



TO: Linda Cox, Acting City Manager

FROM: Kerry C. Driver, Planner

RE: **Application for Voluntary Annexation
for Parcel IDs: 2404-111-0003-010-1 and
2404-111-0003-000-8**

BOARD DATE: September 16, 2024

STAFF REPORT

**Property Owners/
Applicants** Jason Merritt

Representative Jason Merritt

Requested Action: Approval of a Voluntary Application for Annexation

Site Locations: 1835 & 1839 Sandridge Rd.

Parcel ID: 2404-111-0003-010-1 and 2404-111-0003-000-8

Parcel Area: 2.15 acres

**Current
Future Land Use:** Commercial (COM)

Current Zoning: Commercial General (CG)

**Proposed
Future Land Use:** General Commercial (GC)

Proposed Zoning: General Commercial (C-3)

Utilities: FPUA

	North	East	South County	West
Surrounding FLU:	General Commercial (GC)	General Commercial (GC)	Boundary Commercial (BC)	County ROW
Surrounding Zoning:	General Commercial (C-3)	General Commercial (C-3)	General Commercial (C-3)	County ROW
Staff Analysis:				

Request

This is a voluntary annexation on parcel IDs 2404-111-0003-010-1 and 2404-111-0003-000-8

INSERT LOCATION MAP



The subject properties have a St. Lucie County Future Land Use Designation Commercial (COM) and a zoning classification of Commercial General (CG). To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed City Future Land Use designation for the parcels will be changed to General Commercial (GC) and the 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 are contiguous to the Fort Pierce City municipal boundary and within the FPUA service area. 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 \$600,000. Should the Application for Annexation be approved, they 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 one of the properties lots is vacant and the other has a dwelling structure.

Comprehensive Plan

Staff has reviewed the Comprehensive Plan and finds the proposed annexations are 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 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 parcel abuts properties that are within the City limits. The properties are owned by the same owner and proposes to combine both lots. The annexation of the properties 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 be modified to General Commercial (GC) and General Commercial (C-3), respectively, and the City's Comprehensive Plan. Thereby, the requested Future Land Use and Zoning Classifications 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 provided notice of the annexation by mail to the St. Lucie County Administrator's and Attorney's office on August 15, 2024, no fewer than thirty (30) days prior to the first reading of these annexations by the City Commission. Notice by newspaper was submitted for Sunday's September 1st and 22nd, 2024 publication.

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.

Planning Board

The City of Fort Pierce Planning Board, at their August 12, 2024, meeting, voted 6 to 6 to recommend Approval of the annexation.

Staff Recommendation

As proposed, the annexation meets the standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Therefore, the Planning Staff recommends approval of the proposed voluntary annexation, along with the associated Future Land Use designation of GC and the Zoning classification of C-3.