



TO: Nicholas Mimms, PE, City Manager

THROUGH: Jennifer Hofmeister, AICP, LCAM, Planning Director

FROM: Vennis Gilmore, Planner

RE: **Application for Subdivision – Final Plat (Granada Street Properties) Lots 3,4,5, and 6, Block 7, Lots 1,3, and 5, Block 8 and a portion of the abandoned right-of-way of Francis Avenue lying between Lot 6, Block 7, and Lot 1, Block 8, in the Palm Haven Subdivision of Fort Pierce, FL.**

BOARD DATE: February 18, 2020

STAFF REPORT

Owner & Applicant: Granada Street Properties, LLC (Henry Loudon)
 500 S. Federal Highway, #1641
 Hallandale, FL 33008

Applicant’s Request: Approval of a Final Plat

Location(s): Lots 3,4,5, and 6, Block 7, Lots 1,3, and 5, Block 8 and a portion of the abandoned right-of-way of Francis Avenue lying between Lot 6, Block 7, and Lot 1, Block 8, in the Palm Haven Subdivision of Fort Pierce, FL.

Parcel ID: 2401-502-0074-000-7, 2401-502-0075-000-4, 2401-502-0076-000-1, 2401-502-0077-000-8, 2401-502-0084-000-0

Future Land Use: Hutchinson Island Residential (HIR)

Current Zoning: Hutchinson Island Medium Density Residential Zone (R-4A)

Surrounding FLU:

North	East	South	West
HIR	HIR	HIR	RL

Surrounding Zoning:

North	East	South	West
R-4A	R-4A	R-4A	R-2

Parcel Acreage: 1.9 Acres

Staff Analysis:

Request

The applicant is requesting the review and approval of a Final Plat to subdivide approximately 1.9 acres of land for the Granada Street Properties 10 Single-Family Home Cottages to be located at current Lots 3,4,5, and 6, Block 7, Lots 1,3, and 5, Block 8 and a portion of the abandoned right-of-way of Francis Avenue lying between Lot 6, Block 7, and Lot 1, Block 8, in the Palm Haven Subdivision of Fort Pierce, FL. This subdivision is created to provide for the development of ten (10) attached single-family home cottages.

The subject properties are zoned R-4A, Hutchinson Island Medium Density Residential. The surrounding properties are zoned R-4A, Hutchinson Island Medium Density Residential, except for the parcels to the west which are zoned R-2, Single-Family Intermediate Density. The surrounding properties are occupied by single-family homes and multi-family developments.

The subject properties have a future land use of HIR, Hutchinson Island Residential, which was established due to Hutchinson Island being a sensitive barrier island that presents development considerations which are either unique to the area or are of added concern, such as environmental fragility, beach erosion, and hurricane evacuation. The proposed project is consistent with the Comprehensive Plan.

The subdivision comprises a total of five (5) parcels with 1.9 acres and will be subdivided into a total of 10 separate tracts. Each tract will meet the minimum lot width, depth, and area requirements specified by the City Code. Staff has reviewed the application in accordance with Chapter 18 - Subdivisions of the City Code. The applicant, Granada Street Properties, LLC (Henry Loudon) received an abandonment approval by the City Commission on August 5, 2019, for a portion of the subject properties.

Technical Review Committee

All affected departments have reviewed the proposed Final Plat with regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided.

Staff Recommendation:

The Final Plat meets the above standards of the City's land development code and Comprehensive Plan; therefore Staff recommends the City Commission **approve** the request with the following condition:

1. The applicant will supply two (2) Mylars for appropriate signatures and then the plat is recorded with St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.



Granada Street Properties, LLC
Final Plat



THE SUNRISE CITY
FORT PIERCE
Florida

Aerial Map

Porpoise Avenue

Granada Street

Hernando Street

Francis Court

Abandoned ROW

**Granada Street Properties, LLC
Final Plat**



R4-A =  R-2 = 



THE SUNRISE CITY
FORT PIERCE
Florida

Zoning Map



Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee meeting

Date October 17, 2019

TECHNICAL REVIEW PROJECT # 19-41000003 (Final Plat)

Final Plat – Granada Street Properties – Subdivision for 10 Single-Family Cottages

Comments

FPUA W/WW Engineering: Approved

FPUA Electric & Gas Engineering: Approved



Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.

www.fpua.com





PUBLIC WORKS
ENGINEERING DIVISION
DEVELOPMENT REVIEW
COMMITTEE

October 14, 2019

Project: Granada Street Properties Subdivision Plat
Subject: SURVEY REVIEW
To: Vennis Gilmore
From: Rod Reed, PLS
SLC-Engineering Division

All comments are based on the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17.050 thru 5J-17.052, Florida Administrative Code, pursuant to current Section 472.027, Florida Statutes,.

