

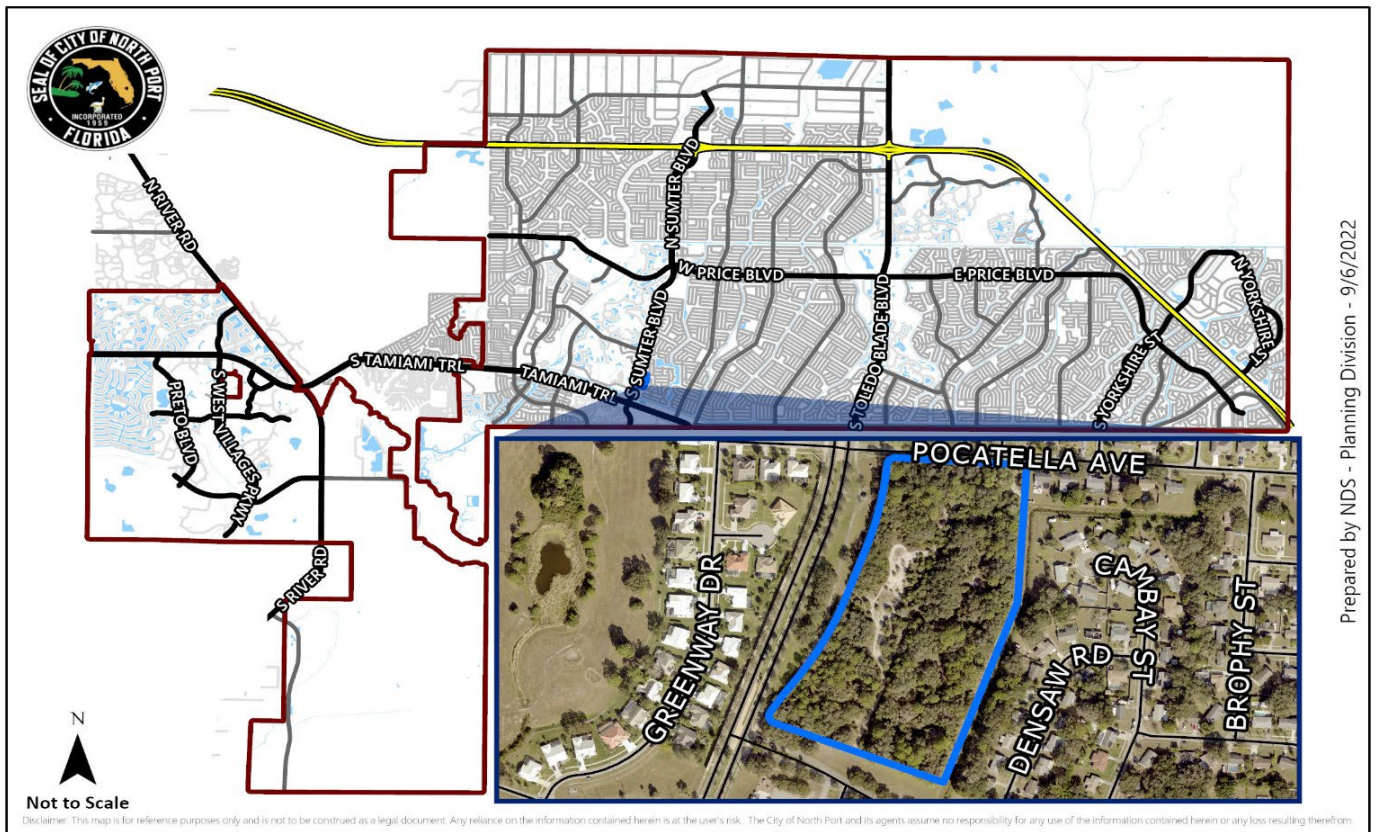


Pocatella Avenue Multi-Family

Development Master Plan (Petition No. DMP-22-124)

STAFF REPORT

- From:** Sherry Willette-Grondin, Planner III
Lori Barnes, AICP, CPM, Planning & Zoning Division Manager
- Thru:** Lori Barnes, AICP, CPM, Planning & Zoning Division Manager
- Thru:** Alaina Ray, AICP, Neighborhood Development Services Director
- Thru:** Jason Yarborough, ICMA-CM, Assistant City Manager
- Thru:** A. Jerome Fletcher II, ICMA-CM, MPA, City Manager
- Date:** December 15, 2022



Prepared by NDS - Planning Division - 9/6/2022

PROJECT: Pocatella Avenue, Multi-Family, DMP-22-124

REQUEST: Consideration of a Development Master Plan for a 175-unit multi-family development.

APPLICANT: Jeffrey A. Boone, Esq., of the Boone Law Firm (**Exhibit A-1, Affidavit**)

OWNERS: Zia Butt (**Exhibit A-2, Warranty Deed**)

LOCATION: Located off of Pocatella Avenue and S Sumter Blvd (PID 1001-16-0001)

PROPERTY SIZE: ± 11.7 acres

I. BACKGROUND

Jeffery A. Boone, Esq. of the Boone Law Firm, on behalf of the property owner Zia Butt has formally submitted a Development Master Plan (**Exhibit B**) application to the City of North Port concurrently with a petition for a special exception to develop a ±11.7-acre site for a multi-family residential use development with a maximum of 175 dwelling units, leasing office, fitness center/office, pool, and dog park. The property is zoned Office, Professional, Institutional (OPI) with a Future Land Use designation of Professional Office.

The subject property is currently vacant and located at the Southeast corner of South Sumter Boulevard and Pocatella Avenue and encompasses approximately 11.71 acres.

The proposed multi-family residential use is neither an expressly permitted nor prohibited use in the Office, Professional, Institutional (OPI) zoning district. The applicant has applied for a special exception, and the development master plan approval is contingent upon the approval of the special exception to allow multi-family residential use.

II. REQUESTED WAIVERS

Pursuant to ULDC Sec. 53-118-Modifications of regulations., the Commission may approve waivers to regulations during the Development Master Plan hearing process. The applicant is not requesting any waivers from the ULDC.

III. NEIGHBORHOOD MEETING

Pursuant to Section 53-5. E. of the Unified Land Development Code, the applicant held a neighborhood meeting on August 18, 2022, at 5:00 PM at the Dallas White Scout House located at 5845 Greenwood Avenue. The meeting documents, including public notice, are attached as (**Exhibit C**).

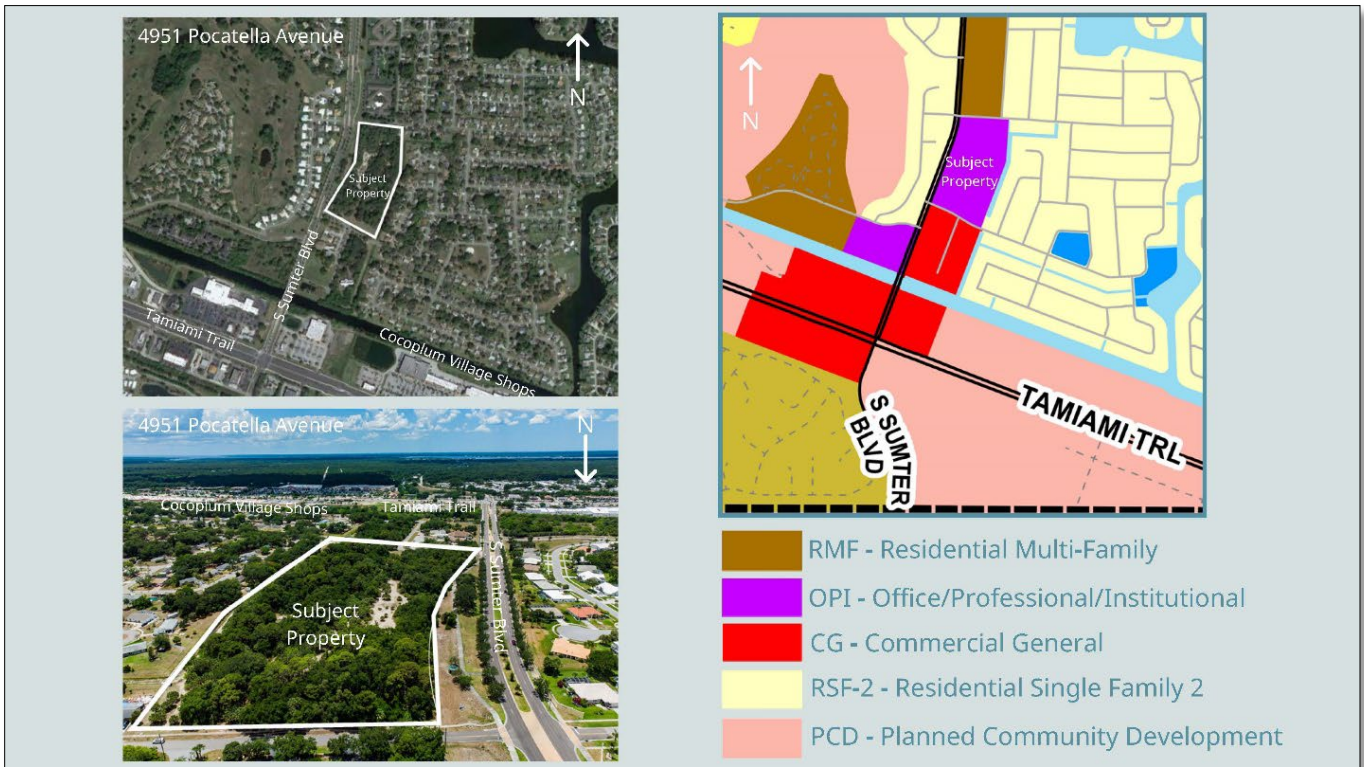
IV. STAFF REVIEW

The following staff reviews were completed before hearings held by the Planning and Zoning Advisory Board and the City Commission:

1. Pre-Application Meeting with the Staff Development Review (SDR) team (held on January 26, 2022).
2. Formal Submittal/Resubmittal to be reviewed and approved by SDR.
3. Review for consistency with the City's Comprehensive Plan (Comp Plan). See Section V.

4. Compliance with the City's Unified Land Development Code (ULDC). See Section V.

SDR held a pre-application meeting on January 26, 2022, to discuss the project. The applicant submitted the formal petition to the Planning and Zoning Division on May 27, 2022. The application was deemed sufficient on June 27, 2022.



Staff Development Review Summary

| | |
|---|---|
| NDS- Building Arborist | No Objection ¹ |
| NDS-Building Structural | No Objection ² |
| Finance | No Objection |
| Fire/Rescue | Meets Requirements with Conditions ³ |
| NDS-Planning and Zoning | Meets Requirements with Conditions ⁴ |
| Parks and Recreation | No Objection |
| Public Works/P&Z Environmental | Meets Requirements with Conditions ⁵ |
| Public Works Engineering | No Objection ⁶ |
| Public Works Stormwater | Meets Requirements with Conditions ⁷ |
| Public Works Solid Waste | No Objection |
| Utilities | Meets Requirements with Conditions ⁸ |

¹ The City Arborist had no objection. However, standard comments concerning the placement of all trees and landscaping requirements will apply during site development.

² Building provided standard comments to be addressed at the building permit stage.

³ Fire conditions apply at the site development stage concerning compliance with the Florida Prevention Code and Chapter 60 of the ULDC regarding sprinkler systems, fire lines, fire alarms, and stabilized access.

⁴ Planning and Zoning are requesting two conditions. **Condition #1** – Perimeter fencing shall be decorative wrought iron or similar to **Figures 1 and 2** and painted black or City Center Green. Fencing shall include decorative entry features at Pocatella Ave and McKibben Dr. If a masonry wall is to be utilized for the site, it shall be placed at the rear of the site adjacent to the drainage ROW and painted to match the buildings. The remaining sides shall be decorative fencing and include a decorative entry feature at the two entrances to the site. **Condition #2** - Decorative lights and poles shall be placed in those areas abutting the pedestrian walkways adjacent to Sumter Blvd, McKibben Dr, and Pocatella Ave (**Figure 3**). All decorative lights and poles, including those in the parking areas, shall be painted black or City Center Green.

⁵ Environmental conditions apply at the site development stage concerning gopher tortoise removal and site assessment activities. These will be addressed at the major site and development stage. Development cannot occur until a development order is issued.

⁶ Engineering notes that the comments previously submitted with the development master plan must be addressed during detailed site plan review. Site development will be addressed at the major site and development stage.

⁷ Stormwater had the following condition: The future detailed design of the stormwater management system must meet all requirements in the City of North Port Unified Land Development Code (ULDC) Stormwater Regulations. This will be addressed at the major site and development stage.

⁸ Utilities were approved with standard conditions related to the site development, including DEP permit applications related to water and sewer, water lines, and irrigation systems and will be addressed at the major site and development stage.

Figure 1 – Decorative fence with entry feature



Figure 2 – Example of decorative fence

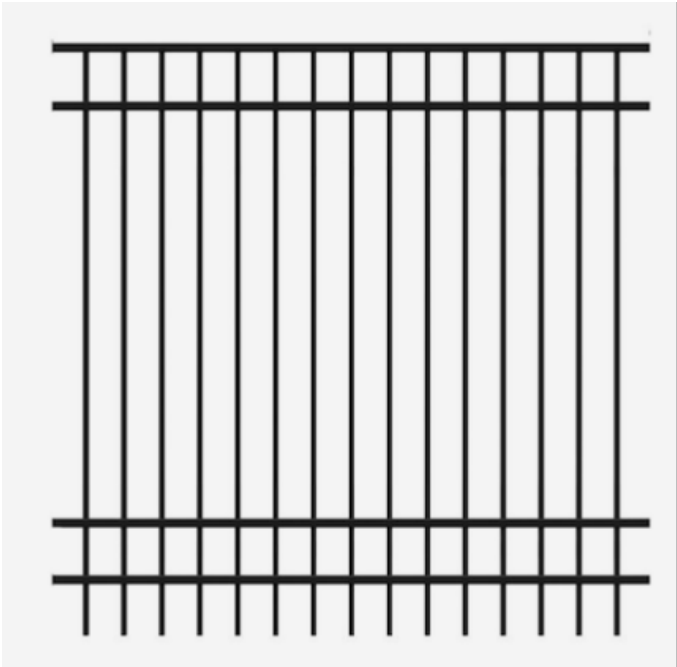


Figure 3 – Example of decorative pedestrian light.

V. DATA & ANALYSIS

Staff has reviewed the proposed development master plan for consistency with the City's Comprehensive Plan and the Unified Land Development Code (ULDC).

COMPREHENSIVE PLAN - CHAPTER 2 – FUTURE LAND USE

Future Land Use Goal 1: Ensure that the character and location of land uses maximize the potential for economic benefit and the enjoyment of natural and man-made resources by citizens while minimizing the threat to health, safety, and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation.

Staff Findings: The character of the area surrounding the proposed development is predominantly residential. The North Port Pines, an independent and assisted living facility is located immediately north and adjacent to the proposed multi-family project. Single-family homes are located east of, and adjacent to the site, St. Paul's Presbyterian Church and daycare are situated to the south and provide the surrounding residents with social benefits, spiritual support, and childcare facilities. North Port Country Club Unit 3 (Sumter Green), a residential subdivision, is located immediately to the west. The potential multi-family development is residential, like the character of the neighboring land uses.

The fiscal impact analysis conducted as part of the development master plan application finds that within the first five years, the City of North Port would realize a net fiscal benefit of \$1,056,653 with the proposed multi-family use at 92,800 sq. ft.

In further comparison, twenty years after project completion, the multi-family development would realize a net fiscal benefit to the city of \$3,894,413 and potentially create 15 jobs. At twenty years, the impact for office use will provide a net benefit of \$7,127,365. **(Exhibit D)** illustrates the net benefits from a 5, 10, and 20-year period.

The development master plan **(Exhibit B)** includes a dry and wet detention pond for stormwater facilities and will provide additional man-made resources. The wet detention pond will have a fountain or waterfall-type feature to give an aesthetic appeal and improve the water quality. The water feature is required per Section 18-10 of the ULDC and will be addressed at the time of the formal major site and development plan submittal. The applicant is proposing to preserve as many existing trees as possible. This will reduce impacts on the existing natural resources and will retain the natural beauty of the area. A 5-foot-wide sidewalk will be constructed on the site's southern portion adjacent to McKibben Drive. These

sidewalks will connect to the existing multi-modal sidewalk on Sumter Boulevard, creating pedestrian and bicycle connectivity.

The project will be distanced significantly from the eastern residential neighborhood. There is a 50-foot drainage right-of-way with natural vegetation, and a 20-foot-wide platted maintenance, utility, and drainage easement; in addition, a 10-foot-wide type C landscape buffer is proposed along the property's boundary, outside the easements. Therefore, the proposed development master plan provides for approximately 80-feet of separation between the new multi-family and the existing residential neighborhood. The remainder of the site boundary has a 10-foot-wide platted maintenance, utility, and drainage easement, in addition, a 10-wide type C landscape buffer is required to be placed outside of the easement area. To the west abutting Sumter Blvd, there is a 65-foot right-of-way with a divided landscape median and an existing 8-foot-high noise barrier wall separating the project from the North Port Country Club Unit 3 (Sumter Green). As a result, the site separation and landscape buffers will minimize nuisances to adjacent uses and create additional noise buffers.

Goal 1 provides for measurement of the project according to various factors including, ensuring that the character and location of land uses maximizes the potential for economic benefit, and ensuring the enjoyment of natural and man-made resources by citizens while minimizing the threat to health, safety, and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation.

In consideration of all these factors, the character and location of the proposed land use (multi-family) balances the various elements incorporated into the Goal and provides benefits to the city and the citizens without compromising the health, safety and welfare of the public.; Therefore, staff concludes that the proposed development is consistent with the Future Land Use Goal 1.

Future Land Use Policy 1.1: Professional Office – These lands are designated for professional and business offices, institutional, cultural, residential and associated uses (0.95 FAR, 15DU/acre excluding bonuses, incentives or transfer of development rights. As a guideline, the residential use should not exceed 50% of the floor area).

Staff Findings: The Future Land Use Element of the City of North Port's Comprehensive Plan provides for professional and business offices, institutional, cultural, residential, and associated uses in the Professional Office Future Land Use Category. High-density residential is a permitted land use at 15 dwelling units per acre. Policy 1.1 further states, "As a guideline, the residential use should not exceed 50% of the floor area".

