



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 1/2 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: 2496 EDWARDS RD
2. Property Tax ID(s): 2421-333-0003-000-3
3. Total Acreage: 0.92
4. Existing Future Land Use Designation: (GC, General Commercial - Requires Updates)
5. Existing Zoning Classification: C-2, Neighborhood Commercial
6. Proposed Zoning Classification: c-3, General Commercial
7. Other applications being submitted concurrent with this application, if any: Scrivener's Error - FLUMA

8. Describe the existing uses, improvements and structures on the amendment lands: Bail Bonds/Retail
9. Are there any identified or possible historical structures on the amendment lands? _____
10. The reason for making this request: Future Development/Redevelopment

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Office Commercial	Professional Office	C-1
South	Comm (gas)/ SLC Res.	GC - Res	CN / RS-4
East	SF Res	RL	R-1
West	Comm	GC	CG

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM	C-2	No Change	0.92	
Proposed	GC (Scrivener Correction)	C-3		0.92	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	Total gallons per day
Proposed Zoning	Total gallons per day
Change in Demand	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	Total gallons per day
Proposed Zoning	Total gallons per day
Change in Demand	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	

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	Trips	Trips
Impact to Capacity		

12. Name of Owner(s): Carroll Collins & Janet L Piek-Collins
 Mailing Address: PO Box 4114
 City Fort Pierce, FL 34948 State _____ Zip _____
 Phone # _____
 E-mail: _____

13. Name of Applicant: _____
 Mailing Address: _____
 City _____ State _____ Zip _____
 Phone # _____ Fax # _____
 E-mail: _____

14. Name of Representative: _____
 Mailing Address: _____
 City _____ State _____ Zip _____
 Phone # _____ Fax # _____
 E-mail: _____

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.

Applicant's Signature Carroll Collins Date _____

Address PO Box 4114 Fort Pierce, FL 34948 State _____ Zip _____

Phone 772-461-2245 Fax 772-461-3887 E-mail Address carrollcollinsf1@aol.com

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.

Carroll Collins 772-461-2245
Property Owner's Name (Please Print) Phone
PO Box 4114 Fort Pierce FL 34948
Address State Zip

Carroll Collins
Property Owner's Signature Date _____

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 1 day of Sept, 2016, by Carroll Collins who is personally known to me or has produced _____ as ident

Kim Keahey
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: _____	

PROPERTY RECORD CARD

Carroll Collins Record: 1 of 1

<<Prev Next >>

Spec.Assmnt

Taxes

Exemptions

Permits Home Print

Property Identification

Site Address: 2496 Edwards Rd ParcelID: 2421-333-0003-000-3
 Sec/Town/Range: 21 :35S :40E Account #: 28048
 Map ID: 24/21S Use Type: STOR-1STR
 Zoning: CN City/Cnty: Fort Pierce



Ownership and Mailing

Owner: Carroll Collins Janet L Piek-Collins
 Address: PO Box 4114
 Fort Pierce FL 34948-4114

Legal Description

21 35 40 S 395.97 FT OF W 1/2 OF W 1/2 OF SW 1/4 OF SW 1/4-LESS
 W219.98 FT AND LESS EDWARDS RD R/W-(0)

More...

Sales Information

Date	Price	Code	Deed	Book/Page
1/11/2013	100	0111	QC	3474 / 1801
9/6/2012	100	0111	QC	3432 / 0958
11/17/1993	100	01	QC	0869 / 2895
7/17/1992	100	01	QC	0799 / 2817
4/1/1982	67000	00	CV	0374 / 0223
8/1/1980	60000	00	CV	0336 / 0120
1/1/1978	46000	00	CV	0281 / 0048

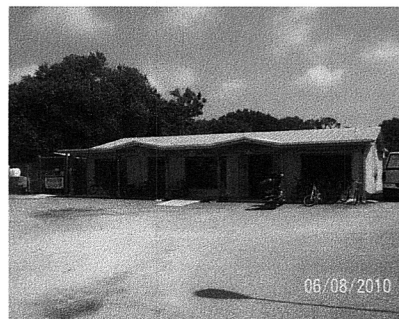
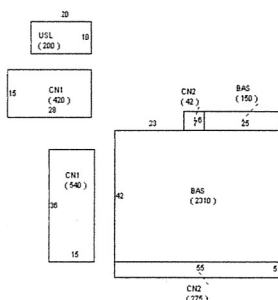
Assessment 2014

2014 TRIM: 241200
 Assessed: 241200
 Ag.Credit: 0
 Exempt:
 Taxable:
 Taxes: 6210.92

Total Land and Building

Land Value: 200100 Acres: 0.92
 Building Value: 41100
 Finished Area: 2460 SqFt

BUILDING INFORMATION



Exterior Features

View: - RoofCover: SM - Sheet Metal RoofStruct: GA - Gable
 ExtType: STRL - STORE LOW YearBlt: 1972 Frame: -
 Grade: Y_D - Commer D EffYrBlt: 1972 PrimeWall: BS - CB Stucco
 StoryHght: 0010 - 1 Story No.Units: 1 SecWall: -

Interior Features

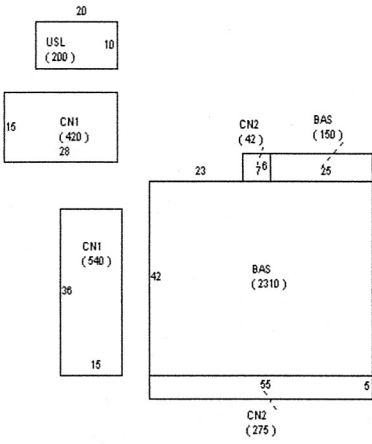
BedRooms: 3 Electric: MX - MAXIMUM PrmIntWall: DW - Drywall
 FullBath: 0 HeatType: FHA - FrdHotAir AvgHt/Fl: -
 1/2Bath: 0 HeatFuel: ELEC - Electric Prm.Flors: VT - Vinyl Tiles
 %A/C: 100 %Heated: 100 %Sprinkled: 0

Special Features and Yard Items

Land Information

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.	No.	Use Type	Type	Measure	Depth
LGT1 - SINGLE LIGHT	Y	1	1	AV	AV	1972	1	1100-STOR-1STR	305 -Sq Feet	40011	

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

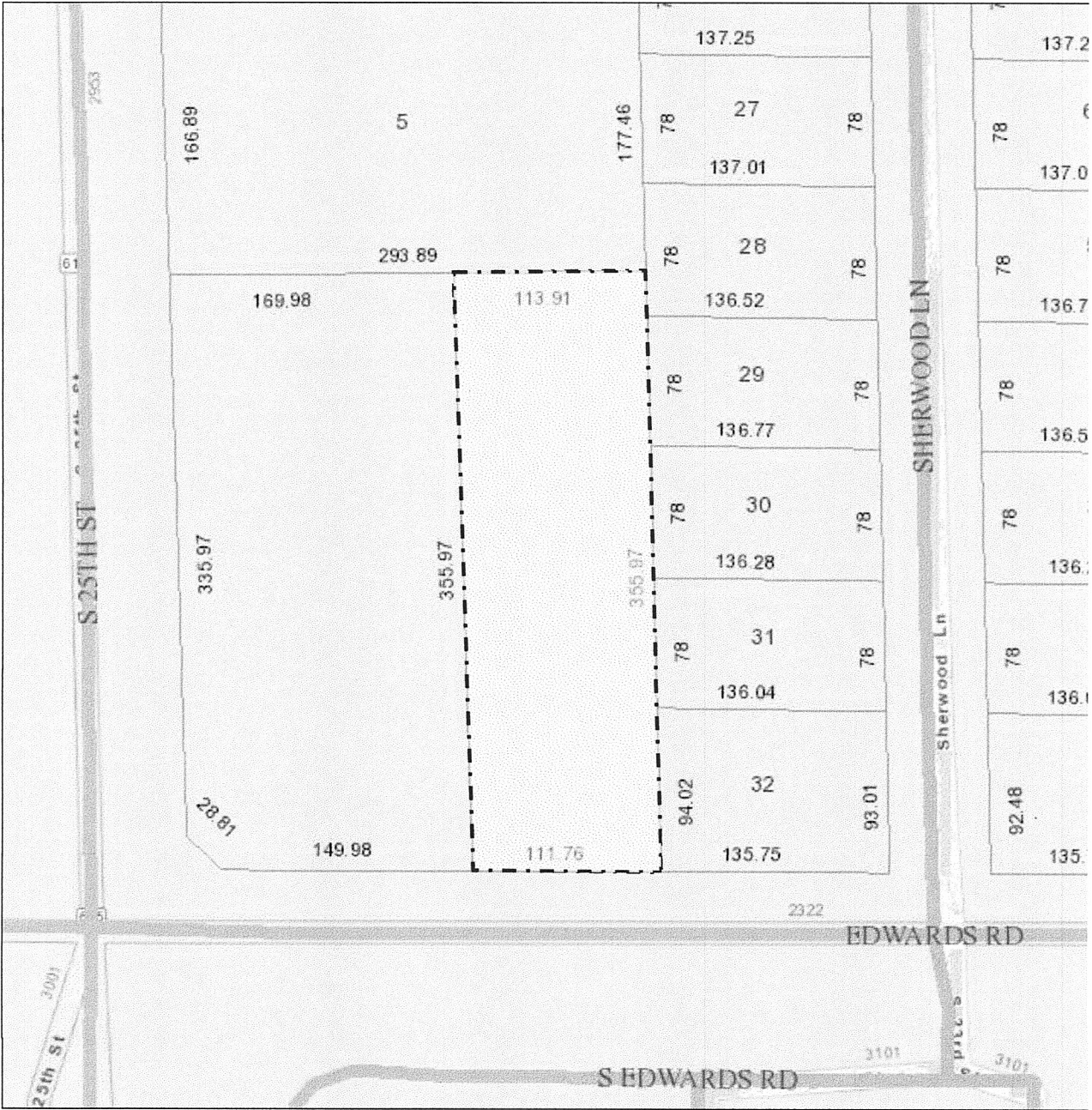


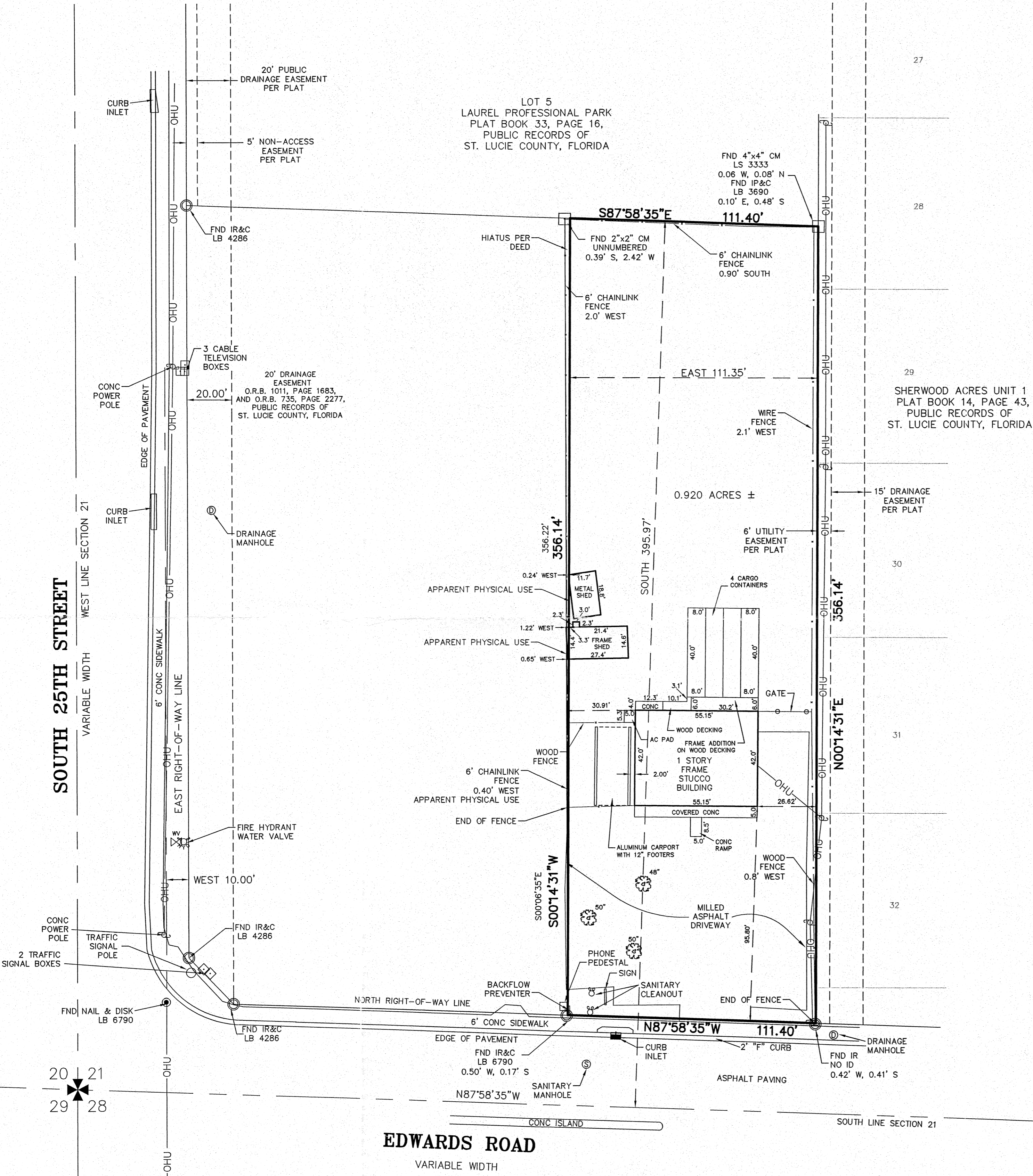
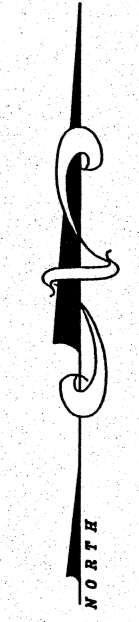
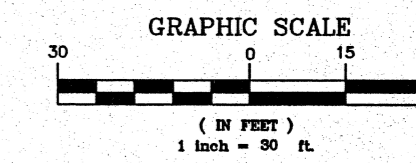
Code Description	Area	Perimeter
BAS - BASE AREA	2310	194
BAS - BASE AREA	150	62
CN1 - CANOPY	540	102
CN1 - CANOPY	420	86
CN2 - CANOPY	275	120
CN2 - CANOPY	42	26
USL - Utility Shed Low	200	60



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**Saint Lucie County, Florida Office of the Property
Appraiser**





LEGAL DESCRIPTION

THE SOUTH 395.97 FEET, OF THE EAST 111.35 FEET, OF THE WEST ONE-HALF, OF THE WEST ONE-HALF, OF THE SOUTHWEST ONE-QUARTER, OF THE SOUTHWEST ONE-QUARTER, OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. LESS RIGHT-OF-WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

