



CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

Application for Zoning Atlas Map Amendment

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 & Legal Description
- St. Lucie County Property Record Card
- Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- Current Survey
- Environmental Study
- Traffic Impact Report
- *** Capacity Analysis-Separate Form
- Drainage Analysis
- Historical Report
- 1 CD of all documents submitted in PDF
- Other _____

1. Property Address/Location: East side of S 25th St. between Ormond Ave and Mississippi Ave
2416-602-0158-000-3, 2416-602-0160-000-0, 2416-602-0161-000-7, 2416-602-0164-000-8, 2416-
2. Property Tax ID(s): 602-0166-000-2, 2416-602-0167-000-9
3. Total Acreage: 1.68 acres
4. Existing Future Land Use Designation: OP (Office Professional)
5. Existing Zoning Classification: C-1 (Office Commercial)

- 6. Proposed Zoning Classification: C-2 (Neighborhood Commercial)
- 7. Other applications being submitted concurrent with this application, if any: _____
Small Scale Land Use Amendment
- 8. Describe the existing uses, improvements and structures on the amendment lands: _____
The existing site is vacant
- 9. Are there any identified or possible historical structures on the amendment lands? No
- 10. The reason for making this request: The proposed construction consists of a General Retail store which is not an approved use in the existing zoning

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	U-Haul Store	GC	C-3
South	Residential	OP	R-3
East	Residential	INST	R-3
West	Medical Center	OP	C-1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	OP Office Professional	C-1 Office Commercial	73,200 sqft x 60% bldg coverage = 43,920 sqft	1.68 ac	X
Proposed	NC Neighborhood Commercial	C-2 Neighborhood Commercial	73,200 sqft x 60% bldg coverage = 43,920 sqft	1.68 ac	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	5490 Total gallons per day (0.125 gpd/sf X 43920 sf)
Proposed Zoning	5490 Total gallons per day (0.125 gpd/sf X 43920 sf)
Change in Demand	0 Total gallons per day

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	4392 Total gallons per day (0.10 gpd/sf X 43920 sf)
Proposed Zoning	4392 Total gallons per day (0.10 gpd/sf X 43920 sf)
Change in Demand	0 Total gallons per day

C. Parks and Recreation (Residential Classifications Only): (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only): Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	K-8	High
School Name		
City		
Distance		
Current Zoning Enrollment Demand		
Proposed Zoning Enrollment Demand		
Change in Demand		

E. Solid Waste: 2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
Demand Analysis	Maximum
Current Zoning	
Proposed Zoning	
Change in Demand	

F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced

groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact	No impact proposed, the site will have a stormwater management system that will limit the discharge to less than or equal to the pre-development conditions.
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III. Transportation Analysis

G. Traffic		
Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning		
Proposed Zoning		
Change in Demand	442 Trips	Trips 27 AM / 47 PM
Impact to Capacity		

12. Name of Owner(s): First Southern Bank
 Mailing Address: 1177 SE Third Ave
 City Fort Lauderdale State FL Zip 33316
 Phone # _____
 E-mail: _____

13. Name of Applicant: The Hutton Company - Chuck Borysiak
 Mailing Address: 736 Cherry Street
 City Chattanooga State TN Zip 37402
 Phone # 423-643-9202 Fax # 423-664-7100
 E-mail: cborysiak@thehuttoncompany.com

14. Name of Representative: Creech Engineers, Inc - Daimian Leslie
 Mailing Address: 4450 W Eau Gallie Blvd. Suite 232
 City Melbourne State FL Zip 32934
 Phone # 321-255-5434 Fax # 321-255-7751
 E-mail: dleslie@creechinc.com

15. Applicant Acknowledgements (Owner’s signature must be notarized)

I certify that: (Check One)

_____ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

_____ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

[Signature] 11/27/13
 Applicant's Signature Date

4450 EAM GALLIE BLVD, SUITE 232 MELBOURNE 32934
 Address State Zip

321-270-8486 321-255-7751 dleslie@creechinc.com
 Phone Fax E-mail Address

16. Property Owners 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 for a change in zoning classification. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

FIRST SOUTHERN BANK 904/296-7566
 Property Owner's Name (Please Print) Phone

212 PONTE VEDRA PARK ROAD PONTE VEDRA BEACH FL 32082
 Address (OR ADDRESS IN 12. ABOVE) State Zip

[Signature] SVP / ORED MANAGER 11/6/13
 Property Owner's Signature Date

STATE OF FLORIDA)
 ST LUCIE COUNTY)
JOHN S

The foregoing instrument was acknowledged before me this 6 day of NOVEMBER, 2013,

by LEE D. WEDERKIND, Jr. who is personally known to me or has produced

as identification.

[Signature]
 Signature of Notary



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

Letter of Authorization

September 20, 2013

RE: Agent Authorization

On behalf of First Southern Bank, the owner of the referenced real property, hereby authorizes and empowers **The Hutton Company, Inc.** and **Creech Engineers, (A Bowman Company)**, to act as its agent(s) to apply for any and all site and building approvals and permits in connection with the development of the property, including but not limited to the South Florida Water Management District, Florida Department of Transportation, Florida Department of Environmental Protection, The City of Fort Pierce, Fort Pierce Utility Authority and to file such applications, papers, documents, variances and special exceptions, requests, and other matters as may be necessary to secure the same.

FIRST SOUTHERN BANK

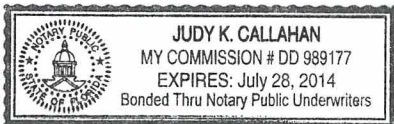
By: [Signature]

Print: LEE D WEDEKIND JR

Title: SVP / OPER MANAGER

STATE OF FLORIDA
COUNTY OF ST JOHN'S

Sworn to and subscribed before me this 20 day of SEPTEMBER, 2013. He/She is personally known to me or who has produced _____ as identification.



[Signature]

Notary Public State of _____

My Commission Expires _____

[Notary Seal]

Legal Description

Parcel 1:

Lots 1, 2 And 3, Less The West 15 Feet Thereof, Block 51, Biltmore Park, According To The Plat Recorded In Plat Book 4, Page 52, Public Records Of St. Lucie County, Florida.

Less And Excepting Street Right Of Ways Therefrom.

Parcel 2: 4, 5, 6, 7, 8, 9, 10, Less The West 15 Feet Thereof, The West One-Half Of Lot 11, All In Block 51, Biltmore Park, According To The Plat Recorded In Plat Book 4, Page 52, Public Records Of St. Lucie County, Florida.

And

Lots 22 And 23, Block 51, Biltmore Park, According To The Plat Recorded In Plat Book 4, Page 52, Public Records Of St. Lucie County, Florida.

Less The Northeasterly 150 Feet Thereof And Being Described As That Portion Of Lots 22 And 23 Lying North Nad East Of A Line Drawn Parallel To The Northeast Line Of Said Lots And 150 Feet Southwest Of Said Northeast Line.



EXHIBIT "A"

Lots 4, 5, 6, 7, 8, 9 and 10, Less the West 14.7 feet thereof; the West one-half (1/2) of Lot 11; and Lots 22 and 23, Less the Northeasterly 150 feet thereof, all in Block 51, Biltmore Park, according to the map or plat thereof, recorded in Plat Book 4, Page 52, of the public records of St. Lucie County, Florida.



St. Lucie County File Date: 04/09/2013

COPY

**FIRST SOUTHERN BANK, a Florida
banking corporation,**
Plaintiff,

vs.

TOCO TOUCAN, LLC; et al
Defendants.

**IN THE CIRCUIT COURT OF THE 19TH
JUDICIAL CIRCUIT, IN AND FOR ST.
LUCIE COUNTY, FLORIDA.**

CASE NO. 562012CA 000881

CERTIFICATE OF TITLE

COPY

The undersigned clerk of the court certifies that he or she executed and filed a Certificate of Sale in this action on MARCH 20, 2013, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in St. Lucie County, Florida:

PARCEL 1:

LOTS 1, 2 AND 3, LESS THE WEST 15 FEET THEREOF, BLOCK 51, BILTMORE PARK, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 4, PAGE 52, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. LESS AND EXCEPTING STREET RIGHT OF WAYS THEREFROM.

PARCEL 2:

COPY

LOTS 4, 5, 6, 7, 8, 9, 10, LESS THE WEST 15 FEET THEREOF, THE WEST ONE-HALF (1/2) OF LOT 11, ALL IN BLOCK 51 BILTMORE PARK, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 4, PAGE 52, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

LOTS 22 AND 23, BLOCK 51 BILTMORE PARK, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 4, PAGE 52, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

St. Lucie County File Date: 04/09/2013

LESS THE NORTHEASTERLY 150 FEET THEREOF AND BEING DESCRIBED AS THAT PORTION OF LOTS 22 AND 23 LYING NORTH AND EAST OF A LINE DRAWN PARALLEL TO THE NORTHEAST LINE OF SAID LOTS AND 150 FEET SOUTHWEST OF SAID NORTHEAST LINE.

PARCEL 3:

THE NORTH HALF OF LOTS 1 AND 2, LESS ROAD RIGHT OF WAY CONVEYED IN OFFICIAL RECORDS BOOK 189, PAGE 2790, OF BLOCK 72, BILTMORE PARK, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 4, PAGE 52, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

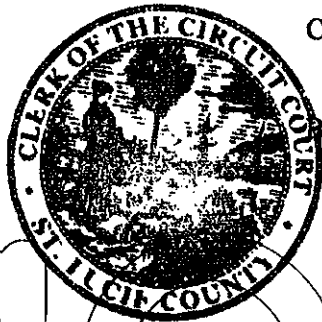
AND

THE SOUTH HALF OF LOTS 1 AND 2, LESS ROAD RIGHT OF WAY CONVEYED IN OFFICIAL RECORDS BOOK 189, PAGE 2792, OF BLOCK 72, BILTMORE PARK, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 4, PAGE 52, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

was sold to First Southern Bank

WITNESS my hand and seal of the Court on April 8th, 2013.

