



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

THROUGH: Jennifer Hofmeister-Drew, AICP, LCAM, Planning Director

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

RE: **Application for Annexation
Edwards Landing (3 Parcels)**

BOARD DATE: July 19, 2021

STAFF REPORT

Property Owner Edwards Landing
2324 South Congress Avenue, Suite 2E
West Palm Beach, Florida 33406

Edwards Landing
1732 South Congress Avenue, Unit 343
Palm Springs, FL 33461

Requested Action: Approval of a Voluntary Application for Annexation for three (3) parcels of land

Site Location: 3171 Morning Dew Lane, 3051 South 25th Street, & 2503 Edwards Road in Fort Pierce, Florida

Parcel ID: 2429-111-0003-000-5, 2429-111-0002-000-8, 2429-111-0001-000-1

Parcel Size: 35.26 Acres Combined

Current Future Land Use: Residential Medium, 9 du/ac (RM)

Current Zoning: Planned Unit Development (PUD)

Proposed Future Land Use: Medium Density Residential (RM)

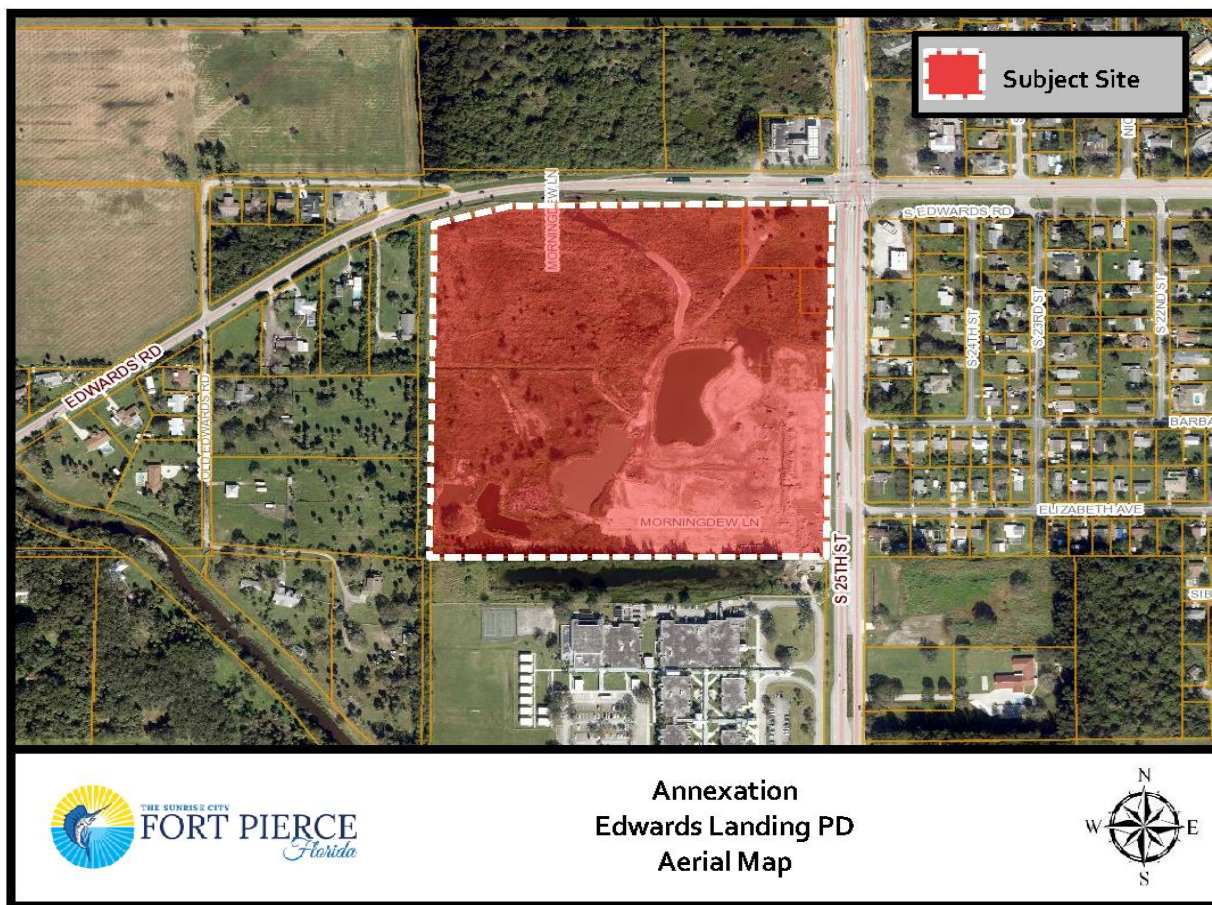
Proposed Zoning: Planned Development (PD)

