

CITY PLANNING BOARD

BOARD AGENDA

Planning Board Regular Meeting - Monday, October 9, 2023 - 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 September 11, 2023 meeting
6. **NEW BUSINESS**
 - a. Annexation - Hickory Branch Properties (3601, 3605, and 3725 Gordy Road) - Parcel IDs: 2326-413-0001-000-2, 2326-434-0000-000-0 and 2326-413-0000-000-5
 - b. Annexation - 1703 Totten Road - Parcel ID: 2417-323-0001-000-5
 - c. Final Plat - Hernando Street Plat - 601 Hernando Street
 - d. Zoning Text Amendment - Landscape Bond and Landscape Enforcement.
 - e. Zoning Text Amendment - Preliminary Plat Process

7. **COMMENTS FROM THE PUBLIC**

Any person who wishes to comment on any subject may be heard at this time. Please limit your comments to three (3) minutes or less, as directed by the Chair, as this section of the Agenda is limited to thirty minutes. The Planning Board will not be able to take any official actions under Comments from the Public. Speakers will address the Board and the Public with respect. Inappropriate language will not be tolerated.

8. **DIRECTOR'S REPORT**

9. **BOARD COMMENTS**

10. **ADJOURNMENT**

Any person seeking to appeal any decision by the Planning Board 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 (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

5. a.

Meeting Date: 10/09/2023

Re: Minutes from the September 11, 2023 Meeting

Submitted For: Kev Freeman, Planning Director, Planning & Zoning

Information

SUBJECT:

Minutes from the September 11, 2023 meeting

Attachments

Planning Board Minutes 9/11/23

Form Review

Form Started By: Alicia Rosenthal

Started On: 09/19/2023 04:49 PM

Final Approval Date: 09/19/2023

DRAFT



CITY OF FORT PIERCE PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, **SEPTEMBER 11, 2023**, 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: Uline Daniel; Nichelle Clemons; Anton Kreisl; John Hening; Alexander Edwards;
Frank Creyaufmiller, Chairman

Staff Present: Kev Freeman, Planning Director
Vennis Gilmore, Assistant Planning Director
Ryan Alitzer, Senior Planner
Alicia Rosenthal, Planning and Development Organizer

4. CONSIDERATION OF ABSENCES

Motion was made by John Hening, and seconded by Nichelle Clemons to excuse the absence of Mr. Edwards from the August 14, 2023 meeting.

AYE: Nichelle Clemons, Anton Kreisl, John Hening, Alexander Edwards, Uline Daniel,
Chairman Frank Creyaufmiller

Passed

5. APPROVAL OF MINUTES

- a. Minutes from the August 14, 2023 meeting

Motion was made by John Hening, and seconded by Uline Daniel to approve the minutes from the August 14, 2023, meeting with the addition to the motion on item 6c.

AYE: Anton Kreisl, John Hening, Alexander Edwards, Uline Daniel, Nichelle Clemons,
Chairman Frank Creyaufmiller

Passed

6. HEARING OF THE LOCAL PLANNING AGENCY

a. **Future Land Use Map Amendment - Crownman PD - S. 2nd Street (Parcel ID: 2410-810-0002-000-6)**

Mr. Gilmore gave an overview of the application and answered questions from the Board. He said the request is for a Future Land Use Map Amendment of one (1) parcel of land, approximately .52 acres, to change the Future Land Use designation from Office-Professional and Business Services (OP) to Central Business District (CBD). Mr. Gilmore said the current zoning is C-1, Office Commercial and the proposed zoning is PD, Planned Development.

Mr. Freeman made a correction to the Future Land Use comparison chart. He said the proposed maximum density for the Central Business District (CBD) is 30 and the maximum number of units is 15, which is an increase of six (6) residential units. He noted the maximum density is the maximum allowed but might not be sited.

Kris Einstein, Applicant, stated the Future Land Use change is for the vacant parcel of land. The purpose is to tie the lot in with the other properties they own to be more cohesive and to flow better.

John Essen, resident, questioned the number of residential units allowed, and he said a huge development is not what the historical residential neighborhood is all about.

Motion was made by Nichelle Clemons, and seconded by Anton Kreisl to approve the Future Land Use Map Amendment to change one (1) parcel from OP, Office Professional and Business Services to CBD, Central Business District.

AYE: John Hening, Alexander Edwards, Uline Daniel, Nichelle Clemons, Anton Kreisl,
Chairman Frank Creyaufmiller

Passed

7. NEW BUSINESS

a. **Annexation - Jules Annexation - Parcel IDs: 2417-331-0005-000-8, 2417-331-0003-000-4 and 2417-331-0004-000-1**

Mr. Altizer gave an overview of the application and answered questions from the Board. Mr. Altizer stated the application is for an annexation of three (3) parcels, with a City Future Land Use of GC, General Commercial, and a City Zoning of C-3, General Commercial.

Mr. Freeman stated the majority of the area on the zoning map is general commercial and the annexation is in the pattern of development within the city.

Jazz Jules, Applicant and Owner, said she was concerned with the parcel ID's on the warranty deed being different from the application. Mr. Altizer suggested Ms. Jules contact the property appraiser's office to fix the error.

Motion was made by Nichelle Clemons, and seconded by Alexander Edwards to forward a recommendation of approval for the Annexation to the City Commission.

AYE: Uline Daniel, Nichelle Clemons, Anton Kreisl, John Hening, Alexander Edwards,
Chairman Frank Creyaufmiller

Passed

b. **Zoning Atlas Map Amendment - Crownman PD - 515 S. Indian River Drive & S. 2nd Street (2410-810-0001-000-9, 2410-810-0002-000-6)**

Mr. Gilmore gave an overview of the application. He stated the review is for a Zoning Atlas Map Amendment of two (2) parcels of land totaling approximately 2.42 acres to change the zoning classification from Office Commercial (C-1) to Planned Development (PD). The current Future Land Use is OP, Office-Professional and Business Services and the proposed Future Land Use is CBD, Central Business District, which was recommended in item 6a. Mr. Gilmore showed the conceptual "bubble" plan, site data, and permitted uses.

Mr. Freeman explained the 15 conditions are listed because a final site plan has not been submitted. He noted that general zoning uses were provided, and the applicant will have to go through the full site plan process when they are ready.

Chairman Creyaufmiller asked staff about the general feeling of all the uses that are listed.

Mr. Freeman stated the uses listed is helpful and sets up more parameters. He said all uses are subject to site plan review and consideration of neighboring properties.

Mr. Kreisl asked the purpose of having an exceptionally broad list of uses. He stated he wants to be sure the site plan comes before the Planning Board before the use is determined.

Mr. Freeman explained a Planned Development (PD) overrides a particular zoning district and the site plan locks in the uses. He said the applicant outline the uses that can be used in this conceptual Planned Development. Mr. Freeman highlighted that anything that happens with the PD would be a major amendment that comes back to the Board for site plan review.

Ms. Einstein stated the list of uses is from the current permitted and conditional uses listed on the use table. Ms Einstein noted the area is a hodgepodge area of single family residences, commercial and office professional. The number of uses allows for more flexibility on the property. Ms. Einstein said the back lot may be used for parking.

Motion was made by Nichelle Clemons, and seconded by Uline Daniel to forward a recommendation of approval of the Zoning Map Atlas Map Amendment from C-1, Office Commercial to PD, Planned Development with the associated conceptual site plan and 15 conditions listed below:

1. If the applicant intends to phase the project due to the future selling or leasing of all or portions of the planned development, such as land areas and dwelling units, The Planned Development Final Site Plans must adhere to City Code Sections 125-212(b)(6) and 125-212(c)(1)(c): Phasing. When provisions for phasing are included in the development plan, each phase of development must be so planned and so related to previous

development, surrounding properties, and the available public facilities and services, that failure to proceed with subsequent phases will not adversely impact drainage, utilities, parking or the traffic flow of the completed phases. A development phasing schedule indicating:

- a. The approximate date when construction of the project can be expected to begin.
 - b. The number of phases in which the project will be built and the approximate date when construction of each phase can be expected to begin and completed.
 - c. A general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for each phase of the development.
2. Per City Code Section 125-212(c)(1)(e), Any Site Plan phase applications must submit zoning regulations and a list of any exceptions from the standard zoning ordinance and land development code for any features of the proposed development plan.
 3. Per City Code Section 125-212(b)(3), In all planned developments at least 20 percent of the site shall be devoted to open space, regardless of project size or intended use; open space shall be land devoid of any aboveground structures or buildings, except pergolas, gazebos, pavilions or other open-air structures; or landscape structures such as terraces, planters, walls or retaining walls. Open space may include natural areas, buffer areas, upland habitats, including those areas of on-site preservation required by the other provisions of this Code; recreation areas, but not including swimming pools, tennis courts or other impervious activity areas; but may include parks, golf courses, sports fields; bicycle, pedestrian or equestrian paths and facilities; common open space, common landscaping or planting areas; stormwater detention and retention facilities providing that no more than 30 percent of the overall open space requirement shall be satisfied in this manner; water features, conservation areas or other areas intended for public purposes other than street or road rights-of-way, but shall exclude aquatic areas for conservation and development (A-1 and A-2 zoning).
 4. Prior to development, a Final PD site plan application shall be submitted as a Major Amendment to the PD zoning.
 5. The Final PD plan shall conform to the requirements of the City Code of Ordinances and be subject to the general standards for approval of Planned Development Zoning.
 6. Prior to submittal of Final PD site plan, a state wetland jurisdictional determination shall be conducted to determine the exact boundaries of the wetlands located on site. Further wetland evaluation and assessment shall be conducted to further determine mitigation options available for this site.
 7. Prior to submittal of Final PD site plan, a Gopher Tortoise Survey shall be carried out on site.
 8. Prior to submittal of Final PD site plan, and if required by the USFWS (US Fish and Wildlife Service), a Wood Stork foraging Habitat Assessment shall be carried out on site.
 9. A detailed stormwater and drainage plan and statement shall be submitted at time of Final PD site plan.
 10. The Final PD site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the applicant.
 11. The Final PD site plan shall include a general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for each phase of the development.
 12. The Final PD site plan shall include quantitative data for the total number and type of dwelling units; parcel sizes; proposed lot coverage of buildings and structures; residential gross densities; total amount of open space; and the total amount of nonresidential acreage.
 13. The Final PD site plan shall include all agreements, provisions and covenants which govern the use, maintenance, and continued protection of the planned development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.

14. The Final PD site plan shall contain the following information, at minimum:
 - a. A Landscape and irrigation plan per section 125-314. c. of the City Ordinance.
 - b. Proposed lot lines and other divisions of land for management, use or allocation purposes.
 - c. The location, size and height of present and proposed buildings and structures.
 - d. The location and size of all areas proposed to be conveyed, dedicated, or reserved for streets, parks, playgrounds, public and semi-public buildings, and similar uses.
 - e. The existing and proposed vehicular circulation system, including off-street parking, and loading areas.
 - f. The pedestrian circulation system, including its interrelationships with the vehicular circulation system, within the development to adjacent streets, showing all curb cuts and sidewalks.
 - g. The existing and proposed utility systems, including sanitary sewers, storm sewers and water, electric and gas lines.
 - h. The proposed buffering treatment of the perimeter of the planned development, refuse stations, storage areas, or loading areas, including materials and techniques used such as screens, fences, and walls.
15. If a Subdivision Application is submitted in the future, a General Address Request Form for the newly created Parcel ID(s) and for any and each proposed building and residential unit shall be submitted to the Planning Department.

AYE: Alexander Edwards, Uline Daniel, Nichelle Clemons, Anton Kreisl, John Heaning,
Chairman Frank Creyaufmiller

Passed

c. **Zoning Atlas Map Amendment - Martin & Sons Planned Development - 1038 S. 37th Street**

Mr. Altizer gave an overview of the application. He stated the request is for a Zoning Atlas Map Amendment of one (1) parcel of land, approximately 5.20 acres, to change the zoning classification from Residential Single-Family – Three (3) Units Per Acre, E-3, to Planned Development, PD. The Future Land Use is RL - Low Density Residential. Mr. Altizer said the Planned Development would potentially allow a greater range of housing than what is allowed currently in the E-3 Zoning district. Under the current E-3 zoning, single-family detached houses are the only housing type permitted. The underlying Future Land Use of Low Density Residential is not subject to this amendment and therefore the overall permitted density of the property will remain at a maximum of 6.5 dwelling units per acre which equals 33 dwelling units. The E-3 zoning would, in this case, allow up to 15 dwelling units, unless subject to an innovative residential development.

Franco Prado, Applicant, stated he is looking for flexibility in development. He said with the current zoning he is only allowed to build a duplex, townhouse or single family home.

Motion was made by Anton Kreisl, and seconded by Nichelle Clemons to forward a recommendation of approval for a Zoning Atlas Map Amendment of one (1) parcel of land to change the zoning classification from Residential Single-Family – Three Units Per Acre, E-3, to Planned Development, PD. to the City Commission with the following conditions:

1. A Final Plat is needed to subdivide the parcel into the proposed lots for the PD.
2. Prior to development, a Final PD site plan application shall be submitted as a Major Amendment to the PD zoning.
3. The Final PD plan shall conform to the requirements of the City Code of Ordinances and be subject to the general standards for approval of Planned Development Zoning.
4. Prior to the final Certificate of Occupancy, a state wetland jurisdictional determination shall be conducted to determine the exact boundaries of the wetlands located on site.

Further wetland evaluation and assessment shall be conducted to further determine mitigation options available for this site.

5. Prior to submittal of Final PD site plan, a Gopher Tortoise Survey shall be carried out on site.
6. A detailed stormwater and drainage plan and statement shall be submitted at time of Final PD site plan.
7. The Final PD site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the applicant.
8. The Final PD site plan shall include a development phasing schedule indicating the approximate date when construction of the project can be expected to begin and the number of phases in which the project will be built and the approximate date when construction of each phase can be expected to begin and completed.
9. The Final PD site plan shall include a general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for each phase of the development.
10. The Final PD site plan shall include quantitative data for the total number and type of dwelling units; parcel sizes; proposed lot coverage of buildings and structures; residential gross densities; total amount of open space; and the total amount of nonresidential acreage.
11. The Final PD site plan shall include all agreements, provisions and covenants which govern the use, maintenance, and continued protection of the planned development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.
12. The Final PD site plan shall contain the following information, at minimum:
 - a. A Landscape and irrigation plan per section 125-314. c. of the City Ordinance.
 - b. Proposed lot lines and other divisions of land for management, use or allocation purposes.
 - c. The location, size and height of present and proposed buildings and structures.
 - d. The location and size of all areas proposed to be conveyed, dedicated, or reserved for streets, parks, playgrounds, public and semi-public buildings, and similar uses.
 - e. The existing and proposed vehicular circulation system, including off-street parking, and loading areas.
 - f. The pedestrian circulation system, including its interrelationships with the vehicular circulation system, within the development to adjacent streets, showing all curb cuts and sidewalks.

AYE: Nichelle Clemons, Anton Kreisl, John Heaning, Alexander Edwards, Uline Daniel,
Chairman Frank Creyaufmiller

Passed

d. **Site Plan (Development and Design Review) - Treasure Coast General Contractors - 2006 Hartman Road**

Mr. Altizer gave an overview of the application. He stated the site plan application is for a 3,000 square-foot office and 10,000 square-foot shop for the Treasure Coast General Contractor business. Mr. Altizer said the site is approximately 2.29 acres, with a Future Land Use of GC - General Commercial and Zoning of C-3 - General Commercial. Mr. Altizer showed the site plan, site data, landscape plan, and elevations.

Devin Wheaton, Applicant and Owner, said he needs more space for material and to stage distribution. He also stated he needs additional office space with a conference room for

meeting with clients. Mr. Wheaton said he will not be storing any equipment outside. He noted the building is CBS structure and will look nice.

Mr. Kreisl complimented Mr. Wheaton on the elevations and the architectural features on the front of the building.

Motion was made by Anton Kreisl, and seconded by Nichelle Clemons to forward a recommendation of approval of the Site Plan to the City Commission with the following condition:

1. A completion certification by a landscape architect, cost estimate, and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.

AYE: Anton Kreisl, John Hening, Alexander Edwards, Uline Daniel, Nichelle Clemons,
Chairman Frank Creyaufmiller

Passed

e. **Final Plat - Fort Pierce Commercial - 5553, 5555 and 5557 Okeechobee Road**

Mr. Altizer gave an overview of the application and stated the Planning Board had reviewed the Preliminary Plat. He stated the request is for a final plat to subdivide three (3) parcels into five (5) platted lots. He said the site is approximately 14.14 acres with a Future Land Use of General Commercial (GC) and a Zoning of C-3, General Commercial.

Aaron Stanton, Applicant Representative, MBV Engineering, answered questions from the Board. He stated the landowner will be responsible for the maintenance of the access road from Okeechobee Road and Jenkins Road, and there will be a Declaration of Covenant with no association.

Motion was made by Alexander Edwards, and seconded by Uline Daniel to forward a recommendation of approval of the Final Plat to the City Commission with 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

AYE: John Hening, Alexander Edwards, Uline Daniel, Nichelle Clemons, Anton Kreisl,
Chairman Frank Creyaufmiller

Passed

f. **Major Amendment to a Planned Development Site Plan - Gator Trace Planned Development - 2435-311-0001-000-4, 2435-243-0001-000-6**

Mr. Freeman stated the item before the Board is for a Major Amendment to a Site Plan associated with Phase I of the Gator Trace Planned Development. He said the city is aware of other issues that are subject to legal review at the moment. One of the issues relates to the validity of the development agreement and the other issue is whether the existing PUD can be amended solely in the name of the applicant. Notwithstanding the decision of the Planning Board today, the item will not progress to the City Commission until the legal issues are resolved to the satisfaction of the city attorney. Once the issues are resolved the decision of the Planning Board will be taken to City Commission.

Chairman Creyaufmiller stated any testimony that is outside the parameters of the Major Amendment to the Site Plan should not be considered.

Mr. Gilmore gave an overview of the application and answered questions from the Board. He stated the request is for a Major Site Plan Amendment to an existing Planned Unit Development, together with a Design Review of two (2) parcels within the Gator Trace Planned Development. The subject property has a Future Land Use designation of Medium Density Residential (RM) and a Zoning designation of Planned Development (PD). The applicant is requesting to increase the number of allowed units on the two (2) subject parcels from 67 units to 83 units (identified as Phase I within the existing Gator Trace PUD Site Plan). The subject parcels total approximately 6.94 acres.

Mr. Gilmore made the Planning Board aware of an objection letter that was received. Mr. Gilmore said it is not the intent of the application to 'redistribute' the existing allocations of residential units from one part of the Gator Trace Planned Unit Development to another. The City's Comprehensive Plan permits a maximum density of up to 12 dwelling units per acre, and this application provides a maximum allocation of 83 dwelling units if apportioned to the area of the subject property alone. If a calculation of 'gross area' is applied to the whole Planned Development (PD) then the density would be less. The same calculation of residential units may be applied to other parcels within the PD, with the amendment of the PD, which could potentially increase the residential unit count on those parcels subject to future approvals. Phases I and II of the Gator Trace development are subject to a development agreement dated March 26, 2007, of which all parties, including the City, are aware. The condition 15 (ii) of the development agreement may limit construction access and this requirement will need to be resolved by all parties prior to construction activities occurring on site.

Mr. Gilmore provided the history of the Gator Trace Planned Development. He showed the site plan, landscape plan, and renderings.

Chairman Creyaufmiller clarified the approval of 120 condominium units on May 3, 1999, were built on five (5) parcels, not two (2) parcels.

Mr. Heaning asked if there will be another construction entrance.

Mr. Freeman said we don't know. He said there is a set of development conditions attached to the PD, which is going through the legal process including whether the access is still valid. The development agreement looks at the location as a construction access.

Mr. Freeman answered questions from Mr. Kreisl on the extent of developable property and if 67 units were being proposed, would it still need Planning Board approval.

Mr. Freeman stated the current site plan would be different from the previously approved 67 units, so it would need to be heard by the Planning Board. Mr. Freeman explained there are two phases. Phase I has 67 units and there is a remaining number in Phase II and those numbers accommodate in the overall PD. The proposed amendment to the PD increases the number of units going into Phase I. It does not alter the overall number of units available for anywhere else that were already allocated. The overall total number of units in the PD would be raised to accommodate the differential between the 67 and 84. They are not allocating units from elsewhere to Phase I. They are increasing the number of units that could be built in Phase I, which would thereafter increase the total number of units in Gator Trace.

Mr. Kreisl said the applicant is still limited to the density described.

Mr. Freeman stated there is water retention, stormwater issues, preserve areas and a large

area of golf course that take away buildable area. Mr. Freeman stated the underlying Future Land Use allocates the number of units. The number of units is available for the Future Land Use, but in essence, it should be based on the gross area of the Planned Development and whether they can be accommodated is another question.

Ekrem Uzman, Applicant, Engineer of Record and General Contractor stated the property was purchased in November 2022, and they are proposing 83 units.

Rich Horvath, Listing Broker on the Project, stated they haven't approved the construction road going through their property and the road coming off the back of the property is not wide enough to handle 83 units. He said they are going to put 242 units in that area, so it will be expanded. Mr. Horvath said there is another access road at the end of the property with a gate. The access road needs to be approved through us before the owner can build a road through there, otherwise it will go right through the middle of the golf course.

Scott Godfrey, resident, stated this is a mathematical ploy to go from the residential medium density, by crossing gross area in place of what was used in the original medium density plan. The change to this plan would allow for all future development to go beyond the original plan and exceed those numbers and cause future injury to the Gator Trace Community as a medium density residential designation. He said the development was designed to protect wildlife, have open green space and housing development. The 25% increase to the original number is what we object to. By doing that you are going to change the plan and allow additional units on all succeeding development and that will take us out of the medium density residential zoning district. The final development is inconsistent with the 6.94 acres. The access has to be reconstructed and still has to go through a major portion of the residential units that exist already. The Market Street access does not allow that to happen. There was not an environmental impact done. The city is going to have to provide additional emergency, fire, police services and electric and water services. Mr. Godfrey said he did not see a fire hydrant and visitor parking. The previous development, referred to as the Lakeside project, had to conform to the original 2007 agreement. He stated 67 units is the maximum number of units and as soon as you supersede the agreement there will be no protection of maximum development on that property.

Lillian Imparto, resident, lives directly across from the proposed project. She said it is correct there were going to be 120 units originally put in place and only 36 units were built, so 84 units are left. The buildings were four and six unit two-story buildings that are laid out better than townhomes would be. She noted if the back of the townhome units are flat patios, the residents will see a number of golf balls, and they take the chance of getting hurt.

Mr. Uzman, Applicant, clarified they are not proposing more than is allowed. He noted they are allowed 12 units per acre, and they plan to build 83 units. He said the apartment site approved in 2007, with the same zoning and future land use, was approved for 15 units per acre. Mr. Uzman highlighted this site is not even 10 units per acre.

Motion was made by John Hening, and seconded by Nichelle Clemons to forward a recommendation of approval to the City Commission with the following conditions.

1. A completion certification by a landscape architect, cost estimate, and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
2. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.

AYE: Alexander Edwards, Uline Daniel, Nichelle Clemons, Anton Kreisl, John Hearing,
Chairman Frank Creyaufmiller

Passed

g. **Final Plat - Gator Trace on The Greens – 2435-311-0001-000-4, 2435-243-0001-000-6**

Mr. Gilmore gave an overview of the application. He stated the application is for a Final Plat for (83 platted lots, two (2) Road Tracts, two (2) Stormwater Tracts, one (1) Open Space Tract, one (1) Recreation Tract, and associated easements and buffers) of the Gator Trace on The Greens subdivision. The subject site is 6.94 Acres.

Mr. Freeman stated the application will be subject to the same criteria mentioned during the Major Amendment to the PD. The application will not be moved to the City Commission until the major amendment to the PD is ratified by the City Commission. Planning staff is awaiting the legal confirmation that it can move forward. When that is received, it will move forward to City Commission together with the Major Amendment.

No one spoke for or against the Final Plat.

Motion was made by Nichelle Clemons, and seconded by Anton Kreisl to forward a recommendation of approval of the Final Plat to City Commission with the following 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.

AYE: Uline Daniel, Nichelle Clemons, Anton Kreisl, John Hearing, Alexander Edwards,
Chairman Frank Creyaufmiller

Passed

h. **Zoning Text Amendments; Establishing Sec. 125-328. Boarding houses and Rooming houses. Amending Sec.125-3. Definitions Generally, Boarding house and Rooming house, Fencing, and amending Sec. 126-187. Allowed Uses, Boarding house and Rooming house, Mobile Homes/Single-Family units, Home Occupations, and amending Sec. 125-318. Home occupations**

Mr. Freeman gave an overview of the zoning text amendments, incorporating the state statute changes.

Mr. Freeman reviewed the existing and proposed definitions of a Boarding House and Rooming House and what a Boarding House unit is. He looked at uses in R-4, Medium Density Residential, R-5, High Density Residential and C-2, Neighborhood Commercial. Mr. Freeman noted there are not a lot of C-2 zones in the city. He explained a new section is proposed for the Use Table for Board Houses and Rooming Houses, and it will be a Conditional Use in R-4, R-5 and C-2 zones to allow more control of the use as it comes forward. Mr. Freeman noted the use is similar to other group living in R-4 and R-5 zoning districts. He highlighted that enforcement is very important, and the proposed code will establish standards for Boarding and Rooming Houses that include: minimum maintenance standards, minimum space requirements and parking requirements. Mr. Freeman stated the applicant could suggest lower parking units to the Planning Board if the location is close to public transportation. He also noted that pre-existing Board and Rooming Houses will have to comply immediately.

Mr. Freeman answered questions from the Board on parking on the grass, how existing Boarding and Rooming Houses in other zones will continue to operate, and grandfathering in of existing Boarding and Rooming Houses for ADA requirements.

Mr. Freeman stated the applicants will have to meet the city parking requirements through the Conditional Use process and meet the building code standards. Existing Boarding and Rooming Houses will be grandfathered in, but they will have to meet the parking requirements in 2 years and any changes to the building or rooms will require a Conditional Use and be subject to maintenance and housing standards. Mr. Freeman stated he will work with Code Enforcement to identify existing Boarding and Rooming houses so that they can meet the parking requirements. Mr. Freeman highlighted that new Boarding and Rooming Houses located within a quarter of a mile of public transportation can request a reduction in parking.

Mr. Freeman reviewed three (3) additional amendments.

Mr. Freeman said state statute allows manufactured, modular and mobile homes in all residential zones to be reviewed the same as single-family homes, except if they have design regulations. He noted that in the R-5 zone, a mobile or manufactured home is a Conditional use.

Mr. Freeman explained there was an issue with the interpretation of the definition of fences erected on vacant or build lots. A fence was counted as an accessory structure, which did not allow for fences on vacant lots. He said there have been lots of issues with dumping on vacant lots. The proposed zoning text amendment is to remove conflicts with Sec. 125-322. - Fences, walls, and hedges; installation, replacement, and maintenance, and the definition of accessory structure, within the city code of ordinances.

Mr. Freeman explained the state statute allows home occupations in any district that allows residential use. The proposed text amendment is changing the code to comply with state statute and also adding C1, C2, and C4 zones and removing portions of the old code that are no longer needed.

Motion was made by John Hening, and seconded by Alexander Edwards to forward a recommendation of approval to the City Commission for the proposed zoning text amendments.

AYE: Nichelle Clemons, Anton Kreisl, John Hening, Alexander Edwards, Uline Daniel,
Chairman Frank Creyaufmiller

Passed

8. **COMMENTS FROM THE PUBLIC**

There were no comments from the public.

9. **DIRECTOR'S REPORT**

Mr. Freeman explained the Planning Board could not determine if the Olsen Residence application would move forward and there was a motion to table the item. He said he had communication with the city attorney and the applicant and both wanted the application to move forward to the City Commission. If there was no decision made at the Planning Board meeting, City Code does not require a decision by the Planning Board to move to City

Commission. Staff will include the minutes of the meeting for the October 2, 2023, City Commission meeting. Planning staff has asked for additional information from the applicant in terms of the height, so the height can be displayed correctly and the condition that the reuse of the building will not be used for an Airbnb or vacation rental will also be included.

