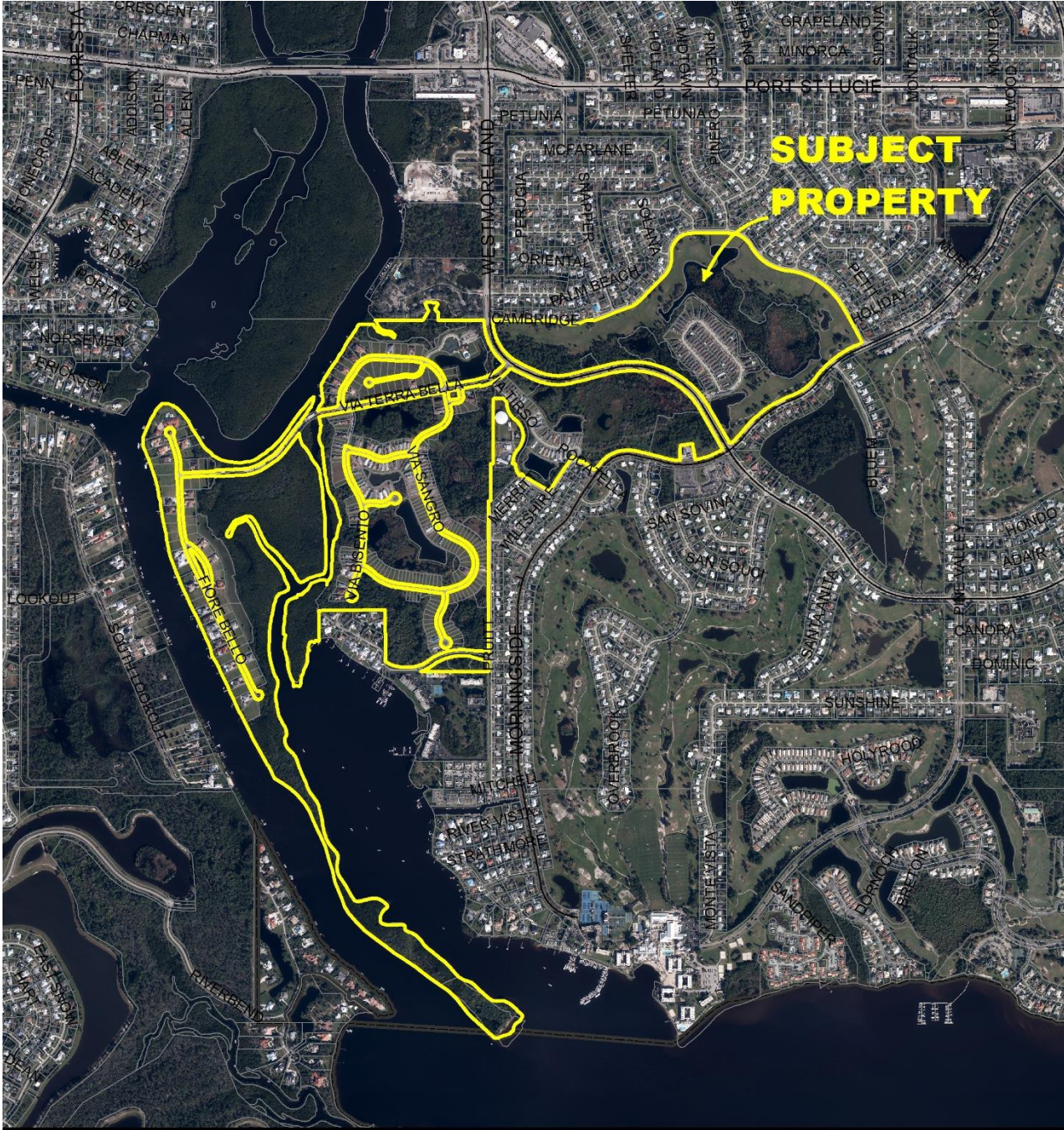


Ravello/Rivella PUD Amendment No. 10
Planned Unit Development Amendment
P24-070



Project Location Map

SUMMARY

Applicant's Request:	An application for the 10 th Amendment to the Ravello PUD to revise the PUD for 7 acres of property identified as Parcel I on the PUD concept plan from Commercial use to Institutional use, rename the PUD, update to the permitted uses for Parcel I and other miscellaneous changes.
Agent:	Ryan Law Group, PLLC
Applicant:	Rivellas 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.
Project Planner:	Bridget Kean, AICP, Deputy Director

