



**TO:** Members of the City of Fort Pierce Planning Board

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

**FROM:** Vennis Gilmore, Senior Planner

**RE:** **Application for Annexation  
Jetsons (Parcels 5 and 6) -21-02000007**

**BOARD DATE:** January 10, 2022

---

**STAFF REPORT**

**Property Owner:** Jetson Investment, Inc.  
4145 S. US Highway 1  
Fort Pierce, FL 34982

**Applicant:** Ryan McLean, E.I., MBV Engineering  
1835 20<sup>th</sup> Street  
Vero Beach, FL 32960

**Requested Action:** Approval of a Voluntary Application for Annexation for two (2) parcels of land

**Site Location:** 4145 S US Highway 1 in Fort Pierce, Florida

**Parcel IDs:** 2434-314-0003-000-4

**Parcel Size:** Approximately .755 Acres

**Current Future Land Use:** Commercial (COM) – St. Lucie County

**Current Zoning:** Commercial General (CG) – St. Lucie County

**Proposed Future Land Use:** General Commercial (GC) – City of Fort Pierce

**Proposed Zoning:** General Commercial (C-3) – City of Fort Pierce

**Utilities:** FPUA

**Surrounding FLU:**

North	East	South	West
GC (FP)	GC (FP)	CG (SLC)	GC (FP)

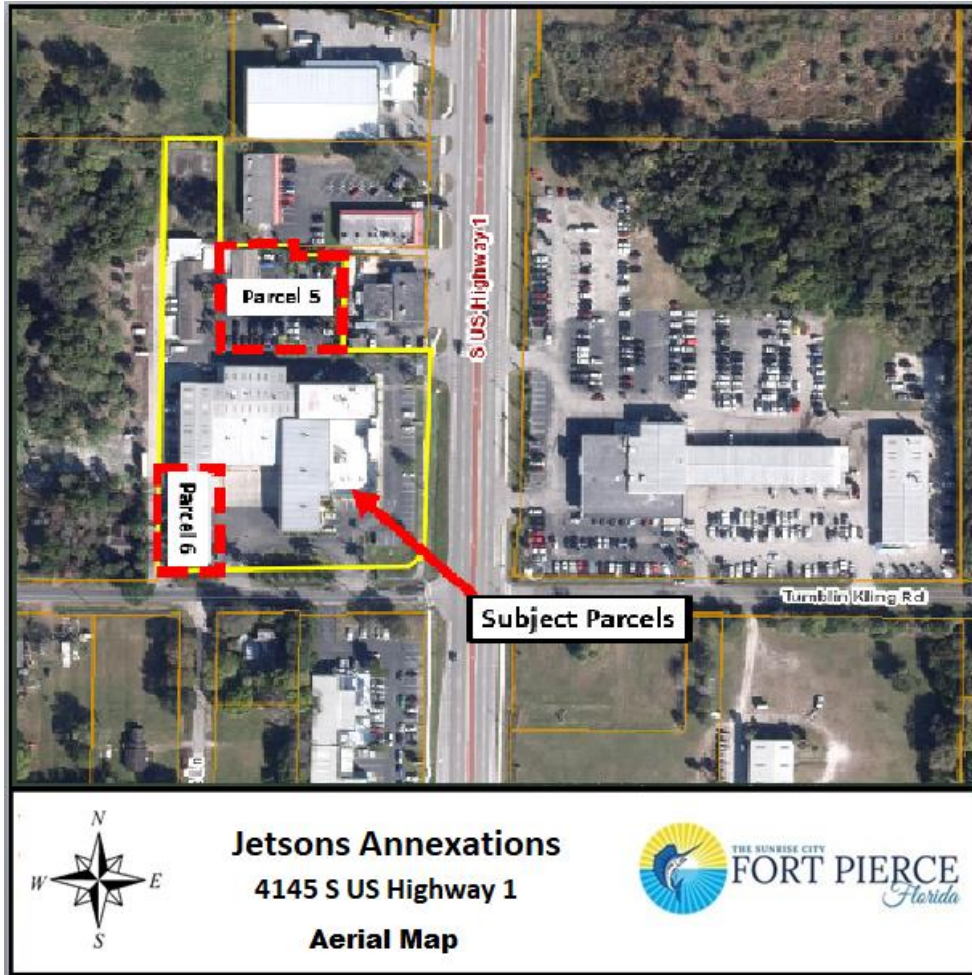
**Surrounding Zoning:**

C-3 (FP)	C-3 (FP)	RM-11 (SLC)/C-3 (FP)	C-3 (FP)
----------	----------	-------------------------	----------

**Staff Analysis:**

**Request**

The applicant is requesting a voluntary annexation of two (2) parcels at 4145 S. US Highway 1 in Fort Pierce, Florida. The parcel ID is 2434-314-0003-000-4. The purpose of the annexation is to correct an issue with the original property annexation to the City of Fort Pierce in 2007, which excluded the two (2) parcels. When the property was developed all properties were combined into one (1) and parcels 5 and 6 were still in the County limits.





