

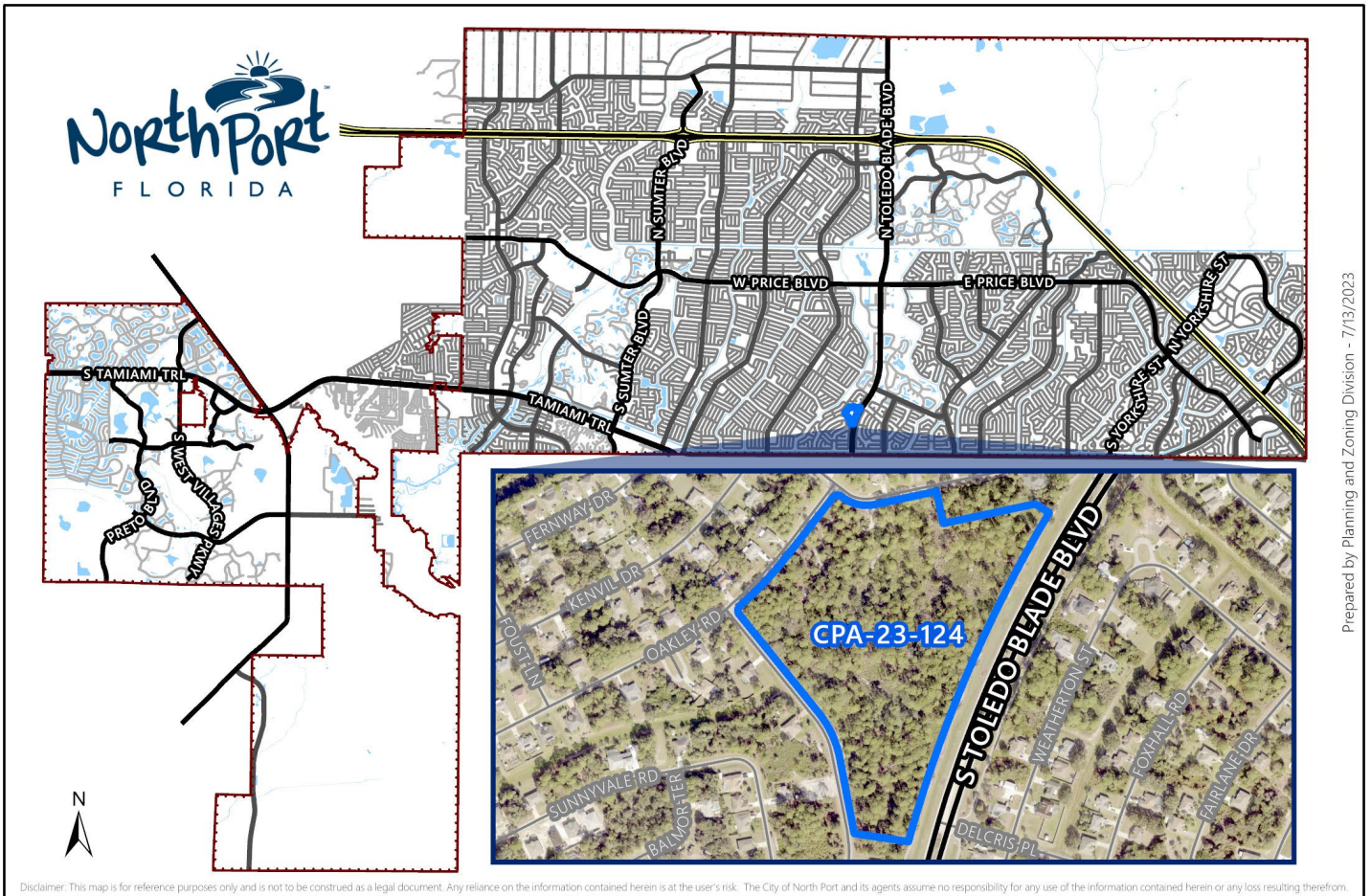


STAFF REPORT

Ordinance No. 2023-31

Small-Scale Comprehensive Plan Amendment to the Future Land Use Map 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 Planning and Zoning Division - 7/13/2023

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

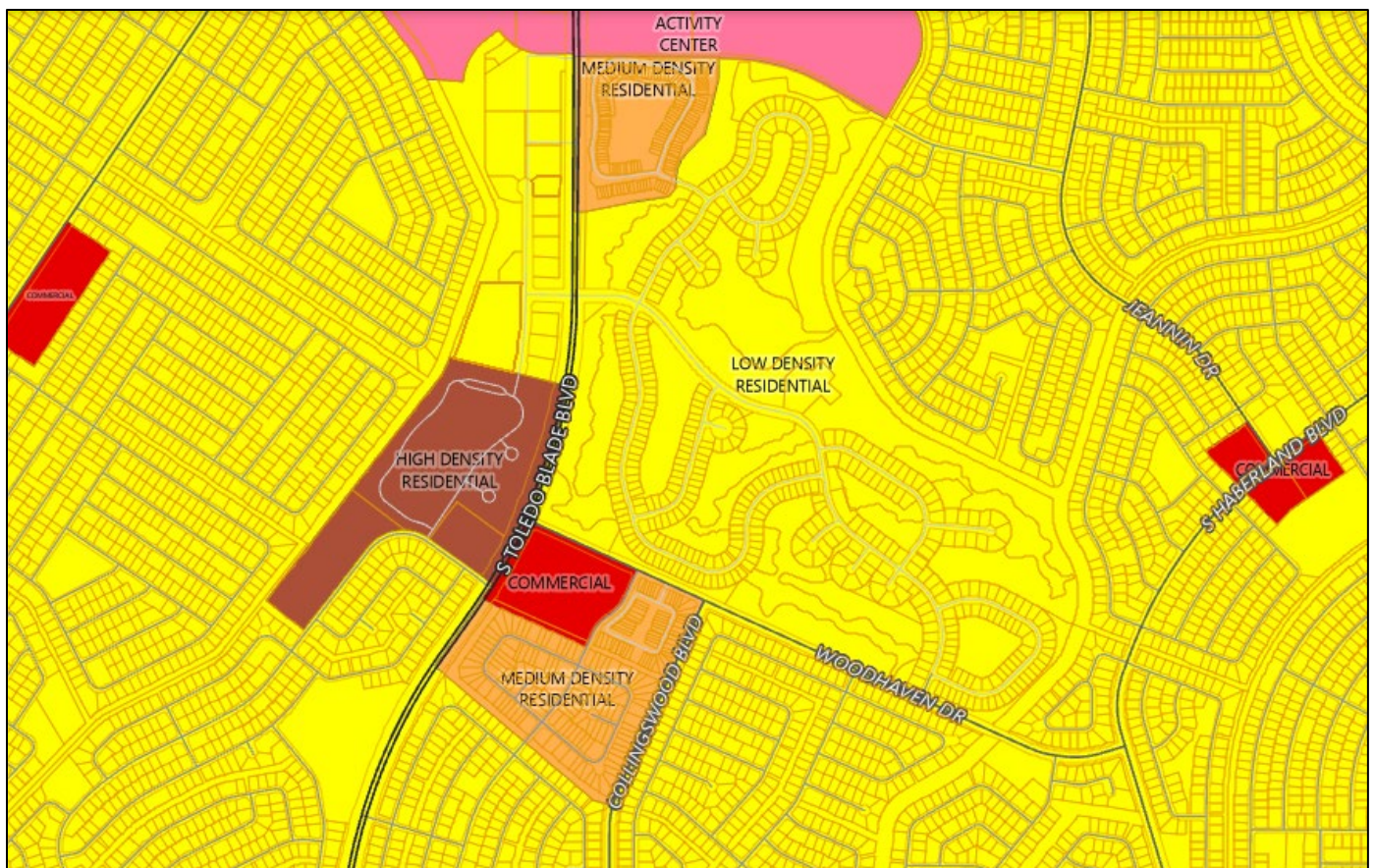
PROJECT:	CPA-23-124 "Serenity"
REQUEST:	Future Land Use Map Amendment from Low Density Residential to Medium Density Residential
APPLICANT:	Jackson R. Boone, Esq (Exhibit A—Affidavit)
OWNERS:	Toledo Blade, LLC (Exhibit B—Deed)
LOCATION:	S. Toledo Blade Boulevard (Parcel ID 1007-25-2118)
PROPERTY SIZE:	± 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 Small-Scale Comprehensive Plan Amendment (CPA) petition to amend the Future Land Use Map, changing the future land use designation of a ± 18.63-acre property generally located north of Hillsborough Boulevard and west of Toledo Blade Boulevard (PID 1007-25-2118) from Low Density Residential to Medium Density Residential. Policy 1.1 of the Comprehensive Plan describes Low Density Residential as, lands designated for residential areas of low density (for currently platted single-family lots a maximum density of 4.3 residential units per gross acre, 4.0 residential units per gross acre for un-platted areas). Medium Density Residential is described as lands designated for residential areas of medium density (maximum of 10.0 residential units per gross acre). Low density residential is permitted within the Medium Density Residential future land use designation.

