



CITY OF FORT PIERCE

CITY COMMISSION

January 21st, 2025

Annexation

3302 Avenue B

Parcel ID: 2408-506-0002-000-5

APPLICANT

Frances Casner

PROPERTY OWNER(S)

Frances Casner

PARCEL IDs:

2408-506-0002-000-5

3302 Avenue B. ANNEXATION



SUMMARY

Request to review a Voluntary Application for Annexation for one (1) parcel of land at 3302 Avenue B.

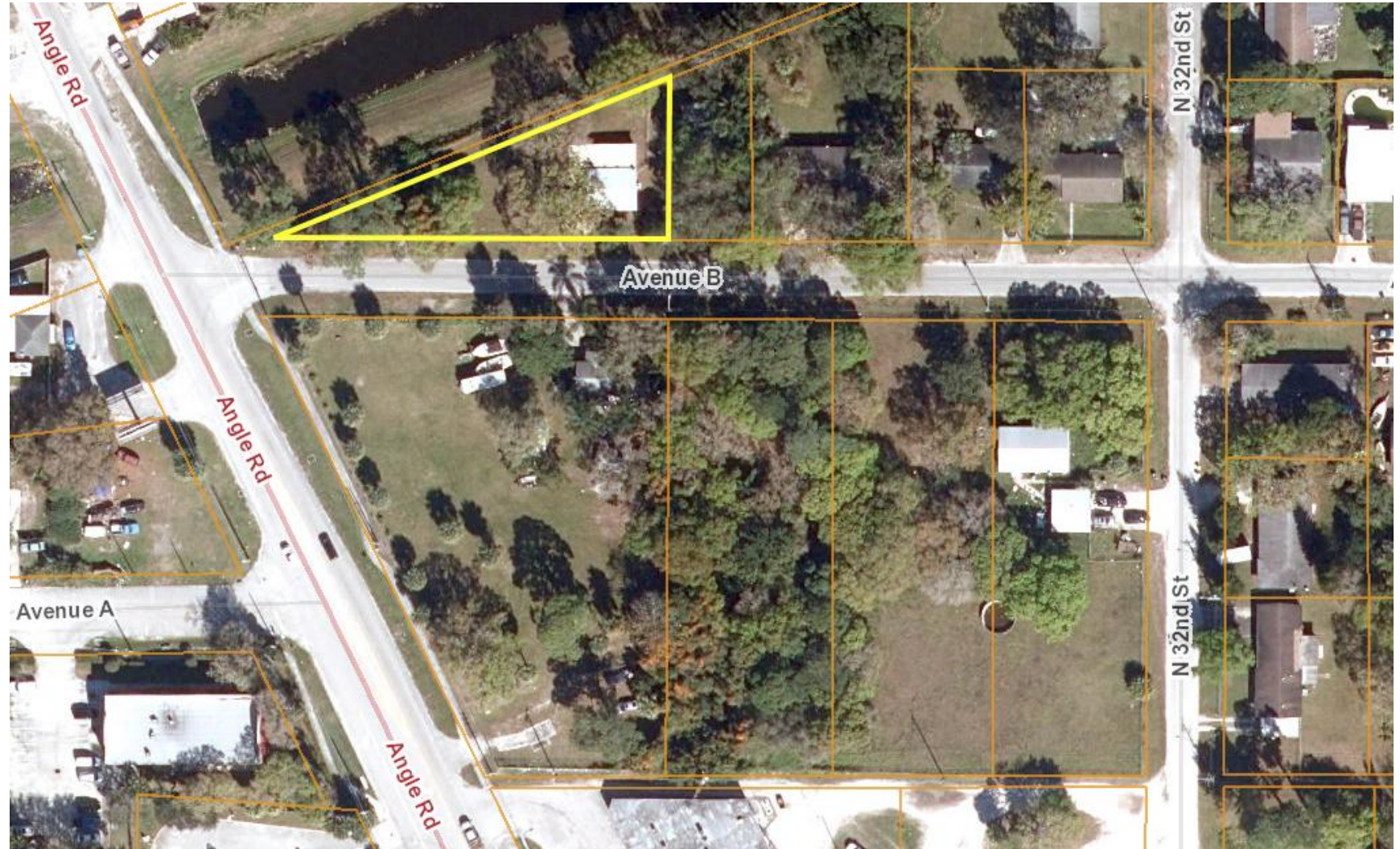
BACKGROUND

The applicant is requesting a voluntary annexation of one (1) parcel at 3302 Avenue B., in Fort Pierce, Florida. The parcel IDs are 2408-506-0002-000-5.

