

CITY OF FORT PIERCE

PLANNING DEPARTMENT

PROJECT: HARRY BLUE ANNEXATION - 23-02000012

REVIEWER: RYAN ALTIZER, SENIOR PLANNER

DATE: 12/29/2023

STAFF REPORT

Owner: Harry Blue

Applicant: Harry Blue

Requested Action: Review of an application for an annexation of four (4) parcels into the city, with a City Future Land Use of RH, High Density Residential, and a City Zoning of R-4, Medium Density Residential.

Location: N/A

Parcel IDs: 2427-603-0135-000-3, 2427-603-0136-000-0, 2427-603-0104-000-7 and 2427-603-0134-000-6

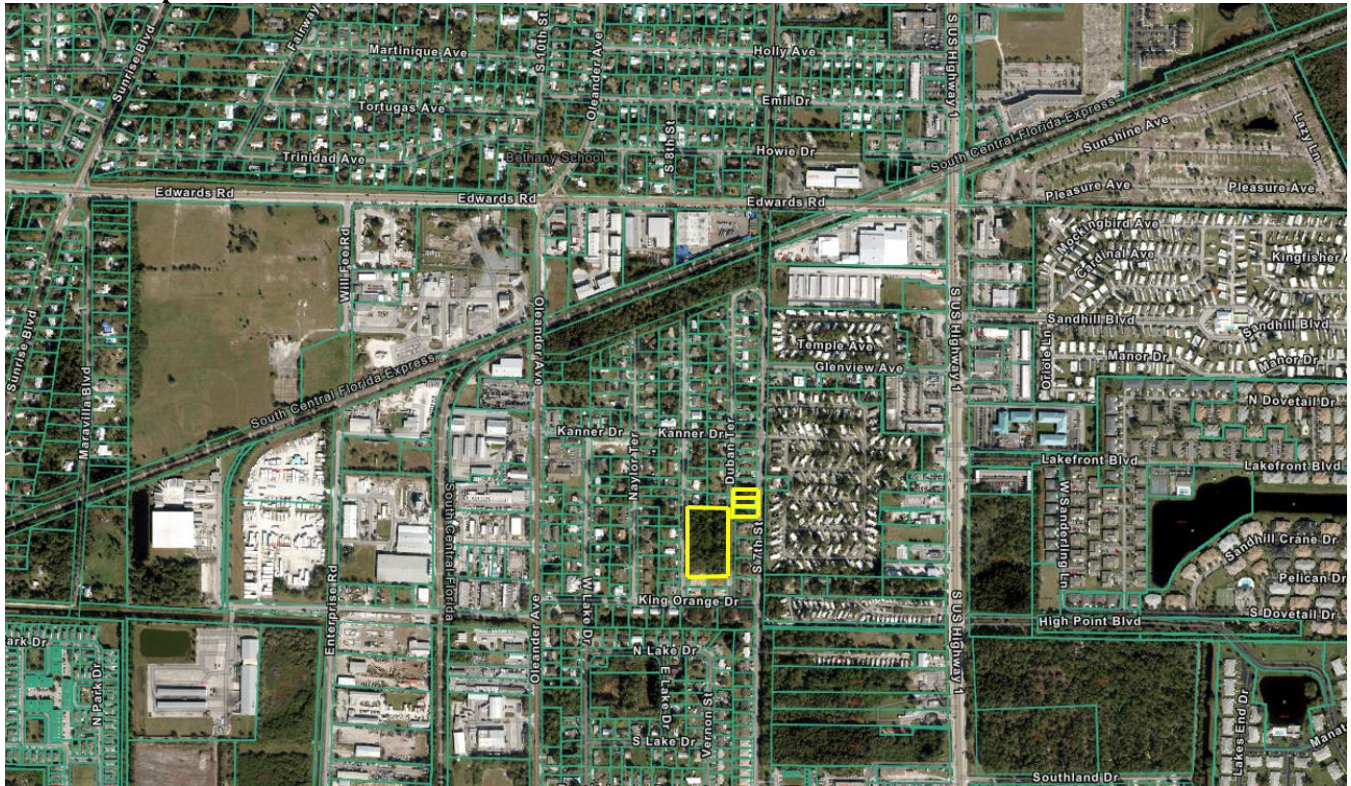
Current Zoning: RM-11 (Residential Multi-Family 11 – County)

