



# CITY OF FORT PIERCE

## VOLUNTARY ANNEXATIONS At or near 2528 S. OCEAN DRIVE

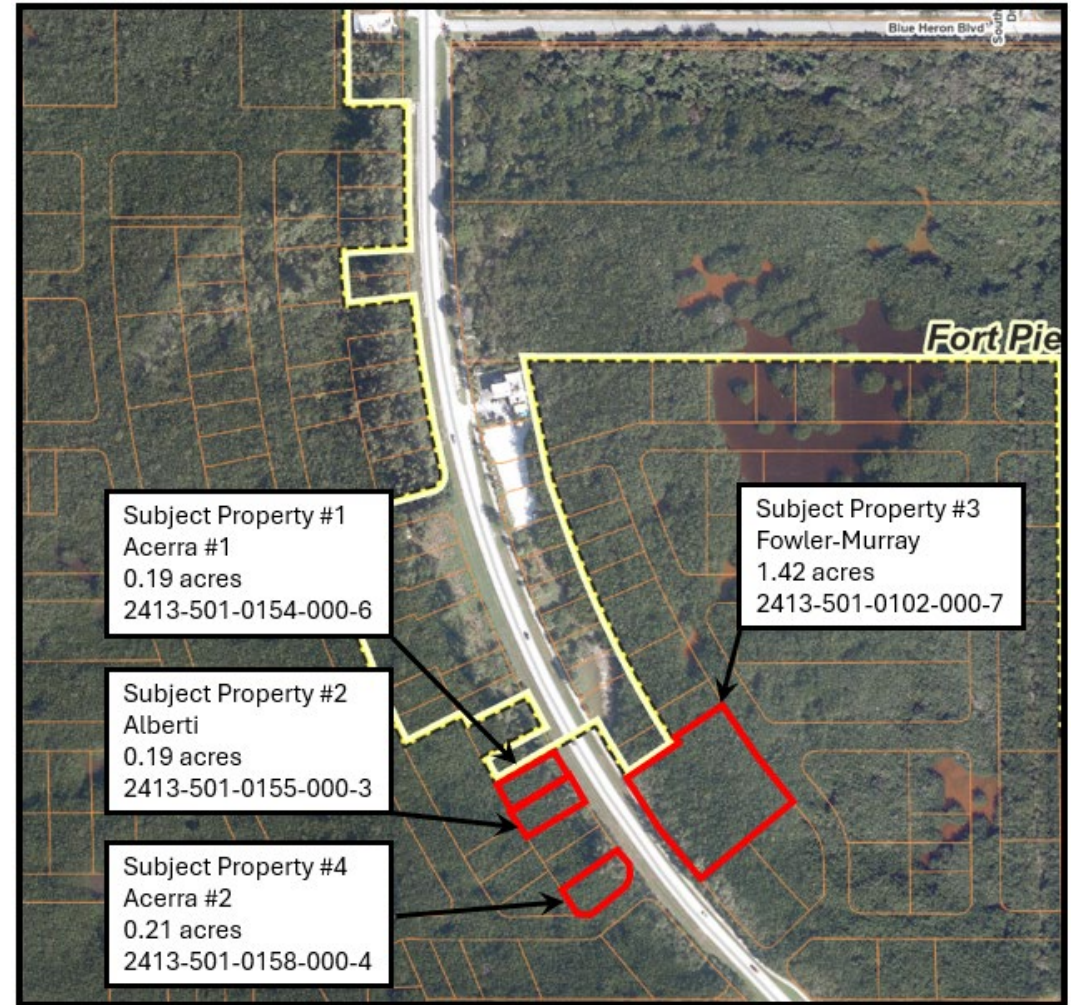
March 16, 2026

Ordinance	Application No.	Owner	Parcel ID
Ord. 2026-005	PZANN2025-00006	Acerra #1	2413-501-0154-000-6
Ord. 2026-006	PZANN2025-00008	Alberti	2413-501-0155-000-3
Ord. 2026-007	PZANN2025-00009	Fowler-Murray	2413-501-0102-000-7
Ord. 2026-008	PZANN2025-00007	Acerra #2	2413-501-0158-000-4

## APPLICANT REQUEST

The applicant, Tony Acerra, has submitted four petitions for Voluntary Annexation to extend the territorial limits of the City of Fort Pierce, for the following properties located at or near 2528 South Ocean Drive. Proposed Future Land Use and Zoning designations vary by property.

