



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

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

RE: **Applications for Voluntary Annexation
3450 Sunrise Boulevard**

MEETING DATE: March 7, 2022

STAFF REPORT

Property Owners/ Vanessa E. Tillman
3450 Sunrise Boulevard
Fort Pierce, FL 34982

Requested Action: Approval of a Voluntary Application for Annexation

Site Locations: 3450 Sunrise Boulevard in Fort Pierce, Florida

Parcel IDs: 2428-702-0044-000-5

Parcel Sizes: 0.24 acres

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

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

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

Proposed Zoning: Low Density Residential (RL) (FP)

Utilities: FPUA

Surrounding FLU:

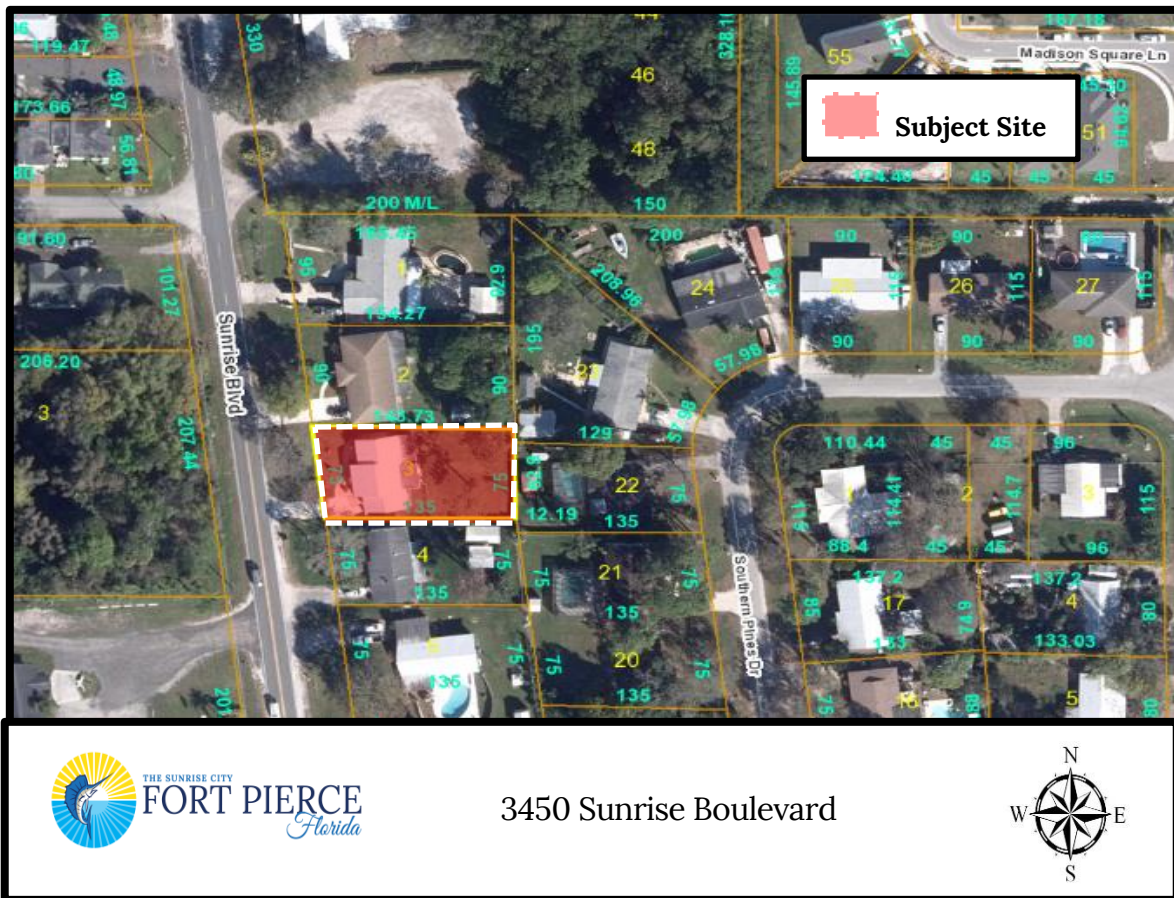
Surrounding Zoning:

North	East	South	West
RL (FP) / RU (SLC)	RU (SLC)	RU (SLC)	RU (SLC)
R-1 (FP) / RS-4 (SLC)	RS-4 (SLC)	RS-4 (SLC)	AR-1 (SLC)

Staff Analysis:

Request

The subject application is a voluntary annexation a parcel located at 3450 Sunrise Boulevard in Fort Pierce, Florida. The parcel ID is 2428-702-0044-000-5.



The subject property has 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 is Low Density Residential (RL), with a compatible 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 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 proposed voluntary annexation is 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.

Should the Application for Annexation be approved, the property could create a new source of ad-valorem tax revenue annually to the City of Fort depending on the millage rate per year, which presently is 6.9000. Currently, a single-family home is existing on the property.

Comprehensive Plan

Staff has reviewed the Comprehensive Plan and finds the proposed annexation is consistent with the following Objective and Policy:

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 property is in an area that consists of properties that are within both the St. Lucie County and the City of Fort Pierce jurisdictions. The subject parcel abuts properties to the north 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 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 has provided 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 this annexation by the City Commission.

Technical Review Committee

All affected Departments have reviewed the submittal and has no objection 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 subject annexation at 3450 Sunrise Boulevard, 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.

City Commission Consideration

On December 6, 2021, the City Commission approved the subject voluntary annexation as a part of a group of voluntary annexations. The subject application is to correct Scrivener's Errors.