

From: Christopher Hanks <chanks@cityofnorthport.com>
Sent: Tuesday, May 19, 2020 9:43 PM
To: Barbara Harvey <barbarah5775@gmail.com>
Cc: Heather Taylor <htaylor@cityofnorthport.com>
Subject: Re: Stop Gas station building on Price Blvd. and Cranberry Blvd.

Barbara,

Thank you for your email and input into this item. I have received several emails concerning the 7-11 and I fully understand the concern. I want you to know that you have the Right to give public comment or can file as an aggrieved party if you qualify.

Please understand that this is a Quasi Judicial item which is different than a regular agenda item, and as a Commissioner I cannot make my decision based off of my opinion on the matter or off emails of opposition sent to me. I must make the decision according to the qualifying evidence given by the petitioner and relate that to the letter of the law by ordinance.

I am not saying that I don't hear you or the others and their concern, I am just trying to clarify how my decision must come, legally, which would be in accordance to acting as a judge and not a commissioner per se.

You can make public comment by going to the link [9am](https://www.cityofnorthport.com/government/city-leadership/city-commission/online-meetings/online-public-comment) the day before the meeting you wish to comment on. Go to link here: <https://www.cityofnorthport.com/government/city-leadership/city-commission/online-meetings/online-public-comment>

If you believe you are an aggrieved party and want to make sure that your testimony can be part of the case to be adjudicated then email the city clerk to determine if you meet the criteria of an aggrieved party. Her email is here: htaylor@cityofnorthport.com

I have included the city clerk into this email to capture.

Sincerely,
Chris Hanks
Commissioner, City of North Port

From: Debbie McDowell <dmcowell@cityofnorthport.com>
Sent: Tuesday, May 19, 2020 8:15 PM
To: James Langdon <kimberlangdon@outlook.com>
Cc: Heather Taylor <htaylor@cityofnorthport.com>
Subject: Re: Cranberry Blvd/west Price Development Project **QUASI **

Thank you for your email and thoughts on the subject. I have received many emails that are very similar to yours. No, it's not a rumor! I hope you'll also submit public comment on May 26. The actual agenda posts a few days before the meeting and will have explicit instructions on how to submit public comment and how to watch it on-line. You can find the agenda by following this link <https://cityofnorthport.legistar.com/Calendar.aspx>
If you need assistance, please let me or the City Clerk know.

Debbie McDowell
Mayor, City of North Port
4970 City Center Blvd.
North Port, FL 34286
Office: 941.429.7071
City Cell: 941.628.0486

E-mail messages sent or received by City of North Port officials and employees in connection with official City business are public records subject to disclosure under the Florida Public Records Act.

From: James Langdon <kimberlangdon@outlook.com>
Sent: Tuesday, May 19, 2020 8:12 PM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: Cranberry Blvd/west Price Development Project

Dear Commissioners,

I am extremely disappointed to hear that you are considering approval of a 24 hour 7-11 Gas Station with a Car Wash at the proposed above location.

We own a home at 3439 Zoratoa Avenue off Cranberry. We never received this letter that was supposedly sent out.

Why do we set up exceptions and rules if we keep changing them?

This is a RESIDENTIAL neighborhood. We DO NOT want fuel service delivery through our neighborhoods or a 24 hour car wash.

We have multiple gas stations in the area. It is incomprehensible to me that we need another one, as there are numerous ones off of Price, Toledo Blade, Sumter, etc.

When the Dollar General was proposed off of Price and Cranberry, I wrote a letter of opposition because I was concerned with littering in the area. I was told this would not be a problem. Immediately after opening I noticed significant trash surrounding the store, and their lawn service shredded the trash, spreading it everywhere. I personally went to Dollar General, talked to staff - they said they were not allowed to spend their work hours cleaning the outside area. I contacted Dollar General district office of

this problem. No response.

I am sick of big companies taking over neighborhoods. We purchased our homes in neighborhoods.

Again, WHY DO WE HAVE RULES IF WE DISREGARD THEM?

A 24 hour gas station/car wash at this location would increase noise, pollution, traffic, litter, etc.

I do not think this proposal is good for our neighborhood.

Thank you for your consideration in this matter.

Bonnie Langdon

Email : bzlangdon@outlook.com

From: Christopher Hanks <chanks@cityofnorthport.com>
Sent: Tuesday, May 19, 2020 9:40 PM
To: James Langdon <kimberlangdon@outlook.com>
Cc: Heather Taylor <htaylor@cityofnorthport.com>
Subject: Re: Cranberry Blvd/west Price Development Project

Bonnie,

Thank you for your email and input into this item. I have received several emails concerning the 7-11 and I fully understand the concern. I want you to know that you have the Right to give public comment or can file as an aggrieved party if you qualify.

Please understand that this is a Quasi Judicial item which is different than a regular agenda item, and as a Commissioner I cannot make my decision based off of my opinion on the matter or off emails of opposition sent to me. I must make the decision according to the qualifying evidence given by the petitioner and relate that to the letter of the law by ordinance.

I am not saying that I don't hear you or the others and their concern, I am just trying to clarify how my decision must come, legally, which would be in accordance to acting as a judge and not a commissioner per se.

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I have included the city clerk into this email to capture.

Sincerely,
Chris Hanks
Commissioner, City of North Port

Sent from my iPhone

From: Debbie McDowell <dmcowell@cityofnorthport.com>
Sent: Tuesday, May 19, 2020 6:50 PM
To: Dee Anne <purple0vr@aol.com>
Cc: Heather Taylor <htaylor@cityofnorthport.com>
Subject: Re: 7-11 at Cranberry & Price ** QUASI **

Thank you for your email and thoughts on the subject. I have received many emails that are very similar to yours. I hope you'll also submit public comment on May 26. The actual agenda posts a few days before the meeting and will have explicit instructions on how to submit public comment and how to watch it on-line. You can find the agenda by following this link <https://cityofnorthport.legistar.com/Calendar.aspx>

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From: Dee Anne <purple0vr@aol.com>
Sent: Monday, May 18, 2020 4:15 PM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: 7-11 at Cranberry & Price

Dear Commissioners,

I'm writing to you to express my opposition to the plans for the new 7-11 gas station and car wash at Cranberry & Price. This is a very residential area, that is being flooded with gas stations and other businesses as it is.

Price Blvd cannot handle the traffic as it is, especially before and after school and at afternoon rush hour.

Thank you for your consideration in this matter.

Sincerely,

From: Debbie McDowell <dmcowell@cityofnorthport.com>
Sent: Tuesday, May 19, 2020 6:49 PM
To: Barbara Harvey <barbarah5775@gmail.com>
Cc: Heather Taylor <htaylor@cityofnorthport.com>
Subject: Re: Stop Gas station building on Price Blvd. and Cranberry Blvd. ** QUASI **

Thank you for your email and thoughts on the subject. I have received many emails that are very similar to yours. I hope you'll also submit public comment on May 26. The actual agenda posts a few days before the meeting and will have explicit instructions on how to submit public comment and how to watch it on-line. You can find the agenda by following this link <https://cityofnorthport.legistar.com/Calendar.aspx>
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From: Barbara Harvey <barbarah5775@gmail.com>
Sent: Tuesday, May 19, 2020 1:19 PM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: Stop Gas station building on Price Blvd. and Cranberry Blvd.

I am writing to file my complaint against the proposal of building gas station next to Dollar General. There are already 4 gas stations within a 2 mile radius of Dollar General: Circle K, 7 Eleven, Murphy's (next to Neighborhood Walmart and these 3 stations are 1.2 miles from Dollar General on Price Blvd and Sumter Blvd., and the 7 Eleven on Toledo Blvd and Price Blvd. 2 miles from Dollar General. In addition there are at least 4 more stations within a 4 mile radius of Dollar General. It would be better to place another retail or restaurant (upscale restaurant like Carrabbas Bone Fish Grill). You would be causing North Port residents great anger and distress in building yet another gas station next to Dollar General. Please vote down the proposal. Urgently, Barbara Harvey.

From: Debbie McDowell <dmcdowell@cityofnorthport.com>
Sent: Tuesday, May 19, 2020 5:06 PM
To: Tom W1ALZ <URL4603RD@Comcast.Net>
Cc: Heather Taylor <htaylor@cityofnorthport.com>
Subject: Re: SPX-19-269, Spx-19-270 & DMP-19-280 ** QUASI **

Tom -

Thank you for your email. Yes I did watch the meeting. It will be part of my ex-parte communication disclosure. I will follow all processes and procedures at the quasi-judicial hearing.

Thank you for sharing your point of view and for your service on the PZAB board.

Debbie McDowell
Mayor, City of North Port

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From: Tom W1ALZ <URL4603RD@Comcast.Net>
Sent: Tuesday, May 19, 2020 2:44 PM
To: Christopher Hanks <chanks@cityofnorthport.com>; Vanessa Carusone <vcarusone@cityofnorthport.com>; Debbie McDowell <dmcdowell@cityofnorthport.com>; Jill Luke <jlake@cityofnorthport.com>; Pete Emrich <pemrich@cityofnorthport.com>; Peter Lear <plear@cityofnorthport.com>
Cc: Nicole Galehouse <ngalehouse@cityofnorthport.com>
Subject: SPX-19-269, Spx-19-270 & DMP-19-280

Dear Commissioners,

In recent days I've read some "Flamethrowers" on the above items the PZAB considered on May 7, 2020. I feel compelled as a member of that board to address this. I've also read email from the commission instructing the opposition group on how to file complaints and also offer there personal aide in such. Is this ethical?

Please do your due diligence, and watch/listen to the meeting. These were items that we did not take lightly, nor without a lengthy discussion. On more then one occasion I personally asked for

clarification from staff if this was a "Permitted Use" and was told yes. As I stated in the meeting, that if it's a permitted use then we were there to simply discuss the "Car wash", the number of fuel pumps, and hours of operation. Given that the convenience store and fuel pumps were a permitted item, as stated by staff. NOT to be over looked is the lions share of the property that will be donated to the city of North Port to be a park "in perpetuity" also stated by staff. This would give a vast buffer zone to any surrounding neighbors. Far exceeding the required footage. It was also made known that Price Blvd original intent was to be all commercial and in only in recent history has the zoning been changed.

Thank You

Thomas C. Nicholson
PZAB Member

From: Jill Luke <jluke@cityofnorthport.com>

Date: May 19, 2020 at 3:57:18 PM EDT

To: Tom W1ALZ <URL4603RD@Comcast.Net>, Peter Lear <plear@cityofnorthport.com>

Cc: Nicole Galehouse <ngalehouse@cityofnorthport.com>

Subject: RE: SPX-19-269, Spx-19-270 & DMP-19-280

Tom,

I listened to the entire dialog of this topic in the PZAB meeting. Actually, I was surprised at the outcome of the recommendation, though, that is the recommendation to the Commission, from the majority of the PZAB board, and that is fine. I was relieved to listen to Nicole's dialog, as I was afraid that the message of the Commission wanting to remove the possibility of gas in the Neighborhood Commercial in Feb, was not communicated to you, but she did articulate that fact. Staff did not recommend 24 hours, as 24 hour is not a permitted use in Neighborhood Commercial currently. The 'special exceptions' of gas and car wash were recommended by staff with limitations.

The portion of the property that they wanted to give to the City, was a sweetener, trying to get the City to agree with the conditions. I spoke with the developer about this in the one on ones we had in the very beginning, and it was stated that way. So, I view it in that manner.

As for commissioners telling a citizen how to act upon a topic that they oppose... that is just doing our obligation.... as we represent the people. There are proper ways to do things and they need to know... there is nothing unethical about giving truth, and true statements,, nor opinions for that manner. I'm sorry if you are upset by anything I may have stated, but I have no ill toward PZAB, and have tried to simply articulate facts from my viewpoint and understanding. I generally align with PZAB... especially, you, but we might see this one a little different... and, that is alright... no one will match all the time.

The 'opposition' group that you spoke of are citizens within that neighborhood and have the right to make their voices heard. If you'd like to speak with me further on this... at least, from my perspective... feel free to reach out to me. Thank you for writing. I didn't think we would speak on this topic until after the 26th, but I'm happy that the conversation is started. I was told that one commissioner gave the instructions on how to be an aggrieved party, but that is fine... if there are many... that's okay, it's their right. In the end, this is quasi-judicial and we have to view this according to the code and administer what we feel is of the best interest for the community, as you know. Thank you - Jill Luke

-----Original Message-----

From: Tom W1ALZ <URL4603RD@Comcast.Net>

Sent: Tuesday, May 19, 2020 2:44 PM

To: Christopher Hanks <chanks@cityofnorthport.com>; Vanessa Carusone <vcarusone@cityofnorthport.com>; Debbie McDowell <dmcdowell@cityofnorthport.com>; Jill Luke <jluke@cityofnorthport.com>; Pete Emrich <pemrich@cityofnorthport.com>; Peter Lear <plear@cityofnorthport.com>

Cc: Nicole Galehouse <ngalehouse@cityofnorthport.com>

Subject: SPX-19-269, Spx-19-270 & DMP-19-280

Dear Commissioners,

In recent days I've read some "Flamethrowers" on the above items the PZAB considered on May 7,

2020. I feel compelled as a member of that board to address this. I've also read email from the commission instructing the opposition group on how to file complaints and also offer there personal aide in such. Is this ethical?

Please do your due diligence, and watch/listen to the meeting.

These were items that we did not take lightly, nor without a lengthy discussion. On more then one occasion I personally asked for clarification from staff if this was a "Permitted Use" and was told yes. As I stated in the meeting, that if it's a permitted use then we were there to simply discuss the "Car wash", the number of fuel pumps, and hours of operation. Given that the convenience store and fuel pumps were a permitted item, as stated by staff. NOT to be over looked is the lions share of the property that will be donated to the city of North Port to be a park "in perpetuity" also stated by staff. This would give a vast buffer zone to any surrounding neighbors. Far exceeding the required footage. It was also made known that Price Blvd original intent was to be all commercial and in only in recent history has the zoning been changed.

Thank You

Thomas C. Nicholson
PZAB Member

From: Barbara Harvey <barbarah5775@gmail.com>
Sent: Tuesday, May 19, 2020 1:20 PM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: Stop Gas station building on Price Blvd. and Cranberry Blvd.

I am writing to file my complaint against the proposal of building gas station next to Dollar General. There are already 4 gas stations within a 2 mile radius of Dollar General: Circle K, 7 Eleven, Murphy's (next to Neighborhood Walmart and these 3 stations are 1.2 miles from Dollar General on Price Blvd and Sumter Blvd., and the 7 Eleven on Toledo Blvd and Price Blvd. 2 miles from Dollar General. In addition there are at least 4 more stations within a 4 mile radius of Dollar General. It would be better to place another retail or restaurant (upscale restaurant like Carrabbas Bone Fish Grill). You would be causing North Port residents great anger and distress in building yet another gas station next to Dollar General. Please vote down the proposal. Urgently, Barbara Harvey.

From: Jill Luke <jlake@cityofnorthport.com>

Sent: Wednesday, May 13, 2020 7:36 PM

To: Peter Lear <plear@cityofnorthport.com>; Jason Yarborough <jyarborough@cityofnorthport.com>; Frank Miles <fmiles@cityofnorthport.com>; Nicole Galehouse <ngalehouse@cityofnorthport.com>

Subject: questions concerning the 7-11 project on Price

I listened to the PZAB meeting and I have a few questions that I'd like to get some answers to, please.

1. The email that was not read... why? And, are we correcting what went wrong?

RESPONSE: The email was not received in the proper manner that was advertised for public comment. Given that this item is quasi-judicial, procedural rules are particularly important as they included ways for public commenters to confirm that their testimony is sworn.

2. What is the population or house tops in a 1 mile radius around that location... or even the total 3 mile area of Price, if you already have that one for the widening project.

RESPONSE: There are approximately 5,500 parcels within 1 mile of the property, of which approximately 2,800 have homes on them.

3. What was the result of the traffic study, as far as the numbers go? I know there were numbers obtained for the widening of Price, but did they do their own study? If they did... what were those numbers?

RESPONSE: For this project, the developer conducted their own traffic impact study. The Traffic Impact Study prepared by RAYSOR Transportation Consulting, LLC, showed that the worst case scenario traffic for the proposed land use of Gas Station with Convenience Market will be a total of 3,286 vehicles per day. Out of the 3,286 vehicle per day, 2,530 vehicle per day will be pass-by trips (Pass-by trips are trips that independently of the gas station being there or not, will be traveling on Price Boulevard and enter the gas station). The percentage of pass-by trip is giving by a regional model from FDOT and they should be taking out of the total of trips generated by a development. That will result in a total of 756 net new trips per day created by the gas station. The traffic study also showed that a total of 46 of the 756 new trips will occur in the morning peak hour and 52 of the 756 new trips will occur in the afternoon peak hour.

4. Do we know how many trips go down Toledo Blade or Sumter... compared to Price?

RESPONSE: Toledo Blade Blvd. from I-75 to Price Blvd. has a 2017 Average Annual Daily Traffic (AADT) of 21,800 Vehicles per day

Sumter Blvd. from I-75 to Price Blvd. has a 2017 Average Annual Daily Traffic (AADT) of 17,800 Vehicles per day

Price Blvd. from Sumter to Cranberry a 2017 Average Annual Daily Traffic (AADT) of 21,100 Vehicles per day

Price Blvd. from Cranberry to Toledo Blade Blvd. has a 2017 Average Annual Daily Traffic (AADT) of 17,500 Vehicles per day

5. I believe Nicole read a definition of 'intensity'... could I get what she stated... it was good!

RESPONSE: Intensity is defined in the ULDC as *"the degree to which an area is developed based on density, use, mass, size, impact, floor area ratio, and traffic generations."*

6. To my knowledge... there are no utilities in that area, and we state that commercial has be to connected... so, what would the plan be for that to occur?

RESPONSE: Water is available through a 12" AC water main on Cranberry and sewer is available through 8" or 12" force mains on the south side of Price.

7. Didn't Neighborhood Commercial come into play when Activities Centers were created? What were the years that these things happened in?

RESPONSE: Activity Centers were created in 1997, with there being 5 originally. They were created as a result of the identification of the lack of commercial and light industrial areas within the City. The Neighborhood Commercial zoning districts were established about 5 years later in 2002, with the intent of allowing for the demand of services and goods to be met but at a scale that would not overwhelm and devalue the nearby residential areas. The properties that are today zoned as Neighborhood Commercial were rezoned from General Commercial in 2003, as part of a City-wide rezoning effort.

Thank you in advance for these answers. There is a span of time before this comes to commission, but I wanted to give some time for the answers, as this is quite a few!! Thanks – Jill Luke

From: Dee Anne <purplel0vr@aol.com>
Sent: Monday, May 18, 2020 4:16 PM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: 7-11 at Cranberry & Price

Dear Commissioners,

I'm writing to you to express my opposition to the plans for the new 7-11 gas station and car wash at Cranberry & Price. This is a very residential area, that is being flooded with gas stations and other businesses as it is.

Price Blvd cannot handle the traffic as it is, especially before and after school and at afternoon rush hour.

Thank you for your consideration in this matter.

Sincerely,
Dee Anne Reppucci

From: Debbie McDowell <dmcowell@cityofnorthport.com>
Sent: Monday, May 18, 2020 11:17 AM
To: Lori Flaherty <lori_ruson@yahoo.com>
Cc: Heather Taylor <htaylor@cityofnorthport.com>
Subject: Re: 5-16-2020 Comment 😊 **QUASI **

Thank you for your email and thoughts on the subject. I have received many emails that are very similar to yours. I hope you'll also submit public comment on May 26. The actual agenda posts a few days before the meeting and will have explicit instructions on how to submit public comment and how to watch it on-line. You can find the agenda by following this link <https://cityofnorthport.legistar.com/Calendar.aspx>

If you need assistance, please let me or the City Clerk know.

Debbie McDowell

Mayor, City of North Port
4970 City Center Blvd.
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Office: 941.429.7071
City Cell: 941.628.0486

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From: Lori Flaherty <lori_ruson@yahoo.com>
Sent: Saturday, May 16, 2020 12:18 PM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: 5-16-2020 Comment 😊

Hi Commissioners,
I hope this finds all of you well.
What trying times for all of us.

My comment would be against the 7 -11 and gas station and car wash on Cranberry and Price.
This property doesn't seem like a money maker for North Port.
But the neighborhood gets this monstrosity next to their houses.
The traffic around this area is already a nightmare.
More clearcutting-so sad.
The article in today's paper about the Sandhill crane and the baby hit by a car kind of makes this point besides being tragic and sickening.
If the building can't be stopped,
The buffer that the company offered is a good thing.
Seems the gas pumps and car wash are really pushing the limit on the zoning ?

Maybe just the store? With the big buffer?

Certainly not 24 hours. That would encourage trouble.

That zoning neighborhood plus commercial use is awful. Maybe the zoning commission can straighten this out. It would be a horror movie to me to have a convenience store built next door.

Also West Villages wants a divorce from North Port?

Let's not let them get away with this. The income lost to North Port would not be acceptable.

Sent with well wishes for you and yours,

Lori 😊

Lori Flaherty

From: Debbie McDowell <dmcowell@cityofnorthport.com>
Sent: Monday, May 18, 2020 11:16 AM
To: Cathy G <cate1242@hotmail.com>
Cc: Heather Taylor <htaylor@cityofnorthport.com>
Subject: Re: Cranberry and Price gas station. **QUASI **

Thank you for your email and thoughts on the subject. I have received many emails that are very similar to yours. I hope you'll also submit public comment on May 26. The actual agenda posts a few days before the meeting and will have explicit instructions on how to submit public comment and how to watch it on-line. You can find the agenda by following this link <https://cityofnorthport.legistar.com/Calendar.aspx>

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From: Cathy G <cate1242@hotmail.com>
Sent: Saturday, May 16, 2020 1:43 PM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: Cranberry and Price gas station.

I seriously do not believe we need another gas station in this neighborhood. There are 5 gas stations within 5 miles. Who really needs a 24 hour car wash. Traffic is already atrocious. My vote is no.... as if how we in the neighborhood really feel. North Port has become a laughing stock, we have no really good restaurants, movie theaters, a hospital or any type of entertainment, when I have company come we have to leave North Port to find something to do, what a shame.. I live in a beautiful neighborhood and have a beautiful lot on a lg canal.

But I now realize any builder can come in my neighborhood and buy up lots, and put a gas station where ever they want with approval of city government, it's all about the builders not the residents wishes. We will soon be putting our house up for sale and leaving N. Port. It makes me sad, we moved here because it was so quiet and beautiful, not any more.

From: Debbie McDowell <dmcowell@cityofnorthport.com>
Sent: Monday, May 18, 2020 11:15 AM
To: Ilona Weber <ilona.461@hotmail.com>
Cc: Heather Taylor <htaylor@cityofnorthport.com>
Subject: Re: Gas station on Price Blvd ** QUASI **

Thank you for your email and thoughts on the subject. I have received many emails that are very similar to yours. I hope you'll also submit public comment on May 26. The actual agenda posts a few days before the meeting and will have explicit instructions on how to submit public comment and how to watch it on-line. You can find the agenda by following this link <https://cityofnorthport.legistar.com/Calendar.aspx>

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From: Ilona Weber <ilona.461@hotmail.com>
Sent: Saturday, May 16, 2020 2:15 PM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: Gas station on Price Blvd

Please reconsider adding another Gas station at this location - it is RESIDENTIAL! It doesnt belong there. Dollar Tree should have never been allowed to build there. There are more car washes, auto part stores and dental clinics in such short proximity to each other than i have ever seen. North Port is a young and active community, surely there is something more interesting or diverse that could be built there instead, that will fit within a RESIDENTIAL area. C'mon, i know you can do better than that.

Sincerely,
A Happy North Port resident since 1994

From: Debbie McDowell <dmcowell@cityofnorthport.com>

Sent: Monday, May 18, 2020 11:15 AM

To: Chaz Hiestand <ChazHiestand@comcast.net>; Heather Taylor <htaylor@cityofnorthport.com>

Subject: Re: 7-Eleven Project ** QUASI **

Thank you for your email and thoughts on the subject. I have received many emails that are very similar to yours. I hope you'll also submit public comment on May 26. The actual agenda posts a few days before the meeting and will have explicit instructions on how to submit public comment and how to watch it on-line. You can find the agenda by following this link <https://cityofnorthport.legistar.com/Calendar.aspx>

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Debbie McDowell

Mayor, City of North Port

4970 City Center Blvd.

North Port, FL 34286

Office: 941.429.7071

City Cell: 941.628.0486

From: Christopher Hanks <chanks@cityofnorthport.com>
Sent: Sunday, May 17, 2020 5:22 PM
To: Chaz Hiestand <ChazHiestand@comcast.net>
Cc: Heather Taylor <htaylor@cityofnorthport.com>
Subject: Re: 7-Eleven Project

Chaz,

Thank you for your email and input into this item. I have received several emails concerning the 7-11 and I fully understand the concern. I want you to know that you have the Right to give public comment or can file as an aggrieved party if you qualify.