Owner	Parcel	Acre	FLU	Zone
Acerra #1	2413-501-0154-000-6	0.19	RL	R-1
Alberti	2413-501-0155-000-3	0.19	RL	R-1
Fowler-Murray	2413-501-0102-000-7	1.42	GC	C-3
Acerra #2	2413-501-0158-000-4	0.21	RL	R-1



Site Location Map



## SUMMARY

The subject parcels are located at the southern end of the City limits on Hutchison Island. For reference, approximately ¼ mile south of the Blue Heron Boulevard / S. Ocean Drive (A1A) intersection and south of Pie Hole Pizza on the west side of the road.

The parcels are currently vacant and contains natural mangroves.

The current taxable values of the properties total \$213,047. Should the applications for Voluntary Annexation be approved, and future development of the land occurs, each property could create a new source of ad-valorem tax revenue.

Owner	Parcel	Acre	SLC FLU	SLC Zoning	Taxable Value
Acerra #1	2413-501-0154-000-6	0.19	RS	HIRD	\$27,860
Alberti	2413-501-0155-000-3	0.19	RS	HIRD	\$27,860
Fowler-Murray	2413-501-0102-000-7	1.42	COM/RU	CG/HIRD	\$125,601
Acerra #2	2413-501-0158-000-4	0.21	RS	HIRD	\$31,726

