



# CITY OF FORT PIERCE

## PLANNING BOARD

June 12<sup>th</sup>, 2023

Rock Road– Annexation  
At or near 2570 S. Rock Road

## **APPLICANT**

Richard Laventure/Atlantic Civil Engineering, Inc.

## **PROPERTY OWNER(S)**

Leal Two, LLC

## **PARCEL ID #(S):**

2323-501-0011-000-6 & 2323-501-0013-100-1

ROCK ROAD— ANNEXATION



## **SUMMARY**

Request for review of an application for a Voluntary Application for Annexation for two (2) parcels of land at or near 2570 S. Rock Road.

## **BACKGROUND**

The applicant is requesting a voluntary annexation of two (2) parcels at or near 2570 S. Rock Road in Fort Pierce, Florida. The parcel IDs are 2323-501-0011-000-6 & 2323-501-0013-100-1.

The subject property has St. Lucie County Future Land Use designations of Residential Urban 5 du/ac (RU) and a St. Lucie County Zoning designation of Agriculture 1 du/ac (AR-1). The applicant is proposing Future Land Use designations of Low Density Residential (RL) with a Zoning classification of Single Family Low-Density Residential Zone (R-1).



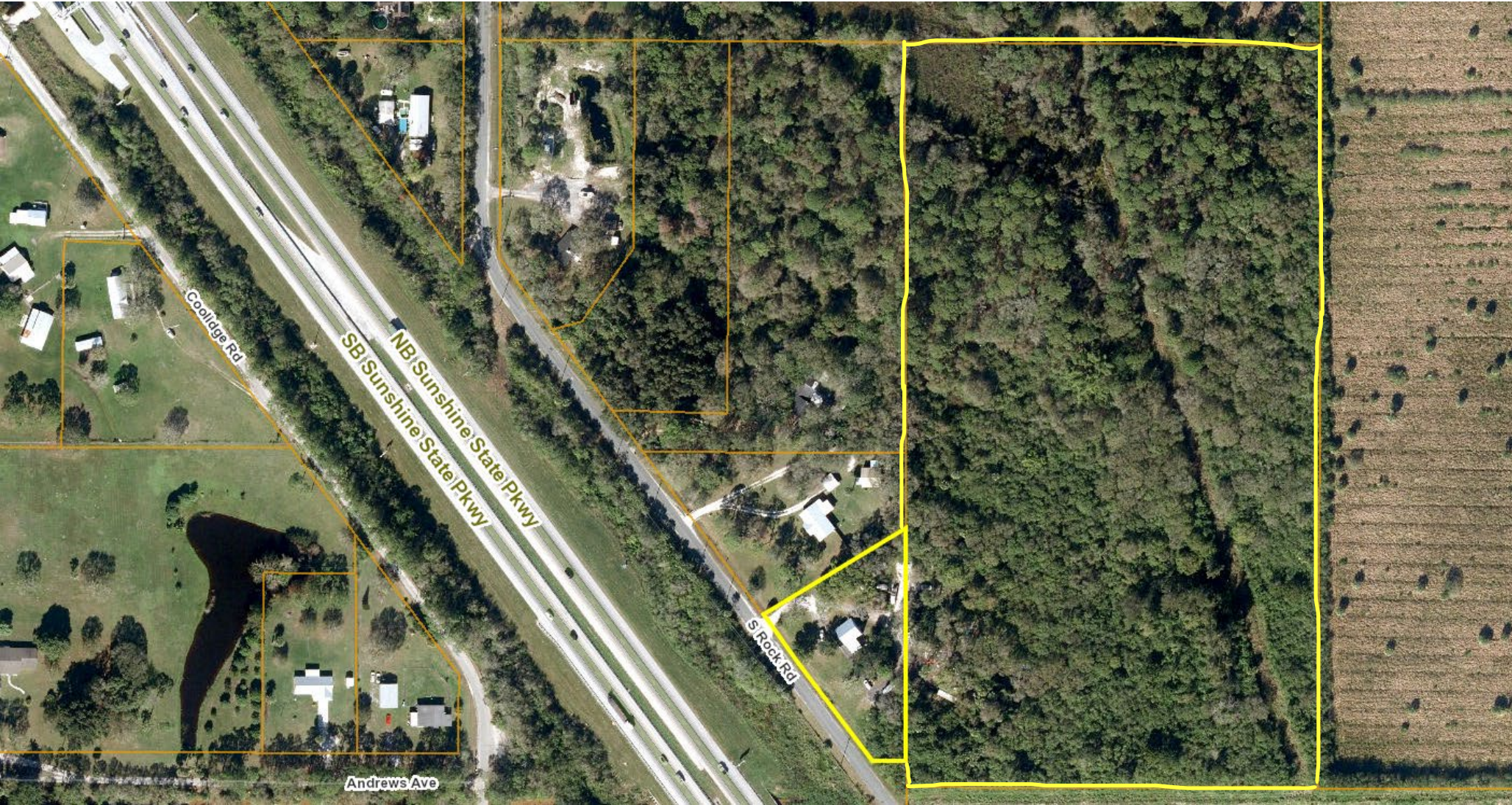
## COMPREHENSIVE PLAN

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 appraised value of the properties is \$356,500. 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 1.43 Acres

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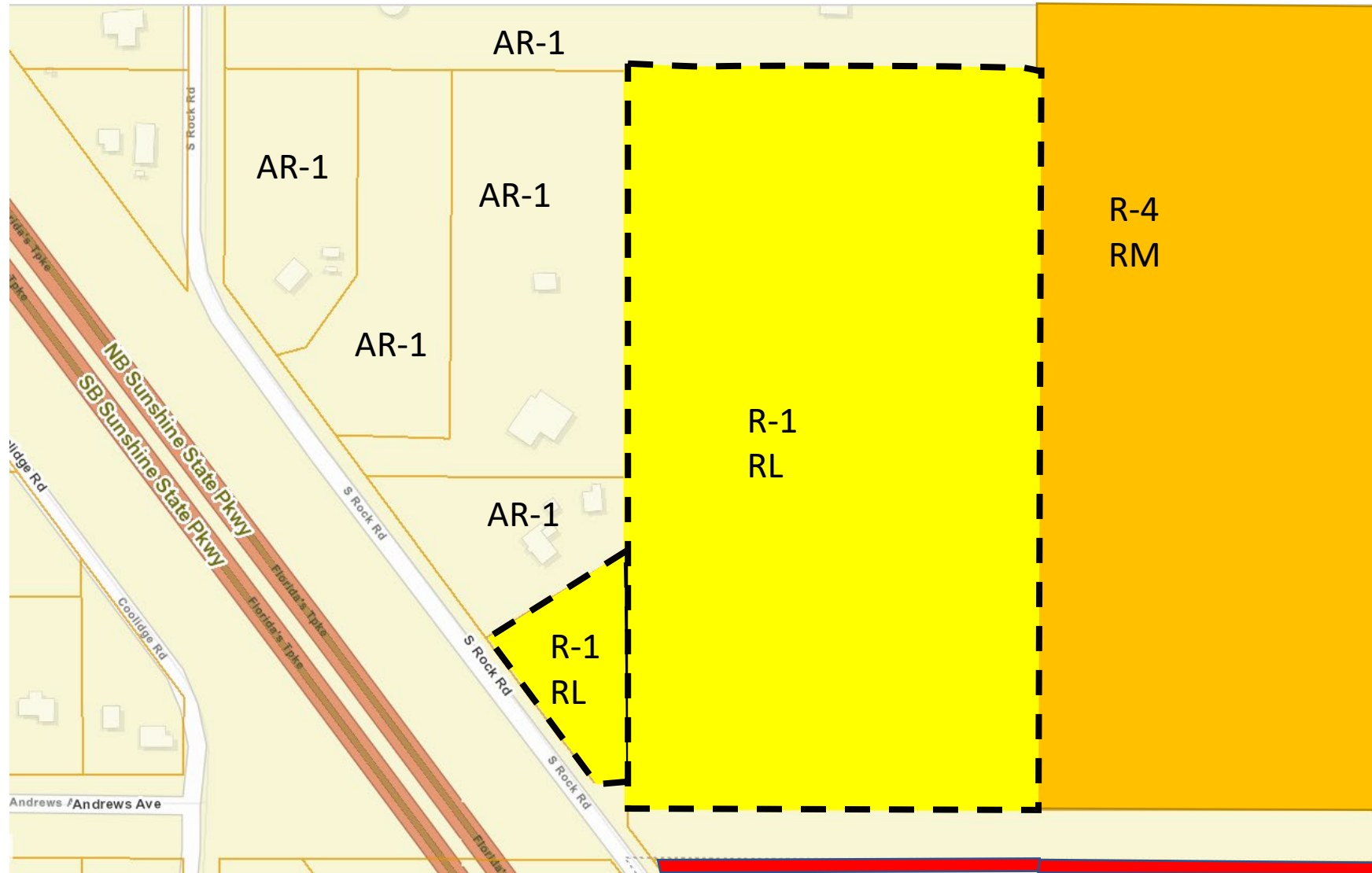
# EXISTING & PROPOSED FLU - ZONING

