



# CITY OF FORT PIERCE

## City Commission

November 20, 2023

Hernando Final Plat  
601 Hernando Street

## **APPLICANT**

Tod Mowery, AICP – Redtail DG

## **PROPERTY OWNER(S)**

Christopher and Pamela Sante

## **PARCEL ID #(S):**

2401-502-0085-000-7

Hernando Final Plat – 601 Hernando Street



## SUMMARY

Request for review of an application for a final plat to subdivide one parcel into 6 platted lots.

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# SITE LOCATION



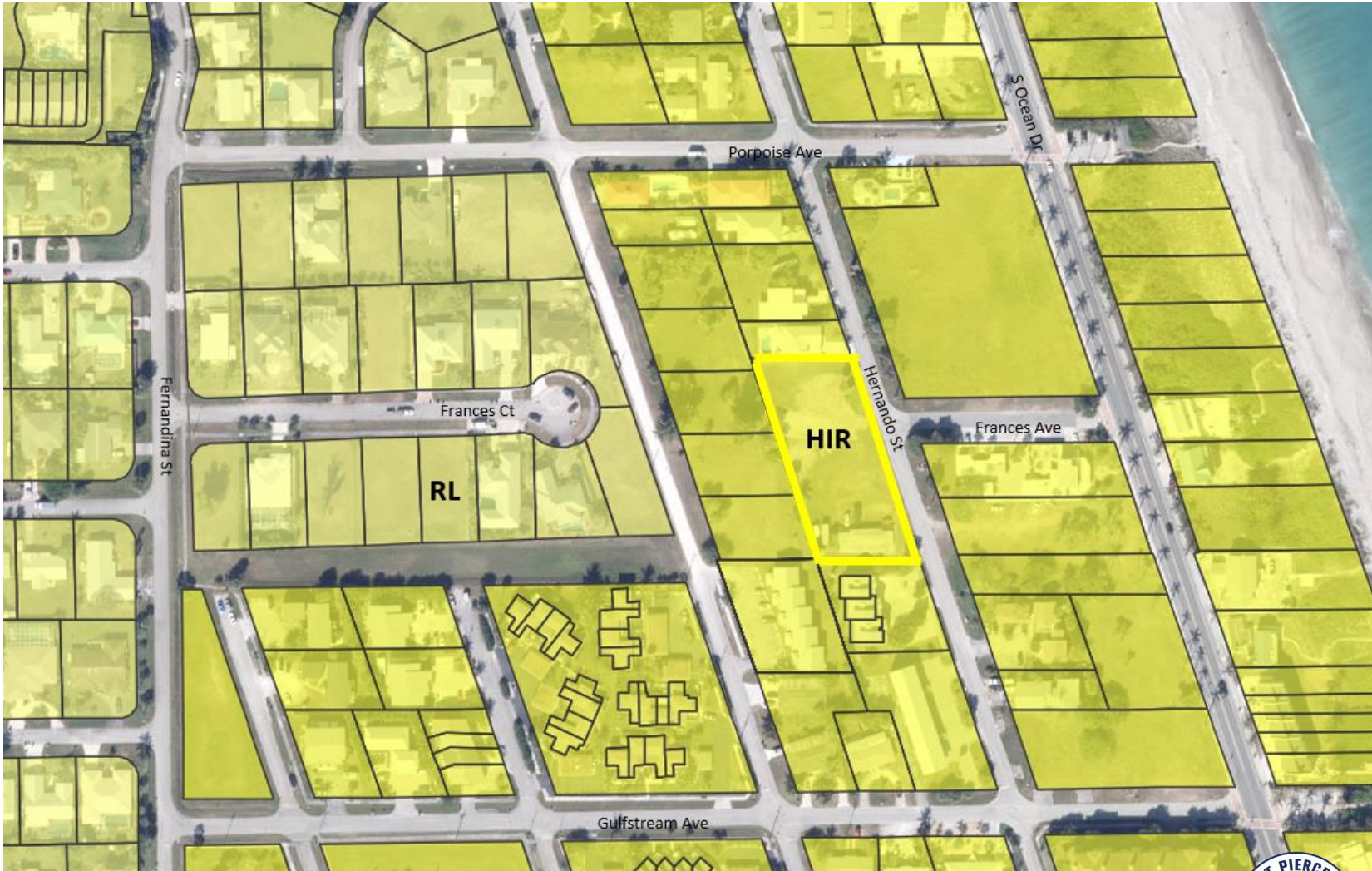
SITE AREA= 0.81 +/- Acres

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# EXISTING/PROPOSED FUTURE LAND USE

