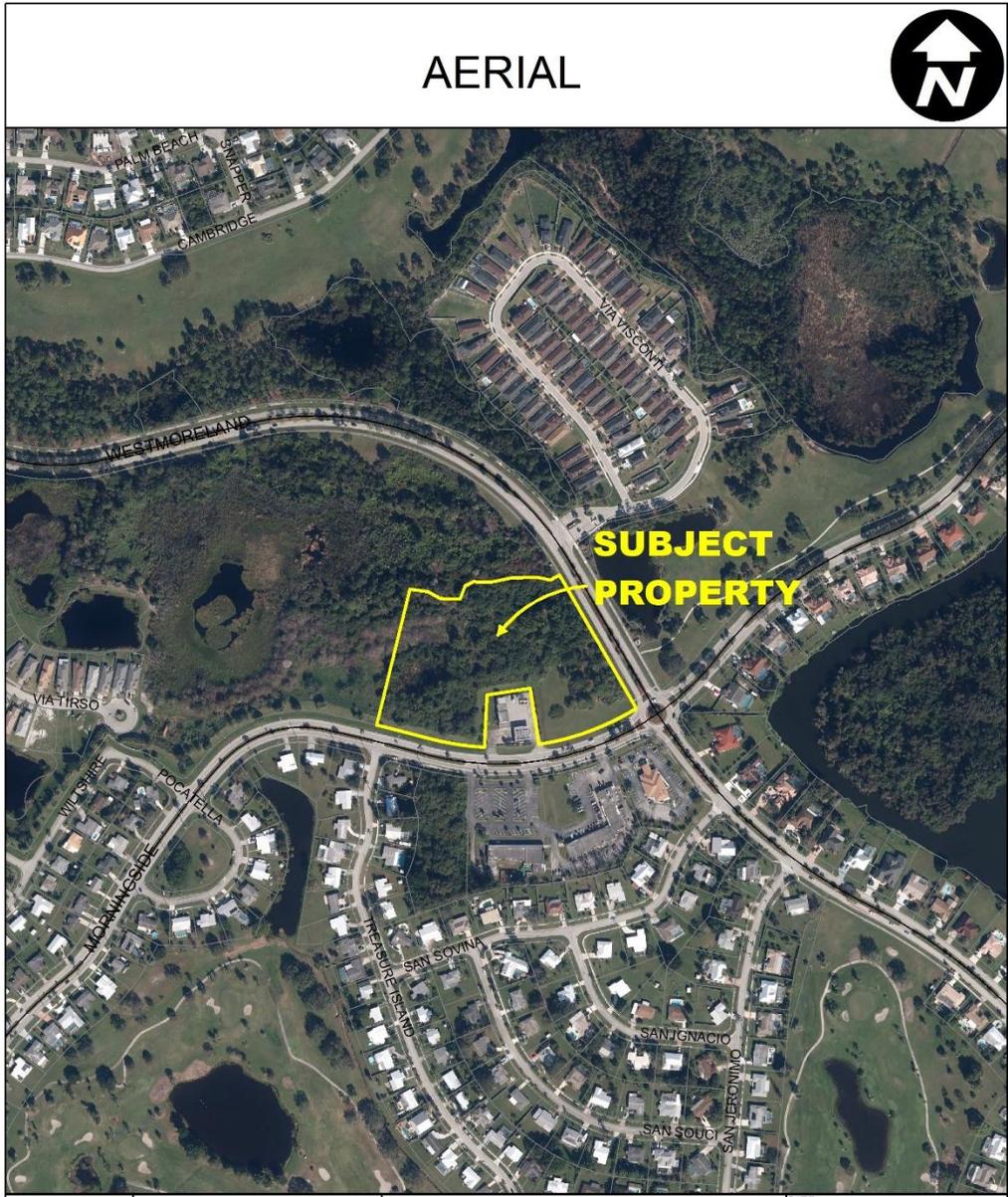


**Rivella Development, LLC (fka Ravello Development, LLC)  
Small-Scale Comprehensive Plan Amendment  
P24-033**



**SUMMARY**

<b>Applicant’s Request:</b>	Change the future land use designations from CG (General Commercial), CL (Limited Commercial) and RL (Low Density Residential) to RM/I (Medium Density Residential/Institutional)
<b>Applicant:</b>	Ryan Law Group
<b>Property Owner(s):</b>	Rivella Development, LLC (formerly, Ravello Development, LLC)
<b>Location:</b>	On the north side of SE Morningside Boulevard and west side of SE Westmoreland Boulevard.
<b>Address:</b>	2780 SE Morningside Boulevard
<b>Project Planner:</b>	Noël P. Comeaux, Senior Planner

