



**TO:** Nicholas C. Mimms, PE, City Manager

**FROM:** Rebeca A. Guerra, AICP, LEED-AP, CPD, Interim Planning Director

**RE:** **Application for Annexation  
 2995 South 25th Street**

**CITY COMMISSION  
 DATES:** June 3, 2019 and June 17, 2019

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**STAFF REPORT**

**Property Owner:** Mansia Petroleum Inc.  
 2995 S. 25th Street  
 Fort Pierce, FL 34981

**Requested Action:** Approval of a Voluntary Application for Annexation for a parcel of land along with the Zoning designation of C-3, General Commercial, and a Future Land Use Designation of CG, General Commercial.

**Site Location:** 2995 South 25th Street, Fort Pierce, Florida.

**Parcel ID:** 2420-444-0006-000-2

**Parcel Size:** 1.06 acres

**Current Zoning:** GC, General Commercial (St. Lucie County)

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

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

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

<b>Surrounding Zoning:</b>	North	East	South	West
	CG (SLC)	C-3	PUD (SLC)	CG (SLC)
<b>Surrounding FLU:</b>	COM (SLC)	GC	PUD (SLC)	COM (SLC)

**Staff Analysis:**

This is a request for a voluntary annexation of property (Parcel ID 2420-444-0006-000-2) located at 2995 South 25th Street in Fort Pierce, Florida.



The current St. Lucie County Zoning for 2995 South 25th Street is GC, General Commercial, 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 CG, 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 Fort Pierce Utilities Authority (FPUA) service area. Moreover, there is a signed Annexation Agreement for this property from the FPUA which grants water service and/or sewer service outside the City limits of the City of Fort Pierce.

This proposed 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 \$934,495. 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 City of Fort Pierce Zoning designation and Future Land Use designation shall remain consistent with the current County designation and the City's Comprehensive Plan. The Zoning Designation of C-3, General Commercial, and the Future Land Use designation of CG, 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.

**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 May 4, 2019, no fewer than thirty (30) days prior to the first reading of this annexation by the City Commission

**Planning Board:**

At their meeting on May 14, 2019, the Planning Board voted 5-0 to recommend Approval of the request as presented.

**Technical Review Committee**

All affected Departments have reviewed the submittals and have no objections to the proposed voluntary annexation application based on compliance with the requirements of the City Code and Comprehensive Plan.

**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 C-3, General Commercial, and a Future Land Use designation of CG, General Commercial.