



VARIANCE

Property address or Location 601 Hernando Street
 Parcel ID #(s) 2401-502-0085-000-7
 Project description Requesting a Variance from the R4-A lot width for SF Homes from the required 60 feet to 45.34 feet in width to create 6 lots.
Requesting a Variance from the R4-A distance between residential building standards from the required 20 feet to a minimum of 12.9 feet.

Christopher Sante & Pamela Sante
Property Owner(s)
 PO Box-3006 373006
 Street Address
 Key Largo FL 33037
 City State Zip
 Phone Number
 santechris@yahoo.com
 Email Address

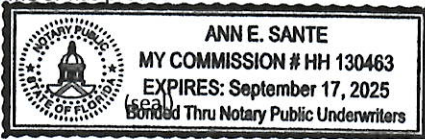
Redtail DG - Tod Mowery, AICP
Applicant/Representative, Title, Company
 100 S. 2nd Street
 Street Address
 Fort Pierce FL 34950
 City State Zip
 772-742-1555
 Phone Number
 todm@redtaildg.com
 Email Address

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.

Chris Sante
 Property Owner(s) Signature(s)

STATE OF Florida COUNTY Monroe
 The foregoing instrument was acknowledged before me this 23rd day of December, 2021, by
Chris Sante who is personally known to me or has produced
 _____ as identification.

[Signature]
 Signature of Notary



INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3737

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit # _____
 Intake Planner _____
 Planner Assigned _____
 Approved By _____ Date _____
 Comments _____

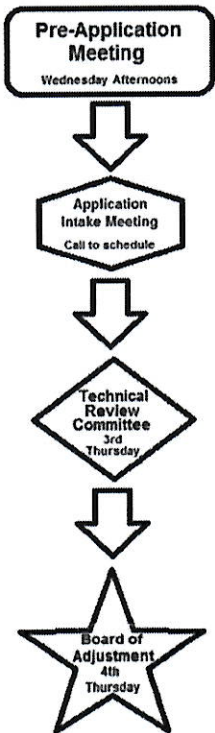
Intake Date Stamp

VARIANCE

Submit eight (8) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- Site plan, to scale, including all relevant improvements:
 - Existing & proposed structures
 - Landscaping & parking,
 - Fencing, signs, etc.
- As-built Survey
- Criteria Narrative
- Complete, notarized application

Application Outlook



Description of request: Variance of 14.66 feet in width to create 6 lots that are 45.34 ft in Width.

Variance of 7.1 feet to allow residential structures to be 12.9 feet from each other.

Reason for request: Would like to have 6 lots to build new single family homes.

Existing Use : Vacant/1 SF Home Date Property was Purchased: 5/14/13

Alterations made to the site since purchase: The City Abandoned a roadway that went through the property

Has a request for this variance been denied in the past? Yes No

If yes, what has changed since the denial? _____

Criteria:

In order to determine whether your request for Variance meets all the criteria in Section 22-108 of the City Code, please answer the following questions. Please provide answers of questions on separate pages:

1. Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.
2. Do special conditions or circumstances result from actions other than that of yours? Please explain
3. Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.
4. What is the minimum variance that would give the reasonable use of the land, building, or structure?
5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare:

Property Identification

Site Address:
Parcel ID:
Account #:
Map ID:
Use Type:
Zoning:
City/County:

601 HERNANDO ST
2401-502-0085-000-7
14903
24/01B
0800
HI Medium
Fort Pierce

2021

Ownership

Christopher Sante
Pamela Sante
PO Box 3006
Key Largo, FL 33037

Legal Description

PALM HAVEN S/D-UNIT 1- BLK 8 LOTS 2, 4 AND 6 AND THAT PART OF S 1/2 OF VAC FRANCIS AVE ADJ ON THE N (0.56 AC - 24,394 SF) (OR 3520-1422: 4111-203)

Current Values

Just/Market Value: \$262,600
Assessed Value: \$256,261
Exemptions: \$0
Taxable Value: \$256,261



Total Areas

Finished/Under Air (SF): 1,678
Gross Sketched Area (SF): 1,783
Land Size (acres): 0.56
Land Size (SF): 24,394

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Sale History

Date: May 14, 2013
Book/Page: 3520 / 1422
Sale Code: 0001
Deed: WD
Grantor: Strickland (TR) Diane L
Price: \$149,500

Date: Feb 22, 2009
Book/Page: 3064 / 0164
Sale Code: 0111
Deed: DE
Grantor: Marangelli Angela
Price: \$100

Date: Jul 20, 2004
Book/Page: 2027 / 2394

Sale Code:	XX00
Deed:	WD
Grantor:	Hutchinson Garden Apartments
Price:	\$685,000
Date:	Jul 3, 2003
Book/Page:	1751 / 0647
Sale Code:	XX00
Deed:	WD
Grantor:	Tri-County Consortium Inc
Price:	\$450,000
Date:	Sep 1, 1999
Book/Page:	1248 / 2762
Sale Code:	XX00
Deed:	WD
Grantor:	Buckosh Clifford J
Price:	\$180,000
Date:	Mar 1, 1982
Book/Page:	0372 / 2711
Sale Code:	XX00
Deed:	CV
Grantor:	
Price:	\$200,000

Building Information (1 of 1)

