

ORDINANCE 24-75

**AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, PROVIDING FOR THE 10<sup>TH</sup> AMENDMENT OF THE PLANNED UNIT DEVELOPMENT DOCUMENT AND CONCEPT PLAN FOR THE RAVELLO PUD FOR PROPERTY LOCATED EAST OF THE NORTH FORK OF THE ST. LUCIE RIVER BETWEEN WESTMORELAND BOULEVARD, CAMBRIDGE DRIVE AND MORNINGSIDE BOULEVARD; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (P24-070).**

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**WHEREAS**, Rivella Development, LLC, applicant, seeks to amend the Ravello Planned Unit Development (PUD) Document and Concept Plan (P24-070) located east of the North Fork of the St. Lucie River between Westmoreland Boulevard, Cambridge Drive and Morningside Boulevard; and

**WHEREAS**, by Ordinance #96-14, City of Port St. Lucie, the City of Port St. Lucie City Council approved a Planned Unit Development Document and Conceptual Development Plan for Wilderness Shores PUD (P94-096), a development located in a Planned Unit Development Zoning District, and

**WHEREAS**, by Ordinance # 00-33, City of Port St. Lucie, the City of Port St. Lucie City Council approved the 1<sup>st</sup> Amendment to the Planned Unit Development Document and Conceptual Development Plan which changed the name of the PUD from Wilderness Shores PUD to River Point PUD (P00-017), a development located in a Planned Unit Development Zoning District, and

**WHEREAS**, by Ordinance # 03-83, City of Port St. Lucie, the City of Port St. Lucie City Council approved the 2<sup>nd</sup> Amendment to the Planned Unit Development Document and Conceptual Development Plan for River Point PUD (P03-073), and

**WHEREAS**, by Ordinance # 03-132, City of Port St. Lucie, the City of Port St. Lucie City Council approved the 3<sup>rd</sup> amendment to the Planned Unit Development Document and Conceptual Development Plan for River Point PUD (P03-274), and

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**WHEREAS**, by Ordinance # 04-69, City of Port St. Lucie, the City of Port St. Lucie City Council approved the 4<sup>th</sup> amendment to the Planned Unit Development Document and Conceptual Development Plan to change the name from River Point PUD to Tesoro Preserve PUD (P04-113), and

**WHEREAS**, by Ordinance # 04-122, City of Port St. Lucie, the City of Port St. Lucie City Council approved the 5<sup>th</sup> amendment to the Planned Unit Development Document and Conceptual Development Plan for Tesoro Preserve PUD (P04-360), and

**WHEREAS**, by Ordinance # 05-10, City of Port St. Lucie, the City of Port St. Lucie City Council approved the 6<sup>th</sup> amendment to the Planned Unit Development Document and Conceptual Development Plan for Tesoro Preserve PUD (P04-526), and

**WHEREAS**, by Ordinance # 08-46, City of Port St. Lucie, the City of Port St. Lucie City Council approved the 7<sup>th</sup> amendment to the Planned Unit Development Document and Conceptual Development Plan for Tesoro Preserve PUD (P08-041), and

**WHEREAS**, by Ordinance # 13-54, City of Port St. Lucie, the City of Port St. Lucie City Council approved the 8<sup>th</sup> amendment to the Planned Unit Development Document and Conceptual Development Plan to change the name from Tesoro Preserve PUD to Ravello PUD (P13-060), and

**WHEREAS**, by Ordinance # 17-58, City of Port St. Lucie, the City of Port St. Lucie City Council approved the 9<sup>th</sup> amendment to the Planned Unit Development Document and Conceptual Development Plan for the Ravello PUD (P17-052), and

**WHEREAS**, by Ordinance # 18-56, City of Port St. Lucie, the City of Port St. Lucie City Council approved an ordinance to correct error in Exhibits 9F, 9G, and 9H of the Planned Unit

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Development Document for the Ravello PUD previously approved by Ordinance 17-58; and

**WHEREAS**, the Applicant seeks to amend the Ravello PUD document and concept plan to:

1. Reclassify the use for the approximately seven (7) acre parcel identified as Parcel I on the PUD Concept Plan from a commercial use to an institutional use for the previously approved 150 unit assisted living facility
2. Rename the PUD from the Ravello PUD to the Rivella PUD
3. Updates to the development standards for Parcel I;
4. Update Maximum Building Height from *in accordance with City Code* to limited to three (3) Stories with a maximum height of 35 feet
5. Updates to property ownership, Unity of Control and Binding PUD Document and other miscellaneous changes;.

**WHEREAS**, the proposed amendments to the Ravello PUD Document and Concept Plan are attached as Exhibit “A” and incorporated herein; and

**WHEREAS**, the City of Port St. Lucie Planning and Zoning Board held a public hearing on November 6 2024, to consider the amendment to the Ravello PUD and Concept Plan, notice of said hearing to adjoining property owners for a radius of seven hundred fifty (750) feet having been given and advertising of the public hearing having been made; and

**WHEREAS**, the City Council held a public hearing on November 25, 2024, to consider the amendment to the to the Ravello PUD and Concept Plan, advertising of the public hearing having been made; and

**WHEREAS**, after review of the recommendations of the City staff, the Planning and Zoning Board, comments made at the public hearing, and careful consideration of the issues and evidence,

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finds that the proposed amendments to the Planned Unit Development Document and Concept Plan are consistent with Article of X Chapter 158 of Title XV of the Port St. Lucie City Code.

**NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:**

**Section 1. Ratifications of Recitals.** The City Council of the City of Port St. Lucie, Florida hereby adopts and ratifies those matters as set forth in the foregoing Ordinance.

**Section 2.** That the Ravello Planned Unit Development Document and Concept Plan are amended as described in the Ravello PUD Amendment No. 10 document and depicted on the conceptual plan which is hereby formally adopted and attached as composite Exhibit “A”.

**Section 3.** The Ravello PUD Amendment No. 10 document shall be the internal PUD design standard for the subject property.

If any ordinances, or parts of ordinances, or if any sections or parts of sections of the ordinances of the City of Port St. Lucie, Florida, are in conflict herewith, this Ordinance shall control to the extent of conflicting provisions.

**Section 5. Severability.** The provisions of this Ordinance are intended to be severable. If any provision of this Ordinance is determined to be void or is declared illegal, invalid or unconstitutional by a Court of competent jurisdiction, the remainder of this Ordinance shall remain in full force and effect.

**Section 6. Effective Date.** This Ordinance shall become effective ten (10) days after its final adoption.

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**PASSED AND APPROVED** by the City Council of the City of Port St. Lucie, Florida, this

\_\_\_\_\_ day of \_\_\_\_\_ 2024.

CITY COUNCIL  
CITY OF PORT ST. LUCIE

BY: \_\_\_\_\_  
Shannon M. Martin, Mayor

ATTEST:

\_\_\_\_\_  
Sally Walsh, City Clerk

APPROVED AS TO FORM:

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Richard Berrios, City Attorney