The subject property has a St. Lucie County Future Land Use designation of Commercial (COM) and a St. Lucie County 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.

### **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 properties are surrounded by properties that are within both the St. Lucie County and the City of Fort Pierce jurisdictions. The subject parcels abut properties to the east, west, and north 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. The applicant is requesting that the City of Fort Pierce Future Land Use and Zoning remain consistent with the current County designations of COM and CG, respectively 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 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**

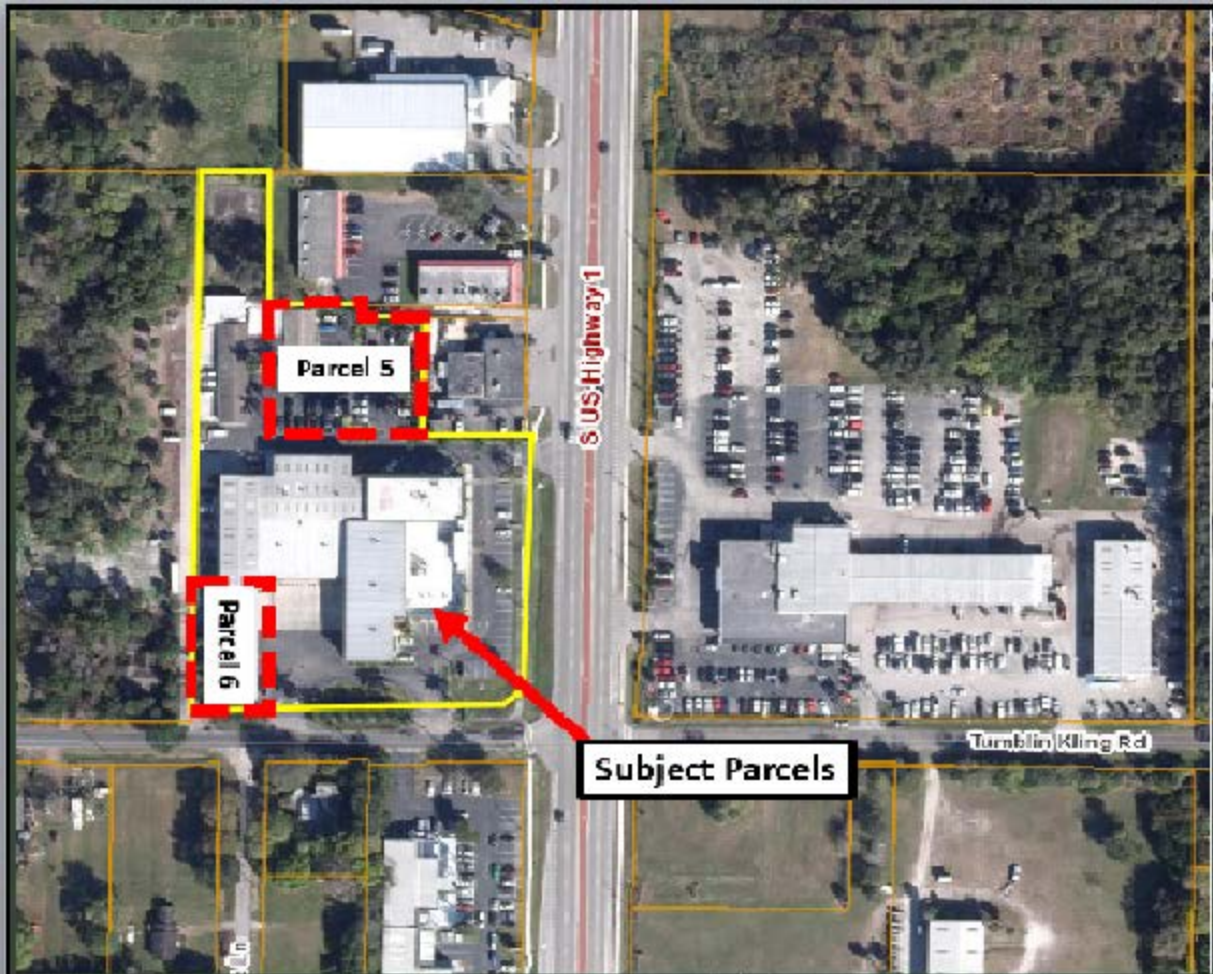
In accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department will provide notice of this annexations by mail to the St. Lucie County Administrator's Office on or before January 15, 2022, no fewer than thirty (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 recommends approval of the proposed annexation along with the Future Land Use designation of GC and the Zoning designation of C-3.



**Jetsons Annexations**  
4145 S US Highway 1  
**Aerial Map**



THE SUNRISE CITY  
**FORT PIERCE**  
*Florida*