



CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: Rebecca Grohall, AICP, Planning Manager

FROM: Kori Benton, Historic Preservation Officer

RE: **Indian River Oil
Voluntary Annexation
3700 Okeechobee Road**

DATE: February 4, 2014

STAFF REPORT

Owner: Indian River Oil Co
3700 Okeechobee Rd
Fort Pierce FL 34947-4558

Applicant: Robert Fender, Jr.
1026 Hispana Avenue
Fort Pierce, FL 34982

Requested Action: Approval to annex the subject property into the City of Fort Pierce

Location: 3700 Okeechobee Road

Parcel ID: 2417-331-0010-000-6

Zoning: CG, Commercial General – St. Lucie County

Surrounding Zoning:

North	East	South	West
CN	C-3	CG	C-3

Future Land Use: COM, Commercial

Parcel Size: 1.73 acres

Utilities: Located within the FPUA Retail Service Area

Staff Analysis:

The property owner and applicant are requesting approval for the annexation of Parcel ID# 2417-331 0010-000-6 (3700 Okeechobee Road).

The subject property is currently zoned CG, Commercial General within St. Lucie County. Annexation of the property will render a zoning of C-3, General Commercial for the site once in the City of Fort Pierce. The C-3, General Commercial District is intended to provide for a broad variety of business activities including consumer good stores, convenience goods and service establishments, offices and tourist/entertainment facilities. With the proper site features, this district is suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services and small warehousing and wholesaling operations.

The site has been utilized for decades as a retail and light wholesale location for the sale of various petroleum products such as diesel fuel, hydraulic fluid, etc. The existing petroleum storage tanks on site are limited in size and visual scale based on their magnitude and location on the property in relation to Okeechobee Road and the customer parking area. The longstanding use of the property is consistent with City Code Sections 22-22. - Allowed Uses and 22-78. - Existing Conditional Uses. In the event that the property owner and applicant seeks to expand the operation, for example, with the addition of storage containers, further presentation of product stock outside, etc., further conditional use approval is required.

Comprehensive Plan

The City shall evaluate proposed annexations within the urban service boundary based upon City Comprehensive Plan Objective 1.11 and Policies, 1.11.5 and 1.11.6 which affirm the following criteria:

1. The ability of the City to provide public services at a level equal to or better than that available from the current service providers;
2. The ability of the City to provide public services at the City's adopted levels of service;
3. Whether the annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island; and
4. Whether the annexation would eliminate an irregularity or irregularities in the City's boundaries, thereby improving service delivery.

Properties annexed shall receive a future land use designation compatible with the SLC future land use designation assigned, unless otherwise approved by the City Commission. In addition, general City policy is that annexed properties shall receive a zoning classification consistent with the SLC zoning classification; if the City Code does not provide such a classification, the SLC classification will remain until the request is made by the property owner for a zoning change to a City classification. The presented annexation provides for the application of equivalent zoning and future land use designations for the transition.

Pursuant to the Future Land Use Element of the Comprehensive Plan, annexations are reviewed for fiscal impacts, the effect upon adopted level of service standards for public facilities, and the elimination of the municipal boundary irregularities to improve service delivery. The annual fiscal impact of annexation of the subject parcel encompasses an estimated \$235 in ad-valorem taxes and \$250 in

stormwater management & maintenance fees. The revenue from solid waste collection cannot be approximated at this time. The annexation of the property will not have an adverse impact on adopted level of service standards for public facilities. The subject site borders two parcels currently within the City limits, therefore the annexation of this property furthers the goal of eliminating municipal boundary irregularities in an effort to improve service delivery.

Planning Board Recommendation:

The Planning Board, at their January 14th, 2014 meeting, unanimously to recommend approval of the annexation.

Staff Recommendation:

Staff recommends the City Commission **approve** the request to annex Parcel # 2417-331-0010-000-6 (3700 Okeechobee Road) into the Fort Pierce City Limits as it furthers the goals, objectives and policies of the Comprehensive Plan.