



Rivella
Questions & Answers
Addressing Resident Concerns

Safety

Children's Safety and Crossing Guards/Sidewalks

- ❖ **Concern:** Assurance is needed that children's safety will be prioritized, including the need for crossing guards and sidewalks.
 - **Response:** City traffic and safety assessments have concluded no immediate changes are needed as part of the land use and PUD Amendment applications. Any necessary improvements, if required, will be reviewed during the major site plan approval process.

Increased Emergency Vehicular Traffic

- ❖ **Concern:** Increased emergency medical services (EMS) traffic to the proposed facility may impact safety.
- **Response:** Traffic reports account for overall vehicle trips, including EMS. The proposed use will reduce traffic compared to the current Commercial Land Use designation. Specifically, the change to an Institutional Land Use results in a decrease in PM peak hour trips, including emergency vehicles. This will lower traffic impacts on the surrounding area, including during emergency response scenarios. Any necessary infrastructure improvements, if required, will be reviewed during the major site plan approval process.

Concerns About EMS Vehicles and Road Access

- ❖ **Concern:** Can EMS vehicles safely navigate Morningside Boulevard, which is only 16 feet wide, especially in conjunction with pedestrians and golf cart users?
- **Response:** Emergency vehicles do safely navigate all streets in the City, including Westmoreland. The St. Lucie County Fire District will review the site plan during the approval process to ensure proper access and safety standards are met.

Environmental and Health

Potential Contamination from Max Gas Site

- ❖ **Concern:** There are concerns about potential contamination from the nearby Max Gas site.
- **Response:** The developer has engaged consultants to complete Phase 1 and Phase 2 Environmental Site Assessments. The City does not review those assessments as part of our processes. Those are reviewed as part of real estate transactions and due diligence during that process. It is outside the scope of city review, and we do not consider them as part of our actions. The Florida Department of Environmental Protection (FDEP) strictly monitors gas station fuel storage tanks for contamination. Gas stations are regulated to prevent leaks or spills and are required to adhere to environmental protection standards.

Wetland Survey and Delineation

- ❖ **Concern:** A wetland survey has not yet been completed, and the jurisdictional wetland delineation by South Florida Water Management District is not finalized.
- **Response:** On January 2, 2025, the South Florida Water Management District issued a formal wetland determination for the 7.1-acre property, indicating 0.422 acres of wetlands. A certified wetland survey, dated November 13, 2024, is provided as Exhibit No. 2.0 in the official report. The City's Code of Ordinances establishes buffer requirements for wetlands, and these will be fully reviewed at the time of site plan submittal to ensure compliance.

Traffic and Evacuation

Concerns About Evacuation Routes and Plans

- ❖ **Concern:** There is concern about the adequacy of evacuation routes, especially with only one way in and out. Residents need assurance that those who cannot walk will be safely evacuated.
 - **Response:** This is not part of the City's review process. Florida regulations (Chapter 59A-36) require Assisted Living Facilities (ALFs) to have comprehensive evacuation plans. These plans must detail evacuation procedures, transportation arrangements, and processes for evacuating residents with mobility issues or medical needs. The plans are reviewed and approved as part of the facility's licensing process with the Florida Agency for Health Care Administration (AHCA). All units included in the ALF campus will be included in this evacuation plan.
 - There is access from Westmoreland to US 1 and Westmoreland to Port St. Lucie Blvd., however this is not part of our review process.

Guardhouse and Gate

- ❖ **Concern:** The Guardhouse and Gate on Via Terra Bella Road restrict access to the public, but this roadway was dedicated to the public.
- **Response:** This is not a part of the City's review for the present item. That notwithstanding, the roadway is dedicated to the City as a public roadway. It was built using MSTU funds. There are no outstanding bonds on this roadway. The HOA currently maintains the roadway. The City is working with the developer to cure this situation, and we anticipate a resolution in the near future.

Facility Use

Concern About Group Homes or Substance Abuse Facilities

- ❖ **Concern:** Residents are worried about the potential for group homes or substance abuse facilities being allowed on the property.
 - **Response:** The approved Planned Unit Development (PUD) only permits an assisted living facility (ALF), with any modifications requiring another public hearing approval process. As an added safeguard, a supplemental restrictive covenant will be recorded upon approval, ensuring that the use on this site remains only an ALF. Per Section 429.02, Florida Statutes, medical, nursing, dental, or mental health services are not permitted within an ALF.

Concern About The Use Approved for the Site

- ❖ **Concern:** Residents are worried about if the approved use of the site is changing with the addition of the Independent Living, and what other use(s) might be allowed on this site in the future.
 - **Response:** The approved Planned Unit Development (PUD) permits a 150 unit assisted living facility (ALF). Independent Living units are a part of the ALF, not a different use.

Wildlife

Concerns About Displaced Wildlife

- ❖ **Concern:** What will happen to displaced wildlife as a result of the development?
- **Response:** Florida law provides strong environmental protections to minimize harm to wildlife. The developer conducted an environmental impact assessment with Hobe Sound Environmental on July 4, 2024, which evaluated potential effects on local ecosystems, endangered species, and habitats. The developer will follow appropriate zoning regulations and secure any necessary permits, including a vegetation removal permit and a gopher tortoise survey.

If City Council approves these items, What would be the-next steps for this Project?

- Submittal of a Major Site Plan for review by staff, approval by Site Plan Review Committee, with final approval by the City Council.
- Several of the residents' concerns, such as traffic reviews, vehicular and pedestrian ingress and egress, and infrastructure changes, will be reviewed and addressed during the major site plan approval process.