Finished Area: 1,678 SF
 Gross Sketched Area: 1,783 SF

Exterior Data

Roof Cover: Tar & Gravel
 Year Built: 1952
 Effective Year: 1952
 No. Units: 3

Roof Structure: Flat/Shed
 Frame:
 Primary Wall: Conc Block
 Secondary Wall:

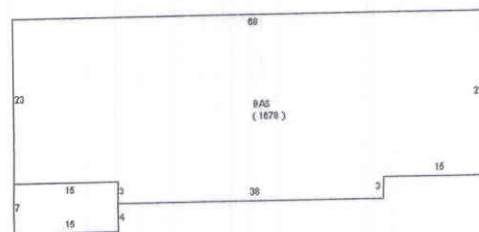
View:
 Building Type: MFH
 Grade: MFAQ
 Story Height: 1 Story

Bedrooms: 0
 Full Baths: 3
 Half Baths: 0
 A/C %: 0%

Interior Data

Electric: MAXIMUM
 Heat Type:
 Heat Fuel:
 Heated %: N/A%

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors: Tile-Ceramic
 Sprinkled %: 0%



PATA
 (105)

Special Features and Yard Items

Current Year Values

Current Values Breakdown	
Building:	\$49,400
Land:	\$213,200
Just/Market:	\$262,600
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$6,339
Assessed:	\$256,261
Exemption(s):	\$0
Taxable:	\$256,261

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2020	0041	1.8	Fort Pierce Stormwater Charge	\$124.20

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office ☐.

Historical Values

Permits

Number:	F98-000285
Issue Date:	Mar 12, 1998
Description:	Roof
Amount:	\$78,000
Fee:	\$78,000
Number:	DM2005150
Issue Date:	Oct 3, 2005
Description:	Demolition
Amount:	\$0
Fee:	\$130
Number:	BP13-2885
Issue Date:	Oct 4, 2013
Description:	Alterations/Remodeling
Amount:	\$2,200
Fee:	\$83
Number:	BP13-2886
Issue Date:	Oct 4, 2013
Description:	Alterations/Remodeling
Amount:	\$2,200
Fee:	\$83
Number:	BP13-2887
Issue Date:	Oct 4, 2013

Description:	Alterations/Remodeling
Amount:	\$2,200
Fee:	\$83
Number:	BP14-0916
Issue Date:	Apr 10, 2014
Description:	Plumbing
Amount:	\$1,066
Fee:	\$79
Number:	BP14-0917
Issue Date:	Apr 10, 2014
Description:	Plumbing
Amount:	\$1,066
Fee:	\$79
Number:	BP14-0918
Issue Date:	Apr 10, 2014
Description:	Plumbing
Amount:	\$1,066
Fee:	\$79
Number:	BP15-2362
Issue Date:	Jan 20, 2016
Description:	Alterations/Remodeling
Amount:	\$12,804
Fee:	\$129
Number:	BP15-2363
Issue Date:	Jan 20, 2016
Description:	Plumbing
Amount:	\$10,378
Fee:	\$0
Number:	BP16-3047
Issue Date:	Dec 27, 2016
Description:	Re Roof Permit
Amount:	\$13,000
Fee:	\$0

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Property Identification

Site Address:
Parcel ID:
Account #:
Map ID:
Use Type:
Zoning:
City/County:

601 HERNANDO ST
2401-502-0085-000-7
14903
24/01B
0800
HI Medium
Fort Pierce

2021

Ownership

Christopher Sante
Pamela Sante
PO Box 3006
Key Largo, FL 33037

Legal Description

PALM HAVEN S/D-UNIT 1- BLK 8 LOTS 2, 4 AND 6 AND THAT PART OF S 1/2 OF VAC FRANCIS AVE ADJ ON THE N (0.56 AC - 24,394 SF) (OR 3520-1422: 4111-203)



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Grantor:	Strickland (TR) Diane L
Price:	\$149,500
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Book/Page:	3064 / 0164
Sale Code:	0111
Deed:	DE
Grantor:	Marangelli Angela
Price:	\$100
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Book/Page:	2027 / 2394

Sale Code:	XX00
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Gross Sketched Area: 1,783 SF

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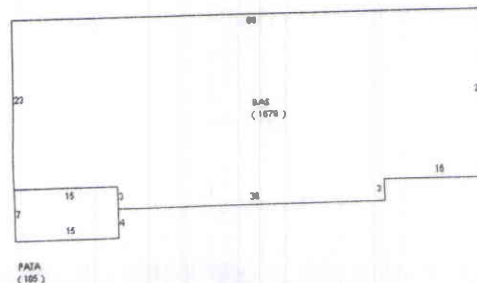
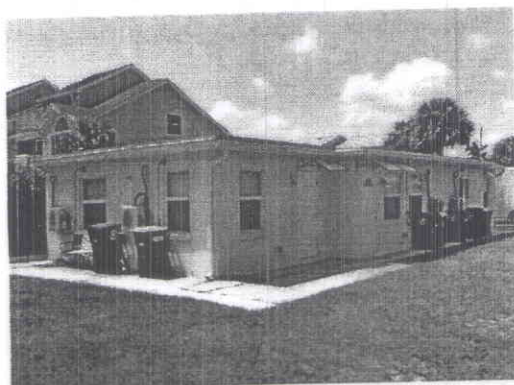
View:
 Building Type: MFH
 Grade: MFAQ
 Story Height: 1 Story