Proposed Zoning: R-4 (Residential Medium Density – City)

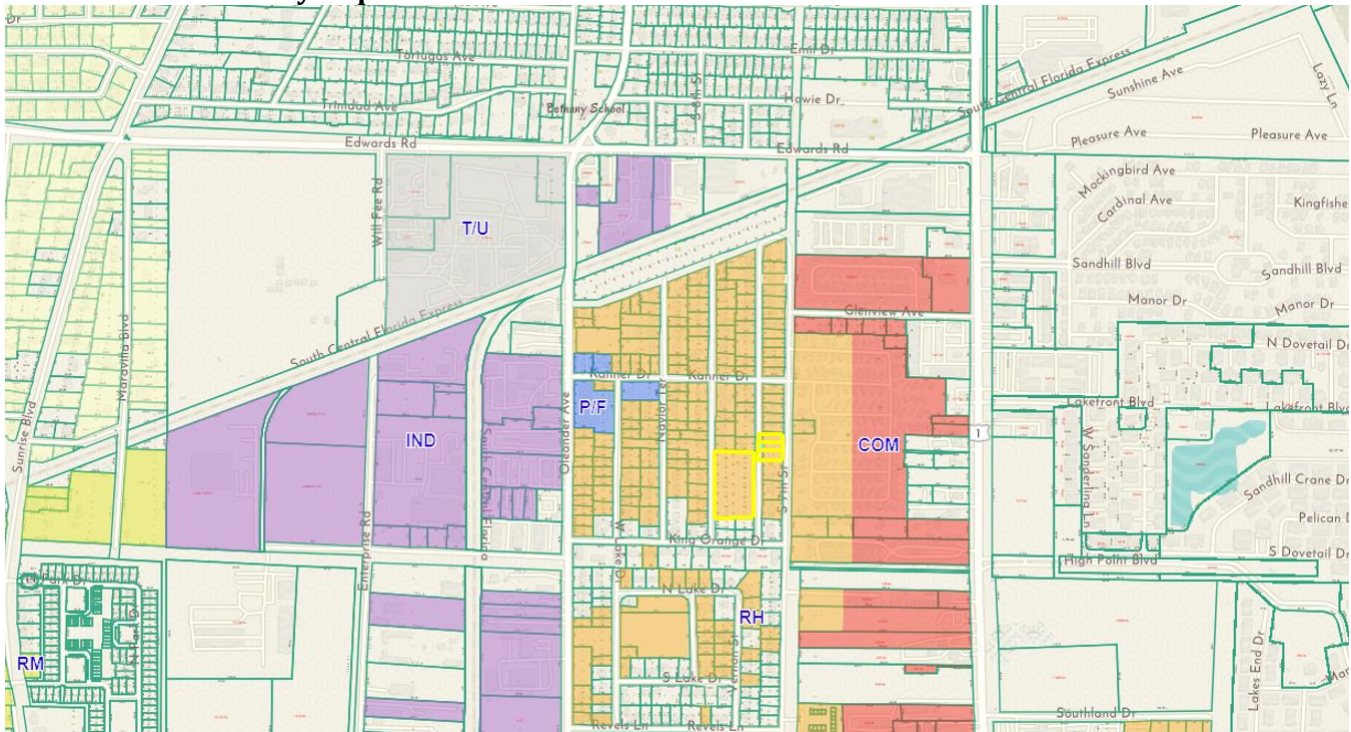
Current Future Land Use: RH (Residential High – County)

Proposed Future Land Use: RH (Residential High Density – City)