The Future Land Use Policy does permit residential uses. While the intent of the 50% guideline may have been to encourage a vertically integrated mixed-use office/residential project, implementing land development regulations were not adopted into the Unified Land Development Code. Furthermore, the Cambridge Dictionary defines guideline as, “information intended to advise people on how something should be done or what something should be.” Guidelines are recommendations that guide for best practices, while regulations are binding rules that must be obeyed.

Therefore, despite the absence of a regulation requiring strict adherence to the 50% floor area guideline and the absence of companion land development regulations to facilitate this broad goal, staff requested, on two occasions, that the applicant strongly consider allocating at a minimum 2 acres of the site for professional and business office, institutional or associated uses. In response to the request, the applicant stated, ***“The applicant has considered allocating a portion of the property for OPI uses, however, the applicant believes the best use of the property is for multi-family residential use.”***

Staff concludes that the proposed development is consistent with Chapter 2, Future Land Use Element Policy 1.1, of the City of North Port's Comprehensive Plan.

COMPREHENSIVE PLAN - CHAPTER 3 - TRANSPORTATION ELEMENT GOALS, OBJECTIVES, AND POLICIES

Policy 4.4: The City shall continue to implement its Unified Land Development Code to provide adequate access management controls to limit the proliferation of commercial and residential driveways along arterial and collector roadways. Current platted lots with direct access to arterial and collector roadways may continue to develop. When acquiring rights-of-way for future expansions of arterial and collector roadways, the City shall also examine the feasibility of developing parallel access roads/drives that capture residential and non-residential driveway traffic and distribute the traffic to limited points along the arterial or collector roadway.

Staff Findings: The proposed development will be accessed by two means of ingress and egress on the north side of Pocatella Avenue and the south side of McKibben Drive. There will be no vehicular access by driveway onto Sumter Boulevard and no impact on the existing multi-modal trail; therefore, minimizing additional connections onto the arterial road, Sumter Boulevard.

The traffic impact statement provided by the developer included a turn lane analysis of the two intersections along South Sumter Boulevard at Pocatella to determine if left-turn and or/right-turn lane improvements will be required to mitigate project impacts. The existing southbound left-turn lane was evaluated to determine if the current length of this lane would be adequate to accommodate

background traffic and project traffic. It was determined that the existing length is adequate and is not anticipated to require any improvement. At the intersection of South Sumter Boulevard and McKibben Drive, the same approach and evaluation were conducted. The result is that no turn lane improvement is anticipated to be required for this movement. The City's Public Works Engineering Division reviewed the traffic impact statement and raised no issues regarding the determination that no additional turn lanes are warranted.

Staff concludes that the proposed development meets the Comprehensive Plan Transportation Element Goals, Objectives, and Policies, Policy 4.4.

Chapter 8 HOUSING ELEMENT GOALS, OBJECTIVES, AND POLICIES. Goal 1: To promote the preservation and development of high-quality, balanced, and diverse housing options for persons of all income levels throughout the City of North Port.

Objective 1: To provide a variety of housing types and affordability levels to accommodate the present and future housing needs of North Port residents.

Policy 1.3: The City shall continue to encourage private sector efforts through the provision of incentives in the Unified Land Development Code to construct housing alternatives to the single family detached dwelling unit.

Policy 1.7: Accommodate the production of a diversity of type and price of housing through the land use and zoning process to encourage a broad range of housing opportunities, including single/multi-family, owner/rental, and permanent/seasonal, to meet the community's residential and economic needs.

Policy 1.9: Consistent with the Future Land Use Element and the Capital Improvement Element, housing should be located within areas where supporting infrastructure is available or planned including public transit, schools, parks, emergency services, hurricane shelters and utilities.

Policy 6.1: Ensure a compatible relationship between new housing and circulation patterns and encourage pedestrian and bicycle interconnectivity and transit-friendly communities in order to minimize traffic impacts and promote healthy lifestyles.

Staff Findings: This project would provide a housing alternative to single-family attached dwellings, and supply diverse housing options and affordability levels to accommodate the present and future housing needs of North Port residents, as the development will comprise Class A, garden-style luxury mixed-type residential units (apartments and carriage homes). With, Sarasota Memorial Hospital expected to be constructed at the northeast segment of Sumter Boulevard, the

proposed development will provide housing options to accommodate the hospital's workforce.

The Utilities Department has provided written confirmation through a willingness to serve letter that they have the capacity at both water and sewage treatment plants to provide City water and sewer to serve the development.

Connectivity to the existing multi-modal sidewalk on Sumter Boulevard will be provided to support pedestrian and bicycle transportation options. The proposed site is also serviced by SCAT Route #9 with a bus stop at S. Sumter at Pocatella traveling to East Venice Avenue. The Shoppes of North Port and the Coco Plum Villages Shoppes are all within ½ a mile of walking and biking distance supporting the effort to minimize traffic impacts and promoting healthy lifestyles. McKibben Park is located less than ½ mile from the site and offers additional recreational opportunities for both land and water-based activities, such as a canoe/kayak launch, basketball, tennis, and racquetball courts. In addition, Heron Creek Middle School and North Port High School are located within 5 miles of the project site.

The City of North Port Public Works Engineering staff completed a trip generation comparison based on a total of 92,800 square feet of buildings to determine the traffic impact for the proposed residential multi-family use and accessory uses versus the office uses. The comparison is based on the trips in the following scenarios:

- 175 dwelling units, -office use 92,800 square feet (same as proposed multi-family SF)
- Office use 254,826 square feet (based on max. FAR of 11.7 acres, less 35% of open space and 15% of parking).

The trip generation results for the proposed multi-family land use and permitted uses are shown in **(Exhibit E)**.

The calculations show that the proposed multi-family use has a significantly lower traffic impact than the permitted office use, resulting in less adverse impact than the land uses permitted by right.

Staff concludes that the proposed development is consistent with Chapter 8, Goal 1, Objective 1, and Policies 1.3, 1.7, 1.9, and 6.1 of the Comprehensive Plan.

CHAPTER 11 ECONOMIC DEVELOPMENT ELEMENT GOALS, OBJECTIVES, & POLICIES.

Goal 5: Achieve an economically stable community with a superior quality of life.

Policy 5.1.1: Expand urban, sub-urban and neighborhood infill development and redevelopment housing options that support the workforce by planning for development near employment and transportation centers.

Policy 5.1.2: Expand housing options that support the local workforce by planning for development near employment and transportation centers.

Policy 5.1.3: Promote policies and activities that support the quality of life of our targeted workforce.

Policy 5.1.5: Attract young professionals by supporting urban, sub-urban, and neighborhood infill development and redevelopment as the city evolves and grows with new industries and new residents.

Staff Findings: The proposed project will support the expected additional workforce with the new Sarasota Memorial Hospital project and will expand housing options for the existing workforce who do not want homeownership and prefer simplified lifestyles. Professionals who commute can utilize the two bus stops adjacent to the northbound and southbound lanes of Sumter Boulevard and Pocatella. The workforce population employed by the retail and commercial businesses located within Activity Center #1 would have the ability to walk or bike ride to their jobs as the Shoppes of North Port and Cocoplum Village Shoppes are located within a ½ mile, and the other commercial businesses on US-41 are located within 1-2 miles of the site.

Staff concludes that the proposed development is consistent with Chapter 11, Goal 5, and Policies 5.1.1, 5.1.2, 5.1.3, and 5.1.5 of the Comprehensive Plan.

Unified Land Development Code – Chapter 53 – Zoning Regulations, Article VII., Sec. 53-92 – Special Exceptions.

The ULDC Sections 53-90 and 53-91 do not list the multi-family residential use as permitted and prohibited uses and structures in the Office, Professional, Institutional (OPI) Zoning District. However, Section 53-92 provides that any use not explicitly permitted and not expressly prohibited in the OPI may file for a special exception as per Article XXII of Chapter 53 of the ULDC.

Staff Findings: The project proposes a multi-family residential use development comprising a maximum of 175 dwelling units on an 11.7-acre parcel. As multi-family is neither permitted nor prohibited use, the applicant has filed a special exception request concurrently with the development master plan. If the City Commission approves the special exception for the multi-family use and structures through Resolution No. 2022-R-68, the project will comply with Sec. 53-92 of the ULDC.

The project is also consistent with Chapter 2, Future Land Use Element Policy 1.1, of the City of North Port's Comprehensive Plan, as previously stated.

Staff concludes that the proposed development master plan is consistent with this section provided the special exception through Resolution No. 2022-R-68 is approved by Commission.

Unified Land Development Code – Sec. 53-93, 53-94, 53-95, 53-96, 53-97, and 53-98.

These sections address site development by identifying the maximum density/intensity, minimum lot requirements, maximum lot coverage, minimum building size, setbacks, and maximum building height.

Staff Findings: The maximum density for this zoning district is 15 dwelling units per acre. The site is approximately 11.7 acres. The applicant proposes 175 dwelling units that fall within the maximum allowed density. The maximum building height for this zoning district is 70 feet. The proposed multi-family development will comprise of two-story carriage houses and one-story garages adjacent to the residential properties east of the site. The remaining three-story buildings and the single four-story building are placed closer to Sumter Blvd. The maximum building height proposed for this development is 65 feet, under the allowed maximum height. In addition, the site will retain 35% of open space and meet the development standards of the ULDC. With the setbacks, buffers, and separation by the right-of-way, drainage canal, and divided landscaped buffers.

Staff concludes that the proposed development master plan is consistent with these sections of the ULDC.

VI. CONDITIONS

The Development Master Plan application was deemed sufficient on June 27, 2022, for processing and review by the staff development review team (SDR). The Development Master Plan was approved by SDR and staff is recommending the following conditions:

Condition #1 – Perimeter fencing shall be decorative wrought iron or similar to **Figures 1 and 2** located on page 3 of the staff report and painted black or City Center Green. Fencing shall include decorative entry features at Pocatella Ave and McKibben Dr. If a masonry wall is to be utilized for the site, it shall be placed at the rear of the site adjacent to the drainage ROW and painted to match the buildings. The remaining sides shall be decorative fencing and include a decorative entry feature at the two entrances to the site.

Condition #2 - Decorative lights and poles shall be placed in those areas abutting the pedestrian walkways adjacent to Sumter Blvd, McKibben Dr, and Pocatella Ave (**Figure 3**) found on page 3 of the staff report. All decorative lights and poles, including those in the parking areas, shall be painted black or City Center Green.

VII. FISCAL IMPACT ANALYSIS

Staff performed a fiscal impact analysis of the proposed Development Master Plan (**Exhibit D**). The analysis was conducted at 5, 10, and 20-year intervals. The model assesses the operating revenue and expenses to the City from new developments. The application finds that within the first five years, the City of North Port would realize a net fiscal benefit of \$1,056,653 with the proposed multi-family use and a net benefit of \$3,894,413 at year 20.

VIII. PUBLIC HEARINGS

| | |
|--|--|
| Planning & Zoning Advisory Board Public Hearing | December 15, 2022 9:00 AM or as soon thereafter |
| City Commission Public Hearing | January 10, 2023 10:00 AM or as soon thereafter |

IX. RECOMMENDED MOTION

The Planning & Zoning Division recommends that the Planning & Zoning Advisory Board recommend approval of **DMP-22-124, Pocatella Multi-Family**, with staff conditions and motion as follows:

I move to recommend approval of Petition **DMP-22-124, Pocatella Multi-Family**, with the following conditions:

Condition #1 – Perimeter fencing shall be decorative wrought iron or similar to Figures 1 and 2 (located on page 3 of the staff report) and painted black or City Center Green. Fencing shall include decorative entry features at Pocatella Ave and McKibben Dr. If a masonry wall is to be utilized for the site, it shall be placed at the rear of the site adjacent to the drainage ROW and painted to match the buildings. The remaining sides shall be decorative fencing and include a decorative entry feature at the two entrances to the site.

Condition #2 - Decorative lights and poles shall be placed in those areas abutting the pedestrian walkways adjacent to Sumter Blvd, McKibben Dr, and Pocatella Ave (Figure 3) (found on page 3 of the staff report). All lights and poles, including those in the parking areas, shall be painted black or City Center Green.

And find that, based on competent substantial evidence shows that the proposed development master plan does comply with the North Port Comprehensive Plan Chapter 2 – Future Land Use Goal 1, Future Land Use Policy 1.1, Chapter 3, Policy 4.4, Chapter 8, Goal 1, Objective 1 and Policies 1.3, 1.7, 1.9, and 3.1, Chapter 11, Goal 5, and Policies 5.1.1, 5.1.2, 5.1.3, and 5.1.5, and Sections 53-92, 53-93, 53-94, 53-95, 53-96, 53-97, and 53-98 of the Unified Land Development Code.

X. ALTERNATIVE MOTION

APPROVAL of **DMP-22-124, Pocatella Multi-Family** with Alternative Waivers and/or conditions

I move to recommend approval of Petition DMP-22-124, Pocatella Multi-Family with [no] waivers and/or [without] conditions [or any combination of waivers or conditions] and find that, based on competent substantial evidence, the development master plan complies with the North Port Comprehensive Plan and the Unified Land Development Code.

DENY DMP 22-124, Pocatella Multi-Family.

I move to recommend denial of Petition DMP-22-124.

XI. EXHIBITS

| Exhibits |
|--|
| A-1. Affidavit |
| A-2. Warranty Deed |
| B. Development Master Plan |
| C. Neighborhood Meeting Documents |
| D. Fiscal Impact and Job Creation Analysis |
| E. Trip Generation Comparison |
| F. Elevations |

Exhibit A-1 Affidavit

AFFIDAVIT

I (the undersigned), Jeffery A. Boone, Esq. (agent) being first duly sworn, depose and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner of the property described and which is the subject matter of the proposed application; that all answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application are honest and accurate to the best of my knowledge and belief. I understand this application must be complete and accurate before the application can be processed or hearing can be advertised, and that I am authorized to sign the application by the owner or owners. I authorize City of North Port staff and agents to visit the site as necessary for proper review of this application. If there are any special conditions such as locked gates, restricted hours, guard dogs, etc., please provide the name and telephone number of the individual who can allow access.

Sworn and subscribed before me this 25th day of JANUARY, 2022

Signature of Applicant or Authorized Agent: [Handwritten Signature] Print Name and Title: Jeffery A. Boone, Esq. (agent)

STATE OF Florida COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 25th day of JANUARY, 2022, by Jeffery A. Boone NA who is personally known to me or has produced as identification.

Signature - Notary Public: [Handwritten Signature]



AFFIDAVIT AUTHORIZATION FOR AGENT/APPLICANT

I, Zia Butt, property owner, hereby authorize Jeffery A. Boone, Esq. (agent) to act as Agent on our behalf to apply for this application on the property described as (legal description) 4851 Pocatello Avenue- PID# 1001-16-0001

Owner: [Handwritten Signature] Date: 01/24/2022

STATE OF Florida COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 24th day of JANUARY, 2022, by ZIA BUTT who is personally known to me or has produced as identification.

Signature - Notary Public: [Handwritten Signature]

(Place Notary Seal Below)

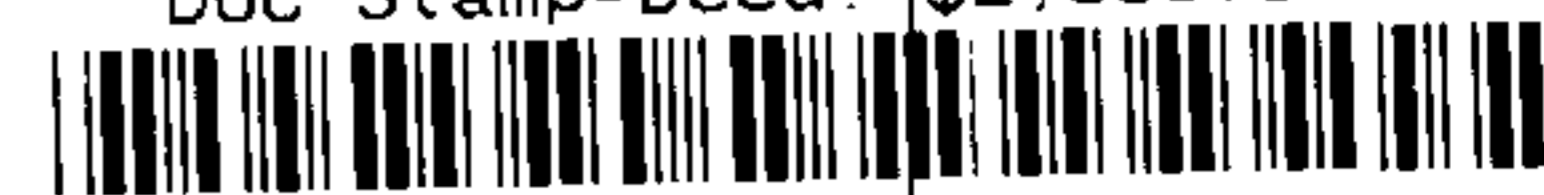


PREPARED BY/RETURN TO:
MELLOR & GRISSINGER
13801 - D Tamiami Trail
North Port, FL 34287
Tel: (941) 426-1193

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2015078119 1 PG(S)
June 25, 2015 09:32:53 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Recording: \$10.00
Revenue Stamps: \$2,555.00

Doc Stamp-Deed: \$2,555.00



SPECIAL WARRANTY DEED

THIS INDENTURE, Made this 6th day of June 2015, between **NORTH PORT RETIREMENT CENTER, INC.**, Grantor, whose post office address is 4950 Pocatella Avenue, North Port, FL 34287 and **ZIA BUTT**, a married man, Grantee, whose post office address is 4950 Pocatella Avenue, North Port, FL 34287.

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee heirs and assigns forever, the following described land situate, lying and being in Sarasota County, Florida to wit:

Tract D, 1st REPLAT OF 40th ADDITION TO PORT CHARLOTTE SUBDIVISION, a subdivision according to the plat thereof, recorded in Plat Book 26, Page 33, of the Public Records of Sarasota County, Florida. Property ID No.: 1001160001.

THIS INSTRUMENT has been prepared without benefit of title examination or opinion at the request of the parties hereto.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

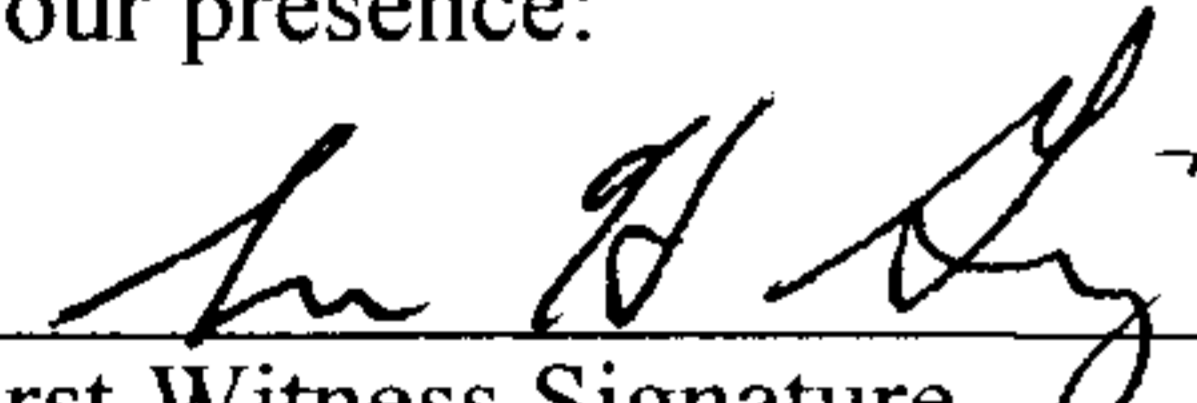
To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 2014.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first written above.

