



CITY OF FORT PIERCE

PLANNING BOARD

March 11th, 2024

Garcia Annexation
2507 Rolyat Street

APPLICANT

Ignacio & Amelia Garcia

PROPERTY OWNER(S)

Ignacio & Amelia Garcia

PARCEL ID #(S):

2419-601-0049-000-2

Garcia ANNEXATION



SUMMARY

Request for review of an application for a Voluntary Application for Annexation for one (1) parcel of land at or near 2507 Rolyat Street.

BACKGROUND

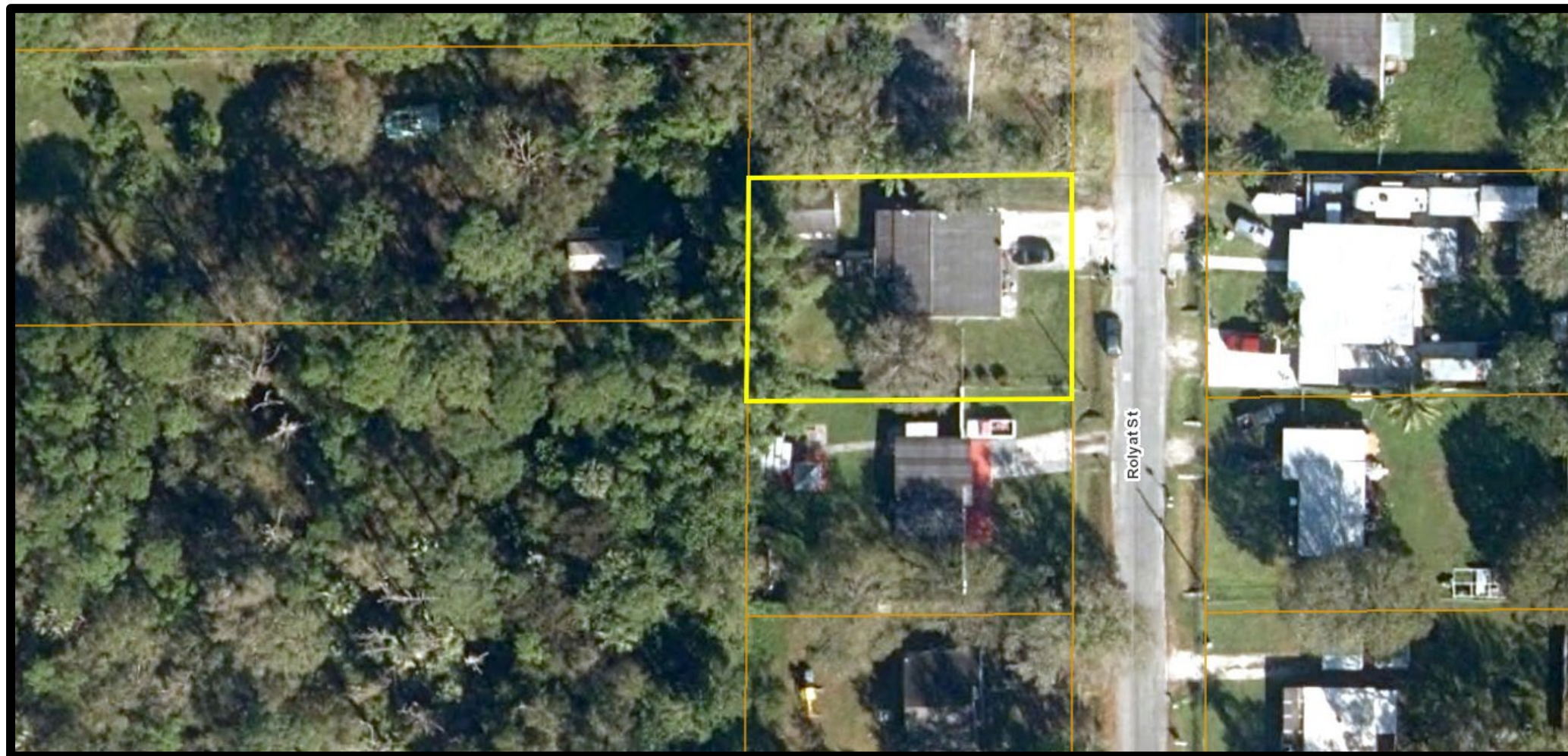
The applicant is requesting a voluntary annexation of one (1) parcel at or near 2507 Rolyat Street in Fort Pierce, Florida. The parcel ID is 2419-601-0049-000-2.

