



**PUBLIC NOTIFICATION CERTIFICATION**

**PROJECT NAME:** Martin and Sons Rezoning (PD)

**NOTICES PROVIDED PURSUANT TO:** City Code Section 125-37

**NOTICE BY NEWSPAPER:** 10/1/2023

**NOTICE BY MAIL:** 9/29/2023

**NOTICE BY SIGNS:** 9/6/2023 and 10/3/2023

**VERIFIED BY:** Ryan Altizer

**TITLE:** Senior Planner

**SIGNATURE:** *Ryan Altizer*

**DATE:** 10/3/2023

ST. LUCIE NEWS TRIBUNE

ATTN: LEGAL ADVERTISING

RE: Planning - Rezoning

RUN ONCE: Sunday, October 1, 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 Monday, October 16, 2023 at 5:05 p.m. and Monday, November 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. 23-056: AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING THE CITY'S ZONING ATLAS AND REZONING ONE (1) PARCEL GENERALLY LOCATED AT OR NEAR 1038 S. 37TH STREET CONTAINING APPROXIMATELY 5.28 ACRES OF LAND, MORE OR LESS, FROM RESIDENTIAL SINGLE-FAMILY – 3 UNITS PER ACRE (E-3) TO PLANNED DEVELOPMENT (PD); PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.**

Subject Property: Parcel ID: 2417-213-0001-000-7

All interested parties may appear at the meeting and be heard with respect to the ordinance. The Quasi-Judicial procedures can be found on the City's website: <https://www.cityoffortpierce.com/DocumentCenter/View/6740/Quasi-Judicial-Procedures>. 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: 10.1.2023



September 29, 2023

Dear Property Owner:

The applicant, **Franco Prado**, is requesting approval of a **Zoning Atlas Amendment** of one (1) parcel of land to change the zoning classification from Residential Single-Family – Three Units Per Acre, E-3, to Planned Development, PD, generally located at or near **1038 S. 37<sup>th</sup> Street**, Fort Pierce, FL. The Parcel ID for the parcel is 2417-213-0001-000-7.

A public hearing is scheduled before the City Commission of the City of Fort Pierce, Florida, at their meetings on **Monday, October 16th, 2023**, which begins at **5:05 p.m.** and **Monday, November 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@cityoffortpierces.com](mailto:raltizer@cityoffortpierces.com). Furthermore, published agenda packets for each City Commission meeting are provided a few days in advance at the following web address: <http://cityoffortpierces.com/223/Agendas-Minutes>.

Sincerely,

*Ryan Altizer*

Ryan Altizer  
Planner

# 1038 S. 37<sup>th</sup> Street



Owner1  
Owner2  
Mailing Address 1  
Mailing Address 2  
Mailing City State Zip

Martin Prado  
4366 Pine Ridge CT  
Weston; FL 33331-5027

Branton Spivey  
Rudell H Spivey  
c/o Raymond E Spivey  
3675 Deberry Rd  
Fort Pierce; FL 34947-6349

Robert D McPartland (EST)  
904 S 37th St  
Fort Pierce; FL 34947-6318

Samson Griffith (TR)  
Joe Bird(TR)  
2007 N 42nd ST  
Fort Pierce; FL 34947-1604

Qamar Wahaj  
Zubair Ali  
7405 Laurels PL  
Port St Lucie; FL 34986-3268

Agave John Heslop  
Monique Kelciann Donegan  
3304 Meadow LN  
Fort Pierce; FL 34947-6331

Nancyann Harris  
3306 Meadow LN  
Fort Pierce; FL 34947-6331

Annie L Moore  
3308 Meadow Ln  
Fort Pierce; FL 34947-6331

Vincent Spera  
Elaine Spera  
3309 Meadow LN  
Fort Pierce; FL 34947-6331

Stephen J McKeon  
Agnes M McKeon  
3305 Meadow LN  
Fort Pierce; FL 34947-6331

Wendy V Johns  
3303 Meadow LN  
Fort Pierce; FL 34947-6331

First Haitian Church Of Nazarene  
3425 Deberry RD  
Fort Pierce; FL 34947-6326

VBEACH PROPERTIES LLC  
44338 Apache CIR  
Ashburn; VA 20147-5043

Rory M Johnson  
1047 S 37th ST  
Fort Pierce; FL 34947-6319

Mark S Bradley  
Anne M Curran  
1210 Hartman RD  
Fort Pierce; FL 34947-4417

Lawrence J Morello  
1051 S 37th ST  
Fort Pierce; FL 34947-6319

Ascension Gonzalez Jr  
1053 S 37th ST  
Fort Pierce; FL 34947-6319

Luis Eduardo Orozco  
1049 S 37th ST  
Fort Pierce; FL 34947-6319

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

Jennifer L Hallsten  
267 CENTER ST  
Wagener; SC 29164-6922

Maureen Lee  
Daniel Lee  
20736 Waters Edge Ct  
Boca Raton; FL 33498

James D Dotson (EST)  
1215 S 33rd ST  
Fort Pierce; FL 34947-6312

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

Omniamerica Inc  
c/o American Tower Corp  
PO Box 723597  
Atlanta; GA 31139-0597

Jose Salgado  
Laura C Salgado  
PO Box 2963  
Fort Pierce; FL 34954-2963