



THE SUNRISE CITY  
**FORT PIERCE**  
PLANNING DEPARTMENT  
*Florida*

**TO:** Nick Mimms, City Manager  
**FROM:** Rebecca Grohall, AICP Planning Director  
**RE:** Annexation Update for April 2017 Conference Agenda  
**DATE:** March 29, 2017

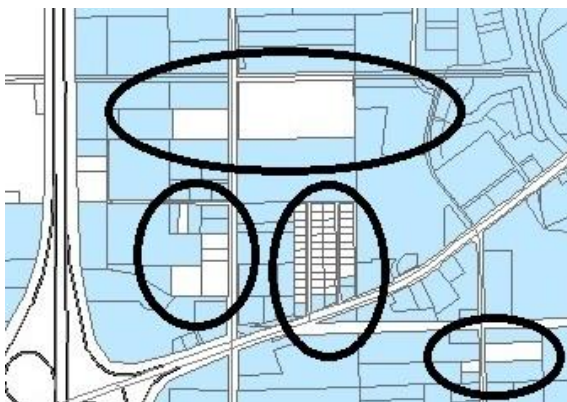
The Planning Staff has been exploring better strategies for annexation that create a uniform approach and a recognizable city boundary; rather than utilizing the approach used historically annexing via FPUA service agreements.

In doing so, it is Planning Staff's recommendation that the Joint Planning Agreement be updated with St. Lucie County. This update would reflect changes to the Florida Statutes, and update an agreement originally approved in June 2005. In essence, two paragraphs would be added to the existing agreement (these are shown in underline in the attached document):

4.3 In order to better the delivery of municipal services, City of Fort Pierce shall have the right to annex any enclaves that comply with Section 171.046, Florida Statutes.

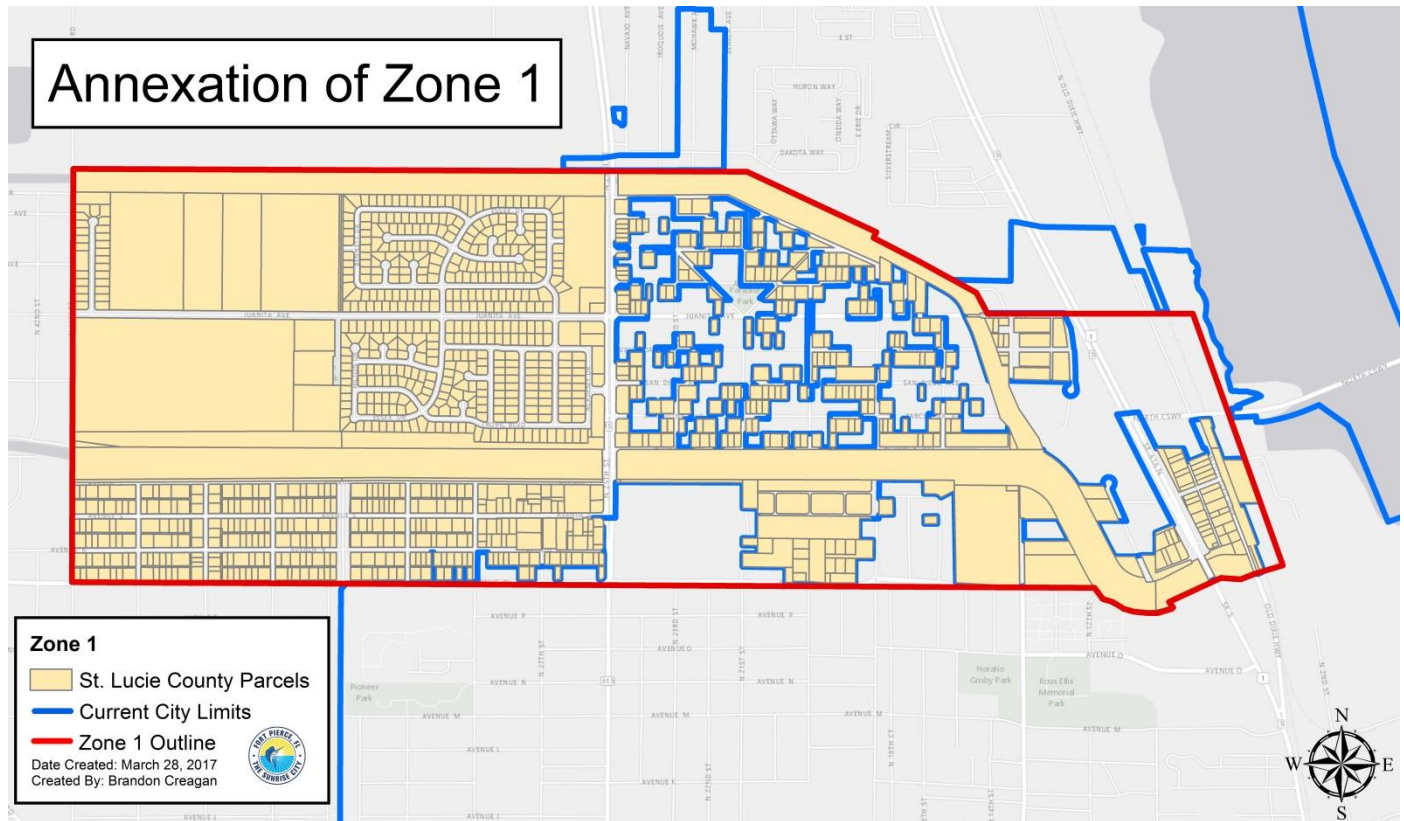
4.4 The City desires to annex properties by way of Interlocal Service Boundary Agreement (ISBA) as outlined in the Florida Statutes Chapter 171 Part II. The Parties agree to cooperate in the development of agreements as defined in Sec. 171.203 Florida Statutes. City staff will designate specific Target Annexation Areas for annexation through the ISBA agreements by adopting the initiating resolution pursuant to Sec. 171.203(1)(a) Florida Statutes.

