

Neighborhood Workshop Request Form

This form is to be submitted to Planning Services upon completion of the Pre-Application (Development Review Coordination)

- and shall include:
- a cover memo explaining the request
 - a copy of the development concept plan; and
 - a processing fee of \$215.00

A Planning staff member is required by Resolution 2025-082 to attend the Neighborhood Workshop. Please provide us with the desired date, time and location of the workshop.

Project Name: Hurley Dock 524 Lyons Bay Rd.

Pre Application Conference Date: 2/19/2026

Date of Workshop: 3/26/2026

Time: 6:00 pm

In Person

Location: Nokomis Community Park 234 Nippino Trail Trail E, Nokomis, FL 34275

- A Notice of Neighborhood Workshop must be mailed at least 10 days prior to the date of the workshop.

Is the subject property within a Neighborhood Homeowners Association: No
(If yes, fill in the name of the homeowners association)

Is the subject property located within a Planned District? No

Is the subject property within 2 miles of another County or Municipality? yes, Venice

List Parcel Identification Number(s) below: **(Include any adjacent properties under the same ownership as the subject property)**

0172130005 _____

Contact Information:

Thomas Glancy, Agent

Name
THOMAS P GLANCY

Address
505 KEN HUBBARD RD

City /State / Zip
Terra Ceia, FL 34250

Phone Number
8133945730

Email Address tpglancy59@gmail.com

Electronic Files Provided: Word formatted labels and Excel spreadsheet

Submit to: planner@scgov.net

Please allow 2-3 business days for processing

PUBLIC NOTICE OF NEIGHBORHOOD WORKSHOP

Stuart Hurley and Tracy Ng (collectively, the “Applicant”), will be hosting a neighborhood workshop at the Nokomis Community Center, Nokomis Community Park, 234 Nippino Trail Trail E, Nokomis, FL 34275, to review a Special Exception application to allow construction of a new approximately 4’x 207’ long dock with a 4’ x 20’ terminal platform (908 SF Total) and boat lift at the subject property, 524 Lyons Bay Road, Nokomis, FL 34275 (Parcel ID No. 0172130005). The workshop presentation will begin at 6:00 P.M. on Thursday, March 26, 2026, with an opportunity to ask questions following a brief presentation. This is not a public hearing. The purpose of the neighborhood workshop is for the Applicant to inform the neighboring residents (within 500-feet of the subject property) of the nature of the Special Exception, to solicit suggestions/questions, and to explain the scope of the project.

Request: The Applicant is seeking a Special Exception to allow construction of a new approximately 4’x 207’ long dock with a 4’ x 20’ terminal platform (908 SF Total) pursuant to Article XX of the Sarasota County Code of Ordinances.

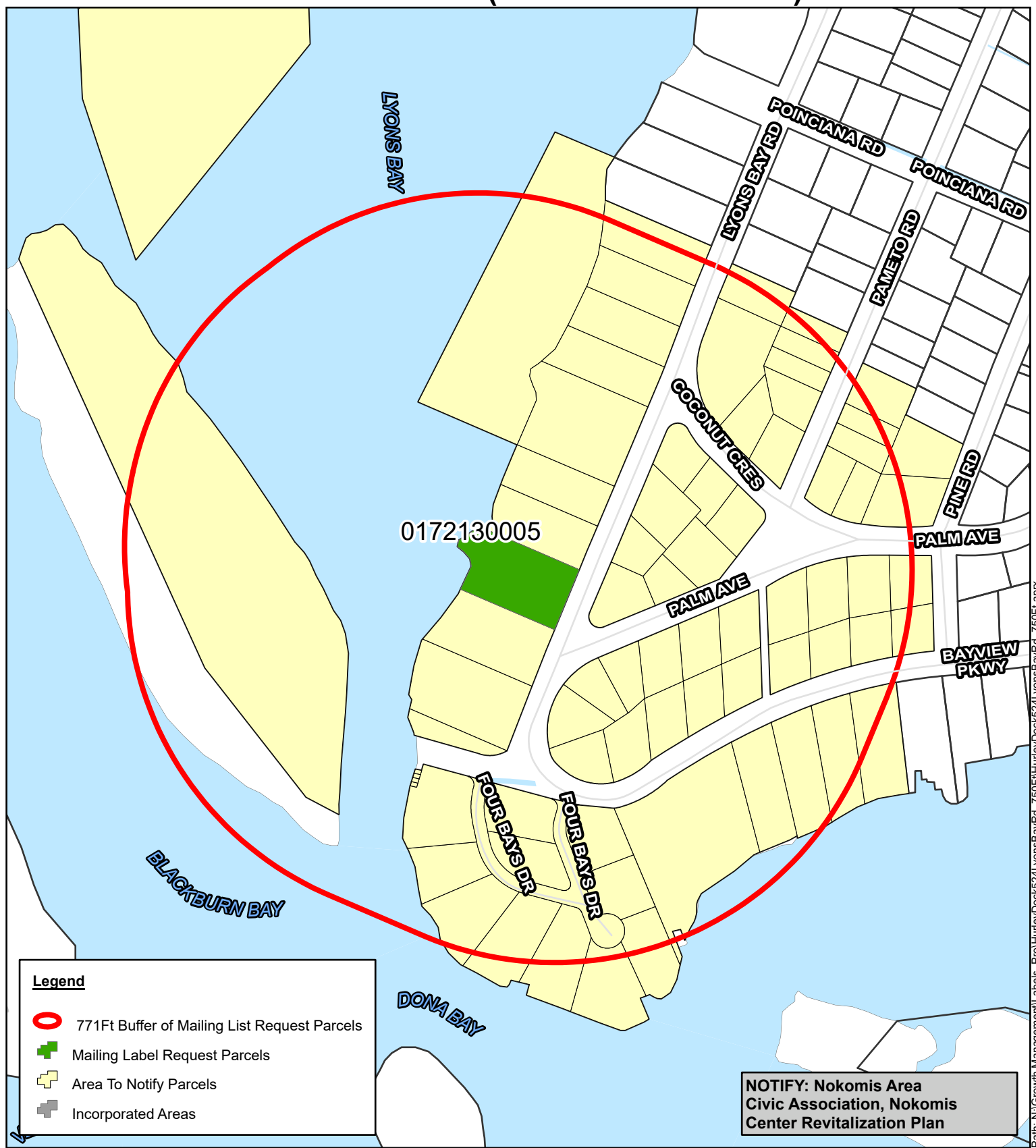
For more information, please visit: <https://www.scgov.net/government/planning-and-development-services/pds-calendar>.