Utilities: FPUA

	North	East	South	West
Surrounding FLU:	GC (FP) COM/RM (SLC)	OP/GC (FP) RU (SLC)	INST (FP)	RU (SLC)
Surrounding Zoning:	C-3 (FP) CG/PUD (SLC)	C-2/C-3 (FP) RS-4 (SLC)	OS-1 (FP)	RS-3 (SLC)
Staff Analysis:				

Request

The applicant is requesting a voluntary annexation of three (3) properties at 3171 Morning Dew Lane, 3051 South 25th Street, & 2503 Edwards Road in Fort Pierce, Florida. The parcel IDs are 2429-111-0003-000-5, 2429-111-0002-000-8, 2429-111-0001-000-1.



The subject property has a St. Lucie County Future Land Use designation of Residential Medium, 9 du/ac (RM) and a zoning designation of Planned Unit Development (PUD). To ensure consistency with Policy 1.11.5 of the City’s Comprehensive Plan, the proposed Future Land Use designation is Medium Density Residential (RM) with a zoning classification of Planned Development (PD).

Pursuant to Comprehensive Plan policy 1.11.5 “properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission.” 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 combined taxable value of the properties is \$2,746,349. 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 further developed, depending on the millage rate per year, which currently is 6.9000. Currently one of the properties is developed with residential property and the other two properties are vacant.

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 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, south and east 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 parcels are being annexed through the Fort Pierce Utilities Authority Annexation Agreement process and the requested Future Land Use and Zoning Designations of RM and PD, 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 this annexations by mail to the St. Lucie County Administrator's Office on or before June 20, 2021, no fewer than thirty (30) days prior to the first reading of this annexation by the City Commission.

