

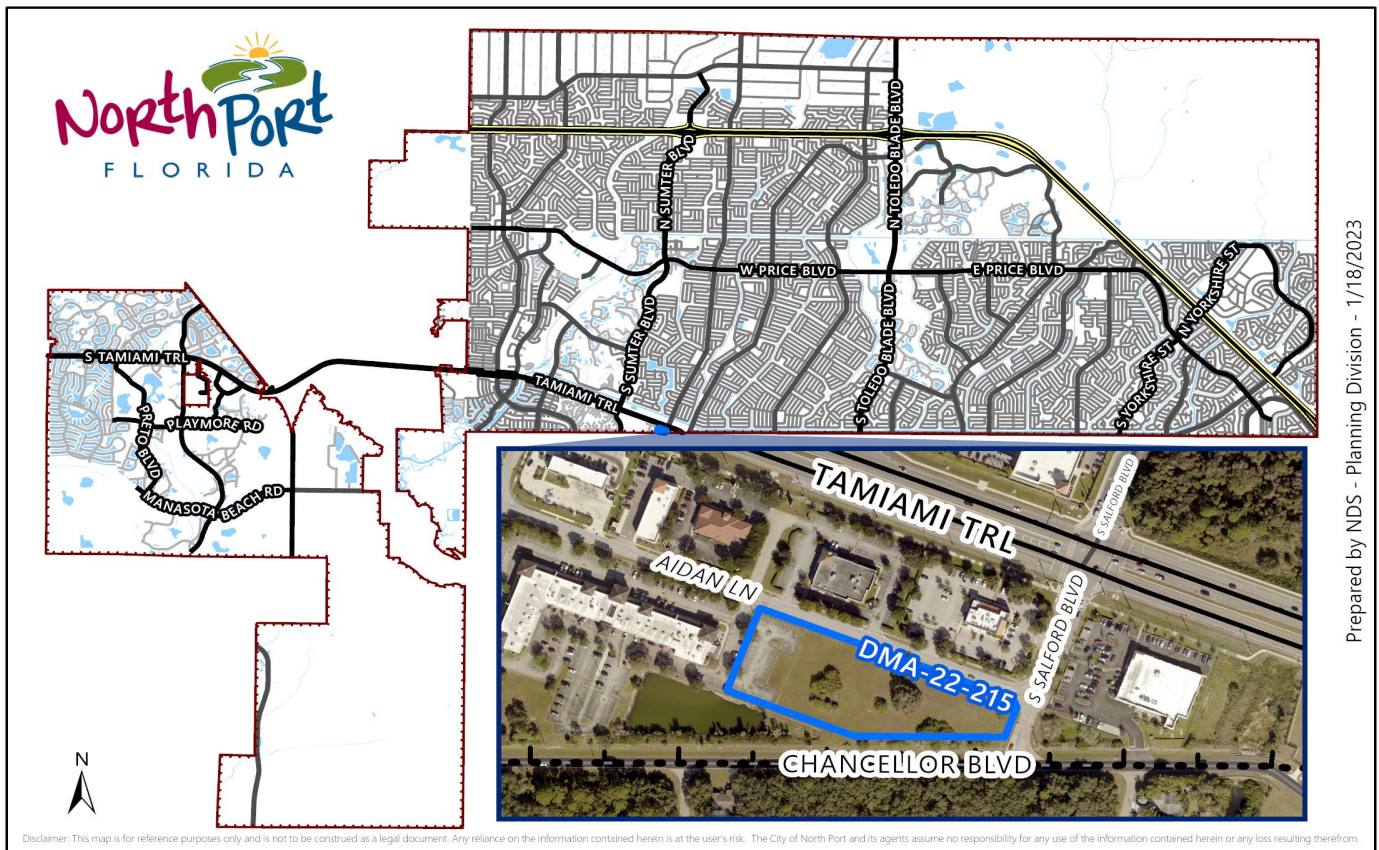


STAFF REPORT

North Port Gateway

Development Master Plan Amendment

- From:** Carl Bengé, AICP, Planner III
- Thru:** Lori Barnes, AICP, CPM, Planning and Zoning Division Manager
- Thru:** Alaina Ray, AICP, Neighborhood Development Services Director
- Thru:** Jason Yarborough, ICMA-CM, Assistant City Manager
- Thru:** A. Jerome Fletcher II, ICMA-CM, MPA, City Manager
- Date:** February 16, 2023



Prepared by NDS - Planning Division - 1/18/2023

PROJECT: North Port Gateway, DMA-22-215

REQUEST: To allow for the development of a four story 61,000 SF hotel with a max height of 70 feet on Lot 10E.

APPLICANT: Jason White (**Exhibit A, Affidavit**)

OWNERS: Generational Growth Properties LLC (**Exhibit B, Warranty Deed**)

LOCATION: Located at the corner of Aidan Ln and S Salford Blvd (PID 1002-18-0100)

PROPERTY SIZE: ± 2.52 acres

I. BACKGROUND

Jason White, on behalf of Generational Growth Properties LLC, has formally submitted a Development Master Plan Amendment application to the City of North Port to develop a ± 2.52 acre vacant site into a 4-story, 61,000 SF hotel. The development is located at the corner of Aidan Lane and S Salford Boulevard. The subject parcel is zoned Planned Community Development (PCD) with a Future Land Use of Activity Center—specifically located in Activity Center One (AC-1).

Property History

DMP-05-106

On October 4, 2005, Frank Menke III, Managing Member, North Port Gateway, LLC submitted a petition for DMP-05-106, which was to subdivide ± 15.58 acres east of the Fullenkamp Sumter Subdivision into 8 various size lots with two stormwater ponds. On the approved plan set for DMP-05-106, the cover page has two references to a maximum building height of 40 feet, under General Notes number 9 and Note (3) on the cover page (**Exhibit C**). The development order for DMP-05-106 was approved on January 9, 2006.

FSP-05-107

On October 11, 2005, Frank Menke III, submitted a petition for final plats for the North Port Gateway project highlighted in DMP-05-106. The petition was approved as submitted.

Currently

This petition, DMA-22-215, is for Lot 10E (**Exhibit D**) created from the previously mentioned petitions. The applicant is seeking approval to establish a maximum height consistent with the ULDC regulations for PCD zoning versus that approved under DMP-05-106.

II. REQUESTED AMENDMENT

ULDC Sec.53-118-Modifications of regulations states that the Commission may approve waivers to regulations during the Development Master Plan hearing process. The applicant is not requesting a waiver from a ULDC regulation, but an amendment from the previously approved DMP (DMP-05-106) which reduced the permissible size to less than the ULDC allows per the following:

Requested Amendment

DMP-05-106

See Cover Page Note (3) & General Notes 9

Note (3): The building sizes and uses shown are subject to change, but shall not exceed the size depicted without an amendment to the development concept plan. Maximum building height = 40', unless otherwise permitted

General Notes 9: Proposed building heights:

Sumter Enterprise Building = < 40 ft
 Sumter Crossing East = < 40 ft
 Sumter Medical Building = < 40 ft
 All other building peak heights shall not exceed 40 feet unless otherwise permitted.

Staff Response:

The applicant is requesting the previously approved DMP limitations be amended to allow what is permitted under the current ULDC standards. The previously approved DMP has a maximum height of 40 feet, which is 30 feet less than the 70 feet PCD zoning allows, The applicant is not asking for more than the ULDC allows.

Staff has no objection to this request.

III. NEIGHBORHOOD MEETING

Pursuant to Section 53-5.E. of the Unified Land Development Code, the applicant held a neighborhood meeting virtually on Wednesday, October 26, 2022, at 5:00 PM on Zoom. The meeting documents, including public notice, are attached as **Exhibit E**.

IV. STAFF REVIEW

Staff Development Review	
Finance	No Objection
Fire/Rescue	No Objection
NDS/Planning	Meets Requirements with Conditions
NDS/Building-Arborist	No Objection
NDS/Building-Structural	No Objection
Parks & Recreation	No Objection
PW/Engineering-Infrastructure	No Objection
PW/Engineering-Stormwater	Meets Requirements with Conditions
PW/Solid Waste	No Objection
PW-PZ/Environmental	Meets Requirements with Conditions
Utilities	Meets Requirements with Conditions

The following staff reviews are required for all Development Master Plan submittals prior to hearings held by the Planning and Zoning Advisory Board and City Commission:

- Pre-Application meeting with the Staff Development Review (SDR) team
- Formal Submittal/Resubmittal to be reviewed and approved by SDR
- Review for consistency with the Comprehensive Plan and the Unified Land Development Code (See Section V)
- Fiscal Impact Analysis (See Section V)

The conditions from Planning, PW/Engineering-Stormwater, PW-PZ/Environmental, and North Port Utilities will be required with future submittals and are listed in Section VI of this staff report.

V. DATA & ANALYSIS

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

COMPREHENSIVE PLAN

Future Land Use Goal 1

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

Staff Findings: The proposed hotel use is allowed under ULDC Sec. 53-103. The proposed commercial hotel use will provide an economic benefit and is unlike the surrounding commercial businesses. The proposed project will help add diversity in the services provided within the area.

Staff concludes that the proposed Development Master Plan Amendment is consistent with Future Land Use Goal 1.

COMPREHENSIVE PLAN

Future Land Use Goal 2

To promote an intensive mixture of employment, goods and services, and residential uses in Activity Centers; to promote a wide variety of residential and employment alternatives; to achieve the highest standards of quality in the urban environment; and to provide a balanced and healthy tax base.

Staff Findings: As previously mentioned, the proposed hotel use is unlike the surrounding commercial businesses, which helps diversify the employment and services provided in the area. The commercial use will also help to contribute to a balanced and healthy tax base.

Staff concludes that the proposed Development Master Plan Amendment is consistent with Future Land Use Goal 2

V. DATA & ANALYSIS (CONTINUED)

COMPREHENSIVE PLAN

Future Land Use Policy 2.1.1

AC#1 (US-41/ Mediterranean) - This Activity Center shall be established to provide for retail, office, commercial and limited light industrial uses. This long established commercial area provides services to the surrounding neighborhoods and to people using US 41.

Staff Findings: Activity Center One was created to accommodate commercial uses like the proposed hotel use. The US 41 corridor is an appropriate location for commercial uses like the proposed hotel based on visibility and access.

Staff concludes that the proposed Development Master Plan Amendment is consistent with Future Land Use Policy 2.1.1.

COMPREHENSIVE PLAN

Future Land Use Policy 3.3

To promote overall sustainability and tax base diversification, the City shall pursue a goal of at least 18% non-residential development.

Staff Findings: The proposed hotel use is a commercial development that would work towards pursuing a goal of at least 18% non-residential development.

Staff concludes that the proposed Development Master Plan Amendment is consistent with Future Land Use Policy 3.3.

COMPREHENSIVE PLAN

Future Land Use Policy 9.4

The developer/owner of any site, except single-family residential, shall be responsible to meet stormwater regulations and other appropriate regulations, as applicable.

Staff Findings: The proposed project is a commercial development. In addition, Southwest Florida Water Management District (SWFWMD) and the North Port ULDC require the developer to provide an engineered stormwater management plan as part of future petitions.

Staff concludes that the proposed Development Master Plan Amendment is consistent with Future Land Use Policy 9.4.

COMPREHENSIVE PLAN

Future Land Use Policy 9.27

As reflected in City of North Port Zoning standards, potential incompatibilities between land uses due to the density, intensity, character or type of use proposed, shall be mitigated through site and architectural design techniques including but not limited to any or all of the following:

- provision and location of open space, perimeter buffers, landscaping and berms;

V. DATA & ANALYSIS (CONTINUED)

- the location and screening of sources of light, noise, mechanical equipment, refuse areas, delivery areas and storage areas; and,
- the location of road access to minimize adverse impacts, increased building setbacks, step downs in building heights.

Staff Findings: The south portion of the proposed project (along Drainage Pond B) and parallel to Chancellor Boulevard will require a Type B buffer. The site will retain 22.89% as pervious surface. However as an overall DMP the pervious surface count is 33.09%, which is over our ULDC Sec. 53-113.B standard of 30%.

