

# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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**PROJECT:** PZANN2025-00009 – Fowler/Murray Property Annexation

**REVIEWER:** CHRISTOPHER SUNESON, ASSISTANT PLANNING DIRECTOR

**DATE:** JANUARY 12, 2026

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### STAFF REPORT

**Owner/Applicant:** Michael Fowler and Sean Murray represented by Tony Acerra

**Requested Action:** 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.

**Location:** At or near 2528 S Ocean Drive

**Parcel IDs:** 2413-501-0102-000-7

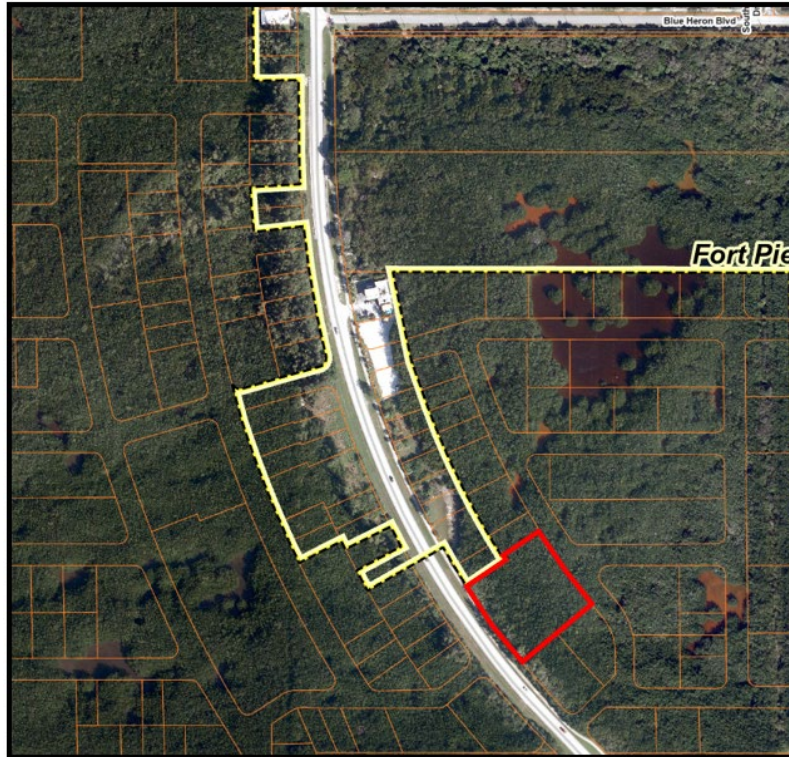
**Current SLC Future Land Use:** RU, Residential Urban, 5 du/ac  
COM, Commercial

