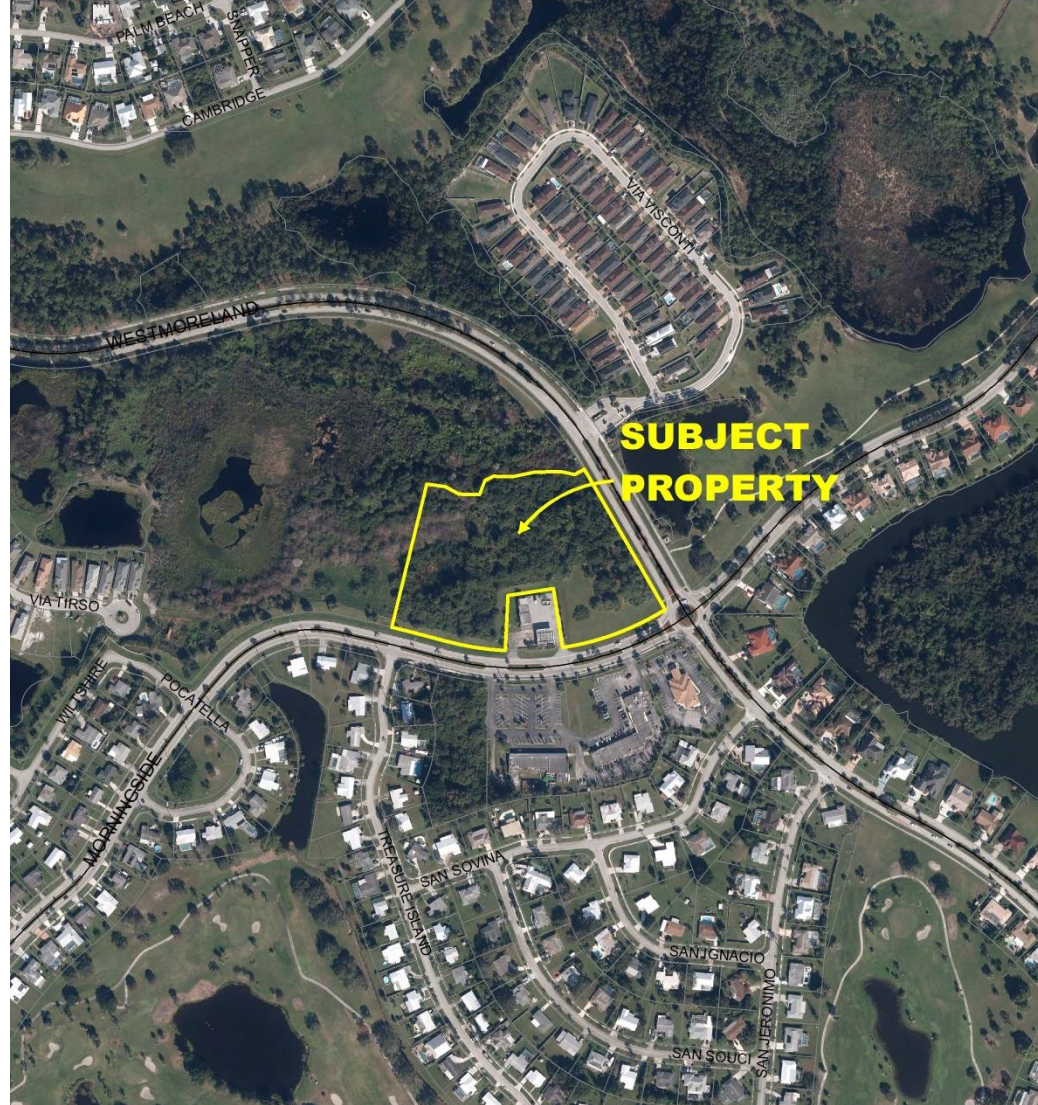
Surrounding FLU & Zoning

Direction	Future Land Use	Zoning	Existing Use
North	RM	PUD	Anchorage on the St Lucie
South	CL and RL	CN, RE, RS-1 and RS-3	Commercial development and single family residential development.
East	RL	RS-1	Single family residential development
West	RL	RM-5, RE	Single family residential development

Associated Application

- P24-033 – Small scale future land use amendment to change the future land use for 7 acres identified as Parcel I on the PUD Concept Plan from 4.9 acres of Commercial Limited (CL), 2.1 acres of General Commercial (CG), and .31 acres of Low Density Residential (RL) to the Institutional future land use classification.
- Parcel I is located on the northwest side of the roundabout at Morningside Boulevard and Westmoreland Boulevard

Parcel I, PUD Concept Plan



Proposed PUD Amendment

- Amend the PUD and concept plan to reclassify the use for seven (7) acres (Parcel I on the PUD Concept Plan) from a commercial to institutional for the previously approved 150 unit assisted living facility.
- Other changes include:
 1. Rename the PUD from the Ravello to Rivella
 2. Update the permitted uses for Parcel I to remove Child Daycare and identify that the previously approved 150 unit assisted living facility can include up to 75 units for independent living units consistent with City Code
 3. Replace the text under Maximum Building Height from *in accordance with City Code* to limited to three (3) Stories with a Maximum Building Height of 35 feet consistent with the Zoning Code.

