



CITY OF FORT PIERCE

PLANNING BOARD

October 13, 2025

Annexation

Goose Development Fund, LLC

Parcel ID: 2434-501-0004-000-5

APPLICANT

Sebastian Reina,
Keith Team

PROPERTY OWNER(S)

Goose Development Fund,
LLC

PARCEL IDs:
2434-501-0004-000-5

SUMMARY

Request to review a Voluntary Application for Annexation for one (1) parcel of land at or near the intersection of E. Market Ave. and S. US Hwy 1

SITE LOCATION/AREA = 2.03 +/- acres

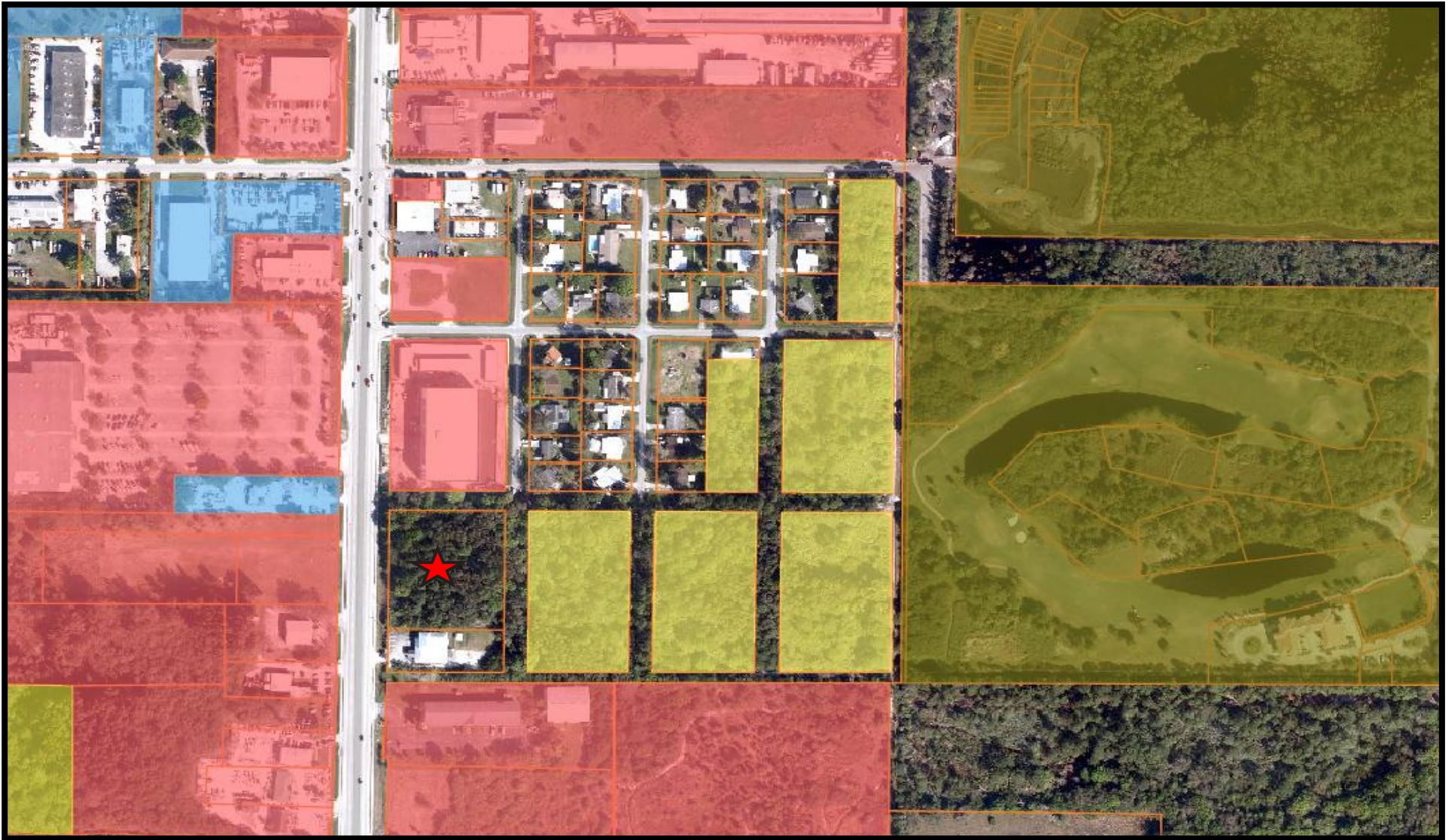


Goose Development Fund, LLC ANNEXATION



CITY BOUNDARIES

- C-3
- I-1
- PD
- R-2



Goose Development Fund, LLC 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 taxable value of the property is \$34,991. 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)

