



PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Ubilla-Duque Holdings, LLC Rezoning

NOTICES PROVIDED PURSUANT TO: City Code Section 125-37

NOTICE BY NEWSPAPER: March 3, 2024

NOTICE BY MAIL: February 29, 2024

NOTICE BY SIGNS: March 7, 2024

VERIFIED BY: Kerry C. Driver

TITLE: Planner

SIGNATURE: 

DATE: March 7, 2024

ST. LUCIE NEWS TRIBUNE

ATTN: LEGAL ADVERTISING

RE: Planning – Rezoning

Run Once: Sunday, March 3, 2024

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

CITY OF FORT PIERCE
NOTICE OF PROPOSED REZONING

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, March 18, 2024 at 5:05 p.m. and Monday, April 1, 2024 at 5:05 p.m., hold Public Hearing on the enactment of the following proposed rezoning ordinance on first and second readings, respectively, in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida; said ordinances entitled:

ORDINANCE NO. 24-004 - AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, REZONING A TOTAL OF +/- 3.72 ACRES OF PROPERTY GENERALLY LOCATED AT OR NEAR 3307 S US HWY 1 IN ORDER TO REZONE +/-2.66 ACRES (“AREA 1”) OF THE PROPERTY FROM COUNTY ZONING OF COMMERCIAL,GENERAL (CG) TO CITY ZONING OF GENERAL COMMERCIAL (C-3) AND TO REZONE +/- 1.05 ACRES (“AREA 2”) OF THE PROPERTY FROM COUNTY ZONING OF RESIDENTIAL MULTI-FAMILY TO RESIDENTIAL HIGH (R-5); PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Subject Property: Parcel ID: 2427-601-0050-000-7

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

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises you that if you or another person decide to appeal any decision made by the City Commission with respect to any matter considered at its meeting or hearing, that you or said person will need a record of the proceedings, and that for such purpose, affected persons may need to insure

that a verbatim record of the proceedings is made, which record includes 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: 3/3/24

S 7th St

RMH-5

S US Highway 1

CO

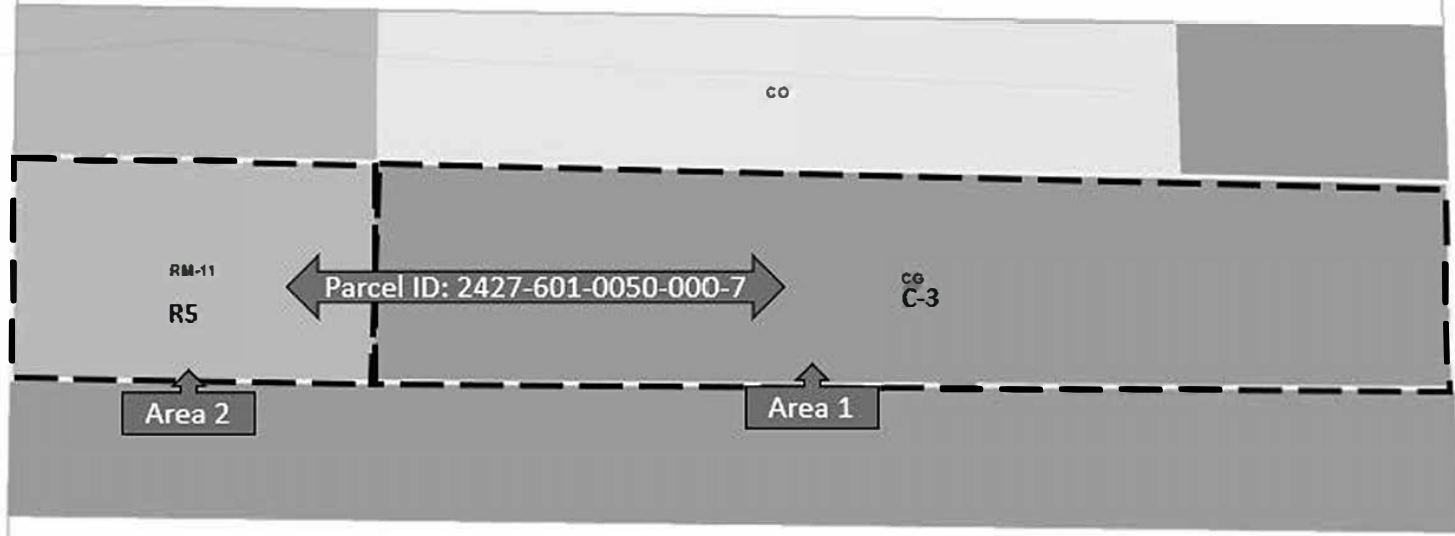
RM-11
R5

Parcel ID: 2427-601-0050-000-7

CG
C-3

Area 2

Area 1





February 29, 2024

Dear Property Owner:

The property owner, **Ubilla-Duque Holdings, LLC** is requesting approval of a **Zoning Atlas Amendment** to rezone +/-3.71 acres of property generally located at **3307 S. US Hwy 1**, Parcel ID 2427-601-0050-000-7. Area 1 of the property (+/-2.66 acres), requesting rezoning from County Zoning of Commercial, General (CG) to City Zoning of General Commercial (C-3) and Area 2 of the property (+/-1.05 acres), requesting rezoning from County Zoning of Residential Multi-family to City Zoning Residential High (R-5).

