



# CITY OF FORT PIERCE

## CITY COMMISSION

May 5th, 2024

Garcia Annexation  
2507 Rolyat Street

## **APPLICANT**

Ignacio & Amelia Garcia

## **PROPERTY OWNER(S)**

Ignacio & Amelia Garcia

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

**2419-601-0049-000-2**

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## **SUMMARY**

Request for review of an application for a Voluntary Application for Annexation for one (1) parcel of land at or near 2507 Rolyat Street.

## **BACKGROUND**

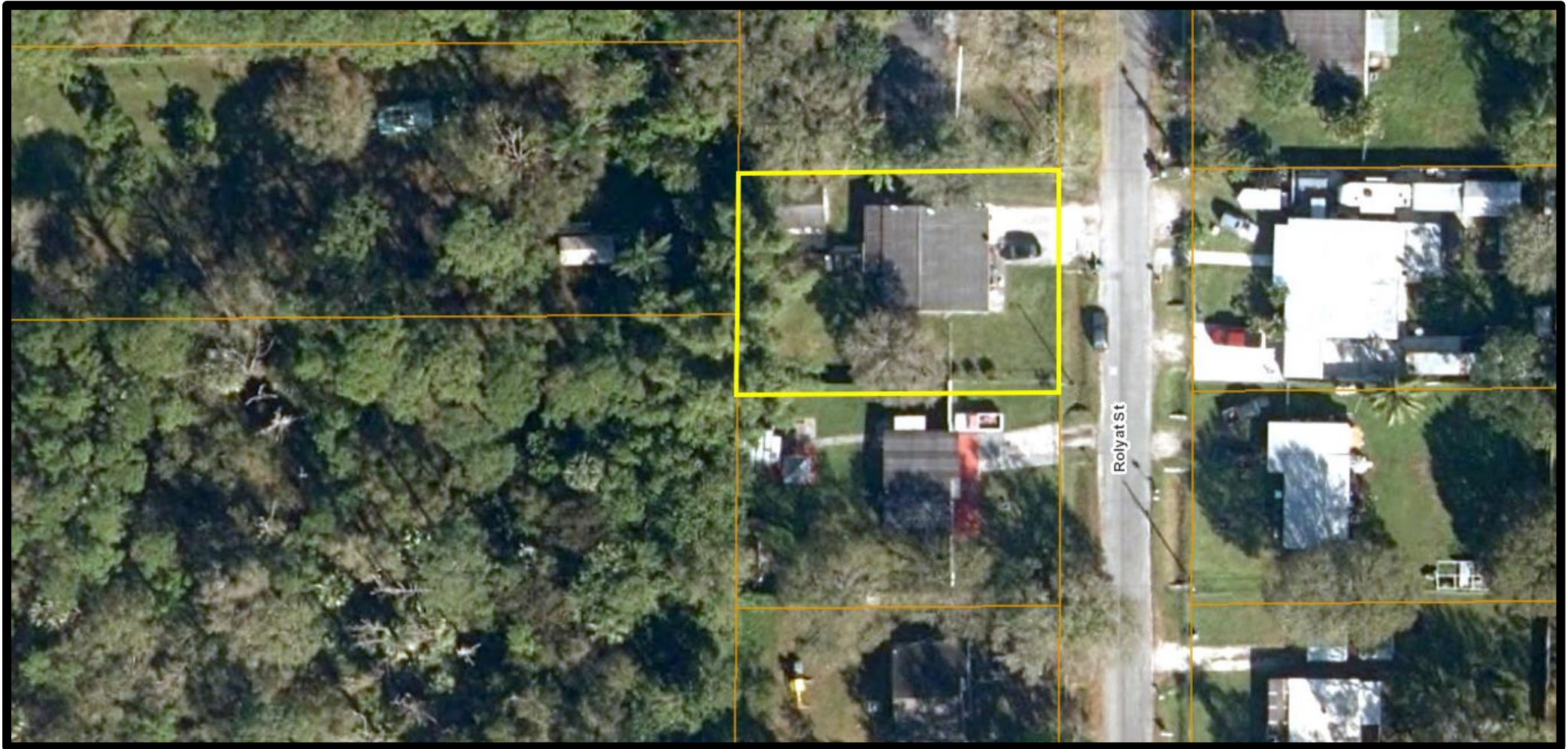
The applicant is requesting a voluntary annexation of one (1) parcel at or near 2507 Rolyat Street in Fort Pierce, Florida. The parcel ID is 2419-601-0049-000-2.

The subject property has St. Lucie County Future Land Use designations of Commercial (COM) and a St. Lucie County Zoning designation of Commercial, Office (CO). The applicant is proposing Future Land Use designations of General Commercial 15 du/ac (GC) with a Zoning classification of Office Commercial (C-1).

