



CITY OF FORT PIERCE

CITY COMMISSION

November 20th, 2023

Ubilla-Duque Holdings LLC– Annexation
At or near 3307 S. US Hwy 1

APPLICANT

Alejandro Toro

PROPERTY OWNER(S)

Ubilla-Duque Holdings, LLC

PARCEL ID #(S):

2427-601-0050-000-7

Ubilla-Duque Holdings LLC– ANNEXATION



SUMMARY

Request for review of an application for a Voluntary Application for Annexation for one (1) parcel of land at or near 3307 S. US Highway 1.

BACKGROUND

The applicant is requesting a voluntary annexation of one (1) parcel at or near 3307 S. US Highway 1 in Fort Pierce, Florida. The parcel ID is 2427-601-0050-000-7.

The subject property has St. Lucie County Future Land Use designations of Commercial (COM)/Residential High (RH) and a St. Lucie County Zoning designation of Commercial General (CG)/Residential, Multi-Family, 11 du/ac (RM-11). The applicant is proposing to maintain the Future Land Use and Zoning designations.



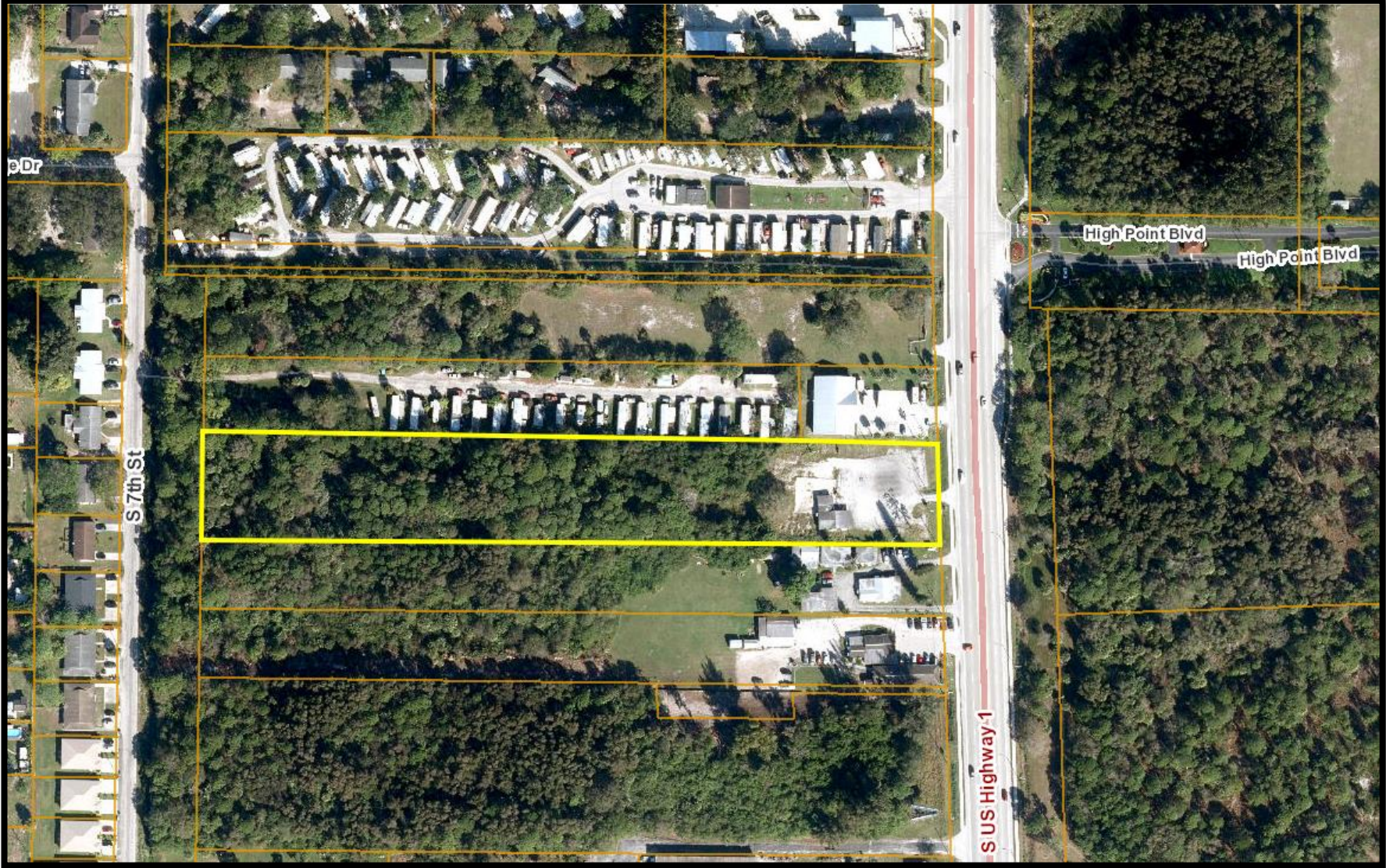
COMPREHENSIVE PLAN

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 \$359,260. 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. Currently the property is vacant.



