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February 23, 2024

City of Port St. Lucie
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

RE: 7.11 acre, Parcel I, Rivella, ALF site

Dear Ms. Anne Cox,

At this time I am submitting requests to make a minor amendment to the City's Future Land Use Plan for the subject parcel to Institutional/RM; and, a corresponding amendment to the Ravello PUD.

The PUD currently allows a 150 unit ALF to be constructed pursuant to Sections 158.110 and 158.224(B) City Zoning Code. The trend in adult living facilities is to have an Independent Living element in new projects. We envision a campus atmosphere with a mix of Independent Living, Assisted Living and Memory Care units – but, not more than the 150 unit limit presently approved.

It is applicant's position that this request is a minor change (I could be wrong); but, nonetheless, it accommodates an important nuance that has developed in the market place, to wit: an independent living element.

Also, since we are doing this I am proposing to change the project PUD name to Rivella. Since this was a failed project, we rebranded it.

Lastly, since the PUD as amended figures prominently in the scheme of things, I have included a copy for reviewer's convenience marked Ex. 19.

Thank you for your assistance.



Michael J. Ryan
Owner Agent Rivella Development LLC