



CITY OF FORT PIERCE

ANNEXATION

January 12, 2026

PZANN2025-00009

FOWLER/MURRAY PROPERTY – VOLUNTARY ANNEXATION

At or near 2528 S OCEAN DRIVE

(PARCEL ID: 2413-501-0102-000-07)

APPLICANT/OWNER

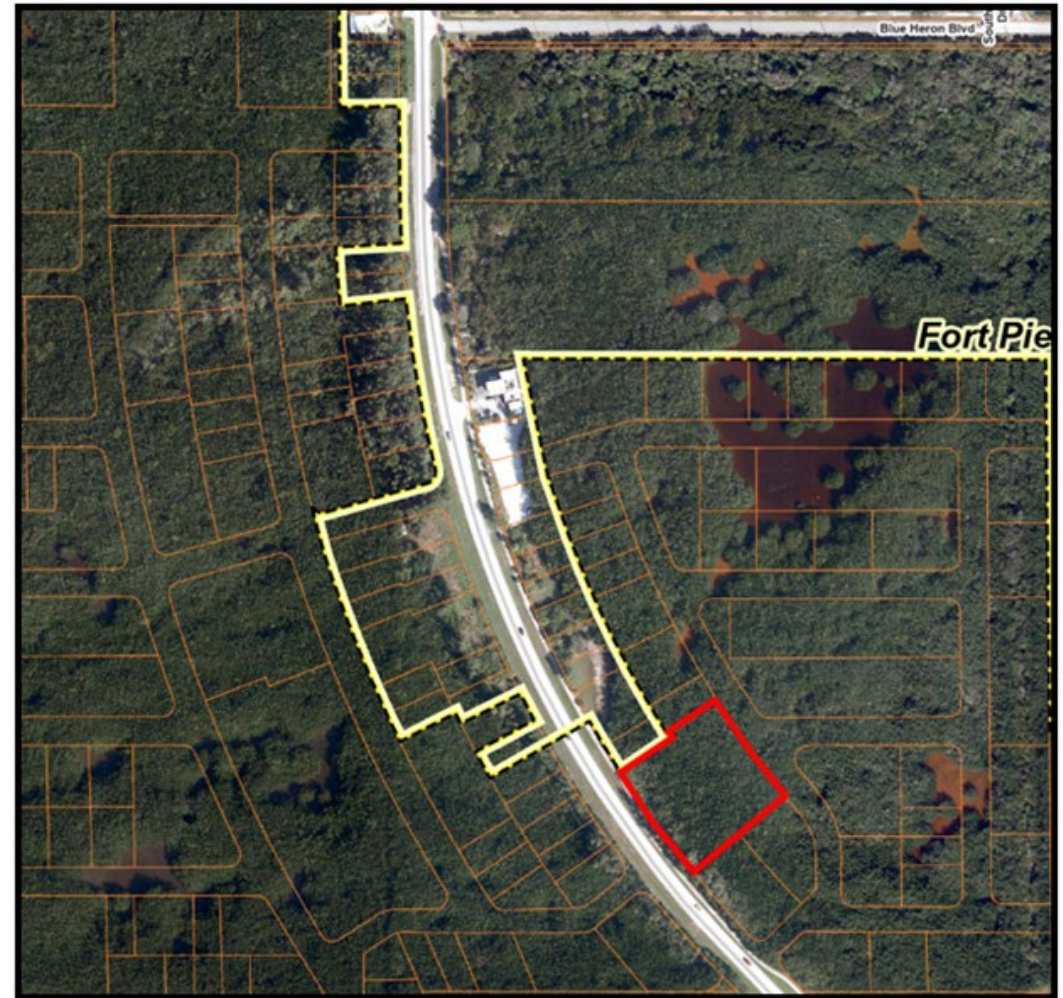
Michael Fowler and Sean Murray represented by Tony Acerra

PARCEL ID:

2413-501-0102-000-7

REQUEST:

Request to review and approve a voluntary application for Annexation by owners, Michael Fowler and Sean Murray, represented by Tony Acerra, to extend the territorial limits of the City of Fort Pierce, Florida, to include one parcel containing 1.42 acres, generally located at or near 2528 South Ocean Drive. The proposed City Future Land Use is General Commercial (GC) and the proposed Zoning is General Commercial Zone (C-3).



Site Location Map

ALBERTI PROPERTY – VOLUNTARY ANNEXATION



SUMMARY

Subject parcel contains 1.42 acres, and is located at the southern end of the City limits on Hutchison Island. For reference, approximately ¼ mile south of the Blue Heron Boulevard/A1A intersection and south of Pie Hole Pizza on the west side of the road.

