



TO: Technical Review Committee
FROM: Kev Freeman, Planning Director
RE: Technical Review for Project: #23-2000005
TRC DATE: April 20th, 2023

STAFF REPORT

Requested Action: Review Proposed City Initiated Annexations

Site Location: Refer to the map Attached and to individual site documentation.

Background: City Staff have been directed to undertake the annexation of twenty-four (24) parcels which are contiguous to the City Limits.

Summary of Request:

Twenty-four (#1 to #24) of the parcels are party to FPUA annexation agreements enacted during the connection of water/sewer to the property. The FPUA agreements may be acted upon when the parcels become contiguous to the City limits.

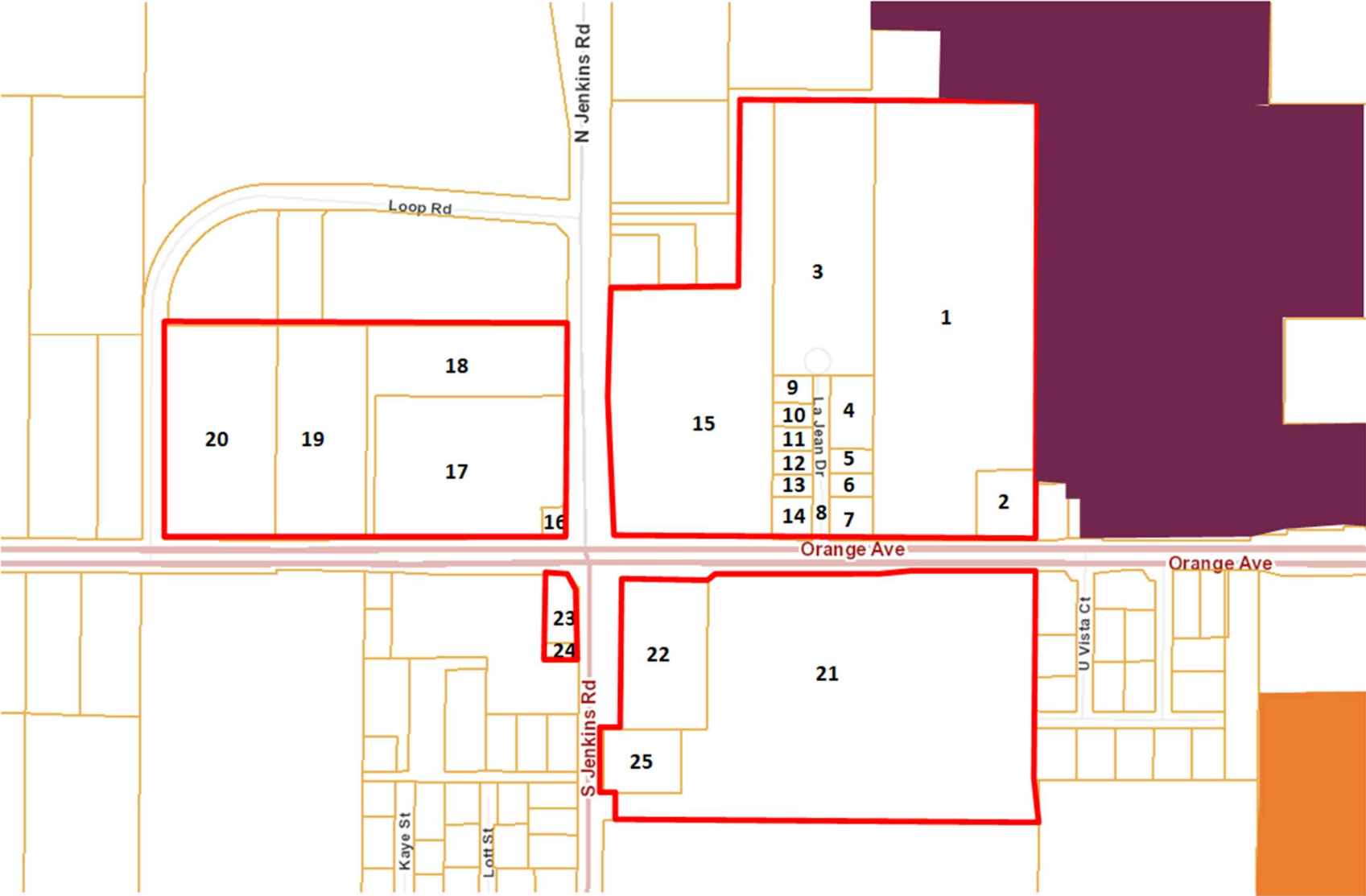
An additional City owned parcel (#25) is included within the list.

