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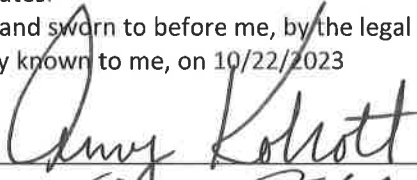
STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Main Legal CLEGL, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

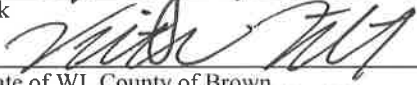
10/22/2023

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 10/22/2023



Legal Clerk



Notary, State of WI, County of Brown

31 7/27

My commission expires

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**KAITLYN FELTY
Notary Public
State of Wisconsin**

CITY OF FORT PIERCE NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to Sections 183.2308 and 183.2311 F.S., will on Monday, November 17, 2025, at 5:00 p.m., hold a public hearing at the Fort Pierce Municipal Building for the enactment of a proposed ordinance in the City Clerk's Office, City Hall, 100 North U.S. 1, Fort Pierce, Florida.

ORDINANCE 13-01-1 - AN ORDINANCE OF THE CITY OF FORT PIERCE AMENDING THE FUTURE LAND USE MAP DESIGNATIONS OF THE CITY'S COMPREHENSIVE PLANNING DISTRICT OF PROPERTY REMOVED LOCATED AT OR NEAR THE SOUTHWEST CORNER OF N. JENNINGS ROAD AND E. 1301 JENNINGS ROAD IN FORT PIERCE, FLORIDA, BEING APPROXIMATELY MORE OR LESS 3.0 ACRES; THEREBY AMENDING THE FUTURE LAND USE DESIGNATIONS OF APPROXIMATELY 0.13 ACRES OF THE SUBJECT PROPERTY FROM ST. LOUIS DESIGNATION OF RESIDENTIAL, MEDIUM-DENSITY COMMERCIAL TO CITY OF FORT PIERCE DESIGNATION OF HIGH DENSITY RESIDENTIAL, AND AMENDING THE FUTURE LAND USE DESIGNATIONS OF APPROXIMATELY 0.4 ACRES OF THE SUBJECT PROPERTY FROM ST. LOUIS COUNTY DESIGNATION OF COMMERCIAL TO CITY OF FORT PIERCE DESIGNATION OF GENERAL COMMERCIAL, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTIONS, PROVIDING AN EFFECTIVE DATE, PROVIDING FOR SEVERABILITY, INCLUDING ALL PROVISIONS ON PUBLIC HEARINGS OF THIS ORDINANCE AND FOR OTHER PURPOSES.

This ordinance is being considered pursuant to notification furnished by the representative thereof through the City Clerk and property owners Orange Urban Development LLC, and Capital Area LLC, for a future Land Use Map Amendment of Fort Pierce Planning District 10. The subject land is zoned as High Density Residential (HD-15), 0.13 Acres and General Commercial (GC-10), 4.5 Acres. Said parcels are generally located at or near the southwest corner of N. Jennings Road and E. 1301 Jennings Road, Fort Pierce.

The subject property contains the following five (5) parcels: 2407-241-0001-000-0, 2407-241-0001-000-1, 2407-241-0001-000-2, 2407-241-0001-000-3, and 2407-241-0001-000-4, totaling approximately 4.6 acres.

Legal description of the parcel to be as follows:

PARCEL ID: 2407-241-0001-000-1

BEING THE NORTHWEST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SAID SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LOUIS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LESS AND EXCEPTING THE FOLLOWING DESCRIBED LANDS:

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

BEING A 2.7 "X" CONCRETE MONUMENT (STANLEY P. H. R. W. HETTER'S) BEING AT THE NORTHWEST CORNER OF "HETTER'S ESTATES" AS DESCRIBED IN PLAT BOOK 37, PAGE 8, OF THE PUBLIC RECORDS OF ST. LOUIS COUNTY, FLORIDA, FROM SAID POINT OF BEGINNING BEING 100.00 FEET TO THE NORTH LINE OF SAID PLAT, A DISTANCE OF 20.00 FEET; THENCE RUN NORTH 14° 22' 30" W. A DISTANCE OF 30.00 FEET; THENCE RUN EAST 30.00 FEET; THENCE RUN SOUTH 14° 22' 30" W. A DISTANCE OF 100.00 FEET; THENCE RUN WEST 14° 22' 30" W. A DISTANCE OF 30.00 FEET; THENCE RUN NORTH 14° 22' 30" W. A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED LANDS:

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

BEING AT THE NORTHWEST CORNER OF "HETTER'S ESTATES" AS DESCRIBED IN PLAT BOOK 37, PAGE 8, OF THE PUBLIC RECORDS OF ST. LOUIS COUNTY, FLORIDA, FROM SAID POINT OF BEGINNING BEING 100.00 FEET TO THE NORTH LINE OF SAID PLAT, A DISTANCE OF 20.00 FEET; THENCE RUN NORTH 14° 22' 30" W. A DISTANCE OF 30.00 FEET; THENCE RUN EAST 30.00 FEET; THENCE RUN SOUTH 14° 22' 30" W. A DISTANCE OF 100.00 FEET; THENCE RUN WEST 14° 22' 30" W. A DISTANCE OF 30.00 FEET; THENCE RUN NORTH 14° 22' 30" W. A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED LANDS:

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

BEING AT THE NORTHWEST CORNER OF "HETTER'S ESTATES" AS DESCRIBED IN PLAT BOOK 37, PAGE 8, OF THE PUBLIC RECORDS OF ST. LOUIS COUNTY, FLORIDA, FROM SAID POINT OF BEGINNING BEING 100.00 FEET TO THE NORTH LINE OF SAID PLAT, A DISTANCE OF 20.00 FEET; THENCE RUN NORTH 14° 22' 30" W. A DISTANCE OF 30.00 FEET; THENCE RUN EAST 30.00 FEET; THENCE RUN SOUTH 14° 22' 30" W. A DISTANCE OF 100.00 FEET; THENCE RUN WEST 14° 22' 30" W. A DISTANCE OF 30.00 FEET; THENCE RUN NORTH 14° 22' 30" W. A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED LANDS:

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

BEING AT THE NORTHWEST CORNER OF "HETTER'S ESTATES" AS DESCRIBED IN PLAT BOOK 37, PAGE 8, OF THE PUBLIC RECORDS OF ST. LOUIS COUNTY, FLORIDA, FROM SAID POINT OF BEGINNING BEING 100.00 FEET TO THE NORTH LINE OF SAID PLAT, A DISTANCE OF 20.00 FEET; THENCE RUN NORTH 14° 22' 30" W. A DISTANCE OF 30.00 FEET; THENCE RUN EAST 30.00 FEET; THENCE RUN SOUTH 14° 22' 30" W. A DISTANCE OF 100.00 FEET; THENCE RUN WEST 14° 22' 30" W. A DISTANCE OF 30.00 FEET; THENCE RUN NORTH 14° 22' 30" W. A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

PARCEL ID: 2407-241-0001-000-3

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 AND FOR ST. LOUIS COUNTY, FLORIDA.

PARCEL ID: 2407-241-0001-000-3

PARCEL 1:

THE EAST 50 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THE WEST 1/2 OF THE SOUTHEAST 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, CANALS AND BARRIERS IN ST. LOUIS COUNTY, FLORIDA.

PARCEL 2:

THE NORTH 15 ACRES OF THE FOLLOWING DESCRIBED PROPERTY: THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT RIGHTS OF WAY FOR CANALS, LINES AND BARRIERS IN ST. LOUIS COUNTY, FLORIDA, AND EXCEPT LESS AND EXCEPT THEREFROM THE FOLLOWING DESCRIBED PARCEL AS SET FORTH IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1433, PAGE 2915.

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

CORNER AT A POINT BEING 100.00 FEET TO THE WEST LINE OF SAID SECTION 7, THENCE NORTH 00 DEG 17' 51" EAST ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 100.00 FEET TO A POINT ON A FENCED ROAD SPRING MARKING THE WEST 1/4 CORNER OF SAID SECTION 7, SAID POINT BEING ON THE BASE LINE OF SAID SECTION 7, BEING 100.00 FEET FROM THE EAST LINE OF SAID SECTION 7, THENCE NORTH 00 DEG 17' 51" WEST ALONG SAID ROAD SPRING MARKING THE WEST 1/4 CORNER OF SAID SECTION 7, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

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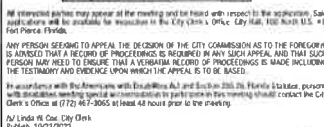
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All interested parties may appear at the meeting and be heard with respect to the application. Said public hearing will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. 1, Fort Pierce, Florida.

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 ENGAGE THE SERVICES OF A PROFESSIONAL RECORDING SERVICE TO OBTAIN THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

In accordance with the American with Disabilities Act and Section 202.26, Florida Statute, persons with disabilities seeking special accommodations to participate in the meeting should contact the City Clerk's Office at (772) 467-3055 at least 48 hours prior to the meeting.

All Links to City Clerk's Office: 772/7272723