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I am not saying that I don't hear you or the others and their concern, I am just trying to clarify how my decision must come, legally, which would be in accordance to acting as a judge and not a commissioner per se.

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If you believe you are an aggrieved party and want to make sure that your testimony can be part of the case to be adjudicated then email the city clerk to determine if you meet the criteria of an aggrieved party. Her email is here: htaylor@cityofnorthport.com

I have included the city clerk into this email to capture.

Sincerely,
Chris Hanks
Commissioner, City of North Port

Sent from my iPhone

On May 17, 2020, at 5:06 PM, Chaz Hiestand <ChazHiestand@comcast.net> wrote:

Dear Commissioners,

Did I miss something with the Widening of Price Blvd? Why would they want to build a Huge store when the road is to be widen? Why not build a Small store and fewer pumps like they just did on Toledo and Tamiami. That would be more fitting for the neighborhood.

I think most people are upset at the Huge size they are planning. A Huge store would have been better at Toledo and Tamiami. Let me know your thoughts :)

Thanks,

Chaz Hiestand
2852 Algardi Lane

From: Christopher Hanks <chanks@cityofnorthport.com>
Sent: Sunday, May 17, 2020 7:52 AM
To: jfachet <jfachet@ptd.net>
Cc: Heather Taylor <htaylor@cityofnorthport.com>
Subject: Re: Enough with the gas stations. NP has ENOUGH !!

Thank you for your email and input into this item. I have received several emails concerning the 7-11. I want you to know that you have the Right to give public comment or can file as an aggrieved party if you qualify.

Please understand that this is a Quasi Judicial item which is different than a regular agenda item, and as a Commissioner I cannot make my decision based off of my opinion on the matter or off emails of opposition sent to me. I must make the decision according to the qualifying evidence given.

Please know I am not saying that I don't hear you, I am just trying to clarify how my decision must come, legally, which would be in accordance to acting as a judge and not a commissioner per se.

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If you believe you are an aggrieved party and want to make sure that your testimony can be part of the case to be adjudicated then email the city clerk to determine if you meet the criteria of an aggrieved party. Her email is here: htaylor@cityofnorthport.com

I have included the city clerk into this email to capture.

Sincerely,
Chris Hanks
Commissioner, City of North Port

Sent from my iPhone

On May 17, 2020, at 6:04 AM, jfachet <jfachet@ptd.net> wrote:

From: Christopher Hanks <chanks@cityofnorthport.com>
Sent: Saturday, May 16, 2020 2:35 PM
To: Heather Taylor <htaylor@cityofnorthport.com>
Subject: DM to Facebook



Ryoan Wilcox-Zobuk



2:01 PM

I say bring on the gas station at Cranberry and Price. Nice addition! I've been a resident here for 40 years. I didn't want any of these other people here when I discovered this paradise, but here they are! PROGRESS!



2:33 PM

Thank you for your message. I am receiving a ton of emails against it, but I cannot consider any of them as this is a Quasi Judicial item which means I can't legislate it, I must adjudicate it, and can only make my decision based off the facts and evidence of the item presented. I will say, that you are the only one that has messaged me in favor. I will see what the evidence presents and make my decision accordingly. I too am glad to see our city moving forward, and that area is what is considered neighborhood commercial, which are sprinkled all over, so you can expect some wonderful things in the future.

Have a great Saturday!



Aa



From: George Morrell <george.morrell@icloud.com>
Sent: Friday, May 15, 2020 1:19 PM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: Another gas station just what we don't need

Dear Commissioner

My name is George Morrell and I live on Arugula Dr. north Port.
And just found out that you may be considering yet another gas station located on Price And Cranberry.
Can you please take sometime and look over all the existing stations that are around the area.You will see that we have way too may to choose from. We don't need any more gas stations.
What we need is professional offices. Doctors, lawyers, Accountants, Financial institutions , Day Care centers Etc.

Thank you For your time

George Morrell

From: Lori Flaherty <lori_ruson@yahoo.com>
Sent: Saturday, May 16, 2020 12:18 PM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: 5-16-2020 Comment 😊

Hi Commissioners,
I hope this finds all of you well.
What trying times for all of us.

My comment would be against the 7 -11 and gas station and car wash on Cranberry and Price.
This property doesn't seem like a money maker for North Port.
But the neighborhood gets this monstrosity next to their houses.
The traffic around this area is already a nightmare.
More clearcutting-so sad.
The article in today's paper about the Sandhill crane and the baby hit by a car kind of makes this point besides being tragic and sickening.
If the building can't be stopped,
The buffer that the company offered is a good thing.
Seems the gas pumps and car wash are really pushing the limit on the zoning ?
Maybe just the store? With the big buffer?
Certainly not 24 hours. That would encourage trouble.
That zoning neighborhood plus commercial use is awful. Maybe the zoning commission can straighten this out. It would be a horror movie to me to have a convenience store built next door.

Also West Villages wants a divorce from North Port?
Let's not let them get away with this. The income lost to North Port would not be acceptable.

Sent with well wishes for you and yours,

Lori 😊

Lori Flaherty

From: Christopher Hanks <chanks@cityofnorthport.com>
Sent: Saturday, May 16, 2020 2:24 PM
To: Ilona Weber <ilona.461@hotmail.com>
Cc: Heather Taylor <htaylor@cityofnorthport.com>
Subject: Re: Gas station on Price Blvd

Thank you for your email and input into this item. I have received several emails concerning the 7-11. I want you to know that you have the Right to give public comment or can file as an aggrieved party if you qualify.

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I have included the city clerk into this email to capture.

Sincerely,
Chris Hanks
Commissioner, City of North Port

Sent from my iPhone

On May 16, 2020, at 2:15 PM, Ilona Weber <ilona.461@hotmail.com> wrote:

Please reconsider adding another
Gas station at this location - it is RESIDENTIAL! It doesnt belong there. Dollar Tree should have never been allowed to build there.
There are more car washes, auto part stores and dental clinics in such short proximity to each other than i have ever seen.
North Port is a young and active community, surely there is something more interesting or diverse that could be built there instead, that will fit within a RESIDENTIAL area.
C'mon, i know you can do better than that.

Sincerely,
A Happy North Port resident since 1994

From: Christopher Hanks <chanks@cityofnorthport.com>
Sent: Saturday, May 16, 2020 1:45 PM
To: Cathy G <cate1242@hotmail.com>
Cc: Heather Taylor <htaylor@cityofnorthport.com>
Subject: Re: Cranberry and Price gas station.

Cathy,

Thank you for your email and input into this item. I have received several emails concerning the 7-11. I want you to know that you have the Right to give public comment or can file as an aggrieved party if you qualify.

Please understand that this is a Quasi Judicial item which is different than a regular agenda item, and as a Commissioner I cannot make my decision based off of my opinion on the matter or off emails of opposition sent to me. I must make the decision according to the qualifying evidence given.

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If you believe you are an aggrieved party and want to make sure that your testimony can be part of the case to be adjudicated then email the city clerk to determine if you meet the criteria of an aggrieved party. Her email is here: htaylor@cityofnorthport.com

I have included the city clerk into this email to capture.

Sincerely,
Chris Hanks
Commissioner, City of North Port

Sent from my iPhone

On May 16, 2020, at 1:43 PM, Cathy G <cate1242@hotmail.com> wrote:

I seriously do not believe we need another gas station in this neighborhood. There are 5 gas stations within 5 miles. Who really needs a 24 hour car wash. Traffic is already atrocious . My vote is no.... as if how we in the neighborhood really feel. North Port has become a laughing stock, we have no really good restaurants, movie theaters, a hospital or any type of entertainment, when I have company come we have to leave North Port to find something to do, what a shame.. I live in a beautiful neighborhood and have a beautiful lot on a lg canal.

But I now realize any builder can come in my neighborhood and buy up lots, and put a gas station where ever they want with approval of city government, it's all about the builders not the residents wishes.

We will soon be putting our house up for sale and leaving N. Port. It makes me sad, we moved here because it was so quiet and beautiful, not any more.

From: Debbie McDowell <dmcowell@cityofnorthport.com>
Sent: Saturday, May 16, 2020 9:11 AM
To: JUDY ROLLI <jroll3@comcast.net>
Cc: Heather Taylor <htaylor@cityofnorthport.com>
Subject: RE: cranberryblvd/wpricedevelopmentproject ** QUASI **

Thank you for your email and thoughts on the subject. I have received many emails that are very similar to yours. I hope you'll also submit public comment on May 26. The actual agenda posts a few days before the meeting and will have explicit instructions on how to submit public comment and how to watch it on-line. You can find the agenda by following this link
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If you need assistance, please let me or the City Clerk know.

Debbie McDowell
Mayor, City of North Port
4970 City Center Blvd.
North Port, FL 34286
Office: 941.429.7071
City Cell: 941.628.0486

From: JUDY ROLLI <jroll3@comcast.net>
Sent: Thursday, May 14, 2020 11:09 AM
To: Debbie McDowell <dmcowell@cityofnorthport.com>
Subject: cranberryblvd/wpricedevelopmentproject

This is Judy Rolli. we live on price blvd. this is about wanting to put a 7 11 gas station right on price blvd. we are against it due to a number of reasons. it's going make traffic worst than it is. it's to close to schools. its a safety hazard all the way around. its also gonna make our home values go down. its also gonna bring more danger to everyone.

From: Debbie McDowell <dmcowell@cityofnorthport.com>
Sent: Saturday, May 16, 2020 9:10 AM
To: Elsie Charles <elsiecharles76@gmail.com>
Cc: Heather Taylor <htaylor@cityofnorthport.com>
Subject: RE: 7-11 Price and Cranberry ** QUASI **

Thank you for your email and thoughts on the subject. I have received many emails that are very similar to yours. No, it's not a rumor! I hope you'll also submit public comment on May 26. The actual agenda posts a few days before the meeting and will have explicit instructions on how to submit public comment and how to watch it on-line. You can find the agenda by following this link <https://cityofnorthport.legistar.com/Calendar.aspx> If you need assistance, please let me or the City Clerk know.

We work very closely with restaurant chains and other businesses. However, private businesses work on their timeline and according to their business plan. We can't do this alone, please reach out to your favorites and let them know you want them to open shop in North Port!

Debbie McDowell
Mayor, City of North Port
4970 City Center Blvd.
North Port, FL 34286
Office: 941.429.7071
City Cell: 941.628.0486

-----Original Message-----

From: Elsie Charles <elsiecharles76@gmail.com>
Sent: Thursday, May 14, 2020 4:43 PM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: 7-11 Price and Cranberry

To All Commissioners:

Please tell us it is only an ugly rumor that there is going to be another gas station/convenience store at the corner of Cranberry and Price, which is only 2 blocks from the 3 gas stations already on Price at Sumter!! It will definitely degrade the residential area there. Price is our main crosstown street to NP Center.

My husband and I have lived in Cypress Falls for 7 years and keep hoping that North Port will bring some restaurants like Texas Roadhouse or Cheddars to North Port. Another gas station is already scheduled at Price and Toledo Blade which makes FIVE stations along the short stretch between Price and I-75. There seems to be NO imagination amongst the planners of our city. Please explain to me why new businesses other than gas stations are not being proposed and considered during this development phase of North Port?

We also DESPERATELY need a hospital in conjunction with Sarasota ER. Is any progress being made with this? is there any possibility of a Costco?

I hope to hear from you regarding this.

Thank you.

Elsie Charles
2468 Arugula Dr.
Cypress Falls
elsiecharles76@gmail.com

From: Debbie McDowell <dmcowell@cityofnorthport.com>
Sent: Saturday, May 16, 2020 9:07 AM
To: Sharon Elrod <elrods1.se@gmail.com>
Cc: Heather Taylor <htaylor@cityofnorthport.com>
Subject: RE: 7/11 plan for intersection Price and Cranberry ** QUASI **

Thank you for your email and thoughts on the subject. I have received many emails that are very similar to yours. I hope you'll also submit public comment on May 26. The actual agenda posts a few days before the meeting and will have explicit instructions on how to submit public comment and how to watch it on-line. You can find the agenda by following this link
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Debbie McDowell

Mayor, City of North Port
4970 City Center Blvd.
North Port, FL 34286
Office: 941.429.7071
City Cell: 941.628.0486

From: Sharon Elrod <elrods1.se@gmail.com>
Sent: Thursday, May 14, 2020 5:48 PM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: 7/11 plan for intersection Price and Cranberry

This is very poor planning on the commissioner's part. There are plenty of gas stations/convenience stores in North Port! There, are many reasons that that intersection is a bad place for this. It is residential; it is on Price Blvd, currently a 2 lane road that can't accommodate the traffic it has now; the negative environmental effects it will have on the residents with wells and the issues transitioning to city water; no necessity since there are many stations within a few miles of that location.

I respectfully ask that you reconsider this plan and abide by what your constituents have to say.

Sharon Elrod

From: Debbie McDowell <dmcdowell@cityofnorthport.com>
Sent: Saturday, May 16, 2020 9:02 AM
To: Joan Garcia <jgar4220@icloud.com>
Cc: Heather Taylor <htaylor@cityofnorthport.com>
Subject: RE: Gas station ** Quasi **

Thank you for your email and thoughts on the subject. I have received many emails that are very similar to yours. I hope you'll also submit public comment on May 26. The actual agenda posts a few days before the meeting and will have explicit instructions on how to submit public comment and how to watch it on-line. You can find the agenda by following this link
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North Port, FL 34286
Office: 941.429.7071
City Cell: 941.628.0486

-----Original Message-----

From: Joan Garcia <jgar4220@icloud.com>
Sent: Thursday, May 14, 2020 6:03 PM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: Gas station

I am vehemently opposed to the requested gas station/car wash at Price and Cranberry. That intersection cannot handle the kind of traffic another entrance/exit traffic that such a business will produce. Nor is the neighborhood suitable for the elements that it will attract. Please listen to the people who elected you, and who assumed you would represent our wishes, not your own.

From: Debbie McDowell <dmcowell@cityofnorthport.com>
Sent: Saturday, May 16, 2020 8:55 AM
To: Maria Brennan <poitin.56@gmail.com>
Cc: Heather Taylor <htaylor@cityofnorthport.com>
Subject: RE: 24 hour carwash in residential area North Port ** QUASI **

Thank you for your email and thoughts on the subject. I have received many emails that are very similar to yours. I hope you'll also submit public comment on May 26. The actual agenda posts a few days before the meeting and will have explicit instructions on how to submit public comment and how to watch it on-line. You can find the agenda by following this link
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Debbie McDowell
Mayor, City of North Port
Office: 429-7071
City Cell: 628-0486

From: Maria Brennan <poitin.56@gmail.com>
Sent: Thursday, May 14, 2020 7:09 PM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: 24 hour carwash in residential area North Port

As a full-time resident of North Port and taxpayer I do not wish to this project go ahead.
Enough gas stations also!
Soon more electric cars too.
Don't expect us to vote you back in if this is going ahead.
Maria Brennan
Jabara Avenue

From: Debbie McDowell <dmcdowell@cityofnorthport.com>
Sent: Saturday, May 16, 2020 8:54 AM
To: CINDY LARRAURI <cindelarr1@aol.com>
Cc: Heather Taylor <htaylor@cityofnorthport.com>
Subject: RE: 7-11 gas station ** QUASI **

Thank you for your email and thoughts on the subject. I have received many emails that are very similar to yours. I hope you'll also submit public comment on May 26. The actual agenda posts a few days before the meeting and will have explicit instructions on how to submit public comment and how to watch it on-line. You can find the agenda by following this link
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Debbie McDowell
Mayor, City of North Port
Office: 429-7071
City Cell: 628-0486

-----Original Message-----

From: CINDY LARRAURI <cindelarr1@aol.com>
Sent: Friday, May 15, 2020 12:12 AM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: 7-11 gas station

Please vote this project down.

Why do we need another 7-11 in the middle of houses, we value our homes and health. The property values will go way down. It's not fair to the people living behind there.

I know it's commercial, but not a gas station and 24 hr car wash. How many do we need in North Port. Who response the area for this?

Please think of the people of North Port and not the almighty dollar. We paid a lot for our homes, please don't turn our neighborhood into a gas smelling community. We also have a canal not far from there, that could be contaminated.

Please rethink this vote.
God Bless

Cynthia Larrauri

From: Debbie McDowell <dmcowell@cityofnorthport.com>
Sent: Saturday, May 16, 2020 8:53 AM
To: Michael Shallow <mikeshallow@gmail.com>
Cc: Heather Taylor <htaylor@cityofnorthport.com>
Subject: RE: Cranberry & Price - 7-Eleven ** QUASI **

Thank you for your email and thoughts on the subject. I have received many emails that are very similar to yours. I hope you'll also submit public comment on May 26. The actual agenda posts a few days before the meeting and will have explicit instructions on how to submit public comment and how to watch it on-line. You can find the agenda by following this link
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Debbie McDowell
Mayor, City of North Port
Office: 429-7071
City Cell: 628-0486

From: Michael Shallow <mikeshallow@gmail.com>
Sent: Friday, May 15, 2020 7:08 AM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: Cranberry & Price - 7-Eleven

Hello and good day,

I am writing to you to voice my concerns regarding another gas station being built in the neighborhood.

This is most definitely increase the traffic on Cranberry and it is already a death trap due to peoples reckless driving. I was in an accident in front of my house and almost hit a second time because people just haul ass down the road.

What are you going to do in insure the neighborhoods safety from people who don't live here so they don't respect the speed.

Please, this is a serious concern. Something needs to be done to address the reckless driving with or without a new gas station being built.

Thank you for your time.

Michael Shallow
5451 S Cranberry Blvd
North Port, FL 34286
(941) 662-9511

From: Debbie McDowell <dmcdowell@cityofnorthport.com>
Sent: Saturday, May 16, 2020 8:52 AM
To: grubiared@gmail.com
Cc: Heather Taylor <htaylor@cityofnorthport.com>
Subject: RE: Gas Station ** QUASI **

Thank you for your email and thoughts on the subject. I have received many emails that are very similar to yours. I hope you'll also submit public comment on May 26. The actual agenda posts a few days before the meeting and will have explicit instructions on how to submit public comment and how to watch it on-line. You can find the agenda by following this link
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Debbie McDowell
Mayor, City of North Port
Office: 429-7071
City Cell: 628-0486

-----Original Message-----

From: grubiared@gmail.com <grubiared@gmail.com>
Sent: Friday, May 15, 2020 7:46 AM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: Gas Station

Please don't approve the 24 hour gas station on cranberry and price. There are so many gas stations in that area already. A nice small park for kids would be nice or a place for a farmers market or something small if your looking for money. Thst area is already congested and it just does not belong there. Please don't ruin this area please Kristy Santiago

From: Debbie McDowell <dmcowell@cityofnorthport.com>
Sent: Saturday, May 16, 2020 8:45 AM
To: George Morrell <george.morrell@icloud.com>
Cc: Heather Taylor <htaylor@cityofnorthport.com>
Subject: RE: Another gas station just what we don't need ** QUASI **

Thank you for your email and thoughts on the subject. I have received many emails that are very similar to yours. I hope you'll also submit public comment on May 26. The actual agenda posts a few days before the meeting and will have explicit instructions on how to submit public comment and how to watch it on-line. You can find the agenda by following this link
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If you need assistance, please let me or the City Clerk know.

Debbie McDowell
Mayor, City of North Port
Office: 429-7071
City Cell: 628-0486

-----Original Message-----

From: George Morrell <george.morrell@icloud.com>
Sent: Friday, May 15, 2020 1:19 PM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: Another gas station just what we don't need

Dear Commissioner

My name is George Morrell and I live on Arugula Dr. north Port.
And just found out that you may be considering yet another gas station located on Price And Cranberry.
Can you please take sometime and look over all the existing stations that are around the area.You will see that we have way too may to choose from. We don't need any more gas stations.
What we need is professional offices. Doctors, lawyers, Accountants, Financial institutions , Day Care centers Etc.

Thank you For your time

George Morrell

From: Debbie McDowell <dmcowell@cityofnorthport.com>
Sent: Saturday, May 16, 2020 8:45 AM
To: Kathie Quackenbush <kathiequack@gmail.com>
Cc: Heather Taylor <htaylor@cityofnorthport.com>
Subject: RE: ** QUASI **

Thank you for your email and thoughts on the subject. I have received many emails that are very similar to yours. I hope you'll also submit public comment on May 26. The actual agenda posts a few days before the meeting and will have explicit instructions on how to submit public comment and how to watch it on-line. You can find the agenda by following this link
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Debbie McDowell
Mayor, City of North Port
Office: 429-7071
City Cell: 628-0486

From: Kathie Quackenbush <kathiequack@gmail.com>
Sent: Friday, May 15, 2020 1:13 PM
To: Christopher Hanks <chanks@cityofnorthport.com>; Debbie McDowell <dmcowell@cityofnorthport.com>; Jill Luke <jluke@cityofnorthport.com>; Pete Emrich <pemrich@cityofnorthport.com>; Vanessa Carusone <vcarusone@cityofnorthport.com>
Subject:

I am a very concerned citizen. I live in Tuskett Avenue and I do not want another freaking 711 built in my neighborhood. You drive a mile in either direction down price and there is another 7-Eleven why don't you build a Wawa and stop giving them a hard time what is up with 7-Eleven are they paying you off to build all over the damn stupid town. Stop building so many 7-Eleven's gas stations car washes mattress stores get a little creative build something different no more gas stations especially in the neighborhood! wish I never bought a house in this stupid town. It used to be nice here in North Port we live here because of the wildlife and nature and trees and beauty you're turning into a dirty cheap city

From: Christopher Hanks <chanks@cityofnorthport.com>
Sent: Friday, May 15, 2020 3:09 PM
To: George Morrell <george.morrell@icloud.com>
Cc: Heather Taylor <htaylor@cityofnorthport.com>
Subject: Re: Another gas station just what we don't need

George,

Thank you for your email and input into this item. I have received several emails concerning the 7-11. I want you to know that you have the Right to give public comment or can file as an aggrieved party if you qualify.

Please understand that this is a Quasi Judicial item which is different than a regular agenda item, and as a Commissioner I cannot make my decision based off of my opinion on the matter or off emails of opposition sent to me. I must make the decision according to the qualifying evidence given.

Please know I am not saying that I don't hear you, I am just trying to clarify how my decision must come, legally, which would be in accordance to acting as a judge and not a commissioner per se.

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I have included the city clerk into this email to capture.

Sincerely,
Chris Hanks
Commissioner, City of North Port

Sent from my iPhone

On May 15, 2020, at 1:19 PM, George Morrell <george.morrell@icloud.com> wrote:

Dear Commissioner

My name is George Morrell and I live on Arugula Dr. north Port.

And just found out that you may be considering yet another gas station located on Price And Cranberry.

Can you please take sometime and look over all the existing stations that are around the area. You will see that we have way too may to choose from. We don't need any more gas stations.

What we need is professional offices. Doctors, lawyers, Accountants, Financial institutions , Day Care centers Etc.

Thank you For your time

George Morrell

From: Christopher Hanks <chanks@cityofnorthport.com>

Date: May 15, 2020 at 3:08:09 PM EDT

To: Kathie Quackenbush <kathiequack@gmail.com>

Subject: Re:

Kathie,

Thank you for your email and input into this item. I have received several emails concerning the 7-11. I want you to know that you have the Right to give public comment or can file as an aggrieved party if you qualify.

Please understand that this is a Quasi Judicial item which is different than a regular agenda item, and as a Commissioner I cannot make my decision based off of my opinion on the matter or off emails of opposition sent to me. I must make the decision according to the qualifying evidence given.

Please know I am not saying that I don't hear you, I am just trying to clarify how my decision must come, legally, which would be in accordance to acting as a judge and not a commissioner per se.

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If you believe you are an aggrieved party and want to make sure that your testimony can be part of the case to be adjudicated then email the city clerk to determine if you meet the criteria of an aggrieved party. Her email is here: htaylor@cityofnorthport.com

I have included the city clerk into this email to capture.

