



THE SUNRISE CITY

**FORT PIERCE**  
PLANNING DEPARTMENT  
*Florida*

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

**THROUGH:** Jennifer Hofmeister, AICP, LCAM, Planning Director

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

**RE:** **Applications for Annexation of Nine (9) Parcels**  
**1706 Juanita Avenue, 2000 Rosarita Avenue, 2000, 2213, and 2305 North 19<sup>th</sup> Street,**  
**2004 and 2005 Avienda Avenue, and 2206 & 2306 North 23<sup>rd</sup> Street**

**HEARING DATES:** November 18, 2019 and December 2, 2019

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### STAFFREPORT

**Property Owners:**

Sandra L. Jenkins  
1706 Juanita Avenue  
Fort Pierce, FL 34946

Christine Gagnon  
Pierre LaLiberte  
121 112E Avenue  
Saint-Jerome, QC J7Y 4J7  
CANADA

Gwendolyn Bennett  
2000 North 19th Street  
Fort Pierce, FL 34946

Leroy Lewis  
Gerald A. Lewis  
Clarence Zackery Jr.  
2213 North 19th Street  
Fort Pierce, FL 34946

Meinardo Galarza  
Rosa Elena Reyes Galarza  
2305 North 19th Street  
Fort Pierce, FL 34946-5504

Courtney Gallimore  
Crystal Gallimore  
2004 Avienda Avenue  
Fort Pierce, FL 34946

Usani E. Phillips  
 8130 Mountain View Drive #D  
 Pleasanton, CA 94588

Sandra Sessom-Penny  
 109 Fielding Lewis Drive  
 Yorktown, VA 23692

Vinson T. McCarty Sr.  
 PO Box 1213  
 Fort Pierce, FL 34954

**Requested Action:** Approval of Voluntary Applications for Annexation of nine (9) parcels of land along with the Future Land Use Designation of Residential Low (RL) and a Zoning classification of Single-Family Low Density (R-1) for each parcel.

**Site Location:** 1706 Juanita Avenue, 2000 Rosarita Avenue, 2000, 2213, and 2305 North 19th Street, 2004 and 2005 Avienda Avenue, and 2206 and 2306 North 23rd Street, all in Fort Pierce, Florida.

**Parcel ID's:** 1433-701-0515-000-8, 1433-701-0413-000-3, 1433-701-0418-000-8, and 1433-701-0324-000-2, 1433-701-0321-000-1, 1433-701-0318-000-7, 1433-701-0328-000-0, 1433-701-0178-000-3, and 1433-701-0245-000-4

**Parcel Size:** 0.37, 0.37, 0.22, 0.40, 0.26, 0.28, 0.19, 0.93, and 0.22 acres

**Current Future Land Use:** Residential Urban 5 Dwelling Units/Acre (RU) (St. Lucie County)

**Current Zoning:** Single Family, 4 Dwelling Units/Acre (RS-4) (St. Lucie County)

**Proposed Future Land Use:** Residential Low Density (RL)

**Proposed Zoning:** Single-Family Low Density (R-1)

	North	East	South	West
<b>Surrounding FLU:</b>	ROW, RL, RU (SLC)	ROW, RL, RU & COM (SLC)	ROW, RL, RU & COM (SLC)	ROW, RL, RU (SLC)
<b>Surrounding Zoning:</b>	ROW, R-1, RS-4 (SLC)	ROW, R-1, RS-4 & CG (SLC)	ROW, R-1, RS-4 & CG (SLC)	ROW, R-1, RS-4 (SLC)

### Staff Analysis

This is a request for a voluntary annexation of nine (9) properties (Parcel ID's 1433-701-0515-000-8, 1433-701-0413-000-3, 1433-701-0418-000-8, and 1433-701-0324-000-2, 1433-701-0321-000-1, 1433-701-0318-000-7, 1433-701-0328-000-0, 1433-701-0178-000-3, and 1433-701-0245-000-4) generally located northeast of the intersection of Rosarita Avenue and South 25<sup>th</sup> Street in Fort Pierce, Florida.



### Application for Annexation Paradise Park Aerial Map



The current St. Lucie County Future Land Use is Residential Urban 5 Dwelling Units/Acre (RU) and the St. Lucie County is Zoning Single Family, 4 Dwelling Units/Acre (RS-4) for 2402 Valencia Avenue. To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use designation is Residential Low Density (RL) and the Zoning designation for all parcels is be Single-Family Low Density (R-1).

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. These proposed annexations are also consistent with Chapter 171.044, F.S., 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 (1433-701-0515-000-8, 1433-701-0413-000-3, 1433-701-0418-000-8, and 1433-701-0324-000-2, 1433-701-0321-000-1, 1433-701-0318-000-7, 1433-701-0328-000-0, 1433-701-0178-000-3, and 1433-701-0245-000-4) are approximately \$25,000, \$64,300, \$13,593, \$54,278, \$102,300, \$48,037, \$33,700, \$82,122, and \$40,656, respectively. If the Applications for Annexation are approved, it would create nine (9) 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 nine (9) proposed annexations are consistent with the following Objectives and Policies:

Objective 1.11 of the Comprehensive Plan states: "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. Pursuant to 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 surrounding area has an even mix of properties within both the St. Lucie County as well as the City of Fort Pierce jurisdiction. The annexation of these properties will contribute to the removal of irregularities along the City's boundary in this area. Moreover, the adoption of these properties into the City will provide more efficient public services. The City of Fort Pierce Future Land Use and Zoning designations shall remain consistent with the current County designation and the City's Comprehensive Plan. The Future Land Use designation of RL and Zoning classification of R-1 is 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**

On October 16, 2019, pursuant to Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department provided notice of these annexations by mail to the St. Lucie County Administrator's Office, which is required no fewer than thirty (30) days prior to the first reading of the annexation by the City Commission.

**Planning Board**

At their meeting on October 8, 2019, the Planning Board voted 6-0 to recommend Approval of the requests, 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 nine (9) annexations along with the Future Land Use and Zoning designations of RL and R-1, respectively for each of the parcels.