



**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 Four (4) Parcels**  
**2409 Elizabeth Avenue, 3418 Sunrise Boulevard, 3240 and 3306 South 25<sup>th</sup> Street**

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

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### STAFFREPORT

**Property Owners:**

Jorge R. Ortiz Jr.  
2409 Elizabeth Avenue  
Fort Pierce, FL 34982

Linda Broome  
Justina Connelly  
3418 Sunrise Boulevard  
Fort Pierce, FL 34982

Iglesia Biblica de Fort Pierce Inc  
5309 San Diego Avenue  
Fort Pierce, FL 34946

Pamela J. Raab (TR)  
4310 North Highway A1A, Apt 301  
Fort Pierce, FL 34949

**Requested Action:** Approval of Voluntary Applications for Annexation of four (4) parcels of land along with the Future Land Use Designation of Residential Low Density (RL) and Zoning Designation of Single-Family Low Density (R-1) for each parcel.

**Site Location:** 2409 Elizabeth Avenue, 3418 Sunrise Boulevard, 3240 and 3306 South 25th Street, all in Fort Pierce, Florida.

**Parcel ID's:** 2428-604-0037-000-2, 2428-702-0042-000-1, 2428-232-0001-000-0, and 2428-233-0002-000-0

**Parcel Size:** 0.38, 0.34, 4.75, and 0.72 acres

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

**Current Zoning:** Religious Facility (RF) (1 Parcel) (St. Lucie County)  
 Single Family, 4 Dwelling Units/Acre (RS-4) (3 Parcels) (St. Lucie County)

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

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

**2409 Elizabeth Avenue**

	North	East	South	West
<b>Surrounding FLU:</b>	RU (SLC)	RU (SLC)	RU (SLC)	INST, RM (SLC)
<b>Surrounding Zoning:</b>	RS-4 (SLC)	RS-4 (SLC)	RF (SLC)	OS-1, PUD (SLC)

**3418 Sunrise Boulevard**

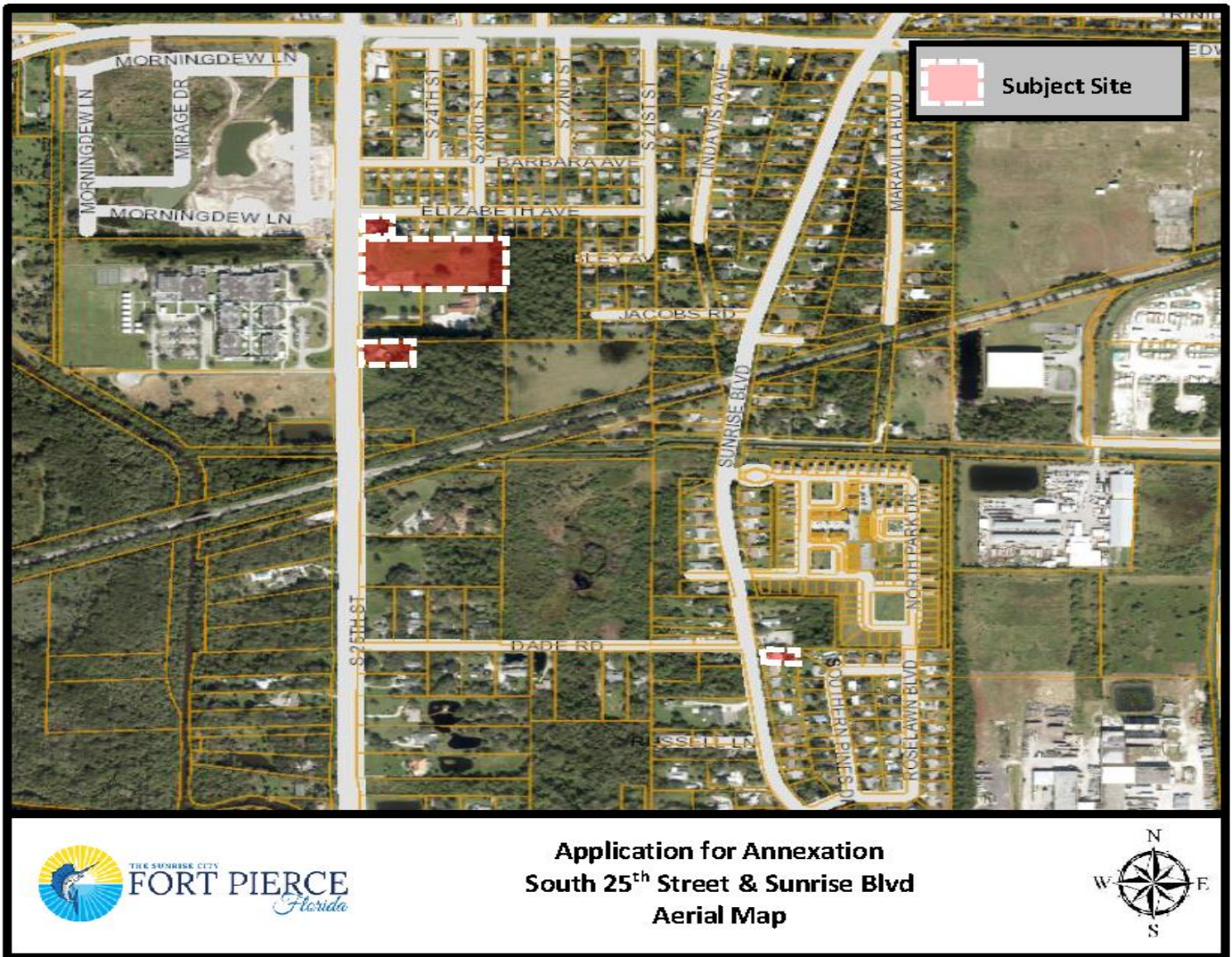
	North	East	South	West
<b>Surrounding FLU:</b>	INST	RU (SLC)	RU (SLC)	RM, RU (SLC)
<b>Surrounding Zoning:</b>	R-1	RS-4 (SLC)	RS-4 (SLC)	R-3, AR-1 (SLC)

**3240 and 3306 South 25th Street**

	North	East	South	West
<b>Surrounding FLU:</b>	RU (SLC)	RU (SLC)	RL, RU (SLC)	INST, RM (SLC)
<b>Surrounding Zoning:</b>	RS-4 (SLC)	RM-5 (SLC)	R-1, RS-4 (SLC)	OS-1

### Staff Analysis

This is a request for a voluntary annexation of four (4) properties (Parcel ID's 2428-604-0037-000-2, 2428-702-0042-000-1, 2428-232-0001-000-0, and 2428-233-0002-000-0) generally located on the southeast corner of South 25<sup>th</sup> Street and Elizabeth Avenue, the southeast corner of Dade Road and Sunrise Boulevard, and 130 feet from the southeast intersection of South 25<sup>th</sup> Street and Elizabeth Avenue in FortPierce, Florida.



The current St. Lucie County Future Land Use for all of these parcels on South Jenkins Road includes Religious Facility (RF) (1 Parcel) with a Zoning classification of Single Family, 4 Dwelling Units/Acre (RS-4) (3 Parcels), and Residential Urban 5 Dwelling Units/Acre (RU). To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use designation for all parcels will be Low Density Residential (RL) and the Zoning classification for all parcels will 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 (2428-604-0037-000-2, 2428-702-0042-000-1, 2428-232-0001-000-0, and 2428-233-0002-000-0) are approximately \$142,900, \$122,700, \$0 (this is the site of a church), and \$54,780, respectively. If the Applications for Annexation are approved, it would create four (4) 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.