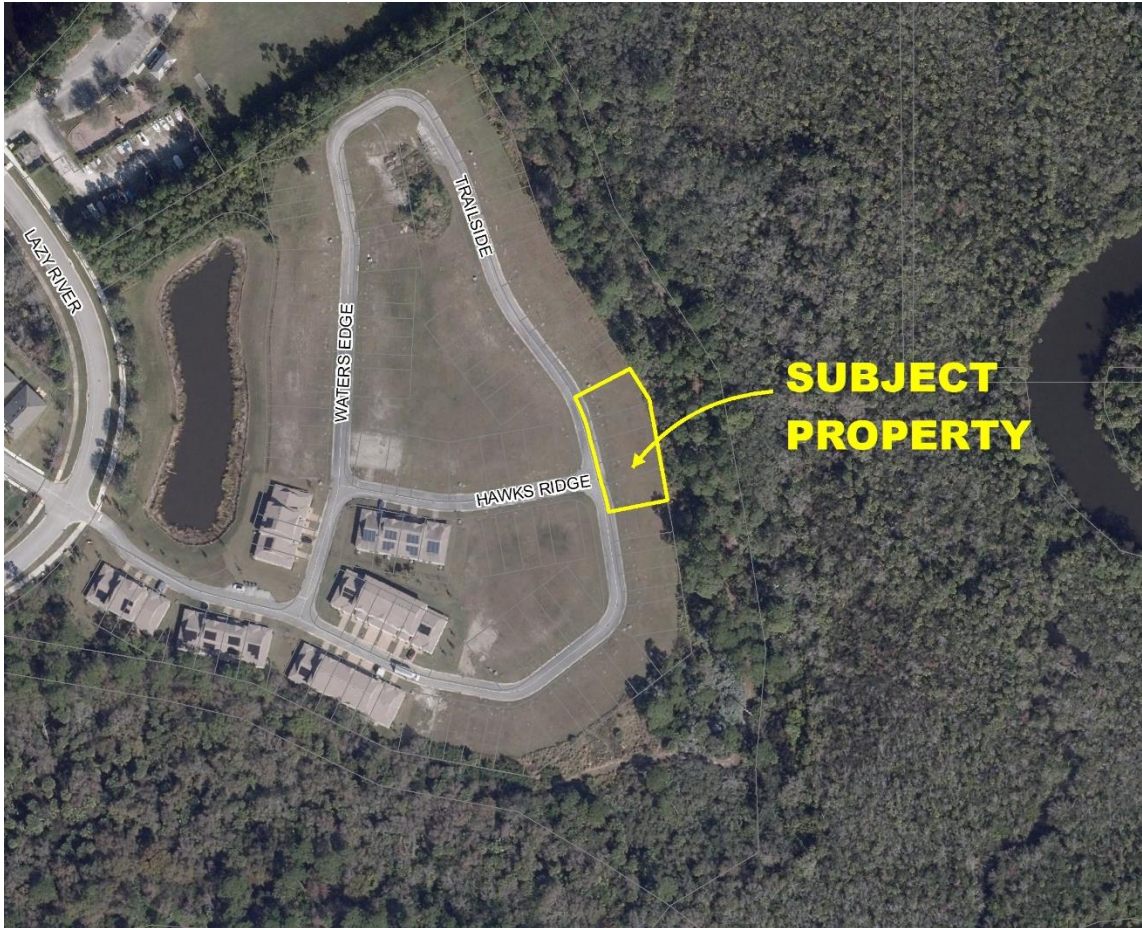




**River Place on the St. Lucie - Plat No. 9  
 Preliminary and Final Subdivision Plat  
 P22-034**



**Aerial Map**

**SUMMARY**

Applicant's Request:	Requesting approval of a Preliminary and Final Plat that is .349 acres in area and includes the replat of 5 lots for a project known as River Place on the St. Lucie (aka Eco Village, Hawks Ridge) - Plat No. 9 . There are no construction plans.
Applicant/Agent:	Ken Delatorre, Design and Entitlement Consultants, LLC
Property Owner:	K. Hovnanian Hawks Ridge, LLC
Location:	East of NW St. James Drive, north of Airosa Boulevard, south of Midway Road.
Project Planner:	Holly F. Price, AICP, Senior Planner

