



# CITY OF FORT PIERCE

## PLANNING BOARD

August 12th, 2024

Savannah Landing Partners LLC

2427-801-0056-000-3 & 2427-801-0053-000-2 (310 Dickson Dr.)

## **APPLICANT**

James Hackett – H&L Planning and Development

## **PROPERTY OWNER(S)**

Savannah Landing Partners LLC

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

**2427-801-0056-000-3 & 2427-801-0053-000-2 (310 Dickson Dr.)**

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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. US Highway 1 and Dickson Drive

## **BACKGROUND**

The applicant is requesting a voluntary annexation of two (2) parcels at or near the intersection of S. US Highway 1 and Dickson Drive in Fort Pierce, Florida. The parcel IDs is 2427-801-0056-000-3 and 2427-801-0053-000-2.

The subject property has St. Lucie County Future Land Use designations of Residential High (RH) and a St. Lucie County Zoning designation of Residential-Multi Family 11 du/ac (RM-11). The proposed City Future Land Use designation is Residential High 12-18 du/ac (RH) with a Zoning classification of High Density Residential (R-5).

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# SITE LOCATION



SITE AREA= 7.50 +/- Acres  
310 Dickson: 0.24 acres  
NA: 7.26 acres

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# COMPREHENSIVE PLAN

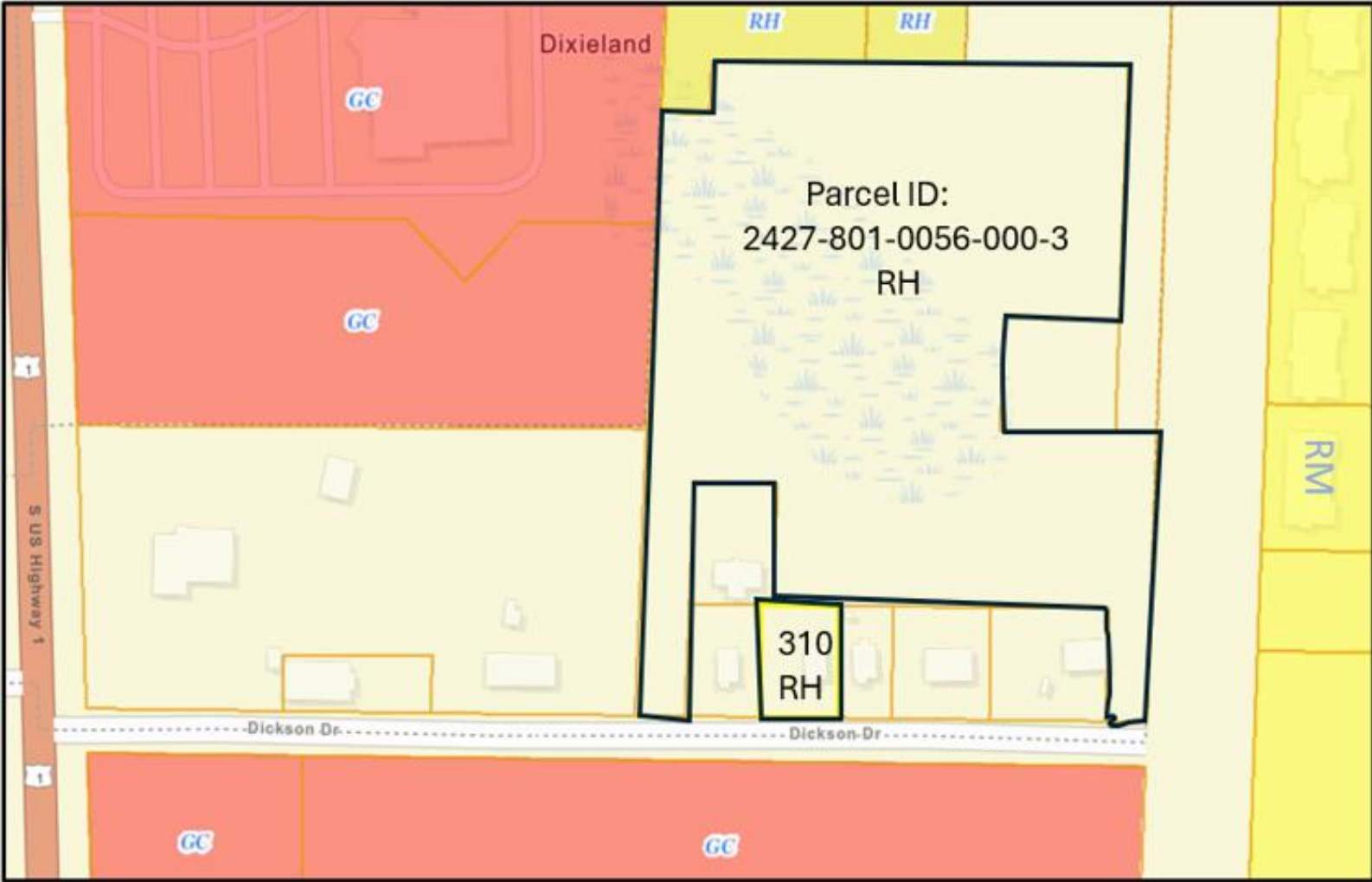
Pursuant to Comprehensive Plan policy 1.11.5 “properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission.” Staff has confirmed that the property is located within unincorporated St. Lucie County and is contiguous to the Fort Pierce City municipal boundary and within the FPUA service area. 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 \$756,500. 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: County