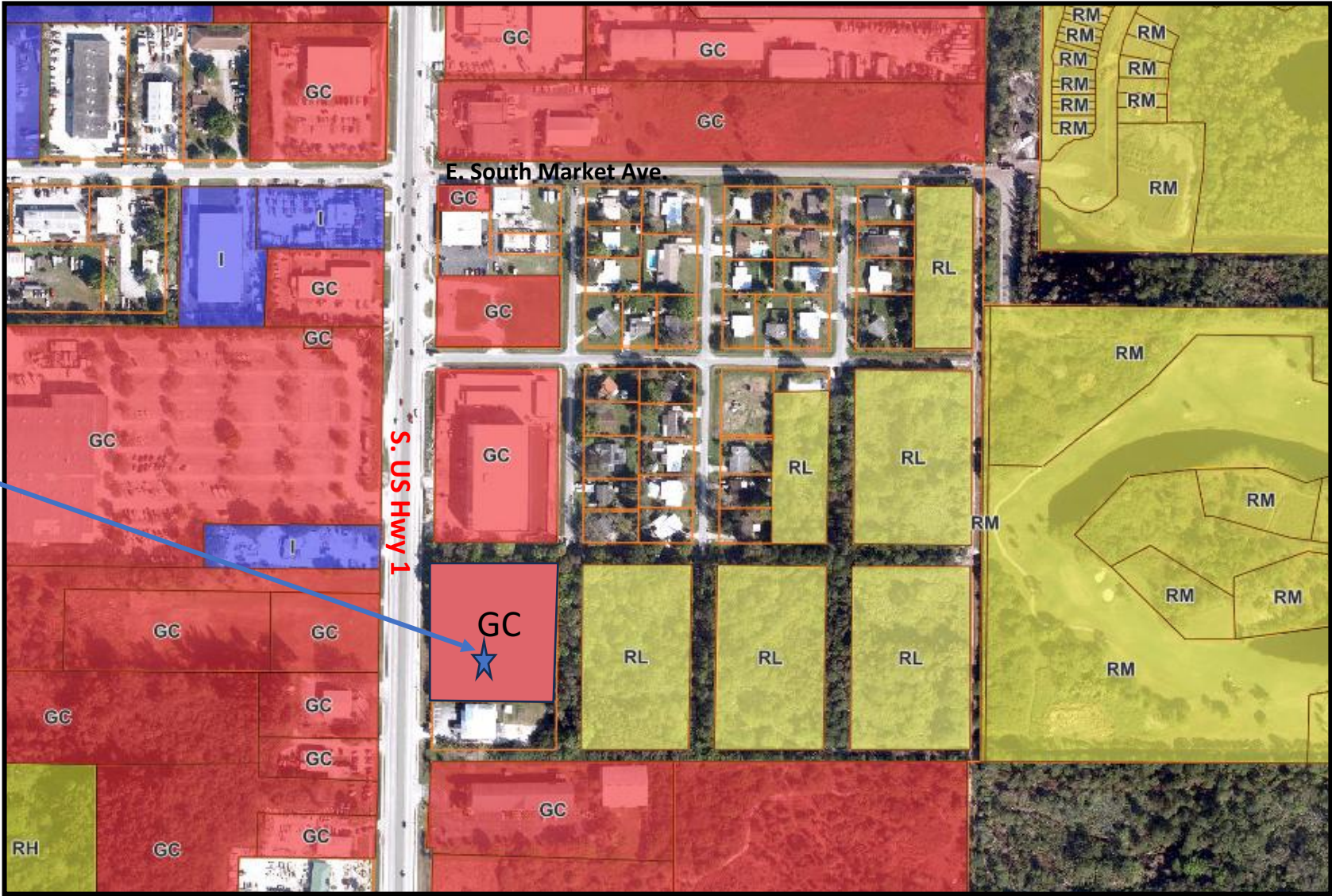


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PROPOSED FUTURE LAND USE: City

Proposed FLU: GC
(General Commercial
City of Fort Pierce)

