



CITY OF FORT PIERCE

PLANNING BOARD

August 14th, 2023

Burton Annexation
At or near Avenue Q

APPLICANT

Patrick & Keniesha Burton

PROPERTY OWNER(S)

Patrick & Keniesha Burton

PARCEL ID #(S):

2405-501-0131-000-4

Burton ANNEXATION



SUMMARY

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

BACKGROUND

The applicant is requesting a voluntary annexation of one (1) parcel at or near Avenue Q in Fort Pierce, Florida. The parcel ID is 2405-501-0131-000-4.

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 Residential, Single-Family, 4 du/ac (RS-4). 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

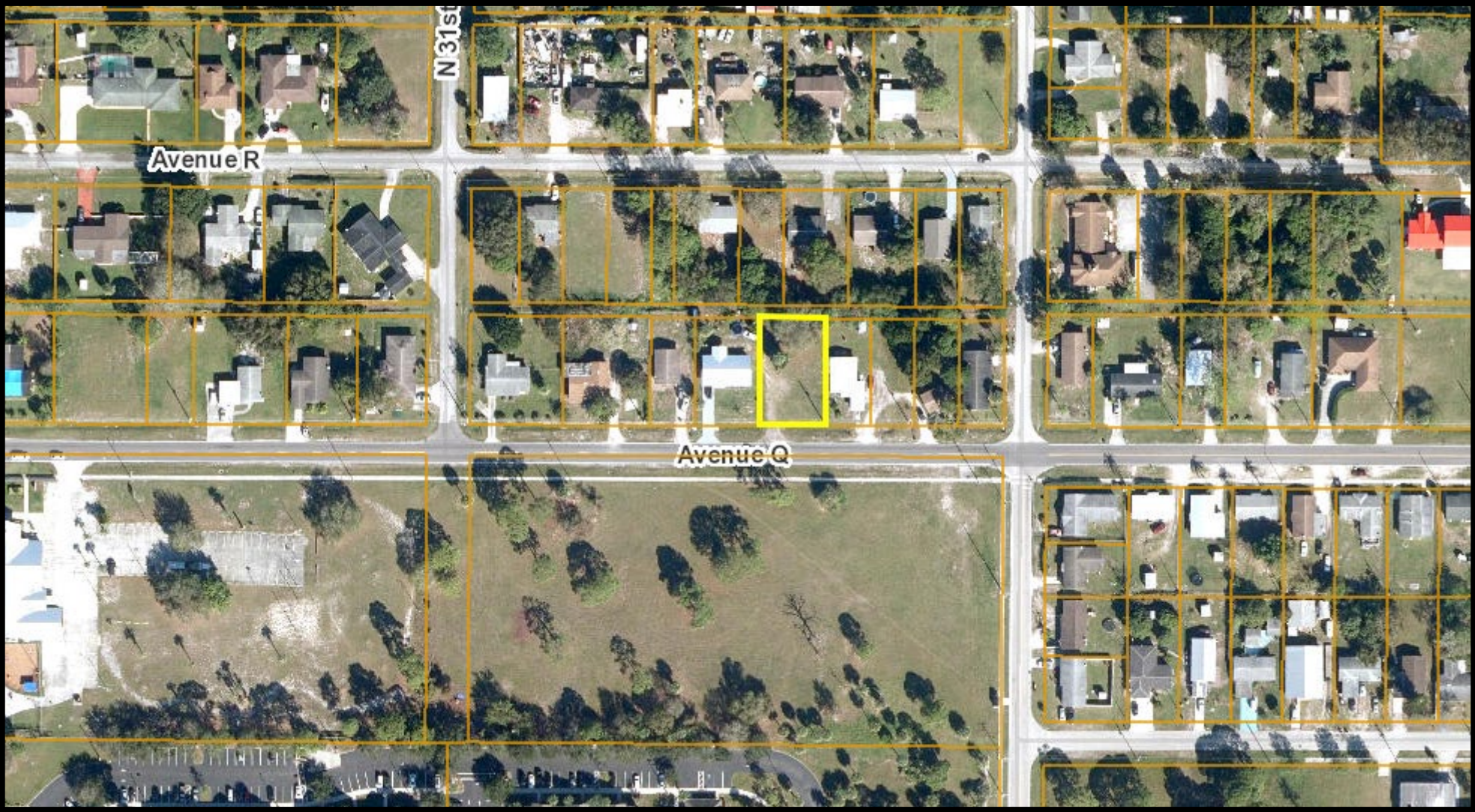
Pursuant to Comprehensive Plan policy 1.11.5 “properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission.” Staff has confirmed that the property is located within unincorporated St. Lucie County and is contiguous 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 value of the property is \$25,000. 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.

Burton ANNEXATION



SITE LOCATION



SITE AREA = Approximately 0.22 Acres

Burton ANNEXATION



EXISTING & PROPOSED FLU - ZONING

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

Current SLC Zoning:
RS-4, Residential, Single-Family,
4 du/ac

Proposed
FLU: RL, Low Density Residential

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



Burton 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 annexation.



PB ACTIONS

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





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Patrick Burton & Keniesha Burton
1537 Running Oak Lane
Royal Palm Beach, FL 33411

Subject: Annexation – One parcel on Avenue Q – Technical Review Committee Comments for July 20, 2023 TRC Meeting

City of Fort Pierce Planning Department

In favor of Annexation

Fort Pierce Engineering Department

Recommend approval.

Fort Pierce Building Department

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. Any construction will need to meet the requirements of the Florida Building Code 7th Edition.

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: Only FPUA's water service is available to serve this property. Sewer service is Not available to serve this property. (Approved as noted)
- FPUA Electric & Gas Engineering: FPUA Electric & Gas Engineering has reviewed the application. Approved.
- FPUA Gas: Natural gas should be considered for water heating, cooking, clothes drying, back up power generation etc. as a lower cost energy option. Natural gas can be made available via main extension via Ave. Q. Approved
- FPUA Fiber: FPUAnet Fiber is available however there would be some construction cost as part of install.

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.