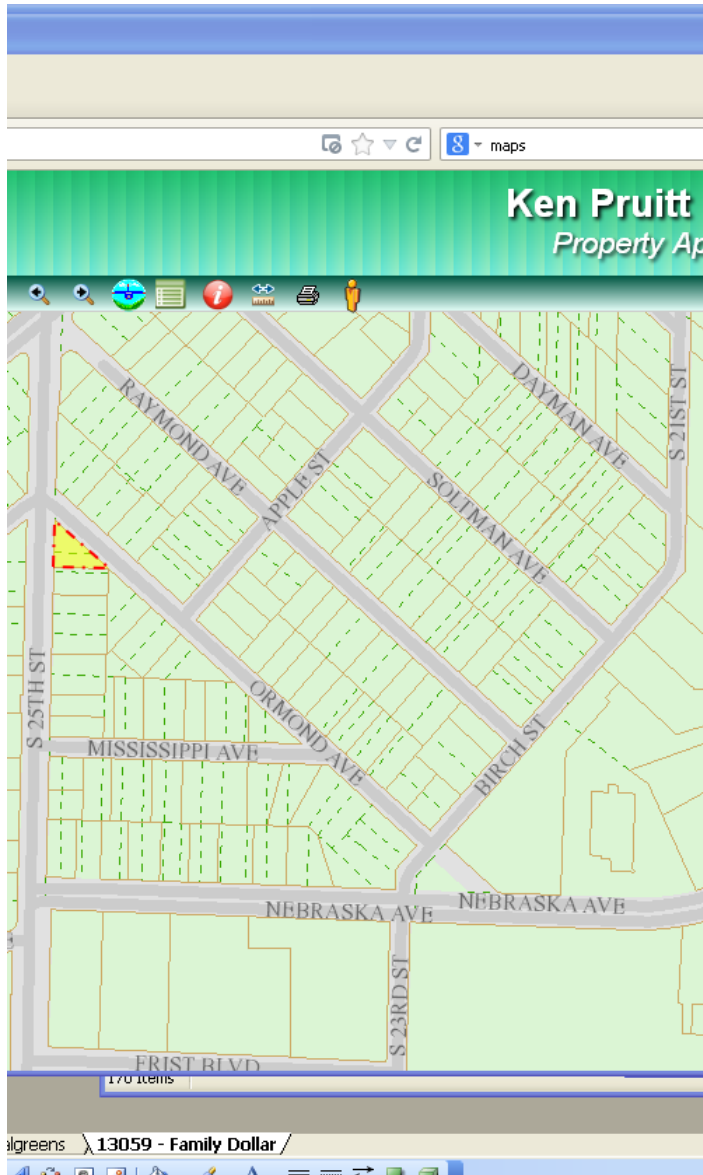
Clerk of Circuit Court



by: Jamaine Ellis
Deputy Clerk

COPY

#100.00/.70



Property Appraiser - St. Lucie County, FL - Mozilla Firefox

www.pasc.org/pasc/prc.asp?prclid=241660201580003

PROPERTY RECORD CARD

First Southern Bank Record: 1 of 1 <<Prev Next>> Spec.Assmnt Taxes Exemptions Permits Home Print

Property Identification

Site Address: 1202 S 25th St ParcelID: 2416-602-0158-000-3
 Sec/Town/Range: 16 :35S :40E Account #: 25987
 Map ID: 24/16N Use Type: Vac Res
 Zoning: C1 City/Cnty: Fort Pierce

Ownership and Mailing Legal Description

Owner: First Southern Bank BILTMORE PARK BLK 51 LOT 1 AND LOT2-LESS S 15 FT AND LESS RD RW: (OR 3506-137)
 Address: % 1177 SE Third Ave Fort Lauderdale FL 33316

Sales Information

Date	Price	Code	Deed	Book/Page	Assessment 2012	Total Land and Building
4/8/2013	100	0312	CT	3506 / 0137	2012 Final: 54700	Land Value: 54700 Acres: 0.25
9/12/2005	1200000	02	WD	2364 / 2485	Assessed: 54700	Building Value: 0
4/16/2004	125000	02	WD	1951 / 2964	Ag.Credit: 0	Finished Area: 0 SqFt
9/9/1992	100	02	QC	0836 / 2321	Exempt:	
11/1/1983	0	01	CV	0417 / 1828	Taxable:	
5/1/1977	0	01	CV	0267 / 2902	Taxes: 1348.16	
1/1/1976	19500	00	CV	0248 / 0158		

BUILDING INFORMATION

No Sketch Available

Exterior Features

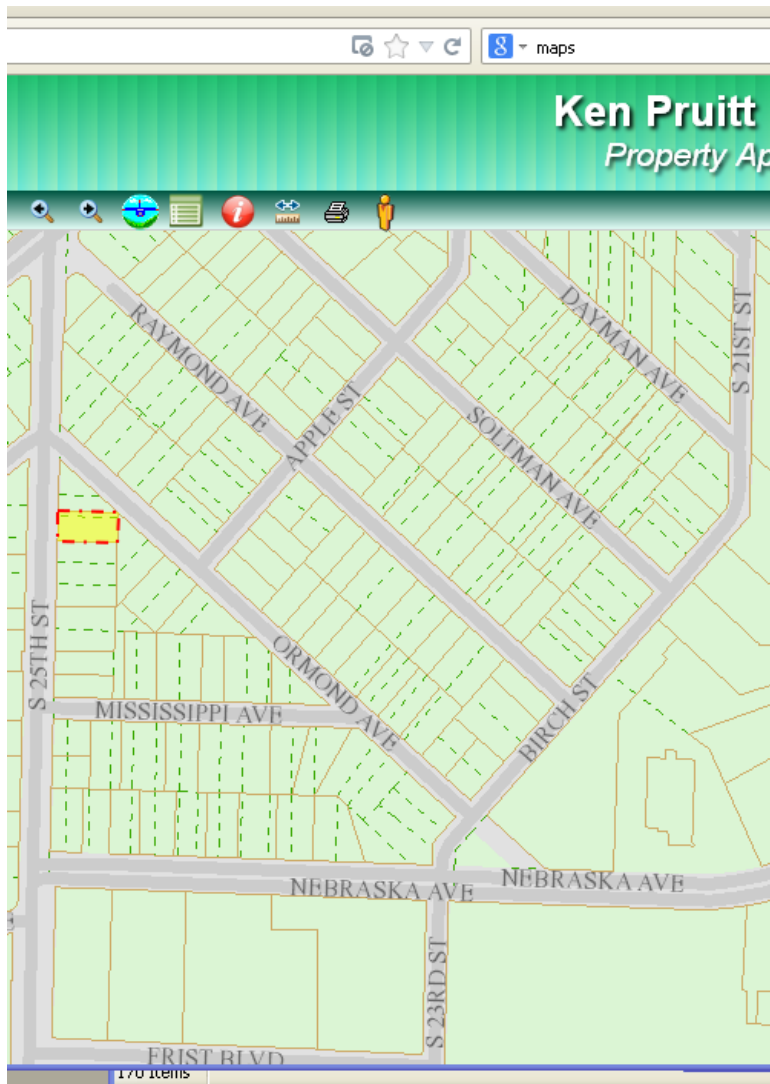
View:	-	RoofCover:	-	RoofStruct:	-
ExtType:	-	YearBlt:	-	Frame:	-
Grade:	-	EffYrBlt:	-	PrimeWall:	-
StonyHght:	-	No.Units:	-	SecWall:	-

Interior Features

BedRooms:	-	Electric:	-	PmIntWall:	-
FullBath:	-	HeatType:	-	AvgHtFt:	-
1/2Bath:	-	HeatFuel:	-	Pm.Floors:	-
%A/C:	-	%Heated:	-	%Sprinkled:	-

Special Features and Yard Items Land Information

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt	No.	Use Type	Type	Measure	Depth
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PROPERTY RECORD CARD

First Southern Bank Record: 1 of 1 <<Prev Next >> Spec.Assmnt Taxes Exemptions Permits Home Print

Property Identification

Site Address: 1206 S 25th St ParcelID: 2416-602-0160-000-0
 Sec/Town/Range: 16 :35S :40E Account #: 25988
 Map ID: 24/16N Use Type: Vac Res
 Zoning: C1 City/Cnty: Fort Pierce



Ownership and Mailing

Owner: First Southern Bank
 Address: % 1177 SE Third Ave
 Fort Lauderdale FL 33316

Legal Description

BILTMORE PARK S/D BLK 51 S 15 FTDF LOT 2 AND ALL LOT 3-LESS RD RAW- (DR 3506-137)

Sales Information

Date	Price	Code	Deed	Book/Page	Assessment 2012	Total Land and Building
4/8/2013	100	0312	CT	3506 / 0137	2012 Final: 67300	Land Value: 43900 Acres: 0.2
9/12/2005	1200000	02	WD	2364 / 2485	Assessed: 67300	Building Value: 23400
4/16/2004	125000	02	WD	1951 / 2964	Ag.Credit: 0	Finished Area: 0 SqFt
9/9/1992	100	02	QC	0836 / 2321	Exempt:	
11/1/1983	0	01	CV	0417 / 1828	Taxable:	
5/1/1977	0	01	CV	0267 / 2902	Taxes: 1658.71	
12/1/1975	15300	00	CV	0247 / 0608		

