

APPLICATION FOR VOLUNTARY ANNEXATION 2120 NORTH OLD DIXIE HIGHWAY

City Commission Regular Meeting
October 11, 2021



Location Map

2120 North Old Dixie Highway



Zoning:

Current – Industrial Light (IL) – St. Lucie County

Proposed – Light Industrial (I-1)

Future Land Use:

Current – Industrial (IND) – St. Lucie County

Proposed – Industrial

Staff Analysis and Recommendation

Voluntary annexations require, per Section 171.044, F.S.

Contiguous to a municipality

- Continuous means coterminous with a part of the boundary of the municipality.
- Can be separated by publicly owned county park; a right-of-way for a highway, road, railroad, canal, or utility; or a body of water, watercourse, or other minor geographical division of a similar nature, running parallel with and between the territory to be annexed.

Reasonably compact

- Compactness means concentration of a piece of property in a single area and precludes any action which would create enclaves, pockets, or finger areas in serpentine patterns.

Petition bears the signatures of all owners of property in the area proposed to be annexed

- This is a voluntary annexation made by the property owner.

Ordinance adopted under this section follows due process and notice

Staff Analysis and Recommendation

Staff has reviewed the Comprehensive Plan and finds the proposed annexation is consistent with Policy 1.11.1 of the City Comprehensive Plan: The City evaluates 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.

Planning Staff recommends that the Planning Board recommend **Approval** of the proposed annexation along with the Future Land Use and Zoning designations of I and I-1, respectively, for the parcel.



Planning Board Recommendation

October 11, 2021

Unanimously Recommended Approval



Possible Actions of the City Commission

Approve the Annexation of the parcel located at 2120 North Old Dixie Highway, or

Disapprove the Annexation of the parcel located at 2120 North Old Dixie Highway

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