





TO: Members of the City of Fort Pierce Planning Board

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

THROUGH: Jennifer Hofmeister, AICP, LCAM, Planning Director 

RE: **Applications for Annexation of Five (5) Parcels
1810, 1910, 1912 Avenue Q and two parcels addressed 1908 Avenue Q**

BOARD DATE: October 8, 2019

STAFF REPORT

Property Owners:

Cherry Saylor
Christine Tucker (EST)
1810 Avenue Q.
Fort Pierce, FL 34950

Leroy & Cynthia Matthews
1910 Avenue Q.
Fort Pierce, FL 34950

Gwendolyn Matthews
PO Box 3274
Fort Pierce, FL 34948

Cheryl M Handy
8650 Pine Martin Lane
Fort Pierce, FL 34947

Requested Action:

Approval of Voluntary Applications for Annexation of five (5) parcels of land with associated changes to the Future Land Use Designation of Low Density Residential (RL) and a Zoning Designation of Single-Family Moderate Density (R-3) for each parcel

Site Location:

1810, 1910, 1912 Avenue Q and two parcels addressed 1908 Avenue Q, all in Fort Pierce, Florida

Parcel ID's:

2404-213-0001-000-7, 2404-213-0001-010-0, 2404-213-0001-020-3, 2404-213-0001-050-2, and 2404-213-0001-030-6

Parcel Size:

1.58, 0.37 acres, 0.37 acres, 0.26, and 0.61 acres

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

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

Proposed Zoning: Single Family Moderate Density (R-3)

Proposed Future Land Use: Low Density Residential (RL)

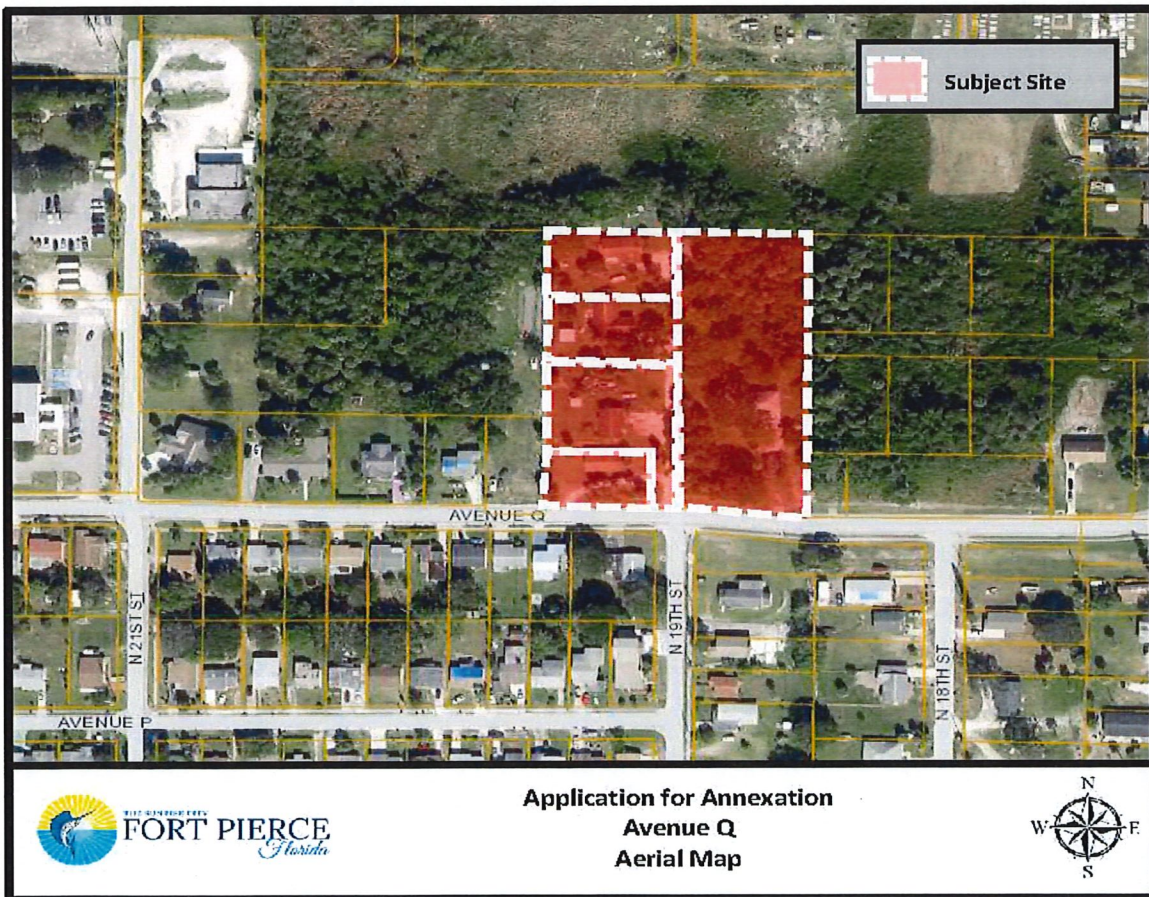
Surrounding Zoning:

North	East	South	West
I (SLC)	RS-4 (SLC)	R-3	RS-4 (SLC)
P/F (SLC)	RU (SLC)	RL	RU (SLC)

Surrounding FLU:

Staff Analysis:

This is a request for a voluntary annexation of five (5) properties (Parcel ID's 2404-213-0001-000-7, 2404-213-0001-010-0, 2404-213-0001-020-3, 2404-213-0001-050-2, and 2404-213-0001-030-6) generally located on the north side of Avenue Q, between North 21st Street and North 17th Street in Fort Pierce, Florida.



For all of these parcels on Avenue Q, the current St. Lucie County Future Land Use Designation is Residential Urban 5 Dwelling Units/Acre (RU) and the St. Lucie County Zoning is 4 Dwelling Units/Acre (RS-4). To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use Designation for all parcels will be Low Density Residential (RL) with a compatible Zoning Designation of Single-Family Moderate Density (R-3).

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 \$74,353, \$25,000, \$46,464, \$45,859, and \$51,810. Should the Applications for Annexation be approved, it would create five (5) 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 five (5) 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 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 and also assist in providing more 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 and Zoning Designations of RL and R-3, respectively, are also 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 five (5) annexations with the accompanying change to the Future Land Use and Zoning designation of RL and R-3, respectively, for each of the parcels.