



TO: Members of the City of Fort Pierce Planning Board

THROUGH: Jennifer Hofmeister, AICP, LCAM, Planning Director

FROM: Rebeca Guerra, AICP, LEED-AP, CPD, Assistant Planning Director

RE: **Application for Subdivision – 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 Fort Pierce, St. Lucie County, Florida.**

BOARD DATE: June 9, 2020

STAFF REPORT

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

Applicant's Request: Approval of a Preliminary Plat

Location(s): 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 Fort Pierce, St. Lucie County, 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	Residential Low (RL)

Surrounding Zoning:

North	East	South	West
R-4A	R-4A	R-4A	Single-Family Intermediate Density (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 with the following legal description: 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 Fort Pierce, St. Lucie County, 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 will be subdivided into a total of five (5) separate lots. Each lot will meet the minimum lot width, depth, and area requirements specified by the City Code for the Hutchinson Island Medium Density Residential Zone (R-4A). Staff has reviewed the application in accordance with Chapter 18 - Subdivisions of the City Code. Additionally, 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 the Planning Board recommend **APPROVAL** of the request with the following one (1) Condition of Approval:

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.