



TO: Nicholas Mimms, PE, City Manager
THROUGH: Rebecca Grohall, AICP, Planning Director
FROM: Brandon Creagan, LEED Green Associate, Planner
RE: **Application for Annexation
 Oleander Properties of Fort Pierce, LLC – 702 Revels Lane**
DATE: October 31, 2018

STAFF REPORT

Property Owner/Applicant: Oleander Properties of Fort Pierce LLC
 5900 Silver Oak Drive
 Fort Pierce, FL 34982

Representative: Brian Bean
 6011 Buchanan Drive
 Fort Pierce, FL 34982

Requested Action: Approval of a Voluntary Application for Annexation for a parcel of land along with the Zoning designation of R-5, High Density Residential and the Future Land Use designation of RH, High Density Residential.

Site Location: 702 Revels Lane Fort Pierce, Florida.

Parcel ID: 2427-701-0082-000-7

Parcel Size: .88 acres

Current Zoning: RM-11, Residential Multi-Family 11 du/acre (St. Lucie County)

Current Future Land Use: RH, Residential High 15 du/acre (St. Lucie County)

Proposed Zoning: R-5, High Density Residential

Proposed Future Land Use: RH, High Density Residential

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| Surrounding Zoning: | North RM-11 (SLC), R-4, R-5 | East RM-11 (SLC), C-3, R-4 | South RM-11 (SLC), R-4 | West RM-11 (SLC), R-4, R-5 |
| Surrounding FLU: | RH (SLC), RM, RH | RH (SLC), GC, RM | RH (SLC), RM | RH (SLC), RM, RH |

Staff Analysis:

The applicant is requesting a voluntary annexation of property (Parcel ID 2427-701-0082-000-7) located at 702 Revels Lane in Fort Pierce, Florida.



The current St. Lucie County Zoning for 702 Revels Lane is RM-11, Residential Multi-Family 11 dwelling units/acre, with a St. Lucie County Future Land Use of RH, Residential High 15 dwelling units/acre. To ensure consistency with Policy 1.11.5 of the City’s Comprehensive Plan, the proposed Zoning designation will be R-5, High Density Residential, and the proposed Future Land Use designation will be RH, High Density Residential.

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 would like to construct duplex apartment buildings on the lot once annexed.

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 property is approximately \$17,600. 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.

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 an even mix of properties with-in St. Lucie County jurisdiction and with-in City of Fort Pierce jurisdiction. 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 and the City’s Comprehensive Plan. The Zoning Designation of R-5, High Density Residential, and Future Land Use of RH, High Density Residential 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.

Public Notification:

In accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department has provided notice of this annexation by mail to the St. Lucie County Administrator’s Office on October 18, 2018, no fewer than thirty (30) days prior to the first reading of this annexation by the City Commission

Planning Board:

At their meeting on October 9, 2018 the Planning Board voted 7-0 to recommend approval of the request as presented.

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.

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 the proposed annexation along with the Zoning designation of R-5, High Density Residential and the Future Land Use designation of RH, High Density Residential.