



Application for Future Land Use Map Amendment

Future Land Use Map Amendment – Large Scale (>10 acres)

Future Land Use Map Amendment – Small Scale (<10 acres)

In accordance with Chapter 163.3187, Florida Statutes, The City of Fort Pierce will consider applications for land use changes on parcels in excess of 10 acres ("Large Scale Amendments") only twice each calendar year. The City Commission will consider applications for land use changes on parcels less than or equal to 10 acres with a maximum density of 10 units per acres or less at any time during the calendar year. You are encouraged to schedule a pre-application meeting with the planning staff and to submit your application up to three months in advance of the application deadline.

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 (13) 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: 2496 Edwards Road, Fort Pierce, FL 34982
2. Property Tax ID(s): 2421-333-0003-0003
3. Total Acreage: , 92
4. Existing Future Land Use Designation: RM
5. Existing Zoning Classification: C-2
6. Proposed Zoning Classification: C-3
7. Other applications being submitted concurrent with this application, if any: Zoning Map Amendment
8. Describe the existing uses, improvements and structures on the amendment lands: A 2500 sq ft CBS building currently used as a retail store
9. Are there any identified or possible historical structures on the amendment lands? NO
10. The reason for making this request: match future land use to the property we own to the west, which is Com

11. Capacity Analysis:

I. Site Data:

| | Existing Use | Future Land Use | Zoning |
|-------|---------------------------|--------------------------|---------------------------|
| North | Professional offices | RM | C1 (city) |
| South | Gas Station / Residential | RU | CN (County) |
| East | Residential SF | city - RL County - RU | city - R1 County - RS4 |
| West | Vacant | Com | CG (County) |

| | Future Land Use | Zoning Classification | Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage | Total Acreage | Flood Zone |
|----------|-----------------|-----------------------|--|---------------|------------|
| Current | RM | C2 | | ,92 | X |
| Proposed | GC | C3 | | ,92 | N/A |

II. Public Facilities Information:

| | |
|--|--|
| A. Potable Water: <i>Property uses city water + sewer</i> | |
| 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 <i>313</i> |
| Proposed Zoning | Total gallons per day <i>313</i> |
| Change in Demand | Total gallons per day <i>0</i> |

| | |
|-------------------------|--|
| 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 <i>250</i> |
| Proposed Zoning | Total gallons per day <i>250</i> |
| Change in Demand | Total gallons per day <i>0</i> |

| 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 | <i>0</i> |

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 increase in volume, no changes to be made to current site. |
|---------------|---|

G. Transportation Analysis:

Most recent ITE Code for use; HCM Roadway Capacity

| | AADT | AM/PM Peak Hour Trips |
|---------------------------|----------|-----------------------|
| Demand Analysis | Maximum | Maximum |
| Current Zoning | 71 | |
| Proposed Zoning | 107 | |
| Change in Demand | Trips 36 | Trips |
| Impact to Capacity | Minimal | |

12. Name of Owner(s): Carroll and Janet Collins
 Mailing Address: P.O. Box 4114
 City Fort Pierce State FL Zip 34948
 Phone # 772-461-2245
 E-mail: Collinsbonding@aol.com

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

14. Name of Representative: Same
 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.

Carroll Collins Maddie Hollis 11/30/2016

Applicant's Signature

P.O. Box 4114, Fort Pierce FL 34948

Address

State

Zip

772-461-2245 772-461-3887 Collinsbonding@aol.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(s) 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 and Janet Collins 772-461-2245

Property Owner's Name (Please Print)

Phone

P.O. Box 4114, Fort Pierce, FL 34948

Address

State

Carroll Collins Janet Collins 11/30/2016

Property Owner's Signature

Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 30th day of November, 2016, by Carroll + Janet Collins who is personally known to me or has produced _____ as-
identification.

