



# CITY OF FORT PIERCE

## CITY COMMISSION

November 18th, 2024

Guillermo C. Annexation

Parcel IDs: 2413-501-0176-000-6 and 2413-501-0288-000-3

## **APPLICANT**

Guillermo Claire

## **PROPERTY OWNER(S)**

Guillermo Claire

## **PARCEL IDs:**

**2413-501-0176-000-6 and 2413-501-0288-000-3**

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## **SUMMARY**

Request to review a Voluntary Application for Annexation for two (2) parcels of land at or near the intersection of S. Ocean Dr. and Blue Heron Blvd.

## **BACKGROUND**

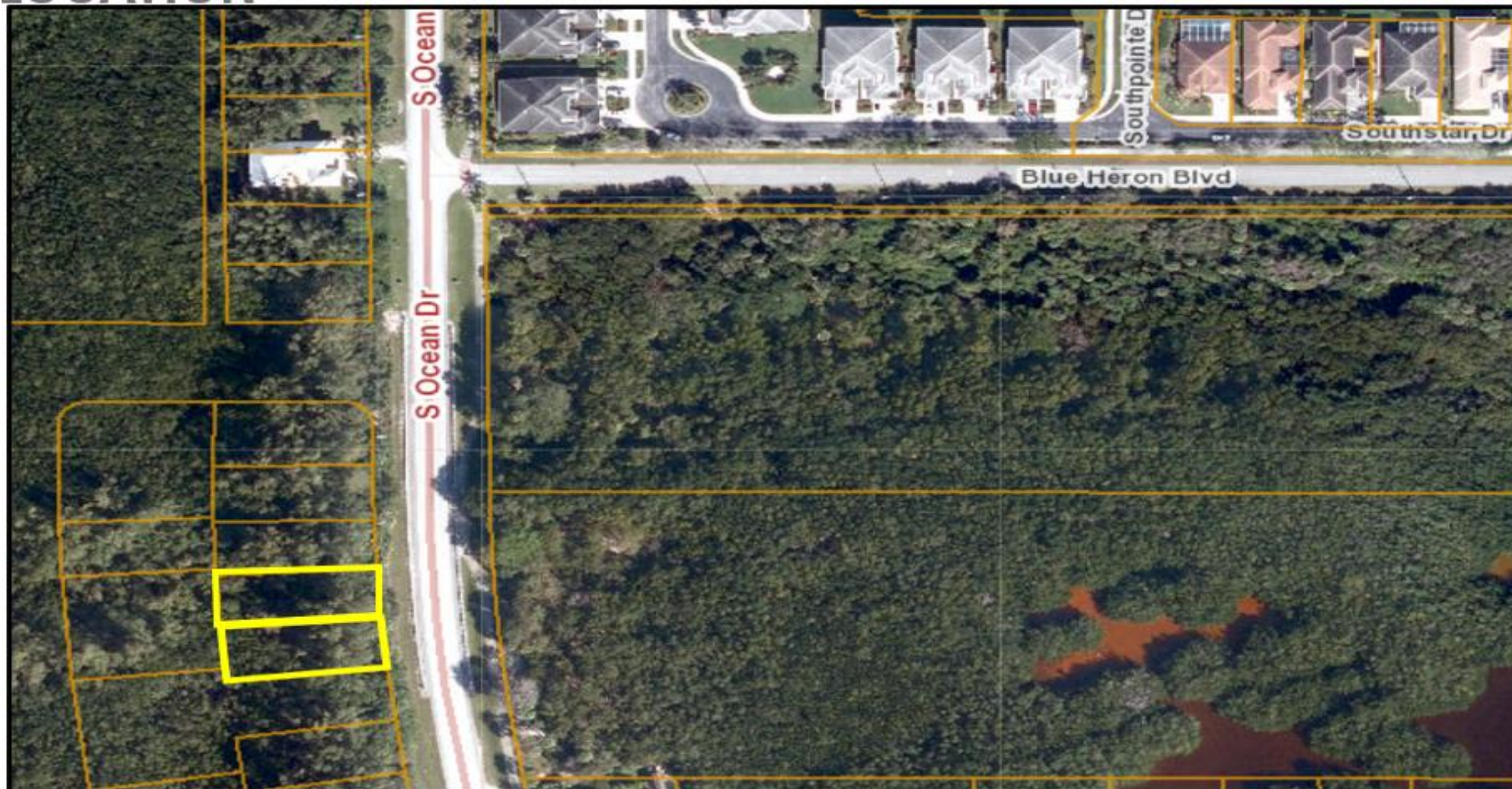
The applicant is requesting a voluntary annexation of two (2) parcels at or near S. Ocean Dr. and Blue Heron Blvd., in Fort Pierce, Florida. The parcel IDs are 2413-501-0176-000-6 and 2413-501-0288-000-3.