A public hearing is scheduled before the City Commission of the City of Fort Pierce, Florida, at their meetings on **Monday, March 18th, 2024**, which begins at **5:05 p.m.**, and **Monday, April 1st, 2024**, 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) 467-3739 or kdriver@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,

Kerry C. Driver
Planner

K and Z Land Holdings LLC
2901 Coral Hills Dr Ste 220
Coral Springs, FL 33065-4146

High Point Of Ft Pierce POA
204 Manatee LN
Fort Pierce, FL 34982-6779

Nicholas S Smith and Frank X Go
7845 SW Ellipse WAY
Stuart, FL 34997-7247

N S S Acquisition Corp
5655 S US Highway 1
Fort Pierce, FL 34982-7373

Homercreek Properties LLC
265 Bermuda Beach Dr
Fort Pierce, FL 34949-1527

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265 Bermuda Beach DR
Fort Pierce, FL 34949-1527

Douglas L O`Keefe (TR)
3975 Leafy WAY
Miami, FL 33133-6411

Christopher Campbell and Kellane
3322 Bollard RD
West Palm Beach, FL 33411-6475

Maravilla Gardens LLC
3601 SE Ocean BLVD, Unit Ste 1
Stuart, FL 34996-6737

Monarca Enterprises LLC
PO Box 1264
Fort Pierce, FL 34954-1264

Paula R Smodish (TR)
1637 SW Schleicher LN
Port St Lucie, FL 34984-3623

Saucier Realty LLC
8351 Chinaberry RD
Vero Beach, FL 32963-4224

Ubilla-Duque Holdings LLC
427 S Market AVE
Fort Pierce, FL 34982-8215

Sharon Annette Miller (TR)
2105 Riverview BLVD
Bradenton, FL 34205-4307

State Of Florida Dot
3400 W Commercial Blvd
Fort Lauderdale, FL 33309-3421

Pine View Mobile Home Park LLC
% Riverstone Communities
6400 Telegraph Rd Ste 2000
Bloomfield Township, MI 48301-17

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6400 Telegraph RD Ste 2000
Bloomfield Township, MI 48301-17

3250 FP LLC
49 SW Flagler AVE, Unit Ste 301
Stuart, FL 34994-2148

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Stuart, FL 34994-2148

3250 FP LLC
49 SW Flagler AVE, Unit Ste 301
Stuart, FL 34994-2148

FYR SFR Borrower LLC
% HavenBrook Homes
3505 Koger Blvd Ste 400
Duluth, GA 30096-7672

803 N LAKE DRIVE LLC
940 NE 90th ST
Miami, FL 33138-3210

Arundel D Worrell
2306 N 47th ST
Fort Pierce, FL 34946-1012

Samuel E Stokes (EST)
3235 Vernon ST
Fort Pierce, FL 34982-6530

Josefina Hernandez Pallares
3237 Vernon ST
Fort Pierce, FL 34982-6530

William Alfes
3241 Vernon St
Fort Pierce, FL 34982-6530

Thomas L Parsons and Faye L P
9197 SE Harmony WAY
Hobe Sound, FL 33455-7715

Luebertha Dixon (EST)
704 N Lake DR
Fort Pierce, FL 34982-8400

Jimmy Kokkinaris
3228 Vernon ST
Fort Pierce, FL 34982-6531

Frangel Limage and Marie Michell
3232 Vernon ST
Fort Pierce, FL 34982-6531

Aron G Reyes and Nora Reyes
3234 Vernon St
Fort Pierce, FL 34982-6531

Oscar Ojeda and Eleucaia Chav
3240 Vernon ST
Fort Pierce, FL 34982-6531

Livain R Babineau
3242 Vernon ST
Fort Pierce, FL 34982-6531

Rosario Ugarte and Angel L Cruz
3244 Vernon ST
Fort Pierce, FL 34982-6531

Thomas Parsons and Faye L Par
9197 SE Harmony WAY
Hobe Sound, FL 33455-7715

Oleander Properties Of Fort Pier
5900 Silver Oak DR
Fort Pierce, FL 34982-3274

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Fort Pierce, FL 34982-3274

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5900 Silver Oak DR
Fort Pierce, FL 34982-3274

PK Port Saint Lucie #2 LLC
7950 Poppy Hills LN
Port St Lucie, FL 34986-3056

Elation Capital Funding (TR)
2336 SE Ocean Blvd PMB 109
Stuart, FL 34996-3310

Mark Ottenschot
1183 Imperial LN
Washington, UT 84780-2226

Christina Fortunato
1731 Seaway DR, Unit Apt A
Fort Pierce, FL 34949-2809

Adrian Hernandez
803 French Creek LN
Fort Pierce, FL 34982-8304

Yemane Gebreamlak and Genet
2591 SE Lily St
Port St Lucie, FL 34952-7431