Project Description

The City has received an application from Ryan Law Group, PLLC, for the 10th Amendment to the Ravello PUD. The Ravello PUD is composed of approximately 426 acres. The Ravello PUD is approved for 440 residential units and a maximum of 150 units 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 Commercial Limited (CL), and 2.1 acres of General Commercial (CG). The 4.9 acres of CL and 2.1 acres of CG are the land use designations for seven (7) acres of property, more or less, located on the northwest side of the roundabout at Morningside Boulevard and Westmoreland Boulevard. The seven (7) acres is identified as Parcel I on the Ravello PUD concept plan. There is an associated application, P24-033, for a small scale future land use amendment to change the future land use for the seven (7) acre Parcel I from approximately 4.9 acres of Commercial Limited (CL), approximately 2.1 acres of General Commercial (CG), and approximately .31 acres of Low Density Residential (RL) to the Institutional future land use classification.

This application will amend the Ravello PUD document and concept plan to reclassify the use for the seven (7) acre Parcel I on the PUD Concept Plan from a commercial use to an institutional use for the previously approved 150 unit assisted living facility. Other changes include the following:

1. Rename the PUD from the Ravello PUD to the Rivella PUD
2. Update the permitted uses for Parcel I to remove Child Daycare as a permitted use and to 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 height of 35 feet. (This change is consistent with City's Comprehensive which establishes a maximum height of 35 feet for the Institutional Future Land Use classification.
4. Updates to property ownership and the Unity of Control and Binding PUD Document
5. Replace the illegible project maps with new copies.

A list of the proposed changes is included in the attached PUD document (Exhibit "A") and the changes are shown as ~~strike through~~ and underlined.

Project Background

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 6th amendment in 2004 and to the Ravello PUD with the 8th amendment in 2013.

The 9th Amendment to the Ravello PUD was approved on October 7, 2017, via Ordinance 17-58. Prior to the 9th 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 9th Amendment to the PUD removed all previously approved commercial entitlements and uses for Parcel I and replaced these uses with: a maximum of 150 units allowed 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 9th Amendment was approved, it was determined that an assisted living facility on Parcel I was compatible with the property's underlying future land use classifications of: 4.9 acres of Limited Commercial and 2.1 acres of General Commercial CG (General Commercial). 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. In October 2017 when the 9th Amendment to the Ravello PUD was approved, 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, 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 CL and CG future land uses.

The Planning and Zoning Board held a public hearing on the proposed future land use amendment (P24-033) on May 7, 2024, and voted 6 to 1 to recommend approval. At that time, the proposal was to amend the future land on the seven (7) acres identified as Parcel I on the PUD concept plan 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) future land use to accommodate the 150 unit assisted living facility including up to 75 units of independent living. 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 RM land use is not needed and has been removed from the future land use application (P24-033).

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.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed PUD amendment at the October 23, 2024, Site Plan Review Committee meeting.

Public Notice Requirements

Notice of the rezoning was mailed to property owners within a maximum of 750 feet of the subject property.

Location and Site Information

Property Size:	426 acres
Legal Description:	Tesoro Preserve Plats 1 through 5 and first replat of River Point PUD.
Future Land Use:	RL (Low Density Residential, I (Institutional), OSP (Open Space Preservation), and OSR (Open Space Recreation)
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Residential development, open space, and vacant land

