

Martin County - Growth Management

N/A

C-10-All

P177-002 Paddock

Advertiser:

Agency:

Section-Page-Zone(s):

Description:

Ad Number: 11455060

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The Stuart News
TREASURE COAST NEWSPAPERS PART OF THE USA TODAY NETWORK

Thursday, July 3, 2025

Public Notices

Public Notices
School District of Indian River County
July 2, 2025
School Board of Indian River County gives notice that it has scheduled a Special Meeting for the purpose of Ethics Training Part Two on Monday, July 15, 2025, at 9:00 a.m. Meeting Location: 6500 57th St., Vero Beach, FL 32967 in the Multipurpose Conference Room.
School Board of Indian River County gives notice that it has scheduled a Special Meeting for the purpose of a Special Closed Executive Session: Pending Litigation on Tuesday, July 15, 2025, announced to begin at 10:15 a.m. Meeting Location: 6500 57th St., Vero Beach, FL 32967 in the Joe N. Idlette, Jr. TEC.
School Board of Indian River County gives notice that it has scheduled a Special Meeting for the purpose of Advertise Trim Notice on Tuesday, July 15, 2025, at 11:00 a.m. Meeting Location: 6500 57th St., Vero Beach, FL 32967 in the Joe N. Idlette, Jr. TEC.
School Board of Indian River County has scheduled a Superintendent's Workshop on Monday, July 28, 2025, at 12:00 p.m. Meeting Location: 6500 57th St., Vero Beach, FL 32967 in the Joe N. Idlette, Jr. TEC.
School Board of Indian River County gives notice that it will hold a Public Hearing scheduled for the purpose of Adoption to Amend the Board Code of Student Conduct Handbook for the 2025-2026 School Year during the District School Board Business Meeting on Monday, July 28, 2025, at 6:00 p.m. Meeting Location: 6500 57th St., Vero Beach, FL 32967 in the Joe N. Idlette, Jr. TEC.
If a person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, he will need to ensure that a verbatim record is made which includes the testimony and evidence upon which the appeal is to be made. Any person who desires special accommodation to participate in these meetings may contact the School District's American Disabilities Act Coordinator at 364-3001 (TTY 564-2792) at least 48 hours before the meeting. The agenda can be accessed on the Internet at <http://www.indianriverschools.org>.
Publish Date: July 3, 2025
TCN11441473

Public Notices
NOTICE OF PUBLIC SALE: Self-storage Cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart Management, LLC as Agent for Owner 2140 SW Goffin Blvd Port St. Lucie, FL 34953 to satisfy a lien on July 23, 2025, at approx. 12:00 PM at www.storage treasures.com: Bren Francis, Ralford A Lemmie, Tawanda Gabriela Mesa De La Cruz, Brandon Vargas, Josmin Durham.
Pub: July 3 & 10, 2025
TCN11439366

Public Notices
NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITH MINOR CHILDREN AND PROPERTY IN THE CIRCUIT COURT OF THE 19TH JUDICIAL CIRCUIT IN AND FOR PORT ST LUCIE COUNTY, FLORIDA
MARIE C. LEANDRE, Petitioner, No. 56-2025DR000193A
And
WILNER MATHIEU, Respondent,
TO: [name of Respondent] WILNER MATHIEU Address: 1086 NW LEONARDO CIR: PORT ST LUCIE FL 3498
YOU ARE NOTIFIED THAT NOTICE OF DISSOLUTION OF MARRIAGE has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on [name of Petitioner] MARIE C. LEANDRE Address: 1086 NW LEONARDO CIR PORT ST LUCIE FL 34986
or before [date] 08/004/2025 and file the original with the clerk of this Court at [clerk's address] 201 South Indian River Drive, Fort Pierce, FL 3495 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.
The action is asking the court to decide how the following real or personal property should be divided: [insert "none" or, if applicable, the legal description of real property, a specific description of personal property, and the name of the county in Florida where the property is located]
Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.
You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
Dated: 06/19/2025 CLERK OF THE CIRCUIT COURT
7/3/25, 7/10/25, 07/17/25
07/24/25
By: _____
Deputy Clerk
IF A NONLAWYER HELPED YOU FILL

Public Notices
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025-2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.
The Board of Supervisors (the "Board") of the Lake Lucie Community Development District (the "District") will hold two (2) public hearings and a meeting on Friday, July 25, 2025, commencing at 10:00 a.m., at Village of Lake Lucie Pool Cabana, located at 8452 Village of Lake Lucie Drive, Port St. Lucie, Florida 34952.
The first public hearings is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections to the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2025-2026"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2025-2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of the annually recurring O&M Assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy the O&M Assessments as finally approved by the Board and certify an assessment roll. A Board meeting of the District will also be held where the Board may consider any other District business.
Description of Assessments:
The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be benefited from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property subject to the proposed O&M Assessments is identified in the map attached hereto.
O&M Assessments are levied on an Equivalent Residential Unit ("ERU") basis. Each Unit Type within the District has been assigned a specific ERU based upon the benefits received by such Unit Type pursuant to the District's adopted assessment O&M Assessment methodology. Such O&M Assessment methodology further sets forth the number of ERUs assigned to each parcel in the District. A copy of the assessment methodology for the O&M Assessments may be obtained by contacting the District Manager, located at Premier District Manager, 3820 Colonial Boulevard, Suite 101, Fort Myers, FL 33906, Ph: (239) 690-7100, email: clague@cdmanagement.com ("District Manager's Office") or by visiting the District's website: <https://lake-luciecd.org/old-links-documents-and-reports/>.
Description of Assessment Methodology Allocations:
The following Table 1 shows the current fiscal year's allocation of O&M Assessments allocation per ERU and Unit Type, and the proposed O&M Assessments for Fiscal Year 2025-2026 per ERU and Unit Type.