**Proposed Future Land Use:** GC, General Commercial

**Current SLC Zoning:** HIRD, Hutchinson Island Residential District  
GC, General Commercial

**Proposed Zoning:** C-3, General Commercial

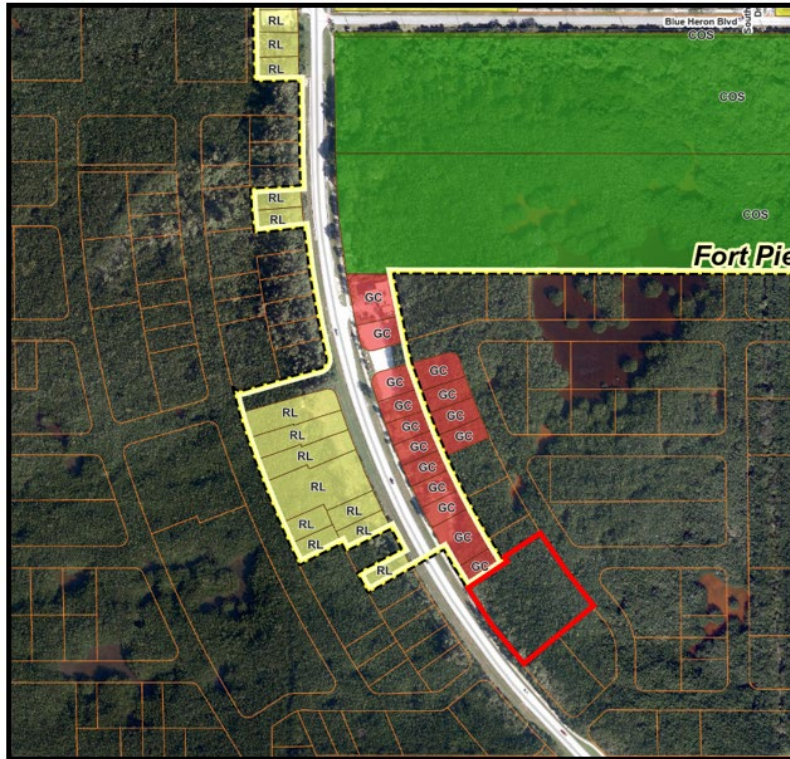
**Location Map:**



**Future Land Use County Map:**



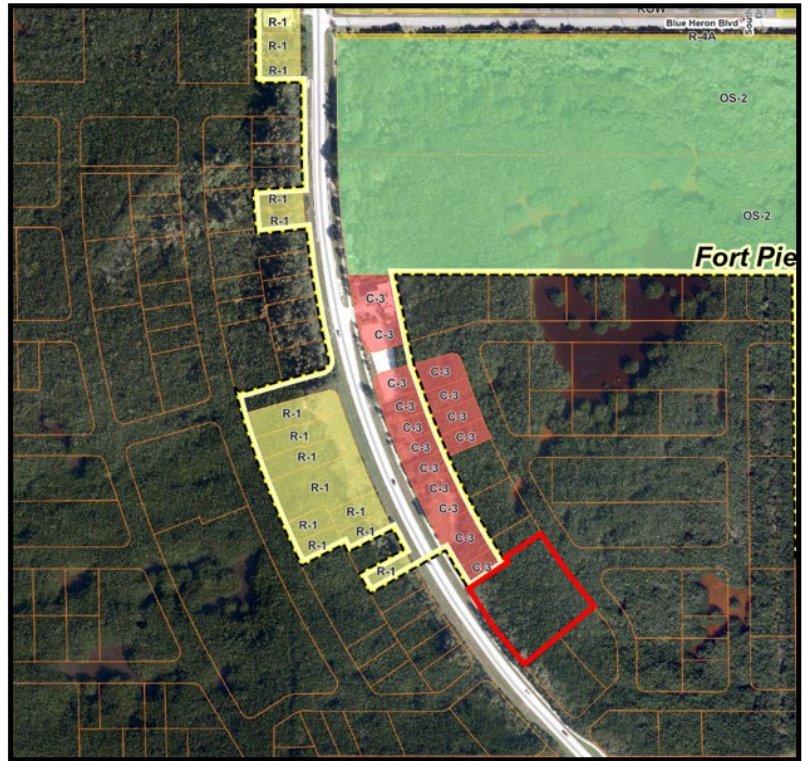
**Future Land Use City Map:**



**County Zoning Map:**



**City Zoning Map:**



**Surrounding Zoning:**

North	East	South	West
C-3 (FP)	HIRD (SLC)	CG/HIRD (SLC)	HIRD (SLC)

**Surrounding Future Land Use:**

North	East	South	West
GC (FP)	RS (SLC)	COM/RU (SLC)	RU (SLC)

**Site Area:**

+/- 1.42 Acres

**Utilities:**

Located within the FPUA Service Area

## Staff Analysis

The applicant has requested review and approval of a voluntary application for the annexation of (1) parcel, containing 1.42 acres, into the City. If annexed the property would have a City Future Land Use Designation of GC, General Commercial, and a City Zoning of C-3, General Commercial.

The subject property has a St. Lucie County Future Land Use Designation of RU, Residential Urban, 5 du/ac and the balance of the property located along South Ocean Drive / State Highway A1A is classified as COM, Commercial. The parcel has a St. Lucie County Zoning designation of HIRD, Hutchinson Island Residential District and the balance of the property located along South Ocean Drive / State Highway A1A is zoned as CG, Commercial General.

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.

### **Existing Conditions**

The subject parcel is currently vacant and contains natural mangroves.

### **Statutory Eligibility**

As a voluntary annexation, the application is governed by Florida Statute 171.044 to ensure eligibility for incorporation into the City. The statute provides three tests for land to be annexed including: 1) reasonably compact, 2) contiguous to the municipal boundary, and 3) not create an enclave - defined as being completely surrounded on all sides by the municipal boundary.

The area to be annexed is one parcel of land containing 1.42 acres and is considered reasonably compact. The subject parcel is contiguous to the southernmost portion of the municipal boundary located on the west side of South Ocean Boulevard / State Highway A1A. An enclave would not be created by the proposed annexation.

Staff finds the parcel is eligible for annexation under Florida Statute 171.044.

### **Consistency with Comprehensive Plan Goals, Objectives, and Policies**

The City's Comprehensive Plan provides policy for annexations in Objective 1.11 of the 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 criteria by which proposed annexations should be evaluated are provided for in Policy 1.11.1:

1. *The ability of the City to provide public services at a level equal to or better than that available from the current service providers;*
2. *The ability of the City to provide public services at the City's adopted levels of service;*
3. *Whether the annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island; and*
4. *Whether the annexation would eliminate an irregularity or irregularities in the City's boundaries, thereby improving service delivery.*

The subject parcel lies within the Fort Pierce Utility Authority (FPUA) service boundary and is therefore eligible for annexation under Objective 1.11. Further, public services can be provided at equal to or better levels than current providers and those services can be provided at the City's adopted levels of service. Annexation of the subject parcel would neither eliminate nor create an unincorporated island (enclave). Finally, annexation of the property would neither eliminate nor create irregularities in the City's boundary.

Staff finds the subject parcel is eligible for annexation and meets the criteria outlined in the Comprehensive Plan's Future Land Use Element Policy 1.11.1.

Finally, the 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.*

To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan and the designations of surrounding properties, the proposed City Future Land Use Designation for the subject parcel will be GC, General Commercial, and will be zoned C-3, General Commercial.

### ***Future Land Use***

The subject property will be designated with a Future Land Use of GC, General Commercial. The General Commercial designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20 percent of the total floor area of the General Commercial future land use designation.

### ***Zoning***

The subject property will be classified with a City Zoning of C-3, General Commercial. The district is intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and tourist/entertainment facilities. Many public and semi-public uses are also appropriate. This district is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services and small warehousing and wholesaling operations. Although this zone should be located along or near arterial or collector streets, it is not the intent of this district to encourage the extension of strip commercial areas. Instead, it should promote concentrations of commercial activities.

### **Summary of Technical Review Committee**

All affected departments have reviewed the proposed Annexation with regards to consistency with established ordinances and requirements of the City Code. The Technical Review Committee reviewed this project, and all departments supported the annexation given that the subject property is not allowed to construct a septic system on the property and must connect to water and sewer provided by FPUA.

### **Staff Recommendation**

Staff recommends the Planning Board recommend approval of the proposed Annexation to the City Commission.