

ST. LUCIE NEWS TRIBUNE

ATTN: LEGAL ADVERTISING

RE: Planning

RUN ONCE: Sunday, January 2<sup>nd</sup>, 2022

Send Proof of Publication to: Linda W. Cox, City Clerk, lcox@cityoffortpierce.com

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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, will on Tuesday, January 18, 2022, hold a Public Hearing in the City Hall Commission Chambers, 100 North U.S. Highway 1, Fort Pierce, Florida, at their meeting which begins at 4:30 p.m., to consider review and approval of the following:

1. Application for Site Plan (Development and Design Review) approval to develop a 50-unit single family home development on approximately 12.92 acres of land generally located on the west side of Oleander Road, approximately 664 feet north of Tumblin Kling Road, more specifically located at Parcel Control Number: 2433-144-0002-000-3.
2. Application for a Conditional Use and Site Plan (Development Review and Design Review) to construct approximately 104,167 square feet of self-storage and 1,050 square feet of office along with a covered RV storage area and associated site improvements, more specifically located at Parcel Control Numbers: 2419-603-0003-000-4 and 2419-603-0004-000-1

All interested parties may appear at the meeting and be heard with respect to the Applications. Said applications 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: 1/2/2022



**PUBLIC NOTIFICATION CERTIFICATION**

**PROJECT NAME:** Flagship Self Storage – Conditional Use

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

**NOTICE BY NEWSPAPER:** January 2, 2022

**NOTICE BY MAIL:** January 6, 2022

**NOTICE BY SIGNS:** December 8, 2021

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

**TITLE:** Planning Director

**SIGNATURE:**

*Jennifer Hofmeister-Drew*

**DATE:** January 6, 2022



## 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: Flagship Conditional Use and Site Plan Approval

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

Staff Signature:

Date Mailed: January 6, 2022

Number of Mailed Letters: 35

**Attachments:**

Mailing list

Map of properties notified



January 5, 2022

Dear Property Owner(s):

In accordance with Sections 125-37, 125-313, and 125-314 of the City Code, the applicant is requesting the review and approval for a Conditional Use and Site Plan (Development and Design Review) to construct a three (3)-story, 93,840 square foot storage building, with 1,050 square feet of office space and five (5), one (1)-story storage buildings totaling 11,377 square feet. Additionally, the applicant is proposing covered Boat/RV parking spaces with associated site improvements. The subject parcels total approximately 4.73 acres and are adjacent to Walgreens, Starbucks, and Chick-fil-A to the south

The property is generally located on the Northeast Corner of Jenkins and Okeechobee Road more specifically described as follows:

PARCEL 1 (2419-603-0003-000-4)

TRACT 3, OF OKEECHOBEE CROSSINGS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 62, AT PAGES 23 AND 24 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT PROPERTY IN. SPECIAL WARRANTY DEED RECORDED IN O.R. BOOK 3629, PAGE 89, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

A PORTION OF TRACT 3, OKEECHOBEE: CROSSINGS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 62. PAGE 23 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST COMER OF SAID TRACT 3, SAID POINT ALSO BEING ON THE EAST EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 611 (JENKINS ROAD) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR ITEM/SEGMENT NO. 4289841, SECTION 94030-2516; THENCE NORTH 00°05'07" WEST, 341.52 FEET ALONG SAID EAST EXISTING RIGHT OF WAY LINE, BEING 70.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 19 TO A POINT ON THE NORTHWEST COMER OF SAID TRACT 3; THENCE NORTH 88'29'34" EAST, 1.75 FEET ALONG THE NORTH LINE OF SAID TRACT 3; THENCE SOUTH 00°05'07" EAST, 341.56 FEET ALONG A LINE BEING 71.75 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4 TO A POINT ON THE SOUTH LINE OF SAID TRACT 3; THENCE SOUTH 89°54'41" WEST, 1.75 FEET ALONG SAID SOUTH LINE OF TRACT 3 TO THE POINT OF BEGINNING.

CONTAINING **3.23** ACRES, MORE OR LESS.

PARCEL 2 (2419-603-0004-000-1)

TRACT 4, OF OKEECHOBEE CROSSINGS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 62, AT PAGES 23 AND 24 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,

CONTAINING **1.50** ACRES, MORE OR LESS.

