



CITY OF FORT PIERCE  
CITY COMMISSION  
AUGUST 5<sup>th</sup> ,2024  
CITY INITIATED ANNEXATIONS

1

**SUMMARY**

Seven (7) properties are subject to existing utility agreements with the City of Fort Pierce, and Fort Pierce Utility Authority.

The agreement provides for the annexation of the subject property at the time that the subject property becomes contiguous with the City limit.

The annexation agreements bind subsequent heirs, successors, or assigns to annex voluntarily into the City limits once the condition to annex has been met. That condition has recently been met for these lots or will subsequently be met because of the proposed sequence of processing of the annexations.

CITY INITIATED ANNEXATIONS



2

SEQ	ORD #	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
2	24-024	4106 Mariah Cir	Lawn Chair Properties LLC	2407-111-0001-000-3	1.99	IND	IL	7 35 40 E 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4-LESS N 355 FT AND LESS E 45 FT CANAL R/W AND LESS AVENUE D R/W- (1.99 AC) (OR 4006-2199)
3	24-025	4075 Virginia Ave	Unity Three Office Bldg LLC	2420-602-0013-000-8	0.47	COM	CG	PINEHURST S/D BLK 2 S 6.5 FT OF LOT 2, ALL LOT 3 AND S 40.93 FT OF LOT 9 AND THAT PART OF LOTS 6, 7 AND 8 MPDAF: BEG NW COR LOT 6, RUN E ALG N LI LOTS 6, 7 AND 8 TO NE COR LOT 8, TH S 33.2 FT, TH W TO A PT ON W LI OF LOT 6, 38.11 FT S OF NW COR OF LOT 6, TH N 38.11 FT TO POB AND W 1/2 VAC S 40 ST ADJ ON E AS IN OR 294-1872 AND OR 468-369 (0.47 AC) LESS FOR SR 70 AS IN OR 787-57. (OR 3034-556)
4	24-026	2304 S 41st Street	Unity Three Office Bldg LLC	2420-602-0016-000-9	0.3	COM	CG	PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)
5	24-027	4351 S 25th Street	Jose & Rosemary Torres	2432-414-0005-000-9	2.07	RS	AR-1	32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)
6	24-028	4560 S 25th Street	Italian Castle Of The Treasure Coast LLC	2433-333-0001-000-6	20.06	RS & P/F	RF & I & AR-1	33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT, TH N 00 14 50 W 0.03 FT, TH N 00 02 57 E 77.97 FRT TO POB, TH CONT N 00 02 57 W 442.78 FT, TH N 89 42 06 EF 30.33 FT, TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102, TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)
7	24-029	4120 Selvitz	Accurate Septic Holdings LLC	2432-233-0001-000-6	1.68	IND	IH	32 35 40 N 200 FT OF S 653.50 FT OF E 365 FT OF W 415 FT OF SW 1/4 OF NW 1/4 (1.68 AC) (OR 2454-1199)

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### SUMMARY

The Current Zoning and Future Land Use of the properties will not be amended at this time and will remain as designated/categorized by St. Lucie County.

The annexations will be processed through seven (7) ordinances being dealt with in a sequence to meet with State Statute requirement for contiguity.