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.

Project Background

- The 9th Amendment to the Ravello PUD was approved on October 7, 2017.
- Prior to the 9th Amendment, Parcel I was approved for 65,900 square feet of commercial development and the permitted uses for Parcel I included:
 - Office, Retail, Restaurant, Automobile or Truck Sales and Repair, Hospital, Nursing or Convalescent Home, and Recreation Amusement Facility.
- The 9th Amendment to the PUD removed the 65,900 sq ft of commercial development and replaced the permitted uses for Parcel I with:
 - A Maximum of 150 Units Allowed for an Assisted Living Facility and Child Day Care (Including VPK).
 - These are the only two uses allowed in the PUD for Parcel I.

Project Background

- When the 9th 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

Land Use Consistency

- The proposed PUD amendment to reclassify approximately seven (7) acres (Parcel I) from commercial use to institutional use for the previously approved 150 unit assisted living facility is consistent with Policy 1.1.4.4 of the City's Comprehensive Plan.
- Policy 1.1.4.4 states that the Institutional Use Classification is 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.
- Per Section 158.110 of the Zoning Code, an assisted living facility is a permitted use in an Institutional Zoning District.

Trip Generation Comparison

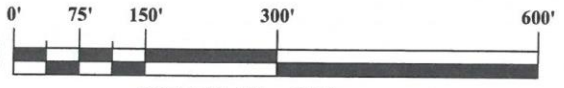
Land Use	Intensity	Daily Trips	PM Peak Hour Total
Commercial Previously Approved	65,900	2,015	128
Assisted Living Facility Proposed	150 Beds	390	36
Trip Reduction		-1,625	-92

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 (± 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

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



Proposed PUD Concept Plan

LEGAL DESCRIPTION OF PROPERTY

All of the FIRST REPEAT OF RIVER POINT P.U.D., according to the plat thereof recorded in Plat Book 41, Pages (p) 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 REPEAT OF RIVER POINT P.U.D., 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.

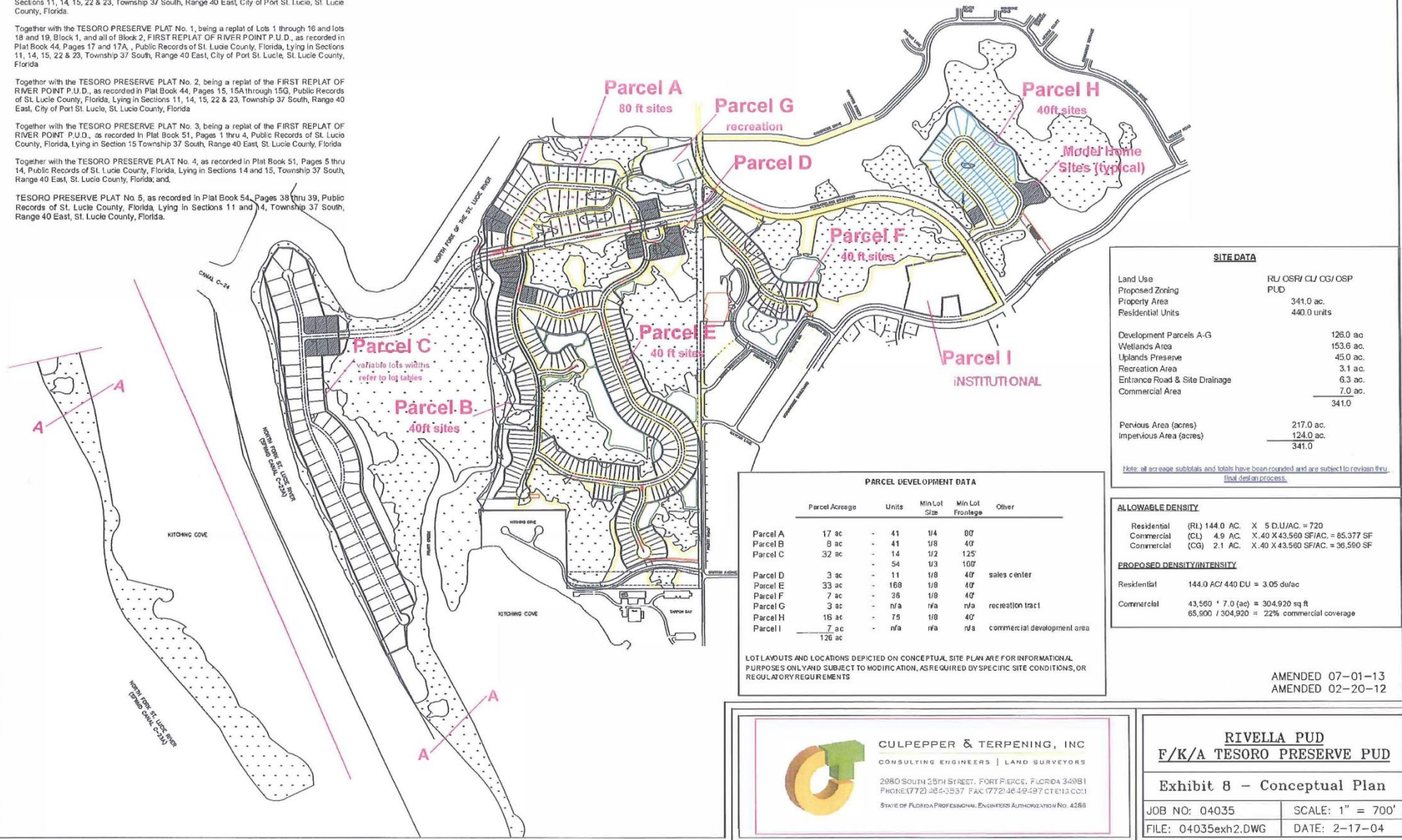
Together with the TESORO PRESERVE PLAT No. 2, being a replat of the FIRST REPEAT OF RIVER POINT P.U.D., as recorded in Plat Book 44, Pages 15, 15A through 15G, Public Records of St. Lucie County, Florida, Lying in Sections 11, 14, 15, 22 & 23, Township 37 South, Range 40 East, City of Port St. Lucie,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

