



TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Vennis Gilmore, Planning Analyst

RE: **Application for Annexation**
Peter Angelos
2850 S. Jenkins Road

DATE: June 20, 2018

STAFF REPORT

Owner/Applicant: William & Peter Angelos
 2400 S. Ocean Drive C-332
 Fort Pierce, FL. 34949

Representative: Kronos LLC
 1708 Coconut Drive
 Fort Pierce, FL. 34949

Applicant's Request: Approval of a Voluntary Application for Annexation for one (1) parcel of land.

Location: 2850 S. Jenkins Road

Parcel ID: 2419-332-0002-000-6

Parcel Size: 6.62 acres

Current Zoning: RS-3, Single Family, 3 du/ac (St. Lucie County)

Current Future Land Use: RM, Residential Medium, 9 du/ac

Proposed Zoning: C-3, General Commercial Zone

Proposed Future Land Use: GC, General Commercial

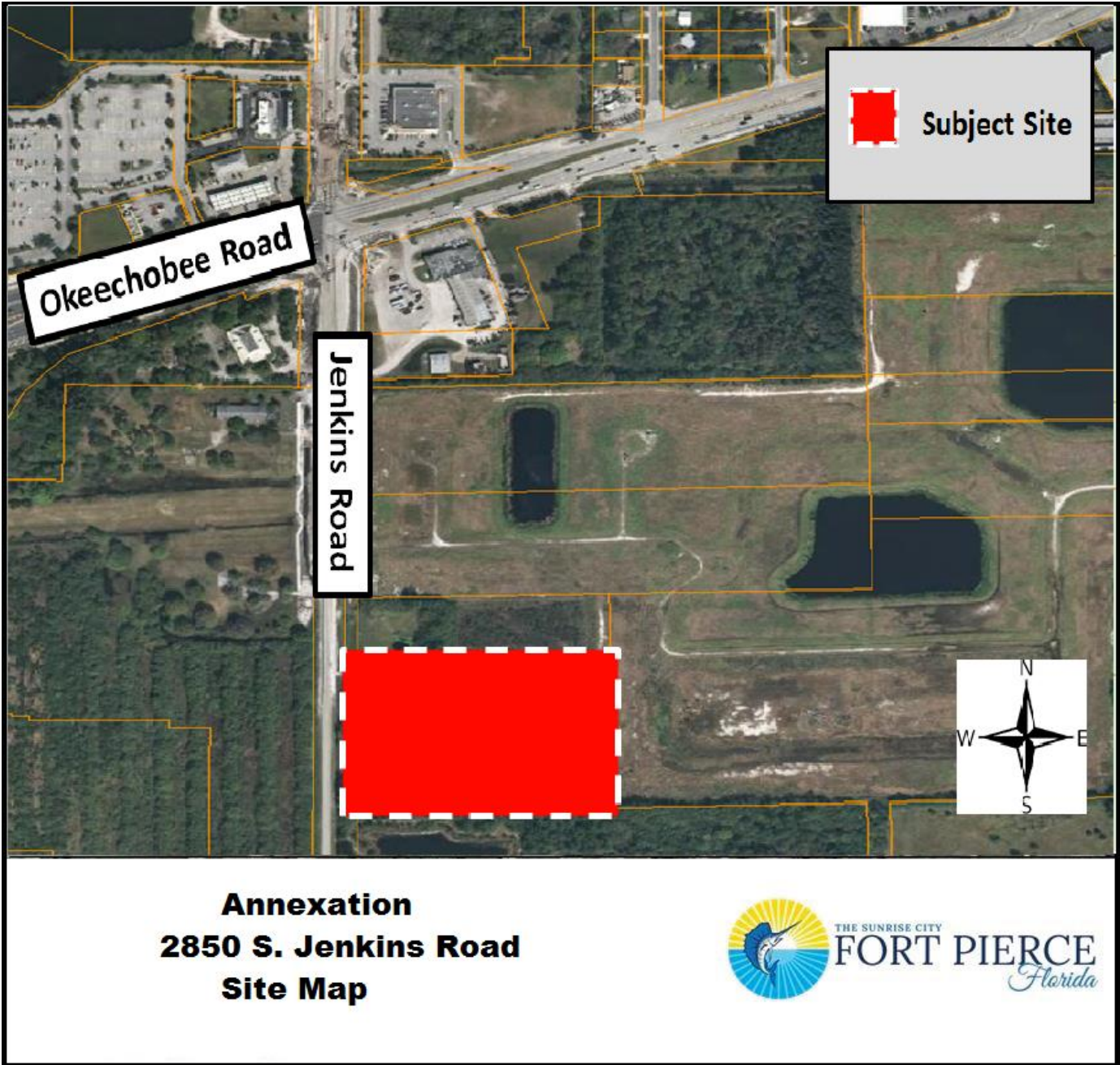
Surrounding Zoning:
Surrounding Future Land Use:

North	East	South	West
E-3	R-4	R-2	C-3
RM	RM	RM	GC

Staff Analysis:

Request

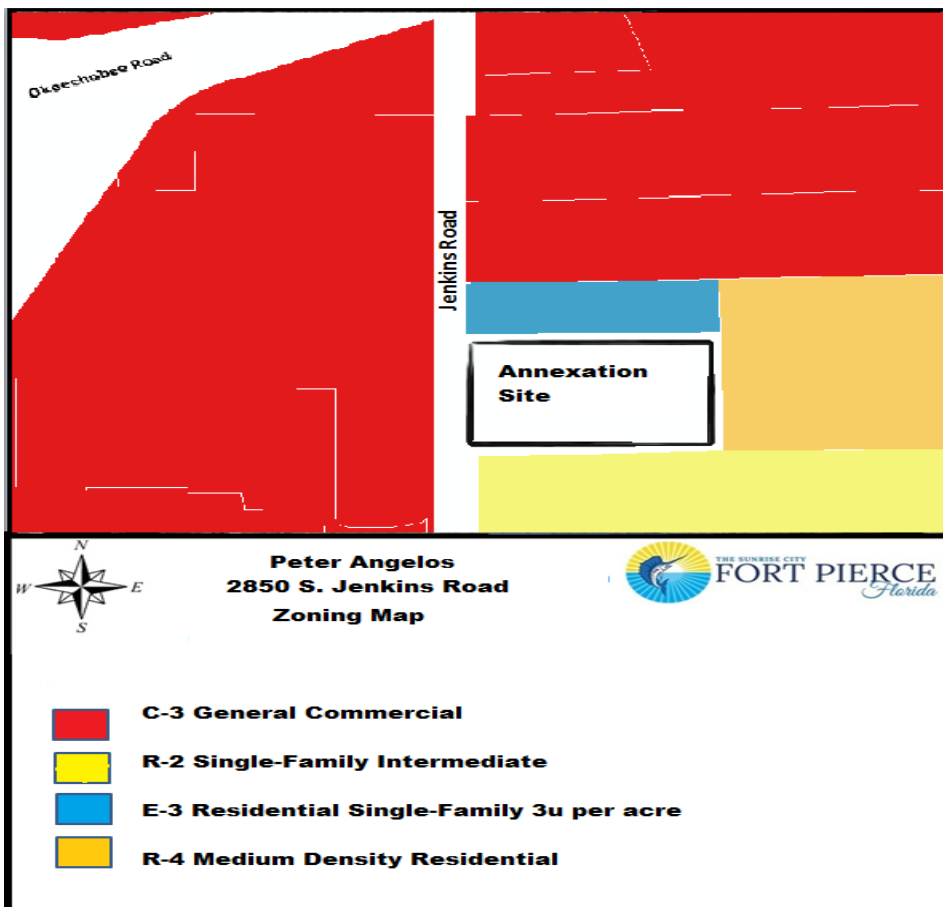
The applicant is requesting a voluntary annexation of property (Parcel ID 2419-332-0002-000-6) located at 2850 S. Jenkins Road.