Surrounding Uses

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

RM: Medium Density Residential

CL: Commercial Limited

RL: Low Density Residential

CN: Neighborhood Commercial

RE: Estate Residential Zoning District

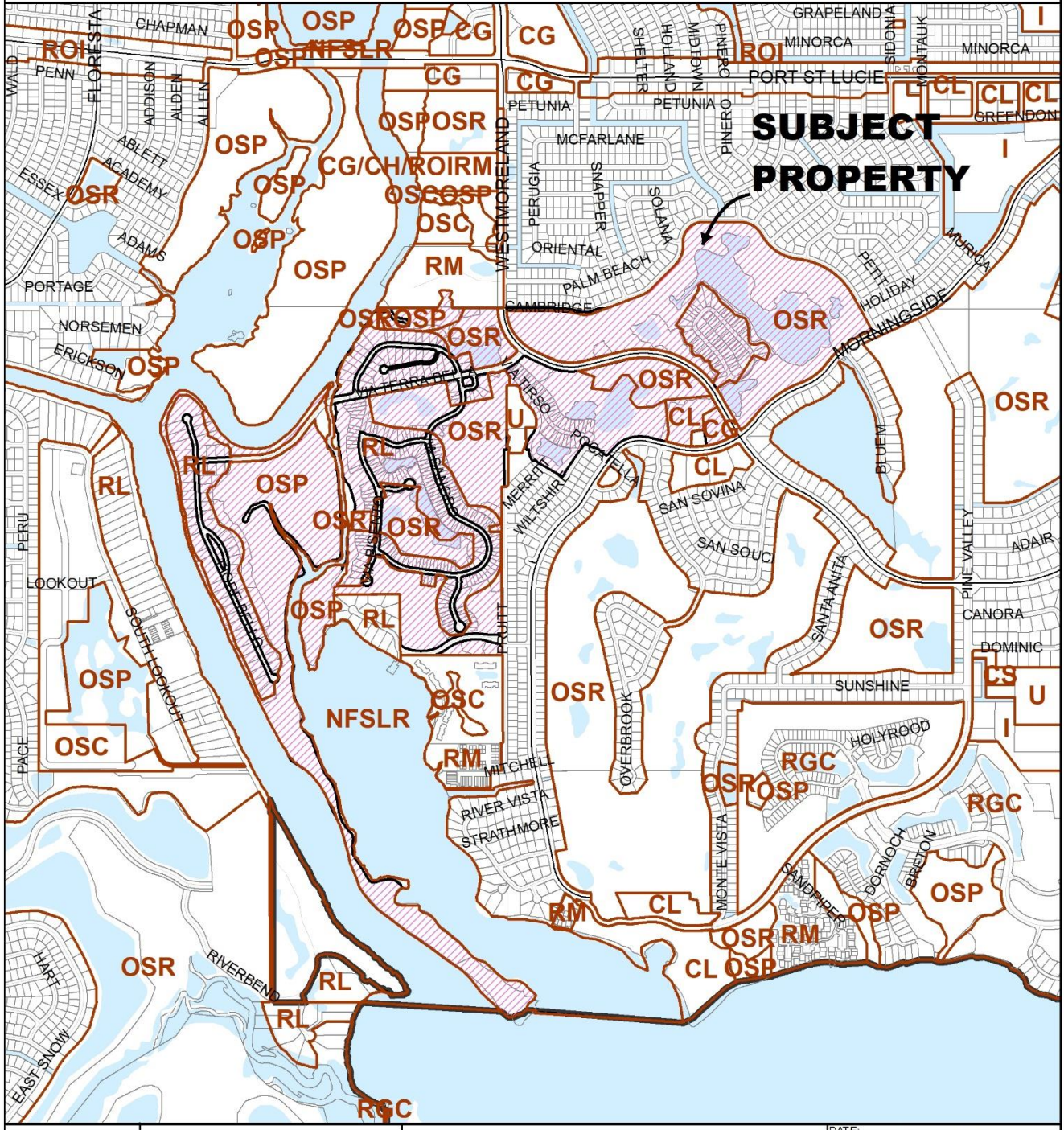
RS 1: Single Family Residential Zoning District