Each parcel will be allocated an equivalent City Future Land Use designation and City Zoning District. Therefore, the change in demand for service provision will be minimal, if any.

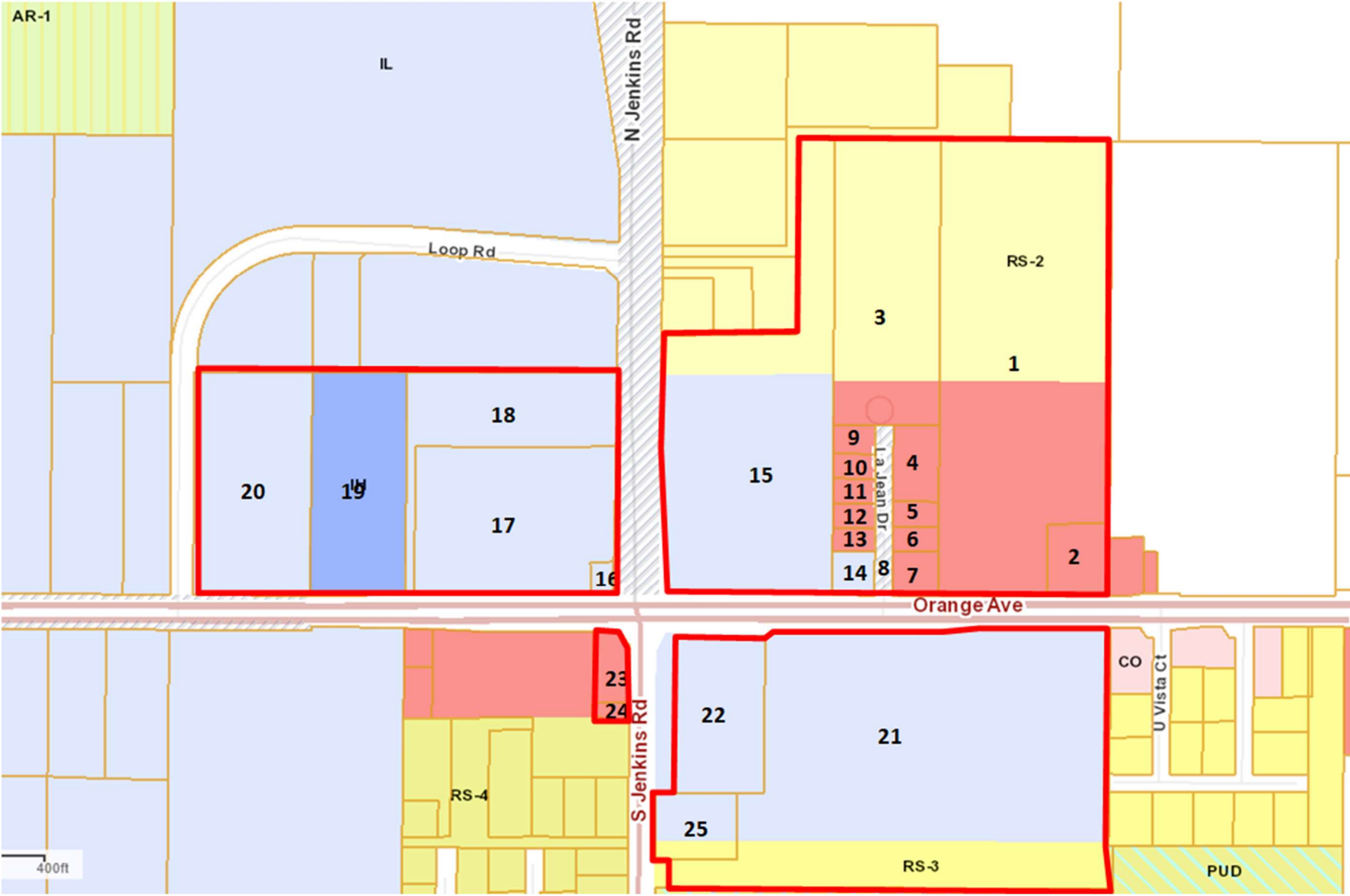
Please refer to the table of properties, which lists:

