

Final Publication Date

8/20/2023

Ad Number

TR-GCI1096680-01

Publication

St. Lucie News Tribune

Market

Treasure Coast

Delivery Method

Both

Number of Affidavits Needed

1

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Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

St Lucie News Tribune
1801 U.S. 1, Vero Beach, FL 32960
AFFIDAVIT OF PUBLICATION

CITY OF FORT PIERCE LEGALS
PO BOX 1480
FORT PIERCE, FL 43954
ATTN LINDA W

STATE OF WISCONSIN
COUNTY OF BROWN

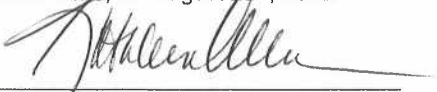
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Lucie News Tribune, published in St. Lucie County, Florida: that the attached copy of advertisement, being a PUBLIC NOTICE was published on publicly accessible, website of St. Lucie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

8/20/2023

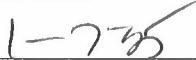
Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.



Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on August 20th, 2023:



Notary, State of WI, County of Brown



My commission expires

KATHLEEN ALLEN
Notary Public
State of Wisconsin

Publication Cost: \$630.00
Ad No: GCI1096680
Customer No: 463454
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 163.3184 and 165.041 F.S., will on Tuesday, September 5, 2023, at 5:05 p.m., hold a public hearing for the second (redaction hearing) of the enactment of a proposed ordinance in the City Hall Commission Chambers, 100 North 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. 3911 STREET IN FORT PIERCE, FLORIDA BEING APPROXIMATELY MORE OR LESS 80.68 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 (RM), AND AMENDING THE FUTURE LAND USE DESIGNATIONS OF APPROXIMATELY 21.84 ACRES OF THE SUBJECT PROPERTY FROM ST. LUCIE USE 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, Habitat Design Group, and existing owner, FM M Creek 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 (CO) to City designations of Medium Density Residential (MD) (14.1884 Acres) and Mixed Use Development (MUD) (17.6516 Acres). Said parcels are generally located at or near approximately 2,250 feet west of the northwest corner of Orange Avenue and N. 39th Street, Fort Pierce.

Subject Property: Comprises the following four (4) parcels, 2407-124-0001-000-3, 2407-124-0001-000-4, 2407-144-0001-000-5, & 2408-235-0001-000-1
- legal description of the property is as follows:

PROPOSED RM FUTURE LAND USE AREA
LEGAL DESCRIPTION

PARCEL 1:
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 254.5 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 70.25 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, LESS AND EXCEPT THE SOUTH 500.00 FEET THEREOF;

PARCEL 2:
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 70.25 FEET OF THE SOUTHWEST QUARTER OF THE NORTH-EAST QUARTER OF SAID SECTION 7, LESS AND EXCEPT THE FOLLOWING PARCEL:

A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTH-EAST 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 SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTH-EAST QUARTER (NE 1/4) OF SAID SECTION 7; THENCE NORTH 00°00'56" EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTH-EAST QUARTER (NE 1/4) OF SAID SECTION 7 FOR 40.00 FEET; THENCE SOUTH 89°42'59" WEST ALONG A LINE 49 FEET NORTH FROM AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTH-EAST QUARTER (NE 1/4) OF SAID SECTION 7, FOR 65.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 82°00'00" WEST ALONG SAID PARALLEL LINE FOR 152.17 FEET; THENCE NORTH 00°00'00" WEST, FOR 02.93 FEET TO A POINT OF CURVATURE WITH A CURVE CONVEX TO THE SOUTHWEST; SAID CURVE HAVING A RADIUS OF 206.46 FEET AND A CENTRAL ANGLE OF 34°43'19"; THENCE NORTHWESTERLY ALONG SAID CURVE FOR 125.09 FEET TO A POINT OF TANGENCY; THENCE NORTH 33°22'28" WEST, FOR 105.01 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 30°45'51"; THENCE NORTHWESTERLY ALONG SAID CURVE FOR 184.68 FEET TO A POINT OF TANGENCY; THENCE NORTH 54°48'28" EAST, FOR 18.58 FEET TO A POINT OF CURVATURE WITH A CURVE CONVEX TO THE EAST; SAID CURVE HAVING A RADIUS OF 477.11 AND A CENTRAL ANGLE OF 11°47'41"; THENCE NORTHERLY ALONG SAID CURVE FOR 88.22 FEET; THENCE NORTH 87°00'00" 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 NORTH-EAST QUARTER (NE 1/4) OF SAID SECTION 7, FOR 288.42 FEET; THENCE SOUTH 00°00'56" WEST ALONG THE EAST LINE OF THE WEST 725.27 FEET OF THE EAST 70.25 FEET OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTH-EAST QUARTER (NE 1/4) OF SAID SECTION 7, FOR 600.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING PARCEL:
A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) AND SOUTHWEST QUARTER (SE 1/4) OF THE NORTH-EAST 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 SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTH-EAST QUARTER (NE 1/4) OF SAID SECTION 7; THENCE NORTH 00°00'00" EAST FOR 638.87 FEET; THENCE SOUTH 90°00'00" WEST FOR 65.84 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°00'00" EAST FOR 63.88 FEET; THENCE NORTH 00°00'00" EAST FOR 1360.17 FEET; THENCE SOUTH 00°17'11" EAST FOR 68.84 FEET; THENCE SOUTH 89°42'59" WEST FOR 1360.69 FEET TO THE POINT OF BEGINNING; AND FURTHER EXCEPTING ANY PART LYING WITHIN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2190, PAGE 498, 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 2,563,266.57 SQUARE FEET (58.84 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 SOUTHWEST 1/4 OF THE NORTH-EAST 1/4 OF THE NORTH-EAST 1/4, AND THE SOUTHWEST 1/4 OF THE NORTH-EAST 1/4 OF THE NORTH-EAST 1/4; AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTH-EAST 1/4; LESS THE NORTH 50 FEET THEREOF; AND SOUTHWEST 1/4 OF THE NORTH-EAST 1/4, LESS THE NORTH 254.5 FEET OF THE SOUTH 294.5 FEET OF THE EAST 300 FEET OF THE SOUTHWEST 1/4 OF THE NORTH-EAST 1/4 OF THE NORTH-EAST 1/4, AND THE EAST 70.25 FEET OF THE SOUTHWEST 1/4 OF THE NORTH-EAST 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.

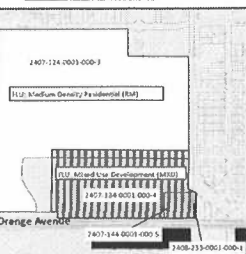
PARCEL 2:
THE NORTH 254.5 FEET OF THE SOUTH 294.5 FEET OF THE EAST 300 FEET OF THE SOUTHWEST 1/4 OF THE NORTH-EAST 1/4 OF THE NORTH-EAST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 3:
A PORTION OF THE WEST 25 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7 AND 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 355 FEET NORTH AND SOUTH, LESS AND EXCEPT THAT PORTION SAID FOR RECORD 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 SOUTHWEST QUARTER (SE 1/4) OF THE NORTH-EAST 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 SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTH-EAST QUARTER (NE 1/4) OF SAID SECTION 7; THENCE NORTH 100°00'00" EAST FOR 638.87 FEET; THENCE SOUTH 90°00'00" WEST FOR 65.84 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°00'00" EAST FOR 63.88 FEET; THENCE NORTH 00°00'00" EAST FOR 1360.17 FEET; THENCE SOUTH 00°17'11" EAST FOR 68.84 FEET; THENCE SOUTH 89°42'59" WEST FOR 1360.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.84 ACRES, MORE OR LESS.

Dissected Map of Subject Property



All interested parties may appear at the meeting and be heard with respect to the ordinance. 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 266.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-7005 at least 48 hours prior to the meeting.

Ju/ Linda Vi. Cox, City Clerk
Published: 08/20/2023

08/11/2023 09:01:01