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).

A mixture of future land use (FLU) designations currently exists in the surrounding area including High, Medium, and Low Density Residential, and Commercial and Activity Center. While the properties abutting the subject site have a Low-Density FLU, Medium



I. BACKGROUND

Density Residential is located approximately 300-feet to the northeast (across Toledo Blade Boulevard) with adjacent Commercial about 1,000 feet from the site. To the northwest, High Density Residential FLU exists about 500-feet away.

The Commercial FLU abutting Low Density Residential FLU along parallel collector roads (S. Chamberlain Boulevard and S. Haberland Boulevard) should be noted as the current Future Land Use Map applies higher intensity FLU designations next to lower intensity designations, relying on buffering and compatibility standards in the Unified Land Development Code to minimize incompatibility between uses.

A companion petition (REZ-23-120) to Rezone the subject property from RSF-2 (Residential Single-Family) to RMF (Residential Multi-Family) 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

COMPREHENSIVE PLAN AMENDMENT

Petition CPA-23-124 proposes a Comprehensive Plan Amendment to the Future Land Use Map, changing the future land use designation of the \pm 18.63-acre subject property from Low Density Residential to Medium Density Residential. (See **Future Land Use Map** attached as **Exhibit C**). The implementing ordinance to amend the Comprehensive Plan Future Land Use Map is **Ordinance No. 2023-31** 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 at the Morgan Family Center located at 6207 W Price Boulevard, North Port, FL 34291. The meeting was held in person. The neighborhood 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). CPA-23-124 was processed for management review, no reviewing department issued comments. In addition, the City Attorney's Office reviewed and approved the proposed Ordinance 2023-31 as to form and correctness.

V. DATA & ANALYSIS

Staff has reviewed the proposed application for consistency with the Florida Statutes and the City's Comprehensive Plan:

FLORIDA STATUTES

Florida Statutes § 163.3184.(2)(b) Review process for adoption of small-scale comprehensive plan amendments and 163.3187 Process for adoption of small scale comprehensive plan amendment.

Per F.S. 163.3184.(2)(b), plan amendments that qualify as small-scale development amendments may follow the small-scale review process in F.S. 163.3187. F.S. 163.3187 (1)(a), (b), and (c) specify the conditions under which a plan amendment qualifies as small scale.

As the amendment (a) involves fewer than 51-acres of land, (b) proposed only a future land use map amendment, and (c) does not involve property in an area of critical state concern, Staff concludes that CPA-23-124 qualifies as a small-scale amendment.

Florida Statutes § 163.3177(6)(a)9.a. and b.

9. The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.

a. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

The property subject to this amendment is \pm 18.63 acres, currently designated as Low Density Residential. The proposed amendment increases the allowable density and intensity of development. While Medium Density Residential FLU provides for a single-use, a functional mix of uses already exists in the surrounding area, and the proposed FLU will provide for a transition between existing low-density areas and higher intensity areas as well as an arterial roadway.

V. DATA & ANALYSIS

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

This indicator does not apply. The property subject to this request is a pre-platted tract within the City limits.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

This indicator does not apply. The property subject to this request is a pre-platted tract within the City limits.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

This indicator does not apply. The site is upland and is identified as FLUCCS 411 Pine Flatwoods (SWFWMD (2021) Land Use Land Cover Map). The property is not in a high recharge area. (Soils on the site include EauGallie-Myakka fine sand (poorly drained/high runoff) and Holopaw fine sand (very poorly drained/negligible runoff)).

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

This indicator does not apply. The site nor the surrounding area support agricultural activities. There are no unique or prime farmlands and soils onsite. The surrounding area is Urban and Built Up (FLUCCS 1200 Residential Medium Density 2 to 5 Dwelling Units per Acre). Soils on the site include area surrounding the site is EauGallie-Myakka fine sand and Holopaw fine sand.

(VI) Fails to maximize use of existing public facilities and services.

This indicator does not apply. Water and wastewater

V. DATA & ANALYSIS

services are available to the site. Transportation connections, including pedestrian connectivity are provided along Toledo Blade Boulevard. Fire and emergency services are located less than two miles from the site with police facilities within approximately six and half miles.

(VII) Fails to maximize use of future public facilities and services.