The proposed project will be required to provide photometrics of the site for review of ULDC standards for future petitions. Mechanical equipment standards are found in ULDC Sec. 37-26. Per ULDC Sec. 37-26.A, all mechanical equipment on the ground must be behind a minimum 6 ft masonry wall or hedge. Per ULDC Sec. 37-26.A.(2), roof mounted mechanical equipment must not be seen from the ground. The refuse area is already shown on the proposed site plan, there were no comments made by Solid Waste regarding the position.

The site will have an access point on Aidan Lane, a private right-of-way and cross-access from the neighboring commercial building parking lot. No access points are provided on the Chancellor Boulevard public right-of-way.

Staff concludes that the proposed Development Master Plan Amendment is consistent with Future Land Use Policy 9.27.

ULDC

Chapter 53-Zoning Regulations, Part 1.-General Provisions, Section 53-102.-Intent.

The purpose of the PCD Planned Community Development District is to provide an area for coordinated development of industrial, commercial, service, residential and government uses within a park-like setting. The establishment of this district provides a mechanism to attract major employers to the City, which can contribute to the diversification of the economic base in a manner consistent with the City's adopted Comprehensive Plan. The PCD District provides for a variety of uses where project components and land use relationships are physically and functionally integrated. This concept incorporates a wide range of traditional industrial uses with a variety of non-industrial activities which may support or otherwise relate to the commerce/industrial activities which may support or otherwise relate to the commerce/industrial economic base of the City.

Generally, PCD land uses include manufacturing, wholesaling and warehousing, construction services, transportation activities, retail trade and service, residential and government uses. It is the intent of

V. DATA & ANALYSIS (CONTINUED)

these regulations to facilitate the harmonious interaction of land uses not individually provided for in other industrial, commercial, service, residential or government use districts through grouping of similar uses. These regulations are designed to protect adjacent properties from the potentially adverse impacts associated with mixed-use development and to promote efficient and economic land use among functionally integrated activities. This intent is achieved through coordinated application of standards, which regulate location, open space, ground coverage, height, lighting, signage, landscape, buffer and other physical design elements.

Staff Findings: The proposed hotel adds to the diverse commercial services offered by the surrounding area. An additional commercial business like the proposed hotel will contribute to the City's overall tax base. Hotel patrons will help support the surrounding businesses. The subject property is within walking distance of restaurants, bars, retail, and other commercial uses. The hotel will be a harmonious addition the North Port Gateway area.

Staff concludes that the proposed Development Master Plan Amendment is consistent with this section.

ULDC

Chapter 53-Zoning Regulations, Part 1.-General Provisions, Section 53-103.-Permitted Principal uses and structures.

In a PCD District, any use permitted either by right or as a special exception in any Residential District (RSF) except Residential Manufactured Home (RMH) district, the (CG) Commercial General District, (GU) Government Use District, (ILW) Light Industrial Warehousing District, (OPI) Office, Professional and Institutional District shall be permitted; provided, however, that the proposed use shall be consistent with the City's Comprehensive Plan, the standards and criteria set forth further below regulating development in PCD Districts and the default zoning district and permitted uses are declared in the proposed Development Master Plan, provided that the uses are specifically listed.

Staff Findings: The proposed hotel is a permitted primary use in PCD zoning. PCD zoning allows any use that is permitted by right in any zoning district allowed. Hotels with no less than 100 rooms are permitted in the City's CG district per ULDC Sec. 53-38.A.(23). The proposed hotel includes 100 guest rooms which makes the request consistent with this section.

Staff concludes that the proposed Development Master Plan Amendment is consistent with this section.

V. DATA & ANALYSIS (CONTINUED)

ULDC

Chapter 53-Zoning Regulations, Part 1.-General Provisions, Section 53-112.-Parking requirements.

All development within the Planned Community Development (PCD) District shall comply with all the parking and loading requirements of this chapter and Chapter 25, unless otherwise modified in the Development Master Plan. Residential development shall also comply with applicable regulations pertaining to parking and vehicle storage on residential lots in the Code of the City of North Port, Florida, including Chapters 59 and 74.

Staff Findings: ULDC Chapter 25 contains the City's parking and loading regulations. Per ULDC Sec. 25-17.B, motel and hotels are required to provide 1 parking space per guest room, plus 1 for every 3 employees. The applicant has proposed 100 guest rooms supported by 6 employees which would require 102 parking spaces. The applicant is providing 126 parking spaces, 24 parking spaces more than required.

Staff concludes that the proposed Development Master Plan Amendment is consistent with this section.

VI. PUBLIC HEARING SCHEDULE

PUBLIC HEARING SCHEDULE

Planning & Zoning Advisory Board Public Hearing	February 16, 2023 9:00 AM or as soon thereafter
City Commission Public Hearing	March 14, 2023 10:00 AM or as soon thereafter

VII. CONDITIONS & SAFEGUARDS

The Development Master Plan was approved by staff with the following conditions to be met with future submittals:

VII. CONDITIONS & SAFEGUARDS (CONTINUED)

1. Applicant shall place all trees and landscaping per code. Applicant shall adhere to the “right tree, right place” policy. No medium or large canopy trees shall be placed within the setback of 20’ and 30’ respectively of overhead utilities. Trees categorized as small may be planted adjacent to power lines (a six-foot setback is recommended). Palms that will attain more than 10’ of vertical height shall be placed with a setback equal to the maximum frond length plus 3’.
2. All proposed projects or developments shall comply with the Florida Fire Prevention Code (FFPC), 7th Edition (NFPA 1 – Fire Code, 2018 Edition with State of Florida Amendments) and the City of North Port Unified Land Development Code (ULDC), Chapters 37 and 60 as outlined prior to formal submittal.
3. All sprinkler risers and fire alarm panels must be placed on the interior of the structure to provide an environment protected from the Florida climate as outlined in § 60-13 of the ULDC and Chapter 10 of NFPA 72 – National Fire Alarm and Signaling Code, 2016 Edition.
4. Per § 60-7 (A) of the ULDC, all structures, three (3) stories or more in height, a Class 1 manual wet standpipe system shall be required to be installed, in addition to the fire sprinkler system. See § 60-7 for additional requirements.
5. Per § 60-7 (B) of the ULDC, the fire line to the building shall extend to one foot above finished floor (1’ AFF) or one foot above finished grade (1’ AFG) interior of the building. This requirement shall be called out on all civil drawings for reference.
6. The Fire Department Connection (FDC) placement must meet the ULDC, Chapter 60-8 and shall not be located no further than ten (10) feet from the curb line.
7. Per § 60-16—Elevators: A. In all structures, commercial or residential, greater than twenty-five (25) feet in height requiring an elevator accessible for public use, at least one (1) elevator car shall be of sufficient size to accommodate an ambulance stretcher seventy-six (76) inches long and twenty-four (24) inches wide in the horizontal position.
 - (1) Buildings greater than three (3) stories in height, or with two (2) or more elevators, shall be required to have at least one (1) of the elevators served by an emergency generator.
 - (2) A single generator may serve a complex of buildings.
 - (3) All public elevator cars shall have emergency communications as required in the National Elevator Code, ASME A17.
 - (4) Elevator operation and door keys shall be maintained in the Fire Department key box.
8. The ULDC and North Port Utilities require a double detector check valve assembly for all fire lines. Please amend sheets C7.0 (Overall Utility Plan) and C7.1 Utility Plan to reflect this requirement and the Post Indicator Valve Assembly.
9. Per Ordinance No. 2022-27, the revised Public Art ULDC Sec. 59-2.A, new commercial construction requires public art. Sec. 59-3.A, states that public art has a proportionate value of \$0.25 per square-foot of gross building area, not to exceed one hundred fifty thousand dollars (\$150,000). Per Sec. 59-4.A, the public art application is required prior to development order approval.
10. The missing gap in the sidewalk along Aidan Lane should be completed as part of this project per ULDC 33-10.P. The sidewalk shall be constructed with minimum 3000 psi

VII. CONDITIONS & SAFEGUARDS (CONTINUED)

- strength concrete and fiber reinforced. Provide ADA detectable warning surfaces at both driveway crossings.
11. The later detailed design in the MAS application will need to meet all requirements of City of North Port ULDC Chapter 18 Stormwater Regulations.
 12. In the case where zero (0) gopher tortoise burrows are located during an initial limited or 100% gopher tortoise survey an additional 100% gopher tortoise survey may be required within 90 days of issuing a Notice to Proceed (NTP) and within 90 days of issuing a land clear permit.
 13. Before FDEP permits will be signed, North Port Utilities requires the following:
 - Four complete sets of DEP permit applications (water and sewer) and four sets of construction plans both sets of items shall be signed and sealed by the engineer of record.
 - One engineer certified (sealed) estimate for the cost of utility construction.
 - A check for the Utility Construction Inspection Fee. The fee shall be 6.5% of the utility construction costs for projects \$0 to \$2 million, plus 2.5% of utility construction cost over \$2 million. The minimum fee is \$250.00.
 14. Prior to commencement of utility site construction, three copies of shop drawings plus any copies required by the applicant shall be submitted to the Utility Department for review and approval.
 15. Irrigation systems shall be designed and constructed to meet reuse standards.
 16. Provide the Utility Department with floor plans and plumbing riser drawings for each building so meter sizes and capacity fees can be calculated. Meter and Capacity fees shall prior to utility site construction the Development Order, Department of Environmental Protection Permit and Department of Health Permit shall be posted at the project site and provided at the preconstruction meeting.
 17. A developer agreement shall be negotiated with the utility department and approved by the Utility Director and City Staff prior to DEP or DOH permits being signed and released.

VIII. RECOMMENDED MOTION

The Planning & Zoning Division recommends that the Planning & Zoning Advisory Board recommend approval of DMA-22-215 and motion as follows:

I move to recommend City Commission approve Petition DMP-22-215 and find that, based on competent substantial evidence shows that the proposed development master plan amendment does comply with the City of North Port Comprehensive Plan Future Land Use Goal 1, Goal 2, Policy 2.1.1, Policy 3.3, Policy 9.4, Policy 9.27 and Section 53-102, 53-103, & 53-112 of the Unified Land Development Code.

IX. ALTERNATIVE MOTION

1. **APPROVAL WITH OR WITHOUT AMENDMENT AND/OR CONDITIONS** of petition DMP 22-215, North Port Gateway.

I move to recommend City Commission approve petition DMP-22-215 with [no] amendment and [without] conditions [any combination of #1-#17] and find that, based on competent substantial evidence, the development master plan amendment complies with the North Port Comprehensive Plan and the Unified Land Development Code.

2. **DENIAL** of petition DMP-22-215, North Port Gateway

I move to recommend City Commission deny petition DMP-22-215 and find that, based on competent substantial evidence, the development master plan amendment does not comply with the North Port Comprehensive Plan and the Unified Land Development Code.

X. EXHIBITS

Exhibits
A. Affidavit
B. Warranty Deed
C. DMP-05-106 Cover Page
D. FSP-05-107 Plat
E. Neighborhood Meeting and Documents

AFFIDAVIT

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

Sworn and subscribed before me this _____ day of _____, 20____,

Signature of Applicant or Authorized Agent

Print Name and Title

STATE OF _____,

COUNTY OF _____

The foregoing instrument was acknowledged by me this _____ day of _____, 20____, by _____ who is personally known to me or has produced _____ as identification.

(Place Notary Seal Below)

Signature - Notary Public

**AFFIDAVIT
AUTHORIZATION FOR AGENT/APPLICANT**

I, GENERATIONAL GROWTH PROPERTIES LLC, property owner, hereby authorize Exceptional Engineering and RVI Planning to act as Agent on our behalf to apply for this application on the property described as (legal description) LOT 11E, FULLENKAMP SUMTER II REPLAT (PID: 1002170040), LOT 10E, NORTH PORT GATEWAY EAST (PID: 1002180100).

Owner

Date

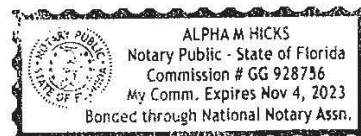
STATE OF FL

COUNTY OF Charlotte

The foregoing instrument was acknowledged by me this 29 day of August, 2022, by Anthony Dubbarah Mgr Gen Growth who is personally known to me or has produced _____ as identification.

