



**TO:** Members of the City of Fort Pierce Planning Board

**THROUGH:** Rebecca Grohall, AICP, Planning Director

**FROM:** Brandon Creagan, LEED Green Associate, Planner

**RE:** **Application for Annexation**  
**Parcel ID: 2412-802-0007-000-2, South Hutchinson Island**

**DATE:** May 2, 2017

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### STAFF REPORT

**Property Owner/Applicant:** Michael Travis Clevenger  
3906 SW Kabane Street  
Port St. Lucie, FL 34953

**Representative:** Timothy E. Maslin C.E.S, C.E.C  
MBV Engineering Inc.  
1835 20<sup>th</sup> Street  
Vero Beach, FL 32960

**Requested Action:** Approval of a voluntary Application for Annexation; designating the property as R-1, Single Family Low Density; and RL, Low Density Residential Future Land Use

**Site Location:** West Side of S Ocean Drive, South of Coconut Drive, and North of Clipper Boulevard on South Hutchinson Island in Fort Pierce, Florida.

**Parcel ID:** 2412-802-0007-000-2

**Parcel Size:** .18 acres

**Current Zoning:** HIRD, Hutchinson Island Residential District (St. Lucie County)

**Current Future Land Use:** RS, Residential Suburban, 2 du/ac (St. Lucie County)

**Proposed Zoning:** R-1, Single Family Low Density

**Proposed Future Land Use:** RL, Low Density Residential

<b>Surrounding Zoning:</b>	North	East	South	West
	HIRD (SCL)	R4A/R2 (FP)	HIRD (SCL)	HIRD (SCL)
<b>Surrounding FLU:</b>	RS (SLC)	RL/HIR (FP)	RL (FP)	RS (SLC)

**Staff Analysis:**

The applicant is requesting a voluntary annexation of property (Parcel ID 2412-802-0007-000-2) located on the west side of S Ocean Drive, south of Coconut Drive, and north of Clipper Boulevard on South Hutchinson Island in Fort Pierce, Florida.



The current St. Lucie County Zoning for the property is HIRD, Hutchinson Island Residential District, with a St. Lucie County Future Land Use of RS, Residential Suburban 2 du/ac. To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Zoning designation will be R-1, Single Family Low Density, and the proposed Future Land Use designation will be RL, Low Density Residential. Both the proposed Zoning and Future Land Use are the most compatible with the St. Lucie County designations that the parcel currently carries.

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. The applicant plans to build a single family home on lot in the future. The property to the immediate south of the parcel was annexed into the City of Fort Pierce in October of 2008.

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.

The current taxable value of the parcel is \$16,900. If the Application for Annexation is approved it would create a new source of ad-valorem tax revenue annually to the City of Fort Pierce, depending on the millage rate per year, which currently is 6.9000. Future residential development of this parcel would bring higher value and associated revenue.

### **Comprehensive Plan:**

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

Objective 1.11 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, 1.11.1 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”

The City of Fort Pierce has annexed some parcels along A1A in the Surfside Plaza area and the annexation of this property would help to continue eliminating irregularities along the City’s boundary in this area. The adoption of this property into the City also helps to provide efficient public services.

Policy 1.11.5 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.

### **Technical Review Committee**

All affected Departments have reviewed the submittals and provided comments regarding the proposed voluntary annexation application based on compliance with the requirements of the City Code and Comprehensive Plan. FPUA Water/Wastewater did not have a problem with the proposed annexation, but noted that a private lift station is not allowed to be constructed. Any lift station that is constructed will have to be for a communal purpose. City of Fort Pierce Building Department wanted the applicant to be aware of construction and flood zone requirements. City of Fort Pierce Code Enforcement Department wanted the applicant to be aware of land clearing requirements. Lastly, City of Fort Pierce Engineering

Department wanted the applicant to be aware that prior to any land clearing they must confirm with the FDEP whether the area is designated as a wetland. All other departments had no comment.

**Staff Recommendation:**

As proposed, the annexation meets the above standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Planning Staff recommends that the Planning Board forward a recommendation of approval for the proposed annexation along with a recommendation of the zoning and land use designation to the City Commission.