



**TO:** Linda Cox, Acting City Manager

**FROM:** Kerry C. Driver, Planner

**RE:** **Application for Voluntary Annexation  
for Parcel IDs: 2413-501-0176-000-6 and  
2413-501-0288-000-3**

**BOARD DATE:** November 18, 2024

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### STAFF REPORT

**Property Owners/  
Applicant** Guillermo Claure

**Requested Action:** Approval of a Voluntary Application for Annexation

**Site Locations:** N/A

**Parcel ID:** 2413-501-0176-000-6 and 2413-501-0288-000-3

**Parcel Area:** 0.38 acres

**Current  
Future Land Use:** Residential Suburban (RS)

**Current Zoning:** Hutchinson Island Residential District (HIRD)

**Proposed  
Future Land Use:** Residential Low (RL)

**Proposed Zoning:** Single-family Low Density (R-1)

**Utilities:**

FPUA

**Surrounding FLU:**

**Surrounding Zoning:**

**Staff Analysis:**

**Request**

	North	East	South County	West
	Residential Suburban (RS) County	Residential Suburban (RS) County	Conservation & Open Space (COS)	Residential Suburban (RS) County
	Hutchinson Island Residential District (HIRD) County	Hutchinson Island Residential District (HIRD) County	Conservation Open Space Zone (OS-2)	Hutchinson Island Residential District (HIRD) County

This is a voluntary annexation on parcel IDs 2413-501-0176-000-6 and 2413-501-0177-000-3

INSERT LOCATION MAP



\*highlighted parcels are located within the City's jurisdiction

The subject properties have a St. Lucie County Future Land Use Designation of Residential Suburban 2 du/ac and a Zoning classification of Hutchinson Island Residential District (HIRD). To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed City Future Land Use designation for the parcel will be changed to Residential Low Density (RL) 1-6.5 du/ac and the Zoning classification of Single-family Low Density (R-1).

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 are contiguous to the Fort Pierce City municipal boundary and within the FPUA service area.

The current taxable value of the property is \$37,400 per parcel. Should the Application for Annexation be approved, they could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce, depending on the millage rate per year, which currently is 6.9000. Currently one of the properties lots is vacant and the other has a dwelling structure.

### ***Comprehensive Plan***

Staff has reviewed the Comprehensive Plan and finds the proposed annexation 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 properties are within the FPUA service boundary. Policy, 1.11.1 of the City Comprehensive Plan: "The City shall evaluate proposed annexations within the urban service boundary based upon the following criteria:

1. The ability of the City to provide public services at a level equal to or better than that available from the current service providers;
2. The ability of the City to provide public services at the City's adopted levels of service;
3. Whether the annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island; and
4. Whether the annexation would eliminate an irregularity or irregularities in the City's boundaries, thereby improving service delivery."

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The subject properties are in an area that consists of properties that are within both the St. Lucie County and the City of Fort Pierce jurisdictions. The parcels are surrounded by properties that are within both the City and County limits. The properties are owned by the same owner. The annexation of the properties 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 be modified to Residential Low Density (RL) and Single-family Low Density (R-1), respectively, and the City's Comprehensive Plan. Thereby, the requested Future Land Use and Zoning Classifications of RL and R-1, 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.

### ***Public Notification***

In accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department provided notice of the annexation by mail to the St. Lucie County Administrator's and Attorney's office on October 5, 2024, no fewer than thirty (30) days prior to the first reading of these annexations by the City Commission. Notice by newspaper was submitted for Sundays November 3rd and 17th, 2024 publication.

### ***Technical Review Committee***

All affected Departments have reviewed the submittals and have no objections regarding the proposed voluntary annexation applications based on compliance with the requirements of the City Code and Comprehensive Plan.

### ***Planning Board***

The City of Fort Pierce Planning Board, at their September 9, 2024, meeting, voted 7 to 7 to recommend Approval of the annexation.

### ***Staff Recommendation***

As proposed, the annexation meets the standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Therefore, the Planning Staff recommends approval of the proposed voluntary annexation, along with the associated Future Land Use designation of RL and the Zoning classification of R-1.