Mr. Freeman was happy to relay to the Board that the NAPA Auto Parts building, presented at the last Planning Board meeting, has a revised design that breaks up the building and looks much better. He said he will be sending the Planning Board members before and after pictures.

Mr. Freeman said he is working on lots of code amendments that will be coming forward to the Planning Board, including code changes to the Port of Fort Pierce and state statute changes. He also said he is tidying up the landscape code and tightening up the architectural design regulations.

10. BOARD COMMENTS

Chairman Creyaufmiller suggested cleaning up a couple of things on Ordinance 101-23, regarding the election of officers, as the secretary position was eliminated, under the Planning Board procedures in 2017 and the Planning Board operating under Robert's Rules.

Chairman Creyaufmiller said under Robert's Rules, the Board has the ability to table an item and there are specific things that need to be done, and the Board met all the requirements for tabling the Olson Residence application. He said either the Ordinance needs to be amended or the procedures need to be adjusted to remove Robert's Rules. The City Commission needs to dictate how the Planning Board meeting is run and what the Board can and cannot do. Chairman Creyaufmiller noted if the Olsen Residence application come back to the Planning Board today, September 11, 2023, with the proper information the applicant did not have, the Planning Board could have had a short conversation and forwarded a recommendation of approval for the item to move forward to the October 2, 2023, City Commission meeting.

Mr. Hanning asked if it was cleared up on how a tie vote is handled. Chairman Creyaufmiller said the Planning Board does not have a fix and the Board operates under Robert's Rules and the ordinance does not allow for this.

Mr. Kreisl proposed the Code Enforcement department reviews the annexation projects, so the city does not potentially take on projects with code violations from the county or conditions within the property that do not align with the current city ordinances.

Mr. Freeman said this can easily be done by adding the department to the list of review agencies.

11. ADJOURNMENT

Planning Board

6. a.

Meeting Date: 10/09/2023

Re: Annexations - Hickory Branch Properties (3601, 3605, and 3725 Gordy Road) - 2326-413-0001-000-2, 2326-434-0000-000-0 and 2326-413-0000-000-5

Submitted For: Kev Freeman, Planning Director, Planning & Zoning

Information

SUBJECT:

Annexation - Hickory Branch Properties (3601, 3605, and 3725 Gordy Road) - Parcel IDs: 2326-413-0001-000-2, 2326-434-0000-000-0 and 2326-413-0000-000-5

SUMMARY:

Request for review of an application for an annexation of three (3) parcels into the city, with a City Future Land Use of MXD - Mixed-Use Development. Retaining County Zoning of AG-1, Agricultural.

RECOMMENDATION:

Staff's recommendation is for the Planning Board to move the proposed annexation for approval to City Commission.

ALTERNATIVES:

- Recommend approval with conditions
- Recommend disapproval

RESPONSIBLE STAFF:

Kerry C. Driver, Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Report/Presentation
Draft Ordinance
TRC Responses
Applicants Submittal
Property ID Summary

Form Review

Form Started By: Kerry Charles
Final Approval Date: 09/29/2023

Started On: 09/22/2023 04:23 PM



CITY OF FORT PIERCE PLANNING BOARD

October 9th, 2023

Hickory Branch Properties Annexation and Major Future Land Use
3601, 3605, & 3725 Gordy Road

1

APPLICANT

David R. Varn

PROPERTY OWNER(S)

Donald M. Varn, Hickory Branch Properties Inc. C/O Suzanne Varn, President,
and Varn Groves Inc. C/O David R. Varn, President

PARCEL ID #(S):

2326-413-0000-000-5, 2326-413-0001-000-2, and 2326-434-0000-000-0

SITE AREA:

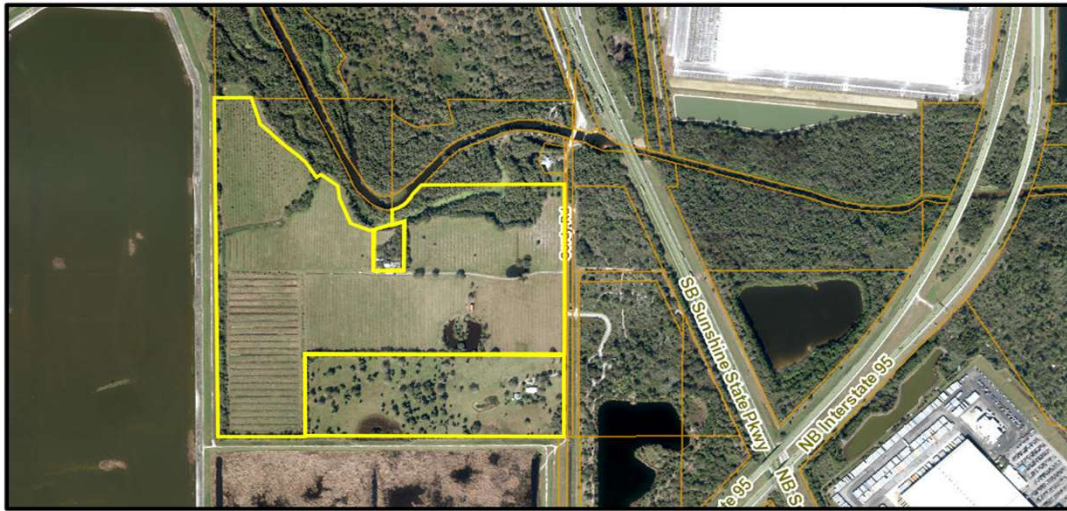
+/-126.29 Acres.



Hickory Branch Properties ANNEXATION

2

SITE LOCATION



SITE AREA= 126.29 +/- Acres

Hickory Branch Properties ANNEXATION



3

SUMMARY

Request for review of an application for a Voluntary Application for Annexation for three (3) parcels of land at or near 3601, 3605, and 3725 Gordy Road, in Fort Pierce, Florida. The parcel ID is 2326-413-0000-000-6, 2326-413-0001-000-2, and 2326-434-0000-000-0.

BACKGROUND

The subject properties have existing St. Lucie County Future Land Use designations of Residential Suburban 2 du/ac (RS-2) and a St. Lucie County Zoning designation of Agriculture (AG-1).

The applicant is requesting Future Land Use designations of Mixed-Use Development 15 du/ac (MXD). The property will retain the existing a Zoning classification of Agriculture (AG-1).

Hickory Branch Properties ANNEXATION



4

EXISTING COUNTY FUTURE LAND USE

Current FLU: RS-2
(Residential
Suburban 2 du/ac –
St. Lucie County)



Hickory Branch Properties ANNEXATION



5

PROPOSED CITY FUTURE LAND USE

Proposed FLU: MXD
(Mixed-Use
Development 15
du/ac – City of Fort
Pierce)



Hickory Branch Properties ANNEXATION

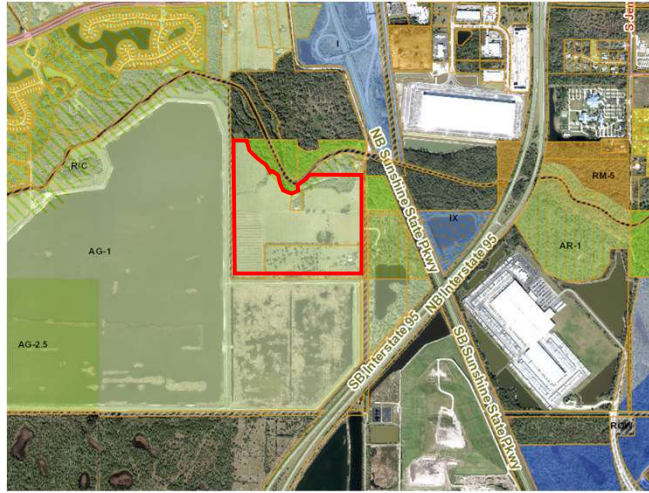


6

EXISTING/PROPOSED ZONING

Currently
Zoning: AG-1
 (Agriculture 1
 du/ac – St. Lucie
 County)

Proposed
Zoning:
 No change.



Hickory Branch Properties ANNEXATION



7

COMPREHENSIVE PLAN

Staff has confirmed that the property is located within unincorporated St. Lucie County and is contiguous to the Fort Pierce City municipal boundary and within the FPUA service area.

The subject proposed voluntary annexation is also consistent with Chapter 171.044, F.S., whereas the property is contiguous to a municipality and reasonably compact; and the annexation will not result in the creation of an enclave.

The current value of the property is \$3,332,942. Should the Application for Annexation be approved it could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce if developed, depending on the millage rate per year, which currently is 6.9000.

The property has an existing dwelling unit.

Hickory Branch Properties ANNEXATION



8

STATE STATUTE – MAJOR FUTURE LAND USE

The application involves a land area of greater than 50 Acres the application will require transmission to the Department of Commerce and other required State agencies for review.

This process will commence should the application receive approval at first Hearing at the City Commission.

Hickory Branch Properties ANNEXATION



9

COMPREHENSIVE PLAN

Pursuant to Comprehensive Plan policy 1.11.5 “properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission.” In this case the applicant has requested a FLU designation of Mixed Use-Development, which designates the property for a greater potential development.

FLU COMPARISON - Hickory Branch

FUTURE LAND USE COMPARISON					
		ACRES	SQ.FT		
SITE AREA		126.29	5,501,192.4		
FLU		RESIDENTIAL		COMMERCIAL	
		MAX DENSITY	MAX UNITS	FAR	MAX FLOORSPACE
EXISTING	SLC - RESIDENTIAL SUBURBAN (RS)	2	252	0.0	0.0 SQ.FT
PROPOSED	MIXED USE DEVELOPMENT (MXD)	15	1894	1.5	8,251,788.6 SQ.FT
INCREASE / (DECREASE)				1642	8,251,788.6 SQ.FT

Note: SLC FAR Estimated based on lot coverage and building height restrictions

Hickory Branch Properties ANNEXATION



10

TECHNICAL REVIEW COMMENTS

Gordy Road serving the proposed annexation properties was constructed to serve agricultural and rural interests west of Florida's Turnpike south of State Road 70. The roadway characteristics and features are below standards that what would normally be provided to serve urban uses.

For safety and operation purposes, the City should consider how it will ensure that Gordy Road operates with sufficient capacity and safety under a more urbanized condition when the subject properties, and other properties along Gordy Road, develop.

The City should conduct an analysis of the cumulative impacts of development at the Gordy Road/State Road 70 intersection. This may help determine if, and when, permits for signalization of the intersection might be necessary and afford the City options to determine funding commensurate with development impacts.

STAFF RECOMMENDS A CONDITION TO ADDRESS THE COMMENT (1)

Hickorty Branch Properties ANNEXATION



11

RECOMMENDATION

Staff recommendation is for the Planning Board to move the proposed annexation application for **Approval** to City Commission with the following Condition(s):

- The applicant will provide a Traffic Analysis of Gordy Road and the cumulative effects of development the intersection State Road 70 intersection.
- An application for rezoning of the property shall be submitted in conjunction with any application for site plan review.

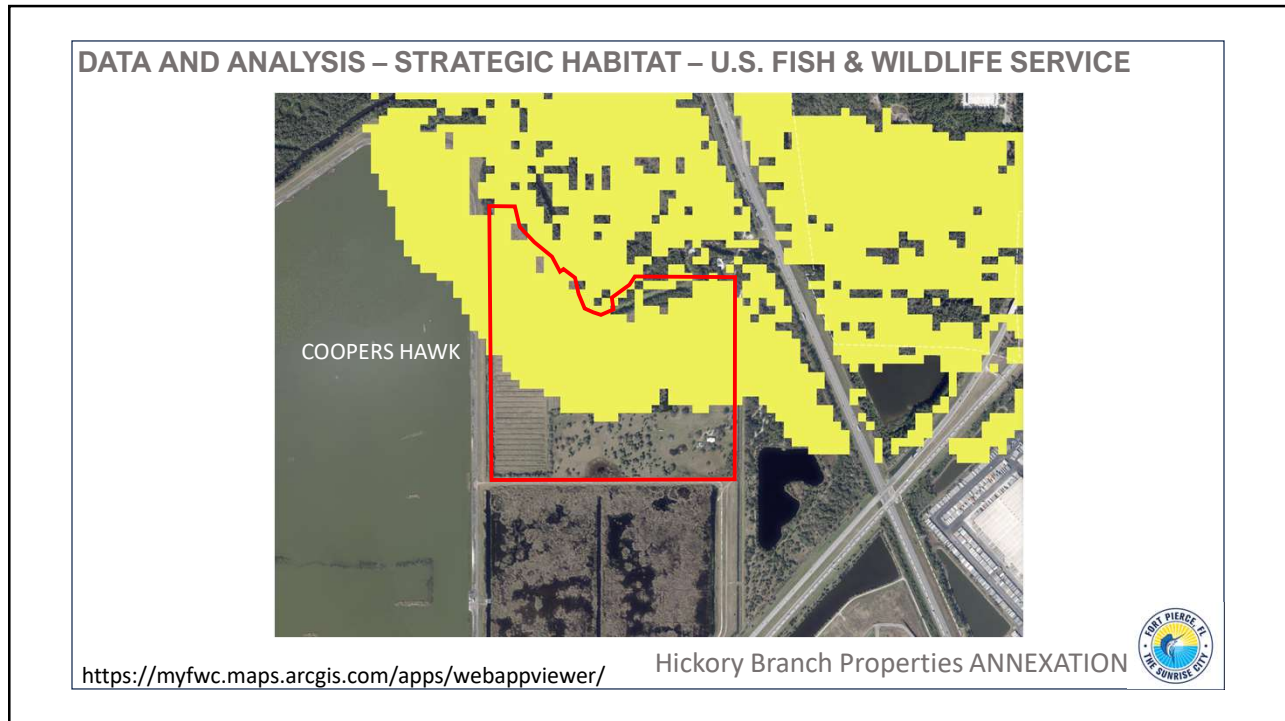
ALTERNATIVE RECOMMENDATIONS

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

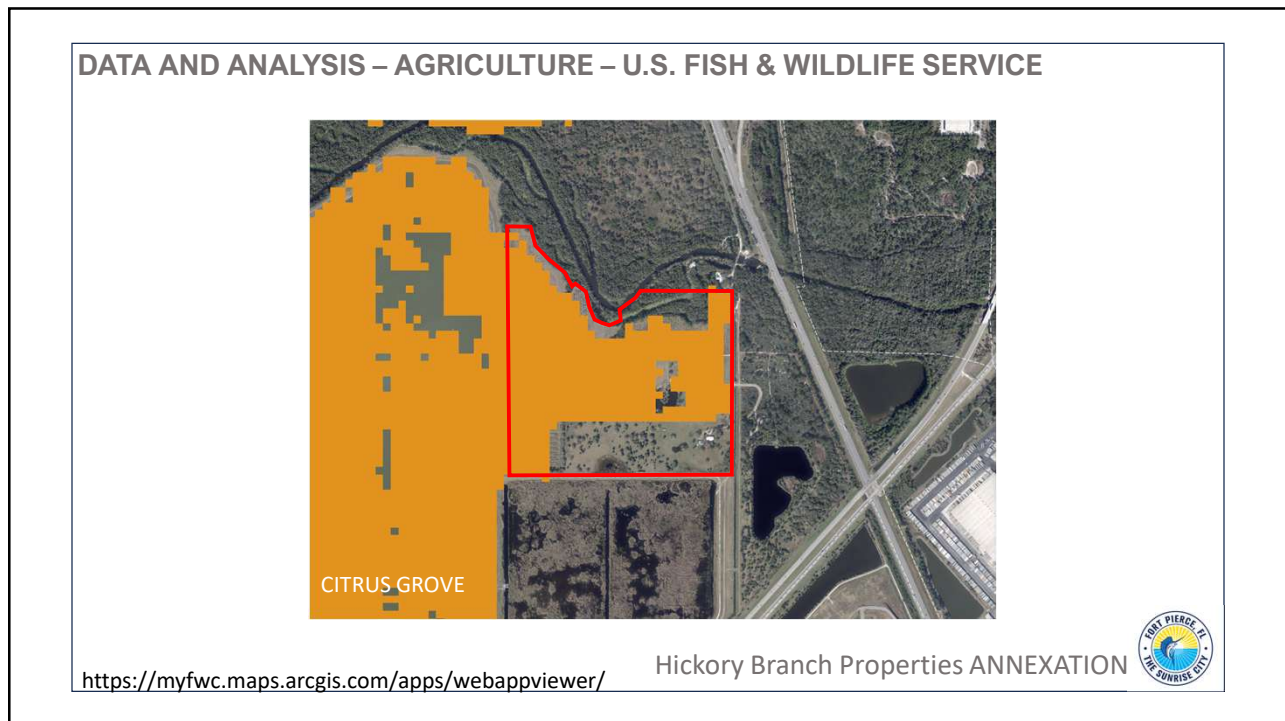
Hickorty Branch Properties ANNEXATION



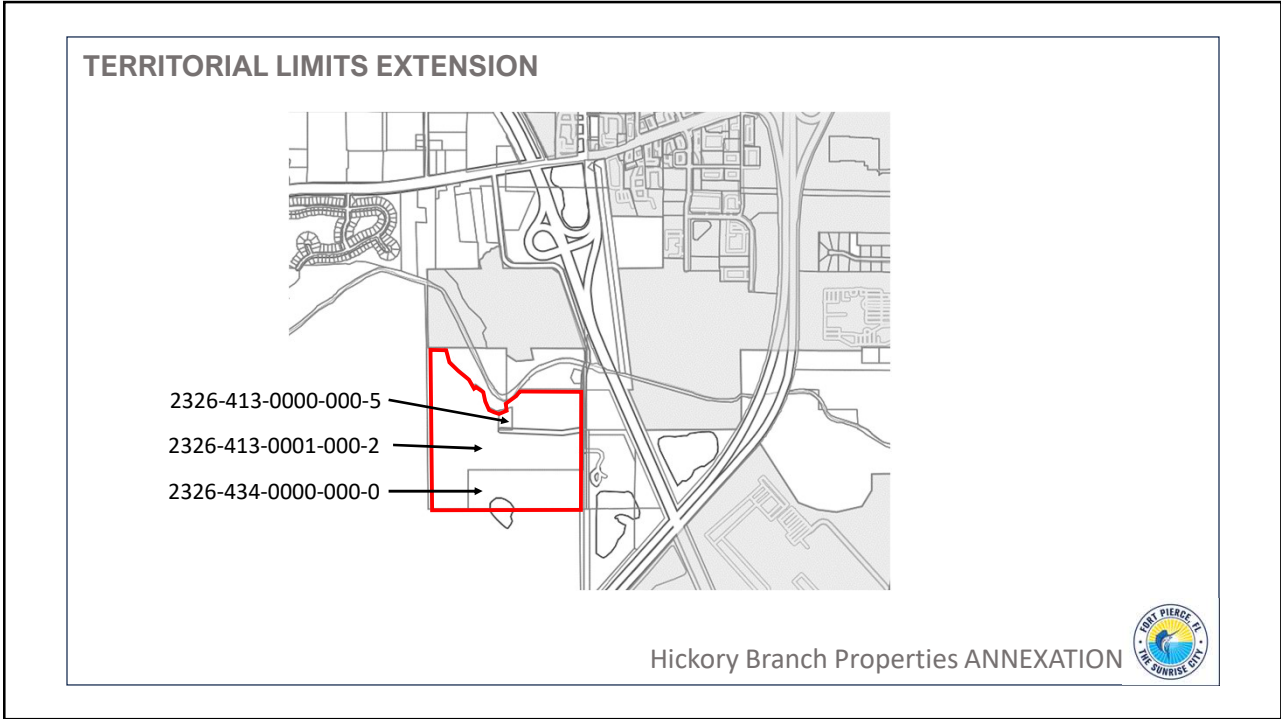
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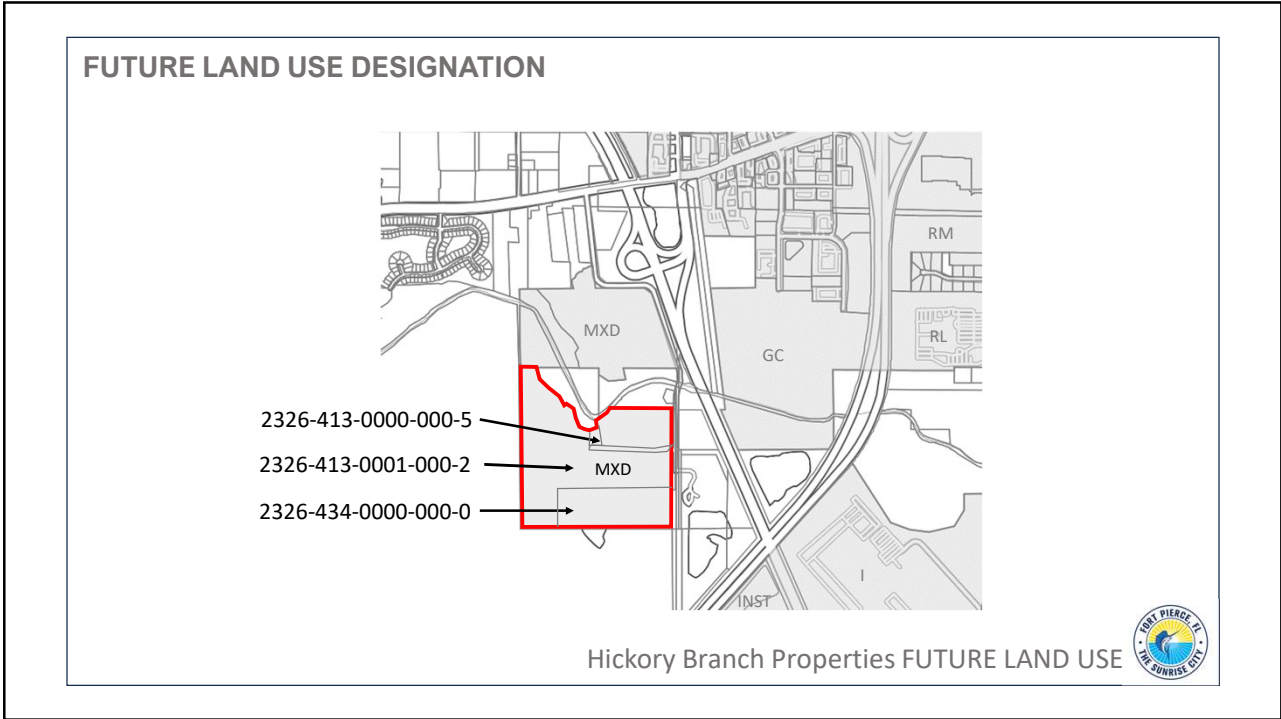
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16



17



18



CITY OF FORT PIERCE PLANNING BOARD

October 9th, 2023

Hickory Branch Properties Annexation
3601, 3605, 3725 Gordy Road

ORDINANCE NO. 23-XXX

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE THREE (3) PARCELS OF LAND TOTALING APPROXIMATELY 126 ACRES AT OR NEAR 3601, 3605, & 3725 GORDY ROAD, FORT PIERCE, FL 34945 AND SHOWN ON EXHIBIT A; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2024; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; MAINTAINING THE COUNTY'S EXISTING ZONING DESIGNATION OF AGRICULTURE; ESTABLISHING THE FUTURE LAND USE DESIGNATION OF MIXED USE DEVELOPMENT; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Part I, Chapter 171, Florida Statutes, sets forth a procedure for Municipal Annexation; and;

WHEREAS, in accordance with Section 171.044 of the Florida Statutes, the owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality; and

WHEREAS, the estimated population is five (5); and

WHEREAS, the owner(s) have submitted an application petitioning the property to be annexed to the municipality of the City of Fort Pierce; and

WHEREAS, the petition bears the signature(s) of current and/or former owner(s) of property in the area proposed to be annexed; and

WHEREAS, the City of Fort Pierce Planning Board, at their October 9, 2023, meeting voted XXXXX to recommend approval of the annexation; and

WHEREAS, in accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department has provided notice of this annexation by hand-delivery to the St. Lucie County Administrator's Office on XXXXX, no fewer than thirty (30) days prior to the first reading of this annexation Ordinance by the City Commission of the City of Fort Pierce, Florida; and

WHEREAS, in accordance with Section 171.044(6) of the Florida Statutes, the City Planning Department has provided notice of this annexation, via hand-delivery, to the St. Lucie County Board of County Commissioners on XXXXX, no fewer than ten (10) days prior to publishing or posting the ordinance notice; and

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. The territorial limits of the City of Fort Pierce, Florida, are hereby extended, as described on Exhibit "A", and depicted on Exhibit "B", attached hereto, and incorporated herein; the said properties containing approximately 126.29 acres and being generally located at or near 3601, 3605, and 3725 Gordy Road, Fort Pierce, FL 34945.

SECTION 2. That the St. Lucie County Property Appraiser and the St. Lucie County Tax Collector are directed to place upon and add to the assessment roll, and to collect taxes on the land described in Exhibit "A" and Exhibit "B", hereof as of **January 1, 2024**, and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years. The property tax classifications and exemptions currently in effect upon and applied to the land described in Exhibit "A" and Exhibit "B", shall not be affected by this Ordinance, so long as the classifications and exemptions are consistent with the standards set forth by the Saint Lucie County Property Appraiser. Nothing in this Ordinance is intended to, or shall be construed as, a revocation of abrogation of the land's current Saint Lucie County Property Appraiser's tax classifications and exemptions.

SECTION 3. That upon this ordinance becoming effective, the land herein described and annexed to the territorial limits of the City of Fort Pierce shall have a Future Land Use Designation of MXD (Exhibit "C", Mixed Use Development; and the property will maintain a County zoning classification of AG-1 Agriculture, until such time that the property is rezoned through an application for site plan approval.

SECTION 4. The Planning Director is hereby authorized by the City Commission to submit the proposed Future Land Use Map Amendment and thereafter, upon adoption of the proposed Future Land Use Map Amendment, notify the Department of Commerce of the action of the City Commission.

SECTION 5. That in accordance with Section 171.044(3), this ordinance shall be filed with clerk of the circuit court, the chief administrative officer of St. Lucie County, and the Department of State within seven (7) days after adoption.

SECTION 6. That in accordance with Section 171.091, any change in the City boundaries through annexation shall revise the charter boundary article and shall be filed as a revision of the charter with the department of State within thirty (30) days; and a copy of such revision shall be submitted to the Office of Economic and Demographic Research along with a statement specifying the population census effect and the affected land area.

SECTION 7. 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, which shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 8. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 9. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency, or the Administration Commission enters a final order determining this adopted amendment to be in compliance.

APPROVED AS TO FORM & CORRECTNESS:

Sara Hedges, 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. 23-0xx was duly advertised by title only in the St. Lucie News Tribune on XXXXX; 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 XXXX; and was duly introduced, read by title only, and passed on second and final reading XXXX, 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 XX day of XXXX.