The subject properties has St. Lucie County Future Land Use designations of Residential Suburban (RS) and a St. Lucie County Zoning classification of Hutchinson Island Residential District (HIRD). The proposed City Future Land Use designation is Residential Low Density (RL) and Zoning classification of Single-family Low Density (R-1).

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# SITE LOCATION



SITE AREA= 0.38 +/- Acres

Parcel 1: 0.19 acres

Parcel 2: 0.19 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.

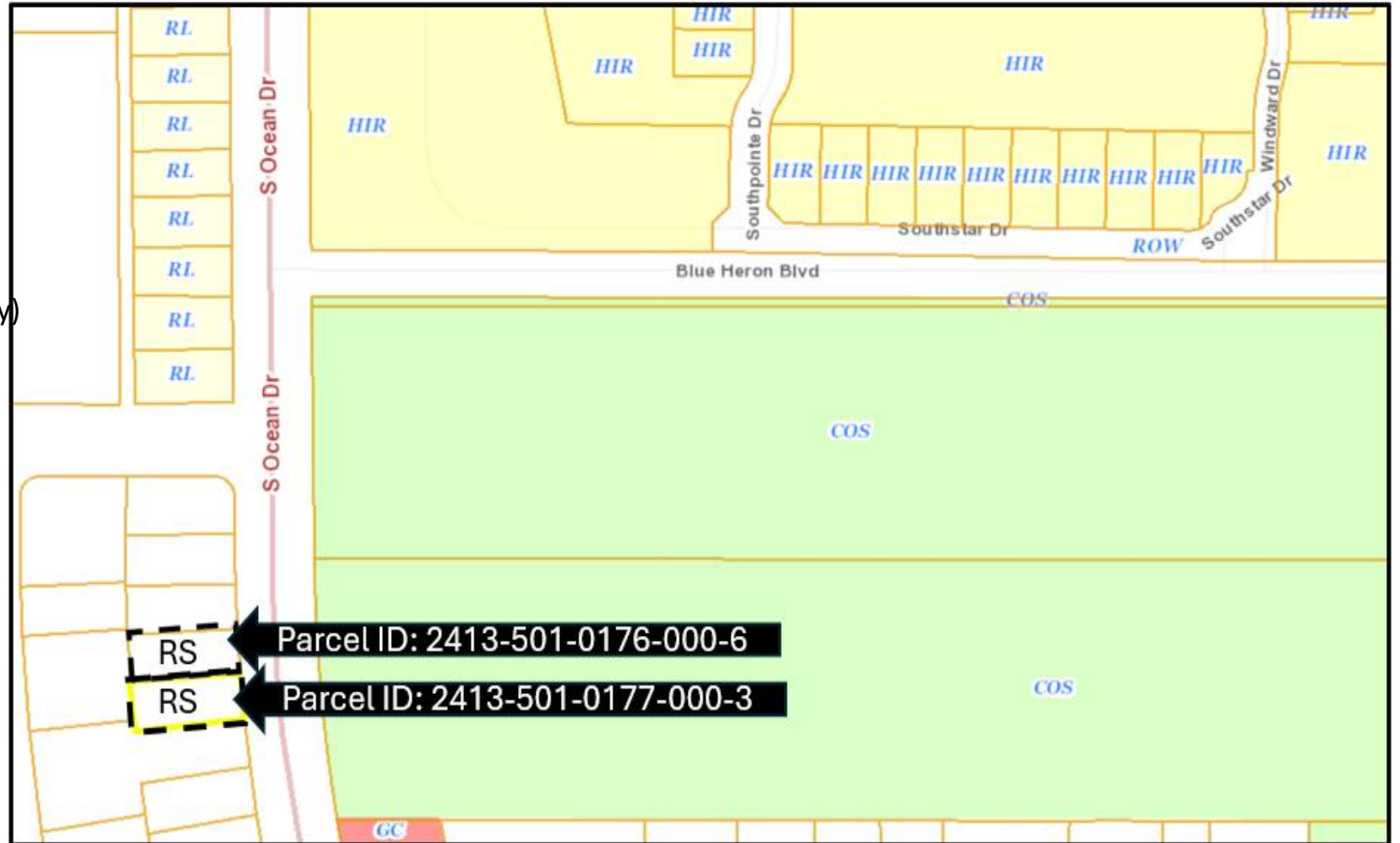
The current value of the properties is \$37,400 per parcel. Should the Application for Annexation be approved it could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce if developed, depending on the millage rate per year, which currently is 6.9000.