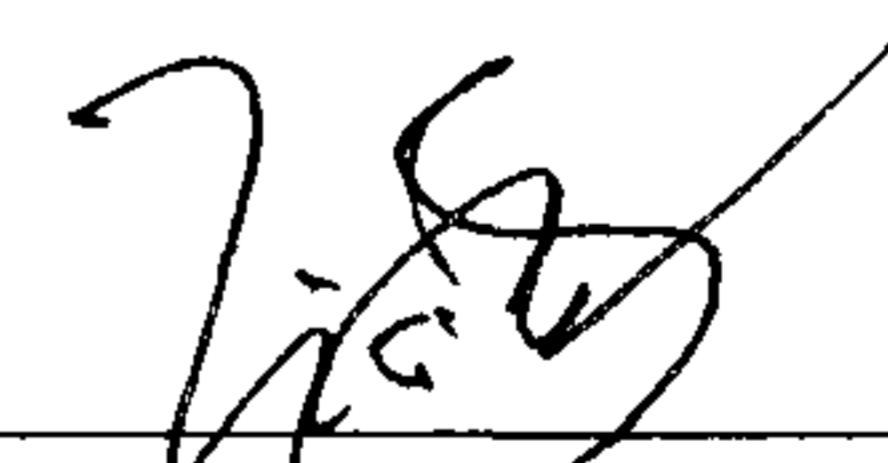
Signed, sealed and delivered
In our presence:

NORTH PORT RETIREMENT CENTER, INC.

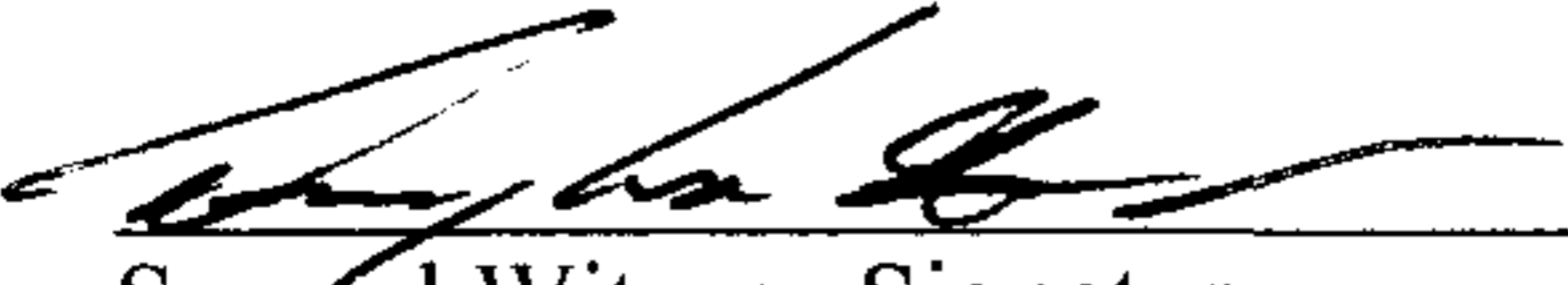


First Witness Signature
Susan H. Grissinger

Print Name of First Witness



By: **ZIA BUTT, President**



Second Witness Signature
Douglas W. Grissinger

Print Name of Second Witness

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 6th day of June, 2015, by **ZIA BUTT**, as President of North Port Retirement Center, Inc, who is personally known to me, or, who produced _____ as identification.

My Commission Expires:



DOUGLAS W. GRISSINGER
MY COMMISSION # EE 843055
EXPIRES: October 11, 2016
Elected Thru Budget Notary Services

Sign 

NOTARY PUBLIC

DEVELOPMENT MASTER PLAN



SITE STATISTICS

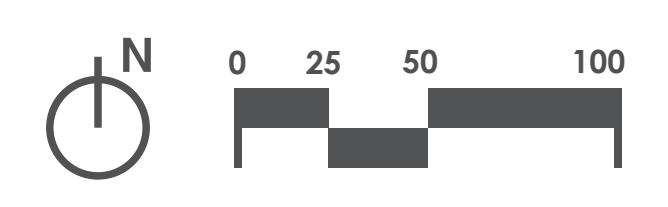
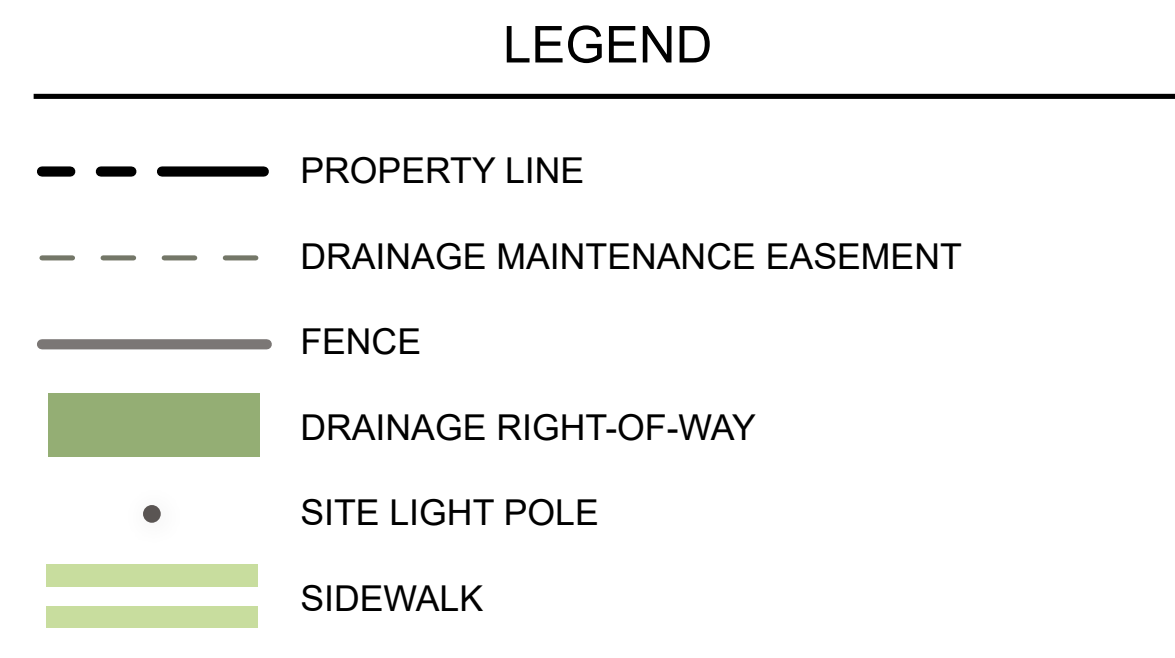
CURRENT LAND USE: PROFESSIONAL OFFICE/INSTITUTIONAL
 CURRENT ZONING: OPI (OFFICE/PROFESSIONAL/INSTITUTIONAL)
 LAND AREA: 11.7 ACRES
 ALLOWABLE DENSITY: 15 UNITS PER ACRE
 MAXIMUM ALLOWABLE NUMBER OF UNITS: 175 UNITS
 PROPOSED NUMBER OF UNITS: 175
 PARKING REQUIRED: 1.5 SPACES PER UNIT PLUS 2 FOR OWNER OR MANAGER PLUS 1 PER EVERY 10 UNITS = $(175 \times 1.5) + 2 + 175/10 = 282$ SPACES.
 PARKING PROVIDED: 282 SPACES MINIMUM.
 WATER AND SEWER: CITY OF NORTH PORT CENTRAL WATER AND SEWER

PROPOSED AREA

BUILDING COVERAGE = 92,800 SQUARE FEET (18%)
 OTHER IMPERVIOUS = 145,000 SQUARE FEET (29%)
 TOTAL OPEN SPACE REQUIRED = 35%
 TOTAL OPEN SPACE = 271,850 SQUARE FEET (53%)

NOTES

INTERIOR LANDSCAPING SHALL MEET THE REQUIREMENTS PER CHAPTER 21 OF THE ULDC



CONCEPTUAL LANDSCAPE PLAN

Exhibit B - Development Master Plan



BUFFER 2: TYPE "C" - 429 LF
 REQUIRED: 10' WIDTH, 1 TREE / 40 LF, AND 1 SHRUB / 3 LF
 REQUIRED = 11 TREES, 143 SHRUBS

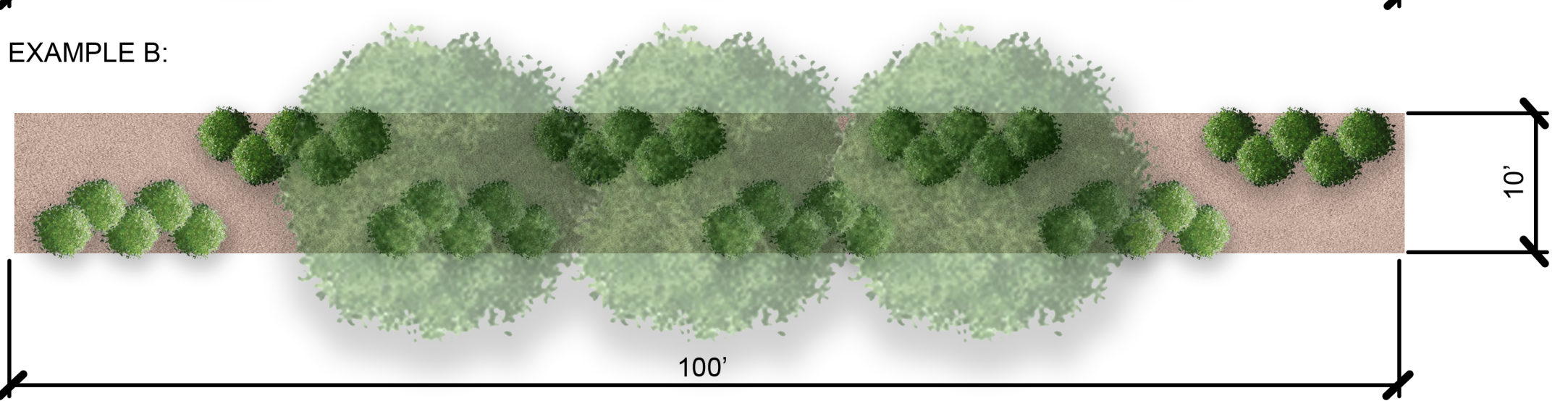
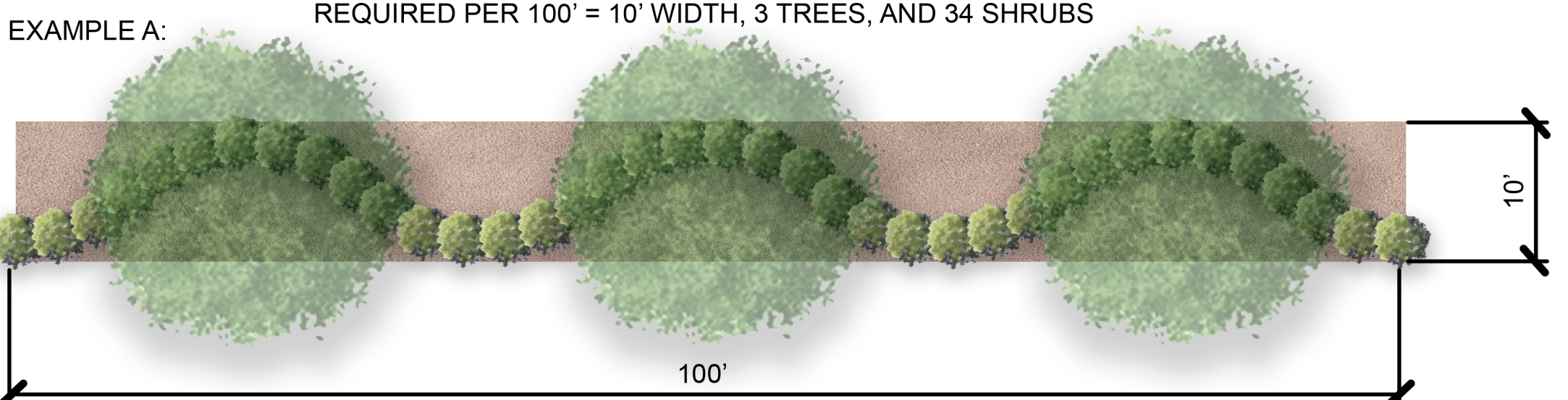
BUFFER 1: TYPE "C" - 957 LF
 REQUIRED: 10' WIDTH, 1 TREE / 40 LF AND 1 SHRUB / 3 LF
 REQUIRED = 23 TREES, 323 SHRUBS

BUFFER 3: TYPE "C" - 1,100 LF
 REQUIRED: 10' WIDTH, 1 TREE / 40 LF, AND 1 SHRUB / 3 LF
 REQUIRED = 28 TREES, 367 SHRUBS

BUFFER 4: TYPE "C" - 588 LF
 REQUIRED: 10' WIDTH, 1 TREE / 40 LF, AND 1 SHRUB / 3 LF
 REQUIRED = 15 TREES, 196 SHRUBS

TYPICAL 100' LANDSCAPE SEGMENT

TYPE "C" BUFFER PER CITY OF NORTH PORT LAND DEVELOPMENT CODE
 REQUIRED: 10' WIDTH, 1 TREE / 40 LF, AND 1 SHRUB / 3 LF
 REQUIRED PER 100' = 10' WIDTH, 3 TREES, AND 34 SHRUBS

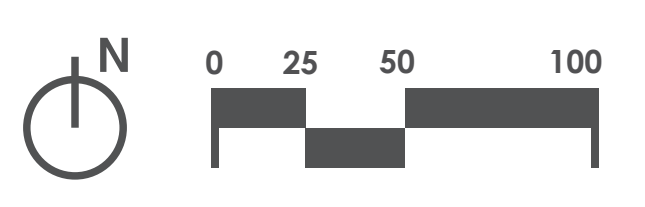


LEGEND

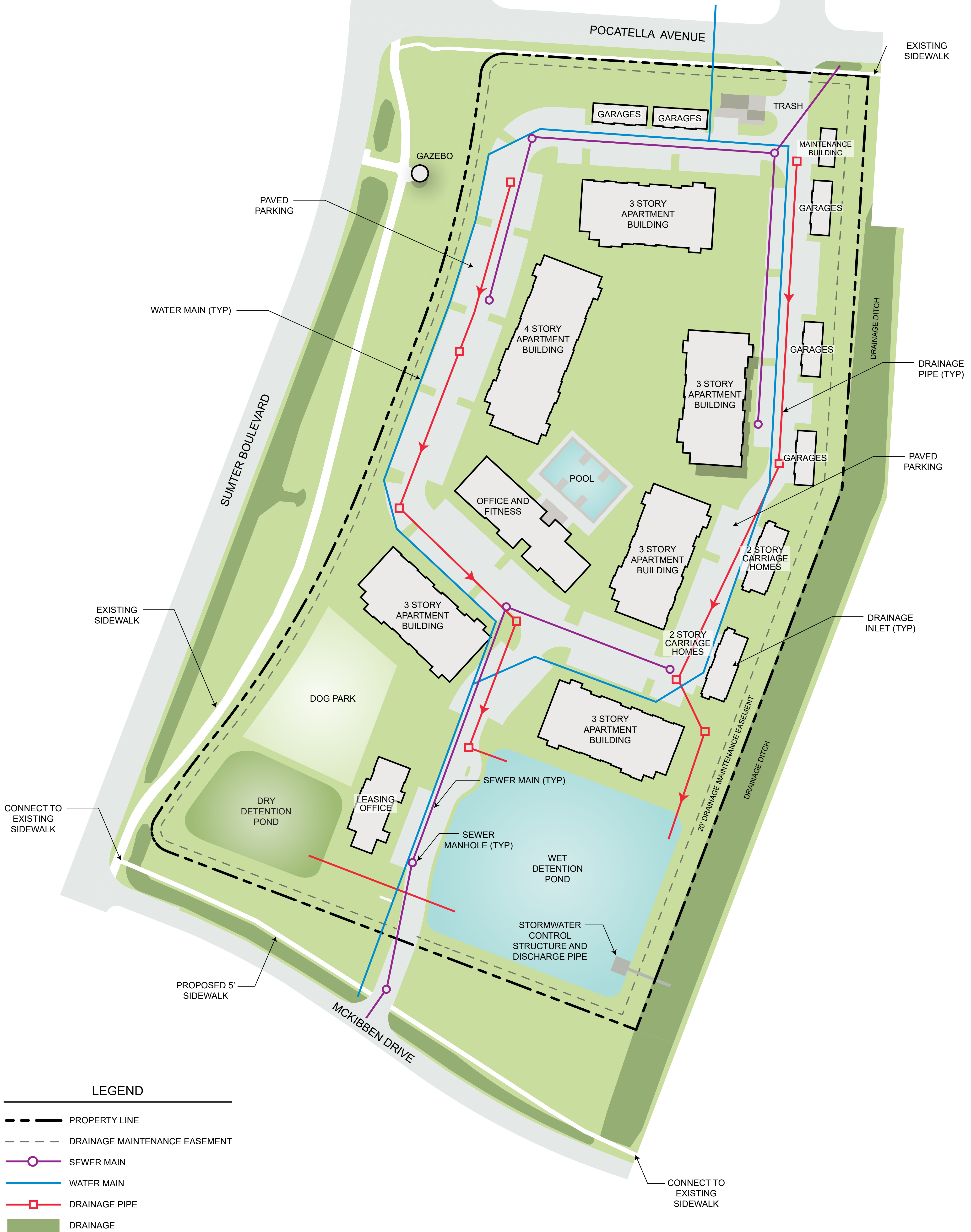
- PROPERTY LINE
- DRAINAGE MAINTENANCE EASEMENT
- LANDSCAPE BUFFER
- DRAINAGE RIGHT-OF-WAY