Current FLU: HIR, Hutchinson Island Residential

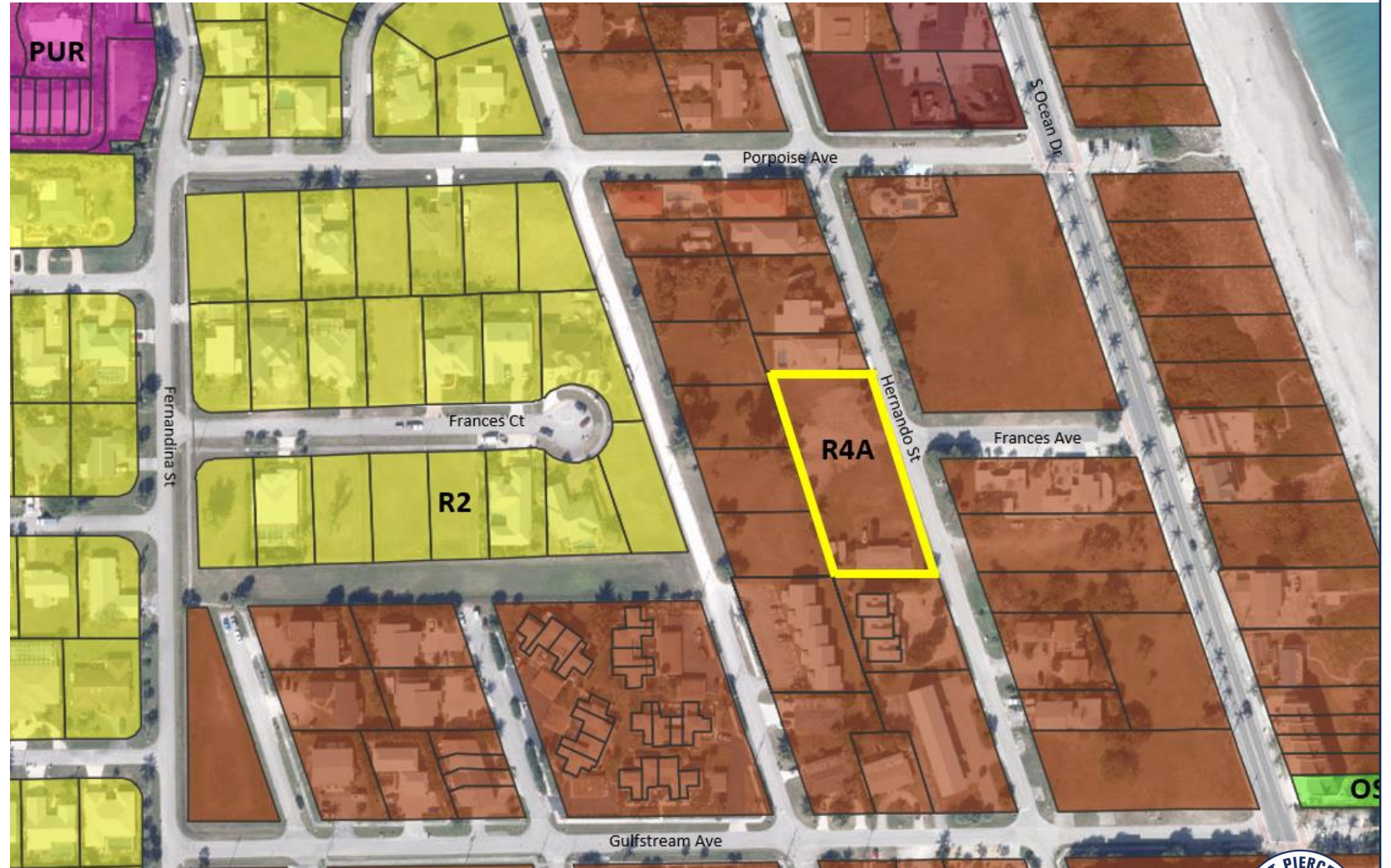


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# ZONING

Currently Zoned: R-4A, Hutchinson Island Medium Density Residential



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# VARIANCE

