

CITY OF FORT PIERCE

PLANNING DEPARTMENT

PROJECT: PZANN2025-00007 – Acerra Property Annexation

REVIEWER: CHRISTOPHER SUNESON, ASSISTANT PLANNING DIRECTOR

DATE: JANUARY 12, 2026

STAFF REPORT

Owner/Applicant: Tony Acerra

Requested Action: Request to review and approve a voluntary application for Annexation by owner, Tony Acerra, to extend the territorial limits of the City of Fort Pierce, Florida, to include one parcel containing 0.21 acres, generally located at or near 2528 South Ocean Drive.

Location: At or near 2528 S Ocean Drive

Parcel IDs: 2413-501-158-000-4

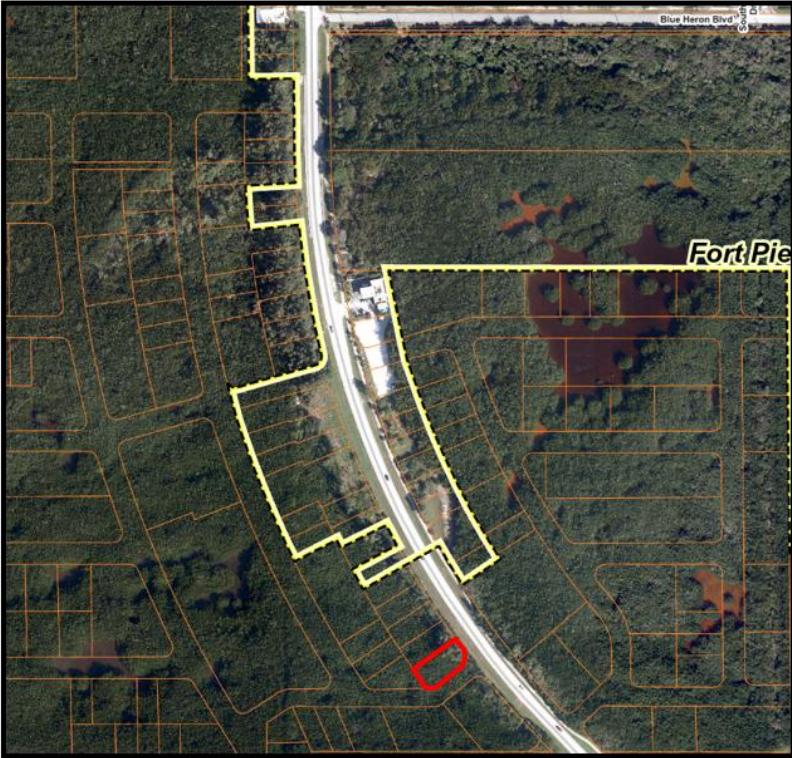
Current SLC Future Land Use: RS, Residential Suburban, 2 du/ac

Proposed Future Land Use: RL, Low Density Residential

Current SLC Zoning: HIRD, Hutchinson Island Residential District

Proposed Zoning: R-1, Single-Family Low Density Zone

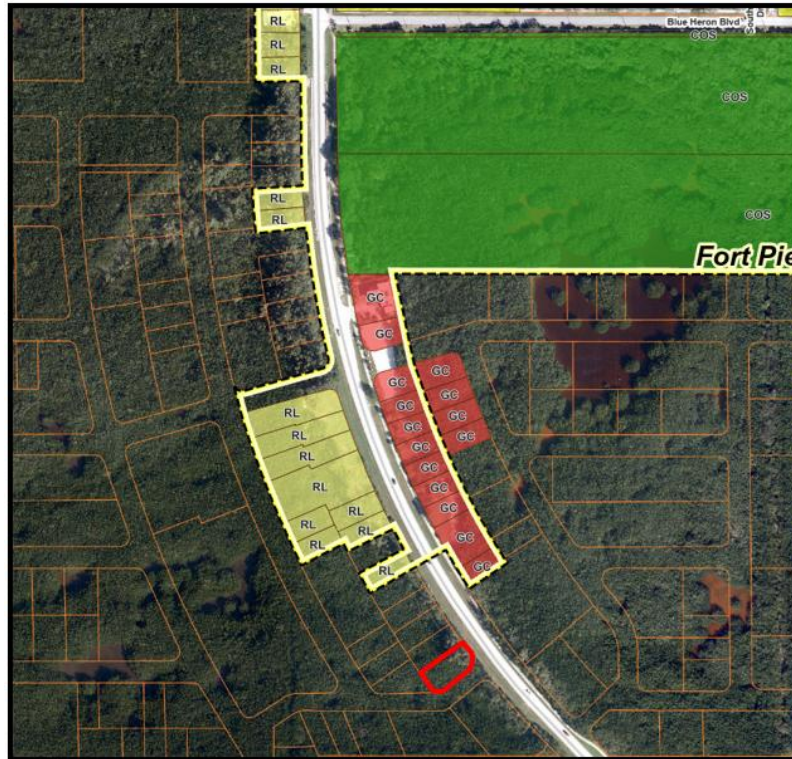
Location Map:



Future Land Use County Map:



Future Land Use City Map:



County Zoning Map:



City Zoning Map:



Surrounding Zoning:

North	East	South	West
R-1 (FP)	C-3 (FP)	HIRD (SLC)	HIRD (SLC)

Surrounding Future Land Use:

North	East	South	West
RL (FP)	GC (FP)	RS (SLC)	RS (SLC)

Site Area:

+/- 0.21 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 0.21 acres, into the City. If annexed the property would have a City Future Land Use Designation of RL, Low Density Residential, and a City Zoning of R-1, Single-Family Low Density Zone.

The subject property has a St. Lucie County Future Land Use Designation of RS, Residential Suburban, 2 du/ac, and a St. Lucie County Zoning designation of HIRD, Hutchinson Island Residential District.

The current taxable value of the property is approximately \$31,726. 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 0.21 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 Future Land Use Designation for the subject parcel will be RL, Low Density Residential and will be zoned R-1, Single Family Low Density Residential Zone.

Future Land Use

The subject property will be designated with a Future Land Use of RL, Low Density Residential. The Low Density Residential (RL) designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This land use category ranges in density from one to six and one-half dwelling units per acre.

Zoning

The subject property will be classified with a City Zoning of R-1, Single-Family Density Residential Zone. This classification is primarily intended to provide for areas of single-family dwellings with an average net density of less than four units per acre for conventional developments. Regulations for the district are designed to promote sound neighborhoods and accommodate compatible nonresidential uses.

In review of the bulk area regulations for the R-1 zoning district, the subject parcel would be considered non-conforming with regard to lot area and lot width requirements. However, Section 125-70 of the Land Development Code provides for the continued use of non-conforming lots and the owner would be allowed to construct a single-family residence.

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.