

Final Publication Date

8/6/2023

Email Address

CConde@gannett.com

Ad Number

GCI1092330

Publication

St. Lucie News Tribune

Market

Treasure Coast

Delivery Method

Email

Number of Affidavits Needed

1

Customer Name

City Of Fort Pierce Legals

Customer Phone Number

(772) 460-2200

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Fort Pierce, FL 34954-1480

United States

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Treasure Coast Newspapers

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St Lucie News Tribune
1801 U.S. 1, Vero Beach, FL 32960
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CITY OF FORT PIERCE LEGALS
PO BOX 1480
FORT PIERCE, FL 34954
ATTN

STATE OF WISCONSIN
COUNTY OF BROWN


Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Lucie News Tribune, published in St. Lucie County, Florida: that the attached copy of advertisement, being a PUBLIC NOTICE was published on publicly accessible, website of St. Lucie County, Florida, or in a newspaper by print in the issues of, on:

8/6/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.



Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on AUGUST 6TH 2023:



Notary, State of WI, County of Brown

1-7-25

My commission expires

KATHLEEN ALLEN
Notary Public
State of Wisconsin

Publication Cost: \$630.00
Ad No: GCI1092330
Customer No: 361844
PO: PUBLIC NOTICE

of Affidavits 1

CITY OF FORT PIERCE NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to Sections 162.3184 and 166.041 F.S., will on Monday, August 21st, 2023, at 5:00 p.m. hold a public hearing for the second (and final) meeting of the enactment of a proposed ordinance in the City of Fort Pierce, Florida, to amend the City of Fort Pierce, Florida, Ordinance 22-012.

ORDINANCE 22-012 - 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 GENERALLY LOCATED AT OR NEAR THE SOUTHWEST CORNER OF A 20-ACRE ROAD AND FLOYD JOHNSON ROAD IN FORT PIERCE, FLORIDA BEING APPROXIMATELY MORE OR LESS 84.8 ACRES, THEREBY AMENDING THE FUTURE LAND USE DESIGNATIONS OF APPROXIMATELY 80.3 ACRES OF THE SUBJECT PROPERTY FROM ST. LUKE COUNTY DESIGNATIONS OF RESIDENTIAL URBAN AND COMMERCIAL TO CITY OF FORT PIERCE DESIGNATIONS OF HIGH DENSITY RESIDENTIAL, AND AMENDING THE FUTURE LAND USE DESIGNATIONS OF APPROXIMATELY 4.5 ACRES OF THE SUBJECT PROPERTY FROM ST. LUKE COUNTY DESIGNATIONS OF COMMERCIAL TO CITY OF FORT PIERCE DESIGNATIONS OF GENERAL COMMERCIAL, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTIONS, PROVIDING AN EFFECTIVE DATE, PROVIDING FOR SEVERABILITY, REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT, AND FOR OTHER PURPOSES.

This ordinance is being considered pursuant to application submitted by the representative, Retail Design Group, and property owners, Orange Avenue Development LLC, and Cypress Home LLC, for a Future Land Use Map Amendment of the (5) parcels of land to change the Future Land Use designations from St. Luke County designations of Residential Urban (RU) and Commercial (CG) to City designations of High Density Residential (HD) (1.7 - 80.3 Acres) and General Commercial (GC) (1.4 - 4.5 Acres). Said parcels are generally located at or near the southwest corner of N. Jenkins Road and Floyd Johnson Road, Fort Pierce.

The subject property comprises the following five (5) parcels: 2407-241-0001-000-3, 2407-231-0000-000-5, 2407-231-0001-000-3, 2407-231-0001-000-5, and 2407-231-0001-000-6, totaling approximately 84.8 acres.

