



TO: Nicholas C. Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

RE: **Voluntary Annexation – JAWS Fort Pierce
 5450 South US Highway 1**

DATE: February 22, 2018

STAFFREPORT

Owners/Applicant: Jaws Fort Pierce LLC
 315 N Federal HWY
 Hollywood, FL 33020-4616

Representative: W. Lee Dobbins, Esq.
 Dean, Mead, Minton & Zwemer
 1903 South 25th Street
 Suite 200, Fort Pierce, Florida 34947

Requested Action: Voluntary Annexation of 2.32 acres of land into the City Limits

Location: 5450 S US Highway 1

Parcel IDs: 3403-502-0292-000-0

Zoning: CG, Commercial General

Future Land Use: COM, Commercial

Surrounding FLU & Zoning:

North	East	South	West
C-3, GC	PUD/RU	CG/COM	C-3, GC

Parcel(s) Size: 2.32 acres

Utilities: Located within the FPUA Water & Waste Water Service Area

Staff Analysis:

The applicant is requesting voluntary annexation of a 2.32 acre parcel of land located at 5450 S US Highway 1. The subject site is located on the east side of US Highway 1, south of Enterprise Rental and across from Sunrise Ford.

This property is currently zoned CG, General Commercial with a COM, Commercial future land use. Once annexed, this property will receive an equivalent General Commercial (C3) and General Commercial (GC) 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.

The proposed annexation offers the provision of public services at a level equal to or better than that available from the current service providers, assists in eliminating an unincorporated island, and does not adversely impact the ability of the City to provide public services at the City's adopted levels of service.

Furthermore, 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. The equivalent designations are available and will be assigned upon approval of annexation.

Technical Review Committee:

All affected departments have reviewed and approved the application.

Planning Board:

The Planning Board, at their December 12th, 2017 meeting, voted unanimously to recommend approval of the application.

Staff Recommendation:

The proposed annexation is consistent with the Comprehensive Plan, therefore Staff recommends of **approval** of Ordinance 18-006.