NOTES

INTERIOR LANDSCAPING SHALL MEET THE REQUIREMENTS PER CHAPTER 21 OF THE ULDC

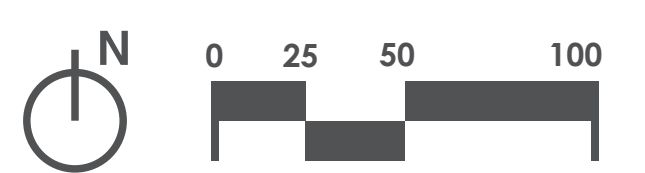


CONCEPTUAL UTILITY AND DRAINAGE



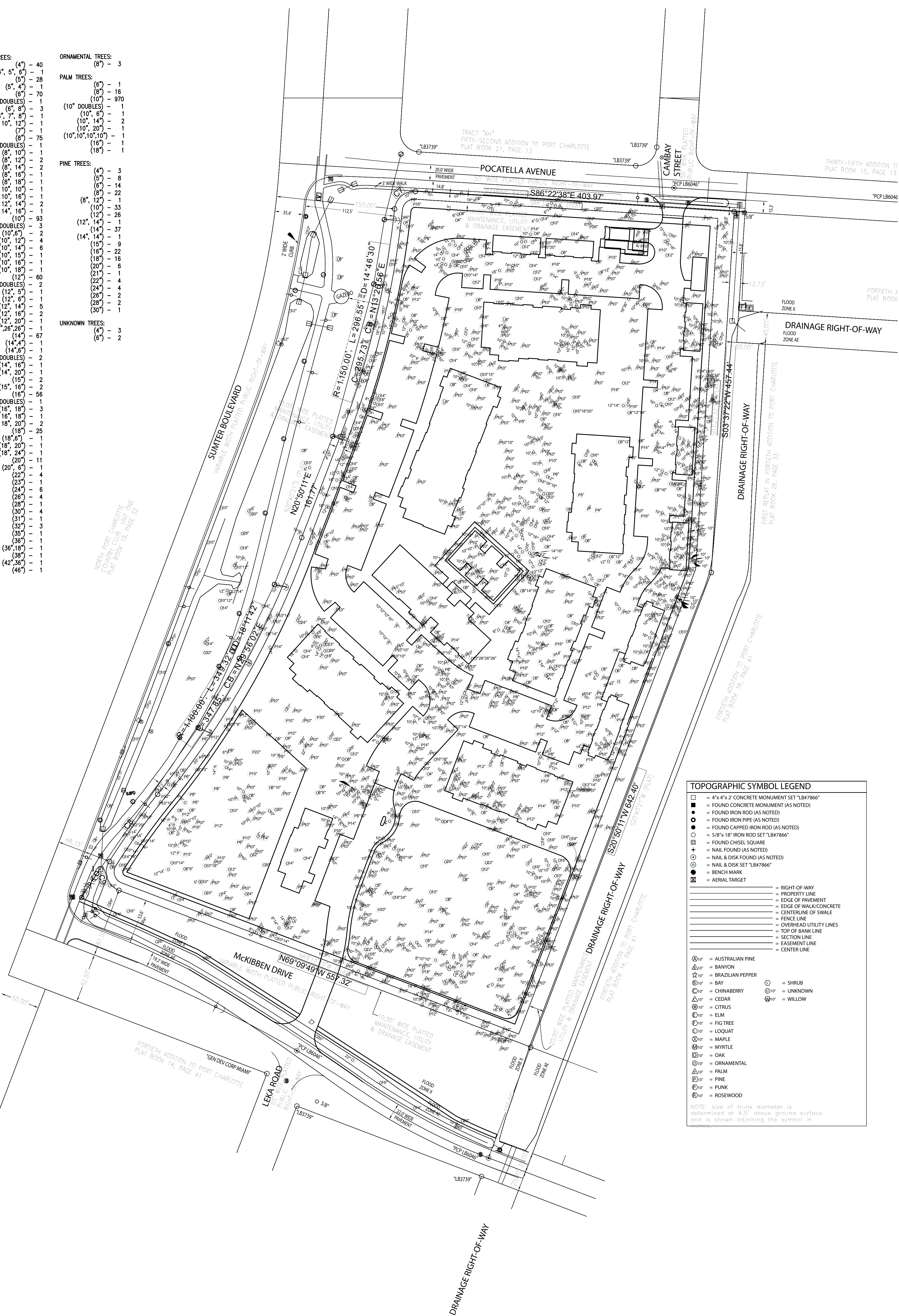
LEGEND

- PROPERTY LINE
- DRAINAGE MAINTENANCE EASEMENT
- SEWER MAIN
- WATER MAIN
- DRAINAGE PIPE
- DRAINAGE



TREE SURVEY OVERLAY

| | |
|--------------------------|--------------------------|
| OAK TREES: | ORNAMENTAL TREES: |
| (4") - 40 | (8") - 3 |
| (4", 4", 5", 6") - 1 | |
| (5") - 28 | PALM TREES: |
| (6") - 70 | (6") - 1 |
| (6" DOUBLES) - 1 | (8") - 16 |
| (6", 8") - 3 | (10") - 970 |
| (6", 7", 8") - 1 | (10" DOUBLES) - 1 |
| (6", 10", 12") - 1 | (10", 6") - 1 |
| (7") - 1 | (10", 14") - 2 |
| (8") - 75 | (10", 20") - 1 |
| (8" DOUBLES) - 1 | (18") - 1 |
| (8", 10") - 1 | (18") - 1 |
| (8", 12") - 2 | |
| (8", 16") - 1 | PINE TREES: |
| (8", 18") - 1 | (4") - 3 |
| (8", 10", 10") - 1 | (6") - 8 |
| (8", 10", 16") - 1 | (6") - 14 |
| (8", 12", 14") - 2 | (8") - 22 |
| (8", 14", 16") - 1 | (10") - 33 |
| (10") - 93 | (12") - 26 |
| (10" DOUBLES) - 2 | (12", 14") - 1 |
| (10", 6") - 4 | (14") - 37 |
| (10", 12") - 2 | (14", 14") - 1 |
| (10", 14") - 6 | (16") - 9 |
| (10", 15") - 1 | (16", 18") - 22 |
| (10", 16") - 1 | (18") - 16 |
| (10", 18") - 1 | (20") - 6 |
| (12") - 60 | (21") - 1 |
| (12" DOUBLES) - 2 | (22") - 4 |
| (12", 5") - 1 | (24") - 4 |
| (12", 6") - 1 | (26") - 2 |
| (12", 14") - 5 | (30") - 1 |
| (12", 16") - 2 | |
| (12", 20") - 1 | UNKNOWN TREES: |
| (12", 26", 28", 28") - 1 | (4") - 3 |
| (14", 4") - 1 | (6") - 2 |
| (14", 6") - 1 | |
| (14" DOUBLES) - 2 | |
| (14", 16") - 1 | |
| (14", 20") - 1 | |
| (15", 15") - 2 | |
| (15", 16") - 2 | |
| (16") - 56 | |
| (16" DOUBLES) - 1 | |
| (16", 18") - 3 | |
| (16", 18", 18") - 1 | |
| (16", 18", 20") - 2 | |
| (18") - 25 | |
| (18", 6") - 1 | |
| (18", 20") - 1 | |
| (18", 24") - 1 | |
| (20") - 11 | |
| (22") - 4 | |
| (23") - 1 | |
| (24") - 6 | |
| (26") - 4 | |
| (28") - 1 | |
| (30") - 4 | |
| (31") - 1 | |
| (32") - 3 | |
| (35") - 1 | |
| (36") - 1 | |
| (36", 18") - 1 | |
| (38") - 1 | |
| (42", 36") - 1 | |
| (46") - 1 | |



TOPOGRAPHIC SYMBOL LEGEND

| | |
|---|--|
| ■ | = 4"x4"x2' CONCRETE MONUMENT SET "LB#7866" |
| ● | = FOUND CONCRETE MONUMENT (AS NOTED) |
| ○ | = FOUND IRON ROD (AS NOTED) |
| ○ | = FOUND IRON PIPE (AS NOTED) |
| ○ | = FOUND CAPPED IRON ROD (AS NOTED) |
| ○ | = 5/8"x 18" IRON ROD SET "LB#7866" |
| □ | = FOUND CHISEL SQUARE |
| + | = NAIL FOUND (AS NOTED) |
| ○ | = NAIL & DISK FOUND (AS NOTED) |
| ○ | = NAIL & DISK SET "LB#7866" |
| ● | = BENCH MARK |
| ⊙ | = AERIAL TARGET |
| — | = RIGHT-OF-WAY |
| — | = PROPERTY LINE |
| — | = EDGE OF PAVEMENT |
| — | = EDGE OF WALK/CONCRETE |
| — | = CENTERLINE OF SWALE |
| — | = FENCE LINE |
| — | = OVERHEAD UTILITY LINES |
| — | = TOP OF BANK LINE |
| — | = SECTION LINE |
| — | = EASEMENT LINE |
| — | = CENTER LINE |

| | | | |
|---|--------------------|---|-----------|
| ⊙ | = AUSTRALIAN PINE | ⊙ | = SHRUB |
| ⊙ | = BANYON | ⊙ | = UNKNOWN |
| ⊙ | = BRAZILIAN PEPPER | ⊙ | = WILLOW |
| ⊙ | = BAY | | |
| ⊙ | = CHINABERRY | | |
| ⊙ | = CEDAR | | |
| ⊙ | = CITRUS | | |
| ⊙ | = ELM | | |
| ⊙ | = FIG TREE | | |
| ⊙ | = LODGEPOLE | | |
| ⊙ | = MAPLE | | |
| ⊙ | = MYRTLE | | |
| ⊙ | = OAK | | |
| ⊙ | = ORNAMENTAL | | |
| ⊙ | = PALM | | |
| ⊙ | = PINE | | |
| ⊙ | = PUNK | | |
| ⊙ | = ROSEWOOD | | |

NOTE: size of trunk diameter is determined at 4.5' above ground surface and is shown adjoining the symbol in

Exhibit C - Neighborhood Meeting Documents

Neighborhood Meeting Notice

FOR: Proposed Special Exception and Development Master Plan

DATE: August 18, 2022

TIME: 5:00 PM

LOCATION: Dallas White Park - Scout House
5845 Greenwood Ave, North Port, FL 34287

Contact: Boone Law Firm, P.A. – (941) 488-6716

A neighborhood meeting will be held to discuss a proposed Special Exception and Development Master Plan for an 11.7 +/- acre property located at 4951 Pocatella Avenue to allow for development of up to 175 multi-family residential units. This is not a public hearing. The purpose of the workshop is to inform the neighboring residents of the nature of the project, to solicit suggestions and comments, and discuss the proposed plan. Below is a location map of the parcel.

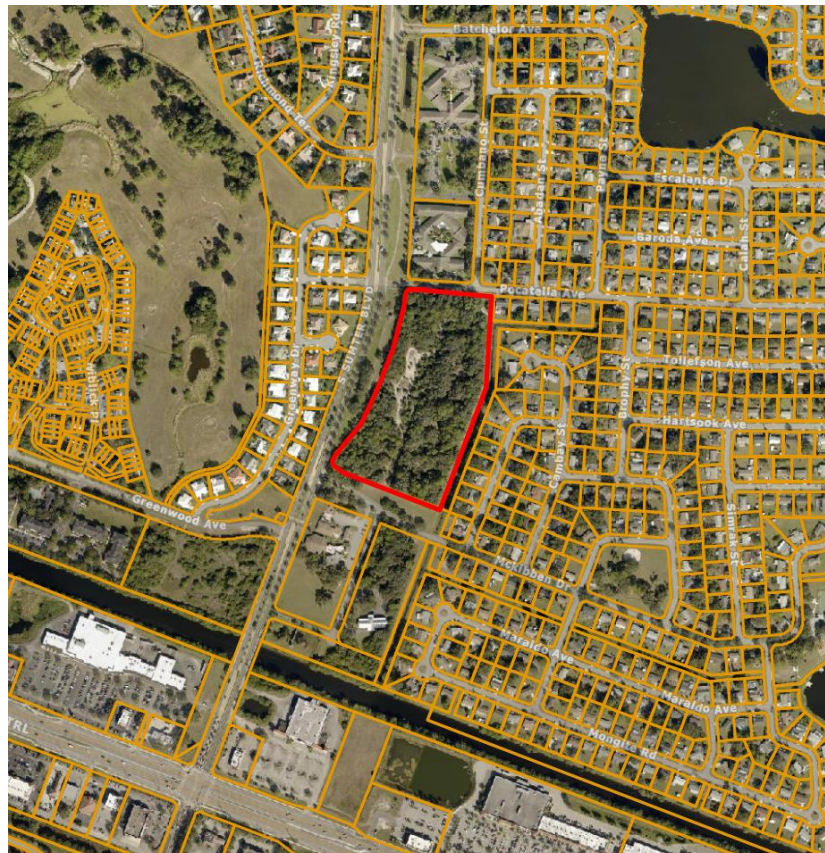


Exhibit C - Neighborhood Meeting Documents

NAME1

ISAACKSZ CLAUDE
TOIVONEN KENT W (E LIFE EST)
VEZMAR MILORAD
16979 TTS LLC
16979 TTS LLC
ACOSTA BLAS
ACOSTA GEORGE S
ADAIR EUGENE B
AFONSO CHARLES R
AFRIAT CHARLES
AGGANIS DEMO (LIFE EST)
AINSCO MARK (LIFE EST)
ALEGRIA MIGUEL LEAL
ALEXANDER VERNON M (E LIFE EST)
ALLYN L LORD AND BETTY D LORD REVOCABLE TRUST
ALTAMIRANO XAVIER
AMENT SOUTH LLC
ANDACS AGOSTON TIBOR
ANDERSON DAVID E
ANDERSON ROBERT
ANDRES ROBERT J
ARVM 5 LLC
AUDETTE ROLAND C
BAF ASSETS 2 LLC
BAF ASSETS 3 LLC
BAF ASSETS 4 LLC
BAIRD AUSTIN
BAKER PRISCILLA PAM MC KINNEY
BAPTISTA DONNA BILADEAU
BARAN BARBARA
BARTOLOTTA ADAM
BAUMAN WILLIAM H
BAYER JENNIFER LYNN
BELYEU BARBARA L
BIGNOLI JOAN
BILADEAU-BAPTISTA DONNA J
BILIK BORIS
BIZZY BIZ CLEANUP AND GRADING INC
BOBIC GENE LEE
BODNAR SERGIY
BORTZ HARRY A
BOVA DONALD R
BOWERSOX KURTIS A
BOWSER MICHELE M
BOYD RICHARD LEE
BREDESON RICHARD A (E LIFE EST)

NAME_ADD2

ISAACKSZ MARLENE
TOIVONEN BEVERLY A (E LIFE EST)

16979 TTS LLC
ACOSTA SILVIA
BALDIZZI-ACOSTA ANITA

AFONSO MARGARET M

AGGANIS L PATRICIA (LIFE EST)
AINSCO RANEE (LIFE EST)

ALEXANDER SUSAN M (E LIFE EST)
LORD ALLYN L (TTEE)
VILLAMAR GUILLERMO

ANDERSON MARGARET A
ANDERSON LINDA
ANDRES ELIZABETH A

AUDETTE LISA M

BAKER WENDRETH PAIGE

BARAN KRZYSZTOF JAKUB
BARTOLOTTA DANETTE
BAUMAN JEANNINE M

BILIK OKSANA

TITARCHUK LARISA
BORTZ BEVERLY A
BOVA WENDY L

Exhibit C - Neighborhood Meeting Documents

BRIGHT ROGER
BROMLEY DONALD J
BROOKS JOHNNY D
BROWN CRAIG A
BROWN IRIS E (E LIFE EST)
BROWNA LEONARD
BROWNELL DENNIS D
BULLARD DOUGLAS M
BURBOL BOB R
BURGESS GARRY W
BURKETT WILLIAM A
BUTORAC GREGORY P
BUTT ZIA
CABRERA LUCY
CAPSUTO AMANDA R
CAPUTO DANIEL
CAROL A BAILEY REVOCABLE LIVING TRUST
CHAMBERLAIN IRIS
CHAMBERS-GILBERT MARIA ALEXANDRA
CHAPMAN STACY
CHEESEMAN MAUDE D
CHERIE T SMEDLEY IRREVOCABLE OBRA TRUST
CHILD PROTECTION CENTER INC
CHLEBOWSKI RITA A
CHRIST MARYLIN
CHUMBLEY MICKEY R
CHWOJKO KATARZYNA
CIELESZKO STEVEN J
CLAXTON TAMISHA L
COHEN VICTOR M
COKE GINA T
COLLINS WILLIAM M
COLON-BUZATU GLORIA ESTELLE
COMMUNITY DEVELOPMENT GROUP INC
CONCEPCION LOUIS A
CONWAY ALETA M
CONWAY FAMILY LIVING TRUST
CONWAY JR JAMES F
CONWAY MICHAEL A
COOK MERCEL DAVID JR
COOPER ERNEST M
COOPER ROBERT W TTEE
COPELAND ARDIS A
CORBIN ASHLEY
COREL APRIL
COUP JR DONALD L
CPI/AMHERST SFR PROGRAM II OWNER LLC

BRIGHT JOHNETTA
BROMLEY BARBARA J
BARRETT CHRISTINE L
BROWN KELLY A

BULLARD KATHLEEN A

BURGESS DUANNE M
BURKETT CAROLE R
BUTORAC MARION

MARTINEZ CARLOS
CAPSUTO BRUCE D

CHAMBERLAIN DANIEL WEBSTER III

CHEESEMAN MATTHEW
SMEDLEY CHERIE T (F/B/O)

