

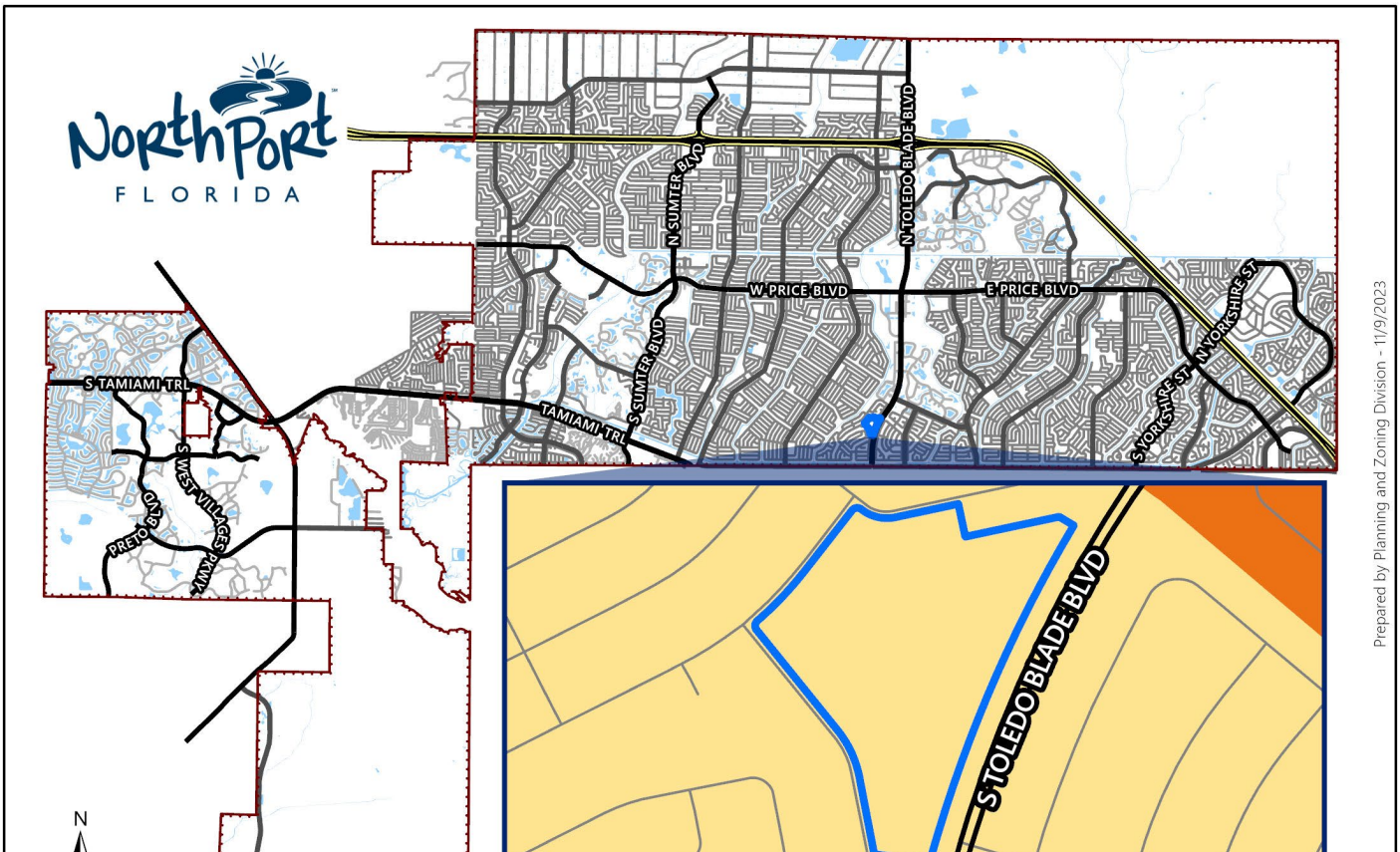


# Serenity Multi-Family

Development Master Plan (Petition No. DMP-23-121)

## STAFF REPORT

- 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 Planning and Zoning Division - 11/9/2023

<b>PROJECT REQUEST:</b>	DMP-23-121, Serenity Development Master Plan approval for the development of a 180-unit multi-family community with amenity center, surface and garage parking, and open space.
<b>APPLICANT:</b>	Jackson R. Boone, Esq (Exhibit A—Affidavit)
<b>OWNERS:</b>	Toledo Blade LLC (Exhibit B—Deed)
<b>LOCATION:</b>	S Toledo Blade Boulevard (Parcel ID 1007-25-2118)
<b>PROPERTY SIZE:</b>	± 18.63 acres
<b>ZONING:</b>	Residential Multi-Family (RMF) (Subject to Adoption of Ord. No. 2023-32)
<b>FUTURE LAND USE:</b>	Medium Density Residential (Subject to Adoption of Ord. No. 2023-31)

## I. PROJECT SUMMARY & BACKGROUND

On May 23, 2023, the Planning & Zoning Division received a Development Master Plan (**Exhibit C**) petition from Jackson R. Boone, on behalf of Toledo Blade, LLC, to construct a 180-unit multi-family community on an 18.63-acre platted tract on the west side of S. Toledo Blade Boulevard located approximately 1.5 miles north of U.S. 41 and about 1.15 miles south of Activity Center 5. Companion petitions for the subject property include Comprehensive Plan Amendment (CPA-23-124/Ord. No. 2023-31), and a Rezone (REZ-23-120/Ord. No. 2023-32).

