

BOARD OF ADJUSTMENT AGENDA

Board of Adjustment Regular Meeting - Thursday, March 24, 2022 - 2:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **CONSIDERATION OF ABSENCES**
5. **APPROVAL OF MINUTES**
 - a. Minutes from the July 22, 2021 meeting
6. **PUBLIC HEARINGS**
 - a. Variance - Sante Residences - 601 Hernando Street
7. **ELECTION OF CHAIR**
8. **DISCUSSION / OTHER BUSINESS**
9. **COMMENTS FROM THE PUBLIC**
10. **ADJOURNMENT**

Any person seeking to appeal any decision by the Board of Adjustment with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact the Planning Department at (772) 467-3729, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

Planning Board of Adjustment

Meeting Date: 03/24/2022

Information

REQUESTED ACTION

Minutes from the July 22, 2021 meeting

LOCATION

N/A

RESPONSIBLE STAFF

N/A

RECOMMENDATION

N/A

Attachments

Board of Adjustment Minutes 7/22/21

Form Review

Form Started By: Alicia Rosenthal

Started On: 07/22/2021 04:07 PM

Final Approval Date: 03/01/2022

DRAFT



CITY OF FORT PIERCE
BOARD OF ADJUSTMENT

Board of Adjustment Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY BOARD OF ADJUSTMENT HELD ON THURSDAY, **JULY 22, 2021**, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Charles Hayek; Jaimebeth Galinis; Darryl Bey, Chairman

Absent: James Crist

Staff Present: Jennifer Hofmeister-Drew, Planning Director
Brandon Creagan, Senior Planner
Alicia Rosenthal, Executive Assistant

4. CONSIDERATION OF ABSENCES

Motion was made by Charles Hayek, and seconded by Jaimebeth Galinis to approve the absence of Mr. Crist.

AYE: Charles Hayek, Jaimebeth Galinis, Chairman Darryl Bey
Passed

5. APPROVAL OF MINUTES

a. Minutes from the June 24, 2021 meeting

Motion was made by Charles Hayek, and seconded by Jaimebeth Galinis to approve the minutes from the June 24, 2021 meeting.

AYE: Charles Hayek, Jaimebeth Galinis, Chairman Darryl Bey
Passed

6. PUBLIC HEARINGS

a. Variance - Surfside Quadruplex - Parcel ID: 2412-501-0132-000-3

The clerk introduced the Variance for the Surfside Quadruplex - Parcel ID: 2412-501-0132-000-3

Chairman Bey asked the clerk to explain the Quasi-Judicial Hearing procedures.

Before commencing this Quasi-Judicial Hearing, the clerk, explained to the Board of Adjustment that they serve in both a legislative and quasi-judicial role. When acting as a legislative body, the Board engages in law-making activity by passing laws and establishing policies. When acting as a quasi-judicial body, the Board applies those laws and policies and is held to stricter procedural requirements. Quasi-judicial proceedings are less formal than proceedings before a circuit court but are more formal than the normal Board meeting. Quasi-judicial proceedings must follow basic standards of notice and due process; and, decisions must be made based on competent substantial evidence. Therefore, Board members have a duty to conduct the quasi-judicial proceedings more like judges than legislators. That is why the Commission has established the uniform procedures for quasi-judicial hearings that will be followed today.

Chairman Bey called the proceeding to order.

The clerk confirmed the City complied with advertisement and notice requirements.

Chairman Bey inquired with the Board regarding ex-parte communications and asked the Clerk to call the roll:

Ms. Galinis - yes
Mr. Hayek - no
Chairman Bey - yes

Chairman Bey opened the public hearing.

The clerk was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on this item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth, and nothing but the truth. Those that were sworn in were asked to clearly state their name for the record and confirm they were sworn in at such time as they were asked to come forward to testify.

Staff Presentation:

Brandon Creagan, Senior Planner, gave an overview of the application. In accordance with Article II of Chapter 125 of the City Code, the applicant is requesting the Board of Adjustment approve a Variance from 125-195(b)(2)b. to allow for a side setback on the north property line from the Code-required 10 feet for the residential building to approximately six (6) feet from the property line. The structure will maintain the required 10-foot setback on the southern property line.