CHRIST GEORGE B
CHUMBLEY LINDA L
CHWOJKO EDWARD

CLAXTON MARCEL J
COHEN BRENDA W

COLLINS GAIL E

CONCEPCION KATHY A

CONWAY CORAZON R

BELL PATRICIA JANE

Exhibit C - Neighborhood Meeting Documents

| | |
|--|----------------------------|
| CREED GERALD P | |
| CRISWELL ERIC EUGENE | CRISWELL MEGAN J |
| CROMER JORDAN | |
| CROSS KAMI | |
| CROSS PAUL MICHAEL | |
| CSANKI MICHAEL C | |
| CSMA FT LLC | |
| CULP DAVID | CULP CANDYCE |
| CZIKOWSKY SETH | CZIKOWSKY ANDREA |
| DAGLEY PAUL M | DAGLEY CHRISTA JANE |
| DAVIDSON JERRY D | DAVIDSON KELLY A |
| DAVIDSON TRISHA D | |
| DAVIS JAMES R | DAVIS JANET L |
| DIORIO MARIA E | DIORIO FRANK |
| DIXON KYLE ROBERT | DIXON RONALD LEE |
| DODGE EDWARD W | |
| DOLAN MARK D | |
| DORIS M BLANKENSHIP REVOCABLE TRUST | BLANKENSHIP DORIS M (TTEE) |
| EDWARDS GARY | EDWARDS METZA |
| EDWARDS JAMES H | |
| EDWARDS WILMA D | KERRY NORMA J |
| EIK STEVEN D | EIK JESSICA A |
| ELAINE JEAN GREIF FLORIDA REVOCABLE LIVING TRUST | |
| ELLIGSON SUSAN M | |
| ELLIS HERMIN L | |
| ELLISON DENNIS J | |
| ELSENHEIMER ERIN MICHELLE | ELSENHEIMER DAVID LLOYD |
| EMERY ROBERT M | |
| ENCHAUTEGUI ROBERTO DIAZ | DIAZ STACEY |
| ENSOR MIRIAM A | TRAINHAM DONALD R |
| ERITZ ELIZABETH A | ERITZ JOSEPH C |
| ESCARRA ROY A | |
| ESTRA GERTY | |
| EVANISH MYRNA L (E LIFE EST) | |
| F & A ATLANTIC INC | |
| FAIRWAY VILLAS PROPERTY OWNERS ASSN | |
| FARRELL PETER | FARRELL GEORGINA |
| FARRIS ALAN | FARRIS CAROL |
| FENN JOHN K | RABECK STEPHEN P |
| FERGUSON ABSALOM | |
| FLEMING SHIRLEY B | FLEMING SR DOUGLAS S |
| FOX JAMIE C | FOX DENISE N |
| FOYE STEPHEN | FOSS DAWN |
| FRASER KENTON | |
| FREEMAN ERIC A | |
| FREIN TERRY D | FREIN KRISTIE G |
| FREYBERG LARRY W | |

Exhibit C - Neighborhood Meeting Documents

FULMER KEVIN M
GARRAUS JOSE M (E LIFE EST)
GARRETT HEATHER L
GENS ROBERT E
GERMAIN BERNARD
GERSTUNG JOHN C
GIACOBOZZI RACHEL A
GILLHOUSE MARK A
GLASGOW ROBERT
GLENN JOSEPH C
GLORIOSO MARGARET A
GOLDMAN BENJAMIN JOSEPH
GRAHAM TIMOTHY
GREBE STEVEN
GREEN SARAH JO
GREENHAM JR WILLIAM
GREIF JOSEPH P JR
GROOVER BARBARA J
GROS ZORA
GROSS PAGIE J
GUEVARA IV PEDRO
GUTIERREZ PEDRO
HAJDU STEVEN
HALE JOSHUA
HALE JR MORRIS A
HARDWOOD HILLS GOLF COURSE LLC
HARMON-POIRIER JANET
HART SABRINA L
HART WILLIAM W
HARVEY CHARLES
HAYES BRADLEY S
HENRIKSSON WILLIAM J
HENRY DARRYL W
HESTER GLENN
HOANG PHUOC (E LIFE EST)
HOGREFE LIVING TRUST
HOLUB EUGENIA
HOME SFR BORROWER IV LLC
HOME SFR BORROWER LLC
HOPKINS NEAL R
HORTON GAIL
HOSA PAMELA J
HOUP GARY RAY
HOWARD STEPHANIE S
HRYTSKEVICH NELYA S
HUDSON JOHN A
HUSS JOHN TIMOTHY

FULMER KRISTY
GARRAUS MARIA M (E LIFE EST)
LAKEMAN CHRISTOPHER S
GENS CONSTANCE E

GIACOBOZZI KEITH
GILLHOUSE SANDRA J
GLASGOW CHRISTINE
GLENN PAMELA
GLORIOSO PAUL L

GRAHAM THERESA
GREBE REBECCA

GREENHAM MILDRED F

JACOBS S LIBA
DOWNEY VIRGINIA
GUEVARA SHARON M
GUTIERREZ YURI CATALINA

HALE AMY
DOCTER B CHRISTINE

SATTERLEY CRAIG
HART KATHLEEN A
HARVEY MARY

HENRY CLARA J
HESTER NITA L

HOGREFE SUSAN M (CO-TTEE)

HRYTSKEVICH DANIL

Exhibit C - Neighborhood Meeting Documents

| | |
|--|-------------------------------|
| INORIO DONNA (E LIFE EST) | |
| IODICE JOSEPH W | IODICE CAROLE |
| ISHAC BEVERLY A (E LIFE EST) | |
| IZAGUIRRE FRANCISCO MIGUEL | VIDAL DANIELA E PEREZ |
| JACHOWICZ ROMAN A | SCANLAN TIMOTHY J |
| JACK & JULIA S HEDGES REVOCABLE TRUST | HEDGES JULIA CO-TTEE |
| JACKSON JEFFREY H | |
| JAMES HART AND CAROL J GLASS JOINT TRUST | GLASS JAMES H (TTEE) |
| JANSSON SAIDE C | |
| JLG RESIDENTIAL HOLDINGS II LLC | |
| JOHNSON DEBRA | |
| JOHNSON DIANA (LIFE EST) | JOHNSON MARGARET ELLEN |
| JOHNSON JAMES E JR | JOHNSON DEBORAH L |
| JONES MARK A | JONES ZULEMA |
| JOSEPH R SPUGLIO REVOCABLE TRUST | DARLENE PAIVA REVOCABLE TRUST |
| KAIL MICHAEL A | KAIL PATRIECE A |
| KAMP JAMES | |
| KANWISHER JOHN WALTER | |
| KEILTY FAMILY REVOCABLE TRUST | |
| KHALSA SIRI LAKSHMI KAUR | |
| KIEL JEFFREY S | KIEL PATRICIA G |
| KIFYUK OKSANA | |
| KINDSTEDT ELLEN L | |
| KOPFHAMER ANNA LEE | KOPFHAMER WILLIAM |
| KORPONAY MARIAN | |
| KOSLOW KENNETH A | |
| KOUTELIAS KONSTANTINOS | SPELLERI MARIA M |
| KOWALCZYK WOJCIECH | |
| KRAFT DAVID A | KRAFT RUTH |
| KREITZER MARGARET A | |
| LADDARAN ANGELINE T | |
| LAMB WADE C | LAMB REBECCA A |
| LAMOUREUX MARK M | LAMOUREUX DEANNA L |
| LANDON KILCHA | |
| LANGLAIS HERVE N | |
| LANPHER WARREN E | LANPHER SHARON A |
| LECESSE JOSEPH | |
| LEWIN EVAN | KULA JENA RENEE |
| LEWIS LENITA J | |
| LEWIS THOMAS LYNN II | LEWIS JOCELYN EVELYN CARLEEN |
| LIEBERMANN KEITH E | |
| LINDA M GROTHER REVOCABLE TRUST | GROTHER LINDA M (TTEE) |
| LINDERS ROSANNE T (E LIFE EST) | |
| LINEBERGER LEAH | |
| LIVEK JAMES E | LIVEK KRISTEN M |
| LOOMIS KURT DUNN | LOOMIS YELENA |
| LOPEZ ANA | |

Exhibit C - Neighborhood Meeting Documents

| | |
|--|----------------------------|
| LORETI MAUREEN | LORETI LISA |
| LOVESKY BRIAN | |
| LULKA VERA | |
| LUPI VICTOR | EVERNHAM KRISTIN |
| LYNN ASHLEY C | |
| MAHONEY SR KEVIN M | MAHONEY GRETA M |
| MAKSYM BOGDAN | MAKSYM IZOLDA |
| MARCKMANN CHAD | MARCKMANN TAYLOR |
| MARGARET ANN DALY REVOCABLE TRUST | |
| MARGARET I LINVILLE REVOCABLE LIVING TRUST | LINVILLE MARGARET I (TTEE) |
| MARQUES AVIS M (E LIFE EST) | |
| MARSH ALAN | ELLIS MATTHEW |
| MARTINEZ CARLOS AUGUSTO | |
| MARTINI MICHAEL J | LOVE ASHLEY J |
| MARTUCCI KATHLEEN | |
| MARTZ WILLIAM L | ECKENRODE WALTER G |
| MARY LOU WELDY REVOCABLE TRUST | WELDY MARY LOU (TTEE) |
| MATTHEWS TERESITA | |
| MAUNG KHIN M | HAN SU MYAT |
| MAYHEW DONNIE E | MAYHEW DEBORAH F |
| MAYNARD EARL | |
| MC CLOUD ANDRE | MC CLOUD SANDRINA |
| MC ELRATH MARJORIE | |
| MC VETY BLAIR A | MC VETY RENEE M |
| MCNAMARA LIVING TRUST | MCNAMARA RICHARD (TTEE) |
| MEADOWS ROBYN | |
| METILUS CALEINE ROSE MICHEL | |
| MICALIZZI JOSEPH | |
| MIDAS CASSANDRA MARIE | MIDAS GARY JAMES JR |
| MIHM RUTH JOAN | |
| MILLER MICHAEL | HUBBARD JODY |
| MILLS VERNE | |
| MINDY C WINSKILL REVOCABLE TRUST | WINSKILL MINDY C (TTEE) |
| MITCHELL WALTER L | MITCHELL MARSHA L |
| MOESSNER JULIA L | MOESSNER MARK |
| MOLINA-ALVAREZ JAIME | LEGON MARISEL BACERRA |
| MONEDERO COURTNEY | MONEDERO SARAH |
| MOORE CAROL A | |
| MORGAN JEANNE | |
| MORROW ZACHARY WILLIAM | |
| MORSE FRANK J | MORSE GLORIA M |
| MUNRO JESSICA LYNN | |
| MURPHY JAMES G | |
| MURRAY RONALD D | MURRAY TRICIA S |
| MUTTY GREGORY | MUTTY KAYLA |
| NAMBIAR RAKESH | HASSAN YOUSEF |
| NELSON RICHARD J | NELSON BARBARA J |

Exhibit C - Neighborhood Meeting Documents

| | |
|---|-----------------------------|
| NIKOLIC RADOVAN | NIKOLIC VESNA |
| NORTH PORT HEALTH INVESTORS LLC | |
| NORTH PORT OMV II LLC | |
| NORTH PORT RETIREMENT CTR INC | |
| NORTH PORT RETIREMENT CTR INC | |
| ODONNELL HUGH MICHAEL | ODONNELL CHERYL ANN |
| OLDJA VICTOR | OLDJA ELAINE T |
| OPENDOOR PROPERTY TRUST I | |
| OSBORN HUGH A | |
| PAINTER DAVID | PAINTER JENNILYN |
| PAINTER JENNILYN | PAINTER DAVID |
| PANECKI JOHN | PANECKI KAREN ROSE |
| PARCHMENT TANESHA | PARCHMENT KEINO |
| PARIS ALE CZANDER LEE MAXWELL | |
| PATEL ILA | |
| PEREIRA SHERRYL | |
| PERETIATKO WALTER | PERETIATKO MARIA |
| PETERSON THOMAS J | PETERSON CHRISTINE C |
| PETROW MICHAEL D | PETROW GALINA T |
| PETTIT MICHAEL V | PETTIT ALECIA S |
| PITTS WILLIAM | PITTS PATRICIA |
| PLIS ARLENE D | |
| POMORIN VIRGIL W | POMORIN CAROL A |
| POSTELL MELANIE H | |
| POTVIN DAVID | HARMON JENNA |
| PRYCE RUDOLPH | PRYCE ALBERTHA |
| PYLES CHERYL A | |
| RADINOVIC SUSAN | |
| REVOCABLE OGOU TRUST | |
| REVOCABLE TRUST U/A/D 10/27/2016 | BENTON ROBERT ELLERY (TTEE) |
| RICCI DONNA LYNN | |
| RICHARD L SITTON REVOCABLE LIVING TRUST | SITTON RICHARD (TTEE) |
| RIVERA ANA MARIA | |
| ROCHE AMY | |
| RODNEY MARY D | |
| RODRIGUEZ LUIS | |
| RODRIGUEZ PEDRO J PALENZUELA | |
| ROESSLER HEATHER | |
| ROME STEPHANE | |
| RONALD I FISHER REVOCABLE TRUST | |
| RPM MANAGEMENT GROUP LLC | |
| RUMENAP ROLAND G | RUMENAP JANIECE L |
| RUTTLE WESLEY H | |
| SABAL TRACE DEVELOPMENTS PARTNERS LLC | |
| SABINO RAUL A | |
| SABOL ALAN P | SABOL WILMA G |
| SAHM NELSON R JR | |

Exhibit C - Neighborhood Meeting Documents

| | |
|---|------------------------------|
| SALO JEFFREY L | SALO ELIZABETH ANN |
| SARAH N KAUK REVOCABLE TRUST | KAUK SARAH N (TTEE) |
| SB&G LIMITED HOLDINGS LLC | |
| SB&G LIMITED HOLDINGS LLC | |
| SCHECK RONALD R | SCHECK MICHELE M |
| SCHENK JOHN B | SCHENK JANICE E |
| SCHMIDT ADDIE | LANDIS TINA |
| SCHMITT FAMILY IRREVOCABLE TRUST | |
| SCICCHITANO BRUNO JOSEPH JR | |
| SEDLAR EVELYN YURIDIA | SEDLAR EDUARDO JAVIER |
| SEEPE JOHN E III | SEEPE MICHELLE M |
| SEPEZY TIMOTHY | SEPEZY REBECCA |
| SFR II BORROWER 2021 3 LLC | |
| SHOOP FAMILY TRUST | |
| SIDES DAVID | SIDES BRENDA |
| SILVA JR JUAN | SILVA KIMBERLY |
| SMITH CHERYL LYNN | |
| SNYDER LARRY E | SNYDER BARBARA E |
| SOKOLOV ARMANDO | |
| SPEER DENNIS R | SPEER SUZANNE M |
| SREIT GRANDE COURT SARASOTA LLC | |
| ST PAULS PRESBYTERIAN CHURCH INC (TTEE) | (F/B/O UPCUSA & PCUS) |
| STACKHOUSE RHONDA | |
| STANZIALE NICHOLAS | |
| STE MARIE KAREN J | STE MARIE DONALD A SR |
| STERLING LIVING TRUST | STERLING JAMES J (TTEE) |
| STEVENS FAMILY TRUST | |
| STEVENS GERALD (E LIFE EST) | STEVENS DONNA M (E LIFE EST) |
| STRAUGHAN ROBERT | STRAUGHAN MARSHA |
| STROKER TRUST | STROKER FRANK J JR (TTEE) |
| STRONG RYAN | |
| SUPRIADKIN GENNADII | BAZHENOVA IULIIA |
| TAMSUM LLC | |
| TARASENKO DOMKA | TARASENKO ALENA |
| TAYLOR KEVIN JOHN | |
| TEASDALE RAYMOND E JR | TEASDALE TAMMY LYNN |
| TELFORD KEVIN F | TELFORD DONNA |
| THALMAN GARY R | |
| THOMPSON ORVILLE | THOMPSON BEVERLEY E |
| TILSON LALENE M | |
| TILSON SUELI | |
| TORCHIA STEPEHN F | TORCHIA PATRICIA A |
| TORCHIA STEPHEN F | TORCHIA PATRICIA A |
| TOWNE RICHARD B | TOWNE SALLY A |
| TROYER CYNTHIA M | |
| TRUST U/A/D 01/26/2007 | MARELIC SVETKO (TTEE) |
| TSOURAKIS CHRISTOS | TSOURAKIS LESLIE ANN |

Exhibit C - Neighborhood Meeting Documents

TUCCIARONE THOMAS A

USECHE TEOFILO

VAN HORN HART

VANDENWILDENBERG DANIEL M

VANRIPER KELLY JOHN

VARGAS NABOR D

VAVRA THOMAS V

VIA RYAN J

VILLAFANA ORLINE R

VOGT JAMES

WACTOWSKI JOSEPH D

WAGNER LEOPOLD O (LIFE EST)

WALKSLER DEBORAH

WALLACE JESSICA J

WALSH CECELIA D

WALTON CHAD

WALTON MATTHEW A

WARD ROBERT J

WARNER LORI J

WATSON RUSSELL WILLIAM

WAYMAN JOSEPH A

WEAVER KRISTINA R

WEINGARTNER THOMAS

WESTMORELAND ROY FRANCIS

WESTROM WESLEY J (E LIFE EST)

WHITMIRE SHAWN TIMOTHY

WHITMORE DALE L

WILES FRED

WILLIAMS MARK

WOOD JOSEPH H

YORK ANGELIQUE M

ZAMBRANA WALTER

ZIMMERMAN TRAVIS C

ZIRKELBACK ROBERT S

ZUBL MARSHA

VAN HORN LISA M

VANDENWILDENBERG CHRISSY

OBRIEN DEVON LEIGH

RODRIGUEZ GLORIA

VAVRA SANDRA

VILLAFANA GARFIELD F

WACTOWSKI LUCILLE M

JACOBS JANEY S

WALTON MIRANDA L

WARD MARTHA A

WAYMAN MARYELLEN R

WARK TYLER

WESTMORELAND GLORIA HENEDINA

WESTROM MARILYN D (E LIFE EST)

WHITMIRE CARRIE ANN

WHITMORE ESTER P

WILLIAMS GLORIA

WOOD JOANNE V

ZAMBRANA GILDA E

ZIMMERMAN LISA M

Exhibit C - Neighborhood Meeting Documents

NAME_ADD3

NAME_ADD4

16979 TTS LLC
CASIANO-ACOSTA MARIA R

SOUCY LAURIE J
STEELE SR SAMUEL W

LORD BETTY D (TTEE)