The subject property has St. Lucie County Future Land Use designation of Commercial (COM) and a St. Lucie County Zoning classification of Commercial, General (CG). The proposed City Future Land Use designation is Residential Low Density (RL) and Zoning classification of Single-family Moderate Density (R-3).



SITE LOCATION



SITE AREA= 0.30 +/- Acres

3302 Avenue B. ANNEXATION



COMPREHENSIVE PLAN

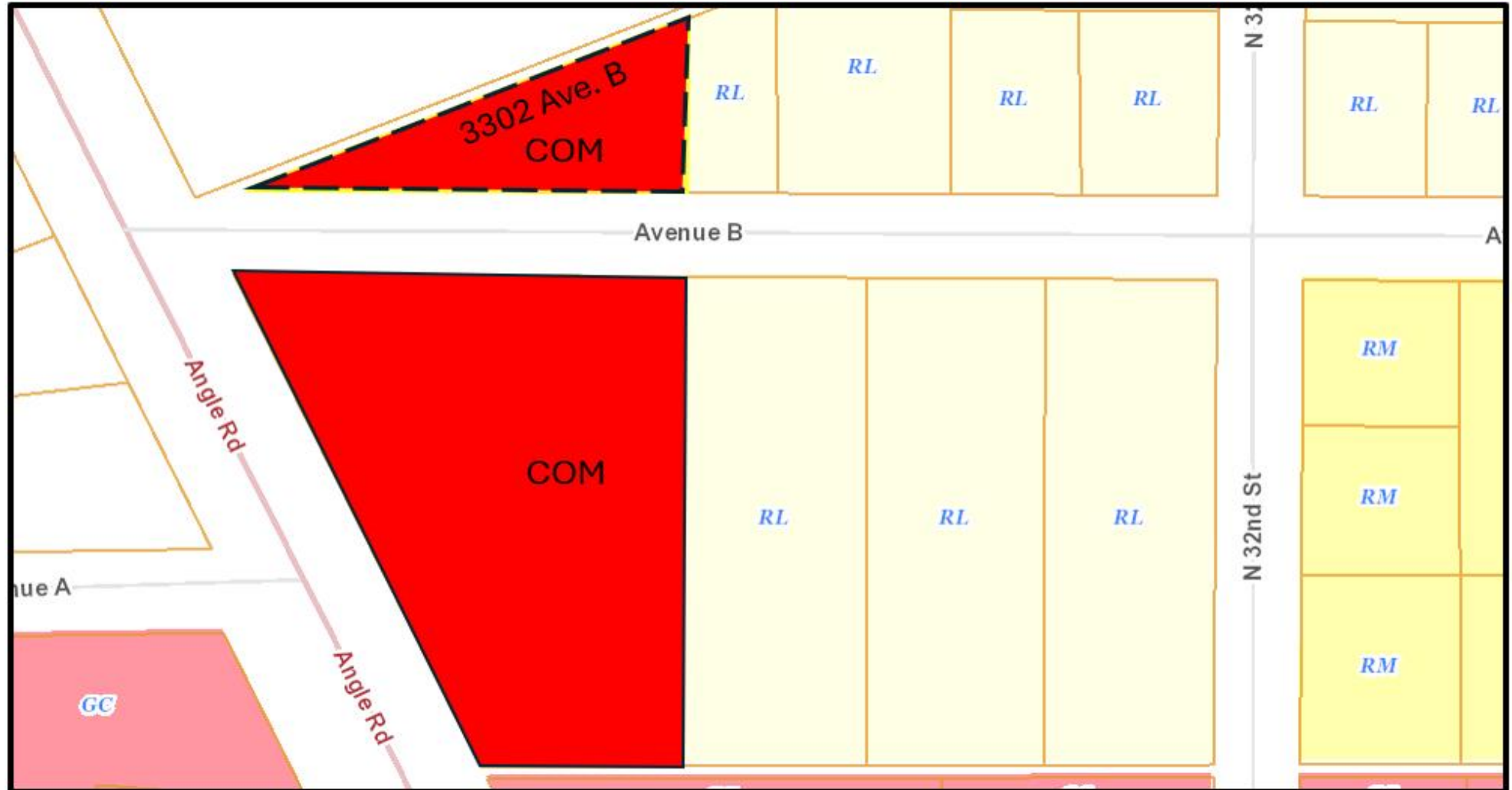
Pursuant to Comprehensive Plan policy 1.11.5 “properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission.” Staff has confirmed that the property is located within unincorporated St. Lucie County and is contiguous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