SURVEY:

- 1) I have no comments for this Project.

Please provide a written response to all comments

Rod Reed, County Surveyor

*St. Lucie County, Fl.
2300 Virginia Avenue
Ft. Pierce, Fl. 34982-5652
www.stlucieco.org
Ph. (772) 462-1721
E-mail reedr@stlucieco.org*



Granada St. Properties, LLC
500 S. Federal Highway #1641
Hallandale, FL. 33008
Re: **Final Plat – Granada Street Properties**

Dear Lennar Homes, Inc.,

The following are comments from the Planning Department's review of the application for a Final Plat in the R-4A, Hutchinson Island Medium Density Residential Zone:

- 1) The Developer/Applicant is required to enter into an agreement with the City of Fort Pierce and post the appropriate bond regarding the completion of the outstanding site work.**

If deemed necessary, please provide a written response to each comment in order to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3741 or by e-mail: vgilmore@citypierce.com.

Sincerely,

Vennis Gilmore
Planner



THE SUNRISE CITY

FORT PIERCE

ENGINEERING
DEPARTMENT

Florida

To : Vennis Gilmore, Planner

FROM : John R. Andrews, P.E., City Engineer

**RE : Final Plat – Granada Street Properties
TRC No. 19-41000003**

DATE : October 17, 2019

This is to advise you that we have completed the review of the following documents as received by this office on October 1, 2019:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Final Plat | <input type="checkbox"/> P/D Drawings |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Certificate of Completion |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local,
State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local,
State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we

- | | | |
|---|---|------------------------------|
| <input checked="" type="checkbox"/> Do not recommend approval | <input type="checkbox"/> Recommend approval | |
| <input checked="" type="checkbox"/> Final Plat | <input type="checkbox"/> Building Permit | <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for engineering comments

ENGINEERING COMMENTS:

1. Please forward a certified boundary survey in accordance with the requirements specified in the City of Fort Pierce Code of Ordinances and Chapter 177 Florida State Statutes.
2. The property abuts Granada Street which has a 50' wide right-of-way; according to the City of Fort Pierce Code of Ordinances Section 18-11(e)(5) a minimum right-of-way width for local roads shall be 60'. Therefore, the developer shall provide half of the required additional right-of-way or 5' to the City of Fort Pierce for additional Granada Street right-of-way.
3. Update the Planning Department Approval to reference the current property zoning and appropriate section of the Fort Pierce Code as opposed to the referencing St. Lucie County Land Development and a PUD zoning.
4. On sheet 1 of 2, remove the following items: "Certificate of Approval by City Manager", "Certificate of Approval by the City Engineer", "Certificate of Approval by the County Attorney", and the "Certificate of Approval by County Surveyor".
5. Provide a "City Attorney" signature line which shall state the following:

It is hereby certified that the foregoing plat is approved to form and sufficiency

This ____ day of _____ 2019

*Peter J. Sweeney, City Attorney
City of Fort Pierce*

3. Provide a "Certificate of Final Approval by the City Commission" which states the following:
"Pursuant to the provisions of the Fort Pierce City Commission this plat was given Final Approval by the City Commission at a meeting held on _____, 2019.

Linda Cox, City Clerk

4. Provide a "Surveyor's Review Certificate" which shall state the following:
It is hereby certified that the undersigned surveyor and mapper duly licensed in the State of Florida has reviewed the plat for conformity with the regulations of Chapter 177, Florida Statutes

This ____ day of _____ 2019

*Gregory S. Fleming
Professional Surveyor and Mapper
Florida Certificate No. 4350*

5. Advisory Comments:

- a. Prior to final plat approval, the developer shall have constructed a 5' wide public sidewalk, adjacent to the western property boundary, or have a bonding mechanism in place for the future construction of this sidewalk.