The subject property has St. Lucie County Future Land Use designations of Commercial (COM) and a St. Lucie County Zoning designation of Commercial, Office (CO). The applicant is proposing Future Land Use designations of General Commercial 15 du/ac (GC) with a Zoning classification of Office Commercial (C-1).

Garcia ANNEXATION



SITE LOCATION



SITE AREA= 0.24 +/- Acres

Garcia ANNEXATION



COMPREHENSIVE PLAN

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.

The current 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 if developed, depending on the millage rate per year, which currently is 6.9000. The property has an existing dwelling unit.

Garcia ANNEXATION



COMPARISON TABLE

FLU COMPARISON -

FUTURE LAND USE COMPARISON					
	ACRES	SQ.FT			
SITE AREA	0.24	10,454.4			
		RESIDENTIAL		COMMERCIAL	
	FLU	MAX DENSITY	MAX UNITS	FAR	MAX FLOORSPACE
EXISTING	SLC - COMMERCIAL (COM)	0	0	2.5	26,136.0 SQ.FT
PROPOSED	GENERAL COMMERCIAL (GC)	15	3	1.0	10,454.4 SQ.FT
		INCREASE / (DECREASE)		3	(15,681.6) SQ.FT

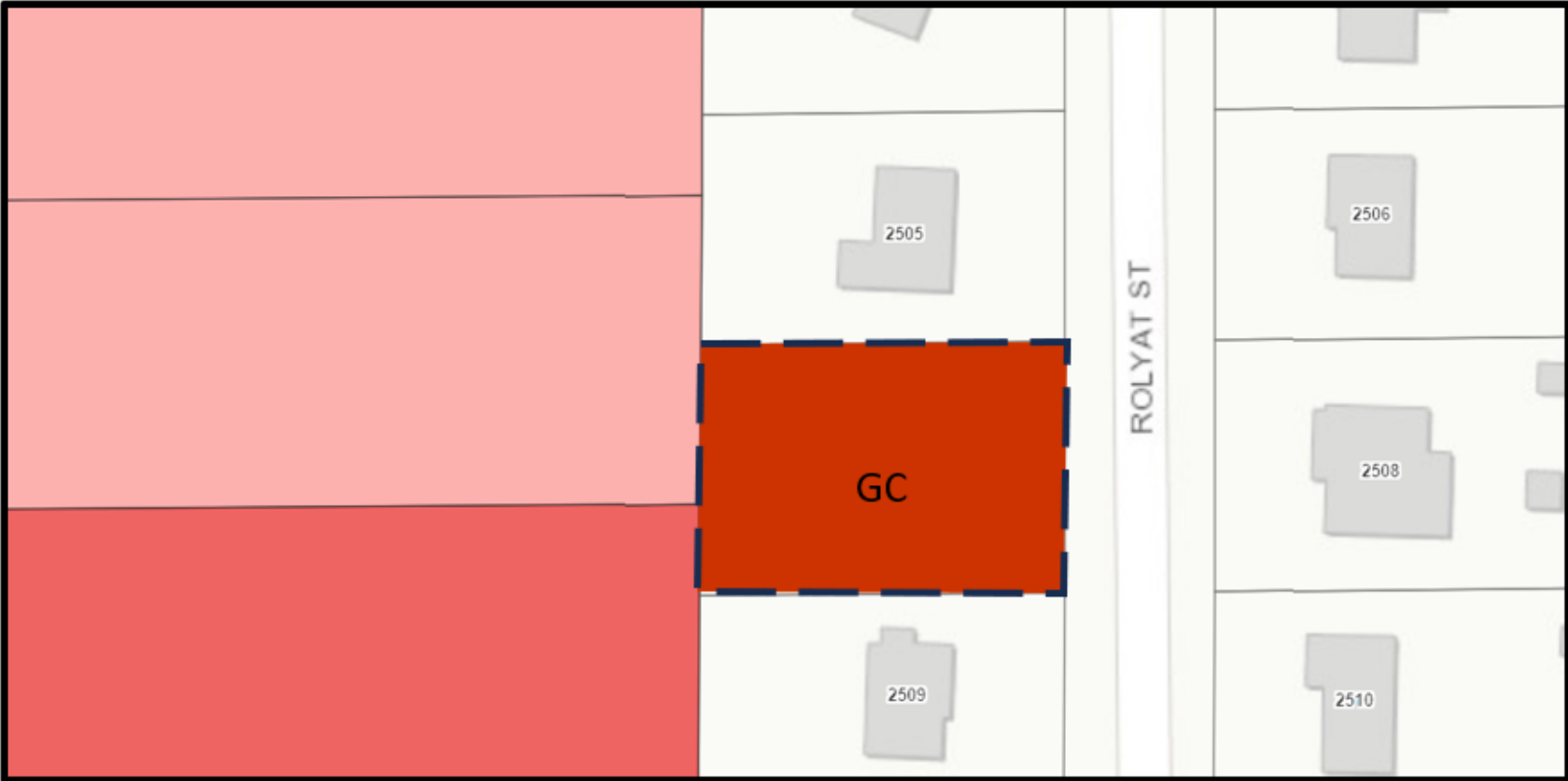
Note: SLC FAR Estimated based on lot coverage and building height restrictions