BUILDING INFORMATION

No Sketch Available

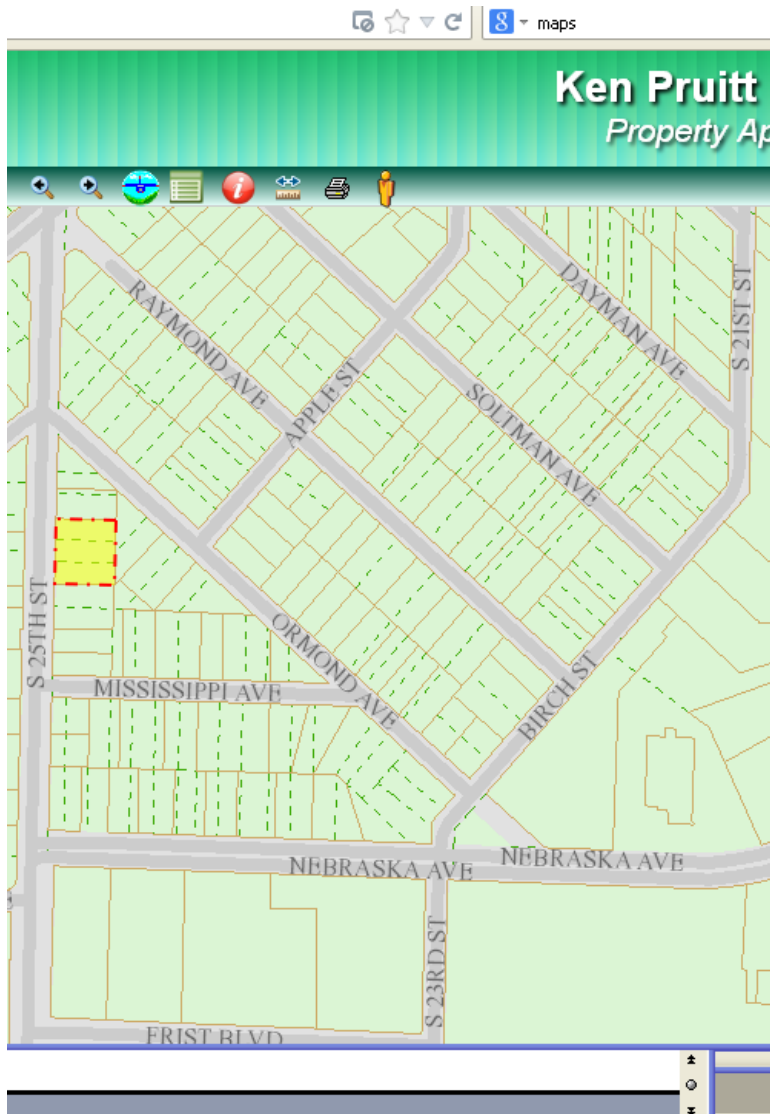


Exterior Features

View:	-	RoofCover:	-	RoofStruct:	-
ExtType:	-	YearBlt:	-	Frame:	-
Grade:	-	EffYrBlt:	-	PrimeWall:	-
StoryHght:	-	No.Units:	-	SecWall:	-

Interior Features

BedRooms:	-	Electric:	-	PrmIntWall:	-
FullBath:	-	HeatType:	-	AvgHt/Ft:	-
1/2Bath:	-	HeatFuel:	-	Prm.Floors:	-
%A/C:	-	%Heated:	-	%Sprinkled:	-



PROPERTY RECORD CARD

First Southern Bank Record: 1 of 1 <<Prev Next >> Spec Assmnt Taxes Exemptions Permits Home Print

Property Identification

Site Address: 1210 S 25th St ParcelID: 2416-602-0161-000-7
 Sec/Town/Range: 16 :35S :40E Account#: 25989
 Map ID: 24/16N Use Type: Vac Comm
 Zoning: C1 City/Cnty: Fort Pierce



Ownership and Mailing

Owner: First Southern Bank
 Address: % 1177 SE Third Ave
 Fort Lauderdale FL 33316

Legal Description

BILTMORE PARK BLK 51 LOTS 4, 5 AND 6-LESS W 14.7 FT. (OR 3506-137)

Sales Information

Date	Price	Code	Deed	Book/Page	Assessment 2012	Total Land and Building
4/8/2013	100	0312	CT	3506 / 0137	2012 Final: 101500	Land Value: 101500 Acres: 0.47
9/12/2005	1200000	02	WD	2364 / 2485	Assessed: 101500	Building Value: 0
4/22/2004	255000	02	WD	1967 / 0490	Ag.Credit: 0	Finished Area: 0 Sqft
7/2/2002	210000	02	WD	1550 / 2989	Exempt:	
10/22/1994	100	02	QC	0934 / 2792	Taxable:	
6/24/1994	162400	02	WD	0908 / 0435	Taxes: 2501.61	
5/1/1985	89000	00	CV	0463 / 2890		

BUILDING INFORMATION

No Sketch Available



Exterior Features

View: - RoofCover: - RoofStruct: -
 ExtType: - YearBlt: - Frame: -
 Grade: - EffYrBlt: - PrimeWall: -
 StoryHght: - No.Units: - SecWall: -

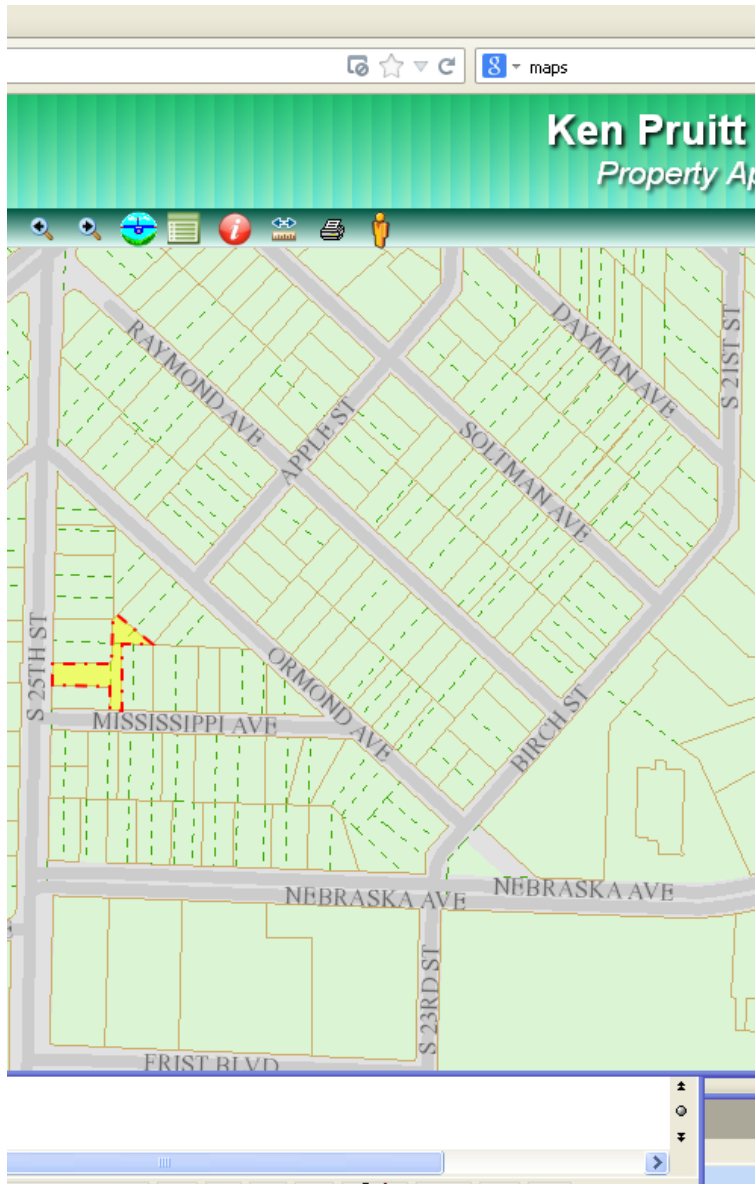
Interior Features

BedRooms: - Electric: - PrmIntWall: -
 FullBath: - HeatType: - AvgHt/Ft: -
 1/2Bath: - HeatFuel: - Prm.Floors: -
 %A/C: - %Heated: - %Sprinkled: -

Special Features and Yard Items

Land Information

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.	No.	Use Type	Type	Measure	Depth
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Ken Pruitt Property Appraiser

PROPERTY RECORD CARD

First Southern Bank Record: 1 of 1 <<Prev Next >> Spec.Assmnt Taxes Exemptions Permits Home Print

Property Identification

Site Address: 25th St ParcelID: 2416-602-0166-000-2
 Sec/Town/Range: 16 :35S :40E Account #: 25991
 Map ID: 24/16N Use Type: Vac Comm
 Zoning: C1 City/Cnty: Fort Pierce



Ownership and Mailing

Owner: First Southern Bank
 Address: % 1177 SE Third Ave
 Fort Lauderdale FL 33316

Legal Description

BILTMORE PARK BLK 51 LOT 9-LESS W 14.7 FT- AND W 1/2 OF LOT 11 AND LOTS 22 AND 23-LESS NELY 150 FT-
 More...

