



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 Two (2) Parcels
1955 and 2295 South Jenkins Road**

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

STAFFREPORT

Property Owners: Gus Stoncius
Barbara Stoncius
Eric A Stoncius
1955 South Jenkins Road
Fort Pierce, FL 34947

Juan Renteria
Yolanda Renteria
2295 South Jenkins Road
Fort Pierce, FL 34947

Requested Action: Approval of Voluntary Applications for Annexation of two (2) parcels of land along with the Future Land Use Designation of Low Density Residential (RL) and the Zoning Designation of Residential Single Family Two Units Per Acre (E-2), for each parcel.

Site Location: 1955 and 2295 South Jenkins Road, all in Fort Pierce, Florida.

Parcel ID's: 2313-414-0001-000-5 and 2324-111-0003-000-3

Parcel Size: 5.21 and 4.45 acres

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

Current Zoning: Residential Single Family 2 Dwelling Units/Acre (RS-2) (St. Lucie County)

Proposed Future Land Use: Low Density Residential (RL)

Proposed Zoning: Residential Single Family Two Units Per Acre (E-2)

1955 South Jenkins Road

Surrounding FLU:

Surrounding Zoning:

North	East	South	West
RU(SLC)	RM	RL	RU(SLC)
RS-2 (SLC)	R-4	C-1	RS-2 (SLC)

2295 South Jenkins Road

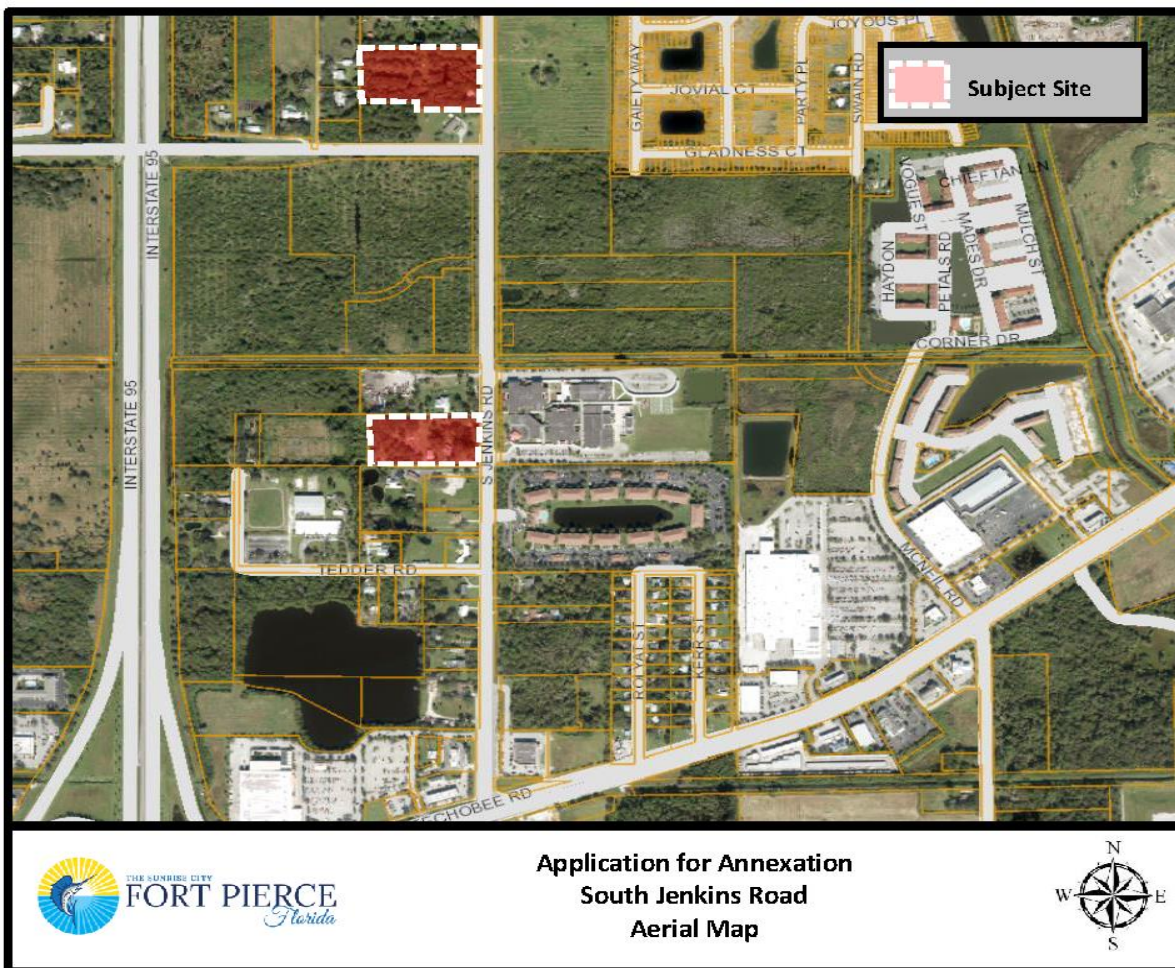
Surrounding FLU:

Surrounding Zoning:

North	East	South	West
RL	RH(SLC)	RL	RL
AR-1	RM-11(SLC)	E-2	R-1

Staff Analysis:

This is a request for a voluntary annexation of two (2) properties (Parcel ID's 2313-414-0001-000-5 and 2324-111-0003-000-3) generally located on the west side of South Jenkins Road, between Ceremony Drive and Tedder Road in Fort Pierce, Florida.



The current St. Lucie County Zoning for all of these parcels on South Jenkins Road is RS-2, Residential Single Family 2 Dwelling Units/Acre, with a St. Lucie County Future Land Use of RU, Residential Urban 5 Dwelling Units/Acre. To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Zoning designation for all parcels will be Residential Single Family Two Units Per Acre (E-2), and Future Land Use Designations of Low Density Residential (RL) for each parcel.

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 the properties (2313-414-0001-000-5 and 2324-111-0003-000-3) is approximately \$139,900 and \$69,779, respectively. 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 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 Zoning Designation of E-2, Residential Single Family Two Units Per Acre, and Future Land Use Designations of RL, Low Density Residential 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

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.

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.

Planning Board:

At their meeting on October 8, 2019, the Planning Board voted 6-0 to recommend Approval of the requests, as presented.

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 E-2, Residential Single Family Two Units Per Acre, and Future Land Use Designations of RL, Low Density Residential for each of the parcels.