SITE LOCATION



SITE AREA = Approximately 3.72 Acres

Ubilla-Duque Holdings LLC – ANNEXATION



EXISTING & PROPOSED FLU - ZONING

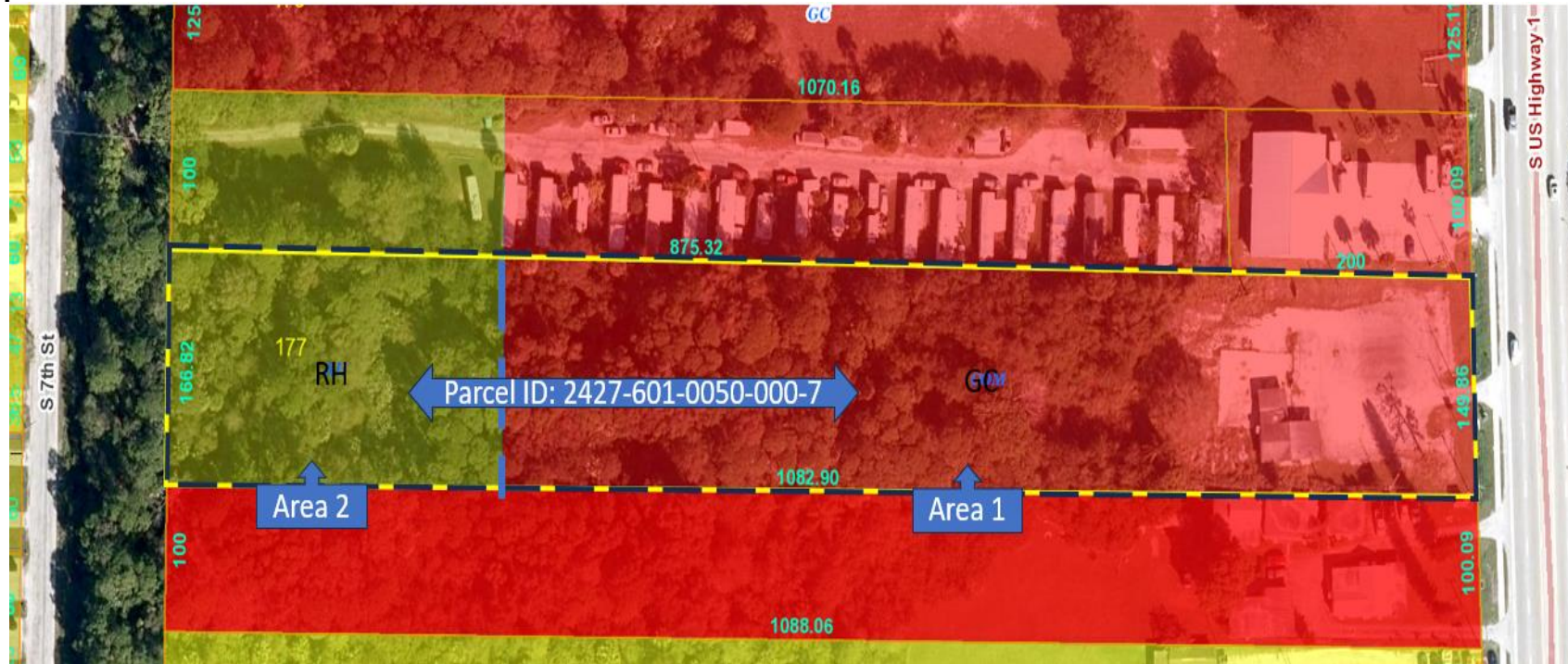
Current SLC FLU:
COM/RH, Commercial/Residential High

Current SLC Zoning:
Commercial General (CG)RM-11,
Residential, Multi-Family,
11 du/ac

Proposed
FLU: GC, General Commercial/RH,
High Density Residential



Proposed Zoning:
C-3, General Commercial/ R5,
Residential High



STAFF RECOMMENDATION

As proposed, the annexation meets the standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations.

At the August 14th Planning Board meeting, the board approved the annexation with the condition that application can only move forward to City Commission when an updated legal description is submitted showing the split FLU.

Planning Staff recommends approval of the proposed annexation.



PB ACTIONS

- Possible actions of the Planning Board:
- Recommend APPROVAL of the proposed Annexation
 - Staff recommends approval
- Recommend DISAPPROVAL of the proposed Annexation





CITY OF FORT PIERCE

PLANNING BOARD

November 20th, 2023

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