(Place Notary Seal Below)

Signature - Notary Public



Revised 8-30-19 (Reviewed by CAO)

AFFIDAVIT

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

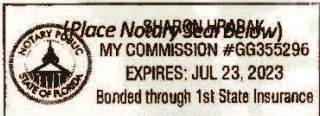
Sworn and subscribed before me this 21st day of August, 2022

[Signature] Jason White, authorized agent
Signature of Applicant or Authorized Agent Print Name and Title

STATE OF FL COUNTY OF Lee

The foregoing instrument was acknowledged by me this 21st day of August, 2022, by Jason White who is personally known to me or has produced _____ as identification.

[Signature]
Signature - Notary Public



**AFFIDAVIT
AUTHORIZATION FOR AGENT/APPLICANT**

I, GENERATIONAL GROWTH PROPERTIES LLC, property owner, hereby authorize Exceptional Engineering and RVi Planning to act as Agent on our behalf to apply for this application on the property described as (legal description) LOT 11E, FULLENKAMP SUMTER II REPLAT (PID: 1002170040), LOT 10E, NORTH PORT GATEWAY EAST (PID: 1002180100).

Owner _____ Date _____

STATE OF _____ COUNTY OF _____

The foregoing instrument was acknowledged by me this _____ day of _____, 20____, by _____ who is personally known to me or has produced _____ as identification.

(Place Notary Seal Below)

Signature - Notary Public

Revised 8-30-19 (Reviewed by CAO)

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2020144775 5 PG(S)

10/19/2020 12:41 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2575223

Doc Stamp-Deed: \$350.00

This instrument prepared by and should be returned to:
ROGER H. MILLER, III, Esquire
Farr, Farr, Emerich, Hackett, Carr & Holmes, P.A.
99 Nesbit Street
Punta Gorda, FL 33950
Parcel Identification No. 1002170040 & 1002180100

SPECIAL WARRANTY DEED

This Special Warranty Deed, made and executed as of the 15th day of October, 2020, by NORTHPORT ARGENTAVIS, LLC, a Georgia limited liability company, whose address is c/o Cimminelli Real Estate Services, 14499 N. Dale Mabry Hwy, Suite 200, Tampa, FL 33618, hereinafter called the Grantor, to GENERATIONAL GROWTH PROPERTIES, LLC, a Florida limited liability company, whose post office address is 252 W. Marion Avenue, Suite 200, Punta Gorda, FL 33950, hereinafter called the Grantee:

(wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Sarasota County, Florida, to-wit:

Lot 11E, FULLENKAMP SUMTER SUBDIVISION II, A REPLAT OF A PORTION OF FULLENKAMP SUMTER SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 45, Page 35, Public Records of Sarasota County, Florida.

AND

Lot 10E, NORTH PORT GATEWAY EAST, according to the map or plat thereof as recorded in Plat Book 46, Page 4, Public Records of Sarasota County, Florida.

SUBJECT TO taxes and assessments for the year 2020 and all subsequent years; all applicable environmental, zoning and land use ordinances, restrictions, and prohibitions and other requirements imposed by governmental authority; and declarations, covenants, easements and restrictions of record, however this reference shall not act to reimpose same.

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

To have and to hold, the same in fee simple forever.

And the Grantor hereby covenants with the said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that is hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

In Witness Whereof, the Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered in the presence of:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

NORTHPORT ARGENTAVIS, LLC, a Georgia limited liability company

By: D. Matthew Middelthon
D. MATTHEW MIDDELTHON, Manager

Anna Holland
Witness Name: Anna Holland

MAR JACKSON
Witness Name: MAR JACKSON

State of Georgia
County of Fulton

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 15 day of October, 2020 by D. MATTHEW MIDDELTHON, Manager of NORTHPORT ARGENTAVIS, LLC, a Georgia limited liability company, on behalf of the company, who [X] is personally known to me or [] has produced a driver's license as identification.

[Notary Seal]



Jordan S. Kiel
Notary Public

Printed Name: JORDAN S. KIEL

My Commission Expires: 10.08.2022

THIS INSTRUMENT PREPARED BY:
Roger H. Miller, III, Esquire
Farr, Farr, Emerich, Hackett, Carr & Holmes, P.A.
99 Nesbit Street
Punta Gorda, FL 33950

**WRITTEN ACTION
IN LIEU OF MEETING OF
MEMBERS OF
NORTHPORT ARGENTAVIS, LLC, a Georgia limited liability company**

THE UNDERSIGNED, being all of the members of NORTHPORT ARGENTAVIS, LLC, a Georgia limited liability company (the "Company"), do hereby consent in writing to the adoption of the following resolutions, taking said action in lieu of a meeting.

WHEREAS, the Company has entered into an Agreement for Purchase and Sale of Real Estate between the Company as Seller and GENERATIONAL GROWTH PROPERTIES, LLC, a Florida limited liability company, as Purchaser, executed on June 17, 2020 and Amendment dated August 17, 2020 ("Contract") for the sale and purchase of real property located at 7060 Sumter Crossing and 4351 Aidan Lane, North Port, Florida 34287.

WHEREAS, the law firm of FARR, FARR, EMERICH, HACKETT, CARR & HOLMES, P.A., ("Closing Agent") is the Closing Agent for the Contract and represents the Buyer.

BE IT RESOLVED, the Contract is hereby ratified and confirmed by the member of the Company as the act of the Company.

FURTHER RESOLVED, that D. MATTHEW MIDDELTHON, as Manager, (the "Designee") be and is hereby authorized, for and on behalf of and in the name of the Company, without the necessity for consent or joinder of any other person, to execute and deliver to the Closing Agent with such terms and conditions as are deemed expedient by the Designee:

1. Settlement Statement
2. Closing Statement Addendum
3. Special Warranty Deed
4. Mechanic's Lien, Possession and Gap Affidavit
5. Non-Foreign Certification by Entity Transferor
6. Certificate Regarding Representations and Warranties
7. LLC Affidavit
8. Wire Proceeds Letter
9. Form W-9
10. Any further agreements, instruments, certificates, authorizations, and documents necessary to comply with the requirements of the Contract in connection with the transactions authorized hereby or to effectuate the intent of any of the foregoing.

FURTHER RESOLVED, that all action heretofore taken and all documentation heretofore delivered by the Designee or others on behalf of the Company in furtherance of any of the foregoing is hereby ratified and confirmed.

FURTHER RESOLVED, that the Closing Agent be and is hereby authorized and directed to pay the proceeds of any such sale and conveyance and take any and all other actions as directed by the Designee so authorized to sign, without the necessity to look to the use of those proceeds, whether so payable to the order of the Company or the order of the Designee in its individual capacity, or whether such proceeds are deposited to the credit of the Company or the individual credit of the Designee; and that endorsements on behalf of the Company upon any and all commercial, chattel, or other business paper deposited by or on behalf of the Company with the Closing Agent for credit or collection or otherwise may be made by the Designee or by rubber stamp.

FURTHER RESOLVED, that this resolution shall continue in force and the Closing Agent may consider the holders of said offices and their signatures, respectively, to be and to continue as set forth herein until notice to the contrary in writing is actually received by the Closing Agent, but such notice shall in no way affect the rights of the Closing Agent relating to Contract previously taken, and the sole effect of such notice shall be to remove authorization concerning transactions and liabilities occurring in a reasonable time, but not less than three business days, subsequent to such notice.

FURTHER RESOLVED, attached hereto as Exhibit A is a true, correct and complete copy of the Articles of Organization of the Company, filed with the Department of State, State of Georgia, on May 11, 2011.

FURTHER RESOLVED, that the signatures of the Designee shall be conclusive evidence of his authority to act on behalf of and in the name of the Company as provided herein.

WE HEREBY FURTHER CERTIFY that neither the Articles of Organization of said Company nor any agreements binding on the Company, require the consent of any other person for the granting of any deed or other security interest in all or any part of the Company's property and assets, the sale and conveyance of real property, or any other action authorized in such resolutions, or limit in any other manner the authorizations contained herein.

WE HEREBY FURTHER CERTIFY that the individual named below is the sole Manager of the below Member and of the Company as set forth opposite his name; that such individual continues to be the sole Manager at the present time; and that the signature set opposite his or her title is the genuine, original signature of the authorized individual therefor:

<u>Title</u>	<u>Name</u>	<u>Specimen Signature</u>
Manager	D. MATTHEW MIDDELTHON	

Multiple Counterparts. This written action may be executed in multiple counterparts or with multiple signature pages, which, when taken as a whole, shall evidence a valid and binding Agreement. An executed fax copy of this Agreement shall be as enforceable as an original.

IN WITNESS WHEREOF, the undersigned, constituting all of the members necessary under the Company's organizational documents to approve the matters set forth herein of NORTHPORT ARGENTAVIS, LLC, a Georgia limited liability company, hereby execute this written consent as and for consent of the members, effective as of the 15th day of October, 2020.

MEMBER:

ARGENTAVIS INVESTMENT GROUP, LLC

By: 
D. MATTHEW MIDDELTHON, Manager

Control No. 11037027

STATE OF GEORGIA

Secretary of State

Corporations Division

315 West Tower

#2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

CERTIFICATE OF ORGANIZATION

I, **Brian P. Kemp**, the Secretary of State and the Corporations Commissioner of the State of Georgia, hereby certify under the seal of my office that

NORTHPORT ARGENTAVIS, LLC

a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on **05/11/2011** by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on May 11, 2011



Brian P. Kemp
Secretary of State

Exhibit A

Control No: 11037027
Date Filed: 05/11/2011 11:13 AM
Brian P. Kemp
Secretary of State

May 11, 2011

**ARTICLES OF ORGANIZATION
FOR GEORGIA LIMITED LIABILITY COMPANY**

The name of the Limited Liability Company is:

Northport Argentavis, LLC

The principal mailing address of the Limited Liability Company is:

831 Fairfield Road NW
Atlanta, GA 30327

The Registered Agent is:

Aaron Kowan
1600 Parkwood Circle , Suite 400
Atlanta, GA 30339

County:

The name and address of each organizer(s) are:

Aaron Kowan
1600 Parkwood Circle , Suite
400
Atlanta, GA 30339

The optional provisions are:

No optional provisions.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization on the date set forth below.