## Project Description

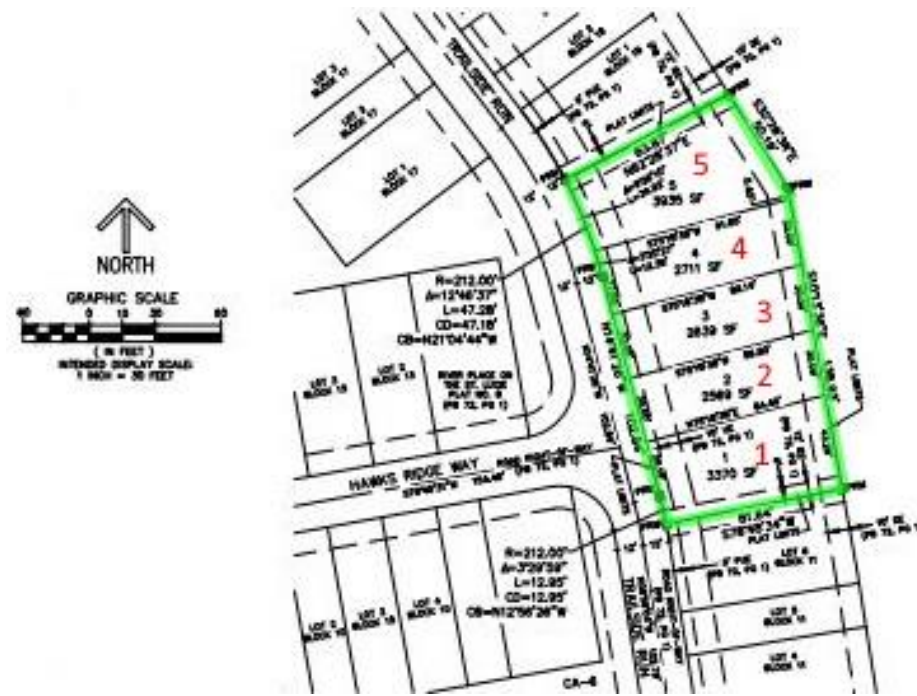
The application is for a Preliminary and Final Plat that is .349 acres in area. The applicant is proposing to replat 5 lots so that the lots will accommodate a new townhouse building that the applicants plan to build.

On July 2, 2021, the applicant, K. Hovnanian Homes, closed on the remaining vacant lots located within the existing River Place (Eco Village) residential community. As part of the due diligence research prior to closing on the residential lots, the applicant performed a lot fit study to verify that the new townhouse buildings would fit within all of the platted lots. The applicant discovered that one of the proposed townhomes, located within lot 1 of Block 12, had a rear setback of approximately 8.8' and would not meet the required rear setback of 10 feet, as required in the approved River Place PUD (P10-035).

As a result of the lot fit study, the applicant is requesting approval of a plat application in order to slightly rotate and modify the internal lot lines of lots 1 through 5 within Block 12. With the townhouse building being rotated and the lot lines replatted, lot 1 will meet the rear setback.

## Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of this final subdivision plat on February 23, 2022.



## Related Projects

**P10-035 – River Place on the St. Lucie PUD, 7th Amendment.** Approved by City Council on June 28, 2010 (Ordinance 10-51).

**P15-121 – River Place on the St. Lucie Plat No. 8** – The Preliminary and Final Plat was approved by City Council on January 25, 2016 (Resolution 16-R01).