Legal description of the parcel is as follows:

PARCEL NO: 2407-231-0001-000-1
BEING THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 7, LESS AND EXCEPTING NORTH 60.50 FEET AND THE WEST 47.00 FEET THEREOF, FOR ROAD AND CANALS, RIGHTS-OF-WAY, LESS AND EXCEPTING THE FOLLOWING DESCRIBED LANDS:

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 2" X 4" CONCRETE MONUMENT (STAMPED P.A.M. R.W. HERN PLUS 4207) AT THE NORTHWEST CORNER OF "HOFFNER ESTATES" AS RECORDED IN PLAT BOOK 32, PAGE 8, OF THE PUBLIC RECORDS OF ST. LUKE COUNTY, FLORIDA, FROM SAID POINT OF BEGINNING RUN N 0° 00' 00" E ALONG THE EAST RIGHT-OF-WAY LINE OF THE NORTH ST. LUKE RIVER WATER CONTROL DISTRICT CANAL NO. 30, A DISTANCE OF 31.51 FEET, THENCE RUN S 89° 55' 30" E, A DISTANCE OF 278.80 FEET, THENCE RUN S 0° 11' 28" E, A DISTANCE OF 12.82 FEET TO THE NORTHWEST CORNER OF LOT 5 OF THE REPLAT OF HOFFNER ESTATES AS RECORDED IN PLAT BOOK 32, PAGES 17 THROUGH 19, OF THE PUBLIC RECORDS OF ST. LUKE COUNTY, FLORIDA, THENCE SOUTH 50° 11' 28" E, ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 178.71 FEET, THENCE N 50° 11' 28" E, A DISTANCE OF 208.71 FEET, THENCE RUN S 0° 11' 28" W, A DISTANCE OF 178.71 FEET, THENCE N 50° 11' 28" E, A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPTING THE FOLLOWING DESCRIBED LANDS:

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF "HOFFNER ESTATES" AS RECORDED IN PLAT BOOK 32, PAGE 8, OF THE PUBLIC RECORDS OF ST. LUKE COUNTY, FLORIDA, FROM SAID POINT OF BEGINNING RUN N 0° 00' 00" E ALONG THE EAST RIGHT-OF-WAY LINE OF THE NORTH ST. LUKE RIVER WATER CONTROL DISTRICT CANAL NO. 30, A DISTANCE OF 31.51 FEET, THENCE RUN S 89° 55' 30" E, A DISTANCE OF 278.80 FEET, THENCE RUN S 0° 11' 28" E, A DISTANCE OF 12.82 FEET TO THE NORTHWEST CORNER OF LOT 5 OF THE REPLAT OF HOFFNER ESTATES AS RECORDED IN PLAT BOOK 32, PAGES 17 THROUGH 19, OF THE PUBLIC RECORDS OF ST. LUKE COUNTY, FLORIDA, THENCE SOUTH 50° 11' 28" E, ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 178.71 FEET, THENCE RUN S 0° 11' 28" W, A DISTANCE OF 178.71 FEET, THENCE N 50° 11' 28" E, A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPTING THE FOLLOWING DESCRIBED LANDS:

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 5 OF THE REPLAT OF HOFFNER ESTATES AS RECORDED IN PLAT BOOK 32, PAGE 17 THROUGH 19, OF THE PUBLIC RECORDS OF ST. LUKE COUNTY, FLORIDA, THENCE NORTH 0° 11' 28" EAST, A DISTANCE OF 112.80 FEET, THENCE SOUTH 89° 55' 30" EAST, A DISTANCE OF 509.00 FEET TO THE EAST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 7, THENCE SOUTH 0° 11' 28" WEST, ALONG SAID EAST LINE, A DISTANCE OF 315.15 FEET TO THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 7, THENCE NORTH 0° 11' 28" WEST, DEPARTING SAID EAST LINE AND ALONG SAID SOUTH LINE, A DISTANCE OF 300.20 FEET TO THE EAST LINE OF SAID LOT 5, THENCE NORTH 0° 11' 28" EAST, DEPARTING SAID SOUTH LINE AND ALONG SAID EAST LINE, A DISTANCE OF 208.71 FEET TO THE NORTH LINE OF SAID LOT 5, THENCE NORTH 89° 55' 30" WEST, DEPARTING SAID EAST LINE AND ALONG SAID NORTH LINE, A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING.

PARCEL NO: 2407-231-0001-000-3

THE WEST ONE-HALF (1/2) OF THE NORTHWEST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS RIGHT-OF-WAY FOR CANALS, AS RECORDED IN THE PUBLIC RECORDS IN AND FOR ST. LUKE COUNTY, FLORIDA.

