



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

Rebecca Grohall, AICP, Planning Manager  
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

### DEVELOPMENT REVIEW

Property address or Location S. 25th St. Ft. Pierce, FL

Parcel ID #(s) 2416-602-0167-000-9, 2416-602-0166-000-2, 2416-602-0164-000-8, 2416-602-0161-000-7, 2416-602-0160-000-0, 2416-602-0158-000-3

Project description Construction of an 8,320 sf building with associated utilities and parking

Hutton Growth One, LLC

**Property Owner(s)**  
736 Cherry St.

**Street Address**  
Chattanooga TN 37402

**City** State Zip  
432-643-9202

**Phone Number**  
lhelena@hutton.build

**Email Address**

Andrew Petersen, P.E., Project Manager, Bowman Consulting Group

**Applicant/Representative, Title, Company**  
4450 W. Eau Gallie Blvd. Suite 232

**Street Address**  
Melbourne FL 32934

**City** State Zip  
321-255-5434

**Phone Number**  
apetersen@bowmanconsulting.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.*

[Signature]  
Property Owner(s) Signature(s)

STATE OF ~~FLORIDA~~ Tennessee COUNTY OF Hamilton  
The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of Feb., 2015, by Geoffrey W. Smith, Pres. who is personally known to me or has produced \_\_\_\_\_ as identification.

Caren L. Giles  
Signature of Notary

(seal)



**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

# DEVELOPMENT REVIEW

## General Information

- Incomplete application packets cannot be accepted.
- Site Plan approval is valid for one (1) year following City Commission approval. In order to maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date, and building permits must be maintained until site plan is completed, per plans, or approval shall lapse.

Choose Application Type:

Application Type			
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Conditional Use with New Const.	<input type="checkbox"/> Major Amendment	
<input type="checkbox"/> Conceptual Development Plan		<input type="checkbox"/> Minor Amendment	

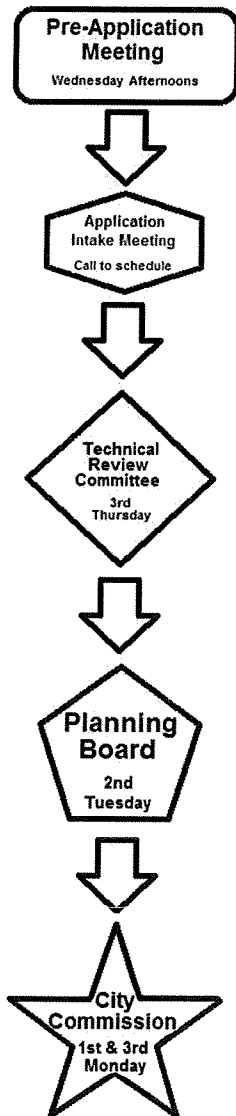
Site Information:

Non-Residential: Proposed Sq. Ft.: 8,320 Residential: Proposed Units: \_\_\_\_\_

Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West
C3- General Commercial	R3- Single Family moderate Density, C1- Office	R3- Single Family moderate Density	C3- General Comm., C1 - Office Comm.

## Application Outlook



## Site Plan submittal requirements:

Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- Complete notarized application
- Warranty Deed
- SLC Property Record Card
- Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- General location map (see Section 22-58.d.2)
- Survey (see Section 22-58.d.3)
- Site Plan (see Section 22-58.d.4)
- Landscaping Plan (see Section 22-187)
- Storm Drainage Plan (see Section 22-58.d.6)
- Environmental Impact Report
- Beach/Dune System protection plan, if applicable (see Section 22-58.d.7)
- Lighting Plan (see Section 22-58.d.8)
- Design Review submittals (see Design Review application)
- Traffic Impact Report
- Concurrency Review submittals (see Concurrency Review application)



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

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

November 25, 2013  
13135.00

Sent Via: Priority Mail

City of Fort Pierce  
100 N. U.S. 1  
Fort Pierce, FL 34950

## Letter of Intent

The subject property is located on the east side of South 25<sup>th</sup> Street between the intersections of Ormond Avenue and Mississippi Avenue in Fort Pierce, Florida. The site consists of multiple vacant parcels which are exclusively owned by First Southern Bank. The proposed site improvements include, but are not limited to the construction of +/-8,320sf Family Dollar store, stormwater facilities, utilities, and parking. The individual parcels will be combined and then split into two separate parcels. The parcel with the proposed Family Dollar will be owned and maintained by Family Dollar. The second parcel will be seller retained and remain vacant for future development.