EXISTING/PROPOSED FUTURE LAND USE

Current FLU: COM
(Commercial 0 du/ac – St. Lucie County)

Proposed FLU: GC
(General Commercial 15 du/ac – City of Fort Pierce)



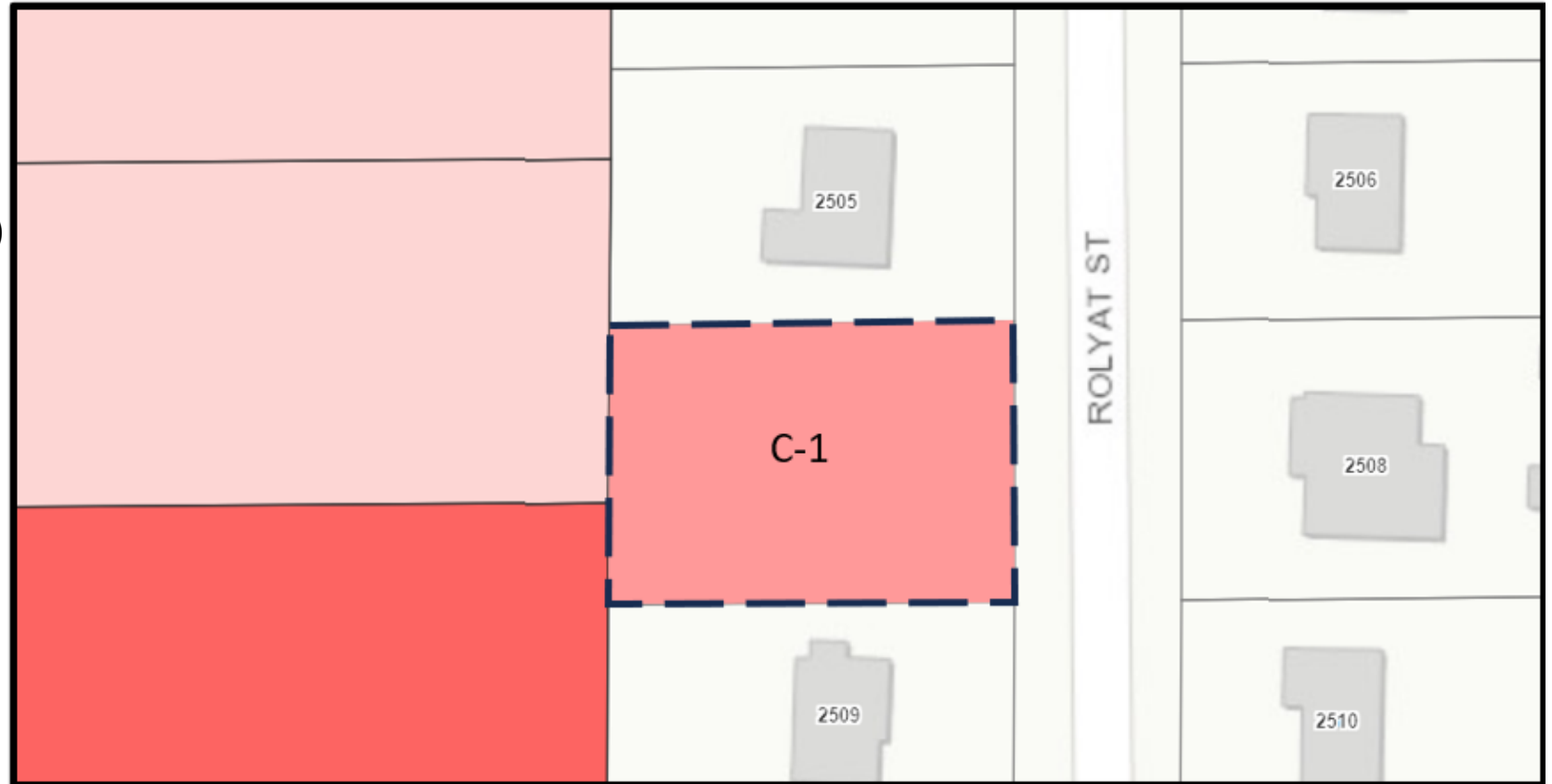
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EXISTING/PROPOSED ZONING