The property subject to this request includes Tract B, 51<sup>st</sup> Addition to Port Charlotte (parcel ID 1007-25-2118). The site is currently vacant, upland, and wooded (FLUCCS 411 Pine Flatwoods (SWFWMD (2021) Land Use Land Cover Map). The site's future land use designation is Medium Density Residential with Residential Multi-Family (RMF) zoning (subject to approval of Ordinance Nos. 2023-31 and 2023-32). Medium Density Residential is described as lands designated for residential areas of medium density (maximum of 10.0 residential units per gross acre). DMP-23-121 proposes a density of 9.6 dwelling units per acre. Low density residential is also permitted within the Medium Density Residential future land use designation.

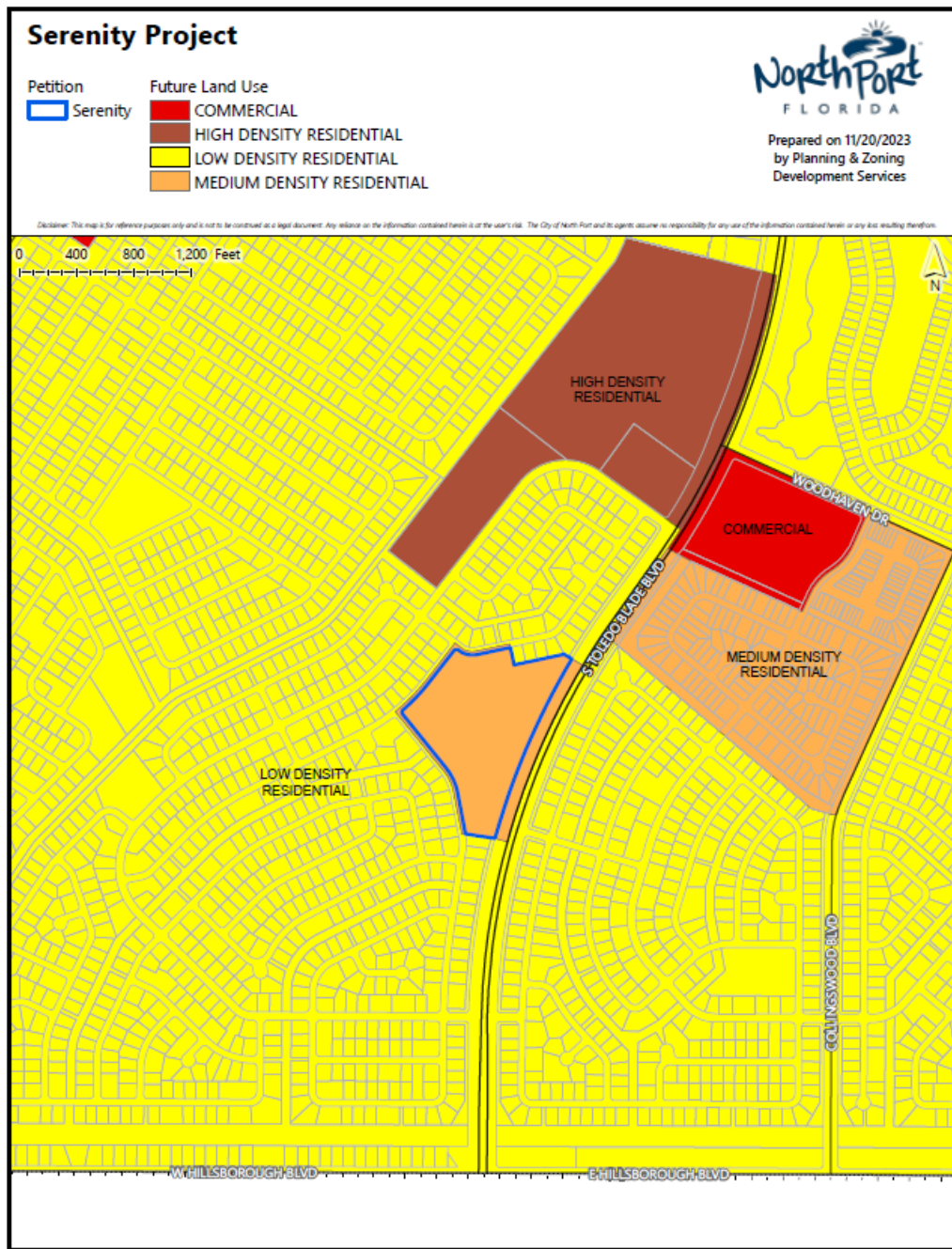
Subject to approval of the companion petitions, approval of DMP-23-121 would allow the applicant to proceed with a Major Site and Development petition to obtain a development order for construction of a multi-family residential community of 180 dwelling units with an amenity center, surface and garage parking, and open space exceeding 50% of the property acreage.

