



# CITY OF FORT PIERCE

## PLANNING BOARD

October 9th, 2023

Ortiz Annexation  
1703 Totten Road

## **APPLICANT**

George Ruiz Ortiz

## **PROPERTY OWNER(S)**

George Ruiz Ortiz

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

**2417-323-0001-000-5**

Ortiz ANNEXATION



## **SUMMARY**

Request for review of an application for a Voluntary Application for Annexation for one (1) parcel of land at or near 1703 Totten Road.

## **BACKGROUND**

The applicant is requesting a voluntary annexation of one (1) parcel at or near 1703 Totten Road in Fort Pierce, Florida. The parcel ID is 2417-323-0001-000-5.

The subject property has St. Lucie County Future Land Use designations of Commercial 0 du (COM) and a St. Lucie County Zoning designation of Commercial, Neighborhood (CN). The applicant is proposing Future Land Use designations of General Commercial 15 du/ac (GC) with a Zoning classification of General Commercial (C-3).

Ortiz ANNEXATION



## COMPREHENSIVE PLAN

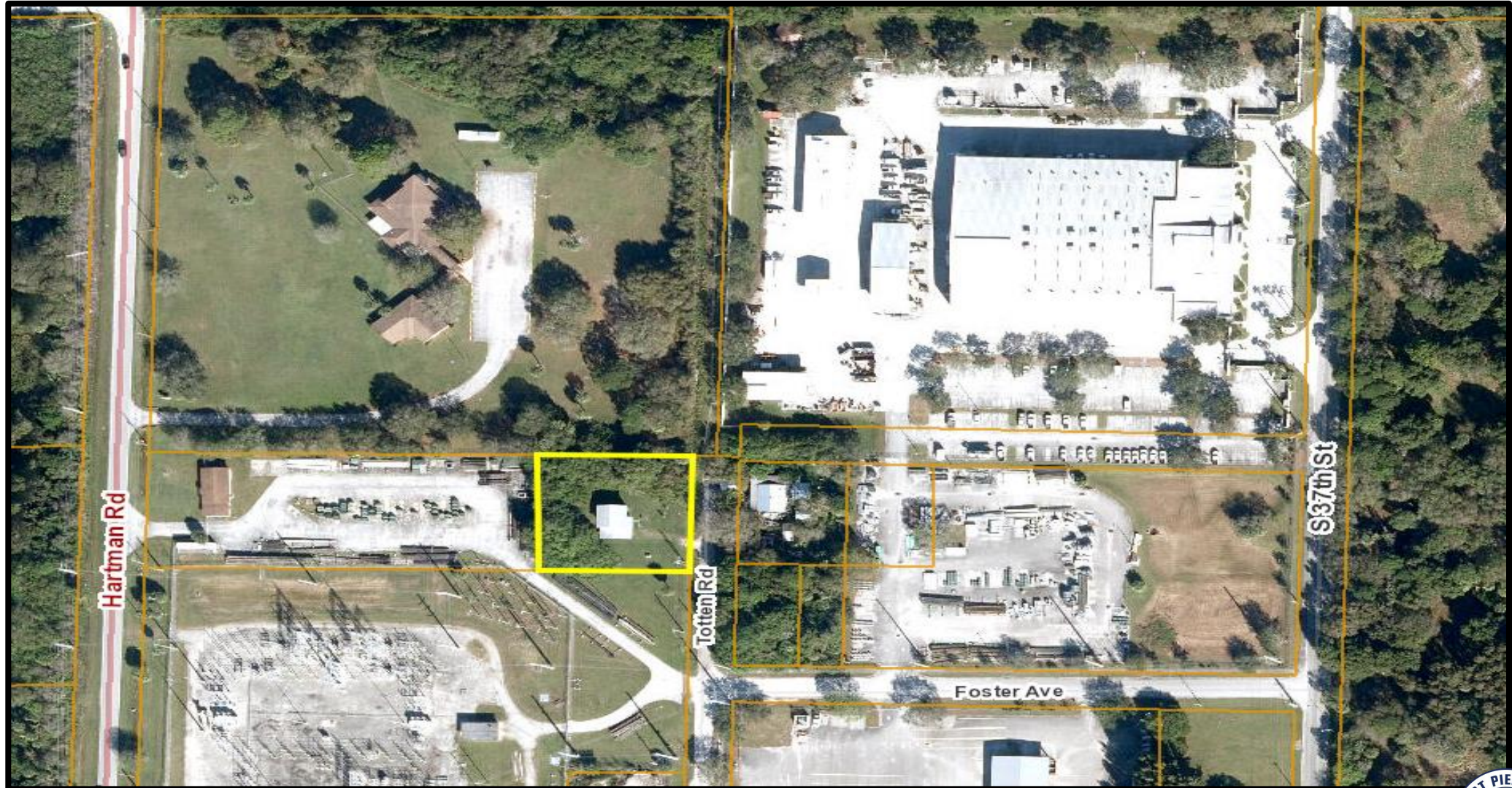
Pursuant to Comprehensive Plan policy 1.11.5 “properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission.” Staff has confirmed that the property is located within unincorporated St. Lucie County and is contiguous 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 \$186,600. 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. The property has an existing dwelling unit.