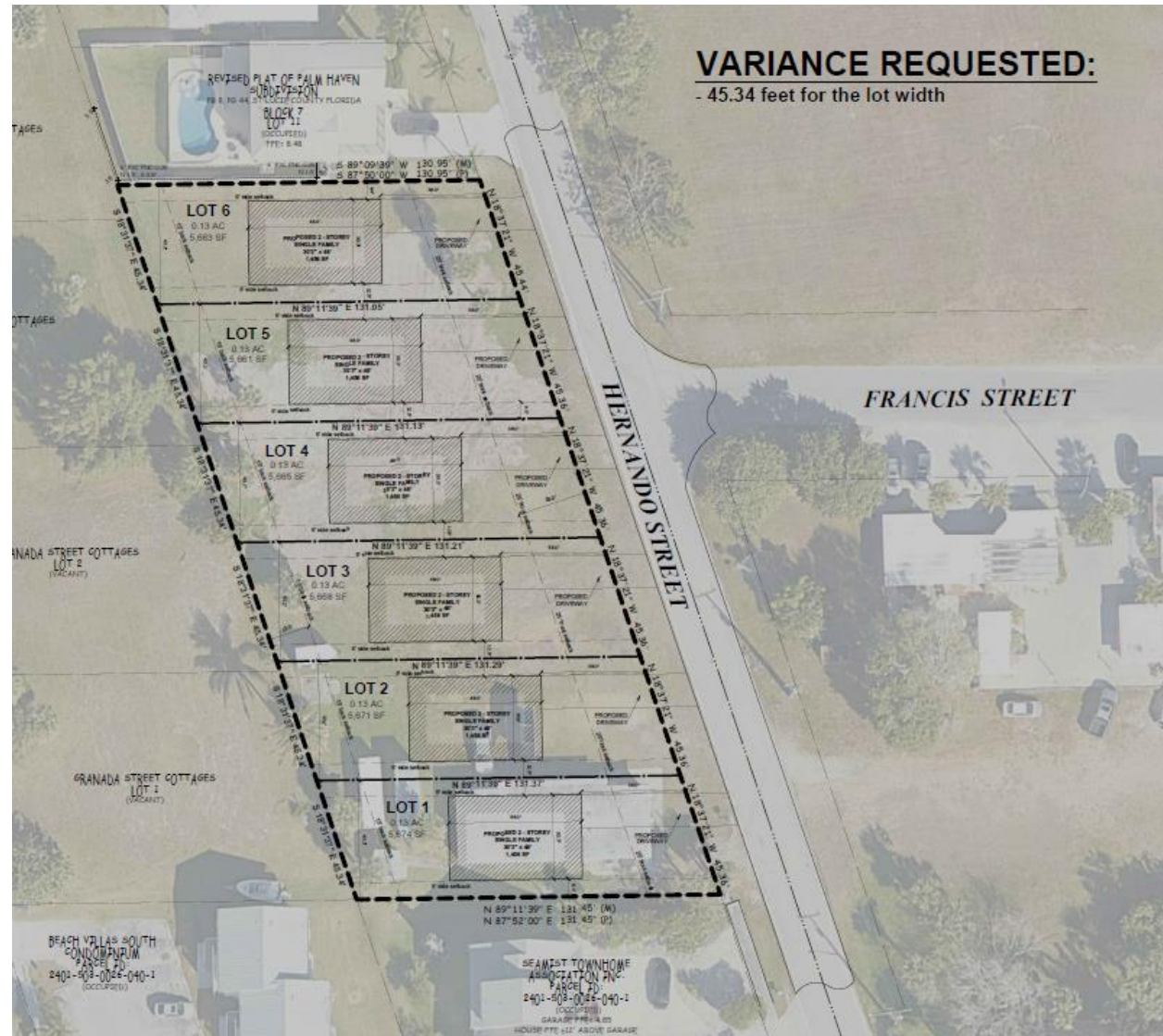
This project is linked to a Variance from March of 2022.

The applicant requested a deviation to 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 Zoning. The minimum lot size proposed in the variance is 45.34 feet.

