



# STAFF REPORT

## Ordinance No. 2023-32

### Rezone Tract B, 51<sup>st</sup> Addition to Port Charlotte Subdivision

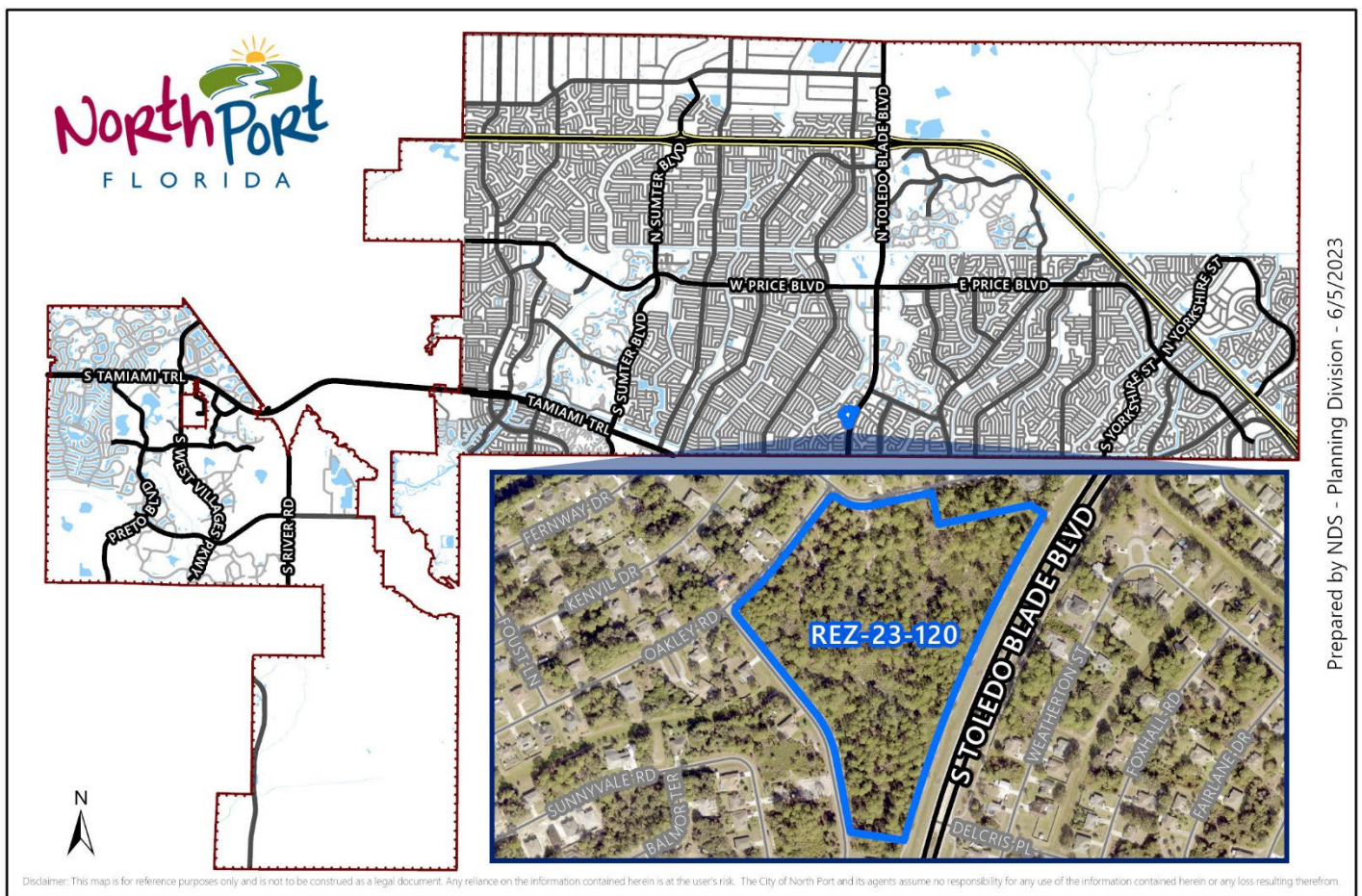
**From:** Lori Barnes, AICP, CPM, Assistant Director, Development Services

**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:** December 7, 2023



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

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

## I. BACKGROUND

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

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

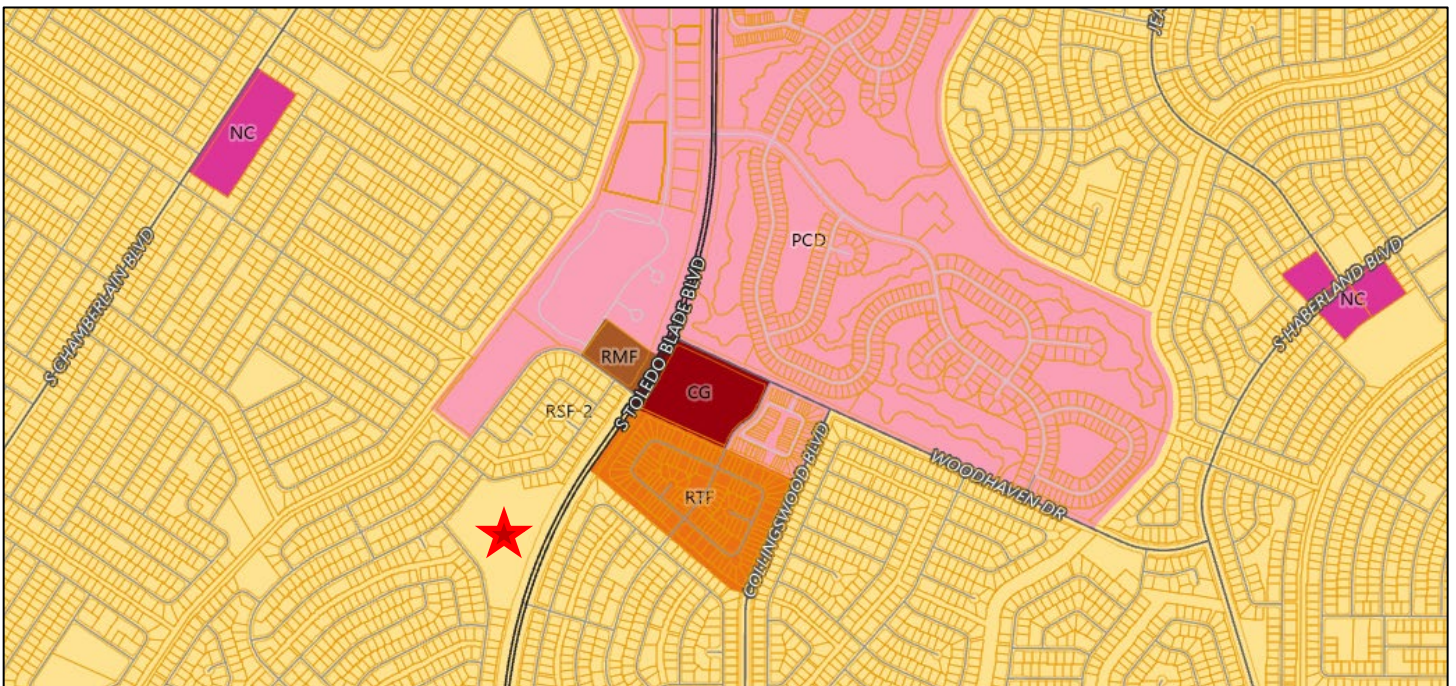
Sec. 53-146 of the Unified Land Development Code (ULDC) describes the RMF district as follows: "The residential multifamily district is intended to be a high-density residential district with emphasis on multifamily use." However, the permitted uses under Sec. 53-147 include, "all principal uses and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