Sincerely,
Chris Hanks
Commissioner, City of North Port

Sent from my iPhone

On May 15, 2020, at 1:12 PM, Kathie Quackenbush <kathiequack@gmail.com> wrote:

I am a very concerned citizen. I live in Tusket Avenue and I do not want another freaking 711 built in my neighborhood. You drive a mile in either direction down price and there is another 7-Eleven why don't you build a Wawa and stop giving them a hard time what is up with 7-Eleven are they paying you off to build all over the damn stupid town. Stop building so many 7-Eleven's gas stations car washes mattress stores get a little creative build something different no more gas stations especially in the neighborhood wish I never bought a house in this stupid town. It used to be nice here in North Port we live here because of the wildlife and nature and trees and beauty you're turning into a dirty cheap city

From: Christopher Hanks <chanks@cityofnorthport.com>
Sent: Friday, May 15, 2020 7:48 AM
To: grubiared@gmail.com
Cc: Heather Taylor <htaylor@cityofnorthport.com>
Subject: Re: Gas Station

Kristy,

Thank you for your email and input into this item. I have received several emails concerning the 7-11, and you have the Right to give public comment or can file as an aggrieved party if you qualify.

Please understand that this is a Quasi Judicial item which is different than a regular agenda item, and as a Commissioner I cannot make my decision based off of my opinion on the matter or off emails of opposition sent to me. I must make the decision according to the qualifying evidence given.

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I have included the city clerk into this email to capture.

Sincerely,
Chris Hanks
Commissioner, City of North Port

Sent from my iPhone

On May 15, 2020, at 7:46 AM, "grubiared@gmail.com" <grubiared@gmail.com> wrote:

Please don't approve the 24 hour gas station on cranberry and price. There are so many gas stations in that area already. A nice small park for kids would be nice or a place for a farmers market or something small if your looking for money. Thst area is already congested and it just does not belong there. Please don't ruin this area please

Kristy Santiago

From: Debbie McDowell <dmcdowell@cityofnorthport.com>
Sent: Friday, May 15, 2020 7:47 AM
To: Stacy Tynan Tracy <stacytracy@gmail.com>
Cc: Heather Taylor <htaylor@cityofnorthport.com>
Subject: Re: Cranberry & Price ** QUASI **

I dont know where May 14th came from. Commission generally meets on the 1st Thursday At 1pm; 2nd Tuesday at 10 am And The 4th Tuesday at 6pm — of each month, with a possible workshop on the 1st Monday at 9am. PZAB meets on Thursdays, when needed.

As far as any more changes, I cannot guarantee with 100% certainty this subject will take place on 5/26 until the agenda OFFICIALLY posts. That usually happens 5-7 days before the meeting. This is the complete meeting calendar Link. <https://cityofnorthport.legistar.com/Calendar.aspx>. I will also send an FYI, like I did for the PZAB meeting.

You're editorial and FB posts are creating a lot of emails! :)

Debbie

Sent from my iPad

On May 14, 2020, at 10:54 PM, Stacy Tynan Tracy <stacytracy@gmail.com> wrote:

K., I was unaware of the change. Last we spoke toy said May 14th at 10 00.
Any other changes???

Stacy Tynan Tracy
Euphorique Body & Spa Essentials
941 661 4180
941 240 6180 fax
www.Euphoriquebody.com

On Thu, May 14, 2020, 11:25 AM Debbie McDowell <dmcdowell@cityofnorthport.com> wrote:
No meeting today we had a meeting on Tuesday at 10.

Debbie

E-mail messages sent or received by City of North Port officials and employees in connection with official City business are public records subject to disclosure under the Florida Public Records Act.

From: Stacy Tynan Tracy <stacytracy@gmail.com>
Sent: Thursday, May 14, 2020 11:18 AM
To: Debbie McDowell <dmcdowell@cityofnorthport.com>

Cc: Alexis Waldron <alexisw2000@gmail.com>; Heather Taylor <htaylor@cityofnorthport.com>
Subject: Re: Cranberry & Price ** QUASI **

Thank you!

What happened to the 10 00 public comment today??? I have been up since 430 am, putting together what i was inserting then logged on at 9. And said closed.

Stacy Tynan Tracy
Euphorique Body & Spa Essentials
941 661 4180
941 240 6180 fax
www.Euphoriquebody.com

On Thu, May 14, 2020, 10:57 AM Debbie McDowell <dmcdowell@cityofnorthport.com> wrote:
Sorry it took so long, I misplaced your email. Here is the link to the February 3 commission workshop video:
http://cityofnorthport.granicus.com/MediaPlayer.php?view_id=3&clip_id=1763

and the approved
minutes <https://cityofnorthport.legistar.com/View.ashx?M=M&ID=749028&GUID=E2A5D6E9-6320-41A9-8D96-DAD69B552598>

I saw the letter to the editor in yesterday's paper. I have received so many emails on the subject.

Best wishes and I'll see you (virtually) on May 26.

Debbie McDowell
Mayor, City of North Port
Office: 429-7071
City Cell: 628-0486

From: grubiared@gmail.com <grubiared@gmail.com>
Sent: Friday, May 15, 2020 7:46 AM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: Gas Station

Please don't approve the 24 hour gas station on cranberry and price. There are so many gas stations in that area already. A nice small park for kids would be nice or a place for a farmers market or something small if your looking for money. Thst area is already congested and it just does not belong there. Please don't ruin this area please Kristy Santiago

Sent from my iPhone

CAUTION: This email originated from an external source. Be Suspicious of Attachments, Links and Requests for Login Information

From: Christopher Hanks <chanks@cityofnorthport.com>

Date: May 15, 2020 at 7:18:43 AM EDT

To: Joan Garcia <jgar4220@icloud.com>

Subject: Re: Gas station

Joan,

Thank you for your email and input into this item. I have received several emails concerning the 7-11, and you have the Right to give public comment or can file as an aggrieved party if you qualify.

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I have included the city clerk into this email to capture.

Sincerely,

Chris Hanks

Commissioner, City of North Port

Sent from my iPhone

On May 14, 2020, at 6:03 PM, Joan Garcia <jgar4220@icloud.com> wrote:

I am vehemently opposed to the requested gas station/car wash at Price and Cranberry. That intersection cannot handle the kind of traffic another entrance/exit traffic that such a business will produce. Nor is the neighborhood suitable for the elements that it will attract. Please listen to the people who elected you, and who assumed you would represent our wishes, not your own.

From: Christopher Hanks <chanks@cityofnorthport.com>
Date: May 15, 2020 at 7:21:31 AM EDT
To: Maria Brennan <poitin.56@gmail.com>
Subject: Re: 24 hour carwash in residential area North Port

Maria,

Thank you for your email and input into this item. I am sorry, but I am governed by law on this item to strict guidelines to how I must adjudicate this and can't make any decisions based off whether I will be re-elected or not. I have received several emails concerning the 7-11, and you have the Right to give public comment or can file as an aggrieved party if you qualify.

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I have included the city clerk into this email to capture.

Sincerely,
Chris Hanks
Commissioner, City of North Port

Sent from my iPhone

On May 14, 2020, at 7:09 PM, Maria Brennan <poitin.56@gmail.com> wrote:

As a full-time resident of North Port and taxpayer I do not wish to this project go ahead.

Enough gas stations also!

Soon more electric cars too.

Don't expect us to vote you back in if this is going ahead.

Maria Brennan

Jabara Avenue

From: Christopher Hanks <chanks@cityofnorthport.com>

Date: May 15, 2020 at 7:22:05 AM EDT

To: CINDY LARRAURI <cindelarr1@aol.com>

Subject: Re: 7-11 gas station

Cindy,

Thank you for your email and input into this item. I have received several emails concerning the 7-11, and you have the Right to give public comment or can file as an aggrieved party if you qualify.

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I have included the city clerk into this email to capture.

Sincerely,
Chris Hanks
Commissioner, City of North Port

Sent from my iPhone

On May 15, 2020, at 12:38 AM, CINDY LARRAURI <cindelarr1@aol.com> wrote:

Please vote this project down.

Why do we need another 7-11 in the middle of houses , we value our homes and health. The property values will go way down. It's not fair to the people living behind there.

I know it's commercial, but not a gas station and 24 hr car wash. How many do we need in North Port. Who response the area for this?

Please think of the people of North Port and not the almighty dollar. We paid a lot for our homes, please don't turn our neighborhood into a gas smelling community. We also have a canal not far from there, that could be contaminated.

Please rethink this vote.

God Bless

Cynthia Larrauri

From: Christopher Hanks <chanks@cityofnorthport.com>
Sent: Friday, May 15, 2020 7:23 AM
To: Michael Shallow <mikeshallow@gmail.com>
Cc: Heather Taylor <htaylor@cityofnorthport.com>
Subject: Re: Cranberry & Price - 7-Eleven

Michael,

Thank you for your email and input into this item. I have received several emails concerning the 7-11, and you have the Right to give public comment or can file as an aggrieved party if you qualify.

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I have included the city clerk into this email to capture.

Sincerely,
Chris Hanks
Commissioner, City of North Port

Sent from my iPhone

On May 15, 2020, at 7:07 AM, Michael Shallow <mikeshallow@gmail.com> wrote:

Hello and good day,

I am writing to you to voice my concerns regarding another gas station being built in the neighborhood.

This is most definitely increase the traffic on Cranberry and it is already a death trap due to peoples reckless driving. I was in an accident in front of my house and almost hit a second time because people just haul ass down the road.

What are you going to do in insure the neighborhoods safety from people who don't live here so they don't respect the speed.

Please, this is a serious concern. Something needs to be done to address the reckless driving with or without a new gas station being built.

Thank you for your time.

Michael Shallow
5451 S Cranberry Blvd
North Port, FL 34286
(941) 662-9511

From: Sharon Elrod <elrods1.se@gmail.com>
Sent: Thursday, May 14, 2020 5:48 PM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: 7/11 plan for intersection Price and Cranberry

This is very poor planning on the commissioner's part. There are plenty of gas stations/convenience stores in North Port! There are many reasons that that intersection is a bad place for this. It is residential; it is on Price Blvd, currently a 2 lane road that can't accommodate the traffic it has now; the negative environmental effects it will have on the residents with wells and the issues transitioning to city water; no necessity since there are many stations within a few miles of that location.

I respectfully ask that you reconsider this plan and abide by what your constituents have to say.

Sharon Elrod

From: Elsie Charles <elsiecharles76@gmail.com>
Sent: Thursday, May 14, 2020 4:43 PM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: 7-11 Price and Cranberry

To All Commissioners:

Please tell us it is only an ugly rumor that there is going to be another gas station/convenience store at the corner of Cranberry and Price, which is only 2 blocks from the 3 gas stations already on Price at Sumter!! It will definitely degrade the residential area there. Price is our main crosstown street to NP Center.

My husband and I have lived in Cypress Falls for 7 years and keep hoping that North Port will bring some restaurants like Texas Roadhouse or Cheddars to North Port. Another gas station is already scheduled at Price and Toledo Blade which makes FIVE stations along the short stretch between Price and I-75. There seems to be NO imagination amongst the planners of our city. Please explain to me why new businesses other than gas stations are not being proposed and considered during this development phase of North Port?

We also DESPERATELY need a hospital in conjunction with Sarasota ER. Is any progress being made with this? is there any possibility of a Costco?

I hope to hear from you regarding this.

Thank you.

Elsie Charles
2468 Arugula Dr.
Cypress Falls
elsiecharles76@gmail.com

From: Christopher Hanks <chanks@cityofnorthport.com>
Date: May 14, 2020 at 3:49:12 PM EDT
To: Sharon Trowbridge <sharontrowbridge@msn.com>
Subject: Re: 7-11

They will have the evidence of their argument as to legally why they are allowed the exemption. I will have to weigh that based off of the ordinance and the exemptions it allows. I will also weigh any of the aggrieved party's that will be entered into evidence by testimony. When it is quasijudicial we as commissioners cannot legislate this we must adjudicate it. We are not allowed to act as commissioners, but as judges by law. Therefore we cannot use our own opinion but must use the letter of the law and the facts given in the case to come to our decision.

Chris Hanks
Commissioner - City of North Port
(941) 628-2919
www.cityofnorthport.com

On May 14, 2020, at 2:29 PM, Sharon Trowbridge <sharontrowbridge@msn.com> wrote:

What evidence?

Sent from my iPhone

On May 14, 2020, at 10:53 AM, Christopher Hanks <chanks@cityofnorthport.com> wrote:

Sharon,

Thank you for your email and input into this item. I have received several emails concerning the 7-11, and you have the Right to give public comment or can file as an aggrieved party if you qualify.

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I have included the city clerk into this email to capture.

Sincerely,
Chris Hanks
Commissioner, City of North Port

Sent from my iPhone

On May 14, 2020, at 10:44 AM, Sharon Trowbridge <sharontrowbridge@msn.com> wrote:

I live 5 blocks from this intersection. The noise now is quite loud when sirens go through. I can't imagine what a gas station & 24 hr. car wash will bring. The Dollar General is not noisy but the surrounding lawn area continues to look junky. Think that is on the city. I am totally against this project being oked. It is ludicrous to shove it down our throats. I have lived here for 14 years and continue to vote. This will be taken into consideration.

Sharon Trowbridge

From: Debbie McDowell <dmcowell@cityofnorthport.com>
Sent: Thursday, May 14, 2020 10:58 AM
To: alexisw2000@gmail.com; Stacy Tynan Tracy <stacytracy@gmail.com>
Cc: Heather Taylor <htaylor@cityofnorthport.com>
Subject: Cranberry & Price ** QUASI **

Sorry it took so long, I misplaced your email. Here is the link to the February 3 commission workshop video:

http://cityofnorthport.granicus.com/MediaPlayer.php?view_id=3&clip_id=1763

and the approved minutes <https://cityofnorthport.legistar.com/View.ashx?M=M&ID=749028&GUID=E2A5D6E9-6320-41A9-8D96-DAD69B552598>

I saw the letter to the editor in yesterday's paper. I have received so many emails on the subject.

Best wishes and I'll see you (virtually) on May 26.

Debbie McDowell
Mayor, City of North Port
Office: 429-7071
City Cell: 628-0486

From: Christopher Hanks <chanks@cityofnorthport.com>
Sent: Thursday, May 14, 2020 10:53 AM
To: Sharon Trowbridge <sharontrowbridge@msn.com>
Cc: Heather Taylor <htaylor@cityofnorthport.com>
Subject: Re: 7-11

Sharon,

Thank you for your email and input into this item. I have received several emails concerning the 7-11, and you have the Right to give public comment or can file as an aggrieved party if you qualify.

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Sincerely,
Chris Hanks
Commissioner, City of North Port

Sent from my iPhone

On May 14, 2020, at 10:44 AM, Sharon Trowbridge <sharontrowbridge@msn.com> wrote:

I live 5 blocks from this intersection. The noise now is quite loud when sirens go through. I can't imagine what a gas station & 24 hr. car wash will bring. The Dollar General is not noisy but the surrounding lawn area continues to look junky. Think that is on the city. I am totally against this project being oked. It is ludicrous to shove it down our throats. I have lived here for 14 years and continue to vote. This will be taken into consideration.

Sharon Trowbridge

Sent from my iPad

CAUTION: This email originated from an external source. Be Suspicious of Attachments, Links and Requests for Login Information

From: Debbie McDowell <dmcdowell@cityofnorthport.com>
Sent: Thursday, May 14, 2020 10:48 AM
To: Candis Pepe <candis219@comcast.net>; Heather Taylor <htaylor@cityofnorthport.com>
Subject: Re: GAS STATION ** QUASI **

Thank you for your email and thoughts on the subject. I hope you'll also submit public comment on May 26. The actual agenda posts a few days before the meeting and will have explicit instructions on how to submit public comment and how to watch it on-line. You can find the agenda by following this link <https://cityofnorthport.legistar.com/Calendar.aspx>
If you need assistance, please let me or the City Clerk know.

Debbie McDowell
Mayor, City of North Port
Office: 429-7071
City Cell: 628-0486

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From: Candis Pepe <candis219@comcast.net>
Sent: Thursday, May 14, 2020 9:24 AM
To: Debbie McDowell <dmcdowell@cityofnorthport.com>
Subject: GAS STATION

I live within 2 blocks of Cranberry and Price. Yesterday I mapped the gas stations near me. 10 within 3.7 miles of my home, the closest 3 are within 2.2 miles. We do not need another gas station, especially one with a 24 hour car wash. The traffic in this area is overwhelming at times(school hours). Dollar General is bad enough but to add a gas station and car wash is ridiculous. Please email our commissioners telling them we do not want or need another gas station in North Port, especially one in a residential neighborhood.

Thank you,
Candis Pepe

From: Debbie McDowell <dmcdowell@cityofnorthport.com>
Sent: Thursday, May 14, 2020 10:42 AM
To: Don Blanchette <helzr2@gmail.com>; Heather Taylor <htaylor@cityofnorthport.com>
Subject: Re: helzr2@gmail.com ** QUASI **

Thank you for your email and thoughts on the subject. I hope you'll also submit public comment on May 26. The actual agenda posts a few days before the meeting and will have explicit instructions on how to submit public comment and how to watch it on-line. You can find the agenda by following this link <https://cityofnorthport.legistar.com/Calendar.aspx>

If you need assistance, please let me or the City Clerk know.

Debbie McDowell
Mayor, City of North Port
Office: 429-7071
City Cell: 628-0486

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From: no-reply@cityofnorthport.com <no-reply@cityofnorthport.com> on behalf of City of North Port <no-reply@cityofnorthport.com>
Sent: Thursday, May 14, 2020 10:35 AM
To: Debbie McDowell <dmcdowell@cityofnorthport.com>
Subject: helzr2@gmail.com

Message submitted from the <North Port, FL> website.

Site Visitor Name: Don Blanchette
Site Visitor Email: helzr2@gmail.com

Madam Mayor;

I read in the paper that you are voting on allowing a 24 hr. gas and car wash on W.Price/Cranberry. Please consider this matter deeply before making a decision. The residents of this area(predominately residential) don't want another commercial enterprise, especially a gas station, with all the fuel trucks and noise all night long. Besides why do we need another car wash? A brand new one was just opened on Sumter and Price recently. When we moved here 10 years ago we were never told that major construction was coming in the form of widening the road. Why don't these businesses move closer to Toledo Blade where there already is a lot of commercial activity. Please don't turn W.Price into mini Rte.

41

Thank You

From: Debbie McDowell <dmcdowell@cityofnorthport.com>
Sent: Thursday, May 14, 2020 10:41 AM
To: Sharon Trowbridge <sharontrowbridge@msn.com>; Heather Taylor <htaylor@cityofnorthport.com>
Subject: Re: Cranberry gas station *QUASI **

Thank you for your email and thoughts on the subject. I hope you'll also submit public comment on May 26. The actual agenda posts a few days before the meeting and will have explicit instructions on how to submit public comment and how to watch it on-line. You can find the agenda by following this link <https://cityofnorthport.legistar.com/Calendar.aspx>

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Debbie McDowell
Mayor, City of North Port
Office: 429-7071
City Cell: 628-0486

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From: Sharon Trowbridge <sharontrowbridge@msn.com>
Sent: Thursday, May 14, 2020 10:29 AM
To: Debbie McDowell <dmcdowell@cityofnorthport.com>
Subject: Cranberry gas station

There is definitely no need for a gas station and 24 hr. Car wash at this location. We have gas stations at both ends of Price that is sufficient I would definitely say. I live five blocks from this intersection.

Sharon Trowbridge

From: no-reply@cityofnorthport.com <no-reply@cityofnorthport.com>
Sent: Thursday, May 14, 2020 9:03 AM
To: Jill Luke <jluke@cityofnorthport.com>
Subject: Gas Station proposal/Price & Cranberry

Message submitted from the <North Port, FL> website.

Site Visitor Name: Penny Turner
Site Visitor Email: Penny@turbineweld.com

Good Day Jill,

I am contacting you to plead with you to help myself and Richard and all of our neighbors who are not pleased with this proposal of a gas station on the corner of Price & Cranberry. I know that the corner is zoned commercial, but it is in the middle of a residential neighborhood. We have three gas stations on Price & Sumter and two gas stations on Price & Toledo Blade, why do we have to have another one in the middle? It will only make more traffic and more congestion in this residential neighborhood. Maybe years ago when they zoned those streets they didn't anticipate the growth of the neighborhoods into the residential area it currently is now. As the people who live in these neighborhoods, myself and Richard included we are now very upset with the proposal of these eyesores in the middle of our neighborhood. We are not the only ones, all of the neighbors I speak to in and around this area are also very upset about this. Commercial business has no place in residential neighborhoods. We know that Price Boulevard will be widened soon enough and that will bring in more traffic, but this gas station will be totally disruptive to all our daily lives. Jill, I'm begging for your help with this matter, not only for myself but for all of us who live in this neighborhood. We have been living here for a long time, almost 30 years for me and some longer, hopefully you can help us keep our small town neighborhood just as it is, peaceful and quaint!?! Thank you for your time, hopefully we can get together soon. Regards, Penny & Richard Turner

From: Debbie McDowell <dmcowell@cityofnorthport.com>
Sent: Wednesday, May 13, 2020 9:16 AM
To: Stacy Tynan Tracy <stacytracy@gmail.com>
Cc: Heather Taylor <htaylor@cityofnorthport.com>
Subject: Re: Letter to board. ** QUASI **

Thank you.

If this was a public comment that was submitted to be read for PZAB, it is not signed. When citizens give public comment during a regular commission meeting (in person) they MUST state their name for the record. We cannot accept anonymous public comments (virtually). Emails are different — I receive anonymous emails all the time. However, an anonymous email doesn't have "weight" like an email from someone who has the courage to sign their name.

Hope that helps.

Sent from my iPad

On May 13, 2020, at 9:01 AM, Stacy Tynan Tracy <stacytracy@gmail.com> wrote:

This letter was submitted prior to the PZAB meeting, but not sure if it was ever received as they did not mention.

----- Forwarded message -----

From: <gtracy@ups.com>
Date: Mon, May 11, 2020, 4:44 PM
Subject: Letter to board
To: <stacytracy@gmail.com>

To whom it may concern:

This letter that you are about to hear comes with great sadness and despair. Being a long-time resident of North Port I've seen how the city has flourished throughout the past 2 decades and has turned into a city that I love calling home. Through the years I have seen the city grow into the largest city in Sarasota County, while protecting and nurturing its most coveted aspect of the city being a family-oriented community that offers affordable attractive housing for up and coming families. A city which offers young middle-class families an affordable place to call home. A quiet, peaceful, and beautiful place to raise a family; while enjoying the conveniences of being sandwiched between two other large cities just a short distance away. Two recent additions that had solidified this idealistic city are the additions of the new aquatic center and the Atlanta Braves which in my opinion has driven-home that vision of a family-oriented community. However, all this may soon potentially disappear, this vision, this value, this beautiful idealistic city a city for families by simple vote. A vote to build a GAS STATION in the middle of a residential community.

This beautiful picture can all become a distorted picture as if water has been thrown on a masterpiece painted with water paint. A distorted picture that is now horror scene to look at. North Port is about to set a precedence on a situation at hand that merits such sadness and despair to many residents of the community. There is an idea now currently on the table to build a GAS STATION in the middle of a residential community. What a tragedy this would be to this beautiful city. To create such a tragedy would devalue the surrounding neighborhood and potentially bring nothing but an eye sore to this beautiful community. There are more to plenty gas stations accessible for North Porters at every corner of every major thoroughfare, so why build a GAS STATION in the middle of a residential community. The four corners of Price blvd.

and Cranberry deserves something better than a gas station a non-value added addition to the community that will destroy a precious habitat for not only the eco-system, but for many living creatures that rely on these pieces of property for their homes. There are tens-of-dozen other ventures that the community can enjoy and appreciate with the investment of these four adjacent lots of Price blvd and Cranberry, but the development of a GAS STATION in the middle of a residential community is a horrific, valueless, depreciating entity that will create more sadness and despair that this city doesn't deserve.

