



TO: Members of the City of Fort Pierce Board of Adjustment

FROM: Jennifer Hofmeister-Drew, AICP, LCAM, Planning Director

RE: **Application for Variance Sante Residences – 601 Hernando Street**

DATE: March 24, 2022

STAFF REPORT

Owners: Christopher and Pamela Sante
P.O. Box 373006
Key Largo, FL. 33037

Representative: Redtail DG – Tod Mowery, AICP
100 S. 2nd Street
Fort Pierce, FL. 34950

Requested Action: The applicant is requesting to deviate from City Code 125-195(b)(1)(g) to allow for a reduction of 14.66 feet in lot width from the standard single-family lot width of 60 feet in the R-4A, Hutchinson Island Medium Density Residential Zone

Location: 601 Hernando Street

Parcel ID(s): 2401-502-0085-000-7

Future Land Use: Hutchinson Island Residential (HIR)

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

Total Acreage: Approximate 0.78 acres

Staff Analysis:

Variance Request

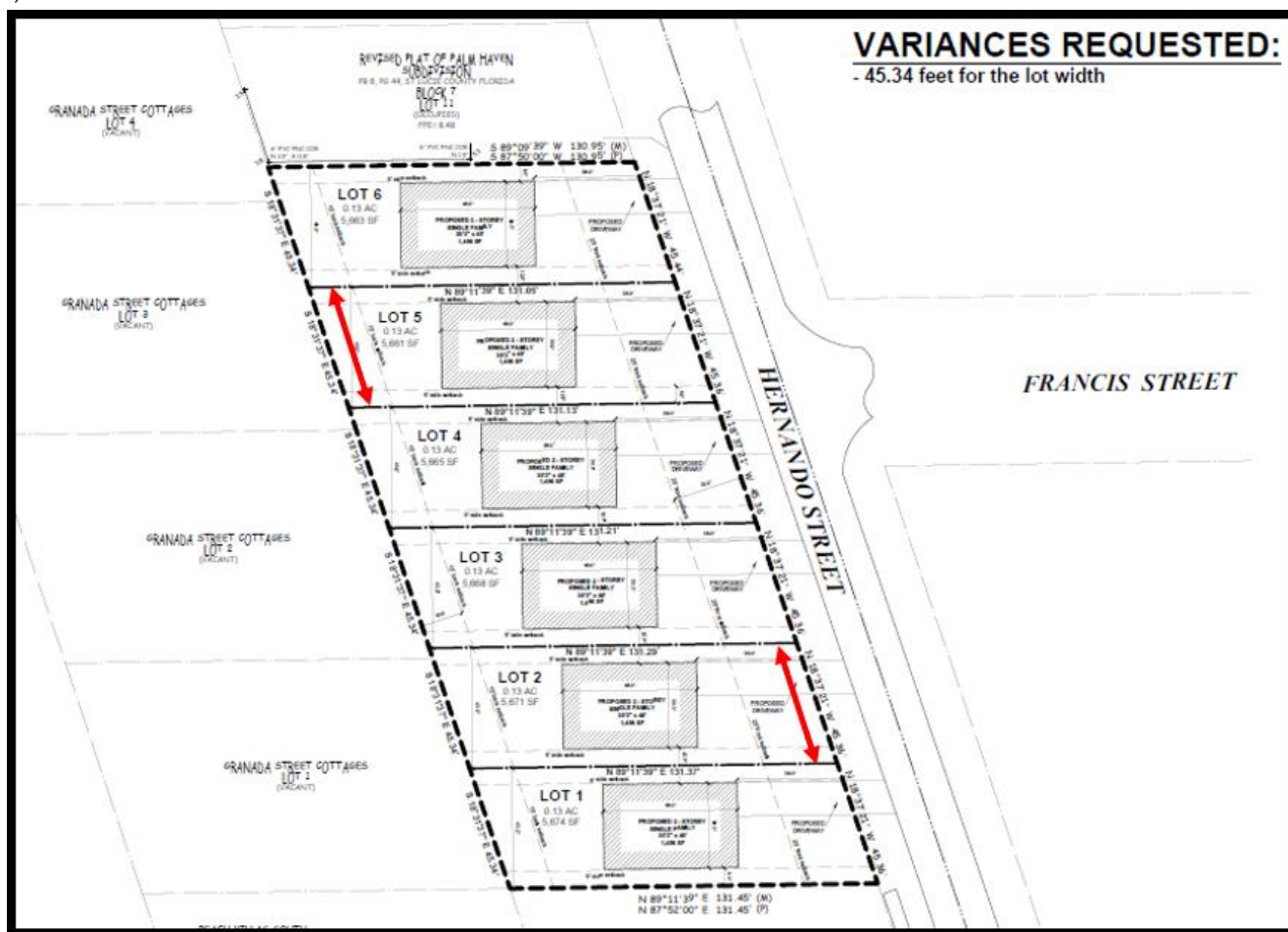
In accordance with Article II, Section 125 of the City Code, the applicant is requesting to deviate from City Code 125-195(b)(1)(g) to allow for a reduction of 14.66 feet in lot width from the standard single-family lot width of 60 feet in the R-4A, Hutchinson Island Medium Density Residential Zone. The minimum lot size proposed is 45.34 feet.