PARCEL NO: 2407-241-0001-000-3

THE EAST 50 FEET OF THE FOLLOWING DESCRIBED PROPERTY, THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT RIGHTS OF WAY FOR PUBLIC ROADS, LYING AND BEING IN ST. LUKE COUNTY, FLORIDA.

PARCEL 2:

THE NORTH 15 ACRES OF THE FOLLOWING DESCRIBED PROPERTY, THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT RIGHTS OF WAY FOR CANALS, LYING AND BEING IN ST. LUKE COUNTY, FLORIDA, AND FURTHER LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL AS SET FORTH IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1423, PAGE 2015:

A PORTION OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND RAILROAD SPINE MARKING THE SOUTHWEST CORNER OF SAID SECTION 7, THENCE NORTH 00 DEG 00' 33" EAST ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 800.20 METERS (2740.00 FEET) TO A POINT ON A FOUND BOUND SPINE MARKING THE WEST 1/4 CORNER OF SAID SECTION 7, SAID POINT BEING ON THE BASELINE OF SURVEY FOR STATE ROAD 68 (ORANGE AVENUE) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR SECTION NO 94870-2500, THENCE NORTH 89 DEG 47' 09" EAST ALONG SAID BASELINE OF SURVEY AND THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 634.027 METERS (2079.23 FEET), THENCE NORTH 00 DEG 17' 51" WEST ALONG SAID LINE AT A POINT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 110.668 METERS (363.27 FEET) TO THE POINT OF BEGINNING, THENCE NORTH 89 DEG 47' 09" EAST, A DISTANCE OF 111.10 METERS (364.55 FEET), THENCE NORTH 00 DEG 18' 45" EAST, A DISTANCE OF 84.633 METERS (277.68 FEET), THENCE SOUTH 89 DEG 47' 09" WEST, A DISTANCE OF 174.200 METERS (571.64 FEET), THENCE SOUTH 00 DEG 17' 51" WEST, A DISTANCE OF 84.633 METERS (277.68 FEET) TO THE POINT OF BEGINNING.

FURTHER LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL AS SET FORTH IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1423, PAGE 1014:

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

THE NORTH 15 ACRES OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, EXCLUSIVE OF RIGHTS-OF-WAY FOR CANALS, THE SOUTHWEST OF THE FOLLOWING DESCRIBED LINE:

COMMENCE AT A FOUND RAILROAD SPINE MARKING THE SOUTHWEST CORNER OF SAID SECTION 7, THENCE NORTH 00 DEG 00' 33" EAST ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 2145.00 FEET TO A POINT ON A FOUND BOUND SPINE MARKING THE WEST QUARTER CORNER OF SAID SECTION 7, SAID POINT BEING ON THE BASELINE OF SURVEY FOR STATE ROAD 68 (ORANGE AVENUE) AS SHOWN ON A FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR SECTION NO 94870-2500, THENCE NORTH 89 DEG 47' 09" EAST ALONG SAID BASELINE OF SURVEY AND THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7, A DISTANCE OF 3.042 33 FEET, THENCE NORTH 00 DEG 17' 51" WEST ALONG A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 382.72 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 89 DEG 47' 09" EAST, A DISTANCE OF 561.55 FEET TO THE EASTERLY BOUNDARY OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SAID LINE ALSO TO BE EXTENDED TO THE WESTERN BOUNDARY OF THE EAST 1/2 OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER.

PARCEL NO: 2407-231-0001-000-4

THE NE 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUKE COUNTY, FLORIDA, EXCEPTING ALL RIGHTS OF WAY FOR PUBLIC ROADS AND ORANGE CANALS AND DITCHES.

PARCEL NO: 2407-231-0000-000-5 (PART)

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 20' OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPTING THE EAST 50' AND THE SOUTH 382.72' THEREOF AND LESS RIGHT-OF-WAY FOR PUBLIC ROADS.

ALL PARCELS CONTAINING A TOTAL OF 80.3 ACRES, MORE OR LESS.

TOGETHER WITH,

PARCEL NO: 2407-231-0000-000-5 (PART)
THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 20' OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPTING THE EAST 50' AND THE NORTH 842.71' THEREOF AND LESS RIGHT-OF-WAY FOR PUBLIC ROADS.