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# EXISTING FUTURE LAND USE: County

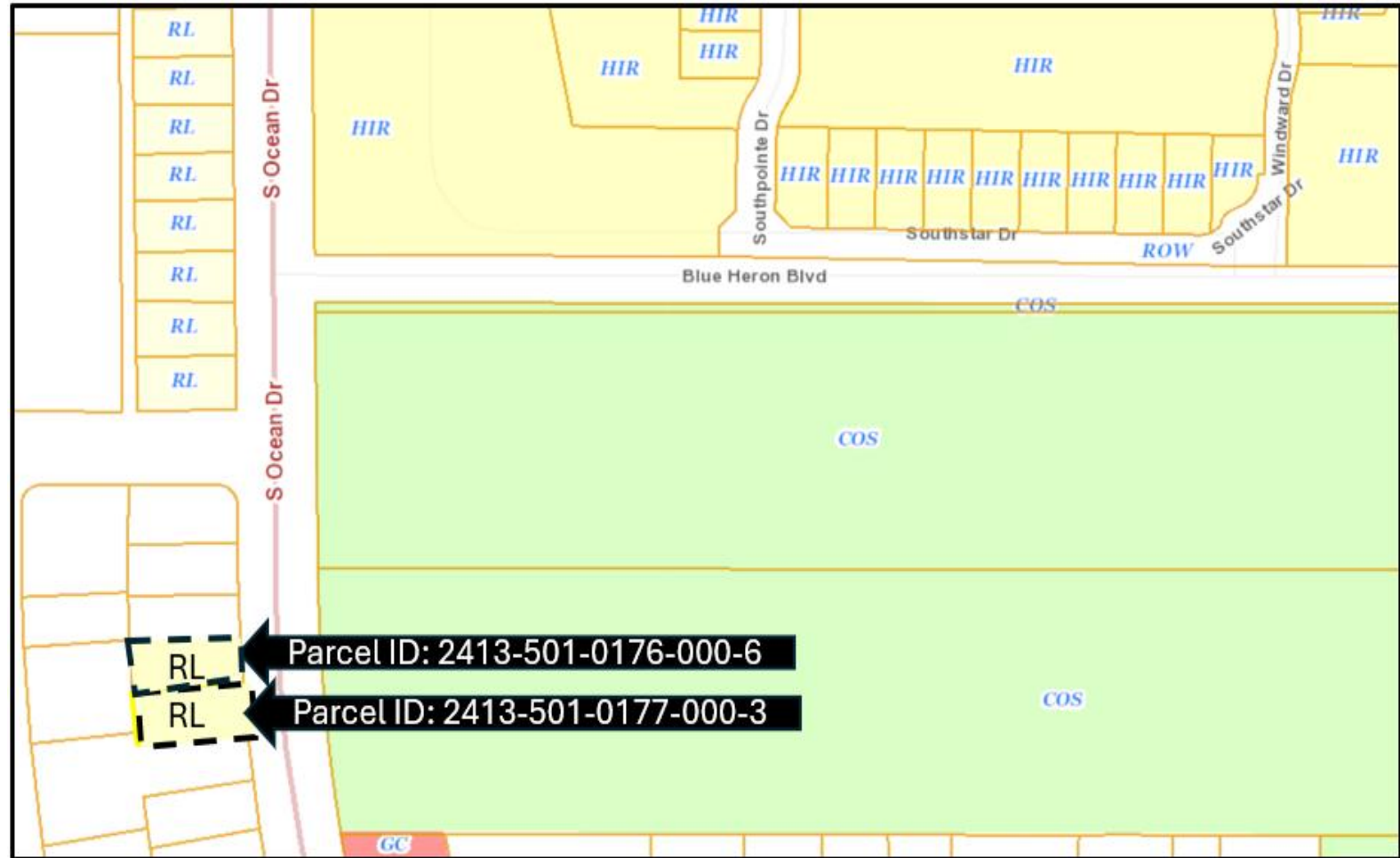
**Current FLU: RS**  
Residential Suburban– St. Lucie County



