





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: **Application for Annexation**
2402 Valencia Avenue

BOARD DATE: October 8, 2019

STAFF REPORT

Property Owner/Applicant: Ionis M. Jefferson - Swoope
 2402 Valencia Avenue
 Fort Pierce, FL 34946

Requested Action: Approval of a Voluntary Application for Annexation for a parcel of land with an associated change to the Future Land Use designation of Low Density Residential and a Zoning designation of Low Density Residential (R-1)

Site Location: 2402 Valencia Avenue Fort Pierce, Florida

Parcel ID: 1433-701-0085-000-4

Parcel Size: .19 acres

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

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

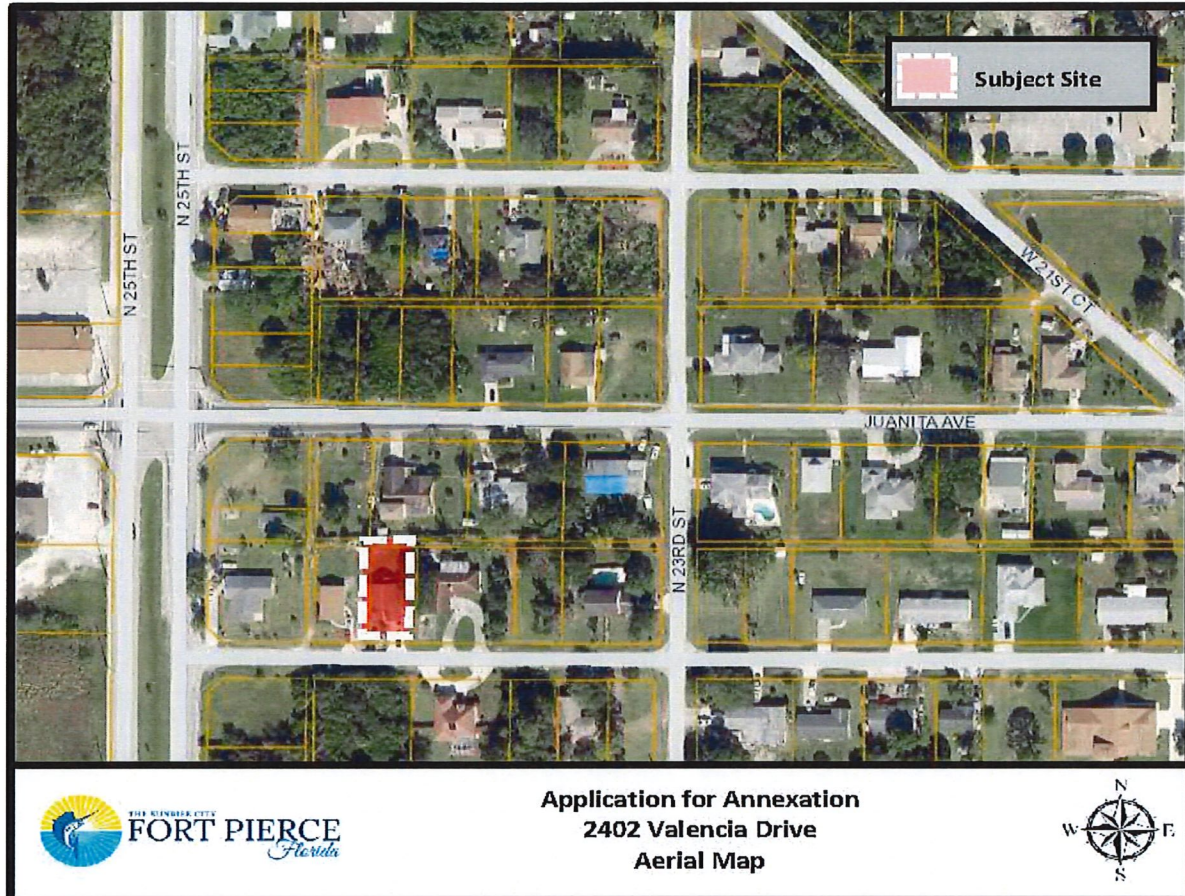
Proposed Zoning: Single Family Low Density (R-1)

Proposed Future Land Use: Low Density Residential (RL)

	North	East	South	West
Surrounding Zoning:	R-1 (FP)	R-1 (FP)	RS-4 (SLC) R-1 (FP)	R-1 (FP)
Surrounding FLU:	RL (FP)	RL (FP)	RU (SLC) RL (FP)	RL (FP)

Staff Analysis:

The applicant is requesting a voluntary annexation of property (Parcel ID 1433-701-0085-000-4) located at 2402 Valencia Avenue in Fort Pierce, Florida.



The current St. Lucie County Future Land Use Designation for 2402 Valencia Avenue is Residential Urban 5 Dwelling Units/Acre (RU) and the St. Lucie County Zoning is Single Family, 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 is High Density Residential (RH) with a compatible Zoning designation of Single-Family Low Density (R-1).

Staff has confirmed that the property is located within unincorporated St. Lucie County and is contiguous to the Fort Pierce City municipal boundary. The subject property is also within the FPUA service area.

This proposed voluntary annexation is also consistent with Chapter 171.044, F.S., whereas the property is contiguous to a municipality and reasonably compact; and the annexation will not result in the creation of an enclave.

The current taxable value of the property is approximately \$85,800. Should the Application for Annexation be approved it would create a new source 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 proposed annexation is 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 the subject property will help to continue eliminating irregularities along the City's boundary in this area and provide more efficient public services.

The applicant is requesting that the City of Fort Pierce Future Land Use and Zoning designations 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, will 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 application 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 annexation with associated changes to the Future Land Use and Zoning designations of RL and R-1, respectively.