





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**
2250 South Jenkins Road

BOARD DATE: October 8, 2019

STAFF REPORT

Property Owner: School Board of St Lucie County
 501 NW University Boulevard
 Port St Lucie, FL 34986

Requested Action: Approval of a Voluntary Application for Annexation for a parcel of land with a change to the Future Land Use Designation of High Density Residential (RH) and a Zoning Designation of High Density Residential (R-5)

Site Location: 2250 South Jenkins Road, Fort Pierce, Florida

Parcel ID: 2419-221-0001-000-8

Parcel Size: 17.7 acres

Current Zoning: Residential Multi-Family 11 Dwelling Units/Acre (RM-11) (St. Lucie County)

Current Future Land Use: RH, Residential Heavy (RH) (St. Lucie County)

Proposed Zoning: High Density Residential (R-5)

Proposed Future Land Use: High Density Residential (RH)

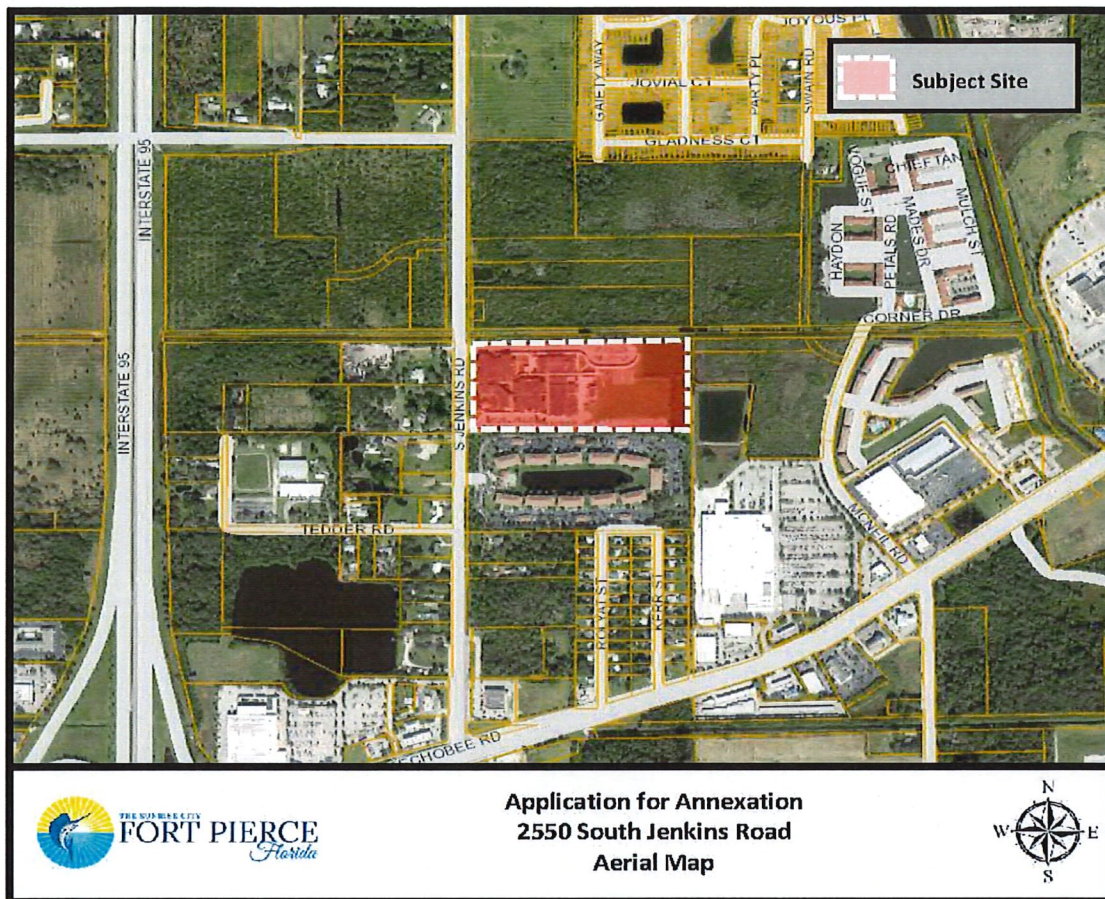
Surrounding Zoning:

Surrounding FLU:

North	East	South	West
R-4	C-3	R-5	AR-1 & RS-2 (SLC)
RM	GC	RH	RL & RU (SLC)

Staff Analysis:

The subject request is for a voluntary annexation of property (Parcel ID 2419-221-0001-000-8) located 2250 South Jenkins Road in Fort Pierce, Florida.



The current St. Lucie County Future Land Use Designation for 2250 South Jenkins Road is Residential Heavy (RH) and the St. Lucie County Zoning District Designation is Residential Multi-Family 11 Dwelling Units/Acre (RM-11). In order 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 District classification of High Density Residential (R-5).

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 \$0.00 (the site is the Samuel S. Gaines Academy K-8 School) and as a non-profit, the taxable value will remain the same should the Application for Annexation be approved.

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 the City of Fort Pierce jurisdictions. The annexation of this property would help to continue eliminating irregularities along the City's boundary in this area and 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 designation of RH and Zoning classification of R-5 is 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 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 the change to the Future Land Use Designation of RH and a compatible with a Zoning designation of R-5.