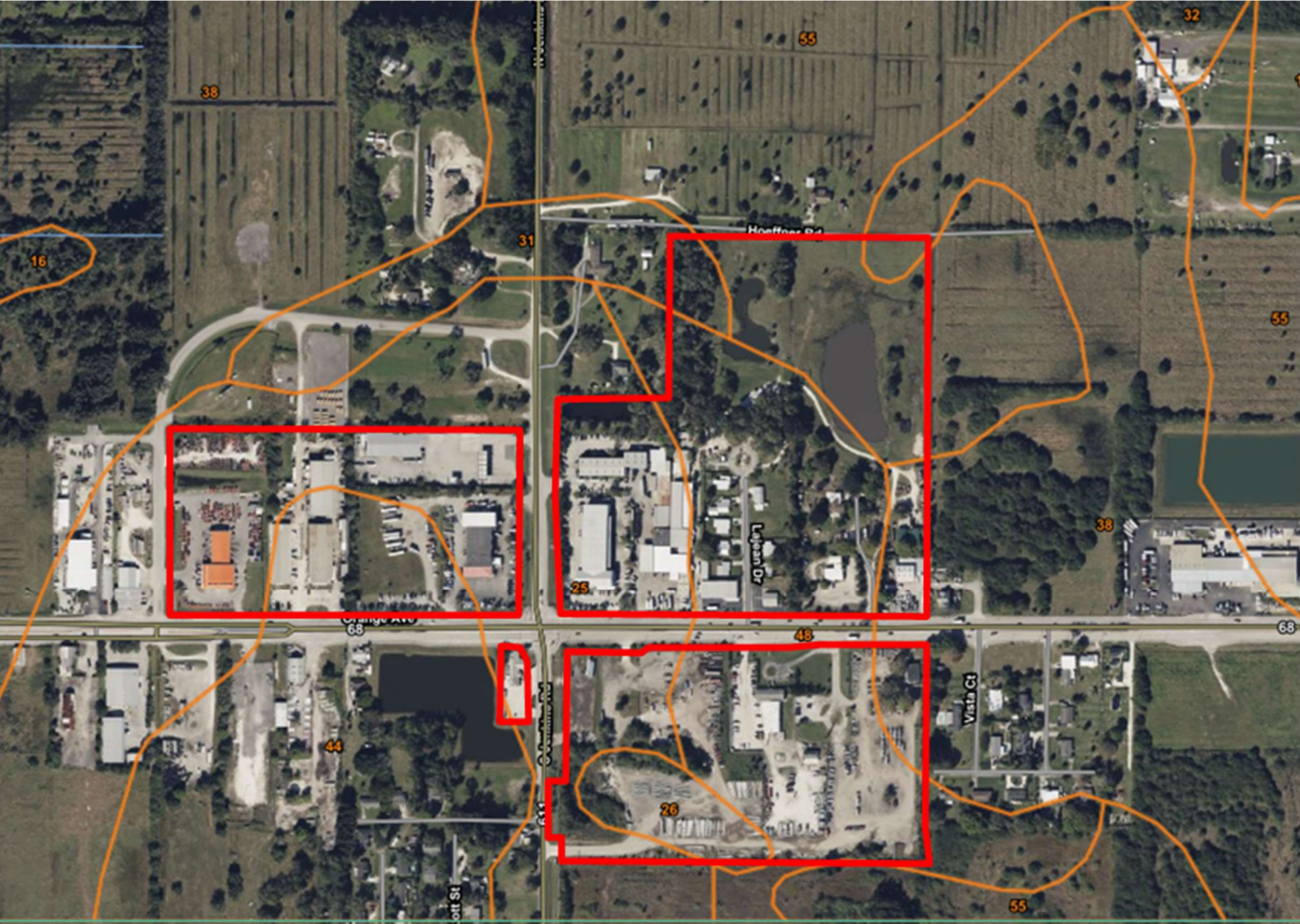
- Property Address,
- Parcel ID#,
- Current Future Land Use,
- Proposed Future Land Use,
- Current Zoning,
- Proposed Zoning.