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

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

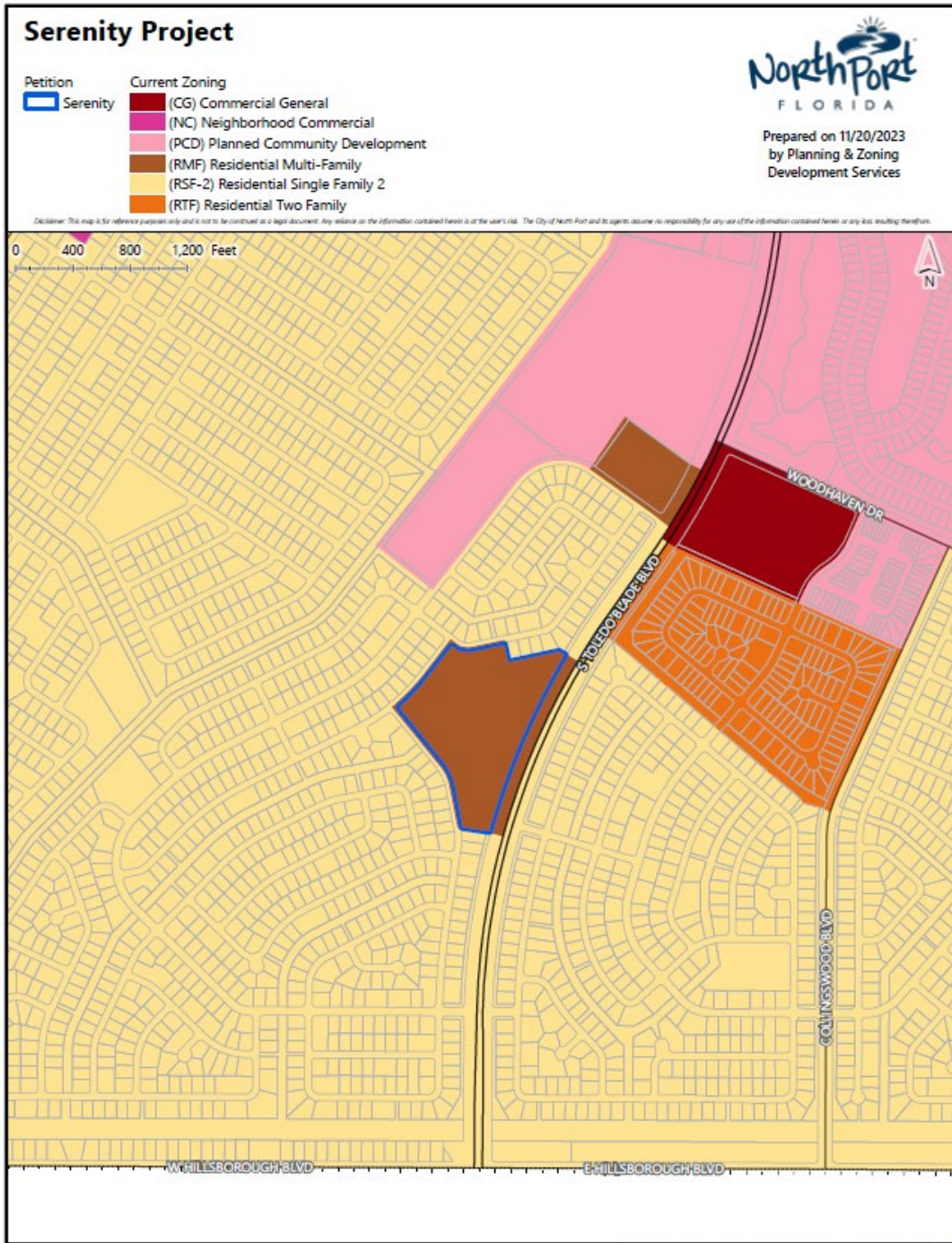
The Commercial FLU abutting Low Density Residential FLU along parallel collector roads (S. Chamberlain Boulevard and S. Haberland Boulevard) should be noted as the current Future Land Use Map applies higher intensity FLU designations next to lower intensity designations, relying on buffering and compatibility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

# PROJECT SUMMARY & BACKGROUND (CONTINUED)



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.

# PROJECT SUMMARY & BACKGROUND (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.

## II. MODIFICATION OF REGULATIONS

Through the Development Master Plan process, the applicant may request modifications of regulations in accordance with ULDC Sec. 53-118. The applicant has requested one modification; otherwise, the Development Master Plan meets, and in some respects, exceeds the ULDC requirements.

The applicant is requesting a modification to Sec. 53-153, which requires a minimum dwelling living area of nine hundred (900) square feet in the Residential Multifamily (RMF) District. The Serenity project proposes 180 multifamily units in 8 buildings. The unit mix includes 84 one-bedroom and 96 two-bedroom apartments. The proposed minimum living area of the units is 650 square feet, with options ranging from the minimum up to 1,300 square feet.

### Applicant's Request & Justification:

We request a modification to the Section 53-153 A, RMF requirements, so that the minimum dwelling living area for the Serenity DMP will be 650 square feet. The stated code requirement for minimum living area is 900 square feet, but we desire to provide some residential units of a smaller size, ranging up to an approximate 1,300 square feet in size.

We make this modification request to provide a diversity of housing/living types, and to offer dwelling units that will be better suited and less expensive for young professionals, public safety workers, teachers and health care professionals who will be needed to work in the expanding health care sector of North Port with the coming of the new hospital, as well as other necessary service industry providers. The foregoing is consistent with numerous provisions of the City Comprehensive Plan.

### Staff Analysis and Recommendation:

Within the pending Unified Land Development Code rewrite, staff is recommending the elimination of regulations requiring a minimum living area. This recommendation supports the goals of the Housing Element and the Strategic Plan to provide a various housing options and affordability. It should be noted that regulations that result in a disparate impact on a certain group of persons may be found to have a discriminatory effect per the Federal Fair Housing Act.

By providing a diverse product that may be more affordable for certain demographic groups, a smaller unit provides a housing option for single persons or couples that find a minimalist, low-maintenance lifestyle appealing. The proposed smaller units specifically support Economic Development Policy 5.1.5, as urban and sub-urban infill projects designed to attract young professionals typically offer options for small units that require little upkeep and are appropriately sized for singles or couples without children who are at the beginning of their careers.

## II. MODIFICATION OF REGULATIONS (CONTINUED)

Based on the foregoing, staff finds this modification request consistent with the City's Strategic Plan, Economic Development & Growth Management Pillar to, "Promote a range of housing options and affordability for current and future residents," and with the following Comprehensive Plan Objectives and Policies, and therefore recommends approval.

Housing Element:

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 1.3: 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.

Economic Development Element

Policy 5.1.5: Attract young professionals by supporting urban, sub-urban, and neighborhood infill development and redevelopment as the city evolves and grows with new industries and new residents.

## III. NEIGHBORHOOD MEETING

Pursuant to Section 53-5.E. of the Unified Land Development Code, the applicant held an in person neighborhood meeting on August 10, 2023 at 5:30 PM at the Morgan Family Center located at 6207 W Price Boulevard, North Port, FL 34291. The neighborhood meeting documents, including public notice, are attached as **Exhibit D**.

