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**TO:** Technical Review Committee

**THROUGH:** Kevin Freeman, Planning Director

**FROM:** Ryan Altizer, Planner

**RE:** **Final Plat – 23-09000002**  
**601 Hernando Street**

**BOARD DATE:** April 20, 2023

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**Final Plat at 601 Hernando St.**

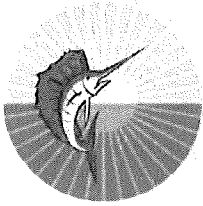
The above referenced project is being submitted for your review and comments. The applicant is requesting a Final Plat at 601 Hernando Street.

Please send all comments to [raltizer@cityoffortpierce.com](mailto:raltizer@cityoffortpierce.com), [kcharles@cityoffortpierce.com](mailto:kcharles@cityoffortpierce.com) and/or through interoffice mail to the Planning Department

If you have comments, please respond prior to Tuesday, April 18, 2023. If you have any questions, please contact the Planning Department at 772-467-3737.

Thank You,

Ryan Altizer



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

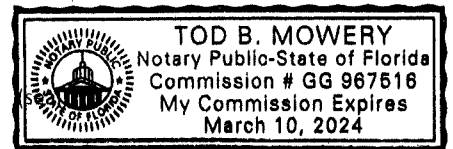
The foregoing instrument was acknowledged before me this 4th day of FEBRUARY, 2023, by

CHRISTOPHER SANTE & PAMELA SANTE who is personally known to me or has produced

PAMELA SANTE 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 \_\_\_\_\_

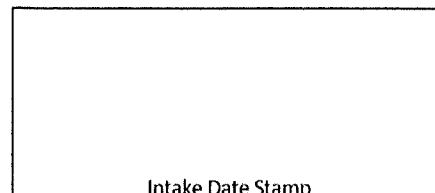
Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit # \_\_\_\_\_

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**

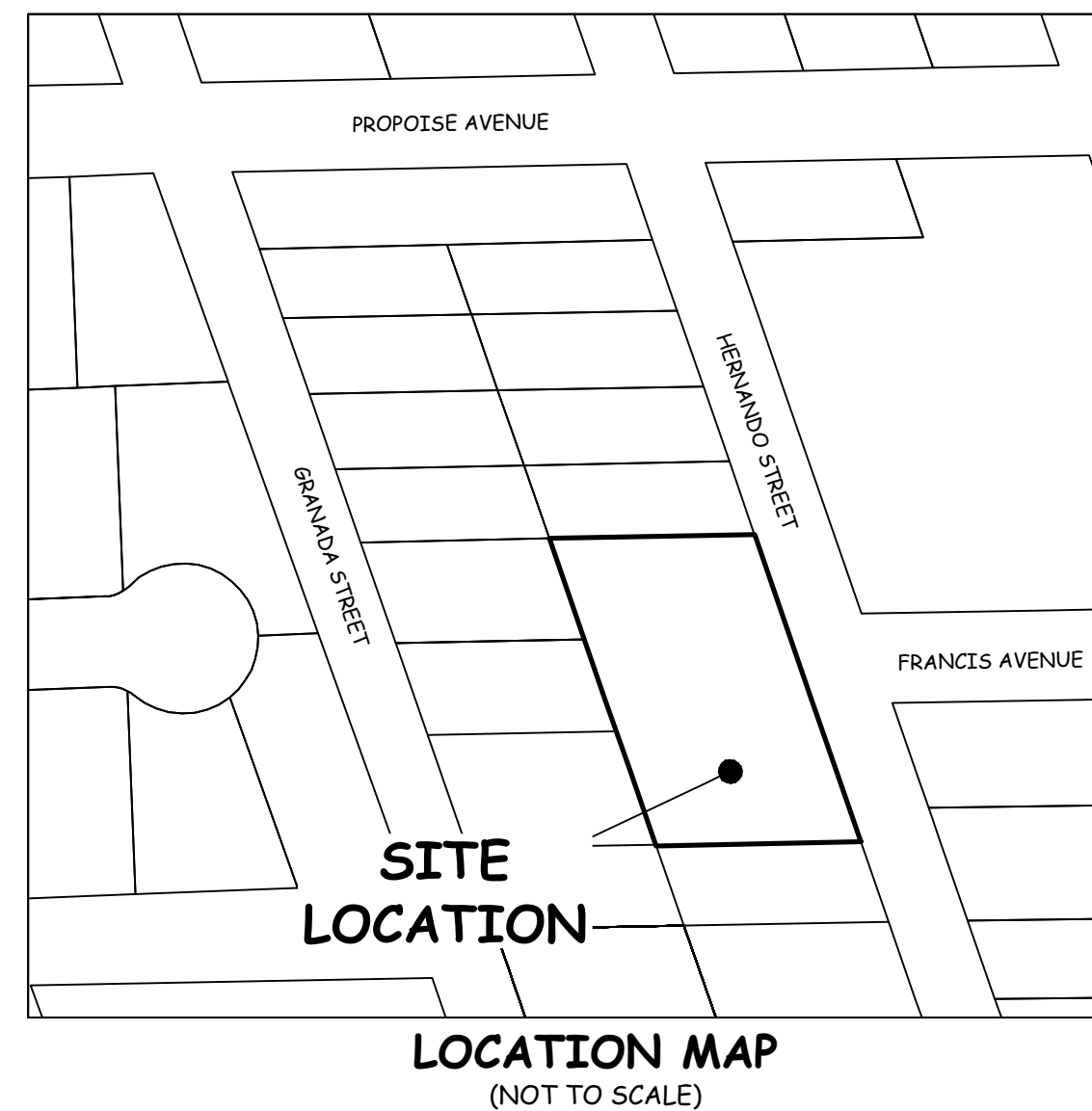
*Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:*

