



**AFFIDAVIT OF  
NOTIFICATION AND MAILING**

I, the undersigned, do hereby declare that I did mail copies of a notice of public hearings to each owner of the property located, or having any part thereof, situated within five hundred (500) feet of any point of the property for which the request has been made and to the owner of the property for which the request has been made, as required by Chapter 22, Article X, Section 22-143 of the Code of Ordinances.

Project: Synergy School - Conditional Use

Staff Name: Brandon C. Creagan

Staff Signature: *Brandon C. Creagan*

Date Mailed: 6-20-2019

Number of Mailed Letters: 16

**Attachments:**

Copy of notice of public hearings

Mailing list

Map of properties notified



June 19, 2019

Dear Property Owner(s):

The property owner, **Thomas P Gallagher & Thomas D Gibson** and applicant, **Saint James Christian Academy** is requesting approval of a **Conditional Use with No New Construction** to operate the Synergy School of Tomorrow (6<sup>th</sup> – 12<sup>th</sup> grade) at 2810 & 2838 South US Highway 1 in Fort Pierce, Florida. The property is zoned General Commercial (C-3). The Parcel ID is 2422-314-0004-000-4 & 2422-314-0003-000-7.

Legal Description: 22 35 40 COMM AT INT OF C/L US 1AND E-W 1/4 SEC LI RUN S 89 DEG 20MIN E 40 FT TO ELY R/W US #1, TH S 00 DEG 03 MIN W ALG SD R/W 753.20 FT, TH S 89 DEG 20 MIN E 343.04 FT, TH S 00 DEG 40 MIN W 31.96 FT FOR POB, TH S 89 DEG 19 MIN 41 SEC E 326.62 FT, TH S 00 DEG 40 MIN 36 SEC W 166.17 FT, THN 89 DEG 19 MIN 41 SEC W 21.50 FT, TH S 00 DEG 40 MIN 36 SEC W 309.81 FT, TH S 89 DEG 20 MIN W 261 FT, TH N 00 DEG 40 MIN E 142 FT, TH N 89 DEG 20 MIN W 53.11 FT, TH N 00 DEG 41 MIN 10 SEC E 432.86 FT, TH N 89 DEG 28 MIN 10 SEC W 80 FT, TH N 00 DEG 41 MIN 10 SEC E 38.3 FT, TH S 89 DEG 28 MIN 10 SEC E 80 FT, TH N 00 DEG 41 MIN 10 SEC E 4.86 FT TO POB (4.33 AC) (OR 3922-2922)

22 35 40 FROM INT OF E R/W US 1 AND N R/W SAVANNAH RD RUN SLY ALG SD E R/W 1261.19 FT, TH S 89 DEG 20 MIN E 83 FT TO E LI CO R/W AND POB, TH CONT S 89 DEG 20 MIN E 307.52 FT, TH S 00 DEG 40 MIN 00 SEC W 142 FT, TH N 89 DEG 20 MIN W 306 FT TO SD E LI CO R/W, TH N 00 DEG 03 MIN 00 SEC E ALG SD E LI 142.01 FT TO POB (1.00 AC) (OR 3922-2922)

A public hearing is scheduled before the City Commission of the City of Fort Pierce, Florida, at their meeting on **Monday, July 1, 2019** which begins at **6:30 p.m.** in the City Hall Commission Chambers, 100 North U.S. 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 **Conditional Use with No New Construction**. Whether you attend the meeting or not, it is requested that you please complete the form below and return it so it is received by **5 p.m. on Monday, July 1, 2019**. Methods of returning your ballot are identified below. Each ballot returned will be tabulated and reported to the City Commission. If you have any inquiries, or would like to review the complete application, please contact me at (772) 467-3742 or [bcreagan@city-ftpierce.com](mailto:bcreagan@city-ftpierce.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>.

Thank you for your contribution.

