



CITY OF FORT PIERCE

PLANNING BOARD

June 10th, 2024

169 Delray Annexation

3403-233-0002-000-6

APPLICANT

Rebecca Grohall, MBV Engineering

PROPERTY OWNER(S)

169 Delray LLC, Jay Bailyn

PARCEL ID #(S):

3403-233-0002-000-6

169 Delray ANNEXATION



SUMMARY

Request to review a Voluntary Application for Annexation for one (1) parcel of land at or near the intersection of W. Midway Road and Oleander Ave.

BACKGROUND

The applicant is requesting a voluntary annexation of one (1) parcel at or near the intersection of W. Midway Road and Oleander Ave. in Fort Pierce, Florida. The parcel ID is 3403-233-0002-000-6.

The subject property has St. Lucie County Future Land Use designations of Public Facilities 0 du (P/F) and a St. Lucie County Zoning designation of Institutional (I). The applicant is proposing a City Future Land Use designation of Residential High 12-18 du/ac (RH) with a Zoning classification of High Density Residential (R-5).



SITE LOCATION



SITE AREA= 1.95 +/- Acres

169 Delray ANNEXATION



COMPREHENSIVE PLAN

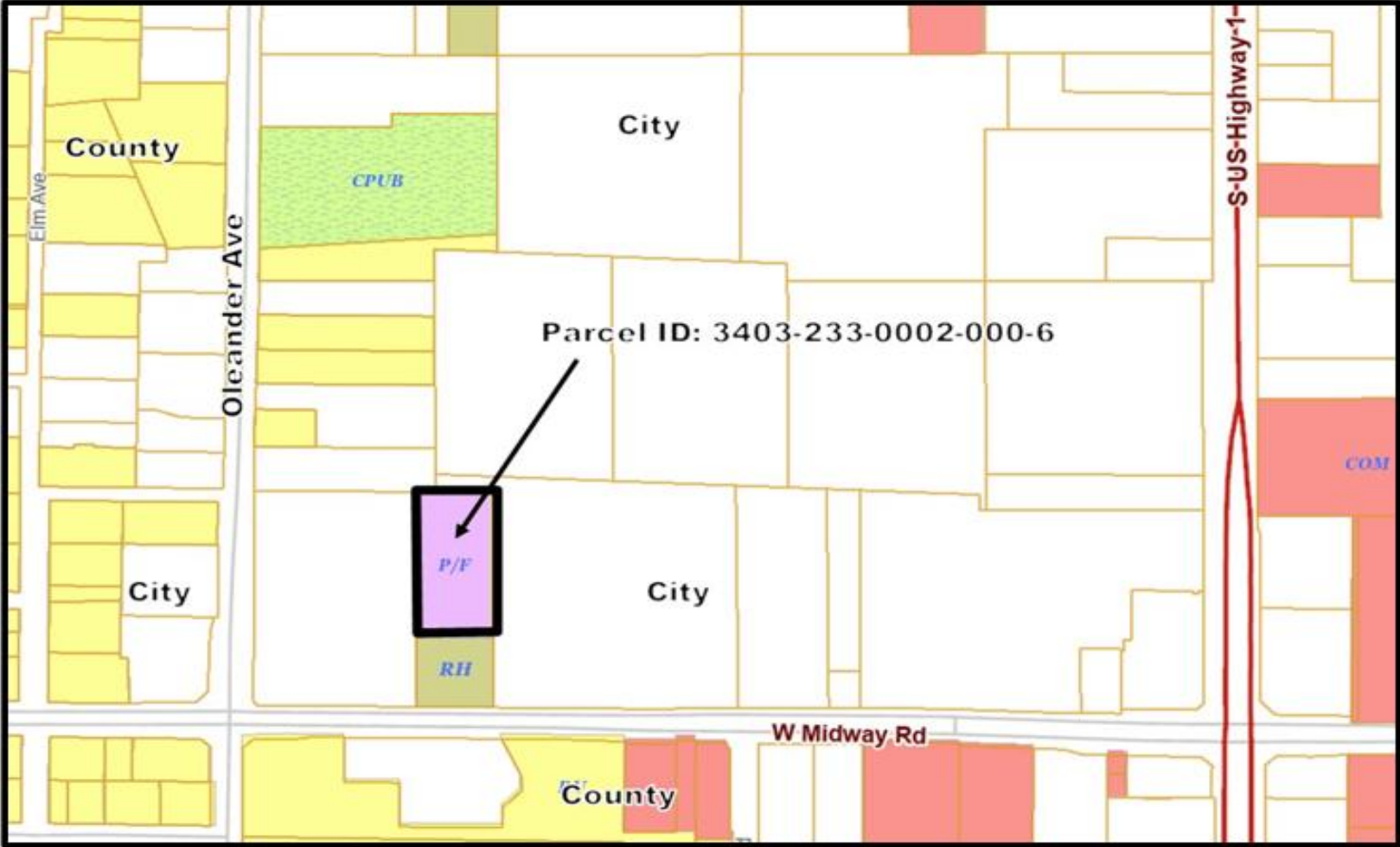
Pursuant to Comprehensive Plan policy 1.11.5 “properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission.” Staff has confirmed that the property is located within unincorporated St. Lucie County and is contiguous to the Fort Pierce City municipal boundary and within the FPUA service area. 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 \$284,000. 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.