Currently Zoned: CO
(Commercial, Office– St. Lucie County)

Proposed Zoning: C-1
(Office Commercial – City of Fort
Pierce)



Garcia ANNEXATION



RECOMMENDATION

Staff recommendation is for the Planning Board to move the proposed annexation application for Approval to City Commission.

ALTERNATIVE RECOMMENDATIONS

1. Recommend Approval with conditions.
2. Recommend Disapproval.





CITY OF FORT PIERCE

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March 11th, 2024

Garcia Annexation
2507 Rolyat Street



Ignacio Garcia & Amelia Garcia
110 Maple Ave.
Fort Pierce, FL 34982

Subject: Annexation – One parcel at 2507 Rolyat Street– Technical Review Committee Comments for February 15, 2024 TRC Meeting

City of Fort Pierce Planning Department

- Recommending: City Zoning as C-1, Office Commercial
City FLU as GC, General Commercial
- Residential zoning will create a nonconforming lot and it Conditional Use only in Commercial zoned areas

Fort Pierce Engineering Department

No comments at this time

Fort Pierce Building Department

Building Official or his representative has no comments at the time of this meeting but reserves the submission of comments upon completion of the official plan review.

Fort Pierce Police Department

No comments at this time.

St. Lucie County Planning Department

No comments at this time.

St. Lucie County PW/Engineering

No Comments at this time.



City Clerk Office

No comments at this time.

Code Enforcement

No comments at this time.

Fort Pierce Utilities Authority

- FPUA W/WW Engineering: Approved
- FPUA Electric & Gas Engineering: FPUA Electric & Gas Engineering has reviewed the application. Approved.
- FPUA Gas: Approved
- FPUA Fiber: FPUAnet Approves; Fiber Internet Service – Can be Available. If the client would like Fiber Internet Service from FPUA Communications, please contact Eric Peters at (772) 468-1697 for Fiber Internet requirements if service is desired.

St. Lucie County Fire District

No comments at this time.

Florida Department of Transportation

No comments at this time.

St. Lucie County School Board

No comments at this time.