Sincerely,

Brandon Creagan, LEED Green Associate  
 Planner

Conditional Use No New Construction – Synergy School of Tomorrow

No. 1

I approve    0

I disapprove    0

Comments:

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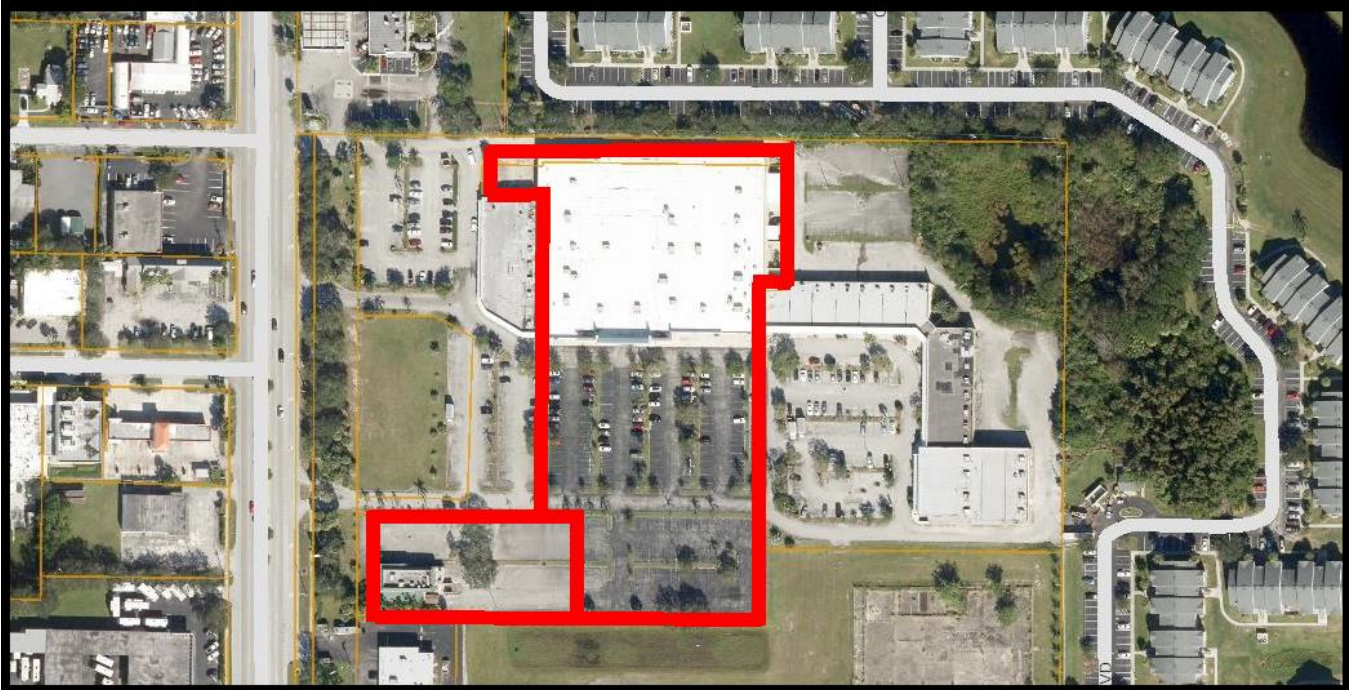
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Signature

Date

# Aerial Map

## 2810 & 2838 South US Highway 1



Conditional Use w/o New Construction  
Synergy School – 2810 & 2838 S. US Highway 1  
Aerial



Please complete and return ballot to:

**Mail**  
City of Fort Pierce  
Planning Department  
100 N. US Hwy 1  
Fort Pierce, FL 34950

or

**Fax**  
(772) 466-5808

or

**Email**  
bcreagan@city-ftpierce.com

Stephen W Fink 1  
400 S Dixie HWY  
Hollywood; FL 33020-4914

Reyad S Nofal 2  
2802 S Federal Hwy  
Fort Pierce; FL 34982-6331

Wellspring Properties L C 3  
2001 9 th Av Ste #106  
Vero Beach; FL 32960

Commercial Rentals Inc 4  
2001 9th Ave Suite 106  
Vero Beach; FL 32960-5380

Thomas P Gallagher (TR) 5  
11300 W Olympic BLVD; Unit Ste 770  
Los Angeles; CA 90064-1644

Shree Kana II LLC 6  
2840 S US Hwy 1  
Fort Pierce; FL 34982

Coral Square Shoppes LLC 7  
1946 Harrison St  
Hollywood; FL 33020-5018

St Lucie County 8  
2300 Virginia Ave  
Fort Pierce; FL 34982-5632

CC Sands LLC 9  
131 Soundview LN  
New Canaan; CT 06840-2734

Brightstar Investment Holdings LLC 10  
2777 S US Hwy 1  
Fort Pierce; FL 34982-5903