Sales Information

Date	Price	Code	Deed	Book/Page	Assessment 2012	Total Land and Building
4/8/2013	100	0312	CT	3506 / 0137	2012 Final: 64100	Land Value: 64100 Acres: 0.29
9/12/2005	1200000	02	WD	2364 / 2485	Assessed: 64100	Building Value: 0
4/22/2004	255000	02	WD	1967 / 0490	Ag.Credit: 0	Finished Area: 0 SqFt
7/2/2002	210000	02	WD	1550 / 2989	Exempt:	
12/22/1994	100	02	QC	0934 / 2792	Taxable:	
6/24/1994	162400	02	WD	0908 / 0435	Taxes: 1579.84	
5/1/1985	125000	02	CV	0463 / 2889		

BUILDING INFORMATION

No Sketch
Available



Exterior Features

View:	-	RoofCover:	-	RoofStruct:	-
ExtType:	-	YearBlt:	-	Frame:	-
Grade:	-	EffYrBlt:	-	PrimeWall:	-
StoryHght:	-	No.Units:	-	SecWall:	-

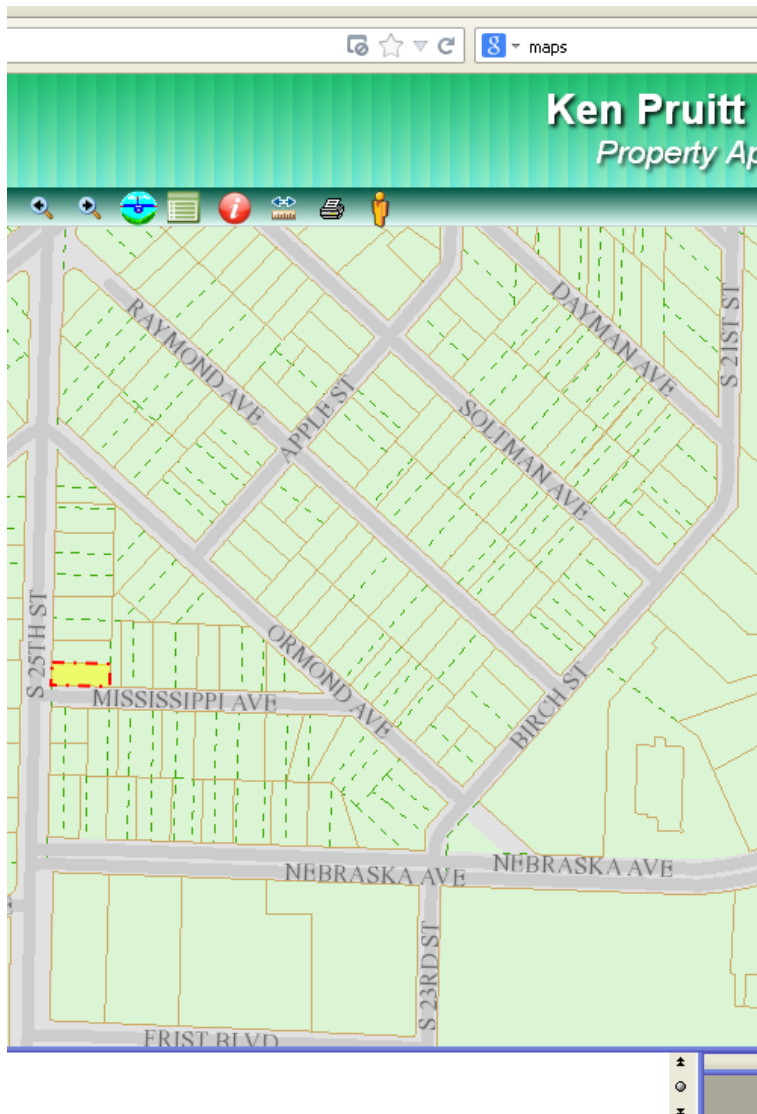
Interior Features

BedRooms:	-	Electric:	-	PrmIntWall:	-
FullBath:	-	HeatType:	-	AvgHF1:	-
1/2Bath:	-	HeatFuel:	-	Prm.Flors:	-
%A/C:	-	%Heated:	-	%Sprinkled:	-

Special Features and Yard Items

Land Information

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.	No.	Use Type	Type	Measure	Depth
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Ken Pruitt Property Appraiser

PROPERTY RECORD CARD

First Southern Bank Record: 1 of 1 <<Prev Next >> Spec.Assmnt Taxes Exemptions Permits Home Print

Property Identification

Site Address: S 25th St ParcelID: 2416-802-0167-000-9
 Sec/Town/Range: 16 :35S :40E Account #: 25992
 Map ID: 24/16N Use Type: Vac Comm
 Zoning: C1 City/Cnty: Fort Pierce



Ownership and Mailing

Owner: First Southern Bank
 Address: % 1177 SE Third Ave
 Fort Lauderdale FL 33316

Legal Description

BILTMORE PARK BLK 51 LOT 10-LESSW 14.7 FT. (OR 3506-137)

Sales Information

Date	Price	Code	Deed	Book/Page	Assessment 2012	Total Land and Building
4/8/2013	100	0312	CT	3506 / 0137	2012 Final: 33800	Land Value: 33800 Acres: 0.16
9/12/2005	1200000	02	WD	2364 / 2485	Assessed: 33800	Building Value: 0
4/22/2004	255000	02	WD	1967 / 0490	Ag.Credit: 0	Finished Area: 0 SqFt
7/2/2002	210000	02	WD	1550 / 2989	Exempt:	
12/22/1994	100	02	QC	0934 / 2792	Taxable:	
6/24/1994	162400	02	WD	0908 / 0435	Taxes: 833.06	
5/1/1985	125000	02	CV	0463 / 2889		

BUILDING INFORMATION

No Sketch
Available



Exterior Features

View: - RoofCover: - RoofStruct: -
 ExtType: - YearBlt: - Frame: -
 Grade: - EffYrBlt: - PrimeWall: -
 StoryHght: - No.Units: - SecWall: -

Interior Features

BedRooms: - Electric: - PrmIntWall: -
 FullBath: - HeatType: - AvgHt/Ft: -
 1/2Bath: - HeatFuel: - Prm.Floors: -
 %A/C: - %Heated: - %Sprinkled: -

Special Features and Yard Items

Land Information

Type	Y/S	Qty	Units	Qual.	Cond.	YrBlt.	No.	Use Type	Type	Measure	Depth
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4450 W Eau Gallie Boulevard, Suite 232
Melbourne, Florida 32934

Ph: (321) 255-5434 Fax: (321) 255-7751

November 27, 2013

Sent Via: Overnight Mail

Application for Zoning Atlas Map Amendment
JUSTIFICATION STATEMENT
CEC 13135.00

To Whom It May Concern,

The intent of this application is to rezone a parcel of land to make it eligible for development as a neighborhood retail store of approximately 8320 sq ft. The proposed store will supply the sale of convenience goods to meet some of the primary commercial needs of the residential neighborhood. The property is a part of a commercial corridor with varying degrees of intensities and lies within an existing C-1 (Office Commercial) zoning district. This zoning category, however, does not allow for the desired retail usage (pursuant to Sec. 22-29 [a]). In order to facilitate this development it will be necessary to amend the current zoning atlas. The proposed zoning category is C-2 (Neighborhood Commercial) classification, which is the least intensive zoning that will support the use.

Amending the zoning atlas from a C-1 to a C-2 description will be in keeping with an orderly and logical development pattern. The subject property lies along S 25th Street which currently facilitates a number of existing commercial uses (C-1 and C-3) within a half mile radius. The property is adjacent to a number of C-1 zoned developments as well as being directly adjacent to a moderate density residential (R-3) community. The proposed C-2 classification is a logical zoning for the transition between commercial and residential zoning districts.

A Future Land Use Map Amendment is also being requested concurrently to support the requested Zoning Atlas Map Amendment. The existing future land use designation for the site is Office Professional (OP) which prohibits commercial uses from directly selling, storing, or displaying goods. In order to utilize the C-2 zoning classification the future land use designation would have to be changed to the Neighborhood Commercial (NC) description to support the uses under that zoning. As previously stated the change in zoning follows a logical pattern in the development of the area and likewise the amended future land use designation of NC, being adjacent to both commercial and residential developments, will continue with the same development pattern. Additionally, the NC designation will be consistent with the comprehensive plan as it is in keeping with both the order of development and the surrounding future land uses. Future land use designations within a half mile radius include RL (Low Residential), GC (General Commercial), and OP (Office Professional). The NC category will be an appropriate transition between the neighboring designations and will also provide compatibility with the existing surrounding land use designations.

It is with reference to the above statements, that these requests are being respectfully submitted to amend the Zoning Atlas Map and the Future Land Use Map for the subject property development.



4450 W Eau Gallie Boulevard, Suite 232
Melbourne, Florida 32934

Ph: (321) 255-5434 Fax: (321) 255-7751

If you need any additional information or would like to discuss this project in further detail, please contact us by phone at (321) 270-8986 or email me at dleslie@creechinc.com.

Sincerely,

Daimian Leslie, PE
Project Manager



4450 W. Eau Gallie Blvd., Suite 232
Melbourne, FL 32934
Tel : 321-255-5434
Direct: 321-270-8986



ENVIRONMENTAL ASSESSMENT

On the

**±1.66 Acre Family Dollar – Ft. Pierce Project Site
Section 16, Township 35 South, Range 40 East
Ft. Pierce, St. Lucie County, Florida**

Conducted for

**Mr. Chuck Borysiak
Hutton Construction, Inc.
736 Cherry Street
Chattanooga, Tennessee 37402**

Conducted by

**Atlantic Environmental Solutions, Inc.
1301 W. Eau Gallie Boulevard, Suite 98
Melbourne, Florida 32935**

September 6, 2013



1301 W. Eau Gallie Blvd., Ste. 98  Melbourne, FL 32935

ph 321.676.1505 fx 321.676.1730
www.environmentalpermitting.com

September 6, 2013

Mr. Chuck Borysiak
Hutton Construction, Inc.
736 Cherry Street
Chattanooga, Tennessee 37402

Re: Environmental Assessment
±1.66 acre Family Dollar – Ft. Pierce Project Site
South 25th Street, Ft. Pierce
St. Lucie County, Florida
AES File No. 1399

Dear Mr. Borysiak:

Atlantic Environmental Solutions, Inc. (AES) has completed an environmental assessment and feasibility study of the above-referenced property, an approximately 1.66 acre parcel of land located on the east side of South 25th Street between Ormond Avenue and Mississippi Avenue, Ft. Pierce, in St. Lucie County, Florida (Figures 1 and 2). The field assessment of this parcel, hereinafter referred to as "the Property", occurred on September 5, 2013. This study is intended to assess any reasonably ascertainable environmental issues that might have an affect on the developability of the subject property. Following are the results of our study.

Topography and Soils

Figure 3 shows the USGS Topographical Map for the Property and surrounding areas. According to this map, the Property is relatively flat and used to contain several single-family homes which are no longer present.

The U.S. Department of Agriculture's Natural Resources Conservation Service (NRCS) maps for Brevard County (Figure 4) depict two soil types underlying the Property. Following is a description of the mapped soil types as they occur in a natural environment.

Tantile and Pomona sands (44)

Tantile and Pomona sands is a poorly drained, nearly level soil typically found in flatwoods. the water table is within a depth of 10 inches for 2 to 4 months and between depths of 10 to 40 inches for 6 months or more during most years.

Waveland – Urban land complex (52)

Nearly level Waveland soils make up 50 to 70 percent of the complex, and Urban land makes up 15 to 50 percent. In undrained areas, the soils in this complex have a water

table within a depth of 10 inches for 1 to 4 months of most years. However, drainage systems have been established in most areas and depth to the water table depends upon the efficiency of the drainage system.

Past development and human activity surrounding and within the Property appears to have altered some of the characteristics possessed by the underlying soils. However, for the most part, the soils underlying the Property appear consistent with the above descriptions.

Vegetation and Community Types

Different combinations of natural and human-influenced factors, such as surface elevation, hydrology, vegetative species and structure, soil characteristics, and degree and type of historical disturbance, will give rise to a variety of distinct ecological systems and functions, known as communities and land uses. The Florida Land Use, Cover, and Forms Classification System (FLUCFCS) organizes most of the major categories of communities and land uses into particular descriptions, each corresponding to a different code number. Using our field observations and the FLUCFCS system as a guideline, AES has identified the on-site community as it currently exists on the Property. Figure 5 depicts the code number of the on-site FLUCFCS category, specifically, Undeveloped Land Within Urban Areas (FLUCFCS Code Number 191).

Following is a description of this classification, as it exists on the Property, along with an assessment of the jurisdictional wetland status based on the rules and regulations of the South Florida Water Management District (SFWMD) and the U.S. Army Corps of Engineers (ACOE).

Undeveloped Land Within Urban Areas (191)

The entire site can be designated this land use classification. It appears single-family homes used to be present within the project site which is evident from historical photography as well as the presence of concrete pieces scattered around the site. The entire property appears to have been maintained (i.e. mowed) for many years and vegetation is dominated by a groundcover of bahiagrass, Mexican clover, and opportunistic weedy species. Also present around the perimeter of the Property are scattered live oak, laurel oak, and sea grape.

This community type consists of upland habitat and will require no wetland permitting.

Habitat Potential for Protected Wildlife Species

A preliminary survey for listed species and suitable listed species habitats was completed on the Property. This survey resulted in the determination that the Property does not support any listed species.

Summary & Conclusions

The results of our survey indicate that the ±1.66 acre Property is comprised solely of uplands and does not contain any state or federally listed species. No wetland or wildlife permitting will be necessary in the development of this site.

Should you have any questions or need additional information, please do not hesitate to contact our office.

Sincerely,

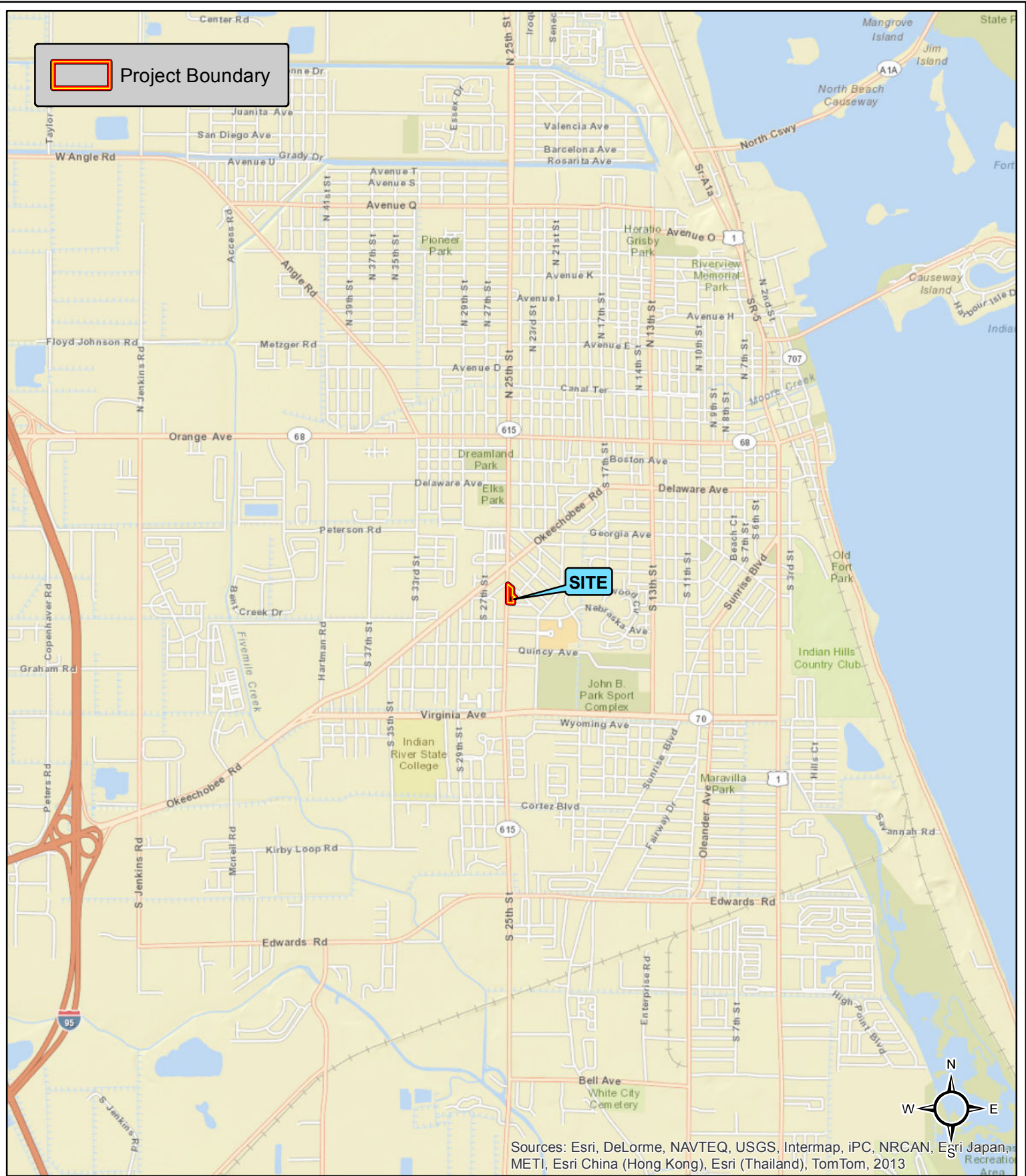


David G. Purkerson, MS, PWS
Senior Ecologist



Jon H. Shepherd, MS, PWS
President/Ecologist

Dist: Mr. Damian Leslie – Creech Engineers, Inc.



