



STAFF REPORT

Ordinance No. 2023-32

Rezone Tract B, 51st Addition to Port Charlotte Subdivision

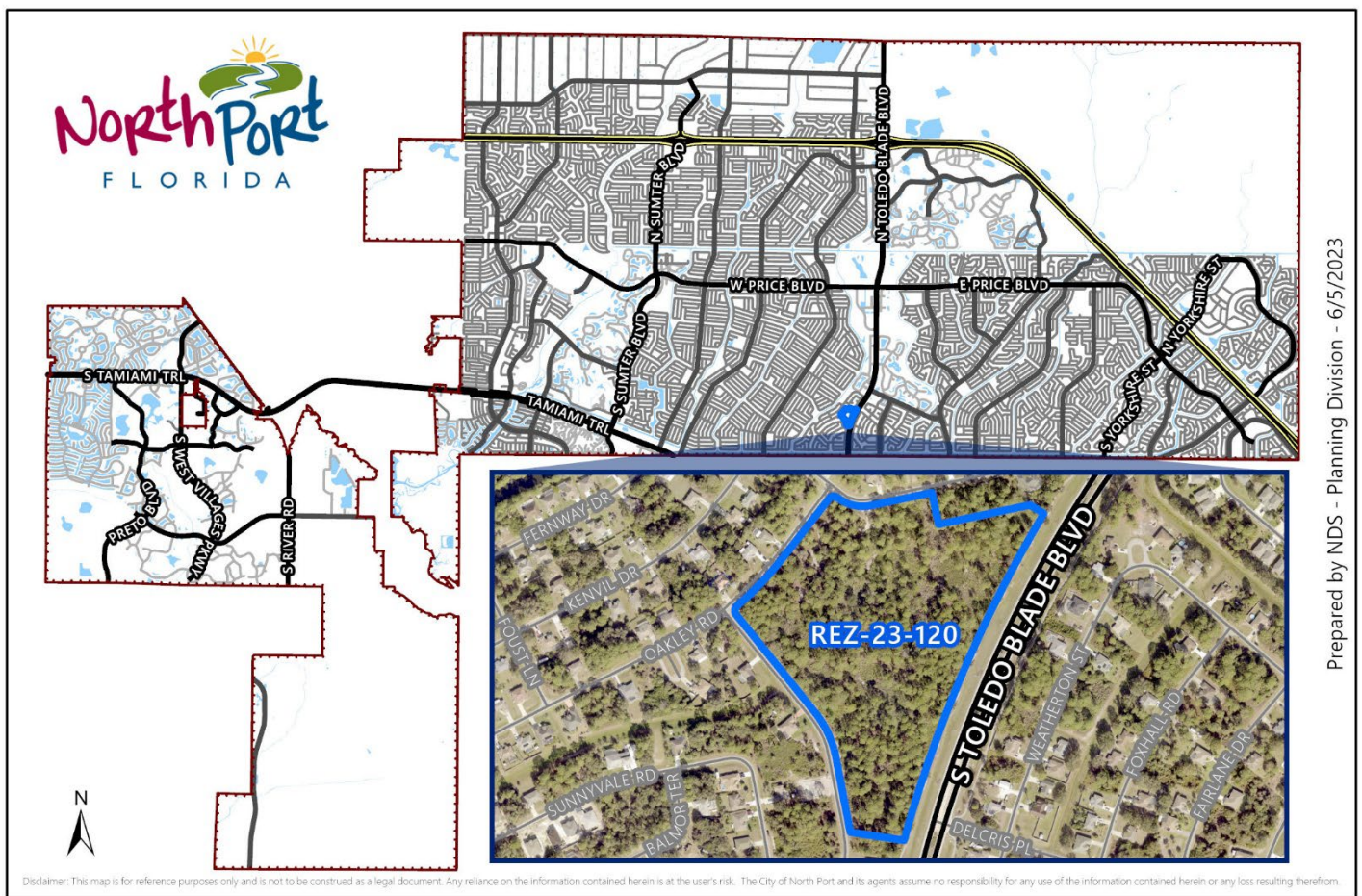
From: Lori Barnes, AICP, CPM, Assistant Director, Development Services

Thru: Alaina Ray, AICP, Development Services Director

Thru: Jason Yarborough, ICMA-CM, Assistant City Manager

Thru: A. Jerome Fletcher II, ICMA-CM, MPA, City Manager

Date: January 9, 2024



Prepared by NDS - Planning Division - 6/5/2023

PROJECT: REZ-23-120 "Serenity"
REQUEST: Rezone from Residential Single-Family (RSF-2) to Residential Multi-Family (RMF) District.
APPLICANT: Jackson R. Boone, Esq, Boone (**Exhibit A**)
OWNERS: Toledo Blade, LLC (**Exhibit B**)
LOCATION: S. Toledo Blade Boulevard (Parcel ID 1007-25-2118)
PROPERTY SIZE: ± 18.63 acres

I. BACKGROUND

On May 17, 2023, the Planning & Zoning Division received from Jackson Boone, an agent for the property owner Toledo Blade, LLC, a Rezone (REZ) petition to rezone a ± 18.63-acre property generally located north of Hillsborough Boulevard and west of Toledo Blade Boulevard (PID 1007-25-2118) from Residential Single Family (RSF-2) to Residential Multi-Family.

Sec. 53-120 of the Unified Land Development Code (ULDC) describes the RSF district as follows: "These districts are intended to be single-family residential areas of low density. The nature of the use of property is the same in all districts. Variation among the RSF-2 and RSF-3 Districts is in requirements for lot area, width, and certain setbacks. Certain structures and uses designated to serve governmental, educational, religious, noncommercial recreation and other immediate needs of such areas are permitted or are permissible as special exceptions within such districts, subject to restrictions and requirements necessary to preserve and protect their single-family residential character." It is important to note that ULDC Sec. 53-122 which specifies Prohibited Uses in RSF does not list multi-family as a prohibited use. Therefore, a multi-family development at a maximum density of 4.3 dwelling units per acre, could be granted a Special Exception in RSF per Sec. 53-123.

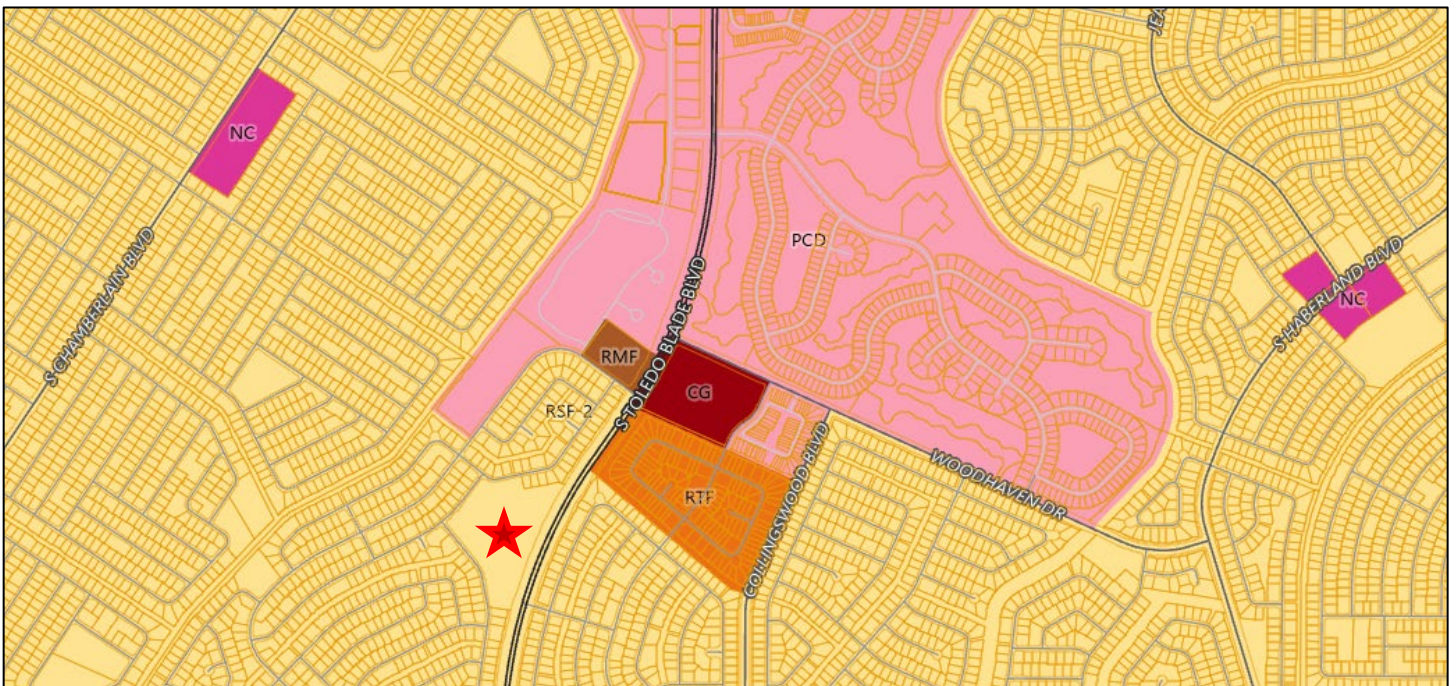
Sec. 53-146 of the Unified Land Development Code (ULDC) describes the RMF district as follows: "The residential multifamily district is intended to be a high-density residential district with emphasis on multifamily use." However, the permitted uses under Sec. 53-147 include, "all principal uses and structures permitted in RSF (single-family), two-family dwellings, multiple family dwellings and townhomes, and cluster houses." The density associated with single-family and two-family dwellings is not high density, therefore, the intent to allow lower densities is established in the ULDC, despite the reference to High Density Residential future land use included in Sec. 53-145. Relationship to the Comprehensive Plan.

The property subject to this petition fronts on an arterial road (S. Toledo Blade Boulevard) between Hillsborough Boulevard and Price Boulevard, approximately 1.5 miles north of U.S. 41 and about 1.15 miles south of Activity Center 5. Florida Department of Transportation data from 2022 indicates an Annual Average Daily Traffic (AADT) count of 20,000 vehicles on S. Toledo Blade Boulevard between Hillsborough Boulevard and Price Boulevard. (AADT data represents the total volume of traffic on a roadway segment for one year, divided by the number of days in a year).

I. BACKGROUND

A mixture of Zoning districts currently exists in the immediate surrounding area including Residential Multi-Family (RMF), Residential Two-Family (RTF), Single Family Residential (RSF), as well as Neighborhood Commercial (NC) and Planned Community Development (PCD). While the properties abutting the subject site have a RSF zoning district, RTF is located approximately 300-feet to the northeast (across Toledo Blade Boulevard) with adjacent General Commercial (GC) about 1,000 feet from the site. To the north, RMF exists about 1200-feet away as well as existing high-density residential development in the PCD district about 500-feet to the northwest.

The NC zoning abutting RSF zoning along parallel collector roads (S. Chamberlain Boulevard and S. Haberland Boulevard), as well as GC zoning adjacent to low-density residential in the PCD district (S. Toledo Blade Boulevard and Woodhaven Drive) should be noted as the current Zoning Map applies higher density/intensity zoning districts next to lower density/intensity, relying on buffering and compatibility standards in the Unified Land Development Code to minimize incompatibility between uses.



A companion petition (CPA-23-124) to amend the Comprehensive Plan Future Land Use Map designations from Low Density Residential FLU to Medium Density Residential FLU has also been submitted. If the FLU map amendment and rezone are adopted, a future Development Master Plan approval by the City Commission would be required in advance of any development occurring on the site.

II. PETITION

REZONE

Petition REZ-23-120 proposes a Rezone, changing the zoning of a +/-18.63-acre subject property from Residential Single Family (RSF-2) to Residential Multi-Family (RMF). **(See Zoning Map attached as Exhibit C).** The implementing ordinance to amend the Zoning Map is **Ordinance No. 2023-32** attached as **Exhibit D.**

III. NEIGHBORHOOD MEETING

Pursuant to Section 53-5.E. of the Unified Land Development Code, the applicant held a neighborhood meeting on August 10 at 5:30 PM in person at the Morgan Family Center located at 6207 W Price Blvd, North Port, FL 34291. The meeting documents, including public notice, are attached as **Exhibit E.**

IV. REVIEW PROCESS

A pre-application meeting for the project was held on December 7, 2022 (PRE-22-220). REZ-23-120 was processed for management review, no reviewing department issued comments.

The City Attorney's Office reviewed and approved the proposed Ordinance 2023-32 as to form and correctness.

V. DATA & ANALYSIS

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

FLORIDA STATUTES

Florida Statutes § 166.041 Procedures for adoption of ordinances and resolutions.

The notice requirements pursuant to this Statute have been met and are detailed in Section VI of this Staff Report.

Staff concludes that the petition for rezoning is consistent with the requirements of § 166.041(3)(a) regarding ordinances that change the zoning map designation of a parcel of land.

V. DATA & ANALYSIS (CONTINUED)

COMPREHENSIVE PLAN

Future Land Use Element, 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.

Objective 1: Future development activities shall continue to be directed in appropriate areas as depicted on the Future Land Use Map, and shall encourage the use of innovative land development regulations, consistent with sound planning principles, minimal natural limitations, the goals, objectives and policies contained within this plan, and the community character.

Policy 1.1: Land development regulations adopted to implement this Comprehensive Plan shall be consistent with Section 163.3202 (1), Florida Statutes and the following densities and intensities, presuming concurrency requirements are satisfied, for residential and non-residential development as indicated below:

Medium Density Residential - These lands are designated for residential areas of medium density (maximum of 10.0 residential units per gross acre). Low density residential is permitted within this designation.

Due to the frontage along the arterial roadway S. Toledo Blade Boulevard (AADT 20,000) the subject property's location is ideal for Residential Multi-Family (RMF) zoning. RMF will provide for a more compact, higher density development than traditional single-family detached development, which new land use pattern will provide economic benefit to the City as it provides for more efficient, cost-effective provision of public services and will support businesses in the area. A mixture of Zoning districts currently exists in the surrounding area including Residential Multi-Family (RMF), Residential Two-Family (RTF), Single Family Residential (RSF), as well as a Neighborhood Commercial (NC) and Planned Community Development (PCD). While the properties abutting the subject site have a RSF zoning district, RTF is located approximately 300-feet to the northeast (across Toledo Blade Boulevard) with adjacent General Commercial (GC) about 1,000 feet from the site. To the north, RMF exists about 1200-feet away as well as existing high-density residential development in the PCD district about 500-feet to the northwest.

Higher density/intensity uses are not, by virtue, considered to be incompatible with lower density/intensity uses. Properties with NC zoning abutting RSF zoning along parallel collector roads (S. Chamberlain Boulevard and S. Haberland Boulevard), as well as GC zoning adjacent to low-density residential in the PCD district (S. Toledo Blade Boulevard

V. DATA & ANALYSIS (CONTINUED)

and Woodhaven Drive) should be noted as the current Zoning Map applies higher density/intensity zoning districts next to lower density/intensity, relying on buffering and compatibility standards in the ULDC to mitigate any conflicts between uses. Furthermore, as evidenced by the provision in the ULDC Sec. 53-147 which permits one-and-two family homes in RMF, single-family and multi-family uses are deemed compatible.

Additionally, a RMF development would necessitate review through a Major Site and Development petition, which would provide the City with far greater control and higher requirements than single-family development for preservation of trees, native species, and habitat to ensure enjoyment of natural and man-made resources.

Upon adoption of Ordinance No. 2023-31, the property subject to this rezoning request will have a Medium Density Residential future land use designation. This designation would pair with the Residential Multi-Family (RMF) zoning upon adoption of Ordinance No. 2023-32.

Sec. 53-146 of the Unified Land Development Code (ULDC) describes the RMF district as follows: "The residential multifamily district is intended to be a high-density residential district with emphasis on multifamily use." However, the permitted uses under Sec. 53-147 include, "all principal uses and structures permitted in RSF (single-family), two-family dwellings, multiple family dwellings and townhomes, and cluster houses." The density associated with single-family and two-family dwellings is not high density, therefore, the intent to allow lower densities is established in the ULDC, despite the reference to High Density Residential future land use included in Sec. 53-145. Relationship to the Comprehensive Plan. In addition, the Comprehensive Plan does not specify what zoning districts are permissible in each future land use designation. Furthermore, the existence of several parcels on the west side of S. Sumter Boulevard with the same Medium Density Residential future land use and RMF pairing establishes a precedent of the RMF zoning consistency with Medium Density Residential FLU.

Staff concludes that the proposed RMF zoning is consistent with Future Land Use Element Goal 1 and Objective 1.

COMPREHENSIVE PLAN

Future Land Use Element, Objective 3: The economic base shall be increased and diversified relative to the City's economic tax base through planning and development activities which attract new business and industries, while also encouraging the expansion of existing businesses and industries as indicated in the Economic Development Element.

Policy 3.4: Job creation as criterion for land use change. No amendment

V. DATA & ANALYSIS (CONTINUED)

to the Future Land Use Map or the City's zoning map will be approved without a finding of fact by the issuing body, based upon competent and substantial evidence, as to whether the proposed land use change would impact job creation by a net gain, loss, or no change in employment opportunities.