Linda Hudson
Mayor Commissioner

ATTEST:

Linda W. Cox
City Clerk

(CITY SEAL)

EXHIBIT A

LEGAL DESCRIPTION:

PARCEL ONE:

26 35 39 THAT PART OF N 1/2 OF SE 1/4 MPDAF: FROM NE COR OF SE 1/4 RUN S ALG SEC LI 1691.16 FT, TH N 79 DEG 7 MIN W 507.9 FT, TH N 34 DEG 19 MIN 30 SEC W 241.51 FT, TH S 89 DEG 37 MIN 10 SEC W 611.83 FT, TH N 0 DEG 22 MIN 50 SEC W 10 FT FOR POB, TH S 89 DEG 37 MIN 10 SEC W 234.70 FT, TH N 1 DEG 23 MIN 10 SEC E 335 FT TO CONC MONU ON S BANK OF OLD CREEK CHANNEL, TH N 87 DEG 49 MIN 10 SEC E 73.58 FT, TH N 73 DEG 46 MIN 10 SEC E 156.84 FT TO CONC MONU ON S BANK OF OLD CREEK CHANNEL, TH S 0 DEG 22 MIN 50 SEC E 379.83 FT TO POB (1.83 AC) (OR 883-2345: 1376-2704: 3247-992)

PARCEL TWO:

26 35 39 THAT PART OF SE 1/4 LYG SLY AND WLY OF TEN MILE CREEK MPDAF: N 1/2 OF SE 1/4 OF SE 1/4 AND NE 1/4 OF SW 1/4 OF SE 1/4 AND W 1/2 OF SW 1/4 OF SE 1/4 AND S 1/2 OF NE 1/4 OF SE 1/4 AND NW 1/4 OF SE 1/4-LESS THAT PART MPDAF: FROM NE COR OF SE 1/4 RUN S ALG SEC LI 1691.16 FT, TH N 79 07 00 W 507.9 FT, TH N 34 19 30 W 241.51 FT, TH S 89 37 10 W 611.83 FT, TH N 00 22 50 W 10 FT FOR POB; TH S 89 37 10 W 234.70 FT, TH N 01 13 10 E 335 FT TO S BANK OF OLD CREEK CHANNEL, TH N 87 49 10 E 73.58 FT, TH N 73 46 10 E 156.84 FT TO S BANK OF OLD CREEK CHANNEL, TH S 00 22 50 E 379.83 FT TO POB-AND LESS THAT PART MPDAF: FROM NW COR OF NW 1/4 OF SE 1/4 RUN E 284 FT FOR POB; TH S 18 E 205 FT, TH S 46 E 240 FT, TH S 49 15 E 175 FT, TH S 49 30 E 45 FT, TH S 34 15 E 150 FT, TH N 75 45 E 55 FT, TH S 53 E 133 FT, TH S 9 E 100 FT, TH S 21 E 215 FT, TH S 68 E 160 FT, TH N 77 15 E 143 FT TO E SIDE OF NW 1/4 OF SE 1/4, TH N TO 10 MILE CREEK, TH MEANDER 10 MILE CREEK NLY AND WLY TO N LI OF NW 1/4 OF SE 1/4, TH W TO POB-AND LESS CANAL AND RD R/W (93.66 AC) (OR 2138-947:2279-1426)

PARCEL THREE:

26 35 39 S 1/2 OF SE 1/4 OF SE 1/4 AND SE 1/4 OF SW 1/4 OF SE 1/4-LESS E 44.5 FT FOR CANAL R/W- (30.80 AC) (OR 317-2428)

EXHIBIT B

Territorial Limits Extension

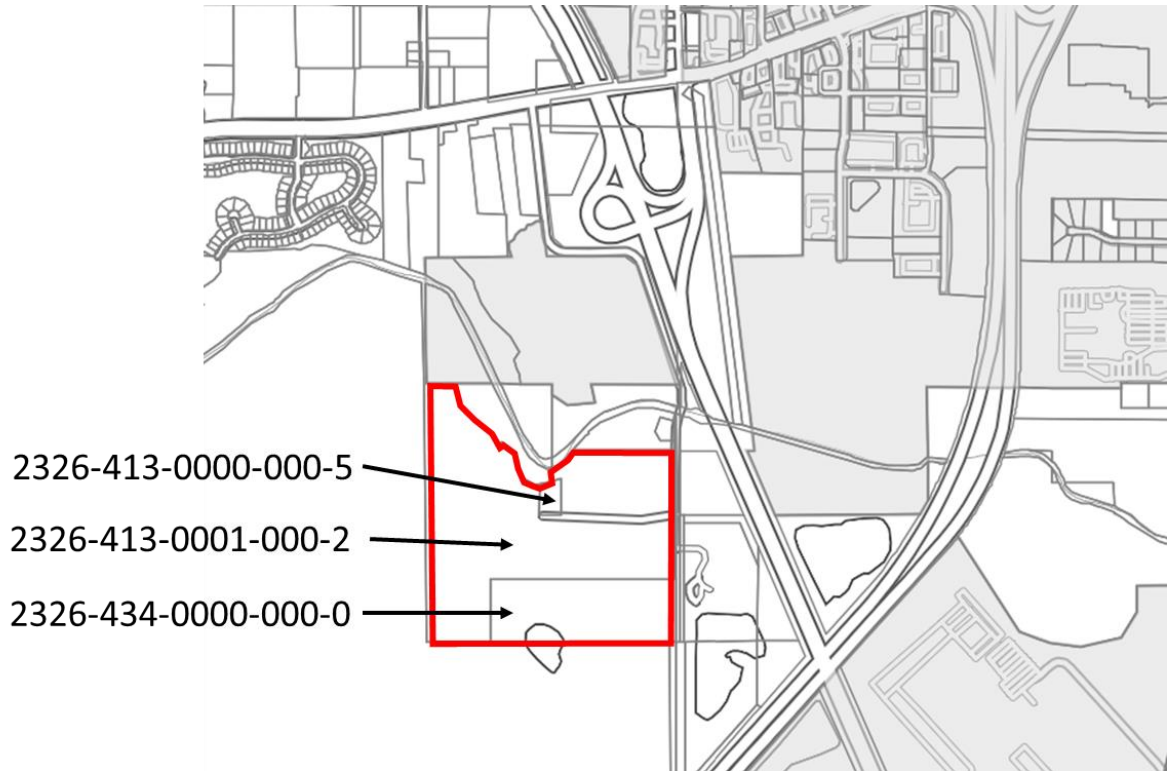
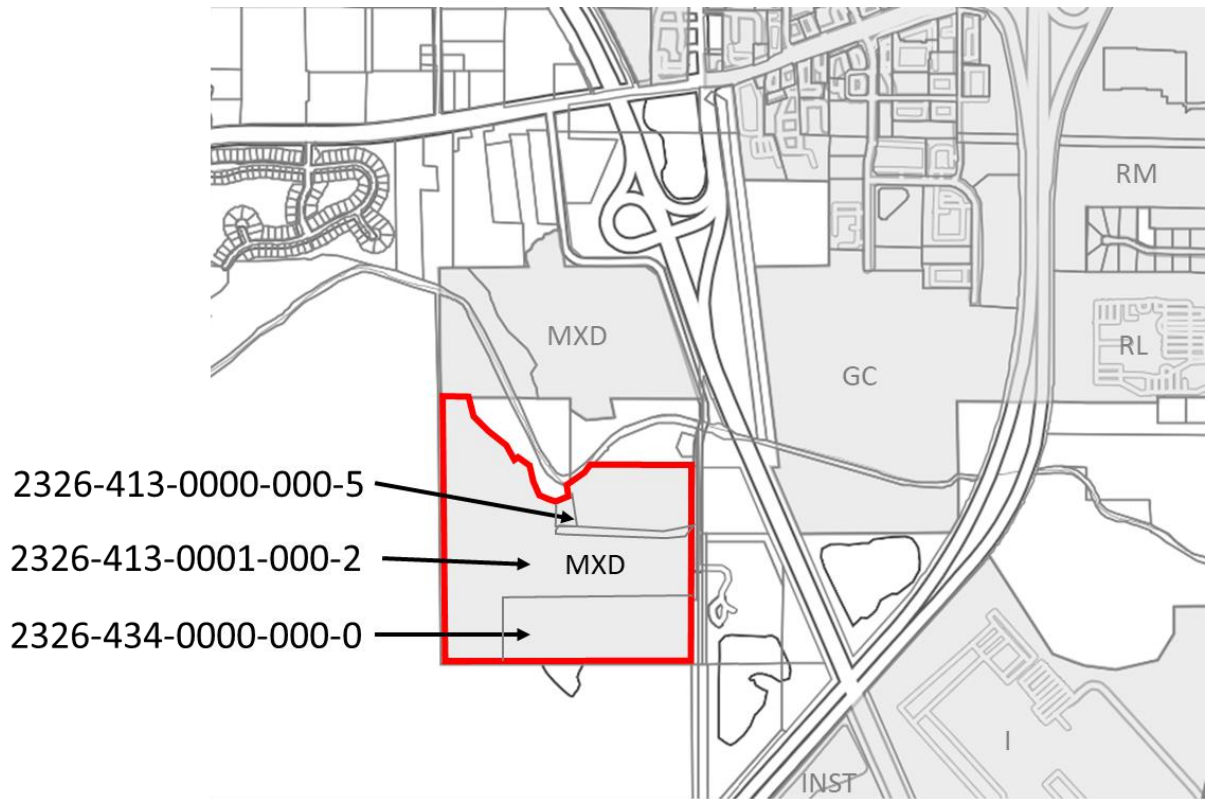


EXHIBIT B

Proposed Future Land Use Designation



*The properties to be annexed currently have a St. Lucie County Zoning of AR-1 (Agriculture) and a Future Land Use of RS (Residential Suburban). Upon adoption the property is to be designated with a Future Land use category of MXD (Mixed-Use Development). The existing St. Lucie County Zoning of AG-1 (Agriculture) will be retained until an application for site plan approval is received.



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

David R. Varn
2958 E. Fern Brook Dr.
Eagle, ID 83616

**Subject: Annexation – Three parcels on 3601, 3605, and 3725 Gordy Road (Hickory Branch Properties)
– Technical Review Committee Comments for August 17,2023 TRC Meeting**

City of Fort Pierce Planning Department

In favor of Annexation

Fort Pierce Engineering Department

No comments at this time.

Fort Pierce Building Department

No comments at this time.

Fort Pierce Police Department

No comments at this time.

St. Lucie County Planning Department

No comments at this time.

St. Lucie County PW/Engineering

No comments at this time.



City Clerk Office

No comments at this time.

Code Enforcement

No comments at this time.

Fort Pierce Utilities Authority

- FPUA W/WW Engineering: This submission is outside of the FPUA water/wastewater service area.
- FPUA Electric Engineering: This submission is outside of the FPUA electric service area.
- FPUA Gas: This is approved.
- FPUAnet Fiber: FPUAnet Approves.

St. Lucie County Fire District

No comments for this project.

Florida Department of Transportation

1. Gordy Road serving the proposed annexation properties was constructed to serve agricultural and rural interests west of Florida's Turnpike south of State Road 70. The roadway characteristics and features are below standards that what would normally be provided to serve urban uses. For example, the properties are accessed via a single lane bridge over the Ten Mile Creek. Additionally, lane widths appear to be less than 10 feet and lack paved shoulders. For safety and operation purposes, the City should consider how it will ensure that Gordy Road operates with sufficient capacity and safety under a more urbanized condition when the subject properties, and other properties along Gordy Road, develop.
2. The City should conduct an analysis of the cumulative impacts of development at the Gordy Road/State Road 70 intersection. This may help determine if, and when, permits for signalization of the intersection might be necessary and afford the City options to determine funding commensurate with development impacts.

St. Lucie County School Board

No comments at this time.



APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

Application submission shall include the following:

- **TRC (*Initial Submission):** One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **Planning Board:** One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission:** One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- Warranty Deed
- Current Survey (completed within the last 12 months)

1. Address: 3605 GORDY ROAD, FORT PIERCE, FLORIDA, 34945

2. Legal description of real property for which annexation is being requested:
26 35 39 THAT PART OF SE 1/4 LYG SLY AND WLY OF TEN MILE CREEK MPDAF: N 1/2 OF SE 1/4 OF SE 1/4 AND NE 1/4 OF SW 1/4 OF SE 1/4 AND W 1/2 OF SW 1/4 OF SE 1/4 AND S 1/2 OF NE 1/4 OF SE 1/4 AND (SEE LONG LEGAL)
 Property Tax ID: 2326-413-0001-000-2

3. Size of described property: 4,079,830 SQUARE FEET OR 93.66 ACRES

4. Project description: HICKORY BRANCH PROPERTIES INC ANNEXATION INTO THE CITY OF FORT PIERCE FOR THE PURPOSE OF MIXED USE FUTURE LAND USE DESIGNATION

5. Current St. Lucie County Future Land Use Designation: RS-2

6. Current St. Lucie County Zoning: AG-1

7. Is this a Historic property? NO

8. Appraised value: \$1,867,122.00

9. Name of Owner(s): HICKORY BRANCH PROPERTIES INC C/O SUZANNE VARN, PRESIDENT

Signature of Owner(s): *Suzanne P. Varn*
 Mailing Address: 1124 CORAL STREET
 City FORT PIERCE State FL Zip 34982
 Phone 772-579-3834 Fax _____

10. Name of Representative: DAVID R VARN, TREASURER

Signature of representative: David R. Varn

Mailing Address: 2958 E FERN BROOK DRIVE

City) EAGLE State FL ID _____ Zip 83616

Phone 772-201-0995 Fax _____

E-mail: DRVARN1@GMAIL.COM

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

OFFICE USE:

DATE RECEIVED: _____ Signed: _____

File Number: _____ Check No: _____ Receipt No: _____

TRC Review: _____ Planning Board Review: _____ City Commission: _____

Ordinance No: _____ Date Approved: _____

PREPARED BY AND RETURN TO:
Michael D. Fowler, Esquire
Michael D. Fowler, Chartered
505 Beachland Blvd., Suite 7
Vero Beach, Florida 32963
Parcel I.D. Nos.: 232532300010003
232641100010006

WARRANTY DEED

This Warranty Deed Made the 29 day of SEPT, 2004 by
VARN GROVES, INC., a Florida corporation, whose principal place of business is at 3302
Avenue C, Fort Pierce, Florida 34947, hereinafter called the grantor, to HICKORY BRANCH
PROPERTIES, INC., a Florida corporation, whose permanent post office address is 3433 Gordy
Road, Fort Pierce, Florida 34945, hereinafter called the grantee.

Wherever used herein, the terms "grantor" and "grantee" shall include singular and plural, heirs, legal
representatives, and assigns of individuals, and the successors and assigns of corporations, wherever
the context so admits or requires.

Witnesseth: That the said grantor, for and in consideration of \$10.00, 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:

SEE EXHIBIT 'A' ATTACHED HERETO.

Subject to restrictions, easements and encumbrances of record, provided this recitation
shall not act to reimpose the same.

This deed was prepared based upon information provided by the parties hereto and
without the benefit of title examination, by the delivery (by Grantor) and acceptance (by
Grantee) of this deed, the parties agree to indemnify and hold harmless the preparer of this
deed from any and all liability arising by reason of matters which would have been revealed by
a search of the public records.

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 grantee 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, 2004.

In Witness Whereof, the said grantor has cause these presents to be executed in its name,
and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the
day and year first above written.

Signed, sealed and delivered in the
presence of:

Joy J. Shepherd
Signature
Printed Name: Joy J. Shepherd
M.D. Fowler
Signature
Printed Name: M.D. FOWLER

VARN GROVES, INC.

by: Robert S. Varn
Robert S. Varn, as President

ATTEST:

by: Suzanne B. Varn
Suzanne B. Varn, Secretary

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Robert S. Varn and Suzanne B. Varn, known to me to be the President and Secretary respectively of VARN GROVES, INC., the corporation in whose name the foregoing instrument was executed, and that they severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation. Said persons are personally known to me, or they produced a driver's license as identification.

WITNESS my hand and seal in the County and State aforesaid this 29 day of SEPT, 2004.

NOTARY SEAL



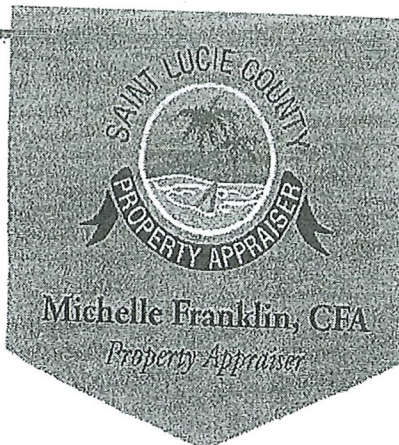
Notary Signature

Printed Notary Signature

My commission expires:



Michael D. Fowler
Commission #DD223028
Expires: Jul 30, 2007
Bonded Thru
Atlantic Bonding Co., Inc.



ADDRESS CHANGE REQUEST FORM

FOR YOUR PROTECTION: If this form is being presented by anyone other than the Owner, Power of Attorney (POA), or Authorized Agent a letter of authorization from the owner must be supplied.

Owner Name (Please Print) Hickory Branch Properties c/o Suzanne B Varn

Parcel ID# or Site Location address (Please attach additional parcels or addresses to be changed if needed):

2326-413-0001-000-2

Do any of the above parcels have any exemption? Yes No
If yes, please complete this section. If no, please skip this section.

Please state the reason for this change of mailing address:

Relocated to 1124 Coral St Fort Pierce FL 34982-7606

Do you reside on the above referenced parcel? Yes No
If no, last date of occupancy: _____

Is this property rented? Yes No
If yes, date property be came a rental: _____

Change the Mailing address to:

Address: 1124 Coral St

City: Fort Pierce

State: FL

Zip: 34982-7606

Country United States

Print Name and Title Suzanne Varn (verified in Sunbiz as Registered Agent)

Signature Suzanne B. Varn

Contact Phone Number (772) 579-3834

Date 04/02/2019

This form must be completed in its entirety and signed. Incomplete forms will not be processed.

Mail to:

Michelle Franklin, CFA
Saint Lucie County Property Appraiser
2300 Virginia Ave, Room #107
Fort Pierce, FL 34982-5652
Attn: Address Change

Fax to:

(772) 462-1058

OR

Email to:

PA_Info@paslc.org

phone: 772-462-1000 | website: www.paslc.org
2300 Virginia Avenue, Room 107, Fort Pierce, FL 34982

EXHIBIT A
LEGAL DESCRIPTION

Gordy Grove

Parcel 1: That part of the Northwest $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 26, Township 35 South, Range 39 East, more particularly described as follows: Beginning at the Northwest corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 26; thence running East along the North line of said NW $\frac{1}{4}$ of SE $\frac{1}{4}$, a distance of 284 feet; thence South 18 deg. East, a distance of 205 feet; thence South 46 deg. East a distance of 240 feet; thence South 49 deg. 15 min. East, a distance of 175 feet; thence South 49 deg. 30 min. East, a distance of 45 feet; thence South 34 deg. 15 min. East, a distance of 150 feet; thence North 75 deg. 45 min. East, a distance of 55 feet; thence South 53 deg. East, a distance of 133 feet; thence South 9 deg. East, a distance of 100 feet; thence South 21 deg. East, a distance of 215 feet; thence South 68 deg. East, a distance of 160 feet; thence North 77 deg. 15 min. East, a distance of 143 feet to the East side of said Northwest quarter of SE $\frac{1}{4}$; thence South along the East line of said NW $\frac{1}{4}$ of SE $\frac{1}{4}$ a distance of 350 feet to the Southeast corner of said NW $\frac{1}{4}$ of SE $\frac{1}{4}$; thence West along the South line of said NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of the Southwest corner of said NW $\frac{1}{4}$ of SE $\frac{1}{4}$; thence North along the West line of said NW $\frac{1}{4}$ of SE $\frac{1}{4}$ to the point of beginning, containing 25.06 acres.

Parcel 2: The W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 26, Township 35 South, Range 39 East.

Parcel 3: The NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 26, Township 35 South, Range 39 East, less and excepting the following: Beginning at the Northwest corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 26, run thence South 110.5 feet; run thence, turning Easterly at angle of 122 deg. 57 min. to the foregoing line, 199.8 feet; thence turn Northerly at an angle of 140 deg. 13 min. and run 300 feet; thence turn Northerly at an angle of 82 deg. 42 min. and run 186 feet to the quarter section line; thence run Westerly on said quarter section line 422.8 feet to the point of beginning. Also excepting therefrom the following: That piece or parcel of land conveyed by K.F. Gordy and Meryl M. Gordy, his wife, to Al C. Gordy and Hazel C. Gordy, his wife, by deed dated August 31, 1964, recorded in Official Record Book 98, Page 285, public records of St. Lucie County, Florida.

Parcel 4: The N $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 26, Township 35 South, Range 39 East.

EXCEPTING FURTHERMORE from all of the above parcels, the following described parcel which lies within the SE $\frac{1}{4}$ of Section 26, Township 35 South, Range 39 East: From the Northeast corner of the SE $\frac{1}{4}$ of Section 26, Township 35 South, Range 39 East, run South along the section line 1691.16 feet; thence North 79 deg. 7 min. West 507.90 feet; thence North 34 deg. 19 min. 30 sec. West 241.51 feet; thence South 89 deg. 37 min. 10 sec. West 611.83 feet; thence North 0 deg. 22 min. 50 sec. West 10 feet to the point of beginning; thence run along boundary of the aforesaid parcel the following courses and distances: South 89 deg. 37 min. 10 sec. West 234.70 feet; North 1 deg. 23 min. 10 sec. East 335 feet to concrete monument on South bank of Old Creek Channel; thence North 87 deg. 49 min. 10 sec. East 73.58 feet; thence North 73 deg. 46 min. 10 sec. East 156.84 feet to concrete monument on said South bank of Old Creek Channel; thence South 0 deg. 22 min. 50 sec. East 379.83 feet to the point of beginning. The South boundary of the above described parcel being the same as North line of a certain 20 foot wide access easement described below. SUBJECT TO restrictions, easements, rights of way, and encumbrances of record.

Access

Begin at the SW corner of Section 25, Township 35 South, Range 39 East, St. Lucie County, Florida, thence run North along the West boundary of said Section to point of intersection with the South $\frac{1}{4}$ $\frac{1}{4}$ section line, Section 25, Township 35 South, Range 39 East, for point of beginning; thence run East 695 feet \pm along said South $\frac{1}{4}$ $\frac{1}{4}$ section line to intersection with the West right-of-way line of Sunshine State Parkway; thence run Northwesterly along the West right-of-way of the Sunshine State Parkway 746 feet \pm to intersection of South boundary of lands owned by the Florida State Turnpike Authority; then run West parallel to the South $\frac{1}{4}$ $\frac{1}{4}$ section line a distance of 394 feet \pm to point of intersection with the West line of Section 25 aforesaid; then run South along the West boundary line of Section 25 685 feet \pm to point of beginning.

LESS AND EXCEPTING right-of-way of Gordy Road and
LESS AND EXCEPTING rights-of-way of record for drainage canal number 96.



APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

Application submission shall include the following:

- **TRC (*Initial Submission):** One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **Planning Board:** One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission:** One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- Warranty Deed
- Current Survey (completed within the last 12 months)

1. Address: 3725 GORDY ROAD, FORT PIERCE, FLORIDA, 34945

2. Legal description of real property for which annexation is being requested:
26 35 39 S 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 OF SE 1/4- LESS E 44.5 FT FOR CANAL R/W-(30.80 AC)(OR 317-2428)

Property Tax ID: 2326-434-0000-000-0

3. Size of described property: 1,341,648 SQUARE FEET (OR 30.80 ACRES)

4. Project description: VARN GROVES INC ANNEXATION INTO THE CITY OF FORT PIERCE FOR THE PURPOSE OF MIXED USE FUTURE LAND USE DESIGNATION

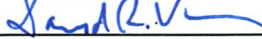
5. Current St. Lucie County Future Land Use Designation: RS-2

6. Current St. Lucie County Zoning: AG-1

7. Is this a Historic property? NO

8. Appraised value: \$1,040,620.00

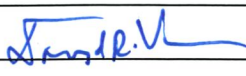
9. Name of Owner(s): VARN GROVES INC C/O DAVID R VARN, PRESIDENT

Signature of Owner(s): 

Mailing Address: 2958 E FERN BROOK DRIVE

City EAGLE State ID Zip 83616

Phone 772-201-0995 Fax _____

10. Name of Representative: DAVID R VARN, PRESIDENT
Signature of representative: 
Mailing Address: 2958 E FERN BROOK DRIVE
City) EAGLE State IDAHO Zip 83616
Phone 772-201-0995 Fax _____
E-mail: DRVARN1@GMAIL.COM

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

OFFICE USE:		
DATE RECEIVED: _____	Signed: _____	
File Number: _____	Check No: _____	Receipt No: _____
TRC Review: _____	Planning Board Review: _____	City Commission: _____
Ordinance No: _____	Date Approved: _____	

319251

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT IN AND FOR SAINT LUCIE COUNTY, FLORIDA
CIVIL ACTION

ADELE LEEPER, *
Plaintiff, *
vs. * CASE NO. 75-68
JOSEPH A. WAGNER, et al., *
Defendants. *

218-
3466

CERTIFICATE OF TITLE

I, ROGER POITRAS; as Clerk of the above-styled Court, hereby certify that I executed and filed herein my Certificate of Sale on the 2nd day of October, 1975, of the property described herein, and that no objections to the sale have been filed within the ten days allowed by law for filing objections.

I further certify that I sold the following described property in Saint Lucie County, Florida,

The SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, and the S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 26, Township 35 South, Range 39 East, Saint Lucie County, Florida,

to JOHN GAUDIOSI - 3801 W. Fed. Hwy as recited in Temple Beach, Fla. 33064 the Certificate of Sale.

WITNESS my hand and official seal on this 17th day of October, 1975.

ROGER POITRAS, Clerk

By Mary Heil
Deputy Clerk

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
REVENUE
OCT 17 1975
258.00

DOCUMENTARY SUR TAX
94.60

FLORIDA
REVENUE
OCT 17 1975
16330

95004
SAINT LUCIE COUNTY

LAW OFFICES
FARR, FARR,
HAYMANS, MOSELEY
AND ODOM
118 W. OLYMPIA AVE.
PUNTA GORDA, FLA.

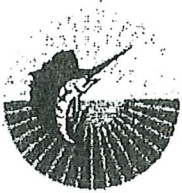
FILED FOR RECORD
ST. LUCIE COUNTY, FLA.
OCT 17 1975
CLERK OF CIRCUIT COURT
McG

OCT 17 4 54 PM '75

319251



D. R. 244 PAGE 2791



APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

Application submission shall include the following:

- **TRC (*Initial Submission):** One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **Planning Board:** One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission:** One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- Warranty Deed
- Current Survey (completed within the last 12 months)

1. Address: 3601 GORDY ROAD, FORT PIERCE, FLORIDA, 34945

2. Legal description of real property for which annexation is being requested:
 (SEE LONG LEGAL) _____

Property Tax ID: 2326-413-0000-000-5

3. Size of described property: 79,714.8 SQUARE FEET (OR 1.83 ACRES)

4. Project description: 3601 GORDY ROAD ANNEXATION INTO THE CITY OF FORT PIERCE FOR THE PURPOSE OF MIXED USE FUTURE LAND USE DESIGNATION

5. Current St. Lucie County Future Land Use Designation: RS-2

6. Current St. Lucie County Zoning: AG-1

7. Is this a Historic property? NO

8. Appraised value: \$425,200.00


9. Name of Owner(s): DONALD M. VARN

Signature of Owner(s): Donald M. Varn June 28, 2023

Mailing Address: 3601 GORDY RD

City FORT PIERCE State FL Zip 34945

Phone 772-201-5320 Fax _____

10. Name of Representative: DAVID R VARN
Signature of representative: 
Mailing Address: 295B E FERN BROOK DRIVE
City) EAGLE State IDAHO Zip 83616
Phone 772-201-0995 Fax _____
E-mail: DRVARN1@GMAIL.COM

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

OFFICE USE:		
DATE RECEIVED: _____	Signed: _____	
File Number: _____	Check No: _____	Receipt No: _____
TRC Review: _____	Planning Board Review: _____	City Commission: _____
Ordinance No: _____	Date Approved: _____	

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 1897210 OR BOOK 1376 PAGE 2704
Recorded: 03/30/01 08:23

Please return to: CH BX 76
This instrument prepared by:
Treasure Coast Abstract & Title Insurance Co.
401 So. Indian River Dr.
Ft. Pierce, FL 34950
Brenda J. Bidle DeWitt/File no. 01-5385

Parcel ID Number: 2326-413-0000-000/5

Grantee #1 TIN:

Grantee #2 TIN:

Warranty Deed

This indenture, Made this 28th day of March, 2001 A.D. Between
Jean F. Varn, individually, as a single adult, and as Trustee U/T/A
dated Feb. 9, 1993
of the County of St. Lucie, State of Florida, grantor, and
Donald M. Varn and Ginger P. Varn, his wife

whose address is: 3601 Gordy Rd., Ft. Pierce, FL 34945

of the County of St. Lucie, State of Florida, grantees.

