



March 3, 2021

Dear Property Owner(s):

The property owner, Susan Baker, is requesting approval of a **Conditional Use with no new construction** to operate a Vacation Rental, offering lodging of 30 days or less, at **1577 Thumb Point Drive** Fort Pierce, FL. The subject property has a Future Land Use designation of Low Density Residential (RL) with a compatible zoning classification of Single-Family Intermediate density zone (R-2). The Parcel ID is 2401-605-0105-000-0.

A public hearing is scheduled before the City Commission of the City of Fort Pierce, Florida, at their meeting on **March 15, 2021**, which begins at **4:30 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 **Conditional Use**. Any Public Comment on these Public Hearing items, if not being offered in person, must be submitted by noon on the day of the meeting using the Sworn Public Comment Form which is available on the city's website at: <http://www.cityoffortpierce.com/DocumentCenter/View/8741/Sworn-Public-Comment-for-Public-Hearings>. Additionally, the 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>.

If you have any questions, please contact the City Planning Department at 772-467-3737.



500-foot Radius Map
Conditional Use with No New Construction
1577 Thumb Point Drive



Subject Site

Flora Sue Clement Bolick	5933 Petrea Mill Rd	Granite Falls; NC 28630-8109
Tisack Family Revocable Living Trust	7166 Chestnut Ridge	Lockport; NY 14094
Edward Pryce and Bobbie Hogg	2221 Lacey RD	Forked River; NJ 08731-5810
Sondra Quatraro and Harry Quatraro and Geoffrey M Quatraro	462 Fernandina ST	Fort Pierce; FL 34949-3536
Sandra M Lonny	1722 Coral Cir	Fort Pierce; FL 34949-3547
Gholamreza Torkaman	470 12th Pl SE	Vero Beach; FL 32962-5733
Larry Landrith and Jennifer L Parker-Kienutske	4355 Cypress DR	Troy; MI 48085
Kenneth L Miller and Deborah J Miller	1731 Coral Cir	Fort Pierce; FL 34950
William J Wink Jr (TR)	355 S Ocean DR; Unit Apt 809	Fort Pierce; FL 34949-3282
MS Venture Fund LLC	PO Box 695	Palm City; FL 34991-0695
MS Venture Fund LLC	PO Box 695	Palm City; FL 34991-0695
Christine Nazzaro	1771 Gulfstream AVE; Unit Apt D1	Fort Pierce; FL 34949-3561
St Lucie County	2300 Virginia AVE	Fort Pierce; FL 34982-5632
Kolaleh Torkaman	216 6th St SE	Washington; DC 20003-1134
Ronald B Steele and Bonnie L Vansciver-Steele	1 Pointless Forest Tr	Annapolis; MD 21401
John Cabral and Diane Cabral	1705 Porpoise AVE	Fort Pierce; FL 34949-3516
Amir Hessam Torkaman	9 Devonshire BLVD	San Carlos; CA 94070-1725
Oscar A Calzadilla and Molly M Calzadilla	1709 Porpoise AVE	Fort Pierce; FL 34949-3516
Erik R Gehringer	473 Elfes Field Ln	Charleston; SC 29492-8079
Bruce A Murray and Charlene B Adair	1710 Francis Ct	Fort Pierce; FL 34949-3579
Gary VanDenbos	PO Box 1357	Tahlequah; OK 74465
Gary VanDenbos and Melanie VanDenbos	1706 Francis Ct	Fort Pierce; FL 34949-3579
Dale A Johnston and Tammy K Johnston	1101 S Ocean DR; Unit Apt A	Fort Pierce; FL 34949-3355
Charles V Blake	1702 Francis Ct	Fort Pierce; FL 34949-3579
Roger J Basilick and Linda F Basilick	749 SW Arkansas TER	Port St Lucie; FL 34953-1902
Grant Smith (TR) and Shellie Smith (TR)	1703 Francis CT	Fort Pierce; FL 34949-3579
Mark Cirillo	25 Ocean View Pkwy	Southampton; NY 11968-5507
GRAVERAN INVESTMENT LLC	3450 W 84th ST; Unit Ste 201	Hialeah; FL 33018-4924
Thomas Fetto and Robin Fetto	208 Pine Hill RD	New Fairfield; CT 06812-2208
Timothy Estes and Christy Lee Estes	1578 Thumb Point DR	Fort Pierce; FL 34949-3567
Alison L Galloway and Brian P Bridge	1570 Thumb Point DR	Fort Pierce; FL 34949-3567
Brian P Bridge	1570 Thumb Point DR	Fort Pierce; FL 34949-3567
Anne E Supina and Sandra L Twoey	1564 Thumb Point DR	Fort Pierce; FL 34949-3567

