



AGENDA REQUEST

10.J.2.

2025-5948

CONSENT AGENDA - PROPERTY
ACQUISITIONS

DATE: **11/4/2025**

*ACTION ITEM - PERMISSION TO
ADVERTISE

QUASI-JUDICIAL ITEM? No

TO: Board of County Commissioners

PRESENTED BY: JoAnn Riley, Property Acquisition Director

SUBMITTED BY: Property Acquisitions

SUBJECT: Permission to Advertise a Public Hearing - Abandonment of Unopened County
Rights-of-Way as shown on the Plat of St. James Park

BACKGROUND:

The Property Acquisition Department received a request from Goose Development Fund, LLC to abandon multiple County rights-of-way identified in Plat Book 5, Page 58.

The intent of the abandonment is to unify seven parcels owned by Goose Development Fund, LLC to aid in the design of a residential planned development located within the jurisdiction of the City of Fort Pierce. Goose Development Fund, LLC has committed to granting Fort Pierce Utilities Authority a Utility Easement over a portion of the abandoned rights-of-way.

PREVIOUS ACTION:

N/A

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends the Board authorize staff to advertise a notice of public hearing.

COMMISSION ACTION:

RESULT:

MOVER: None

SECONDER: None

AYES: None

NAYS: None

EXCUSED:

None

Coordination/Signatures



Date: October 23, 2025

JoAnn Riley, Property Acquisition Director



Date: October 23, 2025

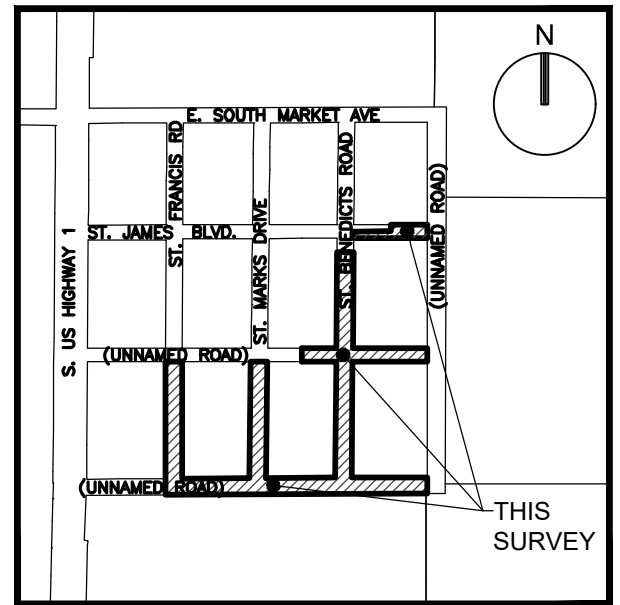
Katherine Barbieri, Interim County Attorney



Date: October 27, 2025

Mayte Santamaria, Deputy County Administrator

ABBRV	DESCRIPTION
BK.	BOOK
ID	IDENTIFICATION
ELEV.	ELEVATION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
LB	FLORIDA LICENSED BUSINESS NUMBER
NO.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
PB.	PLAT BOOK
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
S.L.C.R.	SAINT LUCIE COUNTY RECORDS
TOB	TOP OF BANK
TOP	TOP OF PIPE
N	NORTH
E	EAST
S	SOUTH
W	WEST



LOCATION MAP:
NOT TO SCALE

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 89°40'50" WEST ALONG THE SOUTH LINE OF BLOCK 10, ST. JAMES PARK, AS RECORDED IN PLAT BOOK 5, ON PAGE 58, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"= 100' OR SMALLER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON SEPTEMBER 27, 2024 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

WILLIAM ARATA, P.S.M.
FLORIDA REG. NO. 5082
(FOR THE FIRM)

SKETCH & DESCRIPTION

PORTIONS OF THOSE 25', 50', &
60' UNNAMED RIGHT OF WAYS
ST. JAMES PARK
P.B. 5, PG. 58, S.L.C.R.