LEGEND

- (C) DENOTES CALCULATED
- (D) DENOTES DEED
- FND. DENOTES FOUND
- L.B. DENOTES LICENSED BUSINESS
- OHU DENOTES OVERHEAD UTILITIES
- U.E. DENOTES UTILITY EASEMENT
- P.L.S. DENOTES PROFESSIONAL LAND SURVEYOR
- I.P. DENOTES IRON PIPE
- I.R. DENOTES IRON ROD
- C.M. DENOTES CONCRETE MONUMENT
- CONC. DENOTES CONCRETE
- IR & C DENOTES 5/8" IRON ROD & CAP
- Δ DENOTES CENTRAL ANGLE
- R DENOTES RADIUS
- L DENOTES ARC LENGTH
- O.R.B. DENOTES OFFICIAL RECORDS BOOK
- ± DENOTES PLUS OR MINUS
- No. DENOTES NUMBER
- PK & D DENOTES P.K. NAIL AND DISK
- No ID DENOTES NO IDENTIFICATION NUMBER
- P.R.M. DENOTES PERMANENT REFERENCE MONUMENT
- POB DENOTES POINT OF BEGINNING
- ☉ DENOTES OAK TREE/SIZE

NOTES:

- 1) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
- 2) Description shown hereon provided by the client and/or their agent.
- 3) The last date of field work was September 22, 2008.
- 4) Overall parcel contains 0.920 Acres, more or less.
- 5) Lincs shown hereon were not abstracted by this office for right-of-ways, Reservations, Agreements, and/or Easements of Record. Such information should be obtained and confirmed by others through appropriate title verification.
- 6) Bearings shown hereon are relative to the South line of Section 21 having a bearing of N87°58'35"W (N89°57'23"E per Deed).
- 7) Underground utilities, utility services, foundations and improvements were not located as a part of this survey.
- 8) Said described property is located within an area having a Flood Zone Designation "X", on Flood Rate Map No.1211100183 F with a date of identification of August 19, 1991, for Community Panel Number 120286 0186 F City of Ft. Pierce, in St. Lucie County, State of Florida, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
- 9) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

CERTIFICATIONS

MALCOLM CARROLL COLLINS;
 JANET L. PIEK-COLLINS;
 ST. LUCIE TITLE SERVICES, INC.;
 COMMONWEALTH LAND TITLE INSURANCE CO.; AND
 RIVERSIDE NATIONAL BANK, ITS SUCCESSORS AND/OR ASSIGNS

James A. Fowler
 JAMES A. FOWLER
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 3435
 9/26/08
 SIGNATURE DATE

COMPUTER FILE REF.	FIELD BK./PG.
08-334map.dwg	0821/74-75

CULPEPPER & TERPENING, INC
 CONSULTING ENGINEERS | LAND SURVEYORS
 2980 SOUTH 25th STREET
 FORT PIERCE, FLORIDA 34981
 PHONE 772-464-3537 FAX 772-464-9497
 www.ct-eng.com
 STATE OF FLORIDA CERTIFICATION No. LB 4286

- REVISIONS -		BY	DATE

FIELD	BY	DATE
CALCS.		
DRAWN	GLM	9-23-08
DETAILED		
CHECKED		
APPROVED		

BOUNDARY SURVEY

PREPARED FOR
CARROLL COLLINS

DATE: 9-23-2008
 HORIZ. SCALE: 1"=30'
 VERT. SCALE: N/A
 JOB No. 08-334
 SHEET 1 of 1

**CITY OF FORT PIERCE
FUTURE LAND USE AMENDMENT
TRAFFIC SUMMARY**

LOCATION: 2496 Edwards Road, Fort Pierce, FL 34982
PARCEL ID: 2421-333-0003-0003

The subject parcel of land is near the NE corner of State Highway 615 (aka South 25th Street) and County Road 611 (aka Edwards Road) in Fort Pierce. The parcel is .92 acres, with 112' frontage on Edwards Road and with a depth of 356'.