A handwritten signature in blue ink, appearing to read "Daimian Leslie", with a long horizontal line extending to the right.

Daimian Leslie, P.E.  
Project Manager  
Creech Engineers a Bowman Company  
dleslie@creechinc.com

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

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

IN THE CIRCUIT COURT OF THE 19TH  
JUDICIAL CIRCUIT, IN AND FOR ST.  
LUCIE COUNTY, FLORIDA.  
  
CASE NO. 562012CA 000881

vs.

TOCO TOUCAN, LLC; et al

Defendants.

**CERTIFICATE OF TITLE**

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:**

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.

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.

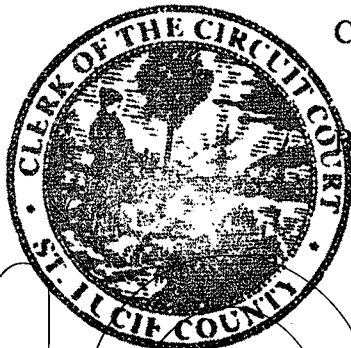
AND

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 Identification**

**Site Address:** S 25th St  
**Sec/Town/Range:** 16/35S/40E  
**Map ID:** 24/16N  
**Zoning:** C1

**Parcel ID:** 2416-602-0167-000-9  
**Account #:** 25992  
**Use Type:** Vac Comm  
**Jurisdiction:** Fort Pierce

**Ownership**

Hutton Growth One LLC  
 736 Cherry St  
 Chattanooga, TN 37402

**Total Areas**

**Land Size (acres):** 0.16  
**Land Size (SF):** 6,765

**Legal Description**

BILTMORE PARK BLK 51 LOT 10-LESSW 14.7 FT- (OR 3604-1856)

**Current Values**

**Just/Market Value:** \$33,800  
**Assessed Value:** \$33,800  
**Exemptions:** \$0  
**Taxable Value:** \$33,800  
**Taxes for this parcel:** SLC Tax Collector's Office

*This information is believed to be correct at this time but it is subject to change and is not warranted.*

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**Property Identification**

**Site Address:** 25th St  
**Sec/Town/Range:** 16/35S/40E  
**Map ID:** 24/16N  
**Zoning:** C1

**Parcel ID:** 2416-602-0166-000-2  
**Account #:** 25991  
**Use Type:** Vac Comm  
**Jurisdiction:** Fort Pierce

**Ownership**

Hutton Growth One LLC  
 736 Cherry St  
 Chattanooga, TN 37402

**Total Areas**


<b>Land Size (acres):</b>	0.29
<b>Land Size (SF):</b>	12,825

**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- (OR 3604-1856)

**Current Values**

<b>Just/Market Value:</b>	\$64,100
<b>Assessed Value:</b>	\$64,100
<b>Exemptions:</b>	\$0
<b>Taxable Value:</b>	\$64,100

**Taxes for this parcel:** SLC Tax Collector's Office 

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**Property Identification**

**Site Address:** 1212 S 25th St  
**Sec/Town/Range:** 16/35S/40E  
**Map ID:** 24/16N  
**Zoning:** C1

**Parcel ID:** 2416-602-0164-000-8  
**Account #:** 25990  
**Use Type:** Vac Comm  
**Jurisdiction:** Fort Pierce

**Ownership**

Hutton Growth One LLC  
 736 Cherry St  
 Chattanooga, TN 37402


**Total Areas**

**Land Size (acres):** 0.31  
**Land Size (SF):** 13,530

**Legal Description**

BILTMORE PARK BLK 51 LOTS 7 AND 8-LESS W 14.7 FT- (OR 3604-1856)

