



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: **5550 South US Hwy 1 & Smallwood Avenue Annexations**

DATE: October 8, 2015

STAFF REPORT

Staff is requesting approval for the annexation of two parcels located at 5550 S US Hwy 1 and Smallwood Avenue (5300 S US Hwy 1). On July 15th, 2015, the City Commission approved an annexation of several properties along the South US Hwy 1 corridor between Midway Road and Ulrich Road. With help from the Fort Pierce Utility Authority, staff was able to compile multiple annexation agreements, new and old, for the aforementioned package. In further review of these agreements, it was apparent that two parcels were omitted from the list of properties, but were found embedded within the legal description. This item is to properly annex these parcels. In accordance with the Joint Planning Agreement that was established on June 6, 2005, the County has been notified and is aware of the selected parcels being proposed for annexation.

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.

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.

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 estimated taxable amount for the properties proposed for annexation is undetermined. Property values for 5550 S US Hwy 1 have yet to be assessed as this property was recently split and is considered a “new account” at the Property Appraiser’s office. Assessment will occur January 1st of the coming year. With a millage rate of 6.5786%, taxable revenue for the property located on Smallwood Avenue is estimated at \$664.

Planning Board Recommendation

At their September 15th, 2015 meeting, the Planning Board voted unanimously to recommend approval of the application.

Staff Recommendation

Staff recommends that the City Commission hold a public hearing and approve the first reading of ordinance 15-055.