23 BRANT STREET UNIT 1102

157 BEEK RD

24 SOUTHPORT ST #255

7978 COOPER CREEK BLVD

7978 COOPER CREEK BLVD STE 100

4532 TOLLEFSON AVE

4654 PAYNE ST

4562 BARODA AVE

6320 SAFFORD TER

4781 POCATELLA AVE

4 CHAPEL RD

4692 POCATELLA AVE

5430 MALAMIN RD

4722 ABADAN ST

5145 DENSAW RD

13020 LEFFERTS BLVD

901 TAMIAMI TRL

8680 CHESEBRO AVE

4441 BARODA AVE

2 LOCKE LN

4534 HARTSOOK AVE

5001 PLAZA ON THE LAKE STE 200

4598 MARALDO AVE

5001 PLAZA ON THE LAKE STE 200

5001 PLAZA ON THE LAKE STE 200

5001 PLAZA ON THE LAKE STE 200

4566 MONGITE RD

4533 HARTSOOK AVE

4488 POCATELLA AVE

5615 BLIFFERT ST

4550 MONGITE RD

516 1ST ST S

5390 MALAMIN RD

5075 BROPHY ST

1130 W RAILROAD ST

4488 POCATELLA AVE

3419 TOWN TER

1375 JACKSON ST STE 406

4811 ABADAN ST

4137 GOTHBERG AVE N

28 LADOGA PARK

132 WELLS VILLAGE RD

4537 MARALDO AVE

6296 S STATE ROAD 159

565 SILK OAK DR

59 STONEY BROOK LN

Exhibit C - Neighborhood Meeting Documents

5036 GREENWAY CT
5684 LINKSMAN PL
4518 MARALDO AVE
5699 BLIFFERT ST
4404 TOLLEFSON AVE
5225 BROPHY ST
4954 PAYNE ST
5309 SIMRAK ST
5164 CAMBAY ST
4470 HARTSOOK AVE
4666 MCKIBBEN
4803 BATCHELOR AVE
4950 POCATELLA AVE
ROCHA DIEGO
884 BAYPORT CIR
4493 MCKIBBEN DR
4631 POCATELLA AVE
26 ANDOVER DOWN
4535 MC KIBBEN DR
5731 BEAUMONT LOOP
4575 MCKIBBEN DR
4502 HARTSOOK AVE
TILSON LALENE M (TTEE)
4577 MARALDO AVE
720 S ORANGE AVE
4421 BARODA AVE
5285 BROPHY ST
4540 POCATELLA AVE
5936 BEAUMONT LOOP
4886 CALAH ST
4640 MARALDO AVE
COHEN DAVID J
5982 PANORAMA LN
4840 PAYNE ST
4595 TOLLEFSON AVE
6410 S MACDILL AVE
555 NW 95 ST
4551 MONGITE RD
5100 RICHMOND TER
C/O JAMES F CONWAY & CORAZON R CONWAY TTE
4745 ABADAN ST
4766 CUMBANO ST
4808 MCKIBBEN DR
4596 TOLLEFSON AVE
5300 WENTWORTH ST
4522 BARODA AVE
5237 SIMRAK ST
5285 CAMBAY ST
4384 HOKAN AVE
5001 PLAZA ON THE LAKE STE 200

Exhibit C - Neighborhood Meeting Documents

1680 HUNTINGDON PIKE #304
5016 KINGSLEY RD
4558 MARALDO AVE
5409 SIMRAK ST
4878 CUMBANO ST
5407 DENSAW RD
1850 Parkway Place STE 900
5054 GREENWAY DR
4461 BARODA AVE
5012 KINGSLEY RD
MITCHELL EDWIN L JR (E LIFE EST) 4723 ABADAN ST
4372 TOLLEFSON AVE
45325 STONEHEDGE DR
5287 DENSAW RD
4753 ESCALANTE DR
PO BOX 6902
4688 MARALDO AVE
4563 TOLLEFSON AVE
9 CARRINGTON POINTE
1330 AMNESTY DR
4759 ESCALANTE DR
4767 ESCALANTE DR
786 MONTICELLO RD
5150 CAMBAY ST
5345 CAMBAY ST
4346 POCATELLA AVE
4444 BARODA AVE
5100 DENSAW RD
5650 POSTMA ST
3445 ULMAN AVE
4484 BARODA AVE
4865 ABADAN ST
5405 CAMBAY ST
4898 ABADAN ST
24489 VIENISON LN
5640 MASHIE CIR
4410 POCATELLA AVE
5481 POSTMA ST
5484 NIBLICK PL
5001 KINGSLEY RD
5009 POCATELLA AVE
5178 CAMBAY ST
5410 MALAMIN RD
5035 GREENWAY DR
5449 POSTMA STREET
5031 GREENWAY DR
4739 ESCALANTE DR

Exhibit C - Neighborhood Meeting Documents

| | |
|------------------------|-----------------------|
| | 4906 CUMBANO ST |
| | 4355 MAC CAUGHEY DR |
| | 4411 POCATELLA AVE |
| | 4501 BARODA AVE |
| | 4257 APPLETON TER |
| | 4768 ESCALANTE DR |
| | 5268 DENSAW RD |
| | 1801 FLAMETREE LN |
| BOCCHICCHIO LORETTA | 5285 SIMRAK ST |
| | 5255 BROPHY ST |
| | 5126 RICHMOND TER |
| | 5367 DENSAW RD |
| | 5333 SIMRAK ST |
| | 1514 NIMBUS DR |
| | 5972 PANAORAMA LN |
| | 5195 BROPHY ST |
| | 1494 LINN DELAWARE RD |
| | 4688 MONGITE RD |
| MC LEOD DARA | 6620 E 84TH AVE |
| BUSSARD HUGH EUGENE JR | 4565 HARTSOOK AVE |
| | 5252 CAMBAY ST |
| | 4773 ESCALANTE DR |
| | 30 GLASSIER LN |
| | 4521 BARODA AVE |
| | 5327 DENSAW RD |
| | 8550 COUNTRY RD 27 SW |
| | 5383 MALAMIN RD |
| | 4498 MARALDO AVE |
| | 27 CLEVELAND AVE |
| | 72 ASHLEY CT |
| | 2628 SUMAC CT APT 4 |
| | 5860 NIBLICK PL |
| | 5111 RICHMOND TER |
| | 5105 BROPHY ST |
| | 5008 KINGSLEY RD |
| HOGREFE MARK (CO-TTEE) | 5954 PANORAMA LN |
| | 4766 ABADAN ST |
| | c/o HavenBrook Homes |
| | c/o HavenBrook Homes |
| | 4481 BARODA AVE |
| | 5456 NIBLICK PL |
| | 4740 BAYANO ST |
| | 2737 WINDSOR AVE |
| | 4374 HARTSOOK AVE |
| | 5010 GREENWAY DR |
| | 4695 PAYNE ST |
| | 5012 POCATELLA AVE |

Exhibit C - Neighborhood Meeting Documents

GONZALES ARNOLD ARNULFO
SCANLAN MARGARET A

C/O ANTONY BIAGIANTI POA
67 LINCOLN ST
4863 BATCHELOR AVE
4766 SALADINO AVE
5791 BEAUMONT LOOP
5657 BLIFFERT ST
5685 BLIFFERT ST
5041 RICHMOND TER
4832 ABADAN ST
5043 GREENWAY DR
4720 PAYNE ST
4436 TOLLEFSON AVE
3190 STATE HIGHWAY 10
541 ROUND REINS
5006 GREENWAY DR
5001 GREENWAY DR
4501 HARTSOOK AVE
4745 PAYNE ST
103 CAPTAINS ROW
5988 PANORAMA LN
4601 POCATELLA AVE
4617 SALADINO AVE
5021 RICHMOND TER
5348 DENSAW RD
5308 DENSAW RD
5050 GREENWAY DR
3036 HYDE PARK ST
507 MARIA PL
413 VANDERKLOOT DR
5450 MALAMIN RD
4640 MONGITE RD
5360 MALAMIN RD
5200 DENSAW RD
4598 POCATELLA AVE
5067 GREENWAY DR
5761 BEAUMONT LOOP
4359 POCATELLA AVE
4435 TOLLEFSON AVE
5428 NIBLICK PL
5105 DENSAW RD
4777 ABADAN ST
5043 GREENWAY DR
4598 HARTSOOK AVE
5966 PANORAMA LN
4787 ESCALANTE DR
5010 POCATELLA AVE
5400 NIBLICK PL

Exhibit C - Neighborhood Meeting Documents

8 PINEHURST AVE
4467 TOLLEFSON AVE
2066 MILL PLAIN RD
4514 POCATELLA AVE
4624 MARALDO AVE
588 PARK ESTATES SQ
76 PACE DR S
4406 HARTSOOK AVE
1221 CURRITUCK DR
5660 BLIFFERT ST
4732 POCATELLA AVE
128 FOREST ST
5388 DENSAW RD
5500 NIBLICK PL
5375 CAMBAY ST
WOLFGANG GENE B 4655 PAYNE ST
4534 MONGITE RD
5665 POSTMA ST
5032 GREENWAY CT
PO BOX 6817
5346 MALAMIN RD
4578 MARALDO AVE
5376 MALAMIN RD
4607 MARALDO AVE
MCNAMARA JODI (TTEE) 5071 GREENWAY DR
4513 POCATELLA AVE
5000 RICHMOND TER
4945 PAYNE ST
336 OAKWOOD CIR
5269 MALAMIN RD
5135 CAMBAY ST
6555 ANN LEE DR
5560 NIBLICK PL
5055 GREENWAY DR
4668 MONGITE RD
4717 MCKIBBEN DR
1336 ONSTOTT RD
4615 PAYNE ST
5960 PANORAMA LN
5664 NIBLICK PL
4499 TOLLEFSON AVE
5240 BROPHY ST
5040 GREENWAY CT
4567 MONGITE RD
4700 ABADAN ST
323 REGAL CT
5468 DENSAW RD

Exhibit C - Neighborhood Meeting Documents

31 POWDERHORN CT
7701 MARBURY RD
C/O OM VENTURES
4950 POCATELLA AVE
4950 POCATELLA AVE
5247 DENSAW RD
4854 ABADAN ST
410 N SCOTTSDALE RD STE 1600
5051 GREENWAY DR
4437 BLUE JUNIPER LOOP
4437 BLUE JUNIPER LOOP
4608 MARALDO AVE
4623 MARALDO AVE
1824 MARBETH ST
5830 NIBLICK PL
5315 MALAMIN RD
5011 GREENWAY DR
5 VINING ST
ON 757 BARRY AVE
5360 CAMBAY ST
4751 SALADINO AVE
5023 GREENWAY DR
4609 MONGITE RD
5165 BROPHY ST
4691 POCATELLA AVE
4464 BARODA AVE
5656 LINKSMAN PL
4736 SALADINO AVE
4740 ESCALANTE DR
5048 GREENWAY DR
280 CHERRY VALLEY AVE APT B1
5046 GREENWAY DR
5282 CAMBAY ST
3838 LA ROCHA ST
5261 SIMRAK ST
4990 CUMBANO ST
4765 PAYNE ST
5357 SIMRAK ST
5300 MALAMIN RD
4905 PAYNE ST
821 MCKINSTRY AVE
5121 CAMBAY ST
C/O DEBORAH ROUTZONG
101 S 12TH STREET STE 102
4810 ABADAN ST
1528 SCARLETT AVE
4710 CUMBANO ST

BENTON DORIS TICHY (TTEE)

SITTON JOAN (TTEE)

Exhibit C - Neighborhood Meeting Documents

| | |
|-------------------------|--------------------------------------|
| | 5643 BLIFFERT ST |
| | 5435 CAMBAY ST |
| | 12233 TRIONFO AVE |
| | 12233 TRIONFO AVE |
| | 897 WOOD SORREL LN |
| | 5695 BATTERSEA AVE |
| LANDIS RODNEY D | 5061 RICHMOND TER |
| | 31 RUMSON CT |
| | 5075 GREENWAY DR |
| | 4461 POCATELLA AVE |
| | 5011 POCATELLA AVE |
| | 4566 HARTSOOK AVE |
| | 120 S RIVERSIDE PLAZA STE 2000 |
| | 11241 BATELLO DR |
| | 4657 MONGITE RD |
| | 4673 MONGITE RD |
| | 5942 BEAUMONT LOOP |
| | 7377 CROSSFIELD AVE |
| | 4385 POCATELLA AVE |
| | 4762 POCATELLA AVE |
| | C/O STARWOOD CAPITAL GROUP GLOBAL LP |
| | 5550 S SUMTER BLVD |
| | 4743 MCKIBBEN DR |
| | 5465 CAMBAY ST |
| | 680 W LOWELL AVE |
| STERLING SUSAN J (TTEE) | 4502 BARODA AVE |
| | 923 GALAXY AVE |
| | 5063 GREENWAY DR |
| | 4744 ABADAN ST |
| STROKER BERTHA G (TTEE) | 4541 BARODA AVE |
| | 5470 MALAMIN RD |
| | 4674 PAYNE ST |
| | 570 DELAWARE AVE |
| | 5498 DENSAW RD |
| | 4613 MC KIBBEN DR |
| | 5420 CAMBAY ST |
| | 2780 PEACHTREE CIR |
| | 5042 GREENWAY DR |
| | 4899 ABADAN ST |
| | 4788 ABADAN ST |
| | 5014 POCATELLA AVE |
| | 5332 LINKSMAN PL |
| | 5332 LINKSMAN PL |
| | 5027 GREENWAY DR |
| | 5390 CAMBAY ST |
| | 4566 POCATELLA AVE |
| | 4671 MARALDO AVE |

Exhibit C - Neighborhood Meeting Documents

WAGNER DEBORAH L

4721 POCATELLA AVE
5013 POCATELLA AVE
3726 DURBIN RUN RD SE
4833 ABADAN ST
1202 FALLS OF VENICE CIR
4734 ESCALANTE DR
5005 KINGSLEY RD
4893 BATCHELOR AVE
11800 D ALLYON DR
4926 CALAH ST
5009 KINGSLEY RD
C/O DEBORAH WAGNER
5447 DENSAW RD
4500 TOLLEFSON AVE
4794 CUMBANO ST
4640 MCKIBBEN DR
5629 BLIFFERT ST
3128 PONCE DE LEON BLVD
198 SOUTH ROYALSTON RD
4557 MARALDO AVE
5239 MALAMIN RD
4706 SALADINO AVE
5315 CAMBAY ST
5122 CAMBAY ST
2177 SILVER PALM RD
4995 PAYNE ST
5108 CAMBAY ST
13566 KAUFFMAN AVE
5632 NIBLICK PL
5175 DENSAW RD
4539 POCATELLA AVE
5433 POSTMA ST
4662 POCATELLA AVE
4962 CUMBANO ST
4754 ESCALANTE DR

Exhibit C - Neighborhood Meeting Documents

| NAME_ADD5 | CITY | STATE | ZIP | COUNTRY |
|-----------|------------------|-------|------------|---------|
| | TORONTO | ON | M5V 2L5 | CANADA |
| | MERRICKVILLE | ON | K0G 1N0 | CANADA |
| | TORONTO | ON | M6S 4Z1 | CANADA |
| | UNIVERSITY PARK | FL | 34201 | |
| | UNIVERSITY PARK | FL | 34201 | |
| | NORTH PORT | FL | 34287 | |
| | NORTH PORT | FL | 34287-2323 | |
| | NORTH PORT | FL | 34287-2877 | |
| | NORTH PORT | FL | 34287-2028 | |
| | NORTH PORT | FL | 34287 | |
| | DANVERS | MA | 01923-2408 | |
| | NORTH PORT | FL | 34287-2326 | |
| | NORTH PORT | FL | 34287 | |
| | NORTH PORT | FL | 34287 | |
| | NORTH PORT | FL | 34287-2862 | |
| | SOUTH OZONE PARK | NY | 11420-2706 | |
| | PORT CHARLOTTE | FL | 33953 | |
| | NORTH PORT | FL | 34287-5403 | |
| | NORTH PORT | FL | 34287-2876 | |
| | SEABROOK | NH | 03874-4592 | |
| | NORTH PORT | FL | 34287-2852 | |
| | AUSTIN | TX | 78746 | |
| | NORTH PORT | FL | 34287 | |
| | AUSTIN | TX | 78746 | |
| | AUSTIN | TX | 78746 | |
| | AUSTIN | TX | 78746 | |
| | NORTH PORT | FL | 34287 | |
| | NORTH PORT | FL | 34287 | |
| | NORTH PORT | FL | 34287-2833 | |
| | NORTH PORT | FL | 34287-2874 | |
| | NORTH PORT | FL | 34287-2821 | |
| | VIRGINIA | MN | 55792-2640 | |
| | NORTH PORT | FL | 34287 | |
| | NORTH PORT | FL | 34287-2873 | |
| | LONG BEACH | MS | 39560 | |
| | NORTH PORT | FL | 34287 | |
| | NORTH PORT | FL | 34286-4333 | |
| | FORT MYERS | FL | 33901 | |
| | NORTH PORT | FL | 34287 | |
| | NORTH HIGHLANDS | CA | 95660 | |
| | LANSING | NY | 14882 | |
| | SANDOWN | NH | 3873 | |
| | NORTH PORT | FL | 34287 | |
| | CARLISLE | IN | 47838 | |
| | VENICE | FL | 34293 | |
| | ATTLEBORO | MA | 2703 | |

Exhibit C - Neighborhood Meeting Documents

| | | |
|------------|----|------------|
| NORTH PORT | FL | 34287-3144 |
| NORTH PORT | FL | 34287-3135 |
| NORTH PORT | FL | 34287 |
| NORTH PORT | FL | 34287-2874 |
| NORTH PORT | FL | 34287-2808 |
| NORTH PORT | FL | 34287 |
| NORTH PORT | FL | 34287 |
| NORTH PORT | FL | 34287-2810 |
| NORTH PORT | FL | 34287-2818 |
| NORTH PORT | FL | 34287-2852 |
| NORTH PORT | FL | 34287 |
| NORTH PORT | FL | 34287-2320 |
| NORTH PORT | FL | 34287 |
| VENICE | FL | 34292 |
| NORTH PORT | FL | 34287-2824 |
| NORTH PORT | FL | 34287 |
| NASHUA | NH | 3060 |
| NORTH PORT | FL | 34287 |
| NORTH PORT | FL | 34287 |
| NORTH PORT | FL | 34287-2824 |
| NORTH PORT | FL | 34287-2852 |
| NORTH PORT | FL | 34287-2884 |
| SARASOTA | FL | 34236 |
| NORTH PORT | FL | 34287-2876 |
| NORTH PORT | FL | 34287-2873 |
| NORTH PORT | FL | 34287-2833 |
| NORTH PORT | FL | 34287 |
| NORTH PORT | FL | 34287-2869 |
| NORTH PORT | FL | 34287 |
| NORTH PORT | FL | 34287 |
| NORTH PORT | FL | 34287 |
| NORTH PORT | FL | 34287-2807 |
| TAMPA | FL | 33611-5022 |
| MIAMI | FL | 33150 |
| NORTH PORT | FL | 34287-2868 |
| NORTH PORT | FL | 34287-2303 |
| NORTH PORT | FL | 34287-2302 |
| NORTH PORT | FL | 34287-2302 |
| NORTH PORT | FL | 34287-2306 |
| NORTH PORT | FL | 34287-2801 |
| NORTH PORT | FL | 34287 |
| FORT WORTH | TX | 76132-2002 |
| NORTH PORT | FL | 34287-2877 |
| NORTH PORT | FL | 34287 |
| NORTH PORT | FL | 34287 |
| NORTH PORT | FL | 34287-2848 |
| AUSTIN | TX | 78746 |