Existing Conditions

The subject 0.81-acre site is located on Hernando Street, just west of the Frances Avenue and Hernando Street intersection. At a point in time, there were 11 residences on the subject property. During the years of 2004 and 2005, Hurricanes Frances and Jeanne caused property devastation that left only one (1) structure able to be rebuilt on the subject property. That structure consists of a residential triplex consisting of a 1,678 square foot concrete block building that dates back to 1952.

Proposal

The subject application is a proposal to remove the existing 1,678 square foot triplex in order to develop six (6) new single-family homes. To develop the site as proposed, the applicant is requesting the Board of Adjustment approve one (1) variance to deviate from City Code 125-195(b)(1)(g) to allow a reduction of 14.66 feet in lot width from the standard single-family lot width of 60 feet in the Hutchinson Island Medium Density Residential Zone (R-4A).



The justification for the variance lies within the current zoning district regulations which allow for townhomes (attached dwelling units) to not be based upon the lot width of each dwelling unit but rather the length of the entire structure, which is 200 feet. The subject application provides for a length of 272.2 feet and allows for each unit to have six (6) foot side yards and windows on both sides in contrast to a townhouse development. The applicant has demonstrated that the individual units in a 200-foot townhouse structure that consists of six (6) units would average 33.33 feet in length. The subject application proposes a width of approximately 45.34 feet.

Variance Criteria

The following criteria are specified in Section 125-100 of the City Code, which must be satisfied in order for a variance to be granted. The applicant has provided the following justification:

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 and 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 six (6) single family homes instead of reverting 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 six (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.

Additionally, there are multiple examples of townhouses in the area that are on lots that measure 24 feet in width and recently there was one (1) quadplex project that has been approved that has the minimum width of a dwelling unit of just 20.8 feet.

Having this in mind, it is reasonable to believe that the requested variance for the 45.34 feet wide lots will provide sufficient space for a single-family home.

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 five (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, six (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.