PROPERTIES TO BE ANNEXED

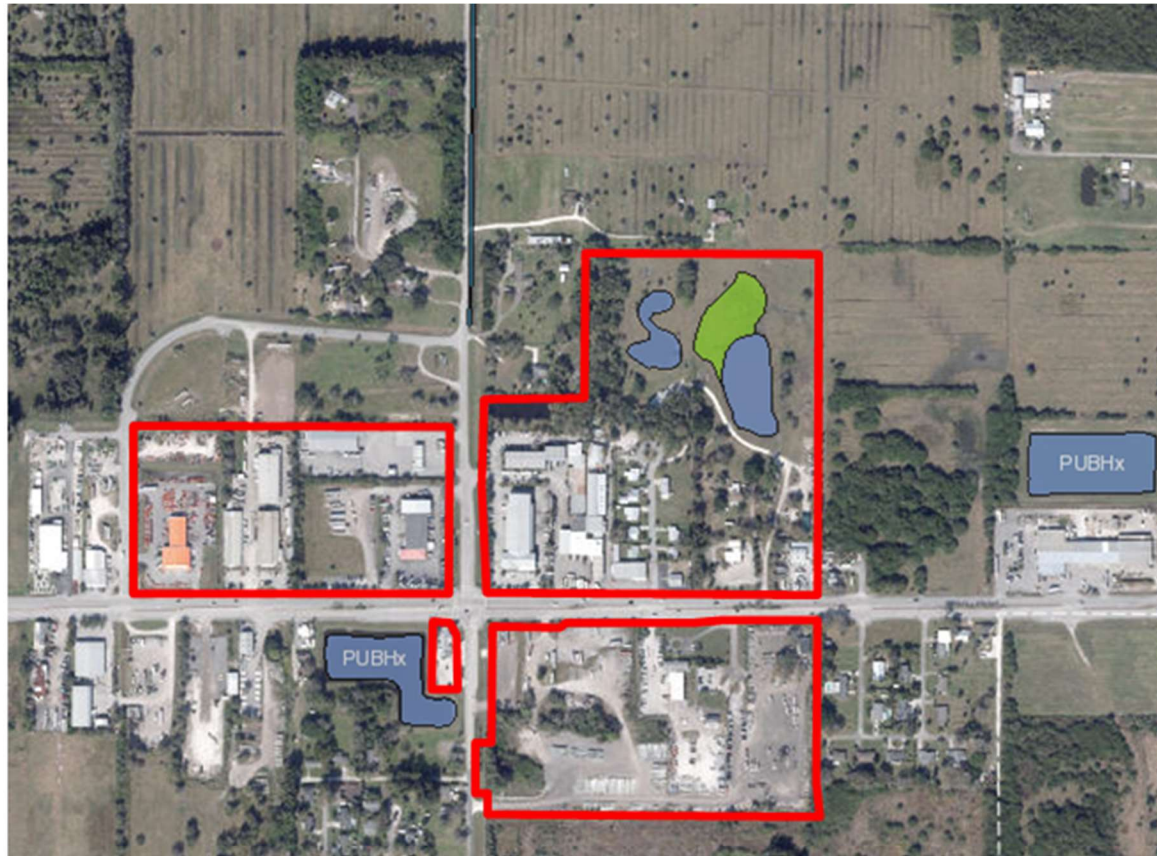


ST. LUCIE COUNTY FUTURE LAND USE





US Department of Agriculture - Soil Map (3/27/2023)



Classification code: PUBHx



Classification code: PEM1Fx

US FWS - National Wetlands Inventory (3/27/2023)

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Classification



Classification code: PEM1Fx

System **Palustrine (P)** : The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, persistent emergents, emergent mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean-derived salts is below 0.5 ppt. It also includes wetlands lacking such vegetation, but with all of the following four characteristics: (1) area less than 8 ha (20 acres); (2) active wave-formed or bedrock shoreline features lacking; (3) water depth in the deepest part of basin less than 2.5 m (8.2 ft) at low water; and (4) salinity due to ocean-derived salts less than 0.5 ppt.

Class **Emergent (EM)** : Characterized by erect, rooted, herbaceous hydrophytes, excluding mosses and lichens. This vegetation is present for most of the growing season in most years. These wetlands are usually dominated by perennial plants.

Subclass **Persistent (1)** : Dominated by species that normally remain standing at least until the beginning of the next growing season. This subclass is found only in the Estuarine and Palustrine systems.

Water Regime **Semipermanently Flooded (F)** : Surface water persists throughout the growing season in most years. When surface water is absent, the water table is usually at or very near the land surface.

Special Modifier **Excavated (x)** : This Modifier is used to identify wetland basins or channels that were excavated by humans.