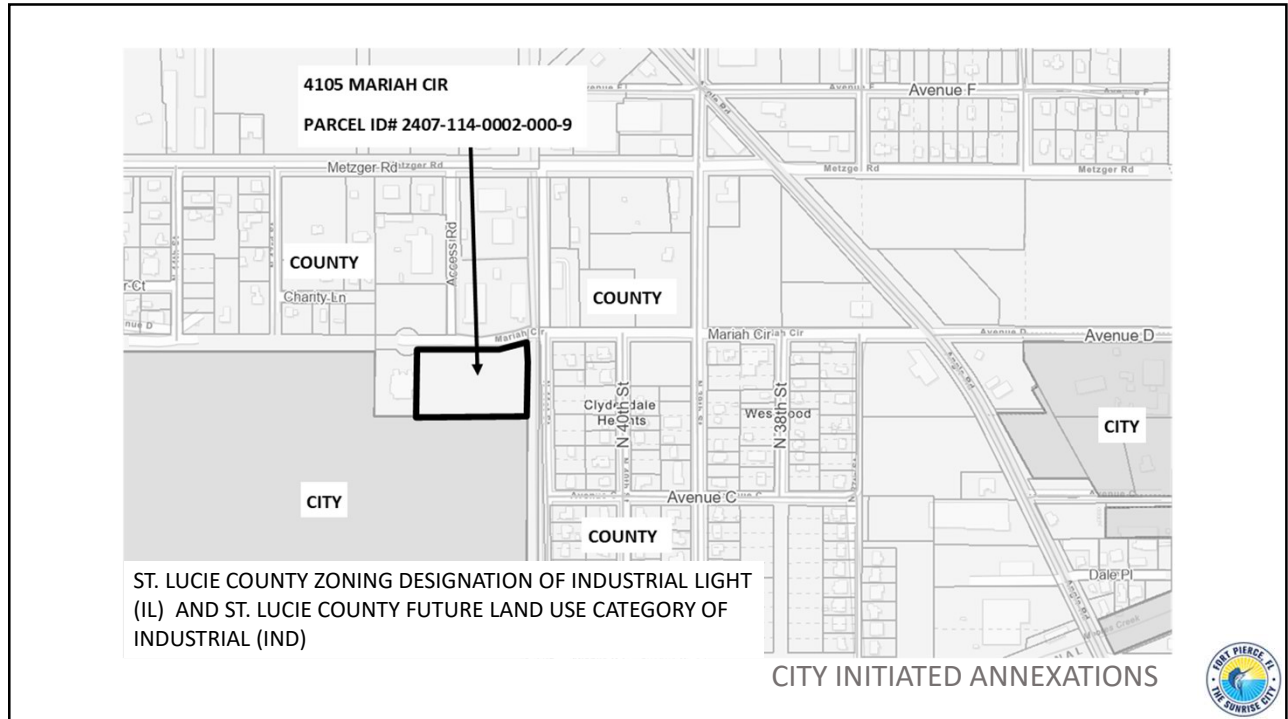
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5



6

### RECOMMENDATION

Staff recommend APPROVAL for the proposed ANNEXATION of 4105 MARIAH CIR.

### ALTERNATIVE RECOMMENDATION

- 1. Recommend Modified Approval.
- or
- 2. Recommend Disapproval.

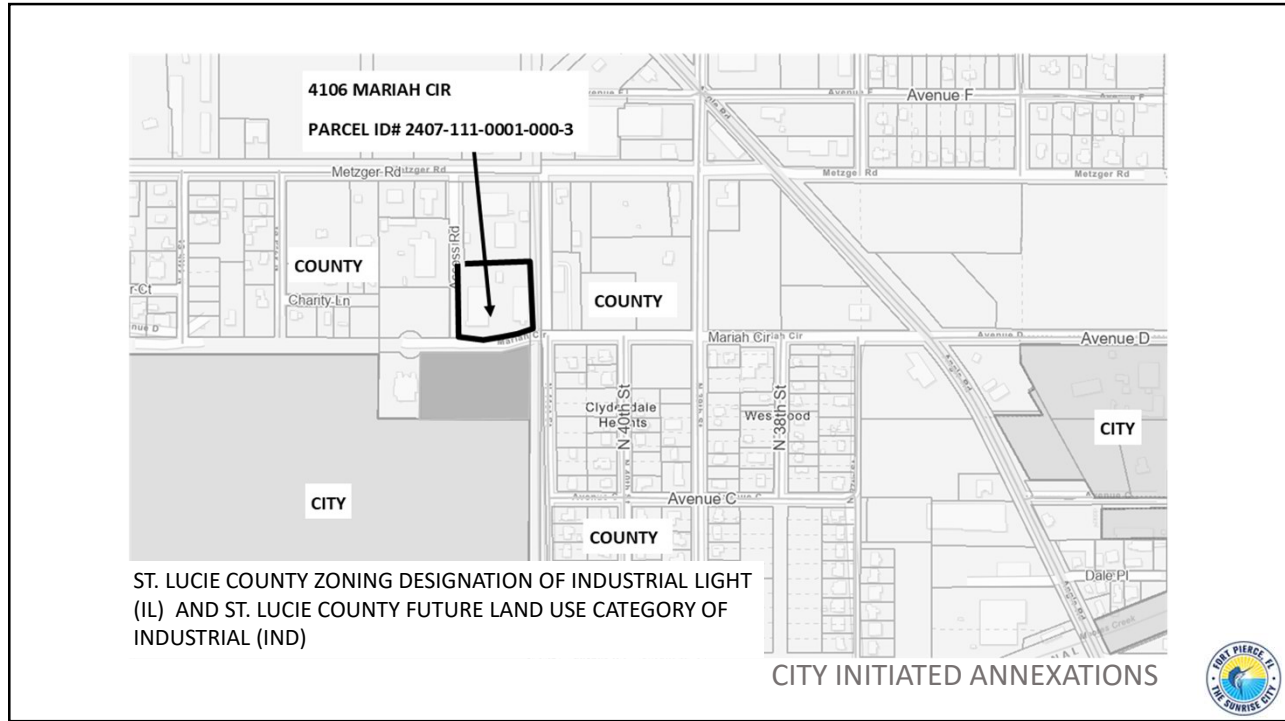
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8



9

**RECOMMENDATION**


Staff recommend APPROVAL for the proposed ANNEXATION of 4106 MARIAH CIR.