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Notification Labels

Hurley Dock 524 Lyons Bay Rd

Buffer: 771 Feet (750 Feet Plus ROW)



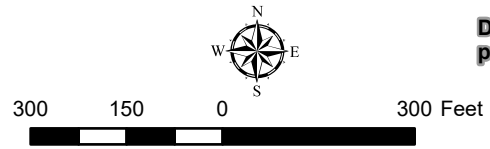
Legend

- 771Ft Buffer of Mailing List Request Parcels
- Mailing Label Request Parcels
- Area To Notify Parcels
- Incorporated Areas

**NOTIFY: Nokomis Area
Civic Association, Nokomis
Center Revitalization Plan**

Map published using ArcGIS Pro by gschells on Tuesday, March 10, 2026

**Draft: For discussion
purposes only.**



Path: N:\Growth Management\Labels_Pro\HurleyDock524LyonsBayRd_750ft.aprx

ALDRICH DAVID K
609 4 BAYS DR
NOKOMIS, FL 34275-3009

ANHINGA GRACE LLC
4546 DAKOTA TER
NORTH PORT, FL 34286-7798

BABIAK CHRISTOPHER
5 CENTER ST
RUMSON, NJ 07760-1712

BATES SEAN RAFIL
528 LYONS BAY RD
NOKOMIS, FL 34275-3019

BELLOWS WENDI
602 4 BAYS DR
NOKOMIS, FL 34275-3010

BLANKENSHIP TRACEY
3000 KNOLLWOOD CIR
ORLANDO, FL 32804-3436

BURLINGAME RONALD R
508 COCONUT CRES
NOKOMIS, FL 34275-3008

BURNS DARLENE (E LIFE EST)
507 PALM AVE
NOKOMIS, FL 34275-3027

BUTLER JOSEPH S
515 PAMETO RD
NOKOMIS, FL 34275-3003

CALKINS ERIC E
530 LYONS BAY RD
NOKOMIS, FL 34275-3019

CASAMASSIMA CHRISTINE L
602 COCONUT CRES
NOKOMIS, FL 34275-3091

CATHY M PALMISANO REVOCABLE
INTERVIVOS TRUST
152 CROMPTON AVE APT 1
EAST GREENWICH, RI 02818-3654

CHAMPION JANIS M
522 LYONS BAY RD
NOKOMIS, FL 34275

CILFONE MARK
58 DAVIS RD
FALMOUTH, MA 02540-2813

CITY OF VENICE
401 WEST VENICE AVENUE
VENICE, FL 34285

CONAGHAN PATRICK
506 BAYVIEW PKWY
NOKOMIS, FL 34275-3087

COOK RANDY A
545 BAYVIEW PKWY
NOKOMIS, FL 34275-3089

DEBORAH A FULWIDER REVOCABLE
TRUST
601 4 BAYS DR
NOKOMIS, FL 34275-3009

ENDERS KEITH E
113 LONG VALLEY RD
BRENTWOOD, TN 37027-4930

FETZER WARREN D
12040 CANAAN CENTER RD
CRESTON, OH 44217-9768

FOUR BAYS CENTER CONDOMINIUM
ASSN INC
303 S TAMIAMI TRL
NOKOMIS, FL 34275

FRASER JOINT TRUST
508 LYONS BAY RD
NOKOMIS, FL 34275-3019

GAYLOR PHYLLIS F (TTEE)
614 4 BAYS DR
NOKOMIS, FL 34275-3010

GILMAN THOMAS B (E LIFE EST)
511 PALM AVE
NOKOMIS, FL 34275-3027

GRECA GARRET W
125 VAN DYCK DR
NOKOMIS, FL 34275-4237

GREENWOOD JOHN C (E LIFE EST)
519 LYONS BAY RD
NOKOMIS, FL 34275-3018

HARVEY MICHELLE
504 BAYVIEW PKWY
NOKOMIS, FL 34275-3087

HEIDI GOEDICKE TRUST
4743 MEADOWVIEW CIR
SARASOTA, FL 34233-1972

HERTEL VAN E JR
615 4 BAYS DR
NOKOMIS, FL 34275-3009

HILL JAMES C
5335 61ST AVE S
ST PETERSBURG, FL 33715-2413

HOLMES CHRISTINE
519 PAMETO RD