The FLU amendment to Medium Density Residential has the potential, upon development of the property, to create temporary construction jobs; and, upon development completion, induced employment opportunities for the targeted workforce in areas near employment centers and transportation corridors consistent with Economic Development Element goals, objectives and policies. The development would also produce direct jobs for onsite management and operations personnel. Finally, population generation associated with additional residential units would induce service industry jobs as well. Therefore, granting the petition would result in a net gain for job creation.

Staff concludes that the proposed FLU is consistent with the Future Land Use Element Objective 3, Policy 3.4.

COMPREHENSIVE PLAN

Future Land Use Element, Objective 11: To promote strategies that address issues which include but are not limited to fiscal sustainability, energy efficient land use patterns, environmental protection, and housing diversity to provide a balance in both new development and the pre-platted lot areas, the City shall undertake the following policies.

...

Policy 11.4: The City shall encourage and support the innovative redesign or assembly of GDC platted lots. The City shall encourage this activity by expediting the land development review process and endorsing unique and creative land use design.

...

Policy 11.9: To address the fiscal issues and sustainability impacts of providing services to the GDC platted lots, the City shall promote/encourage creative development including but not limited to neo-traditional development, cluster housing, and villages in previously un-platted areas of the City, and in areas where platted lots have been assembled and re-platted...

The property subject to this Rezone petition is a platted tract within the 51st Addition to the Port Charlotte Subdivision (GDC platted area). Under the existing zoning designation, this property could be further subdivided into additional, traditional single-family detached lots with no homeowner's association or privately funded infrastructure maintenance, adding to the fiscal issues and unsustainable development pattern associated with the City's existing 70,000 platted 10,000 square foot lots, and not contributing to a diversity of housing options. The proposed

V. DATA & ANALYSIS (CONTINUED)

RMF designation on the subject property would provide for a more sustainable land use pattern allowing for multi-family cluster housing in an area already supporting a mix of land uses.

Staff concludes that the proposed zoning is consistent with Future Land Use Objective 11 and Policies 11.4 and 11.9.

COMPREHENSIVE PLAN

Transportation Element

Policy 4.4: The City shall continue to implement its Unified Land Development Code to provide adequate access management controls to limit the proliferation of commercial and residential driveways along arterial and collector roadways. Current platted lots with direct access to arterial and collector roadways may continue to develop.

Assignment of a RMF zoning would result in development requiring review through a Major Site and Development petition, through which access management best practices may be applied to control access to the arterial road (S. Toledo Blade Boulevard).

Staff concludes that the proposed FLU is consistent with the Transportation Element, Policy 4.4.

COMPREHENSIVE PLAN

Housing Element Goal 1

To promote the preservation and development of high-quality, balanced, and diverse housing options for persons of all income levels throughout the City of North Port.

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

Policy 1.2: Designate on the Future Land Use Map, additional acreage for medium/high density residential use in areas serviced or planned for potable water and wastewater facilities.

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

...

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

V. DATA & ANALYSIS (CONTINUED)

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

The proposed RMF designation on the subject property would provide for a diverse housing type in an area with existing transportation, water and wastewater facilities, as well as schools, parks, and other essential services. Approval of this Rezone would allow for construction of housing alternatives to single-family attached and help the City provide for a broad range of housing opportunities.

Staff concludes that the proposed FLU is consistent with the Housing Element Goal 1, Objective 1, and Policies 1.2, 1.3, 1.7, and 1.9.

COMPREHENSIVE PLAN

Economic Development Element, Goal 5: Achieve an Economically Stable Community with a Superior Quality of Life

Objective 5.1: The City encourages the full utilization by businesses and industries of the economic development enhancement programs implemented by the Legislature for the purpose of the development and expansion of permanent job opportunities, especially for the economically disadvantaged, brownfield designations, tax incentives, community development corporations, and other programs designed to enhance economic and employment opportunities.

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

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

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

The proposed RMF zoning provides for an infill development opportunity that supports the workforce in an area with access to transportation centers (arterial roadway/S. Toledo Blade Boulevard/hurricane evacuation route and I-75 interchange less than 4 miles away and US 41 approximately 1.5 miles away), and in close proximity to employment centers in Activity Centers 1, 4 and 5. Furthermore, with RMF, the site can support a diverse, low-maintenance housing type that may be preferred by the professional workforce as opposed to the higher-maintenance, single-family detached

V. DATA & ANALYSIS (CONTINUED)

lifestyle.

Staff concludes that the proposed FLU is consistent with the Economic Development Element Goal 5, Objective 5.1, and Policies 5.1.1 and 5.1.2.

ULDC

Chapter 1—General Provisions, Article IV.—Rezoning, Section 1-33.— Rezoning. Unified Land Development Code (ULDC) Section 1-33. details submission requirements for a Rezoning application.

Staff Findings: A complete application packet was submitted to the Planning & Zoning Division of Neighborhood Development Services in accordance with ULDC Sec. 1-33.E. and processed for review by Staff in accordance with ULDC Sec. 1-33.D. and F. The criteria for a Rezoning per ULDC Sec. 1-33.E.(1). Are addressed below by Staff and the applicant.

Staff concludes that the proposed Rezone is consistent with the Section 1-33 of the Unified Land Development Code.

ULDC

Chapter 1—General Provisions, Article II.—Administration of Unified Land Development Code, Section 1-12.—Amendments.

E. Nature and requirements of Planning and Zoning Advisory Board report. (1) When pertaining to the rezoning of land, the report and recommendations of the Planning and Zoning Advisory Board to the City Commission required by Sec. 1-33 shall show that the Planning and Zoning Advisory Board has studied and considered the proposed change in relation to the following, where applicable:

(a) Whether the proposed change would be consistent with the adopted map series and goals, objectives and policies of the Comprehensive Plan.

Applicant Findings: The proposal is consistent with all applicable elements of the Comprehensive Plan as evaluated in the concurrent Comprehensive Plan Amendment Application.

Staff Findings: Staff find this Rezone petition consistent with the Comprehensive Plan. See Comprehensive Plan Analysis on Pages 5-9 of this Staff Report.

Staff concludes that the proposed Rezone is consistent with ULDC Sec. 1-12.E.(1).(a).

ULDC

(b) The relationship of the proposed change to the existing land use pattern.

V. DATA & ANALYSIS (CONTINUED)

Applicant Findings: The proposed change is compatible with the existing land use pattern.

Staff Findings: This petition has a companion petition, CPA-23-124, which is proposing to change the Future Land Use (FLU) from Low Density Residential to Medium Density Residential. The RMF zoning permits a mix of residential product types (one-and-two-family and multi-family) at a density of up to 15 dwelling units per acre. However, with the assignment of a Medium Density Residential FLU, the density on the subject property would be limited to a maximum of 10 dwelling units per acre.

Staff concludes that the proposed Rezone is consistent with ULDC Sec. 1-12.E.(1).(b).

ULDC

(c) Whether the proposed change would lead to the creation of an isolated zoning unrelated to adjacent and nearby districts.

Applicant Findings: The proposed change will not lead to the creation of an isolated unrelated district as the property use would remain residential.

Staff Findings: A mixture of Zoning districts currently exists in the surrounding area including Residential Multi-Family (RMF), Residential Two-Family (RTF), Single Family Residential (RSF), as well as Neighborhood Commercial (NC) and Planned Community Development (PCD). While the properties abutting the subject site have a RSF zoning district, RTF is located approximately 300-feet to the northeast (across Toledo Blade Boulevard) with adjacent General Commercial (GC) about 1,000 feet from the site. To the north, RMF exists about 1200-feet away as well as existing high-density residential development in the PCD district about 500-feet to the northwest.

The NC zoning abutting RSF zoning along parallel collector roads (S. Chamberlain Boulevard and S. Haberland Boulevard), as well as GC zoning adjacent to low-density residential in the PCD district (S. Toledo Blade Boulevard and Woodhaven Drive) should be noted as the current Zoning Map applies higher density/intensity zoning districts next to lower density/intensity, relying on buffering and compatibility standards in the Unified Land Development Code to minimize incompatibility between uses. Furthermore, as evidenced by the provision in the ULDC Sec. 53-147 which permits one-and-two family homes RMF, single-family and multi-family uses are compatible.

Staff concludes that the proposed Rezone is consistent with ULDC Sec. 1-

V. DATA & ANALYSIS (CONTINUED)

12.E.(1).(c).

ULDC

(d) The impact on the availability of adequate public facilities consistent with the level of service standards adopted in the Comprehensive Plan and as defined and implemented through the City's Concurrency Management System Regulations as set forth in Chapter 5 of this Unified Land Development Code.

Applicant Findings: Adequate public facilities are available to serve the site consistent with the established levels of service.

Staff Findings: No concurrency/level of service issues were identified during management review of the proposed Rezone. Further concurrency review will be conducted based on the actual development proposal's impacts anticipated at time of Major Site and Development plan review.

Staff concludes that the proposed Rezone is consistent with ULDC Sec. 1-12.E.(1).(d).

ULDC

(e) Whether the existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

Applicant Findings: No response. Note, from staff the required narrative responses under Section 1-33 are inconsistent with the required findings in Sec. 1-12.E.

Staff Findings: The property subject to this petition fronts on an arterial road (S. Toledo Blade Boulevard), approximately 1.5 miles north of U.S. 41 and about 1.15 miles south of Activity Center 5. Florida Department of Transportation data from 2022 indicates a AADT of 20,000 on S. Toledo Blade Boulevard between Hillsborough Boulevard and Price Boulevard. (Annual Average Daily Traffic Counts (AADT) data represents the total volume of traffic on a roadway segment for one year, divided by the number of days in a year).

Single-family residential zoning districts on arterial roadways are not sustainable. The existing RSF zoning and associated land use pattern is not compatible with high traffic arterial roads/hurricane evacuation routes. Not only does this land use pattern create transportation conflicts, single-family living in this environment is not highly desired by the general population, and as traffic increases, cities are known to rezone these areas to transitional zoning districts where existing single-family homes gradually redevelop into office and professional service uses. Conversely, multi-family development patterns are sustainable in this type of environment as sites may be designed to buffer the residential buildings

V. DATA & ANALYSIS (CONTINUED)

from any potential nuisances adjacent to the sites.

Staff concludes that the proposed Rezone is consistent with ULDC Sec. 1-12.E.(1).(e).

ULDC

(f) Whether changed or changing conditions make the passage of the proposed zoning necessary.

Applicant Findings: The need to provide a more diverse mix of housing products in the City makes the change necessary.

The property subject to this petition was platted as an ±18.63-acre tract within 51st Addition to Port Charlotte Subdivision, which was recorded in 1971. Since that time, the site has been passed over for development, likely due to the RSF zoning designation and the plethora of available platted lots (70,000) for single-family detached dwelling units. Today, the residential market has recognized the public's desire for diverse housing options providing for a range of socioeconomic segments of the population. As such, an interested end-user developer has identified the site as appropriate for multi-family development and has requested this Rezone, consistent with the Comprehensive Plan and the City's Strategic Plan priorities to promote a range of housing options and affordability for current and future residents.

Staff concludes that the proposed Rezone is consistent with ULDC Sec. 1-12.E.(1).(f).

ULDC

(g) Whether the proposed change will adversely influence living conditions in the neighborhood.

Applicant Findings: The proposed change will not adversely influence living conditions in the neighborhood. The proposed development will provide extensive buffers adjacent to the adjacent single-family uses, and limit access to Toledo Blade Boulevard (no access to the adjacent streets in the single-family neighborhood).

Staff Findings: ULDC provisions reflect that one-and-two-family development is compatible with multi-family development (ULDC Sec. 53-147 which permits one-and-two family homes RMF). The Zoning Map, in areas city-wide, applies higher density/intensity zoning districts next to lower density/intensity, relying on buffering and compatibility standards in the Unified Land Development Code (ULDC) to minimize incompatibility between uses. These ULDC standards will be applied to any future development proposal on the site to ensure any potential negative impacts are addressed. It should be noted that there are only six single-family lots directly abutting the subject property and five of those lots are vacant. An additional 20 single-family lots are located

V. DATA & ANALYSIS (CONTINUED)

across the street from the subject property of which 13 are vacant. Approval of future development petitions may be conditioned upon access management requirements and preservation of significant existing, mature trees to buffer the adjacent neighborhood.

Staff concludes that the proposed Rezone is consistent with ULDC Sec. 1-12.E.(1).(g).

ULDC

(h) Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

Applicant Findings: The proposed change will not excessively increase traffic or otherwise affect public safety.

The proposed rezone does not have a direct influence on traffic congestion or public safety. The RSF zoning would permit up to 80 single-family homes, while the RFM zoning, coupled with the Medium Density FLU, would permit up to 186 units. The RSF use would generate approximately 75 trips during the PM peak hours versus the RMF (multi-family mid-rise) use generating approximately 73 trips during PM peak hour, so traffic congestion will not excessively increase with this Rezone. Further analysis of transportation impacts will be required at time of Major Site and Development Plan review to determine actual impacts and any necessary improvements based on the actual development proposed. As the proposed use is still residential, the change will not affect public safety.

Staff concludes that the proposed Rezone is consistent with ULDC Sec. 1-12.E.(1).(h).

ULDC

(i) Whether the proposed change will create a drainage problem.

Applicant Findings: The proposed change will not create a drainage problem.

Staff Findings: The proposed Rezone alone has no effect on drainage. The ULDC requires stormwater management systems for new development where the post-development runoff cannot exceed predevelopment runoff. At time of Major Site and Development review, a full stormwater analysis for the development as proposed will be reviewed and approved by the City's Stormwater Engineer prior to issuance of a development order.

Staff concludes that the proposed Rezone is consistent with ULDC Sec. 1-12.E.(1).(i).

ULDC

(j) Whether the proposed change will seriously reduce light and air or solar access to adjacent areas.

V. DATA & ANALYSIS (CONTINUED)

Applicant Findings: The proposed change will not reduce light and air to adjacent areas.

Staff Findings: Application of a RFM zoning district would increase the maximum building height from 35-feet to 70-feet. However, there is no evidence that the increased building height would reduce light and air or solar access to adjacent areas. Further, development on the site will be required to comply with minimum buffering, setbacks, and open space. A compliance and compatibility review would be conducted at time of Development Master Plan/Major Site and Development plan review.

Staff concludes that the proposed Rezone is consistent with ULDC Sec. 1-12.E.(1).(j).

ULDC

(k) Whether the proposed change will adversely affect property values in the adjacent areas.

Applicant Findings: The proposed change will not adversely affect property values in the area.

Staff Findings: Staff reviewed the historical just (market) value of several single-family home sites that are adjacent to existing RMF development and found no evidence that property values were impacted by the RMF zoning. Furthermore, a Cambridge study has shown that, "Despite invidious assumptions about multifamily housing, census data for 2000 show that working communities with multifamily dwellings have higher house values than other types of working communities. The average value of owner-occupied houses was highest in working communities with the most multifamily units. Among working communities, the high multifamily areas had the highest home values, the mixed-stock areas the next highest, and the single-family areas had the lowest." ("America's Working Communities and the Impact of Multifamily Housing," Cambridge, MA: Joint Center for Housing Studies, 2004, p. 17).

Staff concludes that the proposed Rezone is consistent with ULDC Sec. 1-12.E.(1).(k).

ULDC

(l) Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.

Applicant Findings: The proposed change will not be a deterrent to the improvement or development of adjacent properties.

Staff Findings: Staff has found no documented evidence to support a

V. DATA & ANALYSIS (CONTINUED)

position that the proposed Rezone would be a deterrent to the improvement or development of adjacent property.

Staff concludes that the proposed Rezone is consistent with ULDC Sec. 1-12.E.(1).(I).

ULDC

(m) Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

Applicant Findings: The proposed change will not constitute a grant of special privilege

Staff Findings: The proposed Rezone does not grant a special privilege to an individual owner. With the rezone, the property still retains a residential zoning district, and no development may occur until review of a Development Master Plan and Major Site and Development Plan to ensure consistency with the ULDC is completed. The public welfare will be served by this rezoning in expansion of the housing diversity within the City.

Staff concludes that the proposed Rezone is consistent with ULDC Sec. 1-12.E.(1).(m).

ULDC

(n) Whether there are substantial reasons why the property cannot be used in accord with existing zoning.

Applicant Findings: The property is not well suited for single-family residential development due to its extensive frontage on Toledo Blade Boulevard and the amount of single-family residential sites otherwise available in the City.

Staff Findings: Single-family residential zoning districts on arterial roadways are not sustainable. The existing RSF zoning and associated land use pattern is not compatible with high traffic arterial roads/hurricane evacuation routes. Not only does this land use pattern create transportation conflicts, single-family living in this environment is not highly desired by the general population, and as traffic increases, cities are known to rezone these areas to transitional zoning districts where existing single-family homes gradually redevelop into office and professional service uses. Conversely, multi-family development patterns are sustainable in this type of environment as sites may be designed to buffer the residential buildings from any potential nuisances adjacent to the sites.