**Project Description**

The applicant is here requesting to change the Future Land Use (FLU) for the parcel from General Commercial (CG), Limited Commercial (CL), and RL (Low Density Residential) to Medium Density Residential/Institutional (RM/I). The proposed land use designations will allow multifamily residential and assisted living units.

The existing Ravello PUD only allows an assisting living facility or day care center on the parcel. The applicant has indicated it will be requesting a Planned Unit Development amendment soon.

**Public Notice Requirements**

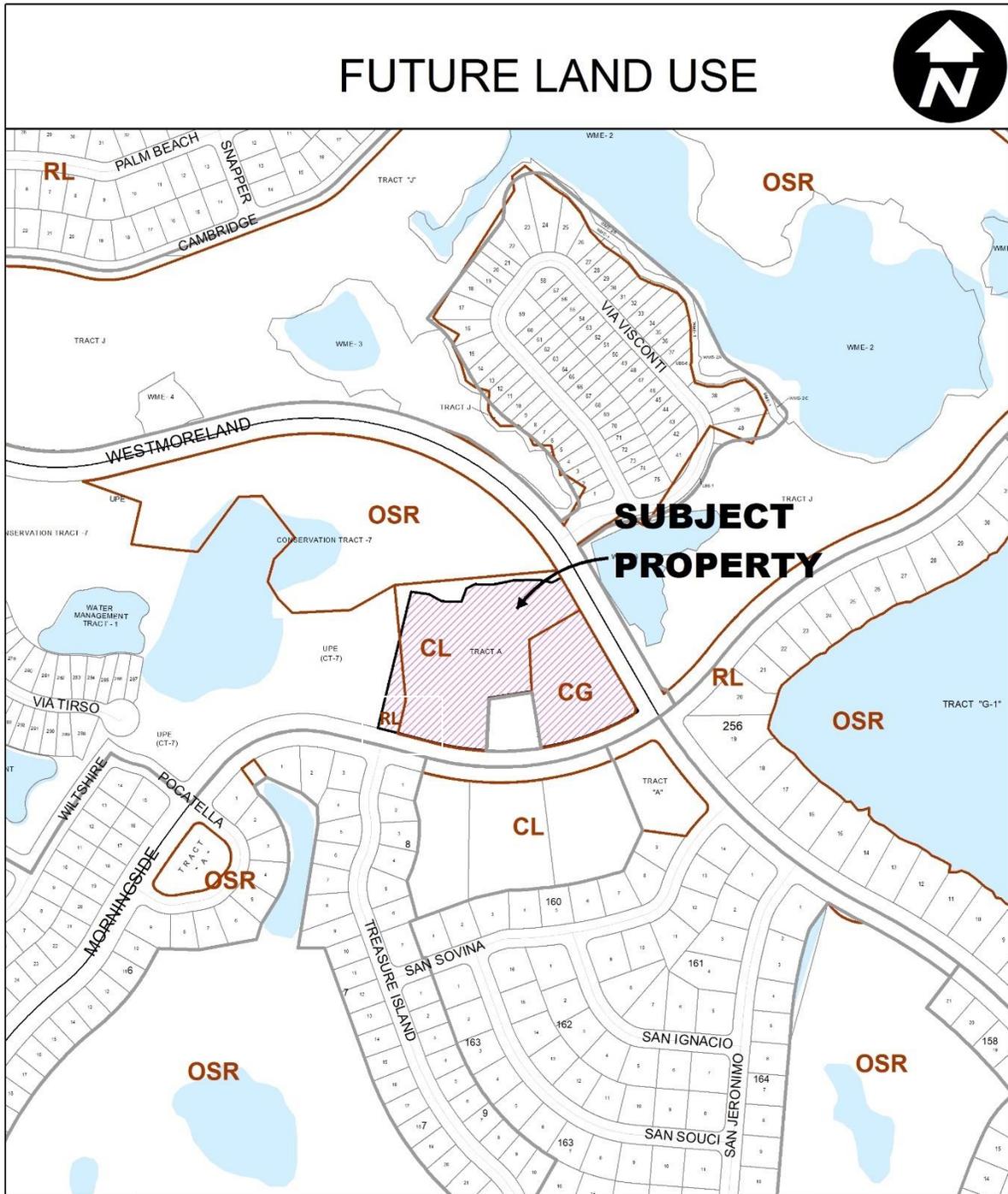
Public notice was sent to owners within 750 feet; and the file was included in the advertisement for the May 7, 2024, Planning & Zoning Board.

