



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

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

**RE:** **Application for Voluntary Annexation  
4119 Oleander Avenue**

**MEETING DATE:** November 15, 2021

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### STAFF REPORT

**Property Owner/  
Applicant** Margaret Broadhead  
4119 Oleander Avenue  
Fort Pierce, FL 34982

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

**Site Location:** 4119 Oleander Avenue in Fort Pierce, Florida

**Parcel ID:** 2433-414-0007-000-6

**Parcel Size:** 0.68 acres

**Current  
Future Land Use:** Residential Medium (9 dwelling units per acre) (RM) (SLC)

**Current Zoning:** Residential Multi-Family (9 dwelling units per acre) (RM-9) (SLC)

**Proposed  
Future Land Use:** Medium Density Residential (RM) (FP)

**Proposed Zoning:** Medium Density Residential (R-4) (FP)

**Utilities:** FPUA

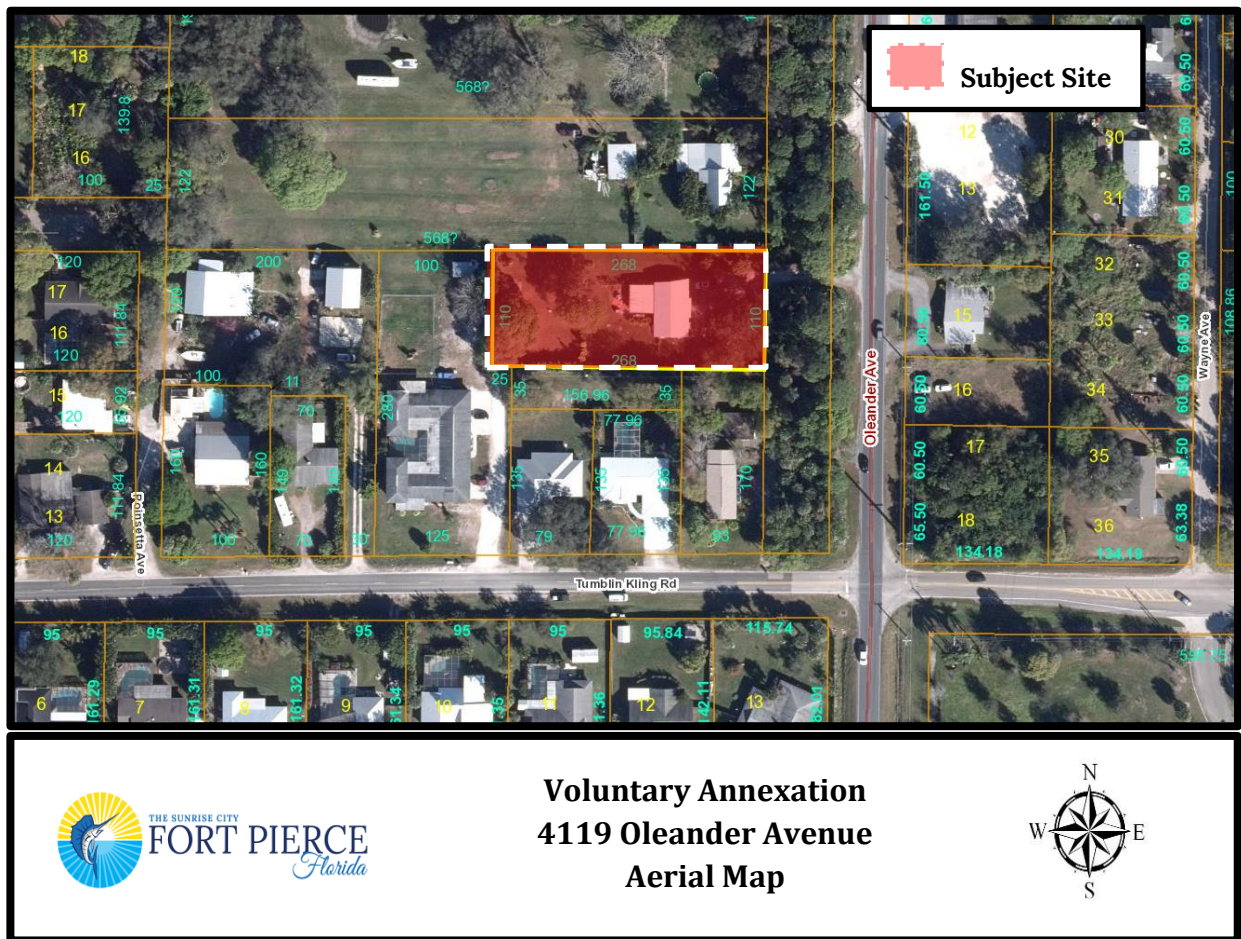
**Surrounding FLU:**

	North	East	South	West
<b>Surrounding FLU:</b>	RM (FP)	RM (FP) / RH (SLC)	RM (FP) / RM (SLC)	RM (FP)
<b>Surrounding Zoning:</b>	R-4 (FP)	C-2 (FP) / CN (SLC)	R-4 & C-2 (FP) / RM-5 (SLC)	R-4 (FP)

**Staff Analysis:**

**Request**

This is a voluntary annexation of a parcel located at 4119 Oleander Avenue in Fort Pierce, Florida. The parcel ID is 2433-414-0007-000-6.



The subject property has a St. Lucie County Future Land Use designation of Residential Medium (9 dwelling units per acre) (RM) and a zoning designation of Residential Multi-Family (9 dwelling units per acre) (RM-9). To ensure consistency with Policy 1.11.5 of the City’s Comprehensive Plan, the proposed Future Land Use designation for the parcel is Medium Density Residential (RM), with a zoning classification of Medium Density Residential (R-4).

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 are contiguous to the Fort Pierce City municipal boundary and within the FPUA service area. The 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, in the future it 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 the property is developed with a residence.

**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 parcel abuts 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.

Staff is requesting that the City of Fort Pierce Future Land Use and Zoning remain consistent with the current County designations of RM and RM-9, respectively, and the City's Comprehensive Plan. Thereby, the requested Future Land Use and Zoning Designation of RM and R-4, 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 this annexation 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 submittal and have no objections regarding the proposed voluntary annexation application 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 annexation at 4119 Oleander Avenue, along with the associated Future Land Use designation of RM and a Zoning designation of R-4.

**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.