Furthermore, the property subject to this petition was platted as an ±18.63-acre tract within 51st Addition to Port Charlotte Subdivision, which was recorded in 1971. Since that time, the site has been passed over for

V. DATA & ANALYSIS (CONTINUED)

development, likely due to the RSF zoning designation and the plethora of available platted lots (70,000) for single-family detached dwelling units. Today, the residential market has recognized the public's desire for diverse housing options providing for a range of socioeconomic segments of the population. As such, an interested end-user developer has identified the site as appropriate for multi-family development and has requested this Rezone, consistent with the Comprehensive Plan and the City's Strategic Plan priorities to promote a range of housing options and affordability for current and future residents.

Staff concludes that the proposed Rezone is consistent with ULDC Sec. 1-12.E.(1).(n).

ULDC

(o) Whether the change suggested is out of scale with the character of the neighborhood.

Applicant Finding: The change suggested is not out of scale with the neighborhood and is consistent with the existing development pattern in the neighborhood.

Staff Findings: The neighborhood already includes a mix of uses, including two multi-family, multi-story developments (Kenvil Drive and Island Club Drive) which co-exist with the existing single-family detached residential despite the varying residential product type. Additionally, further development on the site will be required to comply with minimum buffering, setbacks, and open space. A compliance and compatibility review would be conducted at time of Development Master Plan/Major Site and Development plan review.

Staff concludes that the proposed Rezone is consistent with ULDC Sec. 1-12.E.(1).(o).

V. DATA & ANALYSIS (CONTINUED)

ULDC

(p) Whether the use causes a decrease in level of service, concurrency in any area listed in Chapter 5, or causes adverse effects on the health, safety and welfare of the citizens of North Port and it's impossible to find other adequate sites in the City for the proposed use in districts already permitting such use that would maintain the adopted level of service, concurrency levels as listed in Chapter 5 or adequate services for the health, safety and welfare of the citizens of North Port.

Applicant Findings: The proposed use will not cause a decrease in the level of service, or cause adverse effects on the health, safety, and welfare of the citizens of North Port.

Staff Findings: No concurrency/level of service issues were identified during management review of the proposed Rezone. Further concurrency review will be conducted based on the actual development proposal's impacts anticipated at time of Major Site and Development plan review. Furthermore, as evidenced by the provision in the ULDC Sec. 53-147 which permits one-and-two family homes RMF, single-family and multi-family uses are deemed compatible.

A RMF development would necessitate review through a Major Site and Development petition, through which preservation of trees, native species, and habitat may be preserved to ensure enjoyment of natural and man-made resources. Other adequate sites for RMF are not available. Only 0.66% of the City's land area has RMF zoning (versus @ 37% RSF), and because one-and-two-family development is permitted in RSF, several areas zoned RMF are developed as low density residential.

Staff concludes that the proposed Rezone is consistent with ULDC Sec. 1-12.E.(1).(p).

VI. PUBLIC NOTICE & HEARING SCHEDULE

PUBLIC NOTICE

Notice of the public hearings were mailed to the owner and property owners within a 1,320 feet radius of the subject property on November 20, 2023. The petition for a Rezone was advertised in a newspaper of general circulation within the City of North Port on November 20, 2023, pursuant to the provisions of Section 166.041(3)(a), Florida Statutes and Section 7.01(c) of the Charter of the City of North Port, and Chapter 1, Article II., Section 1-12 of the City's Unified Land Development Code (ULDC) as amended **(Exhibit F)**.

VI. PUBLIC NOTICE & HEARING SCHEDULE

PUBLIC HEARING SCHEDULE

Planning & Zoning Advisory Board	December 7, 2023 9:00 AM or as soon thereafter
City Commission 1st Reading	January 9, 2024 10:00 AM or as soon thereafter
City Commission 2nd Reading	January 23, 2024 6:00 PM or as soon thereafter

VII. RECOMMENDED MOTION

PLANNING AND ZONING ADVISORY BOARD

The Planning & Zoning Division recommends that the Planning & Zoning Advisory Board recommend approval of REZ-23-120 and motion as follows:

I move to recommend approval of Petition REZ-23-120 (Ordinance No. 2023-32), and find that, based on competent substantial evidence, the Rezone is consistent with the City of North Port Comprehensive Plan, and Section 1-33 of the Unified Land Development Code.

CITY COMMISSION

The City Commission approve REZ-23-120 and motion as follows:

I move to approve Ordinance No. 2023-32, Petition REZ-, and find that, based on competent substantial evidence, the Rezone meets the standards in the Florida Statutes, is consistent with the City of North Port Comprehensive Plan and Section 1-33 of the Unified Land Development Code.

VIII. ALTERNATIVE MOTIONS

1. **DENIAL** of Ordinance No. 2023-32, Petition REZ-23-120.

I move to recommend denial of Ordinance No. 2023-32, Petition REZ-23-120, and find that, based on the competent substantial evidence:

- The proposed Rezoning **IS NOT CONSISTENT** with the City of North Port Comprehensive Plan, and Section 1-33 of the Unified Land Development Code.

IX. EXHIBITS

A.	Affidavit
B.	Deed
C.	Zoning Map
D.	Ordinance No. 2023-32 with Exhibits
E.	Neighborhood Meeting Documents
F.	Legal Ad

AFFIDAVIT

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

Sworn and subscribed before me this 17th day of MAY, 20 23.

[Signature] Jackson R. Boone, Esq.
Signature of Applicant or Authorized Agent Print Name and Title

STATE OF Florida COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 17th day of MAY, 20 23, by JACKSON BOONE who is personally known to me or has produced NA as identification.

[Signature]
Signature - Notary Public



**AFFIDAVIT
AUTHORIZATION FOR AGENT/APPLICANT**

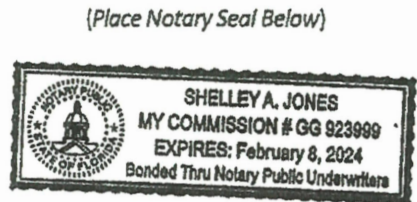
I, Richard Simeone, Manager, Toledo Blade, LLC, property owner, hereby authorize Jackson R. Boone, Esq. to act as Agent on our behalf to apply for this application on the property described as (legal description) _____

Tract B, 51st Addition to Port Charlotte
Owner [Signature] Date 4/24/23

STATE OF FL COUNTY OF Lee

The foregoing instrument was acknowledged by me this 24 day of April, 20 23, by Richard Simeone who is personally known to me or has produced _____ as identification.

[Signature]
Signature - Notary Public



RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2008066011 1 PG
2008 MAY 13 03:55 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
DCOURSEY Receipt#1047155
Doc Stamp-Deed: 7,560.00

Exhibit B

Prepared By:
Robert M. Lipshutz, Esquire
P.O. Box 101217
Cape Coral, Florida 33910-1217
239-549-8666

Parcel ID Number: 1007-25-2118



Warranty Deed

This Indenture, Made this 6th day of May, 2008 A.D., Between
Florida Home Builders, Inc., a Florida corporation

of the County of _____, State of _____, grantor, and
Toledo Blade, LLC, a Florida limited liability company

whose address is: 4411 Cleveland Avenue, Fort Myers, FL 33901

of the County of _____, State of _____, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of
-----TEN DOLLARS (\$10)----- DOLLARS,

and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Sarasota State of Florida to wit:

An undivided sixty and thirty five one hundredths percent (60.35%)
interest in Tract B, 51st Addition to Port Charlotte Subdivision, a
subdivision according to the plat thereof recorded in Plat Book 21,
Pages 8, 8A through 8GG, inclusive, Public Records of Sarasota
County, Florida.

Subject to easements, restrictions and reservations of record, if
any, and to taxes and assessments for the year 2008 and thereafter.

Subject property is unimproved land.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Florida Home Builders, Inc., a Florida corporation

Margaret Fertitta
Witness
Print MARGARET FERTITTA

By: [Signature] (Seal)
Anthony Leeber, Jr., President
P.O. Address: 223 Santa Monica Court, Cape Coral, FL 33914

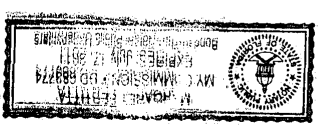
[Signature]
Witness
Print Ken Lesner



(Corporate Seal)

STATE OF Florida
COUNTY OF Lee

The foregoing instrument was acknowledged before me this 5 day of May, 2008 by
Anthony Leeber, Jr., as the President of Florida Home Builders, Inc., a
Florida corporation, on behalf of the Corporation. He produced his
valid PERSONALLY KNOWN TO ME as identification.



Margaret Fertitta
Notary Public
Print MARGARET FERTITTA
My Commission Expires:

2008 MAY 13 03:55 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
DCOURSEY: Receipt#1047155

Doc Stamp-Deed: 0.70

Exhibit B

Prepared By:
Robert M. Lipshutz, Esquire
P.O. Box 101217
Cape Coral, Florida 33910-1217
239-549-8666



Parcel ID Number: 1007-25-2118

Warranty Deed

This Indenture, Made this 6th day of May, 2008 A.D., Between Toledo Blade Group, LLC, a Florida limited liability company

of the County of _____, State of _____, grantor, and Toledo Blade, LLC, a Florida limited liability company

whose address is: 4411 Cleveland Avenue, Fort Myers, FL 33901

of the County of _____, State of _____, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Sarasota State of Florida to wit:

An undivided thirty nine and sixty five one hundredths percent (39.65%) interest in Tract B, 51st Addition to Port Charlotte Subdivision, a subdivision according to the plat thereof recorded in Plat Book 21, Pages 8, 8A through 8GG, inclusive, Public Records of Sarasota County, Florida.

Subject to easements, restrictions and reservations of record, if any, and to taxes and assessments for the year 2008 and thereafter.

Subject property is unimproved land.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Toledo Blade Group, LLC a Florida limited liability company

Rachelle L. Graveline
Witness

Rachelle L. Graveline

By: *Lars Mansson* (Seal)

Lars Mansson, Managing Member

P.O. Address: 3613 Del Prado Boulevard, Cape Coral, FL 33914

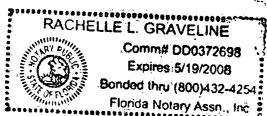
Witness

Robert M. Lipshutz

(Corporate Seal)

STATE OF Florida
COUNTY OF Lee

The foregoing instrument was acknowledged before me this _____ day of May, 2008 by Lars Mansson as the Managing Member of Toledo Blade Group, LLC, a Florida limited liability company, on behalf of the Limited Liability Company. He is personally known to me.



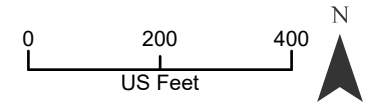
Rachelle L. Graveline
Rachelle L. Graveline
Notary Public

My Commission Expires: 05/19/08



Prepared on 6/5/2023
by Planning Division

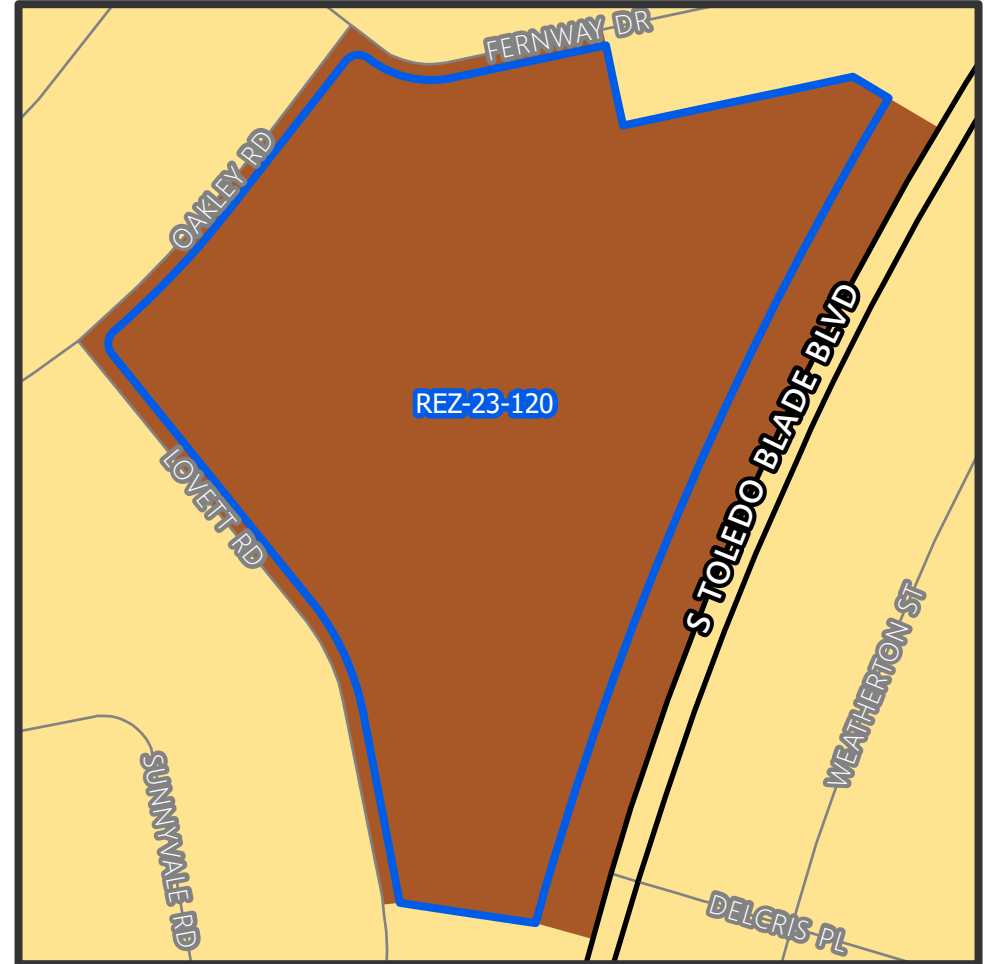
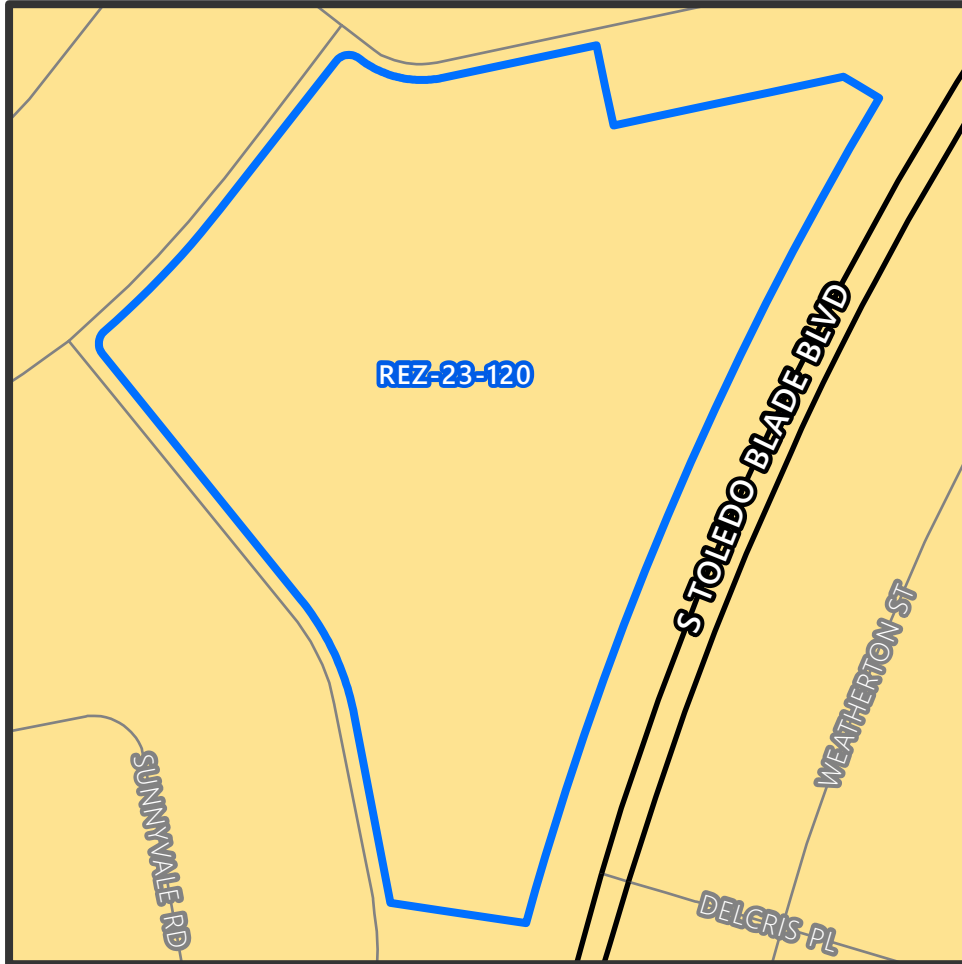
PROPOSED REVISION TO CURRENT ZONING REZ-23-120, SERENITY



Existing Zoning
(RSF-2) Residential Single Family 2

Exhibit C

Proposed Zoning
(RMF) Residential Multi-Family



- Petition Boundary
- (RSF-2) Residential Single Family 2

- (RMF) Residential Multi-Family
- (RSF-2) Residential Single Family 2

NOTE: THIS MAP CANNOT BE CORRECTLY INTERPRETED INDEPENDENTLY OF NORTH PORT COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO. 97-27, AS SAME AS MAY BE AMENDED FROM TIME TO TIME.