Current SLC FLU:  
RU, Residential Urban 5 du/ac

Current SLC Zoning:  
AR-1, Agriculture  
1 du/ac

Proposed  
FLU: RL, Low Density Residential

Proposed Zoning:  
R-1, Single Family Low Density  
Residential Zone 



ROCK ROAD— ANNEXATION



## STAFF RECOMMENDATION

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

**Planning Staff recommends approval of the proposed annexations.**



# PB ACTIONS

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





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Rock Road– Annexation  
At or near 2570 S. Rock Road



Richard Laventure/Atlantic Civil Engineering, Inc.  
2552 Peters Rd., Suite B  
Fort Pierce, FL 34945

**Subject: Annexation – Two parcels on 2570 S. Rock Road – Technical Review Committee Comments for May 18, 2023 TRC Meeting**

**City of Fort Pierce Planning Department**

In favor of Annexation

**Fort Pierce Engineering Department**

Recommend

**Fort Pierce Building Department**

Please advised that the project may trigger the requirements Indicated below:

1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
2. Pre-construction meeting with the City's Building Department is requested.
3. Any construction will need to meet the requirements of the Florida Building Code 7<sup>th</sup> Edition.
4. Means of egress is required.
5. Means of ingress is required.
6. Must meet the following Accessibility requirements:
  - Accessible route
  - Handicap parking spaces
  - Means of egress



7. Change of Use required

- To include a signed and sealed Life Safety Plan
- To include a signed and sealed detailed comprehensive building plan

8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

9. Flood Development Permit required,

10. Building Permit required.

11. Signed and sealed construction drawings required.

12. Will need to meet the Fire Code.

13. Sprinkler system is required.

14. Smoke alarm system is required.

15. Other

**Fort Pierce Police Department**

No comments at this time.

**St. Lucie County Planning Department**

1. The properties are in the County's AR-1 Zone (attached)
2. Rock Road in this area is substandard. Any projects requiring site plan approval may require roadway improvements or a Road Paving Waiver

**St. Lucie County PW/Engineering**

No Comments

**City Clerk Office**

No Comments

**Code Enforcement**

No Comments



THE SUNRISE CITY  
**FORT PIERCE**  
PLANNING DEPARTMENT *Florida*

**Fort Pierce Utilities Authority**

No Comments

**St. Lucie County Fire District**

No Comments

**Florida Department of Transportation**

No Comments

**St. Lucie County School Board**

No Comments