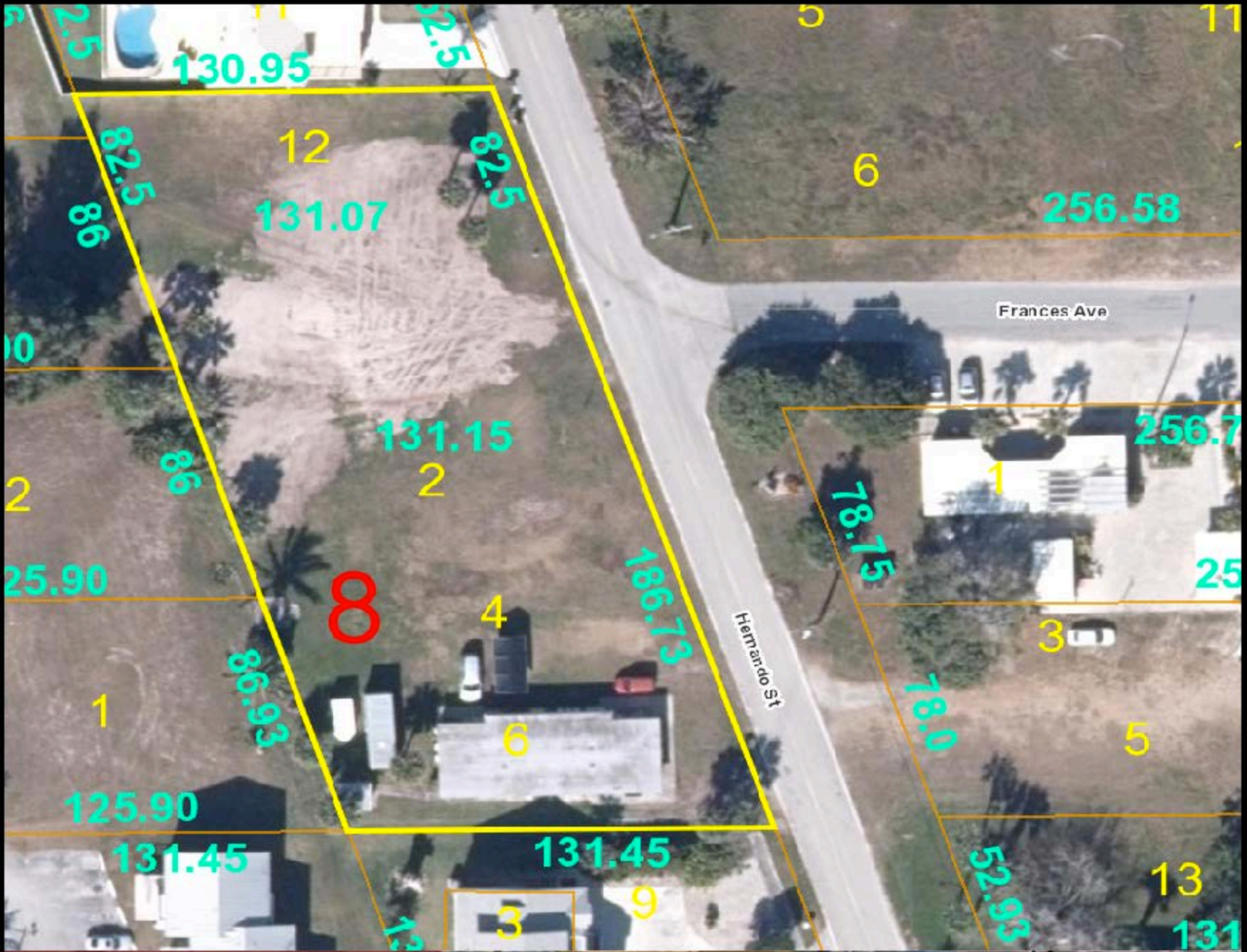
Additionally, the townhouses allow for lot widths to be from 16 to 24 feet, which means that the largest lots are almost 50% narrower than the requested variance, which means that this project will provide lots that have enough space for a good quality living.

Technical Review Committee

All affected departments have reviewed the proposed Variance 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.

Recommendation

Planning staff has reviewed the request and has determined that the subject application will not be detrimental to the public's general health, safety, and welfare as this property is a reduction from the original development of 11 residences to six (6) dwelling units. Planning staff recommends that the Board of Adjustment APPROVE the subject application.



Sante Variance
601 Hernando Street
Aerial Map



THE SUNRISE CITY
FORT PIERCE
Florida



January 20, 2022

Project # 21-43900005

Subject: Sante Variance – 601 Hernando Street – TRC Comments & Conditions

Fort Pierce Planning Department

Comments & Conditions:

No Comments

Fort Pierce Engineering Department

Please see the attached document from the Engineering Department

Fort Pierce Utility Authority

Please see the attached document from FPUA

Fort Pierce Building Department

Please see the attached document from the Building Department

Fort Pierce Arborist (Paul Bertram)

No Comments

St. Lucie County Planning Department

No Comments

St. Lucie County PW/Engineering

No Comments Received

City Clerk Office

No Comments

Code Enforcement

No Comments

Fort Pierce Police Department

No Comments

St. Lucie County Fire District

No Comments Received

Florida Department of Transportation

No Comments Received

St. Lucie County Transit Agency

No Comments Received

St. Lucie County School Board

No Comments

St. Lucie TPO (Transportation Planning Organization)

