



TO: Nick C. Mimms, P.E., ICMA-CM, City Manager
FROM: Kerry C. Driver, Planner
RE: **Application for Rezoning**
BOARD DATE: March 18, 2024

STAFF REPORT

**Property Owners/
Applicants** Ubilla-Duque
Holdings LLC

Representative Alejandro Toro

Requested Action: Approval of Rezoning

Site Locations: 3307 S. US Hwy 1, Fort Pierce, FL 34982

Parcel ID: 2427-601-0050-000-7

Parcel Area: 3.72 acres

**Current
Future Land Use:** Commercial (COM)

Current Zoning: 'AREA 1' Commercial, General (CG)
'AREA 2' Residential, Multiple Family-11

Proposed Zoning: 'AREA 1' General Commercial (C-3)
'AREA 2' High Density Residential (R-5)

Utilities: FPUA

	North	East	South	West
Surrounding FLU:	General Commercial (GC)	General Commercial (GC)	General Commercial (GC)	Medium Residential (RM)
Surrounding Zoning:	General Commercial (C-3)	General Commercial (C-3)	General Commercial 1 (C-3)	Medium Residential (R-4)

Staff Analysis:

Request

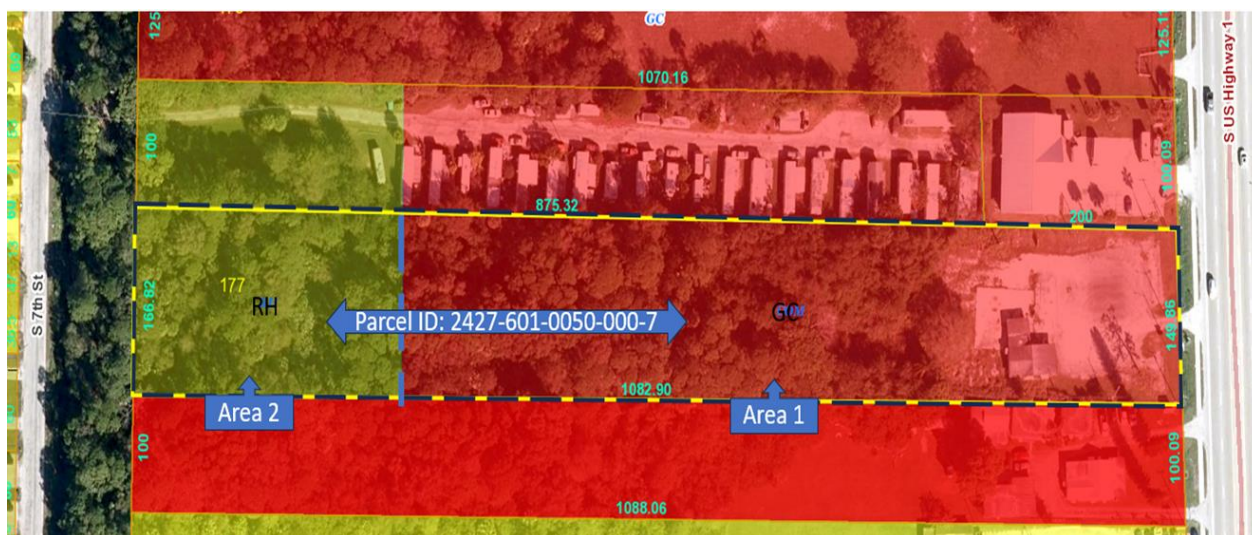
This is a rezoning of 3307 S. US Hwy, 1. The parcel ID is 2427-601-0050-000-7. The request is to rezone +/-2.66 acres ("Area1") of the property from County Zoning of Commercial, General (CG) to City Zoning of General Commercial (C-3) and to rezone +/-1.05 acres ("Area 2") of the property from County zoning of Residential Multi-Family to Residential High (R-5).

INSERT LOCATION MAP



The property subject of this rezoning was presented to the City Commission on December 4, 2023, pursuant to Ordinance 23-053, and received approval for the annexation of +/- 3.72 Acres and for the Future Land Use of "AREA 1" to be designated General Commercial (GC) and "AREA 2" to be designated High Density Residential (RH).

However, due to a scrivener's error within the approved ordinance, the property retained the existing County zoning districts when the property was annexed. Therefore, this ordinance proposes corrective action to rezone "AREA 1" from the existing County zoning of Commercial, General (CG) to City zoning of General Commercial (C-3) and "AREA 2" to be rezoned from the existing County zoning of Residential, Multi-Family, 11 du/ac (RM-11) to City zoning of Residential High (R-5). The Future Land Use designation for the parcel will maintain its designations.



AREA 1 and AREA 2

Comprehensive Plan

Staff has reviewed the Comprehensive Plan and finds the proposed annexations are consistent with the following Objectives and Policies:

Objective 1.11 of the Comprehensive Plan: "Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City."

The subject property is in an area that consists of properties that are within both the St. Lucie County and the City of Fort Pierce jurisdictions. The parcel abuts properties that are within the City limits. The annexation of the property would assist in the City's effort to eliminate jurisdictional irregularities along the City's boundary and provide more efficient public services. Staff is requesting that the City of Fort Pierce Future Land Use and Zoning remain consistent with

the current County designations of COM/RH and CG/RM-11, respectively, and the City's Comprehensive Plan. Thereby, the requested Future Land Use and Zoning Designations of GC/RH and C-3/R5, respectively, would be consistent with Policy 1.11.5 and the City's Comprehensive Plan. Pursuant to the Future Land Use Element of the Comprehensive Plan, annexations are reviewed for fiscal impacts, the effect upon adopted level of service standards for public facilities, and the elimination of the municipal boundary irregularities to improve service delivery.

Technical Review Committee

All affected Departments have reviewed the submittals and have no objections regarding the proposed zoning categories, based on compliance with the requirements of the City Code and Comprehensive Plan.

Planning Board

The City of Fort Pierce Planning Board, at their August 14, 2023, meeting, voted 6 to 0 to recommend Approval of the annexation.

Staff Recommendation

As proposed, the rezoning meets the standards of the City's Comprehensive Plan and Staff recommendation is for the City Commission vote APPROVAL of the proposed Zoning Atlas amendment.

ALTERNATIVE RECOMMENDATION

Recommend Approval with conditions.

Or

2. Recommend Disapproval.