



CITY OF FORT PIERCE

PLANNING BOARD

MAY 11, 2026

PZANN2026-00002

HEC ASPHALT VOLUNTARY ANNEXATION

OWNER: HEC Selvitz LLC

SITE AREA: +/- 10.53 Ac

APPLICANT: Dennis Murphy, Cotleur
Hearing

County FLU: IND

LOCATION: Selvitz RD/ Glades Cut-Off
RD

County Zoning: Heavy Industrial
(IH)


Parcel #1 ID: 2431-113-0002-000-1

Parcel #2 ID: 2431-505-0000-200-2

REQUEST

The application is a Voluntary Petition to Annex into the City of Fort Pierce.

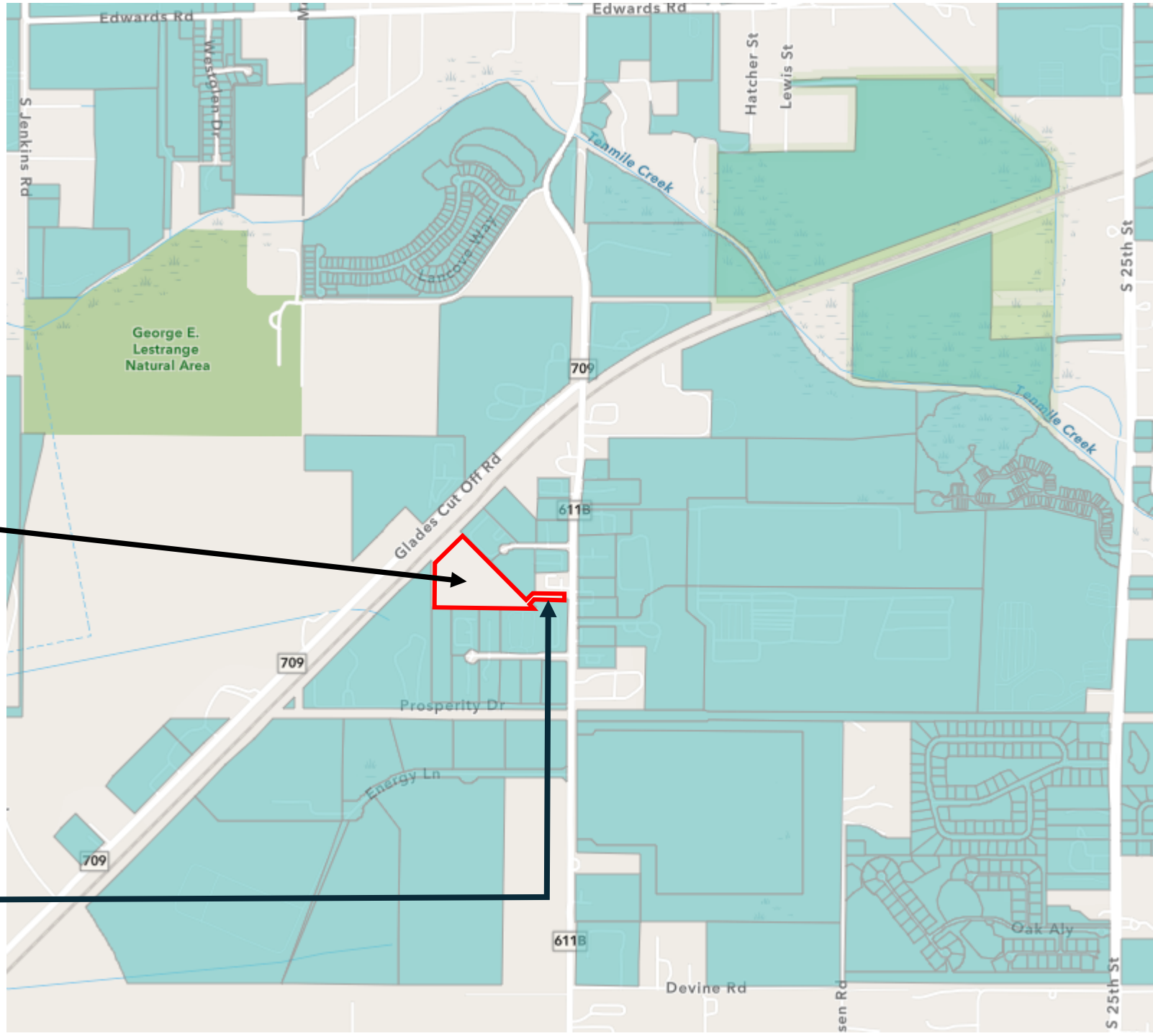
PROPERTY LOCATION

Municipal Boundary 

Unincorporated 

Parcel #1 ID: 2431-113-0002-000-1

Parcel #2 ID: 2431-505-0000-200-2



APPLICATION TYPE & GOVERNING REGULATIONS

This request is a voluntary annexation governed by:

Florida Statutes §171.044 (Voluntary Annexation)

City of Fort Pierce Comprehensive Plan – Future Land Use Element (Objective 1.11)

City Land Development Code (Annexation & Zoning Consistency Requirements)

STATUTORY COMPLIANCE ANALYSIS (F.S. 171.044)

A. Contiguity: The parcel is significantly contiguous to the municipal boundary of the City.

B. Compactness: The subject parcels form cohesive and regular configuration and are not irregularly shaped to create jurisdictional inefficiencies.

C. Enclave Prevention: The annexation will not create an enclave.

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

Objective 1.11 – The Comprehensive Plan requires annexations to address the following criteria:

- A. Promote efficient service delivery:** The delivery of public services will be at a level equal or better than current service providers.
- B. The ability of the City to provide public services at the City's adopted levels of service:** Water and wastewater services are available: Service connection is feasible via existing infrastructure. No additional demands on city services as no additional residential is proposed. No evidence has been provided indicating LOS deficiencies. However, the following are required at development stage: Concurrency analysis, Capacity verification.
- C. Eliminate an unincorporated Island:** The properties are almost entirely surrounded by the municipal limits of the City.
- D. Avoid creation of enclaves or irregular boundaries:** Does not create an Enclave, results in in-fill of the municipal boundary and improves service delivery.

RECOMMENDATION

Upon annexation, the property must receive a Future Land Use designation, and Zoning district. The shall be consistent with County designation unless otherwise approved.

Upon approval of the request for annexation, separate Ordinances will allocate the appropriate City of Fort Pierce Future Land Use Designation and consistent Zoning District.

RECOMMENDATION

The Planning Board may:

- **Approve the request as proposed (staff recommendation)**
- Approve the request with an alternative recommendation
- Deny the request

The Recommendation of the Planning Board will be forwarded to the City Commission.