## IV. REVIEW PROCESS

The following staff reviews were completed before hearings held by the Planning and Zoning Advisory Board and the City Commission:

1. Pre-Application meeting with the Staff Development Review (“SDR”) team (held on December 7, 2022).
2. Formal submittal (and any requisite Resubmittals) and approval by SDR.
3. Review for consistency with the City’s Comprehensive Plan. See Section V.
4. Compliance with the City’s Unified Land Development Code (ULDC). See Section V.

All reviews by Staff verify consistency with the Comprehensive Plan and the Unified Land Development Code, as well as any other applicable regulatory documents. The following table details all relevant reviewers and any required conditions for future submittals. Public Works—Stormwater, Solid Waste, and Utilities have required conditions at time of future Major Site and Development petition submittal.

<b>Staff Development Review</b>	
Finance	No Objection
Fire/Rescue	No Objection
DS/Planning & Zoning	Meets Requirements
DS/Building-Arborist	No Objection
DS/Building-Structural	No Objection
Parks & Recreation	No Objection
PW/Engineering-Infrastructure	Meets Requirements
PW/Engineering-Stormwater	Meets Requirements with Conditions 1
PW/Solid Waste	Meets Requirements with Conditions 2
PW-PZ/Environmental	Meets Requirements
Utilities	Meets Requirements with Conditions 3

1. The future detailed design of the stormwater management system must meet all requirements in the City of North Port Unified Land Development Code (ULDC) Stormwater Regulations. Detailed stormwater quality treatment calculations and water quantity attenuation analysis must be provided in the later detailed design applications. If the later detailed design includes hydraulic modeling that shows additional pond footprint will be needed, changes will need to be made to the DMP plans and go through the entire DMP approval process again.

2. Has a trash compactor which works out fine, except recycling is mandatory and will need an area for recycling collection containers.

## IV. REVIEW PROCESS

3. a. Before FDEP permits will be signed, North Port Utilities requires the following:
  - a. Four complete sets of DEP permit applications ( water and sewer ) and four sets of construction plans both sets of items shall be signed and sealed by the engineer of record.
  - b. One engineer certified (sealed) estimate for the cost of utility construction.
  - c. A check for the Utility Construction Inspection Fee. The fee shall be 6.5% of the utility construction costs for projects \$0 to \$2 million, plus 2.5% of utility construction cost over \$2 million. The minimum fee is \$250.00.
  - d. Prior to commencement of utility site construction, three copies of shop drawings plus any copies required by the applicant shall be submitted to the Utility Department for review and approval.
  - e. Irrigation systems shall be designed and constructed to meet reuse standards.
  - f. Provide the Utility Department with floor plans and plumbing riser drawings for each building so meter sizes and capacity fees can be calculated. Meter and Capacity fees shall be paid prior to issuance of the building permit.
  - g. Prior to utility site construction the Development Order, Department of Environmental Protection Permit and Development of Health Permit shall be posted at the project site and provided at the preconstruction meeting.
  - h. A developer agreement shall be negotiated with the utility department and approved by the Utility Director and City Staff prior to DEP or DOH permits being signed and released.



## V. DATA & ANALYSIS

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

### COMPREHENSIVE PLAN

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

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

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

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

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

The project proposes 180 multi-family units, clubhouse, and associated parking and site improvements. Due to the frontage along the arterial roadway S. Toledo Blade Boulevard (AADT 20,000) the subject property's location is more suitable for a multi-family development versus single-family. The use is permitted in the Residential Multi-Family (RMF) zoning district in an area with a mix of single-family and multi-family development, along with a vacant commercial property to the northeast. The project proposed is more compact, and higher density than traditional single-family detached development. The fiscal impact analysis conducted as part of the development master plan process finds that within the first five years, the City of North Port would realize a net fiscal benefit of \$2,011,451.

## V. DATA & ANALYSIS (CONTINUED)

		Year 1	Year 2	Year 3	Year 4	Year 5
Costs	General Governmental Services	\$ 236,160.00	\$ 250,843.48	\$ 266,439.92	\$ 283,006.08	\$ 300,602.26
	Utility Services	\$ 199,080.00	\$ 210,025.73	\$ 221,573.27	\$ 233,755.71	\$ 246,607.97
	Total Costs:	\$ 435,240.00	\$ 460,869.21	\$ 488,013.19	\$ 516,761.79	\$ 547,210.22
Revenue	Property Ad Valorem	\$ 50,220	\$ 52,731	\$ 55,368	\$ 58,136	\$ 59,299
	Miscellaneous Taxes & Fees	\$ 344,340	\$ 351,227	\$ 358,251	\$ 365,416	\$ 372,725
	Utility Franchise Fees	\$ 18,360	\$ 18,727	\$ 19,102	\$ 19,484	\$ 19,873
	Utility Revenue	\$ 183,420	\$ 187,088	\$ 190,830	\$ 194,647	\$ 198,540
	Communications Services Taxes	\$ 9,360	\$ 9,547	\$ 9,738	\$ 9,933	\$ 10,132
	Utility Service Taxes	\$ 5,040	\$ 5,141	\$ 5,244	\$ 5,348	\$ 5,455
	State Shared Revenue	\$ 53,640	\$ 54,713	\$ 55,807	\$ 56,923	\$ 58,062
	Impact Fees	\$ -	\$ 493,838	\$ 493,838	\$ -	\$ -
Total Revenue:	\$ 664,380	\$ 1,173,013	\$ 1,188,178	\$ 709,888	\$ 724,086	
<i>Net Fiscal Impact:</i>		\$ 229,140	\$ 712,144	\$ 700,165	\$ 193,126	\$ 176,875

The proposed project, consistent with the Medium Density Residential future land use with a density of 9.6-units per acre, clusters eight residential buildings, associated garage and surface parking, an 8,000 square foot clubhouse, and community pool toward the central and eastern portion of the 18.63-acre site, providing for a maximum setback to the existing single-family platted neighborhoods to the north, west, and south. Placement of the solid waste containment area and maintenance building toward Toledo Blade Boulevard maximizes separation from existing single-family homes. This innovative approach to the site design not only minimizes potential impacts and provides for compatibility with the existing residential development but allows for the preservation of 18 of the 24 potentially occupied gopher tortoise burrows onsite and provides opportunities for significant tree preservation.

