

CITY OF FORT PIERCE

PLANNING DEPARTMENT

PROJECT: DT VENTURES ANNEXATION - 24-0200002

REVIEWER: RYAN ALTIZER, SENIOR PLANNER

DATE: 3/1/2024

STAFF REPORT

Owner: DT Ventures 1 LLC

Applicant: Blaine Bergstresser, P.E.

Requested Action: Review of an application for an annexation of one (1) parcel into the city, with a City Future Land Use of RL, Low Density Residential, and a City Zoning of R-1, Single-Family Low Density Residential.

Location: 3804 Sunrise Blvd

Parcel IDs: 2433-123-0001-000-1

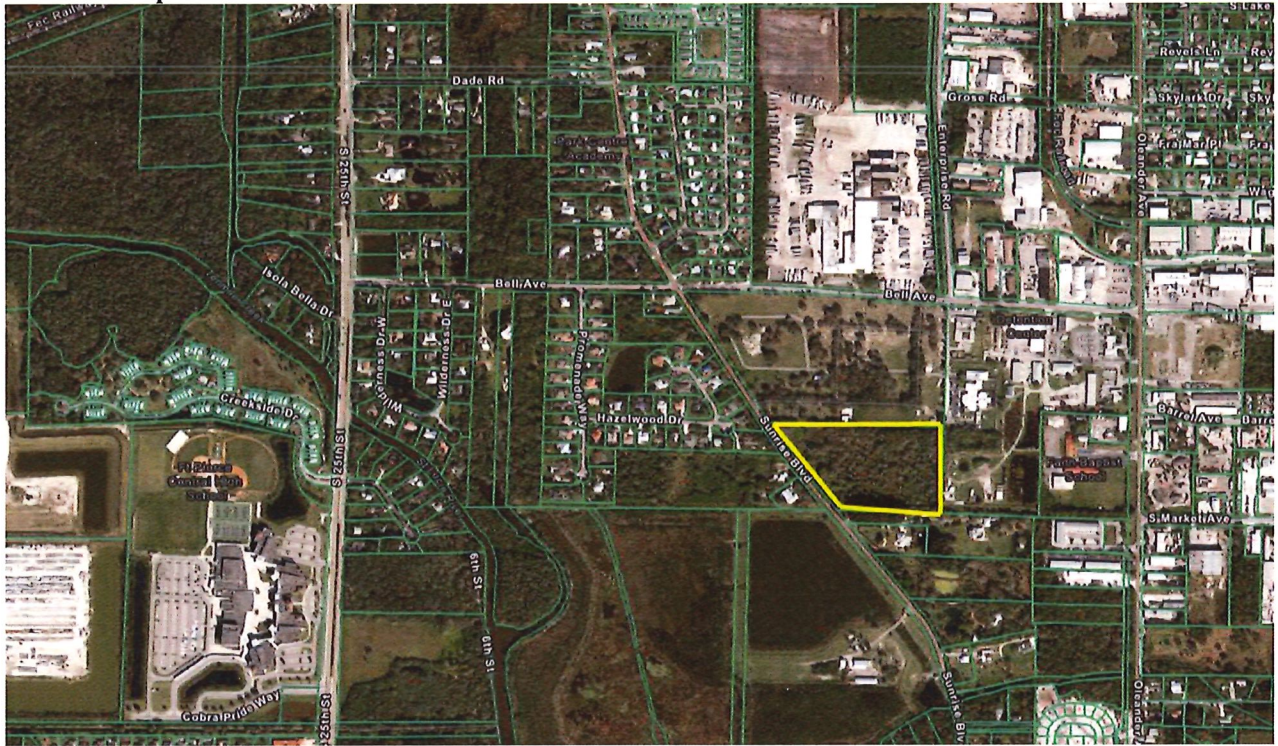
Current Zoning: RS-3 (Residential Single-Family 3 – County)

Proposed Zoning: R-1 (Single-Family Low Density – City)