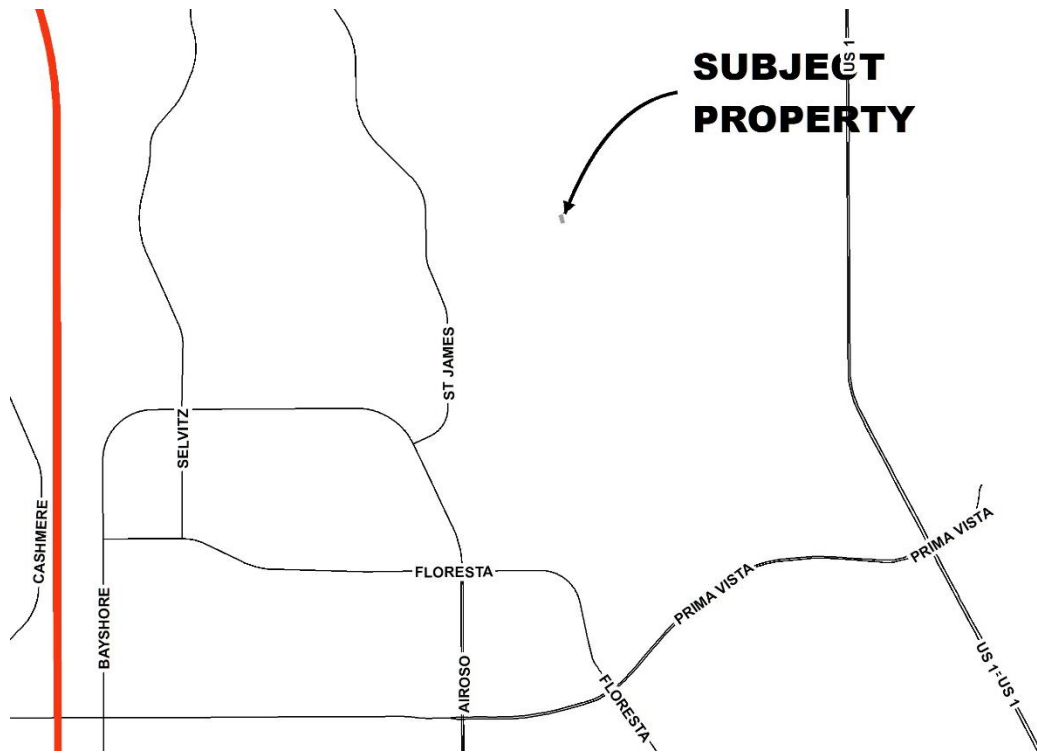
**Location and Site Information**

Property Size:	0.349 acres
Legal Description:	Replat of Lots 1, 2, 3, 4 And 5, Block 12 of, The Plat of River Place on The St. Lucie Plat No. 8, As Recorded in Plat Book 72, Page 1, of the Public Records of St. Lucie County, Florida, Lying in Section 16, Township 36 South, Range 40 East, The City of Port St. Lucie, St. Lucie County, Florida.
Future Land Use:	Low Density Residential (RL)
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Vacant land

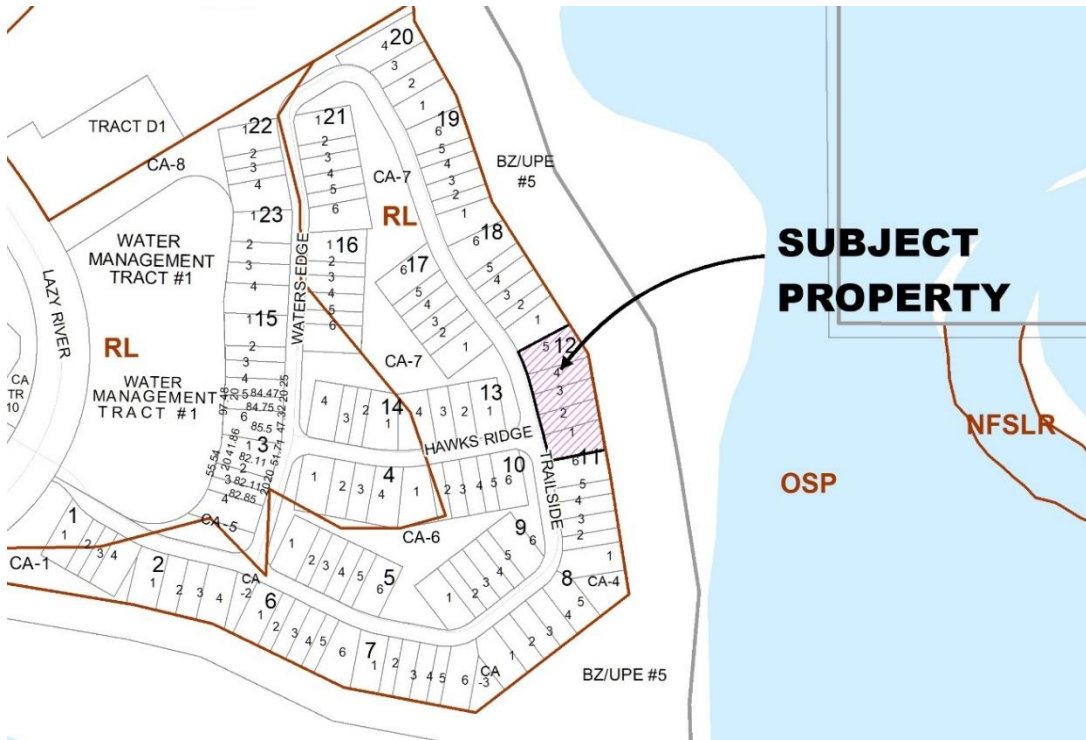
**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	RL	PUD	Vacant- Future Townhouse
South	RL	PUD	Vacant- Future Townhouse
East	OSP	PUD	Vacant - Preserve
West	RL	PUD	Vacant - Future Townhouse