The applicant has indicated that the residential structure placement has been dictated by the overall width of the lot. By right, the applicant is permitted four (4) residential units on the

property due to the density allowed in the R-4A zoning district. The applicant notes that the lot width is atypical for a lot that is zoned for multifamily. The applicant also stated that the placement of both the dune and Coastal Construction Control Line (CCCL) has limited the owner's ability to fully utilize the property for construction of buildings. Staff has determined that the justification constitutes a hardship and a reason to recommend approval to grant the Variance for a side yard setback of six (6) feet in lieu of 10 feet on the northern property line.

The site plan displays a residential structure that meets all other applicable codes contained in Chapter 125 of City Code. It is staff's professional opinion that the location of the residential structure will not adversely affect traffic flow, safety and control, pedestrian safety, and convenience or visibility at any street intersections, drives, rights-of-way, curb cuts or crosswalks. The Engineering Department has approved the proposed site plan, which involved numerous revisions to meet Engineering design standards.

Board questions for Staff: Chairman Bey asked if letters were sent out to the surrounding community. Mr. Creagan explained there were two rounds of letters that were mailed out. He stated 29 letters were sent out in June before the item was postponed and two responses, not in support of the Variance, were received. No responses were received from the second round of mailings. Ms. Hofmeister-Drew noted that there was some confusion when the first letter went out because the map indicated the entire lot size, which showed the property line going to the waters edge. The second letter delineated the foot print to show where the actual structure would be.

Ms. Galinis asked how far the buildings are from the road. Mr. Creagan said they are 25 feet from the property line and more than 25 feet from the road.

Applicant questions for Staff: None

Applicant presentation: William Stoddard, sworn, explained they have worked with staff and tried to minimize the impacts as much as possible. It is a very tight site to develop because of the Coastal Construction Control Line and the lot width. Mr. Stoddard highlighted that the 6-foot side yard setback is the absolute minimum and it is in harmony with the development immediately to the north.

Board questions for Applicant:

Public comment: None

Chairman Bey, seeing no one else, closed the public hearing.

Motion was made by Charles Hayek, and seconded by Jaimebeth Galinis to approve the Variance for the Surfside Quadruplex, Parcel ID: 2412-501-0132-000-3.

AYE: Jaimebeth Galinis, Charles Hayek, Chairman Darryl Bey
Passed

7. DISCUSSION / OTHER BUSINESS

8. COMMENTS FROM THE PUBLIC

There were no comments from the public.