City of North Port

ORDINANCE NO. 2023-32

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, REZONING ± 18.63 ACRES LOCATED IN SECTION 36, TOWNSHIP 39S, RANGE 21E OF SARASOTA COUNTY AND FURTHER DESCRIBED AS TRACT "B" FIFTY-FIRST ADDITION TO PORT CHARLOTTE SUBDIVISION AND IN INSTRUMENT NO. 2008066012 IN THE OFFICIAL RECORDS OF SARASOTA COUNTY, FROM RESIDENTIAL SINGLE-FAMILY DISTRICT (RSF) CLASSIFICATION TO RESIDENTIAL MULTI-FAMILY DISTRICT (RMF) CLASSIFICATION; AMENDING THE OFFICIAL ZONING MAP; PROVIDING FOR FINDINGS; PROVIDING FOR FILING OF APPROVED DOCUMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the subject property was reclassified from Future Land Use classification of Low Density Residential to Medium Density Residential by adoption of Ordinance No. 2023-31; and

WHEREAS, Petition REZ-23-120 ("Petition") requests that the subject property be rezoned; and

WHEREAS, the public notice requirements provided in Florida Statutes Chapter 166 and the Unified Land Development Code have been adhered to and satisfied; and

WHEREAS, the Planning and Zoning Advisory Board considered the Petition at a public hearing on December 7, 2023 and made its recommendation to the City Commission; and

WHEREAS, the public notice requirements provided in Florida Statutes Chapter 166 and the Unified Land Development Code have been adhered to and satisfied; and

WHEREAS, the City Commission held properly-noticed public hearings at first and second reading of this ordinance, at which time all interested parties had an opportunity to appear and be heard, and the City Commission considered all relevant evidence presented, as well as the Planning and Zoning Advisory Board's recommendation; and

WHEREAS, the City Commission finds that competent substantial evidence supports the findings and actions herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA:

SECTION 1 – FINDINGS

- 1.01 The above recitals are true and correct and are incorporated in this ordinance by reference.
- 1.02 Pursuant to Florida Statutes Section 166.041(4)(c), a business impact estimate was not required because this ordinance is enacted to implement Part II of Florida Statutes Chapter 163, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements, and development permits.
- 1.03 The City Commission finds this ordinance to be consistent with the adopted North Port Comprehensive Plan and Unified Land Development Code.
- 1.04 All exhibits attached to this ordinance are incorporated in this ordinance by reference.

SECTION 2 – REZONING

- 2.01 The City Commission hereby changes the zoning classification of the ± 18.63 acre area located at Section 36, Township 39S, Range 21E of Sarasota County and further described as Tract “B” Fifty-First Addition to Port Charlotte Subdivision and in Instrument No. 2008066012 in the Official Records of Sarasota County as shown on the boundary survey attached as “Exhibit A,” currently zoned Residential Single-Family District (RSF), to Residential Multi-Family District (RMF).
- 2.02 The City Commission approves the revised Official Zoning Map, attached as “Exhibit B,” reflecting the zoning change approved in this ordinance.

SECTION 3 – FILING OF APPROVED DOCUMENTS

- 3.01 The City Clerk is directed to place in the City Clerk’s files an updated Official Zoning Map in accordance with the requirements of Sections 53-14, 53-16, and 53-17 of the Unified Land Development Code.
- 3.02 The City Clerk is directed to file this ordinance with the Clerk of the Circuit Court in and for Sarasota County, Florida, and with the Florida Department of State in accordance with the requirements of Section 1-36 of the Unified Land Development Code.

SECTION 4 – SEVERABILITY

- 4.01 If a court of competent jurisdiction finds that any section, subsection, sentence, clause, phrase, or provision of this ordinance is for any reason invalid or unconstitutional, that provision will be deemed a separate, distinct, and independent provision and will not affect the validity of the remaining portions of the ordinance.

SECTION 5 – CONFLICTS

- 5.01 In the event of any conflict between the provisions of this ordinance and any other ordinance, in whole or in part, the provisions of this ordinance will prevail to the extent of the conflict.

SECTION 6 – EFFECTIVE DATE

6.01 This ordinance shall take effect upon the effective date of Ordinance No. 2023-31 regarding Amendment CPA-23-124 to the Comprehensive Plan. No development order or development permits dependent on this ordinance may be issued before it has become effective.

READ BY TITLE ONLY at first reading by the City Commission of the City of North Port, Florida in public session on January 9, 2024.

ADOPTED by the City Commission of the City of North Port, Florida on the second and final reading in public session on January 23, 2024.

CITY OF NORTH PORT, FLORIDA

ALICE WHITE
MAYOR

ATTEST

HEATHER FAUST, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

AMBER L. SLAYTON, B.C.S.
CITY ATTORNEY

Exhibit A

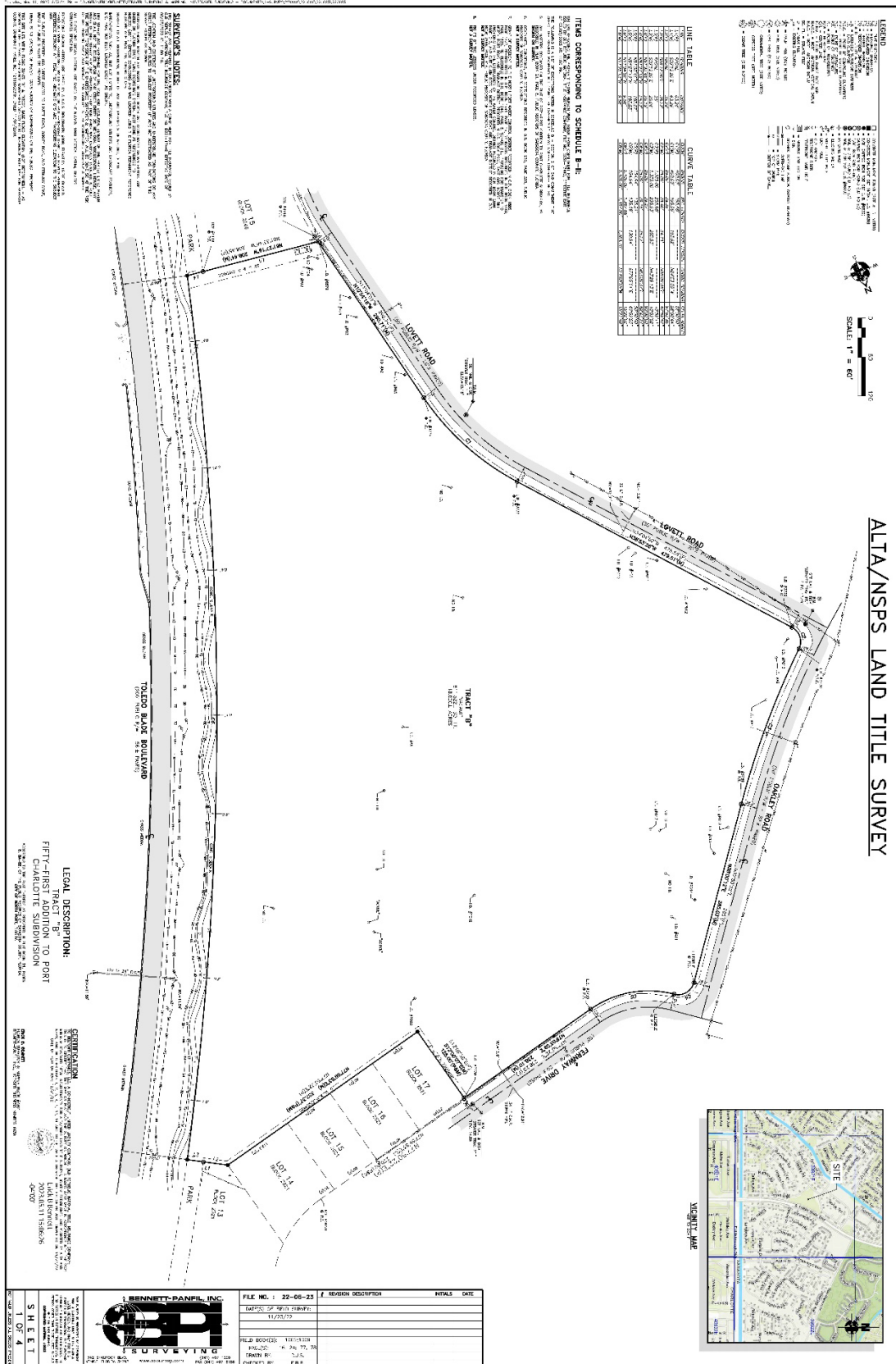
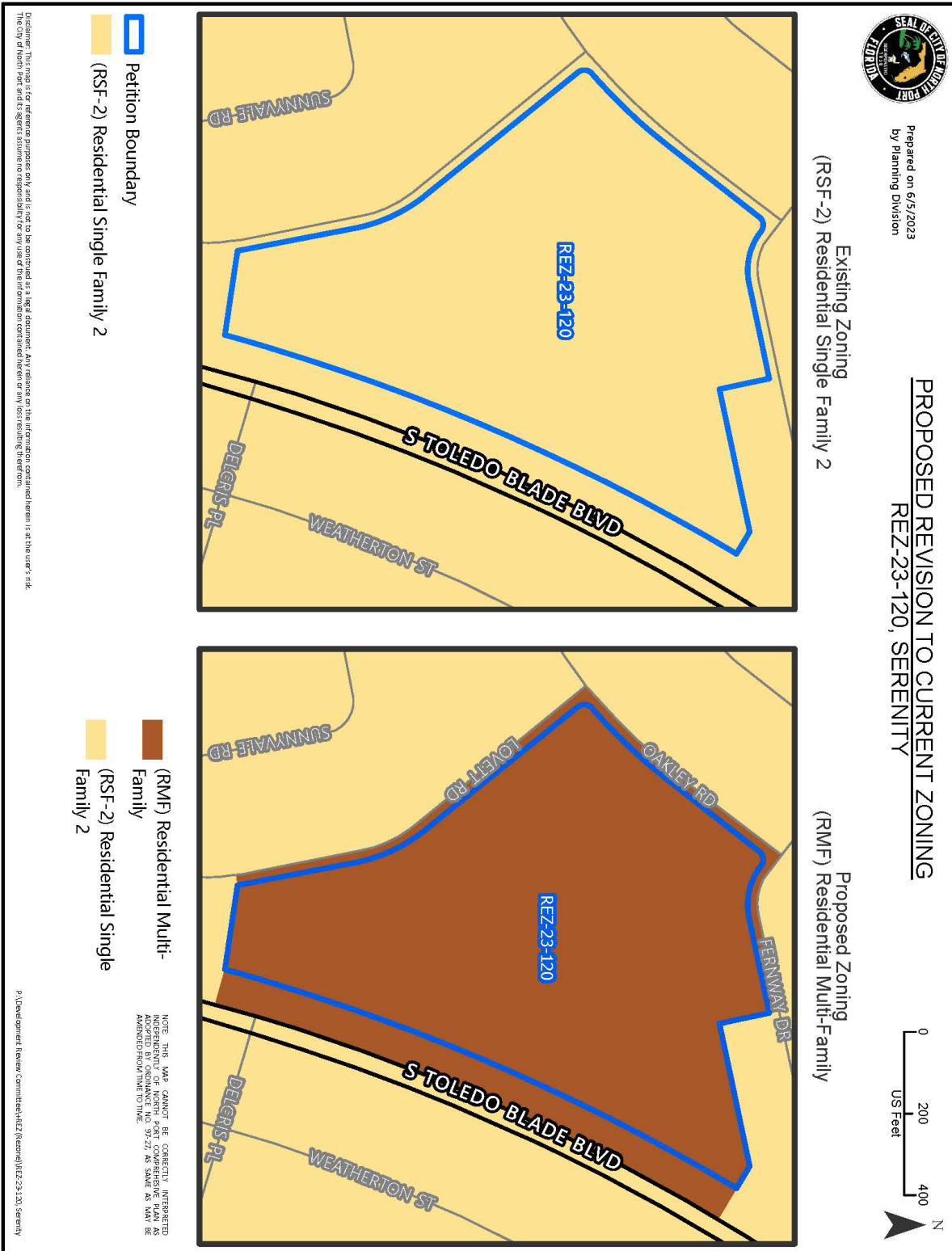


Exhibit B



Neighborhood Meeting Notice

FOR: Proposed Comprehensive Plan Amendment, Rezoning, Development Master Plan and Major Site & Development Plan – S Toledo Blade Blvd North Port, FL, 34288; Parcel # 1007252118 (The Property Does Not Have a Numerical Address)

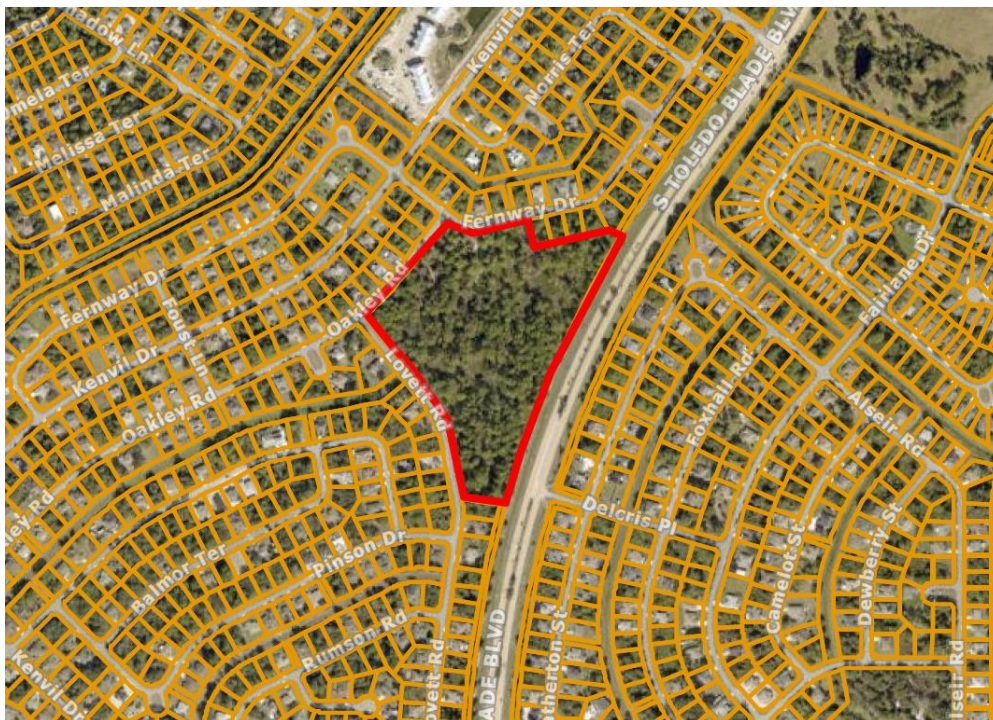
DATE: August 10, 2023

TIME: 5:30 PM

LOCATION: Morgan Family Center, Multi-Purpose Room A/B, 6207 W Price Blvd, North Port, FL, 34291

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

A neighborhood meeting will be held to discuss a proposed Comprehensive Plan Amendment, Rezoning, Development Master Plan, and Major Site & Development Plan for an 18.63 +/- acre property located on the west side of South Toledo Blade Boulevard near Lovett Road, Oakley Road and Fenway Drive to allow for a 180-unit multi-family residential development with ingress/egress from Toledo Blade Blvd. This is not a public hearing. The purpose of the workshop is to inform the neighboring residents of the nature of the project, to solicit suggestions and concerns, and discuss the proposed plan.