The current value of the property is \$58,266. 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: COM
Commercial- (St. Lucie County)

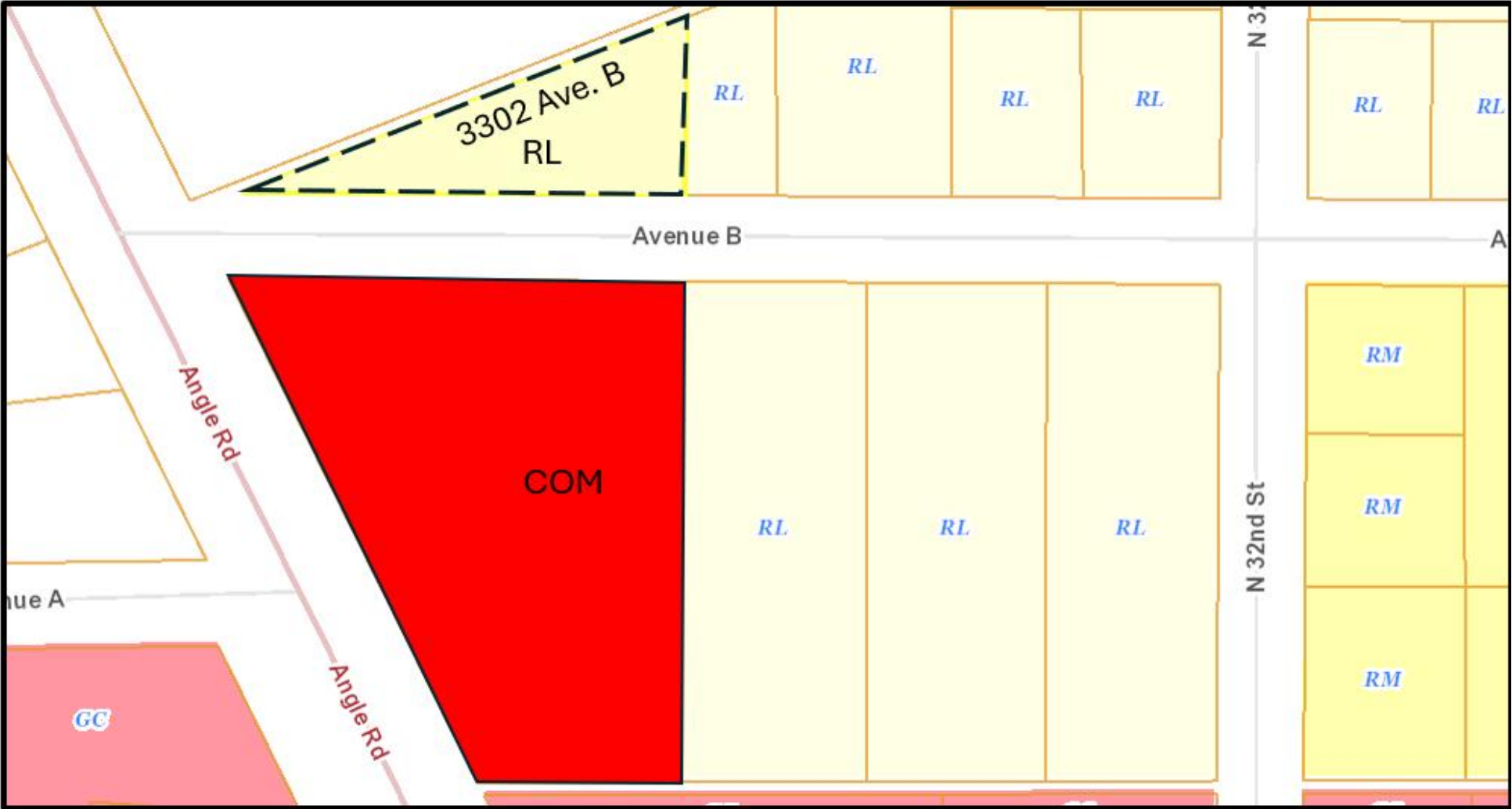


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PROPOSED FUTURE LAND USE: City