A public hearing is scheduled before the City Commission of the City of Fort Pierce, Florida, at their meeting on **Tuesday, January 18, 2022**, which begins at **4:30 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



Owner	Mailing Address 1	Mailing City State Zip
William W Alford (LF EST)	2441 S Jenkins RD	Fort Pierce; FL 34947-5311
Lynn A Bessenbacher and Jo-Ann B Koenig	2455 S Jenkins RD	Fort Pierce; FL 34947-5311
Clarence B Stephens and Sharon E Stephens	2481 S Jenkins Rd	Fort Pierce; FL 34947-5311
Fort Pierce 95 LLC	3300 N 29th AVE; Unit Ste 101	Hollywood; FL 33020-1031
Opal P Norvell (TR)	2511 S Jenkins Rd	Fort Pierce; FL 34947-5304
Home Depot Usa Inc	Property Tax Dept #0283 PO Box 105842	Atlanta; GA 30348-5842
Rk Holdings	340 Royal Poinciana WAY; Unit Ste 338	Palm Beach; FL 33480-4063
SRI Real Estate Properties LLC	c/o McClain SDI LLC PO Box 2128	Ridgeland; MS 39158-2128
Racetrac Petroleum Inc	c/o Silver Oak Advisors PO Box 2437	Smyrna; GA 30081-2437
RG TOWERS LLC	2141 S Alternate A1A; Unit Ste 440	Jupiter; FL 33477-4063
Ethel J Banack	PO Box 1718	Fort Pierce; FL 34954-1718
Fernando Velasco and Maria de la Luz Velasco	2440 S Jenkins Rd	Fort Pierce; FL 34947-5310
Sandra Joy Daniell (TR) and Amir Khoshbin and TYL Inc	845 Symphony Isles BLVD	Apollo Beach; FL 33572-2714
NSLRWCD	14666 Orange Ave	Fort Pierce; FL 34945-4511
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State Of Florida D O T	3400 W Commercial Blvd	Fort Lauderdale; FL 33309-3421
St Joseph FTP LLC	966 Wildflower WAY	Longwood; FL 32750-4045
Lemar Kleckley and Paulette Jenkins	901 Grandview Blvd	Fort Pierce; FL 34982-6214
Franchesco A Velasco Caicedo and Barbara A Velasco	2512 Rolyat ST	Fort Pierce; FL 34947-5322
Contreras	2514 Rolyat ST	Fort Pierce; FL 34947-5322
Paul R Sandrini and Isabella Sandrini	9185 SW 1st PL	Boca Raton; FL 33428-4538
Novlette L Wigley	2602 Rolyat St	Fort Pierce; FL 34945
Robert Matthews and Terry Matthews	2909 Grove DR	Fort Pierce; FL 34981-6044
Jose A Montoya and Maria E Garcia	2606 Rolyat ST	Fort Pierce; FL 34947-5301
Epifanio Arroyo Hernandez and Daniela Arroyo	4767 Selvitz Rd	Fort Pierce; FL 34981-4806
Bobby J Johnson and Wanda R Johnson	7978 Cooper Creek BLVD	University Park; FL 34201-2139
7978 Associates IX LLC	2601 Rolyat ST	Fort Pierce; FL 34947-5302
Kenneth Moore and Enedinia Moore		

Kenneth M Moore and Enedina Moore	2601 Rolyat St	Fort Pierce; FL 34982
Jory Joseph Krier	2515 Rolyat ST	Fort Pierce; FL 34947-5323
Rafael Salgado	515 Hartman RD	Fort Pierce; FL 34947-3403
Michael C Koenig	2511 Rolyat ST	Fort Pierce; FL 34947-5323
Elber E Skaggs and Judith A Skaggs	2509 Rolyat St	Fort Pierce; FL 34947-5323
Ignacio Garcia and Amelia Garcia	110 Maple Ave	Fort Pierce; FL 34982-3431
Jean Barker	7101 Palomar PKWY; Unit A	Fort Pierce; FL 34951-5000
	c/o Walgreens Real Estate Tax Dept	
Swope Properties LLC	PO Box 1159	Deerfield; IL 60015-6002
Chick-Fil-A Inc	5200 Buffington RD	Atlanta; GA 30349-2945
NNN/1031 #16 Jenkins LLC	2 Towne Sq Ste 900	Southfield; MI 48076-3761
NNN/1031 #16 Jenkins LLC	2 Towne Sq Ste 900	Southfield; MI 48076-3761