

ST. LUCIE NEWS TRIBUNE

ATTN: LEGAL ADVERTISING

RE: Ordinance No. 22-002

RUN ONCE: Sunday, December 19, 2021

Send Proof of Publication to: Linda W. Cox, City Clerk

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CITY OF FORT PIERCE  
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 125-37 of the Code of Ordinances of the City of Fort Pierce, and Sections 166.041 (3)(a) and 163.3187 of Florida State Statutes, will hold a public hearings on Monday, January 3, 2022 at 6:00 p.m. and Tuesday, January 18, 2022 at 4:30 p.m., on the enactment of the proposed ordinance on first and second readings, respectively, in the City Hall Commission Chambers, 100 North U.S. Highway 1, Fort Pierce, Florida, to consider review and approval of the following:

**Ordinance 22-002** AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA: REZONING OF ONE (1) PARCEL GENERALLY LOCATED ON THE WEST SIDE OF OLEANDER ROAD, APPROXIMATELY 664 FEET NORTH OF TUMBLIN KLING ROAD, MORE SPECIFICALLY KNOWN AS PARCEL ID 2433-144-0002-000-3, FROM CITY OF FORT PIERCE MEDIUM DENSITY RESIDENTIAL ZONE, R-4, UP TO 12 DWELLING UNITS PER ACRE, TO CITY OF FORT PIERCE PLANNED DEVELOPMENT, PD, UP TO 3.87 DWELLING UNITS PER ACRE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

All interested parties may appear at the meeting and be heard with respect to the ordinance. Said ordinance will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. Highway 1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

/s/ Linda W. Cox, City Clerk  
Publish: 12/19/2021



December 15, 2021

Dear Property Owner(s):

In accordance with Sections 125-37, 125-133, and 125-136 of the City Code, the owner, Alva Stone Group LLC, and applicant, Diego Quijada, Alva Stone Group LLC and Blaine Bergstresser, P.E., Kimley-Horn, are requesting Approval of a Zoning Atlas Map Amendment from Medium Density Residential Zone (R-4) to Planned Development Zone (PD) to develop to develop a 50-unit single family home development.

The property is located on the west side of Oleander Road, approximately 664 feet north of Tumblin Kling Road, more specifically described as follows:

Parcel ID: 2433-144-0002-000-3

A PORTION OF THE EAST ONE HALF OF THE NORTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST AND THE SOUTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST ONE QUARTER CORNER OF SAID SECTION 33, THENCE SOUTH 89 DEGREES 46 MINUTES 13 SECONDS WEST, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 46 MINUTES 13 SECONDS WEST, A DISTANCE OF 32.00 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 01 SECONDS WEST, ALONG THE WEST LINE OF THE NORTH SAINT LUCIE RIVER WATER CONTROL DISTRICT CANAL 14, A DISTANCE OF 701.78 FEET, SAID CANAL 14 BEING SHOWN AND DESCRIBED IN THAT CERTAIN FEE SIMPLE DEED OF DONATION, AS RECORDED IN OFFICIAL RECORDS BOOK 4480, PAGE 2690 OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY. SAID WEST LINE BEING PARALLEL TO AND 62.00 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE WEST RIGHT OF WAY LINE OF OLEANDER AVENUE, ALSO KNOWN AS STATE ROAD 605, AS SHOWN ON THAT CERTAIN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 9456, DATED JUNE 19, 1952. SAID WEST RIGHT OF WAY LINE BEING PARALLEL TO AND 60.00 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF SAID OLEANDER AVENUE; THENCE SOUTH 89 DEGREES 47 MINUTES 15 SECONDS WEST, ALONG A LINE PARALLEL TO AND 630.00 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SAID EAST ONE HALF OF THE NORTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SECTION 33, A DISTANCE OF 548.98 FEET, SAID SOUTH LINE ALSO BEING THE CENTERLINE OF TUMBLIN KING ROAD; THENCE NORTH 00 DEGREES 21 MINUTES 03 SECONDS WEST, ALONG THE WEST LINE OF SAID EAST ONE HALF A DISTANCE OF 701.59 FEET TO THE NORTH LINE OF THE SAID EAST ONE HALF, SAID WEST LINE ALSO BEING THE EAST LINE OF THE REVISED PLAT OF "THE TROPICS" PETE ROBINSON SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 21 OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY; THENCE NORTH 89 DEGREES 46 MINUTES 13 SECONDS EAST ALONG THE NORTH LINE OF SAID EAST ONE HALF, A DISTANCE OF 12.40 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 21 SECONDS WEST, ALONG A LIVESTOCK FENCE 0.3' TO THE WEST OF THE WEST LINE OF THE SAID SOUTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF SECTION 33, A DISTANCE OF 275.98 FEET TO THE SOUTH TOP OF BANK OF THE NORTH SAINT LUCIE RIVER WATER CONTROL DISTRICT CANAL 15, ALSO KNOWN AS PLATTS BRANCH; THENCE MEANDERING ALONG THE SOUTH TOP OF BANK OF SAID PLATTS BRANCH, THE FOLLOWING TEN COURSES, NORTH 83 DEGREES 47 MINUTES 48 SECONDS EAST, A DISTANCE OF 43.46 FEET; THENCE NORTH 86 DEGREES 49 MINUTES 25 SECONDS EAST, A DISTANCE OF 72.02 FEET; THENCE SOUTH 85 DEGREES 07 MINUTES 47 SECONDS EAST, A DISTANCE OF 48.47 FEET; THENCE NORTH 74 DEGREES 57 MINUTES 21 SECONDS EAST, A DISTANCE OF 44.51 FEET; THENCE NORTH 80 DEGREES 24 MINUTES 14 SECONDS EAST, A DISTANCE OF 92.67 FEET; THENCE NORTH 82 DEGREES 38 MINUTES 55 SECONDS EAST, A DISTANCE OF 67.53 FEET; THENCE NORTH 85 DEGREES 47 MINUTES 34 SECONDS EAST, A DISTANCE OF 117.62 FEET; THENCE NORTH 85 DEGREES 35 MINUTES 04 SECONDS EAST, A DISTANCE OF 70.14 FEET; THENCE NORTH 73 DEGREES 25 MINUTES 57 SECONDS EAST, A DISTANCE OF 15.73 FEET; THENCE NORTH 55 DEGREES 26

MINUTES 14 SECONDS EAST, A DISTANCE OF 12.85 FEET TO THE WEST LINE OF SAID CANAL 14, SAID WEST LINE BEING PARALLEL TO AND 30.00 FEET WEST OF THE WEST RIGHT OF WAY LINE OF SAID STATE ROAD 605, SAID WEST RIGHT OF WAY LINE BEING PARALLEL TO AND 60.00 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID NORTHEAST ONE QUARTER OF SECTION 33; THENCE SOUTH 00 DEGREES 12 MINUTES 46 SECONDS WEST, ALONG THE WEST LINE OF SAID CANAL 14 A DISTANCE OF 339.69 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN SAINT LUCIE COUNTY, FLORIDA, AND CONTAIN 12.919 ACRES MORE OR LESS.

A public hearing is scheduled before the City Commission of the City of Fort Pierce, Florida, at their meeting on **Monday, January 3, 2022**, which begins at **6:00 pm** 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. If you have any inquiries, or would like to review the complete application, please contact Jennifer Hofmeister-Drew at (772) 467-3730 or at [jhofmeister@cityoffortpierce.com](mailto:jhofmeister@cityoffortpierce.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>.

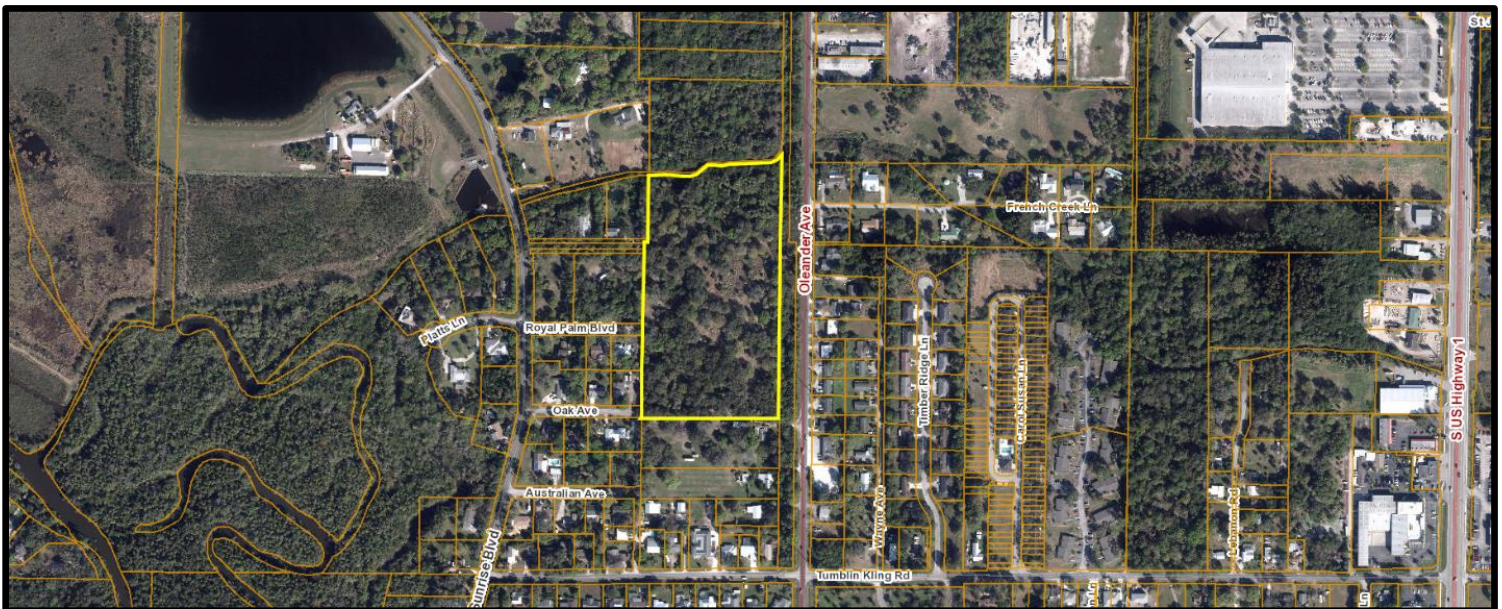
Thank you for your contribution.

Sincerely,



Jennifer Hofmeister-Drew, AICP, LCAM  
Planning Director

### Location Map





**PUBLIC NOTIFICATION CERTIFICATION**

**PROJECT NAME:** Oleander Oaks Zoning Atlas Map Amendment

**NOTICES PROVIDED PURSUANT TO:** City Code Section 125-7

**NOTICE BY NEWSPAPER:** December 19, 2021

**NOTICE BY MAIL:** December 15, 2021

**NOTICE BY SIGNS:** December 15, 2021

**VERIFIED BY:** Jennifer Hofmeister-Drew, AICP, LCAM

**TITLE:** Planning Director

**SIGNATURE:**

*Jennifer Hofmeister-Drew*

**DATE:** December 21, 2021



## 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 125, Article X, Section 125-37 of the Code of Ordinances.

Project: Oleander Oaks Zoning Atlas Amendment

Staff Name: Jennifer Hofmeister-Drew, AICP, LCAM, Planning Director

Staff Signature:

Date Mailed: December 15, 2021

Number of Mailed Letters: 65

**Attachments:**

Mailing list

Map of properties notified