RS-3: Single Family Residential Zoning District

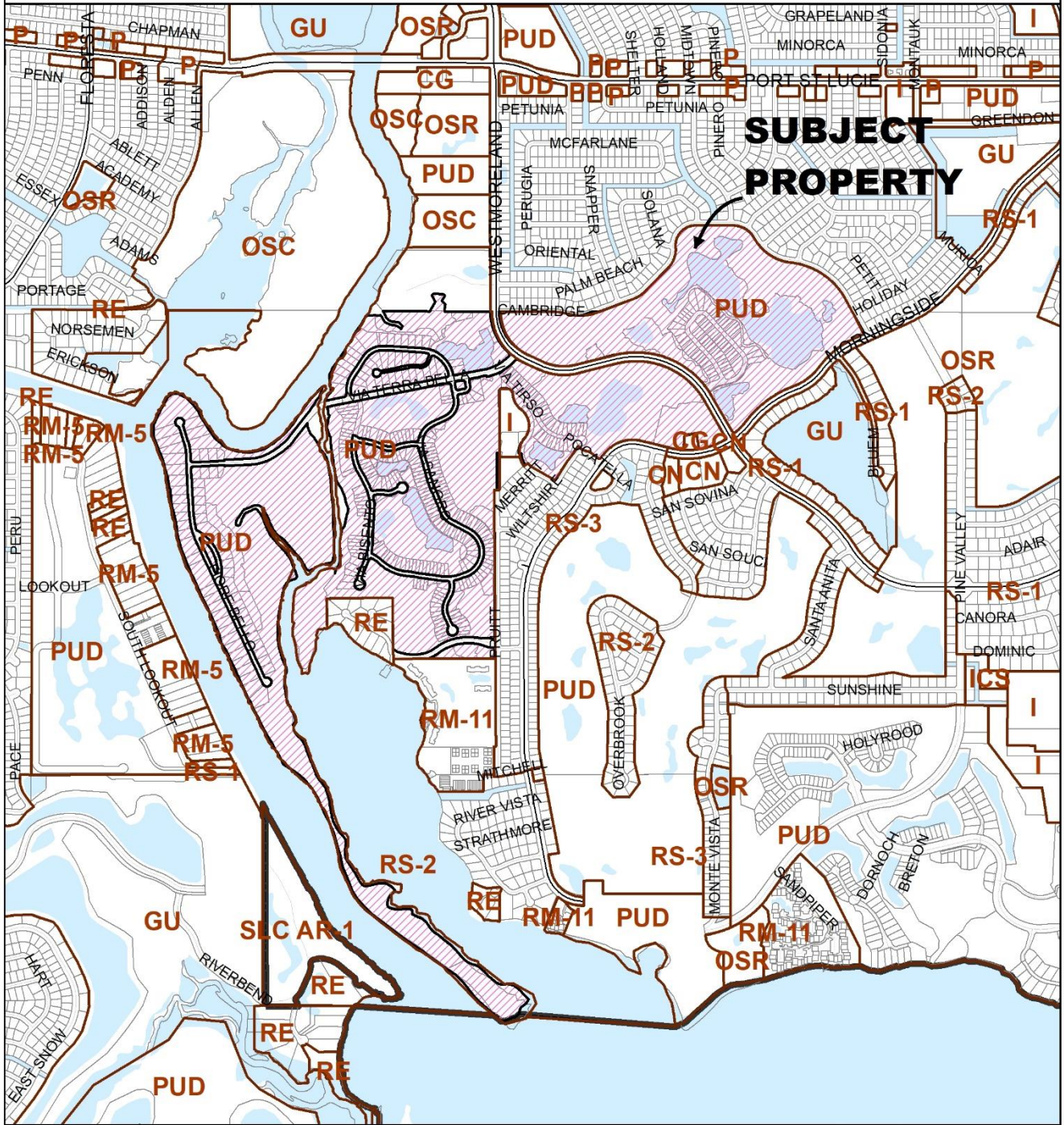
RM-5: Multi-Family Residential Zoning District

PUD: Planned Unit Development Zoning District

FUTURE LAND USE



EXISTING ZONING



IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW AND STAFF ANALYSIS

The proposed PUD amendment to reclassify approximately seven (7) acres of property identified as Parcel I on the Ravello PUD Concept Plan 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 City of Port St. Lucie Code of Ordinances, an assisted living facility is a permitted use in an Institutional Zoning District.

The proposed PUD amendment is consistent with the associated application to amend the future land use on the seven (7) acres of property identified as Parcel I on the Ravello PUD Concept Plan from 4.9 acres of Commercial Limited (CL) land use, 2.1 acres of Commercial General (CG) land use, and .31 acres of Low Density Residential (RL) land use to the Institutional Land Use Category.

Transportation

The existing Table 1 of the Ravello PUD identifies the anticipated traffic generation for the various uses in the PUD. It identifies the anticipated average daily trips and the p.m. peak hour trips based on the 440 single-family residential units and 65,900 square feet of commercial development. Table I allocates 2,015 average daily trips and 128 p.m. peak hour trips for Parcel I based on 65,900 square feet of commercial development. As previously stated, the 9th amendment to the Ravello PUD removed the 65,900 square feet of commercial entitlements from the PUD and replaced the commercial entitlements with 150 unit assisted living facility.

The applicant's traffic engineer, Kimley-Horn, prepared a trip generation calculation to compare the trip generation potential of the assisted living facility on Parcel I to the commercial trips identified for Parcel I in the PUD based on 65,900 square feet of commercial development. As identified in the traffic statement, an ALF will generate an average of 390 daily trips and an average of 36 p.m. peak hour trips as shown in the table below:

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

A site plan application will be required for the development of the proposed assisted living facility. The site plan will be reviewed for consistency with City Code and the Engineering Standards for Land Development for driveway locations and other requirements.

Environmental

An updated environmental assessment report (Hobe Sound Environmental Wetland and Wildlife 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 report identified one jurisdictional wetland that is ±0.29 acres on the project site. Permits are required if this wetland is to be impacted. Project permits will be required with the submittal of any future application for a site plan and construction plans.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the proposed PUD document and concept plan at the October 23, 2024, Site Plan Review Committee meeting. 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.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.