Unit Number / Unit Type	Current (Fiscal Year 2024-2025) O&M Assessment Per ERU	Proposed O&M Assessment for Fiscal Year 2025-2026 per ERU
Unit 1: Business Park	\$350.54	\$407.74
Unit 2: Villages Homes	\$1,316.47	\$1,691.47
Unit 3: Developer Acreage	\$346.50	\$400.78

The following Table 2 shows the total O&M Assessments to be collected for each Unit Type and the total O&M Assessments collections anticipated for the District for the Fiscal Year 2025-2026.

Unit Number / Unit Type	Total ERUs	\$/ERU	TOTAL
Unit 1: Business Park	44.09	\$407.74	\$17,977.26
Unit 2: Villages Homes	156.00	\$1,691.47	\$263,869.32
Unit 3: Developer Acreage	64.00	\$400.78	\$25,649.92
			\$307,496.50

The total amount of O&M Assessments to be collected as stated includes collection costs and/or early payment discounts, which St. Lucie County ("County") may impose on assessments that are collected on the County real property tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any Bond debt service assessments previously levied by the District for bonds issued by the District and due to be collected for Fiscal Year 2025-2026.
For Fiscal Year 2025-2026, the District intends to have the St. Lucie County Tax Collector collect the assessments imposed on all benefited property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.
Additional Provisions:
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the District Manager's Office during normal business hours or by visiting the District's website at lake-luciecd.org. Additionally, interested parties may refer to the District's website for the latest District information. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or Board members may participate by speaker telephone or other electronic means. Any person requiring special accommodation at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.
Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
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Calvin Teague
District Manager
TR-4216851

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Additional Provisions:
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the District Manager's Office during normal business hours or by visiting the District's website at lake-luciecd.org. Additionally, interested parties may refer to the District's website for the latest District information. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or Board members may participate by speaker telephone or other electronic means. Any person requiring special accommodation at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.
Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
Map showing the boundaries of the district:

Calvin Teague
District Manager
TR-4216851

Public Notices
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025-2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.
The Board of Supervisors (the "Board") of the Lake Lucie Community Development District (the "District") will hold two (2) public hearings and a meeting on Friday, July 25, 2025, commencing at 10:00 a.m., at Village of Lake Lucie Pool Cabana, located at 8452 Village of Lake Lucie Drive, Port St. Lucie, Florida 34952.
The first public hearings is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections to the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2025-2026"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2025-2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of the annually recurring O&M Assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy the O&M Assessments as finally approved by the Board and certify an assessment roll. A Board meeting of the District will also be held where the Board may consider any other District business.
Description of Assessments:
The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be benefited from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property subject to the proposed O&M Assessments is identified in the map attached hereto.
O&M Assessments are levied on an Equivalent Residential Unit ("ERU") basis. Each Unit Type within the District has been assigned a specific ERU based upon the benefits received by such Unit Type pursuant to the District's adopted assessment O&M Assessment methodology. Such O&M Assessment methodology further sets forth the number of ERUs assigned to each parcel in the District. A copy of the assessment methodology for the O&M Assessments may be obtained by contacting the District Manager, located at Premier District Manager, 3820 Colonial Boulevard, Suite 101, Fort Myers, FL 33906, Ph: (239) 690-7100, email: clague@cdmanagement.com ("District Manager's Office") or by visiting the District's website: <https://lake-luciecd.org/old-links-documents-and-reports/>.
Description of Assessment Methodology Allocations:
The following Table 1 shows the current fiscal year's allocation of O&M Assessments allocation per ERU and Unit Type, and the proposed O&M Assessments for Fiscal Year 2025-2026 per ERU and Unit Type.

Unit Number / Unit Type	Current (Fiscal Year 2024-2025) O&M Assessment Per ERU	Proposed O&M Assessment for Fiscal Year 2025-2026 per ERU
Unit 1: Business Park	\$350.54	\$407.74
Unit 2: Villages Homes	\$1,316.47	\$1,691.47
Unit 3: Developer Acreage	\$346.50	\$400.78

The following Table 2 shows the total O&M Assessments to be collected for each Unit Type and the total O&M Assessments collections anticipated for the District for the Fiscal Year 2025-2026.

Unit Number / Unit Type	Total ERUs	\$/ERU	TOTAL
Unit 1: Business Park	44.09	\$407.74	\$17,977.26
Unit 2: Villages Homes	156.00	\$1,691.47	\$263,869.32