Walter Aque	1562 Thumb Point Dr	Fort Pierce; FL 34949-3567
Gary L Hickman	1560 Thumb Point Dr	Fort Pierce; FL 34949
Michael S Miller and Carol W Miller	PO Box 2786	Fort Pierce; FL 34954-2786
Glynda Cavalcanti	1503 Faber CT	Fort Pierce; FL 34949-3552
Cassandra-Lee Meyer	1617 Frances Ave	Fort Pierce; FL 34949-3560
Bruce A Parce and Margaret M Shaw Parce	1613 Frances AVE	Fort Pierce; FL 34949-3560
William M Cali	1609 Frances Ave	Fort Pierce; FL 34949-3560
Wilda Rodriguez (LF EST)	1605 Frances AVE	Fort Pierce; FL 34949-3560
Violet M Krause (LF EST)	1108 Paseo AVE	Fort Pierce; FL 34982-6104
Joseph C Montepare Sr and Margaret E Montepare	606 Tradewinds AVE	Fort Pierce; FL 34949-3571
Barbara Fenner (TR) and Thomas Fenner (TR)	1538 Thumb Point Dr	Fort Pierce; FL 34949
Stephen J Box and Dana Hincapie Lopez	612 Tradewinds AVE	Fort Pierce; FL 34949-3571
Stephen Box and Dana Hincapie Lopez	612 Tradewinds AVE	Fort Pierce; FL 34949-3571
Dina E Samano	1610 Bahia DR	Fort Pierce; FL 34949-3545
Leonard L Burlingame	1614 Bahia Dr	Fort Pierce; FL 34949-3545
Walter Z Justynski	1616 Bahia DR	Fort Pierce; FL 34949-3545
Susan L Baker	1577 Thumb Point DR	Fort Pierce; FL 34949-3526
Jerry C Walters and Kristina W Walters	1573 Thumb Point DR	Fort Pierce; FL 34949-3526
Mary D Shepard	1565 Thumb Point Dr	Fort Pierce; FL 34949-3526
Adam L Pippin	2696 NE Cypress LN	Jensen Beach; FL 34957-4608
Joseph Griffin III and Julia Judge	1606 Frances AVE	Fort Pierce; FL 34949-3559
Thomas J Merrell (TR) and Patricia H Merrell (TR)	1720 Coconut DR	Fort Pierce; FL 34949-3439
Gary C Pettit	1616 Frances Ave	Fort Pierce; FL 34949-3559
Gary VanDenbos and Melanie VanDenbos	1706 Francis Ct	Fort Pierce; FL 34949-3579
Coconut Cove Marina HOA Inc	1578 Island Cove RD	Fort Pierce; FL 34949-3583
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Coconut Cove Marina HOA Inc	430 NW Lake Whitney PL	Port St Lucie; FL 34986-2269
Coconut Cove Marina HOA Inc	1578 Island Cove RD	Fort Pierce; FL 34949-3583
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Ronald J Moffett and Robin Ullman-Moffett	1580 Island Cove RD	Fort Pierce; FL 34949-3583
Alexander Urbani and Dawn Urbani	1578 Island Cove RD; Unit # 2	Fort Pierce; FL 34949-3583
Wayford V Dennison	1576 Island Cove RD	Fort Pierce; FL 34949-3583
David Dexter and Lori Youngman	56 Lake View Dr	Oswego; NY 13126
Michael Edward Cook (TR)	7624 Kings Passage AVE	Orlando; FL 32835-5950
Annemarie Prudenti	295 Fishel AVE	Riverhead; NY 11901-4721
Stanley D Perry and Cathleen C Perry	507 Bear RD	Lake Placid; FL 33852-9726
James M Wohl and Jeri B Wohl	1800 State Rd 17 S	Avon Park; FL 33825
D Mark Lindsay and Melisa A Lindsay	1375 Bayshore DR	Fort Pierce; FL 34949-3083
Jeffrey Upholzer and Teri Upholzer	30620 Pointe DR	Gibraltar; MI 48173-9558
William S Speight and Lynn D Speight	1560 Island Cove RD	Fort Pierce; FL 34949-3582
Eric Richelson and Sara Richelson	13 Evergreen Row	Armonk; NY 10504-2208
William R Miller (TR)	1533 Sunset Dr Ste 150	Miami; FL 33143-5700
Donald T Janda and Patricia N Janda	1573 Bow Line Rd	Fort Pierce; FL 34949-3580
Ernest F Steffens Jr	1575 Bow Line Rd	Fort Pierce; FL 34949-3580
Jose Luis Rivas and Carla Rivas	10107 SW 126 St	Miami; FL 33176-4873
William J Morrow (LF EST)	1579 Bow Line RD	Fort Pierce; FL 34949-3580
Susan Benton	1581 Bow Line Rd	Fort Pierce; FL 34949-3580