VOORBERG SIMON PETER
42 ABBEY CLOSE
ANCASTER ON L9G4K9
CANADA

ALEXANDER GREGORY H
48 PROMENADE DE LA RIVE
EMBRUN ON KOA 1W0
CANADA

TAVORB LLC
16655 YONGE ST STE 200
NEWMARKET ON L3X 1V6
CANADA

TOMLINSON VALERIE C
68 LAMAY CRES
SCARBOROUGH ON M1X 1J5
CANADA

WU YUNXIA ID# G59650355
FOSHAN CITY528000 NO 39 BAOLI
GARDEN 15 ROOM 602 UNI
CHINA

SHUSBAN YACOV
GIBOREY ISRAEL 24TH ST
BNEI BRAK
ISRAEL

MAJESTIC HOMES LLC
8509 EAST DANCING LIGHTS DR
WASILLA, AK 99654

SWH 2017-1 BORROWER LP
8665 E HARTFORD DR STE 200
SCOTTSDALE, AZ 85255

MARTIN JOHN D
209 STILT CT
FOSTER CITY, CA 94404-1322

TAMADDON FOAD
2 MERANO CT
NEWPORT COAST, CA 92657

KAROLIDIS PAUL
72 CRAWFORD CRESCENT PO BOX 187
CAMPBELLVILLE ON L0P 0A1
CANADA

JANKULOVSKI SPIRCE
111 BURNABY DR
KESWICK ON L4P 3Y6
CANADA

FASULA PETER
7741 CAMERON CRT
NIAGARA FALLS ON L2H 3G9
CANADA

KOROBKOV ANDREI
126 SANTA AMATO CRESCENT
THORNHILL ON L4J 0G1
CANADA

MARTINEZ JULIO A Q
FINAL CALLE ARTURO AMBROGI 776
SAN SALVADOR
EL SALVADOR

JASPER THOMAS C
337 KASASTSIN MOO 13
CHIANGMAI 50290
THAILAND

VILLAREAL DANTE (TTEE)
11439 SOUTH IROQUOIS DR
PHOENIX, AZ 85044

MARTINEZ JOYCE P
4640 BENTON ST
ANTIOCH, CA 94531-7160

PALLADIO DEVELOPMENT LLC
18021 SKY PARK CIR STE A
IRVINE, CA 92614

GEORGES ELIZABETH
2840 E ECHO HILL WAY
ORANGE, CA 92867-1902

KAROLIDIS PAUL
72 CRAWFORD CRES
CAMPBELLVILLE ON L0P 1B0
CANADA

ETEMAD SAEID
3596 HAVEN GLENN
MISSISSAUGA ON L4X 1X5
CANADA

LISHCHYNA TARAS
1217 BALLANTRY RD
OAKVILLE ON L6H 5M7
CANADA

DITOMMASO HOLDINGS LLC
247-2A CARRIER DR
TORONTO ON M9W 5Y9
CANADA

JENSEN CYNTHIA E
16 HILL CLOSE
SUFFOLK
CB8 0NR
ENGLAND

JASPER THOMAS C
337 KASASTSIN MOO 13
CHIANGMAI 50290
THAILAND

JEROME FRANTZ
20292 E VIA DEL ORO
QUEEN CREEK, AZ 85142

TREZZA EVELYN M
19627 STANTON AVE
CASTRO VALLEY, CA 94546-3228

JASKIERSKI VICTORIA
PO BOX 1220
JOSHUA TREE, CA 92252

JASKIERSKI ALEXANDRA
994 ALTA RIDGE
PALM SPRINGS, CA 92262

JASKIERSKI VICTORIA
994 ALTA RIDGE
PALM SPRINGS, CA 92262

NAMENYI JOZSEF
33222 LILAC RD
VALLEY CENTER, CA 92082-3207

TRW ENTERPRISES LLC
129 HAMPSTEAD CT
WESTLAKE VILLAGE, CA 91361

KYRIAKIS STEFANOS
600 LONGFELLOW DR
BRANFORD, CT 06405-5812

GOTTA JEFFREY F
99 MAGNOLIA LN
EAST BERLIN, CT 06023-1009

SUCIU PETER
28 TERRACE AVE
STAMFORD, CT 06905-3411

EDWARDS RICHARD
75 BABBS RD
W SUFFIELD, CT 6093

EDWARDS RICHARD I
75 BABBS RD
W SUFFIELD, CT 6093

BORREGO EUGENE T
14547 WILLIAM DORSEY ST
LEWES, DE 19958-5789

HOFFSTEAD MABEL
1031 LAKESIDE DR
APOPKA, FL 32712-8117

AVILES JOSEPH
14031 ROYAL FERN WAY
ASTATULA, FL 34705

RISING INVESTMENTS INC
17641 CHARNWOOD DR
BOCA RATON, FL 33498

COLE CAROL L TTEE
136 NW 10TH CT
BOYNTON BEACH, FL 33426-4343

CARLSEN CONTRACTING CO INC
612 VIRGINIA DR
BRADENTON, FL 34205-5940

ECOGLOSS PROPERTY INVESTMENTS
LLC
305 8TH ST E
BRADENTON, FL 34208

GKM HOLDINGS INC
18702 69TH AVE E
BRADENTON, FL 34211

HUGHES BARBARA E
254 SAPPHIRE LAKE DRIVE UNIT 202
BRADENTON, FL 34209

MARCELINA F BATTISTA REVOCABLE
TRUST
5307 COLONY CT
CAPE CORAL, FL 33904-5878

PELICAN APARTMENTS LLC
2226 STATE RD 580
CLEARWATER, FL 33763

CAPRI INTERNATIONAL CONSTRUCTION
INC
2727 PONCE DE LEON BLVD
CORAL GABLES, FL 33434

DUEK HOLDINGS LLC
3325 S UNIVERSITY DR # 201
DAVIE, FL 33071

ETI HI LTD LLC
3325 SOUTH UNIVERSITY DR STE 201
DAVIE, FL 33328-2007

KORESH TAMAR
3325 S UNIVERSITY DR STE 201
DAVIE, FL 33328

POLANCO PEDRO
8440 SW 39TH CT
DAVIE, FL 33328

ROM-SOSKIN TSIPORA
3325 S University Drive SUITE 201
DAVIE, FL 33328

THEODOROU EREZ ALEXANDER
3325 S UNIVERSITY DR STE 201
DAVIE, FL 33328

KOTHA SURYA
4982 N CITATION DR APT 205
DELRAY BEACH, FL 33445-6576

GOYANES JOSE
5109 NW 105 COURT
DORAL, FL 33178-3216

1382 HEDGEWOOD CIRCLE LAND
TRUST
PO BOX 752
DUNEDIN, FL 34697

KINNEY RAYMOND A (CO-TTEE)
920 VIA DE LUNA
ENGLEWOOD, FL 34224-5118

D R HORTON INC
10541 BEN C PRATT SIX MILE CYPRESS
PKWY #
FORT MYERS, FL 33966

OCONNELL FAMILY TRUST
5893 ELIZABETH ANN WAY
FORT MYERS, FL 33912

TOLEDO BLADE LLC
4411 CLEVELAND AVE
FORT MYERS, FL 33901

STALTER RICHARD B
169 CHAPLE ST
FORT MYERS BEACH, FL 33931

ALI JEANNE M (E LIFE EST)
334 BRIARWOOD CIRCLE
HOLLYWOOD, FL 33024

REALPORT NORTH LLC
155 OCEAN LN DR APT 301
KEY BISCAYNE, FL 33149

BECK WILLIAM V JR
8 MACAW LN
KEY WEST, FL 33040

CLAY BLOCK INVESTMENT LLC
2905 EDENSHIRE WAY # 104
KISSIMMEE, FL 34746

AMY HYLTON ESTATE TRUST
2300 NW 34TH TER
LAUDERDALE LAKES, FL 33311-2669

TRUONG HOA THI
921 ALBERT AVE
LEHIGH ACRES, FL 33971-6481

YODALI INTERNATIONAL
INVESTMENTS LLC
1889 BERKELEY CT
MAITLAND, FL 32751-3461

HOLIDAY BUILDERS INC
2293 W EAU GALLIE BLVD
MELBOURNE, FL 32935

GONZALEZ AIDA
1667 SW 9TH ST
MIAMI, FL 33135-5223

GONZALEZ AIDA B
1667 SW 9TH ST
MIAMI, FL 33135-5223

MICHAUD REVOCABLE FAMILY TRUST
9500 SW 68TH ST
MIAMI, FL 33173

NP LATITUD C PROP SVCS LLC
2929 SW 3RD AVE # 210
MIAMI, FL 33129

NP LATITUD V PROP SVCS LLC
2929 SW 3RD AVE # 210
MIAMI, FL 33129

OSPINA RODRIGUEZ INVESTMENTS LLC
4538 SW 143 PLACE
MIAMI, FL 33175

ROSS CHRISTOPHER G
10130 SW 166TH CT
MIAMI, FL 33196-1042

NYARKO CHARLES O
3816 SW 165TH AVE
MIRAMAR, FL 33027-4642

PIZZOLATO CHRISTOPHER W
PO BOX 381111
MURDOCK, FL 33938

DIBENEDETTO JANET
2740 CYPRESS TRACE CIR UNIT 2721
NAPLES, FL 34119

DONAHUE HOWARD
872 TALL OAK RD
NAPLES, FL 34113

LEWIS & CLARK EXPEDITION LLC
8473 BAY COLONY DR APT 502
NAPLES, FL 34108-0710

MF2 PARTNERS LLC
2180 IMMOKALEE RD STE T313
NAPLES, FL 34110

MF2 PARTNERS LLC
2180 IMMOKALEE RD STE 313
NAPLES, FL 34110

SALISBURY LAND LLC
4309 CRAYTON RD
NAPLES, FL 34103

TOOLE TIMOTHY
1946 IMPERIAL GOLF COURSE BLVD
NAPLES, FL 34110

WISE MURRAY R
4309 CRAYTON RD
NAPLES, FL 34103-8526

ORIOLE STEVEN
11655 NE 20TH DR
NORTH MIAMI, FL 33181

4530 OAKLEY RD NORTH PORT, FL 34288-5307	4951 FOXHALL RD NORTH PORT, FL 34288	ABARAS PETER 2441 STAGNARO RD NORTH PORT, FL 34287
ADAMITIS ROBERT 5896 FAIRLANE DR NORTH PORT, FL 34288	ALBEE-THOMPSON LORI 5328 RUMSON RD NORTH PORT, FL 34288	ALBURY GEORGIANNA C 4490 FERNWAY DR NORTH PORT, FL 34288-2349
ALBURY JAMES R 4490 FERNWAY DR NORTH PORT, FL 34288-2349	ALBURY JAMES R 4490 FERNWAY DR NORTH PORT, FL 34288-2349	ALEXANDER JOHN D 1347 HEDGEWOOD CIR NORTH PORT, FL 34288-3353
ALLEN JR CHARLES E 1123 SHADOW LN NORTH PORT, FL 34286-7581	ALTHEIDE TAMMI J 4911 WEATHERTON ST NORTH PORT, FL 34288-4300	ANDERSON SHARON L 4949 CAMELOT ST NORTH PORT, FL 34288
ANG JACQUELINE 4611 OAKLEY RD NORTH PORT, FL 34288	ANG JACQUELINE O 4611 OAKLEY RD NORTH PORT, FL 34288	ANGELES JUAN 5229 LOVETT RD NORTH PORT, FL 34288-3383
ANGELES JUAN 5229 LOVETT RD NORTH PORT, FL 34288	APOSTOLOU MICHELE E 5177 WEATHERTON ST NORTH PORT, FL 34288-4304	AVELAR DEBORAH ANNE 5217 RUMSON RD NORTH PORT, FL 34288-2397
BAILEY MICHAEL G 3486 MELISSA TER NORTH PORT, FL 34286-6503	BARACH CHRISTINE CRONIN 5021 CAMELOT ST NORTH PORT, FL 34288	BARBOE RONALD S JR 1453 PURPLE LN NORTH PORT, FL 34286
BARNES STEVEN A 1146 WOODCREST LN NORTH PORT, FL 34286	BASSO RONALD L 1380 HEDGEWOOD CIR NORTH PORT, FL 34288-3351	BATISTA LEONEL F 4088 FERNWAY DR NORTH PORT, FL 34288-2384
BAUER JEFF 1376 HEDGEWOOD CIR NORTH PORT, FL 34288-3351	BEAUDREAU JOSEPH R 1357 HEDGEWOOD CIR NORTH PORT, FL 34288-3353	BEECHER KRISTINA L 1160 SHADOW LN NORTH PORT, FL 34286-7580
BEHM EDNA L 1367 HEDGEWOOD CIR NORTH PORT, FL 34288-3353	BELLINO ANTHONY M JR 4679 LOVETT RD NORTH PORT, FL 34288-3381	BERTUGLIO FAMILY REVOCABLE TRUST 4210 NORRIS CT NORTH PORT, FL 34288-2368