FURTHER EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND, BEING 20' WEST OF THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, AND RUN THENCE NORTH 40' TO POINT OF BEGINNING; THENCE CONTINUE NORTH PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, FOR A DISTANCE OF 165' TO A POINT, THENCE TURN AND RUN EAST PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, FOR A DISTANCE OF 100' TO A POINT, THENCE TURN AND RUN SOUTH 165' TO A POINT 100' EAST OF POINT OF BEGINNING, THENCE TURN AND RUN WEST 100' TO POINT OF BEGINNING.

LESS 1.0 D.I. EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1423, PAGE 2805, OFFICIAL RECORDS OF ST. LUKE COUNTY, FLORIDA.

LESS THE WEST 1/2 OF THE CROSS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1839, PAGE 228 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE 20 FEET WEST OF THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE NORTH 10.00' E FOR 40.00 FEET TO THE NORTH RIGHT OF WAY LINE OF ORANGE AVENUE (STATE ROAD NO. 68), THENCE NORTH 89° 47' 09" E ALONG SAID RIGHT OF WAY LINE OF ORANGE AVENUE FOR 54.90 FEET, THENCE NORTH 89° 47' 09" E FOR 45.07 FEET, THENCE NORTH 42° 09' E FOR 80.07 FEET TO THE POINT OF BEGINNING, THENCE NORTH 10° 17' E FOR 110.00 FEET, THENCE NORTH 10° 17' E FOR 89.00 FEET, THENCE SOUTH 0° 17' W FOR 119.20 FEET TO SAID NORTH RIGHT OF WAY LINE OF ORANGE AVENUE, THENCE SOUTH 10° 17' W FOR 74.89 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 4.5 ACRES, MORE OR LESS.

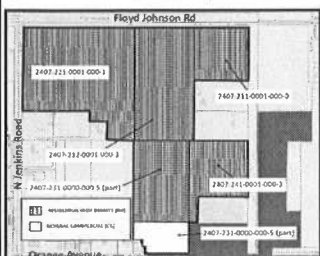
ALL PARCELS COMBINED CONTAINING A TOTAL OF 84.8 ACRES, MORE OR LESS.

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 DESIRING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS FURNISHED 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 MADE.

In accordance with the Americans with Disabilities Act and Section 218.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the City Clerk's Office at (888) 415-3900, at least 48 hours prior to the meeting.

Attest: Linda W. Orr, City Clerk
Published: 08/09/2023



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Attest: Linda W. Orr, City Clerk
Published: 08/09/2023

CITY OF FORT PIERCE NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, will hold a public hearing for the second (second) hearing of the amendment of the City Commission's Ordinance 2017-11, U.S. 1, Fort Pierce, Florida.

ORDINANCE 2017-11: AN ORDINANCE OF THE CITY OF FORT PIERCE AMENDING THE FUTURE LAND USE MAP REVISIONS OF THE CITY'S COMPREHENSIVE PLAN IN RESPECT OF PROPERTY GENERALLY LOCATED AT OR NEAR THE SOUTHWEST CORNER OF THE JENNIFER ROAD AND LOTS 30 AND 31 OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