Project: Family Dollar - Ft. Pierce

Figure 1: Location Map



St. Lucie County, Florida



AES Proj #: 1399

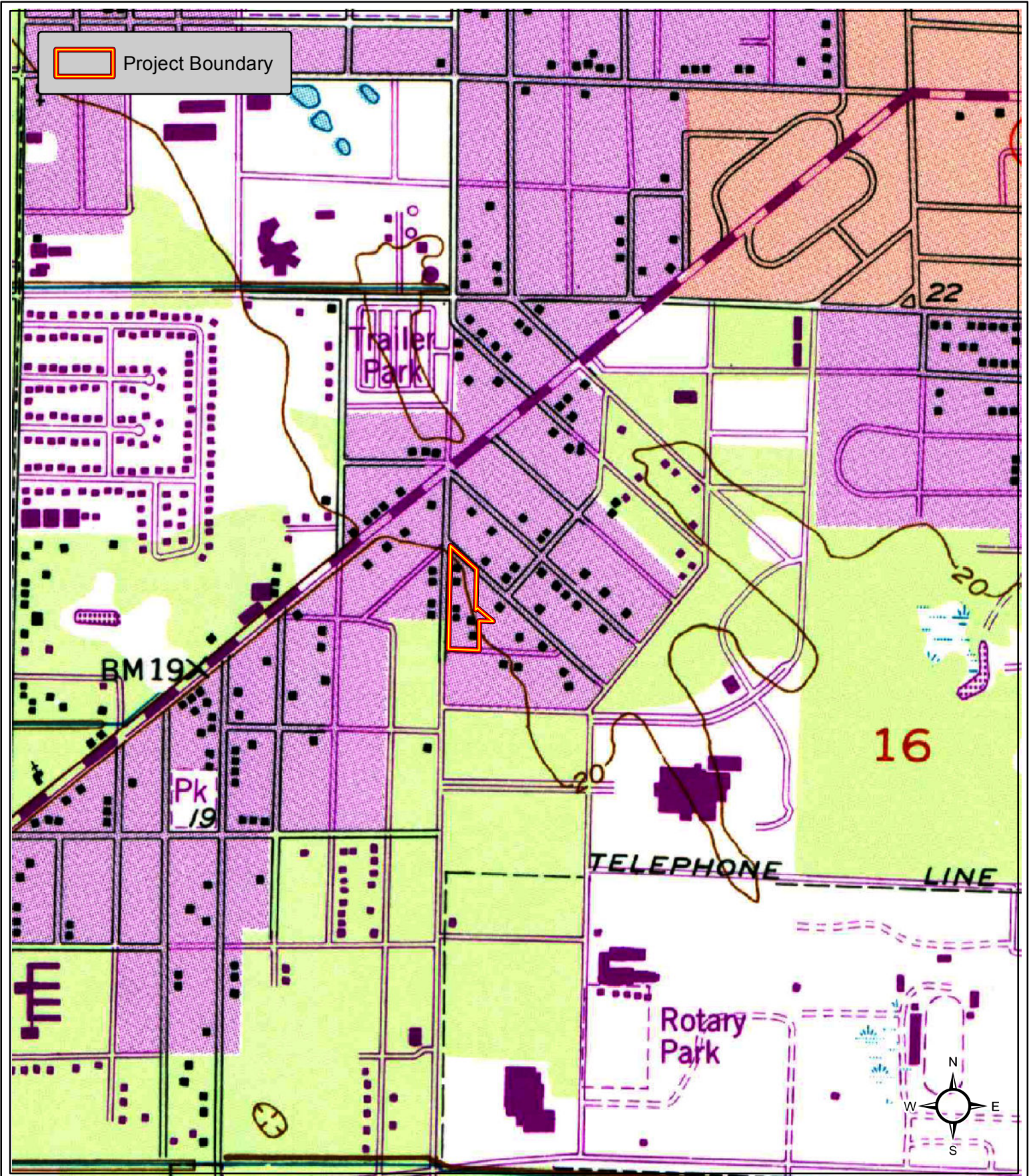


Project: Family Dollar - Ft. Pierce

Figure 2: Property Map

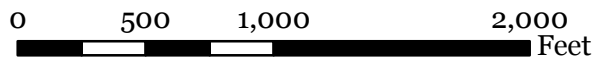
0 50 100 200 Feet





Project: Family Dollar - Ft. Pierce

Figure 3: USGS Topo Map



Ft. Pierce Quadrangle, St. Lucie County, Florida

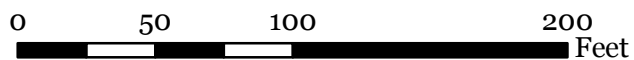


AES Proj #: 1399



Project: Family Dollar - Ft. Pierce

Figure 4: NRCS Soils Map



2011 Aerial, St. Lucie County, Florida



AES Proj #: 1399



Project: Family Dollar - Ft. Pierce

Figure 5: Land Use (FLUCFCS) Map

0 50 100 200 Feet

2011 Aerial, St. Lucie County, Florida



AES Proj #: 1399



August 30, 2013

VIA E-MAIL

Mr. Chuck Borysiak, Development Manager
The Hutton Company
736 Cherry Street
Chattanooga, TN 37402

**RE: Family Dollar Fort Pierce Traffic Analysis
McMahon Project No. N13565.01**

Dear Mr. Borysiak:

McMahon Associates, Inc. (McMahon) has completed a traffic analysis for a parcel of land located at 1210 S. 25th Street, in Fort Pierce. The site is currently vacant. The proposed development, with an anticipated buildout year of 2014, will include an 8,320 square-foot Family Dollar.

Trip Generation Analysis

Using trip generation information obtained from the Institute of Transportation Engineers (ITE), *Trip Generation Manual*, 9th Edition, trip generation estimates were developed for the proposed development. A pass-by rate was not available from ITE for Land Use 814 Variety Store. Therefore, the pass-by capture rate for the proposed land use was based on the pass-by rate for Land Use 815 Free Standing Discount Store. The trip generation analysis, summarized in **Table 1**, indicates that the proposed development is anticipated to result in 442 new daily trips, 27 new AM peak hour trips and 47 new PM peak hour trips. Excerpts from ITE are attached in **Appendix A**.

Site Access

Access to the site is proposed via one (1) full access driveway connection to each of the following roadways: S. 25th Street, Mississippi Avenue and Ormond Avenue.

Project Distribution and Assignment

The project trip distribution for the proposed development, graphically depicted on **Figure 1**, was based on a review of the surrounding roadway network volumes and land uses. Driveway volumes, shown on Figure 1, were assigned to the driveway connections based on the trip generation and trip distribution analyses.

PRINCIPALS
Joseph W. McMahon, P.E.
Joseph J. DeSantis, P.E., PTOE
John S. DePalma
William T. Steffens
Casey A. Moore, P.E.
Gary R. McNaughton, P.E., PTOE

ASSOCIATES
John J. Mitchell, P.E.
Christopher J. Williams, P.E.
R. Trent Ebersole, P.E.
Matthew M. Kozsuch, P.E.

TABLE 1
TRIP GENERATION ANALYSIS
FAMILY DOLLAR FORT PIERCE TRAFFIC ANALYSIS

DAILY

LAND USE	ITE CODE	INTENSITY	TRIP GENERATION RATE ⁽¹⁾	IN	OUT	TOTAL TRIPS			PASS-BY ⁽²⁾		NEW TRIPS			
						IN	OUT	TOTAL			IN	OUT	TOTAL	
PROPOSED USE														
Variety Store ⁽³⁾	814	8,320 SF	T = 64.03 (X)	50%	50%	267	266	533	91	17.00%	221	221	442	

AM PEAK HOUR

LAND USE	ITE CODE	INTENSITY	TRIP GENERATION RATE ⁽¹⁾	IN	OUT	TOTAL TRIPS			PASS-BY ⁽²⁾		NEW TRIPS			
						IN	OUT	TOTAL			IN	OUT	TOTAL	
PROPOSED USE														
Variety Store ⁽³⁾	814	8,320 SF	T = 3.81 (X)	50%	50%	16	16	32	5	17.00%	14	13	27	

PM PEAK HOUR

LAND USE	ITE CODE	INTENSITY	TRIP GENERATION RATE ⁽¹⁾	IN	OUT	TOTAL TRIPS			PASS-BY ⁽²⁾		NEW TRIPS			
						IN	OUT	TOTAL			IN	OUT	TOTAL	
PROPOSED USE														
Variety Store ⁽³⁾	814	8,320 SF	T = 6.82 (X)	50%	50%	29	28	57	10	17.00%	24	23	47	

(1) Source: Institute of Transportation Engineers, Trip Generation Manual, 9th Edition.

(2) Pass-by rate for LU 814 based on Pass-by rate for LU 815 since no information is provided for LU 814.

(3) IN/OUT split for AM and PM peak hours based on daily IN/OUT split since no information is provided for the peak hours.



