



# CITY OF FORT PIERCE

## Planning Board

October 9<sup>th</sup>, 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.

Hernando Final Plat – 601 Hernando Street



# SITE LOCATION



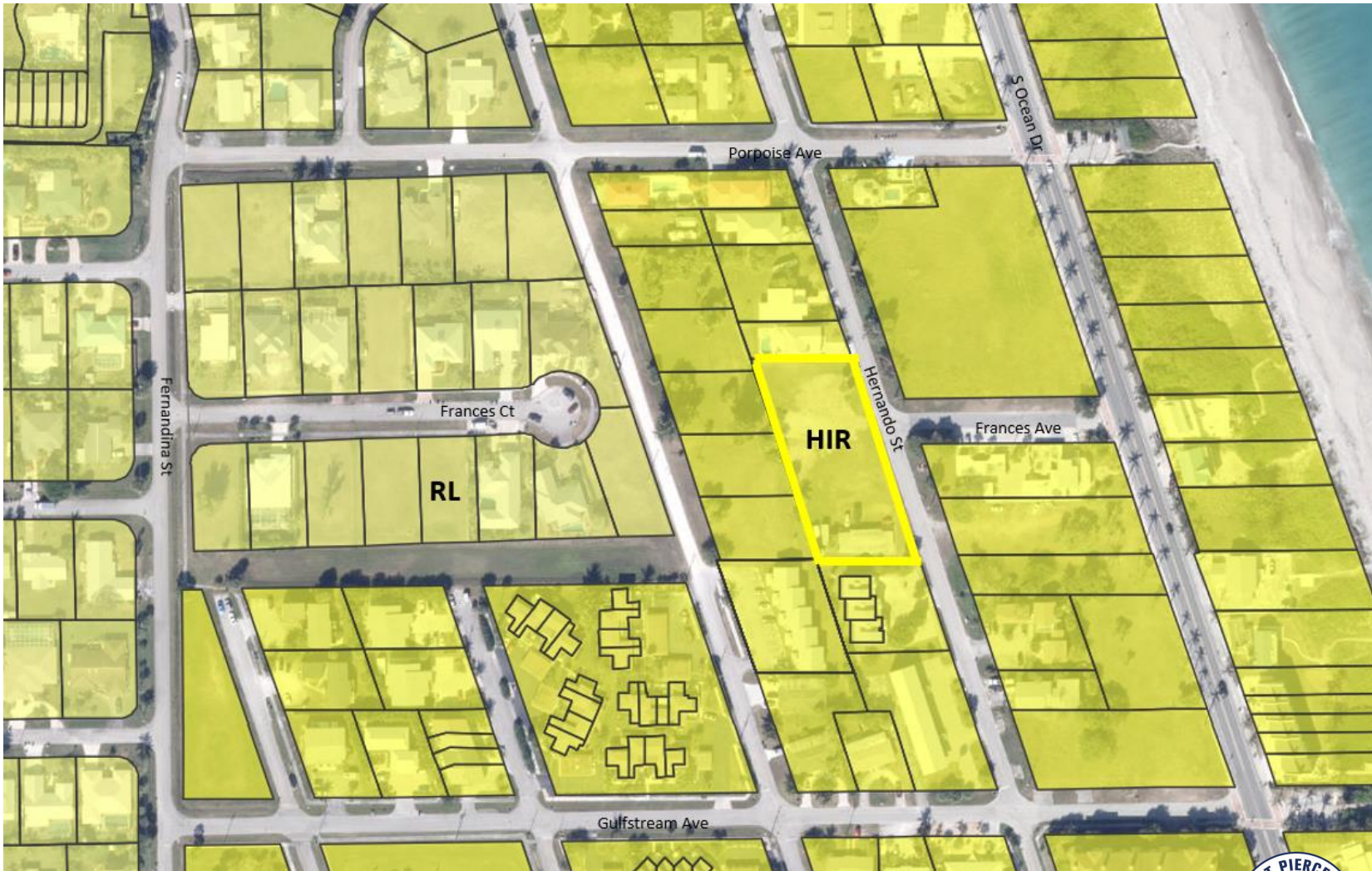
SITE AREA= 0.81 +/- Acres

Hernando Final Plat – 601 Hernando Street



# EXISTING/PROPOSED FUTURE LAND USE

Current FLU: HIR, Hutchinson Island Residential

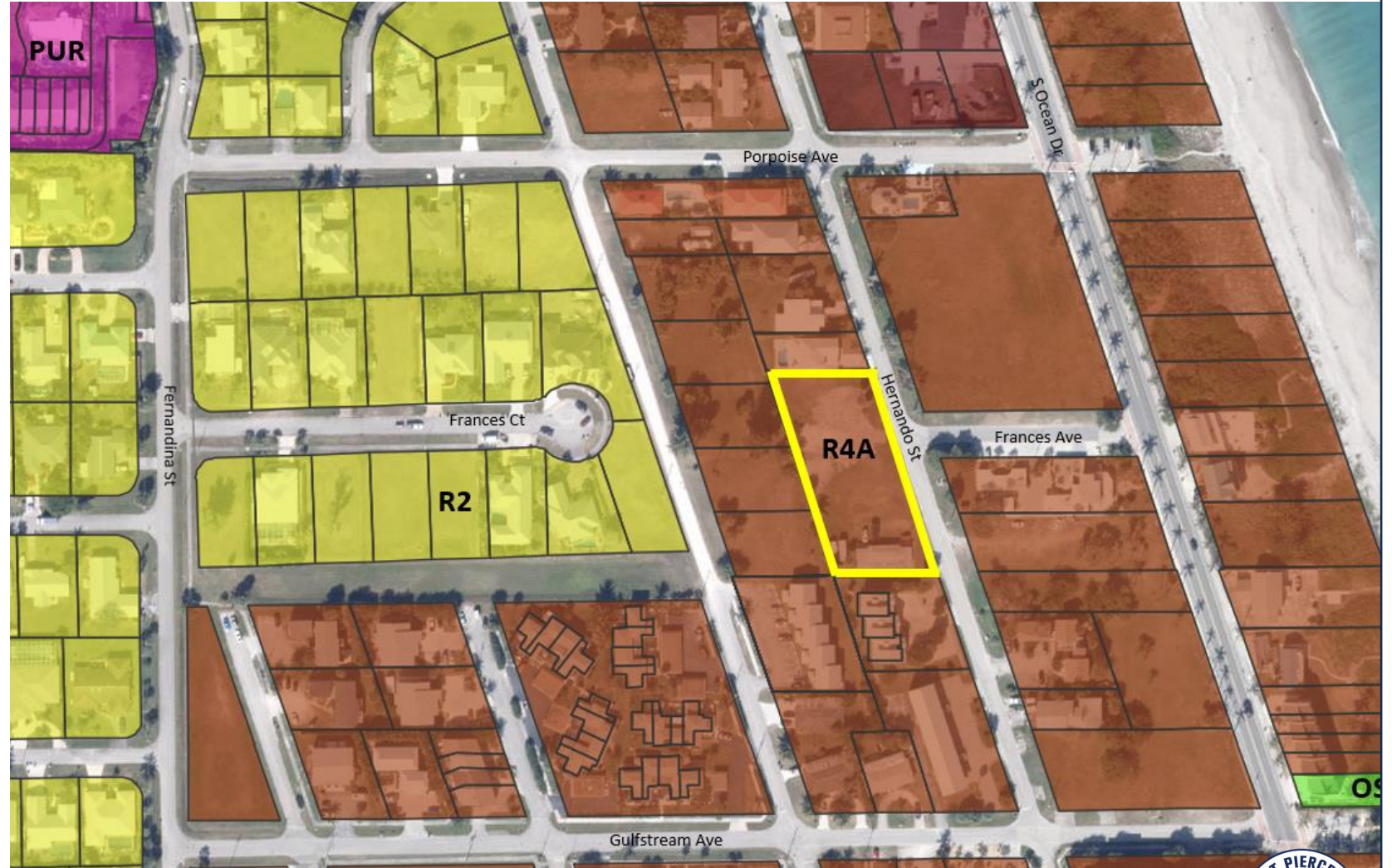


Hernando Final Plat – 601 Hernando Street



# ZONING

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



Hernando Final Plat – 601 Hernando Street





# 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

Hernando Final Plat – 601 Hernando Street



# 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

Hernando Final Plat – 601 Hernando Street



## RECOMMENDATION

Staff recommendation is for the Planning Board to move the proposed Final Plat for approval to City Commission, with the one condition.