In my opening paragraph I painted a beautiful picture of a city to be proud of a place to call home; however, this landmark decision has the potential to distort that picture by deciding to build a GAS STATION, of all things, smack dab in the middle of a residential community. Choosing to move forward in this venture for North Port will surely create a less desirable place to raise a family for middle-income families. Who in their right mind as a potential North Porter would want to invest in a community who in such cavalier fashion potentially decides to allow for the building of a GAS STATION in the middle of a residential single-family homed community? Price blvd. is thoroughfare a thoroughfare line-up with model homes, model homes that invite new potential home buyers to our communities. Is this TRULY the image that you want for your community to have a GAS STATION in the middle of a residential community. Is this the image that North Port wants as an image a GAS STATION in the middle of a residential community! What a terrible eye sore this will create. A total disruption in home values for the surrounding homes. Please vote no in this venture of building a GAS STATION in the middle of a residential community. Protect the values of homes, protect beautiful North Port.

From: Heather Taylor

Sent: Thursday, May 14, 2020 2:16 PM

To: Christopher Hanks <chanks@cityofnorthport.com>; Debbie McDowell <dmcowell@cityofnorthport.com>; Jill Luke <jluke@cityofnorthport.com>; Pete Emrich <pemrich@cityofnorthport.com>

Cc: Vanessa Carusone <vcarusone@cityofnorthport.com>; Peter Lear <plear@cityofnorthport.com>; Amber Slayton <aslayton@cityofnorthport.com>

Subject: FW: Comments on price gas station

Good afternoon. Please see attached voicemail received. Thank you.

PLEASE DO NOT REPLY ALL TO THIS EMAIL.

Heather Taylor

City Clerk

Office: 941 429 7056 Cell: 941 223 5041

From: vcnp21@gmail.com <vcnp21@gmail.com>

Sent: Thursday, May 14, 2020 10:27 AM

To: Peter Lear <plear@cityofnorthport.com>; Amber Slayton <aslayton@cityofnorthport.com>; Heather Taylor <htaylor@cityofnorthport.com>

Cc: Vanessa Carusone <vcarusone@cityofnorthport.com>

Subject: Comments on price gas station

Economic Development Request Form

Thank you for contacting the Economic Development Division. Our mission is to achieve community outcomes by strengthening the community's economic vitality and diversity. Please fill out the following questions and someone will reach out with assistance in a timely manner.

1. Your Name
Concerned. , Resident

2. Business Name
SKIPPED

3. Business Address
SKIPPED

4. Phone
SKIPPED

5. Email
SKIPPED

6. I need help with:
Planning

7. Please explain how we can help you.

It has come to my attention that there is a planned Gas station at price and cranberry? I hope that is not true because it is BEYOND all comprehension as to why this would even be suggested. We have PLENTY of gas stations. There is already a horrific amount of traffic on Price which was supposed to have been widened (Which is something that would have greatly benefited our community perhaps saving lives since there are accidents constantly here) but now that plan evaporated ? Who thought putting yet another Gas station was a great idea? Off the top of my head I can count ONE at the end of Cranberry in 41, one THREE in Sumter and Price, TWO on Toledo blade that pop up in my mind immediately not including the ones all along 41! Who profits from yet another Gas station? We have ENOUGH gas stations, car washes, Fast food restaurants, dollar stores, mattress stores, etc... can we please raise the bar a bit for a change ? This goes Completely against your "mission statement". " . Our mission is to achieve community outcomes by STRENGTHENING the community's economic VITALITY and DIVERSITY. " I'm sure if I drive around counting I can find a lot more gas stations in the area. We do NOT need another one. No thank you. I vote NO!

From: Debbie McDowell <dmcdowell@cityofnorthport.com>
Sent: Wednesday, May 13, 2020 9:39 PM
To: kpadalik@verizon.net <kpadalik@verizon.net>
Subject: Re: Price/Cranberry Gas Station

Thank you for your email and thoughts on the subject. I hope you'll also submit public comment on May 26. The actual agenda posts a few days before the meeting and will have explicit instructions on how to submit public comment. You can find the agenda by following this link <https://cityofnorthport.legistar.com/Calendar.aspx>

If you need assistance, please let me or the City Clerk know.

Debbie McDowell
Mayor, City of North Port
Office: 429-7071
City Cell: 628-0486

E-mail messages sent or received by City of North Port officials and employees in connection with official City business are public records subject to disclosure under the Florida Public Records Act.

From: kpadalik@verizon.net <kpadalik@verizon.net>
Sent: Wednesday, May 13, 2020 2:28 PM
To: Debbie McDowell <dmcdowell@cityofnorthport.com>; Jill Luke <jluke@cityofnorthport.com>; Vanessa Carusone <vcarusone@cityofnorthport.com>; Christopher Hanks <chanks@cityofnorthport.com>; Pete Emrich <pemrich@cityofnorthport.com>
Subject: Price/Cranberry Gas Station

Dear Commissioners,

I live in the area of Price and Cranberry, two blocks from where the proposed 7-11 gas station may be built. Please know that I am NOT in favor of this. I understand how important it is to have development in our city. However, I do not understand why we need another gas station, especially at this intersection. Leaving from this neighborhood there are seven gas stations at 4 nearby intersections. If you are to leave the Price/Cranberry neighborhood and head east, there is a gas station at Toledo Blade/Price. If you are to leave and head north to the interstate, there is a 7-11 at Cranberry and Toledo Blade. If you are to head south, you will find two gas stations at Cranberry and 41. And if you were to head west, you will find 3 gas stations at Price and Sumter. Please explain to me WHY we need one at Price and Cranberry? How is putting a 16-pump, 24 hour gas station in a residential neighborhood a good thing? I understand that Price Blvd is a east-west connector for our city. But this is in the middle of a residential neighborhood. What kind of crime will be invited here with a 24 hour gas station? A "preserve" with a paved path will provide a buffer between the gas station property and the homes surrounding it. It's not much of a preserve when you have refueling trucks driving by at all hours of the

day (or night) and the bright lights from the gas station will surely cause disruption to the wildlife in this “preserve”. Who plans on paying for the upkeep of the preserve? I really hope you don’t count on 7-11 paying for that. The city will need to add the upkeep of the “preserve” to their budget. One block from the gas station is a school bus stop at Cranberry and Alesio Ave. This bus picks up and drops off for Cranberry Elementary, Heron Creek Middle, and North Port High School in the mornings and the afternoons. There are no fewer than 50 kids that use that bus stop EVERY SINGLE DAY during the school year, many of them walking or biking to that stop. To add additional traffic in and out of a gas station during the morning and afternoon commutes is a tragedy waiting to happen with these children and the bus stop. Most of these houses in the neighborhood are on well water. I understand that 7-11 intends on putting double walled gas tanks in the ground, but what about the gas that is spilled on the ground at pumps. Where does that go? And when it rains and the water mixes with gas? Where does that go? It runs off into our groundwater and into our wells, which poses health risks of great concern. Understand that I am not opposed to development at this intersection. The TYPE of development is what I am opposed to. There is no need for a gas station, especially a large 16-pump 24-hour one, at this intersection.

Kristin Padalik

From: Debbie McDowell <dmcdowell@cityofnorthport.com>
Sent: Wednesday, May 13, 2020 9:37 PM
To: Linda Antunes <linantunes48@gmail.com>
Subject: Re: Gas station on corner of Price and Cranberry

Thank you for your email and thoughts on the subject. I hope you'll also submit public comment on May 26. The actual agenda posts a few days before the meeting and will have explicit instructions on how to submit public comment. You can find the agenda by following this link <https://cityofnorthport.legistar.com/Calendar.aspx>

If you need assistance, please let me or the City Clerk know.

Debbie McDowell
Mayor, City of North Port
Office: 429-7071
City Cell: 628-0486

E-mail messages sent or received by City of North Port officials and employees in connection with official City business are public records subject to disclosure under the Florida Public Records Act.

From: Linda Antunes <linantunes48@gmail.com>
Sent: Wednesday, May 13, 2020 8:47 PM
To: Debbie McDowell <dmcdowell@cityofnorthport.com>; Jill Luke <jluke@cityofnorthport.com>; Vanessa Carusone <vcarusone@cityofnorthport.com>; Christopher Hanks <chanks@cityofnorthport.com>; Pete Emrich <pemrich@cityofnorthport.com>
Subject: Gas station on corner of Price and Cranberry

My name is Linda Antunes and I live at 2885 Pascal Ave. I'm writing this to say I oppose the building of a gas station on the corner of Price and Cranberry. Do you realize how many children walk to their bus stops in the morning and afternoon. School children from elementary to high school. Not only that but air pollution from the tankers and pumps. This area is all residential and we don't need big tankers coming down the streets. Just about everyone here has well water and we don't need that contaminated. This whole thing is ridiculous. I have family here in this area which includes three grandkids. We don't need a gas station with sixteen pumps and stays open for twenty four hours, and we definitely don't need our home values to go down because of it. You can go anywhere from here to Toledo Blade to Sumter Blvd for gas not including 41. We don't need it. Thank you, Linda Antunes

CAUTION: This email originated from an external source. Be Suspicious of Attachments, Links and Requests for Login Information

From: Debbie McDowell <dmcdowell@cityofnorthport.com>
Sent: Wednesday, May 13, 2020 9:41 PM
To: donna mignogna <donnam1127@hotmail.com>
Subject: Re: gas station

Thank you for your email and thoughts on the subject. I hope you have shared your thoughts with the rest of the commission. I hope you'll also submit public comment on May 26. The actual agenda posts a few days before the meeting and will have explicit instructions on how to submit public comment. You can find the agenda by following this link <https://cityofnorthport.legistar.com/Calendar.aspx>

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Mayor, City of North Port
Office: 429-7071
City Cell: 628-0486

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From: donna mignogna <donnam1127@hotmail.com>
Sent: Wednesday, May 13, 2020 2:27 PM
To: Debbie McDowell <dmcdowell@cityofnorthport.com>; Debbie McDowell <dmcdowell@cityofnorthport.com>
Subject: gas station

My name is Donna Mignogna. I live at 2640 Sparkle lane north port.
I would like to tell you and the rest of the commissioners, that a gas station on the corner of Cranberry and Price is ludicrous. For starters that is a residential area, at least that is what people were told when we bought in this area.
Second Price is already so over driven now that it would make it impossible to get home considering that the only alternative would be Hillsborough which is all ready over crowded.
I can not believe this city would allow somebody in their back pocket.
We voted you all into office because we felt that you would work in our best interest.
THIS IS NOTIN MY BEST INTEREST
ThankYou
Donna Mignogna

From: Debbie McDowell <dmcdowell@cityofnorthport.com>
Sent: Wednesday, May 13, 2020 9:41 PM
To: bongarmaine@aol.com <bongarmaine@aol.com>
Subject: Re: Proposed development Cranberry and Price.

Thank you for your email and thoughts on the subject. I hope you'll also submit public comment on May 26. The actual agenda posts a few days before the meeting and will have explicit instructions on how to submit public comment. You can find the agenda by following this link <https://cityofnorthport.legistar.com/Calendar.aspx>

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Debbie McDowell
Mayor, City of North Port
Office: 429-7071
City Cell: 628-0486

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From: bongarmaine@aol.com <bongarmaine@aol.com>
Sent: Wednesday, May 13, 2020 2:24 PM
To: vcarusone@cityofnorthport.com charwks@ciiryofnothport.com <vcarusone@cityofnorthport.com
charwks@ciiryofnothport.com>; Debbie McDowell <dmcdowell@cityofnorthport.com>; Jill Luke
<jluke@cityofnorthport.com>
Subject: Proposed development Cranberry and Price.

Please, please, please, just say no to big commercial development in this residential neighborhood, that already has so much traffic that at certain times of day it is almost unusable. There is much to be said for aesthetic integrity in city planning.. The reasons for not wanting this are many, a few of which

It is simply unnecessary, ugly, will depreciate real estate value, unsafe from a traffic perspective, traffic increase, noise, encourages loitering, on and on and on. IF we must have yet another gas station and car wash. build it in an already commercially developed are. Goodness knows we have many. Would you want it in your backyard?

It is my understanding that a lot of invested voters are paying close attention to the outcome. Thank you.

Bonnie Robinson.

From: Debbie McDowell <dmcdowell@cityofnorthport.com>
Sent: Wednesday, May 13, 2020 9:42 PM
To: scooter lady <crazyscooterlady56@gmail.com>
Subject: Re: Gas Station Cranberry and Price

Thank you for your email and thoughts on the subject. I hope you'll also submit public comment on May 26. The actual agenda posts a few days before the meeting and will have explicit instructions on how to submit public comment. You can find the agenda by following this link <https://cityofnorthport.legistar.com/Calendar.aspx>

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Debbie McDowell
Mayor, City of North Port
Office: 429-7071
City Cell: 628-0486

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From: scooter lady <crazyscooterlady56@gmail.com>
Sent: Wednesday, May 13, 2020 1:00 PM
To: Debbie McDowell <dmcdowell@cityofnorthport.com>
Subject: Gas Station Cranberry and Price

I am a homeowner in this area and feel quite strongly this is not what is needed in this location. It is too close to the school, and there are already too many gas stations close by.

Regards,

Donna Verrow

From: Debbie McDowell <dmcdowell@cityofnorthport.com>
Sent: Wednesday, May 13, 2020 9:47 PM
To: Kbrown <kbbrown000@gmail.com>
Subject: Re: Exemptions for proposed gas station

Hi Keith -

Thanks for your email. As you know I have no control over the outcome of this vote. Each commissioner is responsible for their vote on this matter. I hope you've already written the other commissioners with your thoughts on the subject. In the meantime, I hope you'll also submit public comment on May 26. The actual agenda posts a few days before the meeting and will have explicit instructions on how to submit public comment. You can find the agenda by following this link <https://cityofnorthport.legistar.com/Calendar.aspx>

If you need assistance, please let me or the City Clerk know.

Debbie McDowell
Mayor, City of North Port
Office: 429-7071
City Cell: 628-0486

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From: Kbrown <kbbrown000@gmail.com>
Sent: Wednesday, May 13, 2020 12:57 PM
To: Debbie McDowell <dmcdowell@cityofnorthport.com>
Subject: Exemptions for proposed gas station

Mayor McDowell - Again I am massively opposed to dropping a large gas station in our residential neighborhood. Please do what you can to stop this I'll conceived plan. Other than more profits for 7-11 and tax receipts for the city, I see no upside. The residents and environment lose big time if the commissioners provide the required exemptions, which were put in place years ago for all the obvious reasons.

From: Debbie McDowell <dmcdowell@cityofnorthport.com>
Sent: Wednesday, May 13, 2020 9:47 PM
To: Leo Schober <admiralleo@yahoo.com>
Subject: Re: Proposed Gas Station and Car Wash

Thank you for your email and thoughts on the subject. I hope you'll also submit public comment on May 26. The actual agenda posts a few days before the meeting and will have explicit instructions on how to submit public comment. You can find the agenda by following this link <https://cityofnorthport.legistar.com/Calendar.aspx>

If you need assistance, please let me or the City Clerk know.

Debbie McDowell
Mayor, City of North Port
Office: 429-7071
City Cell: 628-0486

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From: Leo Schober <admiralleo@yahoo.com>
Sent: Wednesday, May 13, 2020 12:38 PM
To: Debbie McDowell <dmcdowell@cityofnorthport.com>
Subject: Proposed Gas Station and Car Wash

I just want you to know that I am totally against this project. Too much harmful impact on the residents. How many gas stations and car washes do we really need in North Port?!?!?!?

Diana Schober

Sent from [Mail](#) for Windows 10

From: Christopher Hanks <chanks@cityofnorthport.com>
Sent: Wednesday, May 13, 2020 6:26 PM
To: Mark Gunther <markgunther@gmail.com>
Cc: Heather Taylor <htaylor@cityofnorthport.com>
Subject: Re: 7 11 gas station

What are you talking about? Your email doesn't make much sense, but I think I get the gist of it.

You have to understand the process as this is not a commissioner decision but a judiciary one, and breaking the law will not be within my ability of staying in office. Here is an explanation To how the process works BY LAW! (I sent this to someone earlier)
I have forwarded to the clerks office for keeping of record.

See below. 

Thank you for your email and input into this item. I have received several emails concerning the 7-11, and you have the Right to give public comment or can file as an aggrieved party if you qualify.

Please understand that this is a Quasi Judicial item which is different than a regular agenda item, and as a Commissioner I cannot make my decision based off of my opinion on the matter or off emails of opposition sent to me. I must make the decision according to the qualifying evidence given.

Please know I am not saying that I don't hear you, I am just trying to clarify how my decision must come, legally, which would be in accordance to acting as a judge and not a commissioner per se.

You can make public comment by going to the link [9am](#) the day before the meeting you wish to comment on. Go to link here: <https://www.cityofnorthport.com/government/city-leadership/city-commission/online-meetings/online-public-comment>

If you believe you are an aggrieved party and want to make sure that your testimony can be part of the case to be adjudicated then email the city clerk to determine if you meet the criteria of an aggrieved party. Her email is here: htaylor@cityofnorthport.com

I have included the city clerk into this email to capture.

Sincerely,
Chris Hanks
Commissioner, City of North Port

Sent from my iPhone

On May 13, 2020, at 6:05 PM, Mark Gunther <markgunther@gmail.com> wrote:

No way

U can b voted out

From: Stacy Tynan Tracy <stacytracy@gmail.com>
Sent: Wednesday, May 13, 2020 8:49 AM
To: Jill Luke <jluke@cityofnorthport.com>; Debbie McDowell <dmcdowell@cityofnorthport.com>; Pete Emrich <pemrich@cityofnorthport.com>; chanks@cittofnorthport.com; Vanessa Carusone <vcarusone@cityofnorthport.com>
Subject: Fwd: Cranberry/ Price Development Project

Please see attached that was sent to me from neighborhood resident s.

----- Forwarded message -----

From: Jennifer Lafo <jennifer.lafo@gmail.com>
Date: Tue, May 12, 2020, 10:12 PM
Subject: Fwd: Cranberry/ Price Development Project
To: Stacy Tynan Tracy <stacytracy@gmail.com>

I hope this is enough! Thanks for all your hard work on this.

Jen

----- Forwarded message -----

From: Jennifer Lafo <jennifer.lafo@gmail.com>
Date: Tue, May 12, 2020 at 10:11 PM
Subject: Cranberry/ Price Development Project
To:

To Whom It May Concern,

The Lafo Family living at 2794 Pascal Avenue would like to inform you that we strongly oppose the construction of the 7-Eleven at the corner of Cranberry Blvd and Price Blvd. One of our biggest concerns is that all roads leading to this location are strictly residential and should not have semi-trailers driving through them to deliver fuel. We have lived here since 2013 and I have never seen a semi-trailer in our neighborhood, and we would like to keep it that way. We don't need and do not want the extra traffic and business so close to our kids and homes.

While we understand that the property is zoned for commercial use, we feel that this was an oversight and that the original commissioners who zoned this never intended on having a 16 pump gas station just hundreds of feet from residents. A gas station brings with it many environmental and health issues that will affect everyone living in the area. Nearly every home relies on wells for our drinking water. These precious underground resources literally run underneath the proposed site. The dangers above ground are just as scary; the gas fumes, the light pollution, and the potential drug paraphernalia are just a few concerns.

As planners, the most important thing to consider is that there are no "take-backs". Once this is built, it will always be a scar in our residential neighborhood. There are plenty of major arteries nearby where gas stations make perfect sense. This location is not wise and we urge you to accept our point of view.

Sincerely,

Kenneth and Jennifer Lafo (and family)
2794 Pascal Avenue
North Port, FL 34286
941-726-3964

Dear Commissioner,

The Lafo Family living at 2794 Pascal Avenue would like to inform you that we strongly oppose the construction of the 7-Eleven at the corner of Cranberry Blvd and Price Blvd. One of our biggest concerns is that all roads leading to this location are strictly residential and should not have semi-trailers driving through them to deliver fuel. We have lived here since 2013 and I have never seen a semi-trailer in our neighborhood, and we would like to keep it that way. We don't need and do not want the extra traffic and business so close to our kids and homes.

While we understand that the property is zoned for commercial use, we feel that this was an oversight and that the original commissioners who zoned this never intended on having a 16 pump gas station just hundreds of feet from residents. A gas station brings with it many environmental and health issues that will affect everyone living in the area. Nearly every home relies on wells for our drinking water. These precious underground resources literally run underneath the proposed site. The dangers above ground are just as scary; the gas fumes, the light pollution, and the potential drug paraphernalia are just a few concerns.

As planners, the most important thing to consider is that there are no "take-backs". Once this is built, it will always be a scar in our residential neighborhood. There are plenty of major arteries nearby where gas stations make perfect sense. This location is not wise and we urge you to accept our point of view.

Sincerely,

Kenneth and Jennifer Lafo (and family)
2794 Pascal Avenue
North Port, FL 34286
941-726-3964

From: Stacy Tynan Tracy <stacytracy@gmail.com>
Sent: Wednesday, May 13, 2020 8:57 AM
To: Jill Luke <jluke@cityofnorthport.com>
Subject: Letter from Janice Wilbert

From: Janice <sassygermann@comcast.net>

Subject: Gas Station, Cranberry and Price

On Monday, February 3, 2020, I attended a Commission Workshop regarding the ULDC and Neighborhood Commercial Zoning. One interesting topic came-up, Gas Station in a residential neighborhood. Much discussion by all the Commissioners And many questions were raised regarding a gas station in a residential neighborhood. After much discussion and much time spent on this issue, a vote was held and the Commission voted NO, unanimously, NOT to have a gas station in a residential neighborhood.

Prior to this meeting I made appointments with 3 Commissioners regarding a 24 hour gas station on Cranberry and Price. I personally showed each Commissioner my findings of the Gas Stations in my area.

Price and Sumpter = 3 gas stations
Cranberry and US 41 = 2 gas stations and a WaWa coming
Toledo Blade and Price = 1 gas station
Toledo Blade and US 41 = 1 (Charlotte County)
Toledo Blade past price to 75 = 2 and a Wawa coming
Total Gas Stations so far = 9

How many gas Stations do we need in this area of North Port???

I totally agree with the Commissioners that a gas station should NOT be permitted in a residential neighborhood.

What about the contamination of wells, traffic, children riding bikes to the elementary schools with gas trucks on our roads? Safety First

Your consideration regarding a gas station on Cranberry and Price is greatly appreciated by YOU voting NO as did the Commissioners on February 3, 2020

Remember, this is a RESIDENTIAL NEIGHBORHOOD with children.

Sent from my iPad

From: Susan <sschoettler1@yahoo.com>
Sent: Wednesday, May 13, 2020 11:24 AM
To: Jill Luke <jluke@cityofnorthport.com>
Subject: 16 pump gas station

The answer is NO, to the
Business that will hurt the neighborhood!
It will hurt traffic and disturb the neighborhood Please take our concerns and vote NO

Sent from my iPhone

From: Leo Schober <admiralleo@yahoo.com>
Sent: Wednesday, May 13, 2020 12:43 PM
To: Jill Luke <jluke@cityofnorthport.com>
Subject: Proposed Gas Station and Car Wash

I just want you to know that I am totally against this project. Too much harmful impact on the residents. How many gas stations and car washes do we really need in North Port?!?!?!?

Diana Schober

Hi Jill.

From: donna mignogna <donna1127@hotmail.com>

Sent: Wednesday, May 13, 2020 4:27 PM

To: Heather Taylor <htaylor@cityofnorthport.com>

Subject: gas station

My name is Donna Mignogna. I live at 2640 Sparkle lane north port.

I would like to tell you and the rest of the commissioners, that a gas station on the corner of Cranberry and Price is ludicrous. For starters that is a residential area, at least that is what people were told when we bought in this area.

Second Price is already so over driven now that it would make it impossible to get home considering that the only alternative would be Hillsborough which is all ready over crowded.

I can not believe this city would allow somebody in their back pocket.

We voted you all into office because we felt that you would work in our best interest.

THIS IS NOT IN MY BEST INTEREST

Thank You

Donna Mignogna

From: Christopher Hanks <chanks@cityofnorthport.com>
Sent: Wednesday, May 13, 2020 4:27 PM
To: Leo Schober <admiralleo@yahoo.com>
Cc: Heather Taylor <htaylor@cityofnorthport.com>
Subject: Re: Proposed Gas Station and Car Wash

Leo,

Thank you for your email and input into this item. I have received several emails concerning the 7-11, and you have the Right to give public comment or can file as an aggrieved party if you qualify.

Please understand that this is a Quasi Judicial item which is different than a regular agenda item, and as a Commissioner I cannot make my decision based off of my opinion on the matter or off emails of opposition sent to me. I must make the decision according to the qualifying evidence given.

Please know I am not saying that I don't hear you, I am just trying to clarify how my decision must come, legally, which would be in accordance to acting as a judge and not a commissioner per se.

