



TO: Members of the City of Fort Pierce Planning Board

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

FROM: Vennis Gilmore, Planning Analyst *VG*

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

DATE: May 1, 2018

STAFF REPORT

Property 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: R-4, Medium Density Residential

Proposed Future Land Use: RM, Medium Density Residential

Surrounding Zoning:
Surrounding FLU:

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.



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 R-4, Medium Density Residential, 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 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.

The current taxable value of the parcel is approximately \$187,770. 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 is currently 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 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 R-4, Medium Density Residential, and Future Land Use of RM, Medium 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.

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.

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 Planning Board forward a recommendation of approval for the proposed annexation.