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

## I. BACKGROUND

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

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



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

## II. PETITION

### REZONE

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

## III. NEIGHBORHOOD MEETING

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

## IV. REVIEW PROCESS

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

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

## V. DATA & ANALYSIS

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

### FLORIDA STATUTES

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

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

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

## V. DATA & ANALYSIS (CONTINUED)

### COMPREHENSIVE PLAN

#### **Future Land Use Element, Goal 1**

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

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

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

Higher density/intensity uses are not, by virtue, considered to be incompatible with lower density/intensity uses. Properties with NC zoning abutting RSF zoning along parallel collector roads (S. Chamberlain Boulevard and S. Haberland Boulevard), as well as GC zoning adjacent to low-density residential in the PCD district (S. Toledo Blade Boulevard and Woodhaven Drive) should be noted as the current Zoning Map applies higher density/intensity zoning districts next to lower density/intensity, relying on buffering and compatibility standards in the ULDC to mitigate any conflicts between uses. Furthermore, as evidenced by the provision in the ULDC Sec. 53-147 which permits one-and-two family homes in RMF, single-family and multi-family uses are deemed compatible.

Additionally, a RMF development would necessitate review through a Major Site and Development petition, which would provide the City with far greater control and higher requirements than single-family

## V. DATA & ANALYSIS (CONTINUED)

development for preservation of trees, native species, and habitat to ensure enjoyment of natural and man-made resources.

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

### COMPREHENSIVE PLAN

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

**Policy 3.4:** Job creation as criterion for land use change. No amendment to the Future Land Use Map or the City's zoning map will be approved without a finding of fact by the issuing body, based upon competent and substantial evidence, as to whether the proposed land use change would impact job creation by a net gain, loss, or no change in employment opportunities.

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

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

### COMPREHENSIVE PLAN

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

...

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

...

**Policy 11.9:** To address the fiscal issues and sustainability impacts of providing services to the GDC platted lots, the City shall

## V. DATA & ANALYSIS (CONTINUED)

promote/encourage creative development including but not limited to neo-traditional development, cluster housing, and villages in previously un-platted areas of the City, and in areas where platted lots have been assembled and re-platted...

The property subject to this Rezone petition is a platted tract within the 51<sup>st</sup> Addition to the Port Charlotte Subdivision (GDC platted area). Under the existing zoning designation, this property could be further subdivided into additional, traditional single-family detached lots with no homeowner's association or privately-funded infrastructure maintenance, adding to the fiscal issues and unsustainable development pattern associated with the City's existing 70,000 platted 10,000 square foot lots, and not contributing to a diversity of housing options. The proposed RMF designation on the subject property would provide for a more sustainable land use pattern allowing for multi-family cluster housing in an area already supporting a mix of land uses.

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

### COMPREHENSIVE PLAN

#### Transportation Element

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

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

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

### COMPREHENSIVE PLAN

#### Housing Element Goal 1

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

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

**Policy 1.2:** Designate on the Future Land Use Map, additional acreage for medium/high density residential use in areas serviced or planned for

## V. DATA & ANALYSIS (CONTINUED)

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

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

### COMPREHENSIVE PLAN

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

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

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

**Policy 5.1.2:** Expand housing options that support the local workforce by



## V. DATA & ANALYSIS (CONTINUED)

planning for development near employment and transportation centers.

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

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

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

### ULDC

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

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

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

### ULDC

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

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

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

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

## V. DATA & ANALYSIS (CONTINUED)

### Comprehensive Plan Amendment Application.

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

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

#### ULDC

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

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

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

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

#### ULDC

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

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

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

## V. DATA & ANALYSIS (CONTINUED)

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

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

### ULDC

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

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

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

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

### ULDC

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

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

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

## V. DATA & ANALYSIS (CONTINUED)

volume of traffic on a roadway segment for one year, divided by the number of days in a year).

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

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

### ULDC

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

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

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

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

### ULDC

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

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

## V. DATA & ANALYSIS (CONTINUED)

streets in the single-family neighborhood).

Staff Findings: ULDC provisions reflect that one-and-two-family development is compatible with multi-family development (ULDC Sec. 53-147 which permits one-and-two family homes RMF). The Zoning Map, in areas city-wide, applies higher density/intensity zoning districts next to lower density/intensity, relying on buffering and compatibility standards in the Unified Land Development Code (ULDC) to minimize incompatibility between uses. These ULDC standards will be applied to any future development proposal on the site to ensure any potential negative impacts are addressed. It should be noted that there are only six single-family lots directly abutting the subject property and five of those lots are vacant. An additional 20 single-family lots are located across the street from the subject property of which 13 are vacant. Approval of future development petitions may be conditioned upon access management requirements and preservation of significant existing, mature trees to buffer the adjacent neighborhood.

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

### ULDC

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

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

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

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

### ULDC

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

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

## V. DATA & ANALYSIS (CONTINUED)

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

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

### ULDC

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

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

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

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

### ULDC

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

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

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

## V. DATA & ANALYSIS (CONTINUED)

and the Impact of Multifamily Housing,” Cambridge, MA: Joint Center for Housing Studies, 2004, p. 17).

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

### ULDC

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

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

**Staff Findings:** Staff has found no documented evidence to support a position that the proposed Rezone would be a deterrent to the improvement or development of adjacent property.

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

### ULDC

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

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

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

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

### ULDC

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

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

**Staff Findings:** Single-family residential zoning districts on arterial

## V. DATA & ANALYSIS (CONTINUED)

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

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

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

### ULDC

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

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

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

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



## V. DATA & ANALYSIS (CONTINUED)

### ULDC

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

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

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

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

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

## VI. PUBLIC NOTICE & HEARING SCHEDULE

### PUBLIC NOTICE

Notice of the public hearings were mailed to the owner and property owners within a 1,320 feet radius of the subject property on October 18, 2023. The petition for a Rezone was advertised in a newspaper of general circulation within the City of North Port on October 18, 2023 pursuant to the provisions of Section 166.041(3)(a), Florida Statutes and Section 7.01(c) of the Charter of the City of North Port, and Chapter 1, Article II., Section 1-12 of the City's Unified Land Development Code (ULDC) as amended (**Exhibit F**).

