

Exhibit “B”
Updated PUD Pages

RAVELLO RIVELLA PUD

Amendment #10 to an existing Planned Unit Development known as Rivella

INTRODUCTION

The ~~Rivella Ravello~~ PUD Development, formerly known as ~~Ravello PUD~~ and formerly known as Tesoro Preserve PUD and originally known as the River Point PUD development, is located within the corporate limits of the City of Port St. Lucie, St. Lucie County, Florida (See Figure No. 1, "State Map") and contains approximately 426 acres of land. The property is located east of the North Fork of the St. Lucie River, between Westmoreland Boulevard, Cambridge Drive, and Morningside Boulevards as shown in Figure No. 2, "Location Map".

It is the intent and purpose of this PUD district to create a neighborhood offering a physical, social, and economic environment of high quality. The Rivella PUD is a creative design offering a high level of living and working amenities, including plentiful open space and recreation opportunities.

The orderly pattern of land use is geared to accommodate both the short and long-term community needs. The staging of development is such to best serve the general welfare of the city. Overall, the project is an appropriate and harmonious, efficient and economical use of land.

The establishment of the proposed PUD district, while controlling the development of the project in a unified approach, is flexible enough to encourage the creative and imaginative design inherent to the project.

The proposed ~~Rivella Ravello~~-PUD will allow for the development of a maximum of 440 residential units. The ~~Rivella Ravello~~-PUD land use includes 144 acres of residentially classified property, along with ~~4.9 acres of Limited Commercial and 2.1 acres of General Commercial (permitting a total of 65,900 square feet of maximum floor space [overall site])~~ 7.11 acres of adult assisted living facilities limited in number of units to 150, 5.9 acres of Open Space Preservation, and 216 acres of Open Space Recreation lands, which includes the 85 acre dedication to the City of Port St. Lucie of the area referred to as Wilderness Park that was made at the time the original River Point PUD was approved.

This ~~9th~~ 10th amendment to the original Tesoro Preserve PUD application is respectfully submitted to the Planning & Zoning Department for processing as an amended PUD. The format of this document will follow the outline presented for the original P.U.D. Zoning District, identifying all Standards and Application Requirements.

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**EXHIBIT 5
SITE INFORMATION**

I. TOTAL ACREAGE: 426 Acres

Development Parcels A thru H (except G & I)	118.0 Acres
Wilderness Park Area Dedicated	85.0 Acres
Wetlands Area	153.6 Acres
Uplands Preserve	45.0 Acres
Recreation Area (Parcel G)	3.1 Acres
Entrance Road & Site Drainage	14.3 Acres
Commercial <u>Institutional</u> Area Parcel I	<u>7.0 Acres</u>
	426 Acres

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

II. WETLANDS TO BE IMPACTED

Acreage	6.63 Acres
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III. DEVELOPMENT AREA

<u>Parcel ID</u>	<u>Acres</u>
Parcel A	17.8 Acres
Parcel B	8.5 Acres
Parcel C	32.2 Acres
Parcel D	2.8 Acres
Parcel E	33.8 Acres
Parcel F	7.0 Acres
Parcel G	3.1 Acres
Parcel H	15.8 Acres
Parcel I	<u>7.0 Acres</u>
	128.0 Acres

Note: all acreage subtotals have been rounded

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IV. ALLOWABLE DENSITY

~~Ravello~~ **Rivella** PUD

Residential (RL) 144.0 Acres X 5 D.U./Acre = 720

~~Commercial~~ **Institutional** Intensity must comply with the requirements of the City Comprehensive Plan. Maximum of 150 units allowed for an assisted living facility.

V. PROPOSED DENSITY/INTENSITY

~~Ravello~~ **Rivella** PUD

Residential 118 Acres/440 D.U. = 3.73 D.U./Acre.

~~Commercial~~ **Institutional** Intensity must comply with the requirements of the City Comprehensive Plan. Maximum of 150 units for an assisted living facility.

VI. PARKING REQUIRED

Residential: 2 Spaces off street parking per residence and a driveway on each lot. If an Owner has filed a unity of title on 2 or more lots, 2 spaces off street parking and one driveway shall be required for the combined lots.

~~Commercial~~ **Institutional**: Parking requirement will be in accordance with the applicable City Code; except, adult **assisted** living facilities shall have spaces for ½ car/unit plus one space each employee on the busiest shift.

VII. MAXIMUM BUILDING HEIGHT

All proposed structures will be ~~in accordance with the applicable City Code~~ **limited to 3 stories and a maximum building height of 35 feet.**

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EXHIBIT 6 PROPOSED DEVELOPMENT USES

RAVELLO RIVELLA PUD

A. Permitted Uses

The proposed ~~Ravello~~ Rivella PUD project consists of single-family residential home sites, multi-family residential areas, open space recreational areas, open space preservation areas, and commercial Institutional areas. The permitted uses within the ~~Ravello~~ Rivella PUD are listed below by development type:

- a. Parcels A, B, C, D, E, F and H
 - Single-Family dwellings
 - Duplexes on two adjoining lots
 - Townhouses
- b. Recreation Parcel G
 - Clubhouse and related facilities
- c. ~~Commercial~~ Institutional (Parcel I)
Assisted living facility as set forth in Section 158.110 and 158.224 (H), City Zoning Code. A maximum of 150 units for an assisted living facility. *
~~Child Day care (including VPK)~~

** A future site plan for Parcel I shall include a traffic analysis as typically required for site plan submittals that will also include a separate detailed traffic count specifically for emergency vehicles for the proposed type and size of the proposed assisted living facility. This study will be reviewed throughout the site plan review process by the City's 3rd party traffic consultant and the fees for this review(s) will be compensated by the applicant. City staff and our 3rd party traffic consultant will need to be satisfied by the traffic analysis and any proposed improvements prior to the site plan going forward to City Council in the future.*

d. Prohibited Uses in Parcel I

- Nursing home
- Convalescence home
- Substance abuse rehabilitation facility
- Community Residential Homes (158.224[A])
- Group Care Homes (158.224[C])