The subject property comprises the following (3) parcels: 2407-211-0001-000-1, 2407-211-0001-000-2, 2407-211-0001-000-3, 2407-211-0001-000-4, 2407-211-0001-000-5, 2407-211-0001-000-6, 2407-211-0001-000-7, 2407-211-0001-000-8, 2407-211-0001-000-9, 2407-211-0001-000-10, 2407-211-0001-000-11, 2407-211-0001-000-12, 2407-211-0001-000-13, 2407-211-0001-000-14, 2407-211-0001-000-15, 2407-211-0001-000-16, 2407-211-0001-000-17, 2407-211-0001-000-18, 2407-211-0001-000-19, 2407-211-0001-000-20, 2407-211-0001-000-21, 2407-211-0001-000-22, 2407-211-0001-000-23, 2407-211-0001-000-24, 2407-211-0001-000-25, 2407-211-0001-000-26, 2407-211-0001-000-27, 2407-211-0001-000-28, 2407-211-0001-000-29, 2407-211-0001-000-30, 2407-211-0001-000-31, 2407-211-0001-000-32, 2407-211-0001-000-33, 2407-211-0001-000-34, 2407-211-0001-000-35, 2407-211-0001-000-36, 2407-211-0001-000-37, 2407-211-0001-000-38, 2407-211-0001-000-39, 2407-211-0001-000-40, 2407-211-0001-000-41, 2407-211-0001-000-42, 2407-211-0001-000-43, 2407-211-0001-000-44, 2407-211-0001-000-45, 2407-211-0001-000-46, 2407-211-0001-000-47, 2407-211-0001-000-48, 2407-211-0001-000-49, 2407-211-0001-000-50, 2407-211-0001-000-51, 2407-211-0001-000-52, 2407-211-0001-000-53, 2407-211-0001-000-54, 2407-211-0001-000-55, 2407-211-0001-000-56, 2407-211-0001-000-57, 2407-211-0001-000-58, 2407-211-0001-000-59, 2407-211-0001-000-60, 2407-211-0001-000-61, 2407-211-0001-000-62, 2407-211-0001-000-63, 2407-211-0001-000-64, 2407-211-0001-000-65, 2407-211-0001-000-66, 2407-211-0001-000-67, 2407-211-0001-000-68, 2407-211-0001-000-69, 2407-211-0001-000-70, 2407-211-0001-000-71, 2407-211-0001-000-72, 2407-211-0001-000-73, 2407-211-0001-000-74, 2407-211-0001-000-75, 2407-211-0001-000-76, 2407-211-0001-000-77, 2407-211-0001-000-78, 2407-211-0001-000-79, 2407-211-0001-000-80, 2407-211-0001-000-81, 2407-211-0001-000-82, 2407-211-0001-000-83, 2407-211-0001-000-84, 2407-211-0001-000-85, 2407-211-0001-000-86, 2407-211-0001-000-87, 2407-211-0001-000-88, 2407-211-0001-000-89, 2407-211-0001-000-90, 2407-211-0001-000-91, 2407-211-0001-000-92, 2407-211-0001-000-93, 2407-211-0001-000-94, 2407-211-0001-000-95, 2407-211-0001-000-96, 2407-211-0001-000-97, 2407-211-0001-000-98, 2407-211-0001-000-99, 2407-211-0001-000-100.

Legal description of the parcel to be taken:

PARCEL NO. 2407-211-0001-000-1 BEING THE NORTHWEST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT 1/4 SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT 1/4 SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT 1/4 SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT 1/4 SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT 1/4 SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT 1/4 SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT 1/4 SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT 1/4 SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT 1/4 SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT 1/4 SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT 1/4 SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT 1/4 SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT 1/4 SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT 1/4 SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT 1/4 SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT 1/4 SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT 1/4 SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT 1/4 SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT 1/4 SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT 1/4 SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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Fontenay

Continued from Page 1A

He's right about that, to a point. I certainly wouldn't want to discourage residents from attending future meetings and airing any concerns they have. However, barring some major red flags being brought to light, it's clear most of the commissioners seem to be supportive of the plans outlined by Ari and Molly McCoy Straus.

As I wrote in a column a few days ago, the PI Motor Club would include two road courses, one approximately 2.7 miles and the other about 4 miles long, along with an off-road course and a go-kart track. There would be a skid pad for testing while handling under extreme conditions, a 4,600-foot runway that could be used both for testing vehicle acceleration and accommodating the occasional arrival of private aircraft, and a research and development center for testing automotive products.

There would also be "GarageMahals," large garage areas attached to lounges that could be used for temporary overnight accommodations, as well as possibly a "trackside inn" that could accommodate 15-25 people for short stays. There could be up to 125 high-end single-family homes or "autotownhomes" which are described as luxury townhouses with oversized garages.

Plus space set aside for PI's offices, an event center, a clubhouse, a restaurant and convenience store for use by members and guests, along with support facilities to accommodate all of the activities planned for the 629 acres southwest of where State Road 70 and Summerlin Road intersect.

Whatever terms might be used to describe it, PI Motor Club would be precedent setting. Although St. Lucie County has a handful of special districts where large-scale activities occur, this would be the first one outside the boundaries of its designated urban services area.