BETTY M HOLDEN TRUST
1361 HEDGEWOOD DR
NORTH PORT, FL 34288

BOSTROM LORRAINE
4154 NORRIS TER
NORTH PORT, FL 34288

BRACCIA DELORES
1358 HEDGEWOOD CIR
NORTH PORT, FL 34288

BRANNACK ALISON
4457 OAKLEY RD
NORTH PORT, FL 34288

BRUZON NOEL SANTOS
4692 ALSEIR RD
NORTH PORT, FL 34288-3329

CABRERA RAMON LUIS
4831 WEATHERTON ST
NORTH PORT, FL 34288

CALESA RENELYN
4629 OAKLEY RD
NORTH PORT, FL 34288-2361

CALVANO BELINDA M (LIFE EST)
4966 FOXHALL RD
NORTH PORT, FL 34288-3300

CARI SANTO J
4952 WEATHERTON ST
NORTH PORT, FL 34288

CARLSON ROBERT A JR
5701 FAIRLANE DR
NORTH PORT, FL 34288

CARPLUK ANDREW A
5635 FAIRLANE DR
NORTH PORT, FL 34288

CASHMAN-TAYLOR SUSAN
1344 HEDGEWOOD CIR
NORTH PORT, FL 34288-3351

CASTILLO OSNIEL DEULOFEU
4861 WEATHERTON ST
NORTH PORT, FL 34288-3323

CASTOR JEAN R
5126 WEATHERTON ST
NORTH PORT, FL 34288-3325

CHAPPEL NICHOLE
1117 ALLEGHENY LN
NORTH PORT, FL 34286

CHARLES H LLOYD & MARGIE THOMAS
LLOYD TRUST
4470 OAKLEY RD
NORTH PORT, FL 34288-2359

CHERENA HUGO A
4458 OAKLEY CT
NORTH PORT, FL 34288

CHRISTINE M TABONE TRUST
4270 NORRIS TER
NORTH PORT, FL 34288-2371

CLARK SEAN S
5038 FOXHALL RD
NORTH PORT, FL 34288-3301

CLEMONS BRYON C
4111 NORRIS TER
NORTH PORT, FL 34288-2370

CONNOLLY JAMES P
4662 OAKLEY RD
NORTH PORT, FL 34288-2332

COSTANTINI ANTONELLO (TTEE)
5058 SUNNYVALE RD
NORTH PORT, FL 34288

COSTELLO JENNIFER
4812 WEATHERTON ST
NORTH PORT, FL 34288-3318

COUVERTIER SHEILA
5165 SUNNYVALE RD
NORTH PORT, FL 34288-2321

COX DAVID
4604 KENVIL DR
NORTH PORT, FL 34288-3398

D URSO CRESCENZO
4613 KENVIL DR
NORTH PORT, FL 34288-3399

DANELNKO MARINA
1352 HEDGEWOOD CIR
NORTH PORT, FL 34288

DAVIS GARY N
4448 OAKLEY RD
NORTH PORT, FL 34288-2363

DAVIS KISHA
2042 ROANOKE RD
NORTH PORT, FL 34288

DEMIDOVICH NICKOLAY (LIFE EST)
4967 FOXHALL RD
NORTH PORT, FL 34288-3303

DIAZ RENISHA
4064 CLEARFIELD ST
NORTH PORT, FL 34286

DIXON KERRY R
4821 WEATHERTON ST
NORTH PORT, FL 34288

DONALD R HARDY AND LILY HARDY
REVOCABLE TRUST
1346 HEDGEWOOD CIR
NORTH PORT, FL 34288-3351

DONLEY TERRENCE LEE
5121 SUNNYVALE RD
NORTH PORT, FL 34288

DURAN ENRIQUE
4207 NORRIS TER
NORTH PORT, FL 34288

DURANDETTE SYLVESTER
4683 OAKLEY RD
NORTH PORT, FL 34288

EICHENBERG SHAWN
4157 SANTA ANA RD
NORTH PORT, FL 34286

EMMETT JANET M
5635 FAIRLANE DR
NORTH PORT, FL 34288-3364

EVANS PATRICK JOSEPH
4569 KENVIL DR
NORTH PORT, FL 34288

FADELY RICKY G
5188 BALMOR TER
NORTH PORT, FL 34288-5305

FARAH SHERRY L
1369 HEDGEWOOD CIR
NORTH PORT, FL 34288-3353

FARLEY JAMES MILTON
1326 HEDGEWOOD CIR
NORTH PORT, FL 34288

FASSEL REBECCA L
4919 FOXHALL RD
NORTH PORT, FL 34288-3303

FAVA ALEXANDRE (E LIFE EST)
1356 HEDGEWOOD CIRCLE
NORTH PORT, FL 34288

FELDPAUSCH STEVEN E
4246 NORRIS TER
NORTH PORT, FL 34288-2371

FERNANDEZ DORIS
5267 ENSLEY TER
NORTH PORT, FL 34288-3339

FERRARA JAMES
4982 WEATHERTON ST
NORTH PORT, FL 34288-3324

FISCHER DONALD J
1375 OSSA CT
NORTH PORT, FL 34288-2365

FISHER CRAIG A C (LIFE EST)
4325 FERNWAY DR
NORTH PORT, FL 34288-2389

FOMICHENKO ALEKSEY
1533 WHIRL CT
NORTH PORT, FL 34288

FRENCH VERONICA ANN
5162 BALMOR TER
NORTH PORT, FL 34288

FRIEND CHRISTOPHER P
4644 OAKLEY RD
NORTH PORT, FL 34288

FUENTES ROBERT BARTOLO
5138 PINSON DR
NORTH PORT, FL 34288-2398

FULLER FREDERICK V (CO-TTEE)
4841 CAMELOT ST
NORTH PORT, FL 34288

GABRIEL JOHNNY R
3949 DERREK ST
NORTH PORT, FL 34288

GAGLIARDO JAMES
5118 PINSON DR
NORTH PORT, FL 34288-2398

GARCIA ISMAEL CERVERA
4082 KENVIL DR
NORTH PORT, FL 34288

GEHRKE MICHAEL
5744 FAIRLANE DR
NORTH PORT, FL 34288

GERALD L BARCZAK TRUST
1342 HEDGEWOOD CIR
NORTH PORT, FL 34288-3351

GIBSON YVONNE A
5245 ENSLEY TER
NORTH PORT, FL 34288-3339

GOVEIA KALINE CHRISTINA FERREIRA
5153 PINSON DR
NORTH PORT, FL 34288

GRIFFITH NANCY JO
5378 KENVIL DR
NORTH PORT, FL 34288-2310

GUESS DOROTHY L
4665 OAKLEY RD
NORTH PORT, FL 34288

HAMILTON DALE
4508 FERNWAY DR
NORTH PORT, FL 34288

HAMMAND MARGARET (E LIFE EST)
1377 OSSA CT
NORTH PORT, FL 34288-2365

HANEY BRADLEY R
4634 FERNWAY DR
NORTH PORT, FL 34288

HARRELL BRIAN
5019 FOXHALL RD
NORTH PORT, FL 34288

HARRELSON VALERIE E
4590 KENVIL DR
NORTH PORT, FL 34288-3397

HAYES PATRICK JOHN DANIEL
4512 KENVIL DR
NORTH PORT, FL 34288

HIBBINS STANLEY R
4726 OAKLEY RD
NORTH PORT, FL 34288

HILAIRE PIERRE
1318 JONQUIL TER
NORTH PORT, FL 34288-3357

HILLS WILLIAM (E LIFE EST)
5083 FOXHALL RD
NORTH PORT, FL 34288-3304

HOLLISTER EVAN J
4886 WEATHERTON ST
NORTH PORT, FL 34288-3318

HOOLAHAN THOMAS R
1378 HEDGEWOOD CIR
NORTH PORT, FL 34288

HOPE NICOLE SEANA
4983 FOXHALL RD
NORTH PORT, FL 34288

IDONE JAMES J
4240 FERNWAY DR
NORTH PORT, FL 34288

JANSCHK JR MICHAEL J
4442 KENVIL DR
NORTH PORT, FL 34288-3397

JANSSEN JODI
5067 FOXHALL RD
NORTH PORT, FL 34288

JAY B SILVER DECLARATION OF TRUST
1327 HEDGEWOOD CIR
NORTH PORT, FL 34288

JERRY C ADAMS SR REVOCABLE TRUST
4633 KENVIL DR
NORTH PORT, FL 34288-3399

JOHNSON FAMILY REVOCABLE LIVING
TRUST
5158 PINSON DR
NORTH PORT, FL 34288

JUARBE QUILES KRISHNA E
1147 ALLEGHENY LN
NORTH PORT, FL 34286

JURBAN FAMILY LIVING TRUST
5129 RUMSON RD
NORTH PORT, FL 34288

KAMP CORY
5628 FAIRLANE DR
NORTH PORT, FL 34288

KAMP RICHARD A JR
5648 FAIRLANE DR
NORTH PORT, FL 34288-3363

KISSEL EDWARD D JR
4208 FERNWAY DR
NORTH PORT, FL 34288

KNIGHT RONALD L
5267 WEATHERTON ST
NORTH PORT, FL 34288-3319

KOSHENINA GREGORY C
1341 HEDGEWOOD CIR
NORTH PORT, FL 34288

KOSHEVOY OLEG
5162 WEATHERTON ST
NORTH PORT, FL 34288-3325

KULMAN JOHN
5122 BALMOR TER
NORTH PORT, FL 34288

KUSHNIR VALERLY
5137 PINSON DR
NORTH PORT, FL 34288

LEIBY CLAUD E
1351 HEDGEWOOD CIR
NORTH PORT, FL 34288-3353

LESH PATTI R
4397 OAKLEY RD
NORTH PORT, FL 34288

LIMPERT WILLIAM G III
5638 FAIRLANE DR
NORTH PORT, FL 34288

LINCOLN BRIAN S
5779 FAIRLANE DRIVE
NORTH PORT, FL 34288

LISITSINA YANNA
2786 YUMA AVE
NORTH PORT, FL 34286

LISITSINA YANNA
2786 YUMA AVE
NORTH PORT, FL 34286

LISITSINA YANNA
2786 YUMA AV
NORTH PORT, FL 34286

LISITSINA YANNA
2786 YUMMA AVE
NORTH PORT, FL 34286

LOCKLEAR GREGORY LEE (E LIFE EST)
5054 WEATHERTON ST
NORTH PORT, FL 34288-3322

LOFTUS MARCELINE
1371 HEDGEWOOD CIR
NORTH PORT, FL 34288-3353

LWIN TINT
4926 LOVETT RD
NORTH PORT, FL 34288-3376

MAC GREGOR HEATHER B
4962 WEATHERTON ST
NORTH PORT, FL 34288-3324

MAGNO FLORIAN M JR
1379 OSSA CT
NORTH PORT, FL 34288

MAKREDES JOHN
5331 SUNNYVALE RD
NORTH PORT, FL 34288-2325

MAKREDES JOHN
5331 SUNNYVALE RD
NORTH PORT, FL 34288-2325

MALANOWSKI FAMILY TRUST
1350 HEDGEWOOD CIR
NORTH PORT, FL 34288-3351

MANEY JANET ELEANOR
1374 HEDGEWOOD CIR
NORTH PORT, FL 34288

MANNION JOHN A
5185 LOVETT RD
NORTH PORT, FL 34288-4302

MANNION JOHN A
5361 SUNNYVALE RD
NORTH PORT, FL 34288-2325

MANZHURA DMITRIY
5154 SUNNYVALE RD
NORTH PORT, FL 34288

MANZHURA YURIY
5154 SUNNYVALE RD
NORTH PORT, FL 34288

MARAN MIODRAG
5312 RUMSON CT
NORTH PORT, FL 34288

MARSH TERRY
5739 FAIRLANE DR
NORTH PORT, FL 34288

MAYO JOHN C
5612 FAIRLANE DR
NORTH PORT, FL 34288-3363

MAZEWSKI RYSZARD
4590 OAKLEY RD
NORTH PORT, FL 34288-5307

MC CONNELL ERIC M
1242 RUMSON CT
NORTH PORT, FL 34288-2330

MC MASTER MICKEY C
4545 FERNWAY DR
NORTH PORT, FL 34288

MCMANAMY ALEXANDRA K
1186 SHADOW L N
NORTH PORT, FL 34286

MEINHARDT EDWARD S
1329 HEDGEWOOD CIR
NORTH PORT, FL 34288-3353

MESZAROS RICHARD A
5906 FAIRLANE DR
NORTH PORT, FL 34288

MILLER BARBARA A
4012 KENVIL DR
NORTH PORT, FL 34288-3390

MILLER DOROTHY A (E LIFE EST)
4244 KENVIL DR
NORTH PORT, FL 34288-3391

MIXTER BENJAMIN A
4891 WEATHERTON ST
NORTH PORT, FL 34288

MK REAL ESTATE LLC
PO BOX 7435
NORTH PORT, FL 34290

MONTALVO NANCY C
5358 LOVETT RD
NORTH PORT, FL 34288-3378

MOSHER LYNN R
4397 OAKLEY RD
NORTH PORT, FL 34288

MUKAHALL TAWFIQ
6410 FALCON LAIR DR
NORTH PORT, FL 34287-2273

MURPHY BRANDON
4555 FERNWAY DR
NORTH PORT, FL 34288-2391

MVM CUSTOM HOMES INC
3659 WEIDMAN AVE
NORTH PORT, FL 34286

MYALL DEREK LEE
5669 FAIRLANE DR
NORTH PORT, FL 34288-3364

NAUGHTON JOHN J JR
4267 FERNWAY DR
NORTH PORT, FL 34288

NESBITT PETER S
5023 WEATHERTON ST
NORTH PORT, FL 34288-3326

NORMANDO JAMES R
4906 WEATHERTON ST
NORTH PORT, FL 34288-3324

NOWAK STEVEN
4967 CAMELOT ST
NORTH PORT, FL 34288-3321

OLIMPIYUK ANATOLIY
5224 ENSLEY TER
NORTH PORT, FL 34288

ONEAL RYAN MICHAEL
1134 SHADOW LN
NORTH PORT, FL 34286

ORR GREGORY A
4608 OAKLEY RD
NORTH PORT, FL 34288

PALMISANO GAETANO J (E LIFE EST)
4811 WEATHERTON ST
NORTH PORT, FL 34288

PANAS ALEXANDROS
2144 RIBBON TER
NORTH PORT, FL 34286-0726

PARE STEPHANE
1362 HEDGEWOOD CIR
NORTH PORT, FL 34288

PEDERSEN GORDON R
1334 HEDGEWOOD CIR
NORTH PORT, FL 34288

PERKINS WARREN E
1379 HEDGEWOOD CIR
NORTH PORT, FL 34288

PERRY JOHN B
4291 FERNWAY DR
NORTH PORT, FL 34288

PESTEJO VIDA THERESE U
4992 LOVETT RD
NORTH PORT, FL 34288

PETERS NEIL OAKES
4070 NORRIS TER
NORTH PORT, FL 34288

PHELPS MARK A
5118 RUMSON RD
NORTH PORT, FL 34288

PIKULA DALE J
1161 SHADOW LN
NORTH PORT, FL 34286-7581

PLESKI DAWN M
5108 WEATHERTON ST
NORTH PORT, FL 34288-3325

POTOSKIY ANATOLIY N
4423 KENVIL DR
NORTH PORT, FL 34288

PROYDAKOV STANISLAV
2268 SADNET LN
NORTH PORT, FL 34286

QUINONES VIVIANNE
5265 SUNNYVALE RD
NORTH PORT, FL 34288-2324

RAMPERSAD TRICIA
4248 CHIFFON LN
NORTH PORT, FL 34287

REEVES JOHN D
4771 WEATHERTON ST
NORTH PORT, FL 34288

REVOCABLE TRUST U/A/D 10/29/2007
4823 FOXHALL RD
NORTH PORT, FL 34288-3303

RICE JAMES E JR
3434 MELISSA TER
NORTH PORT, FL 34286-6503

RICKETTS CLYDELL RAMONA
4184 FERNWAY DR
NORTH PORT, FL 34288

RIVERA CARLOS M GARCIA
4981 WEATHERTON ST
NORTH PORT, FL 34288

ROBERT LARRY JONES LIVING TRUST
1348 HEDGEWOOD CIR
NORTH PORT, FL 34288-3351

ROBERTS CHRISTINE
5142 BALMOR TER
NORTH PORT, FL 34288

RODRIGUEZ AARON J
5266 ENSLEY TER
NORTH PORT, FL 34288-3338

ROSENHAUER VALERIE A
4160 KENVIL DR
NORTH PORT, FL 34288-3391

ROULEAU EDMOND ROGER JR
4365 OAKLEY RD
NORTH PORT, FL 34288

ROY STEVEN
4846 WEATHERTON ST
NORTH PORT, FL 34288

RUSSELL ROBERT E
1372 HEDGEWOOD CIR
NORTH PORT, FL 34288

RYAN ROBERT L JR
5303 RUMSON RD
NORTH PORT, FL 34288-2316

RYBIN ENTERPRISES LLC
2786 YUMA AVE
NORTH PORT, FL 34286

RYBIN PHILLIP
2786 YUMA AVE
NORTH PORT, FL 34286

RYDEN TERRY L
4871 WEATHERTON ST
NORTH PORT, FL 34288-3323

SALAZAR IVY ROSE BALINA
4216 KENVIL DR
NORTH PORT, FL 34288

SALOGUB VASILIIY
5689 FAIRLANE DR
NORTH PORT, FL 34288

SANTOS ANNETTE
4940 FOXHALL RD
NORTH PORT, FL 34288-3300

SANTOS NOEL
4692 ALSEIR RD
NORTH PORT, FL 34288

SAUNDERS ERIC D
4527 KENVIL DR
NORTH PORT, FL 34288

SAUNDERS VICTOR E
5035 FOXHALL RD
NORTH PORT, FL 34288-3304

SAVAGE SHELBY J
4871 FOXHALL RD
NORTH PORT, FL 34288

SAYERS FAMILY TRUST
5262 LOVETT RD
NORTH PORT, FL 34288

SCHAFFER RICKY J
3469 MALINDA TER
NORTH PORT, FL 34286

SCHNATZ JOSEPH W
5716 FAIRLANE DR
NORTH PORT, FL 34288-3365

SCHWARTZKOPF CASSANDRA MARIE
3194 MALINDA TER
NORTH PORT, FL 34286

SHAFER-MC BRIDE JENNIFER
4540 FERNWAY DR
NORTH PORT, FL 34288-2390

SHEPPARD STEVEN
4123 NORRIS TER
NORTH PORT, FL 34288

SHEPPARD STEVEN B
4123 NORRIS TER
NORTH PORT, FL 34288

SHERRY BARBARA H
4507 KENVIL DR
NORTH PORT, FL 34288

SIANO FREDERICK J
1373 HEDGEWOOD CIR
NORTH PORT, FL 34288-3353

SIMEONE MARIO
5252 ENSLEY TER
NORTH PORT, FL 34288-3338

SIMONSON MICHAEL L
3447 MALINDA TER
NORTH PORT, FL 34286-6520

SKAVISH OLEKSANDR
4903 FOXHALL RD
NORTH PORT, FL 34288-3303

SLOBODA RONALD C
4255 FERNWAY DR
NORTH PORT, FL 34288-2387

SMALL TOWN USA LLC
7891 ESTATES DR
NORTH PORT, FL 34291-4003

SMITH STEPHEN
5304 WEATHERTON ST
NORTH PORT, FL 34288

SONNENBURG ELIZABETH
4349 OAKLEY RD
NORTH PORT, FL 34288-2364

SPRINGER MICHAEL P
5262 WEATHERTON ST
NORTH PORT, FL 34288

ST CLAIR ANTHONY
5005 WEATHERTON ST
NORTH PORT, FL 34288-3326

ST JEAN ROSEMANE L
5141 WEATHERTON ST
NORTH PORT, FL 34288-4304

STOLECKI CHRISTINE A
5290 WEATHERTON ST
NORTH PORT, FL 34288

SUNDERLAND TERESA S
5193 BALMOR TER
NORTH PORT, FL 34288-5306

SUSARA RAFAEL
5178 PINSON DR
NORTH PORT, FL 34288-2398

SUTTON JAMES E
5144 WEATHERTON ST
NORTH PORT, FL 34288

TALLMAN BRYAN
2865 WOODWARD AVE
NORTH PORT, FL 34286

TALLMAN BRYAN D
4565 FERNWAY DR
NORTH PORT, FL 34288

TAYLOR TIFFANI M
4580 FERNWAY DR
NORTH PORT, FL 34288

THARAYIL LILLY JOSEPH
4216 FERNWAY DR
NORTH PORT, FL 34288

THOMAS MARK
1145 WOODCREST LN
NORTH PORT, FL 34286

THOMPSON DEBORAH S
4230 KENVIL DR
NORTH PORT, FL 34288-3391

THOMPSON DWIGHT
4990 SUNNYVALE RD
NORTH PORT, FL 34288-2404

TORNELLO LYNN S
4626 OAKLEY RD
NORTH PORT, FL 34288-2332

TURNER STEVEN J
1125 WOODCREST LN
NORTH PORT, FL 34286-6524

VALENTINO CHARON
4791 WEATHERTON ST
NORTH PORT, FL 34288

VALKANAS WILLIAM S
4985 CAMELOT ST
NORTH PORT, FL 34288

VALOVICH JUSTIN
4251 NORRIS TER
NORTH PORT, FL 34288

VAN HOUTEN REBECCA JEAN
5307 WEATHERTON ST
NORTH PORT, FL 34288-3328

VARWIG SCOTT
4965 SUNNYVALE RD
NORTH PORT, FL 34288

VOLTA MICHAEL T
1340 HEDGEWOOD CIR
NORTH PORT, FL 34288

WAHL GEORGIA MARIE
4222 NORRIS CT
NORTH PORT, FL 34288-2368

WARSTLER JANET M