## VI. PUBLIC NOTICE & HEARING SCHEDULE

<b>PUBLIC HEARING SCHEDULE</b>	<b>Planning &amp; Zoning Advisory Board</b>	<b>December 7, 2023</b> <b>9:00 AM</b> or as soon thereafter
	<b>City Commission 1st Reading</b>	<b>January 9, 2024</b> <b>6:00 PM</b> or as soon thereafter
	<b>City Commission 2nd Reading</b>	<b>January 23, 2024</b> <b>10:00 AM</b> or as soon thereafter

## VII. RECOMMENDED MOTION

### PLANNING AND ZONING ADVISORY BOARD

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

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

### CITY COMMISSION

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

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

## VIII. ALTERNATIVE MOTIONS

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

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

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

## IX. EXHIBITS

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

**AFFIDAVIT**

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

Sworn and subscribed before me this 17<sup>th</sup> 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 17<sup>th</sup> day of MAY, 20 23, by JACKSON BOONE who is personally known to me or has produced NA as identification.

[Signature]  
Signature - Notary Public



**AFFIDAVIT  
AUTHORIZATION FOR AGENT/APPLICANT**

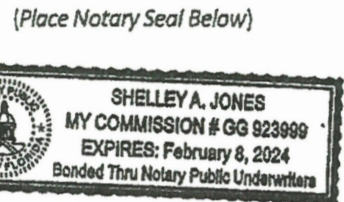
I, Richard Simeone, Manager, Toledo Blade, LLC, property owner, hereby authorize Jackson R. Boone, Esq. to act as Agent on our behalf to apply for this application on the property described as (legal description) \_\_\_\_\_

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

STATE OF FL COUNTY OF Lee

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

[Signature]  
Signature - Notary Public



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

Exhibit B

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

Parcel ID Number: 1007-25-2118



# Warranty Deed

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

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

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

of the County of \_\_\_\_\_, State of \_\_\_\_\_, grantee.

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

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

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

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

Subject property is unimproved land.

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

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

Signed, sealed and delivered in our presence:

Florida Home Builders, Inc., a Florida corporation

Margaret Fertitta  
Witness  
Print MARGARET FERTITTA

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

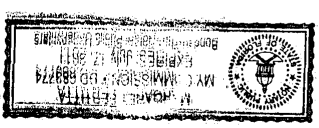
[Signature]  
Witness  
Print Ken Lesner



(Corporate Seal)

STATE OF Florida  
COUNTY OF Lee

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



Margaret Fertitta  
Notary Public  
Print MARGARET FERTITTA  
My Commission Expires:

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

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

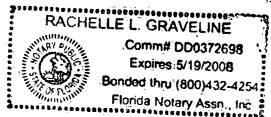
P.O. Address: 3613 Del Prado Boulevard, Cape Coral, FL 33914

*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.

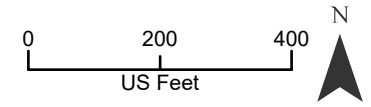


*Rachelle L. Graveline*  
Rachelle L. Graveline  
Notary Public  
My Commission Expires: 05/19/08



Prepared on 6/5/2023  
by Planning Division

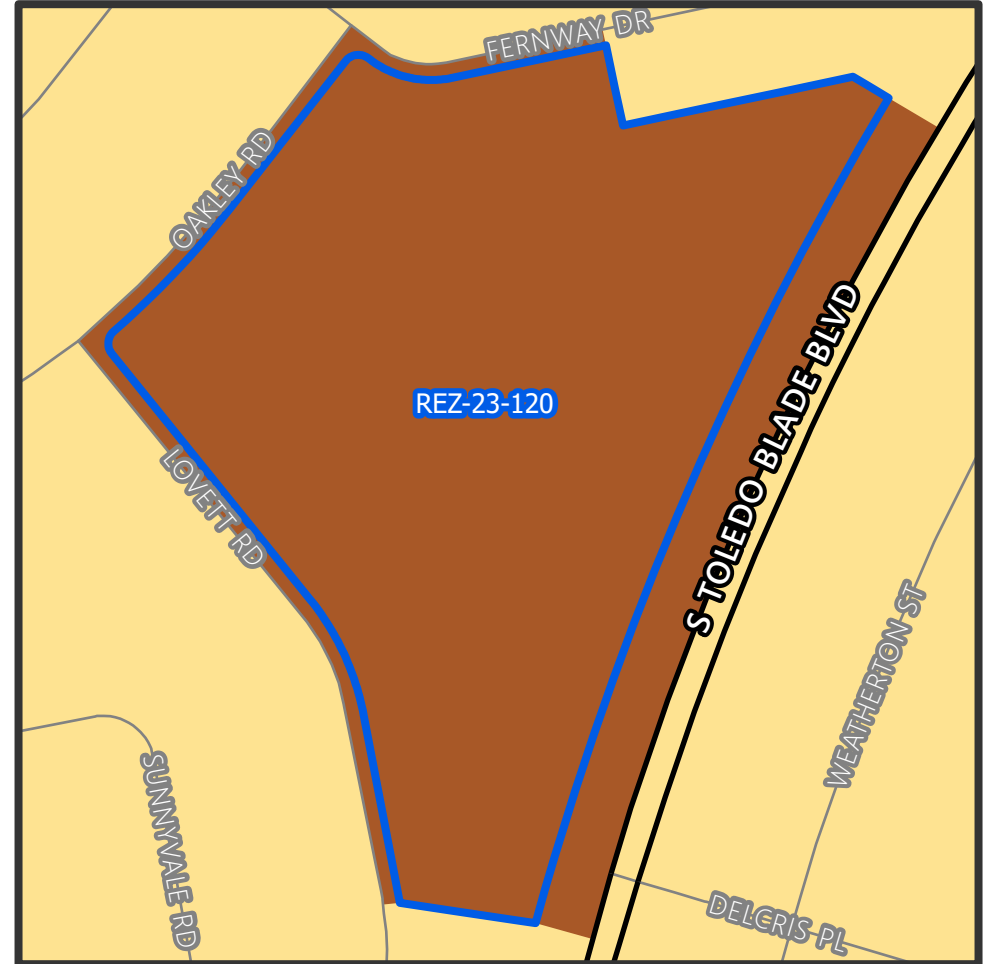
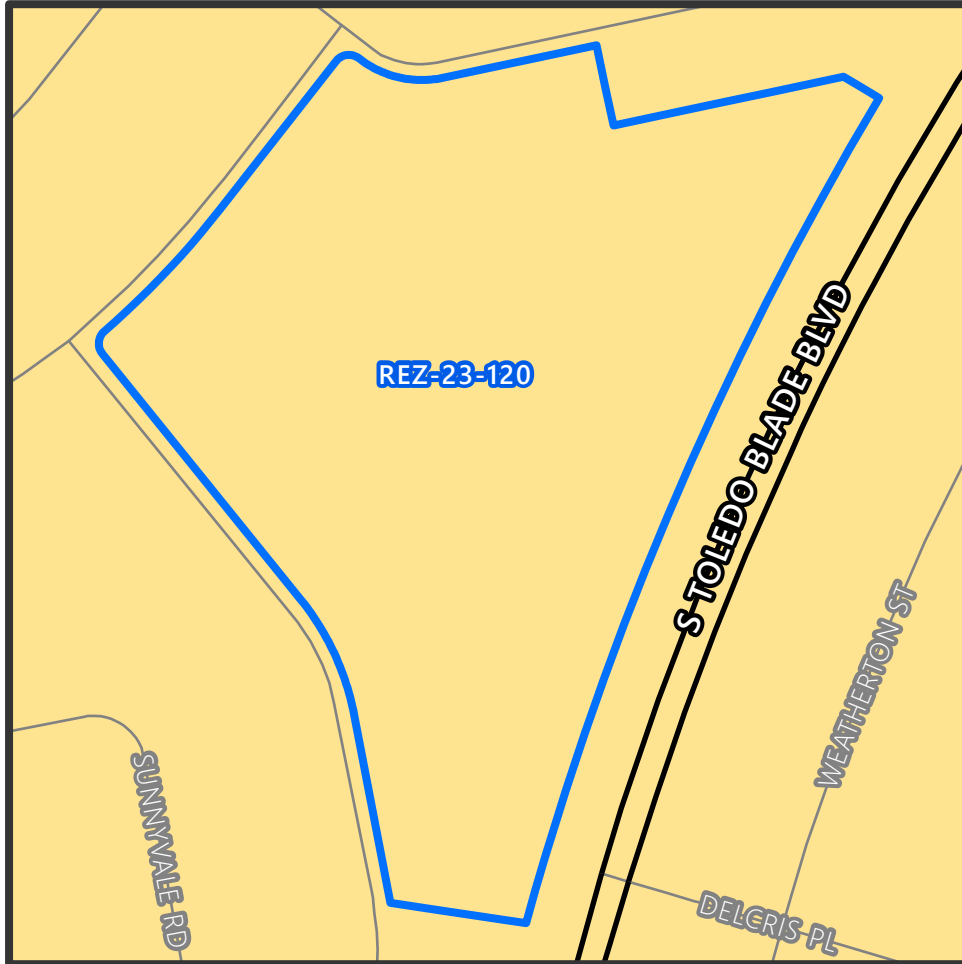
# PROPOSED REVISION TO CURRENT ZONING REZ-23-120, SERENITY