Interior Data

Electric: MAXIMUM
 Heat Type:
 Heat Fuel:
 Heated %: N/A%

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors: Tile-Ceramic
 Sprinkled %: 0%

Bedrooms: 0
 Full Baths: 3
 Half Baths: 0
 A/C %: 0%



Special Features and Yard Items

Current Year Values

Current Values Breakdown

Building:	\$49,400
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Amount:	\$0
Fee:	\$130
Number:	BP13-2885
Issue Date:	Oct 4, 2013
Description:	Alterations/Remodeling
Amount:	\$2,200
Fee:	\$83
Number:	BP13-2886
Issue Date:	Oct 4, 2013
Description:	Alterations/Remodeling
Amount:	\$2,200
Fee:	\$83
Number:	BP13-2887
Issue Date:	Oct 4, 2013

Description:	Alterations/Remodeling
Amount:	\$2,200
Fee:	\$83
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Issue Date:	Apr 10, 2014
Description:	Plumbing
Amount:	\$1,066
Fee:	\$79
Number:	BP14-0917
Issue Date:	Apr 10, 2014
Description:	Plumbing
Amount:	\$1,066
Fee:	\$79
Number:	BP14-0918
Issue Date:	Apr 10, 2014
Description:	Plumbing
Amount:	\$1,066
Fee:	\$79
Number:	BP15-2362
Issue Date:	Jan 20, 2016
Description:	Alterations/Remodeling
Amount:	\$12,804
Fee:	\$129
Number:	BP15-2363
Issue Date:	Jan 20, 2016
Description:	Plumbing
Amount:	\$10,378
Fee:	\$0
Number:	BP16-3047
Issue Date:	Dec 27, 2016
Description:	Re Roof Permit
Amount:	\$13,000
Fee:	\$0

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[Click the following link to check for additional permit data in Fort Pierce](#)

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Property Identification

Site Address: HERNANDO ST
Parcel ID: 2401-502-0083-000-3
Account #: 179992
Map ID: 24/01B
Use Type: 0000
Zoning: HI Medium
City/County: Fort Pierce

Ownership

Chris Sante
Pamela Sante
PO Box 3006
Key Largo, FL 33037

Legal Description

PALM HAVEN S/D-UNIT 1- BLK 7 LOT 12 AND THAT PART OF N 1/2 OF VAC FRANCIS AVE ADJ ON THE S (0.25 AC - 10,890 SF) (OR 4026-1588: 4111-203)

Current Values

Just/Market Value: \$83,700
Assessed Value: \$83,700
Exemptions: \$0
Taxable Value: \$83,700

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Taxes for this parcel: [SLC Tax Collector's Office](#)
[Download TRIM for this parcel:](#) [Download PDF](#)



Total Areas

Finished/Under Air (SF): 0
Gross Sketched Area (SF): 0
Land Size (acres): 0.25
Land Size (SF): 10,890

Sale History

Date: Jul 26, 2017
Book/Page: 4026 / 1588
Sale Code: 0001
Deed: WD
Grantor: Lund Monty
Price: \$100,000

Date: Aug 5, 2015
Book/Page: 3775 / 2656
Sale Code: 0001
Deed: WD
Grantor: Steiner David
Price: \$42,900

Date: Apr 16, 2014
Book/Page: 3622 / 0785

Sale Code:
Deed:
Grantor:
Price:

0311
CT
Ocean Vue Development Corp
\$100

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:
Building Type:
Grade:
Story Height:

Roof Cover:
Year Built: N/A
Effective Year: N/A
No. Units: 0

Roof Structure:
Frame:
Primary Wall:
Secondary Wall:

Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 0%

Electric:
Heat Type:
Heat Fuel:
Heated %: N/A%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors:
Sprinkled %: 0%

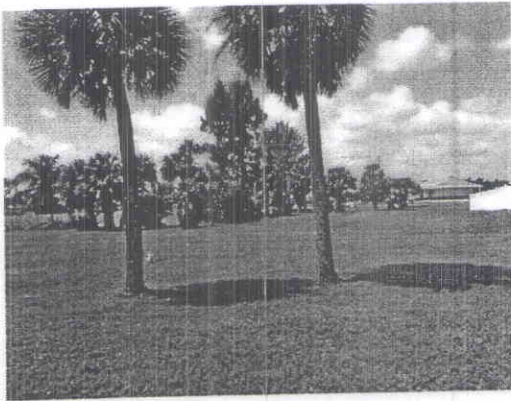


Image
or
Sketch
unavailable
for display

Special Features and Yard Items

Current Year Values

Current Values Breakdown

Building:	\$0
Land:	\$83,700
Just/Market:	\$83,700
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$83,700
Exemption(s):	\$0
Taxable:	\$83,700

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2018	0041	0.3	Fort Pierce Stormwater Charge	\$20.70

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Historical Values

Permits

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Click the following link to check for additional permit data in Fort Pierce

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THIS DOCUMENT PREPARED BY:
Bridget M. Grimsley, Esquire
SUNDSTROM, FRIEDMAN & FUMERO, LLP
766 N. Sun Drive, Suite 4030
Lake Mary, FL 32746

