



**TO:** Members of the City of Fort Pierce Planning Board

**THROUGH:** Jennifer Hofmeister, AICP, LCAM, Planning Director *JAH*

**FROM:** Vennis Gilmore, Planner *VG*

**RE:** Application for Subdivision – Preliminary 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, Florida.

**BOARD DATE:** March 10, 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 Preliminary 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, Florida.

**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 Preliminary Plat to subdivide approximately 1.9 acres of land for the Granada Street Properties that is currently platted as eight (8) lots 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, Florida.

The subject properties have a Future Land Use of Hutchinson Island Residential (HIR) 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 subject properties are zoned Hutchinson Island Medium Density Residential (R-4A). The surrounding properties are zoned Hutchinson Island Medium Density Residential (R-4A) except for the parcels to the west which are zoned Single-Family Intermediate Density (R-2). The surrounding properties are occupied by single-family homes and multi-family developments.

The subdivision comprises a total of one parcel with 1.9 acres and will be subdivided into a total of 10 separate lots. Each lot 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 Preliminary 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.

***Planning Board Standards for Review***

The City Planning Board shall consider whether the following standards have been met in its review of the application:

- (1) Adequate vehicular access and traffic circulation to each lot in the proposed subdivision.

*Currently the Granada Street right-of-way is not paved. Adequate vehicular access and traffic circulation will be determined at the time of Development and Design Review.*

- (2) The adopted Level of Service (LOS) standards in the comprehensive plan are not adversely impacted by the proposed plat. If such standards are negatively affected that appropriate mitigation plans as described in this chapter are also included in the proposed plat.

---

*The City of Fort Pierce Engineering Department and Northstar Geomatics have both reviewed this plat and have determined that the adopted Level of Service (LOS) standards in the comprehensive plan are not adversely impacted by this proposed plat.*

- (3) That other applicable comprehensive plan policies are addressed by the proposed plat.

*The City of Fort Pierce Engineering Department and Northstar Geomatics have both reviewed this plat and have determined that all applicable comprehensive plan policies are addressed by the proposed plat.*

***Staff Recommendation:***

The Preliminary Plat meets the above standards of the City's land development code and Comprehensive Plan; therefore, Staff recommends APPROVAL 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.



Porpoise Avenue

Granada Street

Hernando Street

Francis Court

Francis Avenue



**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 37<sup>th</sup> 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](http://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](mailto: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 [Signature] 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

*[Signature]*

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



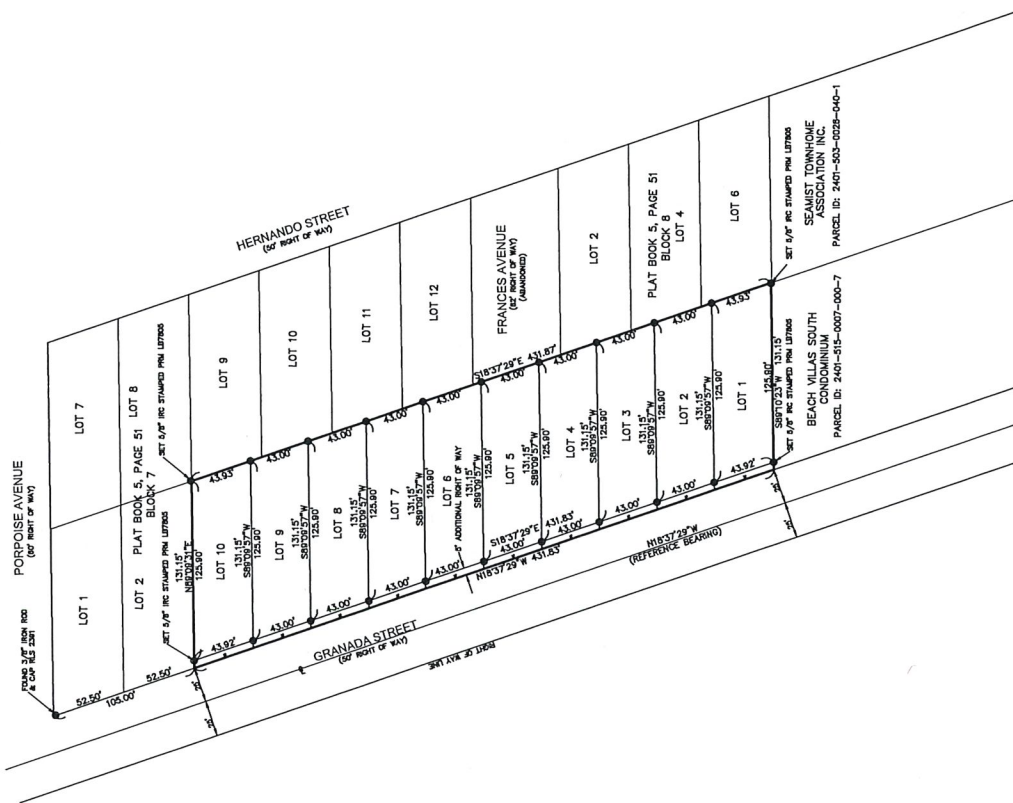
PLAT BOOK \_\_\_\_\_  
 PAGE \_\_\_\_\_  
 DOCKET \_\_\_\_\_

# 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



**LEGEND & ABBREVIATIONS**  
 O.A.B. = OFFICIAL RECORDS BOOK  
 D.E. = DRAINAGE EASEMENT  
 R.E. = RESTRICTION EASEMENT  
 O.C. = OCCUPANCY  
 O.C. = OCCUPANCY  
 L.B. = LICENSED BUSINESS  
 L.B. = LICENSED BUSINESS  
 I.R.C. = SET IRON 5/8" IRON ROD & CAP LEFT/603  
 I.R.C. = IRON ROD AND CAP





# 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