Signature(s):
Organizer, Aaron Kowan

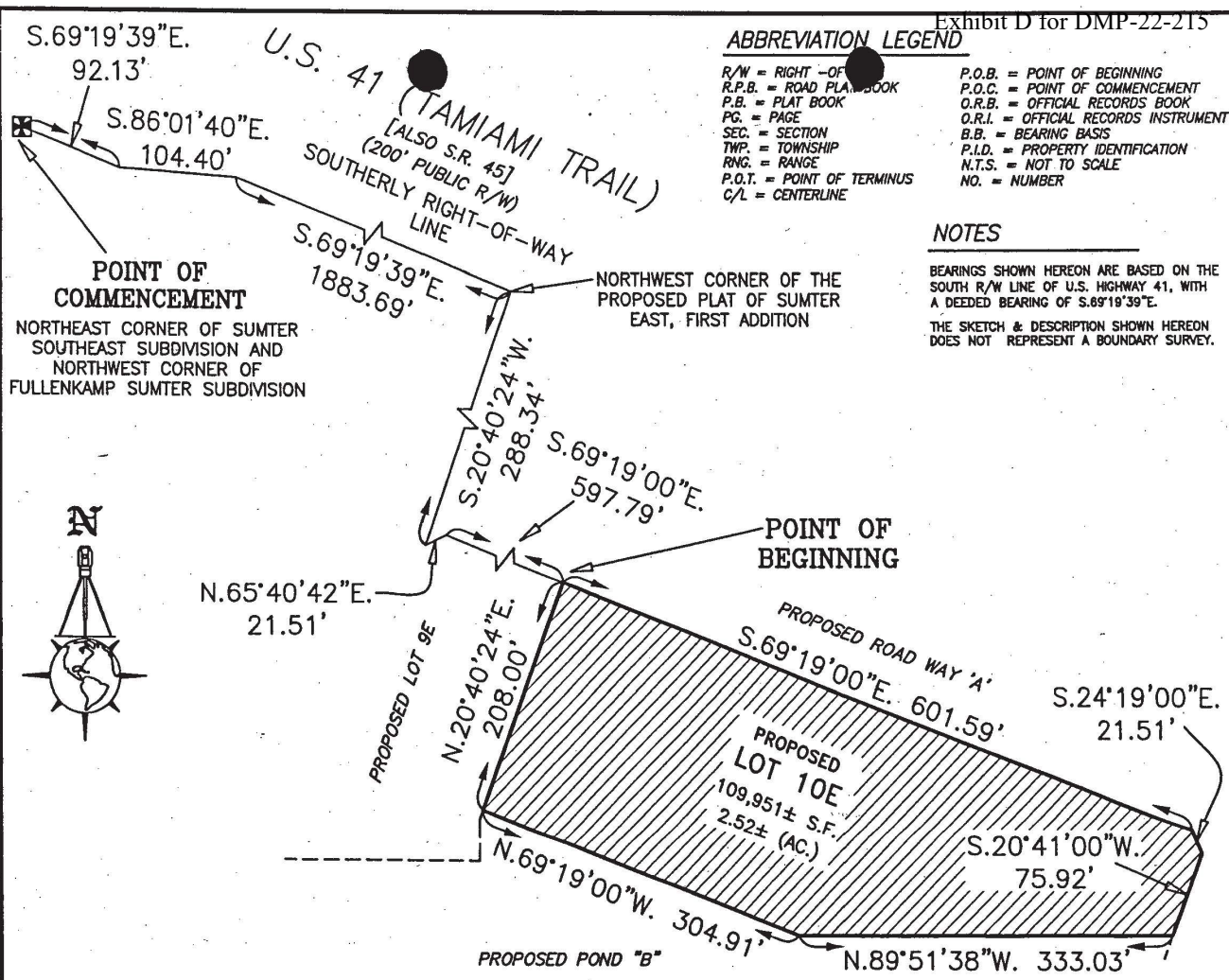
Date:
May 11, 2011

ABBREVIATION LEGEND

- | | |
|----------------------------|--------------------------------------|
| R/W = RIGHT-OF-WAY | P.O.B. = POINT OF BEGINNING |
| R.P.B. = ROAD PLAT BOOK | P.O.C. = POINT OF COMMENCEMENT |
| P.B. = PLAT BOOK | O.R.B. = OFFICIAL RECORDS BOOK |
| PG. = PAGE | O.R.I. = OFFICIAL RECORDS INSTRUMENT |
| SEC. = SECTION | B.B. = BEARING BASIS |
| TWP. = TOWNSHIP | P.I.D. = PROPERTY IDENTIFICATION |
| RNG. = RANGE | N.T.S. = NOT TO SCALE |
| P.O.T. = POINT OF TERMINUS | NO. = NUMBER |
| C/L = CENTERLINE | |

NOTES

BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH R/W LINE OF U.S. HIGHWAY 41, WITH A DEEDED BEARING OF S.69°19'39"E.
 THE SKETCH & DESCRIPTION SHOWN HEREON DOES NOT REPRESENT A BOUNDARY SURVEY.



LEGAL DESCRIPTION:

Proposed Lot 10E, Sumter East, First Addition, being a portion of Section 33, Township 39 South, Range 21 East, City of North Port, Sarasota County, Florida, being more particularly described as follows:

Commence at the Northeasterly corner of the Plat of "Sumter Southeast Subdivision", as recorded in Plat Book 41, Pages 35 and 35A, also the Northwesterly corner of the Plat of "Fullenkamp Sumter Subdivision", as recorded in Plat Book 7, Pages 7 and 7A-7C, all of the public records of Sarasota County, Florida; said corner being on the Southerly Right-of-Way line of U.S. Highway No. 41 (a.k.a. Tamiami Trail and S.R. No. 45, a 200' Public Right-of-Way); thence along said Southerly Right-of-Way line for the next three calls: S.69°19'39"E., 92.13 feet; thence S.86°01'40"E., 104.40 feet; thence S.69°19'39"E., 1,883.69 feet, to the Northwest Corner of the Proposed Plat of Sumter East, First Addition; thence leaving said Right-of-Way line, S.20°40'24"W., 288.34 feet; thence N.65°40'42"E., 21.51 feet; thence S.69°19'00"E., 597.79 feet for a POINT OF BEGINNING; thence S.69°19'00"E., 601.59 feet; thence S.24°19'00"E., 21.51 feet; thence S.20°41'00"W., 75.92 feet; thence N.89°51'38"W., 333.03 feet; thence N.69°19'00"W., 304.91 feet; thence N.20°40'24"W., 208.00 feet to the POINT OF BEGINNING.

Proposed Lot 10E contains 109,951 square feet, or 2.52 acres, more or less.

Strayer Surveying & Mapping, Inc.



763 Shamrock Boulevard
 Venice, Florida 34293
 (941) 496-9488
 Fax (941) 497-6186

335 Tamiami Trail
 Port Charlotte, Florida 33953
 (941) 624-4900
 Fax (941) 624-3471

e-mail address - strayersurveymap@comcast.net

Robert B. Strayer, Jr.
 ROBERT B. STRAYER, JR.
 FLORIDA SURVEYOR & MAPPER REG'N NO. 5027

DATE: 9/30/05 PREPARED FOR: FRANK MENKE

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER"

P.I.D. 1002-00-1015	DRAWN	T.D.	DATE	9/29/05	SCALE N.T.S.
109,951 SQUARE FEET±	CHECKED	R.B.S.	DATE	9/29/05	FILE NO. 050341



**North Port Gateway DMA
Neighborhood Meeting**

**Wednesday, October 26, 2022, 5:00 p.m.
Virtual via Zoom**

Exceptional Engineering (“Applicant”) and RVI Planning + Landscape Architecture (“Agent”) hosted a virtual Neighborhood Meeting, on Wednesday, October 26, 2022, in regard to the North Port Gateway Development Master Plan Amendment (“Project”). The amendment to allow for a 61,000 SF, 4-story hotel on Parcel 10E is currently under City staff review. The meeting was noticed to property owners listed on Exhibit “A” attached, per the requirements of Section 53-5 and 37-55 of the Unified Land Development Code (ULDC). The meeting notice is provided as Exhibit “B”.

Only 1 attendee joined the meeting at 5:00pm as well as three members from the Applicant team. The Agent gave a presentation (Exhibit “C”) that detailed the project location and context, previous approvals, and specifics of the current amendment request. There were no questions or comments from the attendee. A second attendee joined the meeting at 5:15pm after the first meeting had concluded. The Agent walked through the presentation a second time. There were no questions or comments from this attendee as well. The meeting ended at 5:25pm.

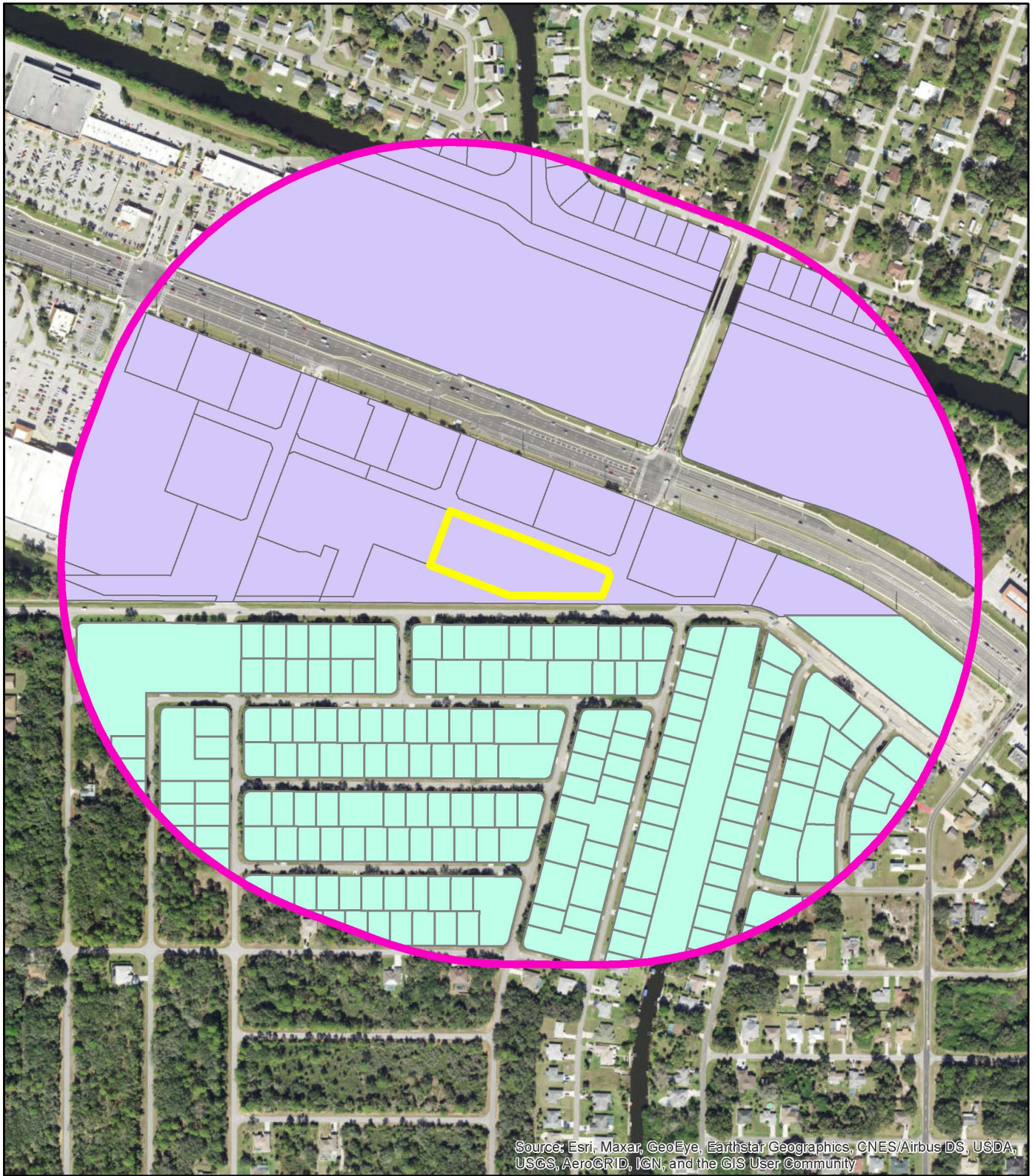
Images from the Zoom meeting are attached as Exhibit “D”.

