



TO: Members of the City of Fort Pierce Planning Board

FROM: Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director *RA*

THROUGH: Jennifer Hofmeister, AICP, LCAM, Planning Director *JH*

RE: **Applications for Annexation of Nine (9) Parcels**
1706 Juanita Avenue, 2000 Rosarita Avenue, 2000, 2213, and 2305 North 19th Street, 2004 and 2005 Avienda Avenue, and 2206 and 2306 North 23rd Street

BOARD DATE: October 8, 2019

STAFF REPORT

Property Owners:

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1706 Juanita Avenue
Fort Pierce, FL 34946

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Pierre LaLiberte
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CANADA

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Requested Action: Approval of Voluntary Applications for Annexation of nine (9) parcels of land with an accompanying change to the Residential Low (RL) Future Land Use Designation of and Zoning designation changes to Single-Family Low Density (R-1,) for each parcel

Site Location: 1706 Juanita Avenue, 2000 Rosarita Avenue, 2000, 2213, and 2305 North 19th Street, 2004 and 2005 Avienda Avenue, and 2206 and 2306 North 23rd Street, located within in Fort Pierce, Florida

Parcel ID's: 1433-701-0515-000-8, 1433-701-0413-000-3, 1433-701-0418-000-8, and 1433-701-0324-000-2, 1433-701-0321-000-1, 1433-701-0318-000-7, 1433-701-0328-000-0, 1433-701-0178-000-3, and 1433-701-0245-000-4

Parcel Size: 0.37, 0.37, 0.22, 0.40, 0.26, 0.28, 0.19, 0.93, and 0.22 acres

Current Zoning: Single Family (RS-4), 4 Dwelling Units/Acre (St. Lucie County)

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

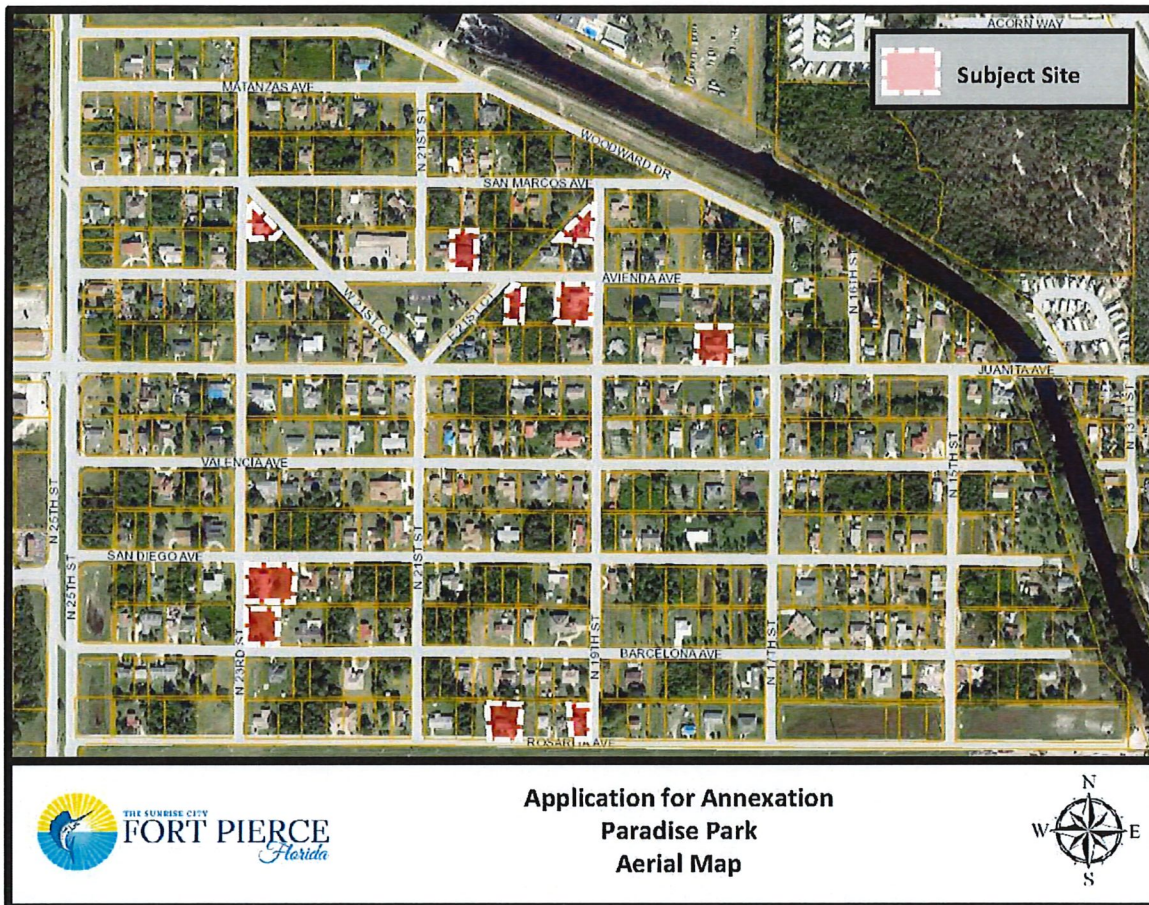
Proposed Zoning: Single-Family Low Density (R-1)

Proposed Future Land Use: Residential Low Density (RL)

	North	East	South	West
Surrounding Zoning:	ROW, R-1, RS-4 (SLC)	ROW, R-1, RS-4 & CG (SLC)	ROW, R-1, RS-4 & CG (SLC)	ROW, R-1, RS-4 (SLC)
Surrounding FLU:	ROW, RL, RU (SLC)	ROW, RL, RU & COM (SLC)	ROW, RL, RU & COM (SLC)	ROW, RL, RU (SLC)

Staff Analysis:

The subject request for voluntary annexations of nine (9) properties (Parcel ID's 1433-701-0515-000-8, 1433-701-0413-000-3, 1433-701-0418-000-8, and 1433-701-0324-000-2, 1433-701-0321-000-1, 1433-701-0318-000-7, 1433-701-0328-000-0, 1433-701-0178-000-3, and 1433-701-0245-000-4) that are generally located northeast of the intersection of Rosarita Avenue and South 25th Street in Fort Pierce, Florida.



The current St. Lucie County Zoning for 2402 Valencia Avenue is Single Family, 4 Dwelling Units/Acre (RS-4), with a St. Lucie County Future Land Use of Residential Urban 5 Dwelling Units/Acre (RU). To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Zoning designation for all parcels will be Single-Family Low Density (R-1), and the proposed Future Land Use designation for all parcels will be Residential Low Density (RL).

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 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 \$25,000, \$64,300, \$13,593, \$54,278, \$102,300, \$48,037, \$33,700, \$82,122, and \$40,656. If the Applications for Annexation are approved, it would create nine (9) 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 that are within both St. Lucie County and the City of Fort Pierce jurisdictions. The annexation of these properties would help to continue eliminating irregularities along the City's boundary in this area. Furthermore, the adoption of these properties into the City also helps to provide efficient public services. The City of Fort Pierce Future Land Use and Zoning designations will remain consistent with the current County designation and the City's Comprehensive Plan. The Future Land Use designation of RL and the Zoning Designation of R-1 will also 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 will provide notice of these annexations by mail to the St. Lucie County Administrator's Office on October 16, 2019, no fewer than thirty (30) days prior to the first reading of this 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.

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 Planning Board recommend approval of the proposed nine (9) annexations along with the change of the Future Land Use designations to Residential Low Density (RL) and to the R-1 Zoning designation for each of the parcels.