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

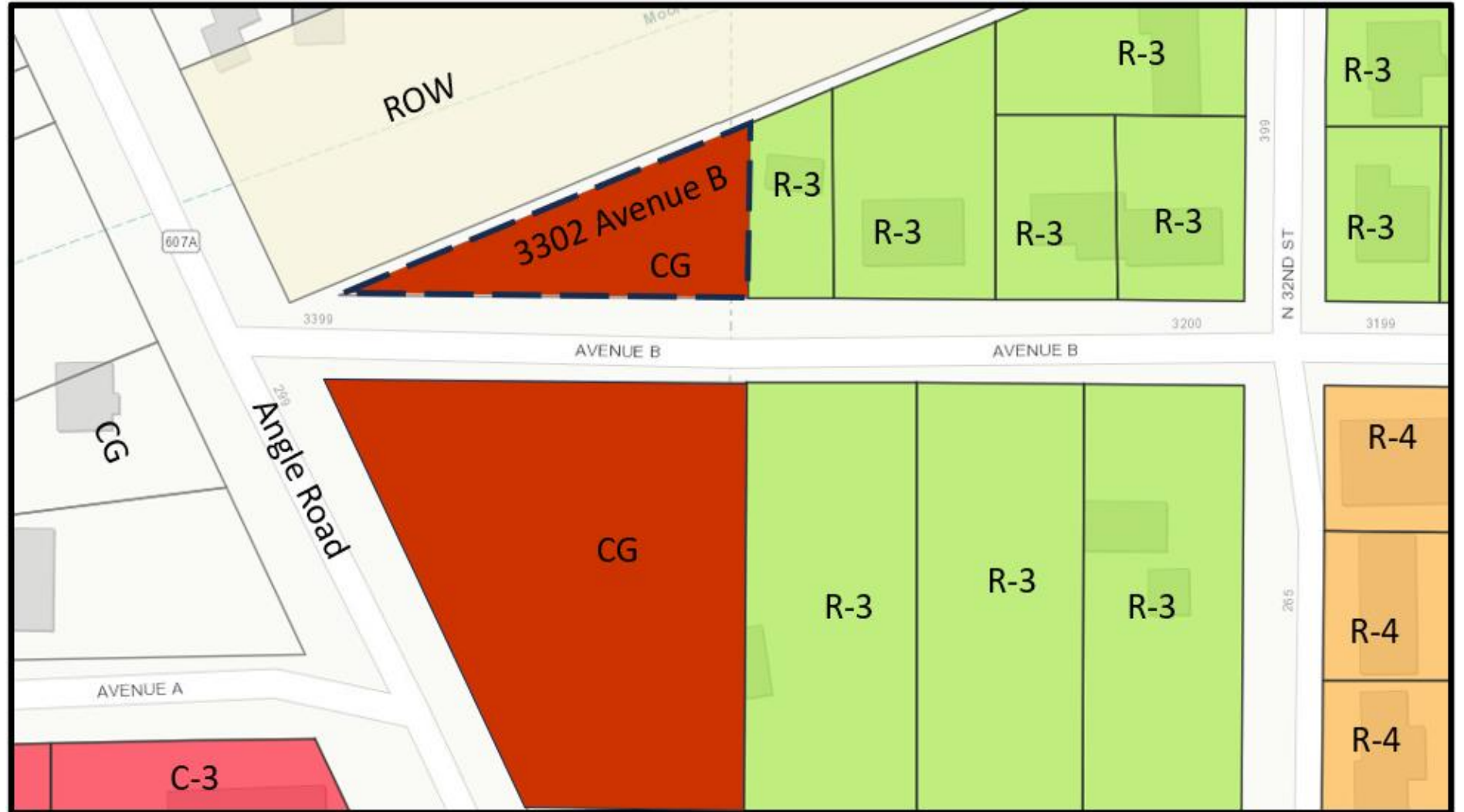


3302 Avenue B. ANNEXATION



EXISTING ZONING: County

Currently Zoned: CG
(Commercial, General
Residential
District—(St. Lucie
County))