EXHIBIT A

RVi Planning + Landscape Architecture

North Port Gateway DMA
Neighborhood Meeting Summary

Document Path: \\fsar1\Projects\2022\22002360 Exceptional Engineering DCP Amendment\City of North Port\04 BASE INFORMATION\02 GIS\MXDs\Buffer Map.mxd



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

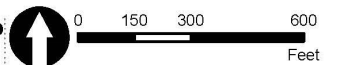
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10401 Highland Manor Dr.
Suite 220
Tampa, FL 33610
Tel: 813.443.8282
www.rviplanning.com

NORTH PORT DCP AMENDMENT AERIAL BUFFER MAP

- 📍 City of North Port, FL
- 📅 Date: 10/12/2022
- # 22002360
- 👤 Exceptional Engineering
- Subject Boundary
- 1320 Buffer
- Charolette County Parcels
- Sarasota County Parcels



Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

LIGHTHOUSE BAPT CHURCH OF NP FL
INC
14251 CHANCELLOR BLVD,
PORT CHARLOTTE, FL 33953

MILLAREZ EVELYN U
12414 CHILDRESS ST,
BAKERSFIELD, CA 93312

DA SILVA MARIA PINEDA
1750 SW 4TH AVE,
MIAMI, FL 33129

HACHEM SYLVIA CADIZ & MAROUN
MARIO
2 RUE SAINT-AUGUSTIN,
SOREL-TRACY, QC
CANADA

EHRlich BRIAN E
26 HEATH ST,
QUINCY, MA 2171

LIGHTHOUSE BAPTIST CHURCH OF NP
FL
14254 CHANCELLOR BLVD,
PORT CHARLOTTE, FL 33953

WYNTER MARK & DONALD WYNTER
58 ANN DR,
S FREEPORT, NY 11520

VEGA KENDRU L/E & YILING
13378 SW 118TH PASS,
MIAMI, FL 33186

SANGHVI ABIHISHEK
10770 US HWY 19 N, APT 502
PINELLAS PARK, FL 33782

DE PAZ MELBA DOMINGUEZ
114-39 145TH ST,
JAMAICA, NY 11436

MILLER CHRISTOPHER P
14304 PALMER AVE,
PORT CHARLOTTE, FL 33953

CHOU JOHN KOK CHAY & CHERYL
15714 AGOSTA DR,
HACIENDA, CA 91745

KHARITON LARISA
7241 BRANCH TER,
NORTH PORT, FL 34287

SECOND AVENUE SFR HOLDINGS I LLC
71 S WACKER DR, STE 2775
CHICAGO, IL 60606

CANTILANG FRANCIS & JEAN TR
07/20/20
1541 GRANBY LN,
LOCUST GROVE, GA 30248

LEWIS MARCEL & LEZLIE GOLLAB LEWIS
2404 REGENT WAY,
KISSIMMEE, FL 34758

OROURKE JOSEPH WAYNE
14361 CHANCELLOR BLVD,
PORT CHARLOTTE, FL 33953

CHEUNG TAK
20987 GREENLEAF DR,
CUPERTINO, CA 95014

FUKUSHIMA CHARLES G JR
752 S 5TH ST,
MONTEBELLO, CA 90640

BITONDO JOHN & LEONARD
R R 1,
LOCUST HILL, ON
CANADA

STOCKTON MARTHA R
14358 PALMER AVE,
PORT CHARLOTTE, FL 33953

FRANKHOUSER LOYDA L TRUSTEE
14368 PALMER AVE,
PORT CHARLOTTE, FL 33953

ASHMEADE AVRIL E TRUSTEE
6542 NW 103RD TER,
PARKLAND, FL 33076

GRACEY ORMAH & VINCENT YETSAM
191-17 MURDOCK AVE,
SAINT ALBANS, NY 11412

CORNEJO ANECITA LOPEZ
8246 PETTIT AVE,
ELMHURST, NY 11373

TILLOTSON WILLIAM & ODESSA
2328 15TH ST,
PORT NECHES, TX 77651

IYER RAMALINGAM R & SAROJA R
946 NEWSHAW WAY,
LAWRENCEVILLE, GA 30046

DIZON VILMA T
322 W VALLEY STREAM BLVD,
VALLEY STREAM, NY 11580

DALTON WILLIAM S & CASSIE A
12112 GRANITE WOODS LOOP,
VENICE, FL 34292

DALTON WILLIAM & CASSIE
510 HARBOR DRIVE S,
VENICE, FL 34285

TEMPEST KENNETH C
32921 JEFFERSON AVE,
SAINT CLAIR SHORES, MI 48082

YOUNGBLOOD KENNETH II & A Y
836 THE RIALTO,
VENICE, FL 34285

DAYE TENA
14315 PALMER AVE,
PORT CHARLOTTE, FL 33953

KORABETS ARTEM & VIRA
12020 SUNRISE BLVD E, UNIT Q308
PUYALLUP, WA 98374

SHINN NATHAN & ABIGAIL DOBSON
14331 PALMER AVE,
PORT CHARLOTTE, FL 33953

SELPH JOHN & JODI
14339 PALMER AVE,
PORT CHARLOTTE, FL 33953

PETERS NATHAN & SARAH
1220 SE PIGGYBACK RD,
ARCADIA, FL 34266

LIGHTBODY GINGER K TRUSTEE
14355 PALMER AVE,
PORT CHARLOTTE, FL 33953

PATEL ANKUR A
7 COOPERS LN,
NEW MILFORD, CT 6776

WILLIAMS ELTON & WINSOME M
14628 NE 2ND AVE,
MIAMI, FL 33161

KOSSAKOWSKI ANTHONY
3135 CYPRESS CT,
MCHENRY, IL 60051

FRANCIS CAROLYN E & DONALD R
14395 PALMER AVE,
PORT CHARLOTTE, FL 33953

HENEAULT GLENN & DOREEN
14403 PALMER AVE,
PORT CHARLOTTE, FL 33953

GUERRA DANIEL & BARBARA
11416 SW CARLISLE CROSSING AVE,
PORT SAINT LUCIE, FL 34987

LOPETO LLC
11001 NW 3RD ST,
CORAL SPRINGS, FL 33071

MEISEL LYNDA L
4249 CARTERS LAKE DR,
BUFORD, GA 30519

KANNAL HEATH B
5384 POWERS LN,
PORT CHARLOTTE, FL 33981

PIERCE CONNIE
24010 23RD AVE S,
DES MOINES, WA 98198

GERARD ROSELORE M
1740 WINDOWRAH WAY, UNIT B
WEST PALM BEACH, FL 33411

TORRES SAMUEL & LYDIA TORRES
1745 W 57TH ST,
HIALEAH, FL 33012

AMERICAN ESTATE & TRUST
20711 HOLT AVE, STE 1193
LAKEVILLE, MN 55044

DALTON WILLIAM S & CASSIE A
510 HARBOR DR S,
VENICE, FL 34285

DALTON WILLIAM SHAUN & CASSIE
ANN
510 HARBOR DR S,
VENICE, FL 34285

MCDONALD PETER A & SUSAN M L/E
57 BERTHOUD ST,
PORT CHARLOTTE, FL 33953

PETZOLD KAI & BEATRICE
ALTE SCHULSTR 8/1,
74172 NECKARSULM,
GERMANY

WILLIAMS MARCUS BRYCE
14307 PENNYKAMP AVE,
PORT CHARLOTTE, FL 33953

VERO ATLANTIC 2 LLC
1401 HIGHWAY A1A, STE 202
VERO BEACH, FL 32963

TORRE CECILIA & GIACOMO
527 SHARWOOOD AVE,
GALLOWAY, NJ 8205

MICU DANIEL-MIHAI
50 BAILEY CRES,
TORONTO, ON
CANADA

GRECO FRANCESCO & M GRECO
717 LINCOLN BLVD,
MIDDLESEX, NJ 8846

KING LORAN C & ANTHONY T
234 VAN BUREN ST,
BROOKLYN, NY 11221

NGUYEN TRINH THI HOAI
2575 FIREFLAG LN,
SARASOTA, FL 34232

BERTO MARTY
19 HIGHLAND CT,
SAULT STE MARIE, ON
CANADA

NEW VISTA PROPERTIES INC
1750 SW 4TH AVE,
MIAMI, FL 33129

MAO DANPING & XIN ZHAO
5-260-D YU TING DONG FENG BISHI RD,
518000 GUANG DONG,
CHINA

ZHUGANOV VLADISLAV & I
KRAVCHENENKO
7351 PERENNIAL RD,
NORTH PORT, FL 34291

BEWLEY MICHAEL J & MARY R
14308 TUGWELL AVE,
PORT CHARLOTTE, FL 33953

GENTILE JOHN EST
7 HUNTER TER,
WESTERLY, RI 02891

EVERLAND MHP 1 LLC
500 WESTOVER DR, UNIT 19844
SANFORD, NC 27330

CHAR CO HABITAT/HUMANITY INC
1750 MANZANA AVE,
PUNTA GORDA, FL 33950

LUCKADO R FRANCES
2605 TILLET RD SW,
ROANOKE, VA 24015

HILLSIDE COASTAL LLC
2011 PRATT AVE,
NORTH PORT, FL 34286

DALTON WILLIAM S & CASSIE A
510 HARBOR DR SOUTH,
VENICE, FL 34285

INDELL BRANDI
14380 TUGWELL AVE,
PORT CHARLOTTE, FL 33953

SHARAMITARO LEONARD & DARLENE
14390 TUGWELL AVE,
PORT CHARLOTTE, FL 33953

DAVID-ASPREC LIDA
90 CANTERBURY LN,
BELLE MEAD, NJ 08502

PARBOOSINGH EILEEN
5 MONROE ST, APT BA
MOUNT VERNON, NY 10550

MULLINAX CAROLYN
1329 SWINNEY ST,
FORT WAYNE, IN 46802

ENTRUSTCAMA
500 FORBES RD,
BEFORD, PA 15522

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14331 TUGWELL AVE,
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WUNCH MARK A
127 N COVE TERRACE DR,
PANAMA CITY, FL 32401

RTROLAND INC
63 VIA PICO PLZ, UNIT 544
SAN CLEMENTE, CA 92672

COZZARI EDUARDO E
690 SW 1ST CT, UNIT 2703
MIAMI, FL 33130

ARABACI GARY & TAMAR
4309 COUNRTY CLUB BLVD,
CAPE CORAL, FL 33904

PRIME FLORIDA LAND PHASE 2 CORP
2436 N FEDERAL HWY, STE 328
LIGHTHOUSE POINT, FL 33064

SOUTHERN STYLE INVESTMENTS LLC
7231 AUSTRALIAN ST,
NAVARRE, FL 32566

CHASE TUANNY ARRUDA
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MIAMI, FL 33129

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RAYTOWN, MO 64138

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542 HIGHLAND AVE NE,
ATLANTA, GA 30312

DOLKER PEMA
6025-54TH AVE,
MASTEDH, NY 11378

STEINER JUDITH
9013 FALCON CT,
VENICE, FL 34293

YATSYUK SERGIY & ALLINA
702 CONTRA COSTA AVE,
FIRCREST, WA 98466

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14389 TUGWELL AVE,
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GLUSHKO SERGEY
15396 EAGLE CREEK WAY,
APPLE VALLEY, MN 55124

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120 S LAFAYETTE ST,
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PORT CHARLOTTE, FL 33953

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PORT CHARLOTTE, FL 33953

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METHUEN, MA 1844

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5-3-1001 XINGZUO XINGHE BAY
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511442 GUANGZHOU,
CHINA
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TOVAR JAIME & CLARA
125 ROSELLE CT,
PORT CHARLOTTE, FL 33952

WILLIAMS TAMARA V
1024 FRANKLIN AVE,
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GUFFEY SHAWN RYAN
45 EPPINGER DR,
PORT CHARLOTTE, FL 33953

BALAN MARIE MYRTEL & ODELL
MCGHEE SR
55 EPPINGER DR,
PORT CHARLOTTE, FL 33953

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3704 5TH AVE,
EDGEWATER, MD 21037

CRUZ ARISLEYDIS
71 EPPINGER DR,
PORT CHARLOTTE, FL 33953

SAMPSON MELISSA A & K A SAMPSON
TRS
79 EPPINGER DR,
PORT CHARLOTTE, FL 33953

GONZALEZ IMMANUEL & MEGAN
BEACH
95 EPPINGER DR,
PORT CHARLOTTE, FL 33953

AUCLAIR ARLENE N
103 EPPINGER DR,
PORT CHARLOTTE, FL 33953

LAWSON SHAUNA M
119 EPPINGER DR,
PORT CHARLOTTE, FL 33953

JUUL EDWARD B JR
129 EPPINGER DR,
PORT CHARLOTTE, FL 33953

BARNHILL ERIC S & JEANETTE L
10 EPPINGER DR,
PORT CHARLOTTE, FL 33953

HEIDEMANN JOHANNES & ILSE TRS
20 EPPINGER DR,
PORT CHARLOTTE, FL 33953

KURERA SABRINA THULISHI & N
BANDARA
523 OAK ST,
ARCADIA, FL 34266

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6521 TERRACE DR,
TINLEY PARK, IL 60477

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1424 HIGHWAY 44 W,
SHEPERDSVILLE, KY 40165

WIEBERS JACOB E & MARY ANN TRS
6628 N 1000TH E,
LAFAYETTE, IN 47905

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117 RICHMOND ST,
DORCHESTER, MA 2124

