



PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: 33rd Street Rezoning

NOTICES PROVIDED PURSUANT TO: City Code Section 125-37

NOTICE BY NEWSPAPER: February 5, 2023

NOTICE BY MAIL: February 9, 2023

NOTICE BY SIGNS: January 4, 2023 and February 9, 2023

VERIFIED BY: Ryan Altizer

TITLE: Senior Planner

SIGNATURE: 

DATE: 2/9/2023

Amador Morales and Maria Morales
12495 Orange Ave Ext
Fort Pierce; FL 34945-4414

Annie M Widlan
243 23rd ST
Okeechobee; FL 34974-0540

Becker Holding Corp
1701 Highway A1A; Unit Ste 204
Vero Beach; FL 32963-2250

Bullock R and E LLC
3650 Whiteway Dairy RD
Fort Pierce; FL 34947-6347

Candyland Properties Of St Lucie LLC
442 SE Starflower AVE
Port St Lucie; FL 34983-4516

Charles William Pitts
5303 Palmetto AVE
Fort Pierce; FL 34982-7270

Community United Methodist Church
3114 Okeechobee Rd
Fort Pierce; FL 34947-4619

Green Keel Holdings LLC
1503 Boston AVE
Fort Pierce; FL 34950-3927

Gregory J Rosslow and Cynthia B Rosslow
105 S 2nd St
Fort Pierce; FL 34950-4305

Iglesia de Dios Pentecostal Movimiento Intl
PO Box 1575
Fort Pierce; FL 34954-1575

Joseph J Daigle (LF EST)
1603 S 33rd ST
Fort Pierce; FL 34947-4578

Juan G Soto and Azucena Z Soto
7800 W Oakland Park BLVD; Unit Ste 109
Sunrise; FL 33351-1121

Metis Properties LLC
94 SW Palm Cove DR
Palm City; FL 34990-4322

NSLRWCD
14666 Orange AVE
Fort Pierce; FL 34945-4511

Open Door House of Prayer Inc
5900 Citrus AVE
Fort Pierce; FL 34982-3309

Owner
Mailing Address 1
Mailing City State Zip

Ramiro Doval-Pineda
1309 S 33rd ST
Fort Pierce; FL 34947-6315

Ruben Castro and Maria Castro
1401 S 33rd ST
Fort Pierce; FL 34947-6343

SALGADO PROPERTIES LLC
515 Hartman RD
Fort Pierce; FL 34947-3403

Sanco LLC
c/o Gerlinda Hofer Rev Trust No 1
Delray Beach; FL 33483-6420

Southern Bell Tel and Tel
Attn Property Tax Dept
Saint Louis; MO 63101-2015

Tony O Benson
1405 S 33rd St
Fort Pierce; FL 34947-6343



February 8, 2023

Dear Property Owner:

The property owner, **JTJ Enterprises Inc.** is requesting approval of a **Zoning Atlas Amendment** to rezone from Neighborhood Commercial (C-2) to General Commercial (C-3), generally located at or near **1503 S. 33rd Street**, Fort Pierce, FL. The Parcel IDs are 2417-601-0008-000-7 and 2417-601-0009-000-4.

A public hearing is scheduled before the City Commission of the City of Fort Pierce, Florida, at their meetings on **Tuesday, February 21st, 2023**, which begins at **5:05 p.m.** and **Monday, March 6th, 2023**, which begins at **5:05 p.m.** in the City Hall Commission Chambers, 100 North U.S. Highway 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 Amendment**. If you have any inquiries, or would like to review the complete application, please contact me at (772) 467-3742 or raltizer@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>.