9. ADJOURNMENT

Planning Board of Adjustment

Meeting Date: 03/24/2022

Information

REQUESTED ACTION

Variance - Sante Residences - 601 Hernando Street

LOCATION

601 Hernando Street

PCN: 2401-502-0085-000-7

RESPONSIBLE STAFF

Jennifer Hofmeister-Drew, AICP, LCAM

Planning Director

RECOMMENDATION

Approval

Attachments

staff report and supporting documentation

application and supporting documentation

Form Review

Form Started By: Jennifer Hofmeister

Started On: 02/18/2022 05:08 AM

Final Approval Date: 03/07/2022



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

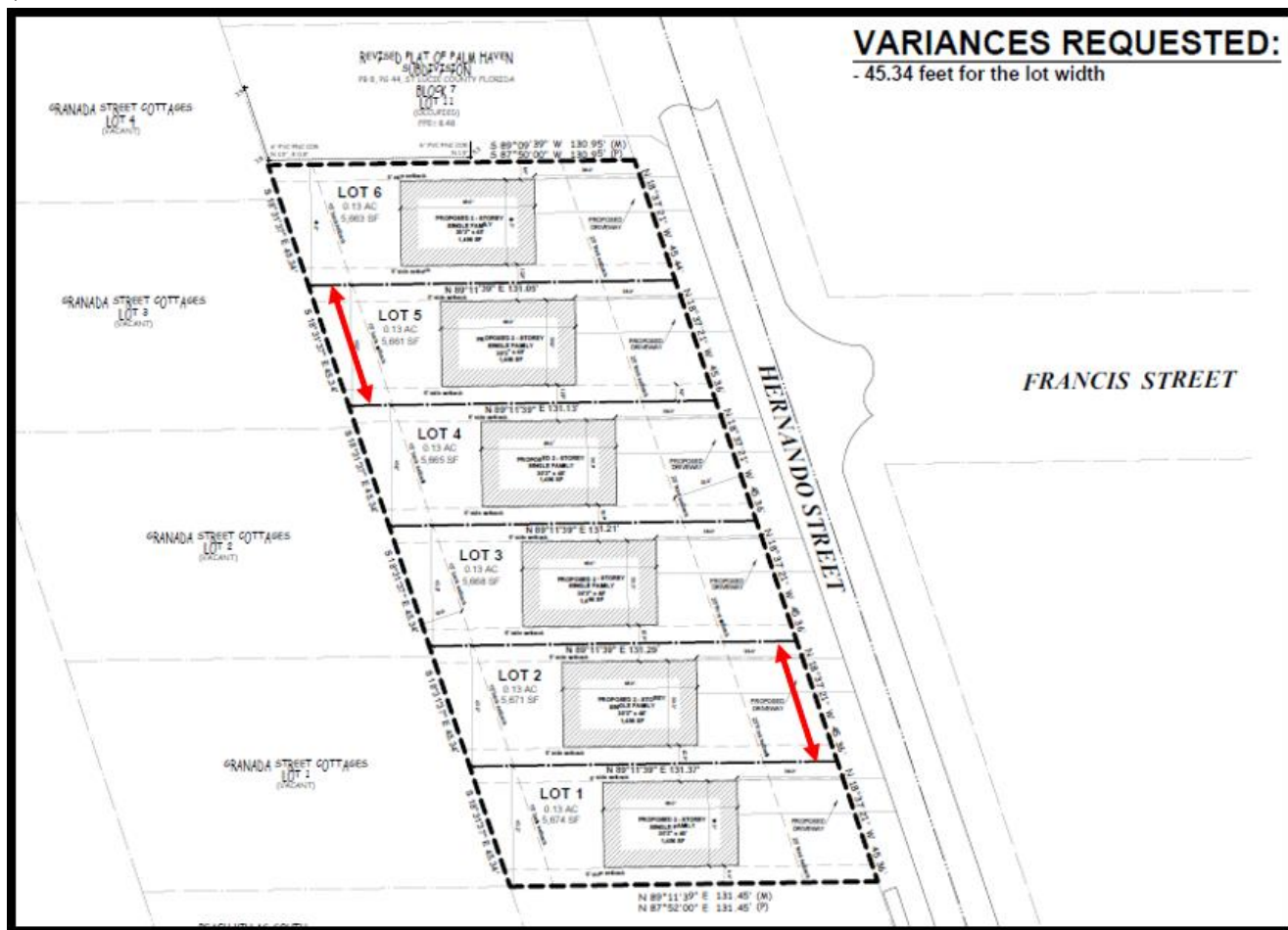
In accordance with Article II, Section 125 of the City Code, the applicant is requesting to deviate from City Code 125-195(b)(1)(g) to allow for a reduction of 14.66 feet in lot width from the standard single-family lot width of 60 feet in the R-4A, Hutchinson Island Medium Density Residential Zone.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