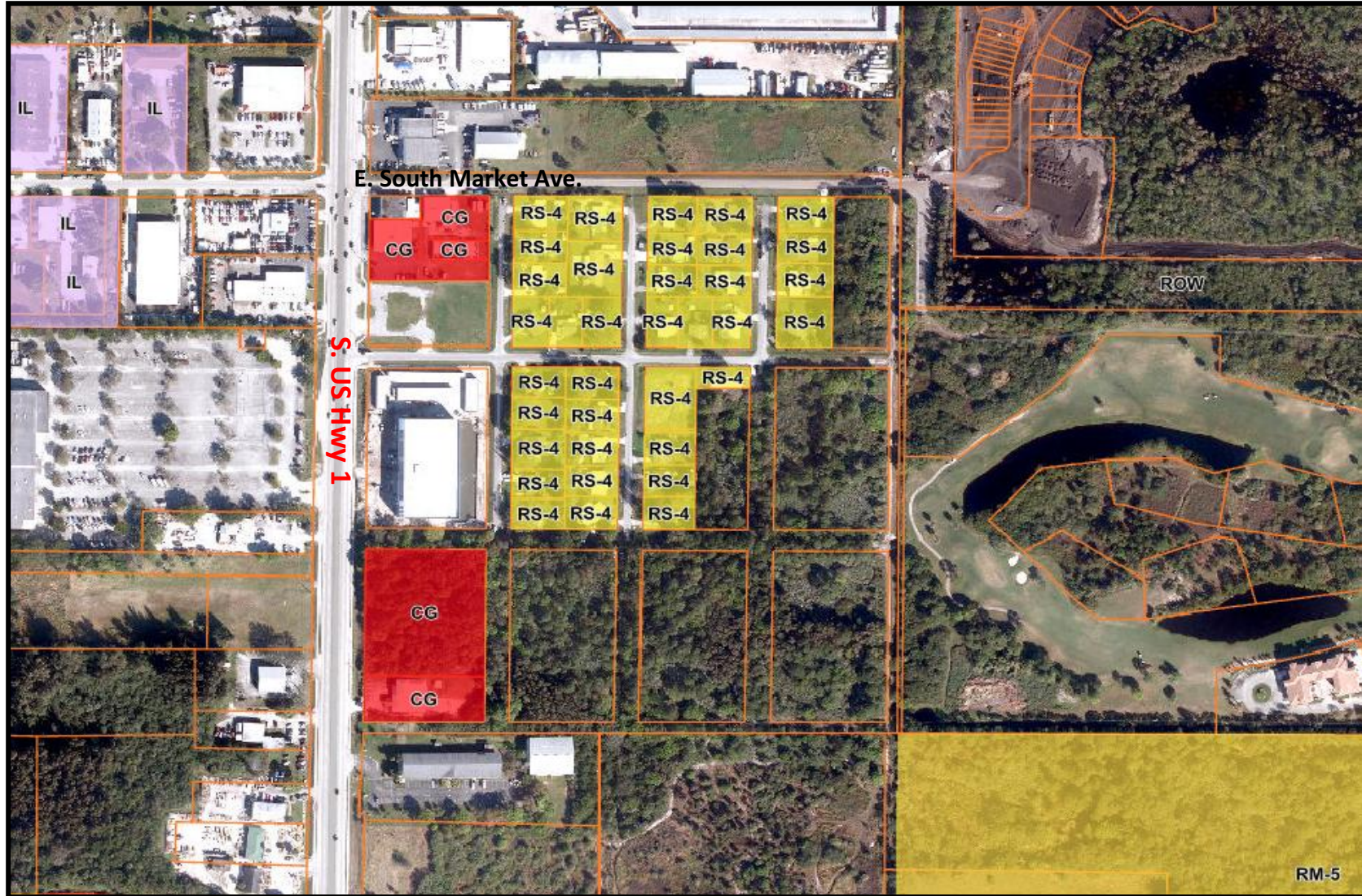


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EXISTING ZONING: County

Currently Zoned: CG
(Commercial General
(St. Lucie County)