Designed with only 3.8-acres of impervious surface area, once built, the project site will preserve 12.47-acres of open space (equates to 66.94% of the site). The project incorporates a half-acre neighborhood pocket park at the northwest corner of the site, which will be accessible to the residents of the adjoining neighborhood, and the location of the amenity center, stormwater ponds, gopher tortoise burrow preservation areas and Type B buffer along the perimeter of the site provide for a park-like setting bordering existing single-family homes to the south, west and north/northeast, offering natural enjoyment opportunities by the existing and new residents.

**Staff concludes that the proposed Development Master Plan is consistent with Future Land Use Element Goal 1, Objective 1, and Policy 1.1.**

## V. DATA & ANALYSIS (CONTINUED)

### 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.

...

The site proposes two (2) access points to Toledo Blade Boulevard. The southernmost access point aligns with Delcris Place, where a median opening exists to provide for northbound traffic exiting the site. The project does propose a northbound left turn lane to be constructed to accommodate northbound traffic entering the site. Were the site to be subdivided into single-family lots, the potential for 17 driveway connections to this arterial road would exist.

**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 1.3:** 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.

**Policy 6.1:** Ensure a compatible relationship between new housing and circulation patterns and encourage pedestrian and bicycle interconnectivity and transit-friendly communities in order to minimize traffic impacts and promote healthy lifestyles.

The proposed Development Master Plan on the subject property provides for a diverse housing type in an area with existing water and wastewater facilities. Several daycare/early

## V. DATA & ANALYSIS (CONTINUED)

learning center facilities are located within a walkable distance, with the Toledo Blade Elementary School approximately 3-miles from the site. North Port Fire Station #84 is located about 2-miles from the site, and the Sarasota Memorial Emergency Room and Care Center is located just over a mile away. Parks in close proximity include Atwater Community Park and Bike Park North Port. The site will connect to the Toledo Blade Boulevard greenway multi-modal trail and transit will be provided by Breeze on demand. Approval of this DMP would allow for construction of housing alternatives to single-family attached and help the City provide for a broader 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, 1.9, and 6.1.**

### COMPREHENSIVE PLAN

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

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

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

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

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

**Policy 5.1.5:** Attract young professionals by supporting urban, sub-urban, and neighborhood infill development and redevelopment as the city evolves and grows with new industries and new residents.

The proposed DMP 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. This project supports a diverse, low-maintenance housing type that may be preferred by the professional workforce as opposed to the higher-maintenance single-family detached lifestyle.

## V. DATA & ANALYSIS (CONTINUED)

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

### ULDC

### **Unified Land Development Code – Chapter 53 – Zoning Regulations, Article XI. RMF Residential Multifamily District**

The ULDC Sections 53-145 through 53-157, provisions in Chapter 21, 25, and 37, govern development in the RMF zoning district:

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 table below reflect the proposed project’s compliance with the ULDC design standards, and identifies those areas where the project exceeds the minimum requirements in the regulations:

<b>Design Standard</b>	<b>ULDC Requirement</b>	<b>Proposed Project</b>
Density (Sec. 53-150)	15 DU/AC maximum	9.6 DU/AC
Minimum Lot (Sec 53-151)	8,700 SF/100-FT width	188.63 AC /1,370-FT
Maximum Lot Coverage (Sec. 53-152)	35%	12.67%
Minimum Open Space (Sec. 37-14)	35%	66.94%
Minimum Dwelling Living Area (Sec. 53-153)	900 SF	
Minimum Setbacks (Sec. 53-154)	Front: 25-FT Rear: 25-FT Side: ½ Building Height (not less than 10-FT)	Front: 97.2 FT Rear: 108.9 FT Side: 115 FT
Maximum Building Height (Sec. 53-155)	70-FT	
Landscape Buffers (Sec. 21-9)	Type B – 10-FT Wide 1 Tree/50 LF and Shrubs	Type B
Parking Requirements (Sec. 53-157/Sec. 25-17)	1.5 per DU, plus 2, plus 1 per 10 DU for Guests (290 Spaces)	343 Spaces

**Staff concludes that the proposed development master plan is consistent with the design standards for RMF development within the ULDC.**

## VI. FISCAL IMPACT ANALYSIS

Staff performed a fiscal impact analysis of the proposed Development Master Plan). The model assesses the operating revenue and expenses to the City from new developments. The application finds that within the first five years, the City of North Port would realize a net fiscal benefit of \$2,011,451 from the proposed project.

## VII. PUBLIC NOTICE & PUBLIC HEARING SCHEDULE

### PUBLIC NOTICE

Notice of the public hearings were mailed to the owner and property owners within a 1,320 feet radius of the subject property on November 20, 2023. The petition was advertised in a newspaper of general circulation within the City of North Port (**Exhibit E**).

### PUBLIC HEARING SCHEDULE

<b>Planning &amp; Zoning Advisory Board</b>	<b>December 7, 2023</b> <b>9:00 AM</b> or as soon thereafter
<b>City Commission</b>	<b>January 23, 2024</b> <b>6:00 PM</b> or as soon thereafter

## VIII. RECOMMENDED MOTION

### PLANNING & ZONING ADVISORY BOARD

The Planning & Zoning Division recommends that the Planning & Zoning Advisory Board recommend approval of **DMP-23-121, Serenity Multi-Family**, and motion as follows:

I move to find Petition No. **DMP-23-121**, the Serenity Development Master Plan, consistent with the City of North Port Comprehensive Plan based on the competent substantial evidence as presented and recommend the City Commission approve the petition.