Existing Zoning  
(RSF-2) Residential Single Family 2

Exhibit C

Proposed Zoning  
(RMF) Residential Multi-Family



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

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

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



## City of North Port

### ORDINANCE NO. 2023-32

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

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

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

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

**WHEREAS**, the Planning and Zoning Advisory Board considered the Petition at a public hearing on November 2, 2023 and made its recommendation to the City Commission; and

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

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

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

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



## **SECTION 1 – FINDINGS**

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

## **SECTION 2 – REZONING**

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

## **SECTION 3 – FILING OF APPROVED DOCUMENTS**

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

## **SECTION 4 – SEVERABILITY**

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

## **SECTION 5 – CONFLICTS**

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

**SECTION 6 – EFFECTIVE DATE**

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

READ BY TITLE ONLY at first reading by the City Commission of the City of North Port, Florida in public session on November 28, 2023.

ADOPTED by the City Commission of the City of North Port, Florida on the second and final reading in public session on December 12, 2023.

CITY OF NORTH PORT, FLORIDA

\_\_\_\_\_  
BARBARA LANGDON  
MAYOR

ATTEST

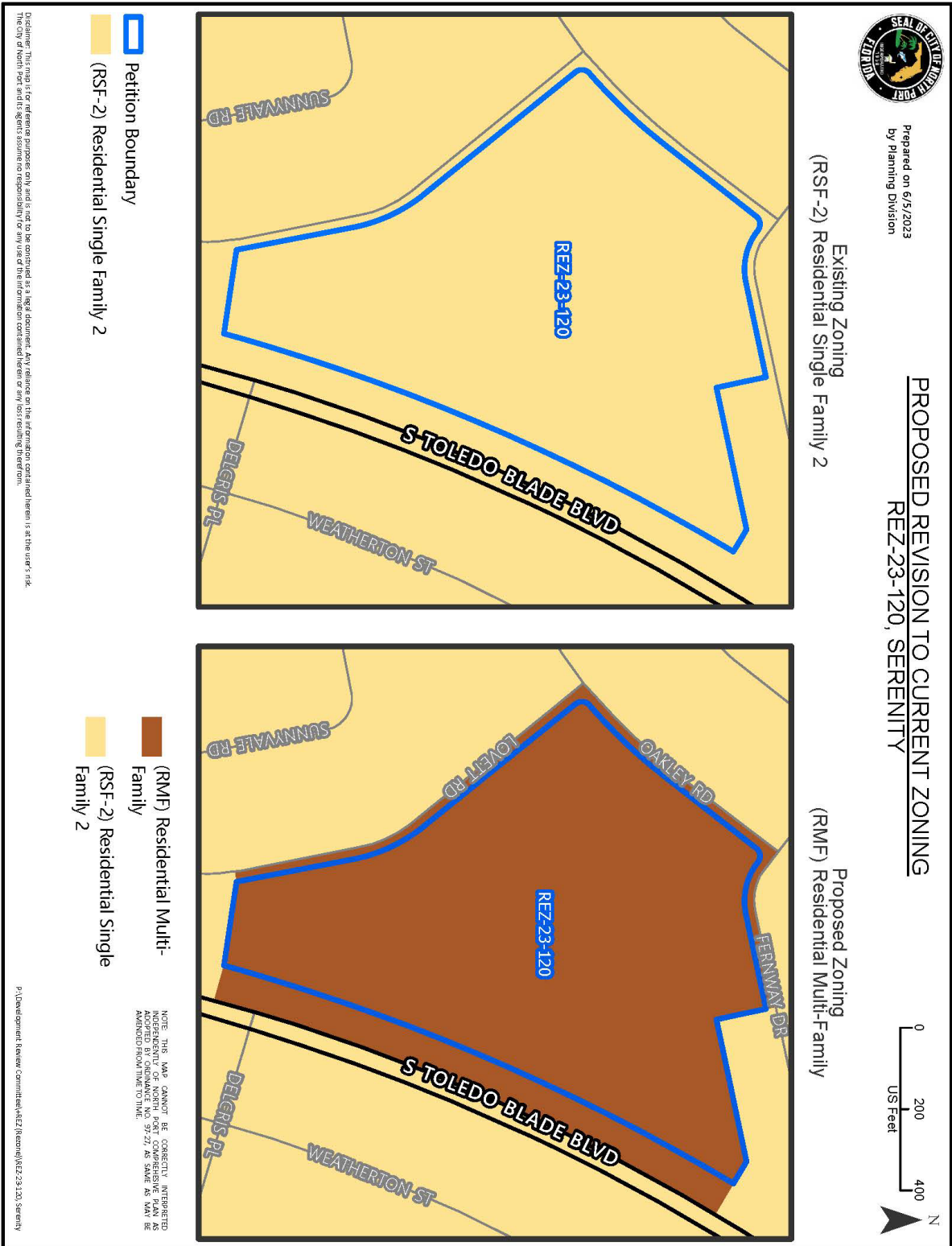
\_\_\_\_\_  
HEATHER FAUST, MMC  
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

