



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 Three (3) Parcels
3335 Sunrise Boulevard, 3366 and 3540 South 25th Street**

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

STAFFREPORT

Property Owners: Francisco Godinez
2407 Blossom Court
Fort Pierce, FL 34982-5603

Storybrooke Preschool Academy LLC
2246 Ridgewood Circle
Royal Palm Beach, FL 33411

Ana Ruiz
3540 South 25th Street
Fort Pierce, FL 34981

Requested Action: Approval of Voluntary Applications for Annexation of three (3) parcels of land along with the Future Land Use Designation of Medium Density Residential (RM) and the Zoning Designation of Medium Density Residential (R-4), for each parcel.

Site Location: 3335 Sunrise Boulevard, 3366 and 3540 South 25th Street, all in Fort Pierce, Florida.

Parcel ID's: 2428-601-0264-000-3, 2428-322-0002-000-3, and 2428-322-0003-000-0

Parcel Size: 0.46, 5.43, and 4.50 acres

Current Future Land Use: Residential Urban 5 Dwelling Units/Acre (RU) (2 Parcels) (St. Lucie County)
Medium Density Residential (RM) (1 Parcel) (St. Lucie County)

Current Zoning: Residential Multi-Family 9 Dwelling Units/Acre (RM-9) (1 Parcel)
Agricultural Residential/Institutional (AR-1/I) (1 Parcel/Split Zoning)
Agricultural Residential (AR-1) (1 Parcel) (St. Lucie County)

Proposed Future Land Use: Medium Density Residential (RM)

Proposed Zoning: Medium Density Residential (R-4)

3335 Sunrise Boulevard

Surrounding FLU:

Surrounding Zoning:

North	East	South	West
RM	RM, RM (SLC)	RM (SLC)	RM
R-4	R-3, RM-9 (SLC)	RM-9 (SLC)	R-4

3366 and 3540 South 25th Street

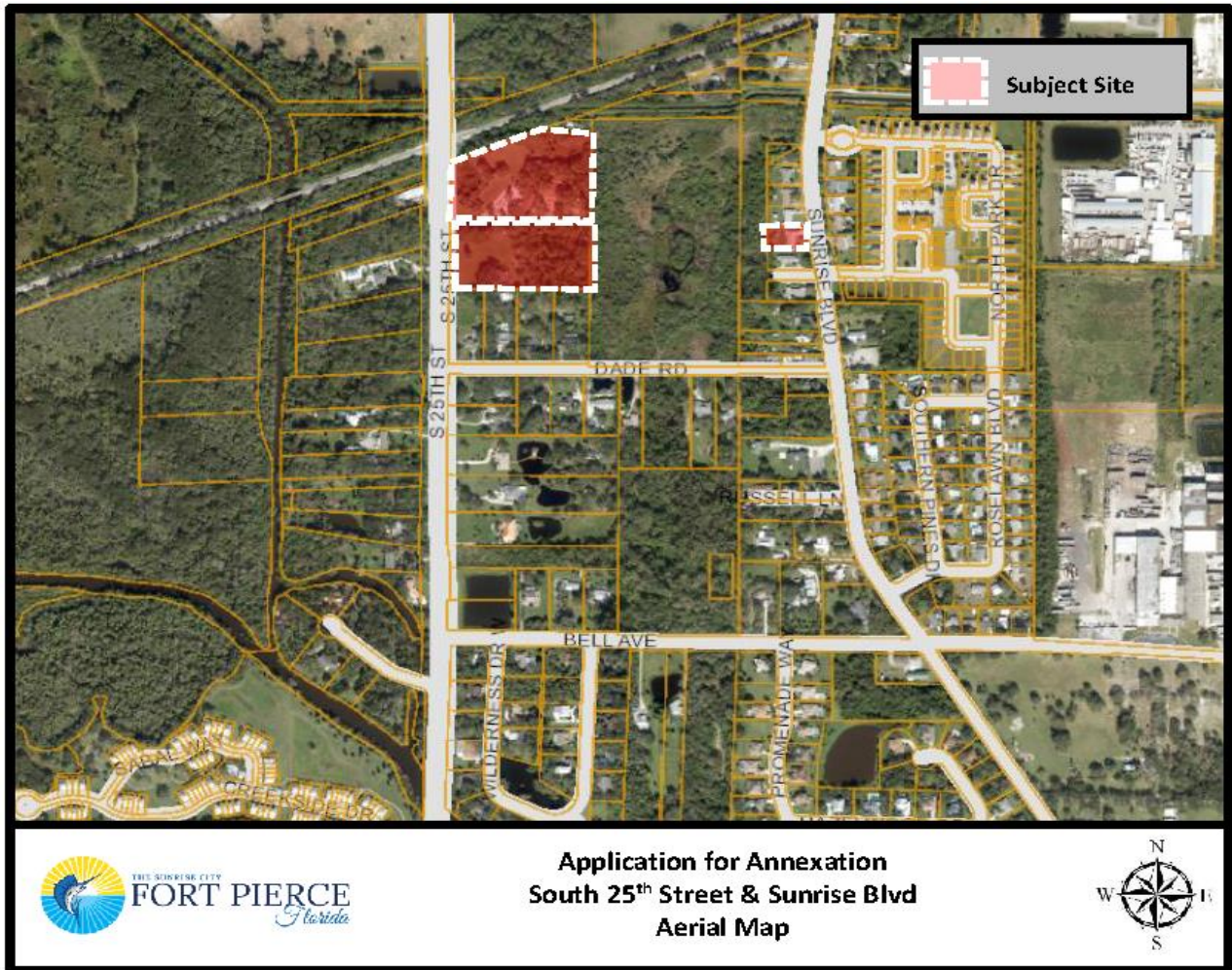
Surrounding FLU:

Surrounding Zoning:

North	East	South	West
ROW, RU (SLC)	RM	RU (SLC)	RS (SLC)
AR-1 & I & ROW (SLC)	R-4	AR-1 (SLC)	RE-2 & AR-1 & ROW (SLC)

Staff Analysis

This is a request for a voluntary annexation of three (3) properties (Parcel ID's 2428-601-0264-000-3, 2428-322-0002-000-3, and 2428-322-0003-000-0) generally located on the east side of South 25th Street, between Elizabeth Avenue and Dade Road and 120 feet from the northwest corner of Sharon Terrace and Sunrise Boulevard in Fort Pierce, Florida.



**Application for Annexation
South 25th Street & Sunrise Blvd
Aerial Map**



The current St. Lucie County Future Land Use is Residential Urban 5 Dwelling Units/Acre (RU) (2 Parcels) and Medium Density Residential (RM) (1 Parcel) with a compatible St. Lucie County Zoning of Residential Multi-Family 9 Dwelling Units/Acre (RM-9) (1 Parcel), Agricultural Residential/ Institutional (1 Parcel/Split Zoning), (AR-1/I) Agricultural Residential (AR-1,) (1 Parcel).. To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use Designation of all parcels will be Medium Density Residential (RM) and the proposed Zoning designation for all parcels will be Medium Density Residential (R-4).

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 are approximately \$137,610, \$0 (this property is the site of the Storybrooke Preschool Academy), and \$76,702. If the Applications for Annexation are approved, it would create three (3) 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 RM and Zoning classification of R-4 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 three (3) annexations along with the Future Land Use and Zoning designations of RM and R-4, respectively for each of the parcels.