The Strauses plan to handle their own water and sewer treatment facilities, meaning county officials wouldn't have to extend new lines 4 miles beyond the current urban services boundary. The Strauses also promise to staff the site with their own security and emergency services personnel.

The homes built on the property are expected to be temporary dwellings for club members while they're using the facilities, as opposed to year-round residences.

For all those reasons, county officials have suggested Lee's hypothesis about getting a tax revenue windfall while providing comparatively little in the way of services is correct.

This is, by the way, the same argument the developers of Atlantic Fields made last year when they persuaded the Martin County Commission to approve a comprehensive plan amendment allowing their luxury golf course area to be built outside the urban services area.



Molly McCoy Straus and Ari Straus hope to replicate the success of the Monticello Motor Club in upstate New York with a similar project in western St. Lucie County. BLAKE FONTENAY/TPALM

Both projects are touted as being "self-contained," with the people living in those exclusive communities having so many amenities onsite that they don't need to venture out and bother the rest of us living elsewhere on the Treasure Coast.

This is about as naive as thinking the park operators in the Jurassic Park/World movies were going to keep all the dinosaurs under control.

No matter how nice those amenities are, no matter how many stars the club's restaurant gets, and no matter how well stocked the clubhouse store is, at some point, the people using them are going to travel offsite for shopping, recreation or whatever needs they have.

After all, it is a free country. And no one knows that better than the people who have accumulated the type of wealth needed to buy into places like Atlantic Fields and PI Motor Club.

It's also wishful thinking (or willful disingenuity) to suggest sheriff's deputies or fire/rescue personnel won't need to respond if a crime or accident happens at one of these locations. Frankly, as a guest, I'd be uneasy about the prospect of a private security force being the only law enforcement on the property.

I'm not saying PI Motor Club wouldn't be an asset to the community. I'm sure some local restaurants and business owners want well-heeled club members dining and shopping in their establishments.

What I am saying is, there's no free lunch when it comes to development, particularly on a scale as large as this one. Here's hoping St. Lucie County officials will make a clear-eyed assessment of the project's strengths and weaknesses, rather than offering a simplistic narrative that doesn't really hold up under close scrutiny.

This column reflects the opinion of Blake Fontenay. Contact him via email at bfontenay@gannett.com or at 772-232-5424.

ST. LUCIE COUNTY PLANNING AND ZONING COMMISSION PUBLIC HEARING AGENDA August 17, 2023

NOTICE OF A PROPOSED CONDITIONAL USE The final public hearing for the proposed petition will be held before the Planning and Zoning Commission, acting as the local Planning Agency, on Thursday, August 17, 2023. The meeting will be held at 6:00 PM, or as soon thereafter as the item may be heard, in the County Commission Chambers, 3rd Floor of the St. Lucie County Administration Annex, 2300 Virginia Ave., Fort Pierce, Florida. The purpose of this public hearing is to consider the following proposed use: CHILD CARE SERVICES IN THE COMMERCIAL OFFICE ZONING DISTRICT LOCATED AT 2945 AND 2955 MIDWAY ROAD IN ST. LUCIE COUNTY, FLORIDA.

RESOLUTION AN RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA, FOR A CONDITIONAL USE PERMIT ALLOWING CHILD CARE SERVICES IN THE COMMERCIAL OFFICE ZONING DISTRICT LOCATED AT 2945 AND 2955 MIDWAY ROAD IN ST. LUCIE COUNTY, FLORIDA.

Petition Applicant: Children's University, LLC Petition File Number: CU-2303-000055 Location: 2945 and 2955 Midway Road (see map below) Parcel ID: 2402-421-0001-00002

PURPOSE: To allow for child care services for up to 120 students with outdoor play areas.



All interested persons will be given an opportunity to be heard. Written comments received in advance of the public hearing will also be considered. Written comments to the St. Lucie County Planning and Zoning Commission should be received by the Planning and Development Services Department - Planning at least 3 days prior to the scheduled hearing. The agenda is available for review at the Planning and Development Services Department located at 2300 Virginia Avenue, 2nd Floor, Fort Pierce, Florida, during regular business hours. Please call (772) 452-2822 or TDD (772) 452-1428 if you have any questions or require additional information about this petition.