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# SITE LOCATION



SITE AREA= 0.24 +/- Acres

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## COMPREHENSIVE PLAN

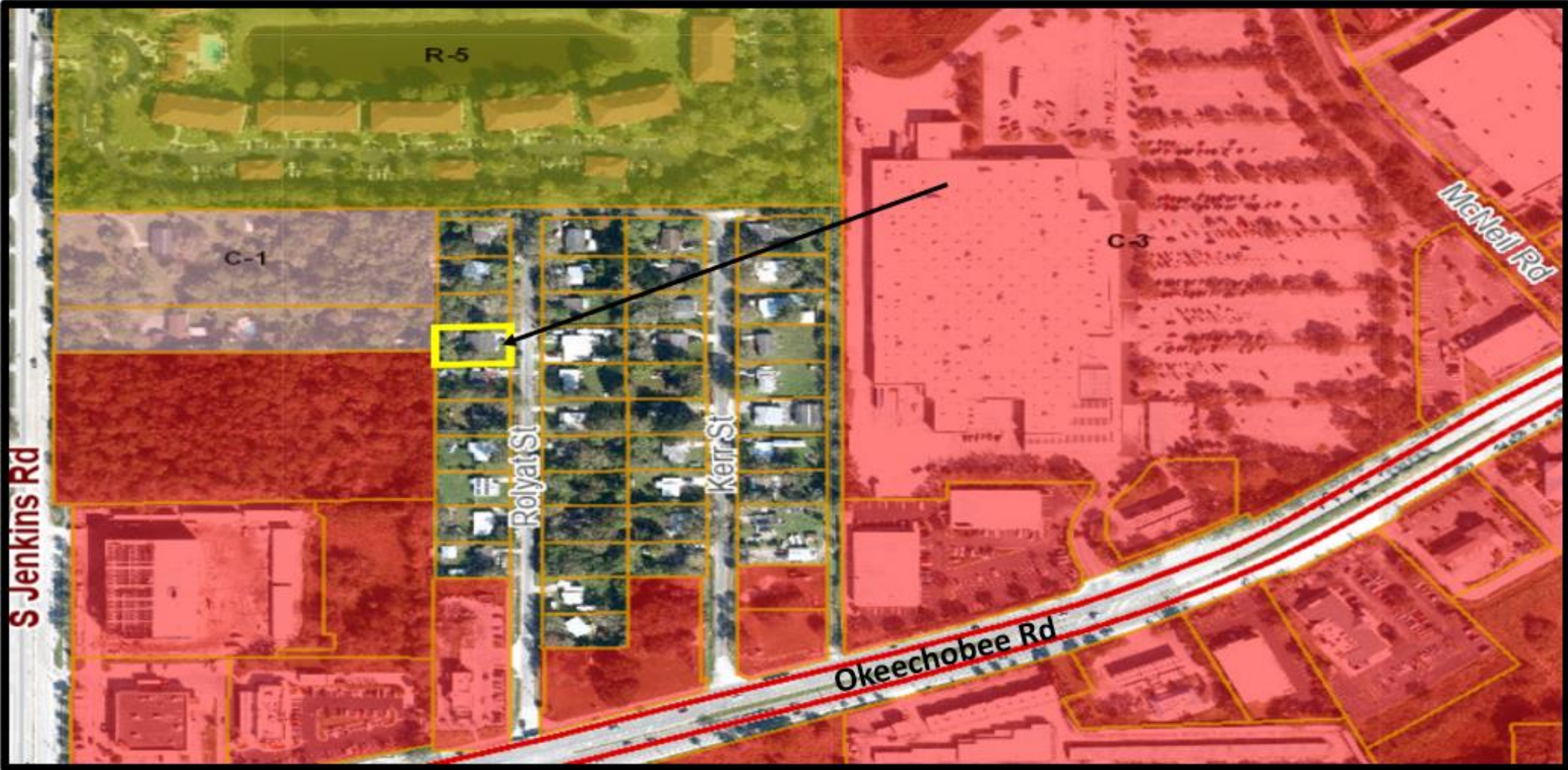
Pursuant to Comprehensive Plan policy 1.11.5 “properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission.” Staff has confirmed that the property is located within unincorporated St. Lucie County and is contiguous 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. Furthermore, pursuant to Chapter 171.046(1), F.S., whereas the Legislature recognizes that enclaves can create significant problems in planning, growth management, and service delivery, and therefore declares that it is the policy of the state to eliminate enclaves.