EXISTING FUTURE LAND USE

Current FLU: P/F
(Public Facilities 0 du/ac – St. Lucie County)

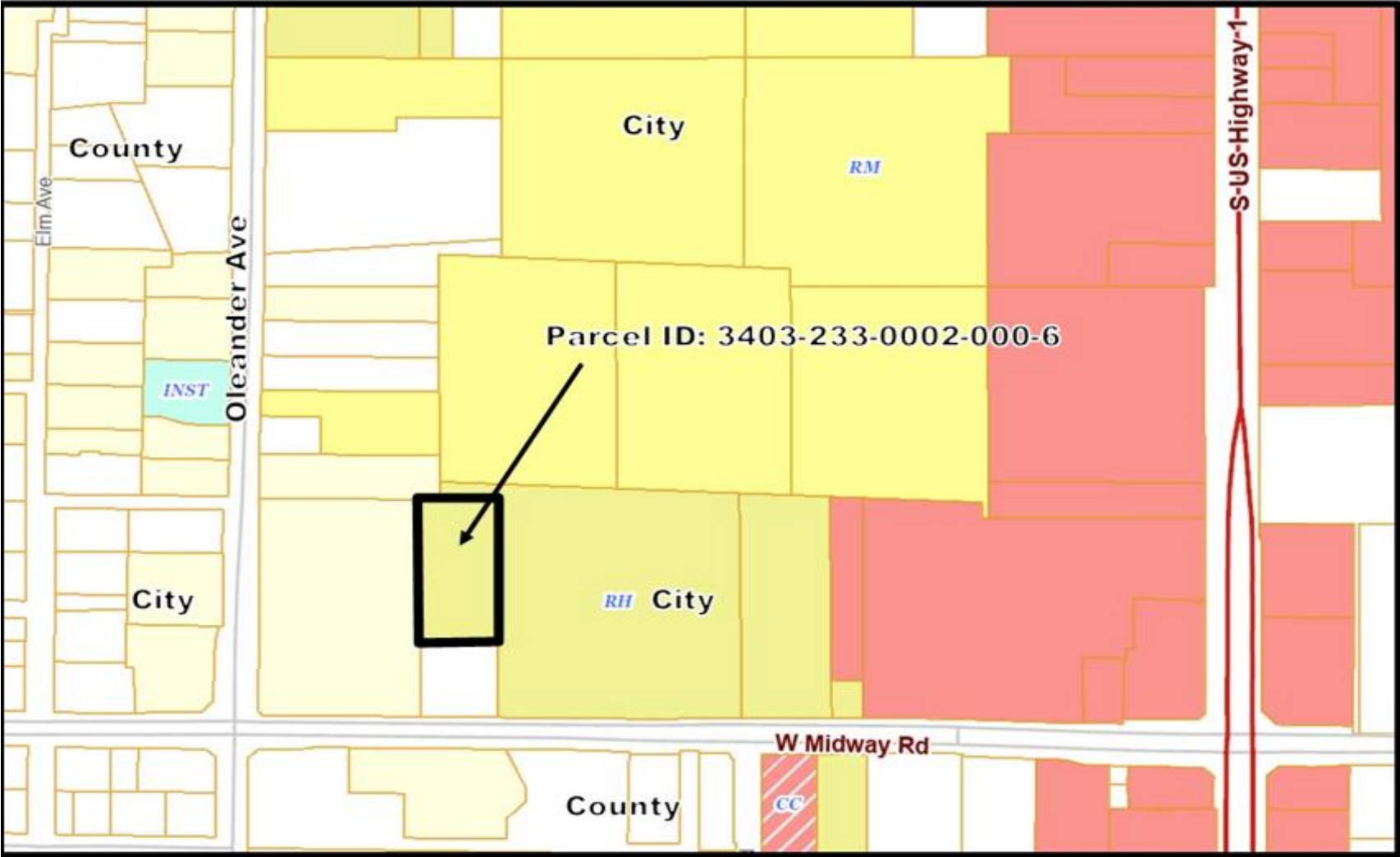


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PROPOSED FUTURE LAND USE

Proposed FLU: RH
(Residential High 12-18 du/ac –
City of Fort Pierce)