Lisa M. Grose
Signature of Notary

(seal)  Lisa M. Johns Grose
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF208991
Expires 3/11/2019

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

Prepared by and return to:

Denise Jenkins
Merit Title, Inc.
628 Colorado Avenue
Stuart, Florida 34994

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
2421-333-0003-000/3

File No: 2013005

**CORRECTIVE
QUITCLAIM DEED**

This Quitclaim Deed Made the 11th day of January, 2013, by Carroll Collins, a married man,
hereinafter called the grantor, whose post office address is: PO Box 4114, Fort Pierce, FL 34948

**to Carroll Collins and Janet L. Piek-Collins, husband and wife, whose post office address is: PO
Box 4114, Ft. Pierce, Florida 34958, hereinafter called the grantee,**

WITNESSETH: That said grantor, for and in consideration of the sum of -0- Dollars and other valuable
considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases,
conveys and confirms unto the grantee, all that certain land situate in St. Lucie County, Florida, viz:

**The South 395.97 feet of the East 111.35 feet of the West 1/2 of the West 1/2 of the
Southwest 1/4 of the Southwest 1/4 of Section 21, Township 35 South, Range 40 East, St.
Lucie County, Florida. LESS right of way for public roads and drainage canals.**

**Deed has been prepared to correct quitclaim deed filed in ORB 3432, PG 958 to include complete legal
description**

The property is **not** the homestead of the Grantor(s).
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 grantee 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, reservations, restrictions and easements of record, if any.
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)
In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

**Signed, sealed and delivered in our presence:
(2 separate, disinterested parties)**

Witness Signature: [Signature]
Printed Name: Denise Jenkins

[Signature]
Carroll Collins

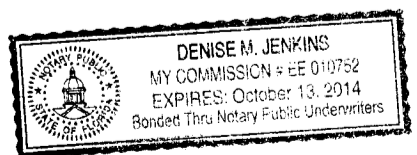
Witness Signature: [Signature]
Printed Name: Brandy Jenkins

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 11 day of January 2013, by Carroll Collins, a
married man, who are personally known to me or who has produced driver license(s) as identification.

My Commission Expires:
(SEAL)

[Signature]
Notary Public - State of Florida



Property Identification

Site Address: 2496
EDWARDS RD
Map ID: 24/21S

Parcel ID:
2421-333-0003-000-3
Zoning: CN

Account #: 28048
Use Type: 1100

Sec/Town/Range:
21/35S/40E
Jurisdiction: Fort Pierce

Ownership

Carroll Collins
Janet L Piek-Collins
PO Box 4114
Fort Pierce, FL 34948

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-(0.92
AC) (OR 869-2895; 3432-958: 3474-1801)

Current Values

Just/Market: \$250,900 Assessed: \$250,900
Exemptions: \$0 Taxable: \$250,900

Historical Values 3-year

| Year | Just/Market | Assessed | Exemptions | Taxable |
|------|-------------|-----------|------------|-----------|
| 2016 | \$250,900 | \$250,900 | \$0 | \$250,900 |
| 2015 | \$243,200 | \$243,200 | \$0 | \$243,200 |
| 2014 | \$241,200 | \$241,200 | \$0 | \$241,200 |

Sale History

| Date | Book/Page | Sale Code | Deed | Grantor | Price |
|------------|-------------|-----------|------|-----------------|-------|
| 01-11-2013 | 3474 / 1801 | 0111 | QC | Collins,Carroll | \$100 |
| 09-06-2012 | 3432 / 0958 | 0111 | QC | Collins,Carroll | \$100 |
| 11-17-1993 | 0869 / 2895 | XX01 | QC | Janet L Piek | \$100 |

Primary Building Information

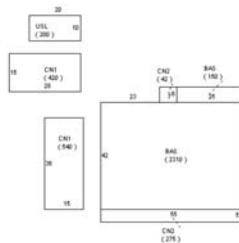
Finished Area of this building: 2,460 SF
Gross Area of this building: 3,937 SF

Exterior Data

| | | | |
|-------------------------|-------------------------|-----------------------|----------------------|
| View: | Roof Cover: Sheet Metal | Roof Structure: Gable | Building Type: STRL |
| Year Built: 1972 | Frame: | Grade: Y_D | Effective Year: 1965 |
| Primary Wall: CB Stucco | Story Height: 1 Story | No. Units: 1 | Secondary Wall: |

Interior Data

| | | | |
|---------------|-----------------|-----------------------|-----------------------------|
| Bedrooms: 0 | A/C %: 100% | Electric: MAXIMUM | Primary Int Wall: |
| Full Baths: 0 | Heated %: 100% | Heat Type: FrcdHotAir | Avg Hgt/Floor: 0 |
| Half Baths: 0 | Sprinkled %: 0% | Heat Fuel: ELEC | Primary Floors: Vinyl Tiles |