**ALTERNATIVE RECOMMENDATION**

1. Modified Approval.

or

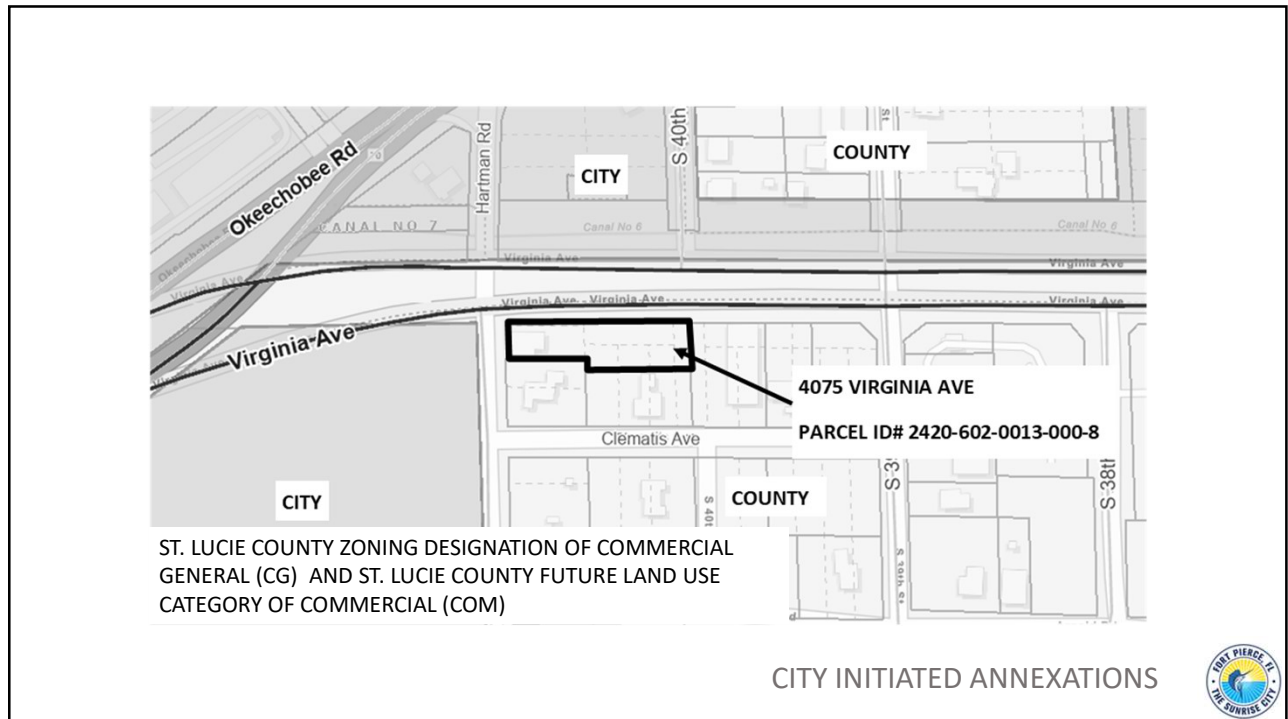
2. Disapproval.

CITY INITIATED ANNEXATIONS 

10

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11



12

## RECOMMENDATION

Staff recommend APPROVAL for the proposed ANNEXATION of 4075 VIRGINIA.

## ALTERNATIVE RECOMMENDATION

1. Modified Approval.
- or
2. Disapproval.

CITY INITIATED ANNEXATIONS



13

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14

ST. LUCIE COUNTY ZONING DESIGNATION OF COMMERCIAL GENERAL (CG) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF COMMERCIAL (COM)

CITY INITIATED ANNEXATIONS

15

**RECOMMENDATION**

Staff recommend APPROVAL for the proposed ANNEXATION of 2304 S 41<sup>st</sup>.

