





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
3601 West Wilderness Drive**

BOARD DATE: October 8, 2019

STAFF REPORT

Property Owner: Richard A. Cotton
3601 West wilderness Drive
Fort Pierce, FL 34982

Requested Action: Approval of a Voluntary Application for Annexation for a parcel of land with associated change to the Future Land Use Designation to Low-Density Residential (RL) and a Zoning Designation of Residential Single Family 3 Units Per Acre (E-3)

Site Location: 3601 West Wilderness Drive, Fort Pierce, Florida

Parcel ID: 2433-221-0005-040-2

Parcel Size: 0.50 acres

Current Zoning: Residential Single Family 3 Dwelling Units/Acre (RS-3) (St. Lucie County)

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

Proposed Zoning: Residential Single Family Three Units Per Acre (E-3)

Proposed Future Land Use: Low Density Residential (RL)

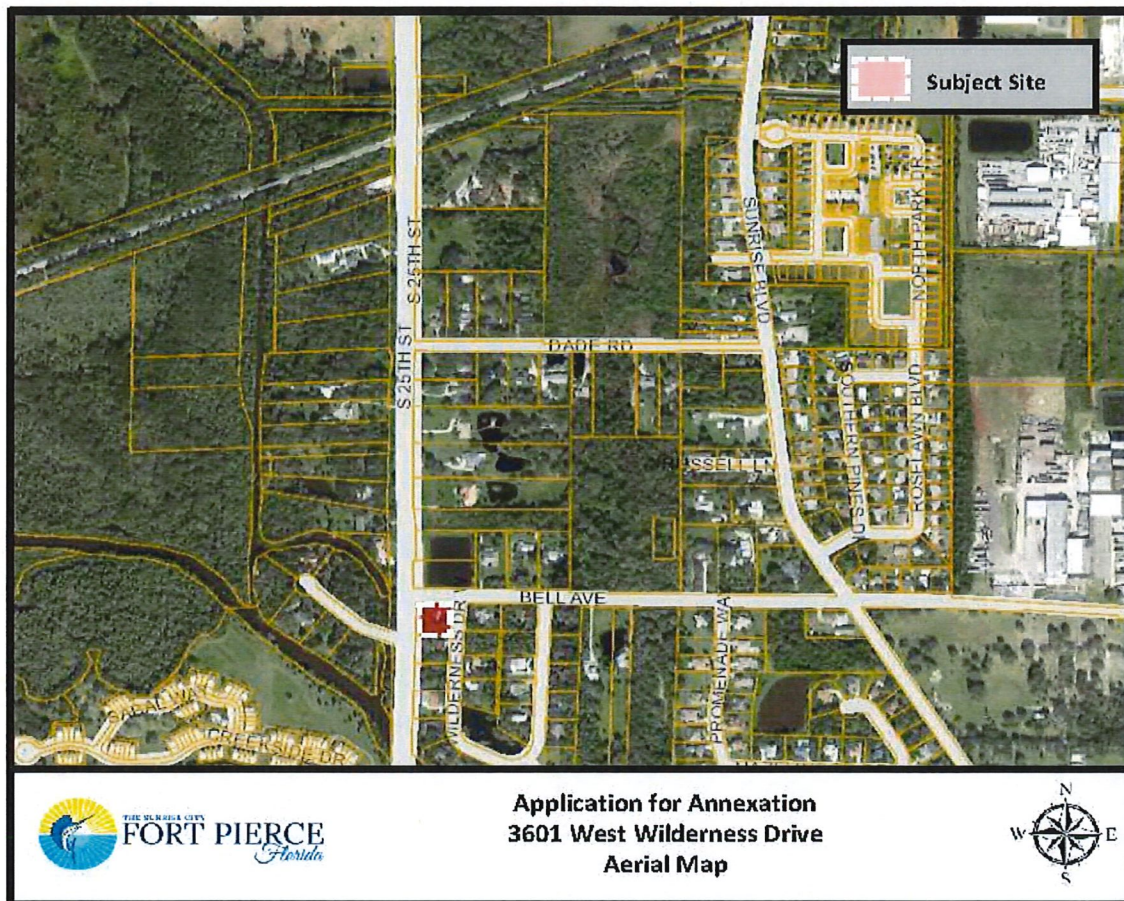
Surrounding Zoning:

North	East	South	West
AR-1 (SLC)	E-3	E-3	AR-1 & CPUB (SLC)
RU (SLC)	RL	RL	CPUB & RS (SLC)

Surrounding FLU:

Staff Analysis:

The subject request is for a voluntary annexation of property (Parcel ID 2433-221-0005-040-2) located at 3601 West Wilderness Drive in Fort Pierce, Florida.



The current St. Lucie County Future Land Use Designation for 3601 West Wilderness Drive is Residential Urban 5 Dwelling Units/Acre (RU) and a Zoning Designation of Residential Single Family 3 Dwelling Units/Acre (RS-4). To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use and Zoning Designations are Low Density Residential (RL) and Residential Single Family 3 Units Per Acre (E-3), respectively.

Staff has confirmed that the property is located within unincorporated St. Lucie County and is contiguous to the Fort Pierce City municipal boundary. The property is also within the Fort Pierce Utilities Authority (FPUA) service area. Moreover, there is a signed Annexation Agreement for this property from the FPUA which grants water service and/or sewer service outside the City limits of the City of Fort Pierce.

This proposed 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 \$50,248. 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 this property will help to continue eliminating irregularities along the City’s boundary in this area and assist in providing 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 (E-3), respectively, 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 provided notice of this annexation 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

Staff Recommendation:

The subject request meets the above standards of the City’s Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Therefore, Planning Staff recommends that the Planning Board recommend approval of the proposed annexation application with associated changes to the Future Land Use and Zoning Designations to RL and E-3 to the City Commission for approval.