Classification code: PUBHx

System **Palustrine (P)** : The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, persistent emergents, emergent mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean-derived salts is below 0.5 ppt. It also includes wetlands lacking such vegetation, but with all of the following four characteristics: (1) area less than 8 ha (20 acres); (2) active wave-formed or bedrock shoreline features lacking; (3) water depth in the deepest part of basin less than 2.5 m (8.2 ft) at low water; and (4) salinity due to ocean-derived salts less than 0.5 ppt.

Class **Unconsolidated Bottom (UB)** : Includes all wetlands and deepwater habitats with at least 25% cover of particles smaller than stones (less than 6-7 cm), and a vegetative cover less than 30%.

Water Regime **Permanently Flooded (H)** : Water covers the substrate throughout the year in all years.

Reference	Parcel ID	Address	Property Owner
1	2407-231-0001-000-2	5410 ORANGE AVE	CYPRESS KNEE LLC
2	2407-234-0004-000-2	5310 ORANGE AVE	GERALD GROOTHOUSE
3	2407-231-0002-000-9	LA JEAN DR	CYPRESS KNEE LLC
4	2407-231-0002-140-2	98 LA JEAN DR	CYPRESS KNEE LLC
5	2407-231-0002-130-9	56 LA JEAN DR	CYPRESS KNEE LLC
6	2407-231-0002-120-6	42 LA JEAN DR	CYPRESS KNEE LLC
7	2407-231-0002-110-3	5420 ORANGE AVE	CYPRESS KNEE LLC
8	2407-231-0002-150-5	ORANGE AVE EXT	CYPRESS KNEE LLC
9	2407-231-0002-050-4	105 LA JEAN DR	CYPRESS KNEE LLC
10	2407-231-0002-060-7	93 LA JEAN DRIVE	CYPRESS KNEE LLC
11	2407-231-0002-070-0	75 LA JEAN DRIVE	CYPRESS KNEE LLC
12	2407-231-0002-080-3	59 LA JEAN DR	CYPRESS KNEE LLC
13	2407-231-0002-090-6	45 LA JEAN DR	CYPRESS KNEE LLC
14	2407-231-0002-100-0	5440 ORANGE AVE	CYPRESS KNEE LLC
15	2407-232-0001-000-5	5500 ORANGE AVE	ST LUCIE BATTERY & TIRE COMPANY
16	2312-144-0004-000-5	ORANGE AVE	PALM WAY INVESTMENTS LLC
17	2312-144-0003-000-8	5750 ORANGE AVE	PALM WAY INVESTMENTS LLC
18	2312-144-0001-000-4	121 N JENKINS RD	CONSOLIDATED PROPERTIES OF FP C/O JEFFREY EISENSMITH
19	2312-143-0001-000-1	5900 ORANGE AVE	TURNER TRUST PROPERTIES LLC
20	2312-143-0002-000-8	6000 ORANGE AVE	SECP FTP LLC
21	2407-701-0001-000-4	5501 ORANGE AVE	JOSEPH G MILLER
22	2407-701-0002-000-1	5513 ORANGE AVE	JOSEPH G MILLER
23	2312-411-0001-000-3	5701 ORANGE AVE	SAJ 1 SUNRISE LLC
24	2312-411-0003-000-7	S JENKINS RD	SAJ 1 SUNRISE LLC
25	2407-322-0000-000-4	ORANGE AVE	CITY OF FORT PIERCE

