



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Clarissa Davis, Planner

RE: **South US Hwy 1 Annexations**

DATE: May 21st, 2015

STAFF REPORT

Staff is requesting approval for the annexation of several parcels along the south US Hwy 1 corridor between Midway Road and Ulrich Road (Attachment A), as well as one property sited on US Hwy 1 near Tumblin Kling Road. The locations are attached to this staff report. The Fort Pierce Utility Authority has made an extraordinary effort to obtain annexation agreements from properties that were previously utilizing their services. Staff has coordinated with FPUA to acquire these agreements and prepare the US Hwy 1 corridor for annexation. This effort helps the City to fulfill the Comprehensive Plan's objective regarding annexations which states the following: *"Annex[ing] properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City"*. In accordance with the Joint Planning Agreement that was established on June 6, 2005, the County was notified on April 21st, 2015 and is aware of the selected parcels being proposed for annexation. This item was distributed to the Technical Review Committee and no comments have been received.

It has been confirmed that the signed annexation agreements for FPUA services are on file, that the properties are located within an unincorporated part of St. Lucie County (SLC) and that the parcels are contiguous to the municipal boundary.

Comprehensive Plan

Consistent with Objective 1.11 and Policies, 1.11.5 and 1.11.6 of the City Comprehensive Plan, the City shall evaluate proposed annexations within the urban service boundary based upon 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.

By eliminating irregularities along the City boundary, the adoption of their properties into the City helps to provide efficient public service provisions. Also, consistent with the Policy 1.11.5 of the City's Comprehensive Plan, 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 existing and proposed future land uses are shown on the attached spreadsheet.

Florida State Statute

Within Florida State Statute 171.0413 and 171.041 it is stated that the voluntary annexation process may annex properties within a compact manner without the creation of any enclaves. Staff has reviewed these statutes and applied them to this annexation item, and is confident that the annexation is performed in a compact manner and will not create any enclaves. Enclaves, within Statute 171.021 are defined as any type of unincorporated improved or developed area that is enclosed within and bounded on all sides by a single municipality. Staff believes this annexation process will not create such a scenario.

Planning Board Recommendation

The Planning Board at their May 12th meeting recommended approval with a 7-3 vote.

Staff Recommendation

Pursuant to the Future Land Use Element of the Comprehensive Plan and Florida State Statutes, 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 estimated taxable amount for all the properties proposed for annexation is \$33,954,218. With the current millage rate at 6.5786%, the total fiscal impact of these parcels is estimated to be \$223,371 payable to the City annually.

Staff recommends that the City Commission approve the annexation (Ordinances 15-022 thru 15-046) as it furthers the goals, objectives and policies of the Comprehensive Plan.

Attachment A

