



**TO:** Members of the City of Fort Pierce Planning Board

**THROUGH:** Rebecca Grohall, AICP, Planning Director *(Signature)*

**FROM:** Brandon Creagan, LEED Green Associate, Planner *BCC*

**RE:** **Application for Annexation**  
**Fort Pierce Realty - 3030 S. 25<sup>th</sup> Street**

**DATE:** June 29, 2018

**STAFF REPORT**

**Property Owner /Applicant:** Fort Pierce Realty LLC  
 PO Box 970850  
 Coconut Creek, FL 33097

**Representative:** Brian Nolan/Lucido & Associates  
 701 East Ocean Blvd  
 Stuart, FL 34994

**Requested Action:** Approval of a Voluntary Application for Annexation for a parcel of land.

**Site Location:** 3030 S. 25<sup>th</sup> Street Fort Pierce, Florida.

**Parcel ID:** 2428-603-0001-000-8

**Parcel Size:** .71 acres

**Current Zoning:** CN, Commercial Neighborhood (St. Lucie County)

**Current Future Land Use:** RU, Residential Urban 5 du/acre (St. Lucie County)

**Proposed Zoning:** C-3, General Commercial

**Proposed Future Land Use:** GC, General Commercial

**Surrounding Zoning:**

North	East	South	West
C-3 (FP)	RS-4 (SLC)	CO (SLC)	CPUD (SLC)
GC (FP)	RU (SLC)	RU (SLC)	RM (SLC)

**Surrounding FLU:**

**Staff Analysis:**

The applicant is requesting a voluntary annexation of properties (Parcel ID 2428-603-0001-000-8) located at 3030 S. 25<sup>th</sup> Street in Fort Pierce, Florida.



The current St. Lucie County Zoning for 3030 S. 25<sup>th</sup> Street is CN, Commercial Neighborhood, with a St. Lucie County Future Land Use of RU, Residential Urban 5 du/acre. 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 re-open the former gas station that is on site and bring the building and site, up to current city standards. There will be landscaping & lighting improvements as well as a 6ft opaque wall or fence that will buffer the site from the adjacent residential property on the east and south property lines. The applicant will also be closing the northern driveway that is along South 25<sup>th</sup> Street as there are currently two driveways on the South 25<sup>th</sup> Street side of the property.

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 \$454,520. 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 is mostly in the St. Lucie County jurisdiction, but there are adjacent properties to the north that are in the City Limits and there are nearby properties to the south, east, and west that are also in the City Limits. The annexation of this property would help to continue eliminating irregularities along the City’s boundary in this area especially along the Edwards Road and S. 25<sup>th</sup> Street corridors. The adoption of this property into the City also helps to provide efficient public services, especially to the properties that are located further south.

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 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.

### **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 Planning Board forward a recommendation of approval for the proposed annexation to the City Commission.