

Treasure Coast Newspapers

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St. Lucie News-Tribune
1939 SE Federal Highway, Stuart, FL 34994
AFFIDAVIT OF PUBLICATION

CITY OF FORT PIERCE LEGALS
PO BOX 1480
FORT PIERCE, FL 34954
ATTN LINDA COX

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he is a legal clerk Manager of the St. Lucie News-Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St. Lucie News-Tribune in the following issues below. Affiant further says that the said St Lucie News-Tribune is a newspaper published in Fort Pierce, in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement ; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St. Lucie News-Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

1/22/2023



Subscribed and sworn to before on the 22nd of January 2023



Notary, State of WI, County of Brown
My commission expires:

9/19/25

Publication Cost: \$535.50
Ad No: GCI1007133
Customer No: 463454
PO#: PUBLIC NOTICE
THIS IS NOT AN INVOICE

VICKY FELTY
Notary Public
State of Wisconsin

RECEIVED
FEB 07 2023
FINANCE DEPT.

CITY OF FORT PIERCE PUBLIC HEARING PROPOSED FUTURE LAND USE MAP DESIGNATION AMENDMENT

The City Commission of the City of Fort Pierce, Florida, pursuant to Sections 163.3184 and 166.041 F.S., will on Monday, February 20, 2023 at 5:05 p.m. hold a public hearing for the first reading (a mandatory hearing) of the enactment of a proposed ordinance in the City Hall Commission Chambers, 100 N. U.S. 1, Fort Pierce, Florida.

ORDINANCE 23-010 - AN ORDINANCE OF THE CITY OF FORT PIERCE AMENDING THE FUTURE LAND USE MAP DESIGNATIONS OF THE CITY'S COMPREHENSIVE PLAN IN RESPECT OF PROPERTY LOCATED APPROXIMATELY 2250 FEET WEST OF THE NORTHWEST CORNER OF ORANGE AVENUE AND N 30TH STREET IN FORT PIERCE, FLORIDA BEING APPROXIMATELY MORE OR LESS 80.84 ACRES; THEREBY AMENDING THE FUTURE LAND USE DESIGNATIONS OF APPROXIMATELY 58.84 ACRES OF THE SUBJECT PROPERTY FROM ST. LUCIE DESIGNATIONS OF RESIDENTIAL HIGH AND RESIDENTIAL MEDIUM TO CITY OF FORT PIERCE DESIGNATION OF MEDIUM DENSITY RESIDENTIAL (MDR); AND AMENDING THE FUTURE LAND USE DESIGNATIONS OF APPROXIMATELY 21.84 ACRES OF THE SUBJECT PROPERTY FROM ST. LUCIE COUNTY DESIGNATIONS OF RESIDENTIAL HIGH, RESIDENTIAL MEDIUM AND COMMERCIAL TO CITY OF FORT PIERCE DESIGNATION OF MIXED-USE DEVELOPMENT (MUD), AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTIONS, PROVIDING AN EFFECTIVE DATE, PROVIDING FOR SEVERABILITY, REPEALING ALL OTHER ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH AND FOR OTHER PURPOSES.

This ordinance is being considered pursuant to application submitted by application submitted by the representative, Redtail Design Group, and property owners, FM Millcreek Holding LLC, and Orange Avenue Development LLC, for a Future Land Use Map Amendment of four (4) parcels of land to change the future land use designations from St. Lucie County designations of Residential High (RH), Residential Medium (RM), and General Commercial (CG) to City designations of Medium Density Residential (MDR) (+/- 58.84 Acres) and Mixed Use Development (MUD) (+/- 21.84 Acres). Said parcels are generally located at or near approximately 2,250 feet west of the northwest corner of Orange Avenue and N. 30th Street, Fort Pierce.

Subject Property: Comprises the following four (4) parcels; 2407-124-0001-000-3; 2407-134-0001-000-4; 2407-144-0001-000-5; & 2408-233-0001-000-1

Legal description of the property is as follows:

PROPOSED RM FUTURE LAND USE AREA

LEGAL DESCRIPTION

PARCEL A:

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE S 1/2 OF THE SE 1/4 OF THE NE 1/4 OF THE NE 1/4 AND THE SW 1/4 OF THE NE 1/4 OF THE NE 1/4 AND SE 1/4 OF THE NW 1/4 OF THE NE 1/4, LESS THE NORTH 50 FEET THEREOF; AND SE 1/4 OF THE NE 1/4, LESS THE NORTH 25.45 FEET SOUTH 294.5 FEET OF THE EAST 300 FEET OF THE SE 1/4 OF THE SE 1/4 OF THE NE 1/4, AND THE EAST 791.25 FEET OF THE SW 1/4 OF THE NE 1/4, LESS RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS AS TO ALL OF SAID PARCELS; ALL IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, 1.55 AND EXCEPT THE SOUTH 600.00 FEET THEREOF.

