



# 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:** **Annexations - Various Locations**

**DATE:** April 27<sup>th</sup>, 2015

---

### STAFF REPORT

Staff is requesting approval for the annexation of several parcels in various locations throughout unincorporated St. Lucie County including the remaining parcels of John Carroll High School, locations on Orange Avenue and Oleander Avenue. The locations are attached to this staff report.

Currently, the main campuses of John Carroll High School, as well as St. Anastasia Catholic School are within Fort Pierce City limits; however, there are several parcels to the west of the campus that remain in St. Lucie County jurisdiction. This includes the track, baseball field, practice football field, and others. Staff has coordinated with the Diocese of Palm Beach to bring all of its properties within one jurisdiction. The other properties are commercial and industrial parcels located along Orange Avenue and Oleander Avenue.

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 \$3,282,800. With the current millage rate at 6.5786%, the total fiscal impact of these parcels is estimated to be \$21,596 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.