You can make public comment by going to the link [9am](https://www.cityofnorthport.com/government/city-leadership/city-commission/online-meetings/online-public-comment) the day before the meeting you wish to comment on. Go to link here: <https://www.cityofnorthport.com/government/city-leadership/city-commission/online-meetings/online-public-comment>

If you believe you are an aggrieved party and want to make sure that your testimony can be part of the case to be adjudicated then email the city clerk to determine if you meet the criteria of an aggrieved party. Her email is here: htaylor@cityofnorthport.com

I have included the city clerk into this email to capture.

Sincerely,
Chris Hanks
Commissioner, City of North Port

Sent from my iPhone

On May 13, 2020, at 12:35 PM, Leo Schober <admiralleo@yahoo.com> wrote:

I just want you to know that I am totally against this project. Too much harmful impact on the residents. How many gas stations and car washes do we really need in North Port?!?!?!?

Diana Schober

From: Christopher Hanks <chanks@cityofnorthport.com>
Sent: Wednesday, May 13, 2020 4:14 PM
To: bongarmaine@aol.com
Cc: Heather Taylor <htaylor@cityofnorthport.com>
Subject: Re: Proposed development Cranberry and Price.

Thank you for your email and input into this item. I have received several emails concerning the 7-11, and you have the Right to give public comment or can file as an aggrieved party if you qualify.

Please understand that this is a Quasi Judicial item which is different than a regular agenda item, and as a Commissioner I cannot make my decision based off of my opinion on the matter or off emails of opposition sent to me. I must make the decision according to the qualifying evidence given.

Please know I am not saying that I don't hear you, I am just trying to clarify how my decision must come, legally, which would be in accordance to acting as a judge and not a commissioner per se.

You can make public comment by going to the link 9am the day before the meeting you wish to comment on. Go to link here: <https://www.cityofnorthport.com/government/city-leadership/city-commission/online-meetings/online-public-comment>

If you believe you are an aggrieved party and want to make sure that your testimony can be part of the case to be adjudicated then email the city clerk to determine if you meet the criteria of an aggrieved party. Her email is here: htaylor@cityofnorthport.com

I have included the city clerk into this email to capture.

Sincerely,
Chris Hanks
Commissioner, City of North Port

Sent from my iPhone

On May 13, 2020, at 2:27 PM, "bongarmaine@aol.com" <bongarmaine@aol.com> wrote:

From: bongarmaine@aol.com
To: vcarusone@cityofnorthport.com, dmcldowell@cityofnorthport.com,
jluke@cityofnorthport.com
Sent: 5/13/2020 2:24:10 PM Eastern Standard Time
Subject: Proposed development Cranberry and Price.

Please, please, please, just say no to big commercial development in this residential neighborhood, that already has so much traffic that at certain times of day it is almost unusable. There is much to be said for aesthetic integrity in city planning.. The reasons for not wanting this are many, a few of which

It is simply unnecessary, ugly, will depreciate real estate value, unsafe from a traffic perspective, traffic increase, noise, encourages loitering, on and on and on. IF we must have yet another gas station and car wash. build it in an already commercially developed are. Goodness knows we have many. Would you want it in your backyard?

It is my understanding that a lot of invested voters are paying close attention to the outcome. Thank you.

Bonnie Robinson.

From: Christopher Hanks <chanks@cityofnorthport.com>
Sent: Wednesday, May 13, 2020 4:11 PM
To: kpadalik@verizon.net
Cc: Heather Taylor <htaylor@cityofnorthport.com>
Subject: Re: Price/Cranberry Gas Station

Thank you for your email and input into this item. I have received several emails concerning the 7-11, and you have the Right to give public comment or can file as an aggrieved party if you qualify.

Please understand that this is a Quasi Judicial item which is different than a regular agenda item, and as a Commissioner I cannot make my decision based off of my opinion on the matter or off emails of opposition sent to me. I must make the decision according to the qualifying evidence given.

Please know I am not saying that I don't hear you, I am just trying to clarify how my decision must come, legally, which would be in accordance to acting as a judge and not a commissioner per se.

You can make public comment by going to the link 9am the day before the meeting you wish to comment on. Go to link here: <https://www.cityofnorthport.com/government/city-leadership/city-commission/online-meetings/online-public-comment>

If you believe you are an aggrieved party and want to make sure that your testimony can be part of the case to be adjudicated then email the city clerk to determine if you meet the criteria of an aggrieved party. Her email is here: htaylor@cityofnorthport.com

I have included the city clerk into this email to capture.

Sincerely,
Chris Hanks
Commissioner, City of North Port

Sent from my iPhone

On May 13, 2020, at 2:29 PM, "kpadalik@verizon.net" <kpadalik@verizon.net> wrote:

Dear Commissioners,

I live in the area of Price and Cranberry, two blocks from where the proposed 7-11 gas station may be built. Please know that I am NOT in favor of this. I understand how important it is to have development in our city. However, I do not understand why we need another gas station, especially at this intersection. Leaving from this neighborhood there are seven gas stations at 4 nearby intersections. If you are to leave the Price/Cranberry neighborhood and head east, there is a gas station at Toledo Blade/Price. If you are to leave and head north to the interstate, there is a 7-11 at Cranberry and Toledo Blade. If you are to head south, you will find two gas stations at Cranberry and 41. And if you were to head west, you will find 3 gas stations at Price and Sumter. Please explain to me WHY we need one at Price and Cranberry? How is putting a 16-pump, 24 hour gas station in a residential neighborhood a

good thing? I understand that Price Blvd is a east-west connector for our city. But this is in the middle of a residential neighborhood. What kind of crime will be invited here with a 24 hour gas station? A “preserve” with a paved path will provide a buffer between the gas station property and the homes surrounding it. It’s not much of a preserve when you have refueling trucks driving by at all hours of the day (or night) and the bright lights from the gas station will surely cause disruption to the wildlife in this “preserve”. Who plans on paying for the upkeep of the preserve? I really hope you don’t count on 7-11 paying for that. The city will need to add the upkeep of the “preserve” to their budget. One block from the gas station is a school bus stop at Cranberry and Alesio Ave. This bus picks up and drops off for Cranberry Elementary, Heron Creek Middle, and North Port High School in the mornings and the afternoons. There are no fewer than 50 kids that use that use that bus stop EVERY SINGLE DAY during the school year, many of them walking or biking to that stop. To add additional traffic in and out of a gas station during the morning and afternoon commutes is a tragedy waiting to happen with these children and the bus stop. Most of these houses in the neighborhood are on well water. I understand that 7-11 intends on putting double walled gas tanks in the ground, but what about the gas that is spilled on the ground at pumps. Where does that go? And when it rains and the water mixes with gas? Where does that go? It runs off into our groundwater and into our wells, which poses health risks of great concern. Understand that I am not opposed to development at this intersection. The TYPE of development is what I am opposed to. There is no need for a gas station, especially a large 16-pump 24-hour one, at this intersection.

Kristin Padalik

From: Stacy Tynan Tracy <stacytracy@gmail.com>
Sent: Wednesday, May 13, 2020 12:00 PM
To: Heather Taylor <htaylor@cityofnorthport.com>
Subject: Petition OPPOSING 7-11 Cranberry/W.Price Blvd Project

Good Morning ,

I am submitting a list of names that I have organized via a Facebook online petition for your review and consideration in regards to the proposed development of the 24 hour 7-11 Gas Station and Car Wash . During the PZAB meeting I was questioned by Mr. Nicholas Trolli as to why I did not have this information for their review.

There has been much confusion with the residents as to exactly what the requirements are from us , and what submissions will accepted . I am aware that 500 residence were to receive in the mail a Public Notice- from the City of North Port for the hearing for Resolution No. 2020-R-11 and No. 2020-R-12 scheduled on May 7th at 9:00 am. It has been brought to my attention several were unaware of this project was even in the works, let alone of the upcoming Neighborhood Meeting held on December 18th, 2019 or last Thursdays PZAB hearing.

I am an aggrieved party in this matter as many of you may be aware. I appreciated very much you taking the time to meet with me individually so I could voice my concerns about this proposed development . I want to ensure that it is not overlooked or dismissed that our community and the residents the reside in this neighborhood, DO NOT welcome this .gas station in our backyards . Please see attached Petition for review and I respectful request it be submitted into the upcoming Commissioners meeting May 26th,2020 @ 6:00 pm .

Thank you for your time in this matter.

Sincerely,

Stacy Tynan Tracy

*** NOTE: All names collected on this form have been collected via Facebook 05/11/2020 - 05/12/2020 on the following North Port Community ONLY private platforms. I have made copies for authenticity for any legality purposes. Social distancing does not allow for door to door contact. I am containing to receive names who are requesting to be added and will supply an updated list on 5/26/2020 .**

**North Port City Concerns
North Port Friends and Neighbors
North Port Neighbors for Change
North Port Neighbors (Stacy Tynan Tracy home page)**

Stacy Tynan Tracy
3013 Lucaya Ave, North Port, FL 34286
Owner:
Euphorique` Inc.
941-661-4180 Business cell
941-661-0272- Pampered Parties

www.Euphoniquebody.com

THIS PETITION OPPOSES THE development of Weedon North Port, LLC

W. Price Blvd/ Cranberry Blvd. 24 hr. 16 pump gas station with car wash and convenience store

Having a gas station located so close to residential homes creates a tremendous health risk for people. Studies show living in close proximity to gas stations are linked to higher respiratory problems, especially in kids, lung, brain, and kidney damage from exposure to the gas liquid or fumes, toxic soils, and possible increases in cancer. In addition, studies show living close to a gas station significantly reduces property values and increases crime rates, drug, alcohol, and tobacco use, light pollution, traffic and noise. Please help yourself, your family, and your friends stay safe from the dangers associated with refueling stations by signing this petition to submit to our Commissioners meeting May 26th, 2020 at 6 pm.

Please sign your name if you oppose this development under either North Port Neighbors, North Port Neighbors for Change, North Port Friends and Neighbors, or North Port City Concerns

1. Stacy Tynan Tracy
2. Gabe Tracy
3. Alexis Waldron
4. Krysten Padalik
5. Laura Vargus
6. Jose Vargus
7. Robert Fick
8. Danielle Ruaerk
9. Janice Wilbert
10. Bob Wilbert
11. Maria Leslie
12. Jen Lafo
13. Sarah Hayes
14. Krysten Miller
15. Steve Bizdikian
16. Lisa Bizdikian
17. Leslie
18. Christine Nestor
19. Greg Nestor
20. Sean Rebeck
21. Pamela Shirley
22. Jack David
23. Sharon Hilbers
24. Carl Hilber
25. Adam Miller
26. Trevor Miller
27. Bob Miller
28. Shannon Martincek
29. Tina Feo
30. Wayne Hoefle
31. Tina Rae Feo Gregoire
32. Dave Feo
33. Sylvia Morris
34. Hannah Harrison
35. Sarah Harrison
36. Kim Wheeler
37. Danielle Wheeler
38. Frank Wheeler
39. John
40. John Tynan
41. Craig CamField
42. Diane Andrews
43. Kelly A Johnson
44. Tara Batori
45. Candy Longchamp
46. Jola Checiek
47. Catherine Bradfield
48. Eric Penrod
49. Collean Dalton
50. Nancy Bulatow
51. Alex Bulatow
52. Wally Zubritsky
53. Tracie Zubritsky
54. Candy Longchamp Larkins
55. Lisa Bukachevsky
56. Linda Autunes
57. Susan Debow Stanton
58. Linda Taylor Brown
59. Lourdes Aguila
60. Kristi Free
61. Pete Walker
62. Lin Autunes
63. Daniel Durso
64. Jen Inabnitt

65. Pete Walker
66. Eileen Reardon
67. Michele Dice Hord
68. Sara Cavanaugh
69. Pete Walker
70. Edie Behm
71. Anthony Spinelli
72. Matt Baltaglia
73. Gail Hering
74. Wayne Brown
75. Robert Frame
76. Alfred Saranello
77. Billie Roose Springman
78. Sandra L Harris
79. Audrey Olsen Brazell
80. Kathy Hoppel Bergeron
81. Sharon Renyolds Cheeseman
82. Chad E Reynolds
83. Dan Klee
84. Mary Knight Vickers
85. Colleen Reid Quigley
86. Matt Battaglia
87. Nancy Bulatow
88. Karen Given
89. Melissa Sweeney
90. Mark Boucher
91. Mary Ann Danasin
92. Sally Bonnel
93. George G LaCorte
94. Becky Kennedy
95. Barry Vorwald
96. Rosemary DeCaro
97. Ellen Schubert
98. Laura Stuck
99. Judy Cotrone Ramirez
100. Jennifer Grove Cook
101. Micheal Francavilla
102. Brandi Rolli
103. Michele Felch Cuddi
104. Al Green
105. Karen Wells
106. Stephanie Fazekas
107. Nancy Bulatow
108. Phyllis Copher
109. Joan Bonsky
110. Jo Butenhof
111. Christina Peteja
112. Jacob Isler
113. Lourdes Aguila
114. Patricia J Sahina
115. Lynn Fitzgerald
116. Corinne Kourim
117. Selene M Lamar
118. Charity Case
119. Linda Kay
120. Mo Botzung
121. Russ Colley Sr
122. Christine Ann
123. Kristy Santiago
124. Linda Sherry
125. Kenny Sherry
126. Mike Francavilla
127. Rigo Mendez
128. Shelby Lynn Brown
129. Debbie Wielontek Kaszniak
130. Ashley Garcia Diaz
131. Glen San Lwin
132. Stephanie Imel Maisano
133. Alicia Robertson
134. Rj Acker
135. Cheddy Hughes
136. Lynn M LaMar
137. Selene Connors
138. C. Ogrady
139. Donn Rance
140. David Miller
141. Greg Wilson
142. Michelle Wilson
143. Court Collier
144. Tammy Morin
145. Shira Briley
146. Yvonne Nyman McEndree
147. Marc A Lapp
148. Daniel Al-Khatib
149. Lisa Nelson
150. Leigh Ann Moccia
151. John Leslie
152. Jessica Jones -Martain
153. Kalend Adair
154. Bonnie Rollie
155. Bonnie Grupe Haller
156. Krysty Santiago
157. Ivy Pierfelice
- 158.

From: Debbie McDowell <dmcdowell@cityofnorthport.com>
Sent: Wednesday, May 13, 2020 11:59 AM
To: Susan <sschoettler1@yahoo.com>; Heather Taylor <htaylor@cityofnorthport.com>
Subject: Re: 16 pump gas station *** QUASI ***

Thank you for your email and thoughts on the subject. I hope you'll also submit public comment on May 26. The actual agenda posts a few days before the meeting and will have explicit instructions on how to submit public comment. You can find the agenda by following this link <https://cityofnorthport.legistar.com/Calendar.aspx>

If you need assistance, please let me or the City Clerk know.

Debbie McDowell
Mayor, City of North Port
Office: 429-7071
City Cell: 628-0486

Debbie McDowell
Commissioner, City of North Port

E-mail messages sent or received by City of North Port officials and employees in connection with official City business are public records subject to disclosure under the Florida Public Records Act.

From: Susan <sschoettler1@yahoo.com>
Sent: Wednesday, May 13, 2020 11:21 AM
To: Debbie McDowell <dmcdowell@cityofnorthport.com>
Subject: 16 pump gas station

The answer is NO, to the
Business that will hurt the neighborhood!
It will hurt traffic and disturb the neighborhood
Please take our concerns and vote NO

Sent from my iPhone

From: Debbie McDowell <dmcdowell@cityofnorthport.com>
Date: May 13, 2020 at 8:51:59 AM EDT
To: Stacy Tynan Tracy <stacytracy@gmail.com>
Subject: Re: Cranberry/ Price Development Project. *** QUASI ***

Yes, Ms. Tracy. I received the email from Ms. Lafo and I already responded to her.

Best wishes
Debbie McDowell
Mayor, City of North Port
Office: 429-7071
City Cell: 628-0486

Sent from my iPad

On May 13, 2020, at 8:49 AM, Stacy Tynan Tracy <stacytracy@gmail.com> wrote:

Please see attached that was sent to me from neighborhood resident s.

----- Forwarded message -----

From: Jennifer Lafo <jennifer.lafo@gmail.com>
Date: Tue, May 12, 2020, 10:12 PM
Subject: Fwd: Cranberry/ Price Development Project
To: Stacy Tynan Tracy <stacytracy@gmail.com>

I hope this is enough! Thanks for all your hard work on this.

Jen

----- Forwarded message -----

From: Jennifer Lafo <jennifer.lafo@gmail.com>
Date: Tue, May 12, 2020 at 10:11 PM
Subject: Cranberry/ Price Development Project
To:

To Whom It May Concern,

The Lafo Family living at 2794 Pascal Avenue would like to inform you that we strongly oppose the construction of the 7-Eleven at the corner of Cranberry Blvd and Price Blvd. One of our biggest concerns is that all roads leading to this location are strictly residential and should not have semi-trailers driving through them to deliver fuel. We have lived here since 2013 and I have never seen a semi-trailer in our neighborhood, and we would like to keep it that way. We don't need and do not want the extra traffic and business so close to our kids and homes.

While we understand that the property is zoned for commercial use, we feel that this was an oversight and that the original commissioners who zoned this never intended on having a 16 pump gas station just hundreds of feet from residents. A gas station brings with it many environmental and health issues that will affect everyone living in the area. Nearly every home relies on wells for our drinking water. These precious underground resources literally run underneath the proposed site. The dangers above ground are just as scary; the gas fumes, the light pollution, and the potential drug paraphernalia are just a few concerns.

As planners, the most important thing to consider is that there are no "take-backs". Once this is built, it will always be a scar in our residential neighborhood. There are plenty of major arteries nearby where gas stations make perfect sense. This location is not wise and we urge you to accept our point of view.

Sincerely,

Kenneth and Jennifer Lafo (and family)
2794 Pascal Avenue
North Port, FL 34286
941-726-3964

From: Debbie McDowell <dmcowell@cityofnorthport.com>
Sent: Tuesday, May 12, 2020 6:02 PM
To: Bethany Jackomin <bjackomin@gmail.com>; Heather Taylor <htaylor@cityofnorthport.com>
Subject: Re: Cranberry Blvd./Price Blvd. Development Project. *** QUASI ***

Thank you for your email and thoughts on the subject. I hope you'll also submit public comment on May 26. The actual agenda posts a few days before the meeting and will have explicit instructions to submit public comment. You can find the agenda by following this link <https://cityofnorthport.legistar.com/Calendar.aspx>

If you need assistance, please let me or the City Clerk know.

Thanks again
Debbie McDowell
Mayor, City of North Port
Office: 429-7071
City Cell: 628-0486

Sent from my iPad

On May 12, 2020, at 11:13 AM, Bethany Jackomin <bjackomin@gmail.com> wrote:

Good morning!

As a long-time resident of North Port and concerned citizen, I am writing to express my concern at the prospect of a 24-hour 7-Eleven being built at the corner of Cranberry Blvd. and Price Blvd. I live within 1 mile of this location and this is a predominantly residential area, with the exception of the Dollar General store that was built a few years ago.

I was not convinced having a Dollar General in my immediate neighborhood would be a good idea, but I will admit that it has been convenient at times. The store itself is clean and the staff is pleasant, and (depending on what I need) it is sometimes easier to pick up an item there than it is to travel the extra 2 miles to a Publix or Walgreens. I do not feel the same way about the 7-Eleven proposed to be built at the same intersection.

Having a 24-hour gas station/convenience store in my neighborhood is unnecessary, and will only increase already congested traffic patterns and increase noise levels. I strongly feel that gas stations/convenience stores do not belong in a residential neighborhood, and would be better placed at larger intersections like Toledo Blade where there are not residential homes.

I realize that the feelings and opinion of one single resident will not stop 7-Eleven from being built in the neighborhood, but I know that I am not the only resident with the same concerns. And I also know I will not be the only resident you hear from.

Please take my concerns, and the concerns of my fellow residents to heart and stop this gas station from marring our neighborhood.

Sincerely,
Bethany Jackomin

http://www.theuncensoredreport.com/2020/05/update-on-the-cranberry-blvd-w-price-development-project-in-north-port/?fbclid=IwAR0AZUp0-fX7r0TZZEQT17H9ttyern66pDqd_PNO97Js5UPTpH9pTOWtXFc

From: Heather Taylor <htaylor@cityofnorthport.com>
Sent: Friday, May 8, 2020 10:45 AM
To: Stacy Tynan Tracy <stacytracy@gmail.com>
Cc: Debbie McDowell <dmcowell@cityofnorthport.com>; Nicole Galehouse <ngalehouse@cityofnorthport.com>; PublicRecords Request <Publicrecordsrequest@cityofnorthport.com>
Subject: Fwd: Public meeting

Please see the attached readily available documents. Thanks.

Heather Taylor
Get [Outlook for iOS](#)

From: Nicole Galehouse <ngalehouse@cityofnorthport.com>
Sent: Friday, May 8, 2020 10:43:59 AM
To: Heather Taylor <htaylor@cityofnorthport.com>
Subject: RE: Public meeting

Heather,

Here are the responsive documents to the public records request.

Nicole Galehouse, AICP
Planning Division Manager

Neighborhood Development Services Department
Planning Division

Error! Hyperlink reference not valid.

Error! Hyperlink reference not valid.

O [941.429.7098](tel:941.429.7098)

M [941.228.8879](tel:941.228.8879)

www.cityofnorthport.com "Achieve Anything"

E-mail messages sent or received by City of North Port officials and employees in connection with official City business are public records subject to disclosure under the Florida Public Records Act.

From: Heather Taylor <htaylor@cityofnorthport.com>
Sent: Friday, May 8, 2020 10:41 AM
To: Nicole Galehouse <ngalehouse@cityofnorthport.com>
Cc: Debbie McDowell <dmcowell@cityofnorthport.com>
Subject: Re: Public meeting

Do you have a readily available list? If not, this will need to be treated as a public records request.

Heather
Get [Outlook for iOS](#)

From: Stacy Tynan Tracy <stacytracy@gmail.com>
Sent: Friday, May 8, 2020 9:58:55 AM
To: Heather Taylor <htaylor@cityofnorthport.com>; Nicole Galehouse <ngalehouse@cityofnorthport.com>; stacy tynan <stacytracy@gmail.com>; Debbie McDowell <dmcowell@cityofnorthport.com>
Subject: Public meeting

Good morning ladies.

I would like to request a full list of the names and addresses of all the residents that are in the neighborhood that letters were sent out for the neighborhood meeting in December 2019, and the the May 7th meeting regarding the proposed development for the 7-11 Convenience Store on Cranberry Blvd/West Price.