**Current Values**

**Just/Market Value:** \$67,700  
**Assessed Value:** \$67,700  
**Exemptions:** \$0  
**Taxable Value:** \$67,700  
**Taxes for this parcel:** SLC Tax Collector's Office 

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**Property Identification**

**Site Address:** 1210 S 25th St  
**Sec/Town/Range:** 16/35S/40E  
**Map ID:** 24/16N  
**Zoning:** C1

**Parcel ID:** 2416-602-0161-000-7  
**Account #:** 25989  
**Use Type:** Vac Comm  
**Jurisdiction:** Fort Pierce

**Ownership**

Hutton Growth One LLC  
 736 Cherry St  
 Chattanooga, TN 37402


**Total Areas**

**Land Size (acres):** 0.47  
**Land Size (SF):** 20,295

**Legal Description**

BILTMORE PARK BLK 51 LOTS 4, 5 AND 6-LESS W 14.7 FT- (OR 3604-1856)

**Current Values**

**Just/Market Value:** \$101,500  
**Assessed Value:** \$101,500  
**Exemptions:** \$0  
**Taxable Value:** \$101,500  
**Taxes for this parcel:** SLC Tax Collector's Office 

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**Property Identification**

**Site Address:** 1206 S 25th St  
**Sec/Town/Range:** 16/35S/40E  
**Map ID:** 24/16N  
**Zoning:** C1

**Parcel ID:** 2416-602-0160-000-0  
**Account #:** 25988  
**Use Type:** Vac Res  
**Jurisdiction:** Fort Pierce

**Ownership**

Hutton Growth One LLC  
 736 Cherry St  
 Chattanooga, TN 37402


**Total Areas**

**Land Size (acres):** 0.2  
**Land Size (SF):** 8,775

**Legal Description**

BILTMORE PARK S/D BLK 51 S 15 FTOF LOT 2 AND ALL LOT  
 3-LESS RD R/W- (OR 3604-1856)

**Current Values**

**Just/Market Value:** \$43,900  
**Assessed Value:** \$43,900  
**Exemptions:** \$0  
**Taxable Value:** \$43,900  
**Taxes for this parcel:** SLC Tax Collector's Office 

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**Property Identification**

**Site Address:** 1202 S 25th St  
**Sec/Town/Range:** 16/35S/40E  
**Map ID:** 24/16N  
**Zoning:** C1

**Parcel ID:** 2416-602-0158-000-3  
**Account #:** 25987  
**Use Type:** Vac Res  
**Jurisdiction:** Fort Pierce

**Ownership**

Hutton Growth One LLC  
 736 Cherry St  
 Chattanooga, TN 37402


**Total Areas**

**Land Size (acres):** 0.25  
**Land Size (SF):** 10,935

**Legal Description**

BILTMORE PARK BLK 51 LOT 1 AND LOT2-LESS S 15 FT AND LESS  
 RD R/W- (OR 3604-1856)

**Current Values**

**Just/Market Value:** \$54,700  
**Assessed Value:** \$54,700  
**Exemptions:** \$0  
**Taxable Value:** \$54,700  
**Taxes for this parcel:** SLC Tax Collector's Office 

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**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](http://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,

