



TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

SUBJECT: Ordinance 17-008 -Request for Annexation  
 Collins Corner  
 2498 Edwards Road

DATE: February 23, 2017

STAFF REPORT

Owner/Applicant: Carroll and Janet Collins  
 PO Box 4114  
 Fort Pierce, FL 34948

Requested Action: Approval of the proposed annexation; designating the property as C-3, General Commercial Zoning; and GC, General Commercial Future Land Use

Location: 2498 Edwards Road

Parcel Ids: 2421-333-0001-000-9

Current Zoning: CG, General Commercial (County)

Current Future Land Use: COM, General Commercial (County)

Proposed Zoning: C-3, General Commercial

Proposed Future Land Use: GC, General Commercial

Surrounding Zoning:

North	East	South	West
CO (FP)	C-2 (FP)	CN (SCL)	CG (SCL)
RM (FP)	RM (FP)	RU (SLC)	COM (SLC)

Surrounding FLU:

Parcel(s) Size: 1.39 acres

Staff Analysis:

The applicant is requesting a voluntary annexation of the property (Parcel ID 2421-333-0001-000-9) located at 2498 Edwards Road, which is at the northeast corner of Edwards Road and 25<sup>th</sup> Street.

The applicant is further requesting that the City grant the C-3, General Commercial zoning designation as a continuation of its current County zoning of CG, General Commercial. The requested Future Land Use designation of GC, General Commercial will also be comparable to the St. Lucie County Future Land Use designation of COM, General Commercial.

Staff has confirmed that the property is located within unincorporated St. Lucie County and is contiguous to the Fort Pierce City municipal boundary. The property is also within the FPUA service area.

This proposed voluntary annexation is also consistent with F.S 171.044, whereas the property is contiguous to a municipality and reasonably compact; and the annexation will not result in the creation of an enclave.

As a note, the applicant also owns the .92 acre property immediately to the east of the subject parcel, which is located in the City. That property is concurrently undergoing review for proposed rezoning C-3, General Commercial. It is the applicant's desire to have both of these parcels located within the City limits with a Zoning and Future Land Use designation of Commercial General.

To have a combined 2.31 acre commercial parcel at the heavily traveled intersection of Edwards Road and 25<sup>th</sup> Street is appropriate and consistent with the City's Comprehensive Plan, as the site is subject to significant traffic exposure and impact.

Furthermore, the corner property across 25<sup>th</sup> Street to the west is Commercial General as is the corner property to the south, across Edwards Road. Both are developed with gas stations as their existing use.

If the City approves annexation of this parcel with a taxable value of \$196,100, garnering approximate ad-valorem tax revenue of \$1,290 annually to the City of Fort Pierce, depending on the millage rate per year, which currently is 6.5786. Future commercial development of this parcel would bring higher value and associated revenue.

Comprehensive Plan:

Staff has reviewed the Comprehensive Plan and finds the proposed annexation consistent with the following Objectives and Policies:

Objective 1.12 of the Comprehensive Plan:

"Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City."

The property is within the FPUA service boundary.

Policy, 1.12.1 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"

By eliminating irregularities along the City's boundary, the adoption of this property into the City helps to provide efficient public service provisions.

Policy 1.12.5 of the City's Comprehensive Plan:

"Properties annexed shall receive a land use designation compatible with the SLC future land use designation assigned, unless otherwise approved by the City Commission."

The applicant is requesting that the Zoning and Future Land Use designations remain consistent with the current County designations, and is therefore consistent with this Policy.

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.

TRC Comments:

No comments or objections from the corresponding TRC members.

Planning Board Recommendation:

The Planning Board, at their October 11<sup>th</sup>, 2016 meeting, voted unanimously to recommend approval of the request.

Staff Recommendation:

As proposed, the annexation meets the applicable standards and is consistent with the Comprehensive Plan; Staff recommends approval of Ordinance 17-008 annexing the subject property.