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**TO:** Richard Chess, City Manager  
**FROM:** Kev Freeman, Planning Director  
**RE:** **PZSUB2024-00008 MOHAWK SUBDIVISION**  
**COMMISSION DATE:** April 21, 2025

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**STAFF REPORT**

**Applicant:** Jerardo Ayala of The Outdoors Quality LLC

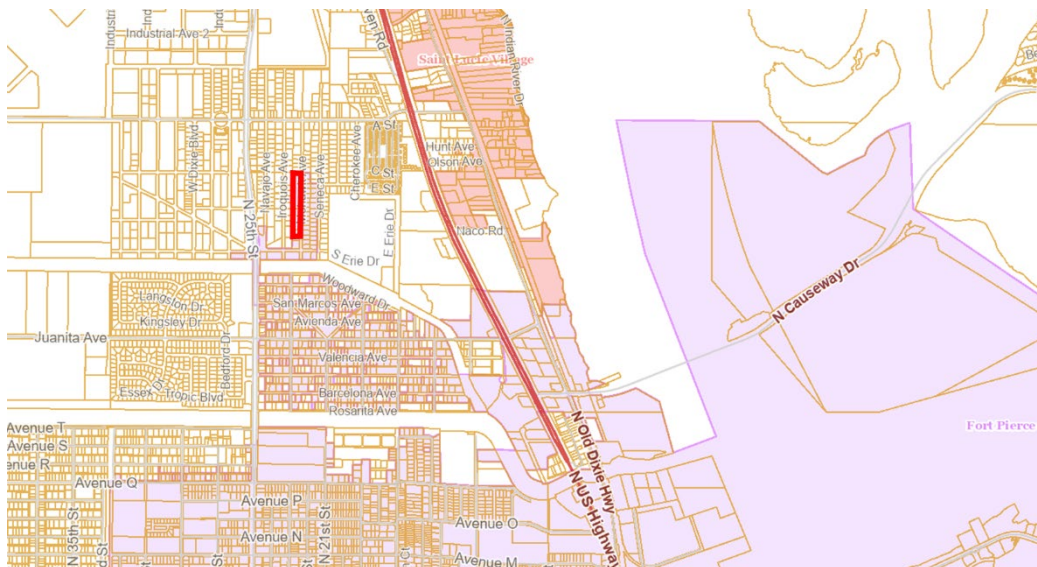
**Request**

This application requests approval for a Final Plat in respect of the Mohawk Subdivision. The applicant is proposing a Final Plat on approximately 4.109 acres of land lying immediately at the northwest corner of Mohawk Avenue and Bryant Road, within the City of Fort Pierce. The properties consist of three (3) parcels and will be subdivided into 14 residential lots.

**Location(s):** Mohawk Avenue and Bryant Road

**Parcel ID (s):** 1428-702-0425-000-7, 428-702-0382-000-3, 1428-702-0050-000-7

**Location – City Limits**



Location



Zoning: Property: R-1 Single Family



**Future Land Use: Low Density Residential**



**Stormwater / Drainage**

The applicant proposes to construct swales along the perimeter of the lots and drain along the existing swale on the west side of Mohawk Avenue.

Based on the existing topography, the site drains to the east side of the site during rainfall events. The proposed development proposes to continue discharging offsite along the eastern side of the site along Mohawk Avenue roadway right-of-way. Upon construction of the individual lots, the unit owners will demonstrate no run-off will occur onto neighboring properties.

The conceptual design proposes constructing swales at elevation 17 around each lot to capture stormwater runoff before it is discharged off-site.