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# PROPOSED FUTURE LAND USE: City

**Proposed FLU: RL**  
(Residential Low Density—City of Fort Pierce)

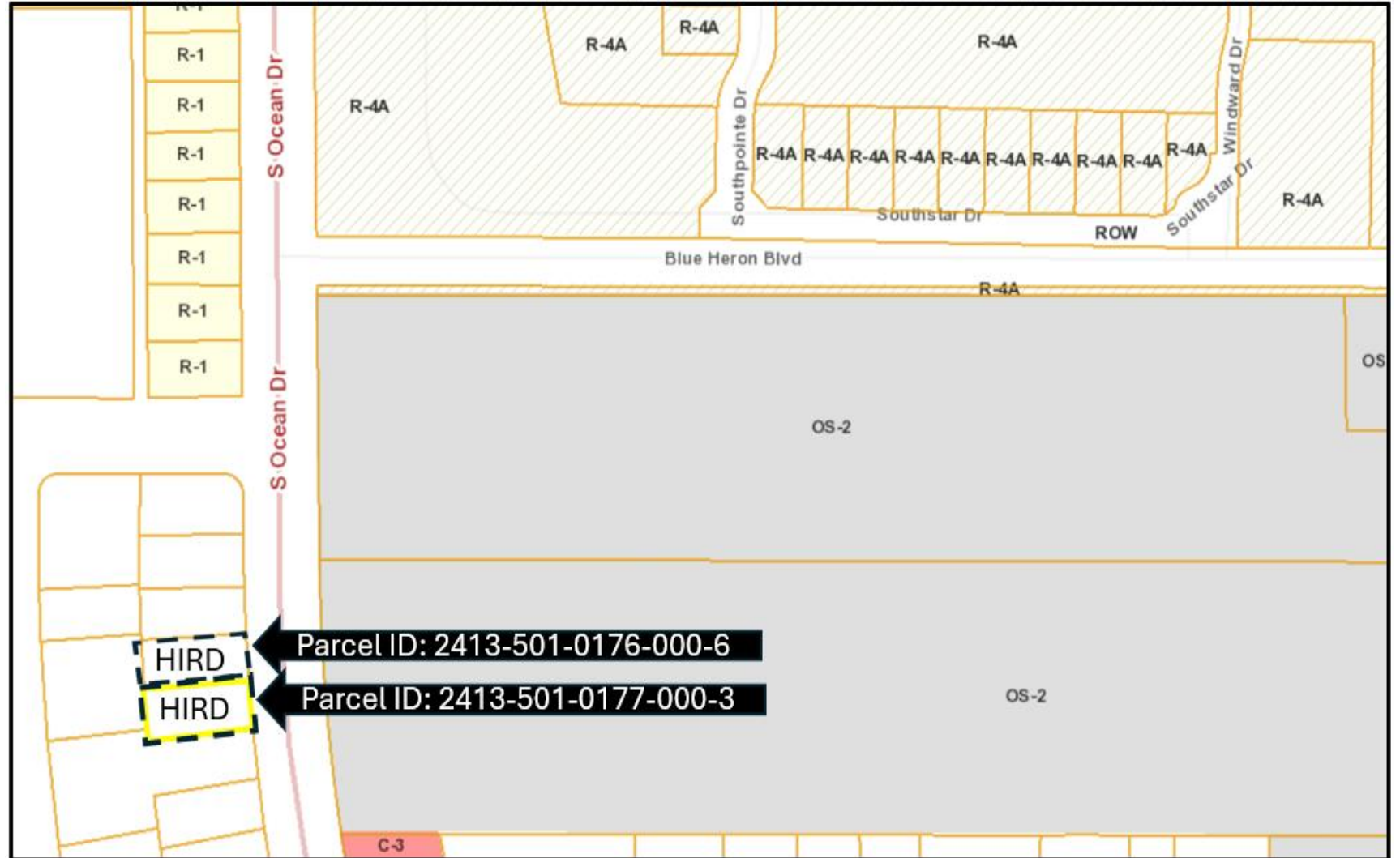


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# EXISTING ZONING: County

**Currently Zoned:** HIRD  
(Hutchinson Island Residential District—(St. Lucie County))

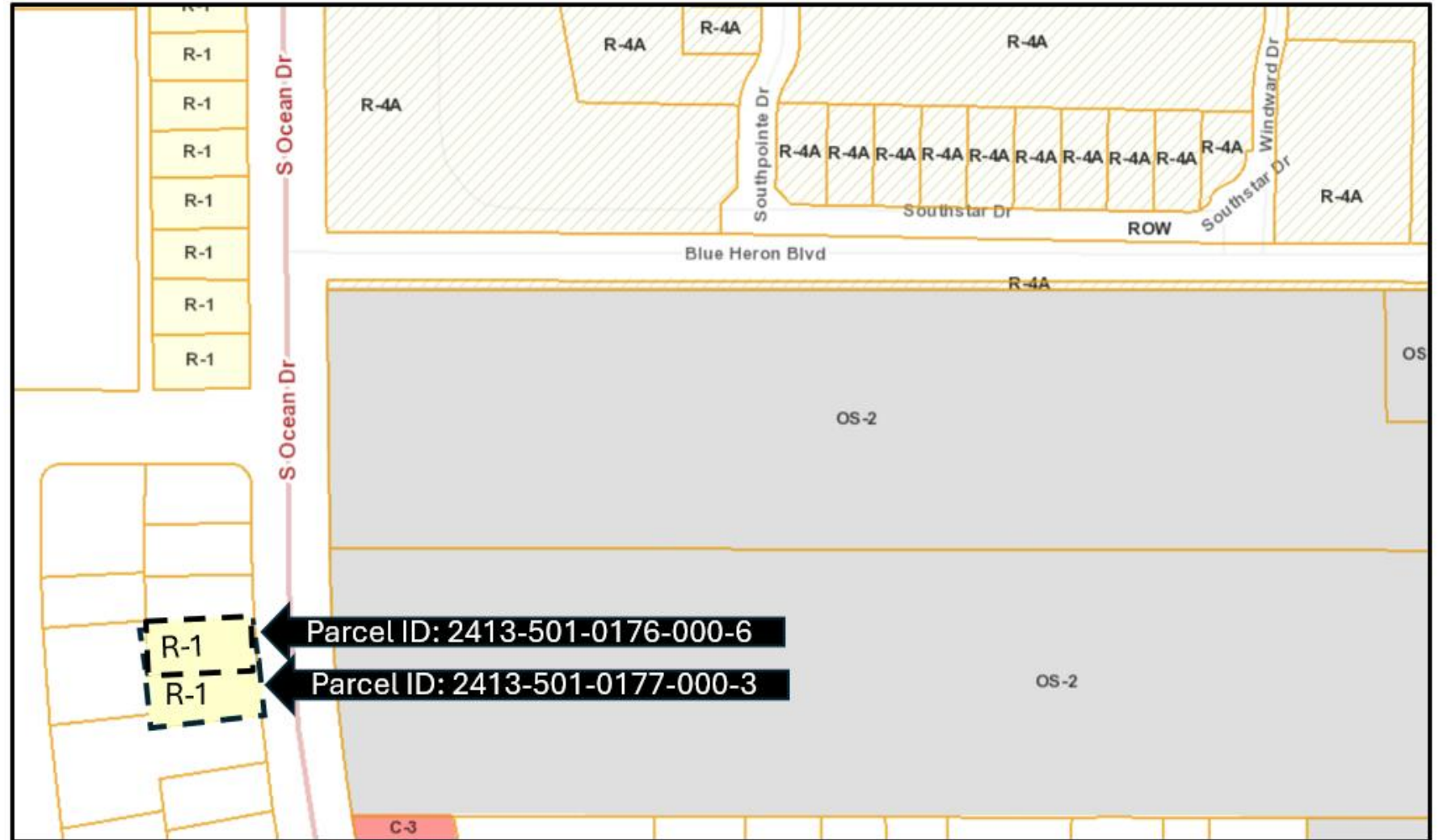


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# PROPOSED ZONING: City

**Proposed Zoning: R-1**  
(Single-family Low  
Density—City of Fort Pierce)



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## RECOMMENDATION

At the September 9<sup>th</sup> meeting, the Planning Board voted unanimously to approve the annexation.

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

## ALTERNATIVE RECOMMENDATIONS

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

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