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

FROM: Kerry C. Driver, Planner

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

BOARD DATE: XXXXX, 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:** General Commercial

Proposed Zoning: C-1, Office Commercial

Utilities: FPUA

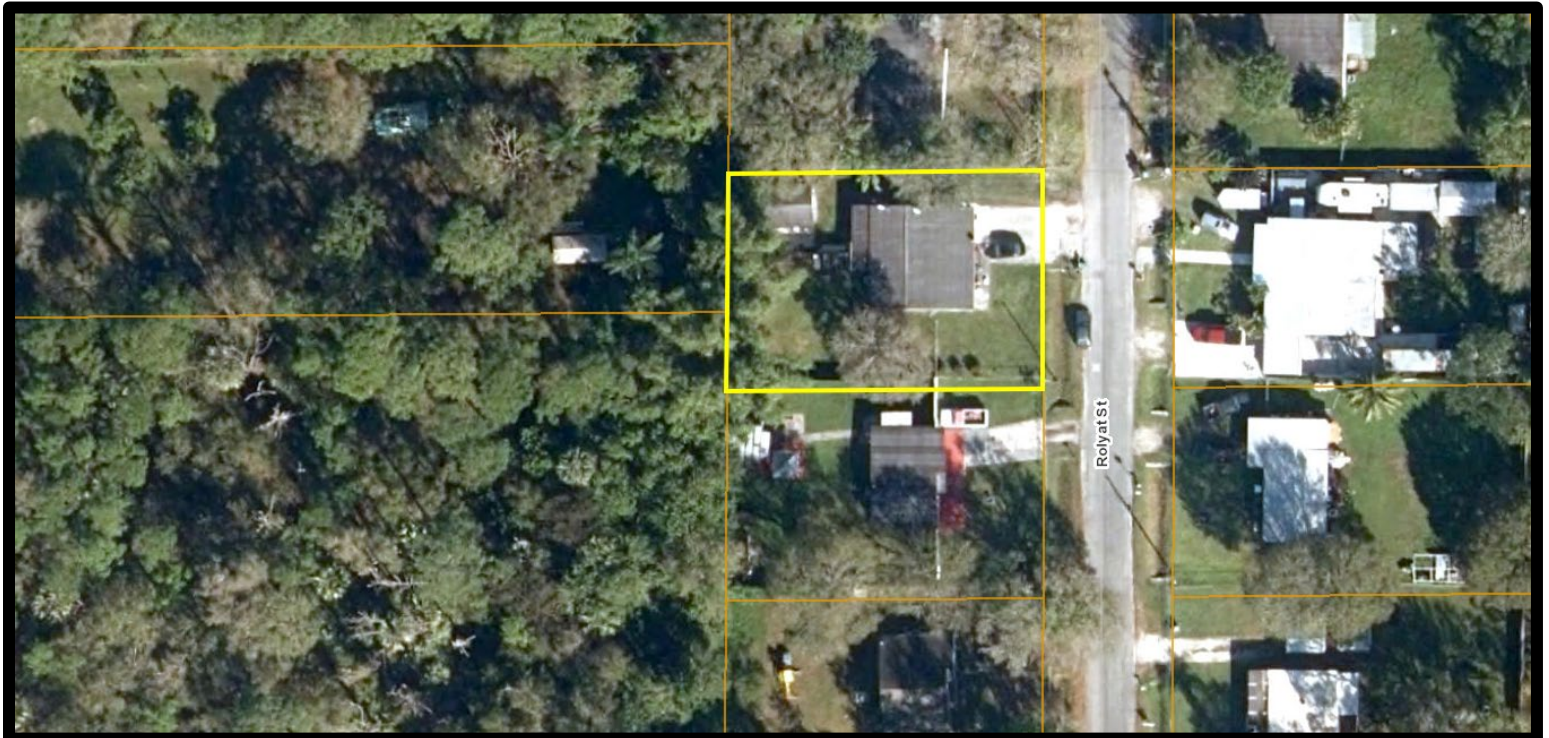
	North	East	South	West
Surrounding FLU:	Commercial (COM)	Commercial (COM)	General Commercial (GC)	Office Commercial (C-1)
Surrounding Zoning:	Commercial, Office (CO)	Commercial, Office (CO)	General Commercial (C-3)	Office Commercial (C-1)

Staff Analysis:

Request

This is a voluntary annexation of Address. 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.

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 **XXXXXX**, 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 **__ to __** to recommend Approval of the annexation.