PARCEL B:

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE WEST 725.27 FEET OF THE SOUTH 600.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THE EAST 791.25 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7, LESS RIGHT-OF-WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

LESS AND EXCEPT THE FOLLOWING PARCEL:

A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 7;

THENCE NORTH 00°00'50" EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 7, FOR 40.86 FEET; THENCE SOUTH 89°42'00" WEST ALONG A LINE 40 FEET NORTH FROM AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 7, FOR 82.93 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°42'00" WEST ALONG SAID PARALLEL LINE FOR 157.17 FEET; THENCE NORTH 00°17'51" WEST, FOR 82.93 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST SAID CURVE HAVING A RADIUS OF 206.46 FEET AND A CENTRAL ANGLE OF 34°14'17"; THENCE NORTHWESTERLY ALONG SAID CURVE FOR 125.20 FEET TO A POINT OF TANGENCY; THENCE NORTH 35°02'28" WEST, FOR 109.91 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 280.00 FEET AND A CENTRAL ANGLE OF 39°48'56"; THENCE NORTHWESTERLY ALONG SAID CURVE FOR 184.58 FEET TO A POINT OF TANGENCY; THENCE NORTH 04°45'20" EAST, FOR 18.58 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 477.11 FEET AND A CENTRAL ANGLE OF 11°47'43"; THENCE NORTHWESTERLY ALONG SAID CURVE FOR 98.22 FEET; THENCE NORTH 89°42'00" EAST ALONG A LINE 640 FEET NORTH FROM AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 7, FOR 798.42 FEET; THENCE SOUTH 00°00'00" WEST ALONG THE EAST LINE OF THE WEST 725.27 FEET OF THE EAST 791.25 FEET OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 7, FOR 600.01 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING PARCEL:

A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) AND SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 7; THENCE NORTH 00°00'00" EAST FOR 639.67 FEET; THENCE SOUTH 90°00'00" WEST FOR 65.84 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°00'00" EAST FOR 96.80 FEET; THENCE NORTH 89°00'00" EAST FOR 1360.17 FEET; THENCE SOUTH 00°17'11" EAST FOR 89.84 FEET; THENCE SOUTH 89°42'00" WEST FOR 1360.62 FEET TO THE POINT OF BEGINNING; AND FURTHER EXCEPTING ANY PART LYING WITHIN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3216, PAGE 468; OF THE PUBLIC RECORDS OF SAID COUNTY SUBJECT TO EXISTING EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY.

SAID LANDS LYING AND SITUATE IN ST. LUCIE COUNTY, FLORIDA.

PARCELS CONTAIN A TOTAL OF 2,563,286.57 SQUARE FEET (58.844 ACRES), MORE OR LESS.

PROPOSED MUD FUTURE LAND USE AREA

LEGAL DESCRIPTION, PARCEL 1:

A PARCEL OF LAND LYING IN SECTIONS 7 AND 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 600.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4, LESS THE NORTH 50 FEET THEREOF; AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4, LESS THE NORTH 25.45 FEET OF THE SOUTH 294.5 FEET OF THE EAST 300 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND THE EAST 791.25 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, LESS RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS AS TO ALL OF SAID PARCELS; ALL IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:

THE NORTH 25.45 FEET OF THE SOUTH 294.5 FEET OF THE EAST 300 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 3:

THAT PART OF THE WEST 25 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, WHICH LIES NORTH OF ORANGE AVENUE EXTENSION AND SOUTH OF THE DRAINAGE CANAL (SAID 25 FOOT STRIP BEING APPROXIMATELY 353 FEET NORTH AND SOUTH, LESS AND EXCEPT THAT PORTION TAKEN FOR ROAD RIGHT OF WAY AS DESCRIBED AS PARCEL NO. 211 IN OFFICIAL RECORDS BOOK 1415, PAGE 421, ST. LUCIE COUNTY, FLORIDA.

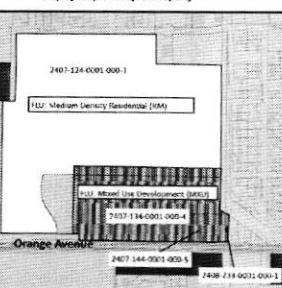
LESS AND EXCEPT THE WEST 725.27 FEET OF SAID SOUTH 600.00 FEET THEREOF.

PARCEL 4:

A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) AND SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 7; THENCE NORTH 00°00'00" EAST FOR 639.67 FEET; THENCE SOUTH 90°00'00" WEST FOR 65.84 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°00'00" EAST FOR 96.80 FEET; THENCE NORTH 89°00'00" EAST FOR 1360.17 FEET; THENCE SOUTH 00°17'11" EAST FOR 89.84 FEET; THENCE SOUTH 89°42'00" WEST FOR 1360.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.84 ACRES, MORE OR LESS.

Display Map of Subject Property



All interested parties may appear at the meeting and be heard with respect to the application. Said applications will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #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 INSURE 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 296.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-2065 at least 48 hours prior to the meeting.

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