### . CITY COMMISSION

The City Commission approve **DMP-23-121, Serenity**, and motion as follows:

I move to find Petition No DMP-23-121, the Serenity Development Master Plan, consistent with the City of North Port Comprehensive Plan and Unified Land Development Code based on the competent substantial evidence as presented and approve DMP-23-121.

## IX. ALTERNATIVE MOTIONS

### PLANNING AND ZONING ADVISORY BOARD

1. **RECOMMEND APPROVAL WITH CERTAIN CONDITION(S)** of Petition No. DMP-23-121.

I move to find Petition No. DMP-23-121, the Serenity Development Master Plan, consistent with the City of North Port Comprehensive Plan based on the competent substantial evidence as presented and recommend the City Commission approve DMP-23-121 with conditions [*select conditions 1-3*].

2. **RECOMMEND DENIAL** of Petition No. DMP-23-121.

I move to find Petition No. DMP-23-121, the Serenity Development Master Plan, not consistent with the City of North Port Comprehensive Plan based on the competent substantial evidence as presented and recommend the City Commission deny DMP-23-121.

### CITY COMMISSION

1. **APPROVAL WITH CERTAIN CONDITION(S) OR MODIFICATION(S)** of Petition No. DMP-23-121.

I move to find Petition No. DMP-23-121, the Serenity Development Master Plan, consistent with City of North Port Comprehensive Plan and Unified Land Development Code, and Florida Statutes based on the competent substantial evidence as presented and approve DMP-23-121 with condition(s) [*select conditions 1-3*] included in the Staff Report.

2. **DENIAL** of Petition No. DMP-23-121.

I move to find Petition No. DMP-23-121, the Serenity Development Master Plan, not consistent with the City of North Port Comprehensive Plan [and/or Unified Land Development Code, and/or Florida Statutes] based on the competent substantial evidence as presented and deny DMP-23-121:

- The proposed Development Master Plan is **NOT** specifically adapted and designed for the uses anticipated, including but not limited to lot configuration, access, and internal circulation.
- The proposed Development Master Plan **DOES NOT** comply with the City of North Port Comprehensive Plan, the Unified Land Development Code, and other laws, ordinances, and regulations. [insert section #]

## X. EXHIBITS

A.	Affidavit
B.	Deed
C.	Development Master Plan & Elevations
D.	Neighborhood Meeting Documents
E.	Legal Ad



**AFFIDAVIT**

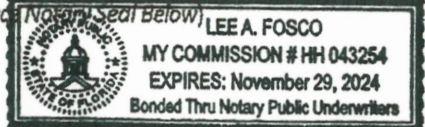
I (the undersigned), Jackson, R. Boone, Esq. (agent) being first duly sworn, depose and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner of the property described and which is the subject matter of the proposed application; that all answers to the questions 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] Jackson R. Boone, Esq.  
Signature of Applicant or Authorized Agent Print Name and Title

STATE OF Florida COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 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  
(Place Notary Seal Below) 

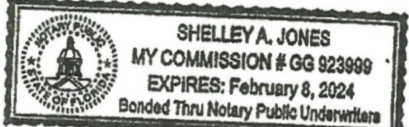
**AFFIDAVIT  
AUTHORIZATION FOR AGENT/APPLICANT**

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

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

STATE OF FL COUNTY OF Lee

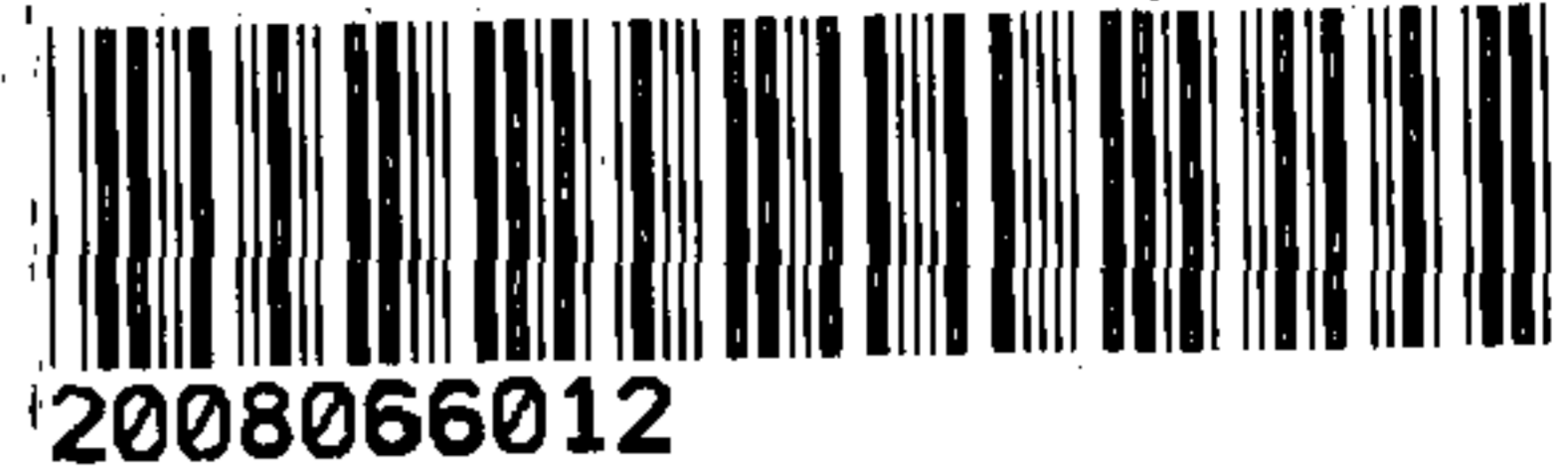
The foregoing instrument was acknowledged by me this 24 day of April, 20 23, by Richard Simeone who is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature] Signature - Notary Public  
(Place Notary Seal Below) 