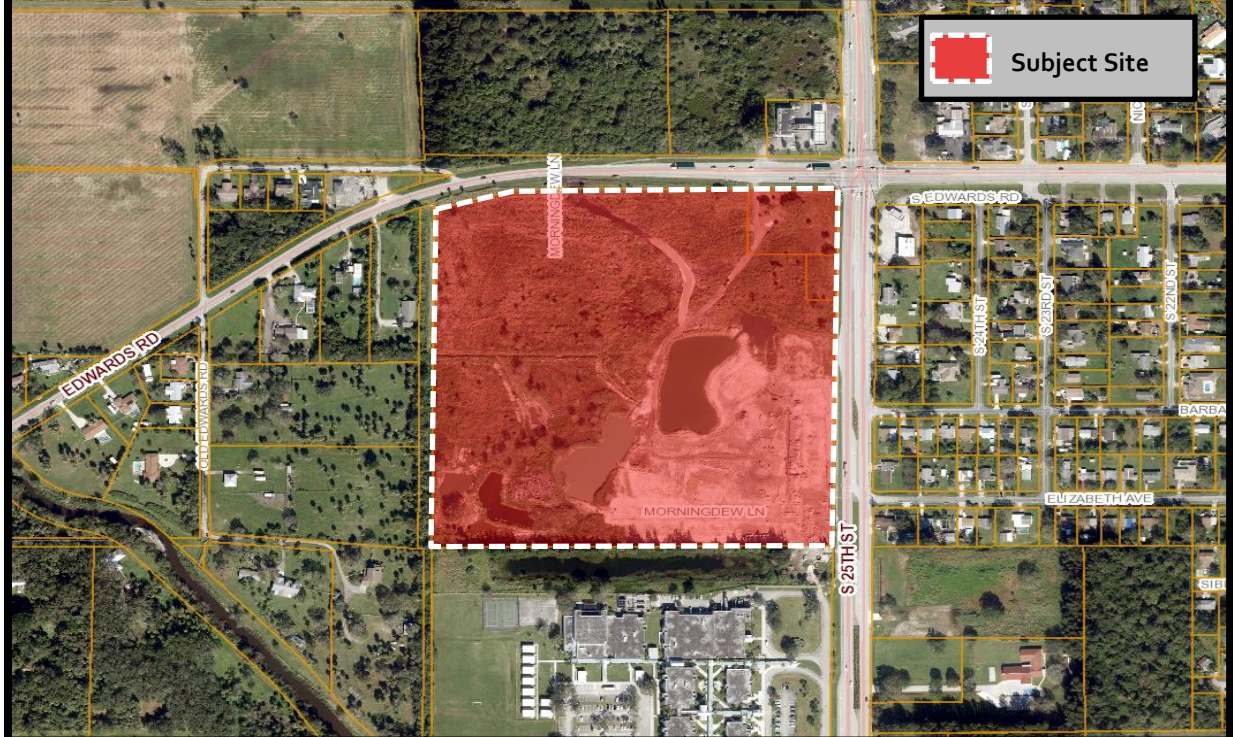
Technical Review Committee

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 annexation meets the 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 Medium Density Residential (RM) and the Zoning designation of Planned Development (PD).

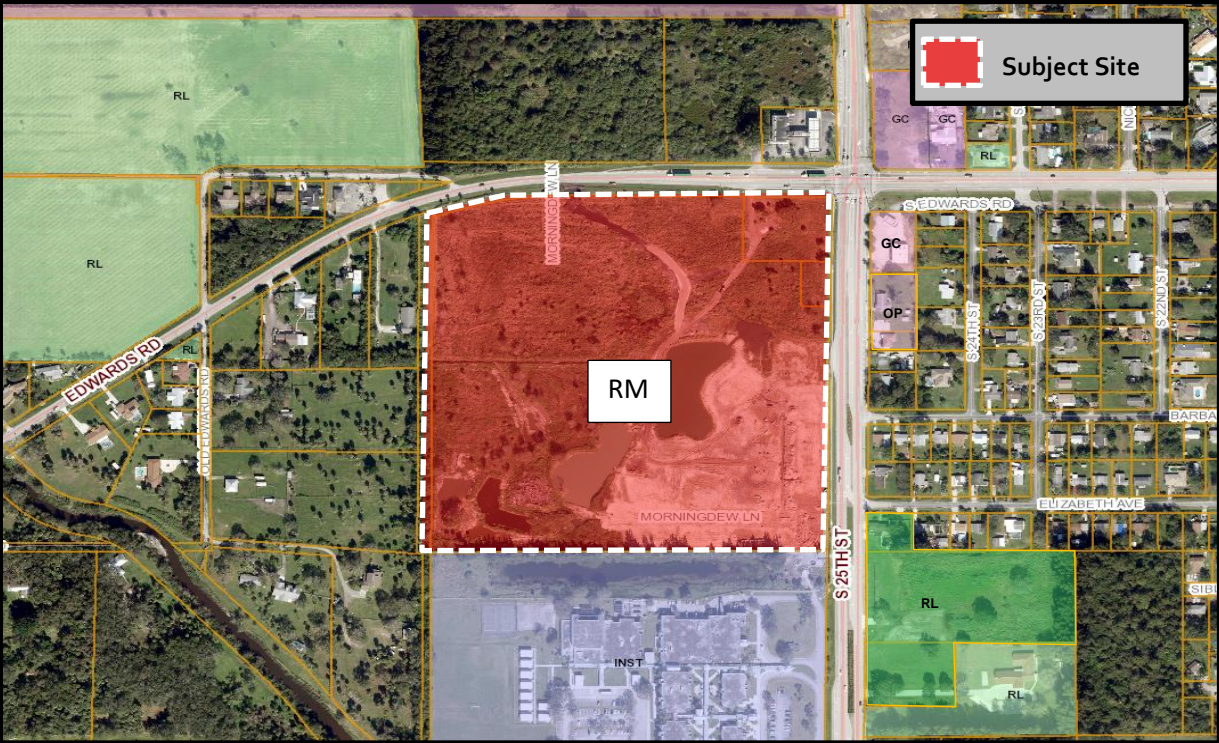
 Subject Site



**Annexation
Edwards Landing PD
Aerial Map**




 Subject Site



THE SUNRISE CITY
FORT PIERCE
Florida

Annexation
Edwards Landing PD
Future Land Use Map



 Subject Site