No Comments Received

St. Lucie County Transit Agency

No Comments Received



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

Florida

To : Vennis Gilmore, Senior Planner

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

**RE : Sante Variances - 601 Hernando Street
TRC No. 21-4390005**

DATE : January 14, 2022

RECEIVED

JAN 19 2022

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 January 10, 2022:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Variance Submittal | <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 type="checkbox"/> Recommend | <input checked="" type="checkbox"/> Do Not Recommend | |
| <input checked="" type="checkbox"/> Approval of Variance | <input type="checkbox"/> BP Approval | <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. The project proposes the replating of one (1) parcel into six (6) lots and as such shall meet the City of Fort Pierce subdivision requirements as identified in the Code of Ordinances Section 121. Specifically, "Every subdivision shall be served by an appropriate storm drainage control system". The applicant shall forward a copy of the preliminary drainage plan for review.
2. Driveways for the newly created lots will need to meet a minimum driveway spacing requirement of 50' along Hernando Street.
3. The plan indicates gravel driveways are proposed for the single-family homes, please revise the plans to indicate the driveways are to be constructed of concrete or brick pavers.
4. Hernando Street currently has a substandard right-of-way width of 50'. The site plan shall be revised to indicate a 5' right-of-way donation along Hernando Street along with the construction of a 5' wide concrete sidewalk.

JRA/TST/tst 



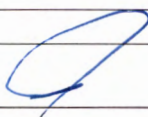
**BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM**

Meeting Date: 1.20.22
Property Address: Variances - Chris Sante - 601 Hernando Street

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 7th 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.
- 14. Smoke alarm system is required.
- 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature  Date: 1/14/22



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

Technical Review Committee Meeting

January 20, 2022

TECHNICAL REVIEW PROJECT # 21-43900005

Chris Sante-601 Hernando St

Comments

FPUA W/WW Engineering: No Comment

FPUA Electric & Gas Engineering: Approved.

Electric service is available to the propose site (from the east side of Hernando Street). Please provide AutoCAD drawing. Customer will be responsible for the conduits and transformer pad (if applicable). Please contact Sal Scimeca for customer requirements and project coordination.

Sal Scimeca

Engineering Technician II

Electric and Gas Engineering

1701 S. 37th Street, Fort Pierce, FL 34947

sscimeca@fpu.com

Office: (772)466-1600 Ext. 6957

Please see attached below, FPUA GIS Map (Electric).



00000 - FPUA GIS
Map - Electric...



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.fpu.com





Legend

Electric Primary Wire	Pole	Valves
Transmission Wire	Fuse	Gas
Gas Main	Water	Fire Hydrant
Fiber Optic Cable	Potable Water Main	Well
Raw Water Main	Overhead	Lift Station
Wastewater Force Main	Pad Mount	Waste Water
WW Gravity Main		

Disclaimer:
 The data contained herein is offered "as is", with no claim or warranty as to its accuracy or completeness. The data is for reference only and should not be considered to be of survey precision. Due to formatting restrictions, the information provided in the map may not be represented in the legend.

811
 Know what's below. Call before you dig.

Date: 8/20/2020

FPUA
 COMMUNITY PROUD

FPUA Utility Map

1 inch = 51 feet

Create d By: _____
 Name

(772) 466-1600
 FAX (772) 461-1938

Jennifer Hofmeister

From: John Andrews
Sent: Wednesday, March 2, 2022 3:04 PM
To: Red Tail; Jennifer Hofmeister
Cc: Vlada Peterka
Subject: RE: Hernando Street - Variance request

Good afternoon Tod,

Yes, I am in agreement with treating this as single-family homes. Since this development will not be categorized as multi-family the need to provide on-site stormwater retention will not be required.

Jack

John "Jack" R. Andrews, II, P.E. | City Engineer | City of Fort Pierce

Engineering Department

Phone: 772.467.3773 • Fax: 772.460-6847 • 100 North U.S. 1 Fort Pierce, FL 34950

[Website](#) | [Facebook](#) | [Survey](#)



From: Red Tail <todm@redtaildg.com>
Sent: Wednesday, March 2, 2022 11:08 AM
To: John Andrews <jandrews@cityoffortpierce.com>; Jennifer Hofmeister <jhofmeister@cityoffortpierce.com>
Cc: Vlada Peterka <vlada@redtaildg.com>
Subject: Hernando Street - Variance request

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

Hi Jack –

Per our discussion this morning, our BOA request is for a variance to the lot width question, allowing for the development of 6 single family lots. This is strictly for a single family lot split and absolutely does not involve multifamily or townhomes. We are in agreement that a multifamily or townhome project on those lots would definitely require site plan review and thus drainage. This is for only single family infill development.