Capital Trust 11  
PO Box 551  
Pennsauken; NJ 08110-0551

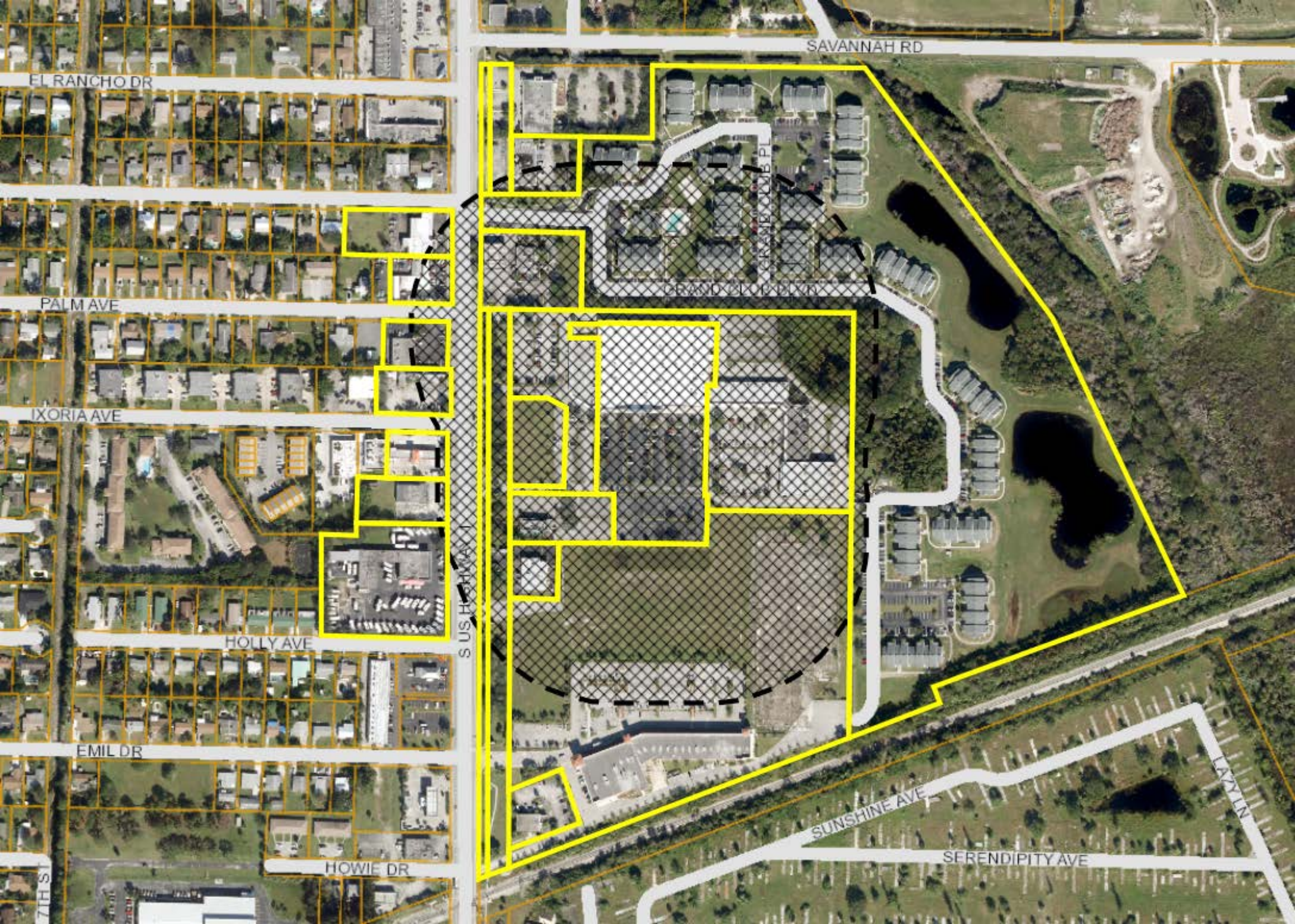
John Dale 12  
503 Hernando St  
Fort Pierce; FL 34949-3244

Airoso Cleaners Inc 13  
1335 B St Lucie West Blvd  
Port St Lucie; FL 34986-1923

Colby F Vanscoy 14  
408 Piper Pl  
St Johns; FL 32259

Jim L Barnes 15  
3019 S US Highway 1  
Fort Pierce; FL 34982-6354

Landon Holdings 16  
8150 N Central EXPY; Unit Ste M1008  
Dallas; TX 75206-1892



SAVANNAH RD

EL RANCHO DR

PALM AVE

IXORIA AVE

HOLLY AVE

EMIL DR

HOWIE DR

SUNSHINE AVE

SERENDIPITY AVE

LAYN LN

S US HIGHWAY 1

WINDY COVE PL

7TH S