NOKOMIS, FL 34275-3003

HOLWERDA TARA L
7300 CUESTA WAY DR NE
ROCKFORD, MI 49341-9494

HOSTETLER FRED
6015 TAYLOR BLAIR RD
LONDON, OH 43140-8831

HOWARD LOUIS CHAPMAN III TRUST
516 PALM AVE
NOKOMIS, FL 34275-3095

HOWELL SCOTT
514 LYONS BAY RD
NOKOMIS, FL 34275-3019

HURLEY JAMES W
607 COCONUT CRES
NOKOMIS, FL 34275-3092

JOHNSON CHRISTOPHER I
510 LYONS BAY RD
NOKOMIS, FL 34275-3019

JOSEPH P DE FALCO AND MARY ANN DE
FALCO REVOCABLE LIVIN
505 LYONS BAY RD
NOKOMIS, FL 34275-3074

KAYE GERALD M
508 BAYVIEW PKWY
NOKOMIS, FL 34275-3087

KILLAM SCOTT J
531 BAYVIEW PKWY
NOKOMIS, FL 34275-3088

KING IVAN J
624 ENFIELD DR
LANCASTER, PA 17601-5811

KUSCHINSKI THOMAS/C/O DTN
MANAGEMENT CO
2502 LAKE LANSING RD STE C
LANSING, MI 48912-3661

LITZLER MICHELLE R
513 PALM AVE
NOKOMIS, FL 34275-3027

MAHER HAROLD J
517 LYONS BAY RD
NOKOMIS, FL 34275-3018

MANN PATRICIA
510 BAYVIEW PKWY
NOKOMIS, FL 34275-3087

MARTIN JILL M (TTEE)
514 PALM AVE
NOKOMIS, FL 34275-3095

MC CLELLAND TERRENCE G
518 PAMETO RD
NOKOMIS, FL 34275-3073

MISTER SARA A
PO BOX 364
TILGHMAN, MD 21671-0364

NEUMAN LENA KELLY (TTEE)
512 PINE RD
NOKOMIS, FL 34275-3043

NG TRACY
524 LYONS BAY RD
NOKOMIS, FL 34275-3019

Nokomis Area Civic Association
PO Box 453
NOKOMIS, FL 34274

PALM 505 LLC
3062 LAKE FOREST PARK RD
STURGEON BAY, WI 54235-9146

PIENA JACOBUS
302 BAYVIEW PKWY
NOKOMIS, FL 34275-3909

SAINT GERMAIN MARK
521 LYONS BAY RD
NOKOMIS, FL 34275-3018

SANCHEZ EDUARDO H
516 LYONS BAY RD
NOKOMIS, FL 34275-3019

SAPPINGTON JAMES ROBERT (TTEE)
611 FOUR BAYS DR
NOKOMIS, FL 34275

SCHMIDT CHARLENE M
512 LYONS BAY RD
NOKOMIS, FL 34275-3019

SPANIER MICHAEL J
501 PALM AVE
NOKOMIS, FL 34275-3027

SPRING RELEASE LLC
401 SUBSTATION RD
VENICE, FL 34285-6077

ST GERMAIN JANINE
521 LYONS BAY RD
NOKOMIS, FL 34275-3018

STEPHENS HENRY D II
502 PALM AVE
NOKOMIS, FL 34275-3028

STRAMMER FREDERICK L JR
527 BAYVIEW PKWY
NOKOMIS, FL 34275-3088

TRAINOR PAUL R
502 BAYVIEW PKWY
NOKOMIS, FL 34275-3087

VAN E HERTEL SR REVOCABLE LIVING
TRUST
617 4 BAYS DR
NOKOMIS, FL 34275-3009

VEDDER ROBERT A
603 4 BAYS DR
NOKOMIS, FL 34275-3009

WATTS ROBERT STEPHEN (TTEE)
601 COCONUT CRES
NOKOMIS, FL 34275-3092

WHEATON STEVEN F
405 AVENIDA LA PALMA
NOKOMIS, FL 34275-2021

WILDFLOWER PROPERTIES LLC
1109 PILGRIM PASS
VICTOR, NY 14564-9167

WIRTZ NORMAN R
512 BAYVIEW PKWY
NOKOMIS, FL 34275-3087

YOUNG JAMES TAYLOR (TTEE)
516 BAYVIEW PKWY
NOKOMIS, FL 34275-3087

YOUNG TROY
509 LYONS BAY RD
NOKOMIS, FL 34275-3074