Current St. Lucie County Future Land Use Designation / Zoning:

- FLU - RS, Residential Suburban, 2 du/ac
- Zone - HIRD, Hutchinson Island Residential District

Parcel is currently vacant and contains natural mangroves.

The current taxable value of the property is approximately \$125,601. Should the Application for Annexation be approved, and future development of the land occurs, the property could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce, depending on the millage rate per year, which currently is 6.9000.

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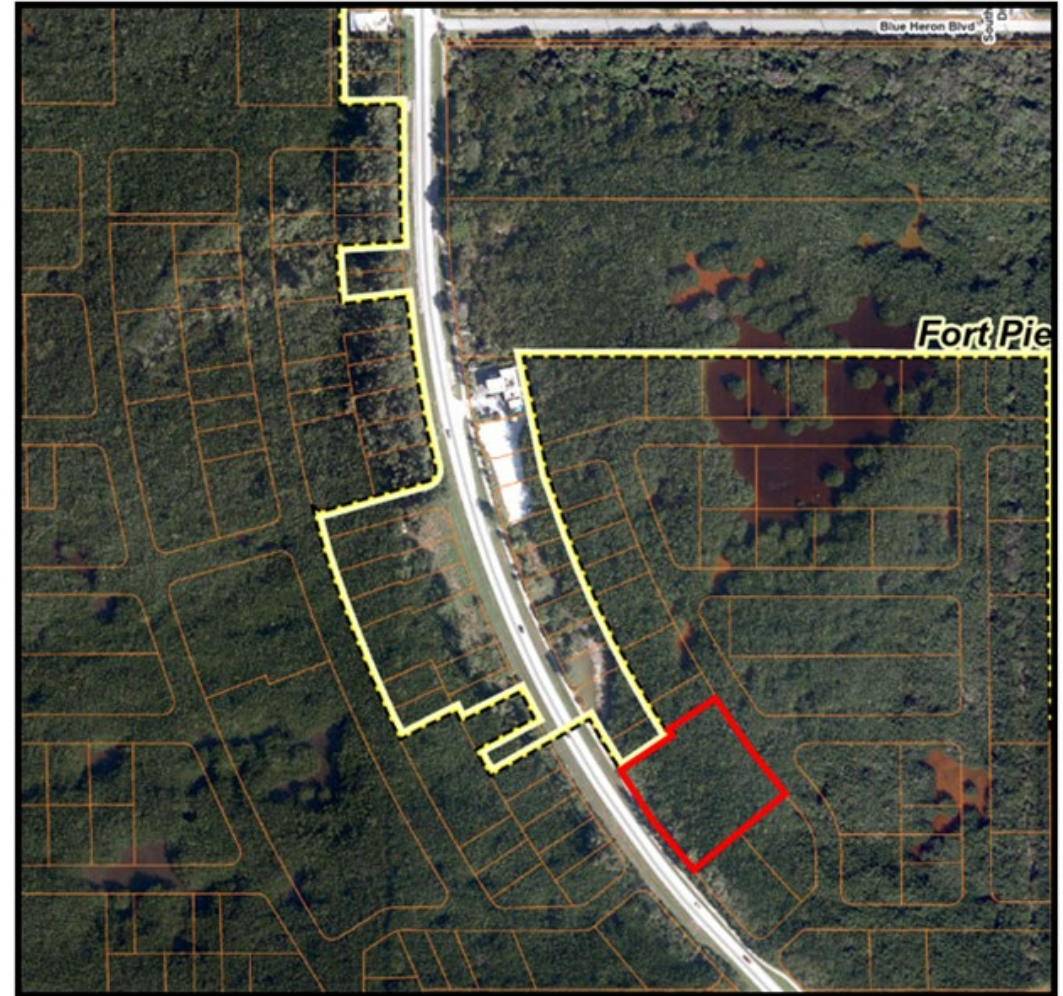
STATUTORY ELIGIBILITY

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

- Must be reasonably compact;
- Must be contiguous to the municipal boundary;
- May not created an enclave.

These tests are met:

- Parcel is one lot with 1.42 acres of area;
- Parcel is immediately adjacent to Fort Pierce's boundary;
- An enclave is not created.



Site Location Map

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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 parcel is located within the FPUA services boundary.

