



TO: Nicholas Mimms, PE, City Manager
THROUGH: Rebecca Grohall, AICP, Planning Director
FROM: Brandon Creagan, LEED Green Associate, Planner
RE: **Application for Annexation**
2605, 2607, & 2609 Rolyat Street
DATE: April 25, 2018

STAFF REPORT

Property Owner/Applicant: Karen Gelety
2507 Lazy Hammock Lane
Fort Pierce, FL 34981

Representative: Paul Hannah/Okeechobee Properties LLC
P.O. Box 3316
Tequesta, FL 33469

Requested Action: Approval of a Voluntary Application for Annexation for three parcels of land; designating the properties as C-3, General Commercial; and GC, General Commercial

Site Location: 2605, 2607, & 2609 Rolyat Street Fort Pierce, Florida.

Parcel ID: 2419-601-0040-000-9
2419-601-0041-000-6
2419-601-0042-000-3

Parcel Size: .73 acres

Current Zoning: CO, Commercial Office (St. Lucie County)
CG, Commercial General (St. Lucie County)

Current Future Land Use: COM, Commercial (St. Lucie County)

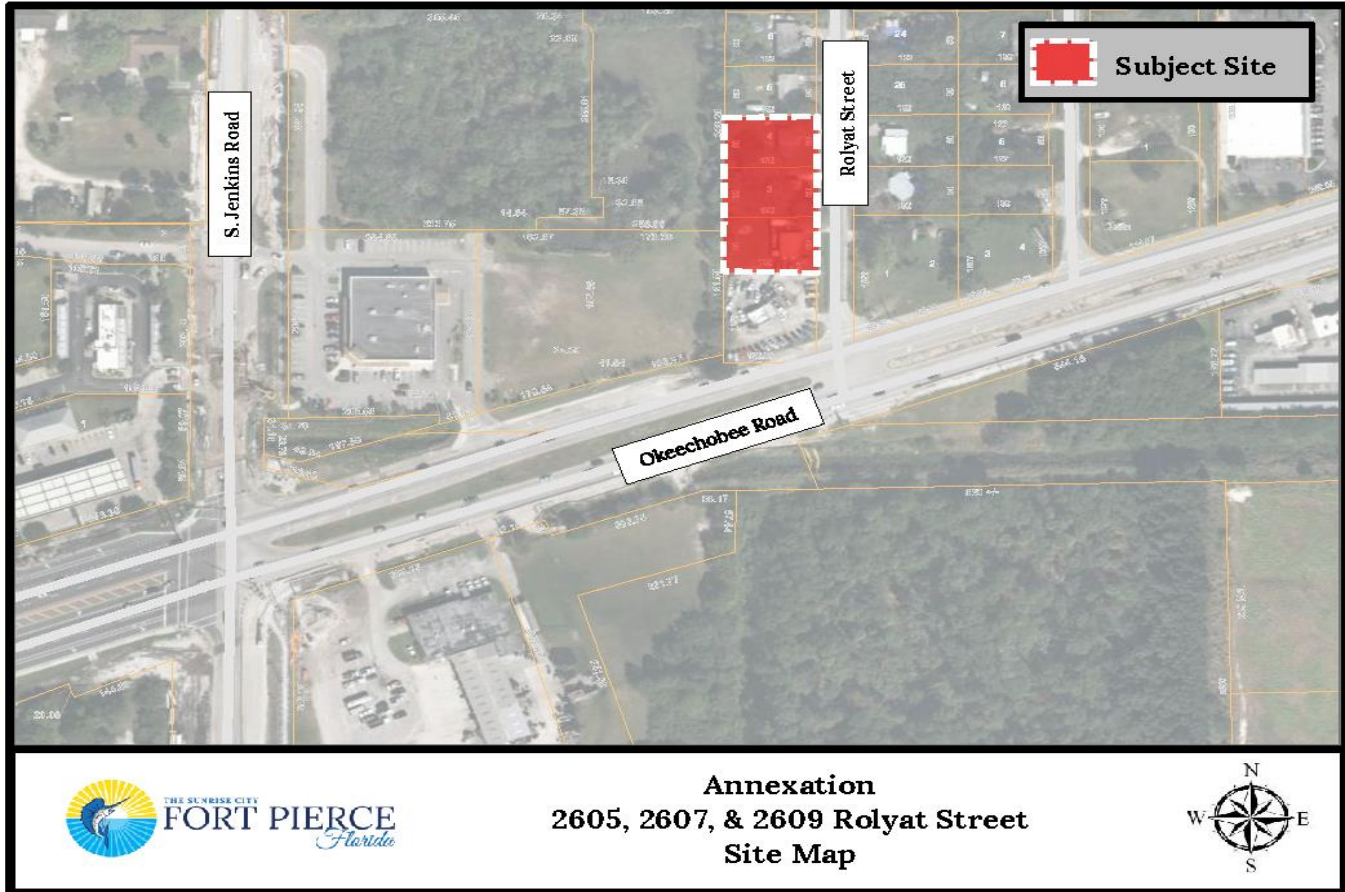
Proposed Zoning: C-3, General Commercial

Proposed Future Land Use: GC, General Commercial

	North	East	South	West
Surrounding Zoning:	CO (SCL)	CO (SLC)	C-3 (FP)	C-3 (FP)
Surrounding FLU:	COM (SLC)	COM (SLC)	GC (FP)	GC (FP)

Staff Analysis:

The applicant is requesting a voluntary annexation of properties (Parcel IDs 2419-601-0040-000-9, 2419-601-0041-000-6, & 2419-601-0042-000-3) located at 2605, 2607, & 2609 Rolyat Street in Fort Pierce, Florida.



The current St. Lucie County Zoning for 2605 & 2607 Rolyat Street is CO, Commercial Office, with a St. Lucie County Future Land Use of COM, Commercial. The current St. Lucie County Zoning for 2609 Rolyat Street is CG, Commercial General, with a St. Lucie County Future Land Use of COM, Commercial. To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Zoning designation will be C-3, General Commercial, and the proposed Future Land Use designation will be GC, 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. The applicant plans to develop the parcels along with the parcel directly to the south for a commercial development. All parcels will be combined via a Unity of Title when the annexation is complete. The property to the south of the proposed annexed parcels was annexed into the City of Fort Pierce in December of 1993. To the west of all three parcels is the Chick-fil-A development, to the north and east is St. Lucie County zoned Commercial Office properties.

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 combined parcels is approximately \$91,367. 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 commercial development of this parcel would bring higher value and associated revenue.

Population Impact

If annexed, 2605, 2607, & 2609 Rolyat Street would all be in District 1. The properties will become part of a commercial development and therefore would have no direct population impact.

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 area where this annexation is taking place has mostly all been annexed into the City of Fort Pierce 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.

The applicant is requesting that the City of Fort Pierce Zoning designation and Future Land Use designation remain consistent with the current County designation. The Zoning Designation of C-3, General Commercial, and Future Land Use of GC, General Commercial would be consistent with Policy 1.11.5.

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. All comments received are attached for your review.

Planning Board

At their April 10, 2018 meeting the Planning Board voted 5-0 to recommend approval of the application as presented.

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 City Commission approve Ordinance 18-012 for the proposed annexation along with designating the zoning as C-3, General Commercial and designating the Future Land Use as GC, General Commercial.