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



Exhibit B



## Neighborhood Meeting Notice

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

**DATE:** August 10, 2023

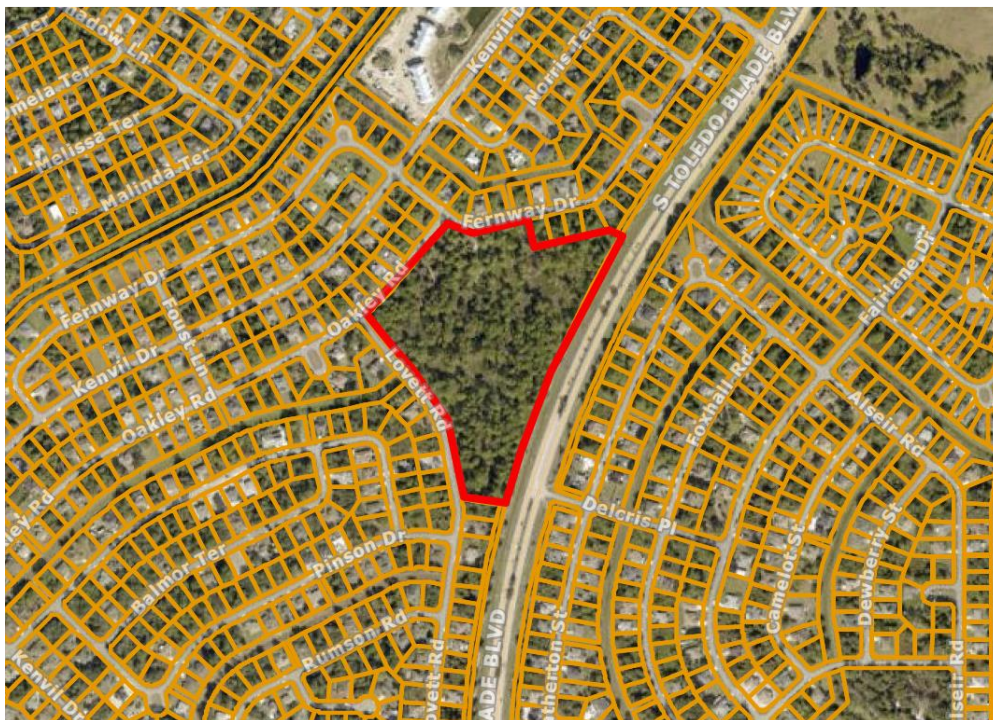
**TIME:** 5:30 PM

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

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

---

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



VOORBERG SIMON PETER  
42 ABBEY CLOSE  
ANCASTER ON L9G4K9  
CANADA

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

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

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

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

SHUSBAN YACOV  
GIBOREY ISRAEL 24TH ST  
BNEI BRAK  
ISRAEL

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

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

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

TAMADDON FOAD  
2 MERANO CT  
NEWPORT COAST, CA 92657

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

JANKULOVSKI SPIRCE  
111 BURNABY DR  
KESWICK ON L4P 3Y6  
CANADA

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

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

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

JASPER THOMAS C  
337 KASASTSIN MOO 13  
CHIANGMAI 50290  
THAILAND

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

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

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

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

KAROLIDIS PAUL  
72 CRAWFORD CRES  
CAMPBELLVILLE ON L0P 1B0  
CANADA

ETEMAD SAEID  
3596 HAVEN GLENN  
MISSISSAUGA ON L4X 1X5  
CANADA

LISHCHYNA TARAS  
1217 BALLANTRY RD  
OAKVILLE ON L6H 5M7  
CANADA

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

JENSEN CYNTHIA E  
16 HILL CLOSE  
SUFFOLK  
CB8 0NR  
ENGLAND

JASPER THOMAS C  
337 KASASTSIN MOO 13  
CHIANGMAI 50290  
THAILAND

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

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

JASKIERSKI VICTORIA  
PO BOX 1220  
JOSHUA TREE, CA 92252

JASKIERSKI ALEXANDRA  
994 ALTA RIDGE  
PALM SPRINGS, CA 92262

JASKIERSKI VICTORIA  
994 ALTA RIDGE  
PALM SPRINGS, CA 92262

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

TRW ENTERPRISES LLC  
129 HAMPSTEAD CT  
WESTLAKE VILLAGE, CA 91361

KYRIAKIS STEFANOS  
600 LONGFELLOW DR  
BRANFORD, CT 06405-5812

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

SUCIU PETER  
28 TERRACE AVE  
STAMFORD, CT 06905-3411

EDWARDS RICHARD  
75 BABBS RD  
W SUFFIELD, CT 6093

EDWARDS RICHARD I  
75 BABBS RD  
W SUFFIELD, CT 6093

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

HOFFSTEAD MABEL  
1031 LAKESIDE DR  
APOPKA, FL 32712-8117

AVILES JOSEPH  
14031 ROYAL FERN WAY  
ASTATULA, FL 34705

RISING INVESTMENTS INC  
17641 CHARNWOOD DR  
BOCA RATON, FL 33498

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

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

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

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

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

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

PELICAN APARTMENTS LLC  
2226 STATE RD 580  
CLEARWATER, FL 33763

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

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

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

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

POLANCO PEDRO  
8440 SW 39TH CT  
DAVIE, FL 33328

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

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

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

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

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

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

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

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

TOLEDO BLADE LLC  
4411 CLEVELAND AVE  
FORT MYERS, FL 33901

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PIZZOLATO CHRISTOPHER W  
PO BOX 381111  
MURDOCK, FL 33938