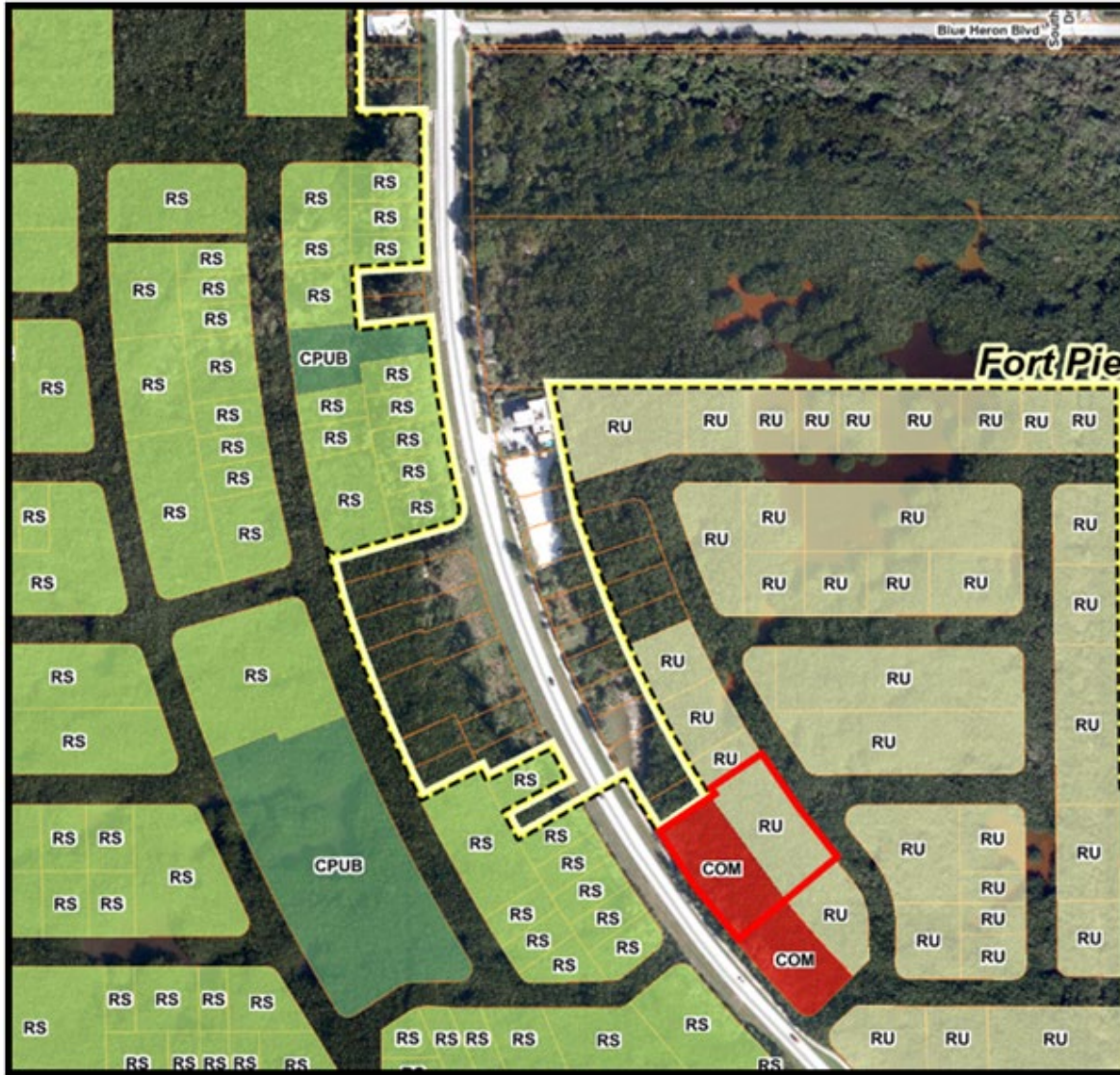
Comprehensive Plan Policy 1.11.5 states:

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

ALBERTI PROPERTY – VOLUNTARY ANNEXATION



EXISTING FUTURE LAND USE - COUNTY



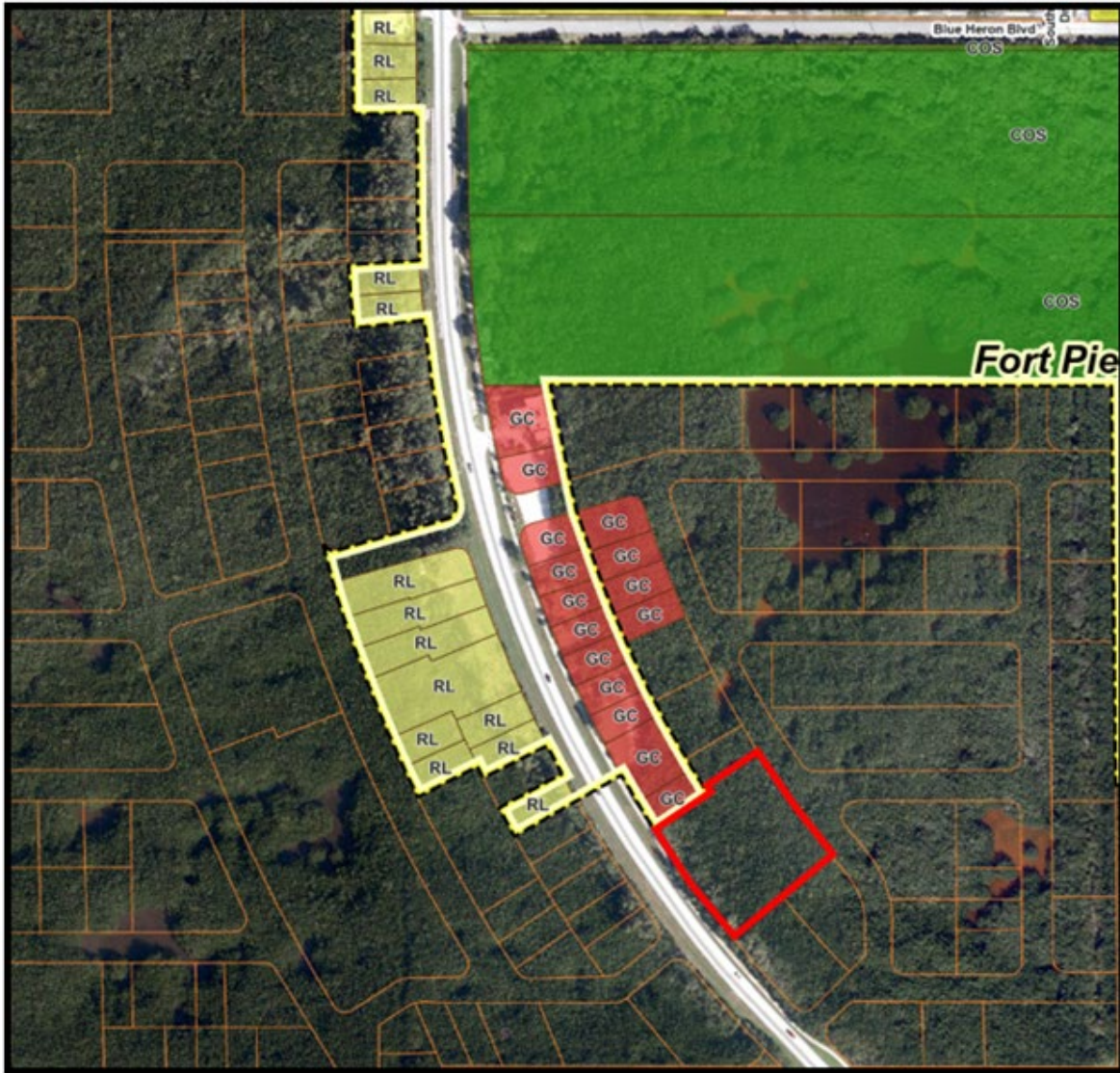
Current Saint Lucie County FLU:
RU, Residential Urban, 5 du/ac
COM, Commercial

Proposed Fort Pierce FLU:
GC, General Commercial

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PROPOSED FUTURE LAND USE - CITY



Current Saint Lucie County FLU:
RU, Residential Urban, 5 du/ac
COM, Commercial

Proposed Fort Pierce FLU:
GC, General Commercial

To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use Designation for the parcel is GC, General Commercial.

