



TO: Planning Board

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

RE: **Applications for Annexation of Four(4) Parcels**
160, 302, & 367 Smallwood Avenue and an unaddressed parcel on Smallwood Avenue

BOARD DATE: May 14, 2019

STAFFREPORT

Property Owners: Florida Solar Products Inc.
160 Smallwood Ave Fort Pierce
Fort Pierce, FL 34982

Gassan Lawen
59 Chauncey Avenue
Etobicoke, ON M8Z 2Z2

Tommy J. Fry
367 Smallwood Avenue
Fort Pierce, FL 34982-7390

Requested Action: Approval of Voluntary Applications for Annexation of four (4) parcels of land along with the Zoning designations of C-3, General Commercial, and Future Land Use Designations of CG, General Commercial for each parcel.

Site Location: 160, 302, & 367 Smallwood Avenue and an unaddressed parcel on Smallwood Avenue, all in Fort Pierce, Florida.

Parcel ID's: 3403-805-0158-000-9, 3403-805-0156-000-5, 3403-433-0002-000-0, & 3403-805-0160-000-6

Parcel Size: 0.28, 0.29 acres, 0.36 acres, and 0.44 acres

Current Zoning: CG, General Commercial (St. Lucie County)

Current Future Land Use: COM, Commercial (St. Lucie County)

Proposed Zoning: C-3, General Commercial

Proposed Future Land Use: CG, General Commercial

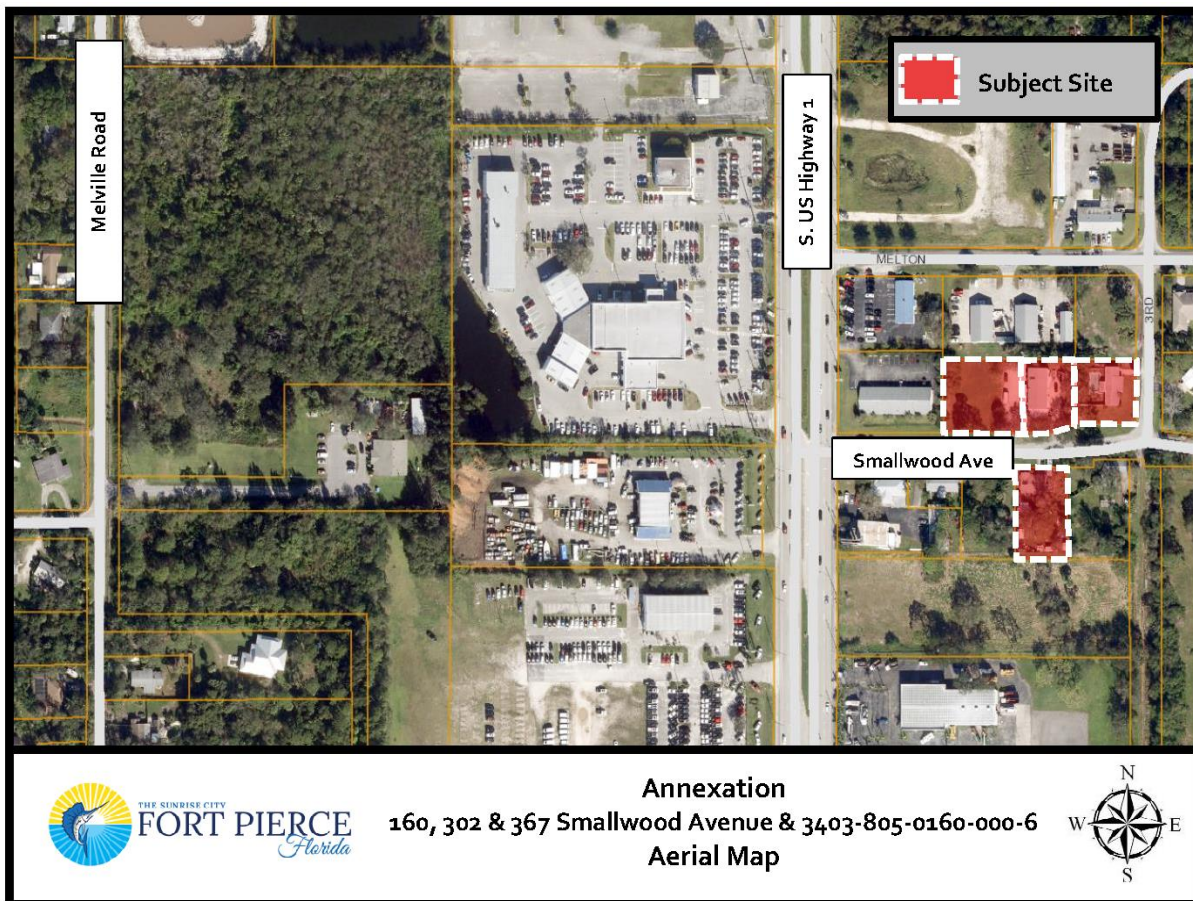
Surrounding Zoning:

North	East	South	West
CG(SLC)	RS-4 & CG (SLC)	CG(SLC), C-3	GC(SLC), C-3
COM (SLC)	RM & COM (SLC)	COM (SLC), GC	COM (SLC), GC

Surrounding FLU:

Staff Analysis:

This is a request for a voluntary annexation of four (4) properties (ParcelID's 3403-805-0158-000-9, 3403-805-0156-000-5, 3403-433-0002-000-0, & 3403-805-0160-000-6) generally located on the north and south sides of Smallwood Avenue, east of the intersection of Smallwood Avenue and US Highway 1 in FortPierce, Florida.



The current St. Lucie County Zoning for all of these parcels on Smallwood Avenue is GC, General Commercial, with a St. Lucie County Future Land Use of COM, Commercial. To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Zoning designation for all parcels will be C-3, General Commercial, and the proposed Future Land Use designation for all parcels will be CG, General Commercial.

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 \$105,600, \$69,345, \$36,171, and \$53,700. 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 four (4) 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 Designation of C-3, General Commercial, and the Future Land Use designation of CG, General Commercial 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 requests meet the above standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Therefore, Planning Staff recommends that the City Commission approve the proposed four (4) annexations along with the Zoning designations of C-3, General Commercial, and Future Land Use designations of CG, General Commercial for each of the parcels.