Witnesseth that the GRANTOR, for and in consideration of the sum of
-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of St. Lucie, State of Florida to wit:
see Exhibit "A" attached

Subject to restrictions, reservations and easements of record, if
any, and taxes subsequent to December 31, 2000. This reference to
said restrictions shall not operate to reimpose the same.

* Doc Assump: \$	0.00
* Doc Tax : \$	595.00
* Int Tax : \$	0.00

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Brenda J. Bidle DeWitt

Jean F. Varn

OR BOOK 1376 PAGE 2705

EXHIBIT A

A parcel of land in Section 26, Township 35 South, Range 39 East more particularly described as follows:

From the NE corner of the SE $\frac{1}{4}$ of Section 26, Township 35 South, Range 39 East, run South along the Section line 1,691.16 feet; thence North 79 deg. 7 min. West 507.90 feet; thence North 34 deg. 19 min. 30 sec. West 241.51 feet; thence South 89 deg. 37 min. 10 sec. West 611.83 feet; thence North 0 deg. 22 min. 50 sec. West 10 feet to the point of beginning; thence run along boundary of the aforesaid parcel the following courses and distances: South 89 deg. 37 min. 10 sec. West 234.70 feet; North 1 deg. 23 min. 10 sec. East 335 feet to concrete monument on South bank of Old Creek Channel; thence North 87 deg. 49 min. 10 sec. East 73.58 feet; thence North 73 deg. 46 min. 10 sec. East 156.84 feet to concrete monument on said South bank of Old Creek Channel; thence South 0 deg. 22 min. 50 sec. East 379.83 feet to the point of beginning.

Together with an access easement for egress and ingress 20 feet in width, the center line of which is more particularly described as follows: From the NE corner of the SE $\frac{1}{4}$ of Section 26, Township 35 South, Range 39 East, run South along the Section line 1,691.16 feet; thence North 79 deg. 7 min. West 61.08 feet to an iron pipe on the West line of a road right-of-way for the point of beginning of said access easement; thence continue North 79 deg. 7 min. West 446.82 feet; thence North 34 deg. 19 min. 30 sec. West 241.51 feet; thence South 89 deg. 37 min. 10 sec. West 846.83 feet to the end of said access easement; said center line of easement being at or near the center line of an existing graded dirt road.

Verified pkd

THIS INSTRUMENT PREPARED AND RETURN TO:

JOSEPH J. DEROSS, JR., ESQUIRE
426 AVENUE A
FORT PIERCE, FL 34950

CONSIDERATION \$10.00; DEC STAMPS .70

Property Appraiser Parcel Identification (Folio) Numbers: 2326-413-0000-000-5

This Quit-Claim Deed, Executed this 21st day of September, 2010, by

DONALD M. VARN and GINGER P. VARN, Husband and Wife, first party, to

**DONALD M. VARN, a married adult, whose post office address is 3601 Gordy Road,
Fort Pierce, FL 34945, second party;**

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires)

Witnesseth, That the said first party, for and in consideration of the sum of (\$10.00) Ten and NO/100 Dollars, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of St. Lucie, State of Florida, to wit:

A parcel of land in Section 26, Township 35 South, Range 39 East more particularly described as follows:

From the NE corner of the SE1/4 of Section 26, Township 35 South, Range 39 East, run South along the Section line 1,691.16 feet; thence North 79 deg. 7 min. West 507.90 feet; thence North 34 deg. 19 min. 30 sec. West 241.51 feet; thence South 89 deg. 37 min. 10 sec. West 611.83 feet; thence North 0 deg. 22 min. 50 sec. West 10 feet to the point of beginning; thence run along boundary of the aforesaid parcel the following courses and distances: South 89 deg. 37 min. 10 sec. West 234.70 feet; North 1 deg. 23 min. 10 sec. East 335 feet to concrete monument on South bank of Old Creek Channel; thence North 87 deg. 49 min. 10 sec. East 73.58 feet; thence North 73 deg. 46 min. 10 sec. East 156.84 feet to concrete monument on said South bank of Old Creek Channel; thence South 0 deg. 22 min. 50 sec. East 379.83 feet to the point of beginning. Together with an access easement for egress and ingress 20 feet in width, the center line of which is more particularly described as follows: From the NE corner of the SE1/4 of Section 26, Township 35 South, Range 39 East, run South along the Section line 1,691.16 feet; thence North 79 deg. 7 min. West 61.08 feet to an iron pipe on the West line of a road right-of-way for the point of beginning of said access easement; thence continue North 79 deg. 7 min. West 446.82 feet; thence North 34 deg. 19 min. 30 sec. West 241.51 feet; thence South 89 deg. 37 min. 10 sec. West 846.83 feet to the end of said access easement; said center line of easement being at or near the center line of an existing graded dirt road.

day and year first above written.

Signed, sealed and delivered in the presence of:

Frank Di Vincenzo
Print name of Witness FRANK DI VINCENZO

Gretchen Di Vincenzo
Print name of Witness GRETCHEN DI VINCENZO

Frank Di Vincenzo
Print name of Witness FRANK DI VINCENZO

Gretchen Di Vincenzo
Print name of Witness GRETCHEN DI VINCENZO

Donald M. Varn
DONALD M. VARN
3601 Gordy Road
Fort Pierce, FL 34945

Ginger P. Varn
GINGER P. VARN
3601 Gordy Road
Fort Pierce, FL 34945

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared DONALD M. VARN, who is known to me to be the person described in and who executed the foregoing instrument and who acknowledged before me that he executed same, and that an oath was not taken.

WITNESS my hand and official seal in the County and State last aforesaid this 25th day of September, 2010.



Gretchen Di Vincenzo
Notary Public, State of Florida
GRETCHEN DI VINCENZO
(Printed or typed name of Notary Public)
Commission Number: _____
My Commission Expires: _____

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared GINGER P. VARN, who is known to me to be the person described in and who executed the foregoing instrument and who acknowledged before me that she executed same, and that an oath was not taken.

WITNESS my hand and official seal in the County and State last aforesaid this 25th day of September, 2010.



Gretchen Di Vincenzo
Notary Public, State of Florida
GRETCHEN DI VINCENZO
(Printed or typed name of Notary Public)
Commission Number: _____
My Commission Expires: _____

Property Identification

Site Address: 3725 GORDY RD
 Sec/Town/Range: 26/35S/39E
 Parcel ID: 2326-434-0000-000-0
 Jurisdiction: Saint Lucie County

Use Type: 6000
 Account #: 14343
 Map ID: 23/26S
 Zoning: AG-1 Count

Ownership

Varn Groves Inc
 PO Box 550
 Fort Pierce, FL 34954

Legal Description

26 35 39 S 1/2 OF SE 1/4 OF SE 1/4 AND SE 1/4 OF SW 1/4 OF SE 1/4-
 LESS E 44.5 FT FOR CANAL R/W- (30.80 AC) (OR 317-2428)

Current Values

Just/Market Value: \$1,153,040
 Assessed Value: \$253,020
 Exemptions: \$0
 Taxable Value: \$253,020



Total Areas

Finished/Under Air (SF): 3,274
 Gross Sketched Area (SF): 5,381
 Land Size (acres): 30.8
 Land Size (SF): 1,341,648

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](#)

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Oct 1, 1979	0317 / 2428	XX00	CV		\$190,000
Oct 1, 1975	0244 / 2791	XX00	CV		\$86,000

Building Information (1 of 2)

Finished Area: 2,314 SF

Gross Sketched Area: 3,467 SF

Exterior Data

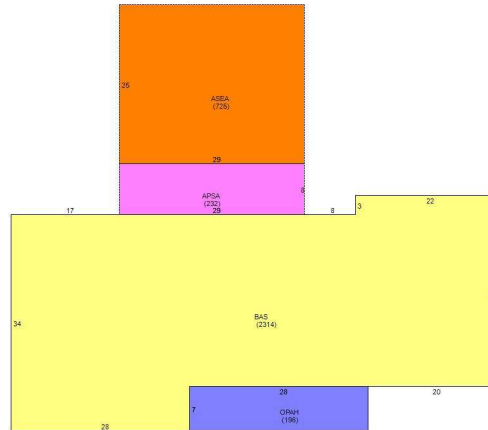
View:	Roof Cover: Metal	Roof Structure: Gable
Building Type: SFAV	Year Built: 1957	Frame:
Grade: SFAV-Avg	Effective Year: 1977	Primary Wall: Conc Block
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 0
 Full Baths: 2
 Half Baths: 0
 A/C %: 100%

Electric: AVERAGE
 Heat Type: FredHotAir
 Heat Fuel: ELEC
 Heated %: 100%

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



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
APSA	Aluminium Porch (Screen) Average	232	0	74
ASEA	Aluminum Screen Enclosure Avg	725	0	108
BAS	BASE AREA	2314	2314	226
OPAH	Open Porch Attached High	196	0	70

Building Information (2 of 2)

Finished Area: 960 SF

Gross Sketched Area: 1,914 SF

Exterior Data

View:
 Building Type: SFAV
 Grade: SFAV-Fair
 Story Height: 1 Story

Roof Cover: Dim Shingle
 Year Built: 1957
 Effective Year: 1977
 No. Units: 1

Roof Structure: Gable
 Frame:
 Primary Wall: Conc Block
 Secondary Wall:

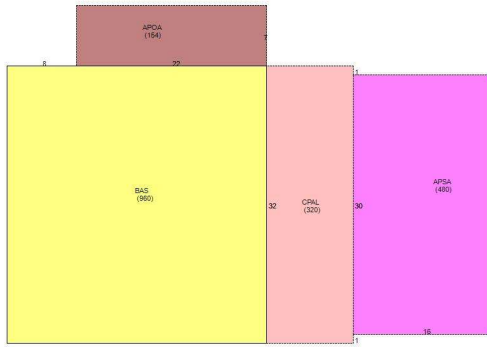
Interior Data

Bedrooms: 0
 Full Baths: 1
 Half Baths: 0
 A/C %: 0%

Electric: AVERAGE
 Heat Type:
 Heat Fuel:
 Heated %: 0%

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





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
APOA	Aluminium Porch (Open) Average	154	0	58
APSA	Aluminium Porch (Screen) Average	480	0	92
BAS	BASE AREA	960	960	124
CPAL	Carport Attached Low	320	0	84

Special Features and Yard Items

Type	Qty	Units	Year Blt
UTILITY AVG	1	160	1999
Driv-Concret	1	400	2009

Current Year Values


Current Values Breakdown

Building:	\$266,000
Land:	\$887,040
Just/Market:	\$1,153,040
Ag Credit:	\$821,520
Save Our Homes or 10% Cap:	\$78,500
Assessed:	\$253,020
Exemption(s):	\$0
Taxable:	\$253,020

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	30.8	North St. Lucie Water Management District	\$708.40

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

Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$1,153,040	\$253,020	\$0	\$253,020
2022	\$1,040,620	\$230,739	\$0	\$230,739
2021	\$841,800	\$210,483	\$0	\$210,483
2020	\$720,300	\$192,069	\$0	\$192,069

Permits

Number	Issue Date	Description	Amount	Fee
C1001-0008	Jan 6, 2010	Alterations/Remodeling	\$0	\$0
C1404-0159	Apr 9, 2014	Roof	\$0	\$0
C1808-0248	Aug 9, 2018	Slab	\$0	\$0
C1809-0387	Sep 26, 2018	Enclosure	\$0	\$0
C1907-0013	Jul 1, 2019	Air Conditioning Only	\$3,500	\$0

Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in Saint Lucie County

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: 3605 GORDY RD
 Sec/Town/Range: 26/35S/39E
 Parcel ID: 2326-413-0001-000-2
 Jurisdiction: Saint Lucie County

Use Type: 6000
 Account #: 14336
 Map ID: 23/26S
 Zoning: AG-1 Count

Ownership

Hickory Branch Properties Inc
 % Suzanne B Varn
 1124 Coral St
 Fort Pierce, FL 34982



Legal Description

26 35 39 THAT PART OF SE 1/4 LYG SLY AND WLY OF TEN MILE CREEK MPDAF: N 1/2 OF SE 1/4 OF SE 1/4 AND NE 1/4 OF SW 1/4 OF SE 1/4 AND W 1/2 OF SW 1/4 OF SE 1/4 AND S 1/2 OF NE 1/4 OF SE 1/4 AND NW 1/4 OF SE 1/4- LESS THAT PART MPDAF: FROM NE COR OF SE 1/4 RUN S ALG SEC LI 1691.16 FT, TH N 79 07 00 W 507.9 FT, TH N 34 19 30 W 241.51 FT, TH S 89 37 10 W 611.83 FT, TH N 00 22 50 W 10 FT FOR POB; TH S 89 37 10 W 234.70 FT, TH N 01 13 10 E 335 FT TO S BANK OF OLD CREEK CHANNEL, TH N 87 49 10 E 73.58 FT, TH N 73 46 10 E 156.84 FT TO S BANK OF OLD CREEK CHANNEL, TH S 00 22 50 E 379.83 FT TO POB- AND LESS THAT PART MPDAF: FROM NW COR OF NW 1/4 OF SE 1/4 RUN E 284 FT FOR POB; TH S 18 E 205 FT, TH S 46 E 240 FT, TH S 49 15 E 175 FT, TH S 49 30 E 45 FT, TH S 34 15 E 150 FT, TH N 75 45 E 55 FT, TH S 53 E 133 FT, TH S 9 E 100 FT, TH S 21 E 215 FT, TH S 68 E 160 FT, TH N 77 15 E 143 FT TO E SIDE OF NW 1/4 OF SE 1/4, TH N TO 10 MILE CREEK, TH MEANDER 10 MILE CREEK NLY AND WLY TO N LI OF NW 1/4 OF SE 1/4, TH W TO POB- AND LESS CANAL AND RD R/W (93.66 AC) (OR 2138-947: 2279-1426)

Current Values

Just/Market Value: \$2,033,379
 Assessed Value: \$34,057
 Exemptions: \$0
 Taxable Value: \$34,057

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	1,272
Land Size (acres):	93.66
Land Size (SF):	4,079,830

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

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	Book/Page	Sale Code	Deed	Grantor	Price
Sep 29, 2004 Jan 1, 1900	2138 / 0947	XX02	WD	Varn Groves Inc	\$100 \$0

Building Information (1 of 2)

Finished Area: 0 SF

Gross Sketched Area: 216 SF

Exterior Data

View:

Roof Cover: Sheet Metal

Roof Structure: Gable

Building Type: FarmPole
 Grade: FarmPLA
 Story Height: 1 Story

Year Built: 1984
 Effective Year: 1984
 No. Units: 1

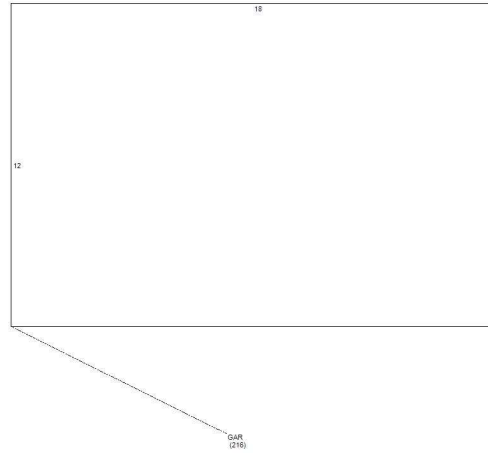
Frame:
 Primary Wall:
 Secondary Wall:

Interior Data

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

Electric:
 Heat Type:
 Heat Fuel:
 Heated %: 0%

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



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
GAR	BASE AREA GARAGE	216	0	60

Building Information (2 of 2)

Finished Area: 0 SF

Gross Sketched Area: 1,056 SF

Exterior Data

View:
 Building Type: FarmPole
 Grade: FarmPLA
 Story Height: 1 Story

Roof Cover:
 Year Built: 1992
 Effective Year: 1992
 No. Units: 1

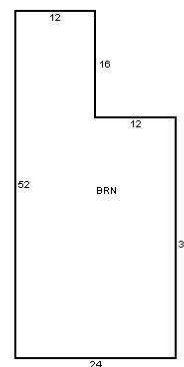
Roof Structure:
 Frame:
 Primary Wall:
 Secondary Wall:

Interior Data

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

Electric:
 Heat Type:
 Heat Fuel:
 Heated %: 0%

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



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BRN	BASE AREA BARN	1056	0	152

Special Features and Yard Items


Type	Qty	Units	Year Blt
------	-----	-------	----------

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown	
Building:	\$8,300		
Land:	\$2,025,079		
Just/Market:	\$2,033,379		
Ag Credit:	\$1,999,322		
Save Our Homes or 10% Cap:	\$0		
Assessed:	\$34,057		
Exemption(s):	\$0		
Taxable:	\$34,057		

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	93.66001	North St. Lucie Water Management District	\$2,154.18

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

Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$2,033,379	\$34,057	\$0	\$34,057
2022	\$1,867,122	\$36,557	\$0	\$36,557
2021	\$1,679,021	\$35,757	\$0	\$35,757
2020	\$1,400,951	\$35,857	\$0	\$35,857

Permits

Number	Issue Date	Description	Amount	Fee
C91-02758	May 24, 1991	Barn	\$20,014	\$20,014

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

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Property Identification

Site Address: 3601 GORDY RD
 Sec/Town/Range: 26/35S/39E
 Parcel ID: 2326-413-0000-000-5
 Jurisdiction: Saint Lucie County

Use Type: 0100
 Account #: 14340
 Map ID: 23/26S
 Zoning: AG-1 Count

Ownership

Donald M Varn
 3601 Gordy Rd
 Fort Pierce, FL 34945



Legal Description

26 35 39 THAT PART OF N 1/2 OF SE 1/4 MPDAF: FROM NE COR OF SE 1/4 RUN S ALG SEC LI 1691.16 FT, TH N 79 DEG 7 MIN W 507.9 FT, TH N 34 DEG 19 MIN 30 SEC W 241.51 FT, TH S 89 DEG 37 MIN 10 SEC W 611.83 FT, TH N 0 DEG 22 MIN 50 SEC W 10 FT FOR POB, TH S 89 DEG 37 MIN 10 SEC W 234.70 FT, TH N 1 DEG 23 MIN 10 SEC E 335 FT TO CONC MONU ON S BANK OF OLD CREEK CHANNEL, TH N 87 DEG 49 MIN 10 SEC E 73.58 FT, TH N 73 DEG 46 MIN 10 SEC E 156.84 FT TO CONC MONU ON S BANK OF OLD CREEK CHANNEL, TH S 0 DEG 22 MIN 50 SEC E 379.83 FT TO POB (1.83 AC)(OR 883-2345: 1376-2704: 3247-992)

Current Values

Just/Market Value: \$427,900
 Assessed Value: \$142,429
 Exemptions: \$50,000
 Taxable Value: \$92,429

Total Areas

Finished/Under Air (SF): 2,380
 Gross Sketched Area (SF): 6,545
 Land Size (acres): 1.83
 Land Size (SF): 79,714.8

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

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	Book/Page	Sale Code	Deed	Grantor	Price
Sep 24, 2010	3247 / 0992	0116	QC	Varn Donald M	\$100
Mar 28, 2001	1376 / 2704	XX01	WD	Varn Jean F	\$85,000
Dec 21, 1993	0883 / 2345	XX01	QC	Varn Jean F	\$100

Building Information (1 of 1)

Finished Area: 2,380 SF

Gross Sketched Area: 6,545 SF

Exterior Data

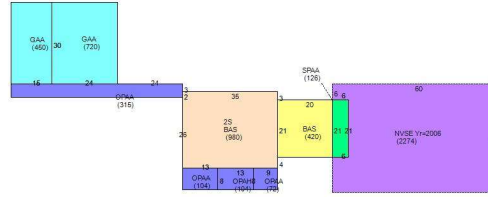
View:	Roof Cover: Metal	Roof Structure: Gable
Building Type: SFAV	Year Built: 1923	Frame:
Grade: SFAV-High	Effective Year: 1980	Primary Wall: Hardi Plank
Story Height: 2 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 4
 Full Baths: 3
 Half Baths: 0
 A/C %: 100%

Electric: AVERAGE
 Heat Type: FredHotAir
 Heat Fuel: ELEC
 Heated %: 100%

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



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	980	980	126
BAS	BASE AREA	1400	1400	208
GAA	Garage Attached Average	1170	0	198

NVSE	Screen Enclosure for Sketch Only (Valued in SFYI)	2274	0	212
OPAA	Open Porch Attached Average	491	0	212
OPAH	Open Porch Attached High	104	0	42
SPAA	Screen Porch Attached Average	126	0	54

Special Features and Yard Items

Type	Qty	Units	Year Blt
POOL DK-AVG	1	1698	1976
POOL ENC-AVG	1	2274	1976
RES POOL AVG	1	576	1976

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
Building:	\$307,900	Tax	Grant	Code	Description	Amount
Land:	\$120,000	Year	Year	0500	Homestead	\$25,000
Just/Market:	\$427,900	2023	2002		Exemption	
Ag Credit:	\$0	Tax	Grant	Code	Description	Amount
Save Our Homes or 10% Cap:	\$285,471	Year	Year	0550	Homestead	\$25,000
Assessed:	\$142,429	2023	2008		Exemption over \$	
Exemption(s):	\$50,000				50,000	
Taxable:	\$92,429					

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	1.83	North St. Lucie Water Management District	\$42.09

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

Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$427,900	\$142,429	\$50,000	\$92,429
2022	\$425,200	\$138,281	\$50,000	\$88,281
2021	\$329,700	\$134,254	\$50,000	\$84,254
2020	\$298,800	\$132,401	\$50,000	\$82,401

Permits

Number	Issue Date	Description	Amount	Fee
C06020166	Apr 6, 2006	Alterations/Remodeling	\$18,000	\$0
C07010299	Jan 19, 2007	Alterations/Remodeling	\$2,400	\$0
C07010300	Jan 19, 2007	Alterations/Remodeling	\$2,400	\$0
C1205-0285	May 22, 2012	Roof	\$0	\$0

Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in Saint Lucie County

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Planning Board

6. b.

Meeting Date: 10/09/2023

Re: Annexation - 1703 Totten Road - Parcel ID: 2417-323-0001-000-5

Submitted For: Kev Freeman, Planning Director, Planning & Zoning

Information

SUBJECT:

Annexation - 1703 Totten Road - Parcel ID: 2417-323-0001-000-5

SUMMARY:

Request for review of an application for an annexation of one (1) parcel into the city, with a City Future Land Use of GC, General Commercial, and a City Zoning of C-3, General Commercial.

RECOMMENDATION:

Staff's recommendation is for the Planning Board to move the proposed annexation for approval to City Commission.

ALTERNATIVES:

- Recommend approval with conditions
- Recommend disapproval

RESPONSIBLE STAFF:

Kerry C. Driver, Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Presentation

Staff Report and Supporting Documents

Draft Ordinance

Applicants Submittal

Form Review

Form Started By: Kerry Charles
Final Approval Date: 09/27/2023

Started On: 09/25/2023 03:15 PM



CITY OF FORT PIERCE

PLANNING BOARD

October 9th, 2023

Ortiz Annexation
1703 Totten Road

APPLICANT

George Ruiz Ortiz

PROPERTY OWNER(S)

George Ruiz Ortiz

PARCEL ID #(S):

2417-323-0001-000-5

Ortiz ANNEXATION



SUMMARY

Request for review of an application for a Voluntary Application for Annexation for one (1) parcel of land at or near 1703 Totten Road.

BACKGROUND

The applicant is requesting a voluntary annexation of one (1) parcel at or near 1703 Totten Road in Fort Pierce, Florida. The parcel ID is 2417-323-0001-000-5.

The subject property has St. Lucie County Future Land Use designations of Commercial 0 du (COM) and a St. Lucie County Zoning designation of Commercial, Neighborhood (CN). The applicant is proposing Future Land Use designations of General Commercial 15 du/ac (GC) with a Zoning classification of General Commercial (C-3).

Ortiz ANNEXATION



COMPREHENSIVE PLAN

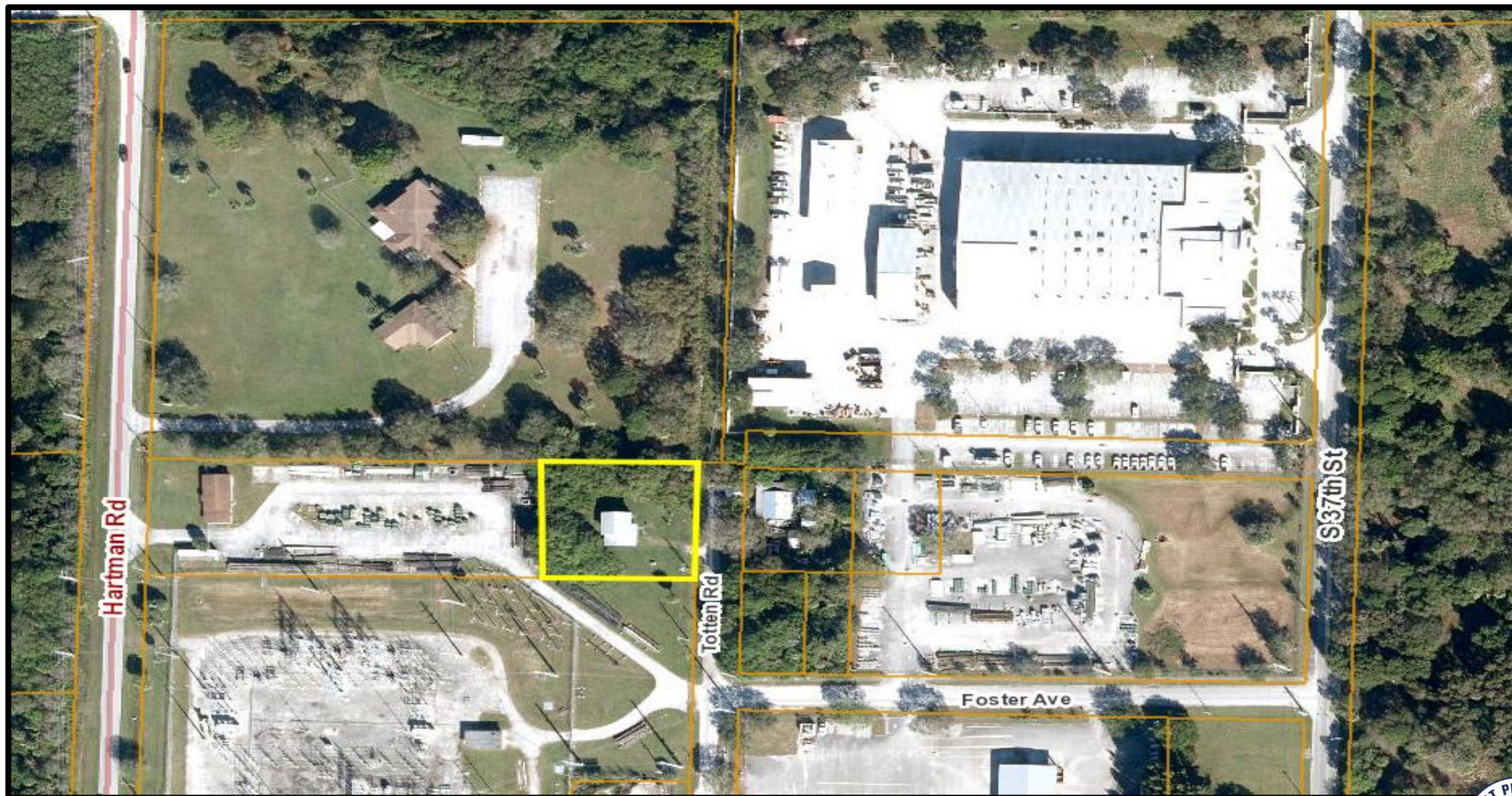
Pursuant to Comprehensive Plan policy 1.11.5 “properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission.” Staff has confirmed that the property is located within unincorporated St. Lucie County and is contiguous to the Fort Pierce City municipal boundary and within the FPUA service area. The subject proposed voluntary annexation is also consistent with Chapter 171.044, F.S., whereas the property is contiguous to a municipality and reasonably compact; and the annexation will not result in the creation of an enclave.