ALBERTI PROPERTY – VOLUNTARY ANNEXATION



EXISTING ZONING - CITY & COUNTY



Current Saint Lucie County Zoning:
HIRD, Hutchinson Island Residential District

GC, General Commercial

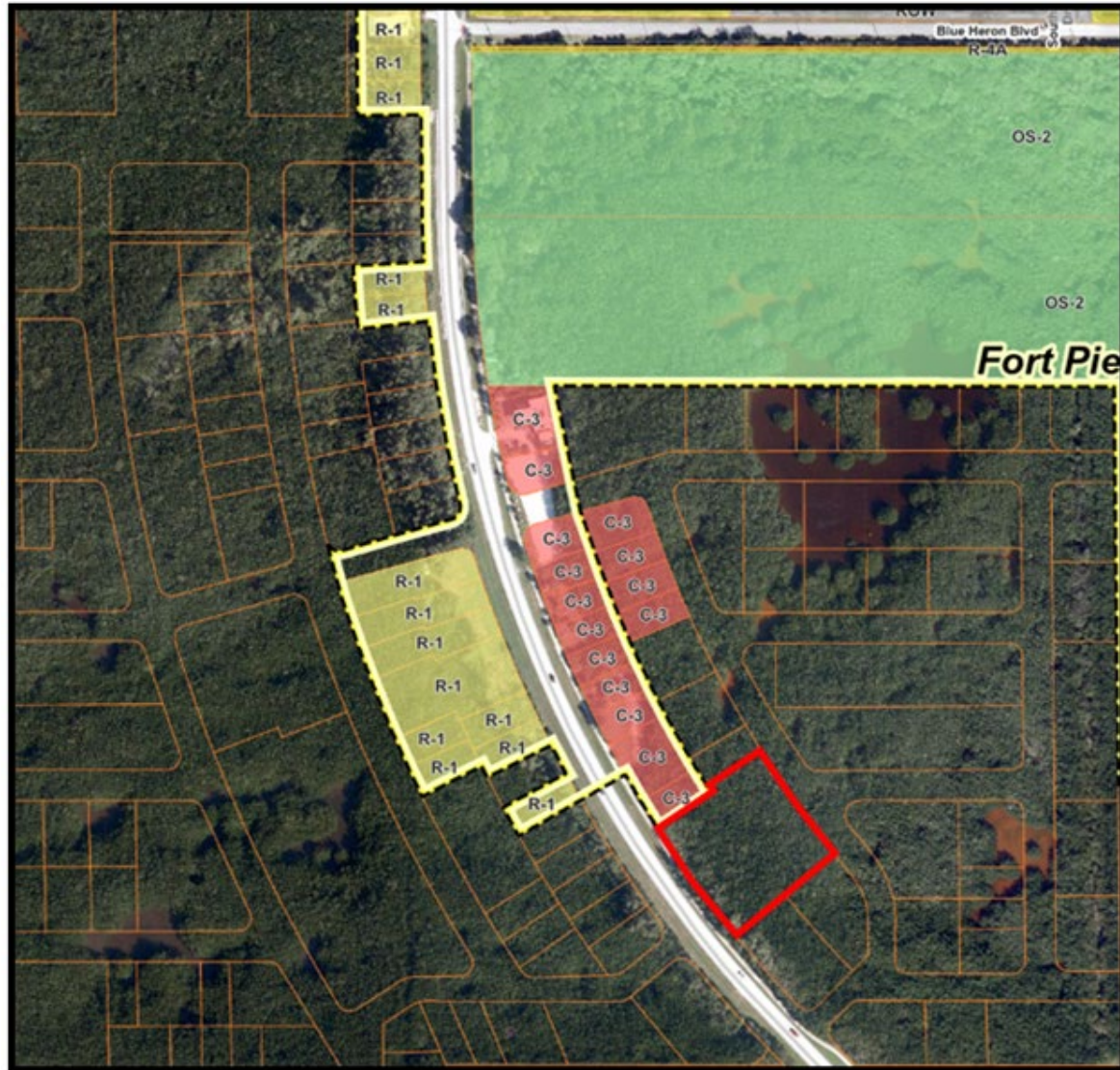
Proposed Fort Pierce Zoning:

C-3, General Commercial

ALBERTI PROPERTY – VOLUNTARY ANNEXATION



EXISTING ZONING - CITY & COUNTY



Current Saint Lucie County Zoning:
HIRD, Hutchinson Island Residential District

GC, General Commercial

Proposed Fort Pierce Zoning:

C-3, General Commercial

To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Zoning for the parcel is C-3, General Commercial.

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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



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	Evaluation
City can provide services at equal or better levels than current providers.	Yes.
City can provide services at adopted levels of service.	Yes.
Annexation eliminates or could be expanded to eliminate an enclave.	Neither eliminates or creates and enclave.
Annexation eliminates irregularity in City boundary and improves services delivery.	Neither eliminates or creates irregularity.



TECHNICAL REVIEW COMMITTEE

All affected departments have reviewed the proposed ANNEXATION 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.



STAFF RECOMMENDATION

Staff recommends that the Planning Board recommend APPROVAL of the proposed ANNEXATION.

- 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.



PLANNING BOARD ACTIONS

Alternative actions of the Planning Board:

- Recommend Approval with changes.

or

- Recommend Disapproval





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