Reference	Parcel ID	Site Area	Existing County FLU	Existing County Zoning	Proposed City FLU	Proposed City Zoning
1	2407-231-0001-000-2	13.44 ACRES	COMMERCIAL	CG	GENERAL COMMERCIAL	C-3
2	2407-234-0004-000-2	0.82 ACRES	COMMERCIAL	CG	GENERAL COMMERCIAL	C-3
3	2407-231-0002-000-9	5.63 ACRES	RESIDENTIAL	RS-2	RESIDENTIAL	R-2
4	2407-231-0002-140-2	0.63 ACRES	COMMERCIAL	CG	GENERAL COMMERCIAL	C-3
5	2407-231-0002-130-9	0.20 ACRES	COMMERCIAL	CG	GENERAL COMMERCIAL	C-3
6	2407-231-0002-120-6	0.20 ACRES	COMMERCIAL	CG	GENERAL COMMERCIAL	C-3
7	2407-231-0002-110-3	0.36 ACRES	COMMERCIAL	CG	GENERAL COMMERCIAL	C-3
8	2407-231-0002-150-5	0.6 ACRES	COMMERCIAL	NONE	GENERAL COMMERCIAL	C-3
9	2407-231-0002-050-4	0.23 ACRES	COMMERCIAL	CG	GENERAL COMMERCIAL	C-3
10	2407-231-0002-060-7	0.20 ACRES	COMMERCIAL	CG	GENERAL COMMERCIAL	C-3
11	2407-231-0002-070-0	0.20 ACRES	COMMERCIAL	CG	GENERAL COMMERCIAL	C-3
12	2407-231-0002-080-3	0.20 ACRES	COMMERCIAL	CG	GENERAL COMMERCIAL	C-3
13	2407-231-0002-090-6	0.20 ACRES	COMMERCIAL	CG	GENERAL COMMERCIAL	C-3
14	2407-231-0002-100-0	0.35 ACRES	INDUSTRIAL	IL	INDUSTRIAL	I-1
15	2407-232-0001-000-5	9.32 ACRES	INDUSTRIAL	IL and RS-2	INDUSTRIAL	I-1
16	2312-144-0004-000-5	0.16 ACRES	INDUSTRIAL	IL	INDUSTRIAL	I-1
17	2312-144-0003-000-8	5.24 ACRES	INDUSTRIAL	IL	INDUSTRIAL	I-1
18	2312-144-0001-000-4	2.97 ACRES	INDUSTRIAL	IL	INDUSTRIAL	I-1
19	2312-143-0001-000-1	3.84 ACRES	INDUSTRIAL	IH	INDUSTRIAL	I-3
20	2312-143-0002-000-8	4.83 ACRES	INDUSTRIAL	IL	INDUSTRIAL	I-1
21	2407-701-0001-000-4	17.09 ACRES	INDUSTRIAL - RM	IL and RS-3	INDUSTRIAL	I-1
22	2407-701-0002-000-1	2.55 ACRES	INDUSTRIAL	IL	INDUSTRIAL	I-1
23	2312-411-0001-000-3	0.46 ACRES	COMMERCIAL	CG	GENERAL COMMERCIAL	C-3
24	2312-411-0003-000-7	0.10 ACRES	COMMERCIAL	CG	GENERAL COMMERCIAL	C-3
25	2407-322-0000-000-4	1.0 ACRES	INDUSTRIAL - RM	IL and RS-3	INDUSTRIAL	I-1