This indicator does not apply. The site has easy access to the I-75 interchange, shopping areas, and other services. The future police station headquarters is planned on Toledo Blade Boulevard north of I-75.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

This indicator does not apply; adequate services are already in place to serve the subject property.

(IX) Fails to provide a clear separation between rural and urban uses.

This indicator does not apply. The property subject to this request is a pre-platted tract within the City limits.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

This indicator does not apply; the property is located in an area that is Urban and Built-up. The site is a pre-platted tract within the City limits.

(XI) Fails to encourage a functional mix of uses.

This indicator does not apply. The application of a Medium Density Residential FLU will provide for additional housing options in an area that already supports a mix of uses.

V. DATA & ANALYSIS

(XII) Results in poor accessibility among linked or related land uses.

This indicator does not apply. Toledo Blade Boulevard already includes a multi-modal path providing connectivity to commercial service areas.

(XIII) Results in the loss of significant amounts of functional open space.

This indicator does not apply; the site is vacant, so it does not contain functional open space. Upon development, the site will provide open space consistent with the requirements in the Unified Land Development Code.

b. The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves **four or more** of the following:

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

The property is located in an area that is Urban and Built-up. The site is a pre-platted tract within the City limits. If future development on the site is limited to single-family, the lots could become devoid of trees under the city's current regulations. Application of the proposed future land use designation would result in development requiring a Major Site and Development permit, lending opportunities to provide for preservation of trees, native species, and wildlife habitat, including gopher tortoise burrows.

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

The proposed land use provides for an increased efficiency and cost-effectiveness of public infrastructure; water and wastewater service are already provided to the site; efficiency increases with higher densities.

V. DATA & ANALYSIS

(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

The proposed FLU would support additional housing choices in a municipality where the majority of the residential development is single-family detached. The site is already supported by an existing multi-modal path and on demand bus services.

(IV) Promotes conservation of water and energy.

It is currently unknown if this indicator will apply.

(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

The site nor the surrounding area support agricultural activities. There are no unique or prime farmlands and soils onsite. The surrounding area is Urban and Built Up (FLUCCS 1200 Residential Medium Density 2 to 5 Dwelling Units per Acre). Soils on the site include area surrounding the site is EauGallie-Myakka fine sand and Holopaw fine sand. However, directing development to existing urban neighborhoods helps to reduce development pressures on agricultural areas to the north of I-75.

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

This indicator does not apply; the site is privately owned vacant land, so it does not provide for public open space and recreation needs. Upon development, the site will provide open space consistent with the requirements in the Unified Land Development Code.

(VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

As shown on the future land use map excerpt on page 2, the majority of the land in this area of the city is designated as Low Density Residential. The addition of a Medium Density

V. DATA & ANALYSIS

Residential property in the area would help meet the demand for diversified housing and support the nonresidential businesses and services located proximate to the area.

(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

This indicator does not apply.

Based on the analysis of all the provisions above, Staff concludes that the petition is consistent with Florida Statutes § 163.3177(6)(a)9.a. and b.

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 notice provided is consistent with § 166.041.

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.

Due to the frontage along the arterial roadway S. Toledo Blade Boulevard (AADT 20,000) the subject property's location is ideal for Medium Density Residential FLU. This FLU will provide for a more compact, higher density development than traditional single-family detached development, which new land use pattern will provide economic

V. DATA & ANALYSIS

benefit to the City as it provides for more efficient, cost-effective provision of public services. A mixture of future land use (FLU) designations exists in the area surrounding the subject property including High, Medium, and Low Density Residential, as well as Commercial and Activity Center. While the properties abutting the subject site have a Low-Density FLU, Medium Density Residential is located approximately 300-feet to the northeast (across Toledo Blade Boulevard) with adjacent Commercial about 1,000 feet from the site. To the northwest, High Density Residential FLU exists about 500-feet away.

Commercial FLU abutting Low Density Residential FLU along parallel collector roads (S. Chamberlain Boulevard and S. Haberland Boulevard) should be noted as the current Future Land Use Map applies higher intensity FLU designations next to lower intensity designations, 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 Future Land Use Element Policy 1.1 which allows low density residential in Medium Density Residential FLU, single-family and multi-family uses are compatible.

As previously stated, a Medium Density Residential 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.

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

COMPREHENSIVE PLAN

Future Land Use Element, Policy 1.2: Expansion, reclassification or replacement of land uses shall be compatible and consistent with the Future Land Use Map. Each land use type will be reviewed individually and for their impact on the remainder of the Plan. Land use types cumulatively will be evaluated based on: 1. Extent and provision of infrastructure systems; 2. Location and gateways; 3. Distribution; 4. Density; 5. Intensity; 6. Compatibility with existing and future neighborhoods or Activity Centers; 7. Suitability; 8. Functional relationship; 9. Land use combinations; 10. Demonstrated need over the planning period; 11. Financial Impact. 12. Proximity to four-lane roadways.

As per the preceding analysis, the proposed Medium Density FLU is compatible and consistent with the Future Land Use Map designations in the surrounding area and the addition of this diversified land use will provide for functional relationships between lower intensity and higher intensity development. Adequate infrastructure and public

V. DATA & ANALYSIS

facilities as well as capacity is available to serve the site at the proposed intensity, and the site is near the I-75/Toledo Blade Boulevard interchange (gateway) as well as Activity Centers 4 and 5. The amendment does not influence traffic congestion or public safety. The existing future land use would allow up to 80 single-family homes, while the Medium Density FLU, would permit up to 186 units. The Low Density Residential FLU would generate approximately 75 trips during the PM peak hours versus the Medium Density FLU (multi-family mid-rise) use generating approximately 73 trips during PM peak hour. The proposed FLU designation on the subject property is suitable for a property fronting on an arterial roadway with high average daily trips (4-lane roadway). Finally, North Port's housing stock is still dominated by single-family homes with approximately 37% of the City's land area designated for one-and-two-family development, versus 0.6% designated for multi-family. Therefore, there is a need for additional Medium Density Residential areas, which land use pattern provides for more efficient and cost-effective provision of public services than Low Density Residential.

Staff concludes that the proposed FLU is consistent with Future Land Use Element Policy 1.2.

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 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. Finally, population generation associated with additional residential units would induce service industry jobs as well.

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

V. DATA & ANALYSIS

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 the FLU petition is a platted tract within the 51st Addition to the Port Charlotte Subdivision (GDC platted area). Under the existing FLU designation, this property could be subdivided into additional single-family detached lots, adding to the fiscal issues and unsustainable development pattern associated with the City's existing 70,000 platted 10,000 square foot lots. The proposed Medium Density Residential FLU 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 FLU 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 Medium Density Residential FLU 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.