**Location and Site Information**

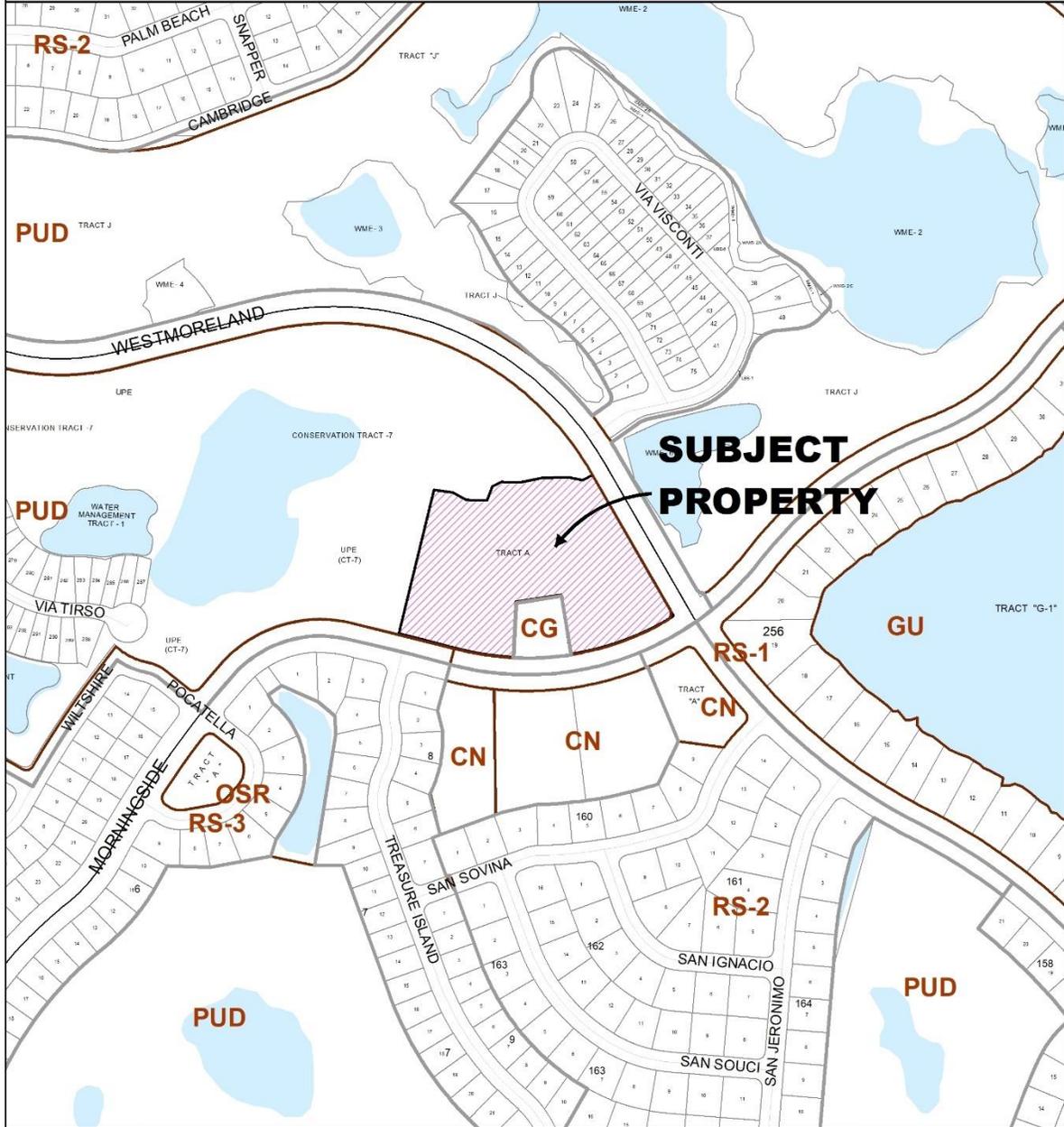
<b>Parcel Number:</b>	4414-601-0021-000-1
<b>Property Size:</b>	7.11 acres (309,712 sq. ft.)
<b>Legal Description:</b>	TESORO PRESERVE PLAT NO. 4 (PB 51-5) TRACT A (7.11 AC) (OR 3175-557; 3830-1977; 3837-2760; 4038-1218)
<b>Current “Future Land Use:”</b>	CG (General Commercial), CL (Limited Commercial) and RL (Low Density Residential)
<b>Existing Zoning:</b>	Planned Unit Development (PUD)
<b>Existing Use:</b>	Vacant
<b>Requested “Future Land Use:”</b>	RM/I (Medium Density Residential/Institutional)
<b>Proposed Use:</b>	Multi-family residential units and Assisted Living Facility

