




**AFFIDAVIT OF  
NOTIFICATION AND MAILING**

I, the undersigned, do hereby declare that I did mail copies of a notice of public hearings to each owner of the property located, or having any part thereof, situated within five hundred (500) feet of any point of the property for which the request has been made and to the owner of the property for which the request has been made, as required by Chapter 22, Article X, Section 22-143 of the Code of Ordinances.

Project: Re-zoning - Misty Creek Preserve

Staff Name: Brandon C. Creagan

Staff Signature: 

Date Mailed: 1-17-2020

Number of Mailed Letters: 68

**Attachments:**

- Copy of notice of public hearings
- Mailing list
- Map of properties notified



January 17, 2020

Dear Property Owner(s):

The property owner **Cone & Graham, Inc** & Applicant/Representative, **Brian Nolan, AICP, ASLA of Lucido & Associates**, are requesting approval of a **Zoning Atlas Map Amendment (Rezoning)** to rezone a property from C-3, General Commercial to PD, Planned Development in Fort Pierce, Florida. The Parcel IDs are 2417-342-0006-000-9, 2417-343-0001-100-8, 2417-343-0001-000-7, 2417-343-0001-150-3, 2417-343-0003-000-1, 2417-343-0002-000-4, 2417-343-0004-000-8, 2417-342-0007-000-6, 2417-343-0003-010-4, 2417-342-0008-000-3, 2417-342-0008-010-6, 2417-343-0006-000-2.

Legal Description:

A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE SOUTH 01°24'30" WEST A DISTANCE OF 609.76 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF THE NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT CANAL NO. 7; THENCE SOUTH 89°57'38" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 330.31 FEET; THENCE NORTH 01°22'59" EAST A DISTANCE OF 213.93 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTH 1 ACRE OF THE NORTH 3 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE SOUTH 90°00'00" EAST ALONG SAID 1LINE A DISTANCE OF 282.46 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SOUTH 35TH STREET; THENCE NORTH 01°49'04" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 686.68 FEET; THENCE SOUTH 81°42'00" WEST A DISTANCE OF 259.24 FEET; THENCE NORTH 01°03'00" EAST A DISTANCE OF 218.61 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF OKEECHOBEE ROAD; THENCE SOUTH 50°55'41" WEST ALONG SAID SOUTHERLY RIGHT OF WAY A DISTANCE OF 218.83 FEET; THENCE SOUTH 01°24'30" WEST A DISTANCE OF 333.32 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE ALONG SAID SOUTH LINE NORTH 90°00'00" WEST, A DISTANCE OF 150 FEET TO THE POINT AND PLACE OF BEGINNING.

LESS AND EXCEPT:

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, RUN THENCE EAST ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 260 FEET; THENCE RUN NORTH 01°03'00" EAST, 319.10 FEET; THENCE NORTH 14°03'00" WEST, A DISTANCE OF 86.75 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD; THENCE NORTH 50°55'41" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 107.80 FEET; THENCE SOUTH 01°03'00" WEST, A DISTANCE OF 140.45 FEET TO A POINT ON THE EXTERIOR EDGE OF A 1 STORY ALUMINUM BUILDING; (SAID POINT ALSO BEING THE POINT OF BEGINNING); THENCE CONTINUE SOUTH 77°35'07" WEST, ALONG SAID EXTERIOR EDGE, A DISTANCE OF 1.42 FEET; THENCE CONTINUE SOUTH 12°24'53" EAST, ALONG SAID EXTERIOR EDGE, A DISTANCE OF 5.94 FEET; THENCE NORTH 01°03'00" EAST, A DISTANCE OF 6.11 FEET TO THE POINT TO BEGINNING. AS CONVEYED PURSUANT TO THAT QUIT CLAIM DEED RECORDED IN O. R. BOOK 2670, PAGE 2204, PUBLIC RECORD OF ST. LUCIE COUNTY, FLORIDA.