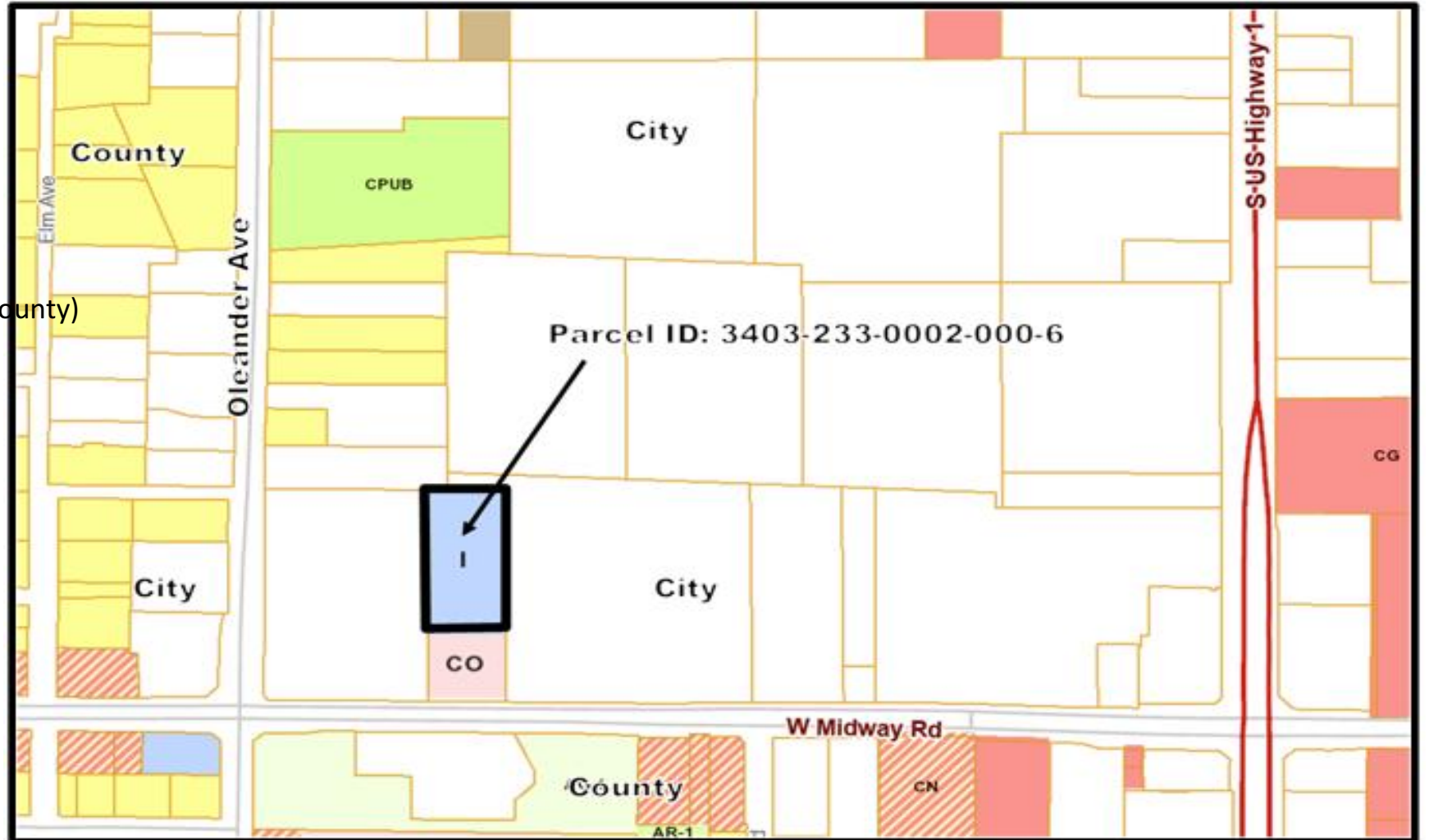


169 Delray ANNEXATION



EXISTING ZONING

Currently Zoned: I
(Institutional 0 du/ac – St. Lucie County)