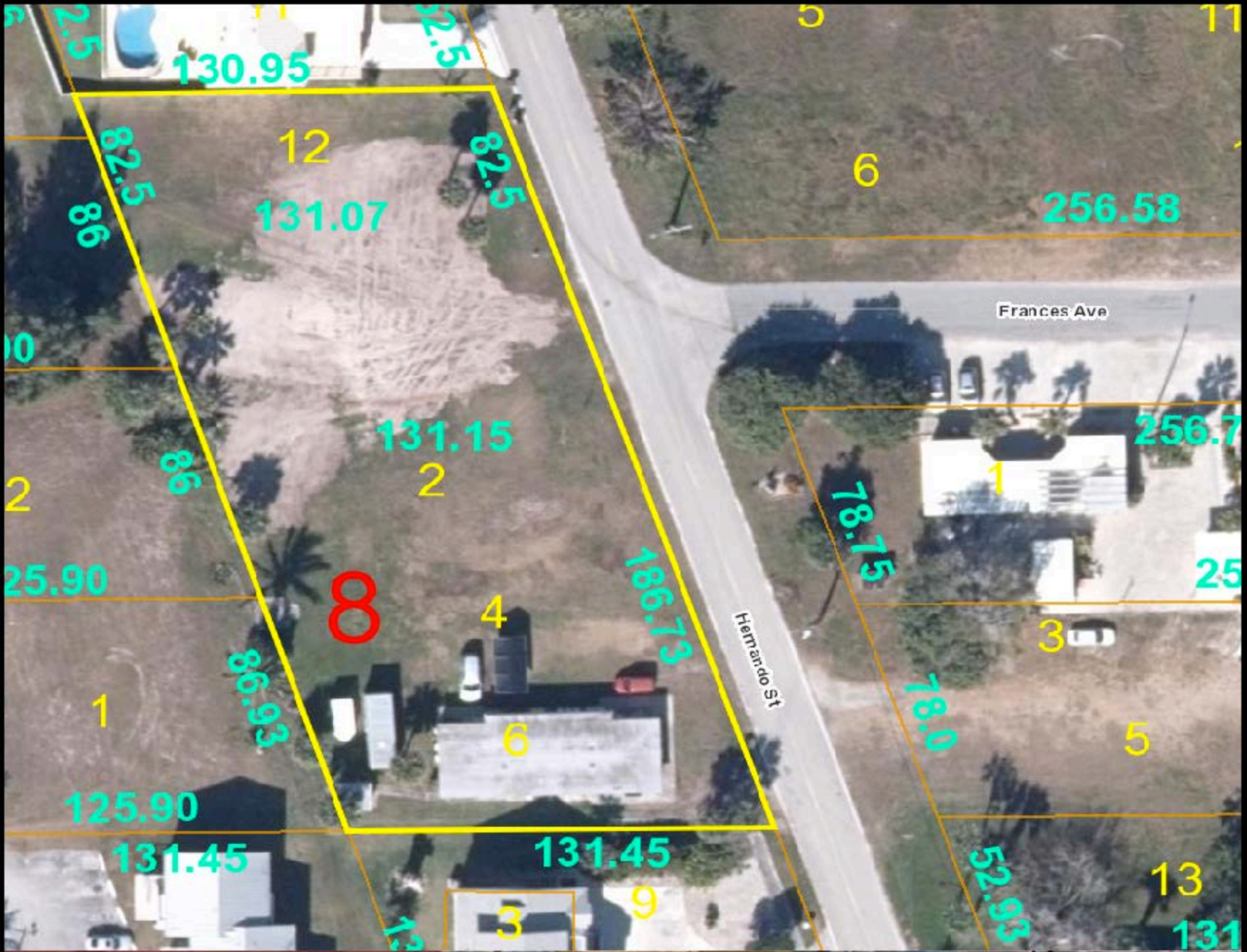
Additionally, the townhouses allow for lot widths to be from 16 to 24 feet, which means that the largest lots are almost 50% narrower than the requested variance, which means that this project will provide lots that have enough space for a good quality living.

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