The current value of the property is \$186,600. Should the Application for Annexation be approved it could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce if developed, depending on the millage rate per year, which currently is 6.9000. The property has an existing dwelling unit.

Ortiz ANNEXATION



SITE LOCATION



SITE AREA= 0.59 +/- Acres

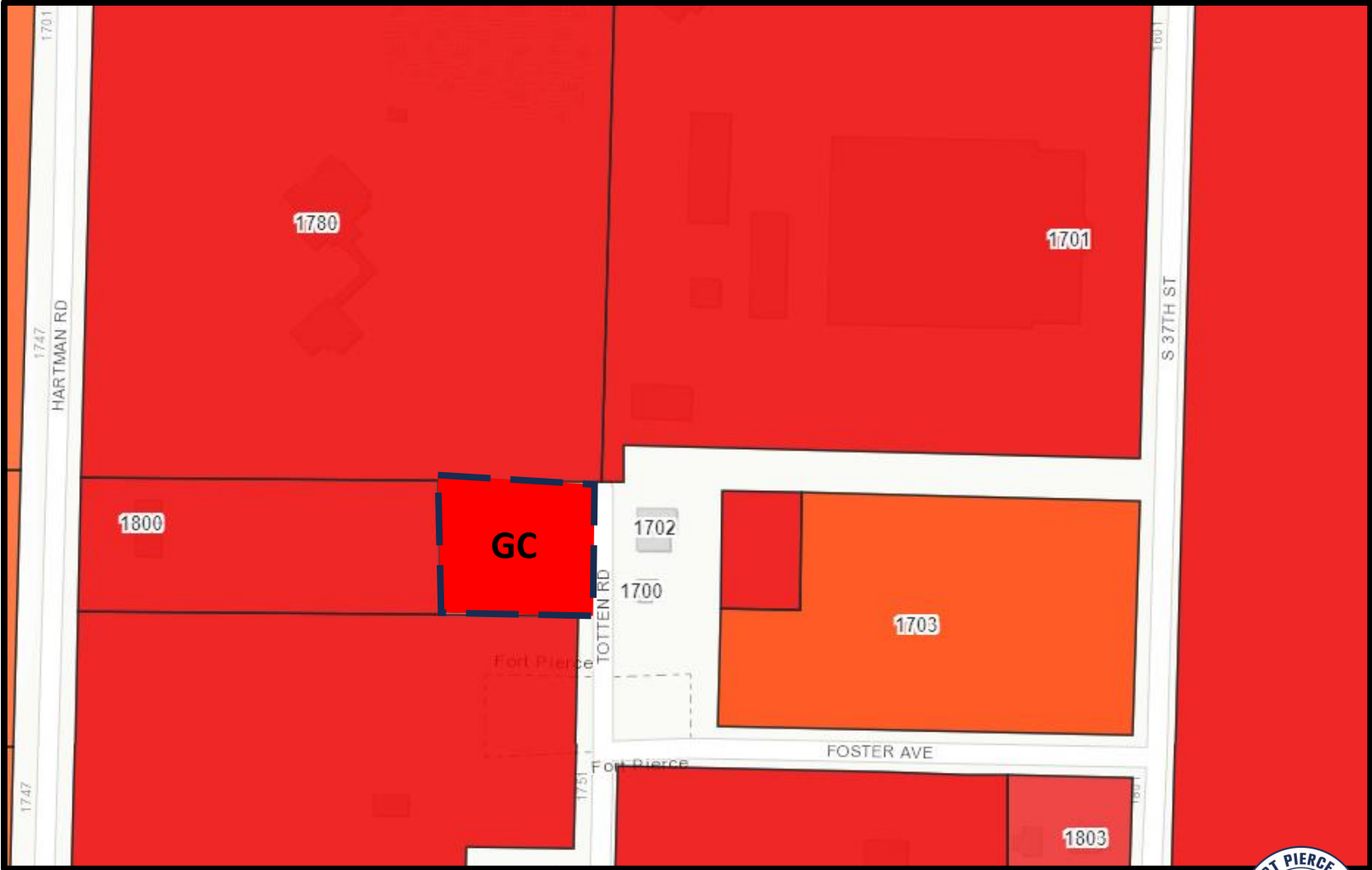
Ortiz ANNEXATION



EXISTING/PROPOSED FUTURE LAND USE

Current FLU: COM
(Commercial 0 du/ac – St. Lucie County)

Proposed FLU: GC
(General Commercial 15 du/ac – City of Fort Pierce)



Ortiz ANNEXATION



EXISTING/PROPOSED ZONING

Currently Zoned: NC
(Commercial Neighborhood 10 du/ac –
St. Lucie County)

Proposed Zoning: C-3
(General Commercial – City of Fort
Pierce)



Ortiz ANNEXATION



RECOMMENDATION

Staff recommendation is for the Planning Board to move the proposed annexation application for **Approval** to City Commission.

ALTERNATIVE RECOMMENDATIONS

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





CITY OF FORT PIERCE

PLANNING BOARD

October 9th, 2023

Ortiz Annexation
1703 Totten Road



APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

Application submission shall include the following:

- **TRC (*Initial Submission):** One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **Planning Board:** One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission:** One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- Warranty Deed
- Current Survey (completed within the last 12 months)

1. Address: 1703 Totten Rd

2. Legal description of real property for which annexation is being requested:
17 35 40 FROM NW COR OF SW 1/4 OF NW 1/4 OF SW 1/4, RUN E TO INT OF HARTMAN RD, TH S 160 FT, TH E TO W R/W TOTTEN RD FOR POB
, TH N 160 FT, TH W 160 FT, TH S 160 FT, TH E 160 FT TO POB (0.59 AC) (OR 518-1158; 1031-2882, 2883; 1052-322; 1076-1668; 1918-2280; 2054-1729; 2691-1973; 2895-1634; 3072-1644; 1647; 1649)

Property Tax ID: 2417-323-0001-000-5

3. Size of described property: 0.59

4. Project description: We would like to annex to the City of Fort Pierce as a C3 General Commercial

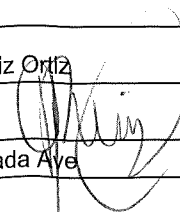
5. Current St. Lucie County Future Land Use Designation: 0100

6. Current St. Lucie County Zoning: Commercial Neighborhood

7. Is this a Historic property? No

8. Appraised value: 186,600

9. Name of Owner(s): George Ruiz Ortiz

Signature of Owner(s): 
 Mailing Address: 265 SE Verada Ave
 City Port St Lucie State FL Zip 34983
 Phone 8135164660 Fax _____

10. Name of Representative: _____

Signature of representative: _____

Mailing Address: _____

City) _____ State _____ Zip _____

Phone _____ Fax _____

E-mail: _____

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

OFFICE USE:

DATE RECEIVED: _____ **Signed:** _____

File Number: _____ **Check No:** _____ **Receipt No:** _____

TRC Review: _____ **Planning Board Review:** _____ **City Commission:** _____

Ordinance No: _____ **Date Approved:** _____

Prepared by and Return To:

JoAnn Webster
Majesty Title Services, a division of LandCastle Title
Group, LLC
705 17th Street
Vero Beach, FL 32960

Order No.: VB082306012

APN/Parcel ID(s): 2417-323-0001-000-5

WARRANTY DEED

THIS WARRANTY DEED dated June 29, 2023, by Cindy Aline Silverstein, as Successor Trustee of The E. Wayne Rogers Revocable Living Trust dated March 9, 2004 as amended, hereinafter called the grantor, to Imperium Construction Company, LLC, a Florida limited liability company, whose post office address is 1703 Totten Road, Fort Pierce, FL 34947, hereinafter called the grantee:

(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 No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Saint Lucie, State of Florida, to wit:

Beginning at the Northwest corner of the SW 1/4 of the NW 1/4 of the SW 1/4 of Section 17, Township 35 South, Range 40 East; thence run East to the intersection of Hartman Road; thence run South 160 feet; thence run East to the West right of way line of Totten Road for Point of Beginning; thence run North 160 feet; thence run West 160 feet; thence run South 160 feet; thence run East 160 feet to the Point of Beginning.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor (s) or any members of the household of Grantor(s) reside thereon.

Subject to easements, restrictions, reservations and limitations of record, if any.

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

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee 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, 2022.

WARRANTY DEED

(continued)

Stacy King
Witness Signature

Stacy King
Print Name

[Signature]
Witness Signature

Print Name

State of Florida
County of Indian River

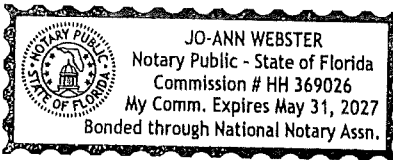
The E. Wayne Rogers Revocable Living Trust dated
March 9, 2004

BY: Cindy Aline Silverstein
Cindy Aline Silverstein
Successor Trustee

Address: 1426 32nd Ave
Vero Beach, FL 32960

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 26th day of June, 2023, by Cindy Aline Silverstein, to me known to be the person(s) described in or who has/have produced DI as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

[Signature]
NOTARY PUBLIC
My Commission Expires:





George Ruiz Ortiz
265 SE Verada Ave.
Port St. Lucie, FL 34983

Subject: Annexation – One parcel at 1703 Totten Road – Technical Review Committee Comments for September 21, 2023 TRC Meeting

City of Fort Pierce Planning Department

In support of Annexation

Fort Pierce Engineering Department

Recommend Annexation Approval.

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. All new construction or alterations shall meet the requirements of the Florida Building Code 7th Edition.

Fort Pierce Police Department

No comments at this time.

St. Lucie County Planning Department

No comments at this time.

St. Lucie County PW/Engineering

1. Advisory: The proposed annexation would increase the number of City zoned parcels on Totten Road, a local roadway. The City should consider taking over ownership and maintenance responsibilities of Totten Road.



City Clerk Office

No comments at this time.

Code Enforcement

No comments at this time.

Fort Pierce Utilities Authority

- FPUA W/WW Engineering: FPUA has water and sewer available to serve this site. There is no objection to this annexation request.
- FPUA Electric & Gas Engineering: FPUA Electric & Gas Engineering has reviewed the application. Approved.
- FPUA Gas: Approved. Natural gas is available just north of the parcel in question.
- FPUA Fiber: FPUAnet Approves; Fiber Internet Service – Is Available. If client would like Fiber Internet Service from FPUAnet Communications, please contact Eric Peters at (772) 468-1697 for Fiber Internet requirements if service is desired.

St. Lucie County Fire District

No comments at this time.

Florida Department of Transportation

No comments at this time.

St. Lucie County School Board

No comments at this time.

ORDINANCE NO. 23-XXX

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) PARCEL AT OR NEAR APPROXIMATELY **1703 TOTTEN ROAD, FORT PIERCE, FL 34947** AND SHOWN ON EXHBIT A; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2024; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; ESTABLISHING THE ZONING DESIGNATION AS GENERAL COMMERCIAL; ESTABLISHING THE LAND USE DESIGNATION GENERAL COMMERCIAL; DIRECTING FILING OF THE ORIDNANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFILICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Part I, Chapter 171, Florida Statues, sets forth a procedure for Municipal Annexation; and;

WHEREAS, in accordance with Section 171.044 of the Florida Statues, the owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality; and

WHEREAS, the owner(s) have submitted an application petitioning the property to be annexed to the municipality of the City of Fort Pierce; and

WHEREAS, the estimated population is two (2);

WHEREAS, the petition bears the signature(s) of current and/or former owner(s) of property in the area proposed to be annexed; and

WHEREAS, the City of Fort Pierce Planning Board, at their October 9, 2023, meeting voted **XXXXX** to recommend approval of the annexation; and

WHEREAS, in accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department has provided notice of this annexation by hand-delivery to the St. Lucie County Administrator's Office on **October 19, 2023**, no fewer than thirty (30) days prior to the first reading of this annexation Ordinance by the City Commission of the City of Fort Pierce, Florida; and

WHEREAS, in accordance with Section 171.044(6) of the Florida Statutes, the City Planning Department has provided notice of this annexation, via hand-delivery, to the St. Lucie County Board of County Commissioners on **October 19, 2023**, no fewer than ten (10) days prior to publishing or posting the ordinance notice; and

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. The territorial limits of the City of Fort Pierce, Florida, are hereby extended, as depicted on Exhibit "A", attached hereto, and incorporated herein; and the following property is hereby annexed into the City:

Parcel ID: 2417-323-0001-000-5

LEGAL DESCRIPTION:

PARCEL ONE:

17 35 40 FROM NW COR OF SW 1/4 OF NW 1/4 OF SW 1/4, RUN E TO INT OF HARTMAN RD, TH S 160 FT, TH E TO W R/W TOTTEN RD FOR POB, TH N 160 FT, TH W 160 FT, TH S 160 FT, TH E 160 FT TO POB (0.59 AC)

Said property containing approximately 0.59 acres and being generally located at or near 1703 Totten Road, Fort Pierce, FL 34947.

SECTION 2. That the St. Lucie County Property Appraiser and the St. Lucie County Tax Collector are directed to place upon and add to the assessment roll, and to collect taxes on the land described in Exhibit "A" hereof as of January 1, 2024, and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years. The property tax classifications and exemptions currently in effect upon and applied to the land described in Exhibit "A" shall not be affected by this Ordinance, so long as the classifications and exemptions are consistent with the standards set forth by the Saint Lucie County Property Appraiser. Nothing in this Ordinance is intended to, or shall be construed as, a revocation or abrogation of the land's current Saint Lucie County Property Appraiser's tax classifications and exemptions.

SECTION 3. That upon this ordinance becoming effective, the land herein described on Exhibit "A" and annexed into the territorial limits of the City of Fort Pierce shall be zoned Medium-Density Residential (R-4) and assigned a Future Land Use Designation of Medium-Density Residential (RM), as depicted on Exhibit "B" attached hereto and incorporated herein.

SECTION 4. That in accordance with Section 171.044(3), this ordinance shall be filed with clerk of the circuit court, the chief administrative officer of St. Lucie County, and the Department of State within seven (7) days after adoption.

SECTION 5. That in accordance with Section 171.091, any change in the City boundaries through annexation shall revise the charter boundary article and shall be filed as a revision of the charter with the department of State within thirty (30) days; and a copy of such revision shall be submitted to the Office of Economic and Demographic Research along with a statement specifying the population census effect and the affected land area.

SECTION 6. 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, which shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 7. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 8. This Ordinance shall be and become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

Tanya M. Earley, 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. 23-0xx was duly advertised by title only in the St. Lucie News Tribune on **November 2nd and 19th, 2023**; 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 **XXXX**; and was duly introduced, read by title only, and passed on second and final reading **XXXX**, 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 **XX** day of **XXXX**.

Linda Hudson
Mayor Commissioner

ATTEST:

Linda W. Cox
City Clerk

(CITY SEAL)

EXHIBIT A

**LEGAL DESCRIPTION:
PARCEL ONE:**

17 35 40 FROM NW COR OF SW 1/4 OF NW 1/4 OF SW 1/4, RUN E TO INT OF HARTMAN RD, TH S 160 FT, TH E TO W R/W TOTTEN RD FOR POB, TH N 160 FT, TH W 160 FT, TH S 160 FT, TH E 160 FT TO POB (0.59 AC)

Territorial Limits Extension

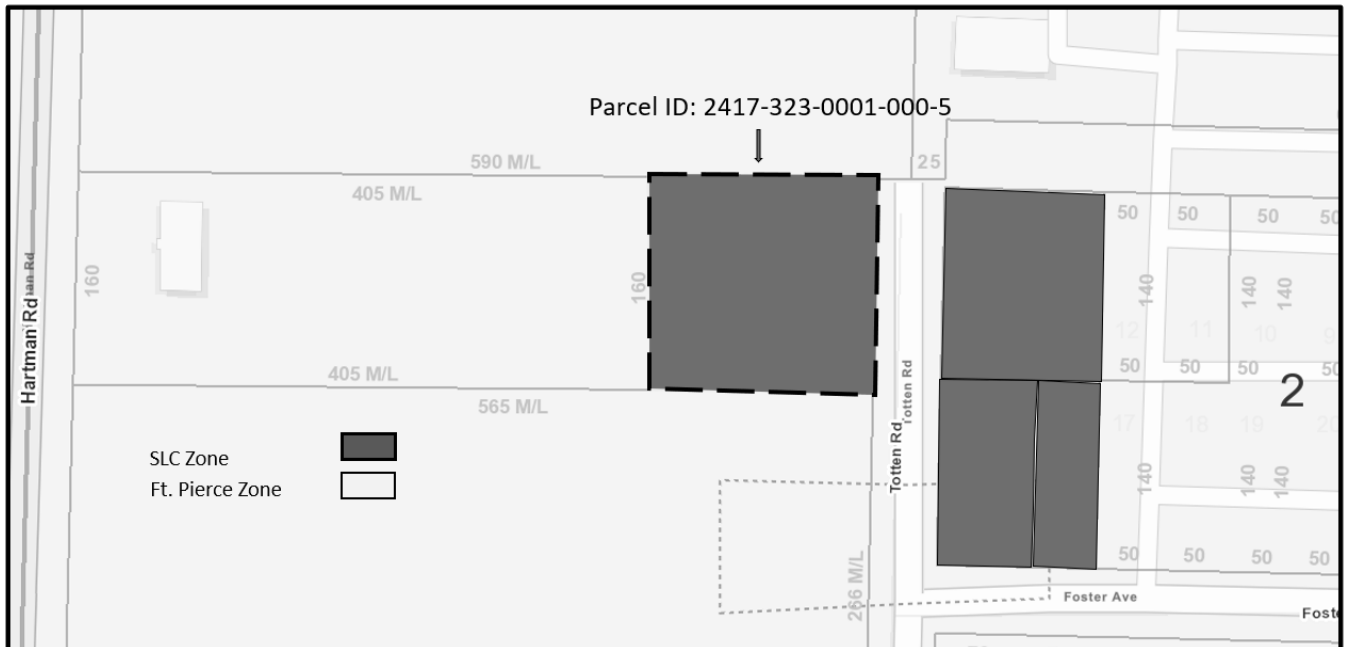
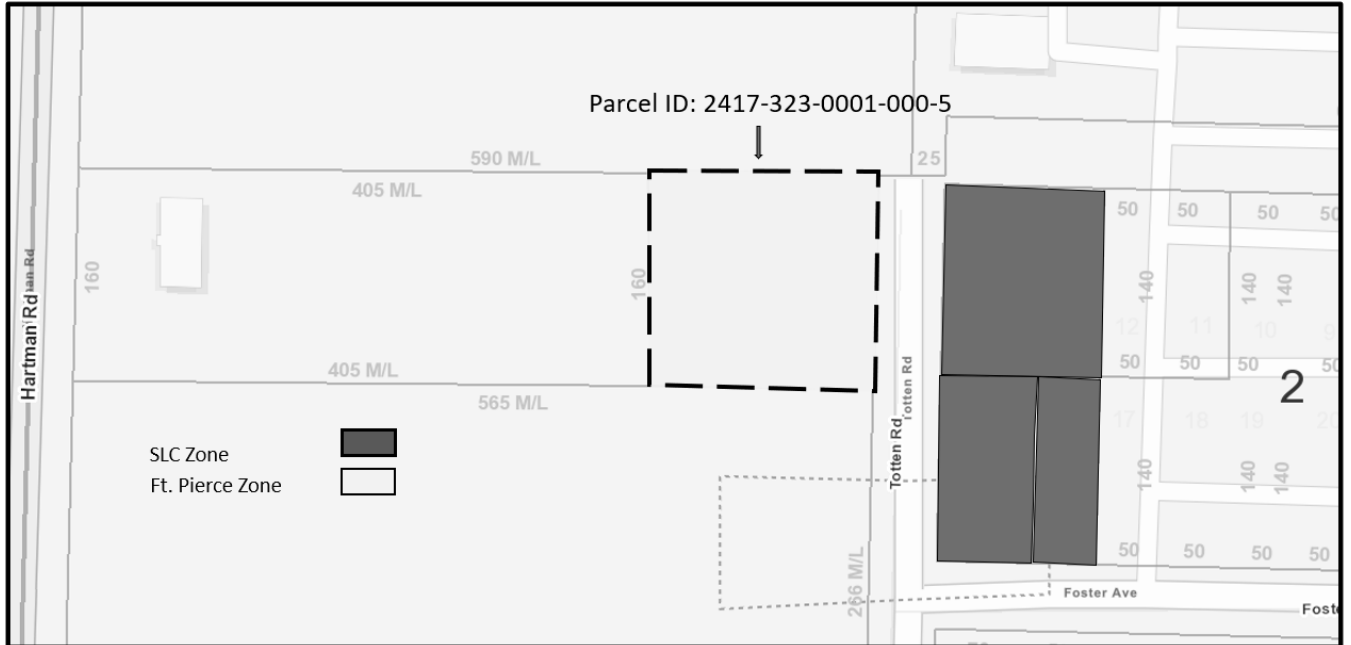


EXHIBIT B
Zoning & Future Land Use Designation Assignment



*The property to be annexed currently has a zoning of CN (Commercial, Neighborhood) and a future land use of COM (Commercial). The zoning will be designated C-3 (General Commercial) with a future land use of GC (General Commercial).



APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

Application submission shall include the following:

- **TRC (*Initial Submission):** One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **Planning Board:** One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission:** One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- Warranty Deed
- Current Survey (completed within the last 12 months)

1. Address: 1703 Totten Rd

2. Legal description of real property for which annexation is being requested:
17 35 40 FROM NW COR OF SW 1/4 OF NW 1/4 OF SW 1/4, RUN E TO INT OF HARTMAN RD, TH S 160 FT, TH E TO W R/W TOTTEN RD FOR POB
, TH N 160 FT, TH W 160 FT, TH S 160 FT, TH E 160 FT TO POB (0.59 AC) (OR 518-1158; 1031-2882, 2883; 1052-322; 1076-1668; 1918-2280; 2054-1729; 2691-1973; 2895-1634; 3072-1644; 1647; 1649)

Property Tax ID: 2417-323-0001-000-5

3. Size of described property: 0.59

4. Project description: We would like to annex to the City of Fort Pierce as a C3 General Commercial

5. Current St. Lucie County Future Land Use Designation: 0100

6. Current St. Lucie County Zoning: Commercial Neighborhood

7. Is this a Historic property? No

8. Appraised value: 186,600

9. Name of Owner(s): George Ruiz Ortiz

Signature of Owner(s): 

Mailing Address: 265 SE Verada Ave

City Port St Lucie State FL Zip 34983

Phone 8135164660 Fax _____

10. Name of Representative: _____

Signature of representative: _____

Mailing Address: _____

City) _____ State _____ Zip _____

Phone _____ Fax _____

E-mail: _____

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

OFFICE USE:

DATE RECEIVED: _____ **Signed:** _____

File Number: _____ **Check No:** _____ **Receipt No:** _____

TRC Review: _____ **Planning Board Review:** _____ **City Commission:** _____

Ordinance No: _____ **Date Approved:** _____

Prepared by and Return To:

JoAnn Webster
Majesty Title Services, a division of LandCastle Title
Group, LLC
705 17th Street
Vero Beach, FL 32960

Order No.: VB082306012

APN/Parcel ID(s): 2417-323-0001-000-5

WARRANTY DEED

THIS WARRANTY DEED dated June 29, 2023, by Cindy Aline Silverstein, as Successor Trustee of The E. Wayne Rogers Revocable Living Trust dated March 9, 2004 as amended, hereinafter called the grantor, to Imperium Construction Company, LLC, a Florida limited liability company, whose post office address is 1703 Totten Road, Fort Pierce, FL 34947, hereinafter called the grantee:

(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 No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Saint Lucie, State of Florida, to wit:

Beginning at the Northwest corner of the SW 1/4 of the NW 1/4 of the SW 1/4 of Section 17, Township 35 South, Range 40 East; thence run East to the intersection of Hartman Road; thence run South 160 feet; thence run East to the West right of way line of Totten Road for Point of Beginning; thence run North 160 feet; thence run West 160 feet; thence run South 160 feet; thence run East 160 feet to the Point of Beginning.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor (s) or any members of the household of Grantor(s) reside thereon.

Subject to easements, restrictions, reservations and limitations of record, if any.

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

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee 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, 2022.

WARRANTY DEED

(continued)

Stacy King
Witness Signature

Stacy King
Print Name

[Signature]
Witness Signature

Print Name

State of Florida
County of Indian River

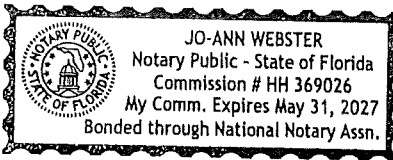
The E. Wayne Rogers Revocable Living Trust dated
March 9, 2004

BY: Cindy Aline Silverstein
Cindy Aline Silverstein
Successor Trustee

Address: 1426 32nd Ave
Vero Beach, FL 32960

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 26th day of June, 2023, by Cindy Aline Silverstein, to me known to be the person(s) described in or who has/have produced DI as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

[Signature]
NOTARY PUBLIC
My Commission Expires:



Planning Board

6. c.

Meeting Date: 10/09/2023

Re: Final Plat - Hernando Street Plat - 601 Hernando Street

Submitted For: Kev Freeman, Planning Director, Planning & Zoning

Information

SUBJECT:

Final Plat - Hernando Street Plat - 601 Hernando Street

SUMMARY:

Request for review of an application for a final plat to subdivide one (1) parcel into six (6) platted lots at 601 Hernando Street, more specifically at Parcel ID: 2401-502-0085-000-7.

RECOMMENDATION:

Staff recommends the Planning Board move the proposed Final Plat for approval to City Commission with 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.