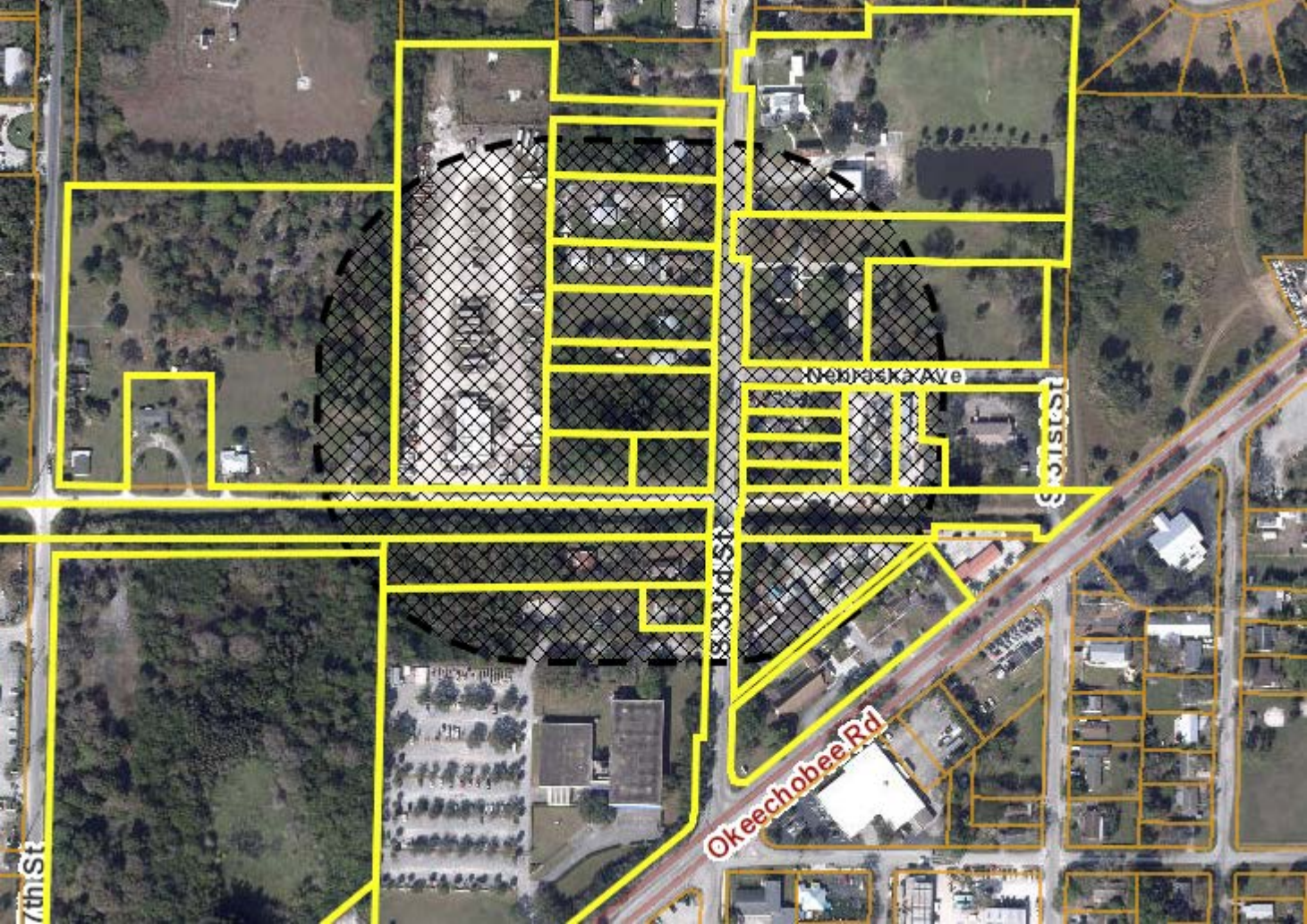
Sincerely,

Ryan Altizer

Ryan Altizer
Planner

1503 33rd Street



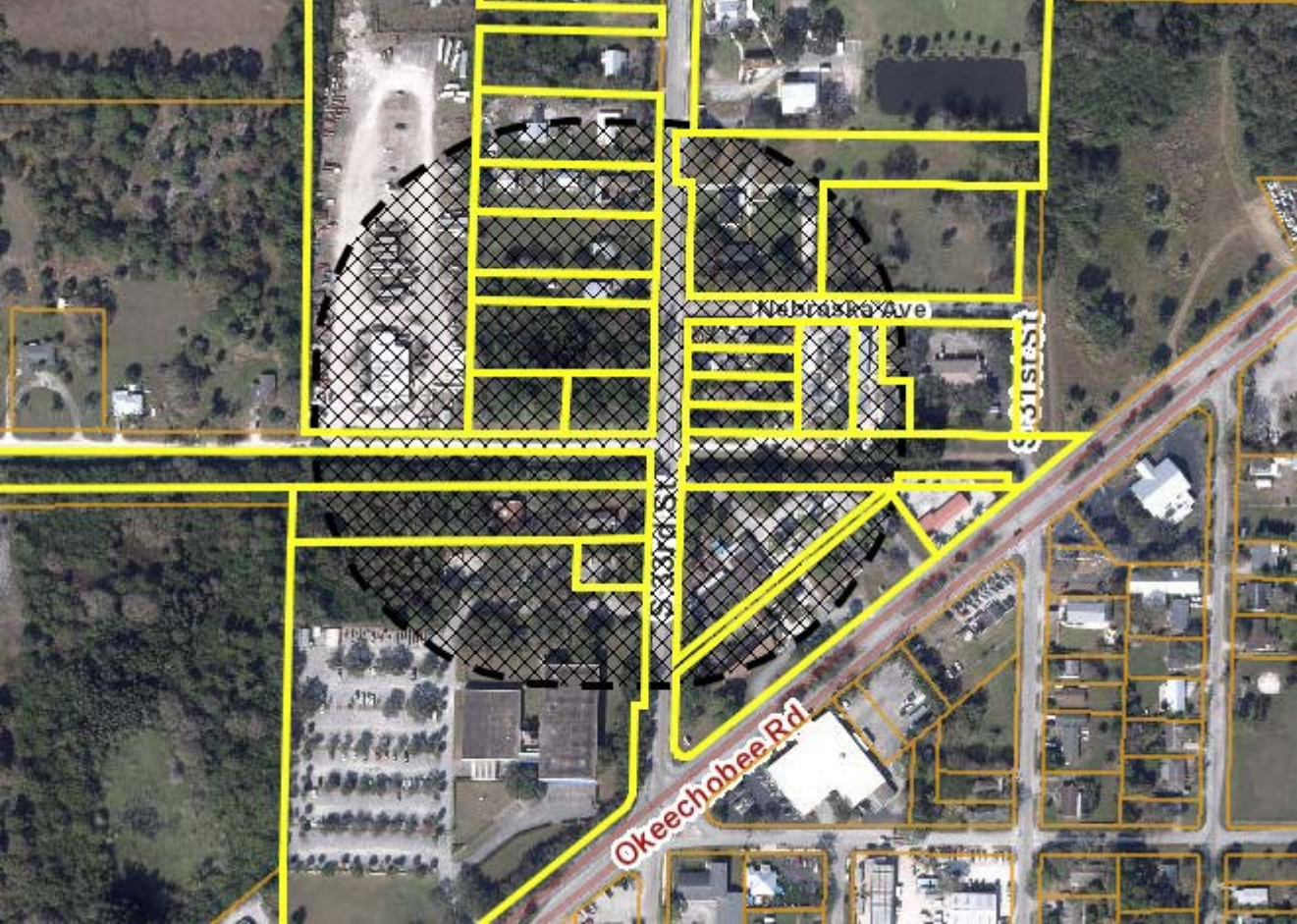


Okeechobee Rd

Nebraska Ave

7th St

7th St



Nebraska Ave

S 31st St

Okeechobee Rd

ST. LUCIE NEWS TRIBUNE

ATTN: LEGAL ADVERTISING

RE: Planning - Rezoning

RUN ONCE: Sunday, February 5, 2023

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

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 on Tuesday, February 21, 2023 at 5:05 p.m. and Monday, February 6, 2023 at 5:05 p.m., hold Public Hearings on the enactment of the proposed ordinance on first and second readings, respectively, in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, to consider review and approval of the following:

ORDINANCE NO. 23-021 AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; **REZONING THE PROPERTIES GENERALLY LOCATED AT OR NEAR 1503 S. 33RD STREET, FROM NEIGHBORHOOD COMMERCIAL (C-2) TO GENERAL COMMERCIAL (C-3);** PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

Subject Property: Parcel IDs: 2417-601-0008-000-7 & 2417-601-0009-000-4

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. #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: 2.5.2023