



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: **Application for Annexation**
2675 McNeil Road

BOARD DATE: October 8, 2019

STAFF REPORT

Property Owner: Rebekah Dubel
 2675 McNeil Road
 Fort Pierce, FL 34981

Requested Action: Approval of a Voluntary Application for Annexation for a parcel of land with associated change to the Future Land Use and Zoning Designations to Office Professional (OP) and Neighborhood Commercial (C-2), respectively

Site Location: 2675 McNeil Road, Fort Pierce, Florida

Parcel ID: 2419-311-0001-000-4

Parcel Size: 0.49 acres

Current Zoning: Commercial Office (CO) (St. Lucie County)

Current Future Land Use: Commercial (COM) (St. Lucie County)

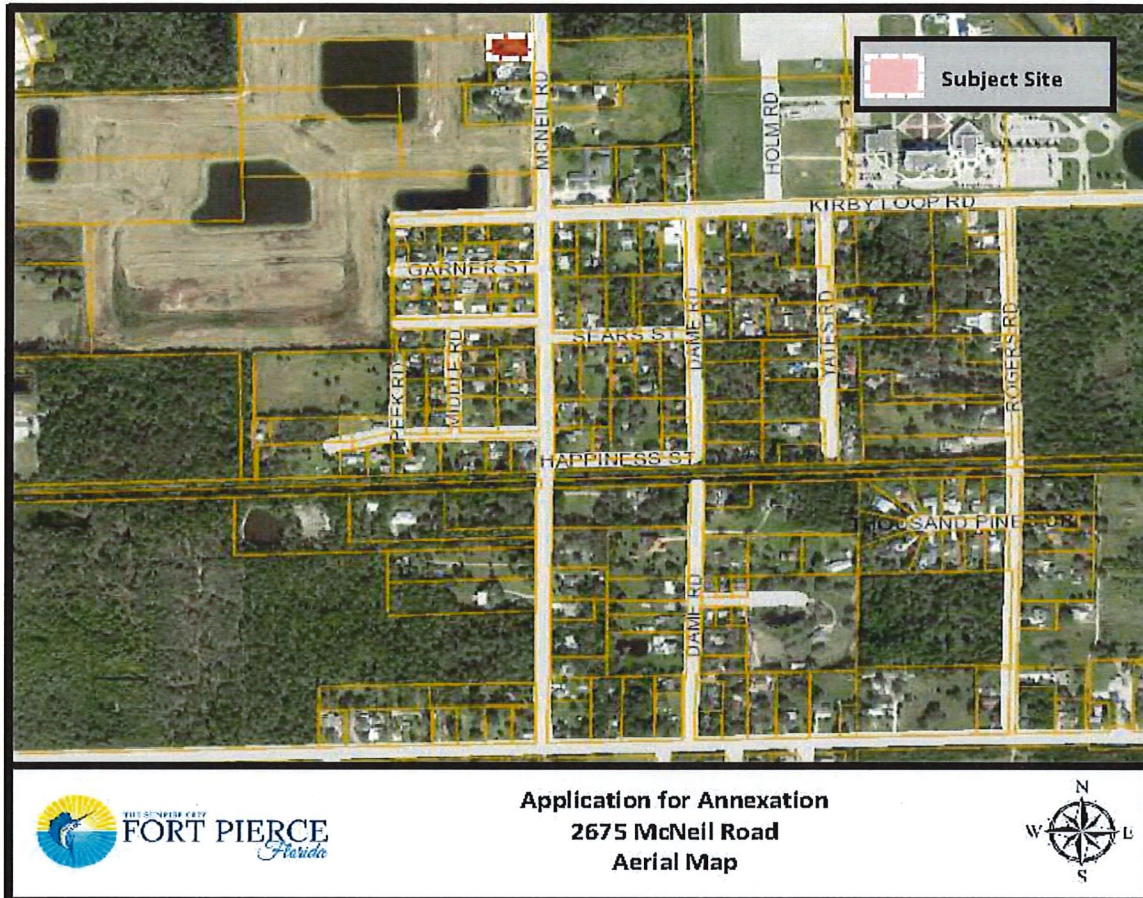
Proposed Zoning: Neighborhood Commercial (C-2)

Proposed Future Land Use: Office Professional (OP)

Surrounding Zoning:	North	East	South	West
	R-4	C-3 & CO (SLC)	R-3	R-4
Surrounding FLU:	RM	GC & COM (SLC)	RL	RM

Staff Analysis:

This is a request for a voluntary annexation of property (Parcel ID 2419-311-0001-000-4) located at 2675 McNeil Road in Fort Pierce, Florida.



The current St. Lucie County Future Land Use Designation for 2675 McNeil Road is Commercial (COM) with the Zoning Classification of General Office (CO). To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use Designation is Office Professional (OP) with a compatible Zoning Designation of Neighborhood Commercial (C-2).

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 \$6,168. If the Application for Annexation is 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 both within St. Lucie County and 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 provide more efficient public services.

The City of Fort Pierce proposed Future Land Use and Zoning designations will remain consistent with the current County and City's Comprehensive Plans. The Future Land Use designation of Office Professional (OP) and Zoning Designation of Neighborhood Commercial (C-2) 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 of OP and C-2, respectively.