



TO: Members of the City of Fort Pierce Planning Board

THROUGH: Jennifer Hofmeister, AICP, LCAM, Planning Director *JH*

FROM: Brandon Creagan, LEED Green Associate, Planner *BCC*

RE: **Application for Annexation**
2428-232-0002-020-3

BOARD DATE: July 14, 2020

STAFF REPORT

Property Owner/Applicant: Sunrise Tabernacle Church Inc
 3280 South 25th Street
 Fort Pierce, FL 34981

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

Site Location: Abutting (west side) 3280 S. 25th Street Fort Pierce, Florida

Parcel ID: 2428-232-0002-020-3

Parcel Size: 1.50 acres

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

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

Proposed Future Land Use: Low Density Residential (RL)

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

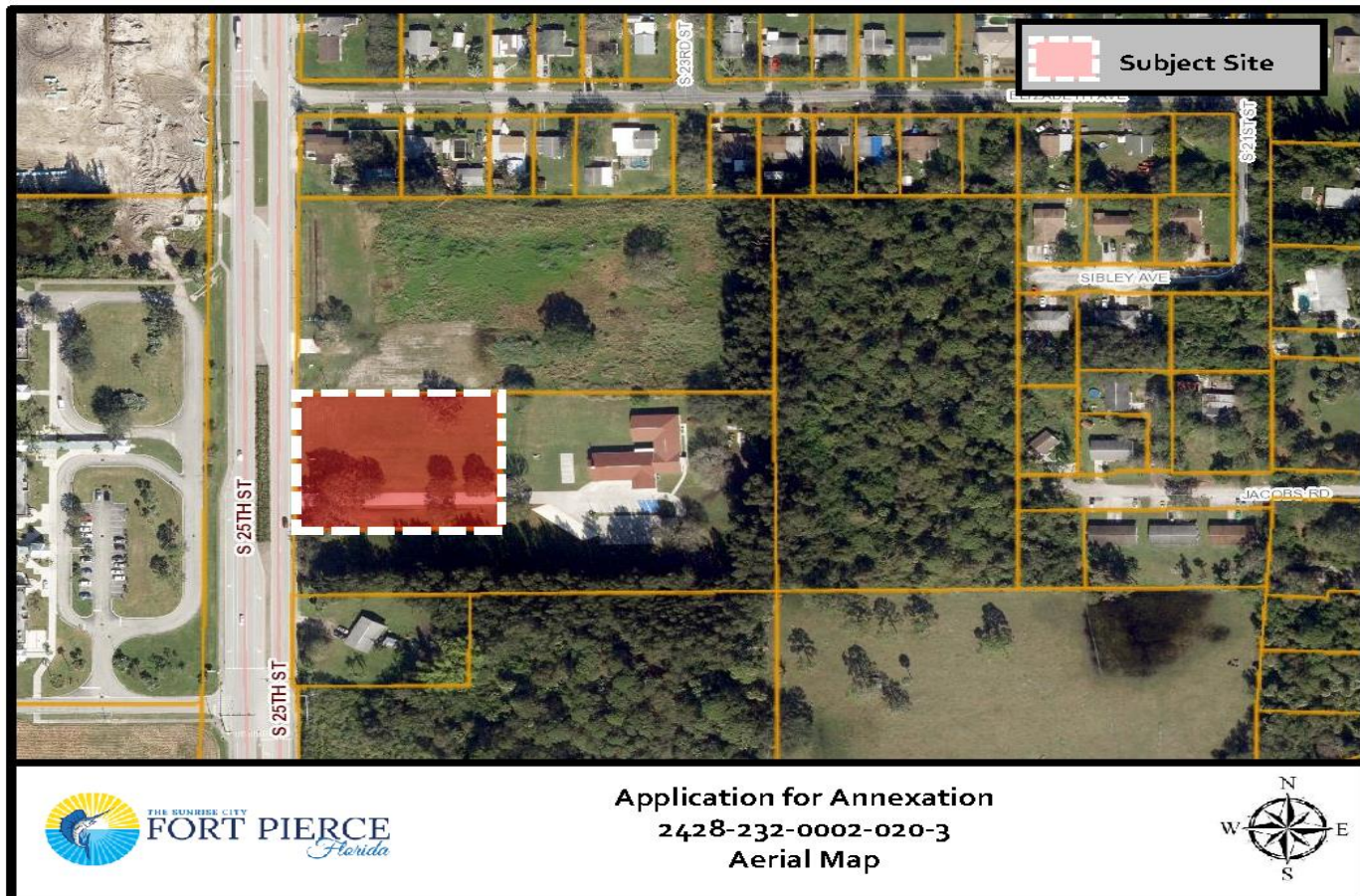
	North	East	South	West
Surrounding FLU:	RL (FP)	RL(FP)	RL (FP)	INST (FP)
Surrounding Zoning:	R-1 (FP)	R-1 (FP)	R-1 (FP)	OS-1(FP)

Utilities: FPUA

Staff Analysis:

Request

The applicant is requesting a voluntary annexation of property (Parcel ID 2428-232-0002-020-3) abutting (west side) 3280 South 25th Street in Fort Pierce, Florida.



The subject property has a St. Lucie County Future Land Use designation of Residential Urban, 5 Dwelling Units/Acre (RU) and a compatible split zoning designation of Single Family, 4 Dwelling Units/Acre (RS-4) and Religious Facility (RF). To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use designation is Low Density Residential (RL) and the zoning classification of Single Family Low Density Residential (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 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 \$0. 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 serves as the entrance parcel to the Sunrise Tabernacle Church.

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. However, this particular property is surrounded by properties that are 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 RL and R-1, 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 will provide notice of these annexations by mail to the St. Lucie County Administrator's Office on or before July 19, 2020, 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 Future Land Use designation of RL and the Zoning designation of R-1.