### Future Land Use (FLU)

RS – Residential Suburban, 2 du/ac

RU – Residential Urban, 5 du/ac

COM - Commercial

### Zoning

HIRD – Hutchison Island Residential District

CG – Commercial General

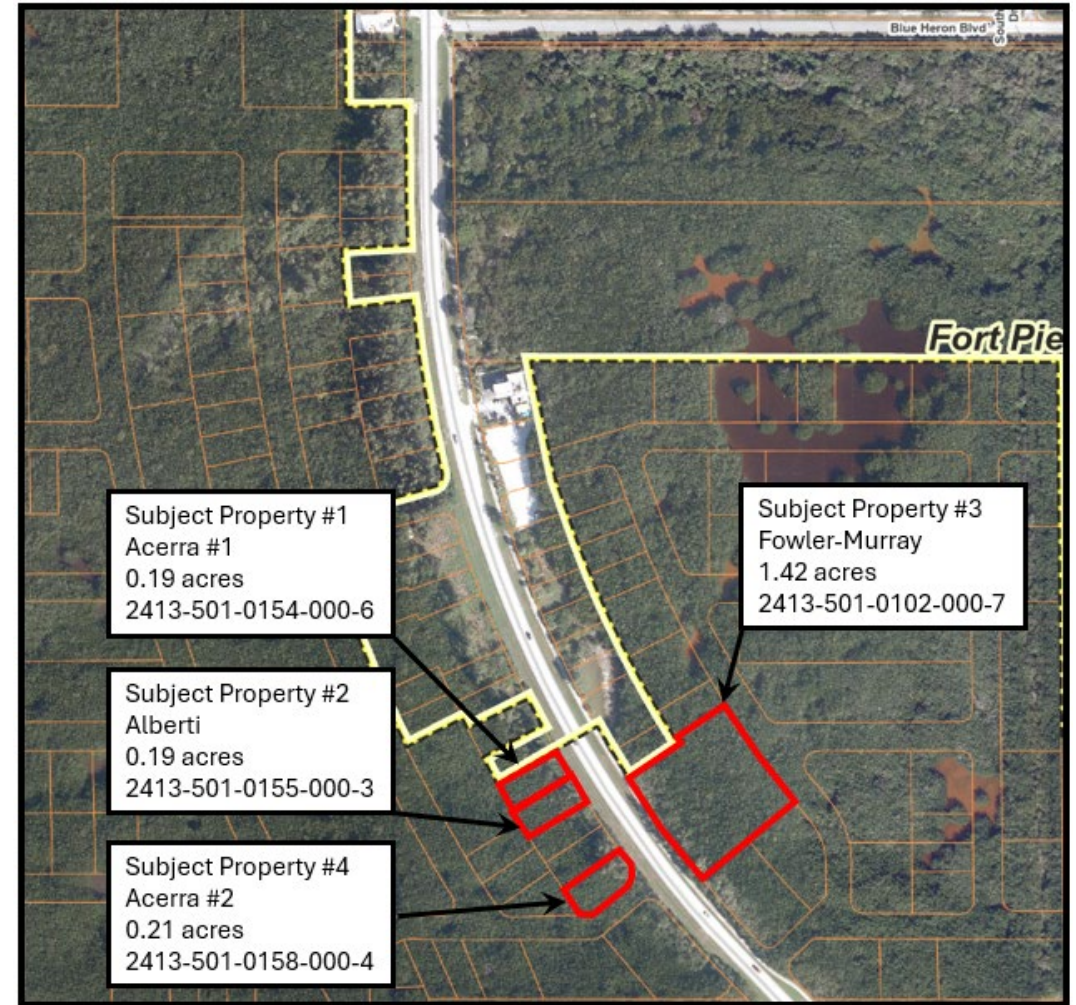


## STATUTORY ELIGIBILITY

Voluntary Annexations are governed by Florida Statute 171.044 to ensure eligibility for incorporation into the City. They must:

- Be reasonably compact;
- Be contiguous to the municipal boundary;
- Not create an enclave.

Owner	Compact?	Contiguous?	Creates Enclave?
Acerra #1	Y	Y	N
Alberti	Y	Y; if Acerra #1	N
Fowler-Murray	Y	Y	N
Acerra #2	Y	Y; if Fowler-Murray	N



Site Location Map

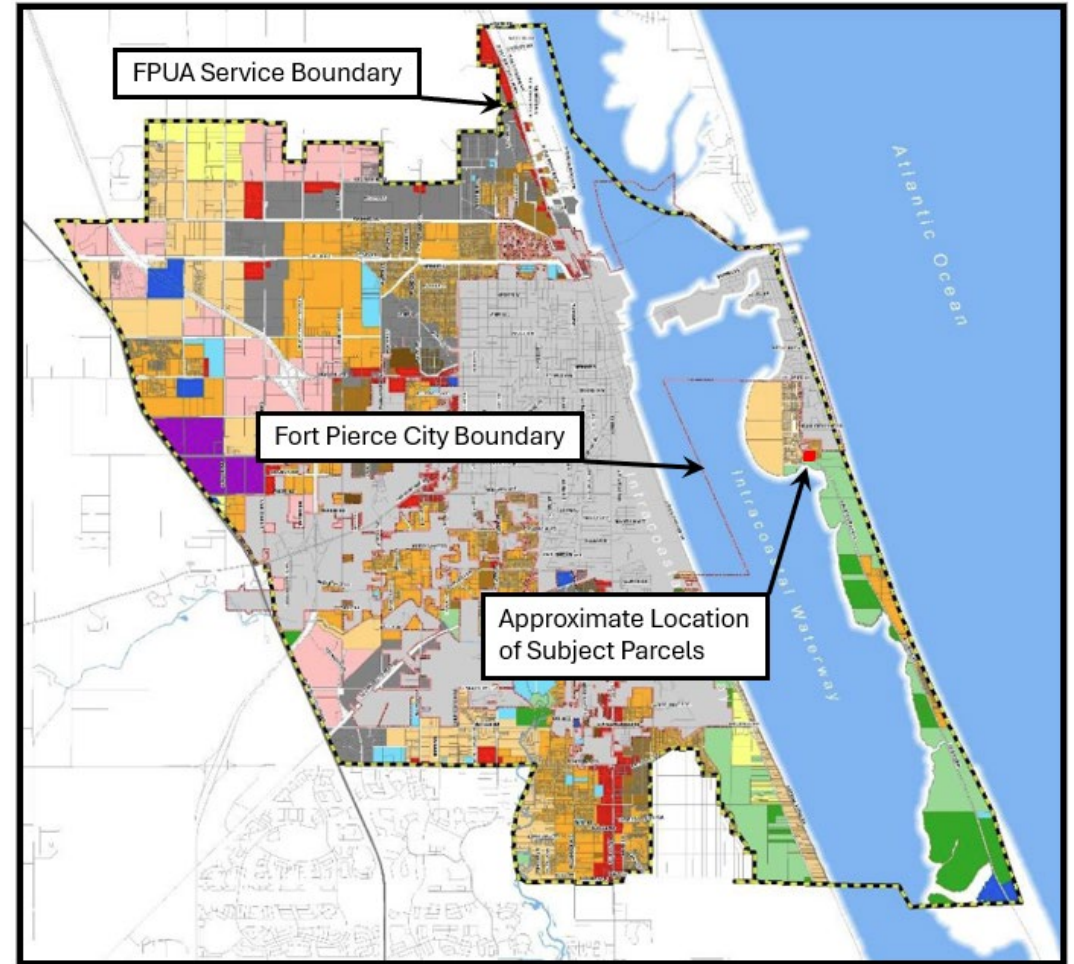


## COMPREHENSIVE PLAN POLICIES

Future Land Use Element Objective 1.11 of the Comprehensive Plan states:

*Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City.*

The subject parcels are located within the FPUA services boundary.