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

DONAHUE HOWARD  
872 TALL OAK RD  
NAPLES, FL 34113

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

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

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

SALISBURY LAND LLC  
4309 CRAYTON RD  
NAPLES, FL 34103

TOOLE TIMOTHY  
1946 IMPERIAL GOLF COURSE BLVD  
NAPLES, FL 34110

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

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



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

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

BOSTROM LORRAINE  
4154 NORRIS TER  
NORTH PORT, FL 34288

BRACCIA DELORES  
1358 HEDGEWOOD CIR  
NORTH PORT, FL 34288

BRANNACK ALISON  
4457 OAKLEY RD  
NORTH PORT, FL 34288

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

CABRERA RAMON LUIS  
4831 WEATHERTON ST  
NORTH PORT, FL 34288

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

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

CARI SANTO J  
4952 WEATHERTON ST  
NORTH PORT, FL 34288

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

CARPLUK ANDREW A  
5635 FAIRLANE DR  
NORTH PORT, FL 34288

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

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

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

CHAPPEL NICHOLE  
1117 ALLEGHENY LN  
NORTH PORT, FL 34286

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

CHERENA HUGO A  
4458 OAKLEY CT  
NORTH PORT, FL 34288

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

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

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

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

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

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

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

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

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

DANELNKO MARINA  
1352 HEDGEWOOD CIR  
NORTH PORT, FL 34288

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

DAVIS KISHA  
2042 ROANOKE RD  
NORTH PORT, FL 34288

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

DIAZ RENISHA  
4064 CLEARFIELD ST  
NORTH PORT, FL 34286

DIXON KERRY R  
4821 WEATHERTON ST  
NORTH PORT, FL 34288

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

DONLEY TERRENCE LEE  
5121 SUNNYVALE RD  
NORTH PORT, FL 34288

DURAN ENRIQUE  
4207 NORRIS TER  
NORTH PORT, FL 34288

DURANDETTE SYLVESTER  
4683 OAKLEY RD  
NORTH PORT, FL 34288

EICHENBERG SHAWN  
4157 SANTA ANA RD  
NORTH PORT, FL 34286

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

EVANS PATRICK JOSEPH  
4569 KENVIL DR  
NORTH PORT, FL 34288

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

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

FARLEY JAMES MILTON  
1326 HEDGEWOOD CIR  
NORTH PORT, FL 34288

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

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

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

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

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

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

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

FOMICHENKO ALEKSEY  
1533 WHIRL CT  
NORTH PORT, FL 34288

FRENCH VERONICA ANN  
5162 BALMOR TER  
NORTH PORT, FL 34288

FRIEND CHRISTOPHER P  
4644 OAKLEY RD  
NORTH PORT, FL 34288

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

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

GABRIEL JOHNNY R  
3949 DERREK ST  
NORTH PORT, FL 34288

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

GARCIA ISMAEL CERVERA  
4082 KENVIL DR  
NORTH PORT, FL 34288

GEHRKE MICHAEL  
5744 FAIRLANE DR  
NORTH PORT, FL 34288

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

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

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

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

GUESS DOROTHY L  
4665 OAKLEY RD  
NORTH PORT, FL 34288

HAMILTON DALE  
4508 FERNWAY DR  
NORTH PORT, FL 34288

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

HANEY BRADLEY R  
4634 FERNWAY DR  
NORTH PORT, FL 34288

HARRELL BRIAN  
5019 FOXHALL RD  
NORTH PORT, FL 34288

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

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

HIBBINS STANLEY R  
4726 OAKLEY RD  
NORTH PORT, FL 34288

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

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

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

HOOLAHAN THOMAS R  
1378 HEDGEWOOD CIR  
NORTH PORT, FL 34288

HOPE NICOLE SEANA  
4983 FOXHALL RD  
NORTH PORT, FL 34288

IDONE JAMES J  
4240 FERNWAY DR  
NORTH PORT, FL 34288

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

JANSSEN JODI  
5067 FOXHALL RD  
NORTH PORT, FL 34288

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

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

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

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

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

KAMP CORY  
5628 FAIRLANE DR  
NORTH PORT, FL 34288

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

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

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

KOSHENINA GREGORY C  
1341 HEDGEWOOD CIR  
NORTH PORT, FL 34288

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

KULMAN JOHN  
5122 BALMOR TER  
NORTH PORT, FL 34288

KUSHNIR VALERLY  
5137 PINSON DR  
NORTH PORT, FL 34288

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

LESH PATTI R  
4397 OAKLEY RD  
NORTH PORT, FL 34288

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

LINCOLN BRIAN S  
5779 FAIRLANE DRIVE  
NORTH PORT, FL 34288

LISITSINA YANNA  
2786 YUMA AVE  
NORTH PORT, FL 34286

LISITSINA YANNA  
2786 YUMA AVE  
NORTH PORT, FL 34286

LISITSINA YANNA  
2786 YUMA AV  
NORTH PORT, FL 34286

LISITSINA YANNA  
2786 YUMMA AVE  
NORTH PORT, FL 34286

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

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

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

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

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

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

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

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

MANEY JANET ELEANOR  
1374 HEDGEWOOD CIR  
NORTH PORT, FL 34288

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

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

MANZHURA DMITRIY  
5154 SUNNYVALE RD  
NORTH PORT, FL 34288

MANZHURA YURIY  
5154 SUNNYVALE RD  
NORTH PORT, FL 34288

MARAN MIODRAG  
5312 RUMSON CT  
NORTH PORT, FL 34288

MARSH TERRY  
5739 FAIRLANE DR  
NORTH PORT, FL 34288

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