Hoase

2401-502-0085-000-7
Parcel ID Number

WARRANTY DEED

Made this 14th day of May, 2013 A.D. by Diane L. Strickland, an unmarried woman, individually and as Trustee of an unrecorded Land Trust Agreement called the 601 Hernando Land Trust dated February 22, 2009, whose address is 3007 SE Lexington Lakes Drive, Stuart, FL 34994 (hereinafter "Grantor"), and Christopher Sante and Pamela Sante, husband and wife, whose address is P.O. Box 3006, Key Largo, FL 33037 (hereinafter "Grantees"):

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations to said Grantor in hand paid by said Grantees, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienates, remises, releases, conveys and confirms unto the Grantee, all that certain land lying situate in St. Lucie County, Florida, viz:

Lots 2, 4, and 6, Block 8, of REVISED PLAT OF PALM HAVEN
SUBDIVISION UNIT ONE, according to the Plat thereof, as recorded in
Plat Book 8, Page 44, of the Public Records of St. Lucie County, Florida

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantees that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2012.

IN WITNESS WHEREOF, the said Grantor, Diane L. Strickland, individually and as Trustee of the 601 Hernando Land Trust dated February 22, 2009 has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

<u>Susan Stevens</u> Printed Name: <u>Susan Stevens</u>	<u>Diane L. Strickland</u> Diane L. Strickland, individually, and as Trustee of the 601 Hernando Land Trust dated February 22, 2009
<u>Caitlin Kerstner</u> Printed Name: <u>Caitlin Kerstner</u>	

STATE OF FLORIDA
COUNTY OF Martin

The foregoing instrument was acknowledged before me this 14th day of May, 2013, by Diane L. Strickland, individually and as Trustee of the 601 Hernando Land Trust dated February 22, 2009, who is personally known to me or who has produced _____ as identification.

Susan Stevens
Notary Public - State of Florida
Printed Name: SUSAN STEVENS
My Commission Expires: 12-9-2015



Street

ORDINANCE NO. 18-005

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, ABANDONING A PORTION OF FRANCIS AVENUE RIGHT-OF-WAY, LYING ADJACENT TO LOT 12, BLOCK 7 AND LOT 2, BLOCK 8 OF THE PALM HAVEN - UNIT 1 SUBDIVISION WITHIN THE CITY OF FORT PIERCE, FLORIDA; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Fort Pierce, pursuant the Charter and City Code of the City of Fort Pierce, has been requested to vacate and abandon a portion of an existing right-of-way known as Francis (aka Frances) Avenue, lying adjacent to Lot 12, Block 7 and Lot 2, Block 8 of the Palm Haven - Unit 1 Subdivision within the City of Fort Pierce, Florida as recorded in Plat Book 8, Page 44, public records of St. Lucie County, Florida; and

WHEREAS, the City of Fort Pierce has a certain right-of-way or thoroughfare as hereinafter described, which is not needed for roadway, thoroughfare purposes, or for location and maintenance of any and all utilities by the City of Fort Pierce; and

WHEREAS, in consideration of the above, it is in the best interest of the general welfare of the City of Fort Pierce to vacate and abandon said right-of-way;

NOW BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA;

SECTION 1. That the right-of-way, more particularly described as follows, be and it is hereby vacated and abandoned upon payment of \$58,000, an appraised valuation, by the applicant Christopher Sante:

A PORTION OF FRANCIS AVENUE (A PLATTED 60 FOOT RIGHT OF WAY) AS SHOWN ON THE REVISED PLAT OF PALM HAVEN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 44 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BOUNDED ON THE NORTH BY THE SOUTH LINE OF LOT 12, BLOCK 7 OF SAID REVISED PLAT OF PALM HAVEN SUBDIVISION TO THE NORTH; BOUNDED ON THE SOUTH BY THE NORTH LINE OF SAID LOT 2, BLOCK 8; BOUNDED BY THE WEST RIGHT OF WAY LINE OF HERNANDO STREET (PLATTED NINTH STREET, A PLATTED 50' RIGHT OF WAY) TO THE EAST; AND BOUNDED BY THE NORTHERLY PROJECTION OF THE WEST LINE OF LOT 2, BLOCK 8 TO SAID SOUTH LINE OF SAID LOT 12, BLOCK 7 TO THE WEST.

CONTAINING 0.1802 ACRES OF LAND, MORE OR LESS.


As depicted on Exhibit "A", attached hereto and incorporated herein.

SECTION 2. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 4. This ordinance shall be and become effective upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

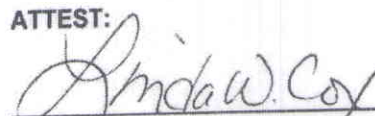

James M. Messer, Esq.
City Attorney

STATE OF FLORIDA
COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 18-005 was duly advertised by title only in the St. Lucie News Tribune on February 9th, 2018; copy of said ordinance was made available at the office of the City Clerk to the public upon request; said ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on February 20th, 2018; and was duly introduced, read by title only, and passed on second and final reading on March 5th, 2018, by the City Commission of the City of Fort Pierce, Florida.