4745 ABADAN ST

Exhibit C - Neighborhood Meeting Documents

| | | |
|-------------------|----|------------|
| HUNTINGDON VALLEY | PA | 19006 |
| NORTH PORT | FL | 34287-2307 |
| NORTH PORT | FL | 34287 |
| NORTH PORT | FL | 34287 |
| NORTH PORT | FL | 34287 |
| NORTH PORT | FL | 34287 |
| MARIETTA | GA | 30067 |
| NORTH PORT | FL | 34287 |
| NORTH PORT | FL | 34287 |
| NORTH PORT | FL | 34287-2307 |
| NORTH PORT | FL | 34287-2302 |
| NORTH PORT | FL | 34287 |
| PLYMOUTH | MI | 48170 |
| NORTH PORT | FL | 34287-2862 |
| NORTH PORT | FL | 34287 |
| NORTH PORT | FL | 34290 |
| NORTH PORT | FL | 34287-2831 |
| NORTH PORT | FL | 34287-2807 |
| GREENBRIAR | AR | 72058 |
| NORTH PORT | FL | 34288 |
| NORTH PORT | FL | 34287 |
| NORTH PORT | FL | 34287 |
| COGGON | IA | 52218-9317 |
| NORTH PORT | FL | 34287-2818 |
| NORTH PORT | FL | 34287-2887 |
| NORTH PORT | FL | 34287-2813 |
| NORTH PORT | FL | 34287 |
| NORTH PORT | FL | 34287 |
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| NORTH PORT | FL | 34286-7101 |
| NORTH PORT | FL | 34287-2877 |
| NORTH PORT | FL | 34287-2302 |
| NORTH PORT | FL | 34287-2888 |
| NORTH PORT | FL | 34287-2301 |
| PUNTA GORDA | FL | 33955-5504 |
| NORTH PORT | FL | 34287-3129 |
| NORTH PORT | FL | 34287-2833 |
| NORTH PORT | FL | 34287 |
| NORTH PORT | FL | 34287-3136 |
| NORTH PORT | FL | 34287 |
| NORTH PORT | FL | 34287-3146 |
| NORTH PORT | FL | 34287 |
| NORTH PORT | FL | 34287-2850 |
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Exhibit C - Neighborhood Meeting Documents

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| | NORTH PORT | FL | 34287 |
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| | NORTH PORT | FL | 34287-2883 |
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| | NORTH PORT | FL | 34287 |
| | NORTH PORT | FL | 34287-2834 |
| | VENICE | FL | 34293-2014 |
| | NORTH PORT | FL | 34287-2810 |
| | NORTH PORT | FL | 34287-2873 |
| | NORTH PORT | FL | 34287 |
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| | NORTH PORT | FL | 34287 |
| | NORTH PORT | FL | 34287 |
| | NORTH PORT | FL | 34287 |
| | NORTH PORT | FL | 34287-2873 |
| | COGGON | IA | 52218 |
| | NORTH PORT | FL | 34287-2823 |
| | MERRILLVILLE | IN | 46410 |
| | NORTH PORT | FL | 34287 |
| | NORTH PORT | FL | 34287-2886 |
| | NORTH PORT | FL | 34287-2842 |
| | BASALT | CO | 81621 |
| | NORTH PORT | FL | 34287-2883 |
| | NORTH PORT | FL | 34287-2845 |
| | ALEXANDRIA | MN | 56308 |
| | NORTH PORT | FL | 34287 |
| | NORTH PORT | FL | 34287 |
| | FREDONIA | NY | 14063-1901 |
| | DOWNINGTOWN | PA | 19335 |
| | JANESVILLE | WI | 53545 |
| | NORTH PORT | FL | 34287 |
| | NORTH PORT | FL | 34287-2327 |
| | NORTH PORT | FL | 34287-2873 |
| | NORTH PORT | FL | 34287-2307 |
| | NORTH PORT | FL | 34287-3104 |
| | NORTH PORT | FL | 34287-2301 |
| 3505 Koger Blvd Ste 400 | DULUTH | GA | 30096 |
| 3505 Koger Blvd Ste 400 | DULUTH | GA | 30096 |
| | NORTH PORT | FL | 34287-2876 |
| | NORTH PORT | FL | 34287-3136 |
| | NORTH PORT | FL | 34287 |
| | WACO | TX | 76708 |
| | NORTH PORT | FL | 34287-2852 |
| | NORTH PORT | FL | 34287-3140 |
| | NORTH PORT | FL | 34287-2325 |
| | NORTH PORT | FL | 34287-3145 |

Exhibit C - Neighborhood Meeting Documents

R54 PSC 307

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| APO | AP | 96224 |
| WATERTOWN | MA | 02472-1951 |
| NORTH PORT | FL | 34287-2320 |
| NORTH PORT | FL | 34287-2322 |
| NORTH PORT | FL | 34287-3105 |
| NORTH PORT | FL | 34287-2874 |
| NORTH PORT | FL | 34287 |
| NORTH PORT | FL | 34287-2304 |
| NORTH PORT | FL | 34287-2301 |
| NORTH PORT | FL | 34287 |
| NORTH PORT | FL | 34287-2323 |
| NORTH PORT | FL | 34287 |
| JOHNSTOWN | NY | 12095-4930 |
| CIBOLO | TX | 78108 |
| NORTH PORT | FL | 34287-3140 |
| NORTH PORT | FL | 34287 |
| NORTH PORT | FL | 34287 |
| NORTH PORT | FL | 34287 |
| MASHPEE | MA | 2649 |
| NORTH PORT | FL | 34287 |
| NORTH PORT | FL | 34287 |
| NORTH PORT | FL | 34287 |
| NORTH PORT | FL | 34287-2304 |
| NORTH PORT | FL | 34287-2834 |
| NORTH PORT | FL | 34287-2834 |
| NORTH PORT | FL | 34287-3142 |
| SARASOTA | FL | 34239 |
| NORTH PORT | FL | 34287 |
| OSPREY | FL | 34229-9679 |
| NORTH PORT | FL | 34287-2850 |
| NORTH PORT | FL | 34287-2823 |
| NORTH PORT | FL | 34287-2836 |
| NORTH PORT | FL | 34287-2834 |
| NORTH PORT | FL | 34287-2833 |
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| NORTH PORT | FL | 34287 |
| NORTH PORT | FL | 34287-3136 |
| NORTH PORT | FL | 34287-2862 |
| NORTH PORT | FL | 34287-2302 |
| NORTH PORT | FL | 34287-3185 |
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| NORTH PORT | FL | 34287-2842 |
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Exhibit C - Neighborhood Meeting Documents

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| BEVERLY | MA | 01915-4007 |
| NORTH PORT | FL | 34287 |
| FAIRFIELD | CT | 06824-3029 |
| NORTH PORT | FL | 34287 |
| NORTH PORT | FL | 34287 |
| VENICE | FL | 34293-4165 |
| WEST ISLIP | NY | 11795-5100 |
| NORTH PORT | FL | 34287 |
| RALEIGH | NC | 27609 |
| NORTH PORT | FL | 34287 |
| NORTH PORT | FL | 34287-2318 |
| STAMFORD | CT | 6901 |
| NORTH PORT | FL | 34287 |
| NORTH PORT | FL | 34287-3137 |
| NORTH PORT | FL | 34287-2887 |
| NORTH PORT | FL | 34287-2325 |
| NORTH PORT | FL | 34287 |
| NORTH PORT | FL | 34287-2806 |
| NORTH PORT | FL | 34287-3144 |
| NORTH PORT | FL | 34290-6817 |
| NORTH PORT | FL | 34287-2836 |
| NORTH PORT | FL | 34287-2859 |
| NORTH PORT | FL | 34287-2836 |
| NORTH PORT | FL | 34287-2830 |
| NORTH PORT | FL | 34287-3185 |
| NORTH PORT | FL | 34287-2815 |
| NORTH PORT | FL | 34287 |
| NORTH PORT | FL | 34287 |
| ENGLEWOOD | FL | 34223 |
| NORTH PORT | FL | 34287-2832 |
| NORTH PORT | FL | 34287 |
| NORTH ROSE | NY | 14516-9512 |
| NORTH PORT | FL | 34287-3137 |
| NORTH PORT | FL | 34287 |
| NORTH PORT | FL | 34287 |
| NORTH PORT | FL | 34287 |
| LOMPOC | CA | 93436 |
| NORTH PORT | FL | 34287-2325 |
| NORTH PORT | FL | 34287 |
| NORTH PORT | FL | 34287 |
| NORTH PORT | FL | 34287-2807 |
| NORTH PORT | FL | 34287 |
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| NORTH PORT | FL | 34287 |
| CLARENDON HILLS | IL | 60514 |
| NORTH PORT | FL | 34287-2837 |

Exhibit C - Neighborhood Meeting Documents

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| | WOODBIDGE | NJ | 7095 |
| | BETHESDA | MD | 20817-6226 |
| 3607 S WESTSHORE BLVD | TAMPA | FL | 33629 |
| | NORTH PORT | FL | 34287-2333 |
| | NORTH PORT | FL | 34287 |
| | NORTH PORT | FL | 34287-2862 |
| | NORTH PORT | FL | 34287-2301 |
| | TEMPE | AZ | 85281 |
| | NORTH PORT | FL | 34287-3185 |
| | SANTA FE | NM | 87507 |
| | SANTA FE | NM | 87507 |
| | NORTH PORT | FL | 34287-2831 |
| | NORTH PORT | FL | 34287 |
| | SARASOTA | FL | 34231 |
| | NORTH PORT | FL | 34287 |
| | NORTH PORT | FL | 34287-2832 |
| | NORTH PORT | FL | 34287-3143 |
| | LISBON FALLS | ME | 4252 |
| | WHEATON | IL | 60187 |
| | NORTH PORT | FL | 34287-2865 |
| | NORTH PORT | FL | 34287 |
| | NORTH PORT | FL | 34287-3143 |
| | NORTH PORT | FL | 34287-2868 |
| | NORTH PORT | FL | 34287-2873 |
| | NORTH PORT | FL | 34287 |
| | NORTH PORT | FL | 34287-2877 |
| | NORTH PORT | FL | 34287 |
| | NORTH PORT | FL | 34287 |
| | NORTH PORT | FL | 34287-2840 |
| | NORTH PORT | FL | 34287-3142 |
| | GARDEN CITY | NY | 11530 |
| | NORTH PORT | FL | 34287-3142 |
| | NORTH PORT | FL | 34287 |
| | NORTH PORT | FL | 34287 |
| | NORTH PORT | FL | 34287-2810 |
| | NORTH PORT | FL | 34287-2306 |
| | NORTH PORT | FL | 34287-2314 |
| | NORTH PORT | FL | 34287-2810 |
| | NORTH PORT | FL | 34287 |
| | NORTH PORT | FL | 34287-2332 |
| | CHICOPEE | MA | 01020-1513 |
| | NORTH PORT | FL | 34287 |
| 6468 ALAN BLVD | PUNTA GORDA | FL | 33982 |
| | TAMPA | FL | 33602 |
| | NORTH PORT | FL | 34287-2301 |
| | NORTH PORT | FL | 34289-9467 |
| | NORTH PORT | FL | 34287 |

Exhibit C - Neighborhood Meeting Documents

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| | NORTH PORT | FL | 34287 |
| | NORTH PORT | FL | 34287 |
| | NORTH PORT | FL | 34287 |
| | NORTH PORT | FL | 34287-1251 |
| | VENICE | FL | 34293-7255 |
| | NORTH PORT | FL | 34291-5692 |
| | NORTH PORT | FL | 34287 |
| | WARETOWN | NJ | 8758 |
| | NORTH PORT | FL | 34287 |
| | NORTH PORT | FL | 34287 |
| | NORTH PORT | FL | 34287 |
| | NORTH PORT | FL | 34287 |
| | CHICAGO | IL | 60606 |
| | VENICE | FL | 34292 |
| | NORTH PORT | FL | 34287 |
| | NORTH PORT | FL | 34287-2868 |
| | NORTH PORT | FL | 34287 |
| | MENTOR | OH | 44060-7576 |
| | NORTH PORT | FL | 34287-2815 |
| | NORTH PORT | FL | 34287-2318 |
| 591 W PUTNAM AVE | GREENWICH | CT | 6830 |
| | NORTH PORT | FL | 34287-2863 |
| | NORTH PORT | FL | 34287-2826 |
| | NORTH PORT | FL | 34287 |
| | HAVERHILL | MA | 1830 |
| | NORTH PORT | FL | 34287-2877 |
| | SEBRING | FL | 33875 |
| | NORTH PORT | FL | 34287-3185 |
| | NORTH PORT | FL | 34287-2301 |
| | NORTH PORT | FL | 34287-2883 |
| | NORTH PORT | FL | 34287-2850 |
| | NORTH PORT | FL | 34287-2323 |
| | BUFFALO | NY | 14202 |
| | NORTH PORT | FL | 34287 |
| | NORTH PORT | FL | 34287 |
| | NORTH PORT | FL | 34287 |
| | CLEARWATER | FL | 33761 |
| | NORTH PORT | FL | 34287-3142 |
| | NORTH PORT | FL | 34287 |
| | NORTH PORT | FL | 34287-2301 |
| | NORTH PORT | FL | 34287 |
| | NORTH PORT | FL | 34287-3132 |
| | NORTH PORT | FL | 34287-3132 |
| | NORTH PORT | FL | 34287 |
| | NORTH PORT | FL | 34287-2865 |
| | NORTH PORT | FL | 34287-2833 |
| | NORTH PORT | FL | 34287 |

Exhibit C - Neighborhood Meeting Documents

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| | NORTH PORT | FL | 34287-2317 |
| | NORTH PORT | FL | 34287 |
| | BREMEN | OH | 34107 |
| | NORTH PORT | FL | 34287-2302 |
| | VENICE | FL | 34292 |
| | NORTH PORT | FL | 34287-2840 |
| | NORTH PORT | FL | 34287 |
| | NORTH PORT | FL | 34287 |
| | NORTH PORT | FL | 34287-1002 |
| | NORTH PORT | FL | 34287-2869 |
| | NORTH PORT | FL | 34287 |
| 55 MONTGOMERY DR | PLYMOUTH | MA | 02360-5272 |
| | NORTH PORT | FL | 34287-2845 |
| | NORTH PORT | FL | 34287 |
| | NORTH PORT | FL | 34287-2306 |
| | NORTH PORT | FL | 34287-2827 |
| | NORTH PORT | FL | 34287 |
| | NORTH PORT | FL | 34291-5706 |
| | ATHOL | MA | 1331 |
| | NORTH PORT | FL | 34287-2884 |
| | NORTH PORT | FL | 34287 |
| | NORTH PORT | FL | 34287 |
| | NORTH PORT | FL | 34287-2887 |
| | NORTH PORT | FL | 34287-2881 |
| | NORTH PORT | FL | 34288 |
| | NORTH PORT | FL | 34287-2332 |
| | NORTH PORT | FL | 34287 |
| | STERLING | OH | 44276-9601 |
| | NORTH PORT | FL | 34287 |
| | NORTH PORT | FL | 34287 |
| | NORTH PORT | FL | 34287-2815 |
| | NORTH PORT | FL | 34287 |
| | NORTH PORT | FL | 34287-2326 |
| | NORTH PORT | FL | 34287-2306 |
| | NORTH PORT | FL | 34287-2840 |

Exhibit C - Neighborhood Meeting Documents

NEIGHBORHOOD WORKSHOP SIGN-IN

PROJECT NAME: Pocatella Ave Multi-Family
LOCATION: Scout House - 5845 Greenwood Street
DATE: August 18, 2022
TIME: 5:00 PM

| | NAME | ADRESS | EMAIL | PHONE |
|----|------------------------|--------------------|----------------------------|--------------|
| 1 | WILLIAM KOPFHAMER | 5347 DENSAW | billk1093@gmail.com | 941-223-7379 |
| 2 | Oakley P. Solms | | | |
| 3 | IRIS & DAN CHAMBERLAIN | 4535 MCKIBBEN | CHAMBERLAIN.IRIS@YAHOO.COM | 914-289-5703 |
| 4 | Christine Doctor | 5327 Densaw Rd | — | 941-423-2713 |
| 5 | ALLAIN HALE | 5327 DENSAW | ALLAINHALE@HOTMAIL.COM | " " " |
| 6 | VICTOR DEBRIN | 20327 E CURRA | DEBRINVICTOR@GMAIL | |
| 7 | RICH SITTON | 5046 Greenwood St | | " " |
| 8 | MARK LAMOREUX | 5200 DENSAW | BEEKEEPER0070@GMAIL | 941-564-6542 |
| 9 | DEAMA | " | " | " " |
| 10 | Roland Rumberal | 5121 Cambay | Rolandrumberal372@gmail | 941-883-8740 |
| 11 | Tristan B. | " | | |
| 12 | Janiece Rumberal | " | janiecerumberal@gmail | 941-702-8530 |
| 13 | Pekre Farrell | 4410 Pocatella Ave | pfarrell73@yahoo.com | 941-223-8428 |
| 14 | Chris Hargraves | 5100 Cambay St | echargraves13@gmail.com | 608-448-1072 |
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Exhibit C - Neighborhood Meeting Documents