- b. Additional comments may be forthcoming upon the completion of Northstar Geomatics review.

JRA/VB/vb





BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 10.17.19
Property Address: Granada St.
Property Name: Granada Street Properties
Planner: Vennis Gilmore

RECEIVED

OCT 14 2019

CITY OF FORT PIERCE
PLANNING & ZONING

Please be advised that the project may trigger the requirements indicated below:

- 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
2. Pre-construction meeting with the City's Building Department is requested.
3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.
4. Means of egress is required.
5. Means of ingress is required.
6. Must meet the following Accessibility requirements:
- Accessible route
- Handicapped parking spaces
- Means of egress
7. Change of Use required
- to include a signed and sealed Life Safety Plan
- to include a signed and sealed detailed comprehensive building plan.
8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
9. Flood Development Permit required.
10. Building Permit required.
11. Signed and sealed construction drawings required.
12. Will need to meet the Fire Code.
13. Sprinkler system is required. POSSIBLE
14. Smoke alarm system is required.
15. Other

Additional Comments/Requirements:

Empty rectangular box for additional comments or requirements.

Building Official's or Representative's Signature

Handwritten signature in blue ink.

Date:

10-19-19



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

Florida

To : Vennis Gilmore, Planner
FROM : John R. Andrews, P.E., City Engineer
RE : Final Plat – Granada Street Properties
TRC No. 19-41000003
DATE : January 14, 2020

JRA

RECEIVED

JAN 14 2020

CITY OF FORT PIERCE
PLANNING & ZONING

This is to advise you that we have completed the review of the following documents as received by this office on December 30, 2019:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Final Plat | <input type="checkbox"/> P/D Drawings |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Certificate of Completion |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we

- Do not recommend approval Recommend approval

- Final Plat Building Permit C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

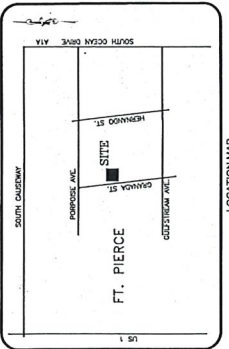
- See attached for engineering comments

JRA/VB/vb *[Signature]*

Q:\ENGINEERING\Site Development Projects\Granada Street Properties\Plat\Submittal No. 3 - 122319\Final Plat Approval - 011020.docx

GRANADA STREET COTTAGES

BEING A REPLAT OF A PORTION OF BLOCK 7 AND 8, REVISED PLAT OF PALM HAVEN SUBDIVISION
PLAT BOOK 8, PAGE 44 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
LYING IN SECTION 1, TOWNSHIP 35 SOUTH, RANGE 40 EAST
CITY OF FT. PIERCE, ST. LUCIE COUNTY, FLORIDA



LOSS OF MAP
OUT TO ROAD

TITLE CERTIFICATION

I, _____, 2020, a member of the Florida Bar, hereby certify that as of _____, 2020:

1. I HAVE REVIEWED THIS PLAT, THE LAND REFERRED TO THEREIN AND THIS PLAT IS IN THE NAME OF GRANADA STREET PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
2. ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE LISTED AS FOLLOWS:
3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

DATED THIS _____ DAY OF _____, 2020.

ATTORNEY NAME: _____
ADDRESS: _____

CERTIFICATE OF FINAL APPROVAL BY THE CITY COMMISSION

STATE OF FLORIDA
COUNTY OF ST. LUCIE
PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION, THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON _____, 2020.

LINDA COOK
CITY CLERK
FT. PIERCE, FLORIDA

PLANNING AND DEVELOPMENT APPROVAL

STATE OF FLORIDA
COUNTY OF ST. LUCIE
THIS PLAT HAS MET THE MINIMUM LOT AREA REQUIREMENT OF THE PLANNING AND DEVELOPMENT DISTRICT, AS SET FORTH IN SECTION 0.01.02 OF THE CITY OF FT. PIERCE DEVELOPMENT CODE.