**ALTERNATIVE RECOMMENDATION**

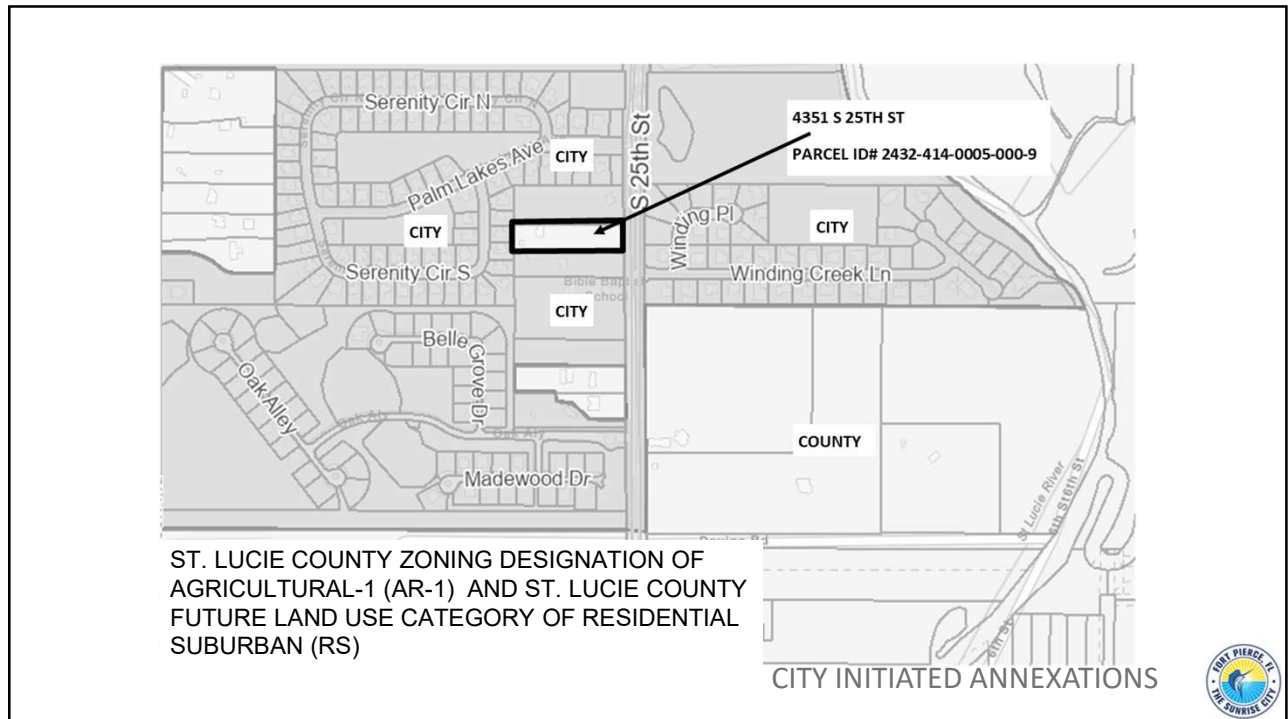
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CITY INITIATED ANNEXATIONS

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17



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## RECOMMENDATION

Staff recommend APPROVAL for the proposed ANNEXATION of 4351 S 25<sup>th</sup>.

## ALTERNATIVE RECOMMENDATION

1. Modified Approval.
- or
2. Disapproval.

CITY INITIATED ANNEXATIONS



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ST. LUCIE COUNTY ZONING DESIGNATIONS OF AGRICULTURAL-1 (AR-1) AND RELIGIOUS FACILITIES (RF) AND INSTITUTIONAL (I) AND THE ST. LUCIE COUNTY FUTURE LAND USE CATEGORIES OF PUBLIC FACILITIES (P/F) AND RESIDENTIAL SUBURBAN (RS)

CITY INITIATED ANNEXATIONS

21

**RECOMMENDATION**

Staff recommend APPROVAL for the proposed ANNEXATION of 4560 S 25<sup>th</sup> ST.

