



**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**  
**186 Melton Drive**

**BOARD DATE:** July 19, 2021

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#### STAFF REPORT

**Property Owner/  
Applicant** Stallmur Properties, LLC  
2400 S. Ocean Drive, Unit 4200 D  
Fort Pierce, Florida 34949

**Representative** Hoyt C. Murphy Jr.  
2400 S. Ocean Drive, Unit 4200 D  
Fort Pierce, Florida 34949

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

**Site Location:** 186 Melton Drive in Fort Pierce, Florida

**Parcel ID:** 3403-805-0154-000-1

**Parcel Size:** 0.35 Acres

**Current Future Land Use:** Commercial (COM)

**Current Zoning:** Commercial General (CG)

**Proposed Future Land Use:** General Commercial (GC)

**Proposed Zoning:** General Commercial (C-3)

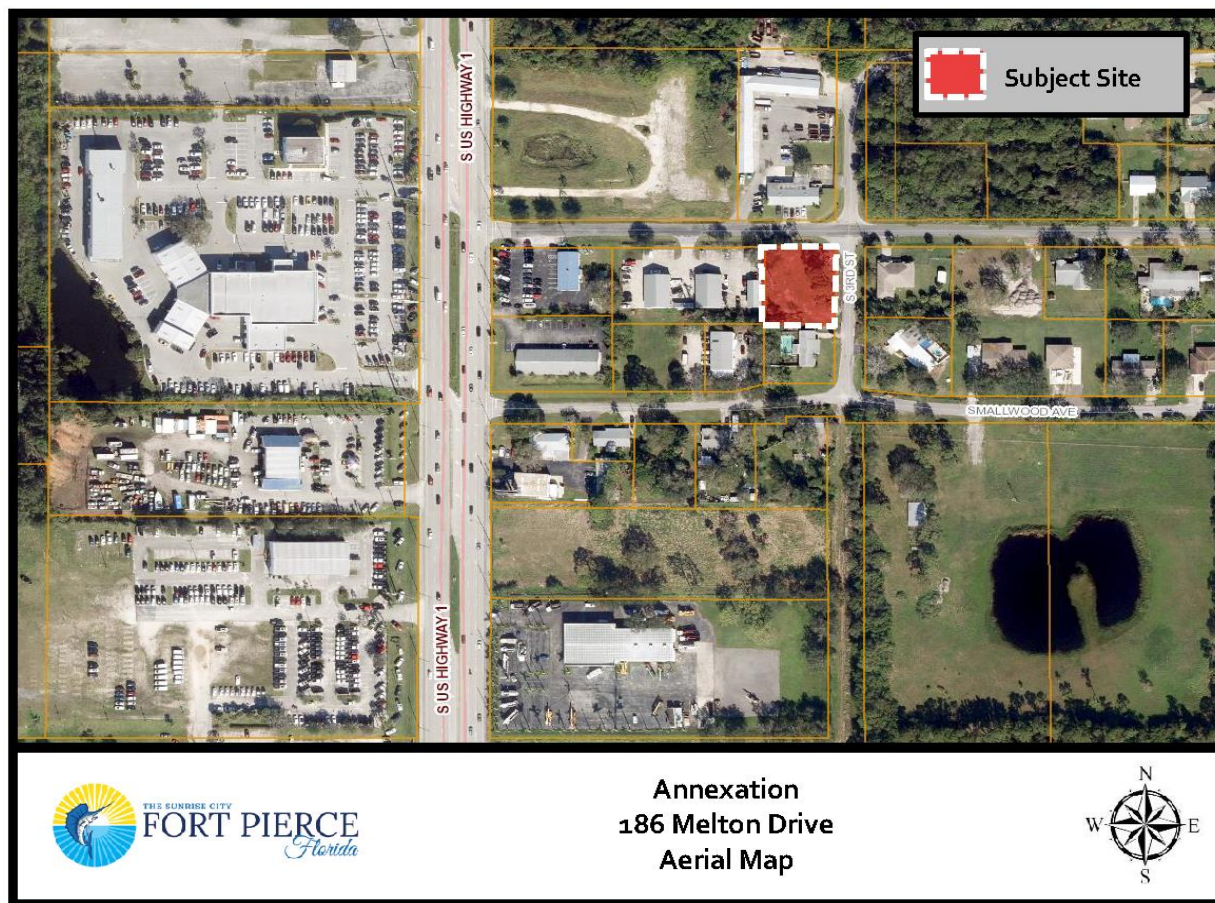
**Utilities:** FPUA

	North	East	South	West
<b>Surrounding FLU:</b>	COM (SLC)	RM (SLC)	GC (FP)	GC (FP) COM (SLC)
<b>Surrounding Zoning:</b>	CG (SLC)	RS-4 (SLC)	C-3 (FP)	C-3 (FP) CG (SLC)

**Staff Analysis:**

**Request**

The applicant is requesting a voluntary annexation of a property at 186 Melton Drive in Fort Pierce, Florida. The parcel ID is 3403-805-0154-000-1.