Recently, the Statutes were updated to allow enclaves to be annexed up to 110 acres in size through a Resolution adopted jointly by both the City and the County. Enclaves are areas that are completely surrounded by the municipality and Statutes used to limit annexations of enclaves to 10 acres in size. The enclaves found around Okeechobee east of the Interstate are a classic example. This would allow the "donut holes" to be annexed. Here are a few samples of unincorporated enclaves these are shown in white:



The second change recommended to the Joint Planning Agreement would also establish the ISBA process. City Staff have met preliminarily with County Staff, the County has indicated it open to taking this approach as its more holistic.

The ISBA process starts with the City sending a Resolution to the County, I have attached a draft that follows the format used by Volusia County. As a starting point, we selected Target Area 1 for a draft document. As this is the first attempt of its kind in this area, Planning Staff is proposing to start with Target Area 1 and expand the program to the other areas as outlined on the attached map. Target Area 1 includes the neighborhoods of Sheraton Plaza, Sunland Gardens and Paradise Park as well as Commercial areas on both the east and west side of US 1.



The ISBA is an annexation tool that takes a very comprehensive look at an area and its needs, including addressing road conditions, stormwater facilities, lighting and other services. In addition to being comprehensive in nature, the ISBA also addresses key weaknesses in the methods of voluntary annexation (need signed agreements from all property owners) and eliminates the hostile methods of involuntary annexation. In the Planning Staff's preliminary look at this area, Staff has identified the following roads as deteriorated or unpaved.

- 41<sup>st</sup> Street from Juanita Ave to Canal (Dead-end): 0.22 Miles (Deteriorating)
- Woodward Drive from N 25<sup>th</sup> Street to Matanzas Ave: 0.27 Miles (Deteriorating)
- Matanzas Ave from N 25<sup>th</sup> Street to N 21<sup>st</sup> Street: 0.22 Miles (Deteriorating)
- San Marcos Ave from 25<sup>th</sup> Street to N 21<sup>st</sup> Street: 0.23 Miles (Deteriorating)
- Avienda Ave from N 25<sup>th</sup> Street to N 21<sup>st</sup> Street: 0.21 Miles (Deteriorating)
- W 21<sup>st</sup> Court from San Marcos Ave to Juanita Ave: 0.17 Miles (Deteriorating)
- N 23<sup>rd</sup> Street from Woodward Ave to Juanita Ave: 0.22 Miles (Deteriorating)
- N 21<sup>st</sup> Street from Juanita Ave to San Diego Ave: 0.12 Miles (Deteriorating)
- N 23<sup>rd</sup> Street from Juanita Ave to San Diego Ave: 0.12 Miles (Deteriorating)
- N 17<sup>th</sup> Street from Juanita Ave to Barcelona Ave: 0.18 Miles (Deteriorating)

- N 15<sup>th</sup> Street from Juanita Ave to Barcelona Ave: 0.18 Miles (Deteriorating)
- Valencia Ave from N 23<sup>rd</sup> Street to Canal (Dead-end): 0.55 Miles (Sand/Dirt)
- San Diego Ave from N 19<sup>th</sup> Street to Canal (Dead-end): 0.32 Miles (Sand/Dirt)
- N 13<sup>th</sup> Street from Juanita Ave to Canal (Dead-end): 0.12 Miles (Sand/Dirt)
- Valencia Ave & N 13<sup>th</sup> Street: 0.02 Miles (Sand/Dirt)
- Sunny Lane From N 3<sup>rd</sup> Street to Old Dixie Hwy: 0.04 Miles (Sand/Dirt)
- N 3<sup>rd</sup> Street from US Hwy 1 to Dead-end: 0.21 Miles (Sand/Dirt)

The County has established an MSBU for street lighting in the Paradise Park area. This district was established in 1982 and reaffirmed in 2010 through Resolution. Currently, it adds \$26 to each property in Paradise Park. The ISBA process is ideal for addressing the transition between County services and municipal services if an area is annexed.

Basic research into this area indicates that there are 1,115 parcels comprising 510 acres in size, with a preliminary tax value \$14,474,474. At 6.9 mills current ad valorem rate, the value to the City is approximately \$99,875.00 annually.

Staff recommendation:

1. Discussion and Consensus on whether to proceed with the revisions to the Joint Planning Agreement for Annexations.
2. Discussion and Consensus on whether to proceed with the initiating Resolution for the ISBA process for Target Zone 1.