A public hearing is scheduled before the City Commission of the City of Fort Pierce, Florida, at their meeting on **Monday, March 2, 2020** which begins at **6:30 p.m.** in the City Hall Commission Chambers, 100 North U.S. 1, Fort Pierce, Florida. You are provided the opportunity to attend the public hearing and to speak in favor of, or in opposition to, the requested **Zoning Atlas Map Amendment**. Whether you attend the meeting or not, it is requested that you please complete the form below and return it so it is received by **5 p.m. on Monday, March 2, 2020**. Methods of returning your ballot are identified below. Each ballot returned will be tabulated and reported to the City Commission. If you have any inquiries, or would like to review the complete application, please contact me

at (772) 467-3742 or [bcreagan@city-ftpierce.com](mailto:bcreagan@city-ftpierce.com). Furthermore, published agenda packets for each City Commission meeting are provided a few days in advance at the following web address: <http://cityoffortpierce.com/223/Agendas-Minutes>.

Thank you for your contribution.

Sincerely,

Brandon Creagan, LEED Green Associate  
Planner

Zoning Atlas Map Amendment - Misty Creek Preserve

No. 1

I approve

I disapprove

Comments:

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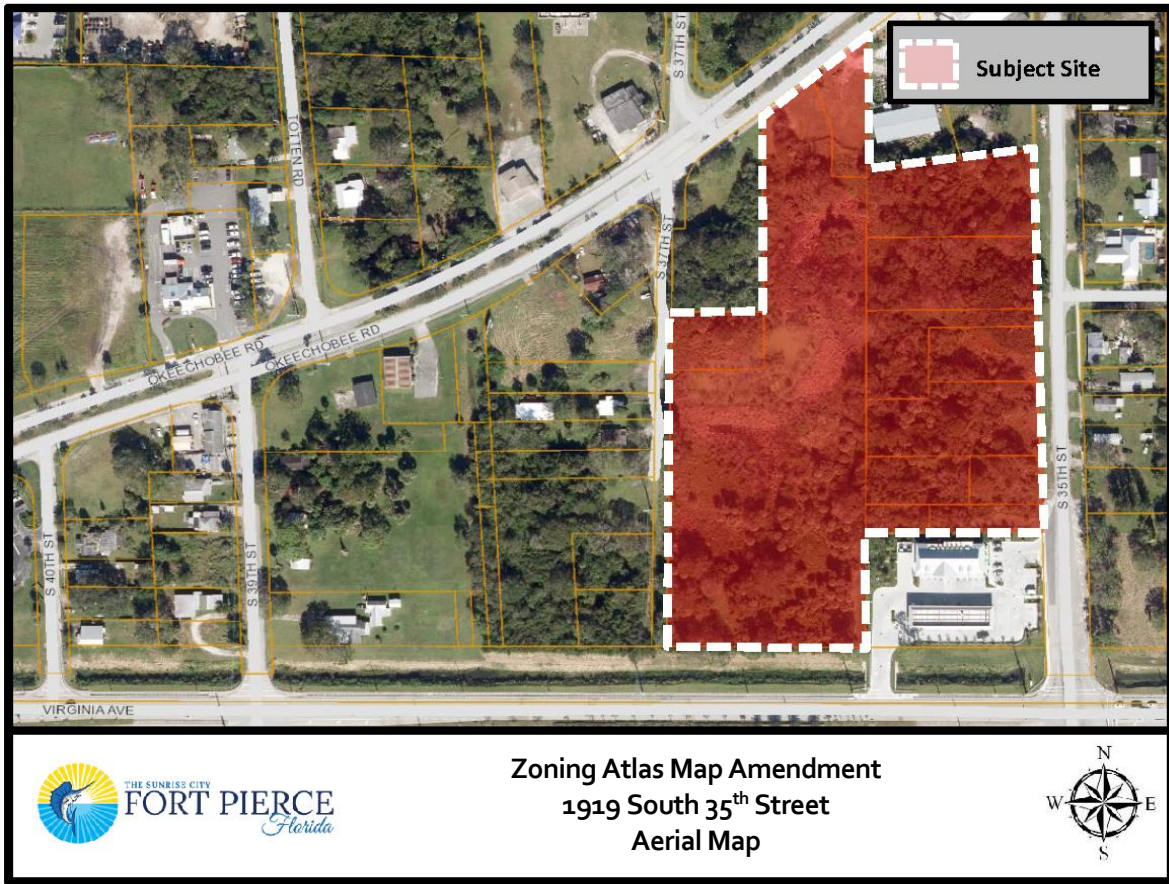
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Signature