PSAREV GRIGORIY IVANOVICH ETAL
36205 26TH AVE S,
FEDERAL WAY, WA 98003

BLISS TIMOTHIE W & KAREN V H-
76 EPPINGER DR,
PORT CHARLOTTE, FL 33953

HEBSTREIT CHRISTOPHER H & JOANNE
84 EPPINGER DR,
PORT CHARLOTTE, FL 33953

MCCARTER JUDITH A
100 EPPINGER DR,
PORT CHARLOTTE, FL 33953

STULTZ RONALD O & CHARLENE D
16 HOLDEN ST,
WORCESTER, MA 1605

LEBLANC CECILE TRUSTEE
8420 ABBINGTON CIR, UNIT B-25
NAPLES, FL 34108

MCNEELY RAYMOND L/E
132 EPPINGER DR,
PORT CHARLOTTE, FL 33953

LOMBARDO ROBERT J & RUTH
25 FOUNTAIN ST,
PORT CHARLOTTE, FL 33953

RACETTE TAMARA L/E
2545 RIDGESIDE LN,
OAKVILLE, ON
CANADA

BRUZDOWSKI WILLIAM E
41 FOUNTAIN ST,
PORT CHARLOTTE, FL 33953

COLETTA RONALD L/E
49 FOUNTAIN ST,
PORT CHARLOTTE, FL 33953

COLETTA RONALD L/E & DEANNA R
COLETTA
49 FOUNTAIN ST,
PORT CHARLOTTE, FL 33953

SHAKIR DONNA L & EDWARD J
65 FOUNTAIN ST,
PORT CHARLOTTE, FL 33953

VAUGHN CARLOS C & LOUISE A K
73 FOUNTAIN ST,
PORT CHARLOTTE, FL 33953

MELANCON JOSEPH ARIEL III
81 FOUNTAIN ST,
PORT CHARLOTTE, FL 33953

CIESIELSKI TOMASZ & IWONA
CIESIELSKA
9331 LANOLINGS LN,
DES PLAINES, IL 60016

BOZAROVA MALIKA & NILUFAR
ADILOVA
15149 KOVATS DR,
PHILADELPHIA, PA 19116

BRAMER DONALD R
4224 CANE RUN RD,
LOUISVILLE, KY 40216

LUCARINI GRACE E LIFE ESTATE
121 FOUNTAIN ST,
PORT CHARLOTTE, FL 33953

GOFMAN DANIIL A
914 S ARLINGTON DR,
ROUND LAKE, IL 60073

SELECT PROPERTIES OF FLORIDA INC
75 SHARER RD, UNIT 2
WOODBIDGE, ON
CANADA

SHECKLER ROBERT
30 FOUNTAIN ST,
PORT CHARLOTTE, FL 33953

CAMPBELL JOE A
38 FOUNTAIN ST,
PORT CHARLOTTE, FL 33953

HECTOR NALDEEN FOSTINA
1721 NICOLLETT AVE,
NORTH PORT, FL 34286

REHFELDT MICHAEL ADAM & PATRICIA
E
62 FOUNTAIN ST,
PORT CHARLOTTE, FL 33953

BERTRAND ETHELSTEEN TRUSTEE
88 FOUNTAIN ST,
PORT CHARLOTTE, FL 33953

MILLIEN GUIRLAINE & JEAN E JOSEPH
51 SHADE ST,
PORT CHARLOTTE, FL 33953

GAY MARILYN L
61 SHADE ST,
PORT CHARLOTTE, FL 33953

PUTNAM MICHAEL F & CLEIR DIAS
71 SHADE ST,
PORT CHARLOTTE, FL 33953

MELVIN BYRON D
2016 12TH ST SE,
RUSKIN, FL 33570

THOMPSON HAROLD VINCENT III L/E
93 SHADE ST,
PORT CHARLOTTE, FL 33953

SWARTZ GREGORY G & PEGGY
HAYMAN
63 CORNELIUS BLVD,
PORT CHARLOTTE, FL 33953

HAWK JOHN & LOIS HAWK LIV TR
73 CORNELIUS BLVD,
PORT CHARLOTTE, FL 33953

BROOKS ROSE MARIE L/E
72 SHADE ST,
PORT CHARLOTTE, FL 33953

FRISCHE JOHN R & BARBARA
12505 KOHLER RD,
WAPAKONETA, OH 45895

KASL KARL & DAFNI
104 FOUNTAIN ST,
PORT CHARLOTTE, FL 33953

ESTRADA DAVID & ELENA L
BARYSHNIKOVA
256 NW 50TH AVE,
MIAMI, FL 33126

NEVEROV GENNADIY
13621 TAMiami TRL,
NORTH PORT, FL 34287

ANDERSON JAMES M
14371 MARLIN AVE,
PORT CHARLOTTE, FL 33953

BEAVER MEADOWS LLC
4486 BEAVER MEADOWS RD,
VERNON, NY 13476

SOCHA ROBERT R & PLS & GAS
136 BERTHOUD ST,
PORT CHARLOTTE, FL 33953

PUBLIC WATERS
18500 MURDOCK CIR,
PORT CHARLOTTE, FL 33948

LOHR JULIAN
IM DER FUCHSSIEDLUNG 8,
86199 AUGSBURG,
GERMANY

ROTH FREDERICK H & JANET D
25 FLAMINGO BLVD,
PORT CHARLOTTE, FL 33954

RACETRAC PETROLEUM INC
 PO BOX 2437
 SMYRNA GA 30081

NORTH PORT CITY OF
 4970 CITY HALL BLVD
 NORTH PORT FL 34286-4100

MIGLIACCIO CARL
 4301 MONGITE RD
 NORTH PORT FL 34287-2822

LACHOVIZER RON N
 6060 CALIFORNIA CIR APT 506
 ROCKVILLE MD 20852

216 PPW REALTY LLC
 15 CATS PAW CT
 SALEM SC 29676

NARDELLI FRANK
 5698 LINGLE ST
 NORTH PORT FL 34287-2841

GENERATIONAL GROWTH PROPERTIES LLC
 252 W MARION AVE STE 200
 PUNTA GORDA FL 33950

WAL-MART STORES EAST LP
 702 SW 8TH ST
 BENTONVILLE AR 72716-6209

NORTH PORT SALFORD LLC
 1401 BROAD ST
 CLIFTON NJ 07013

SUMTER SQUARE LLC
 1718 MAIN ST STE 303
 SARASOTA FL 34236

TBC RETAIL GROUP INC
 PO BOX 52427
 ATLANTA GA 30355

DLB NORTH PORT LLC
 252 WEST MARION AVE STE 200
 PUNTA GORDA FL 33950

GENERATIONAL GROWTH PROPERTIES LLC
 252 W MARION AVE STE 200
 PUNT GORDA FL 33950

GRETO SASHA
 4331 MONGITE RD
 NORTH PORT FL 34287

NORTH PORT GATEWAY EAST
 ASSOCIATION INC
 C/O N DWAYNE GRAY JR ESQ
 ORLANDO FL 32801-4341

NORTH PORT ROAD & DRAINAGE DISTRICT
 4970 CITY HALL BLVD
 NORTH PORT FL 34286-4100

NORTH PORT CITY OF
 4970 CITY HALL BLVD
 NORTH PORT FL 34286-4100

LBC-AIDAN LANE LLC
 PO BOX 2886
 SARASOTA FL 34230

BAF ASSETS 3 LLC
 5001 PLAZA ON THE LAKE STE 200
 AUSTIN TX 78746

ALDI FLORIDA LLC
 C/O RYAN TAX COMPLIANCE SERVICES LLC
 HOUSTON TX 77056

SELECT PROPERTIES OF FLORIDA I INC
 75 SHARER RD
 WOODBRIDGE ON L4L 8Z3

CHARLOTTE STATE BANK & TRUST
 1100 TAMIAMI TRL
 PORT CHARLOTTE FL 33953

HOME DEPOT U S A INC
 ATTN PROPERTY TAX DEPT RE 8528
 ATLANTA GA 30348-5842

FIFTH THIRD BANK
 38 FOUNTAIN SQUARE PLAZA
 CINCINNATI OH 45263-0001

PENNELLA GIUSEPPE
 378 HARRISON AVE
 HARRISON NY 10528-2714

PASTERNAK OLEKSANDR
 3863 BARBARY LN
 NORTH PORT FL 34287

KOERTGE FRANCIS GALE
 3421 LOUISE AVE
 INDIANAPOLIS IN 46234-1735

THEODHOR FAMILY TRUST
 4050 BARBARY LN
 NORTH PORT FL 34287-7252

GAROD LENNY
 3967 BARBARY LN
 NORTH PORT FL 34287-7251

ABC LIQUORS INC
 8989 S ORANGE AVE
 ORLANDO FL 32824-7904

SUMTER SQUARE LLC
1718 MAIN ST STE 303
SARASOTA FL 34236

SCIARRINO JOHN
768 SAVILLE AVE
EDDYSTONE PA 19022

BAER IRA (LIFE EST)
467 TRAPPE LN
LANGHORNE PA 19047

LANZO AGOSTINO
4110 DERRY RD RR #2
BURLINGTON ON L7M 0R5

SEEVERS JAMES M
330 SOMERSET ST
ALPHA NJ 08865-4574

ALISAN LLC
185 NW SPANISH RIVER BLVD STE 100
BOCA RATON FL 33431-4230

ZINNIA CENTER VII LLC
22 S LINKS AVE STE 300
SARASOTA FL 34236

CONDE LORI
4031 BARBARY LN
NORTH PORT FL 34287-7253

HALLING CHANTELE B
5664 BARLOW TER
NORTH PORT FL 34287

NORTH PORT GATEWAY EAST
ASSOCIATION INC
C/O N DWAYNE GRAY JR ESQ
ORLANDO FL 32801-4341

EGF LLC
C/O ALTUS GROUP
SOUTHLAKE TX 76092

POPOVETSKY VLADIMIR
4071 BARBARY LN
NORTH PORT FL 34287-7253

16979 TTS LLC
7978 COOPER CREEK BLVD
UNIVERSITY PARK FL 34201

POPOVETSKY VLADIMIR
4061 BARBARY LN
NORTH PORT FL 34287-7253

NORTH PORT ROAD & DRAINAGE DISTRICT
4970 CITY HALL BLVD
NORTH PORT FL 34286-4100

MOLIS CHRISTOPHER N
9 HEDMAN AVE
HAMPTON NH 03842-4022

HAYES CAMERON ROSS
4000 BARBARY LN
NORTH PORT FL 34287

SMITH CHRISTOPHER
4041 BARBARY LN
NORTH PORT FL 34287-7253

MARGARYAN GASPAR
4040 BARBARY LN
NORTH PORT FL 34287-7252

COUCH JOHN E
5691 BARLOW TER
NORTH PORT FL 34287-7255

BODNAR ELSA (LIFE EST)
34-36 43RD ST
ASTORIA NY 11101

VAKS AVRAAM (LIFE EST)
3889 BARBARY LN
NORTH PORT FL 34287-7251

STONE ROSALIE
4060 BARBARY LN
NORTH PORT FL 34287-7252

KORBIAK MARGARET E (E LIFE EST)
4266 TUXEDO DR
WARREN MI 48092-1119

EXHIBIT B

RVi Planning + Landscape Architecture

North Port Gateway DMA
Neighborhood Meeting Summary



NOTICE OF VIRTUAL NEIGHBORHOOD MEETING

October 12, 2022

Dear Property Owner:

In compliance with the City of North Port Unified Land Development Code requirements relating to Section 53-5 and 37-55, Exceptional Engineering ("Applicant") is holding a Neighborhood Meeting prior to public hearings with the City of North Port. The meeting is in regard to an application to amend the North Port Gateway Development Master Plan ("Project"). The amendment is specific to Lot 10E of the Development Master Plan, to allow for a 61,000 SF Hotel (Holiday Inn Express).

The purpose of the meeting is to educate community members and nearby landowners about the proposed Project and to address any questions.

The Neighborhood Meeting will be held on Wednesday, October 26, 2022, at 5:00 p.m. online through the Zoom.