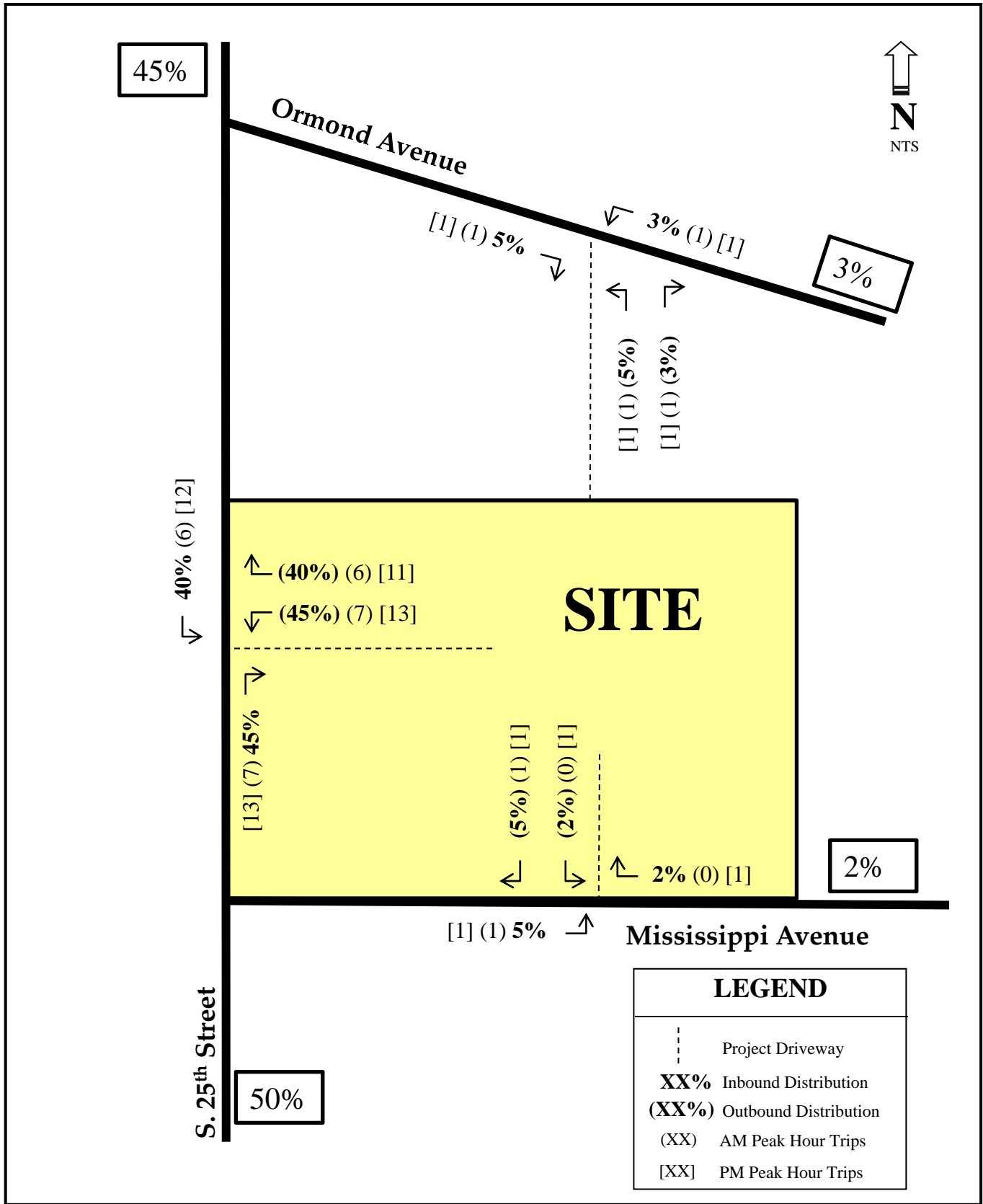


Figure 1
 Project Distribution and Driveway Traffic Volumes
Family Dollar Fort Pierce Traffic Analysis
 Fort Pierce, Florida

Mr. Chuck Borysiak

August 30, 2013

Page 4

Roadway Capacity Analysis

S. 25th Street is a four-lane, undivided roadway with a center two-way, left-turn lane. S. 25th Street near the project site currently operates at Level of Service B during both the AM and PM peak hours based on the latest traffic counts provided by the St. Lucie County Transportation Planning Organization. With the minor increase in traffic anticipated from the proposed development, S. 25th Street is expected to continue to operate at an acceptable level of service.

Conclusion

Based on the analysis contained herein, the proposed development is expected to result in minimal impact to the surrounding roadway network. S. 25th Street is anticipated to operate at an acceptable level of service at the buildout of the project.

Sincerely,

A handwritten signature in black ink, appearing to read "N. Lercari", with a horizontal line underneath.

Natalia T. Lercari, P.E.

Project Manager

NTL/hsv

Attachments

APPENDIX A

TRIP GENERATION INFORMATION

Variety Store (814)

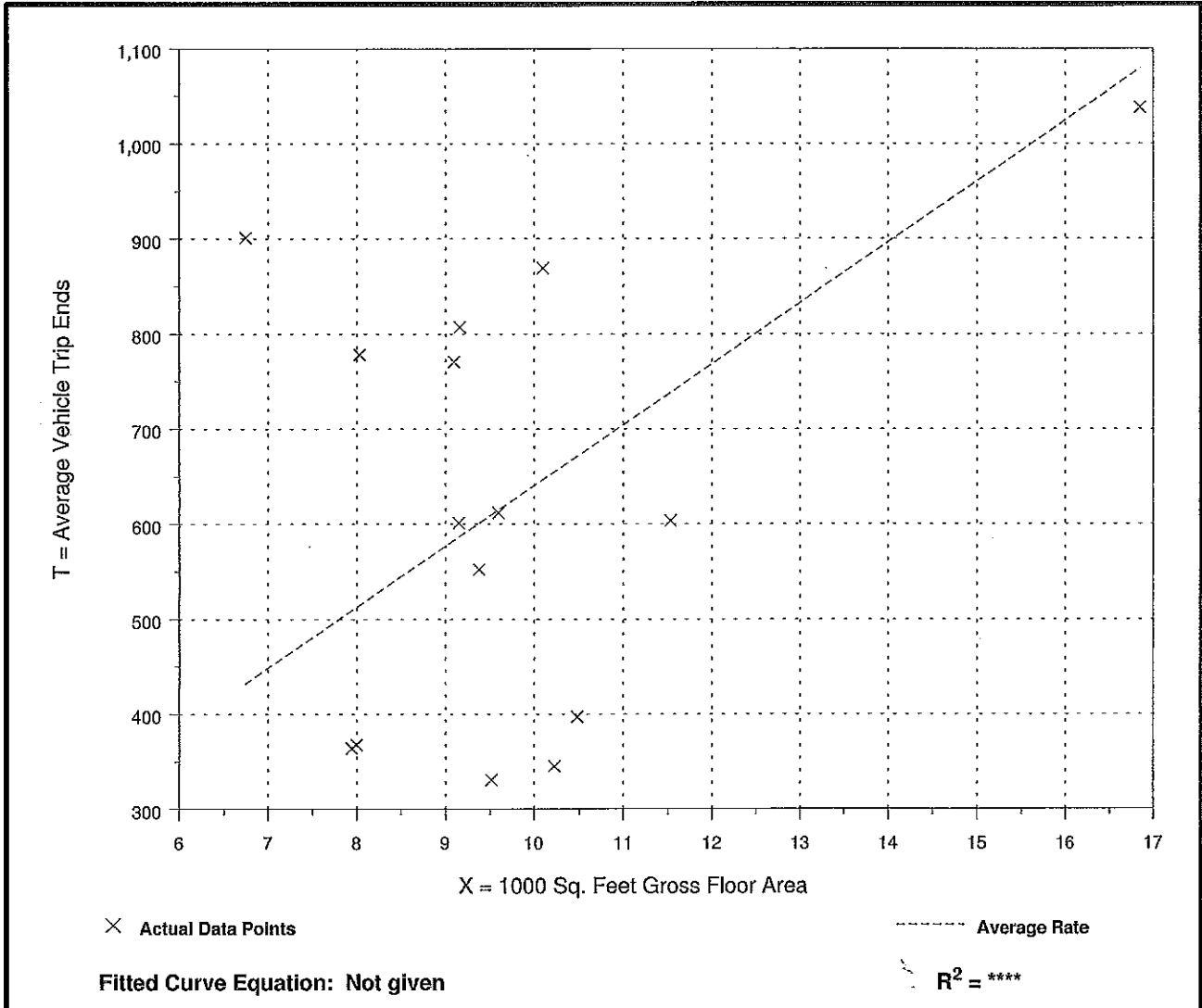
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday

Number of Studies: 15
 Average 1000 Sq. Feet GFA: 10
 Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
64.03	33.73 - 133.60	25.69

Data Plot and Equation



Variety Store (814)

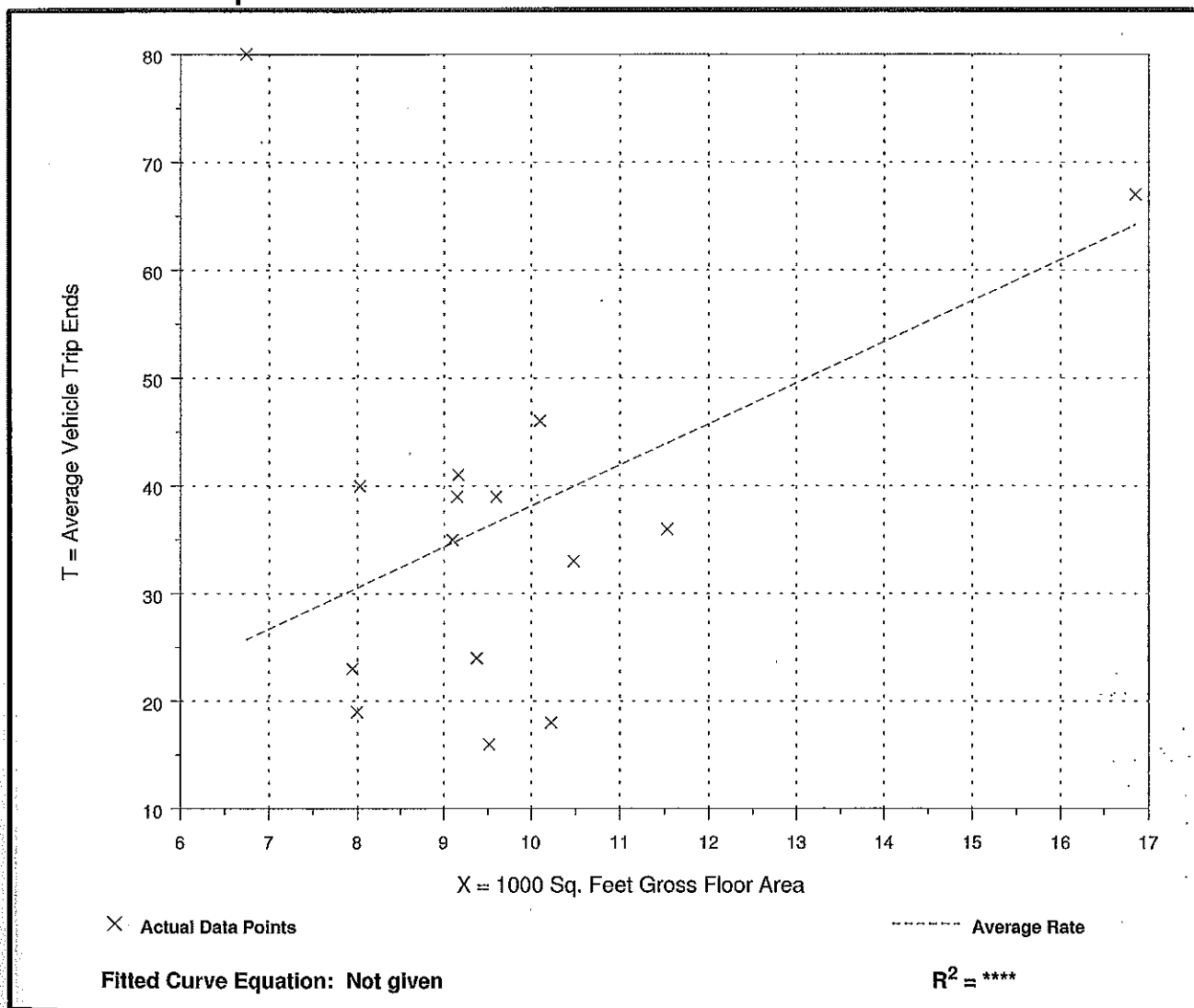
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Number of Studies: 15
 Average 1000 Sq. Feet GFA: 10
 Directional Distribution: Not available

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
3.81	1.68 - 11.86	2.74

Data Plot and Equation



Variety Store (814)

Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.