Reference	Parcel ID	Legal Description
1	2407-231-0001-000-2	7 35 40 E 3/4 OF E 1/2 OF SW 1/4 OF NW 1/4-LESS E 20 FT AND LESS TRACT IN SE COR TO AMSLER AND LESS RD R/W-(79) (13.44 AC) (OR 1789-2994 thru 2998: 2452-2835)
2	2407-234-0004-000-2	7 35 40 BEG ON N LI SR 68 40 FT N AND 20 FT W OF SE COR OF SW 1/4 OF NW 1/4, TH N 1 DEG 02 MIN E 205.47 FT, TH S 86 DEG 46 MIN W 173.65 FT, TH S 0 DEG 46 MIN W 204.8 FT TO N R/W SR 68, TH ELY 172.6 FT TO POB (0.82 AC) (OR 638-806)
3	2407-231-0002-000-9	7 35 40 W 1/2 OF W 1/2 OF E 1/2 OF SW 1/4 OF NW 1/4 AND E 132 FT OF W 1/2 OF SW 1/4 OF NW 1/4-LESS S 525 FT (5.63 AC) (OR 1295-1676: 1297-835 THRU 839: 2452-2835)
4	2407-231-0002-140-2	07 35 40 N 220 FT OF S 525 FT OF E 125 FT OF W 1/2 OF W 1/2 OF E 1/2 OF SW 1/4 OF NW 1/4 (0.63 AC) (OR 1082/1397: 2452-2835)
5	2407-231-0002-130-9	7 35 40 FROM SW COR OF NW 1/4 RUN E ALG 1/4 SEC LI 830.35 FT, TH N 305 FT FOR POB, TH RUN W 125 FT, TH S 70 FT, TH E 125 FT, TH N 70 FT TO POB (0.20 AC) (OR 1071-943: 1098-112: 2452-2835)
6	2407-231-0002-120-6	7 35 40 FROM SW COR OF NW 1/4 RUN E ALG 1/4 SEC LI 830.35 FT, TH N 165 FT FOR POB, TH CONT N 70 FT, TH W 125 FT, TH S 70 FT, TH E 125 FT TO POB (0.20 AC) (OR 572-527: 2452-2835)
7	2407-231-0002-110-3	7 35 40 S 113.21 FT OF W 1/2 OF NW 1/4 OF SW 1/4 OF NW 1/4-LESS CANAL R/W- AND S 113.21 FT OF W 99 FT OF E 1/2 OF NW 1/4 OF SW 1/4 OF NW 1/4 AND E 99 FT OF W 198 FT OF E 1/2 OF W 1/2 OF SW 1/4 OF NW 1/4-LESS S 40 FT AND LESS AS IN ORDER OF TAKING CA #82-131-05- W 1/2 OF SW 1/4 OF SW 1/4 OF NW 1/4 AND W 99 FT OF E 1/2 OF SW 1/4 OF SW 1/4 OF NW 1/4-LESS RD R/W AND LESS AS IN CA #82-157-05 OR 378-806- (9.32 AC) (OR 3528-2429)
8	2407-231-0002-150-5	07 35 40 S 525 FT OF W 1/2 OF W 1/2 OF E 1/2 OF SW 1/4 OF NW 1/4 AND E 132 FT OF W 1/2 OF SW 1/4 OF NW 1/4-LESS E 125 FT AND LESS W 125 FT AND LESS RD R/W AND LESS THAT PART OF SW 1/4 OF NW 1/4 FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 00 07 33 E ALG W SEC LI 2645.03 FT, TH N 89 42 09 E 632.98 FT, TH N 00 17 51 W 40 FT, TH N 89 42 09 E 22.64 FT TO POB, TH N 00 05 45 E 4.92 FT, TH N 89 42 09 E 3.94 FT, TH S 00 05 45 W 4.92 FT, TH S 89 42 09 W 50 FT TO POB- (0.59 AC) (DB 88-34, 121) (OR 1252-96, 98: 1455-974: 2452-2835)
9	2407-231-0002-050-4	7 35 40 FROM SW COR OF NW 1/4 RUN E ALG 1/4 SEC LI 530.35 FT, TH N 445 FT FOR POB, TH CONT N 80 FT, TH E 125 FT, TH S 80 FT, TH W 125 FT TO POB (0.23 AC) (OR 572-528: 2452-2835)
10	2407-231-0002-060-7	7 35 40 FROM SW COR OF NW 1/4 RUN E ALG 1/4 SEC LI 530.35 FT, TH RUN N 375 FT FOR POB, TH CONT N 70 FT, TH RUN E 125 FT, TH RUN S 70 FT, TH RUN W 125 FT TO POB (69B) (0.20 AC) (OR 1360-2087: 2452-2835)
11	2407-231-0002-070-0	7 35 40 FROM SW COR OF NW 1/4 RUN E ALG 1/4 SEC LI 530.35 FT, TH N 305 FT FOR POB, TH CONT N 70 FT, TH E 125 FT, TH S 70 FT, TH W 125 FT TO POB (69C) (0.20 AC) (OR 1444-1029: 2452-2835)
12	2407-231-0002-080-3	7 35 40 FROM SW COR OF NW 1/4 RUN E ALG 1/4 SEC LI 530.35 FT, TH N 235 FT FOR POB, TH CONT N 70 FT, TH E 125 FT, TH S 70 FT, TH W 125 FT TO POB (0.20 AC) (OR 572-525: 2452-2835)