To join, please visit www.zoom.us, click on "Join A Meeting" in the top right corner, and enter

Meeting ID: 867 4268 3669

Passcode: 007858

Your input matters! For questions please contact:
RVi Planning + Landscape Architecture, Inc. c/o Rhea Lopes
8725 Pendery Place, Suite 101, Bradenton, FL 34201
(607) 216-2390 OR rlopes@rviplanning.com

Document Path: \\lsar1\Projects\2022\22002360 Exceptional Engineering DCP Amendment City of North Port\04 BASE INFORMATION\02 GIS\MXDs\Aerial Map.mxd





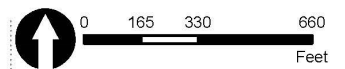
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10401 Highland Manor Dr.
 Suite 220
 Tampa, FL 33610
 Tel: 813.443.8282
 www.rviplanning.com

NORTH PORT DMP AMENDMENT AERIAL MAP

- 📍 City of North Port, FL
- 📅 Date: 10/12/2022
- # 22002360
- 👤 Exceptional Engineering
-  Subject Boundary
-  DMP Boundary



Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

EXHIBIT C

RVi Planning + Landscape Architecture

North Port Gateway DMA
Neighborhood Meeting Summary

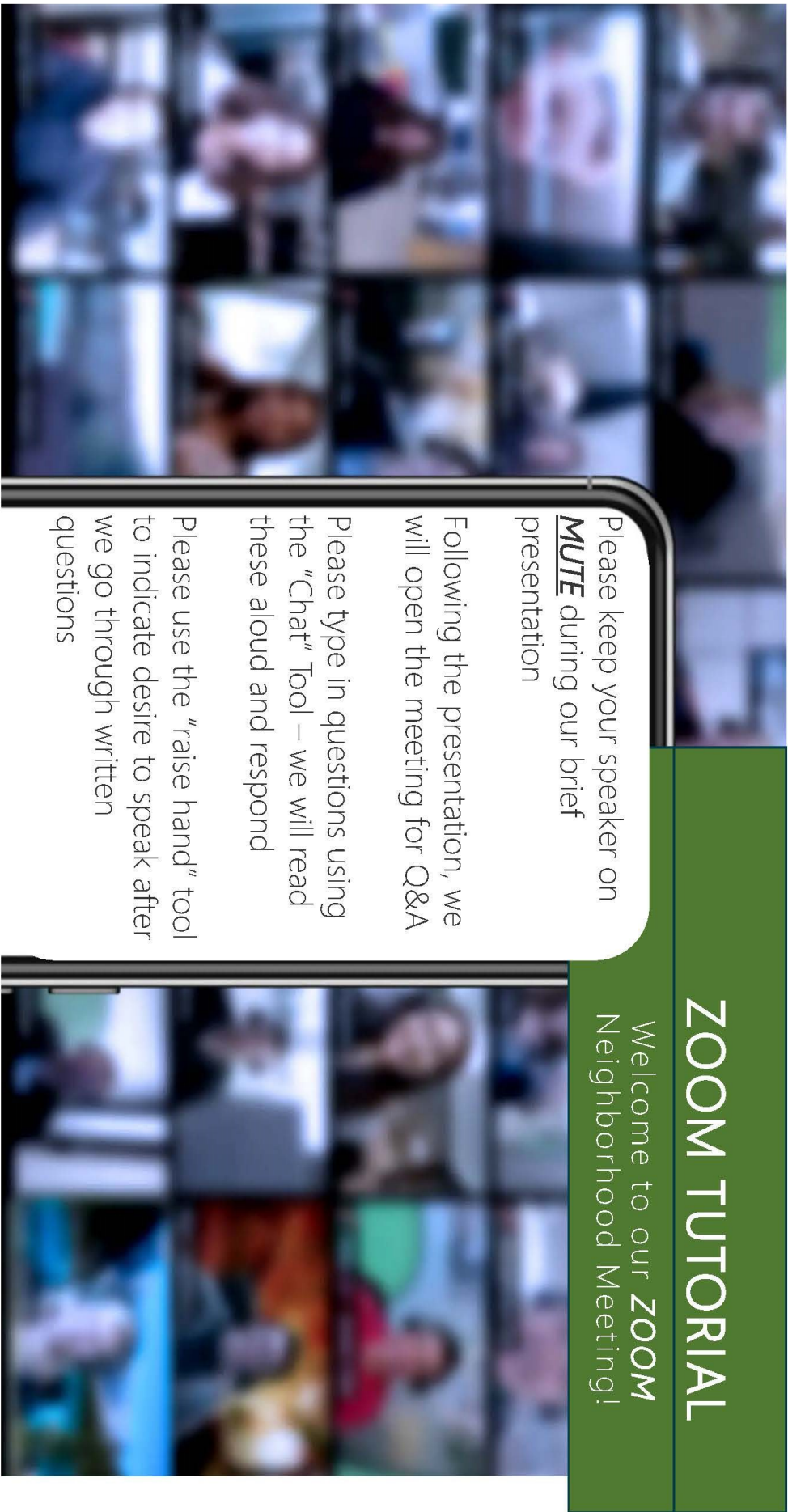


NORTH PORT GATEWAY

DEVELOPMENT MASTER PLAN AMENDMENT

NEIGHBORHOOD MEETING
OCTOBER 26, 2022





ZOOM TUTORIAL

Welcome to our **ZOOM** Neighborhood Meeting!

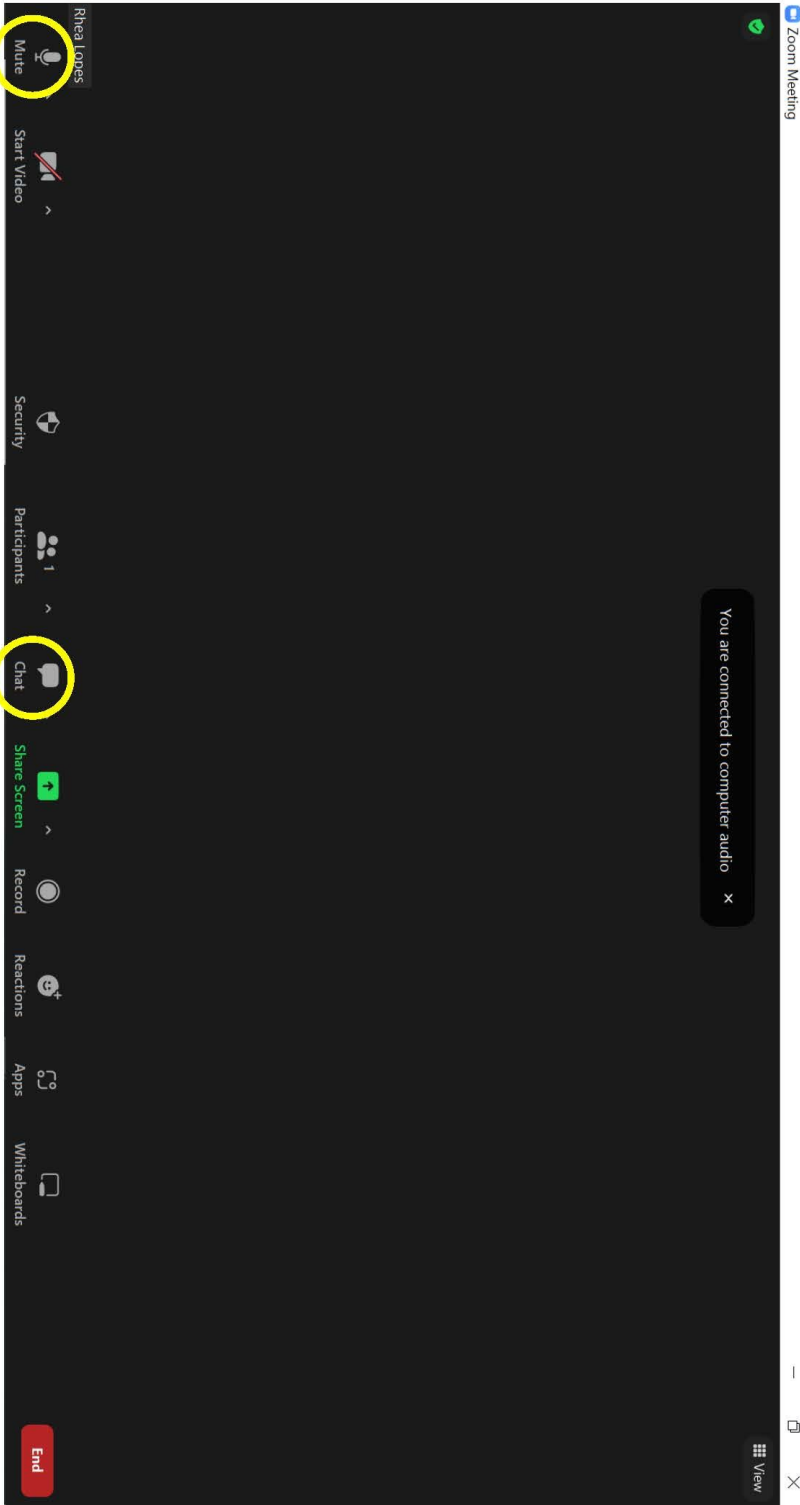
Please keep your speaker on **MUTE** during our brief presentation

Following the presentation, we will open the meeting for Q&A

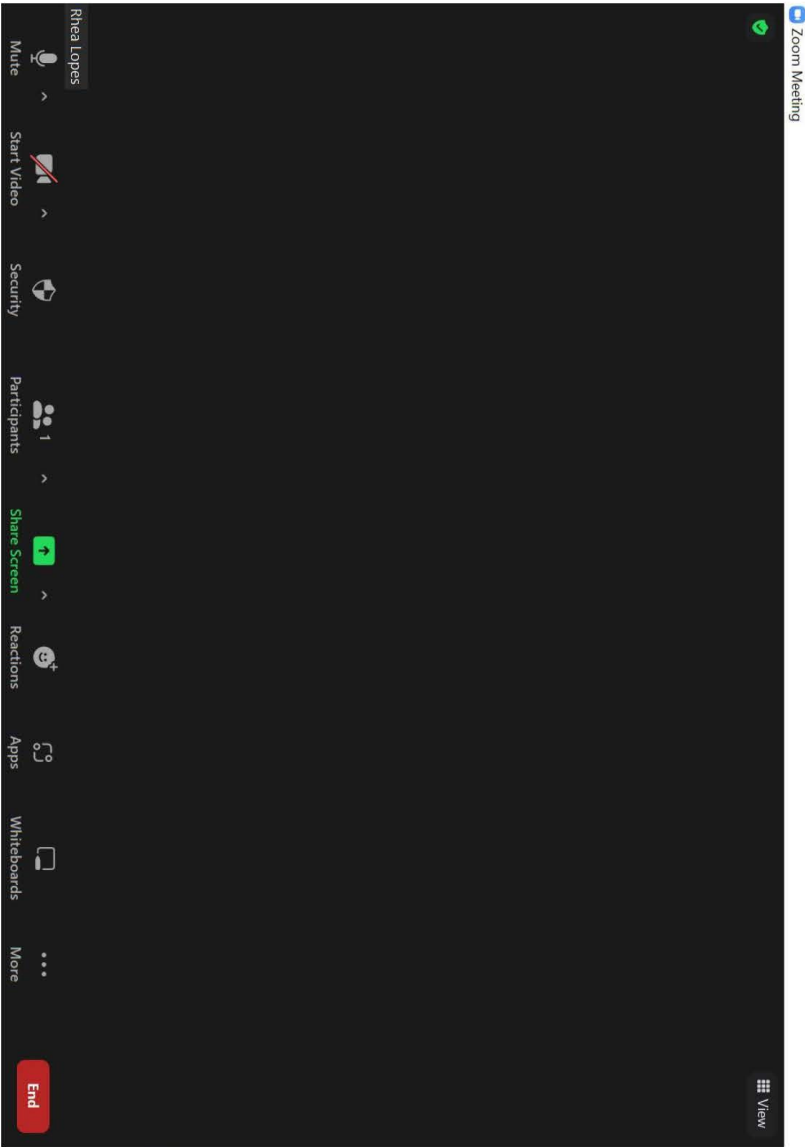
Please type in questions using the "Chat" Tool – we will read these aloud and respond