Can you please email me this list today. There seems to be a large amount of residents in this neighborhood who are not receiving the notifications and unfortunately not aware of the proposed development and are very angry they have not been informed,

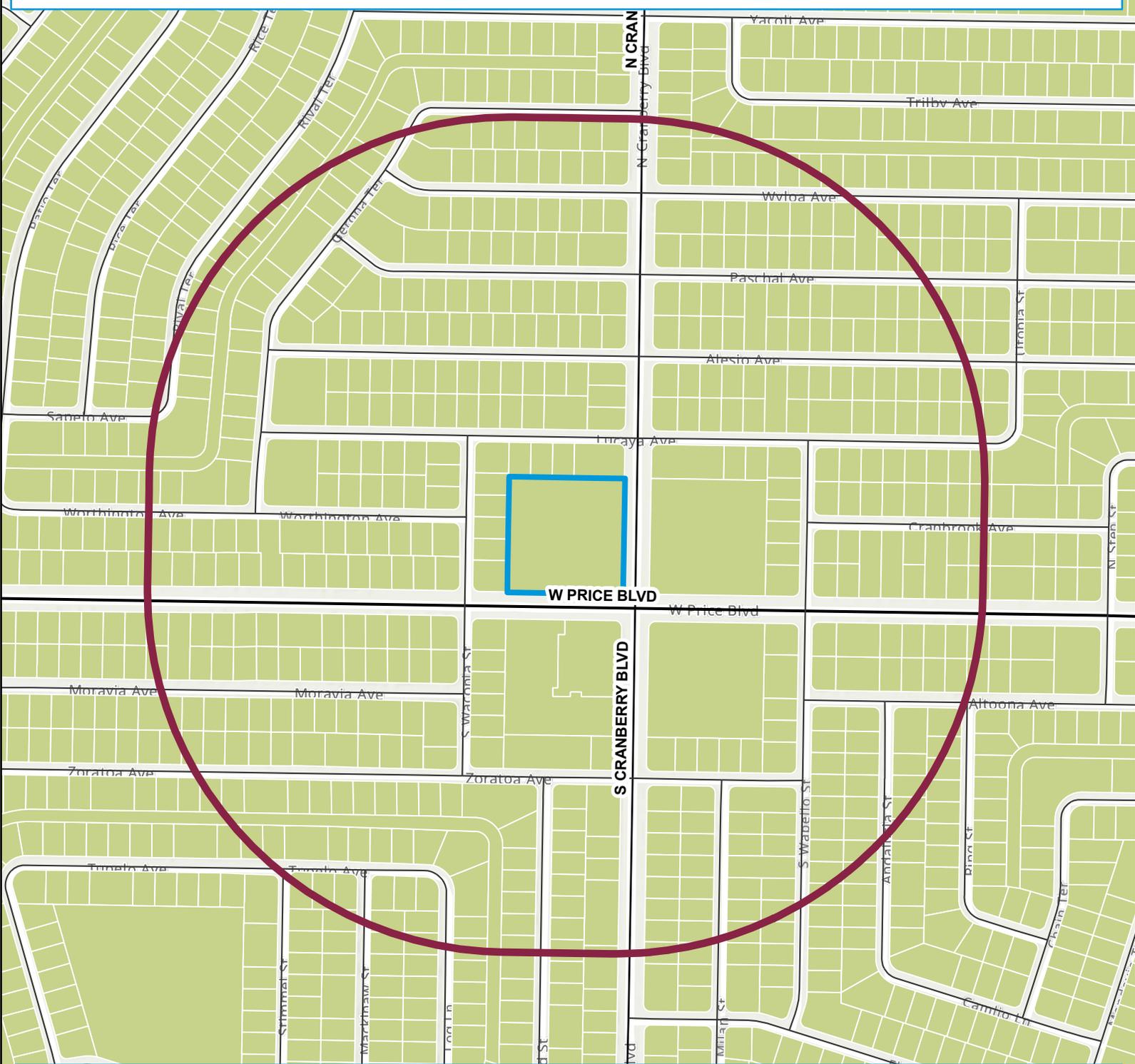
Thank you in advance for your help. I am trying to assist our neighbors to get the information they need before the next meeting May 14th @ 10 :00 am and the May 26th to follow.

Thank you,
Stacy Tracy

--

Stacy Tynan Tracy
Owner:
Euphorique` Inc. & Pampered Parties & Gifts
675 Tamiami Trail
Suite 4
Port Charlotte, FL. 33953
941-661-4180 Business cell
941-661-0272- Pampered Parties
www.Euphoriquebody.com
www.Pamperedpartiesandgifts.com
Pamperedpartiesandgifts@gmail.com
Stacytracy@gmail.com

Buffer Map (1,320 foot distance from property) SPX-19-269, 7-Eleven Fuel Pumps



Legend

-  SPX-19-269
-  1,320 ft Buffer



Prepared by NDS/Planning Division
April 13, 2020

Disclaimer: This map is for reference purposes only and is not to be construed as a legal document. Any reliance on the information contained herein is at the user's risk. The City of North Port and its agents assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

N



0 500 1,000 US Feet

PID	NAME1	NAME_ADD2	NAME_ADD3	NAME_ADD4	NAME_ADD5	CITY	STATE	ZIP	COUNTRY
0982-04-5111	AYOUB JR JOSEPH A			3 DOUGLAS AVE		YORKVILLE	NY	13495-1806	
0982-04-5110	LEVERTITE GERMAINE T			1057 N WAPELLO ST		NORTH PORT	FL	34286-8940	
0982-04-5098	WRIGHT CHARLES P	WRIGHT JANE P		400 VINTAGE CIR		MYRTLE BEACH	SC	29579-7133	
0982-04-5096	RICHARD E SCHMIDT TRUST	JOAN M SCHMIDT TRUST		14021 COBLE RD		YORKSHIRE	OH	45388	
0982-04-5095	PAEZ JOSE ANGEL MARCHAN	MEIJAS AMANDA CARMONA		2764 W PRICE BLVD		PORT CHARLOTTE	FL	34286	
0982-04-5094	KIENZLE CARLOS ALFREDO	KIENZLE DOLORES M		2772 W PRICE BLVD		NORTH PORT	FL	34286	
0982-04-5093	TRANS AM SFE II LLC			5001 PLAZA ON THE LAKE STE 200		AUSTIN	TX	78746	
0982-04-5092	FIC JADWIG			2790 W PRICE BLVD		NORTH PORT	FL	34286-4930	
0982-04-5091	CARTER TRUST	CARTER RAYMOND V (TTEE)	COTTER-CARTER JANE S (TTEE)	2794 W PRICE BLVD		NORTH PORT	FL	34286-4930	
0982-04-4226	HPA BORROWER 2018-1 MS LLC			180 N STETSON AVE STE 3650		CHICAGO	IL	60601	
0982-04-4224	JONES CRAIG R			4623 56TH DR E		BRADEN RIVER	FL	34203	
0982-04-4223	GARCIA HANSEL D REGALADO	ULLOA MARIA E MARTINEZ		2773 W PRICE BLVD		NORTH PORT	FL	34286	
0982-04-4222	GLENWIDE ESTATES LLC			1990 MAIN ST STE 801		SARASOTA	FL	34238-8000	
0982-04-4221	WILSON JAMIE LEE			2753 W PRICE BLVD		NORTH PORT	FL	34286-4931	
0982-04-4220	FEDERAL NATIONAL MORTGAGE ASSOCIATION			14221 DALLAS PKWY STE 1000		DALLAS	TX	75254	
0982-04-4219	DURASENKO YEVGENY	DURASENKO TATYANA		2741 WEST PRICE BLVD		NORTH PORT	FL	34286	
0982-04-4208	MENDEL GARY L	MENDEL LINDA M		43688 50 HIGHWAY 44		FREEMAN	SD	57029-6106	
0982-04-4207	BARLOW ROBERT J	BARLOW ANGEL		2636 ALTOONA AVE		NORTH PORT	FL	34286-6123	
0982-04-4206	SIMPSON WILLIAM JR			1244 SURREY CIRCLE DR		FORT WASHINGTON	MD	20744-6227	
0982-04-4205	KANUMURI VENKATA K (TTEE)	KANUMURI NAGARANI (TTEE)	(KANUMURI FAMILY REVOC TRUST)	1020 S STEP ST		NORTH PORT	FL	34286-6100	
0982-04-4204	MORGAN LEONARD S	MORGAN PATRICIA E		2035 DUTCH BROADWAY		ELMONT	NY	11003	
0982-04-4202	MAREK CHRISTY NICOLE	MAREK SEAN BRADLEY		2768 ALTOONA AVE		NORTH PORT	FL	34286	
0982-04-4201	SANDERS STEPHEN	BERKAY JESSIKA		829 NAPOLI LN		PUNTA GORDA	FL	33950	
0982-04-4112	WEEDON NORTH PORT LLC			5300 W CYPRESS ST STE 200		TAMPA	FL	33607-1757	
0982-04-4111	SOTILLO SENNEN	SOTILLO KIRSTEEN L		1387 TROY AVE		BROOKLYN	NY	11203-6509	
0982-04-4109	HUGHES CHARLES E JR	HUGHES KATHERINE		1061 S WAPELLO ST		NORTH PORT	FL	34286-6107	
0982-04-4108	AVERY ROGER M			1091 S WAPELLO ST		NORTH PORT	FL	34286-6107	
0982-04-4107	GANNON DANIEL J	GANNON ANNE T		223 INVERNESS DR		FRANKFORD	TX	76230-5562	
0982-04-4106	O CONNELL MICHAEL J	O CONNELL CHERYL J		7 KIM RD		SALEM	NH	03079	
0982-04-4105	ALBERT LOPER AND MARJORIE LOPER LIVING TRUST			3925 LISAS DR NW		MARIETTA	GA	30064-1029	
0982-04-4104	BUZZONE PATRICIA M			52 BIRCH BANKS RD		SAGLE	IL	83860	
0982-04-4103	WEIS SANDRA			5004 SOUTHERN PINE CIR		VENICE	FL	34299-4244	
0982-04-4102	VANCO INTERNATIONAL LLC			775 SW MURKINCK CIR		PORT ST LUCIE	FL	34986-3454	
0982-04-4101	CUELLAR-PEREZ ALEXIS			2992 ZORATO AVE		NORTH PORT	FL	34286	
0982-04-4020	MC KEE CORNELIUS MARTIN			1203 MILAN ST		NORTH PORT	FL	34286	
0982-04-4019	1235 MILAN ST LAND TRUST			46473 COUNTRY LN		HARTFORD	SD	57033	
0982-04-4018	MAIER JON	MAIER MARLA		1950 GREYHOUND PASS STE 18-158		CARMEIL	IN	46033	
0982-04-4017	HINCHMAN MONTY (TTEE)	HINCHMAN CINDY (TTEE)		2320 SOMERSET LN		MUNDELEIN	CA	60060-5344	
0982-04-4016	STRUVE RALPH	STRUVE AMY		46068 VIA LA COLORADA		TEMECULA	CA	92592	
0982-04-4015	SHCHAVLINSKIY ANATOLY	SHCHAVLINSKIY LESYA	SHCHAVLINSKIY VALENTINA	1360 S CRANBERRY BLVD		NORTH PORT	FL	34286-5210	
0982-04-4014	GAL LAND INVESTMENTS LLC			6606 WALLIS ROAD		WEST PALM BEACH	FL	33413	
0982-04-4013	PRETE R PHILIP J	PRETE FRANCES		4 SHUBERT LN		BETHPAGE	NY	11714-6108	
0982-04-4008	SHREYER NIMEL L			126 ORTE BLVD		NORTH PORT	FL	34286	
0982-04-4007	PANOVA IVELINA			3419 IRWIN AVE APT 2210		BRONX	NY	10463-3753	
0982-04-4006	SHCHAVLINSKIY VALENTINA	SHCHAVLINSKIY ANATOLY	SHCHAVLINSKIY LESYA	1360 S CRANBERRY BLVD		NORTH PORT	FL	34286-5210	
0982-04-4005	COLEMAN PEGGY S			1330 S CRANBERRY BLVD		NORTH PORT	FL	34286-5210	
0982-04-4004	TISOTT VINCENT	CHAMBE BEATRICE		9471 BAYMEADOWS RD STE 404		JACKSONVILLE	FL	32256-7937	
0982-04-4003	RAY TERRY	RAY LENOIRA		1293 S CRANBERRY BLVD		NORTH PORT	FL	34286	
0982-04-4002	KRUZEL JACEK	KRUZEL ZOFIA		1262 S CRANBERRY BLVD		NORTH PORT	FL	34286-5202	
0982-04-4001	KINNEY BONNEY L			1232 S CRANBERRY BLVD		NORTH PORT	FL	34286-5202	
0982-04-3919	LLEVADA FELIX	LLEVADA MARIA V		1734 RONALD ST		NORTH PORT	FL	34286	
0982-04-3918	CANDELORO DOMENICO R			1281 S WAPELLO ST		NORTH PORT	FL	34286	
0982-04-3916	MARONDI HOMES INC			9416 CAMDEN FIELD PKWY		RIVERVIEW	FL	33569	
0982-04-3915	AMINI ISSA	AMINI SUDBAHEH		300 BEVERLY RD		DOUGLSTON	NY	11363-1125	
0982-04-3914	VINNITSKY ALEXANDER			8309 BELLA GROVE CIR UNIT 405		SARASOTA	FL	34243	
0982-04-3907	ALMONT 2 LLC			2990 SW 137TH TER		DAVIE	FL	33330	
0982-04-3906	PETERSON STACY B	PETERSON AARON D		1362 MILAN ST		NORTH PORT	FL	34286-6290	
0982-04-3905	HAUBEN DANIEL			1330 MILAN ST		NORTH PORT	FL	34286-6290	
0982-04-3904	LAPOINTE DAVID	LAPOINTE ABIGAIL		1298 MILAN ST		NORTH PORT	FL	34286-6176	
0982-04-3903	KHAN MOHAMED	KHAN HADHESHA		56 S MIDDLETOWN RD		PEARL RIVER	NY	10965-2644	
0982-04-3902	WOODWARD SUSAN A			1234 MILAN ST		NORTH PORT	FL	34286	
0982-04-3901	COCCARO STACEY			5272 BOLERO CIRCLE		DELMAR BEACH	FL	33488-1301	
0982-04-3847	HAAS KENNETH B JR	HAAS ELIZABETH		1130 S WAPELLO ST		NORTH PORT	FL	34286	
0982-04-3846	KNIGHT HOLDING TRUST			531 SHIRLEY ST		WINTHROP	MA	02152-1328	
0982-04-3845	ZWIERCAN HOMES INC			1075 S LAVINA ST		NORTH PORT	FL	34286	
0982-04-3844	2013 1 IH BORROWER LP	C/O INVITATION HOMES-TAX DEPT		1717 MAIN STREET STE 2000		DALLAS	TX	75201	
0982-04-3843	WESTENBERG CHARLES W			PO BOX 6921		NORTH PORT	FL	34286-6921	
0982-04-3842	CARRILLO ANDREA	CARRILLO ANDREA		1181 ANDALUSIA ST		NORTH PORT	FL	34286-6148	
0982-04-3841	VIZZARI DOMINICK			228 PRINCESS ST		HICKSVILLE	NY	11801-1145	
0982-04-3840	LOUGHMAN ROBERT E	LOUGHMAN BARBARA F		300 SEWALL RD		WOLFEBORO	NH	03894	
0982-04-3839	LOTZE JAMES G			3840 CASEY KEY RD		NOKOMIS	FL	34275-3387	
0982-04-3807	JORDAN LIONEL	JORDAN ANTONIA V		1340 S WAPELLO ST		NORTH PORT	FL	34286	
0982-04-3806	PETROU VASILIOS			143 GUNGRACE LN		WEBSTER	FL	14580-2221	
0982-04-3805	ETI HI LTD LLC			3325 SOUTH UNIVERSITY DR 201		DAVIE	FL	33328	
0982-04-3804	KIRFELD SABINA			1040 CEDARHURST ST		VALLEY STREAM	NY	11581-2701	
0982-04-3803	GEMBOM BORIS	DRUBICH DINA		111 TUSCANA BLVD		CONCORD	ON	L4K 5K4	CANADA
0982-04-3802	SEMETIS PETER	SEMETIS PAUL		653 MCKENY BLVD		WEST ISLIP	NY	11795-1815	
0982-04-3801	LAYNE TIMOTHY R	LAYNE LORI A		1160 SOUTH WAPELLO ST		NORTH PORT	FL	34286	
0982-04-3729	LAU NATALIE			1154 ANDALUSIA ST		NORTH PORT	FL	34286-6147	
0982-04-3727	MOORE ROBERT J	MOORE LISA M		2691 ALTOONA AVE		NORTH PORT	FL	34286-6153	
0982-04-3726	WELCHECK SCOTT M			UNIT 15289 BOX 19		APO	AP	96205	
0982-04-3725	SHYMKO RONALD M	SHYMKO JOAN J		6210 WHITAKER CR		COURTENAY	BC	V9J 1T6	CANADA
0982-04-3724	MICHALCZYK KRIS	BAZAREWSKI MARIA		1137 RING ST		NORTH PORT	FL	34286-6131	
0982-04-3723	DEL ROSSO MARILYN	MARKLEY TERRANCE W		36 LAUREL COVE RD		OYSTER BAY	NY	11771-1920	
0982-04-3703	MARKLEY TERRANCE W	MARKLEY PAULINE J		409 W 29TH AVE		BELLEVUE	NE	68005-5507	
0982-04-3702	CORBELLETTA EDWARD	CORBELLETTA DIVA		42 KNOTT DR		GLEN COVE	NY	11547-4143	
0982-04-3701	CORWONSKI EVELYN	CORWONSKI STEVE		25183 MARION AVE		PUNTA GORDA	FL	33950	
0982-04-2651	NGUYEN ANH			1543 LEWINGTON AVE		PENNSAUKEN	NY	08111	
0982-04-2650	STRASSER KENNETH J	STRASSER MARGARET A		52772 JUNIPER DR		SOUTH BEND	IN	46637-4120	
0982-04-2649	NGUYEN DANH			8012 MONIER WAY		ORLANDO	FL	32835	
0982-04-2648	RAMPERSAD KALAWATEE KAY	PARSOTAN RAJKUMAR		1331 S CRANBERRY BLVD		NORTH PORT	FL	34286-5240	
0982-04-2644	LEDFOORD JAMES R	DAUGHERTY-LEDFOORD BRANDIE		1441 S CRANBERRY BLVD		NORTH PORT	FL	34286-5219	
0982-04-2608	ESTERO DEVELOPMENT PARTNERS LP			725 CHERRY RD 159		ROCK HILL	SC	29733	
0982-04-2607	BARRETT JOSH	BARRETT ERIN	BARRETT GAIL	1418 RONALD ST		NORTH PORT	FL	34286	
0982-04-2606	COLLIER COURTNEY LEE JR	COLLIER LISA DANIELLE		1382 RONALD ST		NORTH PORT	FL	34286	
0982-04-2605	KING JENNIFER L			100 WINFIELD CT		FAIRLESS HILLS	PA	19030-3313	
0982-04-2604	MC GUIRE MARTIN			1310 RONALD ST		DAVIE	FL	34286-5218	
0982-04-2603	BEV-SHALCUM SOFIA			3325 S University Drive SUITE 201		DAVIE	FL	33328	
0982-04-2602	WILDASIN CRAIG	WILDASIN LORI		1238 RONALD ST		NORTH PORT	FL	34286	
0982-04-2601	ELLIS JR FREDERICK M	ELLIS REGINA C		100 S PARLIAMAN RD		LAGRANGEVILLE	NY	12540-6813	
0982-04-2230	HAHN LIQUDMILA	HAHN MEIR		1542 MACKINAW ST		NORTH PORT	FL	34286-5234	
0982-04-2229	SUNNY STATE CONSTRUCTION INC			1891 AMNESTY DR		NORTH PORT	FL	34286	
0982-04-2228	MATCHELL HUYEN T T	BILENAS DUONG		69 SALEX AVE		WEST BABYLON	NY	11704-6208	
0982-04-2227	SAKRANUT HOLDINGS LLC			3325 SOUTH UNIVERSITY DR STE 201		DAVIE	FL	33328	
0982-04-2226	COURY GREGORY	BOURJ MARINA		9481 CEDAR CREEK DR		BONITA SPRINGS	FL	34135-7517	
0982-04-2225	VIANI ALAN R			240 JUDDSON AVE		DOBBS FERRY	NY	10522-3022	
0982-04-2201	ZUKOVSKI MARIA			1570 MACKINAW ST		NORTH PORT	FL	34286	
0982-04-2121	HARRIS MAVIS H	EDWARDS JENNIFER J	HARRIS INGRID L	1407 PRESERVE PARK DR		LOGANVILLE	GA	30055-5822	
0982-04-2120	ALEXANDER CHARLES T			1102 GANGE CT		VENICE	FL	34293-2015	
0982-04-2119	SHABURA VLADIMIR	SHABURA DINA		1114 BROOKFIELD DR SE		CONYERS	GA	30013-4601	
0982-04-2118	KRINEY JOHN W			1827 SE 16TH ST		CAPE CORAL	FL	33990-6804	
0982-04-1915	TAN WILMA B			539 81ST ST		BROOKLYN	NY	11209-4012	
0982-04-1914	MABAGOS EVELINA M			6814 NARBONNS AVE		BROOKLYN	NY	11220-5013	
0982-04-1912	HALL NORMAN F			3280 TUPELO AVE		NORTH PORT	FL	34286	
0982-04-1911	RODGERS CLYDE H			PO BOX 214345		SOUTH DAYTONA	FL	32121	
0982-04-1									