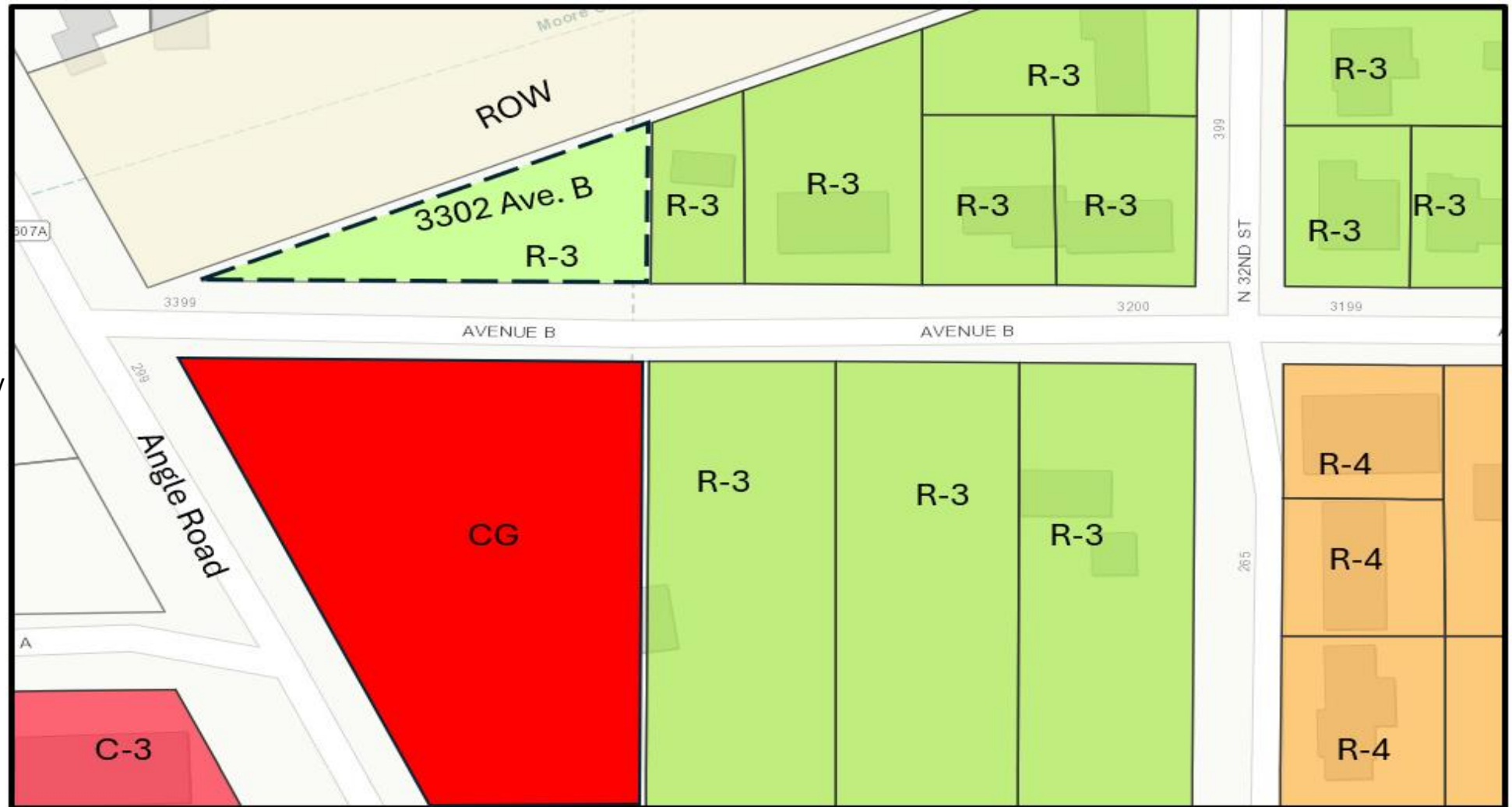


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PROPOSED ZONING: City

Proposed Zoning: R-3
(Single-family
Moderate Density—City
of Fort Pierce)



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RECOMMENDATION

At the December 9th 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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