If you can just respond back to this email relative to our discussion so Jennifer can have this advertised, we would greatly appreciate it.

All the best,

Tod Mowery, AICP
President



100 S. 2nd Street
Fort Pierce, FL 34950
772.742.1555
todm@redtaildg.com

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FORT PIERCE TRIBUNE
ATTN: Legal Advertising

Run Once: Tuesday, March 8, 2022

Send Proof of Publication to: Jennifer Hofmeister-Drew, AICP, LCAM, Planning Director and
Alicia Rosenthal, Executive Assistant

PUBLIC NOTICE
CITY OF FORT PIERCE
BOARD OF ADJUSTMENT

NOTICE IS HEREBY GIVEN that the Board of Adjustment of the City of Fort Pierce, pursuant to Section 125-37 and 125-103 of the Fort Pierce Code of Ordinances, will hold a public hearing on Thursday, March 24, 2022, at 2:00 p.m., in the City Hall Commission Chambers, 100 N. U.S. 1, Fort Pierce, Florida.

The public hearing will be on the consideration of the following Variance request:

1. One (1) Variance request submitted by the property owners Christopher & Pamela Sante, and representative, Redtail DG (Tod Mowery, AICP), for approval of the following: (1) to deviate from Section 125-195(b)(1)g. to allow for a reduction of 14.66 feet in lot width from the standard single-family lot width of 60 feet in the R-4A, Hutchinson Island Medium Density Zone. This would make each of the 6 lots 45.34 feet in width as opposed to 60 feet in width.

The property is located at 601 Hernando Street, and is zoned R-4A, Hutchinson Island Medium Density Zone. The Parcel ID of the site is 2401-502-0085-000-7, and legal description of the property is: PALM HAVEN S/D-UNIT 1- BLK 8 LOTS 2, 4, 6 AND 12 AND VAC FRANCIS (0.81 AC - 35,284 SF) (OR 3520-1422: 4026-1588: 4111-203).

Any person seeking to appeal the decision of the Board of Adjustment of the City of Fort Pierce, Florida, as to the foregoing, is advised that a record of the proceedings is required in any such appeal, and any such person may need to ensure that a verbatim record of proceedings is made including the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

Dated this 4th day of March 2022



March 4, 2022

Dear Property Owners:

The property owners Christopher & Pamela Sante, and representative, Redtail DG (Tod Mowery, AICP), have requested for approval the following: one (1) variance to deviate from Section 125-195(b)(1)g. to allow for a reduction of 14.66 feet in lot width from the standard single-family lot width of 60 feet in the R-4A, Hutchinson Island Medium Density Zone. The subject variance would allow each of the six (6) lots to be 45.34 feet in width as opposed to 60 feet in width, per Code.

The subject property is located at 601 Hernando Street, and is zoned R-4A, Hutchinson Island Medium Density Zone. The Parcel ID of the site is 2401-502-0085-000-7, and legal description of the property is: PALM HAVEN S/D-UNIT 1-BLK 8 LOTS 2, 4, 6 AND 12 AND VAC FRANCIS (0.81 AC - 35,284 SF) (OR 3520-1422: 4026-1588: 4111-203). The subject property is approximately 0.81 acres.

A public hearing is scheduled before the Planning Board of Adjustment of the City of Fort Pierce, Florida, at their meeting on **Thursday, March 24th, 2022**, which begins at **2:00 p.m.** in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida. You are provided the opportunity to attend the public hearing and to speak in favor of, or in opposition to, the requested **Variance**. If you have any inquiries, or would like to review the complete application, please contact me at (772) 467-3730, (772-467-3737), or jhofmeister@cityoffortpierce.com. Furthermore, published agenda packets for each Board of Adjustment meeting are provided a few days in advance at the following web address: <http://cityoffortpierce.com/223/Agendas-Minutes>.

Sincerely,

Jennifer Hofmeister-Drew, AICP, LCAM
Planning Director

Variance – Sante Homes – 601 Hernando Street

No. 9

Phone

772-467-3730 or 772-467-3737

Email

jhofmeister@cityoffortpierce.com

601 Hernando Street