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

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

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

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

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

MESZAROS RICHARD A  
5906 FAIRLANE DR  
NORTH PORT, FL 34288

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

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

MIXTER BENJAMIN A  
4891 WEATHERTON ST  
NORTH PORT, FL 34288

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

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

MOSHER LYNN R  
4397 OAKLEY RD  
NORTH PORT, FL 34288

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

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

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

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

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

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

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

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

OLIMPIYUK ANATOLIY  
5224 ENSLEY TER  
NORTH PORT, FL 34288

ONEAL RYAN MICHAEL  
1134 SHADOW LN  
NORTH PORT, FL 34286

ORR GREGORY A  
4608 OAKLEY RD  
NORTH PORT, FL 34288

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

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

PARE STEPHANE  
1362 HEDGEWOOD CIR  
NORTH PORT, FL 34288

PEDERSEN GORDON R  
1334 HEDGEWOOD CIR  
NORTH PORT, FL 34288

PERKINS WARREN E  
1379 HEDGEWOOD CIR  
NORTH PORT, FL 34288

PERRY JOHN B  
4291 FERNWAY DR  
NORTH PORT, FL 34288

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

PETERS NEIL OAKES  
4070 NORRIS TER  
NORTH PORT, FL 34288

PHELPS MARK A  
5118 RUMSON RD  
NORTH PORT, FL 34288

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

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

POTOSKIY ANATOLIY N  
4423 KENVIL DR  
NORTH PORT, FL 34288

PROYDAKOV STANISLAV  
2268 SADNET LN  
NORTH PORT, FL 34286

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

RAMPERSAD TRICIA  
4248 CHIFFON LN  
NORTH PORT, FL 34287

REEVES JOHN D  
4771 WEATHERTON ST  
NORTH PORT, FL 34288

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

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

RICKETTS CLYDELL RAMONA  
4184 FERNWAY DR  
NORTH PORT, FL 34288

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

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

ROBERTS CHRISTINE  
5142 BALMOR TER  
NORTH PORT, FL 34288

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

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

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

ROY STEVEN  
4846 WEATHERTON ST  
NORTH PORT, FL 34288

RUSSELL ROBERT E  
1372 HEDGEWOOD CIR  
NORTH PORT, FL 34288

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

RYBIN ENTERPRISES LLC  
2786 YUMA AVE  
NORTH PORT, FL 34286

RYBIN PHILLIP  
2786 YUMA AVE  
NORTH PORT, FL 34286

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

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

SALOGUB VASILIIY  
5689 FAIRLANE DR  
NORTH PORT, FL 34288

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

SANTOS NOEL  
4692 ALSEIR RD  
NORTH PORT, FL 34288

SAUNDERS ERIC D  
4527 KENVIL DR  
NORTH PORT, FL 34288

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

SAVAGE SHELBY J  
4871 FOXHALL RD  
NORTH PORT, FL 34288

SAYERS FAMILY TRUST  
5262 LOVETT RD  
NORTH PORT, FL 34288

SCHAFFER RICKY J  
3469 MALINDA TER  
NORTH PORT, FL 34286

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

SCHWARTZKOPF CASSANDRA MARIE  
3194 MALINDA TER  
NORTH PORT, FL 34286

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

SHEPPARD STEVEN  
4123 NORRIS TER  
NORTH PORT, FL 34288

SHEPPARD STEVEN B  
4123 NORRIS TER  
NORTH PORT, FL 34288

SHERRY BARBARA H  
4507 KENVIL DR  
NORTH PORT, FL 34288

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

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

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

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

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

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

SMITH STEPHEN  
5304 WEATHERTON ST  
NORTH PORT, FL 34288

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

SPRINGER MICHAEL P  
5262 WEATHERTON ST  
NORTH PORT, FL 34288

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

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

STOLECKI CHRISTINE A  
5290 WEATHERTON ST  
NORTH PORT, FL 34288

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

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

SUTTON JAMES E  
5144 WEATHERTON ST  
NORTH PORT, FL 34288

TALLMAN BRYAN  
2865 WOODWARD AVE  
NORTH PORT, FL 34286

TALLMAN BRYAN D  
4565 FERNWAY DR  
NORTH PORT, FL 34288

TAYLOR TIFFANI M  
4580 FERNWAY DR  
NORTH PORT, FL 34288

THARAYIL LILLY JOSEPH  
4216 FERNWAY DR  
NORTH PORT, FL 34288

THOMAS MARK  
1145 WOODCREST LN  
NORTH PORT, FL 34286

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

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

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

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

VALENTINO CHARON  
4791 WEATHERTON ST  
NORTH PORT, FL 34288

VALKANAS WILLIAM S  
4985 CAMELOT ST  
NORTH PORT, FL 34288



VALOVICH JUSTIN  
4251 NORRIS TER  
NORTH PORT, FL 34288

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

VARWIG SCOTT  
4965 SUNNYVALE RD  
NORTH PORT, FL 34288

VOLTA MICHAEL T  
1340 HEDGEWOOD CIR  
NORTH PORT, FL 34288

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

WARSTLER JANET M  
3238 MALINDA TER  
NORTH PORT, FL 34286

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

WHEELER RICKEY E  
3491 MALINDA TER  
NORTH PORT, FL 34286

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

WICKS TIFFANIE R  
5041 WEATHERTON ST  
NORTH PORT, FL 34288

WILLIAMS DENIESE MAUREEN  
4931 CAMELOT  
NORTH PORT, FL 34288

WOJTULEWICZ ROBERT  
4647 OAKLEY RD  
NORTH PORT, FL 34288

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

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

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

ZABOLOTNY 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

ZAVOROTNY 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 ORDINANCE NUMBER 2023-31

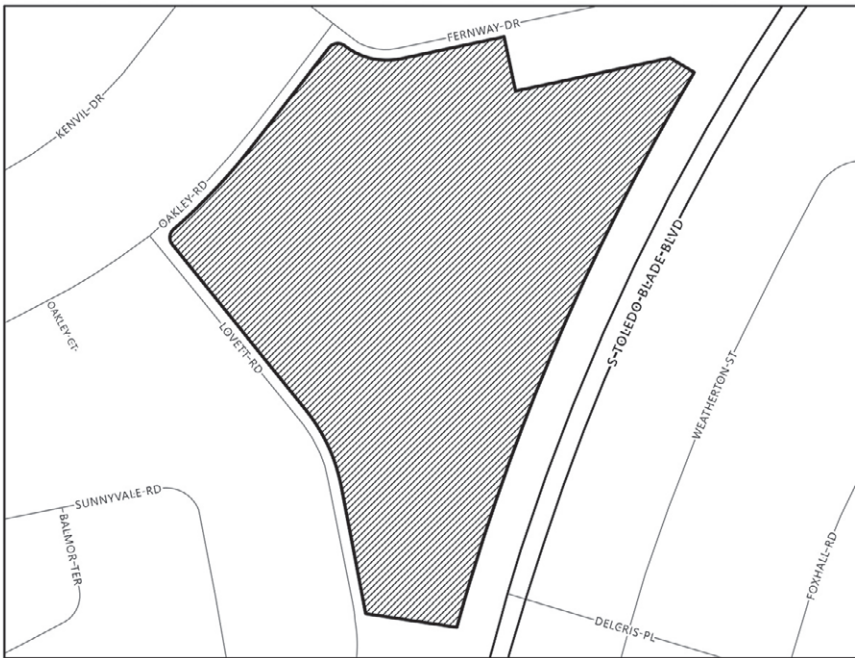
**NOTICE IS HEREBY GIVEN**, pursuant to Chapters 166 and 163 of the Florida Statutes, Section 7.01(c) of the Charter of the City of North Port, Florida that the City of North Port proposes to adopt Ordinance No. 2023-31, amending the City of North Port Comprehensive Plan Future Land Use Map for property 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, November 2, 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, November 28, 2023, at 6:00 p.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, December 12, 2023, at 10:00 a.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).