3238 MALINDA TER
NORTH PORT, FL 34286

WEBSTER JOHN W
5283 RUMSON RD
NORTH PORT, FL 34288-2397

WHEELER RICKEY E
3491 MALINDA TER
NORTH PORT, FL 34286

WHELAN MARY E
5205 SUNNYVALE RD
NORTH PORT, FL 34288-2324

WICKS TIFFANIE R
5041 WEATHERTON ST
NORTH PORT, FL 34288

WILLIAMS DENIESE MAUREEN
4931 CAMELOT
NORTH PORT, FL 34288

WOJTULEWICZ ROBERT
4647 OAKLEY RD
NORTH PORT, FL 34288

WRIGHT CHARLES
5771 FAIRLANE DR
NORTH PORT, FL 34288-3366

WRIGHT DANIEL R
4946 SUNNYVALE RD
NORTH PORT, FL 34288-2404

YL REAL ESTATE LLC
3605 ISLAND CLUB DR APT 7
NORTH PORT, FL 34288

ZABOLOTNYY PAVLO
5195 WEATHERTON ST
NORTH PORT, FL 34288

ZAHN JAMES S
5166 LOVETT RD
NORTH PORT, FL 34288

ZAPOLSKI PIOTR
5095 WEATHERTON ST
NORTH PORT, FL 34288

ZAVOROTNYY PETR GEORGLYEVICH
5147 PINSON DR
NORTH PORT, FL 34288

CORAL BLUE HOMES LLC
5394 HOFFNER AVE STE E
ORLANDO, FL 32812

WADE CAROLL M (E LIFE EST)
10329 GREEN MISTLETOE CT
ORLANDO, FL 32825

FORDE MARVA M
119 RIDGEMONT CIR
PALM BAY, FL 32909

BLANKENSHIP DWIGHT
905 21ST AVE W
PALMETTO, FL 34221-4274

HEXAGON DEVELOPERS LLC
17505 SW 90TH AVE
PALMETTO BAY, FL 33157

LLANQUIHUE INVESTMENT LLC
17505 SW 90TH AVE
PALMETTO BAY, FL 33157

ADAMS HOMES OF NORTHWEST
FLORIDA INC
100 WEST GARDEN ST 2ND FL
PENSACOLA, FL 32502

MAFFONGELLI SERGIO
877 NW 97 AVE
PLANTATION, FL 33324

BALDWIN GEORGE
1731 NW 5TH AVE
POMPANO BEACH, FL 33060-5103

BAKER ESTINE
21507 IRONTON AVE
PORT CHARLOTTE, FL 33952

BONACORSI EDWARD R (E LIFE EST)
420 TAZEWELL DR
PORT CHARLOTTE, FL 33954

BROWN LEONA B
19051 MIDWAY BLVD
PORT CHARLOTTE, FL 33948

FLEYSHGAUER VLADIMIR
474 STEVENSVILLE ST
PORT CHARLOTTE, FL 33954

NORTH PORT RENTALS LLC
17105 SEASHORE AVE
PORT CHARLOTTE, FL 33948-2269

NORTH PORT RENTALS LLC
17105 SEASHORE AVE
PORT CHARLOTTE, FL 33948

RODRIGUEZ EDWARD C
637 CHEVY CHASE ST
PORT CHARLOTTE, FL 33948

DIAZ JOSE L
703 SAW PALMETTO CT
PORT ORANGE, FL 32128

COLE WILLIAM W G
6620 NW OMEGA RD
PORT ST LUCIE, FL 34983-3356

BERG STEPHEN F
10727 EL TORO DR
RIVERVIEW, FL 33569

CZAJKOWSKI ROSEANN M
11839 NEWBERRY GROVE LOOP
RIVERVIEW, FL 33579

GOOD SAMARITANS PROPERTY
MAINTENANCE INC
5501 28TH ST N STE 11
SAINT PETERSBURG, FL 33714

O BRIEN MICHAEL
2482 PINELLAS POINT DR S
SAINT PETERSBURG, FL 33712-5643

KASEY RICHARD ANTHONY
6060 WILKINSON RD # 210
SARASOTA, FL 34233

LIPPS ROBERT E
5752 ANTIBES ST
SARASOTA, FL 34233

MILLER NELSON
1047 STOEBER AVE
SARASOTA, FL 34232-2131

SKLAR ROBERT E
2875 MIRA LODA DR
SARASOTA, FL 34240-9684

WOODHAVEN ESTATES VILLAS
PROPERTY OWNERS ASSN INC
4370 S TAMIAMI TRL STE 102
SARASOTA, FL 34231-3488

JEAN SHIRLEY ARTHUR LIVING TRUST
831 BAY VIST BLVD SOUTH
ST PETERSBURG, FL 33705

BETTR HOMES CONSTRUCTION LLC
111 KELSEY LN STE A
TAMPA, FL 33619

RAMOS LORETO C
479 BOSPHOROUS AVE
TAMPA, FL 33606-3600

SEGAVEPO LLC
PO BOX 75039
TAMPA, FL 33675-0039

TURABELLA PROPERTY PEMBROKE LLC
10447 LA MIRAGE CT
TAMPA, FL 33615

AMBROSE THOMAS J
547 INDEPENDENCE PATH
THE VILLAGES, FL 32163

DESYATNIKOV VADIM
644 DARWIN RD
VENICE, FL 34293

RESIDENTIAL DEVELOPMENT CORP
2415 W PRICE BLVD
VENICE, FL 34286

DURAN JOSE R
3020 SW 37TH AVE
WEST PARK, FL 33023-5723

M VELASQUEZ AND L SERNA LIVING
TRUST
1436 MIRA VISTA CIR
WESTON, FL 33327-1761

GO GREEN PROPERTY MGMT LLC
2805 BISCAYNE DR S
WINTER SPRINGS, FL 32708

GOGREEN PROPERTY MGMT LLC
3805 BISCAYNE DR
WINTER SPRINGS, FL 32708-4628

MOSQUERA DAVID A
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GRAYSON, GA 30017

FKH SFR L LP
1850 PARKWAY PL STE 900
MARIETTA, GA 30067

FKH SFR N L P
1850 PARKWAY PL STE 900
MARIETTA, GA 30067

FKH SFR PROPCO H LP
1850 PARKWAY PL STE 900
MARIETTA, GA 30067

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PO BOX 10482
TAMUNING, GU 96931-0482

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356 STONEGATE RD
BOLINGBROOK, IL 60440-3637

SFR ACQUISITIONS 1 LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

COWSER RONALD D
3049 17TH STREET CT
EAST MOLINE, IL 61244-3811

HANSON JAMES
2661 VENETIAN LANE
ELGIN, IL 60124

DENST ROBERT
713 S RIVERSIDE DR
MCHENRY, IL 60050-8241

MORRIS THOMAS D
25643 CHIPWOOD DR
MINOOKA, IL 60447-9283

BEAUGUREAU BRIAN
1020 BUSSE HWY
PARK RIDGE, IL 60068

PIEKUT MALGORZATA
101 N SCHOENBECK RD
PROSPECT HEIGHTS, IL 60070

BUELOW MARLENE B
3N765 BRIDLE CREEK DR
ST CHARLES, IL 60175

BUELOW ROBERT
3N765 S BRIDLE CREEK DR
ST CHARLES, IL 60175-7645

HARNETT GRANT P
1832 ALBRIGHT CT
WHEATON, IL 60189

MILLENIUUM HOME 79 INC
9S611 LORRAINE DR
WILLOWBROOK, IL 60527

JOHNESEE WILLIAM M (TTEE)
PO BOX 55
WINFIELD, IL 60190-0055

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233 W HERRON DR
ALBION, IN 46701

SNODDY JEFFREY L
3466 GLEN ABBE CT
CARMEL, IN 46032

BENITEZ ROSALINDA
24 N 200TH RD
OVERBROOK, KS 66524-8841

PARNELL KIM
2882 EIGHT MILE RD
MELBOURNE, KY 41059

POWERS MARK
27 VINE ST
BEVERLY, MA 01915-2207

WEST SHORE TOLEDO LLC
1 INTERNATIONAL PL STE 3900
BOSTON, MA 2110

KESARIS GREG
64 OAK HILL RD
BRAINTREE, MA 2184

KURTZ EILEEN F
5 EASTING RD
BUZZARDS BAY, MA 02532-2222

JAMES LULIN
2 SEABORN ST
DORCHESTER, MA 02124-2218

ANGELL DAWN M
18 SEDGEWICK RD
FAIRHAVEN, MA 2719

REYES HECTOR R
6 PAVIA PL
FRAMINGHAM, MA 01702-6158

FLANAGAN LAWRENCE C
124 LONGHILL ROAD
FRANKLIN, MA 2038

BLUTE KEVIN M
9 IDLE WAY
HARWICH, MA 02645-2944

BURKE NANCY
76 AMERICO ST
LUDLOW, MA 01056-3122

ANDREONI STEVEN J
30 SUTHERLAND RD
NORTH ATTLEBORO, MA 2760

SYLVIA FRANCIS T JR
38 WALES ST
TAUNTON, MA 2780

XIMINES MURIEL C
15 LAKEVIEW TER
WALTHAM, MA 02451-3209

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6907 JONES VIEW DR APT 2B
BALTIMORE, MD 21209-5136

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5909 DALE CT
SYKESVILLE, MD 21784

CAROLLO WILLIAM
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WATERVILLE, ME 4901

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BAY CITY, MI 48706

VERDUN JEFFREY M
4344 REBECCA CIR
COMMERCE TWP, MI 48390

3 BALL PROPERTIES LLC
1814 WOODS WAY
MOUNT PLEASANT, MI 48858

4MJ INVESTMENTS LLC
1814 WOODS WAY
MOUNT PLEASANT, MI 48858

GIORDANO MICHAEL
2475 W MAIN ST RD
TWINING, MI 48766

MALINEN MARTIN J
4517 64TH ST SE
SAINT CLOUD, MN 56304-4501

GOLODNEC GHENADII
6622 E COUNTY LINE RD
ROVERSVILLE, MO 65742

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GULFPORT, MS 39506

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100 BROOKSTONE CT
CHAPEL HILL, NC 27541

NIGA DAN B
5754 NUBBIN CREEK RD
LENOIR, NC 28645

NIGA DAN BERKELY SR
5754 NUBBIN CREEK RD
LENOIR, NC 28645

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181 ELECTRIC ST
MANCHESTER, NH 3102

SCARFONE-SANZONE GISELLE
183 W 18TH ST
BAYONNE, NJ 7002

FRIEDRICKSON RALPH H
26 PEARL ST
BLOOMINGDALE, NJ 7403

PATEL FARROKH R
19 READINGTON RD
BRANCHBURG, NJ 08876-3520

LIBMAN IRINA B
89 CLINTON AVE
BUDD LAKE, NJ 7828

CABEZAS VICTOR H
121 CEDAR ST
CEDAR GROVE, NJ 07009-1728

CHAUDHRY ASAD ALI
8 BAYSIDE RD
EGG HARBOR TOWNSHIP, NJ 8234

CAPACI FRANK JR
2 WEDGEWOOD LN
HOLMDEL, NJ 7733

SCARFONE RALPH
201 SHEARWATER CT W APT 11
JERSEY CITY, NJ 07305-5407

CARDONA WILLIAM A
87 KIMBALL AVE
LIVINGSTON, NJ 07039-3803

AKHMET YERLAN
51 BARN SWALLOW BLVD
MARLBORO, NJ 7746

COPPOLA FRANCO
14 MONTVILLE AVE
MONTVILLE, NJ 07045-9401

DENISE ADAMS LIVING TRUST
1306 BIRCH AVE
OCEAN, NJ 7712

COPPOLA FRANCO
2 DUYNCREST RD
TOWACO, NJ 7082

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126 LAFAYETTE AVE
TOWNSHIP OF WASHINGTON, NJ
07676-5251

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306 FRONT ST
UNION BEACH, NJ 07735-2542

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80 WASHINGTON SQUARE CIRCLE
WASHINGTON BOROUGH, NJ 7882

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2 PELHAM CT
WEST DEPTFORD, NJ 08051-1740

AMERICAN ESTATE AND TRUST
6900 WESTCLIFF DR STE 603
LAS VEGAS, NV 89145

AMERICAN ESTATE AND TRUST
6900 WESTCLIFF DR STE 603
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PROVIDENT TRUST GROUP LLC
8880 W SUNSET RD STE 250
LAS VEGAS, NV 89148

THOMPSON JEFFREY T
8 WATERS EDGE CT
BABYLON, NY 11702-4217

TENEYCK TERRY J
669 ROCK CITY FALLS RD
BALLSTON SPA, NY 12020

MITCHELL ANASTASIA S
2416 GRAND AVE
BRONX, NY 10468-6363

ANNUNZIATA ANTONIO
1281 E 73RD ST FL 2
BROOKLYN, NY 11234-5805

FENELON NETTILIA
323 SUMPTER ST APT 3L
BROOKLYN, NY 11233-2767

LEE SHIRLEY C
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NAJMI REALTY LLC
290 MCGUINNESS BLVD
BROOKLYN, NY 11222

MAYHEW KRISTIN (TTEE)
5 KASPER DR
CLIFTON PARK, NY 12065

ALFREDSON JOSEPH
140 THEODORE CT
CORAM, NY 11727

JEE TOMMY B
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CORONA, NY 11368-3033

DUNN WILLIAM H
115 FURBECK RD
DUANESBURG, NY 12056-2801

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EAST NORTHPORT, NY 11731-5324

SADLIS GEORGE S TTEE
185 MAIN STREET
EAST ROCKAWAY, NY 11518

DELUCIA ROSEANNE
460 CARNATION DR
EAST YAPHANK, NY 11967

LOCASIO DENNIS T
18 LEE DR
FARMINGDALE, NY 11735-5408

ZANDIEH AMENEH
16 HIGH ELMS LN
GLEN COVE, NY 11542-1624

SEMETSIS THOMAS JR
9 JAY LANE
HOLBROOK, NY 11741

SITARSKI KLAUDIUSZ
39 GLIDE LN
HOLTSVILLE, NY 11742

LEON AMALIO
3527 81ST ST APT 6J
JACKSON HEIGHTS, NY 11372-5065

SPRINGSTEAD EDWIN A
6 DAVIS PL
LATHAM, NY 12110

FALCONE SALLY R
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LEVITTOWN, NY 11756-1717

SOBEL NATHAN
465 LINCOLN BLVD
LONG BEACH, NY 11561-2338

COOK YVONNE N D
2310 41ST AVE APT 7J
LONG ISLAND CITY, NY 11101-3949

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1710 SAINT MARKS AVE
MERRICK, NY 11566

PAGANO ANTHONY M
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6688 NASH RD
N TONAWANDA, NY 14120-1254

BERNADIN FRANTZ
8 PELHAM AVE
NANUET, NY 10954-3428

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31 FRENCH RDG
NEW ROCHELLE, NY 10801-3722

ALLEN HYMAN
110 ALGONQUIN ST
NORTH BABYLON, NY 11703-2801

GOPIE KATHARN
795 KITCHAWAN RD
OSSINING, NY 10562

DERASMO NICHOLAS V
39 DRIFTWOOD DR
PORT WASHINGTON, NY 11050-1716

LARICCHIA MARGHERITA
10 SANDY HOLLOW LN
PORT WASHINGTON, NY 11050

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9413 208TH ST
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SCHENECTADY, NY 12304

GUIDO SAVERIO
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9 RIVERVIEW CT
STONY POINT, NY 10980-1212

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16 TERAMAR WAY
WHITE PLAINS, NY 10607-1610

HEMMINGS NEVILLE W
44 MARYTON RD
WHITE PLAINS, NY 10603-2016

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4730 48TH ST APT 1R
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NORMAN, OK 73072-7713

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BUTLER, PA 16002

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TERESHCHENKO VALDIMIR
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LANGHORNE, PA 19053-1563

ADKINS JONATHAN
314 ELIZA RD
NEW FREEDOM, PA 17349

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ALTO ASSET COMPANY 2 LLC
5001 PLAZA ON THE LAKE STE 200
AUSTIN, TX 78746

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

BAF3 LLC
5001 PLAZA ON THE LAKE STE 200
AUSTIN, TX 78746

THR FLORIDA LP
1717 MAIN ST STE 2000
DALLAS, TX 75201

NESBITT JOAN E
6844 BARBICAN DR
PLANO, TX 75023-1330

CRUZ ROSEMARIE
5359 FREDERICKSBURG RD APT 606
SAN ANTONIO, TX 78229-3547

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GUSTAVO LOPEZ
905 TORERO CT
VIRGINIA BEACH, VA 23456

PEGURRI ROBERT J
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WESTMORE, VT 5860

ZAVOROTNYI PETR G
16810 NE 137TH AVE
BRUSH PRAIRIE, WA 98606

CHERNICHENKO MILANA
24 113TH ST SE
EVERETT, WA 98208

SHVETS VOLODYMYR O
5014 115TH PL SE
EVERETT, WA 98208

STOKES SARAH I
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FREELAND, WA 98249-1176

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228 S 27TH ST
MOUNT VERNON, WA 98274

KHOCHAY BOGDAN
1122 28TH ST NW
PUYALLUP, WA 98371

GOMEZ FRANKLIN
1527 NW LAKEHILL CIR
SILVERDALE, WA 98383-8771

LAO KONG S
6010 N 46TH ST
TACOMA, WA 98407-2008

ANDRUKHOVICH ANATOLIY
2714 NE 165TH AVE
VANCOUVER, WA 98684

BOGDANOV VILYAM
8114 NE 217 AVE
VANCOUVER, WA 98682

KENVIL ASSOCIATES LLC
101 E MAIN ST STE 500
MOUNT HOREB, WI 53575

PIERCE BRENDA
26401 THOMA RD
WEBSTER, WI 54893

Neighborhood Meeting Summary

The neighborhood meeting was held on August 10, 2023, at the Morgan Family Center. The workshop began at 5:30PM and had approximately 40 people in attendance. Michael Belfonti, President and CEO of Belfonti Companies opened the meeting and welcomed those in attendance. Next, Jeff Boone, Esq., agent for the applicant, began the meeting by providing an explanation of the City's land development application review process, describing the staff review process and the public hearings that will be held. Michael Belfonti then provided an overview of the company background.