The St. Lucie County Planning and Zoning Commission has the power to review and recommend to the St. Lucie County Board of County Commissioners for approval or disapproval any applications within their area of responsibility.

The proceedings of the Planning and Zoning Commission are electronically recorded. PURSUANT TO SECTION 218.015, FLORIDA STATUTES, if a person desires to appeal any decision made by the Planning and Zoning Commission with respect to any matter considered at a meeting of hearing, he or she will need a record of the proceedings. For such purposes, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Upon the request of any party to the proceeding, individuals testifying during a hearing will be sworn in. Any party to the proceeding will be granted an opportunity to cross-examine any individual testifying during a hearing upon request. If it becomes necessary, a public hearing may be continued to a date certain. If it becomes necessary, a public hearing may be continued to a date certain.

Anyone with a disability requiring accommodation to attend this meeting should contact the St. Lucie County Risk Manager at least 48 hours (48 hours prior to the meeting) at (772) 452-1428 or TDD (772) 452-1428.

PLANNING AND ZONING COMMISSION LOCAL PLANNING AGENCY ST. LUCIE COUNTY, FLORIDA DISTRICT CODE: CHAIRMAN PUBLISH DATE: August 6, 2023

ST. LUCIE COUNTY PLANNING AND ZONING COMMISSION ACTING AS THE LOCAL PLANNING AGENCY

PUBLIC HEARING AGENDA Thursday, August 17, 2023

NOTICE OF THE PROPOSED AMENDMENT OF THE ST. LUCIE COUNTY LAND DEVELOPMENT CODE REGARDING STANDARDS FOR OPERATIONS ENGAGED IN THE RECYCLING OF REGISTAR DEBRIS AND ZONING DISTRICTS WHERE SUCH OPERATIONS ARE PERMITTED AS CONDITIONAL USES.

The St. Lucie County Planning and Zoning Commission is scheduled to review and make recommendations regarding a petition for adoption by the Board of County Commissioners of St. Lucie County, Florida, of the following Ordinance:

ORDINANCE NO. AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA, AMENDING THE TEXT OF THE LAND DEVELOPMENT CODE, SECTION 7.012.G.1, SCRAP, WASTE AND RECYCLING OPERATIONS; AND SECTION 2.00.00 DEFINITIONS; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR ADDITION; AND PROVIDING FOR CONSTRUCTION.

PURPOSE: The applicant, Mike's Organic Topsoil, filed a Text Amendment to the Land Development Code, Section 7.012.G.1-Scrap, Waste and Recycling Operations, to allow business operations that recycle vegetative debris into topsoil in the A-C-5 (Agricultural Use) and PFDU (Planned Non-Residential Development) Zoning Districts as a conditional use.

FILE NUMBER: TLD-2023-00002 The Planning and Zoning Commission Public Hearings on these items will be held in the Commission Chambers, Roger Polkas Annex, 3rd Floor, St. Lucie County Administration Building, 2300 Virginia Ave., Fort Pierce, FL, on Thursday, August 17, 2023, beginning at 6:00 PM, or as soon thereafter as possible. Public Hearings may be continued from time to time as necessary.

All interested persons will be given an opportunity to be heard. Written comments received in advance of the public hearing will also be considered. Comments must be submitted by noon the day prior to the meeting. Comments will be distributed to the Commission in advance of the meeting and included in the record provided the comments comply with the County's rules.

The petition files are available for review at the Planning and Development Services Department offices located at 2300 Virginia Avenue, Fort Pierce, Florida, during regular business hours. Please call (772) 452-2822 or TDD (772) 452-1428 if you have any questions or require additional information.

The St. Lucie County Planning and Zoning Commission has the power to review and recommend to the St. Lucie County Board of County Commissioners for approval or disapproval any applications within their area of responsibility.

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PLANNING AND ZONING COMMISSION LOCAL PLANNING AGENCY ST. LUCIE COUNTY, FLORIDA DISTRICT CODE: CHAIRMAN PUBLISH DATE: Monday, August 10, 2023

A detailed public hearing agenda form for August 17, 2023, listing various items for public hearing, including parcel numbers, descriptions, and contact information for the Planning and Zoning Commission.