
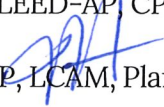




TO: Members of the City of Fort Pierce Planning Board

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

THROUGH: Jennifer Hofmeister, AICP, LCAM, Planning Director 

RE: **Applications for Annexation of Four (4) Parcels**
2409 Elizabeth Avenue, 3418 Sunrise Boulevard, 3240 and 3306 South 25th
Street

BOARD DATE: October 8, 2019

STAFF REPORT

Property Owners:

Jorge R. Ortiz Jr.
2409 Elizabeth Avenue
Fort Pierce, FL 34982

Linda Broome
Justina Connelly
3418 Sunrise Boulevard
Fort Pierce, FL 34982

Iglesia Biblica de Fort Pierce Inc
5309 San Diego Avenue
Fort Pierce, FL 34946

Pamela J. Raab (TR)
4310 North Highway A1A, Apt 301
Fort Pierce, FL 34949

Requested Action: Approval of Voluntary Applications for Annexation of four (4) parcels of land with a change to the Future Land Use Designation to Residential Low Density (RL) and a change to the Zoning designation to Single-Family Low Density (R-1) for each parcel.

Site Location: 2409 Elizabeth Avenue, 3418 Sunrise Boulevard, 3240 and 3306 South 25th Street, all in Fort Pierce, Florida.

Parcel ID's: 2428-604-0037-000-2, 2428-702-0042-000-1, 2428-232-0001-000-0, and 2428-233-0002-000-0

Parcel Size: 0.38, 0.34, 4.75, and 0.72 acres

Current Zoning: Religious Facility (RF) (1 Parcel) (St. Lucie County)
 Single Family, 4 Dwelling Units/Acre (RS-4) (3 Parcels) (St. Lucie County)

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

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

Proposed Future Land Use: Low Density Residential (RL)

2409 Elizabeth Avenue

	North	East	South	West
Surrounding Zoning:	RS-4 (SLC)	RS-4 (SLC)	RF(SLC)	OS-1, PUD (SLC)
Surrounding FLU:	RU (SLC)	RU (SLC)	RU (SLC)	INST, RM (SLC)

3418 Sunrise Boulevard

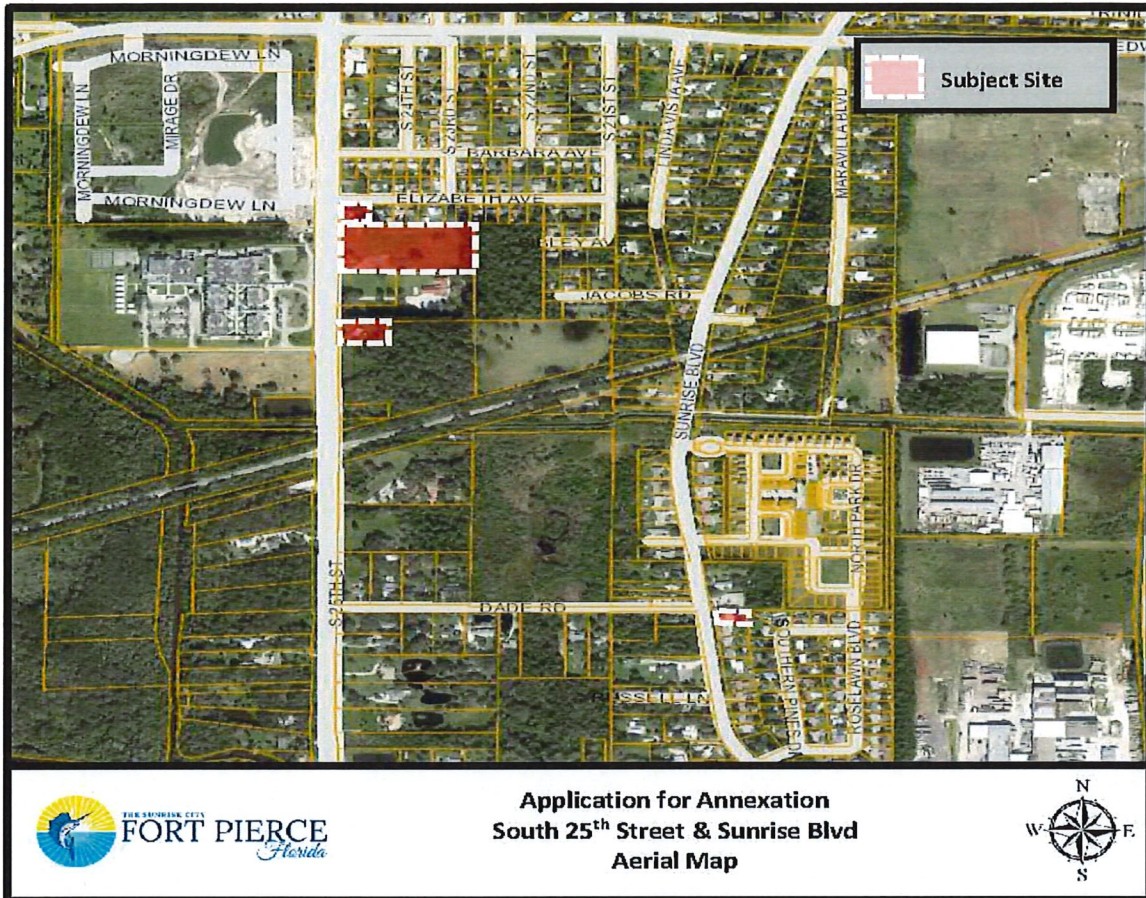
	North	East	South	West
Surrounding Zoning:	R-1	RS-4 (SLC)	RS-4 (SLC)	R-3, AR-1 (SLC)
Surrounding FLU:	INST	RU (SLC)	RU (SLC)	RM, RU (SLC)

3240 and 3306 South 25th Street

	North	East	South	West
Surrounding Zoning:	RS-4 (SLC)	RM-5 (SLC)	R-1, RS-4 (SLC)	OS-1
Surrounding FLU:	RU (SLC)	RU (SLC)	RL, RU (SLC)	INST, RM (SLC)

Staff Analysis:

This is a request for a voluntary annexation of four (4) properties (Parcel ID's 2428-604-0037-000-2, 2428-702-0042-000-1, 2428-232-0001-000-0, and 2428-233-0002-000-0) generally located on the southeast corner of South 25th Street and Elizabeth Avenue, the southeast corner of Dade Road and Sunrise Boulevard, and 130 feet from the southeast intersection of South 25th Street and Elizabeth Avenue in Fort Pierce, Florida.



The current St. Lucie County Future Land Use for the subject parcels on South Jenkins Road is Residential Urban 5 Dwelling Units/Acre (RU). The corresponding St. Lucie County Zoning is Religious Facility (RF) (1 Parcel) and Single Family, 4 Dwelling Units/Acre (RS-4) (3 Parcels). To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, for all parcels, the proposed Future Land Use designation will be Low Density Residential (RL) and the proposed Zoning designation will be Single-Family Low Density (R-1).

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 subject 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 \$142,900, \$122,700, \$0 (this is the site of a church), and \$54,780. Should the Applications for Annexation be 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 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. Moreover, the adoption of these properties into the City also aids 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-1, respectively would 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 four (4) annexations along with the Future Land Use designation of RL and Zoning designation of R-1 for each of the parcels.