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# SITE LOCATION



SITE AREA= 0.59 +/- Acres

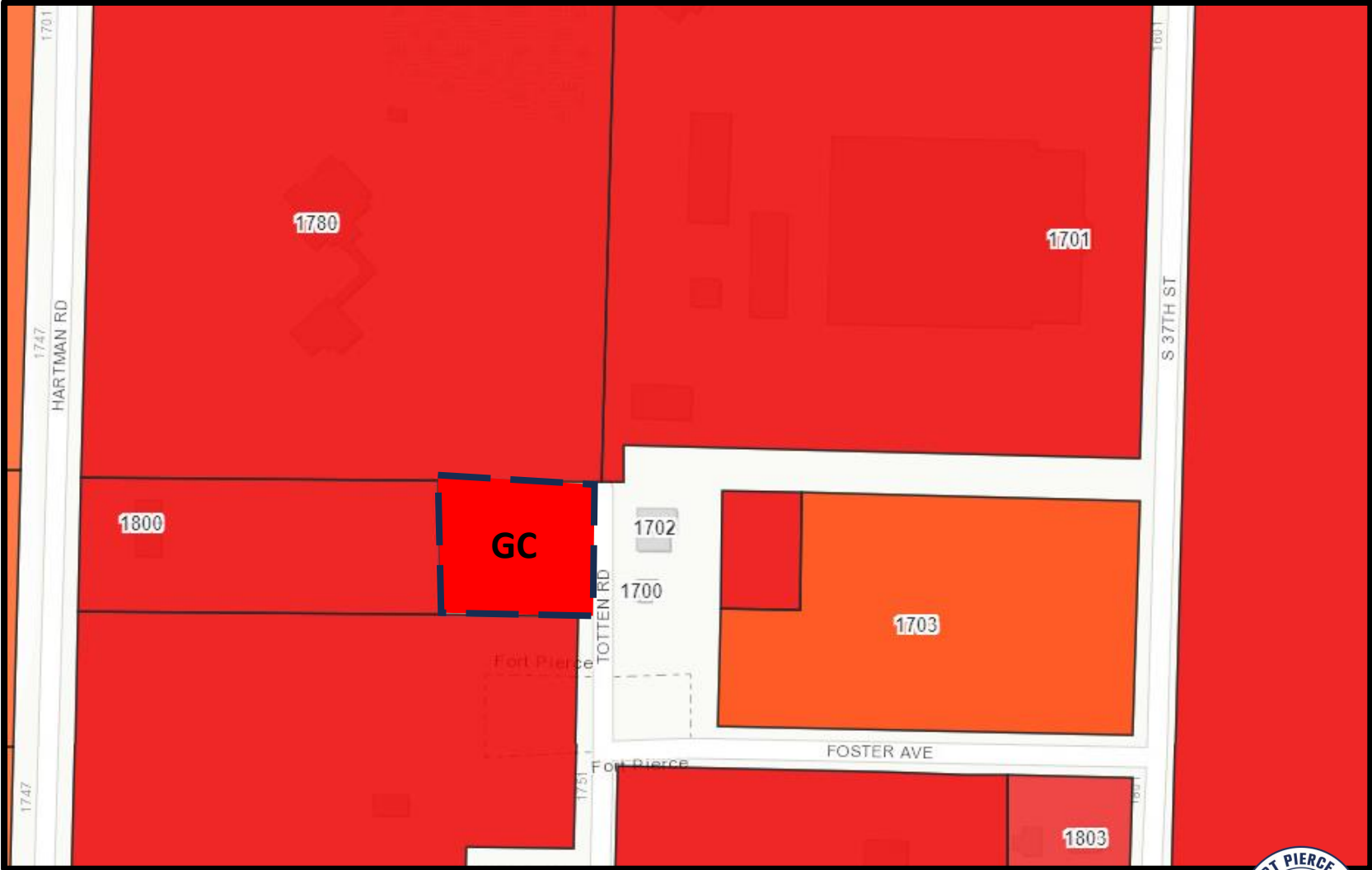
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# EXISTING/PROPOSED FUTURE LAND USE

**Current FLU:** COM  
(Commercial 0 du/ac – St. Lucie County)

**Proposed FLU:** GC  
(General Commercial 15 du/ac – City of Fort Pierce)



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# EXISTING/PROPOSED ZONING

**Currently Zoned:** NC  
(Commercial Neighborhood 10 du/ac –  
St. Lucie County)

**Proposed Zoning:** C-3  
(General Commercial – City of Fort  
Pierce)



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## RECOMMENDATION

Staff recommendation is for the Planning Board to move the proposed annexation application for **Approval** to City Commission.

## ALTERNATIVE RECOMMENDATIONS

1. Recommend Approval with conditions.
2. Recommend Disapproval.





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