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 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

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

Parcel ID Number: 1007-25-2118



# Warranty Deed

This Indenture, Made this 6th day of May, 2008 A.D., Between Toledo Blade Group, LLC, a Florida limited liability company of the County of \_\_\_\_\_, State of \_\_\_\_\_, grantor, and Toledo Blade, LLC, a Florida limited liability company whose address is: 4411 Cleveland Avenue, Fort Myers, FL 33901 of the County of \_\_\_\_\_, State of \_\_\_\_\_, grantee.

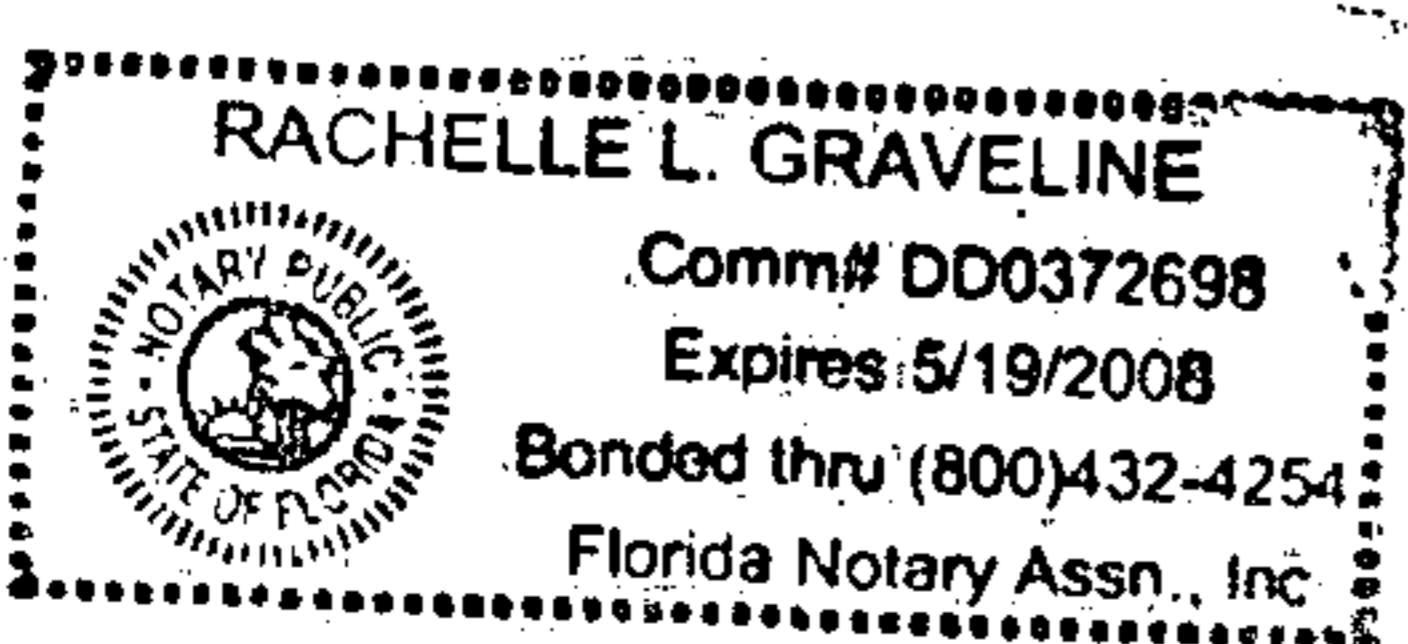
**Witnesseth** that the GRANTOR, for and in consideration of the sum of -----TEN DOLLARS (\$10)----- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Sarasota State of Florida to wit: An undivided thirty nine and sixty five one hundredths percent (39.65%) interest in Tract B, 51st Addition to Port Charlotte Subdivision, a subdivision according to the plat thereof recorded in Plat Book 21, Pages 8, 8A through 8GG, inclusive, Public Records of Sarasota County, Florida.

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

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.  
**In Witness Whereof**, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:  
Toledo Blade Group, LLC a Florida limited liability company  
Rachelle L. Graveline Witness  
Rachelle L. Graveline  
Robert M. Lipshutz Witness  
Robert M. Lipshutz  
By: Lars Mansson (Seal)  
Lars Mansson, Managing Member  
P.O. Address: 3613 Del Prado Boulevard, Cape Coral, FL 33914  
(Corporate Seal)