NAME OF PROJECT



# VARIANCE



## SITE DATA

1. PROJECT NAME:	801 HERNANDO STREET		
2. PARCEL ID:	2401-002-0005-000-7		
3. LOCATION:	801 Hernando Street Fort Pierce 34950, Florida, USA		
4. SECTION / TOWNSHIP / RANGE:	01 / 205 / 40E		
5. APPLICANT:	Redtail DG - Tod Mawery, AICP 100 S. 2nd Street Fort Pierce 34950, Florida, USA phone: 772-742-1555 email: todd@redtaildg.com		
6. OWNER:	Christopher Gents and Pamela Gents PO Box 3006 Key Largo 33007, Florida, USA www.chris@palm.com		
7. TYPE OF PROJECT:	VARIANCE		
8. ZONING:	R-4A ( Medium density residential zone )		
9. FUTURE LAND USE:	HR (Hubtown Island Residential)		
10. FLOOD ZONE:	AE (EL-1) Dated 2/19/2020		
11. MAX. BUILDING HEIGHT:	Allowed: 45 ft	Proposed: 30 ft	1ft
12. GROSS PROJECT SIZE:	ACERAGE	SQ. FOOTAGE	PERCENT
	0.78 AC	34,003 SF	100.00%
	0 AC	0 SF	0%
13. ZONING REQUIREMENTS	REQUIRED	PROPOSED	
Max. Gross Density	8 du/ct	7.59 du/ct	
LOT SIZE	5,000 SF	5,805 SF	
Min. Lot Area	60 ft	45.34 ft	
Min. Lot Width	70 ft	130.95 ft	
Min. Lot Depth			
BUILDING	40.00%	25.72%	
Max. Building Coverage	40 ft	30.08 ft	
Max. Building Height	20 ft	12.90 ft	
Min. Distance between buildings			
YARDS	25 ft	25 ft	
Min. Front Yard	15 ft	15 ft	
Min. Rear Yard	6 ft	6 ft	
Min. Side Yard	5 ft	45.35 ft	
Min. Street frontage			
14. TRAFFIC STATEMENT	SINGLE FAMILY HOMES		
PROPOSED USE:	6		
NO. OF DWELLING UNITS:	SINGLE FAMILY HOMES		
TRAFFIC RATE:	(5.52 TRIPS PER DAY PER D.U.)		
TOTAL DAILY TRIPS:	9.92 x 6 = 57.12 TRIPS		
15. SITE COVERAGE	ACERAGE	SQ. FOOTAGE	PERCENT
RESIDENTIAL			
IMPERVIOUS			
Building	0.20 AC	8,736.00 SF	
Paving	0.07 AC	2,871.50 SF	
TOTALS			
Total Impervious	0.27 AC	11,607.50 SF	34.14%
Total Paving	0.01 AC	22,396.44 SF	65.86%
Total Site Area	0.78 AC	34,003.94 SF	100.00%
16. OPEN SPACE	No requirements per zoning		
17. UTILITIES			
Water Service:	Fort Pierce Utilities Authority		
Sewage Service:	Fort Pierce Utilities Authority		
Electricity:	Fort Pierce Utilities Authority		
18. LOTS	PROPOSED LOTS		
LOT 1	5,674.90 SF	0.13 AC	16.67%
LOT 2	5,674.47 SF	0.13 AC	16.67%
LOT 3	5,665.04 SF	0.13 AC	16.67%
LOT 4	5,664.61 SF	0.13 AC	16.67%
LOT 5	5,661.19 SF	0.13 AC	16.67%
LOT 6	5,662.74 SF	0.13 AC	16.67%
TOTAL SITE AREA	34,003.94 SF	0.78 AC	100.00%

NAME OF PROJECT



# VARIANCE

## 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

### Staff Presentation:

Vennis Gilmore, Senior Planner, gave an overview of the application. 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. 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. 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.

Motion was made by KeAndrea Davis, and seconded by Vice-Chair Jaimebeth Galinis to approve the Variance for the Sante Residences at 601 Hernando Street.

AYE: KeAndrea Davis, Vice-Chair Jaimebeth Galinis

NAY: Charles Hayek

Passed

NAME OF PROJECT



# FINAL PLAT

Final Plat for a Subdivision titled “Hernando Subdivision”

- Staff recommends Approval of the request.
  - Final Plat meets the criteria as specified in Chapter 121 of the Code of Ordinances.
  - Consistent with Land Development Code & Comprehensive Plan

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# CONDITIONS OF APPROVAL

Staff recommends one (1) Condition:

1. The applicant will supply two (2) Mylars for appropriate signatures and then the plat is recorded with St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111

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# PLANNING BOARD

At their October 9th, 2023, meeting, the Planning Board voted unanimously to move this Final Plat to City Commission with a recommendation of approval.

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## RECOMMENDATION

The Staff's recommendation is for the City Commission to vote APPROVAL of the proposed Final Plat with the one condition.

## ALTERNATIVE RECOMMENDATION

1. Recommend Approval with conditions.
2. Recommend Disapproval.





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