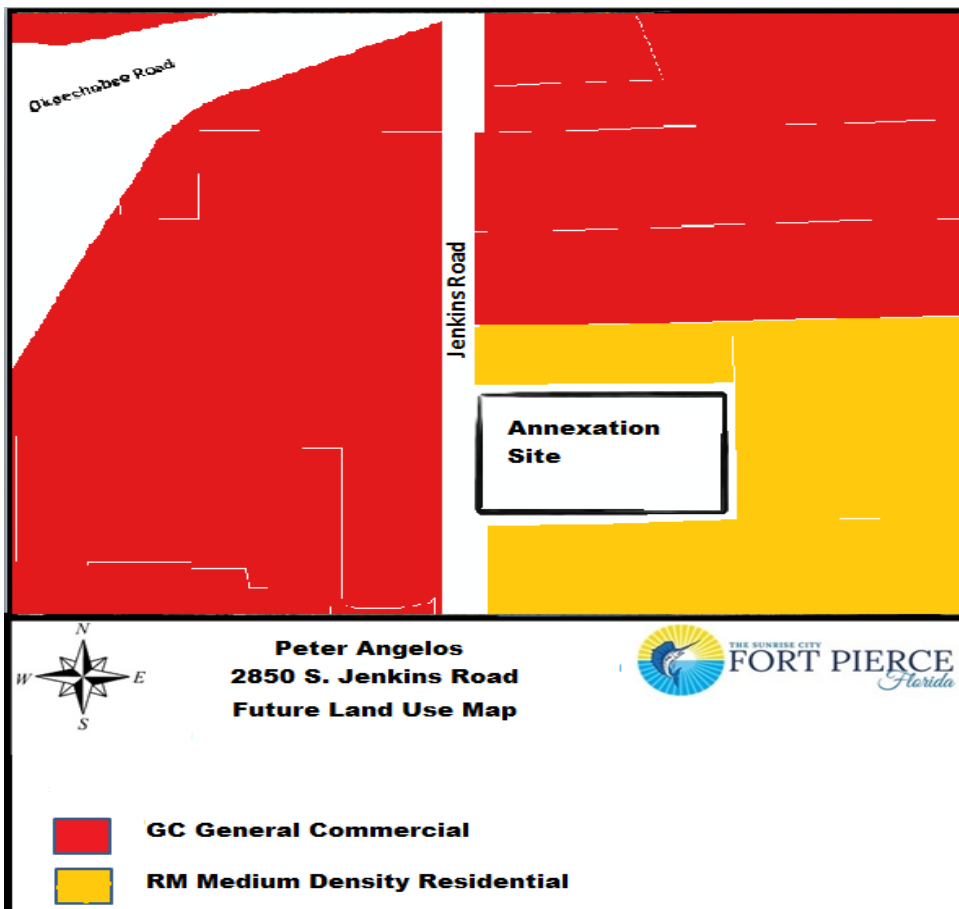


Background & Project Summary

The current St. Lucie County Zoning for 2850 S. Jenkins Road is RS-3, Single Family, with a St. Lucie County Future Land Use of RM, Residential Medium. To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Zoning designation will be C-3, General Commercial Zone, 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 contiguous to C-3, General Commercial Zoning and GC, General Commercial Future Land Use designations to the west of South Jenkins Road. The property is also within the FPUA service area. Currently, the 6.62 acre subject parcel is the only parcel along South Jenkins Road corridor; between Okeechobee Road and Edwards Road not under the jurisdiction of the City of Fort Pierce. Staff foresees major commercial development along South Jenkins Road in the vicinity of the subject property. The subject property is surrounded by vacant property to the north, east, and west. St. Peter Evangelical Lutheran Church abuts the subject parcel to the south. Currently, the subject property consists of a three (3) bedroom, one (1) full bathroom, 3,163 sq. ft. single-family residence. The applicant plans to use the site as temporary storage for utility vehicles and a staging area for development infrastructure improvements within the 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.





Zoning & Future Land Use Designation

The subject site will have a zoning district classification of C-3, General Commercial Zone. The C-3, General Commercial Zone is intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and tourist/entertainment facilities. Many public and semi-public uses are also appropriate. Compared to the C-4 zone, this district is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services and small warehousing and wholesaling operations. Although this zone should be located along or near arterial or collector streets, it is not the intent of this district to encourage the extension of strip commercial areas. Instead it should promote concentrations of commercial activities.

The subject site has a future land use designation of GC, General Commercial. The General Commercial designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20% of the total floor area of the General Commercial future land use designation.

Comprehensive Plan

Staff has reviewed the Comprehensive Plan and finds the proposed annexation is consistent with the following Objective 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 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 receive City of Fort Pierce commercial designations. The Zoning Designation of C-3, General Commercial Zone, 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 submittal 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 Recommendation:

The Planning Board, at their June 12th, 2018 meeting, voted 6-1 to recommend **approval** of the request.

Staff Recommendation:

As proposed, the annexation meets the above standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexation. Planning Staff recommends that the City Commission **approve** the proposed annexation.