Together with the TESORO PRESERVE PLAT No. 3, being a replat of the FIRST REPEAT OF RIVER POINT P.U.D., as recorded in Plat Book 51, Pages 1 thru 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 thru 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 thru 39, Public Records of St. Lucie County, Florida, Lying in Sections 11 and 14, Township 37 South, Range 40 East, St. Lucie County, Florida.

Scale 1" = 800'



SITE DATA

Land Use	R/U OSR/ CU/ CG/ OSP
Proposed Zoning	PUD
Property Area	341.0 ac.
Residential Units	440.0 units
Development Parcels A-G	126.0 ac
Wetlands Area	153.6 ac.
Uplands Preserve	45.0 ac.
Recreation Area	3.1 ac.
Entrance Road & Site Drainage	7.0 ac.
Commercial Area	341.0
PerVIOUS Area (acres)	217.0 ac.
Impervious Area (acres)	124.0 ac.
	341.0

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

PARCEL DEVELOPMENT DATA

Parcel Acreage	Units	Min Lot Size	Min Lot Frontage	Other
Parcel A	17 ac	41	1/4	80'
Parcel B	8 ac	41	1/8	40'
Parcel C	32 ac	14	1/2	125'
		54	1/3	100'
Parcel D	3 ac	11	1/8	40'
Parcel E	33 ac	168	1/8	40'
Parcel F	7 ac	36	1/8	40'
Parcel G	3 ac	n/a	n/a	recreation tract
Parcel H	16 ac	75	1/8	40'
Parcel I	7 ac	n/a	n/a	commercial development area
	126 ac			

LOT LAYOUTS AND LOCATIONS DEPICTED ON CONCEPTUAL SITE PLAN ARE FOR INFORMATIONAL PURPOSES ONLY AND SUBJECT TO MODIFICATION, AS REQUIRED BY SPECIFIC SITE CONDITIONS, OR REGULATORY REQUIREMENTS

ALLOWABLE DENSITY

Residential	(R1) 144.0 AC.	X 5 D.U./AC. = 720
Commercial	(CL) 4.9 AC.	X 40 X 43,560 SF/AC. = 85,377 SF
Commercial	(CG) 2.1 AC.	X 40 X 43,560 SF/AC. = 36,560 SF

PROPOSED DENSITY/INTENSITY

Residential	144.0 AC/ 440 DU = 3.05 du/ac
Commercial	43,560 * 7.0 (ac) = 304,920 sq ft
	85,500 / 304,920 = 22% commercial coverage

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

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 35TH STREET, FORT PIERCE, FLORIDA 34981
PHONE: (772) 365-5537 FAX: (772) 365-5977 CTE13.0001
STATE OF FLORIDA PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4268

RIVELLA PUD F/K/A TESORO PRESERVE PUD

Exhibit 8 - Conceptual Plan

JOB NO: 04035	SCALE: 1" = 700'
FILE: 04035exh2.DWG	DATE: 2-17-04



Staff Recommendation

- The Planning and Zoning Board recommended approval of the proposed PUD amendment at the November 6, 2024, Planning and Zoning Board meeting by a vote of 4-2.
- 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.