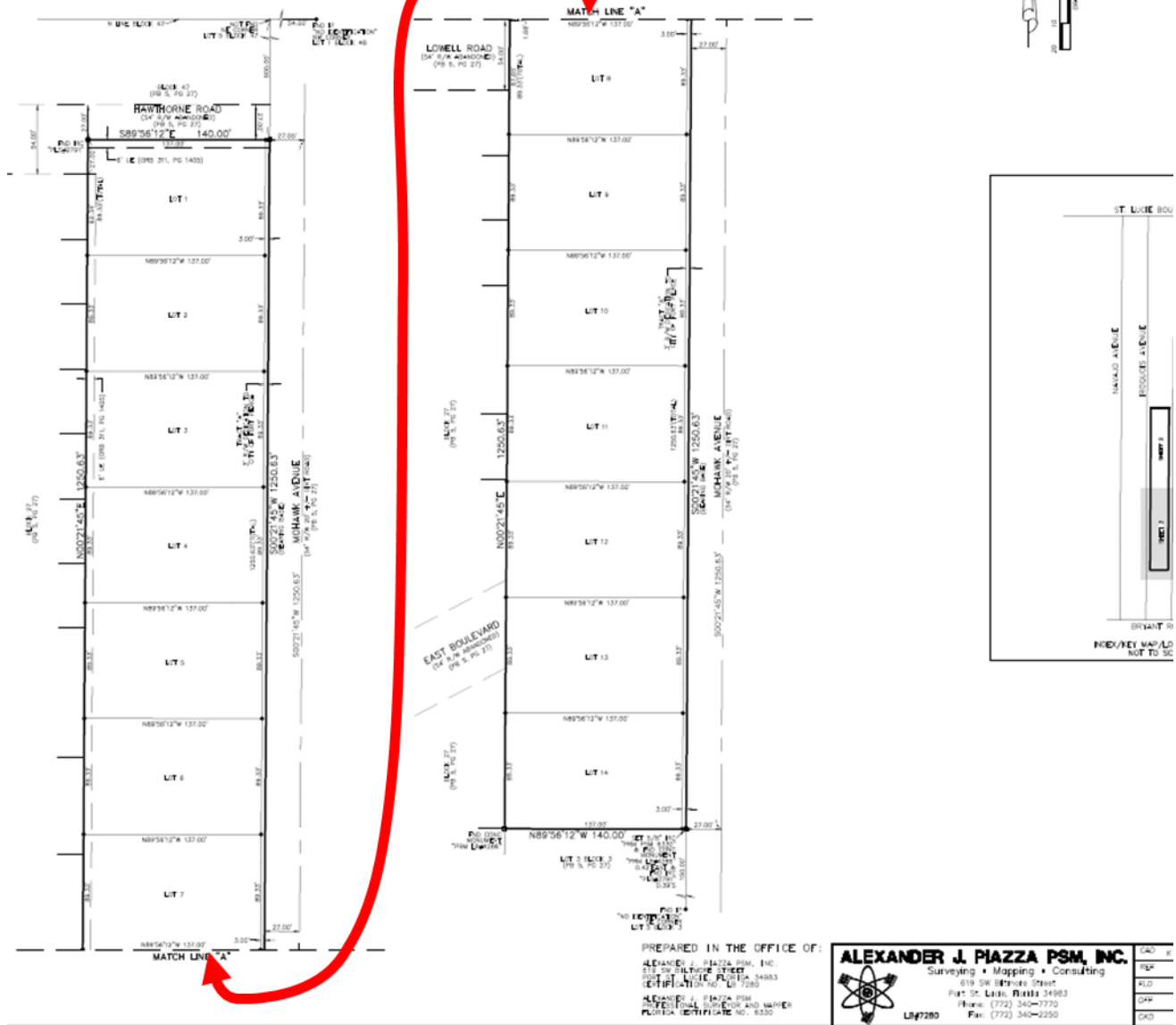
This drainage statement shows that the proposed Project will meet City of Fort Pierce Land Development Code and South Florida Water Management District (SFWMD) requirements upon completion of construction.

Final Plat – 14 lots

# MOHAWK REPLAT

BEING A REPLAT OF PORTIONS OF BLOCKS 27, BLOCK 24 AND BLOCK 3 OF SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LYING IN SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 WEST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.



### Technical Review Committee

Affected departments have reviewed the proposed site plan application with regard to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided and attached to the agenda item.

***Staff Recommendation:***

Based on the facts that the proposed application is consistent with Chapter 121 of the City Code, the Comprehensive Plan, the zoning district and the Future Land Use Designation. And the application is considered to not adversely affect public health, safety, convenience and general welfare.

Therefore, Staff recommends that the City Commission **APPROVE** the Plat application subject to the noted two (2) Conditions.

Conditions

1. The applicant will supply two (2) Mylars for appropriate signatures prior to the plat being recorded with the St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.
2. Prior to endorsement of the Mylars by the City's reviewing Surveyor, a fully executed St. Lucie County Road Improvement Agreement shall be provided.