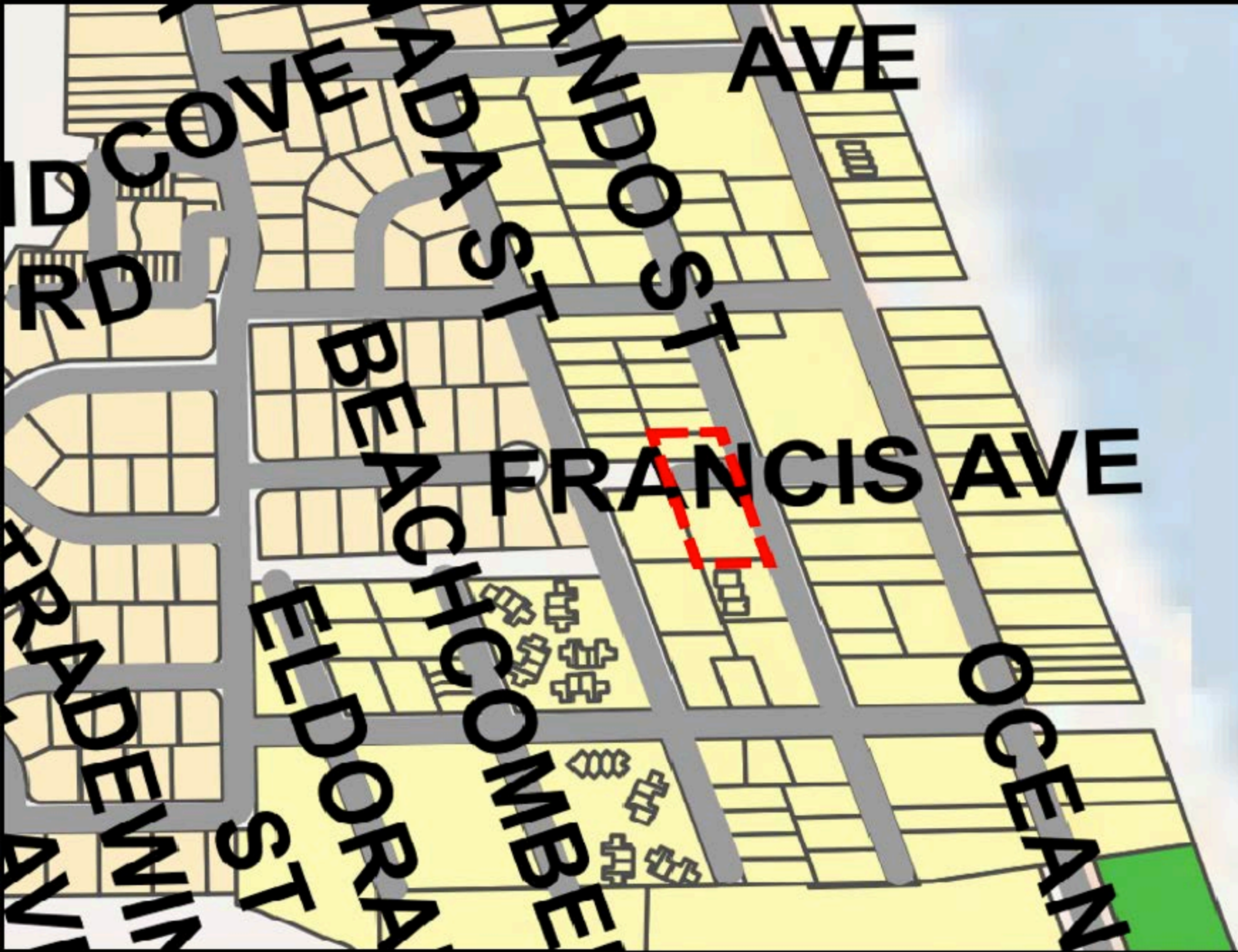
Planning staff has reviewed the request and has determined that the subject application will not be detrimental to the public's general health, safety, and welfare as this property is a reduction from the original development of 11 residences to six (6) dwelling units. Planning staff recommends that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