V. DATA & ANALYSIS

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.

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 Medium Density Residential FLU designation on the subject property would provide for a diverse housing type in an area with existing water and wastewater facilities, as well as schools, parks, and other essential services. Approval of this FLU 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.

V. DATA & ANALYSIS

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 Medium Density Residential FLU designation 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 the amendment, 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 lifestyle.

Staff concludes that the proposed FLU is consistent with the Economic Development Element Goal 5, Objective 5.1, and Policies 5.1.1, 5.1.2, and 5.1.3.

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 was advertised in a newspaper of general circulation within the City of North Port 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**).

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 MOTIONS

PLANNING AND ZONING ADVISORY BOARD

The Planning & Zoning Division recommends that the Planning & Zoning Advisory Board recommend approval of CPA-23-124 and motion as follows:

I move to recommend approval to the City Commission of Ordinance No. 2023-31 and find that, based on competent substantial evidence, the amendment is consistent with the standards and intent of the City of North Port Comprehensive Plan and Florida Statutes.

CITY COMMISSION

The City Commission approve CPA-23-124 and motion as follows:

I move to approve Ordinance No. 2023-31, Petition CPA-23-124, and find that, based on competent substantial evidence, the Comprehensive Plan Amendment meets the standards in Florida Statutes, and is consistent with the City of North Port Comprehensive Plan.

VIII. ALTERNATIVE MOTIONS

DENIAL of Ordinance No. 2023-31, Petition CPA-23-124:

I move to recommend denial of Ordinance No. 2023-31, Petition CPA-23-124, and find that, based on the competent substantial evidence, the proposed Comprehensive Plan Amendment **DOES NOT COMPLY** with the Florida Statutes, or other applicable regulations.

IX. EXHIBITS

A.	Affidavit
B.	Deed
C.	Future Land Use Map
D.	Ordinance No. 2023-31 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]
Signature of Applicant or Authorized Agent

Jackson R. Boone, Esq.
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

[Signature]
Owner

4/24/23
Date

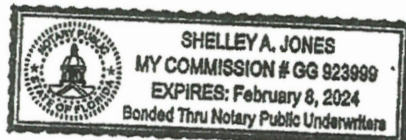
STATE OF FL

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

(Place Notary Seal Below)



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

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

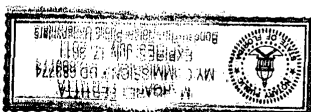
[Signature]
Witness
Print Ken Lesner



(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:

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2008066012 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: 0.70

Exhibit B to Staff Report
CPA-23-124

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

By: *Lars Mansson* (Seal)
Lars Mansson, Managing Member

Rachelle L. Graveline

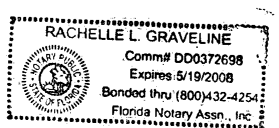
P.O. Address: 3613 Del Prado Boulevard, Cape Coral, FL 33914

Robert M. Lipshutz
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 7/20/2023
by Planning Division

PROPOSED REVISION TO FUTURE LAND USE MAP 2-7 EXHIBIT TO ORDINANCE NUMBER 2023-## CPA-23-124, SERENITY

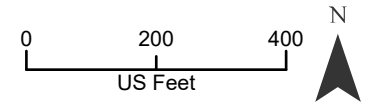
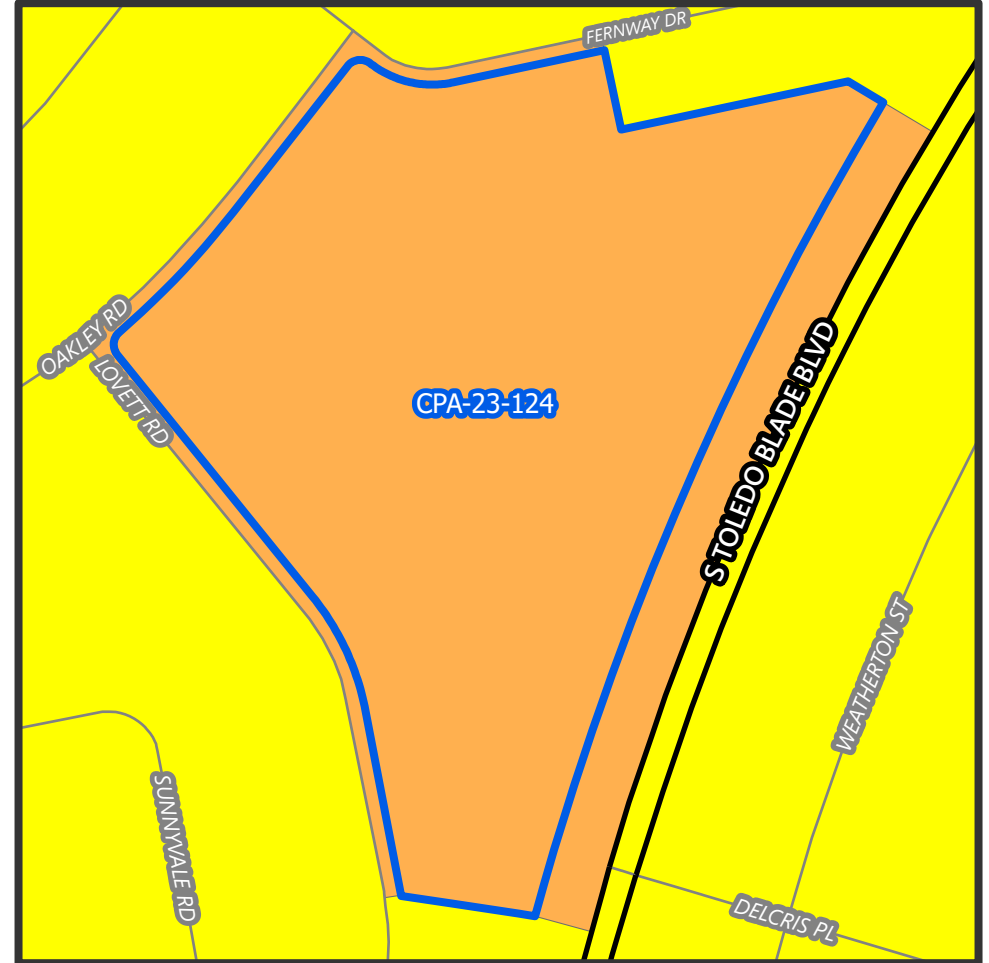
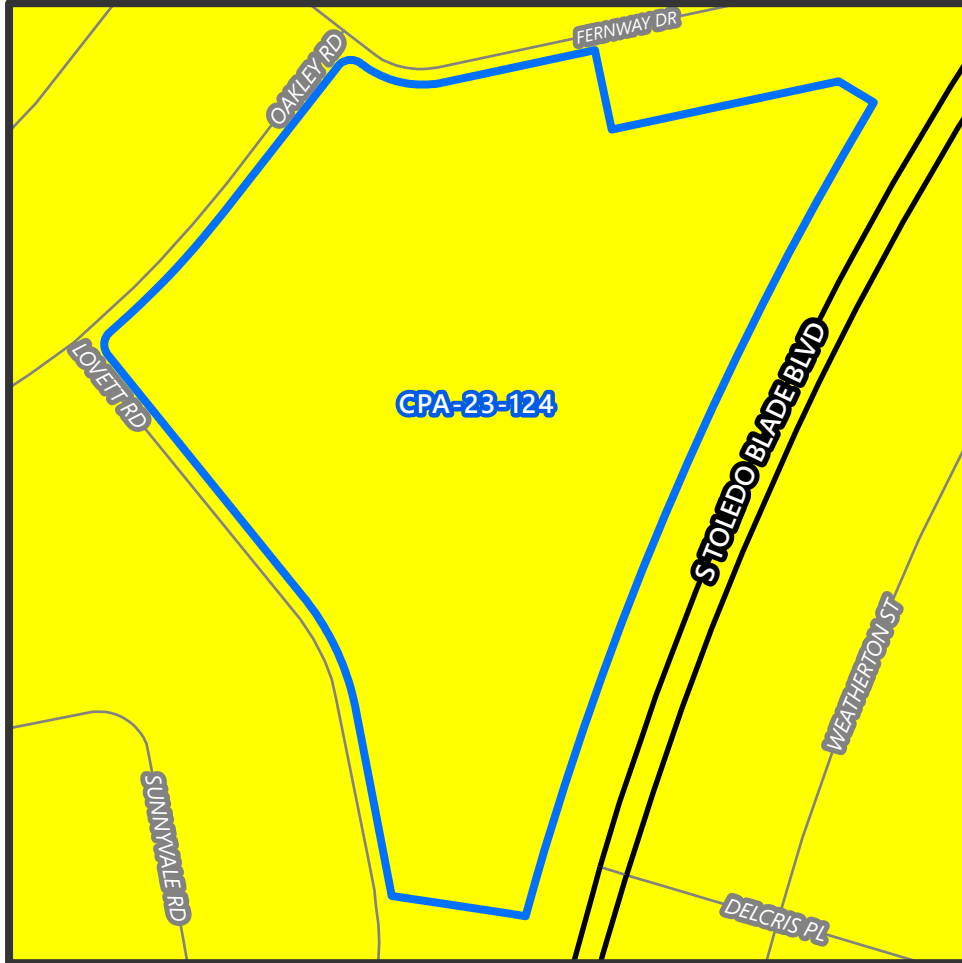