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 125, Article II, Section 125-37 of the Code of Ordinances.

Project: Conditional Use for Baker Dwelling Rental at 1577 Thumb Point Drive

Staff Name: Jennifer Hofmeister, AICP, LCAM, Planning Director

Staff Signature:

Date Mailed: March 3, 2021

Number of Mailed Letters: 87

Attachments:

Copy of notice of public hearings

Mailing list

Map of properties notified



PUBLIC NOTIFICATION CERTIFICATION

Project Name: Conditional Use for Baker Dwelling Rental at 1577 Thumb Point Drive

Parcel ID: 2401-605-0105-000-0.

Notices Provided Pursuant to: City Code 125-37: Jennifer Hofmeister, AICP, LCAM, Planning Director

Notice by Signs: February 4, 2021

Notice by Newspaper: February 28, 2021

Notice by Mail: March 3, 2021

Verified:

Title: Planning Director

Date: March 3, 2021

ST. LUCIE NEWS TRIBUNE

ATTN: LEGAL ADVERTISING

RE: Planning – Conditional Use with No New Construction

RUN ONCE: Sunday, February 28, 2021

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

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

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, will on Monday, March 15, 2021 hold Public Hearings in the City Hall Commission Chambers, 100 North U.S. Hwy. 1, Fort Pierce, Florida, at their meeting which begins at 4:30 p.m., to consider review and approval of the following:

1. Application for Conditional Use with No New Construction submitted by property owner, John and Jackie Ellis Readler, for Conditional Use Approval to operate a Dwelling Rental for less than six (6) months with a minimum rental period of 31 days. The property is located at 1182 Binney Drive, Unit B and is zoned Hutchinson Island Medium Density Residential (R-4A).
Parcel ID: 2401-501-0300-010-1.
2. Application for Conditional Use with No New Construction submitted by property owner, Susan Baker, and applicant, Michelle Longarzo, for Conditional Use Approval to operate a Dwelling Rental for less than six (6) months for a minimum of 30 days or less. The property is located at 1577 Thumb Point Drive and is zoned Single-Family Intermediate density zone (R-2).
Parcel ID: 2401-605-0105-000-0.

All interested parties may appear at the meeting and be heard with respect to the Applications. Said applications will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. Hwy. 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 ENSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING 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: 2/28/21