ALTERNATIVES:

- Recommendation of approval with alternate conditions
- Recommendation of disapproval

RESPONSIBLE STAFF:

Ryan Altizer, Senior Planner

COORDINATED WITH:

- Technical Review Committee
-

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Report & Supporting Documents
Application Packet & Supporting Documents
Staff Presentation

Form Review

Form Started By: Ryan Altizer

Started On: 10/02/2023 12:27 PM

Final Approval Date: 10/02/2023



CITY OF FORT PIERCE

Planning Board

October 9th, 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

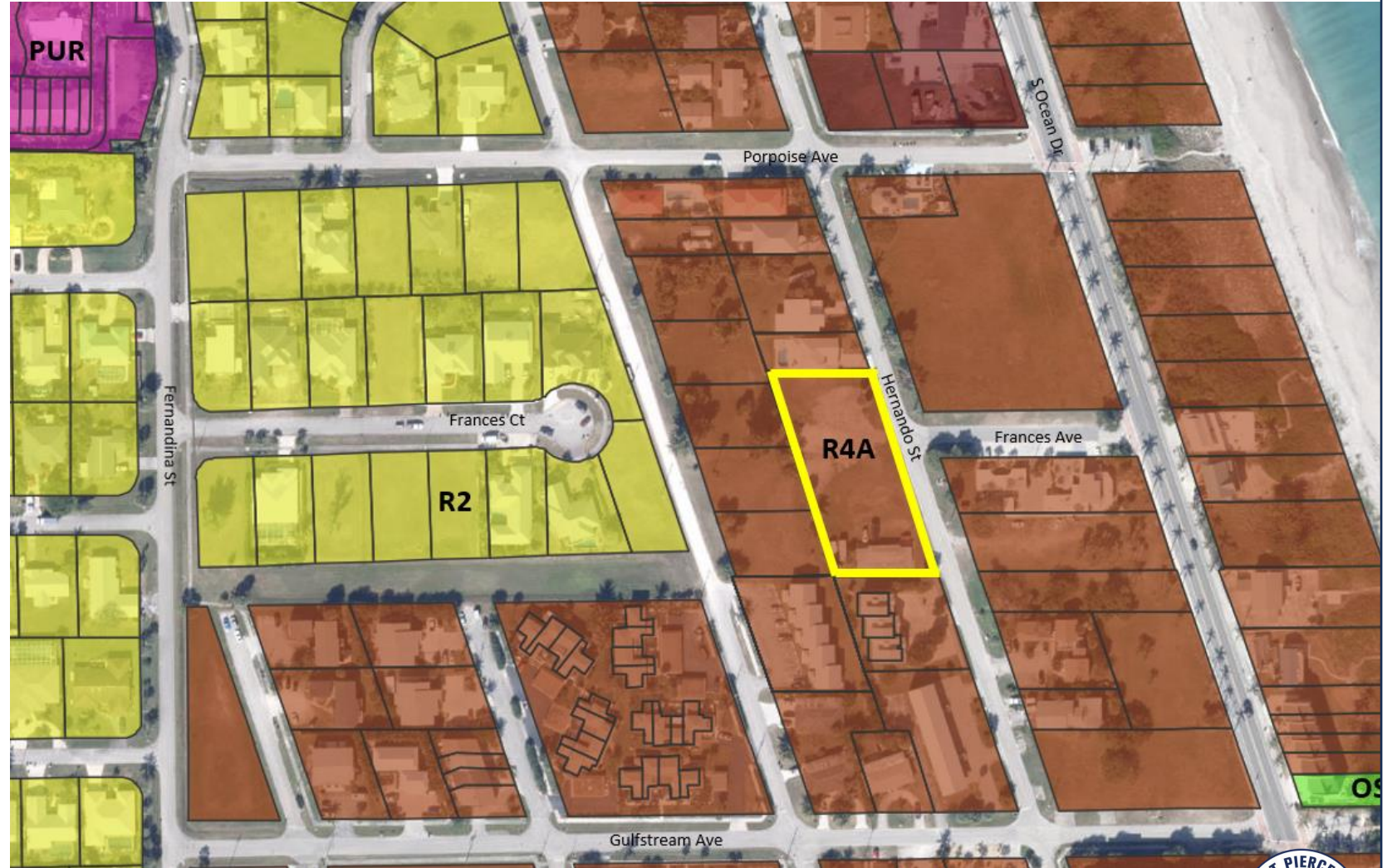


Hernando Final Plat – 601 Hernando Street



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 9th, 2023

Hernando Final Plat
601 Hernando Street

Redtail DG – Tod Mowery
100 S. 2nd 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 written over a horizontal line.

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.



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

FORT PIERCE
Florida

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."

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.



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

FORT PIERCE
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 | |
| <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



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
 PLANNING DEPARTMENT
Florida

RECEIVED

Subdivision

MAR 28 2023

CITY OF FORT PIERCE
 PLANNING & ZONING

Property address or Location 601 Hernando Street

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

Project description Final Plat - Subdivision of the property into 6 separate lots

Christopher Sante and Pamela Sante

Property Owner(s)

PO Box 373006

Street Address

Key Largo FL 33037

City

State Zip

Phone Number

santechris@yahoo.com

Email Address

RedtailDG - 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.

[Handwritten Signature]

Property Owner(s) Signature(s)

STATE OF FLORIDA --

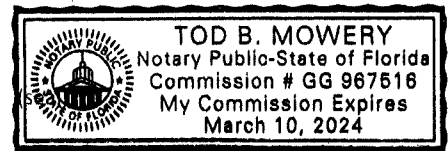
COUNTY STUCIE

The foregoing instrument was acknowledged before me this 4th day of FEBRUARY, 2023, by

CHRISTOPHER SANTE & PAMELA SANTE who is personally known to me or has produced _____ as identification.

[Handwritten Signature: Tod Mowery]

Signature of Notary



INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date _____

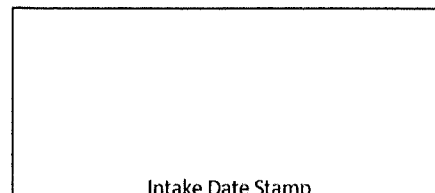
Fees _____ Control # _____ B. Permit # _____

Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____



Intake Date Stamp

SUBDIVISION: PRELIMINARY PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- Preliminary Plat prepared by a surveyor registered in the State of Florida meeting the requirements of Sections 18-5, & 18-10 (a) (1-3) & (c)
- A copy of the deed
- Signed and sealed survey
- Concurrency application, complete
- Complete, notarized application

SUBDIVISION: INFRASTRUCTURE PLAN REVIEW

Please submit one (1) original and four (4) hard copies and one (1) CD of the following, stamped by a state of Florida registered engineer meeting the requirements of 18-10 (a) (4):

- Street construction plans
- Electric Infrastructure plans
- Water & Sewer system construction plans
- Gas Infrastructure plans
- Stormwater Retention plans
- Complete, notarized application

SUBDIVISION: FINAL PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- A copy of the deed
- Signed and sealed survey
- Final Plat stamped by a state of Florida registered surveyor meeting the requirements of 18-5, & 18-10 (b & c):
- Complete, notarized application

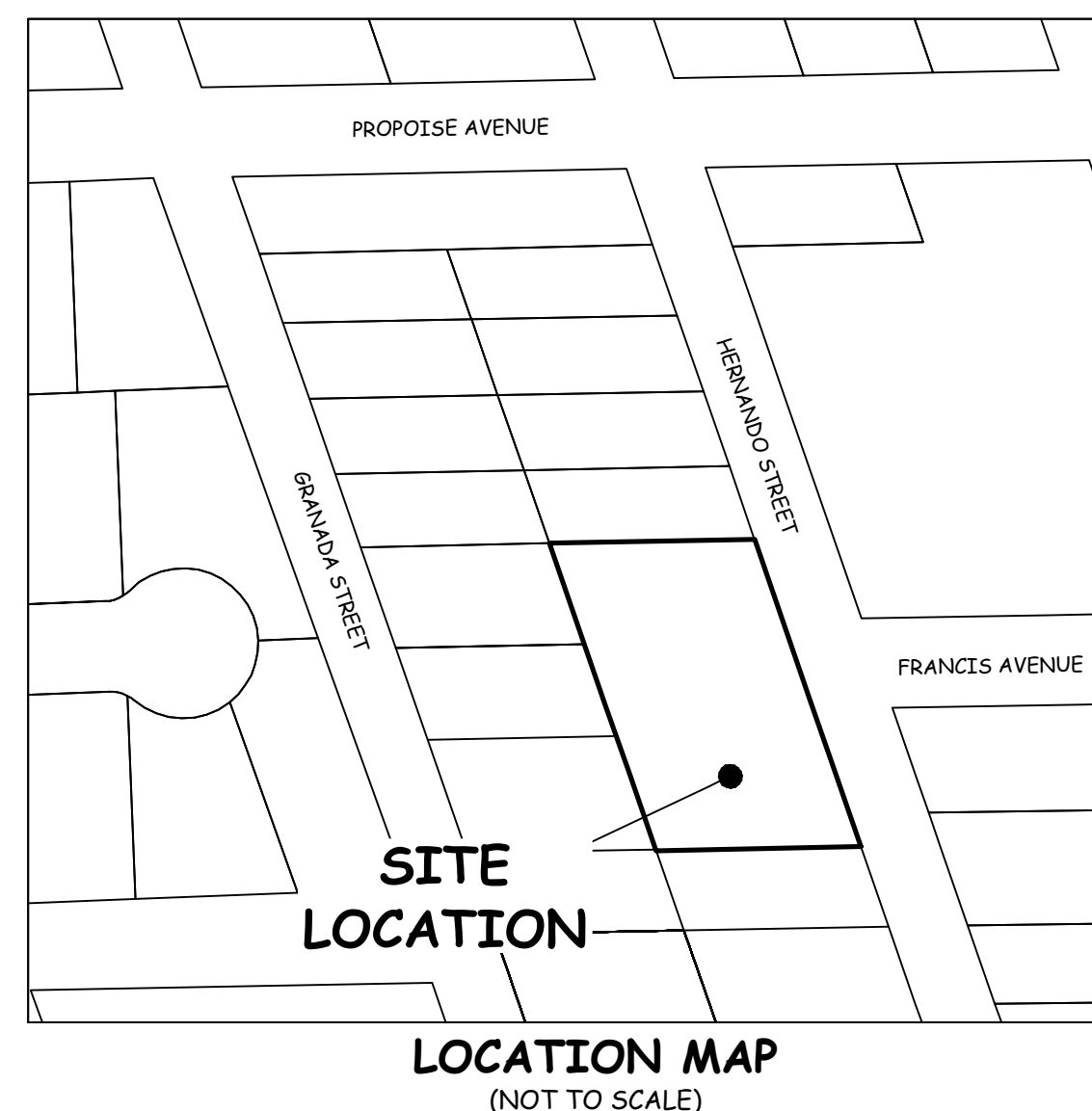
SUBDIVISION: MINOR REPLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- A copy of the deed
- As-built survey of original parcel stamped by a registered surveyor in the State of Florida
- Scaled drawing, stamped by a registered surveyor in the State of Florida, of surveyed parcel indicating
 - proposed lots, including acreage, square footage, & dimensions.
 - any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- Complete, notarized application

HERNANDO SUBDIVISION

BEING A REPLAT OF LOT 12, BLOCK 7 TOGETHER WITH THE NORTH 1/2 OF ABANDONED FRANCIS AVENUE ADJACENT TO LOT 12 AND LOTS 2, 4, AND 6, BLOCK 8, TOGETHER WITH THE SOUTH 1/2 OF ABANDONED FRANCIS AVENUE ADJACENT TO LOT 2 REVISED PLAT OF PALM HAVEN SUBDIVISION AS RECORDED IN PLAT BOOK 8, PAGE 44 LYING IN SECTION 1, TOWNSHIP 35 SOUTH, RANGE 40 EAST CITY OF FT PIERCE, ST LUCIE COUNTY, FLORIDA.



LEGAL DESCRIPTION:

LOT 12, BLOCK 7 TOGETHER WITH THE NORTH 1/2 OF ABANDONED FRANCIS AVENUE ADJACENT TO LOT 12 AND LOTS 2, 4, AND 6, BLOCK 8, TOGETHER WITH THE SOUTH 1/2 OF ABANDONED FRANCIS AVENUE ADJACENT TO LOT 2 REVISED PLAT OF PALM HAVEN SUBDIVISION AS RECORDED IN PLAT BOOK 8, PAGE 44 LYING IN SECTION 1, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FT PIERCE, ST LUCIE COUNTY, FLORIDA.

TOTAL AREA OF REPLAT 32,642 SQUARE FEET OR 0.77 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP

STATE OF FLORIDA
COUNTY OF _____

CHRISTOPHER SANTE AND PAMELA SANTE DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON. AS HERNANDO SUBDIVISION AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

BY: _____
CHRIS SANTE & PAMELA SANTE

WITNESS: _____

PRINTED NAME: _____

WITNESS: _____

PRINTED NAME: _____

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

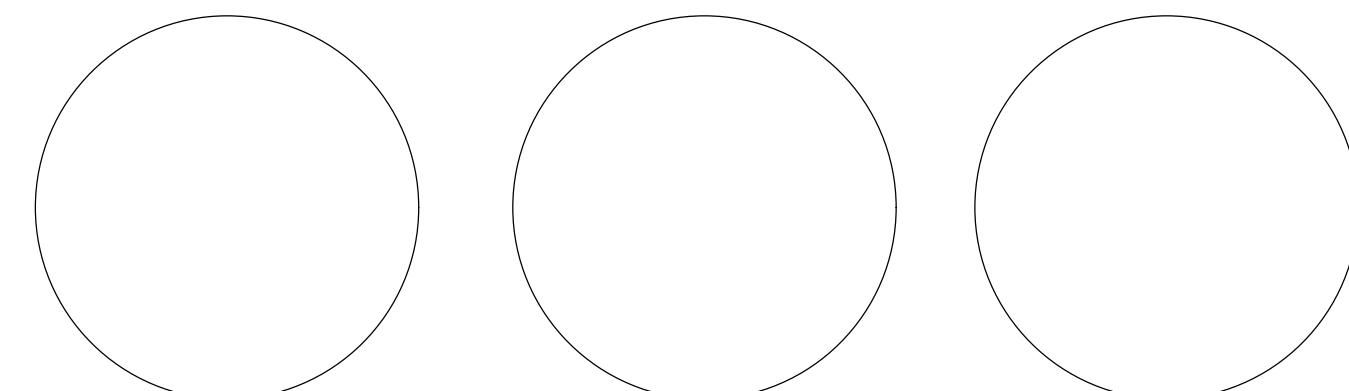
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ON LINE NOTARIZATION. THIS _____ DAY OF _____, 2022, BY _____ HE IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC _____

PRINT NAME _____

STATE OF FLORIDA AT LARGE
COMMISSION NO. _____

MY COMMISSION EXPIRES: _____



TITLE CERTIFICATION

I, RUSSELL YAGEL, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF APRIL 28, 2022:

1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF LOT 12, BLOCK 7, TOGETHER WITH THE N 1/2 OF ABANDONED FRANCIS AVENUE ADJACENT TO LOT 12 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.

AND

2. LOTS 2, 4 AND 6, BLOCK 8, TOGETHER WITH THE S 1/2 OF ABANDONED FRANCIS AVENUE ADJACENT TO LOT 2 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.

3. THE NAME OF CHRISTOPHER SANTE AND PAMELA SANTE.

4. ALL RECORDED MORTGAGES ARE SATISFIED AND THERE ARE NO MORTGAGES OR LIEN OF RECORD, ENCUMBERING THE LAND.

5. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO THE SECTION 197192, FLORIDA STATUTES, HAVE BEEN PAID.

DATED THIS _____ DAY OF _____, 2022.

BY: _____

RUSSELL YAGEL
FLORIDA BAR NUMBER _____672

SURVEYORS REVIEW CERTIFICATE

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REGULATIONS OF CHAPTER 177, FLORIDA STATUTES.

THIS ____ DAY OF _____, 2022.

BY: _____
FRANK VELDHUIS
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NUMBER 6582

PLANNING & ZONING APPROVAL

IT IS HEREBY CERTIFIED THAT THE PLAT MEETS THE REQUIREMENTS OF THE R-4, MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT, AS SET FORTH IN SECTION 125-194 OF THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE.

THIS ____ DAY OF _____, 2022.

BY: _____
KEVIN FREEMAN, AICP
DIRECTOR OF PLANNING
CITY OF FORT PIERCE, FLORIDA

CITY ATTORNEY

IT IS HEREBY CERTIFIED THAT THE FORGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY.

THIS ____ DAY OF _____, 2022.

BY: _____
TANYA EARLEY
CITY ATTORNEY
CITY OF FORT PIERCE, FLORIDA

CITY COMMISSION CERTIFICATE

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN PRELIMINARY APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON THIS _____ DAY OF _____, 2022.

FORT PIERCE CITY COMMISSION

BY: _____
LINDA COX
CITY CLERK

CITY COMMISSION CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON THIS _____ DAY OF _____, 2022.

FORT PIERCE CITY COMMISSION

BY: _____
LINDA COX
CITY CLERK

CLERK'S RECORDING CERTIFICATE

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL OF THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED OF RECORD IN PLAT BOOK _____, PAGE _____, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2022.

BY: _____
MICHELLE R. MILLER
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

CERTIFICATE OF SURVEYOR AND MAPPER

I, ROBERT F. KEMERSON, HEREBY CERTIFY THAT THIS PLAT OF HERNANDO SUBDIVISION IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW; AND THAT LOT CORNERS WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; AND, FURTHER, THAT THE PLAT DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF CITY OF STUART, FLORIDA.

DATED THIS _____ DAY OF _____, 2022.

ROBERT F. KEMERSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENCE NO. 6285

GENERAL PLAT NOTES:

- THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENTS.) BASED ON A BEARING OF N 89°11'39" E, ALONG THE SOUTH PROPERTY LINE OF LOT 6, REVISED PLAT OF PALM HAVEN SUBDIVISION.
- COORDINATES WERE ESTABLISHED BY GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REAL TIME KINEMATICS (RTK) USING FLORIDA DEPARTMENT OF TRANSPORTATION - FLORIDA PERMANENT REFERENCE NETWORK (FDOT-FPRN) WITH REDUNDANCY OF MEASUREMENTS PERFORMED. ALL HORIZONTAL ACCURACY IS 0.03 FOOT PLUS OR MINUS.
- PLAT CONTAINS 32,642 SQUARE FEET OR 0.77 ACRES, MORE OR LESS.
- PLAT CONTAINS 6 LOTS.
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

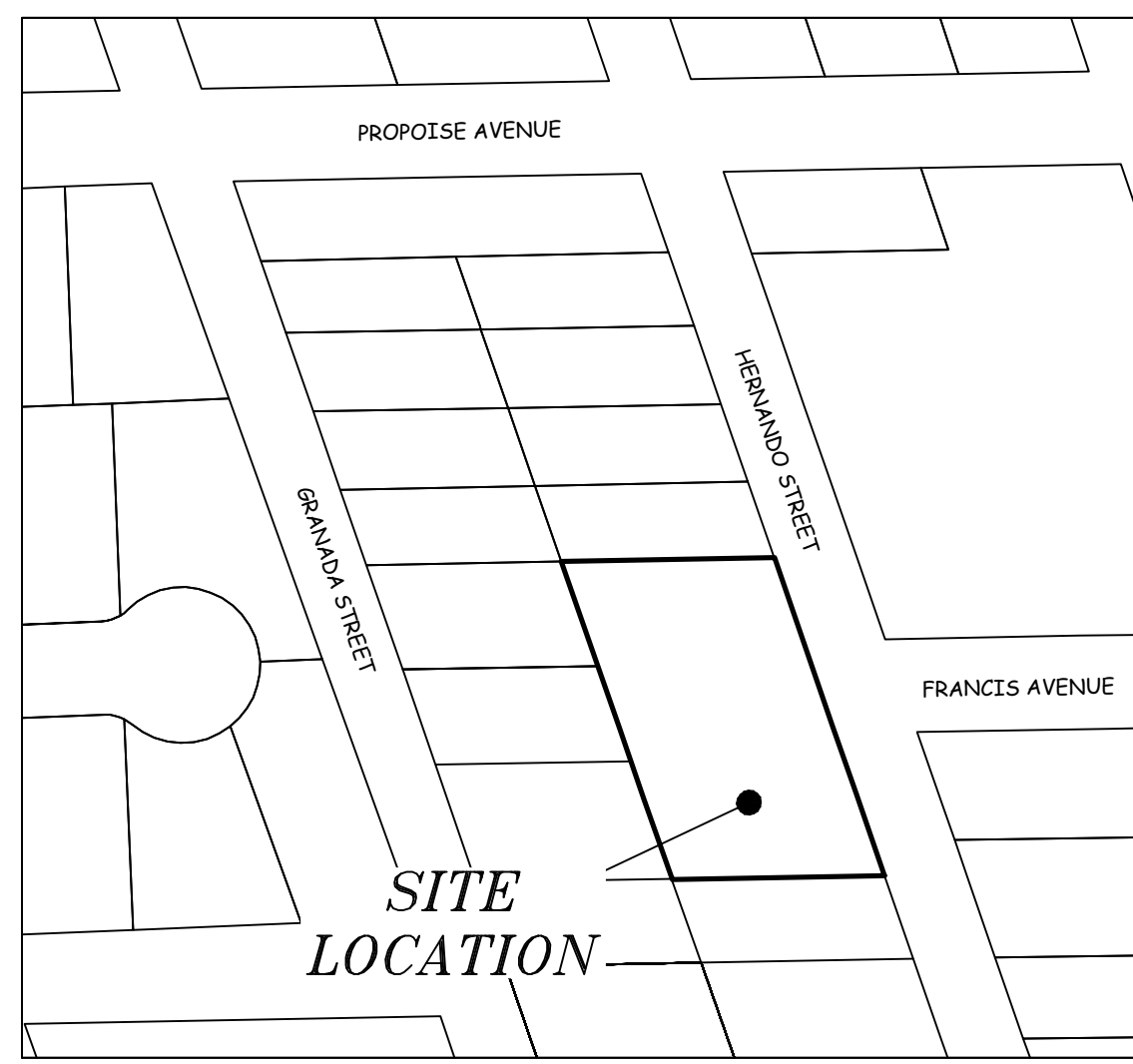
PLAT PREPARED BY:



VELCON ENGINEERING & SURVEYING, LLC
 CERTIFICATE OF AUTHORIZATION NO. LB 8206
 1449 NW COMMERCE CENTRE DRIVE
 PORT ST. LUCIE, FLORIDA 34986
 PHONE (772) 879-0477
 Web Site: www.velconfl.com

HERNANDO SUBDIVISION

BEING A REPLAT OF LOT 12, BLOCK 7 TOGETHER WITH THE NORTH 1/2 OF ABANDONED FRANCIS AVENUE ADJACENT TO LOT 12 AND LOTS 2, 4, AND 6, BLOCK 8, TOGETHER WITH THE SOUTH 1/2 OF ABANDONED FRANCIS AVENUE ADJACENT TO LOT 2 REVISED PLAT OF PALM HAVEN SUBDIVISION AS RECORDED IN PLAT BOOK 8, PAGE 44 LYING IN SECTION 1, TOWNSHIP 35 SOUTH, RANGE 40 EAST CITY OF FT PIERCE, ST LUCIE COUNTY, FLORIDA.



LOCATION MAP
(NOT TO SCALE)

GRANADA STREET COTTAGES
PARCEL ID: 2401-525-0004-000-7
LOT 4

REVISED PLAT OF PALM HAVEN SUBDIVISION
PB 8, PG 44, ST LUCIE COUNTY FLORIDA
BLOCK 7
LOT 11
PARCEL ID: 2401-502-0082-000-6

REVISED PLAT OF PALM HAVEN SUBDIVISION
PB 8, PG 44, ST LUCIE COUNTY FLORIDA
BLOCK 4
LOTS 2-12
PARCEL ID: 2401-502-0026-000-6

GRANADA STREET COTTAGES
PARCEL ID: 2401-525-0003-000-0
LOT 3

LOT 5
CONTAINS 5,430 SF
OR 0.13 ACRES±

CL FRANCES AVENUE
(60' R/W)

GRANADA STREET COTTAGES
PARCEL ID: 2401-525-0002-000-3
LOT 2

LOT 4
CONTAINS 5,433 SF
OR 0.13 ACRES±

REVISED PLAT OF PALM HAVEN SUBDIVISION
PB 8, PG 44, ST LUCIE COUNTY FLORIDA
BLOCK 3
LOTS 1 & 2 & NORTH 1/2 OF LOTS 3 & 4
PARCEL ID: 2401-502-0020-000-4

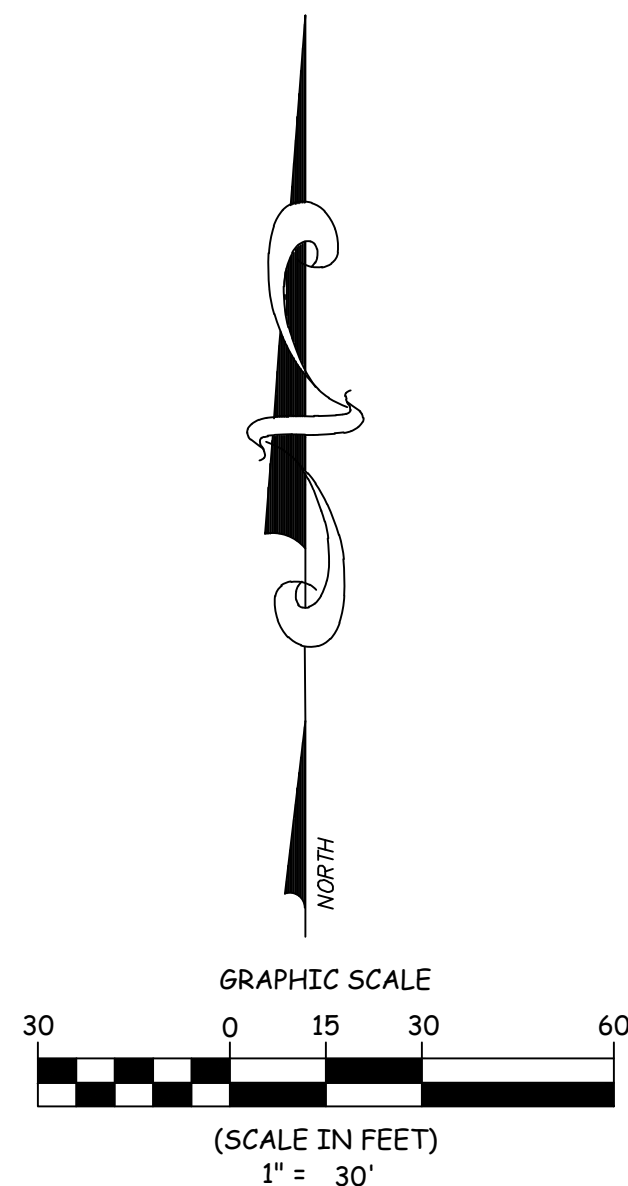
GRANADA STREET COTTAGES
PARCEL ID: 2401-525-0001-000-6
LOT 1

LOT 2
CONTAINS 5,440 SF
OR 0.13 ACRES±

REVISED PLAT OF PALM HAVEN SUBDIVISION
PB 8, PG 44, ST LUCIE COUNTY FLORIDA
BLOCK 3
SOUTH 1/2 OF LOTS 3 & 4 & LOTS 5 & 6
PARCEL ID: 2401-502-0022-000-8

BEACH VILLAS SOUTH
CONDOMINIUM
PARCEL ID: 2401-515-0001-000-5

SEAMIST TOWNHOME
ASSOCIATION INC.
PARCEL ID: 2401-503-0026-010-2



ABBREVIATION SCHEDULE

- CL CENTERLINE
- COR CORNER
- FND FOUND
- ID IDENTIFICATION
- LI LINE INFORMATION
- PB PLAT BOOK
- PG PAGE
- R/W RIGHT OF WAY
- SF SQUARE FEET
- SET 5/8" ROD & CAP PRM LB# 8206
- SET 5/8" ROD & CAP LB# 8206

LINE CHART

- L1 N 71°22'39" E 25.00'
- L2 N 71°22'39" E 25.00'

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PLAT PREPARED BY:



VELCON ENGINEERING & SURVEYING, LLC
 CERTIFICATE OF AUTHORIZATION NO. L8 8206
 1449 NW COMMERCE CENTRE DRIVE
 PORT ST. LUCIE, FLORIDA 34986
 PHONE (772) 879-0477
 Web Site: www.velconfl.com

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

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:

Susan Stevens
Printed Name: Susan Stevens

Diane L. Strickland
Diane L. Strickland, individually, and as Trustee of the 601 Hernando Land Trust dated February 22, 2009

Caitlin Kerstner
Printed Name: Caitlin Kerstner

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.