Sante Variance
601 Hernando Street
Aerial Map



THE SUNRISE CITY
FORT PIERCE
Florida



Sante Variance
601 Hernando Street
FLU 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	
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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[Follow us on Facebook](#)

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

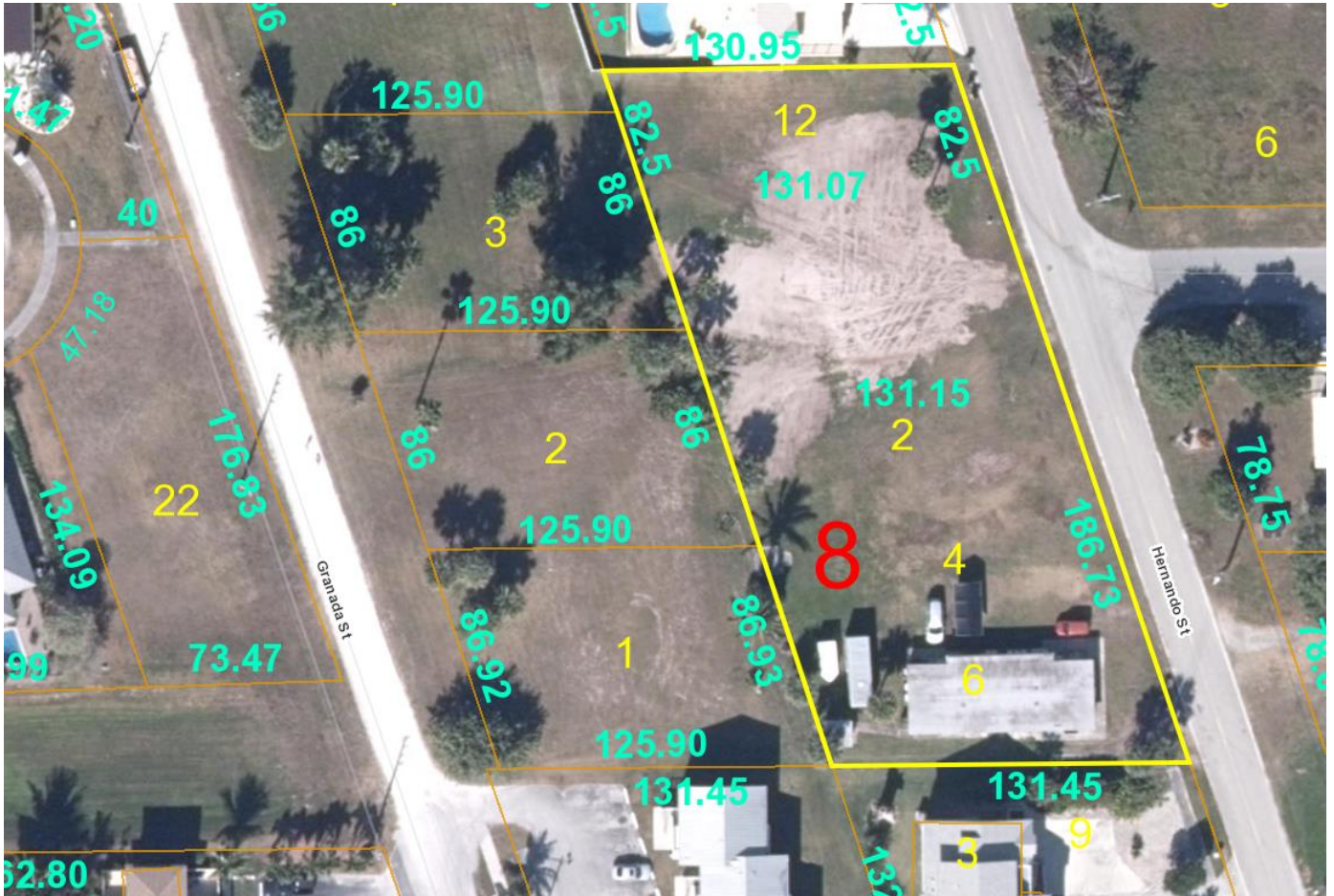
Phone

772-467-3730 or 772-467-3737

Email

jhofmeister@cityoffortpierce.com

601 Hernando Street





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

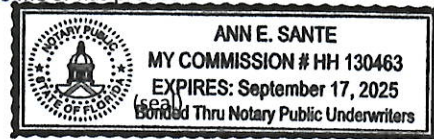
Redtail DG - Tod Mowery, AICP
Applicant/Representative, Title, Company
 100 S. 2nd Street
 Street Address
 Fort Pierce FL 34950
 City State Zip
 772-742-1555
 Phone Number
 todm@redtaildg.com
 Email Address

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 _____

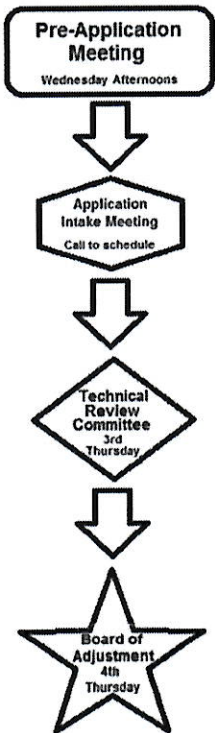
Intake Date Stamp

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:

Interior Data

Electric: MAXIMUM

Heat Type:

Heat Fuel:

Heated %: N/A%

Primary Int Wall:

Avg Hgt/Floor: 0

Primary Floors: Tile-Ceramic

Sprinkled %: 0%

View:

Building Type: MFH

Grade: MFAQ

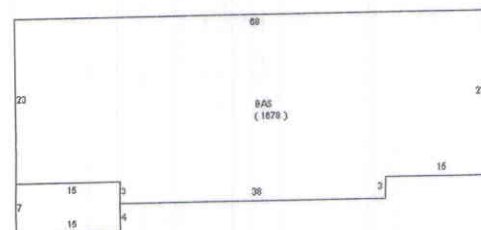
Story Height: 1 Story

Bedrooms: 0

Full Baths: 3

Half Baths: 0

A/C %: 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)

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
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Land Size (SF): 24,394

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

Sale History

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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
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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:

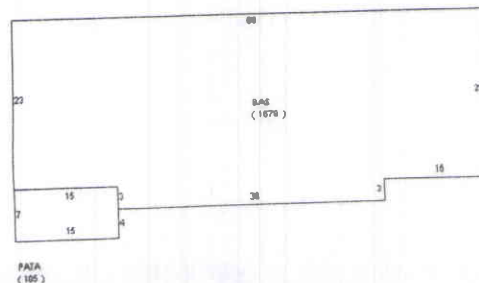
View:
 Building Type: MFH
 Grade: MFAQ
 Story Height: 1 Story

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
Land:	\$213,200
Just/Market:	\$262,600
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$6,339
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Taxable:	\$256,261

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Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
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Description:	Alterations/Remodeling
Amount:	\$2,200
Fee:	\$83
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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](#)

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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

Property taxes are subject to change upon change of ownership.