13	2407-231-0002-090-6	7 35 40 FROM SW COR OF NW 1/4 RUN E AL 1/4 SEC LI 530.35 FT, TH N 165 FT FOR POB, TH CONT N 70 FT, TH E 125 FT, TH S 70 FT, TH W 125 FT TO POB (0.20 AC) (OR 572-526: 2452-2835)
14	2407-231-0002-100-0	7 35 40 FROM SW COR OF NW 1/4 RUN E ALG 1/4 SEC LI 530.35 FT, TH N 40 FT FOR POB, TH CONT N 125 FT, TH E 125 FT, TH S 125 FT, TH W 125 FT TO POB-LESS ORANGE AV R/W- (0.35 AC) (OR 775-2877: 2452-2835)
15	2407-232-0001-000-5	7 35 40 S 113.21 FT OF W 1/2 OF NW 1/4 OF SW 1/4 OF NW 1/4-LESS CANAL R/W- AND S 113.21 FT OF W 99 FT OF E 1/2 OF NW 1/4 OF SW 1/4 OF NW 1/4 AND E 99 FT OF W 198 FT OF E 1/2 OF W 1/2 OF SW 1/4 OF NW 1/4-LESS S 40 FT AND LESS AS IN ORDER OF TAKING CA #82-131-05- W 1/2 OF SW 1/4 OF SW 1/4 OF NW 1/4 AND W 99 FT OF E 1/2 OF SW 1/4 OF SW 1/4 OF NW 1/4-LESS RD R/W AND LESS AS IN CA #82-157-05 OR 378-806- (9.32 AC) (OR 3528-2429)
16	2312-144-0004-000-5	12 35 39 E 140 FT OF S 150 FT OF SE 1/4 OF SE 1/4 OF NE 1/4 - LESS CANAL AND RD RS/W AND LESS AS IN ORD TAKING CA #82-98-05 AND LESS AS IN OR 647-690- (0.16 AC)
17	2312-144-0003-000-8	12 35 39 SE 1/4 OF SE 1/4 OF NE 1/4-LESS N 200 FT AND LESS W 25 FT OF S 421.68 FT AND LESS E 140 FT OF S 150 FT-LESS CANAL AND RD RS/W- AND LESS AS IN ORD TAKING CA #82-98-05 AND LESS TO SLC AS IN OR 647-690- (5.24 AC)
18	2312-144-0001-000-4	12 35 39 THAT PART OF SE 1/4 OF SE 1/4 OF NE 1/4 MPDAF: BEG AT PT WLY R/W LI OF JENKINS RD AND 418.84 FT NLY FROM N R/W LI OF ORANGE AV (110.5 FT WIDE), TH N 00 04 15 E ALG R/W LI 200 FT, TH S 89 41 22 W 591.27 FT, TH S 00 04 51 W 621.68 FT TO N R/W LI OF ORANGE AVE, TH N 89 30 33 E ALG N R/W LI 25 FT, TH N 00 05 03 E 421.68 FT, TH N 89 41 22 E 393.27 FT, TH N 89 41 14 E 173 FT TO WLY R/W LI OF JENKINS RD AND POB (2.97 AC) (OR 1914-1401)
19	2312-143-0001-000-1	12 35 39 BEG AT PT OF INT OF N R/W ORANGE AV EXT AND E LI OF SW 1/4 OF SE 1/4 OF NE 1/4, RUN W 265.64 FT, TH N 646.72 FT, TH E 266 FT, TH S 646.72 FT TO POB-LESS AS IN ORD TAKING CA #82-98-05- (3.84 AC)
20	2312-143-0002-000-8	12 35 39 SW 1/4 OF SE 1/4 OF NE 1/4 - LESS W 25 FT AND LESS BEG AT PT OF INT OF N R/W ORANGE AV EXT AND E LI OF SW 1/4 OF SE 1/4 OF NE 1/4, TH W 265.64 FT, TH N 646.72 FT, TH E 266 FT, TH S 646.72 FT TO POB AND LESS 1-95 R/W AS IN OR 246-2378 (5.40 AC) (OR 2612-2072: 2858-375)
21	2407-701-0001-000-4	5501 WEST ORANGE CROSSING (PB 112-39) LOT 1 (17.09 AC - 744,440 SF)
22	2407-701-0002-000-1	5501 WEST ORANGE CROSSING (PB 112-39) LOT 2 (2.55 AC - 111,078 SF)
23	2312-411-0001-000-3	12 35 39 W 102.4 FT OF E 135.4 FT OF S 228.5 FT OF N 261.5 FT OF E 1/2 OF NE 1/4 OF NE 1/4 OF SE 1/4-LESS AS IN ORD TAKING CA #82-131-05- (0.46 AC) (OR 572-515 : 1874-233: 3622-1068)
24	2312-411-0003-000-7	12 35 39 W 102.4 FT OF E 135.4 FT OF S 40 FT OF N 301.5 FT OF N 1/2 OF NE 1/4 OF NE 1/4 OF SE 1/4 AND S 5 FT OF N 306.5 FT OF W 77 FT OF E 110 FT OF N 1/2 OF NE 1/4 OF NE 1/4 OF SE 1/4 (0.10 AC) (OR 572-517)
25	2407-322-0000-000-4	7 35 40 E 230 FT OF W 270 FT OF N 190.26 FT OF S 270.26 FT OF FPD: NW 1/4 OF SW 1/4-LESS R/W FOR ORANGE AVE AND JENKINS RD AND LESS S 541.85 FT- (1.00 AC) (OR 2928-1209)