Number of Studies: 15
 Average 1000 Sq. Feet GFA: 10
 Directional Distribution: Not available

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
6.82	3.15 - 13.94	3.80

Data Plot and Equation

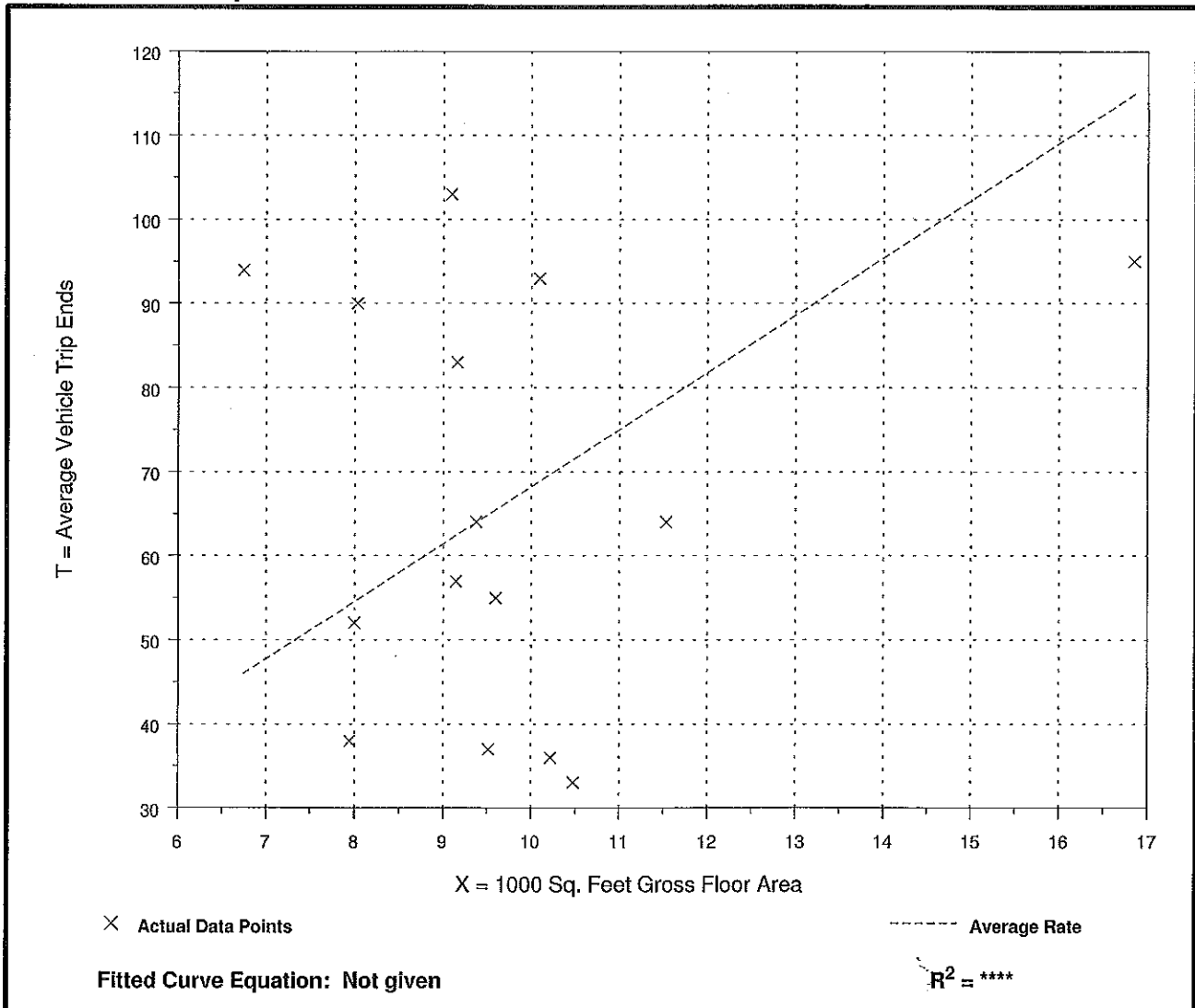


Table 5.3
Pass-By Trips and Diverted Linked Trips
Weekday, p.m. Peak Period
Land Use 815—Free-Standing Discount Store

SIZE (1,000 SQ. FT. GFA)	LOCATION	WEEKDAY SURVEY DATE	NO. OF INTERVIEWS	TIME PERIOD	PRIMARY TRIP (%)	NON-PASS- BY TRIP (%)	DIVERTED LINKED TRIP (%)	PASS-BY TRIP (%)	ADJ. STREET PEAK HOUR VOLUME	SOURCE
116	Auburn, NY	Nov. 1994	80	4:00-6:00 p.m.	33.8	—	37.4	28.8	1,490	Bergmann Associates
116	Fredonia, NY	Nov. 1994	80	4:00-6:00 p.m.	46.3	—	30.0	23.7	1,620	Bergmann Associates
122	Marlton, NJ	Nov. 1994	73	4:15-5:15 p.m.	50.7	—	27.4	21.9	1,360	Raymond Keyes Assoc.
127	Marlton, NJ	Nov. 1994	23	4:00-5:00 p.m.	21.8	—	39.1	39.1	1,410	Raymond Keyes Assoc.
127	Toms River, NJ	Nov. 1994	137	4:00-5:00 p.m.	46.0	—	40.9	13.1	1,430	Raymond Keyes Assoc.
128	Toms River, NJ	Nov. 1994	89	4:00-5:00 p.m.	60.7	—	32.6	6.7	1,290	Raymond Keyes Assoc.
128	Brick, NJ	Nov. 1994	48	4:15-5:15 p.m.	41.7	—	50.0	8.3	2,560	Raymond Keyes Assoc.
128	Brick, NJ	Nov. 1994	56	4:00-5:00 p.m.	46.4	—	39.3	14.3	2,550	Raymond Keyes Assoc.
126	Berlin, NJ	Feb. 1994	45	4:30-5:30 p.m.	75.5	—	17.8	6.7	1,230	Raymond Keyes Assoc.
126	Berlin, NJ	Feb. 1994	95	4:00-5:00 p.m.	61.0	—	37.9	1.1	1,430	Raymond Keyes Assoc.
133	Mays Landing, NJ	Feb. 1994	22	4:00-5:00 p.m.	81.8	—	9.1	9.1	3,640	Raymond Keyes Assoc.
133	Mays Landing, NJ	Feb. 1994	40	4:00-5:00 p.m.	55.0	—	42.5	2.5	3,700	Raymond Keyes Assoc.
127	Toms River, NJ	Sept. 1994	58	4:00-5:00 p.m.	65.5	—	20.7	13.8	1,380	Raymond Keyes Assoc.
127	Toms River, NJ	Sept. 1994	83	4:15-5:15 p.m.	57.8	—	28.9	13.3	1,390	Raymond Keyes Assoc.
128	Brick, NJ	Sept. 1994	117	4:30-5:30 p.m.	47.0	—	26.5	26.5	2,640	Raymond Keyes Assoc.
128	Brick, NJ	Sept. 1994	98	4:00-5:00 p.m.	49.0	—	21.4	29.6	2,640	Raymond Keyes Assoc.
127	Berlin, NJ	Sept. 1994	35	4:00-5:00 p.m.	71.4	—	20.0	8.6	1,240	Raymond Keyes Assoc.
88	Omaha, NE	n/a	n/a	4:00-6:00 p.m.	26.0	—	51.0	23.0	n/a	University of Nebraska—Lincoln
100	Omaha, NE	n/a	n/a	4:00-6:00 p.m.	32.0	—	46.0	22.0	n/a	University of Nebraska—Lincoln
100	Omaha, NE	n/a	n/a	4:00-6:00 p.m.	22.0	—	49.0	29.0	n/a	University of Nebraska—Lincoln
88	Omaha, NE	n/a	n/a	4:00-6:00 p.m.	33.0	—	48.0	19.0	n/a	University of Nebraska—Lincoln
66	Omaha, NE	n/a	n/a	4:00-6:00 p.m.	21.0	—	60.0	19.0	n/a	University of Nebraska—Lincoln

Average Pass-By Trip Percentage: 17