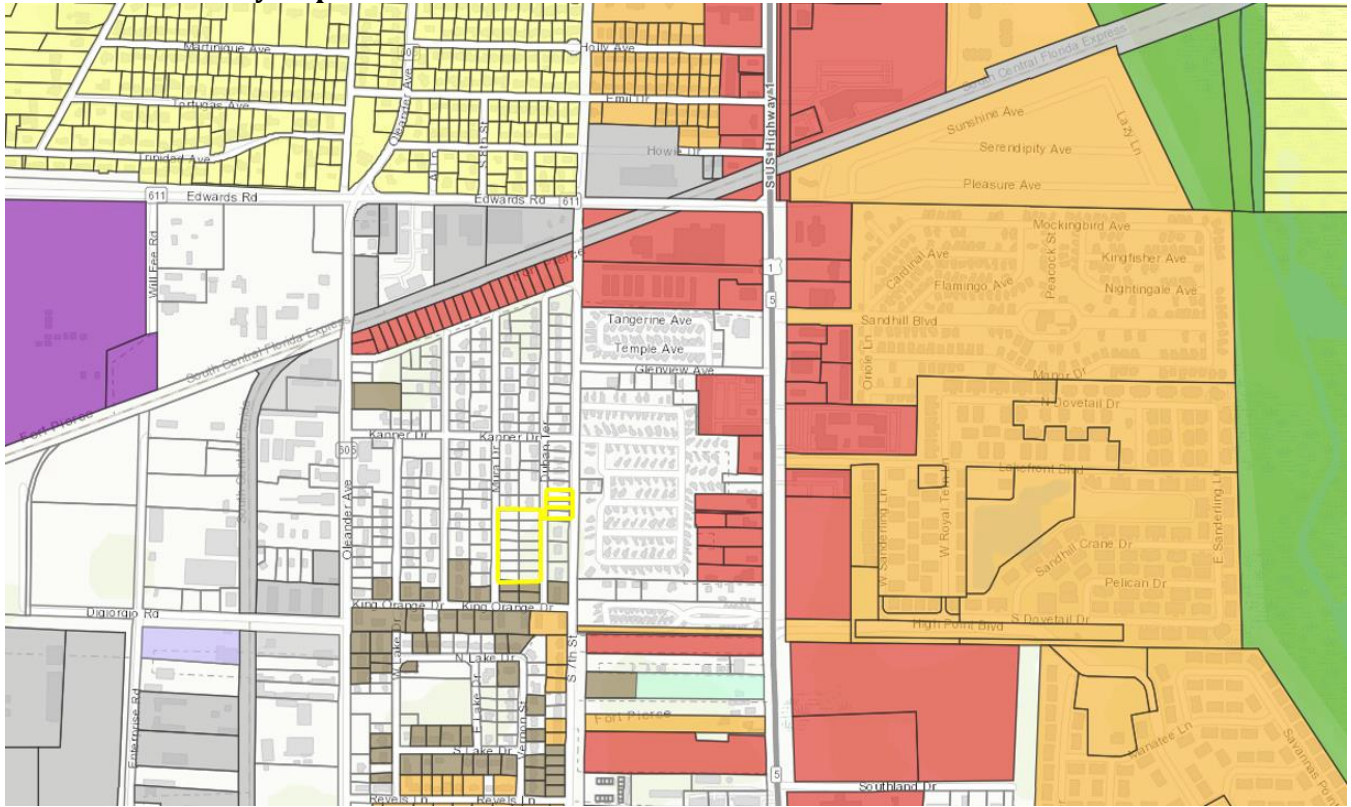
Location Map:



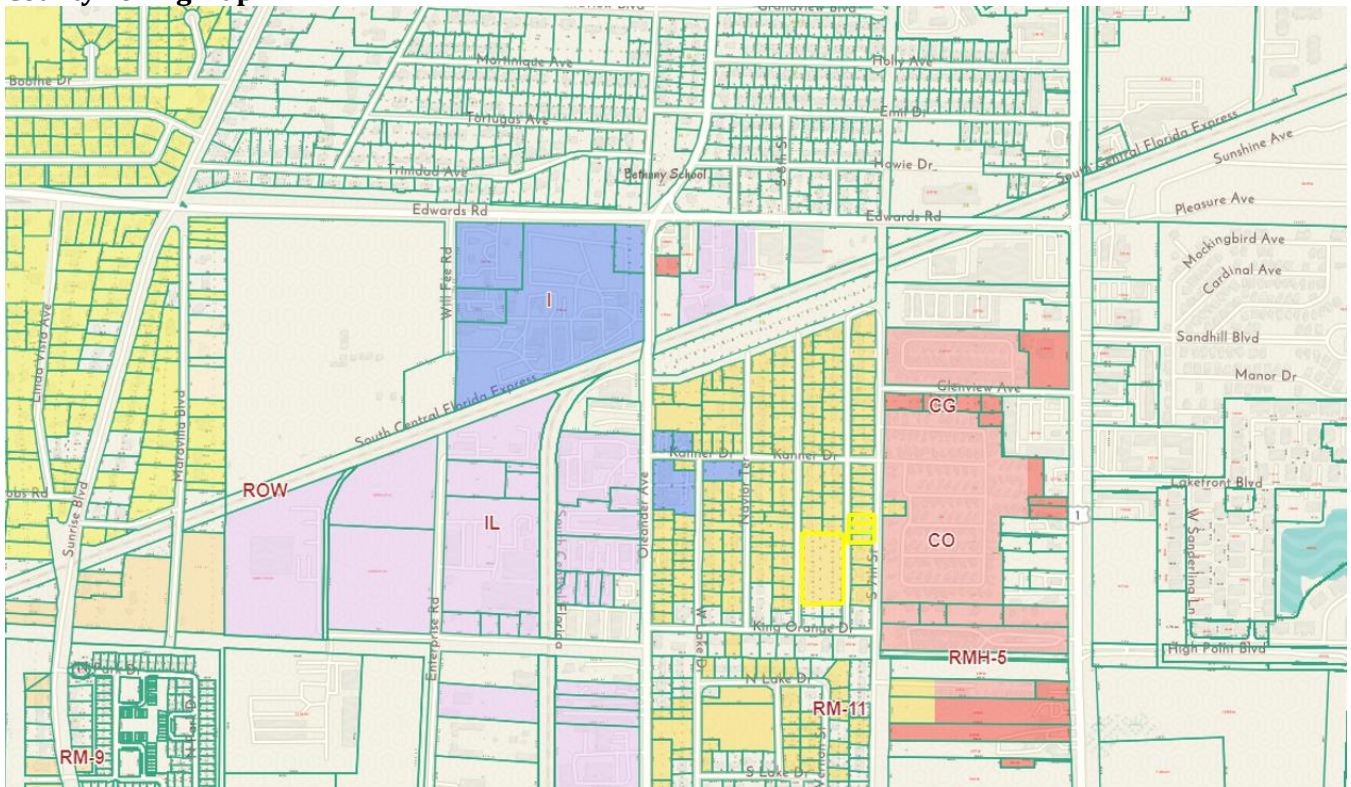
Future Land Use County Map:



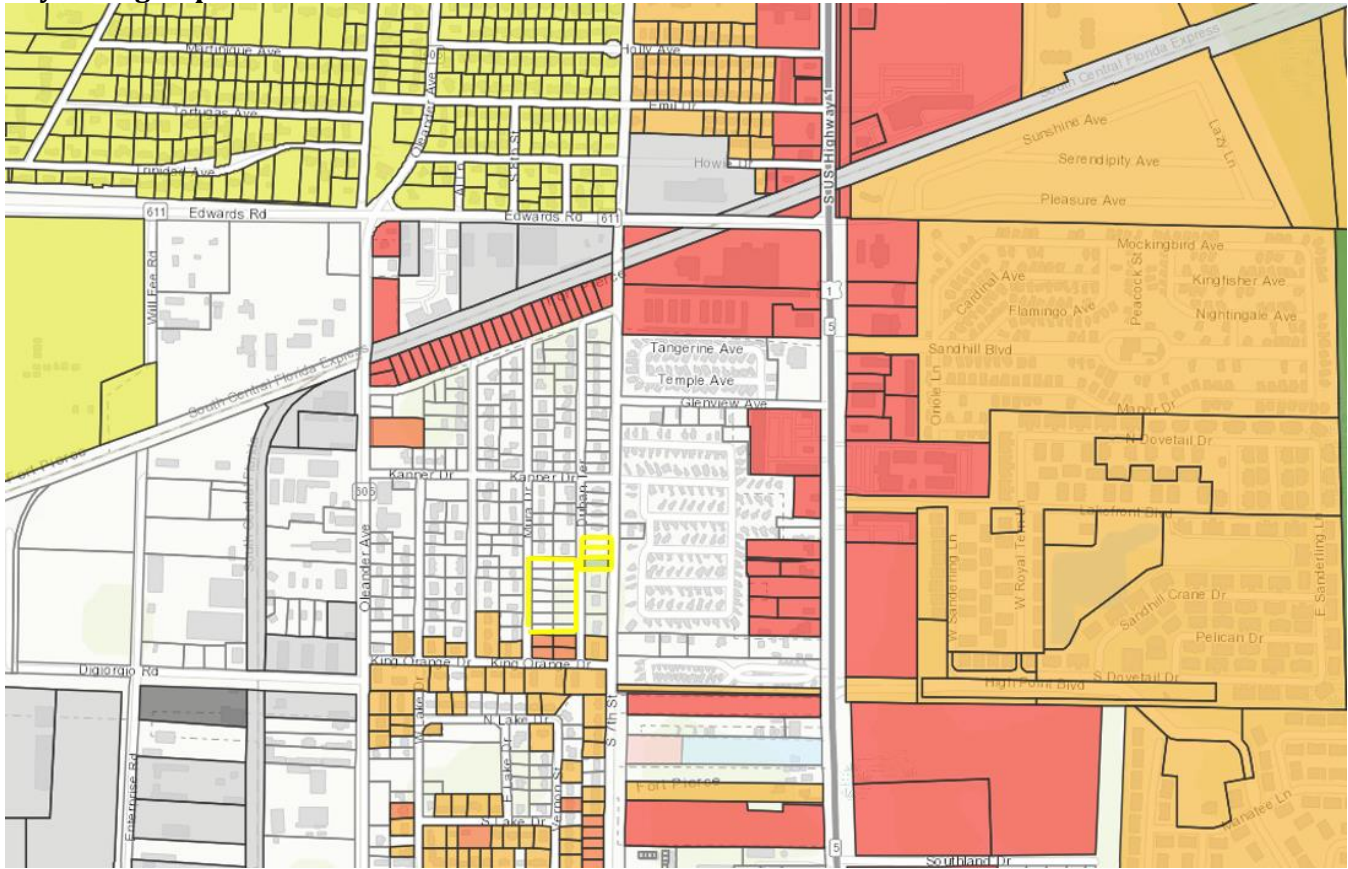
Future Land Use City Map:



County Zoning Map:



City Zoning Map:



Surrounding Zoning:

	North	East	South	West
Site Area: +/- 2.95 acres	RM-11 (County)	CG (County)	R-5 (City)/RM-11 (County)	RM-11 (County)

Utilities:

Located within the FPUA Service Area

Staff Analysis

Request for review of an application for an annexation of four (4) parcels into the city, with a City Future Land Use of RH, High Density Residential, and a City Zoning of R-4, Medium Density Residential.

Existing Conditions

Currently the land is vacant with all four parcels having a County Future Land Use of RH, Residential High, and a County Zoning of RM-11, Residential Multi-Family 11 (11 units per acre).

Stormwater Retention & Landscaping

Stormwater retention, drainage and landscaping requirements are to be met when permits are submitted for building on these parcels.

Comprehensive Plan

The subject properties will be designated with a City Future Land Use of High Density Residential. The High Density Residential (RH) designation is intended for parcels that are best suited for medium to high density multifamily

residential uses ranging in density from 12 to 18 dwelling units per acre. This category allows multifamily dwellings including apartments, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed.

The subject properties will be designated with a City Zoning of R-4, Residential Medium Density. The medium density residential district is designed to accommodate a variety of housing types, including conventional single-family dwellings, duplexes and, where desirable, townhome dwellings, mobile homes or multifamily housing with three or more dwelling units. Maximum gross densities should generally not exceed ten units per acre for conventional developments and 12 units per acre for innovative residential developments. This intensity of residential use is envisioned for locations which have public water and sewer service and which have adequate access to arterial or collector streets. Certain nonresidential uses are permitted under the parameters and safeguards set forth in this section.

Summary of Technical Review Committee

All affected departments have reviewed the proposed Development Plan with regards to consistency with established ordinances and requirements of the City Code. The Technical Review Committee reviewed this project, and all departments supported the annexation.

Staff Recommendation

Staff recommendation is for the Planning Board to move the proposed Annexation for approval to City Commission.



BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 12.21.23
Property Address: Annexallon - Harry Blue - Parcel ID(s): 2427-603-0104-000-7, 2427-603-0135-000-3, 2427-603-0134-000-6 and 2427-603-0136-000-0

Please be advised that the project may trigger the requirements indicated below:

- 1. Building Official or his representative has no comment at the time of this meeting, but reserves the submission of comments upon completion of the official plan review.
2. Pre-construction meeting with the City's Building Department is requested.
3. All new construction or alterations shall meet the requirements of the Florida Building Code 7th Edition.
4. Building Permit required.
5. Signed and sealed construction drawings required.
6. Must meet the following Accessibility requirements:
- Accessible route
- Handicapped parking spaces
- Means of egress
7. Change of Use required
- Shall include a signed and sealed Life Safety Plan
- Shall include a signed and sealed comprehensive drawing, detailing how the building and elements will comply with the Florida Building Code requirements.
8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
9. Flood Development Permit required.
10. Final plat and approved parcel ID's required to submit or DPCR and building permit review.
11. Open permits, requiring attention exist.
12. Shall meet the Fire Prevention Code:
- Sprinkler system is required.
- Smoke alarm system is required.
15. Other

Additional Comments/Requirements:

Empty rectangular box for additional comments or requirements.

Building Official's or Representative's Signature

Handwritten signature

Date:

12/19/23



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

Florida

To : Planning Department

FROM: John R. Andrews, P.E., City Engineer

RE : Mura Drive – Annexation – Harry Blue
Property Tax ID 2427-603-0104-000-7, 2427-603-0135-000-3, 2427-603-0134-000-6, and 2427-603-0136-000-0

DATE : December 21, 2023

This is to advise you that we have completed the review of the following documents as received by this office on December 7, 2023:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Annexations | <input type="checkbox"/> Future Land Use Designation |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Executed Construction Contract |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we

- | | | |
|---|---|------------------------------|
| <input checked="" type="checkbox"/> Recommend | <input type="checkbox"/> Do Not Recommend | |
| <input type="checkbox"/> CU Approval | <input type="checkbox"/> DPCR Approval | <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor, and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for advisory comments

JRA/jra



Technical Review Committee meeting

December 21, 2023

Case #: 23-02000012

Planner: City of Ft. Pierce Planning Department

Annexation, 17 properties.

Harry Blue, Silver Lake Park, (no street address) Fort Pierce, FL

Comments:

No comments at this time.

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Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3402

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: # 23-02000012

**Annexation - Harry Blue - Parcel ID(s): 2427-603-0104-000-7, 2427-603-0135-000-3,
2427-603-0134-000-6 and 2427-603-0136-000-0**

Comments

FPUA W/WW Engineering: **Approved.**

FPUA Electric Engineering: **This submission is outside of the FPUA electric service area.**

FPUA Gas: **Approved. Natural gas can be made available.**

FPUANet Fiber: **FPUANet approves.**

Fiber Services can be made available depending of the time frame



Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.

www.fpua.com





Harry Blue
11900 W Midway Road
Fort Pierce, FL 34945

Subject: Annexation - Parcel IDs: 2427-603-0135-000-3, 2427-603-0136-000-0, 2427-603-0104-000-7 and 2427-603-0134-000-6 - Technical Review Committee Comments for December 21, 2023 TRC Meeting

City of Fort Pierce Planning Department

1. No comments at this time

Fort Pierce Engineering Department

1. Update the engineer's "Opinion of Cost" to include the following:
 - a. Add costs associated with the landscaping and irrigation of common areas and any streetscape plantings.
 - b. Update the square yard cost of SP 9.5 (1") to \$14.60 and the SP 12.5 (1-1/2") to \$21.00.
2. Future comments may be provided once the review by the City's reviewing surveyor, Northstar Geomatics, has been finalized.
3. ADVISORY COMMENT:
Prior to the City of Fort Pierce City Clerk's endorsement of the Final Plat, the appropriate recorded bonding mechanism must be in place, ensuring construction completion of all outstanding infrastructure (sidewalks, roadways, drainage, utilities, curb, striping, etc.). The total bond amount is to be determined and shall be based upon the sum reflected on the approved Engineer's Opinion of Cost.

Fort Pierce Building Department

1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
2. Pre-construction meeting with the City's Building Department is requested.

3. Any construction will need to meet the requirements of the Florida Building Code 7th Edition.
4. Building Permit required.
5. Signed and sealed construction drawings required.

Fort Pierce Police Department

No comments at this time

St. Lucie County Planning Department

Comments may be forthcoming

St. Lucie County PW/Engineering

No comments at this time

City Clerk Office

Comments may be forthcoming

Code Enforcement

Comments may be forthcoming

Fort Pierce Utilities Authority

FPUA W/WW Engineering: Approved.