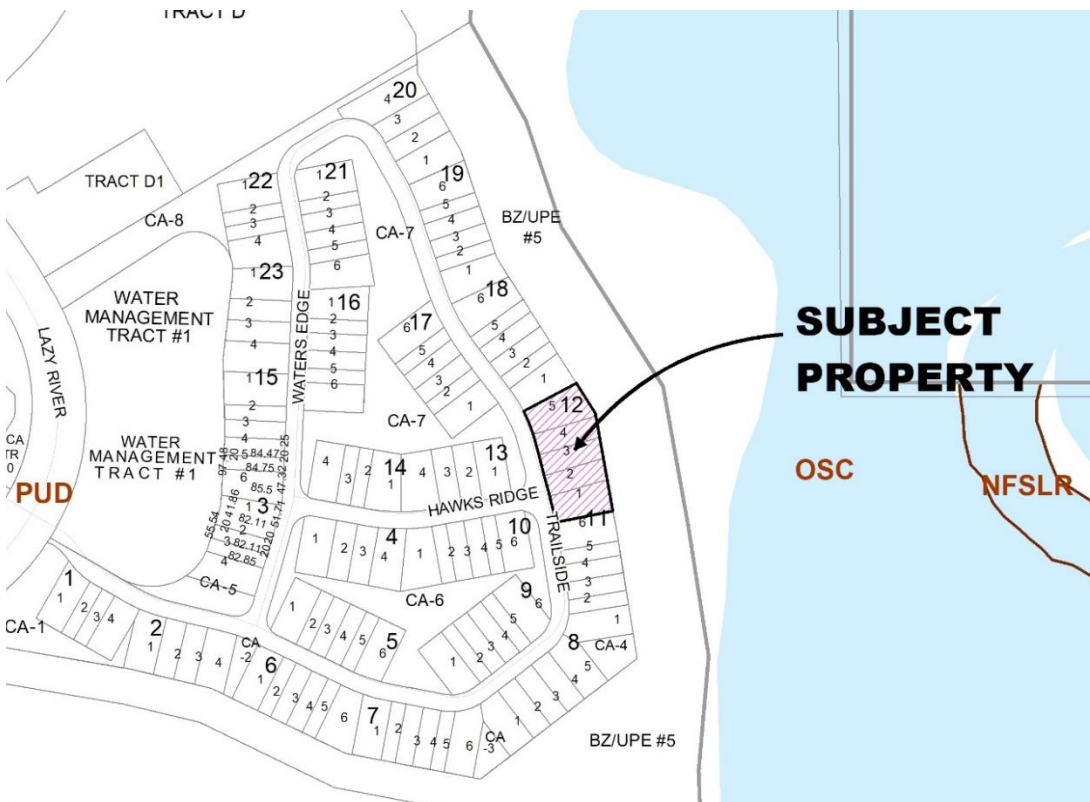
RL (Low Density Residential) – PUD (Planned Unit Development) - OSP (Open Space Preservation)



**Location Map**



**Future Land Use**



**Zoning Map**

## IMPACTS AND FINDINGS

### **CONCURRENCY REVIEW (CHAPTER 160)**

The project has been reviewed for compliance with Chapter 160, City Code regarding provision of adequate public facilities and documented as follows:

<b><i>Sanitary Sewer and Potable Water Facilities</i></b>	Sewer/water will be provided by Port St. Lucie Utility Systems Department. A developer's agreement with the City Utility Systems Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.
<b><i>Traffic Circulation</i></b>	Traffic impacts have been reviewed and approved with the previously approved plat for the entire subdivision, P15-121.
<b><i>Parks and Recreation Facilities</i></b>	Parks and open space have been provided for as described in the River Place PUD document.
<b><i>Stormwater Management Facilities</i></b>	Project will include paving and drainage plans that are in compliance with the adopted level of service
<b><i>Solid Waste</i></b>	Adequate capacity is available for future development. Waste disposal will be by curb pick-up.
<b><i>Public School Concurrency Analysis</i></b>	The St. Lucie County School Board found the previous plat to be concurrent (P15-121).

**Native Habitat/Tree Protection:** The upland preservation areas on this property have been mitigated. There are no preservation/mitigation requirements for this property.

### **OTHER**

**Fire District:** The access location (external and internal) has been previously reviewed by the Fire District for safety purposes.

**Public Art (Chapter 162):** This project was originally approved prior to the adoption of Public Art requirements. There is no Public Art requirement for this property.

**Public Works Traffic Analysis:** This subdivision plat was previously reviewed and approved, and no further traffic analysis is required.

## STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of River Place on the St. Lucie Plat No. 9, Preliminary and Final Replat on February 23, 2022.

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan and recommends approval.