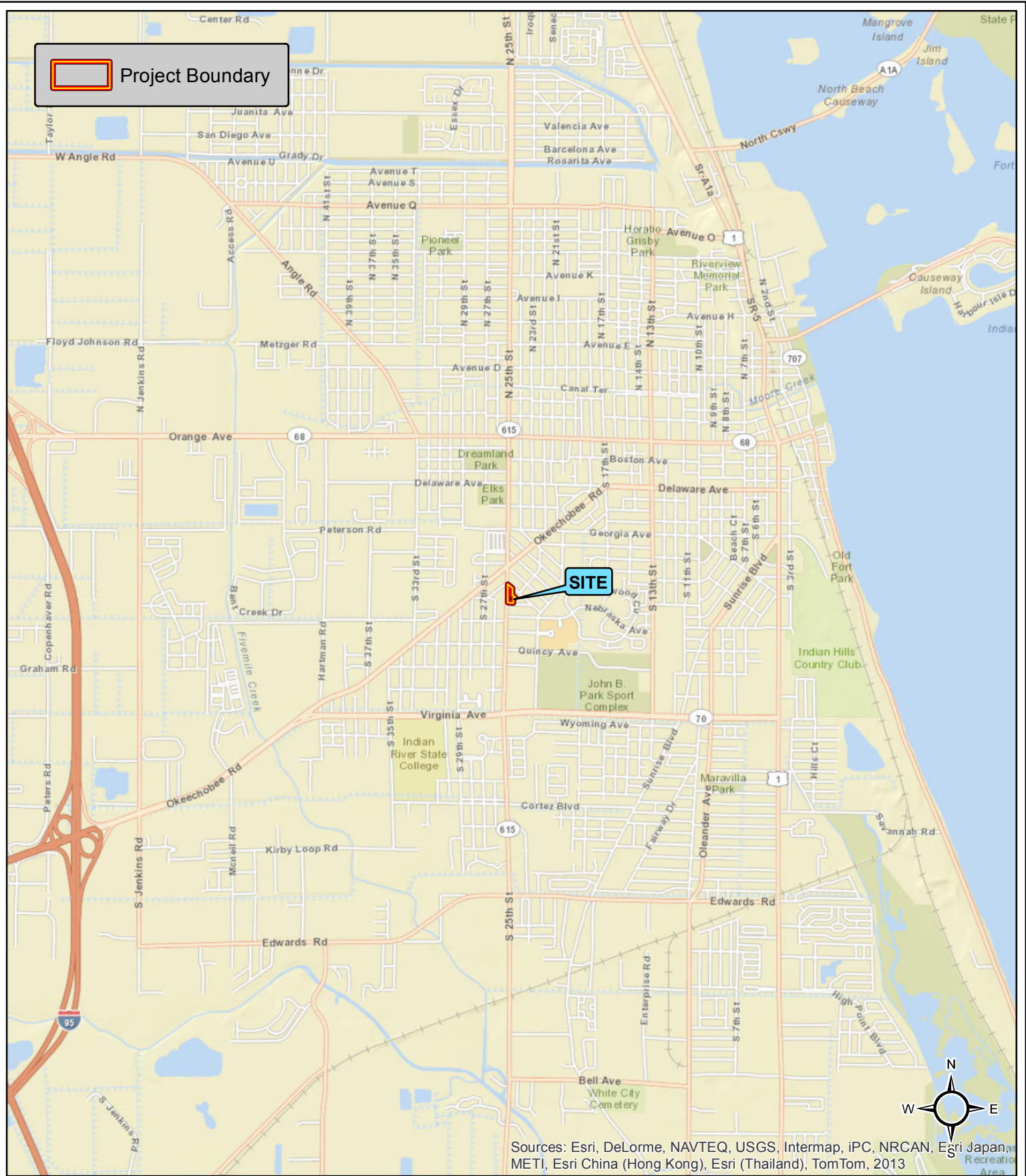


David G. Purkerson, MS, PWS  
Senior Ecologist



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**

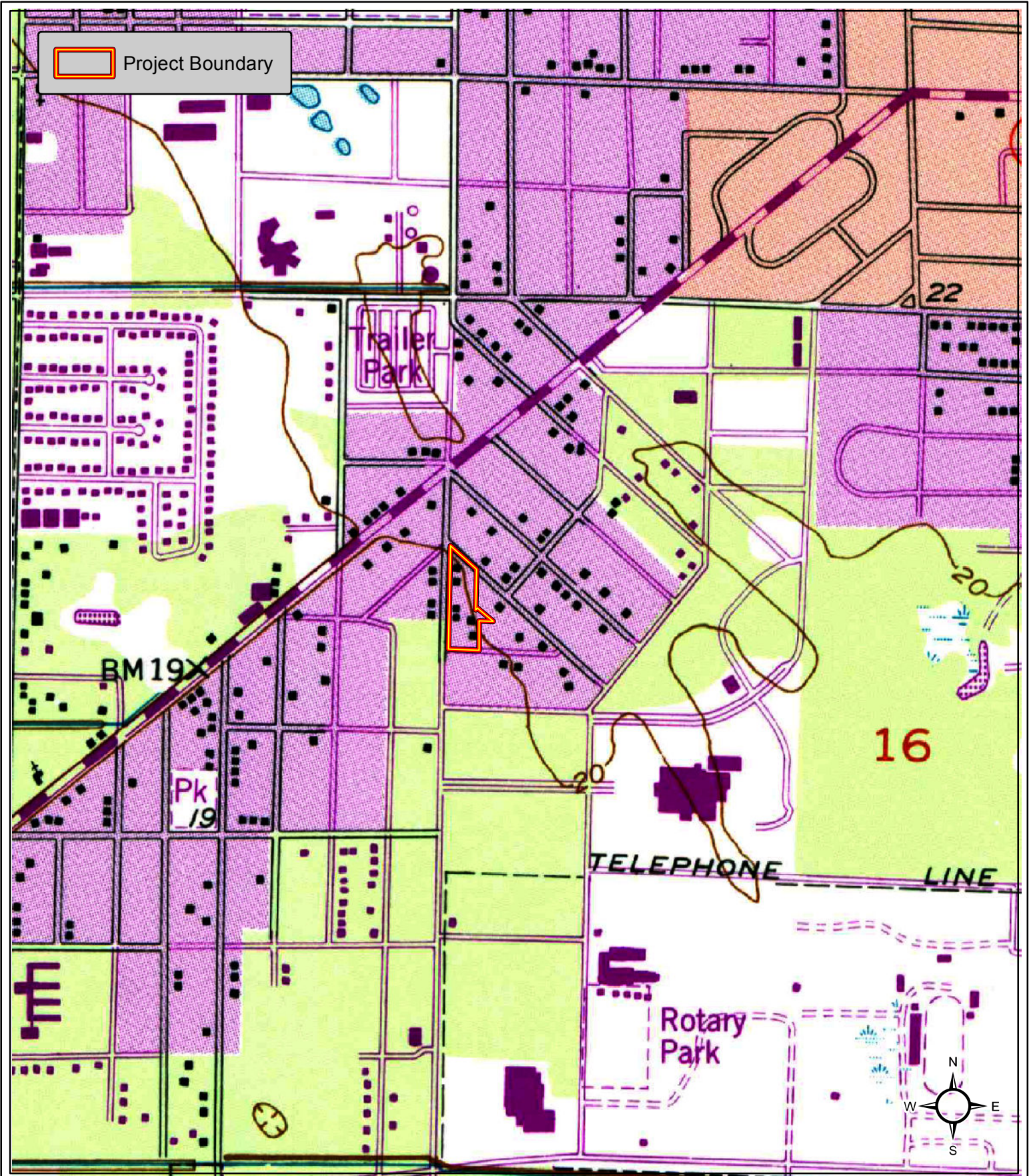
**Figure 2: Property Map**

0 50 100 200 Feet

2011 Aerial, St. Lucie County, Florida



AES Proj #: 1399



**Project: Family Dollar - Ft. Pierce**

**Figure 3: USGS Topo Map**

0 500 1,000 2,000 Feet

Ft. Pierce Quadrangle, St. Lucie County, Florida



AES Proj #: 1399



**Project: Family Dollar - Ft. Pierce**

**Figure 4: NRCS Soils Map**

0 50 100 200 Feet

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