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- 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](#)



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%

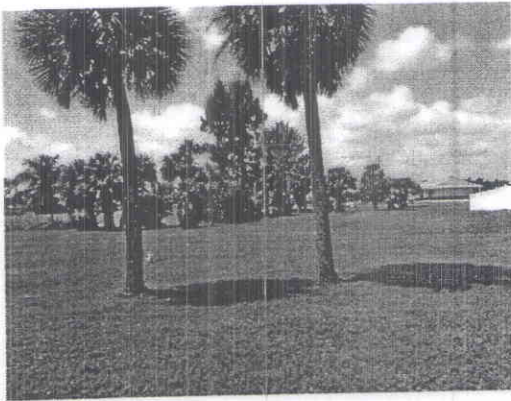


Image
or
Sketch
unavailable
for display

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

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

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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:

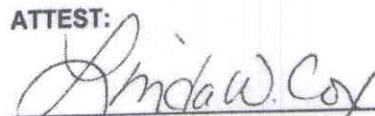

James M. Messer, Esq.
City Attorney

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.

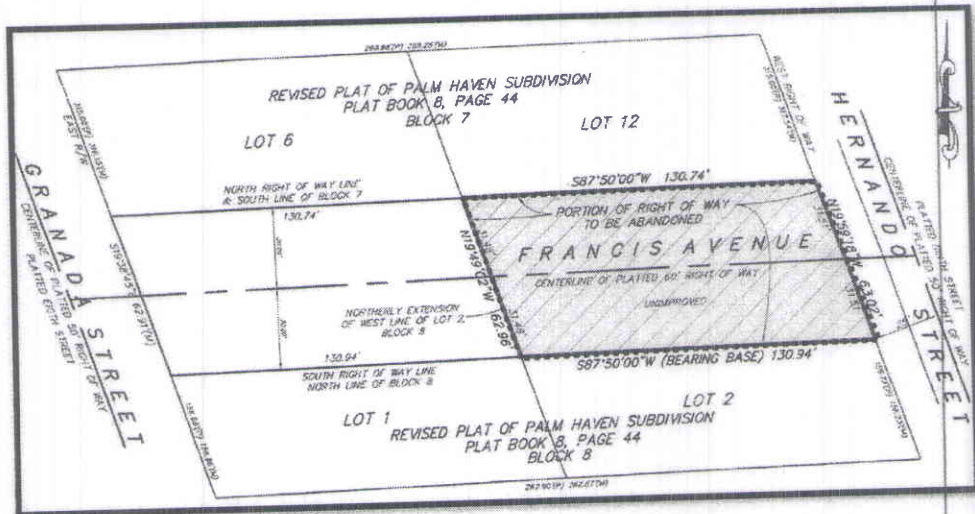
IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this the 6th day of March, 2018


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

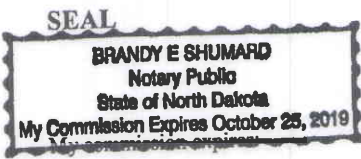
Witness #2 Printed Name
Brandy E. Shumard

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		Residential Units								
Bld Type	MFH	M.F. LOW RIS	Full Bath	6	AV	Location	Kitchens	0	PhysCond	Fair/AV	44.00	Description	Units	Rms	Bed	Floor	Lvl	Inc	Type
Stry Ht	0010		Addnl	0		Tot Units	Ad Kit	0	Func		0.00	MULTI FAM	6	5	1	1			APT-APARTMEN
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		33%
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	SFYID	Desc	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 %		Residential Units				
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																
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		0%
Sec Wall				0%
Partition				
Prime Fl	CA	A TL/CON		0%
Sec Floors				0%
Bsmnt Floor	MF02	Duplex Units		
Subfloor				
Bsmnt Gar	0			
Electric	AV			
Insulation				
Int vs Ext				0%
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	SFYID	Desc	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:												0												
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?