Mark Florenza, Managing Director of Construction and Development of Belfonti Companies, then provided an overview of the proposed development and its comparison to the plan discussed at the previously held neighborhood workshop. Next, Sina Ebrahimi, PE with Kimley-Horn and Associates, described the site design features for the proposed development. Bob Agrusa, PE with Kimley-Horn, then described the traffic analysis conducted for the proposed development.

Michael Belfonti then concluded the presentation and those in attendance were asked to provide questions or comments on the proposal which would be answered after everyone had an opportunity to speak. Below is a summary of the questions and comments (answers provided are in **bold** text):

- Are you rezoning the adjacent properties to neighborhood commercial or commercial; what are you rezoning to? **We are only proposing to rezone the subject property to RMF. We are not proposing to rezone the adjacent properties.**
- When you purchased the property was it zoned for single-family homes? **Yes, the property is currently zoned RSF.**
- Are we zoned PCD? **No, the property and the adjacent properties are zoned RSF.**
- Are you removing all the vegetation? **No, we will save a number of existing trees on the property.**
- Is Toledo Blade zoned for a major roadway? **Toledo Blade is designated as a major arterial roadway.**
- This will be able to be seen from my property; I am against this. **Comment acknowledged.**
- I like that you reduced the units. **Comment acknowledged.**

- I think Toledo Blade should have a light at the project entrance. **Our traffic engineer is coordinating with the City's transportation engineers. We do not believe a traffic light at the project entrance would be approved.**
- This is not consistent with the neighborhood. **Comment acknowledged.**
- How far is this away from the neighboring properties? **The buildings will be almost a football field away from homes on the other side of the adjacent streets.**
- Will there be a fence? **There is no fence now, but we can add a fence if you would like to see one.**
- I think people are going to walk through the neighborhoods. **Comment acknowledged.**
- Will there be restrictions on how many people can stay in the units? **Yes, there are regulations we must abide by for how many people can stay in a unit.**
- Will there be an onsite management company? **Yes, there will be an onsite management company for this development.**
- What is the park in the corner? **This amenity is provided for the neighboring residents. We are open to your suggestions for what you would like to see there.**
- What are the buildings closest to Lovett? **These are single-story parking garages.**
- Why are you choosing this property to develop? **We believe this is a suitable property for a multi-family development.**
- What makes you think people can afford these apartments? **We have conducted market studies to analyze the current rental rates and demand for units such as these.**
- This is not the place for this type of development. **Comment acknowledged.**
- What happens if the units are not rented? **The proposal is for the units to be rented and we believe there is demand for the number of units proposed.**
- I think the site plan is a great design. **Comment acknowledged.**
- The City should buy the property and turn it into a park. **Comment acknowledged.**
- I think the redesign is much nicer than the previous plan. **Comment acknowledged.**

- Is this going to be on City water and sewer? **Yes, this will connect to City water and sewer.**
- Is this going to impact our water-table? **No, this should not negatively impact the water table.**
- Are we able to access the community park? **Yes, this area is designed for the neighboring residents to use.**
- Is there a similar development like this in the area next to a residential neighborhood? **This was discussed with the attendee who asked this question after the conclusion of the workshop. Examples such as Palmer Ranch were discussed.**
- How many of you have a project like this around where you live? **Comment acknowledged.**
- We are concerned about people leaving the development and coming into the neighborhood. **Comment acknowledged.**
- How is the property going to be connected to City water and sewer? **We plan to make connections to water and sewer along Toledo Blade Blvd.**
- Is there going to be a light at Delcris? **No, we do not believe there will be a light at Delcris. We are coordinating our proposal with the City.**
- How many parking spaces will there be and where will people park? **Parking is provided onsite and there are 340 parking spaces.**
- How is this going to handle a hurricane evacuation? **The traffic will go to Toledo Blade Blvd.**
- Is this going to be rented like a timeshare? **No, this will not be rented or operated like a timeshare.**
- I am against people renting the property in a timeshare manner. **Comment acknowledged.**
- There are new apartments that are being built, how can these be filled? **We believe there is demand for multi-family units at this property.**
- Why do you need more apartments? **Comment acknowledged.**

- I am concerned about the wildlife on the property. **We have conducted the required wildlife studies for the property and are saving a number of gopher tortoises onsite.**
- What is the procedure for rezoning the land and who makes this decision? **The applications are required to go through the staff review process and then once this has concluded, they will be scheduled for a Planning and Zoning Advisory Board hearing. After this, they will be scheduled for City Commission hearings where final votes are made.**
- Where are the answers going to be provided? **We are providing the answers after we take down everyone's questions and comments. (This answer was provided when asked during the presentation.)**
- Would a subdivision clear the property? **We believe a single-family subdivision would be much more impactful to the property.**
- How are you going to go north on Toledo Blade? **You will be able to go north on Toledo Blade Blvd. from the proposed development.**
- Is this a done deal? **No, this is required to go to the Planning and Zoning Advisory Board and then the City Commission for final votes.**
- Why are you proposing this development on this parcel? **We believe this property is suitable and appropriate for the proposed development.**

After this was finished, the applicant team thanked everyone for their attendance and closed the neighborhood meeting at approximately 7:05PM.

BEYOND OURSELVES FUNDRAISER BENEFITS PEACE RIVER WILDLIFE CENTER



PHOTO PROVIDED BY NANETTE LEONARD

Peace River Wildlife Center representatives John Benande, Tricia LaPointe, Tammy Gerring, Cameron Brady, Stephanie Garone and Norine Walker pose for a photo at the "Beyond Ourselves Bash" to benefit for the center's fundraising campaign. A photo caption in *The Daily Sun's* weekend edition misidentified the group.

Two charged in vehicle theft after crash

STAFF REPORT

SARASOTA — A crashed vehicle, previously reported stolen, led to the arrest of two people Tuesday.

The investigation of the reported theft is ongoing, according to authorities, with a third suspect still at large.

The Sarasota County Sheriff's Office issued a news release Friday to announce the arrest of two suspects: Payton Robinson, 18, of Tampa and Haley Aldridge, 20, of Orlando.

Both have been charged with attempted grand theft of a motor vehicle.

A Sarasota County deputy reported spotting a gray Dodge Charger speeding down Clark Road at 3 a.m. Tuesday, with its lights off. The deputy followed the car.

Around the same time, 911 dispatch received several calls from a nearby BMW dealership alleging three suspects were spotting breaking and entering onto the premises and trying to steal a white Dodge Charger.

The Charger sped up and the deputy broke off pursuit due to dangerous speeds. However, shortly after, a crash involving a gray Dodge Charger was reported on Interstate 75 north of Clark Road.

"The caller reported seeing multiple subjects fleeing the scene," the news



Aldridge



Robinson

release read. "With assistance from a Sarasota Police Department officer and his K9, two of the three suspects were tracked and apprehended in the area."

Aldridge was found to be the registered owner of the gray Charger. In addition, she was found to have violated probation from a previous robbery charge.

The news release drew a connection between the two suspects and a larger state-wide and national trend of thefts targeting Dodge Challenger or

Charger vehicles.

"Dodge Challengers and Chargers have been targeted recently in local auto theft cases, as these models will no longer be manufactured, making their parts more valuable," the news release noted. "The stolen vehicles are rarely recovered, and SCISO has three open cases involving similar auto thefts."

Robinson has since been released from Sarasota County Jail on \$1,500 bond, while Aldridge was released on \$15,000 bond.

POLICE BEAT

The Charlotte County Sheriff's Office reported the following arrests:

- Michael Angelo Roebuck, 36, of Valparaiso, Indiana. Charge: out of county warrant. Bond: \$2,000.
- Daniel Henry Slack, 58, 7800 block of Cleveland Drive, Punta Gorda. Charge: knowingly driving while license suspended or revoked. Bond: \$1,000.
- David Richard Lorber Jr., 29, address withheld. Charge: battery. Bond: \$2,500.
- Mackenzie Katherine Derby, 21, 11100

block of Grapefruit Lane, Punta Gorda. Charge: out of county warrant. Bond: \$120.

■ Tommy Alton Shirey, 55, address withheld. Charge: battery. Bond: \$3,500.

■ Tedrick Page, 19, homeless of Port Charlotte. Charge: trespassing by failure to leave. Bond: none.

■ Cordeshia Lavonna Thomas, 29, address withheld. Charge: battery. Bond: \$2,500.

■ Allen D. Wager, 62, address withheld. Charges: battery and resisting officer without violence. Bond: \$25,000.

■ Daniel Stephen Park, 39, homeless of Port Charlotte. Charge: out of county warrant. Bond: none.

■ Edgar Jose Maneiro Oropeza, 34, address withheld. Charge: battery. Bond: \$2,500.

■ Alfredo Garcia-Arreola, 44, 1600 block of Bendix Terrace, North Port. Charge: driving while license revoked. Bond: \$5,000.

■ Chandler James Smith, 32, 11300 block of FredERICA Avenue, Englewood. Charges: DUI and DUI with blood alcohol content of 0.15 percent or greater. Bond: \$2,000.

■ Bradley Allen Holt, 43, 22000 block of Malone Avenue, Port Charlotte. Charge: domestic battery by strangulation. Bond: \$5,000.

■ Cynthia Ann Lewis, 53, address withheld. Charges: battery and tampering with a witness in a misdemeanor

proceeding. Bond: \$5,000.

■ Richard James Gosner, 53, 100 block of Barre Drive NW, Port Charlotte. Charge: trespassing. Bond: \$5,000.

■ Randall Scott Rupert, 51, 13500 block of Ainsworth Lane, Port Charlotte. Charge: scheme to obtain property by fraud. Bond: \$100,000.

■ Benjamin John Phillips Jr., 35, address withheld. Charge: battery. Bond: \$3,500.

■ Ryan Lee Carvalho Wilt, 25, of Homestead, Florida. Charges: scheme to obtain property by fraud and two counts of engaging in contracting business without certification. Bond: \$25,000.

■ James John Riggs, 57, 1900 block of Pennsylvania Avenue, Englewood. Charge: trespassing. Bond: \$5,000.

■ Nicholas Warland Moore II, 52, 7300 block of Snow Drive, Englewood. Charge: DUI. Bond: \$2,000.

■ Christina Zlamany, 54, 600 block of Spruce Street, Englewood. Charges: two counts of DUI. Bond: \$2,000.

The Punta Gorda Police Department reported the following arrests:

■ Dayrone Maura, 30, of Cape Coral. Charge: operating motor vehicle without valid license. Bond: \$250.

■ Nicole Louise Ockenden, 40, 200 block of Tait Terrace, Port Charlotte. Charge: misdemeanor failure to appear. Bond: \$5,000.

Compiled by Frank DiFiore

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PUBLIC NOTICE - CITY OF NORTH PORT

NOTICE OF PUBLIC HEARINGS FOR ORDINANCE NUMBER 2023-32

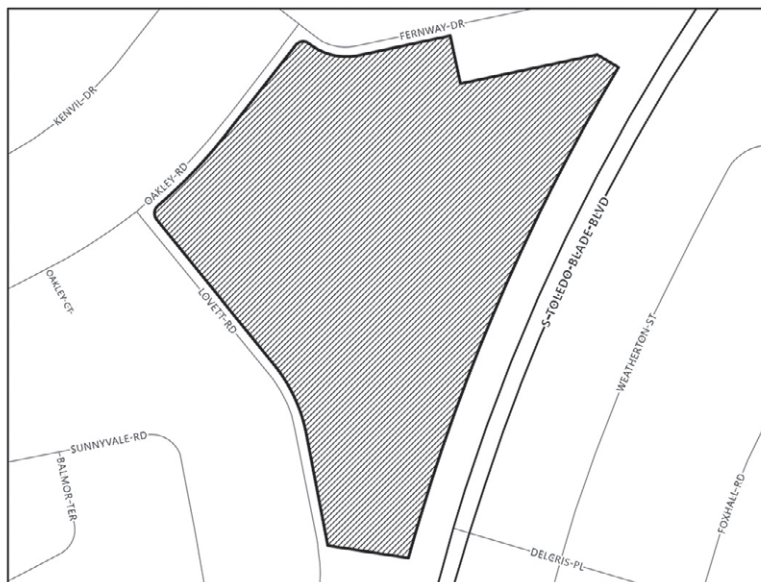
NOTICE IS HEREBY GIVEN, pursuant to Chapters 166 and 163 of the Florida Statutes, Section 7.01(c) of the Charter of the City of North Port, Florida that the City of North Port proposes to adopt Ordinance No. 2023-32 rezoning property located north of Hillsborough Boulevard and west of Toledo Blade Boulevard from Residential Single-Family District (RSF) Classification to Residential Multi-Family District (RMF) Classification.

A Public Hearing will be held before the Planning and Zoning Advisory Board designated as the Local Planning Agency (LPA) on **Thursday, December 7, 2023, at 9:00 a.m.** in the **City Hall Commission Chambers, 4970 City Hall Boulevard, North Port, Florida 34286.**

A Public Hearing for the first reading of Ordinance No. 2023-32 will be held before the North Port City Commission on **Tuesday, January 9, 2024, at 10:00 a.m.**, in the **City Hall Commission Chambers, 4970 City Hall Boulevard, North Port, Florida 34286.** The second and final reading will be held before the North Port City Commission in Commission Chambers on **Tuesday, January 23, 2024, at 6:00 p.m.** to consider enactment of Ordinance No. 2023-32.

ORDINANCE NO. 2023-32

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, REZONING ± 18.63 ACRES LOCATED IN SECTION 36, TOWNSHIP 39S, RANGE 21E OF SARASOTA COUNTY AND FURTHER DESCRIBED AS TRACT "B" FIFTY-FIRST ADDITION TO PORT CHARLOTTE SUBDIVISION AND IN INSTRUMENT NO. 2008066012 IN THE OFFICIAL RECORDS OF SARASOTA COUNTY, FROM RESIDENTIAL SINGLE-FAMILY DISTRICT (RSF) CLASSIFICATION TO RESIDENTIAL MULTI-FAMILY DISTRICT (RMF) CLASSIFICATION; AMENDING THE OFFICIAL ZONING MAP; PROVIDING FOR FINDINGS; PROVIDING FOR FILING OF APPROVED DOCUMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.



Note: Proposed Ordinance No. 2023-32 (boundary of the amendment area) is depicted on this map.

All interested parties are invited to appear and be heard in respect to these Ordinances at the public hearings in the City Hall Commission Chambers. Written comments filed with the City Commission will be heard and considered and will be made a matter of public record at the meeting. These public hearings may be continued from time to time as announced at the hearings, as may be found necessary. The files pertinent to Ordinance No. 2023-32, REZ-23-120 may be inspected by the public at the Neighborhood Development Services Department, Planning Division, and in the City of North Port City Clerk's Office, 4970 City Hall Boulevard, North Port, Florida 34286, during regular business hours.

NO STENOGRAPHIC RECORD BY A CERTIFIED COURT REPORTER IS MADE OF THESE MEETINGS. ACCORDINGLY, ANY PERSON WHO MAY SEEK TO APPEAL A DECISION INVOLVING THE MATTERS NOTICED HEREIN WILL BE RESPONSIBLE FOR MAKING A VERBATIM RECORD OF THE TESTIMONY AND EVIDENCE AT THESE MEETINGS UPON WHICH ANY APPEAL IS TO BE BASED (SEE F.S.S. 286.0105).

NOTE: PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE CITY CLERK'S OFFICE 48 HOURS IN ADVANCE OF THE MEETING (SEE F.S.S. 286.26).

NONDISCRIMINATION: The City of North Port does not discriminate on the basis of race, color, national origin, sex, age, disability, family or religious status in administration of its programs, activities or services.

AMERICAN WITH DISABILITIES ACT OF 1990 - The North Port City Hall is wheelchair accessible. Special parking is available on the west side of City Hall and the building may be accessed from the parking area. Persons with hearing difficulties should contact the City Clerk to obtain a hearing device for use during meetings.

/s/
Heather Faust, MMC
City Clerk

Publish Monday, November 20, 2023

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