



CITY OF FORT PIERCE

PLANNING BOARD

August 14th, 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 Future Land Use designations of General Commercial (GC) with a Zoning classification of General Commercial (C-3).



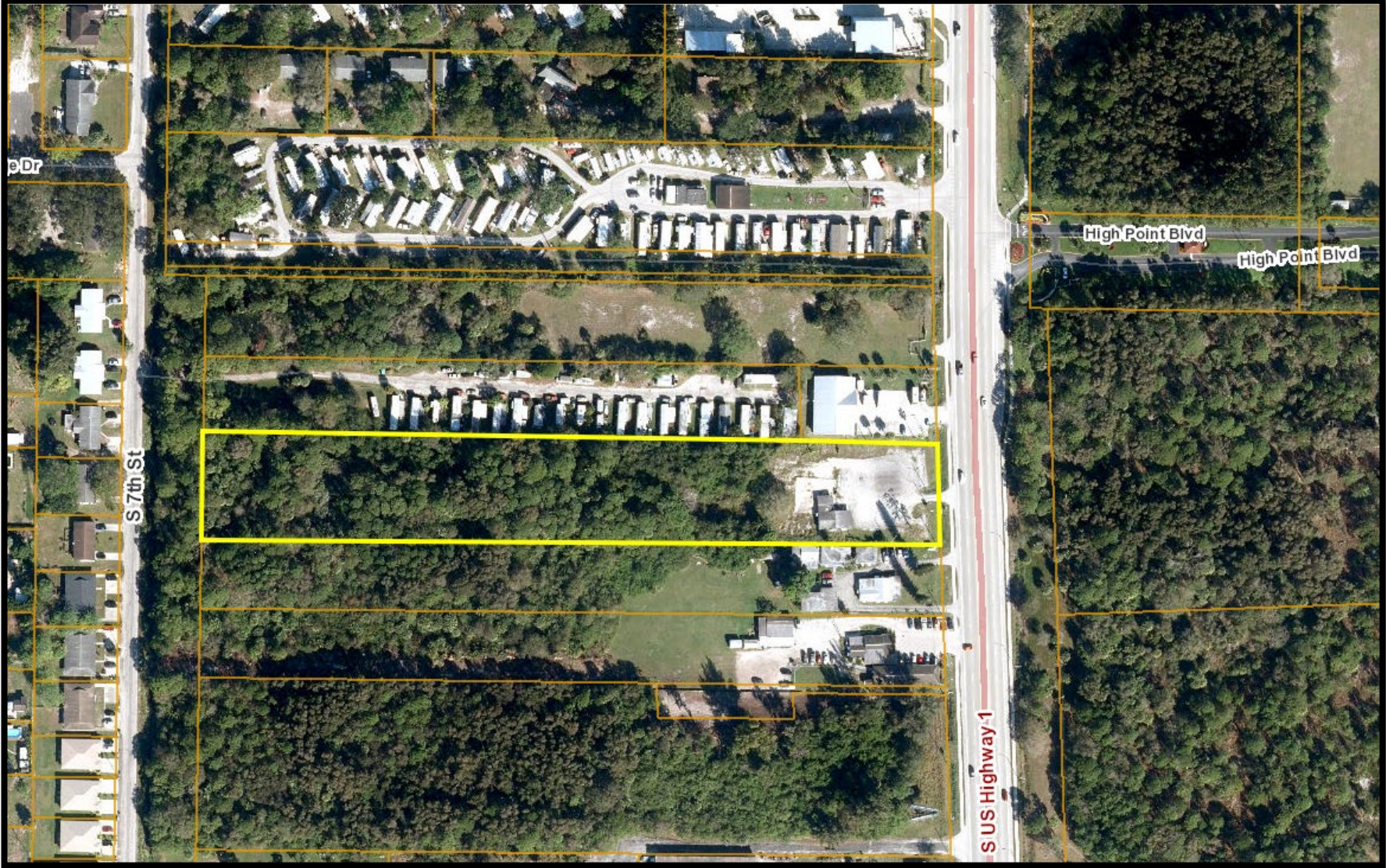
COMPREHENSIVE PLAN

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

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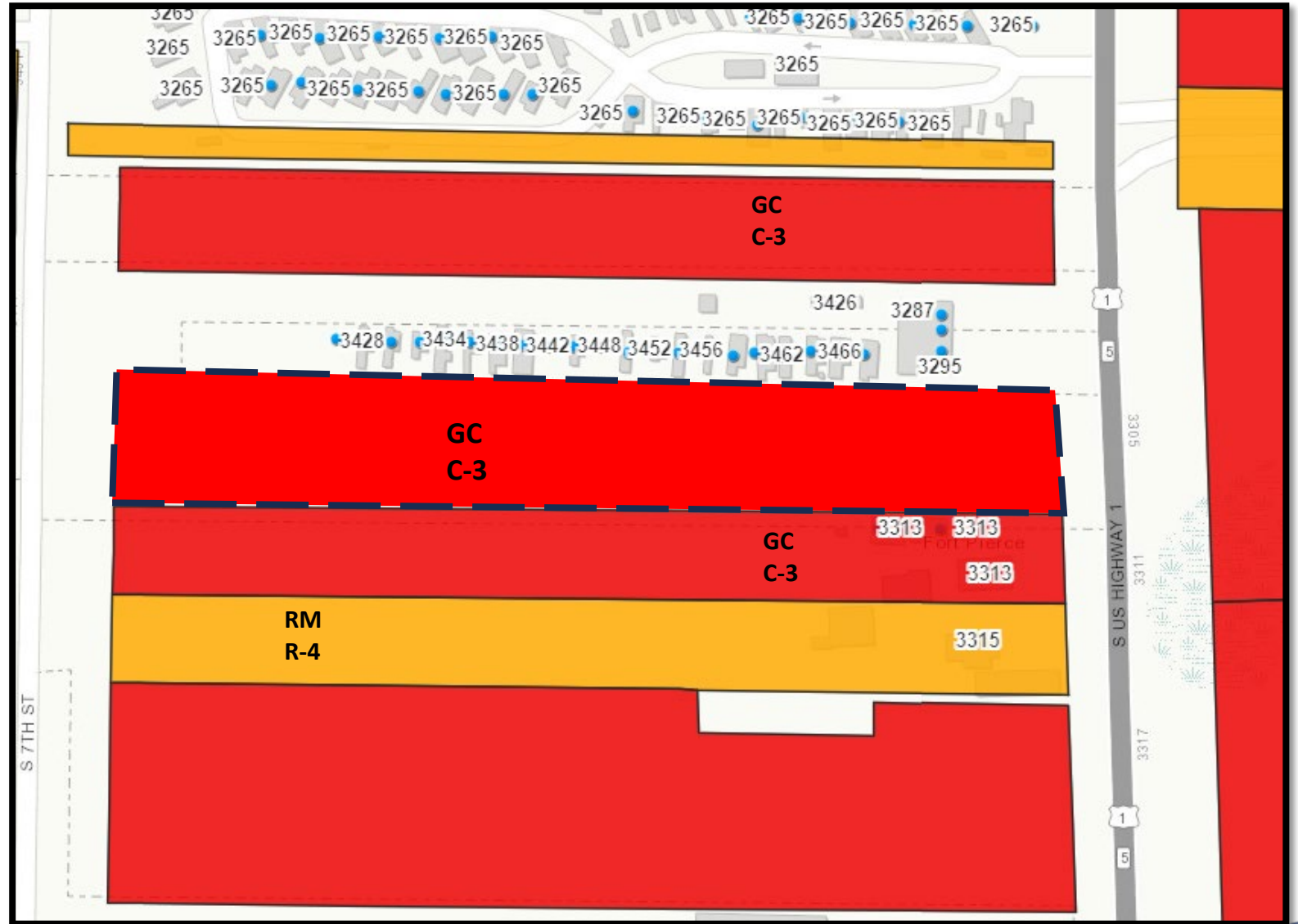
EXISTING & PROPOSED FLU - ZONING

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

Proposed Zoning:
C-3, General Commercial



Ubilla-Duque Holdings LLC– 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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Alejandro Toro
10250 SW Village Pkwy
Port St. Lucie, FL

Subject: Annexation – One parcel on 3307 S. US Highway 1 – 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.
3. Building Permit required.
4. Signed and sealed construction drawings required.

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 Engineering: FPUA Electric & Gas Engineering has reviewed the application – Approved. Please contact Sal Scimeca for electric customer requirements and project coordination sscimeca@fpu.com 772.466.1600 ext. 6957
- FPUA Gas: Natural gas is readily available for backup power generation, water heating, etc. Main is located W. of US Highway 1. -- Approved
- FPUAnet Fiber: FPUAnet approves. 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.