Exhibit C to Staff Report CPA-23-124

Current Future Land Use
LOW DENSITY RESIDENTIAL

Proposed Future Land Use
MEDIUM DENSITY RESIDENTIAL



-  Petition Boundary
-  City Boundary
-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL

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. 2023-31

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, AMENDING THE FUTURE LAND USE DESIGNATION FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL FOR A ±18.63 ACRE AREA GENERALLY LOCATED NORTH OF HILLSBOROUGH BOULEVARD AND WEST OF TOLEDO BLADE BOULEVARD; AMENDING THE CITY OF NORTH PORT COMPREHENSIVE PLAN CHAPTER 2, FUTURE LAND USE MAP 2-7; PROVIDING FOR FINDINGS; PROVIDING FOR ADOPTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

1
2 **WHEREAS**, the City of North Port is committed to planning and managing the future growth and
3 development of the City; and

4
5 **WHEREAS**, pursuant to Article VIII, Section 2(b) of the Constitution of the State of Florida, the North Port
6 City Charter, and the Community Planning Act, Florida Statutes Chapter 163, Part II, the City is authorized
7 and required to adopt a Comprehensive Plan; and

8 **WHEREAS**, on March 15, 1989, the City Commission adopted Ordinance No. 89-3, establishing the North
9 Port Comprehensive Plan (“Comprehensive Plan”), as revised and updated in its entirety; and

10 **WHEREAS**, on June 27, 2017, the City Commission adopted Ordinance No. 2016-34, approving the
11 Evaluation and Appraisal Report-based Comprehensive Plan Amendment; and

12 **WHEREAS**, petition CPA-23-124 seeks to change the future land designation of a ± 18.63 acre area from
13 Low Density Residential to Medium Density Residential, and to amend the Comprehensive Plan Future
14 Land Use Map 2-7 (Amendment); and

15
16 **WHEREAS**, on December 7, 2023, the Planning and Zoning Advisory Board, acting as the Local Planning
17 Agency for the City of North Port, held a duly advertised public hearing and recommended approval of the
18 proposed Amendment to the City Commission; and

19
20 **WHEREAS**, the City Commission of the City of North Port held duly noticed public hearings at first and
21 second reading of this ordinance to review the recommendations of the Planning and Zoning Advisory
22 Board and to receive public comment on the subject matter of this ordinance; and

23
24

25 **WHEREAS**, the City Commission has determined that the proposed Amendment serves the public health,
26 safety, and welfare of the citizens of the City of North Port, Florida.

27

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

29

30 **SECTION 1 – FINDINGS**

31

32 1.01 The above recitals are true and correct and are incorporated in this ordinance by reference.

33

34 1.02 Pursuant to Florida Statutes Section 166.041(4)(c), a business impact estimate was not required
35 because this ordinance is enacted to implement Part II of Florida Statutes Chapter 163, relating
36 to growth policy, county and municipal planning, and land development regulation, including
37 zoning, development orders, development agreements, and development permits.

38

39 **SECTION 2 – ADOPTION**

40

41 2.01 The City Commission hereby amends the City of North Port Comprehensive Plan Future Land Use
42 designation from Low Density Residential to Medium Density Residential for a ± 18.63 acre area,
43 generally located north of Hillsborough Boulevard and west of Toledo Blade Boulevard and
44 described on the boundary survey attached as “Exhibit A” (“Subject Property”).

45

46 2.02 The City Commission hereby amends the North Port Comprehensive Plan Future Land Use
47 Map 2-7 as shown in the attached “Exhibit B”, reflecting the amended land use designation of the
48 Subject Property.

49

50 2.03 All identified exhibits are incorporated in this ordinance by reference.

51

52 **SECTION 3 – CONFLICTS**

53

54 3.01 In the event of any conflict between the provisions of this ordinance and any other ordinance, in
55 whole or in part, the provisions of this ordinance will prevail to the extent of the conflict.