**Current FLU: RH**  
(Residential High– St. Lucie County)

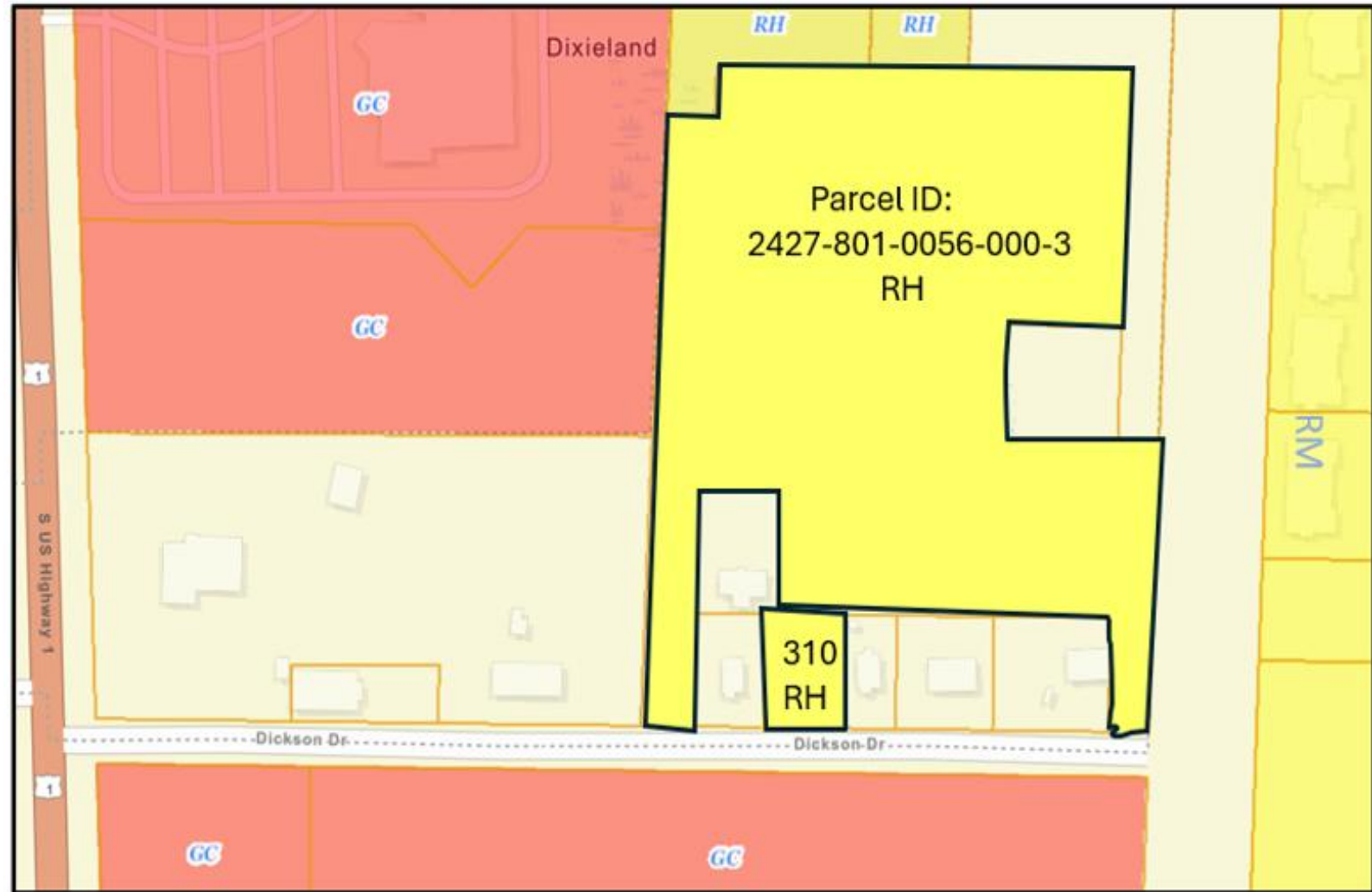


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# PROPOSED FUTURE LAND USE: City