FPUA Electric Engineering: This submission is outside of the FPUA electric service area.

FPUA Gas: Approved. Natural gas can be made available.

FPUAnet Fiber: FPUAnet approves.

Fiber Services can be made available depending of the time frame.

St. Lucie County Fire District

Comments may be forthcoming

Florida Department of Transportation

Comments may be forthcoming

St. Lucie County School Board

Comments may be forthcoming



February 15, 2023

Mr. George Landry, County Administrator
Saint Lucie County
2300 Virginia Avenue
Fort Pierce, FL 34982

Dear Mr. Landry,

The City of Fort Pierce, pursuant to Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, dated June 6, 2005, is providing written notification, to the Saint Lucie County Administrator and the Saint Lucie County Attorney, of an impending annexations of properties located at or near the south intersection of Kanner Road and Duban Terrace in Fort Pierce, Florida, more specifically at Parcel IDs: 2427-603-0135-000-3, 2427-603-0136-000-0, 2427-603-0104-000-7 and 2427-603-0134-000-6. The first reading of the prospective annexation is scheduled for the City Commission meeting on March 18, 2024, and the second reading is scheduled for the City Commission meeting on April 1, 2024.

Please find enclosed copies of the application and Technical Review Committee memo for these voluntary requests by the property owner. Feel free to contact Kevin Freeman, Planning Director, at 772-467-3730, or project manager Ryan Altizer, Senior Planner at 772-467-3742 with any questions you may have.

Sincerely,

Ryan Altizer

Ryan Altizer, Senior Planner

cc: Howard Tipton, County Administrator
Nick Mimms, P.E., City Manager
Kevin Freeman, Planning Director
Linda Cox, MBA, City Clerk
Tanya Earley, City Attorney

ENCLS:

1. Technical Review Committee Memo
2. Application
3. Draft Ordinance



February 15, 2024

Daniel S. McIntyre, County Attorney
Saint Lucie County
2300 Virginia Avenue
Fort Pierce, FL 34982

Dear Mr. McIntyre,

The City of Fort Pierce, pursuant to Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, dated June 6, 2005, is providing written notification, to the Saint Lucie County Administrator and the Saint Lucie County Attorney, of an impending annexations of properties located at or near the south intersection of Kanner Road and Duban Terrace in Fort Pierce, Florida, more specifically at Parcel IDs: 2427-603-0135-000-3, 2427-603-0136-000-0, 2427-603-0104-000-7 and 2427-603-0134-000-6. The first reading of the prospective annexation is scheduled for the City Commission meeting on March 18, 2024, and the second reading is scheduled for the City Commission meeting on April 1, 2024.

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Sincerely,

Ryan Altizer

Ryan Altizer, Senior Planner

cc: Howard Tipton, County Administrator
Nick Mimms, P.E., City Manager
Kevin Freeman, Planning Director
Linda Cox, MBA, City Clerk
Sara Hedges, City Attorney

ENCLS:

1. Technical Review Committee Memo
2. Application
3. Draft Ordinance

BUSINESS IMPACT ESTIMATE

SUBMITTED BY:

SUBJECT:

1. Summary of the proposed ordinance, including a statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the municipality.

2. Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City:
 - a. Estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted.

 - b. Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.

 - c. An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

3. A good faith estimate of the number of businesses likely to be impacted by the ordinance.

4. Any additional information the Commission may find useful.

As approved as part of SB170 and effective October 1, 2023, pursuant to Section 166.041(4), Florida Statutes, the City is required to prepare a business impact estimate prior to enacting an ordinance, subject to exemptions noted in the Law.

This does not apply to the following types of ordinances:

1. Ordinances required for compliance with federal or state law or regulation;
2. Ordinances relating to the issuance or refinancing of debt;
3. Ordinances relating to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
4. Ordinances required to implement a contract or an agreement, including, but not limited to, any federal, state, local, or private grant, or other financial assistance accepted by a municipal government;
5. Emergency ordinances;
6. Ordinances relating to procurement; or
7. Ordinances enacted to implement the following:
 - a. Part II of chapter 163, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements, and development permits;
 - b. Sections 190.005 and 190.046; 351
 - c. Section 553.73, relating to the Florida Building Code; or
 - d. Section 633.202, relating to the Florida Fire Prevention Code.