



TO: Planning Board

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

RE: **Applications for Annexation of Two (2) Parcels**
Two (2) unaddressed parcels on Orange Avenue

BOARD DATE: May 14, 2019

STAFFREPORT

Property Owner: Orange Avenue Storage, LLC
 116 Gulfstream Road
 Palm Beach, FL 33480

Requested Action: Approval of Voluntary Applications for Annexation of two (2) parcels of land along with the Zoning designations of I-1, Light Industrial, and Future Land Use Designations of I, Industrial for each parcel.

Site Location: Two (2) unaddressed parcels generally located on the north side of Orange Avenue between La Jean Drive and North 39th Street, in Fort Pierce, Florida.

Parcel ID's: 2407-131-0002-000-2 & 2407-131-0001-000-5

Parcel Size: 4.42 acres and 1.57 acres

Current Zoning: IL, Light Industrial (St. Lucie County)

Current Future Land Use: I, Industrial (St. Lucie County)

Proposed Zoning: I-1, Light Industrial

Proposed Future Land Use: I, Industrial

Surrounding Zoning:

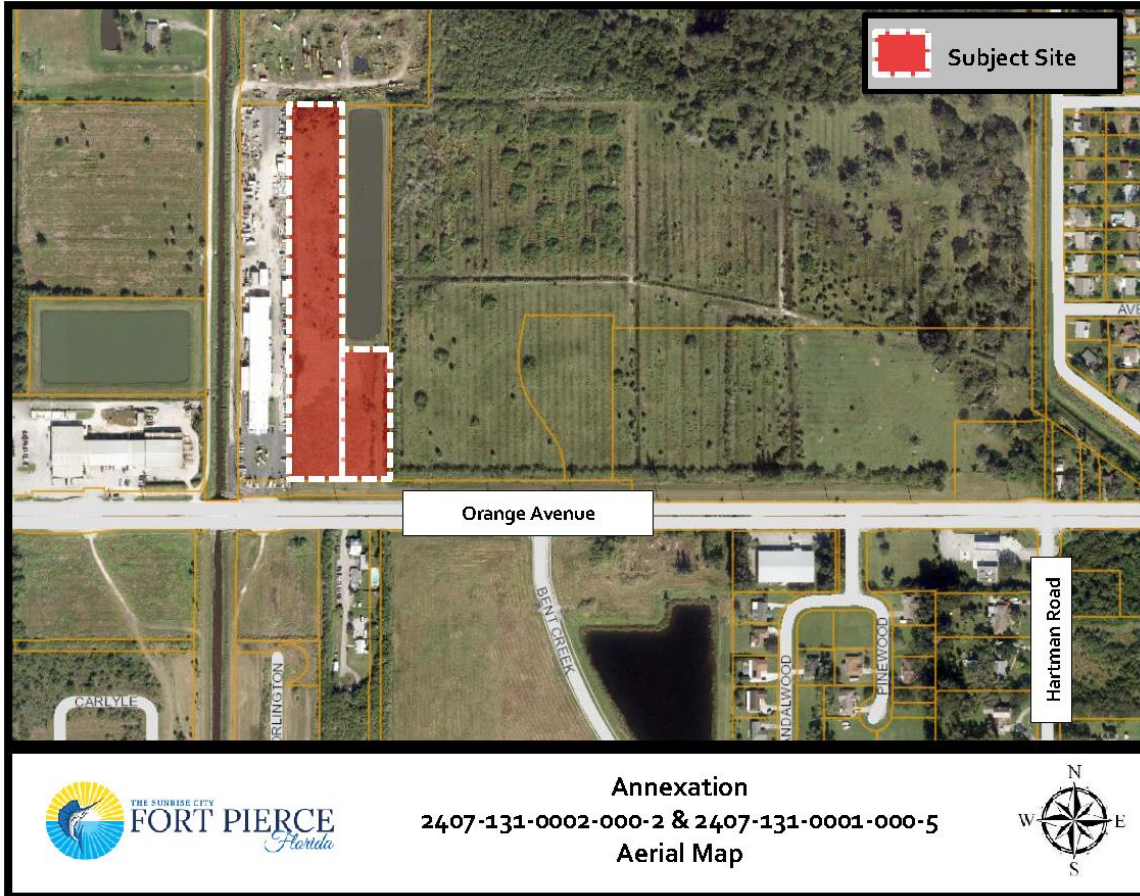
North	East	South	West
I-1	PUD (SLC)	CG (SLC), C-3	I-1

Surrounding FLU:

CI	RM & RH (SLC)	COM (SLC), CC	CI
----	---------------	---------------	----

Staff Analysis:

This is a request for a voluntary annexation of two (2) properties (Parcel ID's 2407-131-0002-000-2 & 2407-131-0001-000-5) generally located on the north side of Orange Avenue between La Jean Drive and North 39th Street in Fort Pierce, Florida.



The current St. Lucie County Zoning for all of these parcels on Orange Avenue is IL, Light Industrial, with a St. Lucie County Future Land Use of I, Industrial. To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Zoning designation for all parcels will be I-1, Light Industrial, and the proposed Future Land Use designation for all parcels will be I, Industrial.

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 \$1,216 and \$432. 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 I-1, Light Industrial, and the Future Land Use designations of I, Industrial 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

Staff Recommendation:

The request meets the above standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Therefore, Planning Staff recommends that the Planning Board forward the proposed annexation application along with the Zoning designations of I-1, Light Industrial, and Future Land Use designations of I, Industrial for each of the parcels.