



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

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

RE: **Applications for Voluntary Annexation
1909 and 2002 Edgevale Road**

BOARD DATE: November 15, 2021

STAFF REPORT

**Property Owners/
Applicants**

Allison Ludwig
James Elizer III
1909 Edgevale Road
Fort Pierce, FL 34982

Christine M Maki
Jeffrey Maki
2002 Edgevale Road
Fort Pierce, FL 34982

Requested Action: Approval of two (2) Voluntary Applications for Annexation

Site Locations: 1909 & 2002 Edgevale Road

Parcel IDs: 2421-802-0054-000-4 and 2421-802-0044-000-1

Parcel Sizes: 0.29, 0.32, 0.85, & 0.29 acres

**Current
Future Land Use:** Residential Urban 5 du/ac (RU) (SLC)

Current Zoning: Residential Single Family, 4 Dwelling Units/Acre (RS-4) (FP)

**Proposed
Future Land Use:** Single Family Low Density (R-1)

Proposed Zoning: Low Density Residential (RL)

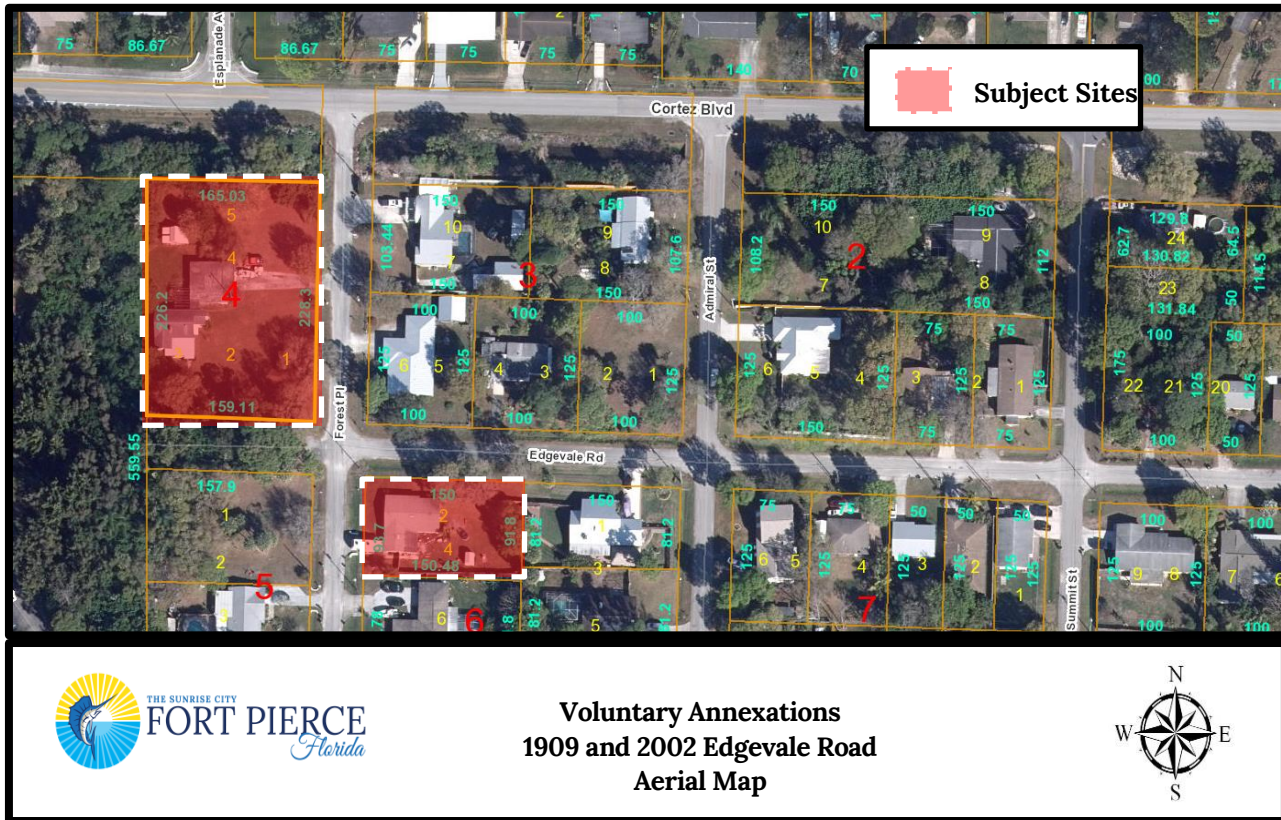
Utilities: FPUA

	North	East	South	West
Surrounding FLU:	RU (SLC)	RL (FP) / RU (SLC)	RL (FP) / RU (SLC)	RL (FP) / RU (SLC)
Surrounding Zoning:	RS-4 (SLC)	R-1 (FP) / RS-4 (SLC)	RS-4 (SLC)	R-2 (FP) / RS-4 (SLC)

Staff Analysis:

Request

This is a voluntary annexation of two (2) parcels located at 1909 and 2002 Edgevale Road. The parcel IDs are 2421-802-0054-000-4 and 2421-802-0044-000-1.



The subject properties have a St. Lucie County Future Land Use designation of Residential Urban 5 du/ac (RU) and a zoning designation of Residential Single Family, 4 Dwelling Units/Acre (RS-4). To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use designation for the parcels is Low Density Residential (RL), with a zoning classification of Low Density Residential (R-1).

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 properties are located within unincorporated St. Lucie County and are contiguous to the Fort Pierce City municipal boundary and within the FPUA service area. The proposed voluntary annexations are also consistent with Chapter 171.044, F.S., whereas the properties are contiguous to a municipality and reasonably compact; and the annexations will not result in the creation of an enclave.

The current taxable values of the properties are \$25,000 and \$69,552. Should the Applications for Annexation be approved, they could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce, depending on the millage rate per year, which currently is 6.9000. Currently both of the properties have a single-family home.

Comprehensive Plan

Staff has reviewed the Comprehensive Plan and finds the proposed annexations are 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 properties are 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 properties are in an area that consists of properties that are within both the St. Lucie County and the City of Fort Pierce jurisdictions. These parcels abut properties that are within the City limits. The annexation of these properties would assist in the City's effort to eliminate jurisdictional irregularities along the City's boundary and provide more efficient public services. Staff is requesting that the City of Fort Pierce Future Land Use and Zoning remain consistent with the current County designations of RU and RS-4, respectively, 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 and the City's Comprehensive Plan. 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 by October 15, 2021, no fewer than thirty (30) days prior to the first reading of these annexations by the City Commission.

Technical Review Committee

All affected Departments have reviewed the submittals and have no objections regarding the proposed voluntary annexation applications based on compliance with the requirements of the City Code and Comprehensive Plan.

Staff Recommendation

As proposed, the annexation meets the standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Therefore, Planning Staff recommends approval of the proposed two (2) annexations at 1909 and 2002 Edgevale Road, along with the associated Future Land Use designation of RL and the Zoning designation of R-1.

Planning Board

The City of Fort Pierce Planning Board, at their September 13, 2021, meeting, voted 6 to 0 to recommend Approval of the annexation.