- 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
  - o proposed lots, including acreage, square footage, & dimensions.
  - o 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

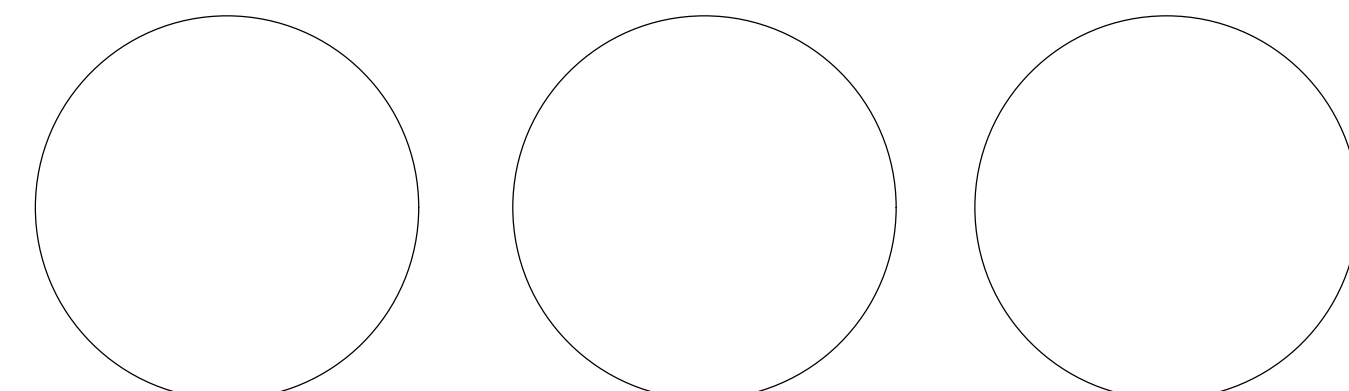
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ON LINE NOTARIZATION. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BY \_\_\_\_\_ HE IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

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.