**ALTERNATIVE RECOMMENDATION**

1. Modified Approval.

or

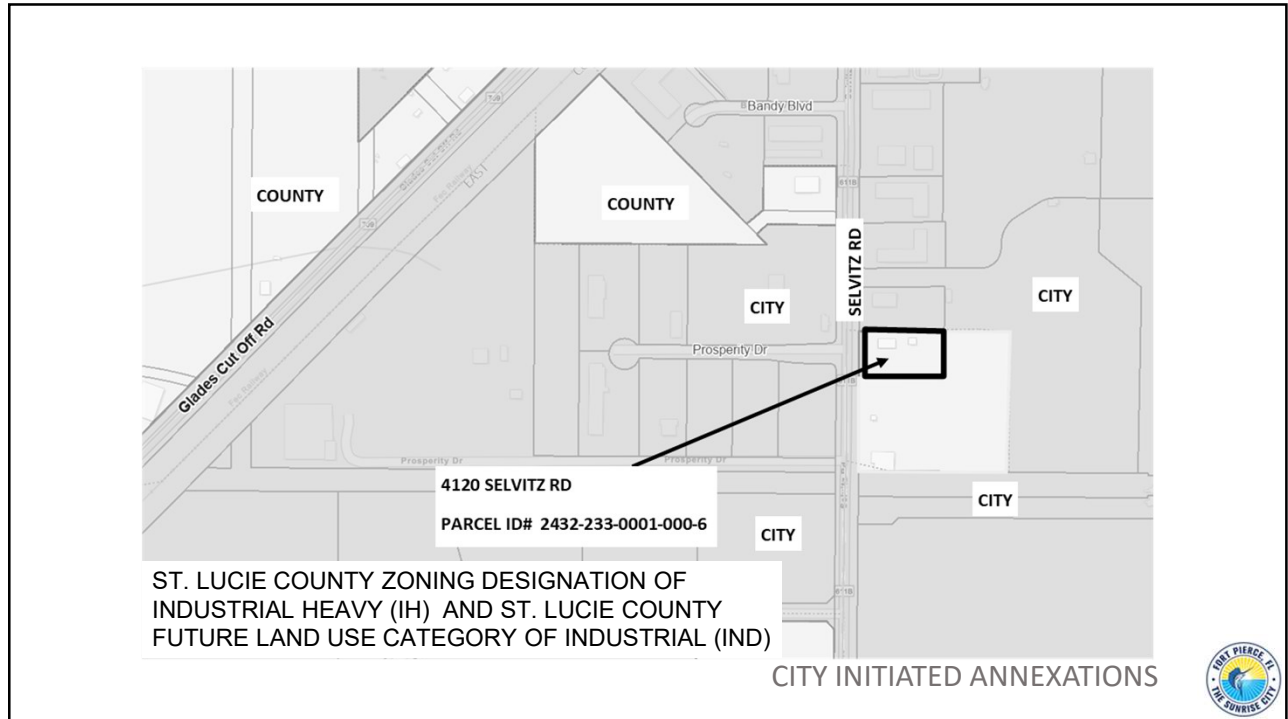
2. Disapproval.

CITY INITIATED ANNEXATIONS

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SEQ	ORD#	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
2	24-024	4106 Mariah Cir	Lawn Chair Properties LLC	2407-111-0001-000-3	1.99	IND	IL	7 35 40 E 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4-LESS N 355 FT AND LESS E 45 FT CANAL R/W AND LESS AVENUE D R/W- (1.99 AC) (OR 4006-2199)
3	24-025	4075 Virginia Ave	Unity Three Office Bldg LLC	2420-602-0013-000-8	0.47	COM	CG	PINEHURST S/D BLK 2 S 6.5 FT OF LOT 2, ALL LOT 3 AND S 40.93 FT OF LOT 9 AND THAT PART OF LOTS 6, 7 AND 8 MPDAF: BEG NW COR LOT 6, RUN E ALG N LI LOTS 6, 7 AND 8 TO NE COR LOT 8, TH S 33.2 FT, TH W TO A PT ON W LI OF LOT 6, 38.11 FT S OF NW COR OF LOT 6, TH N 38.11 FT TO POB AND W 1/2 VAC S 40 ST ADJ ON E AS IN OR 294-1872 AND OR 468-369 (0.47 AC) LESS FOR SR 70 AS IN OR 787-57. (OR 3034-556)
4	24-026	2304 S 41st Street	Unity Three Office Bldg LLC	2420-602-0016-000-9	0.3	COM	CG	PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)
5	24-027	4351 S 25th Street	Jose & Rosemary Torres	2432-414-0005-000-9	2.07	RS	AR-1	32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)
6	24-028	4560 S 25th Street	Italian Castle Of The Treasure Coast LLC	2433-333-0001-000-6	20.06	RS & P/F	RF & I & AR-1	33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT, TH N 00 14 50 W 0.03 FT, TH N 00 02 57 E 77.97 FRT TO POB, TH CONT N 00 02 57 W 442.78 FT, TH N 89 42 06 EF 30.33 FT, TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102, TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)
7	24-029	4120 Selvitz	Accurate Septic Holdings LLC	2432-233-0001-000-6	1.68	IND	IH	32 35 40 N 200 FT OF S 653.50 FT OF E 365 FT OF W 415 FT OF SW 1/4 OF NW 1/4 (1.68 AC) (OR 2454-1199)

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**RECOMMENDATION**

Staff recommend APPROVAL for the proposed ANNEXATION of 4120 SELVITZ RD.

**ALTERNATIVE RECOMMENDATION**

- 1. Modified Approval.
- or
- 2. Disapproval.

CITY INITIATED ANNEXATIONS