56

57 **SECTION 4 – SEVERABILITY**

58

59 4.01 If a court of competent jurisdiction finds that any section, subsection, sentence, clause, phase, or
60 provision of this ordinance is for any reason invalid or unconstitutional that provision will be
61 deemed a separate, distinct, and independent provision and will not affect the validity of the
62 remaining portions of the ordinance.

63

64 **SECTION 5 – EFFECTIVE DATE**

65

66 5.01 The effective date of this Comprehensive Plan Amendment, if the amendment is not timely
67 challenged, shall be thirty-one (31) days after the Florida Department of Economic Opportunity
68 (“DEO”) notifies the City of North Port that the Comprehensive Plan Amendment package is
69 complete, or if the Amendment is timely challenged, the Florida DEO or Administration
70 Commission enters a final order determining the adopted Amendment is in compliance, as

71 provided in Section 163.3187, Florida Statutes. No development orders, development permits,
72 or land uses dependent on this Amendment may be issued before it has become effective.

73
74 READ BY TITLE ONLY at first reading by the City Commission of the City of North Port, Florida in public
75 session on January 9, 2024.

76
77 ADOPTED by the City Commission of the City of North Port, Florida on the second and final reading in
78 public session on January 23, 2024.

79
80
81 CITY OF NORTH PORT, FLORIDA

82
83
84
85 _____
86 ALICE WHITE
87 MAYOR

88 ATTEST:

89
90
91 _____
92 HEATHER FAUST, MMC
93 CITY CLERK

94
95
96 APPROVED AS TO FORM AND CORRECTNESS:

97
98 _____
99 AMBER L. SLAYTON, B.C.S.
100 CITY ATTORNEY

101



Prepared on 7/20/2023
by Planning Division

PROPOSED REVISION TO FUTURE LAND USE MAP 2-7 EXHIBIT TO ORDINANCE NUMBER 2023-## CPA-23-124, SERENITY

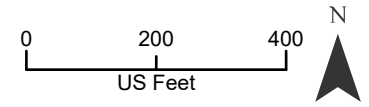
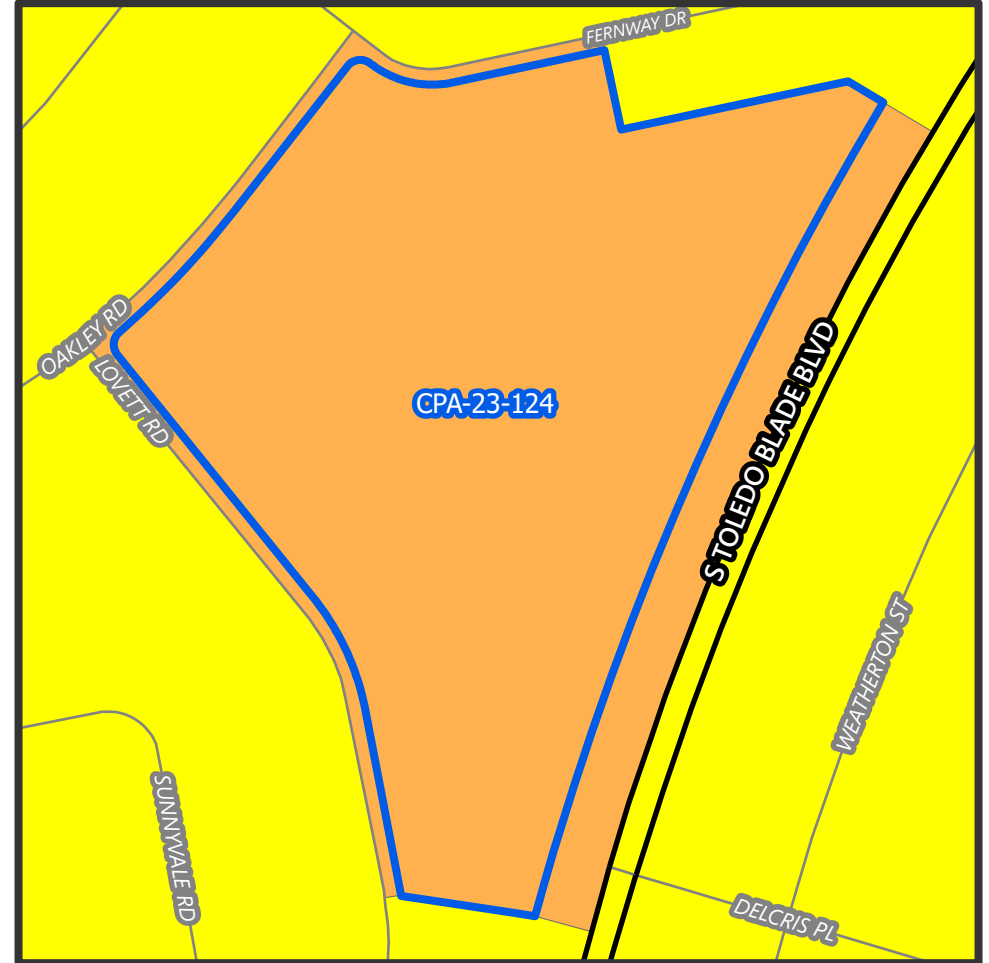
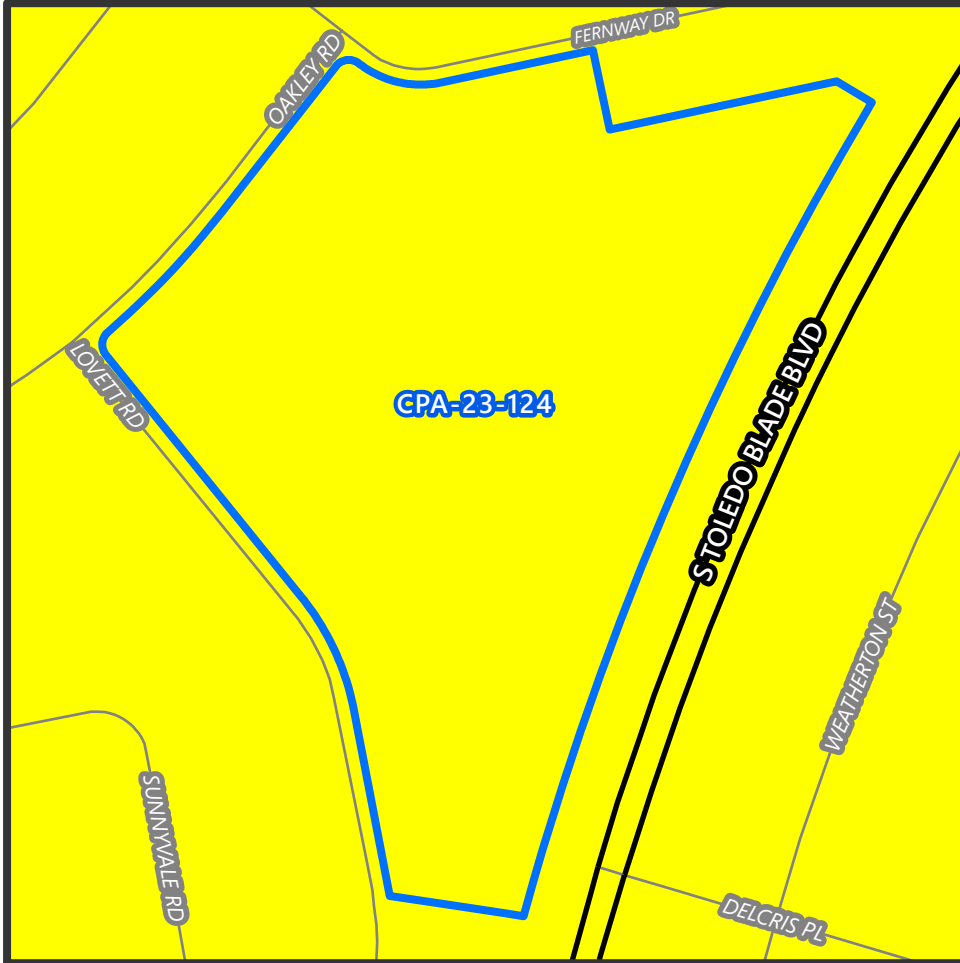