Future Land Use in Service Boundary Map

# COMPREHENSIVE PLAN POLICIES

Comprehensive Plan Policy 1.11.5 states:

*Properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission.*

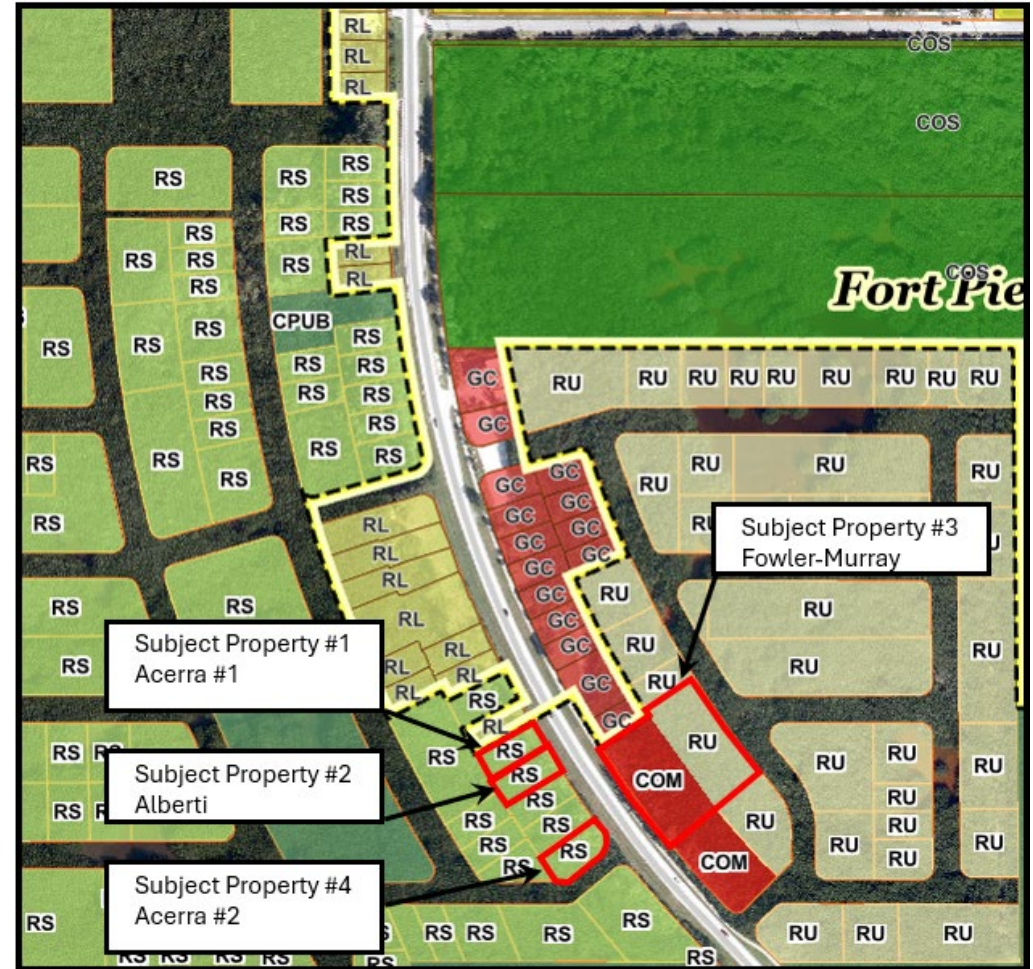
Owner	Parcel	SLC FLU	Proposed FLU
Acerra #1	2413-501-0154-000-6	RS	RL
Alberti	2413-501-0155-000-3	RS	RL
Fowler-Murray	2413-501-0102-000-7	COM / RU	GC
Acerra #2	2413-501-0158-000-4	RS	RL

County Future Land Use

RS – Residential Suburban, 2 du/ac  
 RU – Residential Urban, 5 du/ac  
 COM - Commercial

