



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	RV	CN (County)
East	Residential SF	City - RL County - RV	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.
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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 Madholla 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 Zip

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: Denise Jenkins
Printed Name: Denise Jenkins

Carroll Collins
Carroll Collins

Witness Signature: Brandy Jenkins
Printed Name: Brandy Jenkins

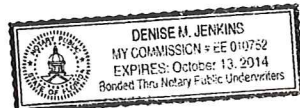
STATE OF FLORIDA

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)

Denise Jenkins
Notary Public - State of Florida



LEGAL

St. Lucie County Property Appraiser Parcel ID: 2421-333-0003-0003

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.

Address: 2496 Edwards Road, Fort Pierce, FL 34982

Property Identification

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

Parcel ID:
2421-333-0003-00-3
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	Year
Exemptions:	\$0	Taxable:	\$250,900	2016
				2015
				2014

Historical Values 3-year

Just/Market	Assessed	Exemptions	Taxable
\$250,900	\$250,900	\$0	\$250,900
\$243,200	\$243,200	\$0	\$243,200
\$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

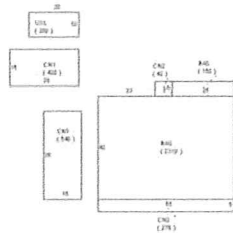
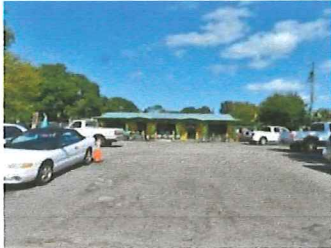
Finished Area of this building: 2,460 SF
Gross Area of this building: 3,937 SF

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: FredHotAir	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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