



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Clarissa Davis, Planner

RE: **South US Hwy 1 Annexations**

DATE: April 27th, 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, 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. 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 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 Recommendation

Staff recommends that the Planning Board forward a recommendation of **approval** to the City Commission to annex these parcels into Fort Pierce City Limits as it furthers the goals, objectives and policies of the Comprehensive Plan.