SAINT LUCIE COUNTY, FLORIDA



301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 1 OF 5

DRAWING NO. 13844.00 SK&D RW (ALL).dwg

DATE 09/27/24

SCALE AS SHOWN

FIELD BK. N/A

DWNG. BY DB

CHK. BY WA

DATE	REVISIONS
11/07/24	COMMENTS
02/24/25	COMMENTS
06/11/25	BOUNDARY
08/01/25	BOUNDARY
08/01/25	BOUNDARY
09/09/25	BOUNDARY
09/09/25	BOUNDARY

LEGAL DESCRIPTION: (VACATION / ABANDONMENT)

PORTIONS OF THOSE CERTAIN UNNAMED 25' RIGHT OF WAY, UNNAMED 50' RIGHT OF WAY, AND UNNAMED 60' RIGHT OF WAY, ST. JAMES PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 58 OF THE PUBLIC RECORDS OF SAINT LUCIE, COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT CERTAIN UNNAMED 25' RIGHT OF WAY LYING ADJACENT TO AND DIRECTLY SOUTH OF BLOCK 6, BLOCK 7, & BLOCK 12 OF SAID ST. JAMES PARK PLAT, BEING BOUND ON THE EAST BY THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID BLOCK 12, AND BEING BOUND ON THE WEST BY THE SOUTHERLY EXTENSION OF THE EAST LINE OF BLOCK 1, OF SAID ST. JAMES PARK PLAT.

TOGETHER WITH:

THAT CERTAIN UNNAMED 60' RIGHT OF WAY LYING BETWEEN BLOCK 1, & BLOCK 6, OF SAID ST. JAMES PARK PLAT, BEING BOUND ON THE NORTH BY THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK 1, AND BEING BOUND OF THE SOUTH BY THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID BLOCK 1.

TOGETHER WITH:

THAT CERTAIN UNNAMED 60' RIGHT OF WAY LYING BETWEEN BLOCK 6, & BLOCK 7, OF SAID ST. JAMES PARK PLAT, BEING BOUND ON THE NORTH BY THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK 6, AND BEING BOUND OF THE SOUTH BY THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID BLOCK 6.

TOGETHER WITH:

THAT CERTAIN UNNAMED 60' RIGHT OF WAY LYING BETWEEN BLOCK 7, & BLOCK 12, OF SAID ST. JAMES PARK PLAT, BEING BOUND ON THE NORTH BY THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK 7, AND BEING BOUND OF THE SOUTH BY THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID BLOCK 7.

TOGETHER WITH:

ALL THAT CERTAIN UNNAMED 50' RIGHT OF WAY LYING BETWEEN, BLOCKS 7 & 8, AND BLOCKS 11 & 12, OF SAID ST. JAMES PARK PLAT, BEING BOUND ON THE EAST BY THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID BLOCK 12, AND BEING BOUND OF THE WEST BY THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 1, OF SAID BLOCK 8.

TOGETHER WITH:

THAT CERTAIN UNNAMED 60' RIGHT OF WAY LYING BETWEEN LOTS 10 THROUGH 16 INCLUSIVE BLOCK 8, AND LOTS 1 THROUGH 7 INCLUSIVE BLOCK 11, OF SAID ST. JAMES PARK PLAT, BEING BOUND ON THE SOUTH BY THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID BLOCK 8, AND BEING BOUND ON THE NORTH BY THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 10, BLOCK 8.

TOGETHER WITH:

THAT CERTAIN UNNAMED 50' RIGHT OF WAY LYING BETWEEN BLOCK 10 & BLOCK 11, OF SAID ST. JAMES PARK PLAT, BEING BOUND ON THE EAST BY THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID BLOCK 11, AND BEING BOUND ON THE WEST BY THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID BLOCK 11.

LESS THE FOLLOWING:

THE NORTH 25' OF RIGHT OF WAY SOUTH OF AND ADJACENT TO LOT 1, BLOCK 10 OF SAID PLAT BEING BOUND ON THE EAST BY THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 1, AND BEING BOUND ON THE WEST BY THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 1.

ALL OF SAID RIGHT OF WAYS LYING IN ST. LUCIE COUNTY, FLORIDA.

SKETCH & DESCRIPTION

PORTIONS OF THOSE 25', 50', &
60' UNNAMED RIGHT OF WAYS
ST. JAMES PARK
P.B. 5, PG. 58, S.L.C.R.

