



TO: Nicholas Mimms, P.E., ICMA-CM, City Manager

THROUGH: Jennifer Hofmeister, AICP, LCAM, Planning Director

FROM: Brandon C. Creagan, MCRP, LEED Green Associate, Planner

RE: **Application for Annexation
706 Midway Road**

BOARD DATE: December 7, 2020

STAFF REPORT

Property Owner/Applicant: 169 Delray LLC
3201 Lakeview Drive
Delray Beach, FL 33445

Requested Action: Approval of a Voluntary Application for Annexation for a parcel of land

Site Location: 706 Midway Road Fort Pierce, Florida

Parcel ID: 3403-502-0041-000-6

Parcel Size: 9.49 acres

Current Future Land Use: Residential High, 15 du/ac (St. Lucie County) (RH)

Current Zoning: Commercial Neighborhood (St. Lucie County) (CN)

Proposed Future Land Use: High Density Residential (RH)

Proposed Zoning: High Density Residential (R-5)

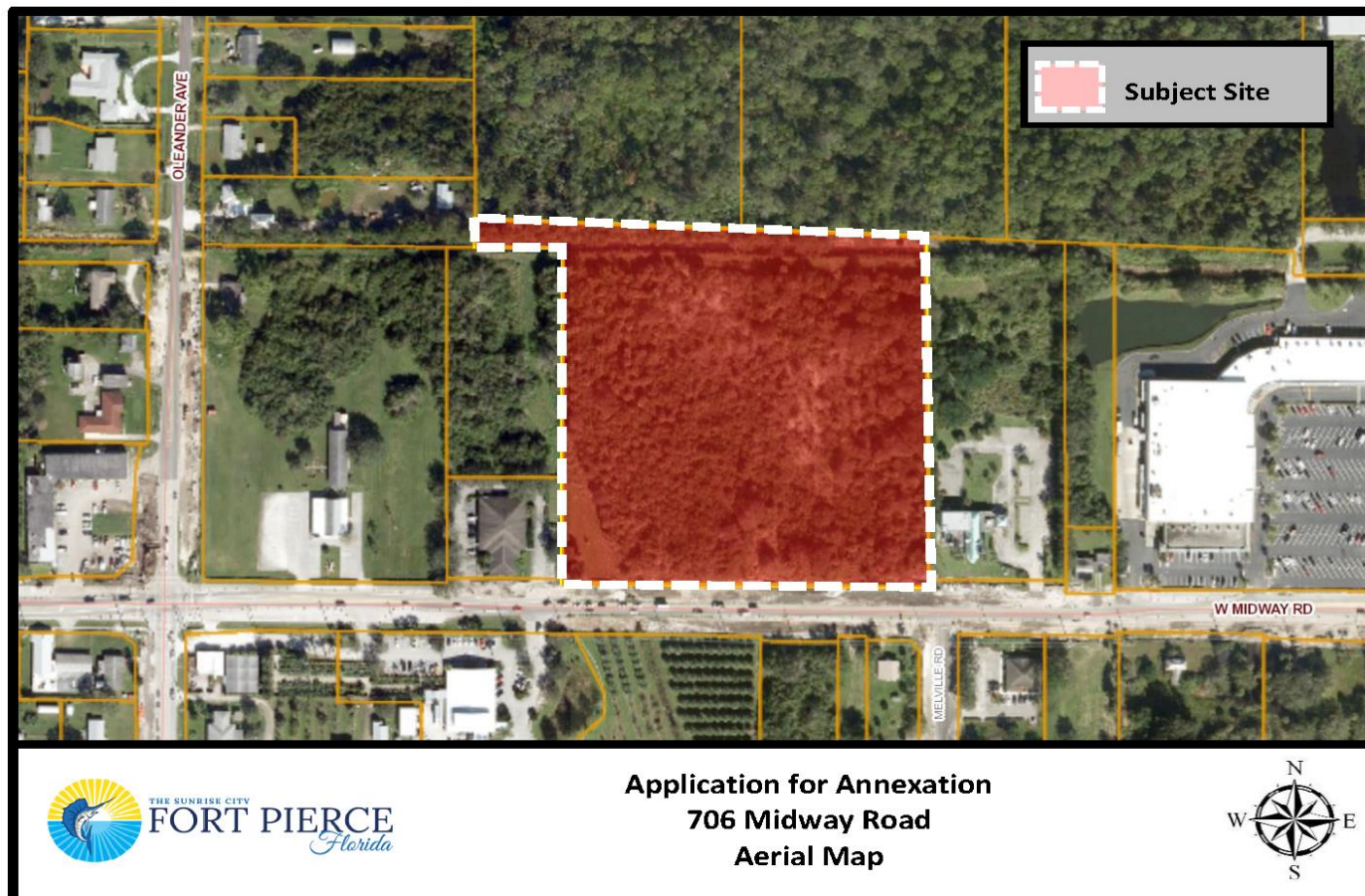
	North	East	South	West
Surrounding FLU:	RM (FP)	RH (FP)	COM & RU (SLC)	RH & P/F(SLC) RL (FP)
Surrounding Zoning:	R-4 (FP)	C-2 (FP)	CN & AG-1 (SLC)	RM-11 & RS-3 (SLC) R-2 (FP)

Utilities: FPUA

Staff Analysis:

Request

The applicant is requesting a voluntary annexation of property at 706 Midway Road in Fort Pierce, Florida. The parcel ID is 3403-502-0041-000-6.



The subject property has a St. Lucie County Future Land Use designation of Residential High, 15 du/ac (RH) and a zoning designation of Commercial Neighborhood (CN). To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use designation would be High Density Residential (RH) with a zoning 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 and within the FPUA service area. The subject 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 \$775,100. Should the Application for Annexation be approved it could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce if developed, depending on the millage rate per year, which currently is 6.9000. Currently the property is vacant, and the applicants wish to fully develop the property for a mixed-use development in the future.

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: “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. 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 subject property is located in an area that consists of properties that are within both the St. Lucie County and the City of Fort Pierce jurisdictions. This property abuts property to the north, east, and west that is within the City Limits. The annexation of this property would assist in the City’s effort to eliminate jurisdictional irregularities along the City’s boundary 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. Thereby, the requested Future Land Use and Zoning Designations of RH and R-5, respectively, would 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 provided notice of these annexations by mail to the St. Lucie County Administrator’s Office on November 6, 2020, no fewer than thirty (30) days prior to the first reading of this annexation by the City Commission.

Planning Board


The Planning Board at their meeting on October 13, 2020 voted 7-0 to recommend approval of the request as presented.

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 approval of the proposed annexation along with the Future Land Use designation of RH and the Zoning designation of R-5.

 Subject Site



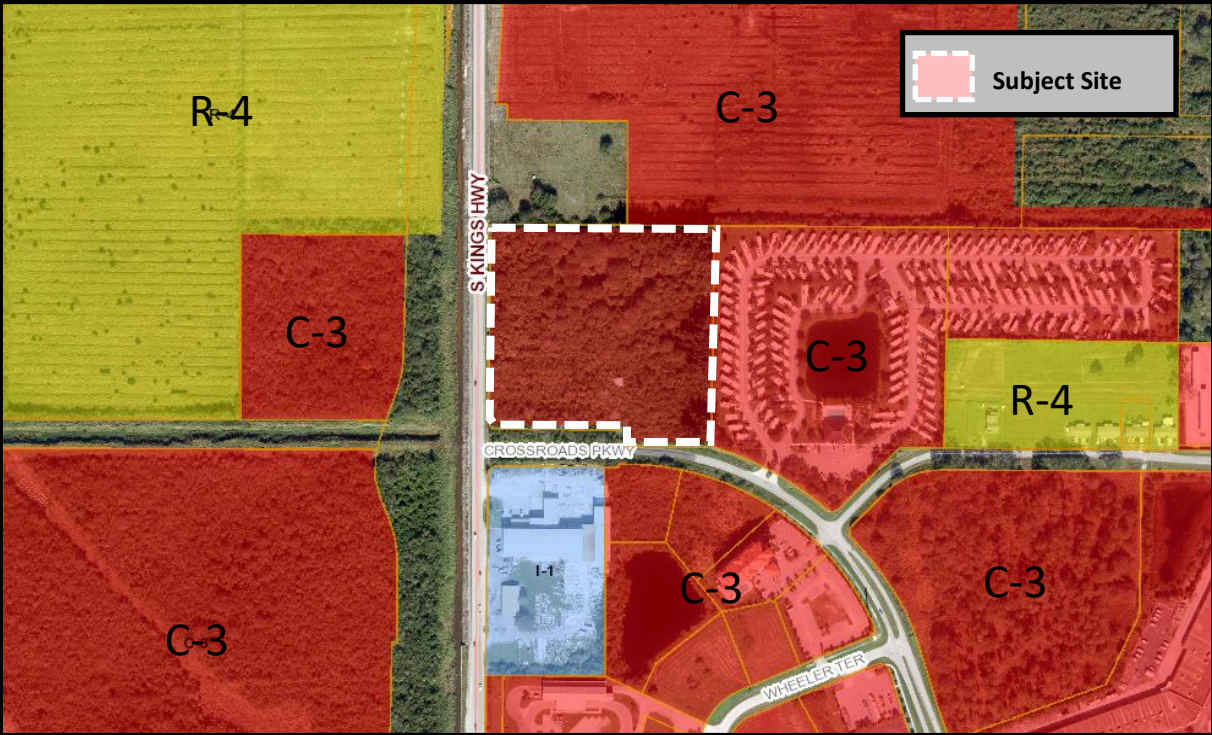
Application for Annexation
2564 S. Kings Highway
Aerial Map





Application for Annexation
2564 S. Kings Highway
Future Land Use Map





Application for Annexation
2564 S. Kings Highway
Zoning Map





THE SUNRISE CITY
FORT PIERCE
 ENGINEERING
 DEPARTMENT
Florida

To : Brandon Creagan, Planner
FROM : John R. Andrews, P.E., City Engineer
RE : Annexation – 706 Midway Road
TRC No. 20-02000004
DATE : September 11, 2020

RECEIVED

CITY OF FORT PIERCE
 Planning & ZONING

This is to advise you that we have completed the review of the following documents as received by this office on September 3, 2020:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Annexation Application | <input type="checkbox"/> P/D Drawings |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Certificate of Completion |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we

- | | | |
|--|---|------------------------------|
| <input checked="" type="checkbox"/> Recommend | <input type="checkbox"/> Do Not Recommend | |
| <input checked="" type="checkbox"/> Approval of Annexation | <input type="checkbox"/> Building Permit | <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

See attached for engineering comments

JRA/jra

Q:\ENGINEERING\Site Development Projects\Annexations\706 Midway\Submittal No. 1 - 090320\Annexation Approval - 091120.docx



**BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM**

Meeting Date: 9.17.20
Property Address: Annexation – 706 Midway Road

Please be advised that the project may trigger the requirements indicated below:

- 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
- 2. Pre-construction meeting with the City's Building Department is requested.
- 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.
- 4. Means of egress is required.
- 5. Means of ingress is required.
- 6. Must meet the following Accessibility requirements:
 - Accessible route
 - Handicapped parking spaces
 - Means of egress
- 7. Change of Use required
 - to include a signed and sealed Life Safety Plan
 - to include a signed and sealed detailed comprehensive building plan.
- 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
- 9. Flood Development Permit required.
- 10. Building Permit required.
- 11. Signed and sealed construction drawings required.
- 12. Will need to meet the Fire Code.
- 13. Sprinkler system is required.
- 14. Smoke alarm system is required.
- 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____

Date: _____

9/9/2020



THE SUNRISE CITY
FORT PIERCE
POLICE DEPARTMENT
"In Honor We Serve"

Florida

Technical Review Committee meeting

September 17th, 2020

Case # 20-02000004

Planner: Brandon Creagan

Annexation

706 Midway Rd., Ft. Pierce

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee Meeting

September 17, 2020

TECHNICAL REVIEW PROJECT # 20-02000004

Annexation – 706 Midway Road

Comments

FPUA W/WW Engineering: No comment

FPUA Electric & Gas Engineering: No comment



Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.

www.fpua.com