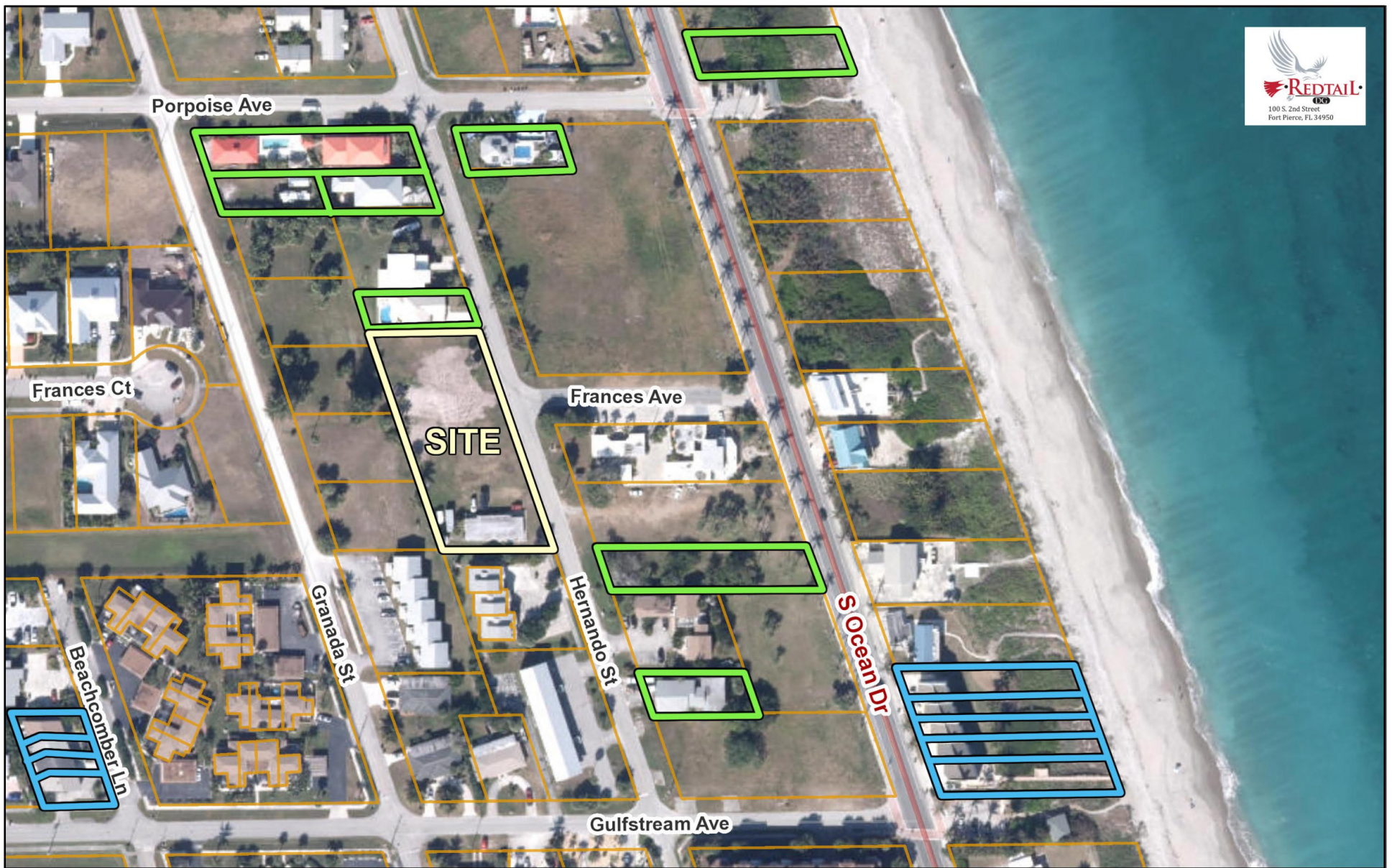
The minimum Variance that would be needed to provide reasonable use of the land is a reduction of 14.66 feet in lot width from the standard single-family lot width of 60 feet as dictated by City Code 125-195(b)(1)(g). This would make each of the 6 lots 45.34 feet in width as opposed to 60 feet in width. 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.

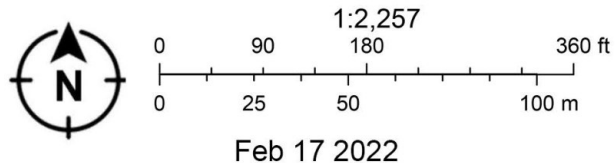
This request would not be of detriment to the general welfare as this property at one time had 11 residences on it and this request would represent a reduction of 5 residences as compared to what originally was on the property.

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



GRANADA ST

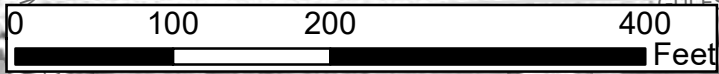
HERNANDO ST

FRANCES AVE

S OCEAN DR

CULESTREAM AVE

BEACHCO



Aerial Image from 2003