**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	Open Space Recreational (OSR)	Planned Unit Development (PUD)	Conservation Area
South	Commercial Limited (CL)	Commercial Neighborhood (CN)	Retail and Service Station
East	Low Density Residential (RL)/ Open Space Recreation (OSR)	Single Family Residential (RS-1)/ General Use (GU)	Open Space / Residential
West	Low Density Residential (RL)	Planned Unit Development (PUD)	Conservation Area / Residential



# EXISTING ZONING



## COMPREHENSIVE PLAN REVIEW AND ANALYSIS

**Applicant's Justification:** The trend in adult living facilities is to have an Independent Living (IL) element in new projects. The applicant cited envisioning a campus atmosphere with a mix of IL and Memory Care Units with no more than the 150-unit limit currently approved.

**Land Use Consistency (Objective 1.1.4.1):** This application is consistent with Objective 1.1.4.1 which states that the City shall provide the following designation for Medium Density Residential land uses:

- a. **Medium Density Residential (RM).** A maximum density of 11.0 DUs per gross acre.

**Staff Analysis:** The proposed future land use map amendment is RM which supports the intended development of additional residential units and is consistent with the character of nearby land uses.

**Land Use Consistency (Objective 1.1.4.4):** This application is consistent with Objective 1.1.4.4 which states that the City shall provide the following designation for institutional land uses:

- a. **Institutional (I).** This category combines both public and private institutional land uses from previous plans into one category. It is designed to accommodate both public and private institutional sites such as schools, public buildings and libraries, government buildings and hospitals, childcare, various group home categories as well as other uses defined in the zoning code.

**Staff Analysis:** The proposed future land use map amendment is Institutional which supports the intended development of the Assisted Living Facility and is consistent with the character of nearby land uses. In addition, the land use will support the nearby residential land uses.

**Housing Element (Policy 3.1.1):** This application is consistent with Policy 3.1.1 which states the City works to assist the private sector in providing dwelling units of various types, sizes, and costs to meet the needs of future residents.