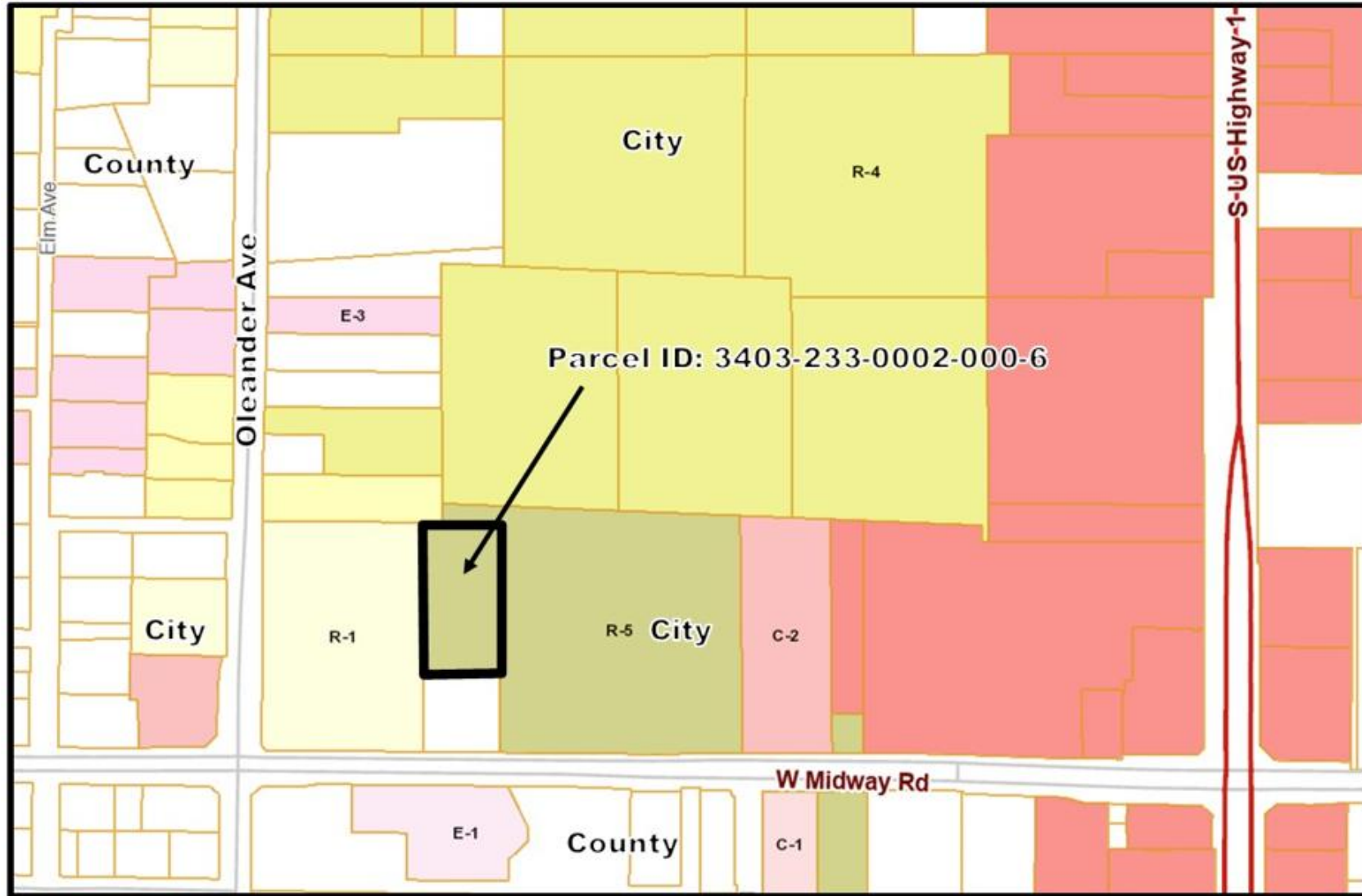


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PROPOSED ZONING

Proposed Zoning: R-5
(High Residential Density—
City of Fort Pierce)



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RECOMMENDATION

Staff recommendation is for the Planning Board to move the proposed annexation application for **Approval** to City Commission.

ALTERNATIVE RECOMMENDATIONS

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





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