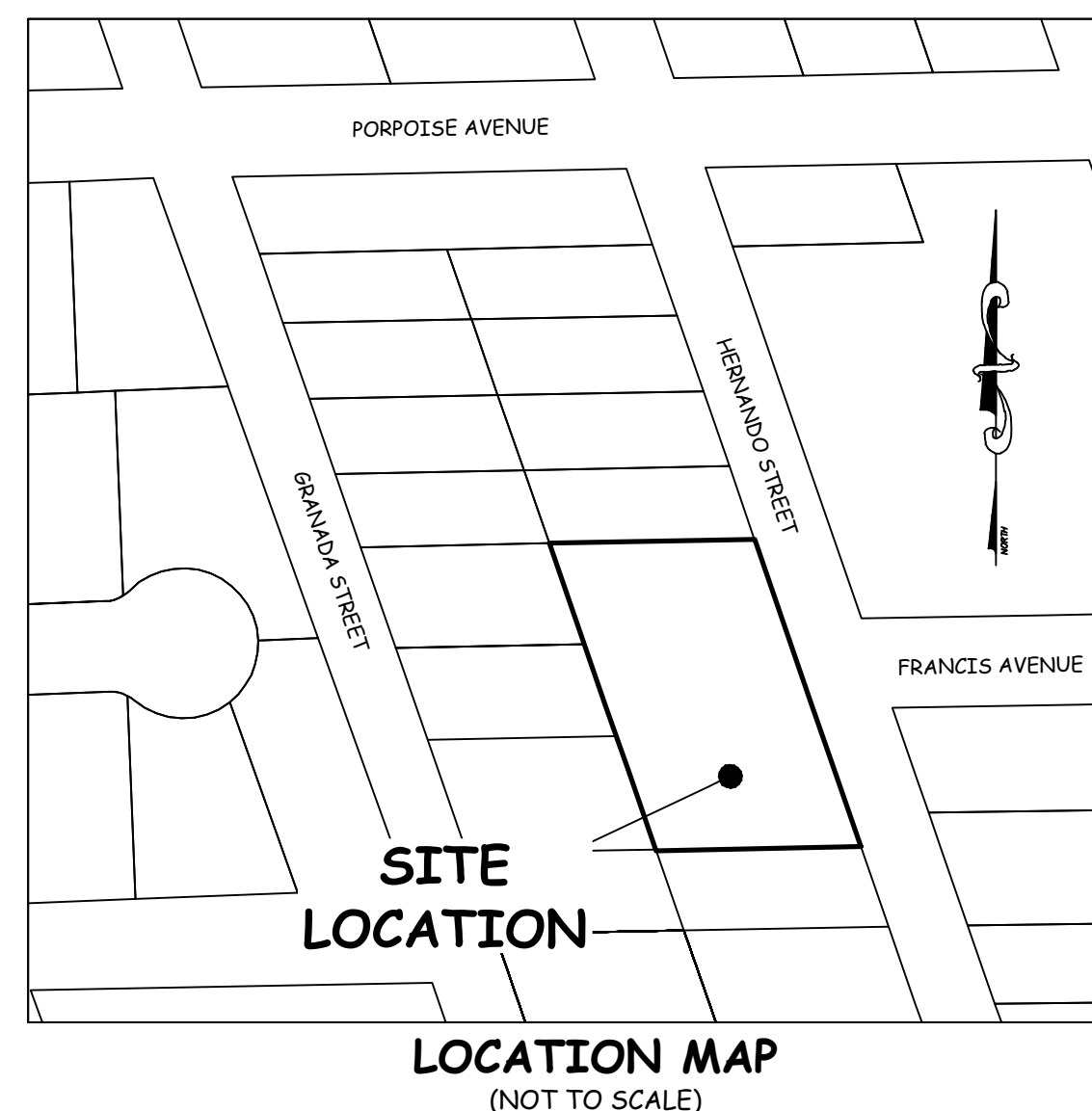
Susan Stevens
Notary Public - State of Florida
Printed Name: SUSAN STEVENS
My Commission Expires: 12-9-2015



SUSAN STEVENS
MY COMMISSION # EE 120229
EXPIRES: December 9, 2015
Bonded Thru Budget Notary Services

HERNANDO SUBDIVISION

BEING A REPLAT OF LOT 12, BLOCK 7 TOGETHER WITH THE NORTH 1/2 OF ABANDONED FRANCIS AVENUE ADJACENT TO LOT 12 AND LOTS 2, 4, AND 6, BLOCK 8, TOGETHER WITH THE SOUTH 1/2 OF ABANDONED FRANCIS AVENUE ADJACENT TO LOT 2 REVISED PLAT OF PALM HAVEN SUBDIVISION AS RECORDED IN PLAT BOOK 8, PAGE 44 LYING IN SECTION 1, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FT PIERCE, ST LUCIE COUNTY, FLORIDA.



LEGAL DESCRIPTION:

LOT 12, BLOCK 7, TOGETHER WITH THE N 1/2 OF ABANDONED FRANCIS AVENUE ADJACENT TO LOT 12 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.

AND

LOTS 2, 4 AND 6, BLOCK 8, TOGETHER WITH THE S 1/2 OF ABANDONED FRANCIS AVENUE ADJACENT TO LOT 2 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.

TOTAL AREA OF REPLAT 34,003 SQUARE FEET OR 0.78 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF _____

CHRISTOPHER SANTE AND PAMELA SANTE DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON, AS HERNANDO SUBDIVISION AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT "A" THE ADDITIONAL 5 FOOT RIGHT OF WAY AS SHOWN ON THIS PLAT, IS HEREBY DEDICATED TO THE CITY OF FORT PIERCE FOR PUBLIC ROAD PURPOSES.

BY: _____
CHRIS SANTE & PAMELA SANTE

WITNESS: _____

PRINTED NAME: _____

WITNESS: _____

PRINTED NAME: _____

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ON LINE NOTARIZATION. THIS _____ DAY OF _____, 2023, BY _____ HE IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC

PRINT NAME

STATE OF FLORIDA AT LARGE
COMMISSION NO. _____

MY COMMISSION EXPIRES: _____

TITLE CERTIFICATION

I, RUSSELL A. YAGEL, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFIES THAT AS OF MAY 22, 2023 AT 11:00PM:

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT

LOT 12, BLOCK 7, TOGETHER WITH THE NORTH 1/2 OF ABANDONED FRANCIS AVENUE ADJACENT TO LOT 12 AND LOTS 2, 4 AND 6, BLOCK 8, TOGETHER WITH THE SOUTH 1/2 OF ABANDONED FRANCIS AVENUE ADJACENT TO LOT 2 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.

- THE NAME OF: CHRISTOPHER SANTE AND PAMELA SANTE.

- ALL RECORDED MORTGAGES ARE SATISFIED AND THERE ARE NO MORTGAGES OR LIEN OF RECORD ENCUMBERING THE LAND.

- 2022 TAXES WERE PAID IN THE AMOUNT OF \$10,782.13 ON 11/15/2022.

- ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO THE SECTION 197192, FLORIDA STATUTES, HAVE BEEN PAID.

DATED THIS 13TH DAY OF JUNE, 2023.

BY: _____

RUSSELL A. YAGEL
FLORIDA BAR NUMBER 727090

SURVEYORS REVIEW CERTIFICATE

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REGULATIONS OF CHAPTER 177, FLORIDA STATUTES.

THIS ____ DAY OF _____, 2023.

BY _____

FRANK VELDHUIS
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NUMBER 6582

PLANNING & ZONING APPROVAL

IT IS HEREBY CERTIFIED THAT THE PLAT MEETS THE REQUIREMENTS OF THE R-4, MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT, AS SET FORTH IN SECTION 125-194 OF THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE.

THIS ____ DAY OF _____, 2023.

BY _____

KEVIN FREEMAN, AICP
DIRECTOR OF PLANNING
CITY OF FORT PIERCE, FLORIDA

CITY ATTORNEY

IT IS HEREBY CERTIFIED THAT THE FORGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY.

THIS ____ DAY OF _____, 2023.

BY: _____

SARA HEDGES
INTERIM CITY ATTORNEY
CITY OF FORT PIERCE, FLORIDA

CITY COMMISSION CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON THIS _____ DAY OF _____, 2023.

FORT PIERCE CITY COMMISSION

BY: _____

LINDA COX
CITY CLERK

CLERK'S RECORDING CERTIFICATE

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL OF THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED OF RECORD IN PLAT BOOK _____, PAGE _____, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2023.

BY: _____

MICHELLE R. MILLER
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

CERTIFICATE OF SURVEYOR AND MAPPER

I, ROBERT F. KEMERSON, HEREBY CERTIFY THAT THIS PLAT OF HERNANDO SUBDIVISION IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW, AND THAT LOT CORNERS WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; AND, FURTHER, THAT THE PLAT DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF ST. LUCIE COUNTY, FLORIDA.

DATED THIS _____ DAY OF _____, 2023.

ROBERT F. KEMERSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENCE NO. 6285

GENERAL PLAT NOTES:

- THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENTS.) BASED ON A BEARING OF N 89°11'39" E, ALONG THE SOUTH PROPERTY LINE OF LOT 6, REVISED PLAT OF PALM HAVEN SUBDIVISION.
- COORDINATES WERE ESTABLISHED BY GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REAL TIME KINEMATICS (RTK) USING FLORIDA DEPARTMENT OF TRANSPORTATION - FLORIDA PERMANENT REFERENCE NETWORK (FDOT-FPRN) WITH REDUNDANCY OF MEASUREMENTS PERFORMED. ALL HORIZONTAL ACCURACY IS 0.03 FOOT PLUS OR MINUS.
- PLAT CONTAINS 32,642 SQUARE FEET OR 0.77 ACRES, MORE OR LESS.
- PLAT CONTAINS 6 LOTS.
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
- A 5' WIDE CONCRETE SIDEWALK WILL BE CONSTRUCTED CONCURRENTLY WITH EACH LOT CONSTRUCTION.
- EACH LOT IS RESPONSIBLE FOR PROVIDING THE REQUIRED STORMWATER QUALITY/QUANTITY.

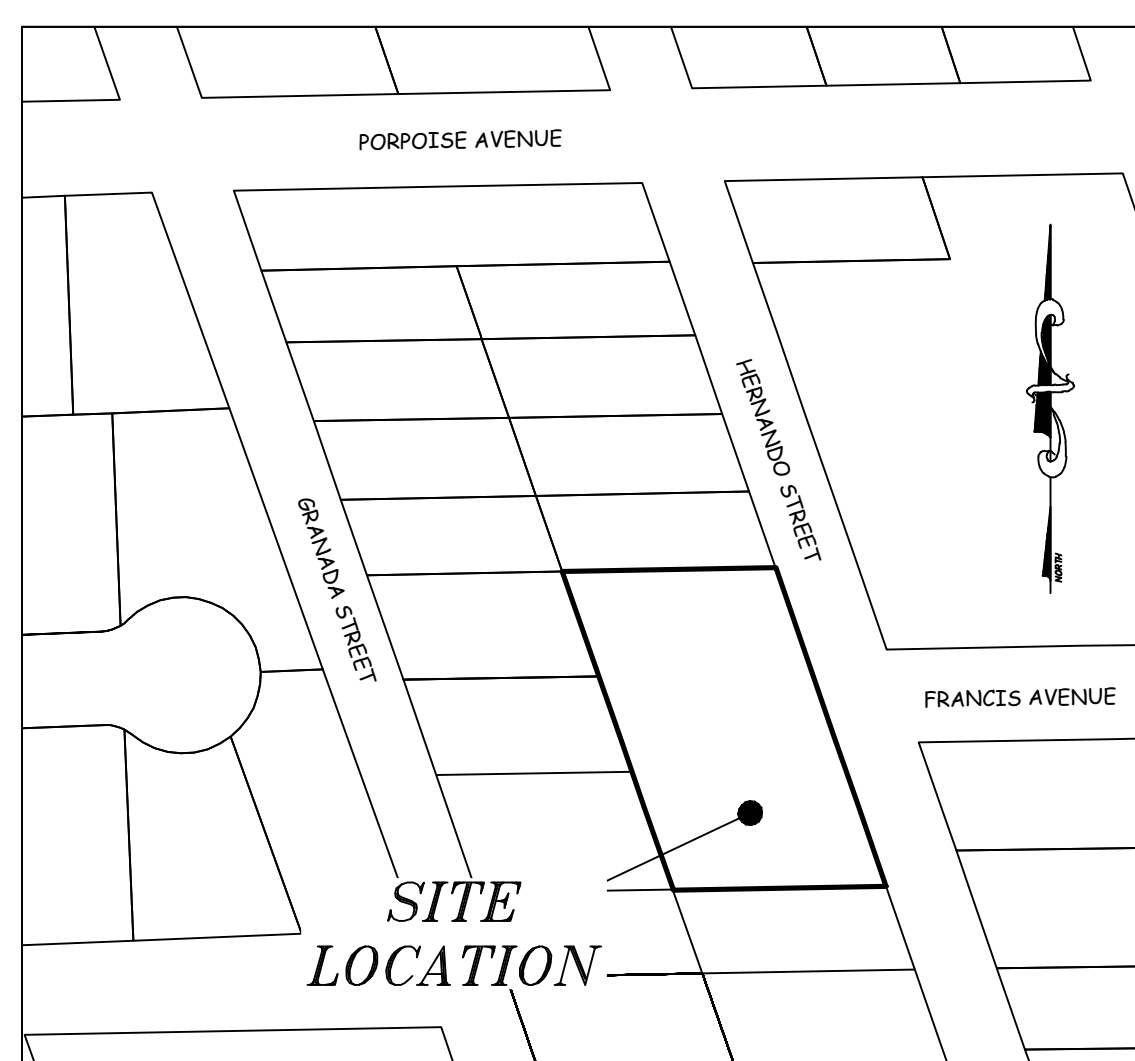
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PLAT PREPARED BY:



HERNANDO SUBDIVISION

BEING A REPLAT OF LOT 12, BLOCK 7 TOGETHER WITH THE NORTH 1/2 OF ABANDONED FRANCIS AVENUE ADJACENT TO LOT 12 AND LOTS 2, 4, AND 6, BLOCK 8, TOGETHER WITH THE SOUTH 1/2 OF ABANDONED FRANCIS AVENUE ADJACENT TO LOT 2 REVISED PLAT OF PALM HAVEN SUBDIVISION AS RECORDED IN PLAT BOOK 8, PAGE 44 LYING IN SECTION 1, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FT PIERCE, ST LUCIE COUNTY, FLORIDA.



SITE
LOCATION

LOCATION MAP
(NOT TO SCALE)

GRANADA STREET COTTAGES
(PLAT BOOK 89, PAGE 19)
LOT 4
PARCEL ID: 2401-525-0004-000-7

REVISED PLAT OF PALM HAVEN SUBDIVISION
PB 8, PG 44, ST LUCIE COUNTY FLORIDA
BLOCK 7
LOT 11
PARCEL ID: 2401-502-0082-000-6

REVISED PLAT OF PALM HAVEN SUBDIVISION
PB 8, PG 44, ST LUCIE COUNTY FLORIDA
BLOCK 4
LOTS 2-12
PARCEL ID: 2401-502-0026-000-6

GRANADA STREET COTTAGES
(PLAT BOOK 89, PAGE 19)
LOT 3
PARCEL ID: 2401-525-0003-000-0

LOT 5
CONTAINS 5,430 SF
OR 0.13 ACRES±

CL FRANCIS AVENUE
(60' R/W)

GRANADA STREET COTTAGES
(PLAT BOOK 89, PAGE 19)
LOT 2
PARCEL ID: 2401-525-0002-000-3

LOT 4
CONTAINS 5,433 SF
OR 0.13 ACRES±

REVISED PLAT OF PALM HAVEN SUBDIVISION
PB 8, PG 44, ST LUCIE COUNTY FLORIDA
BLOCK 3
LOTS 1 & 2 & NORTH 1/2 OF LOTS 3 & 4
PARCEL ID: 2401-502-0020-000-4

GRANADA STREET COTTAGES
(PLAT BOOK 89, PAGE 19)
LOT 1
PARCEL ID: 2401-525-0001-000-6

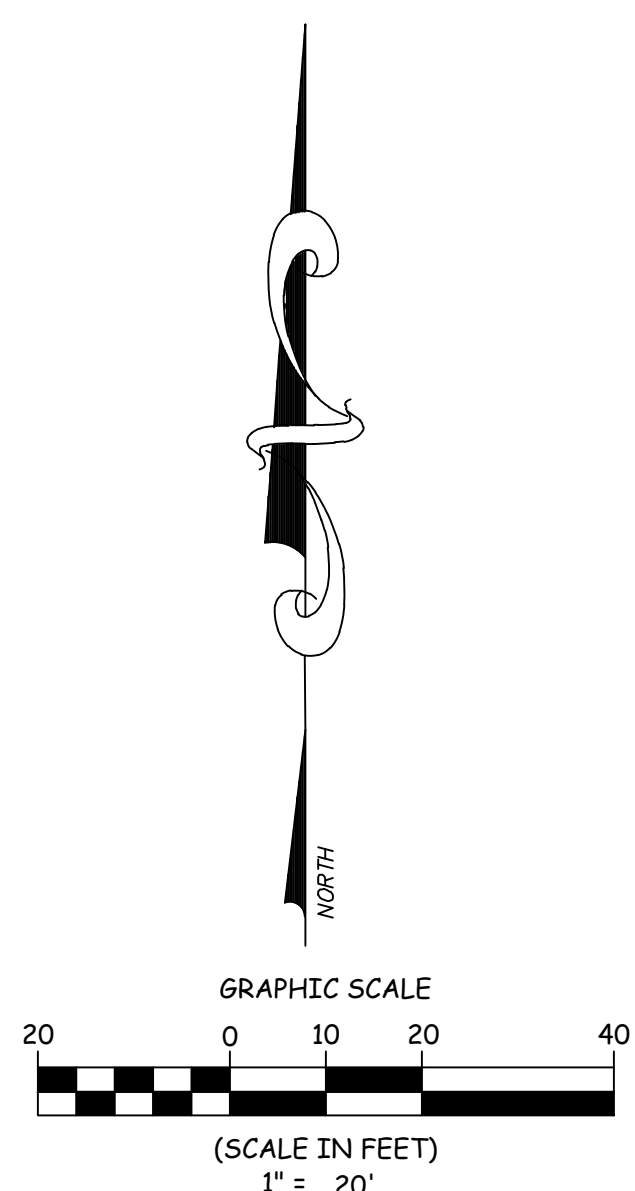
LOT 2
CONTAINS 5,440 SF
OR 0.13 ACRES±

REVISED PLAT OF PALM HAVEN SUBDIVISION
PB 8, PG 44, ST LUCIE COUNTY FLORIDA
BLOCK 3
SOUTH 1/2 OF LOTS 3 & 4 & LOTS 5 & 6
PARCEL ID: 2401-502-0022-000-8

BEACH VILLAS SOUTH
CONDOMINIUM
UNPLATTED LANDS
(OFFICIAL RECORDS BOOK 466, PAGE 1091)
PARCEL ID: 2401-515-0001-000-5

SEAMIST TOWNHOME
ASSOCIATION INC.
UNPLATTED LANDS
(OFFICIAL RECORDS BOOK 1131, PAGE 1948)
PARCEL ID: 2401-503-0026-010-2

SE COR BLOCK 8
FND 3"x3" COQUINA
MONUMENT NO ID
N: 1137979.35
E: 886240.17



ABBREVIATION	SCHEDULE	LINE CHART
CL	CENTERLINE	L1 N 71°22'39" E 25.00'
COR	CORNER	L2 N 71°22'39" E 25.00'
FND	FOUND	
ID	IDENTIFICATION	
L1	LINE INFORMATION	
PB	PLAT BOOK	
PG	PAGE	
R/W	RIGHT OF WAY	
SF	SQUARE FEET	
●	SET 5/8" ROD & CAP PRM LB# 8206	
○	SET 5/8" ROD & CAP LB# 8206	
■	FND 3"x3" COQUINA MONUMENT	

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PLAT PREPARED BY:

VELCON ENGINEERING & SURVEYING, LLC
 CERTIFICATE OF AUTHORIZATION NO. L8 8206
 1449 NW COMMERCE CENTRE DRIVE
 PORT ST. LUCIE, FLORIDA 34986
 PHONE (772) 879-0477
 Web Site: www.velconfl.com



CITY OF FORT PIERCE

Planning Board

October 9th, 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



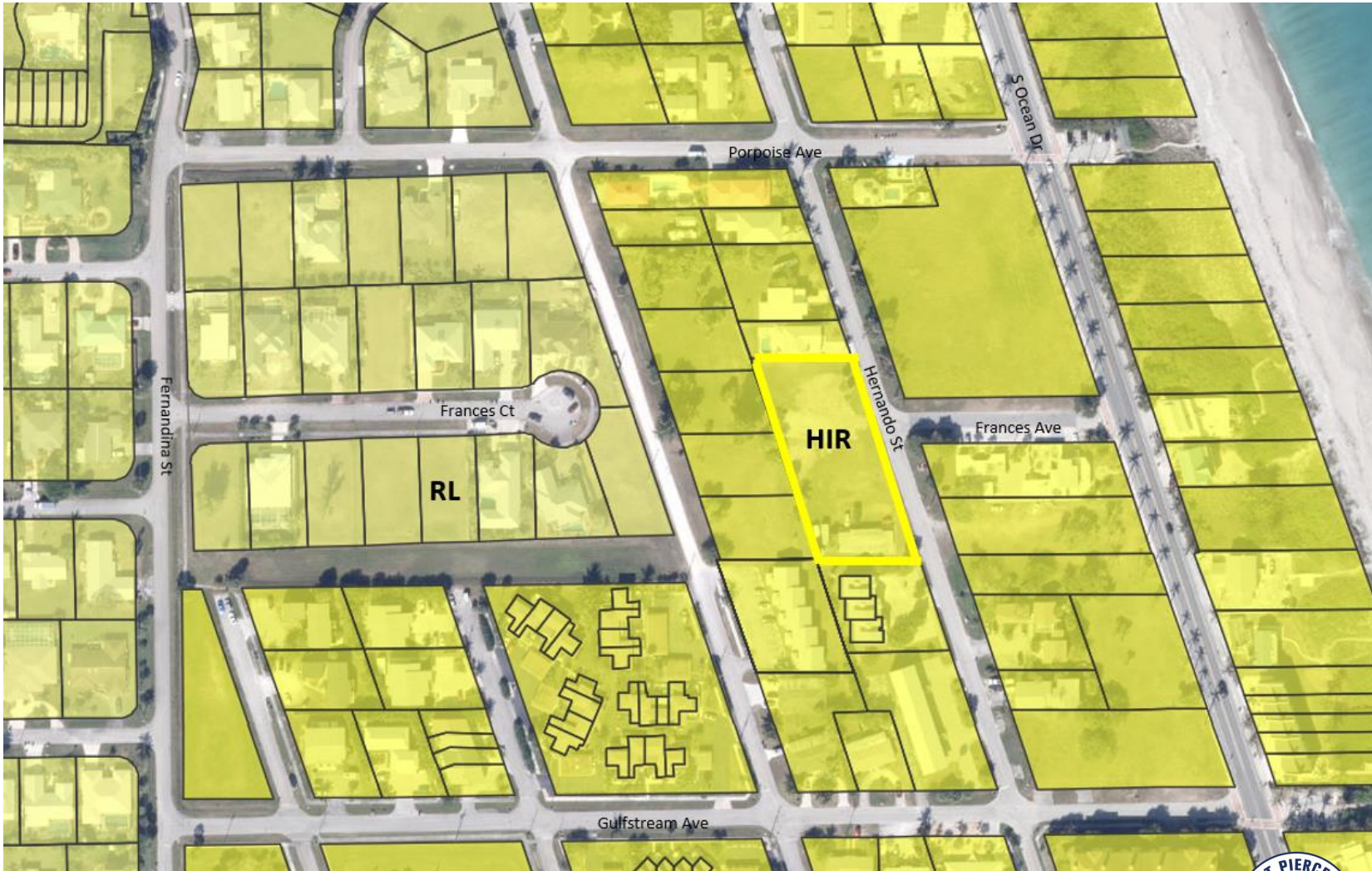
SITE AREA= 0.81 +/- Acres

Hernando Final Plat – 601 Hernando Street



EXISTING/PROPOSED FUTURE LAND USE

Current FLU: HIR, Hutchinson Island Residential

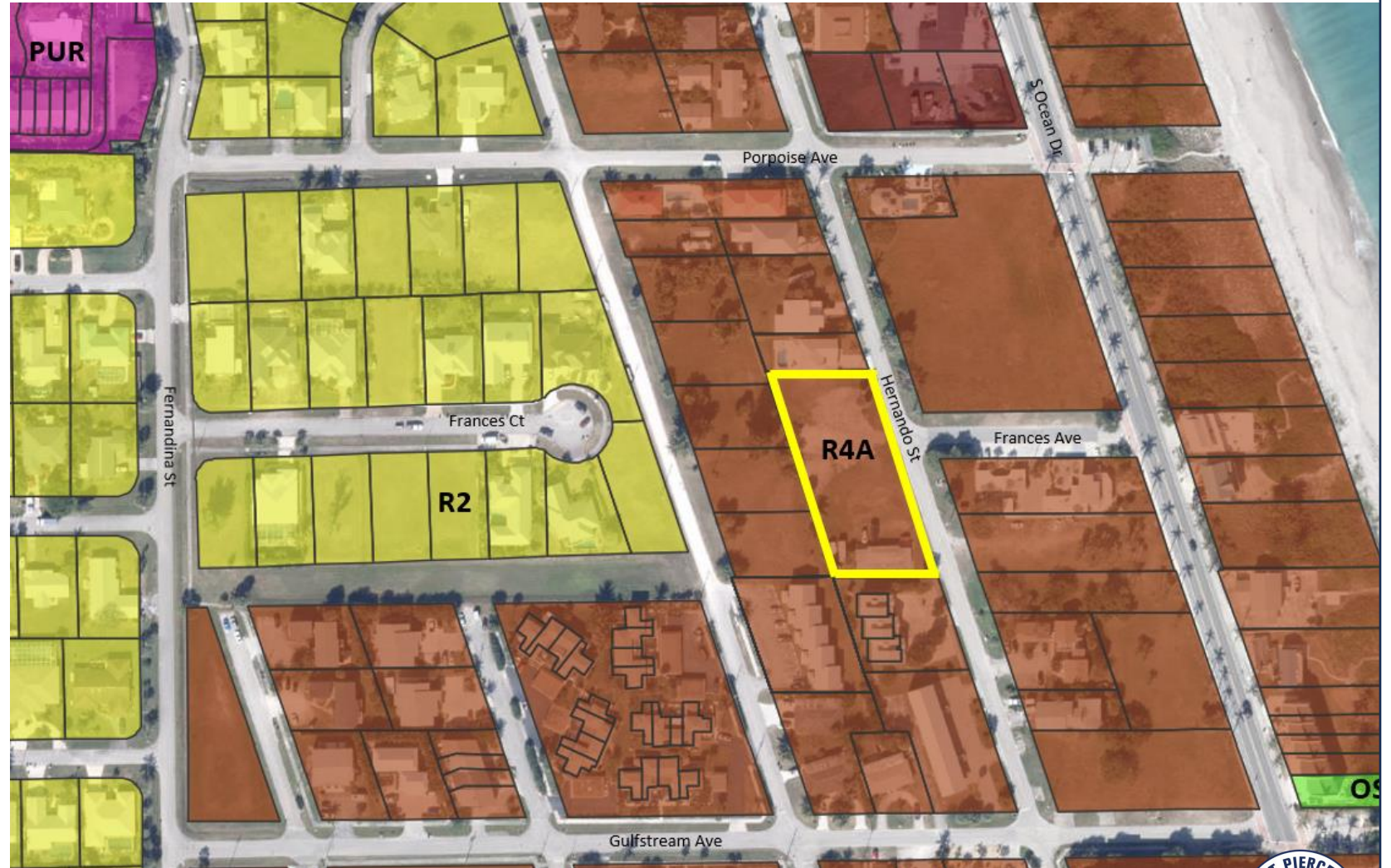


Hernando Final Plat – 601 Hernando Street



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 9th, 2023

Hernando Final Plat
601 Hernando Street

Planning Board

6. d.

Meeting Date: 10/09/2023

Re: Text Amendment Section 123-6 and 123-7 - Landscaping Bond

Submitted For: Kev Freeman, Planning Director, Planning & Zoning

Information

SUBJECT:

Zoning Text Amendment - Landscape Bond and Landscape Enforcement.

SUMMARY:

This amendment proposes the elimination of the requirement for a landscape bond (where required) and replaces the requirement with a Landscape Maintenance agreement.

The City intends to maintain minimum landscaping standards and to further provide for the protection of trees, in order to protect and preserve the appearance, character, and value of the properties within the city and thereby promote the public health, safety and general welfare of the citizens of the city.

The existing process of site plan review, which requires the property owner to provide security through a landscape bond to ensure that all approved landscaping is maintained, places additional cost upon property owners and places the onus on the City to approve, record and maintain a bond and then, if the landscaping fails, to pull the bond and use its own resources or contract with external agency to ensure that the landscaping is restored.