**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: Wednesday, October 18, 2023

adno=3907128-1

## PUBLIC NOTICE - CITY OF NORTH PORT NOTICE OF PUBLIC HEARINGS FOR ORDINANCE NUMBER 2023-32

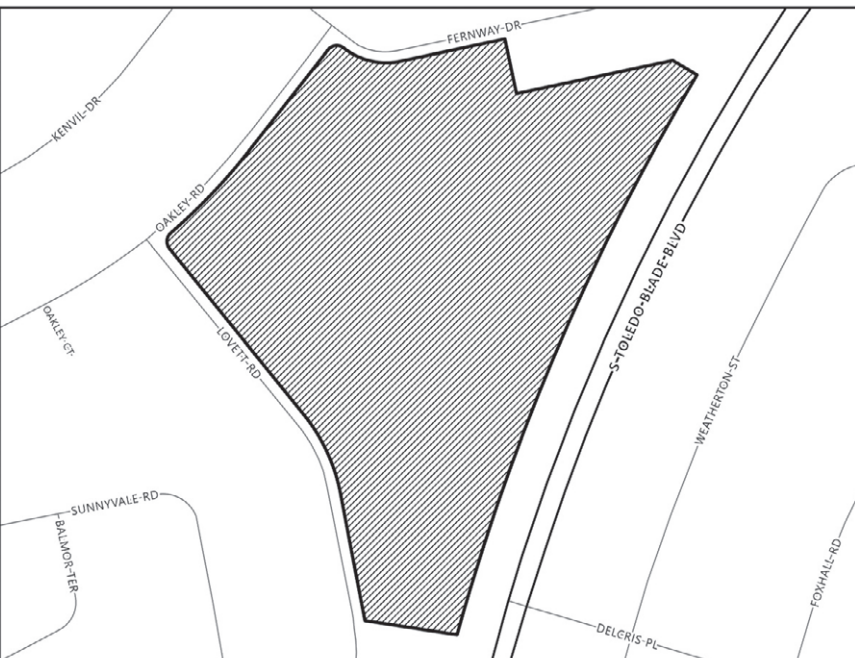
**NOTICE IS HEREBY GIVEN**, pursuant to Chapters 166 and 163 of the Florida Statutes, Section 7.01(c) of the Charter of the City of North Port, Florida that the City of North Port proposes to adopt Ordinance No. 2023-32 rezoning property located north of Hillsborough Boulevard and west of Toledo Blade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

A Public Hearing will be held before the Planning and Zoning Advisory Board designated as the Local Planning Agency (LPA) on **Thursday, November 2, 2023, at 9:00 a.m.** in the **City Hall Commission Chambers, 4970 City Hall Boulevard, North Port, Florida 34286.**

A Public Hearing for the first reading of Ordinance No. 2023-32 will be held before the North Port City Commission on **Tuesday, November 28, 2023, at 6:00 p.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, December 12, 2023, at 10:00 a.m.** to consider enactment of Ordinance No. 2023-32.

### ORDINANCE NO. 2023-32

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



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

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

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

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

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/s/  
Heather Faust, MMC  
City Clerk

Publish: Wednesday October 18, 2023

adno=3907129-1

### NEED A JOB?

SUNSEEKER IS STILL HIRING

Sunseeker is doing interviews and offers on the spot.

Applicants must RSVP for jobs including food hall attendants, cooks, kitchen workers and deep cleaners. There's a \$100,000 retention bonus program for full-time employees who are hired before Sunseeker opens.

Sunseeker Resorts Career Center, 12687 SW County Rd. 769, Unit 3B, Lake Suzy, is interviewing cooks 10 a.m. to 5 p.m. on Wednesday.

Kitchen workers and deep cleaners will be interviewed 10 a.m. to 5 p.m. on Friday.

There's also a food and beverage hiring event 4 p.m. to 7 p.m. on Oct. 24 at the Charlotte Harbor Event & Conference Center, 75 Taylor Street, Punta Gorda.

To RSVP, visit [www.sunseekerresorts.com/careers](http://www.sunseekerresorts.com/careers)

### Traffic/ from A1

MPO members learned Sunseeker submitted a permit for the light in July. The Florida Department of Transportation sent it back with a request for a full design and structural and lighting analysis and calculations. It was resubmitted and is being reviewed again by FDOT.

Even when it's permitted, the light may not immediately be installed due to supply chain issues. A temporary signal permit was resubmitted to FDOT in mid-September and is under a 30-day review.

At the last meeting, MPO Director D'Juan Harris said the MPO board requested FDOT conduct a traffic study for U.S. 41 from the northbound end of the Peace River bridges to Kings Highway.

MPO members discussed concerns from residents that there will be traffic impact on nearby Melbourne Street. Member Bob Logan said the vegetative growth obstructs driver's view in the left turn lane.

Sunseeker Resort can still open without the signal in place, according to FDOT. Resort officials have not set an opening date but say it will open before the end of the year.

Members have also expressed concern the future development of beach-style restaurant Whiskey Joe's across from Sunseeker Resort will also cause a traffic at that intersection.

Charlotte County commissioners Joe Tieso and Chris Constance, who are also members of the MPO, talked about someone providing the community with a site plan to show where the signal will be near Sunseeker.

"I think the transparency that people in the community want is to understand what's happened or some

type of site plan showing where things will be," Tieso said. "We think it's in the best interest for the public to understand what's going on because they're going to be on that road all the time. They should know what to expect."

County Commissioner Stephen R. Deutsch, who is a member of the MPO, said the light needs to be ordered right away.

"We're not going to see anything for a year, year and a half at best," he said. "The bulk of the traffic going in and out of Sunseeker is the staff, and all the construction people is going to continue to be on the main area."

#### Traffic project updates:

- Members asked if a traffic study should be done due to traffic on Quesada Boulevard at the intersections of Forrest Nelson Boulevard and Cochran Boulevard.

- FDOT will begin replacing damaged lights along State Road 776.

- FDOT will build a roundabout at Jones Loop and Piper Road in Punta Gorda. Additionally, there will be a truck parking facility built at a former rest area. The truck parking facility is currently in design and construction in 2027 for \$17.8 million.

- Harris was given a 4% raise after receiving high marks on his annual evaluation.

- Review of improvements and budget planning to new traffic lanes near the Charlotte Sports Park and the fairgrounds are underway. The board requested a sketch of what that plan will look like before the actual design phase.

The next MPO meeting is 2 p.m. Dec. 18 at 18500 Murdock Circle Port Charlotte.

Email: [elaine.allen@yoursun.com](mailto:elaine.allen@yoursun.com)

### Nile/ from A1

According to the state DOH Reportable Diseases Frequency Report, the recent case in Sarasota County was one of two that occurred in September. The other was in Okaloosa County, in the Florida Panhandle.

It shows no cases reported anywhere in the state in October.

West Nile Virus affects the central nervous system and can cause serious illness but about 80 percent of people who become infected won't show any symptoms, the county's advisory states.

Sarasota County Mosquito Management conducts regular treatments to control both adult mosquitoes and their larvae, the division's page at SCG.gov says.

No "adulticide" treatments were planned for Monday night.

"Staff are continuing their normal daily surveillance and larvicide treatments to manage the

mosquito population," it stated.

Residents are urged to take precautions to reduce mosquito breeding and to protect themselves from being bitten.

Steps recommended by Mosquito Management include:

- Eliminating any standing water where mosquitoes can breed, even down to the amount of water a bromeliad plant can hold.

- Completing any repairs necessary to keep mosquitoes out of your house, and keeping doors and windows without screens closed.

- Wearing loose-fitting clothing that covers your arms and legs and using EPA-registered insect repellent on any bare skin. Repellents with DEET, picaridin, oil of lemon eucalyptus, para-menthane-diol, and IR3535 are effective.

For more information about mosquito control, call 311.