Exhibit B to Ordinance No. 2023-31

Current Future Land Use
LOW DENSITY RESIDENTIAL

Exhibit D to Staff Report
CPA-23-124

Proposed Future Land Use
MEDIUM DENSITY RESIDENTIAL



-  Petition Boundary
-  City Boundary
-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL

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.

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)

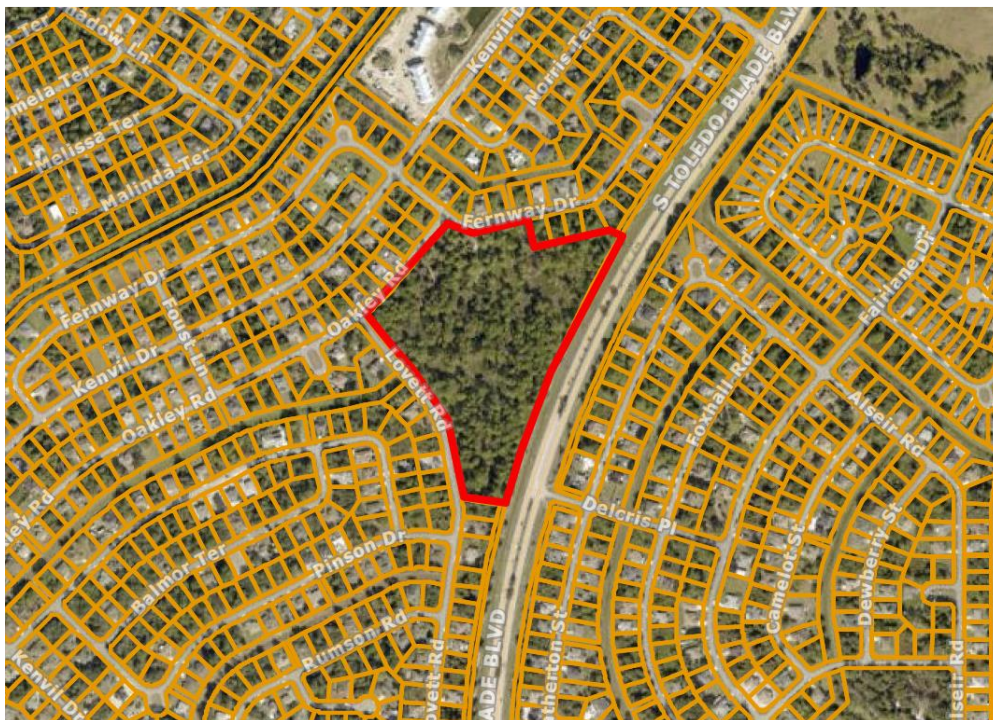
DATE: August 10, 2023

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

JANSCHER 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
2855 HAYNES CLUB CIR
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

COGAR DANIEL L
PO BOX 20307
BARRIGADA, GU 96921-0307

TRIPLETT ELIZABETH F
PO BOX 10482
TAMUNING, GU 96931-0482

WANG CHANG K
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

VOLLENHALS JANET L
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

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

MABE JAMES THOMAS
5909 DALE CT
SYKESVILLE, MD 21784

CAROLLO WILLIAM
471 LINCOLN ST
WATERVILLE, ME 4901

STUART DAVID H
6278 GREENVIEW PL
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

DAVIS PATRICK V
PO BOX 7013
GULFPORT, MS 39506

BLAIR COLIN C
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

MULE JOSEPH A
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

KENNEDY REVOCABLE TRUST OF 2015
126 LAFAYETTE AVE
TOWNSHIP OF WASHINGTON, NJ
07676-5251

GAIDUS TINA M
306 FRONT ST
UNION BEACH, NJ 07735-2542

ZOTOS ANASTASIA
80 WASHINGTON SQUARE CIRCLE
WASHINGTON BOROUGH, NJ 7882

DIETRICH RICHARD R
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
LAS VEGAS, NV 89145

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
6801 7TH AVE
BROOKLYN, NY 11220-5614

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
5117 97TH ST
CORONA, NY 11368-3033

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

REINA LEONARD A
229 TINTON PL
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
102 MYLES AVE
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

