



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

FROM: Kerry C. Driver, Planner

RE: **Application for Voluntary Annexation
at Location**

BOARD DATE: **May 5, 2024**

STAFF REPORT

**Property Owners/
Applicants**

Ignacio & Amelia
Garcia

Requested Action: Approval of a Voluntary Application for Annexation

Site Locations: 2507 Rolyat Street, Fort Pierce, FL 34947

Parcel ID: 2419-601-0049-000-2

Parcel Area: **0.24** acres

**Current
Future Land Use:** Commercial - SLC

Current Zoning: Commercial, Office - SLC

**Proposed
Future Land Use:** GC, General Commercial

Proposed Zoning: C-1, Office Commercial

Utilities: FPUA

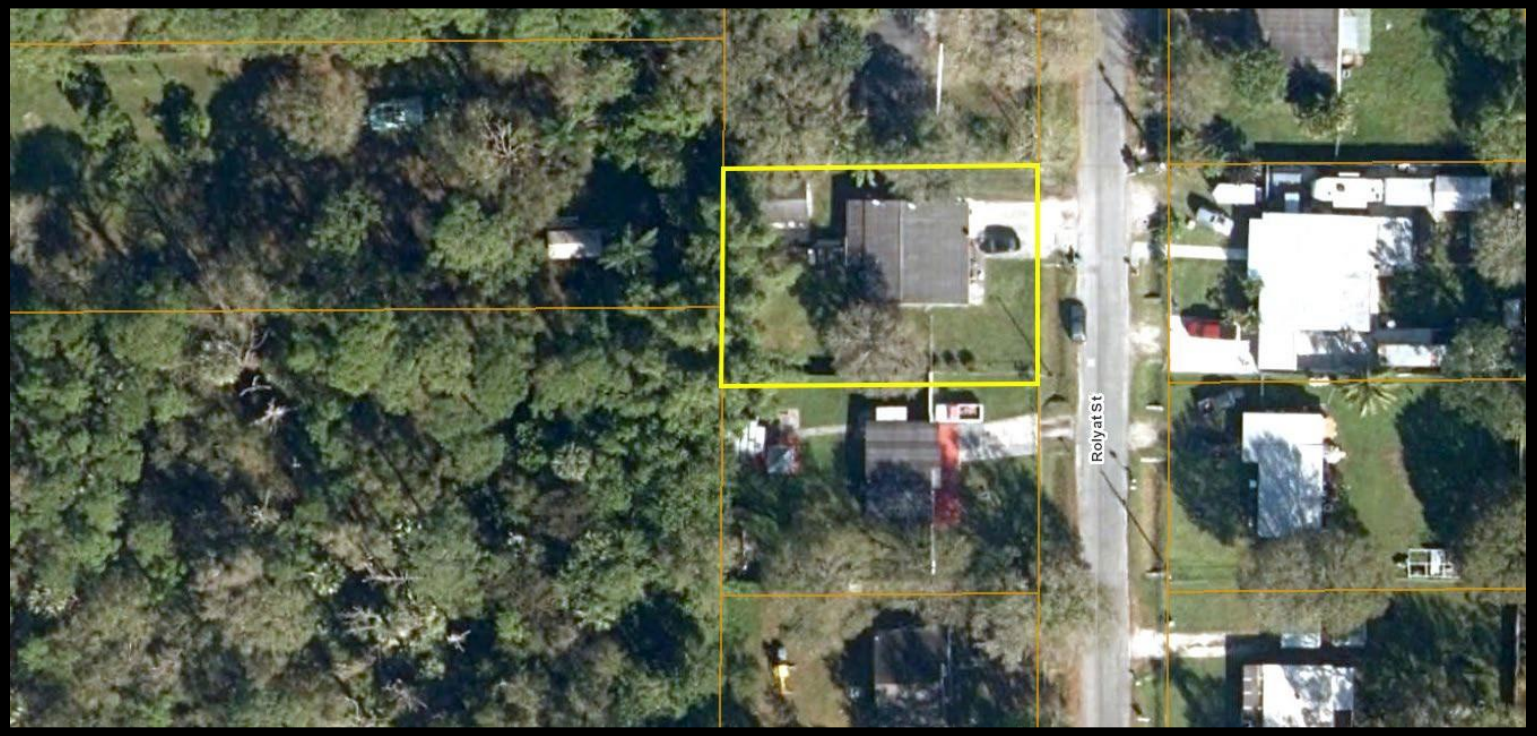
	North	East	South	West
Surrounding FLU:	Commercial (COM)	Commercial (COM)	General Commercial (GC)	Office Commercial (C-1)
Surrounding Zoning:	Commercial, Office (CO)	Commercial, Office (CO)	General Commercial (C-3)	Office Commercial (C-1)

Staff Analysis:

Request

This is a voluntary annexation of Address 2507 Rolyat St. The parcel ID is 2419-601-0049-000-2

INSERT LOCATION MAP



The subject property has a St. Lucie County Future Land Use designation of Commercial 0 du/ac (COM) and a zoning designation of Commercial, Office, 10 (CO). To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use designation for the parcel is General Commercial (GC), with a zoning classification of Office Commercial (C-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 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. Furthermore, pursuant to Chapter 171.046(1), F.S., whereas the Legislature recognizes that enclaves can create significant problems in planning, growth management, and service delivery, and therefore declares that it is the policy of the state to eliminate enclaves.

The current taxable value of the property is \$150,700. Should the Application for Annexation be approved, 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 has a single-family home.

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 the 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 OC and COM, respectively, and the City's Comprehensive Plan. Thereby, the requested Future Land Use and Zoning Designations of GC and C-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 will provide notice of this annexation by mail to the St. Lucie County Administrator's Office by **March 13, 2024**, 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 submittals and have no objections regarding the proposed voluntary annexation applications 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 voluntary annexation, along with the associated Future Land Use designation of GC and the Zoning designation of C-1.

Planning Board

The City of Fort Pierce Planning Board, at their **March 11th, 2024**, meeting, voted 4 to 2 to recommend Approval of the annexation.