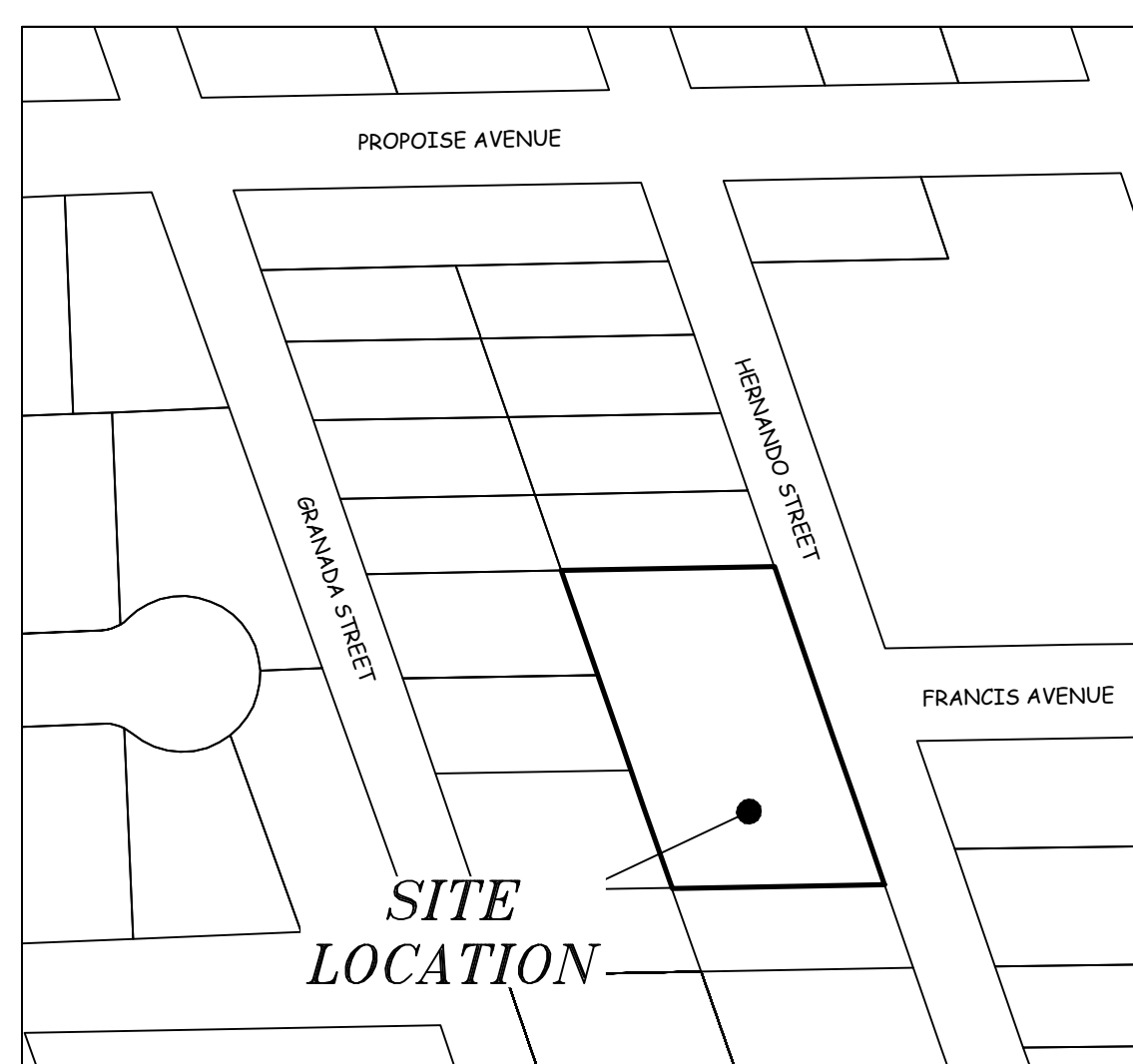
### PLAT PREPARED BY:



**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

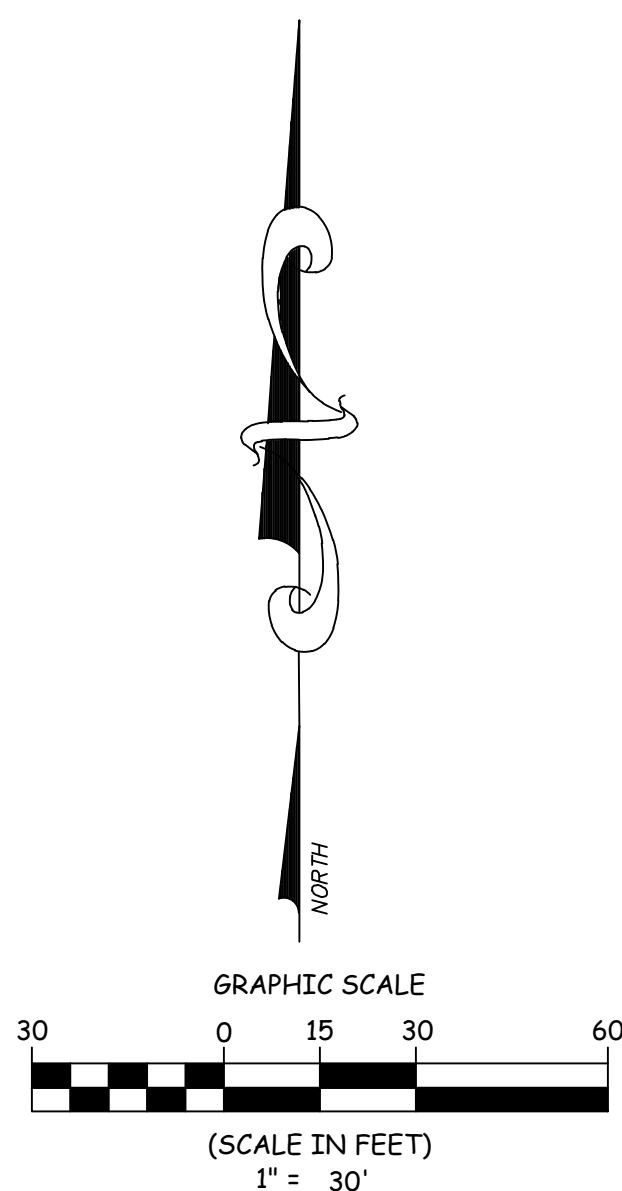
LOT 2  
CONTAINS 5,440 SF  
OR 0.13 ACRES±

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

SE COR BLOCK 8  
FND 3X3 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	

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 14<sup>th</sup> 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 14<sup>th</sup> 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