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

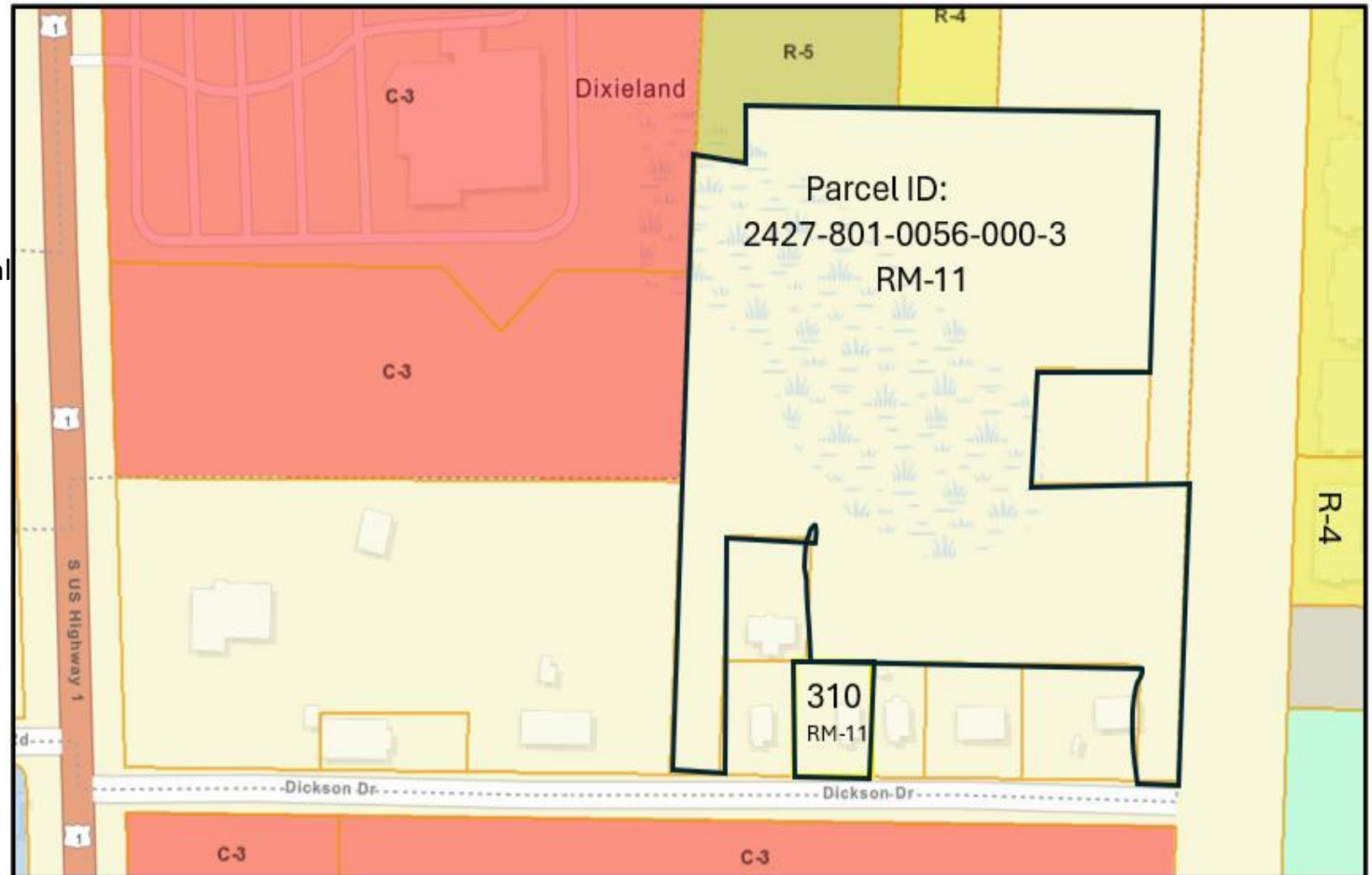


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# EXISTING ZONING: County

**Currently Zoned:** RM-11 (Residential Multi-Family 11 du/ac – St. Lucie County)

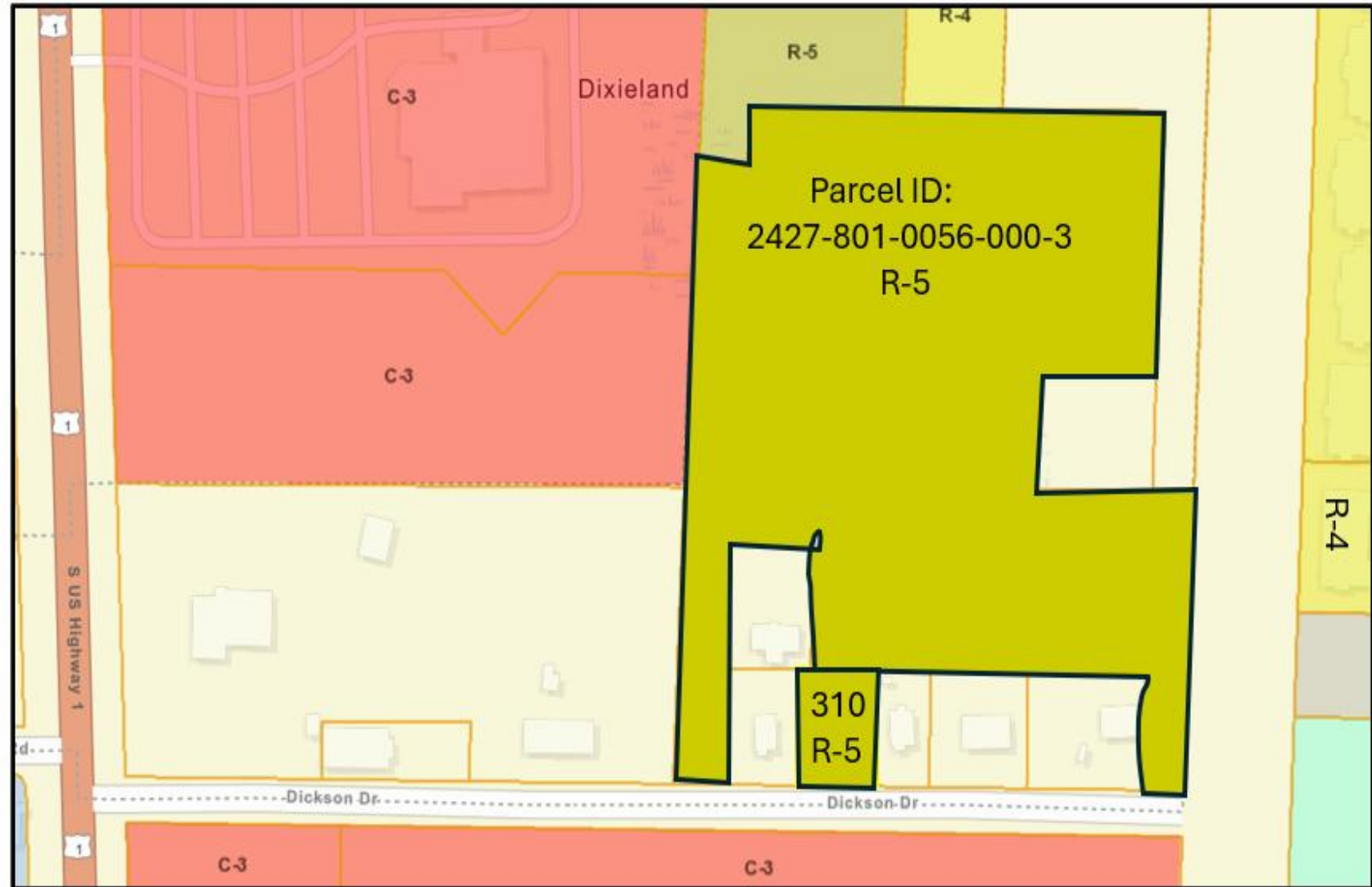


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# PROPOSED ZONING: City

**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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