Date

## Aerial Map



Please complete and return ballot to:

**Mail**

City of Fort Pierce  
Planning Department  
100 N. US Hwy 1  
Fort Pierce, FL 34950

or

**Fax**

(772) 466-5808

or

**Email**

[bcreagan@city-ftpierce.com](mailto:bcreagan@city-ftpierce.com)

Kerala Country Club Inc 1  
6953 NW 19th Street  
Margate; FL 33063

Ramon G BalBuena 2  
1543 SW Abingdon Avenue  
Port St Lucie; FL 34953-2551

Young Cheal Hu 3  
1770 SW Bellevue Avenue  
Port St Lucie; FL 34953-1083

Heriberto Cruz 4  
1403 Birch Street  
Fort Pierce; FL 34950-4814

Indian River Oil Co 5  
3700 Okeechobee Road  
Fort Pierce; FL 34947-4558

Sandra M Dunn (TR) 6  
PO Box 12459  
Fort Pierce; FL 34979

Ken Walker 7  
138 Parliament Court  
Fort Pierce; FL 34949-8311

Cone And Graham Inc 8  
5101 Cone Road  
Tampa; FL 33610-5328

NSLRWCD 9  
14666 Orange Avenue  
Fort Pierce; FL 34945-4511

Cumberland Farms Inc 10  
165 Flanders Road  
Westborough; MA 01581-1032

Candido Esquivel (TR) 11  
1118 Beach Court  
Fort Pierce; FL 34950-9342

Sonia Garcia 12  
1908 S 34th Street  
Fort Pierce; FL 34947-4507

Ronald L Cochran 13  
1914 S 34th Street  
Fort Pierce; FL 34947-4507

Michele Jaggernauth 14  
1918 S 34th Street  
Fort Pierce; FL 34947-4507

Karl Waller 15  
2006 S 34th Street  
Fort Pierce; FL 34947-4531

Angela McDonald 16  
2008 S 34th Street  
Fort Pierce; FL 34947-4531

Thao T Tran 17  
3415 Cortez Blvd  
Fort Pierce; FL 34981-6037

Paul Gottardo 18  
720 Hartman Road  
Fort Pierce; FL 34947-3404

Eleazar Garcia 19  
1903 S 34th Street  
Fort Pierce; FL 34947

William Bigger 20  
1910 S 35th Street  
Fort Pierce; FL 34947-4517

William O Green Jr 21  
1920 S 35th Street  
Fort Pierce; FL 34947-4517

Vera G Tolson (TR) 22  
2754 Six & Twenty Road  
Pendleton; SC 29670

Stephanie Chouinard 23  
1507 Easy Street  
Fort Pierce; FL 34982-7596

Luis Alberto Marron Cendejas 24  
1915 S 34th Street  
Fort Pierce; FL 34947-4506

Maria Pfeiffer 25  
4349 SE Robertson Road  
Stuart; FL 34997-6941

Eleazar Garcia 26  
1903 S 34th Street  
Fort Pierce; FL 34947

Thomas C Weeks 27  
1901 S 34th Street  
Fort Pierce; FL 34947-4506

Clifford H Barnes 28  
2110 Oak Drive  
Fort Pierce; FL 34949-1507

Renee Cardin Parrett 29  
4884 NW North Macedo Blvd  
Port Saint Lucie; FL 34983-1301

Shannon Mitchell 30  
905 Osceola Drive  
Fort Pierce; FL 34982

Jose A Cristales 31  
1014 S 12th Street  
Fort Pierce; FL 34950-9216

Jose A Cristales 32  
2704 Pineview Drive  
Fort Pierce; FL 34981

Ramdei Bodhoo 33  
5713 Briargate Lane  
Fort Pierce; FL 34981-4436

E H Klueppelberg Jr 34  
1204 Mariner Bay Blvd  
Fort Pierce; FL 34949-3608

Sylvia Tanner-Carter 35  
2205 S 34 Street  
Fort Pierce; FL 34947

Glenda Waldrop 36  
701 Garden Avenue  
Fort Pierce; FL 34982-5860

Frank E Waldrop Jr 37  
2204 S 34th Street  
Fort Pierce; FL 34947-4509

Nisim K Toledano 38  
66 Zalman Aran Street  
Haifa 26288

Alejandro G Garcia 39  
2108 S 34th Street  
Fort Pierce; FL 34947-4532

Daniel R Sandrini 40  
3403 Sarasota Avenue  
Fort Pierce; FL 34947-4529

Walter H Price Sr (TR) 41  
3729 Doral Court  
Port St Lucie; FL 34952-3131

Alejandro G Garcia 42  
2108 S 34th Street  
Fort Pierce; FL 34947-4532

Banana Field Inc 43  
2210 S 34th Street  
Fort Pierce; FL 34947-4509

Noa Greenfield 44  
17 W Harbour Isle DR; Unit # 405  
Fort Pierce; FL 34949-2769

Amir Greenfield 45  
2210 S 34th Street  
Fort Pierce; FL 34947-4509

Tangela D Bass (EST) 46  
1809 S 37th Street  
Fort Pierce; FL 34947-4534

Yahwehs Hands on Ministry Inc 47  
2016 Juanita Avenue  
Fort Pierce; FL 34946

James C Brunk 48  
2214 S 39th Street  
Fort Pierce; FL 34947-4523

William F Center (Est) 49  
2214 S 39th Street  
Fort Pierce; FL 34947-4523

Florida State Of 50  
3900 Commonwealth Blvd  
Tallahassee; FL 32399-6575

Alfred C Tyner 51  
5901 Myrtle Drive  
Fort Pierce; FL 34982-7540

C Reed Knight Jr 52  
7750 SW 9th Street  
Vero Beach; FL 32968-9298

Solo Properties LLC 53  
3065 St Lucie Blvd  
Stuart; FL 34997-5423

Joseph J Brown 54  
5091 Melissa Lane  
Fort Pierce; FL 34946

Robert A DeShazo 55  
4211 Garrison Lane  
Fort Pierce; FL 34982-6909

John H Kleinfelter 56  
1060 Girl Scout Road  
Stevens; PA 17578-9784

Unico Air Conditioning Company 57  
25 SW Cabana Point Circle  
Stuart; FL 34994-4802

Indian River Community College 58  
3209 Virginia Avenue  
Fort Pierce; FL 34981-5596

Steven C Gaudreau 59  
200 Mariner Bay Blvd  
Fort Pierce; FL 34949-3398

ECM Group Inc 60  
1520 Lands End Road  
Lantana; FL 33462-4766

Circle K Stores Inc 61  
PO Box 52085  
Phoenix; AZ 85072-2085

Yani Enterprises LLC 62  
1924 SW Gatlin Blvd  
Port St Lucie; FL 34953-2722

Larry W Addison 63  
2310 S 36th Street  
Fort Pierce; FL 34981

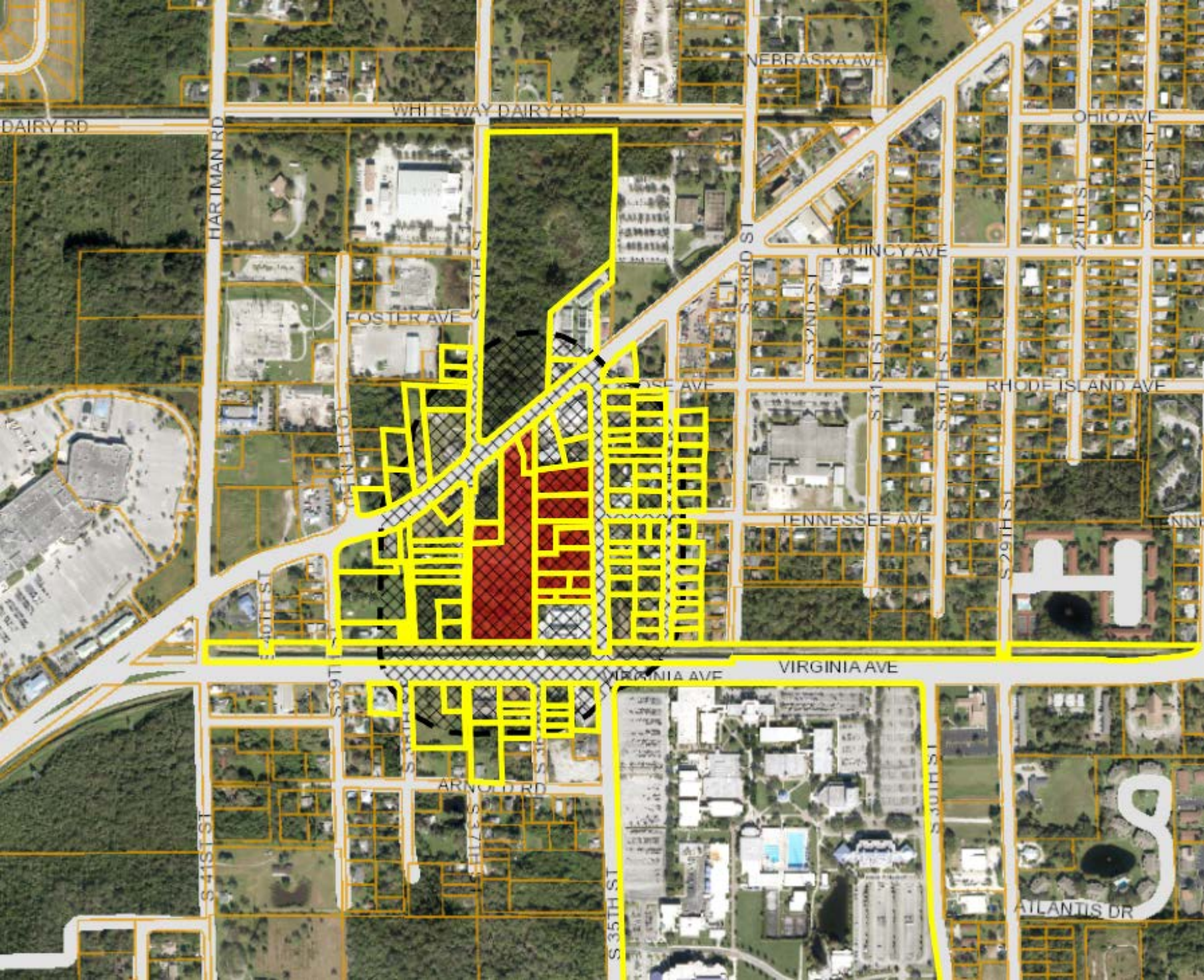
KISS Realty Holdings LLC 64  
1063 SW 25th Place  
Boynton Beach; FL 33426-7426

Kathleen P Frederick (TR) 65  
1063 SW 25th Place  
Boynton Beach; FL 33426-7426

Tony Ruggiero 66  
2783 Harson Way  
Fort Pierce; FL 34946

Santos Venegas 67  
3608 Arnold Road  
Fort Pierce; FL 34981-5532

Thelma R Hampp 68  
2309 S 36th Street  
Fort Pierce; FL 34981-5513



DAIRY RD

WHITEWAY DAIRY RD

NEBRASKA AVE

OHIO AVE

HARTMAN RD

S 31 ST

S 33RD ST

QUINCY AVE

S 28TH ST

FOSTER AVE

S 32ND ST

S 31 ST

S 30TH ST

RHODE ISLAND AVE



S 40TH ST

S 39TH ST

S 38TH ST

S 37TH ST

S 35TH ST

VIRGINIA AVE

VIRGINIA AVE

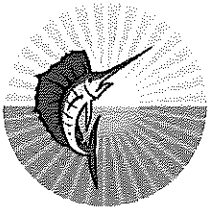
S 31 ST

S 30TH ST

ARMOUR DR

S 30TH ST

ATLANTIS DR



**PUBLIC NOTIFICATION CERTIFICATION**

**PROJECT NAME:** Rezoning & Design Review - Misty Creek Preserve

**NOTICES PROVIDED PURSUANT TO:** City Code Sections 22-40 & 22-142

**NOTICE BY NEWSPAPER:** February 2, 2020

**NOTICE BY MAIL:** January 17, 2020

**NOTICE BY SIGNS:** Planning Board - November 27, 2019; City Commission - February 7, 2020

**VERIFIED BY:** Rebeca A. Guerra

**TITLE:** Assistant Planning Director

**SIGNATURE:** 

**DATE:** February 7, 2020