Edwards Road in this area is a four (4) lane state two-way arterial-interrupted flow class 1, with medians, and is under the maintenance jurisdiction of St. Lucie County. West bound Edwards Road has designated south bound turn lane. East bound has designated north and south bound turn lanes.

South 25th Street in this area is a four (4) lane state two-way arterial-interrupted flow class 1, with medians, and is under the maintenance jurisdiction of the State of Florida. North bound South 25th Street has designated east and west bound turn lanes. South bound South 25th Street has a designated east bound turn lane.

According to the St. Lucie County Comprehensive Plan, Transportation Element, updated in October 2010, the minimum Level of Service (LOS) standard for South 25th Street is "LOS D" and Edwards Road is "LOS E". According to the most current/available data from the St. Lucie Metropolitan Planning Organization (SLMPO), South 25th Street and Edwards Road is operating at "LOS B", based on both existing, plus those reported committed trips. The following Table summarizes the current LOS conditions in this area.

Roadway	Segment	LOS Capacity	ADT	Remaining Capacity/LOS
25 th Street South	North of Edwards Road	34,700	25,550 (2009)	9,150/B
Edwards Road	West of Sunrise Boulevard	34,700	17,800 (2008)	16,900/B

The Institute of Transportation Engineers, Trip Generation Handbook (7th Edition), was used to estimate the maximum gross trip impacts that might be expected from this property under both

the current and proposed future land use designation. For the purpose of this transportation summary, we have assumed a development ratio of 10,000 square feet development ratio per gross acre of the site.

The following table summarizes the current and proposed future land use traffic impact.

Future Land Use	Trip Generation
<i>Existing Condition (Maximum Development Scenario)</i>	
Residential Medium (12 dwelling units)	71 ADT
<i>Proposed Condition (Maximum Development Scenario)</i>	
General Commercial (13,900 sf)	597 ADT
<i>Likely Development Scenario (Future Use)</i>	
General Commercial (2,500 sf, retail sales)	107 ADT

The existing future land use designation of RM (Residential Medium) is 9 dwelling units per acre, or a maximum of 12 dwelling units for this parcel. Table 230 of the ITE Trip Generation Manual, describes an average daily trip (ADT) rate of 5.86 per unit for residential condominium/townhouses, is 71 ADT for this parcel.

Assuming that the best generalized use for this property is as a “shopping center” and referring to Table 820 of the ITE Trip Generation Manual, at 1.39 acres of gross land area, and using the above discussed ratio of 10,000 sf/acre, it may be assumed that the maximum commercial potential of this site would be in the area of 13,900 square feet. Table 820 describes an ADT rate of 42.94 trips per 1,000 sf of gross leasable area, which in this particular instance would result in an estimated trip impact of 597 ADT.

The existing retail store for this parcel is a 2,500 square foot retail space, specifically a pawn broker shop. This square footage of 2,500 puts the estimated trip impact at 107 ADT.

History and Reasons we want to Rezone 2496 Edwards Road at the Corner of S. 25th St. (State Hwy 615) and Edwards Rd. (County Road 611).

We have owned the property since 1982.

In the mid 1980's the property was zoned Neighborhood Commercial with the County.

Carroll Collins Pawn Shop has had a continuous occupational license at this address since 1993.

This property was annexed into the City in 2007 and retained the C-2, Neighborhood Commercial zone.

In Spring of 2012, we bought the vacant adjacent corner property, 2498 Edwards Road. This lot is in the County and is zoned Commercial General with a CG future land use.

Main reasons we request rezoning are as follows:

1. Match the zoning to the property we own to the West, which recently went through Future Land Use change to Commercial, and zoning change to General Commercial.
2. Once this lot is changed to General Commercial we will ask for annexation of this expanded corner lot into the city of Fort Pierce, joining the two lots so that the property can be marketed together, for a total of 2.40 acres. Our goal is to be shovel ready for either us personally to build and develop a bank building with drive through, or to sell the property for development of a bank building, with a drive through.