THOMAS MARK A
1710 SAINT MARKS AVE
MERRICK, NY 11566

PAGANO ANTHONY M
6416 ELIOT AVE
MIDDLE VILLAGE, NY 11379-1037

GAO ENTERPRISES INC
PO BOX 186
MORICHES, NY 11955-0186

CLARKE JOAN L
531 EAST LINCOLN AVE APT 6L
MOUNT VERNON, NY 10552

SCHADE WILLIAM E
6688 NASH RD
N TONAWANDA, NY 14120-1254

BERNADIN FRANTZ
8 PELHAM AVE
NANUET, NY 10954-3428

PATTERSON GEORGE S
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

BOVELL WINSTON M
9413 208TH ST
QUEENS VILLAGE, NY 11428-1535

ANBROSE JOSEPH J
PO BOX 73
SAG HARBOR, NY 11963-0002

STUMPF E CHARLES
412 LOIS LN
SCHENECTADY, NY 12304

GUIDO SAVERIO
PO BOX 345
SOUND BEACH, NY 11789-0345

HOLDER MICHELLE
104-15 125TH ST
SOUTH RICHMOND HILL, NY 11419-2911

WU CLAUDIA
450 KLONDIKE AVE
STATEN ISLAND, NY 10314-6216

GOOLEY WILLIAM T
9 RIVERVIEW CT
STONY POINT, NY 10980-1212

ALLEN ERSOLINE A
16 TERAMAR WAY
WHITE PLAINS, NY 10607-1610

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

SELEMENAKIS STEVE
4730 48TH ST APT 1R
WOODSIDE, NY 11377-6632

FILIUK ANATOLI
8766 POINTE DR
BROADVIEW HEIGHTS, OH 44147-3510

MALAK ADAM G
2900 CHAUTAUQUA AVE APT 147
NORMAN, OK 73072-7713

SHEN CHUN YO
13120 SHANNONDELL DR
AUDUBON, PA 19403-5605

BETRES MARK
290 VOGEL ROAD
BUTLER, PA 16002

MATHIN BONA
1005 HILLSIDE AVE
ELIZABETHTOWN, PA 17022-1377

TERESHCHENKO VALDIMIR
889 STEVENS LN
LANGHORNE, PA 19053-1563

ADKINS JONATHAN
314 ELIZA RD
NEW FREEDOM, PA 17349

MUNSON WILLIAM K
284 SACKETT RD
TOWANDA, PA 18848-7665

LUCZAK ANNA
86 AQUE DUCT RD
WASHINGTON CROSSING, PA 18977-
1324

WHITMAN WARREN D
463 CHESTNUT ST
WARWICK, RI 02888-3241

ESTERO DEVELOPMENT PARTNERS
234 KINGSLEY PARK DR STE 110
FORT MILL, SC 29715

LAW FAMILY REVOCABLE LIVING TRUST
1008 KIMBRELL RD
FORT MILL, SC 29715-9771

FINLEY GARY L (CO-TTEE)
5645 CLOVERLAND PARK DR
BRENTWOOD, TN 37027-1735

ROJAS FELICIA V
1206 LYRA LN
ARLINGTON, TX 76013

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

TOMLINSON JAMES A
9000 JACKSON AVE
MANASSAS, VA 20110-5052

GUSTAVO LOPEZ
905 TORERO CT
VIRGINIA BEACH, VA 23456

PEGURRI ROBERT J
1322 VT RT 5A
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
PO BOX 1176
FREELAND, WA 98249-1176

KISLYANKA VALENTINA N
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.**

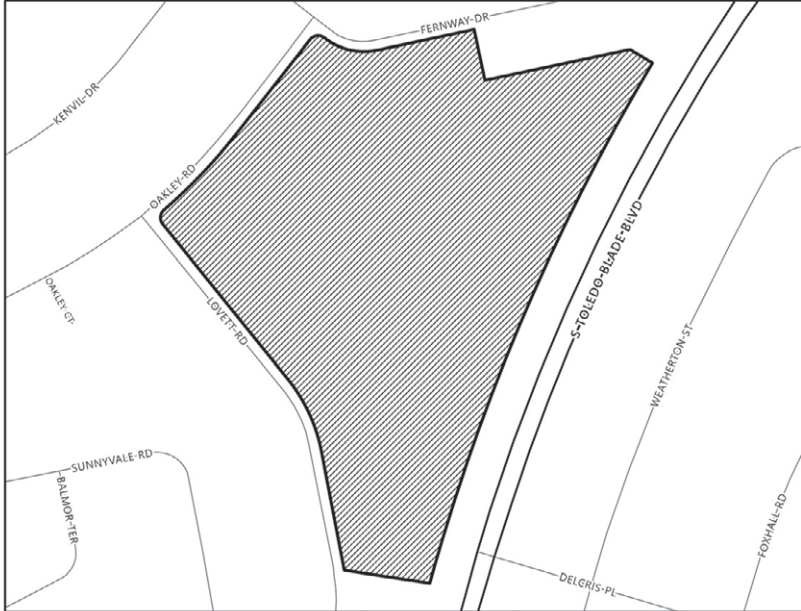
After this was finished, the applicant team thanked everyone for their attendance and closed the neighborhood meeting at approximately 7:05PM.

PUBLIC NOTICE - CITY OF NORTH PORT NOTICE OF PUBLIC HEARINGS FOR DMP-23-121

NOTICE IS HEREBY GIVEN, pursuant to Chapters 166 and 163 of the Florida Statutes, the City of North Port will consider a petition, DMP-23-121, to approve a Development Master Plan for development of a multi-family residential community of 180 dwelling units with an amenity center, surface and garage parking, and open space on 18.63-acres for property located north of Hillsborough Boulevard and west of Toledo Blade Boulevard.

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 DMP-23-121 will be held before the North Port City Commission on **Tuesday, January 23, 2024, at 06:00 p.m.**, in the **City Hall Commission Chambers, 4970 City Hall Boulevard, North Port, Florida 34286.**



Note: Proposed DMP-23-121 (boundary of the area) is depicted on this map. The proposed site contains ± 18.63 Acres.

All interested parties are invited to appear and be heard in respect to this Petition 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 DMP-23-121 may be inspected by the public at the City of North Port Development Services Department, Planning & Zoning 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

adno=3910779-1

PUBLIC NOTICE - CITY OF NORTH PORT NOTICE OF PUBLIC HEARINGS FOR ORDINANCE NUMBER 2023-31

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. 2023-31, amending the City of North Port Comprehensive Plan Future Land Use Map for property located north of Hillsborough Boulevard and west of Toledo Blade Boulevard.

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. 2023-31 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. 2023-31.

ORDINANCE NO. 2023-31

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, AMENDING THE FUTURE LAND USE DESIGNATION FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL FOR A ±18.63 ACRE AREA GENERALLY LOCATED NORTH OF HILLSBOROUGH BOULEVARD AND WEST OF TOLEDO BLADE BOULEVARD; AMENDING THE CITY OF NORTH PORT COMPREHENSIVE PLAN CHAPTER 2, FUTURE LAND USE MAP 2-7; PROVIDING FOR FINDINGS; PROVIDING FOR ADOPTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



Note: Proposed Ordinance No. 2023-31 (boundary of the amendment area) is depicted on this map.

All interested parties are invited to appear and be heard in respect to this Ordinance 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. 2023-31, CPA-23-124, may be inspected by the public at the City of North Port Neighborhood Development Services Department, Planning & Zoning 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).

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/s/
Heather Faust, MMC
City Clerk

Publish: Monday, November 20, 2023

adno=3910777-1