0982-04-1707	AMERICAN ESTATE AND TRUST	ANITA BOWN ROTH IRA (F/B/O)	6900 WESTCLIFF DR STE 603	LAS VEGAS	NV	89145
0982-04-1706	MC LAUGHLIN TERENCE	HIGGINS-MC LAUGHLIN CHRISTA	20291 DANUBE AVE	PORT CHARLOTTE	FL	33952-1203
0982-04-1702	GERMANN THOMAS P (TTEE)		3118 ZORATOA AVE	NORTH PORT	FL	34286-5216
0982-04-1701	DESYANKOVA OLGA		6168 LINDA STREET	VENICE	FL	34093
0982-04-1643	CASCIO CARMEN		400 E COLONIAL DR APT 107	ORLANDO	FL	32803
0982-04-1642	ALUMNI PARTNERS II LLC		PO BOX 52890	SARASOTA	FL	34232
0982-04-1640	BROWN KEITH B		1153 S WACONIA ST	NORTH PORT	FL	34286
0982-04-1639	GIBBONS MELISSA K		3221 MORAVIA AVE	NORTH PORT	FL	34286-5216
0982-04-1637	HOLIC AARON K	HOLIC PATRICIA A	3249 MORAVIA AVE	NORTH PORT	FL	34286-5216
0982-04-1636	GUFFEY ROBERT		3235 MORAVIA AVE	NORTH PORT	FL	34286
0982-04-1635	O CONNELL MICHAEL	O CONNELL JENNIFER	3277 MORAVIA AVE	NORTH PORT	FL	34286-5216
0982-04-1634	CSMA BLT LLC		1850 Parkway Place STE 900	MARIETTA	GA	30067
0982-04-1633	BURROW JR FREDDIE		1842 SCARLETT AVE	NORTH PORT	FL	34289-9478
0982-04-1632	WEST CHARLES W	WEST GLENDA	3310 MORAVIA AVE	NORTH PORT	FL	34286-5216
0982-04-1631	FISHER KATHLEEN		3333 MORAVIA AVE	NORTH PORT	FL	34286
0982-04-1608	LEE FAMILY 2013 TRUST		1028 LA LONDE LN	NAPA	CA	94558
0982-04-1607	CLANCY JEFFREY BARRY	JIMENEZ JENNIFER	3322 ZORATO AVE	NORTH PORT	FL	34286-5227
0982-04-1606	KERSTEN JR NORMAN F	KERSTEN LINDA L	3308 ZORATO AVE	NORTH PORT	FL	34286-5227
0982-04-1605	MASSIC BLAZD	MASSIC STOUJANKA	3296 ZORATO AVE	NORTH PORT	FL	34286-5227
0982-04-1603	GODFREY TODD E	GODFREY SHEILA G	3266 ZORATO AVE	NORTH PORT	FL	34286-5227
0982-04-1602	WHITWORTH GREGORY D	WHITWORTH KATHLEEN A	3252 ZORATO AVE	NORTH PORT	FL	34286-5227
0982-04-1601	ESTERO DEVELOPMENT PARTNERS LP		725 CHERRY RD UNIT 3234	ROCK HILL	SC	29732
0982-04-1532	MARTIN MICHAEL J		3324 MORAVIA AVE	NORTH PORT	FL	34286
0982-04-1531	RACEDO MERCEDES M		3310 MORAVIA AVE	NORTH PORT	FL	34286
0982-04-1530	FELCH MICHELE L		3296 MORAVIA AVE	NORTH PORT	FL	34286-5217
0982-04-1529	BUENAS CASAS LLC		PO BOX 7917	NORTH PORT	FL	34290
0982-04-1528	MANION CLAIRE		3268 MORAVIA AVE	NORTH PORT	FL	34286
0982-04-1527	K & B ART CRAFT CABINETS LLC	CARPENTER-PEZOLDT WENDY	5394 HOFFNER AVE STE E	ORLANDO	FL	32812
0982-04-1526	PEZOLDT WENDY		3340 MORAVIA AVE	NORTH PORT	FL	34286-5217
0982-04-1525	HERNANDEZ VICTOR		3226 MORAVIA AVE	NORTH PORT	FL	34286-5217
0982-04-1524	C & SONS 1 LLC		728 N INDIANA AVE	ENGLEWOOD	FL	34223-2708
0982-04-1522	DE VETTORI LUIS F	DE VETTORI LANA J	3205 PRICE BLVD W	NORTH PORT	FL	34286
0982-04-1521	C & SONS 1 LLC		728 N INDIANA AVE	ENGLEWOOD	FL	34223-2708
0982-04-1520	Q SMITH LUIS LLC	C/O THE LIGHTSTONE GROUP	1985 CEDAR BRIDGE AVE STE 1	LAKESWORTH	FL	34286-7021
0982-04-1519	HOWE CHARLES		3251 W PRICE BLVD	NORTH PORT	FL	34286-4938
0982-04-1518	CATARINA D & E C LLC		49 HYDE CT	BEDMINSTER	NJ	07921-1814
0982-04-1517	MAIZEL RAYMOND J		3271 W PRICE BLVD	NORTH PORT	FL	34286-4938
0982-04-1516	GULFSTAR HOMES LLC		PO BOX 7917	NORTH PORT	FL	34290-7917
0982-04-1514	TARJON LLC		18305 BISCAVINE BLVD STE 400	AVENUEIRA	FL	33160-2172
0982-04-1513	BOGER EDWARD J	BOGER PATRICIA M	3325 W PRICE BLVD	NORTH PORT	FL	34286-4903
0982-04-1421	DEL PRIORE JONI		121 WELLINGTON CT APT 1K	STATEN ISLAND	NY	10314-5991
0982-04-1420	BERTASSO JOSEPH S		5 HIGHCROFT CT	NISKAYUNA	NY	12309
0982-04-1419	DOVAS JAMES A		2404 NW 49TH LN	BOCA RATON	FL	33443-4335
0982-04-1418	SHOCH ROGER C (TTEE)	SHOCH ANN C (TTEE)	13410 RUID CR	FT WASHINGTON	MD	20746-5211
0982-04-1417	MUHLNBRUCH TERRY L	MUHLNBRUCH MONA G	3270 W PRICE BLVD	NORTH PORT	FL	34286-4986
0982-04-1416	ARZUZA KARLA P	DELGADO EDUARDO E	3280 W PRICE BLVD	NORTH PORT	FL	34286-4986
0982-04-1415	VERHOMES LLC		5162 WEATHERTON ST	NORTH PORT	FL	34286
0982-04-1414	NGUYEN DEON	TRINH THUY TH THANH	3310 W PRICE BLVD	NORTH PORT	FL	34286-4987
0982-04-1413	MILLET RYAN		3324 W PRICE BLVD	NORTH PORT	FL	34286-4987
0982-04-1211	LESLIE JOHN JOSEPH IV	LESLIE MARIA ANN	3184 W PRICE BLVD	NORTH PORT	FL	34286
0982-04-1210	BUTENHOF JOANN E		1068 N WACONIA ST	NORTH PORT	FL	34286-4974
0981-04-5844	FELIX JUAN MIGUEL B	FELIX JANINE S	86 TANAUAN ST	AYALA ALABANG VILLAGE	1780 MUNTINLUPA CITY	PHILIPPINES
0981-04-5842	PELOQUIN CONSTRUCTION CO INC		17152 DEER PRAMIE DR	SARASOTA	FL	34240-5815
0981-04-5831	HARVEST PROPERTIES LLC		20502 NE 24TH AVE	MIAMI	FL	33180-5015
0981-04-5830	DIELH JAMET S	DIELH ROBERT P	2916 WYOLA AVE	NORTH PORT	FL	34286-4981
0981-04-5829	REGUEIRA ANTONIO		2934 WYOLA AVE	NORTH PORT	FL	34286-4981
0981-04-5828	DERJABIN LIDIA	DERJABIN WIATSCHELSLAW	1831 PRESIDIO RD W	WEST SACRAMENTO	CA	95691
0981-04-5826	DIHN HUU		12055 MARGARITA AVE	NORTH PORT	FL	34287-1161
0981-04-5825	MC GINN JR DENNIS P		6056 SLADE RD	NORTH PORT	FL	34287-1234
0981-04-5824	PIOCH LORRAINE R		1566 N CRANBERRY BLVD	NORTH PORT	FL	34286
0981-04-5816	TAYLOR GEORGE		3 BROOK LN	STRAFFORD	NH	03884
0981-04-5815	TROWBRIDGE REVOCABLE LIVING TRUST	TROWBRIDGE SHARON J (TTEE)	2877 TROY BLVD	NORTH PORT	FL	34286-4984
0981-04-5431	BRASWELL DELMA BILLY	BACH BONNIE LEE	2985 WYOLA AVE	NORTH PORT	FL	34286
0981-04-5430	VAN VOOREN JAMES E	VAN VOOREN LINDA E	10333 SUN GOLD CT	FISHERS	FL	34286
0981-04-5428	BERTULI CYNTHIA H	MC KENNA PATRICIA	4630 WILLOWWOOD CT	DAVENPORT	IA	52807-3445
0981-04-5427	FORDON KATHRYN (E LIFE EST)	CARLSON KATHRYN A	4398 APPLETON TER	NORTH PORT	FL	34286
0981-04-5426	DEREVYANCHUK ANATOLIY	DEREVYANCHUK NADEZHDA	2500 HERSHY DR	ERIE	PA	16509
0981-04-5425	GOGREEN PROPERTY MANAGEMENT LLC		3805 BISCAYNE DR	WINTER SPRINGS	FL	32708-4628
0981-04-5424	CORRIGAN JOINT TRUST	CORRIGAN PETER A (TTEE)	20329 WYOLA AVE	NORTH PORT	FL	34286
0981-04-5422	DALY JACQUELINE	KENDRO RICHARD E	3823 LINCOLN RD	CINCINNATI	OH	45247
0981-04-5412	LAFO KENNETH G	LAFO JENNIFER L	2794 PASCAL AVE	NORTH PORT	FL	34286-4945
0981-04-5411	DANILKOWICZ KRYSZYNA	OSTROWSKI JERZY	2789 BLACKBIRD LN	NORTH PORT	FL	34286
0981-04-5410	PARLIN GARY	PARLIN RHONLINE	2830 PASCAL AVE	NORTH PORT	FL	34286-4952
0981-04-5408	REGILLO GAIL A	REGILLO KEVIN F	3266 PASCAL AVE	NORTH PORT	FL	34286
0981-04-5407	CIPRIANO ANGELO	CIPRIANO MARIE	3365 14TH ST APT 6D	LONG ISLAND CITY	NY	11106-4650
0981-04-5406	MORALES JOSE LUIS	MORALES ROBIN A	2902 PASCAL AVE	NORTH PORT	FL	34286
0981-04-5405	LECHLEIDNER KELLY		2920 PASCAL AVE	NORTH PORT	FL	34286-4952
0981-04-5404	CRUZ JOSE	CRUZ BLANCA	22 CLARIDGE AVE	ELMONT	NY	11003-1507
0981-04-5403	S & W PARTNERS LLC		4309 CRAYTON RD	HARLES	FL	34100-8526
0981-04-5402	LMFAD LLC		30557 PORTOBAGO TRL	PORT ROYAL	VA	22535
0981-04-5401	VIDAL VICTORIANO	VIDAL KRISTINE	2992 PASCAL AVE	NORTH PORT	FL	34286-4952
0981-04-5332	LUGGAR MICHAEL H	LUGGAR BETTY S	2993 PASCAL AVE	NORTH PORT	FL	34286-4954
0981-04-5330	ALEXANDER LEE-ANN		2975 PASCAL AVE	NORTH PORT	FL	34286
0981-04-5329	ROBERTSON ROGER D	ROBERTSON LAVERNIE K	2957 PASCAL AVE	NORTH PORT	FL	34286-4954
0981-04-5329	ZWIERCAN HOMES INC		1075 S LAVINA ST	NORTH PORT	FL	34286
0981-04-5327	VALID ROAD ENTERPRISE LLC		909 AVALON LN	EDMOND	OK	73034
0981-04-5326	ANTUNES LINDA M		2885 PASCAL AVE	NORTH PORT	FL	34286
0981-04-5325	GULFSTAR HOMES LLC		PO BOX 7917	NORTH PORT	FL	34290
0981-04-5323	SHABUNIN ALESEY	SHABUNIN TAIUNYA	3239 PASCAL AVE	NORTH PORT	FL	34286
0981-04-5322	BAILEY FLORIDA PROPERTIES LLC		33 BREEZEWOOD CMN	EAST AMHERST	NY	14051-1424
0981-04-5319	WINDEMERE HOMES INC		1035 N RACE ST	NORTH PORT	FL	34286-4284
0981-04-5315	PORTILLO JOSE		24 N LAWN AVE	ELMSFORD	NY	10523-2611
0981-04-5313	LEACH THERESA A		2778 ALESIO AVE	NORTH PORT	FL	34286-8918
0981-04-5312	CHEW MARK D		2335 CASTLE RIDGE CT	FLUCKER	GA	30086-3904
0981-04-5311	SPADAFORA MICHAEL G SR	SPADAFORA KAROL A	215 S GARDEN ST	ROME	NY	13440-4359
0981-04-5310	SHARPE JR RONNIE L	SHARPE ALESIA	2832 ALESIO AVE	NORTH PORT	FL	34286-8918
0981-04-5309	HOLIDAY BUILDERS INC		2293 W EAU GALLEE BLVD	MELBOURNE	FL	32935
0981-04-5308	REYES JUAN JR	REYES LUZ IVETTE	2868 ALESIO AVE	NORTH PORT	FL	34286
0981-04-5307	LOG HOMES FLORIDA LLC		4150 LAKE ROBBINS DR STE 430	THE WOODLANDS	TX	77380
0981-04-5306	MONCADA MARTINEZ JORGE LUIS	HENRIQUEZ DE MONCADA CRISBEL C	2904 ALESIO AVE	NORTH PORT	FL	34286
0981-04-5305	PECKHAM DANIEL		2922 ALESIO AVE	NORTH PORT	FL	34286
0981-04-5304	MARKS TANYA L		39 HIDDEN LAKE RD	HIGGANUM	CT	06441-4441
0981-04-5303	ZANTOW TARA L		1093 LIBERTY SQUARE RD	BOXBORO	MA	01719-1141
0981-04-5302	CROTTY ROONEY A		228 RIO TERRA	VENICE	FL	34286-2948
0981-04-5301	BOUCHENAK DALLA AADIL		4158 TAMMIAMI TRL APT F4	PT CHARLOTTE	FL	33952-9218
0981-04-5233	DAVELUY BRENDAN L		2905 ALESIO AVE	NORTH PORT	FL	34286-8917
0981-04-5232	PATAGONIA 1 NP LAND TRUST		3585 NE 20TH ST	AVENTURA	FL	33180
0981-04-5225	LUCK KEVIN C JR		2887 ALESIO AVE	NORTH PORT	FL	34286
0981-04-5224	SHUNJO LINDA MIR M		PO BOX 7248	NORTH PORT	FL	34290
0981-04-5223	SEGUN MICHELLE L		1514 PURPLE LN	NORTH PORT	FL	34286-8770
0981-04-5222	YAZEY RIVKA		3325 S UNIVERSITY DR STE 201	DAVIE	FL	33328
0981-04-5221	GIAR RONEN		3325 S UNIVERSITY DR STE 201	DAVIE	FL	33328
0981-04-5220	PARRISH JESSICA A		2779 ALESIO AVE	NORTH PORT	FL	34286-8900
0981-04-5219	WORTHY WILSON		2 PLEASANT HILL RD	SUCASUNNA	NJ	07876-2016
0981-04-5218	FRUMENTO SALVADOR	FRUMENTO THERESA	604 WILLIAM ST	ROME	NY	13440-3112
0981-04-5215	SIEGEL MICHELLE L (E LIFE EST)		2722 LUCAYA AVE	NORTH PORT	FL	34286-4967
0981-04-5214	BATORI TONY N	BATORI TARA D	2732 LUCAYA AVE	NORTH PORT	FL	34286
0981-04-5213	SCHNEIDER III CHARLES F	SCHNEIDER EVELYN F	321 HULSETOWN RD	CAMPBELL HALL	NY	10919-3214
0981-04-5212	HARBELL RODRICK L	HARBELL GERALDINE	2753 LUCAYA AVE	NORTH PORT	FL	34286-4967
0981-04-5211	NORTON COLLEEN M	NORTON ERIC D	2762 LUCAYA AVE	NORTH PORT	FL	34286
0981-04-5210	VALVERDE MARIA		47 ROSSMORE PL	BELLEVILLE	NJ	07109-2615
0981-04-5208	BELLIS DAVID B	PAGE-BELLIS PAMELA	2788 LUCAYA AVE	NORTH PORT	FL	34286-4967
0981-04-5207	LUCK KEVIN C JR		2788 LUCAYA AVE	NORTH PORT	FL	34286
0981-04-5205	PATAGONIA 1 NP LAND TRUST		3585 NE 20TH ST	AVENTURA	FL	33180
0981-04-5112	WEEDON NORTH PORT LLC		5300 W CYPRESS ST STE 200	TAMPA	FL	33607-1757
0981-04-5109	SHEFLIN MARILYN R		9091 ST ANDREWS DR	SEMINOLE	FL	33777
0981-04-5108	COOK JENNIFER		1115 N WAPELLO ST	NORTH PORT	FL	34286-8913
0981-04-5107	FRIEDMAN STEVEN		4644 NW 27TH AVE	BOCA RATON	FL	33434-5859
0981-04-5106	SIGONA SALVATORE	SIGONA MARIA	315 WOODBINE AVE	STATEN ISLAND	NY	10314-1837
0981-04-5105	SANDRA J STONE REVOCABLE TRUST		1320 S HABERLAND BLVD	NORTH PORT	FL	34286
0981-04-5101	BIZDIKIAN LISA	BIZDIKIAN STEPHEN	2965 LUCAYA AVE	NORTH PORT	FL	34286
0981-04-5026	SMITH THERESA M	SMITH EDWARD J	7417 W DEVON AVE	CHICAGO	IL	60631-1915
0981-04-5025	COLEMAN K L		10990 SW 28TH ST	MIAMI	FL	33160-2308
0981-04-5022	PAEZ JOSE ANGEL MARCHAN	MELIAS AMANDA CARMONA	2764 W PRICE BLVD	PORT CHARLOTTE	FL	34286
0981-04-5020	CABAN JOSE A	RODRIGUEZ LYMARIE LEON	2749 CRANBROOK AVE	NORTH PORT	FL	34286
0981-04-5019	ESTERO DEVELOPMENT PARTNERS LP		725 CHERRY RD	ROCK HILLS	SC	29732
0981-04-4818	ZWEIG MARK	ZWEIG JANA	2740 CRANBROOK AVE			

0981-04-4811	PIURE PAMELA P	PIURE BLANCA L	PIURE-GONZALEZ JENNIFER M	83 LAKE ST	LIBERTY	NY	12754-1930
0981-04-4810	MADDEN JAMES F	MADDEN KAREN R		13774 ALLAMANDA CIR	PORT CHARLOTTE	FL	33981-3970
0981-04-4808	PRIBBLE ANTHONY M	PRIBBLE KARYN T		2767 LUCAYA AVE	NORTH PORT	FL	34286-4970
0981-04-4807	MICHEL ALIZA	YILMA JESSICA		2757 LUCAYA AVE	NORTH PORT	FL	34286
0981-04-4806	COMMACK REALTY INC			16506 3RD AVE NE	BRADENTON	FL	34212
0981-04-4805	KAMBOUR DAVID	PREDYBAYLO YULIYA		2737 LUCAYA AVE	NORTH PORT	FL	34286
0981-04-4804	MURPHY MICHAEL L	MURPHY VIVIANA R		2727 LUCAYA AVE	NORTH PORT	FL	34286-4970
0981-04-4803	LONGO JR NICHOLAS A			25 TOR VIEW AVE	NEW CITY	NY	10956-6244
0981-04-432	MC HATEY ABBRAHAM			4928 SW 18TH AVE	MIRAMAR	FL	33127-4912
0981-04-1430	TURNER PENNY J	TURNER RICHARD F		3361 WORTHINGTON AVE	NORTH PORT	FL	34286-4940
0981-04-1428	MORRETT LEIBERT M	MORRETT DELORES V		1824 JEROME AVE	SCHENECTADY	NY	12306-4806
0981-04-1427	TRUONG KHOA X			1730 MC CALL RD UNIT K	ENGLEWOOD	FL	34223
0981-04-1426	VELLIOTIS GEORGIOS	VELLIOTIS SEVASTI		3273 WORTHINGTON AVE	NORTH PORT	FL	34286
0981-04-1425	BARBU NICOLAE	BARBU ELEONORA		3251 WORTHINGTON AVE	NORTH PORT	FL	34286
0981-04-1424	LEE YU-YUN			15617 22ND CT SE	MILL CREEK	WA	98012
0981-04-1423	US SFE ASSET COMPANY 3 LLC			5001 PLAZA ON THE LAKE STE 200	AUSTIN	TX	78746
0981-04-1317	YACOV OFER BEN			3325 SOUTH UNIVERSITY DR STE 201	DAVIE	FL	33328
0981-04-1316	R S PROPERTY VENTURES			40 BAYWOOD DR	PALM HARBOR	FL	34683-1300
0981-04-1315	FEDERAL NATIONAL MORTGAGE ASSOCIATION	C/O SHAPIRO FISHMAN & GACHE LLP		4630 WOODLAND CORPORATE BLVD STE 100	TAMPA	FL	33614
0981-04-1314	TARPON IV LLC			18305 BISCAYNE BLVD STE 400	AVENTURA	FL	33160-2172
0981-04-1313	CGA RE CAP LLC			1441 CANTERBURY LN	GLENVIEW	IL	60025
0981-04-1312	PARSONS DELORES J			3165 LUCAYA AVE	NORTH PORT	FL	34286-4973
0981-04-1311	SANDERS MARINA			1801 SE MANTUA ST	PORT ST LUCIE	FL	34952-6734
0981-04-1309	RIGGLE MARJORIE			900 BAYVIEW DR	NOKOMIS	FL	34275-2218
0981-04-1306	OSELETT LAURA A			1110 GERONA TER	NORTH PORT	FL	34286-4960
0981-04-1304	HSU MEI-HUI	CHEN MEI-LING		4123 FOREST HIGHLANDS CIR	CORONA	CA	92883-0619
0981-04-1303	PIELUCH ALBERT			5292 ROYAL POINCIANA WAY	NORTH PORT	FL	34291
0981-04-1302	RODRIGUEZ-HERRERA OLGA	BARBA CARLOS ALEXIS	RODRIGUEZ JUAN CARLOS	1480 W 46TH ST APT 218	HIALEAH	FL	33012-7169
0981-04-1222	WEEDON NORTH PORT LC			5300 W CYPRESS ST STE 200	TAMPA	FL	33607-1757
0981-04-1209	FEDERAL NATIONAL MORTGAGE ASSOCIATION	C/O CALIBER		16745 W BERNANDO DR STE 300	SAN DIEGO	CA	95127
0981-04-1208	NESTOR GREGORY M	NESTOR CHRISTINE M		1128 N WACONIA ST	NORTH PORT	FL	34286-4974
0981-04-1207	PARKER MICHAEL E	PARKER JANE D		1158 N WACONIA ST	NORTH PORT	FL	34286-4974
0981-04-1206	JONES KYLE H	JONES LINDA T		5666 EASTWIND DR	SARASOTA	FL	34233-5074
0981-04-1205	VANEGAS LINDA			5373 WEST 23 AVE	HIALEAH	FL	33016
0981-04-1204	BURKHART DENNIS A	BURKHART JENNIFER B		632 BEAR HOLLOW LN	ALTOONA	PA	16601-8724
0981-04-1203	DAEHLE RACHEL L			3039 LUCAYA AVE	NORTH PORT	FL	34286-4972
0981-04-1201	TYNAN-TRACY STACY			3013 LUCAYA AVE	NORTH PORT	FL	34286-4972
0981-04-1200	FORBES BEULAH S	GREEN CLIFFORD A		774 BARTHOLO ST	BRONX	NY	10467-6208
0981-04-1129	STALTER RICHARD		ST JOHN'S UNIVERSITY, BIOLOGY	8000 UTICA PKWY	JAMAICA	NY	11439
0981-04-1128	ULANE KIERSTEN NICOLE	HERRELL MICHAEL O DEAN		5115 18TH LN E	BRADENTON	FL	34203
0981-04-1127	HORIZON TRUST COMPANY CUST	JOHN TRAVIS BENE OF DCD RUBY TRAVIS IRA (F/R/O)		10600 MENAUL BLVD NE	ALBUQUERQUE	NM	87112-2412
0981-04-1126	KUMM MICHAEL J			3051 ALESIO AVE	NORTH PORT	FL	34286
0981-04-1125	LAFLEUR PAUL A	LAFLEUR NANCY J	ATWOOD PAMELA	3061 ALESIO AVE	NORTH PORT	FL	34286
0981-04-1124	LEWIS GLORIA	GREEN CLIFFORD A	LEWIS EVERTON M	774 BARTHOLO ST	BRONX	NY	10467-6208
0981-04-1123	SCHOPP DEAN W	SCHOPP JO ANN E		3111 ALESIO AVE	NORTH PORT	FL	34286
0981-04-1122	GRECO DARLENE E			3131 ALESIO AVE	NORTH PORT	FL	34286-8905
0981-04-1121	NEITZEL ROBERT C	NEITZEL BERNADETTE M		3151 ALESIO AVE	NORTH PORT	FL	34286-8905
0981-04-1120	UDONK LIILIA N			3171 ALESIO AVE	NORTH PORT	FL	34286-8905
0981-04-1119	MUNDELLA TONY	MUNDELLA SUZANE		3191 ALESIO AVE	NORTH PORT	FL	34286
0981-04-1118	PHILLIE PROPERTIES LLC			388 N RIVER RD	VENICE	FL	34293-4705
0981-04-1117	ADAMS HOMES OF NW FLORIDA INC			3000 GULF BREEZE PKWY	GULF BREEZE	FL	32563-5623
0981-04-1114	SPERRY MARY	SPERRY DUANE		5610 CHESAPEAKE DR	MCHENRY	IL	60050
0981-04-1111	MORRIS DANIEL E	MORRIS LINDA M		159 SUNFLOWER DR	BRUNSWICK	OH	44212-1552
0981-04-1110	REBECC DEAN			3230 LUCAYA AVE	NORTH PORT	FL	34286-4969
0981-04-1109	WHEPLEY JON			816 ARDMORE RD	WEST PALM BEACH	FL	33401-7632
0981-04-1108	KIM D ARNETT SEPARATE TRUST			3757 PEPPERIDGE CIRCLE	THE VILLAGES	FL	32163
0981-04-1107	HERON COVE CONSTRUCTION INC			1532 US HIGHWAY 41 BYP 5 #164	VENICE	FL	34293-1032
0981-04-1105	HILL EUGENE GAIL JR	HILL ISOBEL		3120 LUCAYA AVE	NORTH PORT	FL	34286
0981-04-1104	SCARBLE GAIL J			3102 LUCAYA AVE	NORTH PORT	FL	34286-4969
0981-04-1103	STEVENSON JOHN F	ALMEIDA BARBARA A		3084 LUCAYA AVE	NORTH PORT	FL	34286-4969
0981-04-1102	STAMPS LARRY	STAMPS FAITH		205 WALNUT RD	DANVILLE	VA	24541-7015
0981-04-1101	QUALTERE JOSEPH J	QUALTERE JADWIGA C		15 ARNOLD DR	KINGSTON	NY	12401-6101
0981-04-1030	GREENE JOHN R			2426 HERON TER	PORT CHARLOTTE	FL	33981-1001
0981-04-1029	SONGNI SCHULTZ LLC			1251 EMERSON PARK BLVD # 305	KISSIMEE	FL	34146
0981-04-1028	THR FLORIDA P		C/O INVITATION HOMES TAX DEPT	1717 MAIN ST STE 2000	DALLAS	TX	75201
0981-04-1027	ASSOULINE CHARLES	ASSOULINE RAMY		43/8 HA-RAV KOOK	4634250 HERZLIYA		ISRAEL
0981-04-1026	MARTINEZ HILDA			6544 77TH PL	MIDDLE VILLAGE	NY	11379-2204
0981-04-1025	GLORIOSO ERIN E SPINYE	GLORIOSO EDWARD		3051 PASCAL AVE	NORTH PORT	FL	34286-4953
0981-04-1024	JAMES R B LYNN SHELHAMER TRUST			6075 18TH TRL N	LOKHAICH	FL	34270-2118
0981-04-1023	GUETTIG WILLIAM G			3059 PASCAL AVE	NORTH PORT	FL	34286-4953
0981-04-1022	ROTH GUENTER (TTEE)	ROTH MELITIA (TTEE)		2075 TARPON WAY	ENGLEWOOD	FL	34224-5231
0981-04-1021	WALKER JOANNE			24 GRASMUR CT	BERLIN	NJ	08009-9028
0981-04-1019	MESSIER ROBERT L	MESSIER KELLY L		3195 PASCAL AVE	NORTH PORT	FL	34286-4920
0981-04-1018	CHAVARRIA BARTOLOME A	CHAVARRIA DALIA		3219 PASCAL AVE	NORTH PORT	FL	34286
0981-04-1017	NICKIE JEAN M			3243 PASCAL AVE	NORTH PORT	FL	34286-4919
0981-04-1016	COURY CHARLES R			3298 PASCAL AVE	NORTH PORT	FL	34286-4950
0981-04-1015	POULOS JIMMY P	POULOS JONI C		1390 GERONA TER	NORTH PORT	FL	34286-4946
0981-04-1014	GUERRA MIGUEL	GUERRA ANA M		10213 TAKAMAH TRL	TAMPA	FL	33613-3452
0981-04-1013	AUSTRIA CECES A			4441 SWEETBAY STREET	PORT CHARLOTTE	FL	34286-4969
0981-04-1011	ARMBRISTER ROBERT C	ARMBRISTER ANA L		4251 NE 135TH AVE	WILLISTON	FL	32696-6020
0981-04-1010	CERBERUS SFR HOLDINGS LP			1850 Parkway Place STE 900	MARIETTA	GA	30067
0981-04-1009	FLAGL AMBER C			3220 ALESIO AVE	NORTH PORT	FL	34286-8928
0981-04-1008	ETWAROD REG	ETWAROD SARAH	12 CHATSWORTH AVENUE	TELECOMBE CLIFFS	PEACEHAVEN	NC	81010 7EA UNITED KINGDOM
0981-04-1007	FRITZ WALTER			3180 ALESIO AVE	NORTH PORT	FL	34286
0981-04-1006	DANKANICH MIKAIL I	DANKANICH IVAN M		3160 ALESIO AVE	NORTH PORT	FL	34286-8919
0981-04-1005	RICH MICHAEL L			3140 ALESIO AVE	NORTH PORT	FL	34286-8919
0981-04-1004	GILGE DENNIS K	GILGE BARBARA		13 BLOOMSBURY CT	ALGONQUIN	IL	60102-6012
0981-04-1003	KIRILLOV MAXIM	KIRILLOVA EKATERINA		11 LAUREL BLVD	COLLINGWOOD	ON	L9Y 5A8 CANADA
0981-04-1002	MARTINEZ DAQUALLY MESTRE	SERRANO CARLOS ALBERTO CRUZ		3080 ALESIO AVE	NORTH PORT	FL	34286
0981-04-1001	NEDHAM TY			3060 ALESIO AVE	NORTH PORT	FL	34286-8938
0981-04-0922	ACKLEY WARREN M	ACKLEY WENDY A		1417 N CRANBERRY BLVD	NORTH PORT	FL	34286
0981-04-0921	DUNCAN VALERIE A			4247 LA ROSA AVE	NORTH PORT	FL	34286
0981-04-0920	TORRES-CRUZ LEONARDO A	TORRES BRENDA L		3023 WYOLA AVE	NORTH PORT	FL	34286-4978
0981-04-0919	PENA CARLOS A	MANGSILA INDIRA BARRIENTOS		3041 WYOLA AVE	NORTH PORT	FL	34286-4978
0981-04-0918	BERG LESLEY L	KANCY RICHARD L		3059 WYOLA AVE	NORTH PORT	FL	34286-4978
0981-04-0917	GARTSIDE CLIFFORD E			3077 WYOLA AVE	NORTH PORT	FL	34286-4978
0981-04-0916	BILOV IGOR	BILOV NADIYA		1541 GERONA TER	NORTH PORT	FL	34286
0981-04-0915	VASYLYSHYN PETRO	VASYLYSHYNA MARIJA		3042 WYOLA AVE	NORTH PORT	FL	34286
0981-04-0914	WINANS JERRY L	HERLE MADONNA M		302 SEALES ESTATE DR	SANT JOHNS	FL	48879-1112
0981-04-0911	COURY CHARLES R			3298 PASCAL AVE	NORTH PORT	FL	34286-4950
0981-04-0902	MILLER NELSON	MILLER RENEE		1047 TOBER AVE	SARASOTA	FL	34232-2131
0981-04-0819	TOULOUSE GERARD C			3024 WYOLA AVE	NORTH PORT	FL	34286-4979
0981-04-0818	CULVER JEFFREY	CULVER MARIYA		1555 N CRANBERRY BLVD	NORTH PORT	FL	34286
0981-04-0816	ADKINS LARRY G (E LIFE EST)	ADKINS BARBARA J (E LIFE EST)		1584 GERONA TER	NORTH PORT	FL	34286-4961
0981-04-0814	ZUGIBE VICTOR P	ZUGIBE MARIE		240 BULSONTOWN RD	STONY POINT	NY	10980-3314
0981-04-0813	STEVENSON JOHN	STEVENSON ZACH		2629 ROLLING RD	NORTH PORT	FL	34288
0981-04-0812	AMERICAN ESTATE AND TRUST	EAL EDWARDS IRA (F/R/O)		6900 WESTCLIFF DR STE 603	LAS VEGAS	NV	89145
0981-04-0811	ERDELY JOSEPH F	MAC KENZIE KAREN L	ERDELY GREGORY M	1886 JOLLY TERRACE	THE VILLAGES	FL	32163
0981-04-0809	KNUDSON CONSTANCE A	KNUDSON CHERIE A		3132 WYOLA AVE	NORTH PORT	FL	34286
0981-04-0808	ZUBRITSKY TRACIE L			3060 WYOLA AVE	NORTH PORT	FL	34286
0981-04-0807	DOREEN D KARRAS REVOCABLE LIVING TRUST	KARRAS DOREEN D (TTEE)		1506 GERONA TER	NORTH PORT	FL	34286
0981-04-0806	HARRIS JEAN L	KNUDSON CHERIE A		3132 WYOLA AVE	NORTH PORT	FL	34286-4979
0981-04-0805	ROBARE BRIEN A	ROBARE PAMELA		3114 WYOLA AVE	NORTH PORT	FL	34286
0981-04-0804	KUHNS RONALD D DAVID	IRWIN NANCY ELIZABETH		3096 WYOLA AVE	NORTH PORT	FL	34286
0981-04-0803	JONES SHATJIA	JONES TYRON		3078 WYOLA AVE	NORTH PORT	FL	34286
0981-04-0802	MK REAL ESTATE LLC			PO BOX 7435	NORTH PORT	FL	34290
0981-04-0760	PAPERNO ELENA	PAPERNO EMANUEL		12 BLACK GUM DR	MONMOUTH JUNCTION	NJ	08852-1961
0981-04-0759	CASAS ANTONIO	CASAS SANDI		887 MARTELE CRES	MISSISSAUGA	ON	L5V 2G4 CANADA
0981-04-0758	JETTE KATHLEEN D			1530 RIVAL TERRACE	NORTH PORT	FL	34286
0981-04-0757	GIARLO ANTHONY	CORKERY ERIN		1560 RIVAL TER	NORTH PORT	FL	34286
0981-04-0755	JACKOMIN PAUL A JR	JACKOMIN BETHANY I		1590 RIVAL TER	NORTH PORT	FL	34286-4911
0981-04-0726	FORMICOLA STELLANDO	FORMICOLA JOANNE		1505 GERONA TER	NORTH PORT	FL	34286-4962
0981-04-0724	BALENA GUS A			4 WALL ST	FARMINGDALE	NY	11735-3850
0981-04-0723	THAI CHLOE A	THAI KADIE L		9154 ANDALUSIA AVE	FOUNTAIN VALLEY	CA	92709-3433
0981-04-0722	PRIZMI PROPERTIES LLC			6343 S KEATING AVE	CHICAGO	IL	60629-5511
0981-04-0719	GILLEY JAMES A	GILLEY ALICE M		1371 GERONA TER	NORTH PORT	FL	34286-4963
0981-04-0718	KOLPUC ANDRZEJ	KOLPUC ANNA		45 MAXWELL AVE	FORDS	NJ	08863
0981-04-07							