The subject property has a St. Lucie County Future Land Use designation of Commercial (COM) and a zoning designation of Commercial General (CG). To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use designation is General Commercial (GC) with a zoning classification of General Commercial (C-3).

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 taxable value of the property is \$30,500. 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.

### ***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 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 applicant is requesting that the City of Fort Pierce Future Land Use remain consistent with the current County designation (RH) and the City’s Comprehensive Plan. 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 GC and C-3, 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***

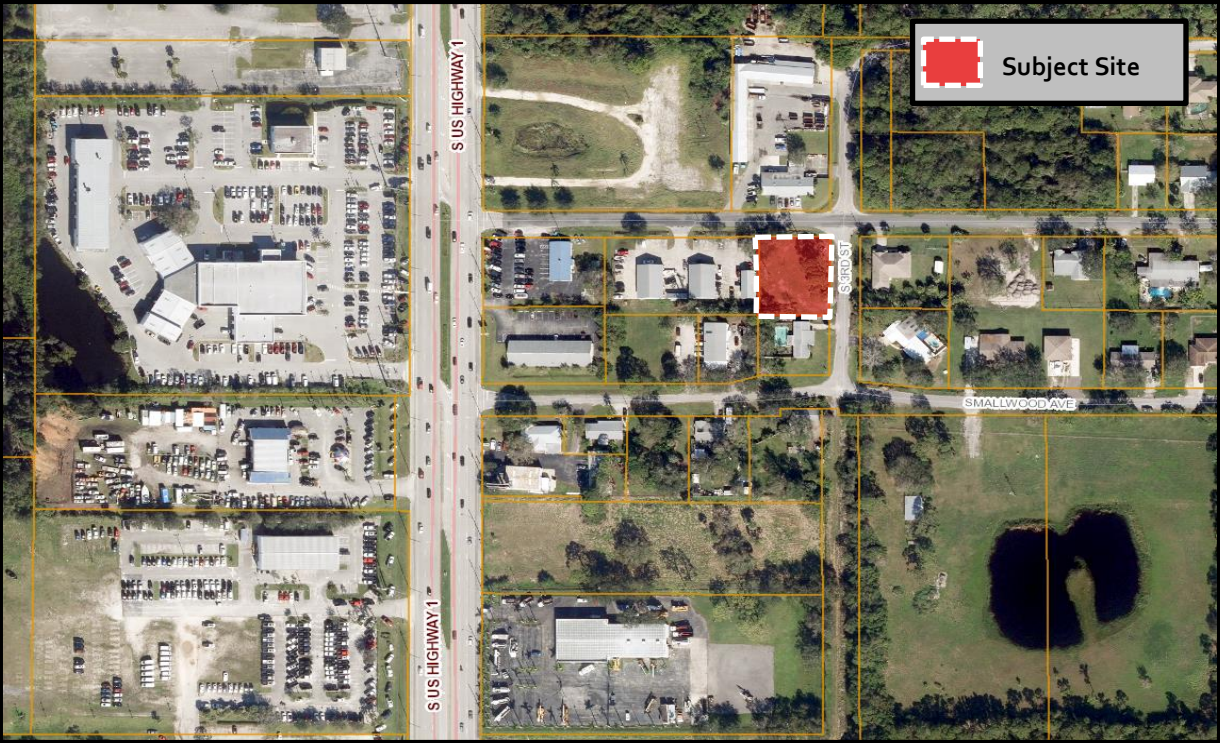
In accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department will provide notice of this annexations by mail to the St. Lucie County Administrator’s Office on or before June 20, 2021, no fewer than thirty (30) 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. The comments generated from the technical review and any responses by the applicant have been provided.