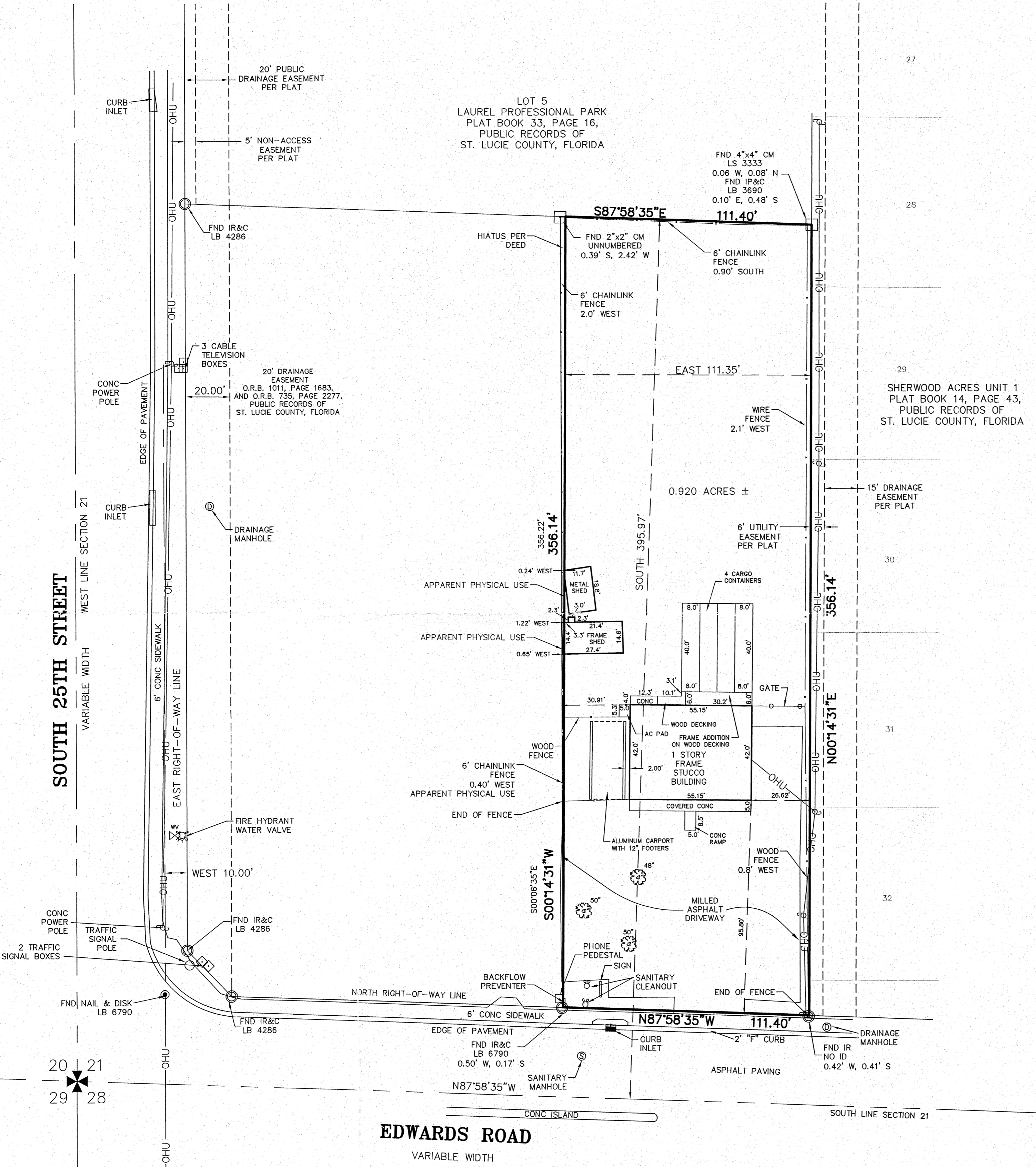
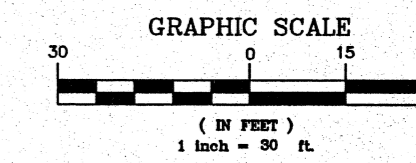
Total Areas

| | |
|--------------------------|----------|
| Finished/Under Air (SF): | 2,460 |
| Gross Area (SF): | 3,937 |
| Land Size (acres): | 0.92 |
| Land Size (SF): | 40,075.2 |
| Total Building Count: | 1 |

Special Features and Yard Items

| Type | Qty | Units | Year Blt |
|--------------|-----|-------|----------|
| SINGLE LIGHT | 1 | 1 | 1972 |

This information is believed to be correct at this time but it is subject to change and is not warranted.
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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
- 48" 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