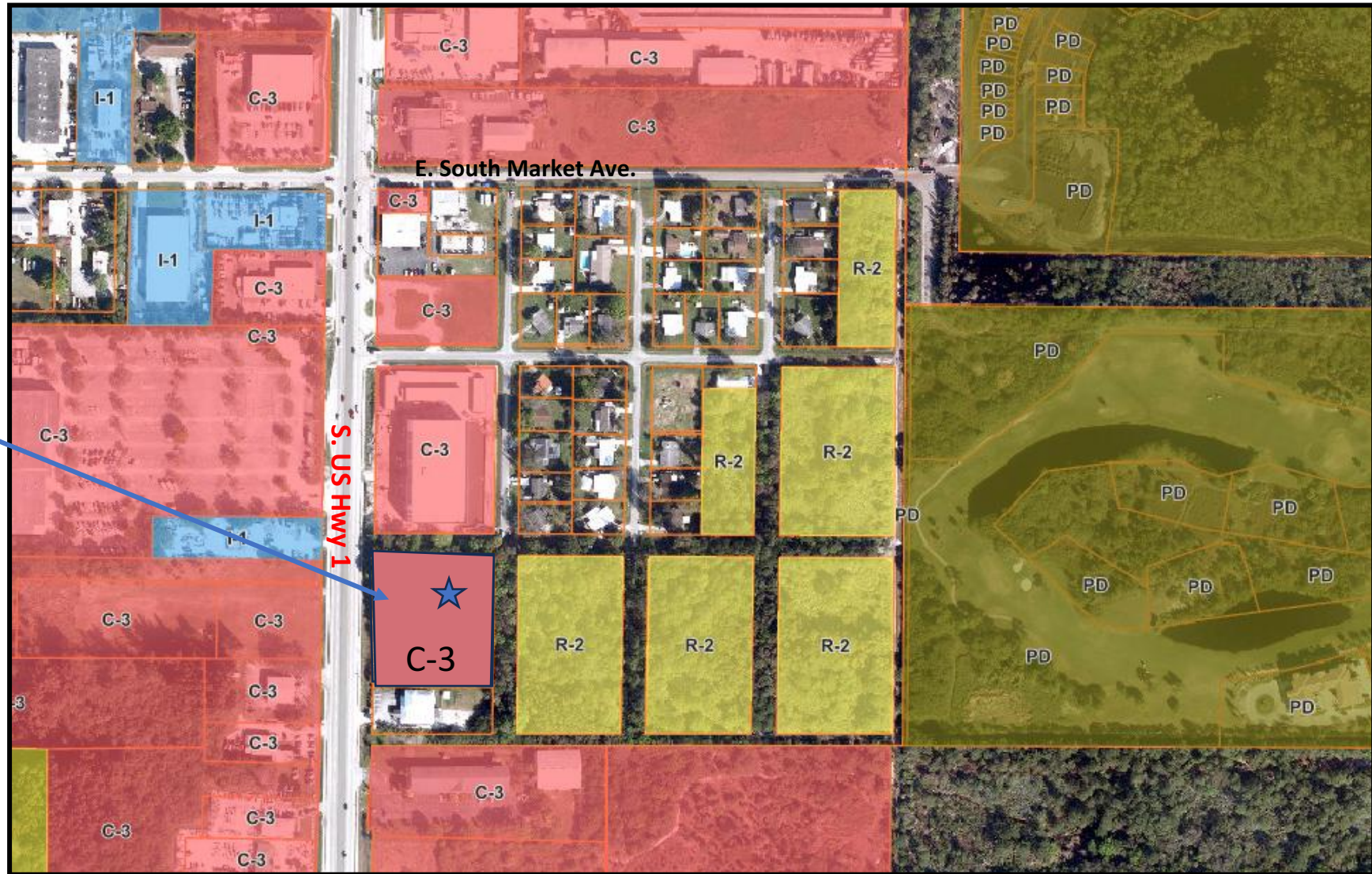


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PROPOSED ZONING: City

Proposed Zoning: C-3
(General Commercial-
City of Fort Pierce)



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FLU COMPARISON CHART

FUTURE LAND USE COMPARISON

	ACRES	SQ.FT
SITE AREA	2.03	88,426.8

FLU		RESIDENTIAL		COMMERCIAL	
		MAX DENSITY	MAX UNITS	FAR	MAX FLOORSPACE
EXISTING	SLC - COMMERCIAL (COM)	0	0	2.5	221,067.0 SQ.FT
PROPOSED	GENERAL COMMERCIAL (GC)	15	30	1.0	88,426.8 SQ.FT

INCREASE / (DECREASE)

30

(132,640.2) SQ.FT

Note: SLC FAR Estimated based on lot coverage and building height restrictions



RECOMMENDATION

***This is the second appearance of this annexation before the Planning Board. The annexation was initially presented at the September 8, 2025, Planning Board meeting. During the meeting, it was advised for the applicant to consider proposing a FLU and Zoning compatible to the current SLC FLU and Zoning.

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.

Staff's recommendation is for the Planning Board to move the proposed annexation application for **Approval** to City Commission with the proposed FLU and Zoning designation.

ALTERNATIVE RECOMMENDATIONS

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





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