SAINT LUCIE COUNTY, FLORIDA



301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 2 OF 5

DRAWING NO. 13844.00 SK&D RW (ALL).dwg

DATE 09/27/24

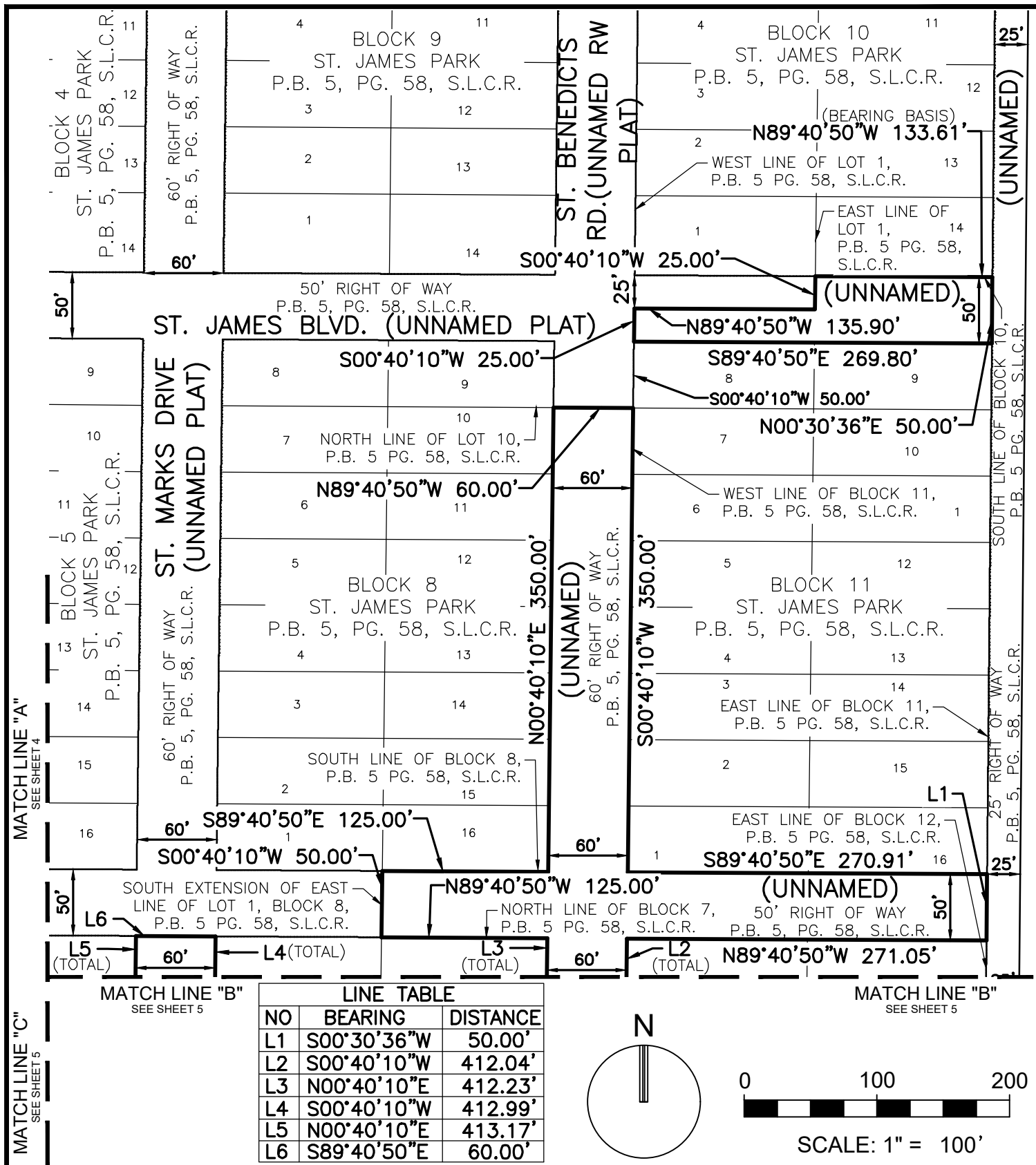
SCALE AS SHOWN

FIELD BK. N/A

DWNG. BY DB

CHK. BY WA

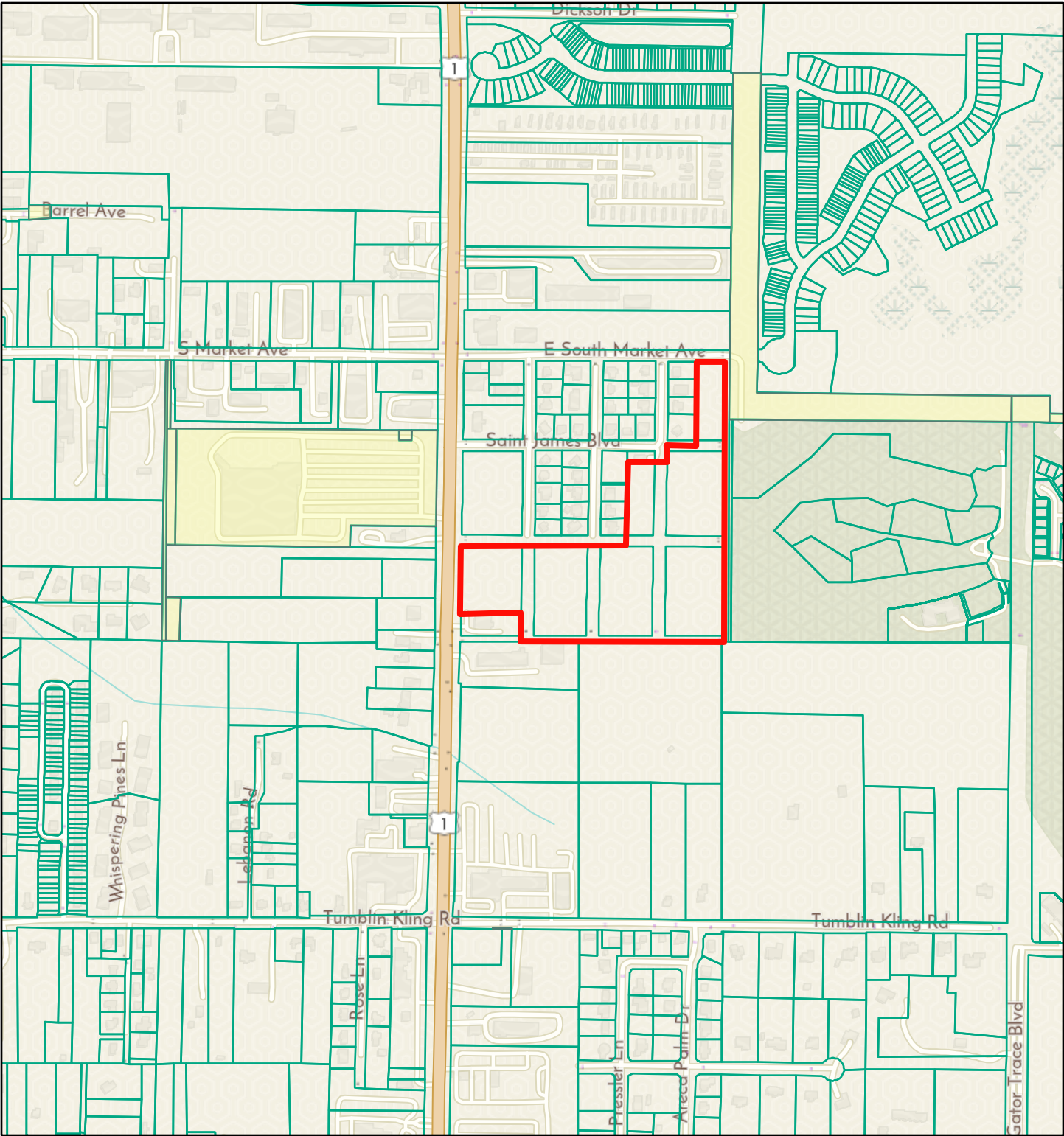
DATE	REVISIONS
11/07/24	COMMENTS
02/24/25	COMMENTS
06/11/25	BOUNDARY
08/01/25	BOUNDARY
08/01/25	BOUNDARY
09/09/25	BOUNDARY
09/09/25	BOUNDARY



SCALE: 1" = 100'

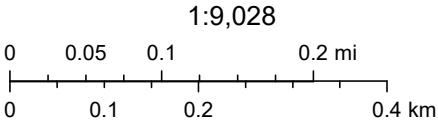
Page 783 of 1353

Location Map



10/23/2025, 9:27:32 AM

-  County Owned Properties
-  Parcels



Esri Community Maps Contributors, SLC Property Appraiser's Office, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS