



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: **Voluntary Annexation – Oleander Avenue**

DATE: October 29, 2015

STAFF REPORT

The applicant is requesting approval of the voluntary annexation application for a property located on Oleander Avenue south of Edwards Road. The property is 1.07 acres and has the St. Lucie County zoning designation of RM-11, Residential, Multiple-Family with a RH, Residential High future land use. The RM-11 zoning district allows for a maximum of 11 units per acre while the RH future land use designation allows 15 units per acre. When the City facilitates annexation applications, a comparable zoning and future land use is assigned to the property. Though the RM-11 designation is more comparable with the City's R4, Medium Density Residential zoning district, staff believes that the R5, High Density zoning district will be a more appropriate match with the High Residential future land use.

It has been confirmed that the property is located within an unincorporated part of St. Lucie County (SLC) and that the parcel is 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.

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. With a millage rate of 6.5786%, the taxable revenue for the property located on Oleander Avenue is estimated at \$2460.

Staff Recommendation

Staff recommends that the Planning Board review the annexation and its proposed zoning, as well as its future land use designation and forward a recommendation to the City Commission.