



TO: Nicholas C. Mimms, PE, City Manager

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

RE: **Applications for Annexation of Two (2) Parcels
 3076 & 3092 South 25th Street**

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

STAFF REPORT

Property Owner: Connie Childs (and Trust)
 3076 S. 25th Street
 Fort Pierce, FL 34981

Requested Action: Approval of Voluntary Applications for Annexation of two (2) parcels of land along with the Zoning designations of C-1, Office Commercial, and Future Land Use Designations of OP, Office Professional for each parcel.

Site Location: 3076 & 3092 South 25th Street, in Fort Pierce, Florida.

Parcel ID's: 2428-603-0002-000-5 & 2428-603-0005-000-6

Parcel Size: 0.66 acres and 0.22 acres

Current Zoning: CO, Commercial Office (St. Lucie County)

Current Future Land Use: RU, Residential Urban (St. Lucie County)

Proposed Zoning: C-1, Office Commercial

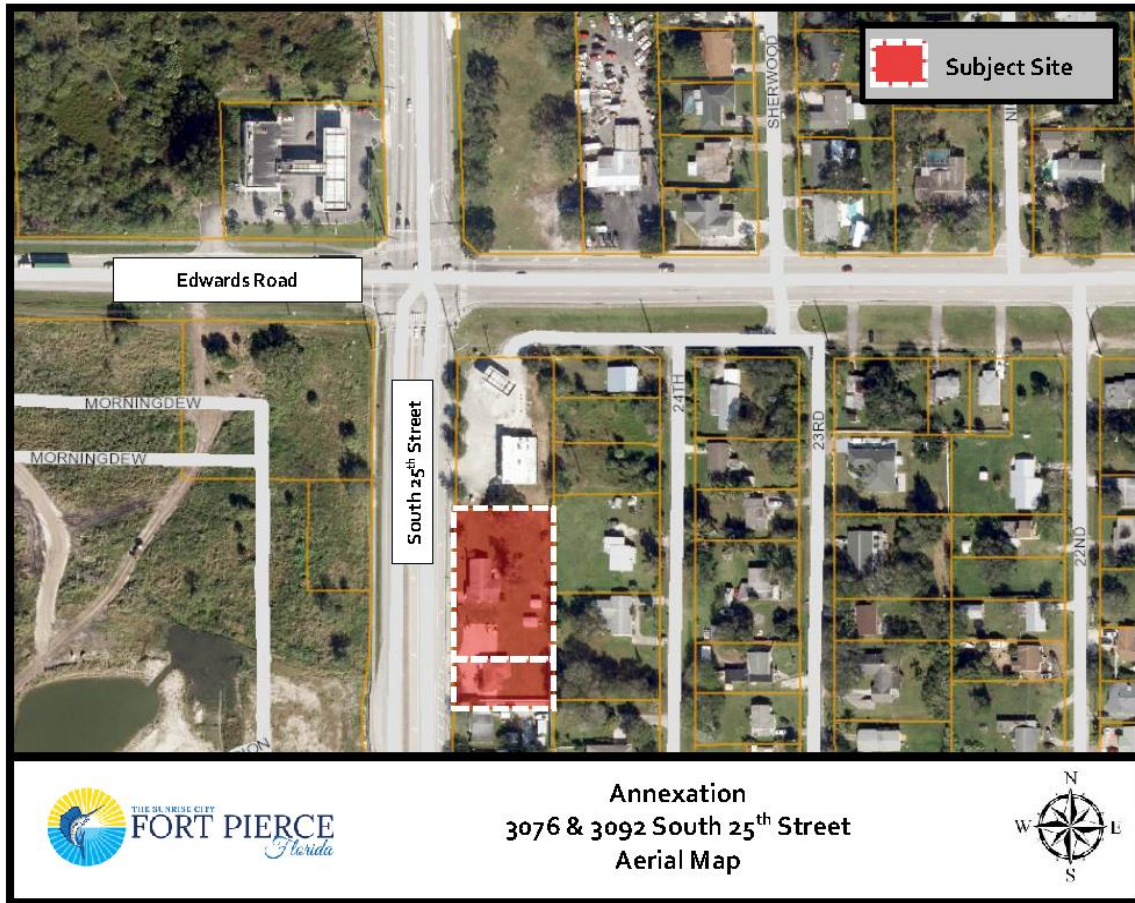
Proposed Future Land Use: OP, Office Professional

Surrounding Zoning:

	North	East	South	West
	C-3	RS-4 (SLC)	RS-4 (SLC)	PUD (SLC)
Surrounding FLU:	OP	RU (SLC)	RU (SLC)	RM (SLC)

Staff Analysis:

This is a request for a voluntary annexation of two (2) properties (Parcel ID's 2428-603-0002-000-5 & 2428-603-0005-000-6) located at 3076 & 3092 South 25th Street in Fort Pierce, Florida.



The current St. Lucie County Zoning for all of these parcels on South 25th Street is CO, Commercial Office, with a St. Lucie County Future Land Use of RU, Residential Urban. To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Zoning designation for all parcels will be C-1, Office Commercial, and the proposed Future Land Use designation for all parcels will be OP, Office Professional.

Staff has confirmed that the properties are located within unincorporated St. Lucie County and, if approved simultaneously, will become contiguous to the Fort Pierce City municipal boundary. The properties are also within the Fort Pierce Utilities Authority (FPUA) service area. Moreover, there are signed Annexation Agreements encompassing all of the properties from the FPUA which grant water service and/or sewer service outside the City limits of the City of Fort Pierce.

This proposed annexations are also consistent with F.S 171.044, whereas the properties will be contiguous to a municipality and reasonably compact; and the annexations will not result in the creation of any enclaves.

The current taxable value of each of the properties are approximately \$154,500 and \$86,800. If the Applications for Annexation are approved, it would create two (2) new sources 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 two (2) proposed annexations are 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 these annexations are 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 these properties would help to continue eliminating irregularities along the City's boundary in this area. Moreover, the adoption of these properties into the City also helps to provide efficient public services.

The City of Fort Pierce Zoning designation and Future Land Use designations shall remain consistent with the current County designation and the City's Comprehensive Plan. The Zoning Designations of C-1, Office Commercial, and the Future Land Use designations of OP, Office Professional 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 these annexations 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 provided comments regarding the proposed voluntary annexation applications based on compliance with the requirements of the City Code and Comprehensive Plan and have no objections.

Staff Recommendation:

As proposed, the annexations meet 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 two (2) annexations along with the Zoning designations of C-1, Office Commercial, and Future Land Use designations of OP, Office Professional for each of the parcels.