Please use the "raise hand" tool to indicate desire to speak after we go through written questions

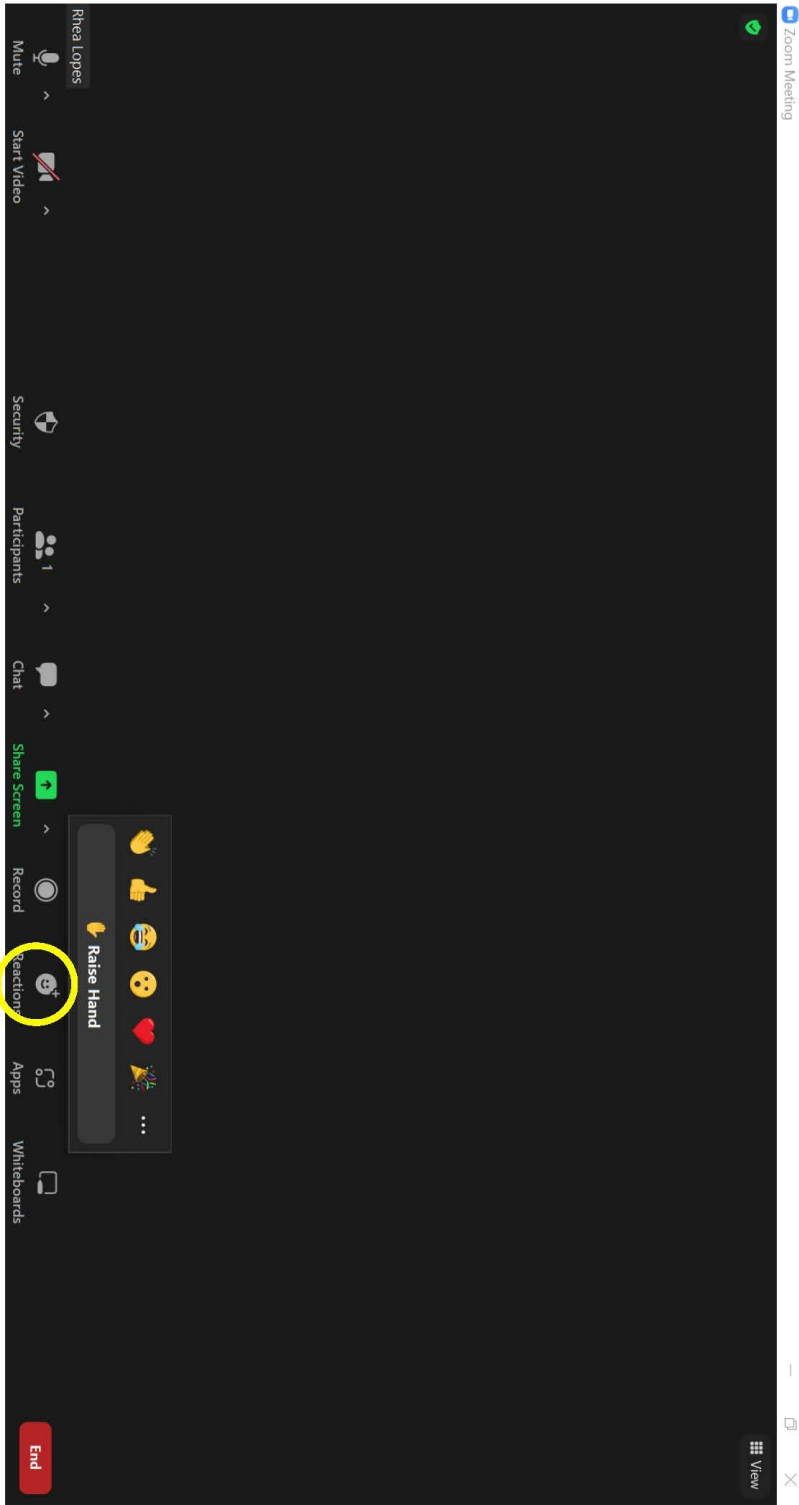
ZOOM TUTORIAL



ZOOM TUTORIAL



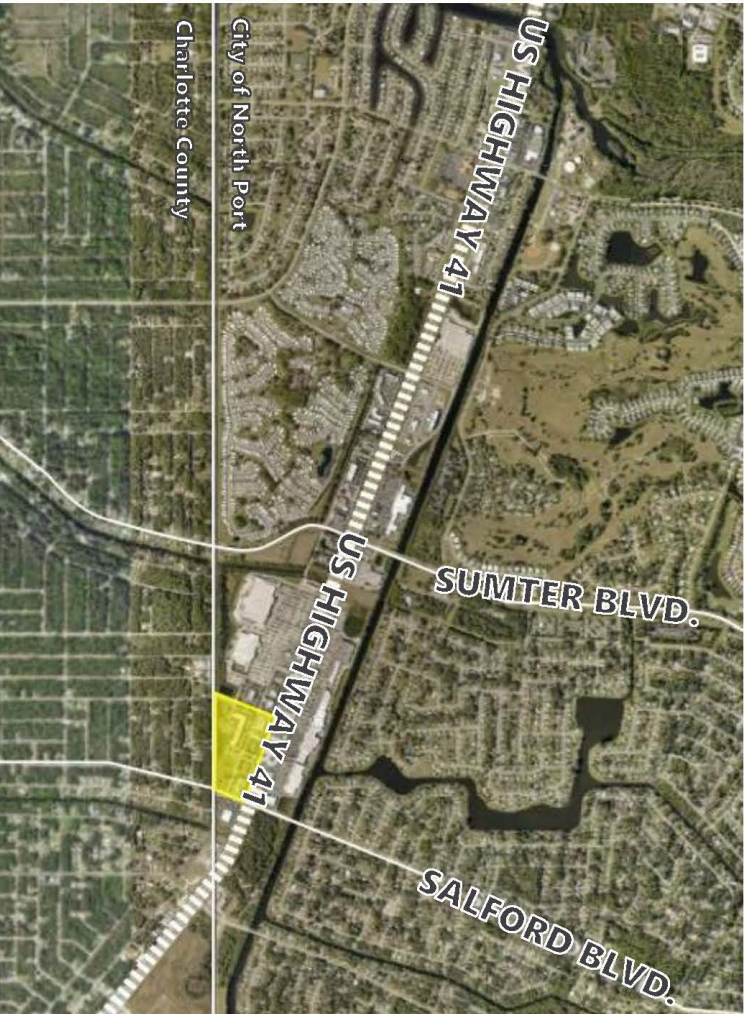
ZOOM TUTORIAL



WELCOME & INTRODUCTIONS

- Property Owner: Generational Growth Properties, LLC
- Applicant/Engineer: Exceptional Engineering – Jason White
- Agent: RVI Planning + Landscape Architecture – Rhea Lopes

PROJECT OVERVIEW



- Located along US Highway 41, west of Salford Blvd.
- Originally approved in 2005 (DCP-05-106)
- Future Land Use: Activity Center 1
- Zoning: Planned Community development (PCD)

CURRENT PROJECT STATUS



- Close to Build-Out
- Three Vacant Lots
 - **Lot 10E (current amendment)**
 - Lot 11E
 - Lot 12E
- Lots 11E & 12E – Medical/Office building (Currently under staff review)

LOT 10E DMA REQUEST



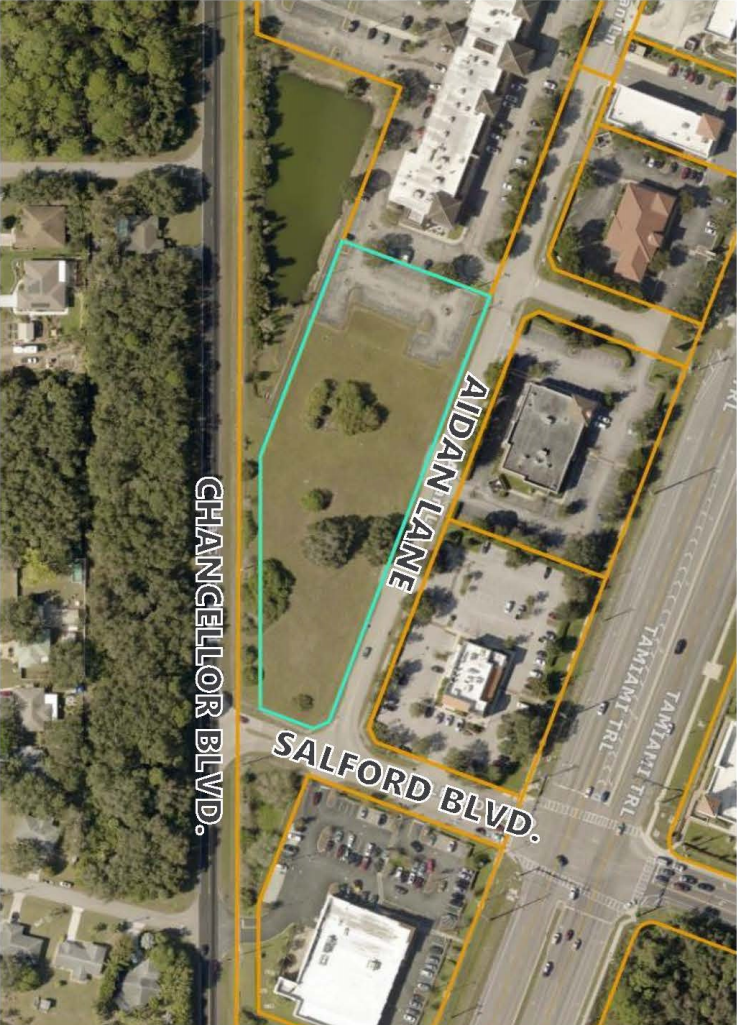
- Access from Aidan Lane
- 2.52 Acres
- Surrounding Land Use:
 - North: ROW – Aidan Lane
 - South: ROW – Chancellor Blvd.
 - East: ROW – Salford Blvd.
 - West: Shopping center
- Use per current DMP:
 - 36,000 SF Bank/Retail/Office
 - Max. Height: 45' or 3 stories
- Proposed Use:
 - 61,000 SF Hotel (Holiday Inn Express)
 - Max. Height: 70' or 4 stories per ULDC

BUILDING ELEVATIONS



NEXT STEPS

- ✓ Application Submittal
- Complete Staff review
- Public hearings before the PZAB & City Commission
- Development Order Application & Permits
- Stay Informed:
 - Rhea Lopes - rlopes@rviplanning.com



THANK YOU!

QUESTIONS ?

RLOPES@RVIPPLANNING.COM

EXHIBIT D

RVi Planning + Landscape Architecture

North Port Gateway DMA
Neighborhood Meeting Summary

LOT 10E DMA REQUEST

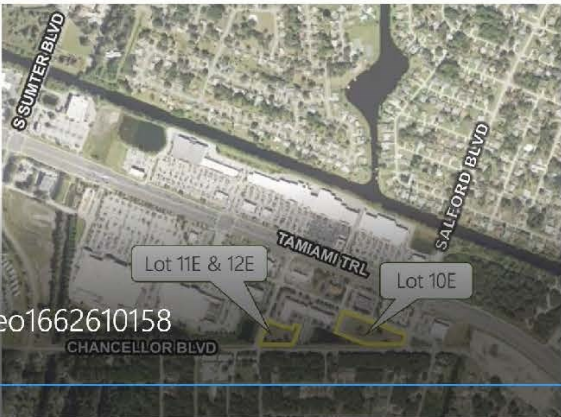


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 - Max. Height: 45' or 3 stories
- Proposed Use:
 - 61,000 SF Hotel (Holiday Inn Express)
 - Max. Height: 70' or 4 stories per ULDC



CURRENT PROJECT STATUS



video1662610158

- Close to Build-Out
- Three Vacant Lots
 - Lot 10E (*current amendment*)
 - Lot 11E
 - Lot 12E
- Lots 11E & 12E – Medical/Office building (Currently under staff review)