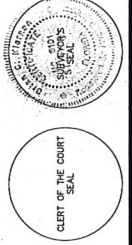
DEWEEN FUSCHERMAN, DIRECTOR
PLANNING DEPARTMENT
FT. PIERCE, FLORIDA

CERTIFICATE OF APPROVAL BY CITY ATTORNEY

STATE OF FLORIDA
COUNTY OF ST. LUCIE
IT IS HEREBY CERTIFIED THAT THE FOREGOING PLAT IS APPROVED TO FORM AND SUFFICIENCY.

THIS _____ DAY OF _____, 2020.

PETER J. SWENNEY
CITY ATTORNEY
FT. PIERCE, FLORIDA



DESCRIPTION

LOTS 3, 4, 5, AND 6, BLOCK 7, LOTS 1, 2, AND 3, BLOCK 8, AND A PORTION OF THE ABANDONED PALM HAVEN SUBDIVISION (PALM HAVEN SUBDIVISION UNIT 1), ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 44, AS REVISED IN PLAT BOOK 8, PAGE 44 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE
KNOW ALL MEN BY THESE PRESENTS THAT GRANADA STREET PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT THIS _____ DAY OF _____, 2020.

IN WITNESS WHEREOF, THE SAID GRANADA STREET PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT THIS _____ DAY OF _____, 2020.

GRANADA STREET PROPERTIES, LLC
BY: _____
PRESIDENT

WITNESS: _____
WITNESS: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE
BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED _____, AS _____, WHOSE IDENTIFICATION AND SIGNATURE I HAVE VERIFIED TO BE THE INDIVIDUAL REQUESTED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAME, AS PRESIDENT OF SAID COMPANY.

NOTARY PUBLIC, STATE OF FLORIDA (BSA)

CLERK'S RECORDING CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE
I, JOSEPH L. SMITH, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN RECORDED IN PLAT BOOK 8, PAGE 44 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2020.

JOSEPH L. SMITH
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

SURVEYOR'S REVIEW CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE
IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA, HAS REVIEWED THIS PLAT FOR CONFORMANCE WITH THE REGULATIONS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

THIS _____ DAY OF _____, 2020.

GREGORY S. FLEMING
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 450

SURVEYOR'S NOTES

1. NO RECORDING OF ANY MORTGAGES OR LIENS WAS FOUND TO BE REQUIRED TO BE PLACED ON THIS PLAT.
2. NO BARRIERS OR ANY KIND OF OBSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
3. LOT CORNERS AND PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AT POINT OF INTERSECTIONS AND/OR CHANGE IN DIRECTION AS REQUIRED BY CHAPTER 177, FLORIDA STATUTE.

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE
I, _____, A TITLE AND SURVEY PROFESSIONAL, AS THE SURVEYOR, HAVE SURVEYED THE LANDS SHOWN ON THIS PLAT AND HAVE FOUND THAT THE SURVEY MADE UNDER MY DIRECTION AND CHARGE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HEREBY CERTIFY THAT THE MONUMENTS AND PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF ST. LUCIE COUNTY, FLORIDA.

CHALSWORTH DESIGN GROUP, INC.
BY: _____
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 101
PREPARED IN THE OFFICE OF: _____
CHALSWORTH DESIGN GROUP, INC.
1000 W. UNIVERSITY AVENUE, SUITE 200
FT. PIERCE, FLORIDA 34901
CERTIFICATION NUMBER LB 7005

SHEET NO.
1
OF
2

CIVIL SURV
Civil Surveyors & Mappers, Inc.
2400 Brook Island Avenue, Ft. Pierce, FL 34989 Tel: 772-333-2244



NORTHSTAR GEOMATICS

SURVEYING/MAPPING • GIS • ASSET INVENTORY

December 23, 2019

Venetia Barnes
Stormwater Engineer Manager
City of Fort Pierce Engineering
100 North US 1
Ft. Pierce, FL 34954

RE: **Granada Cottages Plat -- Review #3**

NS Project 19-057

Dear Ms. Barnes:

My previous plat review #2 comments have been successfully addressed by the platting surveyor. I have no further comments related to this plat review.

The Field PRM inspection was successfully completed on November 26, 2019.

Prepared By:

Gregory S. Fleming
Florida Surveyor and Mapper No. 4350