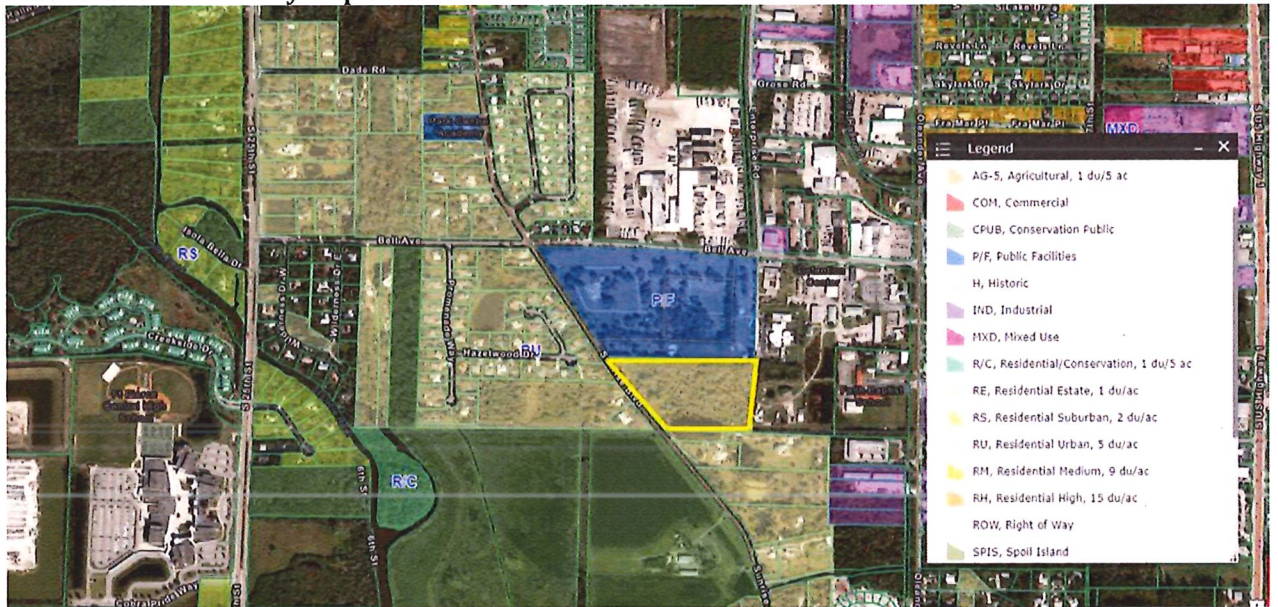
Current Future Land Use: RU (Residential Urban, 5 du/ac – County)

Proposed Future Land Use: RL (Residential Low Density – City)

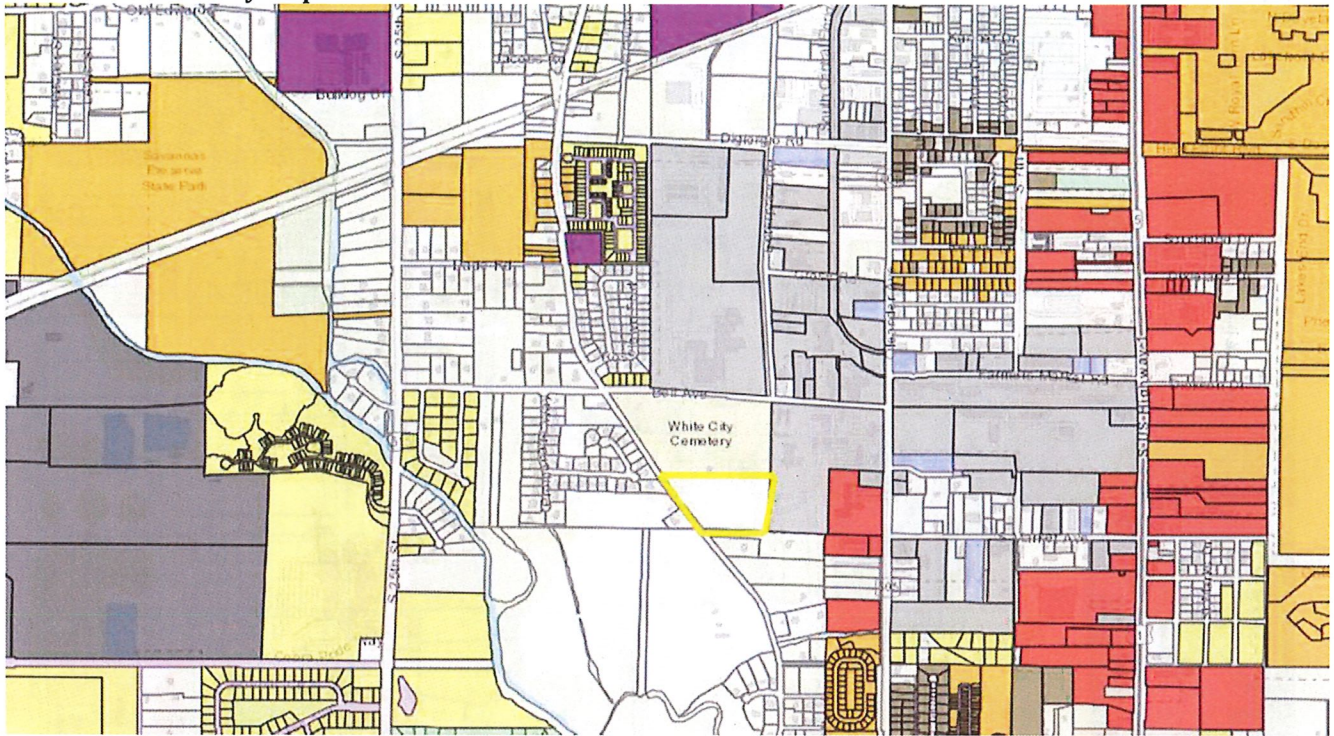
Location Map:



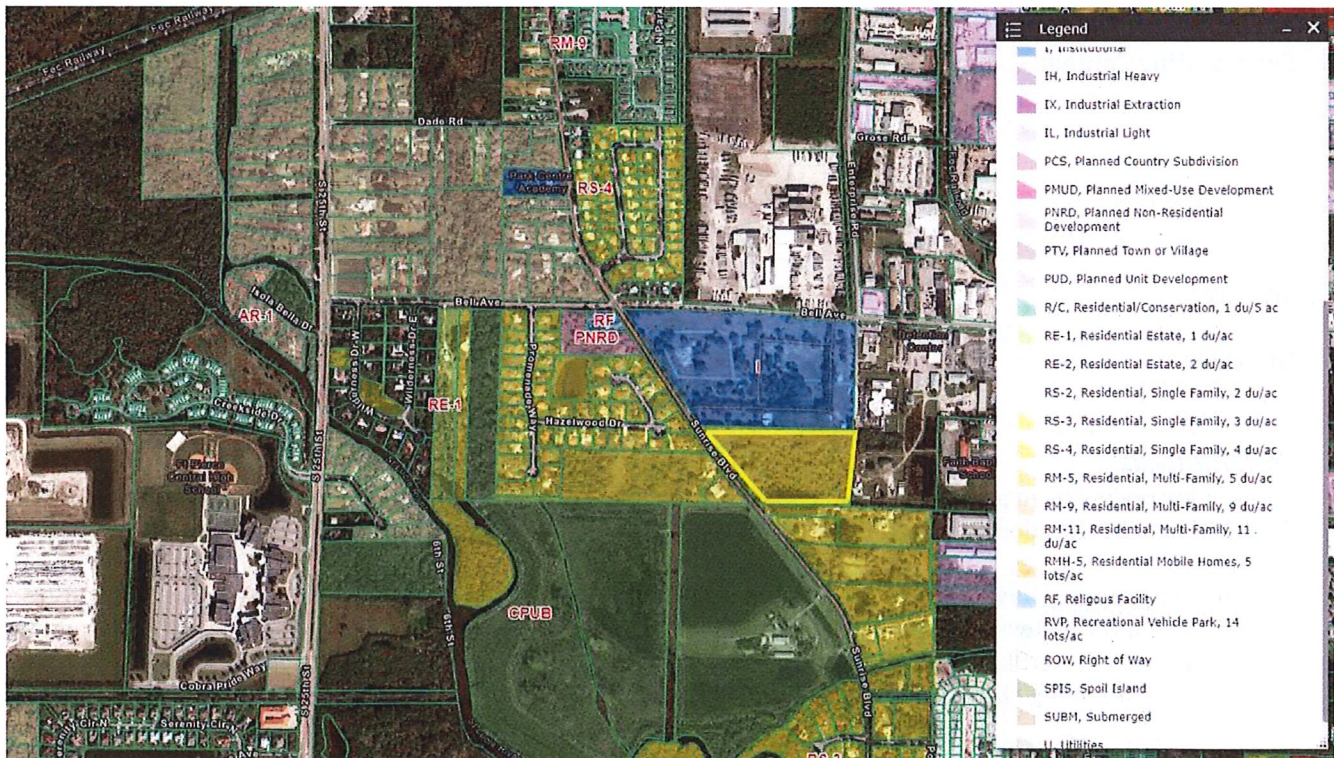
Future Land Use County Map:



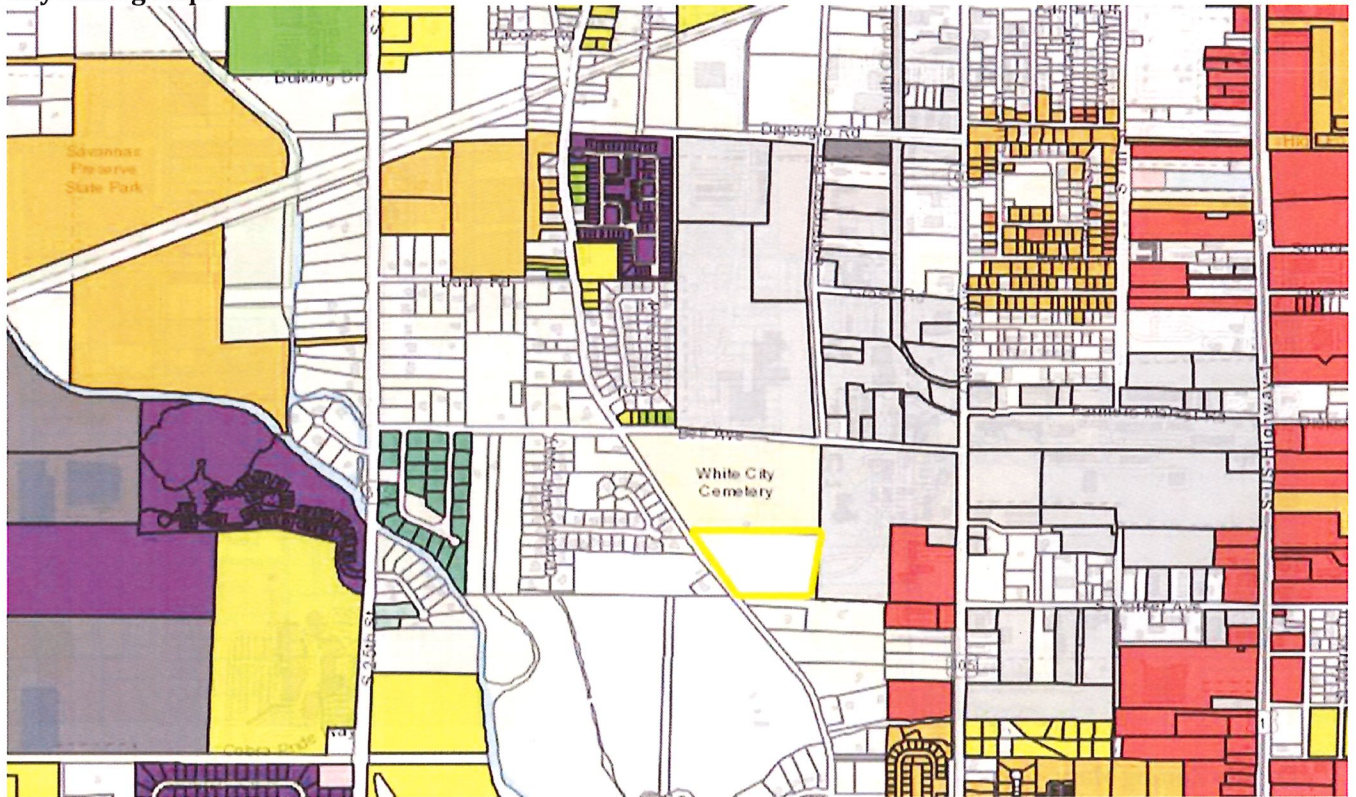
Future Land Use City Map:



County Zoning Map:



City Zoning Map:



Surrounding Zoning:

North	East	South	West
P/F- Public Facility (County)	L-1 – Light Industrial (City)	RS-3 - Residential, Single Family, 3 du/ac (County)	RS-3 - Residential, Single Family, 3 du/ac (County)

Site Area: +/- 11.84 acres

Utilities: Located within the FPUA Service Area

Staff Analysis

Request for review of an application for an annexation of one (1) parcel into the city, with a City Future Land Use designation of RL, Residential Low Density, and a Zoning classification of R-1, Single-Family Low Density.

The subject property have a St. Lucie County Future Land Use RU, Residential Urban, 5 du/ac, and a zoning designation of RS-3, Residential Single-family, 3 units du/ac. To ensure consistency with Policy 1.11.5 of the City’s Comprehensive Plan, the proposed Future Land Use designation for the parcel is RL, Residential Low Density, with a Zoning classification of R-1, Single-Family Low Density.

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 properties are 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 properties are contiguous to a municipality and reasonably compact; and the annexations will not result in the creation of an enclave.

The current taxable value of the property is \$319,550. Should the Applications 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.

Existing Conditions

Currently the land is vacant with a St. Lucie County Future Land Use RU, Residential Urban, 5 du/ac, and a zoning designation of RS-3, Residential Single-family, 3 units du/ac.

Stormwater Retention & Landscaping

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

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 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 will be designated with a City Future Land Use of Low Density Residential. The Low Density Residential (RL) designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This land use category ranges in density from one to six and one-half dwelling units per acre.

The subject property will be designated with a City Zoning of R-1, Residential Medium Density. This classification is primarily intended to provide for areas of single-family dwellings with an average net density of less than four units per acre for conventional developments. Regulations for the district are designed to promote sound neighborhoods and accommodate compatible nonresidential uses. Water and sewer service should be available.

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 these annexations by mail to the St. Lucie County Administrator's Office no more than thirty (30) days prior to the first reading of these annexations by the City Commission.

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.