The current value of the property is \$150,700. 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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# CITY ZONING SURROUNDING ENCLAVE



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# COUNTY ZONING WITHIN ENCLAVE



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# COMPARISON TABLE

## FLU COMPARISON -

FUTURE LAND USE COMPARISON					
	ACRES	SQ.FT			
SITE AREA	0.24	10,454.4			
		RESIDENTIAL		COMMERCIAL	
	FLU	MAX DENSITY	MAX UNITS	FAR	MAX FLOORSPACE
EXISTING	SLC - COMMERCIAL (COM)	0	0	2.5	26,136.0 SQ.FT
PROPOSED	GENERAL COMMERCIAL (GC)	15	3	1.0	10,454.4 SQ.FT
		INCREASE / (DECREASE)		3	(15,681.6) SQ.FT

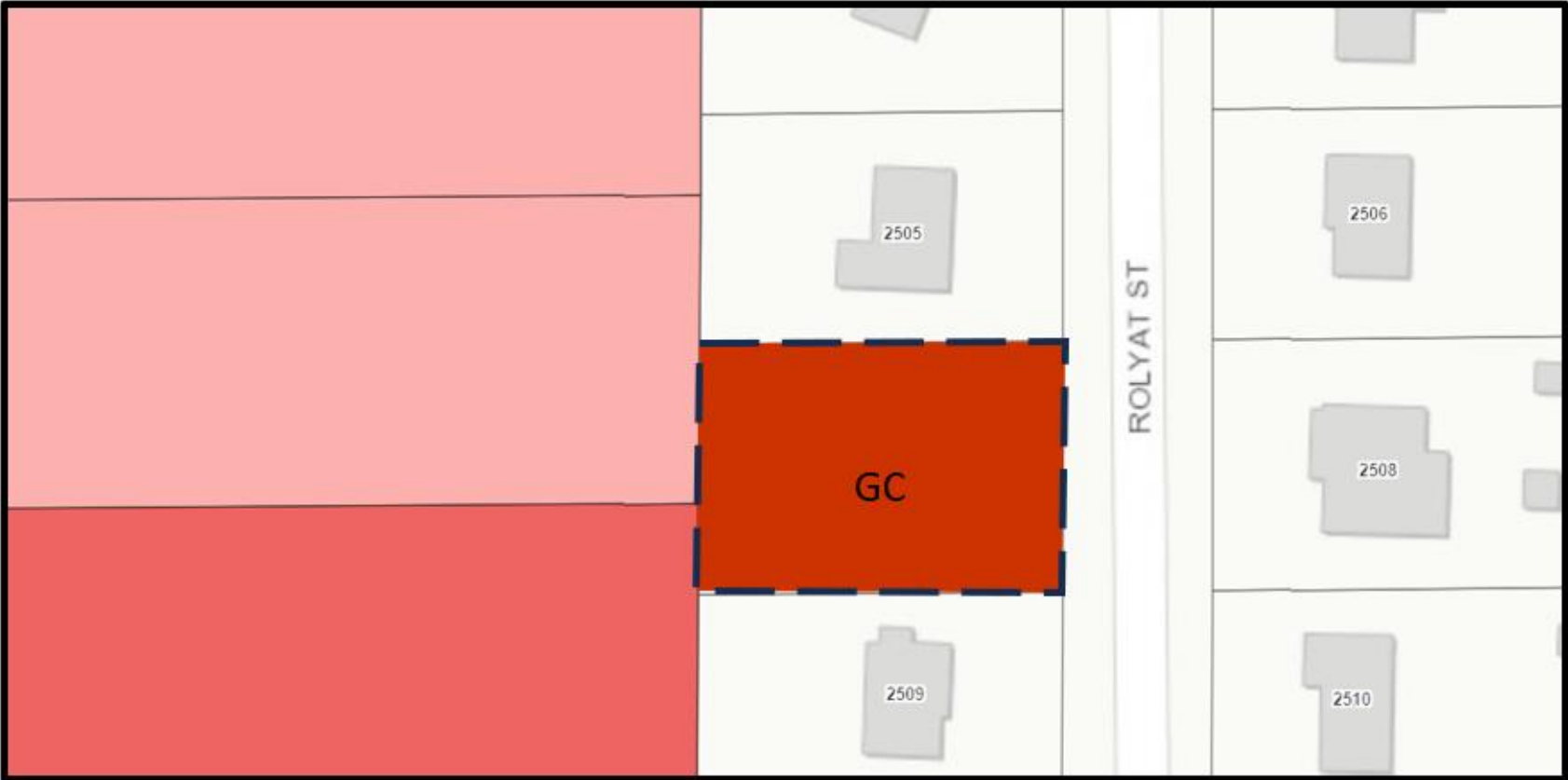
*Note: SLC FAR Estimated based on lot coverage and building height restrictions*



# 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:** CO  
(Commercial, Office– St. Lucie County)

**Proposed Zoning:** C-1  
(Office Commercial – City of Fort  
Pierce)



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## PLANNING BOARD

At their March 11<sup>th</sup>, 2024, meeting, the Planning Board voted 4 to 2 in favor of the Annexation.

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## RECOMMENDATION

Staff recommendation is for City Commission to **Approve** the proposed annexation.

## ALTERNATIVE RECOMMENDATIONS

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





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