The initial landscaping is inspected at final CO.

Thereafter, the site owner is subject to Code Enforcement action to remedy any failings. This responsibility is carried through in perpetuity of the site being operated and until such a time that the approved site plan/landscape plan is amended.

The City will monitor the approved landscaping on an annual basis.

RECOMMENDATION:

Staff recommend that the Planning Board forward the proposed amendments to the City Commission with a recommendation of APPROVAL.

ALTERNATIVES:

Recommend Modified Approval.

OR

Recommend Disapproval.

RESPONSIBLE STAFF:

Kev Freeman, Planning Director

COORDINATED WITH:

Technical Review Committee - Amendments suggested by the Engineering Department have been incorporated.

Fiscal Impact

Budgeted Y/N: N
Fiscal Year: 2024
Amount: 0

OTHER INFORMATION:

The amendment will reduce the cost upon applicants by removing the obligation to procure a landscape bond.

Attachments

Staff Report/Presentation
Draft Ordinance - Revised Code

Form Review

Form Started By: Kev Freeman
Final Approval Date: 10/02/2023

Started On: 09/29/2023 02:33 PM



CITY OF FORT PIERCE PLANNING BOARD

October 9th, 2023

TEXT AMENDMENT: LANDSCAPE BOND

1

SUMMARY

Approval of text amendment to Section 123-6 and 123-7 regarding Landscape Bond and Landscape Enforcement.

BACKGROUND

The existing process of site plan review requires the property owner to provide security through a landscape bond to ensure that all approved landscaping is maintained, places additional cost upon property owners and places the onus on the City to approve, record and maintain a bond. The initial landscaping is inspected at final CO.

Thereafter, the site owner is subject to Code Enforcement action to remedy any failings. This responsibility is carried through in perpetuity of the site being operated and until such a time that the approved site plan/landscape plan is amended. The City will monitor the approved landscaping on an annual basis.

TEXT AMENDMENT – PLAT PROCESS



2

PROPOSED AMENDMENTS

Section 123-6 and 123-7 regarding Landscape Bond and Landscape Enforcement, of the City Code of Ordinances

- Remove the requirement for Landscape Bond.
- Add the requirement for Landscape Maintenance Agreement.
- Add the requirement for an annual City inspection.

TEXT AMENDMENT – PLAT PROCESS



3

RECOMMENDATION

Staff recommend that the Planning Board forward the proposed amendments to the City Commission with a recommendation of APPROVAL.

ALTERNATIVE RECOMMENDATION

1. Recommend Modified Approval.
- or
2. Recommend Disapproval.

TEXT AMENDMENT – PLAT PROCESS



4

ORDINANCE NO. 23-NNN

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA, CHAPTER 123 – VEGETATION, SECTION 123-6. - REQUIRED BOND; SECTION 123-7, - ENFORCEMENT; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Pierce, through condition of site development desires to maintain minimum landscaping standards and to further provide for the protection of trees, in order to protect and preserve the appearance, character, and value of the properties within the city and thereby promote the public health, safety and general welfare of the citizens of the city, and

WHEREAS, the existing process of site plan review, which requires the property owner to provide security through a landscape bond to ensure that all approved landscaping is maintained, places additional cost upon property owners, and

WHEREAS, the City of Fort Pierce, through code enforcement provisions is able to inspect and require that approved landscaping is maintained, protected and replaced as required, and

WHEREAS, the City of Fort Pierce Planning Board held a properly noticed hearing at a regularly scheduled meeting to consider the revisions, and at their _____, 2023, meeting, voted _____ to recommend _____ of the request.

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. Chapter 123-6 and Chapter 123-7 are hereby amended so the same shall read as follows:

. Sec. 123-6. ~~Required bond-Landscape Maintenance Agreement~~

In those instances where the landscape plan ~~is submitted with a site plan~~ requiring review pursuant to section 125-313, the property owner shall provide a maintenance agreement. The agreement shall be attached to the landscape plan and should note that approved landscaping shall be installed, irrigated, and maintained in perpetuity in accordance with City Code Sec. 123-37, in order that it continues to present a healthy, neat, and orderly appearance free of refuse and debris, in conformity with the following requirements:

- a. Vegetation required by this article shall be replaced with equivalent or better vegetation if it is not living. All trees for which credit is awarded and which subsequently die shall be replaced by the same or greater number of living trees according to the standards established in this article.
- b. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices to ensure that the landscaping continues to maintain a healthy, neat, and orderly appearance.

The maintenance agreement for required landscaping shall be approved by the city prior to issuance of certificate of occupancy.

~~file with the director of finance at the time of completion certification by the landscape architect, a security bond, certified deposit (CD), cashier's check or a certified check upon a solvent local bank conditioned to secure 100 percent of the supply and installation cost of the landscaping improvements required by this article, in accordance with the plan approved by the department, for a period of 24 months after certification by the landscape architect to ensure the establishment and maintenance of the plant material required under this section. No such bond, CD, or check shall be accepted unless it be enforceable by or payable to the city. This security bond shall be reduced to ten percent of the supply and installation cost of the landscape improvements for the second year, after the first year inspection determines 100 percent required landscape improvements exist and have been maintained properly. A property owner shall warrant and guarantee a survival rate of 100 percent for all required plantings by other permitting agencies including littoral zone plantings around created lakes and retention ponds for a period of 24 months following the expiration of time for installation of required plant materials, or 24 months following certification of installation by the property owners landscape architect, whichever is earlier. Such security shall be released upon inspection and final approval by the department that the provisions of this section have been met. The standard contract for maintenance of required landscaping, with security as provided in this section is required by the city before issuance of certificate of occupancy.~~

Sec. 123-7. Enforcement.

The Initial landscape installation shall be inspected and approved by the city arborist, or designee, prior to issuance of final CO to ensure conformity with the approved landscape plan. After a 24-month establishment period for landscaping subject to section 123-6, Thereafter, the city will inspect the required landscaping and maintenance of such at least one time a year. Maintenance shall include the replacement of all unhealthy/dead material within 30 days after a notification of violation in conformance with the approved site plan or landscape plan. Violations of this article, or failure to maintain all required landscaping as reflected in the approved landscaping plan, shall be grounds for referral to the special magistrate for appropriate action. The 30-day rule for compliance may be extended, when necessary, by the city manager to permit recovery from acts of nature such as a hurricane or freeze.

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 which 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 thereof that may be determined to be in conflict herewith are hereby repealed.

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

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. **23-NNN** was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in the St. Lucie News Tribune on Sunday, _____, 2023 and Sunday, _____, 2023; 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 _____, 2023; and was duly introduced, read by title only, and passed on second and final reading _____, 2023, 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 _____ of _____, 2023.

Linda Hudson
MAYOR COMMISSIONER

ATTEST

Linda W. Cox
CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM AND
CORRECTNESS:

Sara Hedges, Esq.
CITY ATTORNEY

Planning Board

6. e.

Meeting Date: 10/09/2023

Re: Text Amendment Section 121-9 - Elimination of Optional Preliminary Plat

Submitted For: Kev Freeman, Planning Director, Planning & Zoning

Information

SUBJECT:

Zoning Text Amendment - Preliminary Plat Process

SUMMARY:

Previous attempts to amend the code in order to streamline the plat process have caused confusion and failed to afford any benefit in the process. The purpose for a preliminary plat is to be able to assign addresses to lots and to be able to pull building permits where appropriate. However, the Property Appraiser will not issue parcel ID#'s to lots delineated by preliminary plat, which in turn does not allow an address to be allocated or building permit to be applied for.

The amendment to the final plat process further streamlines the review and standardizes against State Statute requirements.

The Final plat application will be reviewed by the Planning Board prior to City Commission hearings.

RECOMMENDATION:

Staff recommend that the Planning Board forward the proposed amendments to the City Commission with a recommendation of APPROVAL.

ALTERNATIVES:

Recommend Modified Approval.

OR

Recommend Disapproval.

RESPONSIBLE STAFF:

Kev Freeman, Planning Director

COORDINATED WITH:

Technical Review Committee - Amendments suggested by the Engineering Department have been incorporated.

Fiscal Impact

Budgeted Y/N: N
Fiscal Year: 2024
Amount: 0

OTHER INFORMATION:

The amendments will not add any additional cost to applicants or property owners

Attachments

Staff Report
Revised Code - Clean Version
Draft Ordinance - Showing Amendments

Form Review

Form Started By: Kev Freeman
Final Approval Date: 10/02/2023

Started On: 09/29/2023 02:34 PM



CITY OF FORT PIERCE PLANNING BOARD

October 9th, 2023

TEXT AMENDMENT: PLAT PROCESS

1

SUMMARY

Approval of text amendments to City Code Sec. 121-4, 121-5, 121-9 and 121-10; Plat Process

BACKGROUND

Recent amendments (January 3rd, 2023) to make the Preliminary Plat process optional have caused confusion and have little benefit to applicants/property owners.

The purpose for a preliminary plat is to be able to assign addresses to lots and to be able to pull building permits where appropriate. However, the Property Appraiser will not issue parcel ID#'s to lots delineated by preliminary plat, which in turn does not allow an address to be allocated or building permit to be applied for.

TEXT AMENDMENT – PLAT PROCESS



2

PROPOSED AMENDMENTS

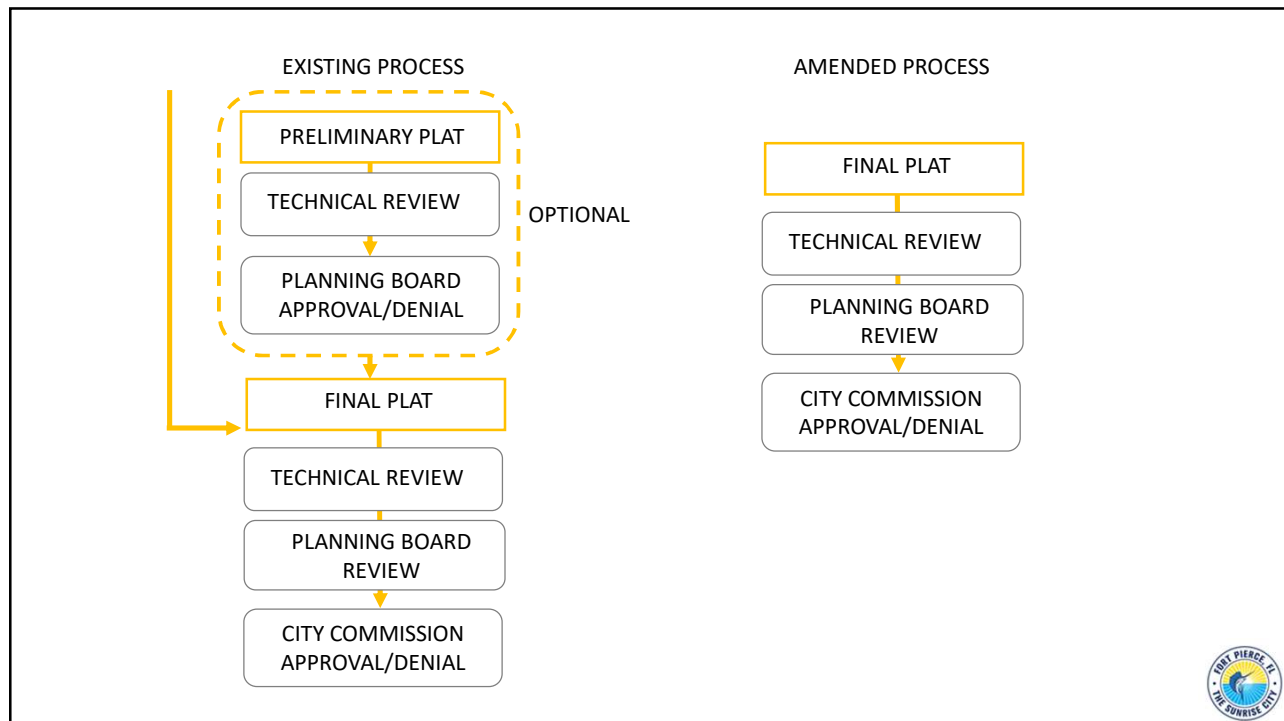
Sections 121-4, 121-5, 121-9, and 121-10 of the City Code of Ordinances

- Remove the option for the Preliminary Plat Process.
- Final Plat to meet State Statute requirements.
- Amend Definitions and reference

TEXT AMENDMENT – PLAT PROCESS



3



4

RECOMMENDATION

Staff recommend that the Planning Board forward the proposed amendments to the City Commission with a recommendation of APPROVAL.

ALTERNATIVE RECOMMENDATION

1. Recommend Modified Approval.
- or
2. Recommend Disapproval.

TEXT AMENDMENT – PLAT PROCESS



ORDINANCE NO. 23-NNN

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA, CHAPTER 121 – SUBDIVISIONS, SECTION 121-4 DEFINITIONS, 121-5 COMPLIANCE WITH CHAPTER AND SPECIFIED STATUTES, SECTION 121-9 PLAT PROCEDURE; AND SECTION 121-10 PLAT SPECIFICATION; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Pierce, though the plat process regulates the subdivision of land within the city into lots which are proposed for development or sale, and

WHEREAS, the existing process of plat review is confusing and offers limited benefit from the preliminary plat process to property owners and developers, and

WHEREAS, the City of Fort Pierce Planning Board held a properly noticed hearing at a regularly scheduled meeting to consider the revisions, and at their _____, 2023, meeting, voted _____ to recommend _____ of the request.

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. Section 123-4, Section 123-5, Section, 123-9 and Section 123-10 are hereby amended so the same shall read as follows:

Sec. 121-4. Definitions.

Except as defined herein, all words used in this chapter have their customary dictionary definition. Words in the present tense include the future. Words in the singular include the plural, and words in the plural include the singular. The term "building" includes the term "structure." The term "shall" is mandatory; the term "may" is permissive. The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Block. means a group of contiguous lots within a subdivision.

Building setback line. means a line across a lot establishing the minimum distance to be provided between the building and the property line.

Easement. means a grant by the property owner of a strip or parcel of land for specified purposes.

Lot. means a portion or parcel of land separated from other portions or parcels by description as on a subdivision plat, or record of survey map, or as otherwise described, and intended for transfer of ownership or for building development. For purposes of this chapter, the term "lot" does not include any portion of a dedicated street right-of-way.

Lot, corner. means a lot abutting upon two or more streets at their intersection.

Lot, double frontage. means a lot other than a corner lot, abutting two streets.

Lot, interior. means a lot other than a corner or double frontage lot.

Minor replat. means any division or redivision of a parcel of land into two separate lots or parcels which conform to the requirements of this chapter and all other applicable city codes.

Plat, final. means a drawing of a subdivision showing completely and accurately all legal and engineering information and certification necessary for recording.

~~*Plat, preliminary,* means a drawing which shows the proposed layout of a subdivision in sufficient detail to indicate its workability in accordance with sections 121-9 and 121-10, but is not in final form for recording and the details are not completely computed.~~

Street. means a dedicated and accepted right-of-way for vehicular traffic, whether designated as a highway thoroughfare, expressway, avenue, boulevard, road, lane or other. Following are definitions intended to distinguish between categories of streets as used in this chapter.

Collector streets. means those which are intended to carry traffic from minor streets to and from the major streets and expressways, and usually include the principal entrance and circulation streets within a subdivision.

Cul-de-sac. means a street having one end open to traffic, the other end being terminated by a vehicular turnaround.

Expressways. means high-capacity streets from which access to abutting property is prohibited, and which are intersected at specified locations by major and collector streets.

Major streets. means those which are designed or designated by an official public agency as streets being capable of carrying large volumes of fast moving traffic.

Marginal access streets. means minor streets parallel to and adjacent to major streets or expressways, providing access to abutting properties and protection from through traffic.

Minor streets. means those which are used primarily for access to abutting properties, and usually radiate from collector streets.

Subdivider. means any person, individual, firm, partnership, association, corporation, estate, trust, or any other group or combination acting as a unit, dividing or proposing to divide land so as to constitute a subdivision as herein defined, including any agent of the subdivider.

Subdivision. means any division or redivision of a parcel of land into three or more parcels and intended for future or immediate sale, legacy, or building development. However, the following are not defined as subdivisions for the purpose of this chapter. The combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots adhere to the standards of the city.

Sec. 121-5. Compliance with chapter and certain specified statutes, etc.

It shall be unlawful for any person, being the owner, agent or person having control of any land within the city, to subdivide and plat such lands into lots, except by a plat in accordance with the regulations contained herein, and in accordance with the following:

- (1) F.S. ch. 177.
- (2) Regulations of St. Lucie County concerning recording plats.
- (3) Regulations of the clerk of the circuit court of the county regarding the recording of plats.
- (4) Regulations of all federal, state and local authorities having statutory jurisdiction.
- (5) Standards for minimum lot width, depth, and size, including standards in section 121-11(g).
- (6) All subdivision proposals shall include base flood elevation data.
- (7) Chapter 119 of this Code of Ordinances – Stormwater Management and Site Development Technical Regulations.

Whenever the provision of the ordinance or statute of any governmental authority having jurisdiction applicable to the same subject matter, that requiring the highest or more strict standard shall govern.

Sec. 121-9. Final Plat procedure.

- (a) Final plat approval.
 - (1) The subdivider shall submit five copies of the final plat to the planning director for approval of compliance with subdivision regulations.
 - (2) The planning director will distribute the final plat to affected departments and agencies, including, but not limited to, the engineering department, public works department and utilities director prior to forwarding the final plat to the city commission. After review by the planning director and other affected departments and agencies, and when in compliance with city rules and regulations governing same, the final plat will be forwarded to the city planning board for review.
- (b) The city planning board shall consider whether the following standards have been met in its review of the application:
 - (1) Adequate vehicular access and traffic circulation to each lot in the proposed subdivision.

- (2) That adopted levels of service (LOS) standards in the comprehensive plan are not adversely impacted by the proposed plat. If such standards are negatively affected, then appropriate mitigation plans as described in this chapter shall be included in the proposed plat.
 - (3) That other applicable comprehensive plan policies are addressed by the proposed plat.
- (c) The city commission shall hold a public hearing and approve, approve with conditions, or disapprove the final plat.

Sec. 121-10. Final Plat specification.

- (a) Final plat specifications.
- (1) The final plat shall be prepared by a land surveyor registered in the state and shall contain the following information:
 - (2) Proposed name of the subdivision.
 - (3) Name and address of owner of record.
 - (4) Name and address of subdivider.
 - (5) Scale, north arrow, and the date plat was drawn.
 - (6) Boundary lines of the tract indicated by a heavy line giving approximate dimensions.
 - (7) Boundary lines of lots, the approximate number of lots, and typical lot sizes.
 - (8) Names of adjacent platted subdivisions.
 - (9) The applicant shall submit the application for the final plat to the planning director for review and distribution to affected departments and/or agencies.
 - (10) The applicant will be responsible for a charge in respect of a review of the final plat by the city's consultant. Payment of such fee shall be completed prior to approval of the final plat.
 - (11) Whenever city utility authority electrical energy is proposed to be used, the subdivider shall consult with the utilities authority. The utilities authority shall arrange for the furnishing of electrical energy in accordance with the regulations of the city utility authority.
 - (12) Whenever city utility authority gas energy is proposed to be used, the subdivider shall consult with the utilities authority. The authority shall arrange for the furnishing of gas energy in accordance with the regulations of the city utility authority.
- (b) Mylar print specifications.
- (1) Upon final approval by the city commission, the submittal of the final plat shall consist of the original drawing, and two Mylar reproducible prints thereof. The submission shall be to the planning director.
 - (2) The final plat shall be clearly and legibly drawn at a scale no less than one-inch equals 50 feet and shall be on sheets no smaller than 24 inches by 36 inches.

(3) In all other respects the final plat shall conform to the requirements of F.S. ch. 177—
Plats made for recording, and include the certificates, as specified in subsection (c)(1)
of this section.

(c) Plat certificates.

(1) The following certificates are required for final plat approval:

a. Before a final plat is submitted the subdivider shall have stamped or printed
thereon, and signed, substantially as follows:

SURVEYORS CERTIFICATE:

"I hereby certify that this plat is true and correct and was prepared from an
actual survey of the property made by me or under my supervision; that all
monuments shown hereon actually exist, and their location, size, type and
material adhere to the requirements of Chapter 177 Florida Statutes. _____,
20____.

Registered Land Surveyor"

CERTIFICATE OF FINAL APPROVAL BY THE CITY COMMISSION:

"Pursuant to the provisions of the Fort Pierce City Commission this plat was
given Final Approval by the City Commission at a meeting held on _____, 20____.

City Clerk"

OWNER'S ACKNOWLEDGMENT:

- (i) Must follow F.S. § 177.081.
- (ii) Dedication. In connection with the description there shall be a dedication of the
plat by the owners, whose signatures must be witnessed, and their executions of
the dedication must be acknowledged in the same manner as deeds conveying
lands are required to be witnessed and acknowledged; and in all cases the title,
caption and dedication must agree. In case the dedication is to be made by a
corporation then it shall be signed by the president or a vice-president, and by
the secretary or an assistant secretary, respectively, of the corporation, by and
with the authority of its board of directors.

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 which 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 thereof that may be determined to be in conflict
herewith are hereby repealed.

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

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. **23-NNN** was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in the St. Lucie News Tribune on Sunday, _____, 2023 and Sunday, _____, 2023; 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 _____, 2023; and was duly introduced, read by title only, and passed on second and final reading _____, 2023, 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 ____ of _____, 2023.

Linda Hudson
MAYOR COMMISSIONER

ATTEST

Linda W. Cox
CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM AND
CORRECTNESS:

Sara Hedges, Esq.
ACTING

ORDINANCE NO. 23-NNN

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA, CHAPTER 121 – SUBDIVISIONS, SECTION 121-9. – PLAT PROCEDURE; AND SECTION 121-10, - PLAT SPECIFICATION; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Pierce, though the plat process regulates the subdivision of land within the city into lots which are proposed for development or sale, and

WHEREAS, the existing process of plat review is confusing and offers limited benefit from the preliminary plat process to property owners and developers, and

WHEREAS, the City of Fort Pierce Planning Board held a properly noticed hearing at a regularly scheduled meeting to consider the revisions, and at their _____, 2023, meeting, voted _____ to recommend _____ of the request.

WHEREAS, the

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. Section 123-6 and Section 123-7 are hereby amended so the same shall read as follows:

Sec. 121-9. Final Plat procedure.

- (a) Final plat approval.
 - (1) The subdivider shall submit five copies of the final plat to the planning director for approval of compliance with subdivision regulations.
 - (2) The planning director will distribute the final plat to affected departments and agencies, including, but not limited to, the engineering department, public works department and utilities director prior to forwarding the final plat to the city commission. After review by the planning director and other affected departments and agencies, and when in compliance with city rules and regulations governing same, the final plat will be forwarded to the city planning board for review.
- (b) The city planning board shall consider whether the following standards have been met in its review of the application:
 - (1) Adequate vehicular access and traffic circulation to each lot in the proposed subdivision.

- (2) That adopted levels of service (LOS) standards in the comprehensive plan are not adversely impacted by the proposed plat. If such standards are negatively affected that appropriate mitigation plans as described in this chapter are also included in the proposed plat.
- (3) That other applicable comprehensive plan policies are addressed by the proposed plat.
- (c) The city commission shall hold a public hearing and approve, approve with conditions, or disapprove the final plat.

Sec. 121-10. Final Plat specification.

(a) Final plat specifications.

(1) The final plat shall be prepared by a land surveyor registered in the state and shall contain the following information:

- ~~(1)a.~~ Proposed name of the subdivision.
- ~~(2)b.~~ Name and address of owner of record.
- ~~(3)c.~~ Name and address of subdivider.
- ~~(4)d.~~ Scale, north arrow, and the date plat was drawn.
- ~~(5)e.~~ Boundary lines of the tract indicated by a heavy line giving approximate dimensions.
- ~~(6)f.~~ Boundary lines of lots, the approximate number of lots, and typical lot sizes.
- ~~(7)g.~~ Names of adjacent platted subdivisions.

~~(2) The following detailed plans prepared by an engineer registered in the state, shall be submitted to the planning director for review and distribution to affected departments and/or agencies:~~

~~a. Two sets of construction plans of the proposed streets, including storm sewer and sanitary sewer and will show the following:~~

- ~~1. All lateral widths.~~
- ~~2. Centerline profile grade relative to elevations of adjacent properties at the right of way line.~~
- ~~3. Elevations at points of grade (tangent).~~
- ~~4. Curve data for horizontal and vertical curves.~~
- ~~5. Pipe size, grade and location of manholes, and inlets.~~
- ~~6. Stationing at intervals of 100 feet, minimum, and all of new construction.~~

~~b. Two sets of construction plans of the proposed water system that will serve the subdivision showing the size and location of mains and services.~~

~~c. Construction plans be drawn on profile paper having sheet size of 24 inches by 36 inches. Also, that plans be drawn at as large a scale as practicable.~~

~~d. Two sets of drainage plans, which may be part of the construction plans, and which shall conform to drainage requirements found in the South Florida Water Management District Permit Information Manual, Volume IV.~~

~~(8) The applicant shall submit the application for the final plat to the planning director for review and distribution to affected departments and/or agencies.~~

~~(9) The applicant will be responsible for a charge in respect of a review of the final plat by the city's consultant. Payment of such fee shall be completed prior to approval of the final plat.~~

(105) Approval of the plans specified in subsection (a)(4) of this section must be received before construction commences.

(116) Whenever city utility authority electrical energy is proposed to be used, the subdivider shall consult with the utilities authority. The utilities authority shall arrange for the furnishing of electrical energy in accordance with the regulations of the city utility authority.

(127) Whenever city utility authority gas energy is proposed to be used, the subdivider shall consult with the utilities authority. The authority shall arrange for the furnishing of gas energy in accordance with the regulations of the city utility authority.

(b) Mylar print specifications.

(1) Upon final approval by the city commission, ~~t~~The submittal of the final plat shall consist of the original drawing, and two Mylar reproducible prints thereof. The submission shall be to the planning director.

(2) The final plat shall be clearly and legibly drawn at a scale no less than one-inch equals 50 feet and shall be on sheets no smaller than 24 inches by 36 inches.

(3) In all other respects the final plat shall conform to the requirements of F.S. ch. 177—Plats made for recording, and include the certificates, as specified in subsection (c)(1) of this section.

(c) Plat certificates.

(1) The following certificates are required for final plat approval:

a. Before a final plat is submitted the subdivider shall have stamped or printed thereon, and signed, substantially as follows:

SURVEYORS CERTIFICATE:

"I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist, and their location, size, type and material adhere to the requirements of Chapter 177 Florida Statutes. _____, 20____.

Registered Land Surveyor"

CERTIFICATE OF FINAL APPROVAL BY THE CITY COMMISSION:

"Pursuant to the provisions of the Fort Pierce City Commission this plat was given Final Approval by the City Commission at a meeting held on _____, 20____.

City Clerk"

OWNER'S ACKNOWLEDGMENT:

- (i) Must follow F.S. § 177.081.
- (ii) Dedication. In connection with the description there shall be a dedication of the plat by the owners, whose signatures must be witnessed, and their executions of the dedication must be acknowledged in the same manner as deeds conveying lands are required to be witnessed and acknowledged; and in all cases the title, caption and dedication must agree. In case the dedication is to be made by a corporation then it shall be signed by the president or a vice-president, and by the secretary or an assistant secretary, respectively, of the corporation, by and with the authority of its board of directors.

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 which 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 thereof that may be determined to be in conflict herewith are hereby repealed.

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

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. **23-NNN** was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in the St. Lucie News Tribune on Sunday, _____, 2023 and Sunday, _____, 2023; 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 _____, 2023; and was duly introduced, read by title only, and passed on second and final reading _____, 2023, 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 ____ of _____, 2023.

Linda Hudson
MAYOR COMMISSIONER

ATTEST

Linda W. Cox
CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM AND
CORRECTNESS:

Sara Hedges, Esq.
ACTING CITY ATTORNEY