## ALTERNATIVE RECOMMENDATION

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





# CITY OF FORT PIERCE

## Planning Board

October 9<sup>th</sup>, 2023

Hernando Final Plat  
601 Hernando Street

Redtail DG – Tod Mowery  
100 S. 2<sup>nd</sup> Street  
Fort Pierce, FL 34950

**Subject: Final Plat - Subdivision- 601 Hernando Street – Technical Review Committee Comments for April 20, 2023 TRC Meeting**

**City of Fort Pierce Planning Department**

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

**Fort Pierce Engineering Department**

Comments may be forthcoming

**Fort Pierce Building Department**

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. Any construction will need to meet the requirements of the Florida Building Code 7th Edition.
3. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
4. Building Permit required.
5. Signed and sealed construction drawings required

**Fort Pierce Police Department**

No comments at this time

**St. Lucie County Planning Department**

Comments may be forthcoming

**St. Lucie County PW/Engineering**

No comments at this time

**City Clerk Office**

Comments may be forthcoming

**Code Enforcement**

Comments may be forthcoming

**Fort Pierce Utilities Authority**

FPUA W/WW Engineering: The TRC application for the Hernando St Plat has been reviewed by the Water/Wastewater Engineering Department with no comments.

FPUA Electric & Gas Engineering: FPUA Electric & Gas Engineering has reviewed the application. Approved. No further comments.

**St. Lucie County Fire District**

1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <https://www.slcfcd.com>
2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.
3. Please send the Fire District electronic plans for the site and buildings.
4. Fire Hydrants (shall be) are provided for detached one- and two-family dwellings IAW both of the following: 1) The maximum distance to a fire hydrant from the closet point on the building shall not exceed 600 feet. 2) The maximum distance between fire hydrants shall not exceed 800 feet. NFPA 1:18.5.2.

**Florida Department of Transportation**

Comments may be forthcoming

**St. Lucie County School Board**

No comments at this time



**To : Ryan Altizer, Senior Planner**  
**FROM : Tracy Telle, Assistant City Engineer**  
**RE : 601 Hernando Street – Hernando Subdivision Final Plat  
TRC No. 23-0900002**  
**DATE : August 17, 2023**

This is to advise you that we have completed the review of the following documents as received by this office on August 8, 2023:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Final Plat 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 Final Plat | <input type="checkbox"/> DPCR 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:

**The resubmittal package did not address the June 2, 2023 comments (attached) as the responses pertained to the April 28, 2023 comments. Please provide a resubmittal to address the following:**

1. Revise Tract "A" dedication on plat sheet 1 so the right-of-way is dedicated to the City of Fort Pierce as opposed to St. Lucie County.
2. The following preliminary plat comment:

*"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". Please update the plat to identify the location of the subdivision's master stormwater system and include the appropriate dedication for the tract/easement. Also, provide a preliminary drainage plan for the subdivision which includes typical lot grading."*

Staff have been informed that each lot will be responsible for ensuring all stormwater runoff will not impact the existing Hernando Street right-of-way and adjacent properties. This means of providing stormwater treatment was approved by the City Engineer and should the developer desire to proceed with this method of stormwater treatment then the plat will need to be updated to indicate that each lot is responsible for providing the required stormwater water quality/quantity.

3. On Sheet 1 of 2 update the City Attorney's name to read Sara Hedges, Interim City Attorney.



August 16, 2023

Ms. Tracy Telle  
Assistant City Engineer  
City of Fort Pierce  
Via email

RE: 601 Hernando Street Plat Review and PRM Inspection - Approval

Dear Ms. Telle:

As you requested, I have reviewed the above referenced plat for conformance with Florida Statutes Chapter 177, Part 1. My review of this plat does not include verifying accuracy of legal descriptions, plat geometry, mathematical calculations or acreages shown on this plat.

All comments have been addressed satisfactorily. The plat is approved.

Reviewed By:

A handwritten signature in blue ink, appearing to read "Frank Veldhuis", is positioned above the printed name.

Frank Veldhuis  
For NorthStar Geomatics, Inc.



THE SUNRISE CITY  
**FORT PIERCE**  
ENGINEERING  
DEPARTMENT

*Florida*



**To : Ryan Altizer, Senior Planner**

**FROM : Tracy Telle, Assistant City Engineer**

**RE : 601 Hernando Street – Hernando Subdivision Final Plat  
TRC No. 23-09000002**

**DATE : June 2, 2023**

This is to advise you that we have completed the review of the following documents as received by this office on May 25, 2023:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Final Plat 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 Final Plat | <input type="checkbox"/> DPCR 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. Revise Tract "A" dedication on plat sheet 1 so the right-of-way is dedicated to the City of Fort Pierce as opposed to St. Lucie County.