***Staff Recommendation***

As proposed, the annexation meets the standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Planning Staff approval of the proposed annexation along with the Future Land Use designation of GC and the Zoning designation of C-3.

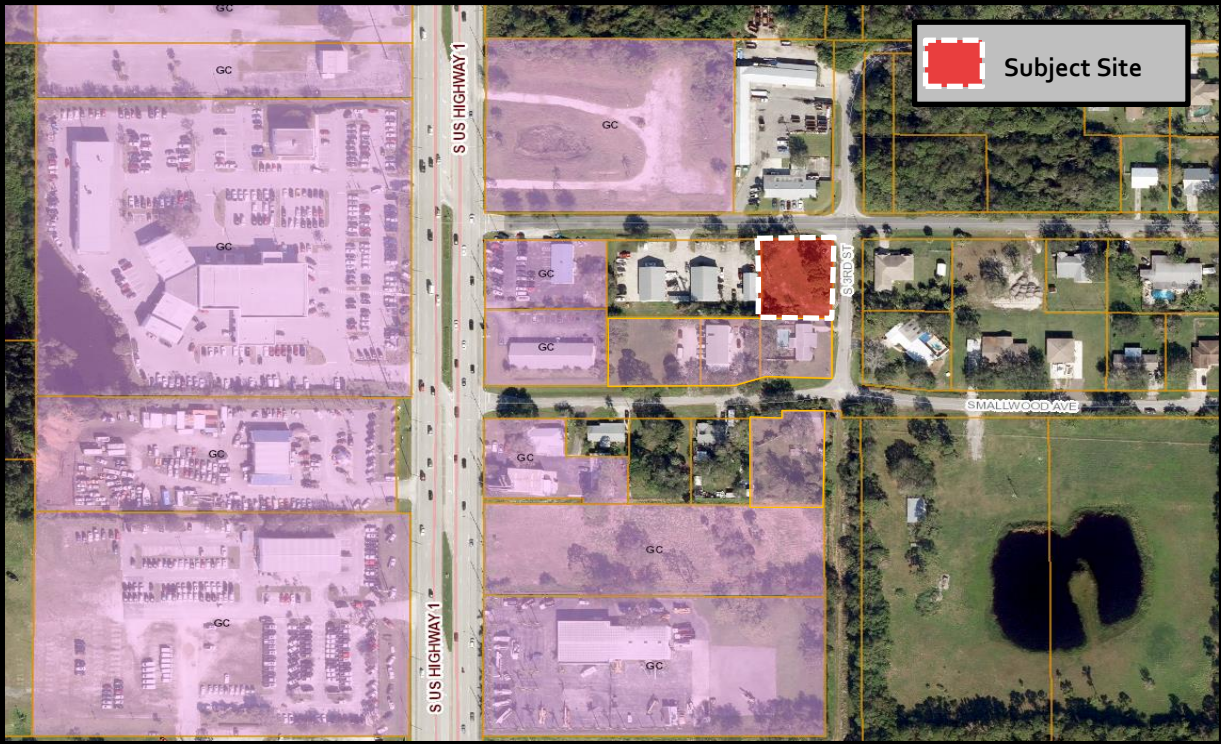


 Subject Site



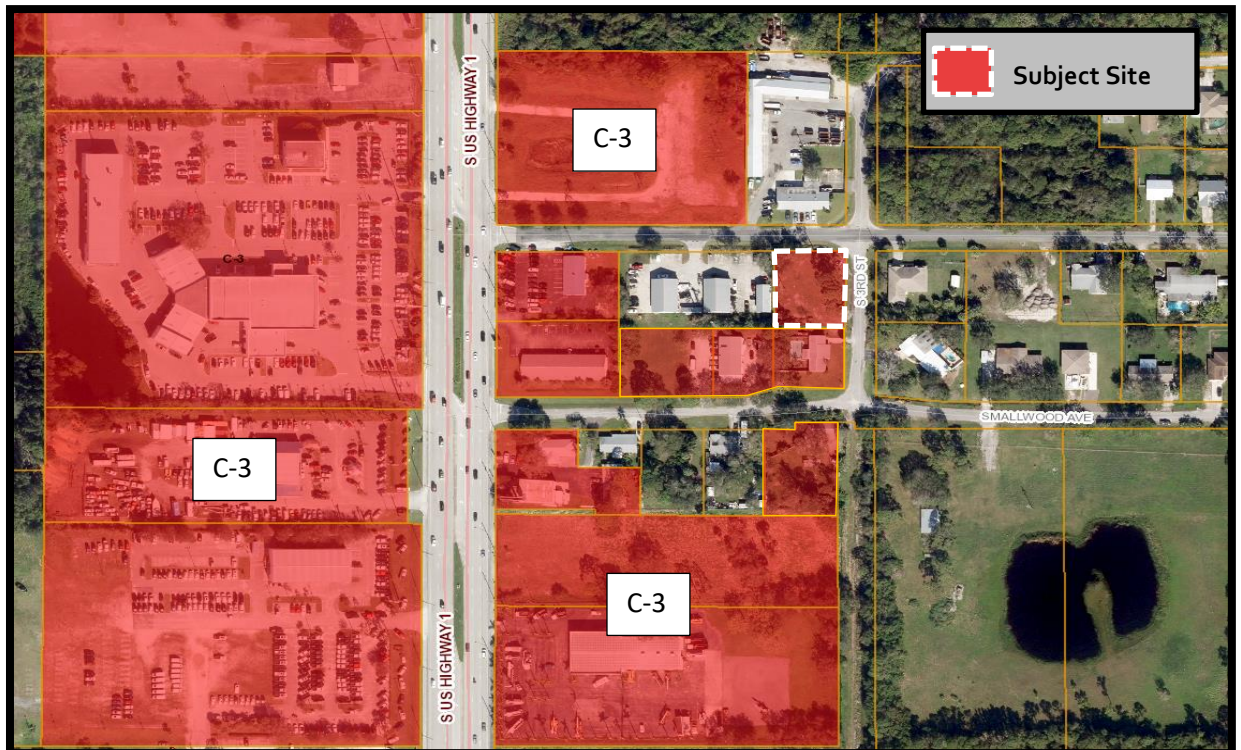
Annexation  
186 Melton Drive  
Aerial Map





**Annexation  
186 Melton Drive  
Future Land Use Map**







April 14, 2021

Hoyt C. Murphy Jr.  
2400 S. Ocean Drive, PH 4200 D  
Fort Pierce, FL 34949

**Subject:       Annexation – 186 Melton Drive**  
**Technical Review Project # 21-02000003**

**Fort Pierce Planning:**

1. The St. Lucie County Future Land Use is Commercial General (CG) and the Zoning is Commercial (COM). As such once annexed into the City it will be given our Future Land Use of General Commercial (GC) & Zoning of General Commercial (C-3).
2. Provide a copy of the legal description in word version form so that it can be copy and pasted into the Ordinance.

Please provide a written response to all TRC comments and provide an electronic submittal of materials (complete submittal packet). The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: [bcreagan@cityoffortpierce.com](mailto:bcreagan@cityoffortpierce.com).

Sincerely,

Brandon Creagan, MCRP, LEED Green Associate

Planner



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

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## Technical Review Committee Meeting

April 15, 2021

TECHNICAL REVIEW PROJECT # 21-02000003

Annexation - 186 Melton Drive

### Comments

FPUA W/WW Engineering: Approved

FPUA Electric & Gas Engineering: The property is not in the FPUA electric service area. Located in FPL service area.



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](http://www.fpua.com)





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

*Florida*

## Technical Review Committee meeting

April 15, 2021

Case # 21-02000003

Planner: Brandon Creagan

Annexation (one property)

186 Melton Drive, Ft. Pierce, FL

**Comments:**

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.