NEIGHBORHOOD WORKSHOP SIGN-IN

PROJECT NAME: Pocatella Ave Multi-Family
LOCATION: Scout House - 5845 Greenwood Street
DATE: August 18, 2022
TIME: 5:00 PM

| | NAME | ADRESS | EMAIL | PHONE |
|----|----------------------|----------------------------|------------------------|------------------|
| 1 | Elizabeth Andrus | 4534 Hartsook Ave. N. PORT | | (941) 468-1114 |
| 2 | Shirley Jones | 5009 Pocatella NP | | 941-815-3398 |
| 3 | Douglas Kennedy | 5009 Pocatella NP | | 941-815-2206 |
| 4 | GARY CHAYMAN | 5042 GREENWOOD DR | GRMTP169@COMCAST | NET 941-496-0037 |
| 5 | Luis (Ray) Rodriguez | 4990 Cumbank St. | Jybt90@NETSCAPE | NET 941-237-6366 |
| 6 | Ryan Bright | 5036 Greenwood | nettie64@icloud.com | 217-259-1113 |
| 7 | Jolanta | | | |
| 8 | Mt D Loomis | 5010 Pocatella Ave | KurtD.Loomis@Yahoo.com | 631-431-2208 |
| 9 | Yelena Loomis | 5010 Pocatella Ave | yelenal@Yahoo.com | |
| 10 | Michelle Robinson | 5262 TreKell | MLC74@Comcast.net | |
| 11 | William Robinson | 5262 TreKell | whiterw26@gmail.com | |
| 12 | Bonnie Cicci | 4282 Mayo Ct | B22C12847@Yahoo.com | 443-604-1540 |
| 13 | Phil John | 2020 Laysan | | 941-251-0598 |
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Exhibit C - Neighborhood Meeting Documents

NEIGHBORHOOD WORKSHOP SIGN-IN

PROJECT NAME: Pocatella Ave Multi-Family

LOCATION: Scout House - 5845 Greenwood Street

DATE: August 18, 2022

TIME: 5:00 PM

| | NAME | ADDRESS | EMAIL | PHONE |
|----|--------------------|---------------------------------|--------------------------------|----------------|
| 1 | ANNA KOPFVAMER | 5348 DENSEW RD | NETZERD.COM BIANJUMASE@ | 941.223.7378 |
| 2 | WILBURN MEADE | 3077 Kingsley RD | finbos3160@gol.ru | 304-218-4377 |
| 3 | Sue HOGREFE | 5954 PANORAMA AVE NOCK POINT | SUSAN HOGREFE @gmail.com | (941) 350-2894 |
| 4 | REN + LISA AUDETTE | 4598 MARAHO AVE | | 941 874 3595 |
| 5 | Robert Zilch | 4969 CUMBANO | | 941-284-8809 |
| 6 | DONNE MAYHEW | 4934 CUMBANO ST | | 941-888-5256 |
| 7 | Dave + Candy Culp | 5054 Greenway DR | culp1@yahoo.com | 217 259 5528 |
| 8 | Ken Koslow | 5050 " " | OUTDOOR21@yahoo.com | 201 788 5815 |
| 9 | DOCK LEEFF | 5242 TREKILL | | 941-421-2296 |
| 10 | Joseph Curoci | 4282 MAGNET | joehandiel@gmail.com | 443 604 2953 |
| 11 | Cynthia Troyer | 5390 Cambay St | Cyntroyer@yahoo.com | 941 726 3432 |
| 12 | S. Willeff-Greene | 4970 City Harbor | Swillek & acts you | ☺ |
| 13 | Pat Espinosa | 4501 Hartsack Ave | | ☺ |
| 14 | Sandra Garvey | 5650 Orpha St. | SANDRA beautysecrets@gmail.com | 931-247-5788 |
| 15 | Jane Kamp | 4501 Hartsack Ave | kamp6144@gmail.com | 941-221-9266 |
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Exhibit C - Neighborhood Meeting Documents

Pocatella Avenue- Neighborhood Meeting Summary Wednesday, August 18, 2022

A neighborhood meeting was held at the North Port Scout House, 5845 Greenwood Avenue, on August 18, 2022, at 5:00 PM in connection with a proposed Special Exception and Development Master Plan (DMP) for an 11.7-acre property located at 4951 Pocatella Avenue. Approximately 50 neighbors were in attendance at the meeting.

The meeting began with an introduction by Jeff Boone, Esq. the host of the meeting and representative of the applicant. He presented an aerial of the site to orient the neighbors to the location of the proposed development. He then confirmed the applications on file with the City, A Special Exception for multi-family residential use and a Development Master Plan for the proposed development. He confirmed the purpose of the neighborhood meeting, and described the future steps in the process, including public hearings before the Planning and Zoning Advisory Board for a recommendation, and before the City Commission for final approval.

Jeff Boone then presented the Development Master Plan to the neighbors and described the components of the Development Master Plan which includes one hundred seventy-five (175) multifamily apartment units within a mix of two, three and four-story building, an amenity center, leasing office and associated stormwater facilities, with access via Pocatella Avenue and McKibben Drive. Architectural elevations of the proposed development were also presented to the neighbors for review.

Following the presentation of the Development Master Plan, Jeff Boone opened the meeting for questions/comments from the neighbors. Below is a summary of the questions/comments and responses to the neighbors:

We will be notified by mail of the public hearing?

If you received notice of the neighborhood meeting, you should receive notice of the public hearings.

Will you be request any direct access to Sumter Boulevard?

No.

Will there be any tax incentives for the developer? What will this do to our taxes?

No, the developer is not seeking any tax incentives.

Traffic is crazy now; you are going to have to look traffic lights.

The applicant has done a traffic study as required by the City. The applicant would like a traffic light if the City would allow it.

Exhibit C - Neighborhood Meeting Documents

The proposed multi-family use will generate less traffic than many permitted uses under the current OPI zoning.

Does the four-story building have parking underneath?

No.

What kind of safety barrier is proposed along the ditch?

Undetermined at this time but may include a fence or wall.

Will this be a gated?

Typically yes, but no final determination has been made yet.

Have applications been submitted yet?

Yes, applications have been submitted and are in the process of staff review.

Access at Pocatella is difficult now??

Noted.

Can you estimate how many residents.

Approximately 250- 300.

We are concerned with traffic safety, has a traffic study been done?

Yes, a traffic study has been done, and the development will pay transportation impact fees to fund any necessary improvements.

There is lots of speeding on Sumter Boulevard now, we are concerned with traffic.

I'm going to look at buildings, it will be horrible.

What is the duration of the buildout of the project?

It is approximately 18 months for construction.

How many other 3 and 4 story apartment buildings are there in the City?

Unknown.

Why rental, it is a revolving door?

There is a need for higher end rental apartments in the City.

Where is the McKibben entrance?

The McKibben entrance was identified on an aerial.

Is the retention pond required?

Yes, City and State regulations required retention on site.

Exhibit C - Neighborhood Meeting Documents

We are concerned with the safety of the retention pond.

We are concerned with the traffic.

What type of construction will it be?

It will be wood frame construction.

What about shading of the streetlights?

The City code will require a lighting plan to mitigate impacts to neighbors.

There goes our quiet neighborhood this is a single-family neighborhood.

What is our recourse?

Participate in the public hearing process.

Build it north of I-75.

I live in a cul-de-sac; it will be in my back yard. Three- and four-story buildings will be able to see in my back yard, and it will block my new solar system.

We are concerned with the environment and the trees.

Are the garages on the plan?

Yes.

What's to stop this from becoming low-income housing?

There is demand for high end rental apartments.

We don't trust anyone; how do we know the plan won't change?

Once approved, if plans change the applicant will have to go through the process again.

Why are you proposing to rezone?

There is no rezoning proposal, the current OPI zoning allows for the Special Exception petition for the proposed multi-family use.

We hope there will be a buffer along the canal>

Yes, there will be a buffer pursuant to the City's code requirements.

Will the gopher tortoises be relocated?

Possibly, but will be dealt with according to state requirements.

Has AMPLO developed in North Port before?

No.

What is the timeframe before a City Commission hearing?

3 to 6 months.

Exhibit C - Neighborhood Meeting Documents

Where is the trash compactor, will it be enclosed?

Yes.

Do you own the land?

No, the developer has the land under contract.

Renters have nothing invested in the neighborhood.

There will be bugs, rats and drugs. It's going to be ugly.

When is the P& Board hearing?

It has not been scheduled yet.

Will trees be removed?

Yes, and some of the trees will be preserved.

Can the traffic study be reviewed?

Yes, the traffic study is part of the application package.

I would rather have the five homeless people living there now than this project.

It doesn't fit in this community, are you going to reconsider moving forward with this project?

The applicant will consider everything they heard tonight.

What is the standard lease length?

7-12 months.

Following the conclusion of the question/comment period, Jeff Boone reiterated the next steps in the process which will be the public hearings before the Planning and zoning advisory Board and the City Commission.

The meeting was concluded at approximately 6:40 PM.

Exhibit D- Fiscal Impact and Job Creation Analysis

| Fiscal Impact at Year 5 | | | |
|--------------------------|---|--|---|
| | OPI <i>at highest use</i> 254,826 Sq. Ft. | OPI <i>at project use level</i> 92,800 Sq. Ft. | Proposed Multi- Family 92,800 Sq. Ft. |
| Revenue | \$ 5,474,529 | \$ 2,212,656 | \$ 3,449,870 |
| Costs | \$ (4,076,131) | \$ (1,485,118) | \$ (2,393,217) |
| Net Benefits | \$ 1,398,398 | \$ 727,537 | \$ 1,056,653 |
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| Fiscal Impact at Year 10 | | | |
| | OPI <i>at highest use</i> 254,826 Sq. Ft. | OPI <i>at project use level</i> 92,800 Sq. Ft. | Proposed Multi- Family 92,800 Sq. Ft. |
| Revenue | \$ 11,616,279 | \$ 4,753,034 | \$ 7,359,003 |
| Costs | \$ (8,576,509) | \$ (3,124,809) | \$ (5,265,964) |
| Net Benefits | \$ 3,039,770 | \$ 1,628,225 | \$ 2,093,039 |
| | | | |
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| Fiscal Impact at Year 20 | | | |
| | OPI <i>at highest use</i> 254,826 Sq. Ft. | OPI <i>at project use level</i> 92,800 Sq. Ft. | Proposed Multi- Family 92,800 Sq. Ft. |
| Revenue | \$ 26,158,591 | \$ 10,929,089 | \$ 16,702,880 |
| Costs | \$ (19,031,226) | \$ (6,933,934) | \$ (12,808,466) |
| Net Benefits | \$ 7,127,365 | \$ 3,995,155 | \$ 3,894,413 |
| | | | |
| Job Creation | Direct: 343 | Direct: 125 | Direct: 15 |
| | Spin Off: 108 | Spin Off: 53 | Spin Off: 1 |
| | Total: 451 | Total: 178 | Total: 16 |

Exhibit E - Trip Generation Comparison

DMP-22-124

10/24/2022

Pocatella Avenue Multi-Family

TRIP COMPARISON

Proposed Use: Multi Family (175 Units)

Proposed Buildings:

| Building Use | Building Area (Sq Ft) |
|-------------------------------------|-----------------------|
| Leasing Office | 5,000 |
| 2-Story Apartment Building | 5,000 |
| 3-Story Apartment Building | 52,500 |
| 4-Story Apartment Building | 13,800 |
| Garage | 7,500 |
| Maintenance Building | 1,000 |
| Office and Fitness | 8,000 |
| Total Proposed Building Area | 92,800 sq ft |

Trips Generated by Proposed Land Uses (based on 175 Dwelling Units):

| Description | Total | In | Out |
|--|-------|-----|-----|
| Multi-Family - Low Rise (LUC 220) | | | |
| Weekday, Daily Trips | 1,198 | 599 | 599 |
| Weekday, AM Peak Hour Trips | 77 | 18 | 59 |
| Weekday, PM Peak Hour Trips | 96 | 60 | 36 |

Trips Generated by Existing Permitted Land Uses (based on 92,800 sq ft building area):

| Description | Total | In | Out |
|--|---------|-------|---------|
| General Office (LUC 710) | | | |
| Weekday, Daily Trips | 1,087 | 544 | 543 |
| Weekday, AM Peak Hour Trips | 157 | 138 | 19 |
| Weekday, PM Peak Hour Trips | 78 | 13 | 65 |
| Small Office Building (LUC 712) | | | |
| Weekday, Daily Trips | 1,335 | 668 | 667 |
| Weekday, AM Peak Hour Trips | 155 | 127 | 28 |
| Weekday, PM Peak Hour Trips | 200 | 68 | 132 |
| Medical - Dental (LUC 720) | | | |
| Weekday, Daily Trips | 3,880 | 1,940 | 1,940 |
| Weekday, AM Peak Hour Trips | 225 | 178 | 47 |
| Weekday, PM Peak Hour Trips | 188 | 56 | 132 |
| Drive-In Bank (LUC 912) | | | |
| Weekday, Daily Trips | 9,312 | 4,656 | 4,656 |
| Weekday, AM Peak Hour Trips | 923 | 535 | 388 |
| Weekday, PM Peak Hour Trips | 1,950 | 975 | 975 |
| Average of permitted land uses: | | | |
| Weekday, Daily Trips | 3,903.5 | 1,952 | 1,951.5 |

Exhibit E - Trip Generation Comparison

| | | | |
|-----------------------------|-----|-------|-------|
| Weekday, AM Peak Hour Trips | 365 | 244.5 | 120.5 |
| Weekday, PM Peak Hour Trips | 604 | 278 | 326 |

| | | | |
|----------------------------------|------------------|--------------|--|
| Maximum allowable building area: | | | |
| Lot Size: | 509,652.0 | sq ft | |
| - 35% open space | 178,378.2 | sq ft | |
| -15% parking (approximate) | 76,447.8 | sq ft | |
| Remaining building area | 254,826.0 | sq ft | |

| Trips Generated by Existing Permitted Land Uses (based on 254,826 sq ft building area): | | | |
|--|----------|---------|---------|
| Description | Total | In | Out |
| General Office (LUC 710) | | | |
| Weekday, Daily Trips | 2,618 | 1,309 | 1,309 |
| Weekday, AM Peak Hour Trips | 374 | 329 | 45 |
| Weekday, PM Peak Hour Trips | 213 | 36 | 177 |
| Small Office Building (LUC 712) | | | |
| Weekday, Daily Trips | 3,667 | 1,834 | 1,833 |
| Weekday, AM Peak Hour Trips | 426 | 349 | 77 |
| Weekday, PM Peak Hour Trips | 550 | 187 | 363 |
| Medical - Dental (LUC 720) | | | |
| Weekday, Daily Trips | 10,842 | 5,421 | 5,421 |
| Weekday, AM Peak Hour Trips | 559 | 442 | 117 |
| Weekday, PM Peak Hour Trips | 473 | 142 | 331 |
| Drive-In Bank (LUC 912) | | | |
| Weekday, Daily Trips | 25,572 | 12,786 | 12,786 |
| Weekday, AM Peak Hour Trips | 2,536 | 1,471 | 1,065 |
| Weekday, PM Peak Hour Trips | 5,354 | 2,677 | 2,677 |
| Average of permitted land uses: | | | |
| Weekday, Daily Trips | 10,674.8 | 5,337.5 | 5,337.3 |
| Weekday, AM Peak Hour Trips | 973.8 | 647.8 | 326 |
| Weekday, PM Peak Hour Trips | 1,647.5 | 760.5 | 887 |

Exhibit F- Elevations



5 FIFTH
DIMENSION
ARCHITECTURE + INTERIORS LLC

Exhibit F- Elevations



5 **FIFTH**
DIMENSION
ARCHITECTURE + INTERIORS, LLC

Exhibit F- Elevations



Exhibit F- Elevations



5 FIFTH
DIMENSION
ARCHITECTURE | INTERIORS LLC

Exhibit F- Elevations



5 FIFTH
DIMENSION
ARCHITECTURE & INTERIORS, LLC

Exhibit F- Elevations

From: [Jim Collins](mailto:Jim.Collins@boone-law.com)
To: [Sherry Willette](mailto:Sherry.Willette@northportfl.gov)
Cc: [Jeffery A. Boone](mailto:Jeffery.A.Boone@boone-law.com); [Jackson Boone](mailto:Jackson.Boone@boone-law.com)
Subject: RE: [EXTERNAL] Resubmittal to Non-Approve SDR Plans - Pocatella Ave MF- DMP 22-124
Date: Friday, September 23, 2022 9:19:42 AM

 Sherry:

We have confirmed Wood frame construction and Exterior Construction materials will be a combination of Hardi Board and stone, colors will be Sherwin Williams - Black Fox, Alabaster, Intellectual Gray, Delft, or similar.

Jim

From: Sherry Willette <swillette@northportfl.gov>
Sent: Wednesday, September 21, 2022 4:41 PM
To: Jim Collins <JCollins@boone-law.com>
Cc: Jeffery A. Boone <JBoone@boone-law.com>; Jackson Boone <Jackson.Boone@boone-law.com>
Subject: RE: [EXTERNAL] Resubmittal to Non-Approve SDR Plans - Pocatella Ave MF- DMP 22-124

Thank you.

From: Jim Collins <JCollins@boone-law.com>
Sent: Wednesday, September 21, 2022 3:41 PM
To: Sherry Willette <swillette@northportfl.gov>
Cc: Jeffery A. Boone <JBoone@boone-law.com>; Jackson Boone <Jackson.Boone@boone-law.com>
Subject: RE: [EXTERNAL] Resubmittal to Non-Approve SDR Plans - Pocatella Ave MF- DMP 22-124

ALERT



Sherry:

We have requested the information from the client and will forward to you immediately upon our receipt.

Jim

From: Sherry Willette <swillette@northportfl.gov>
Sent: Wednesday, September 21, 2022 3:35 PM
To: Jim Collins <JCollins@boone-law.com>
Cc: Jeffery A. Boone <JBoone@boone-law.com>; Jackson Boone <Jackson.Boone@boone-law.com>
Subject: RE: [EXTERNAL] Resubmittal to Non-Approve SDR Plans - Pocatella Ave MF- DMP 22-124

Jim,

Can you please provide the following information as per the DMP comments:

As per Sec. 53-7 9(14), the required building elevations must be in color and show the construction material. The elevations provided are in color; however, **please provide the construction materials and the color palette (ex. Sherwin Williams colors).**

Thank you.

Sherry

From: Jim Collins <JCollins@boone-law.com>
Sent: Wednesday, September 21, 2022 2:11 PM
To: Development Petitions <developmentpetitions@northportfl.gov>
Cc: Jeffery A. Boone <JBoone@boone-law.com>; Jackson Boone <Jackson.Boone@boone-law.com>; Sherry Willette <swillette@northportfl.gov>
Subject: [EXTERNAL] Resubmittal to Non-Approve SDR Plans - Pocatella Ave MF- DMP 22-124

ALERT



Attached please find a Resubmittal Application and associated files in connection with the above-referenced matter. The application fee check will be hand delivered tomorrow. If you have any question or need any additional information, please don't hesitate to contact us. Thanks.

Jim

James T. Collins, Planner
Boone Law Firm P.A.
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