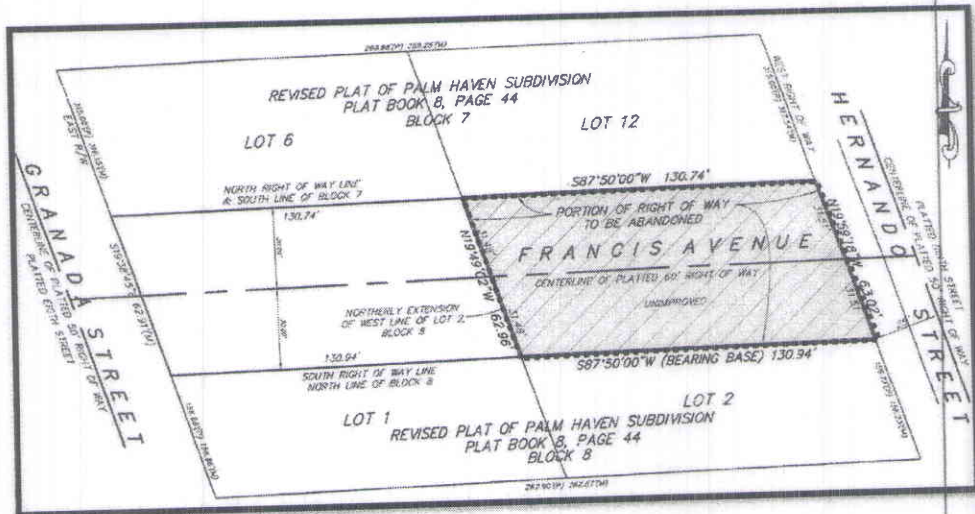
IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this the 6th day of March, 2018


Linda Hudson,
Mayor Commissioner

ATTEST:

Linda W. Cox,
City Clerk

(City Seal)

EXHIBIT A
Right-of-way for Abandonment
Sketch & Legal Description



A PORTION OF FRANCIS AVENUE (A PLATTED 60 FOOT RIGHT OF WAY) AS SHOWN ON THE REVISED PLAT OF PALM HAVEN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 44 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BOUNDED ON THE NORTH BY THE SOUTH LINE OF LOT 12, BLOCK 7 OF SAID REVISED PLAT OF PALM HAVEN SUBDIVISION TO THE NORTH; BOUNDED ON THE SOUTH BY THE NORTH LINE OF SAID LOT 2, BLOCK 8; BOUNDED BY THE WEST RIGHT OF WAY LINE OF HERNANDO STREET (PLATTED NINTH STREET, A PLATTED 50' RIGHT OF WAY) TO THE EAST; AND BOUNDED BY THE NORTHERLY PROJECTION OF THE WEST LINE OF LOT 2, BLOCK 8 TO SAID SOUTH LINE OF SAID LOT 12, BLOCK 7 TO THE WEST.

CONTAINING 0.1802 ACRES OF LAND, MORE OR LESS.

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Virginia Pennell
Sunshine Title of the Keys, Inc.
102900 Overseas Highway #6
Key Largo, Florida 33037
Our File No.: 17061843
Property Appraisers Parcel Identification (Folio) Number: 24-01-502-0083-0003
Florida Documentary Stamps in the amount of \$700.00 have been paid hereon.

Lot

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 31st day of July, 2017 by Monty Lund, a married man, whose post office address is 2520 B South Washington Street, Grand Forks, ND 58201 herein called the Grantor, to Chris Sante and Pamela Sante, husband and wife whose post office address is P.O. Box 3006, Key Largo, FL 33037, hereinafter called the Grantees:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in St. Lucie County, State of Florida, viz.:

Lot 12, Block 7, Revised Plat of Palm Haven Subdivision (Palm Haven Subdivision Unit 1), according to the Plat thereof, recorded in Plat Book 8, Page 44, of the Public Records of St. Lucie County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2017 and thereafter.

The property being conveyed herein does not constitute the homestead of the Grantor as he resides at 2520 B South Washington Street, Grand Forks, ND 58201, and is vacant, unimproved land.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantees that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature
John D. Marshall

Witness #1 Printed Name
John D. Marshall

Witness #2 Signature
Brandy E. Shumard

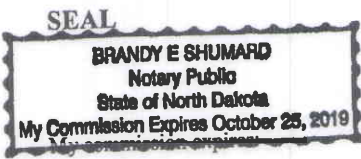
Witness #2 Printed Name
Brandy E. Shumard

Monty Lund

Monty Lund

STATE OF NORTH DAKOTA
COUNTY OF *Grand Forks*

The foregoing instrument was acknowledged before me this *26th* day of July, 2017 by Monty Lund who is personally known to me or has produced *Drivers License* as identification and who did did not take an oath.



Brandy E. Shumard
Notary Public
Brandy E. Shumard
Printed Notary Name



Patriot
Properties Inc.
User Defined

Current Owner **Percent**
Tri-County Consortium Inc 100

7471 SW 42nd St, Palm City, FL 34990-5320

Current Value Information

Use Code	Land Size	Building Value	Yard Items	Land Value	Agr. Value	Total Value	Assessed
0800	0.00	87,200	0	81,400	0	168,600	168,600
TOTAL	0.00	87,200	0	81,400	0	168,600	168,600

Previous Owner
Mr Clifford J Buckosh

Previous Value Information

TaxYr	Cat	Use	Bldg Val	Yard	Land Size	Land Val	Total Val	Ass'd Val
2001	FV	0800	87,200	0	20,586.00	81,400	168,600	168,600
2000	FV	0800	86,600	0	20,586.00	74,400	161,000	161,000
1999	FV	0800		0	20,586.00		173,340	0
1998	FV	0800		0	20,586.00			0
1997	FV	0800		0	20,586.00			0
1996	FV	0800		0	20,586.00			0

General Notes
HERNANDO ST

35S
PriorID1a
02401502
PriorID1b
0013
PriorID1c
40E
PriorID2a
8
PriorID2b
0057
PriorID2c
01
PriorID3a
2
PriorID3b

PriorID3c
Entered Land:
20586
Home Stead N

District Data

Zoning Data

Code	Desc.	%
BB34	Beach Bond	100
CS64	Children Srv	100
EE19	Erosion E	100

Sales Information

Grantor	Legal Ref	Type	SaleDate	Nal	SalePrice	V	Verif	GeneralNotes
Buckosh Clifford J	1248-2762	WD	09/01/1999 Q-1		180000	N	Deed	
	03722711	CV	03/01/1982 Q-1		200000	N		

Property Factors

Utilities

Code	Desc.
Census	
Flood Haz:	
Topo:	
Street:	
Traffic:	

Legal Description

PALM HAVEN S/D-UNIT 1- BLK 8 LOTS 2,4 AND 6 (OR 1248-2762)

Assr Map: 24/01B
GIS 1: 24
GIS 2:
Reval Dist:
Year: 2001
Mrkt Area: 20 - 20

Activity Information

Date	Results	By

Building Permit Information

Date	Number	Description	Amount	Visit Date	ClosedDate	Status	GeneralNotes
03/12/1998	F98-000285	Roof	78,000	01/01/1900	01/01/1901		

Signature: _____ Date: _____

Land Data (1st 7 lines)

Line	Use	Description	LUC Factor	Units	Depth	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Spec Land	Juris	Fact	Use Value	Notes
1	0800	M-F < 10U	1.00	156.730	131.35	FrFt	218	1.00		525	525.00	CP03	1.00	20							81,369		0580	1.00	0	

Total Area: 0.00 Total Appraised: 81,369 Agr Total: 0 Use Value: 0 Assessed Value: 81,400

Exterior Information			Bath Features (Rating)			Condo Information			Other Features (Rating)			Depreciation %		Description Units Rms Bed Floor Lvl Inc Type						
Bld Type	MFH	M.F. LOW RIS	Full Bath	6	AV	Location			Kitchens	0		PhysCond	Fair/AV	44.00	MULTI FAM	6	5	1	1	APT-APARTMEN
Stry Ht	0010		Addnl	0		Tot Units			Ad Kit	0		Func		0.00						
Liv Units	6		3/4 Bath	0		Floor Level			Frpls	0		Econ		0.00						
Foundation	CN	CN	Addnl	0		Num Floors0			WSFlue	0		Spec		0.00						
Frame			1/2 Bath	0		% Own	0					OV								
Wall	BP	Conc Block	Addnl	0		Name														
Wall2			0% Othr Fix	0																
RoofStruct	FS	Flat/Shed																		
Roof Cover	TG	Tar & Gravel																		
Color																				
ViewCode																				
Bld Name																				
												Total %Dep:	0.00							

General Information

Grade	D	D
Year Blt	1952	Eff Yr Blt 1960
Alt LUC		0%
Jurisdict	0580	Fact 1.00
Constr Mod		
LumpSumAdj	0.00	
Commercial Units	0	



Interior Information

Avg Ht/FL		
Prime Wall	PF	PF
Sec Wall		0%
Partition		
Prime Fl	TZ	Terrazo
Sec Floors	CA	A TL/CON
Bsmnt Floor	MF06	Six Units
Subfloor		
Bsmnt Gar	0	
Electric	MX	
Insulation		
Int vs Ext		
Heat Fuel		
Heat Type		
Sec Ht Type		0%
# Heat Sys	0	
% Heated	0	% A/C 0
% Sprinkled	0	% Ctrl Vac 0

Calculation

Basic \$/SQ	27.00
Size Adj	0.96077000
Const Adj	1.10
Adj \$/SQ	28.565
Other Feat	9,375
Grade Fact	1.00
NBHD Infl	1.00000000
LUC Factor	1.00
Adj Total	107,938
Depreciation	0
Dep Total	107,938
Final Total	60,400.00

Alternate Area Detail			Sub Area Detail - 1st 9 Lines Displayed						
SubArea	%	AltType	%	Code	Desc.	F.Area	Area	Rate	UnDeprVal
BAS		BASE AREA				3,018	3,018	28.56	86,194
CP8		CLS PRCH/80				0	228	22.85	5,210
PA1		PATIO 10				0	1,196	2.86	3,421
SP4		SCR PRCH/40				0	300	11.43	3,429
UT5		UTILITY/50				0	21	14.28	300

Special Features / Yard Items (1st 6 Lines Displayed)

Code	SFYIDesc	A	Y/S	Qty	Len	Width	Size	Qual	Con	Year	Unit Price	Adj UP	D/S	Dep%	LUC	L.Fac	NB	N.Fact	Juris	J.Fact	UndepValue	Apprsd Value	Assd Value
2CNT	2CNT M	Y		1			1	AV	AV	1976	0.00	0.00	1	44	0800	1.00	CP03	1.00	1.00		0	0	0
3CNT	3CNT M	Y		7			1	AV	AV	1976	0.00	0.00	1	44	0800	1.00	CP03	1.00	1.00		0	0	0
Total Sp. Features: 0																							
Total Yard Items:																							
Total Appraised: 0																							
Total Assessed Value: 0																							

Exterior Information			Bath Features (Rating)			Condo Information			Other Features (Rating)			Depreciation %		Description Units Rms Bed Floor Lvl Inc Type				
Bld Type	MFH	M.F. LOW RIS	Full Bath	2	AV	Location	Kitchens	0	PhysCond	Fair/AV	44.00	DUPLX	2	6	2	1	APT-APARTMEN	
Stry Ht	0010		Addnl	0		Tot Units	Ad Kit	0	Func		0.00							
Liv Units	2		3/4 Bath	0		Floor Level	Frpls	0	Econ		0.00							
Foundation	CN	CN	Addnl	0		Num Floors0	WSFlue	0	Spec		0.00							
Frame			1/2 Bath	0		% Own		0	OV									
Wall	BP	Conc Block	Addnl	0		Name												
Wall2			0% Othr Fix	0														
RoofStruct	FS	Flat/Shed							Total %Dep:		0.00							
Roof Cover	TG	Tar & Gravel																
Color																		
ViewCode																		
Bld Name																		

General Information

Grade	D	D
Year Blt	1952	Eff Yr Blt 1960
Alt LUC		0%
Jurisdict	0580	Fact 1.00
Constr Mod		
LumpSumAdj	0.00	
Commercial Units	0	



Interior Information

Avg Ht/FL		
Prime Wall	PF	PF
Sec Wall		0%
Partition		
Prime Fl	CA	A TL/CON
Sec Floors		0%
Bsmnt Floor	MF02	Duplex Units
Subfloor		
Bsmnt Gar	0	
Electric	AV	
Insulation		
Int vs Ext		
Heat Fuel		
Heat Type		
Sec Ht Type		0%
# Heat Sys	0	
% Heated	0	% A/C 0
% Sprinkled	0	% Ctrl Vac 0

Calculation

Basic \$/SQ	27.00
Size Adj	0.99173000
Const Adj	0.99
Adj \$/SQ	26.578
Other Feat	1,875
Grade Fact	1.00
NBHD Infl	1.00000000
LUC Factor	1.00
Adj Total	47,881
Depreciation	0
Dep Total	47,881
Final Total	26,800.00

Alternate Area Detail

SubArea	%	AltType	%
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Sub Area Detail - 1st 9 Lines Displayed

Code	Desc.	F.Area	Area	Rate	UnDeprVal
BAS	BASE AREA	1,678	1,678	26.58	44,601
UL3	DET UTILITY	0	81	7.05	571
OP3	OPEN POR 30	0	105	7.97	837

Special Features / Yard Items (1st 6 Lines Displayed)

Code	SFYIDesc	A	Y/S	Qty	Len	Width	Size	Qual	Con	Year	Unit Price	Adj UP	D/S	Dep%	LUC	L.Fac	NB	N.Fact	Juris	J.Fact	UndepValue	Apprsd Value	Assd Value
2CNT	2CNT M	Y		1			1	AV	AV	1976	0.00	0.00	1	44	0800	1.00	CP03	1.00	1.00		0	0	0
3CNT	3CNT M	Y		7			1	AV	AV	1976	0.00	0.00	1	44	0800	1.00	CP03	1.00	1.00		0	0	0

Total Sp. Features: 0

Total Yard Items:

Total Appraised: 0

Total Assessed Value: 0

Criteria Narrative

601 Hernando Street

1. Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.

At one time this lot was divided into multiple different lots with 11 residences between the lots and the Frances Avenue right-of-way went through the property. The roadway was since abandoned giving this property more land. Historically this area has always had lots that were below the current required width of 60 feet as dictated by the R4-A zoning district. A request for lot widths below 60 feet would be in keeping with how development has occurred in this area.

2. Do special conditions or circumstances result from actions other than that of yours? Please explain

Hurricanes during 2004 & 2005 caused all 11 of the structures on the property to be destroyed to the point that they had to be torn down. There is currently one residence that was rebuilt on the property.

3. Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.

Historically there were 11 residences on this property and this proposal is to reduce the number of potential residences to 6 single family homes instead of reverting back to the 11 residences that were on this property.

4. What is the minimum variance that would give the reasonable use of the land, building, or structure?

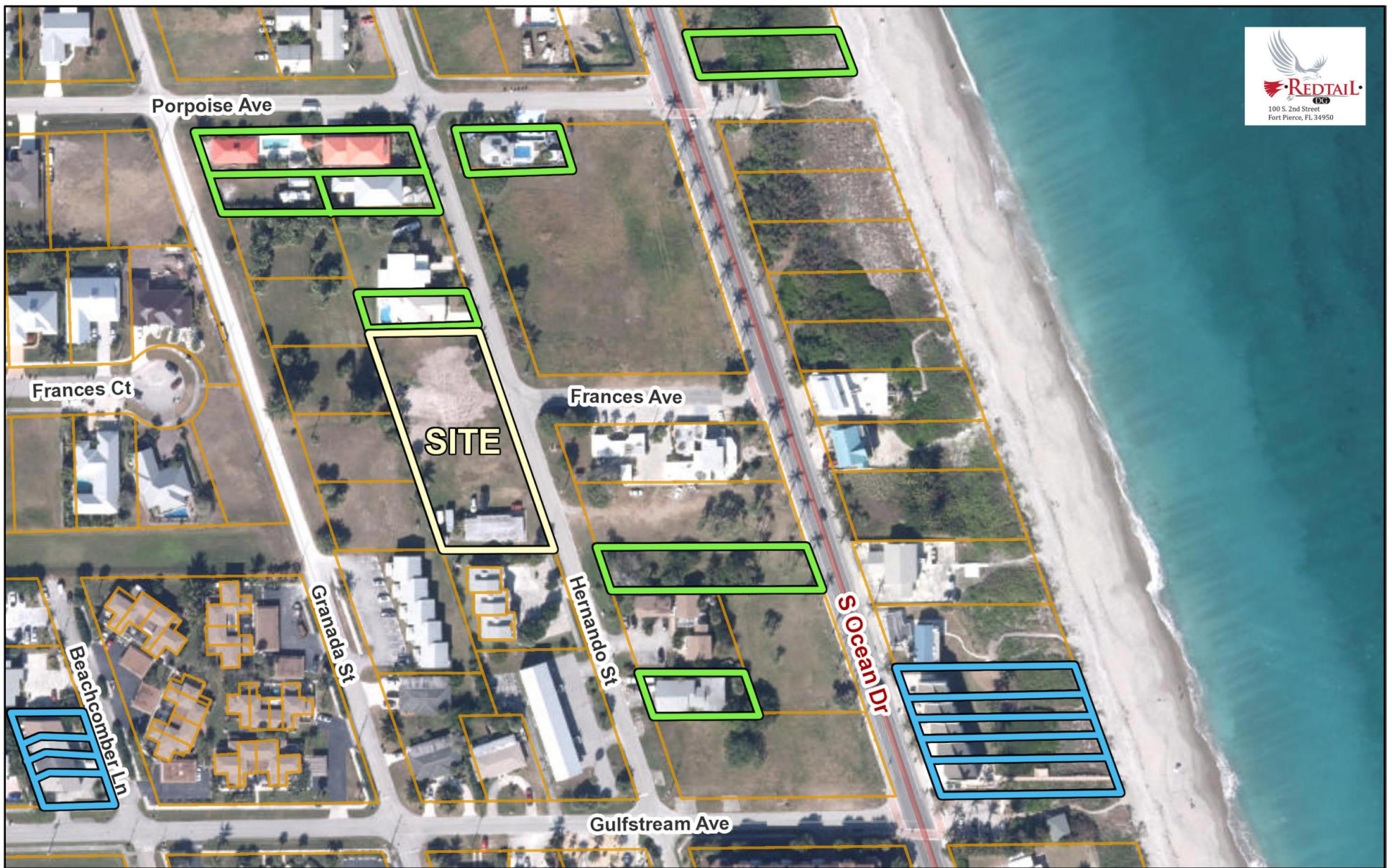
The minimum Variance that would be needed to provide reasonable use of the land is a reduction of 14.66 feet in lot width from the standard single-family lot width of 60 feet as dictated by City Code 125-195(b)(1)(g). This would make each of the 6 lots 45.34 feet in width as opposed to 60 feet in width. Nearby lots are 52.50 feet in width which is only a difference of 7.16 feet in lot width. This request is not a huge difference compared to other current lot widths in this area.

5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare.

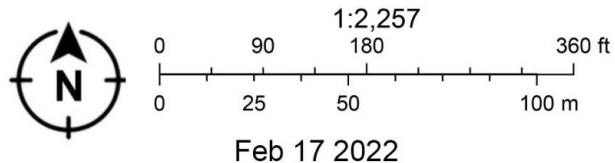
This request would not be of detriment to the general welfare as this property at one time had 11 residences on it and this request would represent a reduction of 5 residences as compared to what originally was on the property.

Also, this zoning district allows for townhomes and based on the density within the R4-A zoning district, 6 townhomes could be built on this property. Compared to the townhomes, detached single family houses provide much more intimacy as they include side yards, they do not have shared walls and allow for fenestration of the side facades which greatly improves the quality of living.

Additionally, the townhouses allow for lot widths to be from 16 to 24 feet, which means that the largest lots are almost 50% narrower than the requested variance, which means that this project will provide lots that have enough space for a good quality living.



JUSTIFICATION AERIAL MAP



 PARCELS

 SITE

 SINGLE FAMILY HOME PARCELS IN R-4A ZONING DISTRICT WITH LOT WIDTHS UNDER 60 FEET

 TOWNHOUSE PARCELS IN R-4A ZONING DISTRICT WITH LOT WIDTHS UNDER 60 FEET (mostly ranging from 16 to 24 feet)

**601 HERNANDO ST
VARIANCE**

ADDRESS
601 Hernando Street
Fort Pierce
PARCEL ID
2401-502-0085-000-7



PARCEL OF INTEREST:
2401-502-0085-000-7



GRANDADA ST

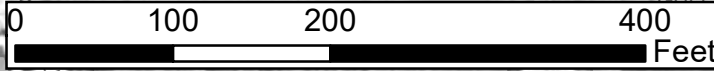
HERNANDO ST

FRANCES AVE

S OCEAN DR

BEACHCOM

CULESTREAM AVE



Aerial Image from 2003