City Future Land Use

RL – Residential Low  
 GC – General Commercial



City / County Future Land Uses



# FLU COMPARISON – MAXIMUM BUILDOUT POTENTIAL

## FLU COMPARISON - ACERRA #1 ANNEXATION

FUTURE LAND USE COMPARISON					
	ACRES	SQ.FT			
SITE AREA	0.19	8,276.4			
		RESIDENTIAL		COMMERCIAL	
	FLU	MAX DENSITY	MAX UNITS	FAR	MAX FLOORSPACE
EXISTING	SLC - RESIDENTIAL SUBURBAN (RS)	2	1	0.0	0.0 SQ.FT
PROPOSED	LOW DENSITY RESIDENTIAL (RL)	6.5	1	0.0	0.0 SQ.FT
		INCREASE / (DECREASE)		0	0.0 SQ.FT

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



# FLU COMPARISON – MAXIMUM BUILDOUT POTENTIAL

## FLU COMPARISON - ALBERTI ANNEXATION

FUTURE LAND USE COMPARISON					
	ACRES	SQ.FT			
SITE AREA	0.19	8,276.4			
		RESIDENTIAL		COMMERCIAL	
	FLU	MAX DENSITY	MAX UNITS	FAR	MAX FLOORSPACE
EXISTING	SLC - RESIDENTIAL SUBURBAN (RS)	2	1	0.0	0.0 SQ.FT
PROPOSED	LOW DENSITY RESIDENTIAL (RL)	6.5	1	0.0	0.0 SQ.FT
		INCREASE / (DECREASE)			
			0		0.0 SQ.FT

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



# FLU COMPARISON – MAXIMUM BUILDOUT POTENTIAL

## FLU COMPARISON - FOWLER/MURRAY ANNEXATION

FUTURE LAND USE COMPARISON					
	ACRES	SQ.FT			
SITE AREA	1.42	61,855.2			
		RESIDENTIAL		COMMERCIAL	
	FLU	MAX DENSITY	MAX UNITS	FAR	MAX FLOORSPACE
EXISTING	SLC - RESIDENTIAL URBAN (RU)	5	3	0.0	0.0 SQ.FT
EXISTING	SLC - COMMERCIAL (COM)	0	0	2.5	77,319.0 SQ.FT
PROPOSED	GENERAL COMMERCIAL (GC)	0	0	1.0	61,855.2 SQ.FT
		INCREASE / (DECREASE)			(15,463.8) SQ.FT

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



# FLU COMPARISON – MAXIMUM BUILDOUT POTENTIAL

## FLU COMPARISON - ACERRA #2 ANNEXATION

FUTURE LAND USE COMPARISON					
	ACRES	SQ.FT			
SITE AREA	0.21	9,147.6			
		RESIDENTIAL		COMMERCIAL	
	FLU	MAX DENSITY	MAX UNITS	FAR	MAX FLOORSPACE
EXISTING	SLC - RESIDENTIAL SUBURBAN (RS)	2	1	0.0	0.0 SQ.FT
PROPOSED	LOW DENSITY RESIDENTIAL (RL)	6.5	1	0.0	0.0 SQ.FT
		INCREASE / (DECREASE)		0	0.0 SQ.FT

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



# ZONING

Similar to Land Use policies in the Comprehensive Plan, City policy has been to assign similar zoning districts as the County for annexations.