0980-04-1610	GOGREEN PROPERTY MGMT LLC	3805 BISCAYNE DR	WINTER SPRINGS	FL	32708-4628
0980-04-1609	ADAMS HOMES OF NW FLORIDA INC	3000 GULF BREEZE PKWY	GULF BREEZE	FL	32563-5623
0980-04-1536	TERRA MACDARLEY FERREIRA	99 ADAMS AVE # 5	SALGUS	MA	01906
0980-04-1534	JOLIFE LISA A	3352 MORAVIA AVE	NORTH PORT	FL	34286-5218
0980-04-1533	MURPHY SHELLY A	3338 MORAVIA AVE	NORTH PORT	FL	34286-5218
0980-04-1512	ROLLI RODGER	3341 W PRICE BLVD	NORTH PORT	FL	34286-4903
0980-04-1511	HOLTZCLAW RUSSELL (TTEE)	3353 W PRICE BLVD	NORTH PORT	FL	34286-4903
0980-04-1510	LISTER MICHAEL	3365 W PRICE BLVD	NORTH PORT	FL	34286-4903
0980-04-1509	HELEMAN WILLIAM C	PO BOX 379	LOUISVILLE	OH	44641-0379
0980-04-1412	DIGIOVANNI SALVATORE L	2601 YAMADA LN	NORTH PORT	FL	34286-5002
0980-04-1411	KUBISIAK JOSEPH	3352 W PRICE BLVD	NORTH PORT	FL	34286-4987
0980-04-1410	ROBERTS YVONNE P	1025 ALDIUS ST APT 2F	BRONX	NY	10459-3851
0980-04-1409	NIEVES VICTOR	3380 W PRICE BLVD	NORTH PORT	FL	34286
0980-04-1408	ADAMS GERALD I (TTEE)	6910 ROYAL PALM BEACH BLVD	ROYAL PALM BEACH	FL	33412-1850
0979-04-1436	LAVEAU MELISSA	3469 WORTHINGTON AVE	NORTH PORT	FL	34286
0979-04-1435	HINCHMAN MONTE (TTEE)	2320 SOMERSET LN	MUNDELEIN	IL	60060-5344
0979-04-1434	SOBITZ ENTERPRISES LLC	3500 MASSILLON RD STE 490	UNIONTOWN	OH	44685-9575
0979-04-1433	MC CREA SALLY	8 BREWSTER DR	GALES FERRY	CT	06335-1004
0979-04-0780	JARABEK PAUL	1200 RIVAL TER	NORTH PORT	FL	34286
0979-04-0767	MOATS THOMAS H	1218 RIVAL TER	NORTH PORT	FL	34286-4911
0979-04-0766	WILLIAMS SAMANTHA	33 SIMMONS DRIVE	DAGENHAM	RM8 3LF	UNITED KINGDOM
0979-04-0765	OSSOLINSKI ZYGMUNT	6011 MENAHAN ST	RIDGEWOOD	NY	11385-2625
0979-04-0764	ERIC BISTRUP SOLO K F /B/O	8880 W SUNSET RD STE 250	LAS VEGAS	NV	89148-5006
0979-04-0763	KWIATKOWSKI MITCHEL W	1354 RIVAL TER	NORTH PORT	FL	34286-4911
0979-04-0761	FERRARA MARK R	175 POINTER RIDGE TRL	FAYETTEVILLE	GA	30214-7405
0979-04-0707	OLIVER LARRY A	3430 WORTHINGTON AVE	NORTH PORT	FL	34286-4939
0979-04-0706	ESTERO DEVELOPMENT PARTNERS LP	725 CHERRY RD UNIT 3234	ROCK HILL	SC	29732
0979-04-0705	MILLER EARL E	2903 W WINTHROP RD	TAMPA	FL	33611-4040
0979-04-0523	MCINTOSH MARLENE P	147 NORTH SCHOOL ST	MANCHESTER	CT	06042
0979-04-0522	GRAPPIN ROSS	1866 BAYSHORE DR	ENGLEWOOD	FL	34223
	TERRA NATHALIA DIAS GOMES				
	JONES MICHAEL S				
	ROLLI JUDY				
	JIMENEZ KRISTINA				
	DIGIOVANNI CHERYL L				
	NIEVES SONIA S				
	(SUPREME BUILDERS INC TR)				
	HINCHMAN CINDY (TTEE)				
	JARABEK BONNIE				
	MOATS HELEN L				
	OSSOLINSKI ALICIA				
	PROVIDENT TRUST GROUP LLC				
	KWIATKOWSKI RENEE J				
	OLIVER TERRI L				
	10 CSGP PSC 47				
	MAHSHE SHAROSE				

From: Heather Taylor
Sent: Monday, May 11, 2020 3:57 PM
To: 'Stacy Tynan Tracy' <stacytracy@gmail.com>
Subject: RE: Zoning?

Stacy,

Good afternoon. I would recommend you contact the Planning and Zoning Department for Zoning questions. Thank you.

Heather Taylor
City Clerk
Office: 941 429 7056 Cell: 941 223 5041

From: Stacy Tynan Tracy <stacytracy@gmail.com>
Sent: Friday, May 8, 2020 1:56 PM
To: Heather Taylor <htaylor@cityofnorthport.com>
Subject: Zoning?

Hey Heather, thank you for information so quick. Can you tell me who I need to reach out to to find out information:

If the local schools have partial ownership or special privileges to properties /street where the bus stops are on Cranberry Blvd and Price Blvd.

Stacy Tynan Tracy
Euphorique Body & Spa Essentials
941 661 4180
941 240 6180 fax
www.Euphoriquebody.com

From: Debbie McDowell <dmcowell@cityofnorthport.com>
Sent: Saturday, May 9, 2020 6:34 AM
To: lisa bizdikian <lbizdikian@gmail.com>
Cc: Heather Taylor <htaylor@cityofnorthport.com>
Subject: Re: Cranberry and Price 7-11 ** QUASI **

Thank you for your letter.

Could your neighbor get a document from his home owners insurance company stating this? That document would go a long way to collaborate the statement, before the next meeting on May 26 at 6pm.

Thank you.
Debbie

Sent from my iPad

On May 8, 2020, at 7:21 PM, lisa bizdikian <lbizdikian@gmail.com> wrote:

Thank you Debbie for the update. I really appreciate it. I was working when meeting was going on. I know the next will be yay/nay. Hopefully yay!! Our neighbor that has house behind this lot is getting ready if needs to sell due to lack of homeowner's insurance as nobody will give ins. due to gas so close!! what are they thinking?? terrible!! Please keep me posted. and thank you so very much..

From: Debbie McDowell <dmcowell@cityofnorthport.com>
Sent: Monday, May 4, 2020 1:19 PM
To: Stacy Tynan Tracy <stacytracy@gmail.com>; mjoseph0306@gmail.com; kbbrown000@gmail.com; lisa bizdikian <lbizdikian@gmail.com>; Tricia Gibbs <triciaagibbs@gmail.com>
Cc: Heather Taylor <htaylor@cityofnorthport.com>
Subject: Cranberry and Price 7-11 ** QUASI **

In the past you asked me to keep you posted about future public meetings regarding the 7-11 gas station development at Cranberry and Price Blvd.

On Thursday, May 7th at 9am the Planning and Zoning Advisory Board (PZAB) will be meeting to give their recommendations, to the Commission, regarding the special exceptions for the fuel pumps, car wash and the development plan. This is a link to the entire agenda

<https://cityofnorthport.legistar.com/View.ashx?M=A&ID=750626&GUID=8C28D2A4-4925-4747-8E24-E6A30B6B4D1E>

There is a ton of information you might want to study prior to the meeting. Anything in the agenda that has blue typeface, is an additional link to more information.

Because of COVID-19, this PZAB meeting will be held virtually. Please follow this link for accessing the meeting and instructions for giving public comment.

<https://cityofnorthport.legistar.com/View.ashx?M=F&ID=8274183&GUID=502A0CD6-C715-48EB-B40C-2DC636A39198> Public comment is welcomed and encouraged

at the PZAB meeting too.

The commission will be meeting on Tuesday, May 26 at 6pm to approve/deny the same items. Once the Commission meeting agenda is available, I'll be sure to send another email.

Thank you for your interest in this project. Feel free to share accordingly.

Debbie McDowell

Mayor, City of North Port
4970 City Center Blvd.
North Port, FL 34286
Office: 941.429.7071
City Cell: 941.628.0486

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From: Jill Luke <jluke@cityofnorthport.com>
Sent: Tuesday, December 17, 2019 4:04 PM
To: Heather Taylor <htaylor@cityofnorthport.com>
Subject: FW: Dec 18 Neighborhood workshop

Heather,

I need to have this thread placed into the file of the agenda item that will be coming up on this item. It has gone to PZAB once, and then I was told the developer was going to redo something and bring it back, so I don't know where it's at in the process, but Nicole stated that the correspondence needed to be kept. Thanks – Jill Luke

From: Jill Luke
Sent: Tuesday, December 17, 2019 3:59 PM
To: Tricia Gibbs <triciaagibbs@gmail.com>
Subject: RE: Dec 18 Neighborhood workshop

I've heard back... it is the developer that is required to have the meetings, (not city), and he has to send notices for the neighborhood meeting to property owners within 1,320 ft, and no newspaper ad or public notice is required. They attached a buffer map for the notices... the line that the northern part of the buffer goes through is Gerona Ter, which is two streets south of Tusket. The following was added, also... "Please keep in mind that when this project comes forward it will be quasi-judicial, and all written communication on the subject should be sent to the Clerk's office to be included in the record prior to the hearing." So, I will be forwarding this thread to the clerk's office for the file. Thanks – Jill Luke

From: Tricia Gibbs <triciaagibbs@gmail.com>
Sent: Tuesday, December 17, 2019 12:24 PM
To: Jill Luke <jluke@cityofnorthport.com>
Subject: Re: Dec 18 Neighborhood workshop

You're awesome. I'm good with that. Thanks for all your help always! Have a great day.

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On Dec 17, 2019, at 11:01 AM, Jill Luke <jluke@cityofnorthport.com> wrote:

I have questioned staff on a couple of points, and will let you know what they say. Thank you – Jill Luke

From: Tricia Gibbs <triciaagibbs@gmail.com>
Sent: Tuesday, December 17, 2019 11:00 AM
To: Jill Luke <jluke@cityofnorthport.com>
Subject: Re: Dec 18 Neighborhood workshop

No need thank you. I'm 1/4 mile away. I got the information I needed from my neighbors. Thank you though.

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On Dec 17, 2019, at 10:57 AM, Jill Luke <jluke@cityofnorthport.com> wrote:

Tricia,

If this is a neighborhood meeting... it is required that everyone in a certain distance be notified... I believe it is a ¼ mile. I'll forward your email to staff, so they can either let me know the details, or they can write you personally. – Jill Luke

From: Tricia Gibbs <triciaagibbs@gmail.com>
Sent: Tuesday, December 17, 2019 6:19 AM
To: Commissioners <Commissioners@cityofnorthport.com>; Peter Lear <plear@cityofnorthport.com>
Subject: Dec 18 Neighborhood workshop

Good morning. Hope everyone is well. As many of you may know a letter was sent to a few neighbors regarding Dec 18 workshop regarding request for a exception for zoning on corner of price and Cranberry.

I'd like this information being I'm seven blocks away and we never received this information.

I for one am all for it.

My concerns are we never received this information for dollar either.? We would like an Opportunity to be involved in the processes. I did my homework 25 years ago when I built my home on Tusket Avenue. Was well aware those four corners are commercial.

Most of us do not buy the local "fake news" paper and I'd like to know how I can get better information on these workshops. I even went to website and noticed there nothing regarding this there either. Nextdoor in the North Port Garden should get this notice.

Thanks so much. Hopefully I can get this information ASAP. As it's scheduled for tomorrow evening. Have a wonderful day.

Respectfully,
Tricia Gibbs

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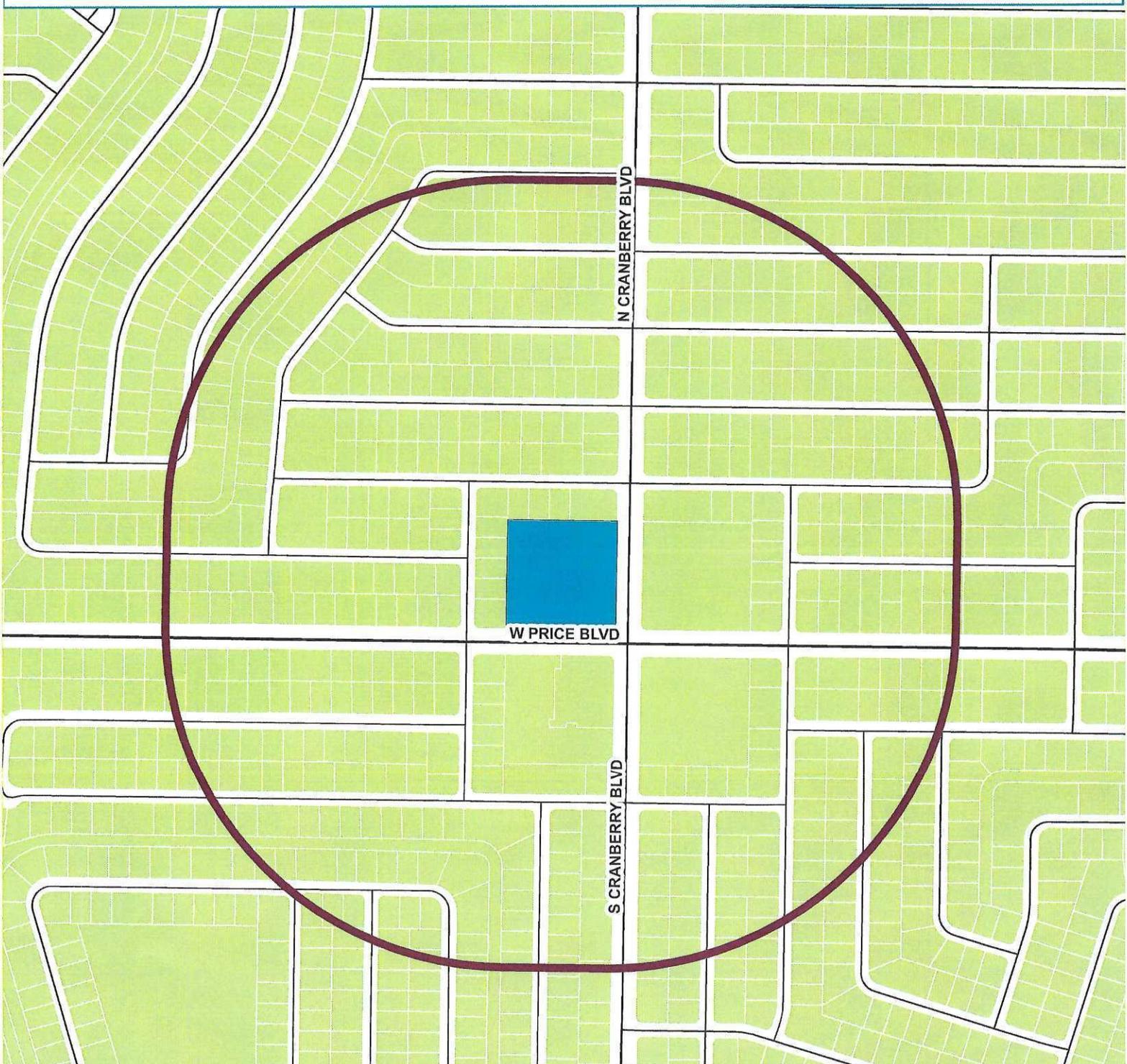
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<1320ft Buffer Map.pdf>

Buffer Map (1,320 foot distance from property) 7-II on Cranberry and W Price Blvd

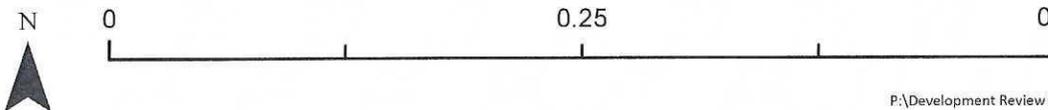


Legend

-  7-II on Cranberry and Price
-  1,320 ft Buffer



Prepared by NDS/Planning Division
November 21, 2019



Disclaimer: This map is for reference purposes only and is not to be construed as a legal document. Any reliance on the information contained herein is at the user's risk. The City of North Port and its agents assume no responsibility for any use of the information contained herein or any loss resulting therefrom.