**Adequate Public Facilities Review (Objective 1.1.3):**

The project has been reviewed for consistency with the adopted level of service standards in the Comprehensive Plan and documented as follows:

**Potable Water/Sanitary Sewer:** With the change in the future land use designation from commercial to institutional/medium density residential, potable water demand is expected to increase by 7,328 gallons per day (gpd) and wastewater demand by 6,228 gpd (based on 2.5 persons per dwelling unit). This comparison considers the most intense proposed land use (residential). Comparison of sewer and water use based on the existing and proposed uses (including the number of dwelling units (DUs) based on the maximum amount of development allowed and documented as follows:

Existing Future Land Use	Acreage	Max. Development	Level of Service	Projected Demand Potable Water (gpd)	Projected Demand Wastewater (85%)
CG/CL (parcel)	6.8	118,483 (40%)	125 gpd (per 1000 ft <sup>2</sup> )	14,810	12,589
RL (parcel)	0.31	1 DU	115 gpd per capita	288	245
<b>Total Existing FLU</b>				<b>15,098</b>	<b>12,834</b>
Proposed Future Land Use	Acre	Maximum Coverage	Level of Service	Projected Demand Potable Water (gpd)	Projected Demand Wastewater (85%)
RM/I (parcel)	7.11	78 DUs*	115 gpd per capita	22,425	19,061
<b>Net Change</b>				<b>7,328</b>	<b>6,227</b>

\* Based on 2.5 person (bed) per unit.

There appears to be adequate water and sewer capacity to support the proposed land use change.

**Transportation:** With the change in the future land use designation (based on the most intense proposed land use (residential)), the average daily weekday trips are anticipated to decrease by 10,327 trips and the PM peak hour trips to decrease by 1,087 trips. Comparison of existing traffic impacts and proposed based on the maximum amount of development allowed is documented as follows:

Existing Future Land Use	Acreage	Max. Coverage	Trip Generation Type (ITE Code)	Average Daily Trips	PM Peak Hour
CG/CL (parcel)	6.80	118,483 (40%)	Shopping Plaza (821)	10,887	1,152
RL (parcel)	0.31	1 DU	Single Family Detached Housing (210)	15	1
<b>Total Existing FLU</b>				<b>10,902</b>	<b>1,153</b>
Proposed Future Land Use	Acre	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Average Daily Trips	PM Peak Hour
RM/I (parcel)	7.11	78 DU	Multi-Family Housing – Low Rise (220)	575	66
<b>Net Change</b>				<b>-10,327</b>	<b>-1,087</b>

**Parks/Open Space:** The level of service for parks is measured and planned in conjunction with population growth on an annual basis. The proposed change to RM requires 0.98 acres of developed public park or recreational facilities based on the Recreation and Open Space Element of the 2012 Comprehensive Plan. Currently, there is sufficient parkland available to meet the required level of service.

**Solid Waste:** Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.

**Public School Concurrency Analysis:** N/A

**Environmental:** The preservation of wetlands and native upland habitat, along with wetland mitigation, are addressed in the Ravello Planned Unit Development document, per the Nature Resources Protection

Element of the City’s Comprehensive Plan. There are no wetlands on the parcel, and no additional upland habitat preservation is required.

**Wildlife Protection:** An environmental assessment is required before the parcels’ development. The intent is to ensure the protection of any listed species.

**Flood Zone:** The flood map for the selected area is number 12111C0293K and is located in Zone X. Zone X is determined to be located outside the 100-year and 500-year floodplains.

**Fire District:** St. Lucie County Fire District stated that Station 5 at 2288 SE Delano Rd. will be the responding fire station. The fire district does not list response times for each individual station because of the necessity of responding with another station.

**Police:** The department’s response time is approximately seven (7) minutes for emergency calls. This proposed comprehensive plan is not expected to adversely impact that response time.

**Community Redevelopment:** N/A

**Policy 1.1.7.1:** Future Land Use Map Amendment will be reviewed based on consistency with the goals, objectives, and policies of all elements of the comprehensive plan and other considerations such as:

Criteria	Consistent with criteria (Y/N or N/A)
Satisfy a deficiency or mix of uses in the Plan map	N
Accommodate projected population or economic growth	Y
Diversify the housing choices	Y
Enhance or impede provision of services at adopted LOS Standards	N
Compatibility with abutting and nearby land uses	Y
Enhance or degrade environmental resources	N
Job creation within the targeted industry list	Y

## STAFF RECOMMENDATION

The Planning and Zoning Department recommends approval of the proposed small-scale comprehensive plan amendment.

**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
- Motion to table

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.