2. The following preliminary plat comment:

*"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". Please update the plat to identify the location of the subdivision's master stormwater system and include the appropriate dedication for the tract/easement. Also, provide a preliminary drainage plan for the subdivision which includes typical lot grading."*

Staff have been informed that each lot will be responsible for ensuring all stormwater runoff will not impact the existing Hernando Street right-of-way and adjacent properties. This means of providing stormwater treatment was approved by the City Engineer and should the developer desire to proceed with this method of stormwater treatment then the plat will need to be updated to indicate that each lot is responsible for providing the required stormwater water quality/quantity.

3. Address the previously provided NorthStar comments dated April 25, 2023 (attached for reference).



April 25, 2023

Ms. Tracy Telle  
Assistant City Engineer  
City of Fort Pierce  
Via email

RE: 601 Hernando Street Plat Review and PRM Inspection - Review # 1

Dear Ms. Telle:

As you requested, I have reviewed the above referenced plat for conformance with Florida Statutes Chapter 177, Part 1. My review of this plat does not include verifying accuracy of legal descriptions, plat geometry, mathematical calculations or acreages shown on this plat.

My review comments are as follows:

1. Scale bar and scale of map do not match. 177.091(4)
2. Missing comma between Range 40 East and City of Fort Pierce in Plat name caption. 177.091(10)
3. There is no dedication shown for Tract A. 177.081(2) and 177.091(12)
4. Bearing and distance required on the east line of Tract A. 177.091(14)
5. Provide distance between Line L2 along centerline of Hernando Street to the intersection of Francis Avenue. 177.091(22)
6. Provide distance between Line L1 along centerline of Hernando Street to the intersection of Francis Avenue. 177.091(22)
7. Include platting information, recording information or if un-platted for Beach Villas South Condominium, Seamist Townhome Association and Granada Street Cottages. 177.091(17)
8. Correct spelling of FRANCIS Avenue on sheet 2.
9. Correct spelling of PORPOISE on location map on sheets 1 and 2.
10. North arrow is missing from location map.
11. Update all years to "2023" on page 1 of the plat.
12. Title Certification #5 statute 197192 looks incorrect.
13. Add symbol for coquina monument to the legend.
14. In the description of the found coquina monument, need " on the 3x3.
15. Tittle Commitment needs to be submitted with next review.
16. Update survey to include reference to Title Commitment and show any title issues on the survey. 177.041(1)
17. Title certification on cover page needs to reference title opinion or property information report. 177.041(2)
18. Schedule PRM inspection directly with NorthStar Geomatics, Inc. Please provide 5 business days in advance with at least 3 different times available to meet at project site.
19. A written response to each item above is required prior to next review.

Reviewed By:

Frank Veldhuis  
For NorthStar Geomatics, Inc.



**To : Ryan Altizer, Senior Planner**

**FROM : Tracy Telle, Assistant City Engineer** *TST*

**RE : 601 Hernando Street – Hernando Subdivision Final Plat  
TRC No. 23-09000002**

**DATE : August 29, 2023**

This is to advise you that we have completed the review of the following documents as received by this office on August 25, 2023:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Final Plat 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

- Recommend       Do Not Recommend

- Approval of Final Plat       DPCR Approval       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

The resubmittal package did not address the following August 17 comment. Please provide a resubmittal to address the following:

*"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". Please update the plat to identify the location of the subdivision's master stormwater system and include the appropriate dedication for the tract/easement. Also, provide a preliminary drainage plan for the subdivision which includes typical lot grading."*

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THE SUNRISE CITY  
**FORT PIERCE**  
ENGINEERING  
DEPARTMENT

*Florida*

**To : Ryan Altizer, Senior Planner**

**FROM : Tracy Telle, Assistant City Engineer**

**RE : 601 Hernando Street – Hernando Subdivision Final Plat  
TRC No. 23-09000002**

**DATE : September 8, 2023**

This is to advise you that we have completed the review of the following documents as received by this office on September 8, 2023:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Final Plat 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 checked="" type="checkbox"/> Recommend              | <input type="checkbox"/> Do Not Recommend |                              |
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August 16, 2023

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Assistant City Engineer  
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Via email

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Frank Veldhuis  
For NorthStar Geomatics, Inc.