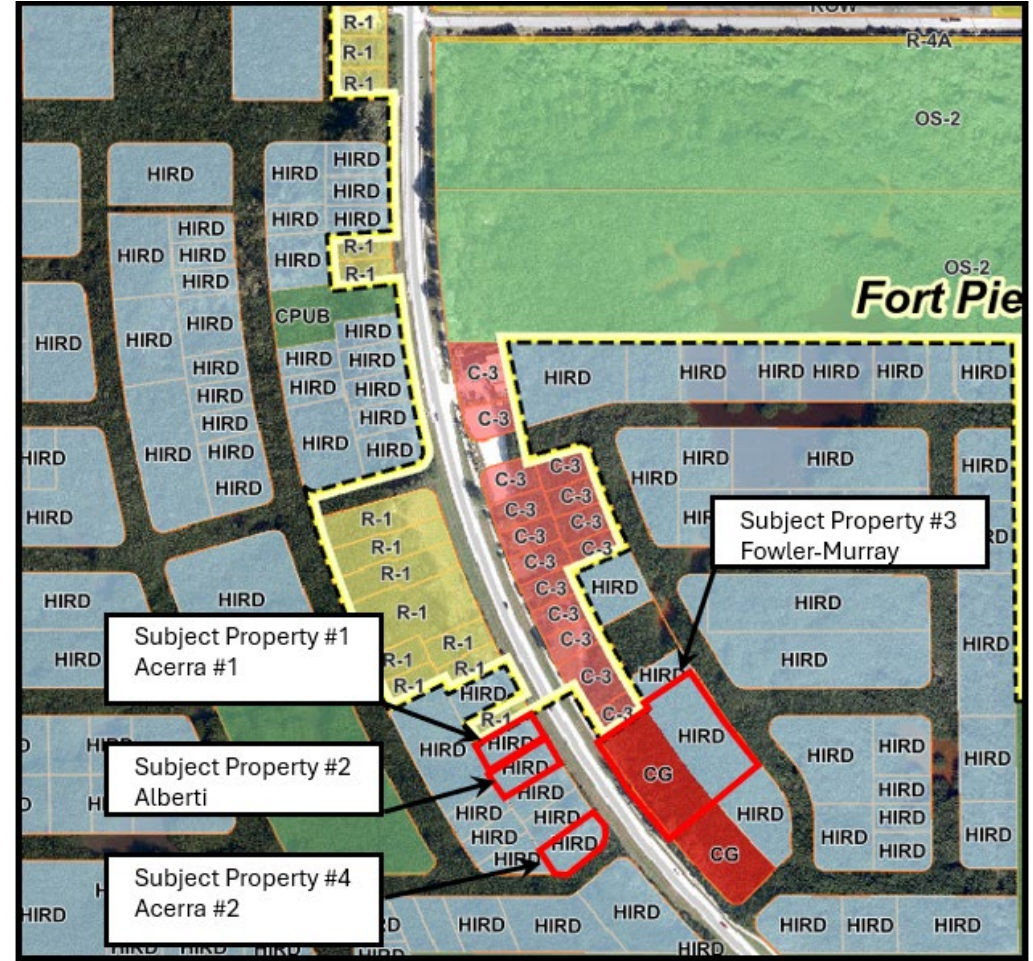
Owner	Parcel	SLC Zoning	Proposed Zoning
Acerra #1	2413-501-0154-000-6	RS	R-1
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Fowler-Murray	2413-501-0102-000-7	COM / RU	C-3
Acerra #2	2413-501-0158-000-4	RS	R-1

County Zoning

HIRD – Hutchison Island Residential District  
CG – Commercial General

City Zoning

R-1 – Residential Family Low Density  
C-3 – General Commercial



City / County Zoning



## ZONING

In review of the bulk area regulations for the R-1 zoning district, three of the subject parcels would be considered non-conforming with regard to lot area and lot width requirements.

Bulk Area Regulation	R-1 Zoning Requirement	Acerra #1	Alberti	Acerra #2
Lot Area	12,000 sq. ft.	8,333 sq. ft.	8,333 sq. ft.	9,148 sq. ft.
Lot Width	75 ft.	60 ft.	60 ft.	69 ft.



## ANNEXATION REVIEW CRITERIA

Future Land Use Policy 1.11.1 of the Comprehensive Plan provides four (4) criteria by which annexations should be evaluated.

Criteria	Acerra #1	Alberti	Fowler-Murray	Acerra #2
City can provide services at equal or better levels than current providers?	Yes.	Yes.	Yes.	Yes.
City can provide services at adopted levels of service?	Yes.	Yes.	Yes.	Yes.
Annexation eliminates or could be expanded to eliminate an enclave?	Neither eliminates nor creates.	Neither eliminates nor creates.	Neither eliminates nor creates.	Neither eliminates nor creates.
Annexation eliminates irregularity in City boundary?	Neither eliminates nor creates.	Neither eliminates nor creates.	Neither eliminates nor creates.	Neither eliminates nor creates.



# COORDINATION

## Technical Review Committee

All affected departments have reviewed the proposed ANNEXATIONS with regards to consistency with established ordinances and requirements of the City Code and Comprehensive Plan.

All Departments have supported the annexation, given the subject property is not allowed to construct a septic system on the property and is required to connect to water and sewer services provided by FPUA which would be regulated by building permitting.

## Planning Board

At its January 12, 2026, meeting, the Planning Board voted 5-1 to recommend approval of the proposed ANNEXATIONS.



## STAFF RECOMMENDATION

Staff recommends that the City Commission APPROVAE the proposed ANNEXATIONS.

- Consistent with Florida Statute 171.044.
- Consistent with Comprehensive Plan Objective 1.11 and Policies 1.11.5 and 1.11.1.
- Does not adversely affect the public health, safety, convenience and general welfare.



# CITY COMMISSION ACTIONS

## Alternative actions of the City Commission:

- Recommend Approval with changes.

or

- Recommend Disapproval





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