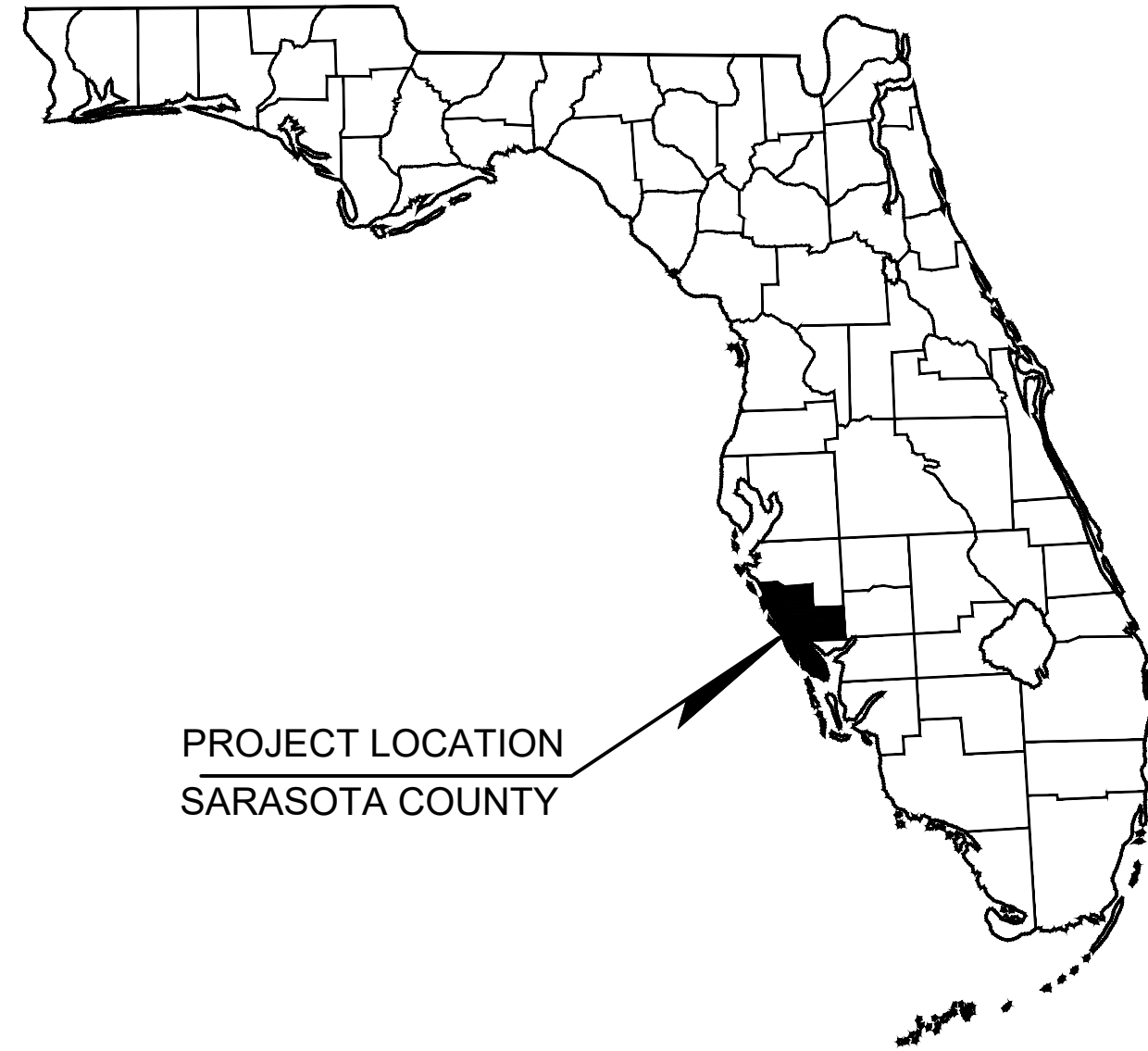
STATE OF Florida  
COUNTY OF Lee  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of May, 2008 by Lars Mansson as the Managing Member of Toledo Blade Group, LLC, a Florida limited liability company, on behalf of the Limited Liability Company. He is personally known to me.



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

# DEVELOPMENT MASTER PLANS FOR SERENITY AT NORTH PORT

AUGUST 2023  
LOCATED IN SECTIONS 36, TOWNSHIP 39S, RANGE 21E  
CITY OF NORTH PORT, FLORIDA



PROJECT LOCATION  
SARASOTA COUNTY

### PROJECT TEAM

**OWNER:**  
BELFONTI COMPANIES, LLC  
2319 WHITNEY AVE, SUITE 1A,  
HAMDEN, CT 06518  
CONTACT: MICHAEL BELFONTI  
PHONE: 203-230-1600

**CIVIL ENGINEER:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
1514 BROADWAY, SUITE 301  
FORT MYERS, FLORIDA 33901  
CONTACT: SINA EBRAHIMI, P.E.  
PHONE: (239)-964-6524

**LANDSCAPE ARCHITECT:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
1777 MAIN ST, SUITE 200  
SARASOTA, FL 34236  
CONTACT: CHRIS CIANFAGLIONE, PLA  
DIRECT: (841)-378-7627

**SURVEYOR:**  
BENNETT PANFIL, INC.  
742 SHAMROCK BLVD,  
VENICE, FLORIDA, 34293  
CONTACT: DAVID PANFIL  
PHONE: (841)-487-1290

**ENVIRONMENTAL CONSULTANT:**  
EARTH BALANCE  
2570 COMMERCE PARKWAY,  
NORTH PORT, FLORIDA, 34289  
CONTACT: MADELINE PIKE  
PHONE: (841)-426-7876

**TRAFFIC ENGINEER:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
201 N FRANKLIN ST, SUITE 1400  
TAMPA, FLORIDA 33602  
CONTACT: BOB AGRUSA, P.E.  
PHONE: (813)-365-7204

**ARCHITECT:**  
STUDIO ARCHITECTS, LLC  
889 HOWELL MILL ROAD NW, SUITE 4000  
ATLANTA, GA 30318  
CONTACT: JAMES ANDERSON  
PHONE (770)-212-2304

### UTILITIES PROVIDING SERVICE

**POTABLE WATER AND SANITARY SEWER**  
CITY OF NORTH PORT UTILITIES  
2325 DR MARTIN LUTHER KING, JR BLVD  
FORT MYERS, FLORIDA 33916  
PHONE: (239)-321-8100

**ELECTRIC**  
FLORIDA POWER AND LIGHT (FPL)  
10650 PALM BEACH BLVD  
FORT MYERS, FLORIDA 33905  
PHONE: (239)-334-7754

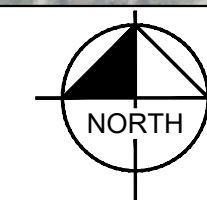
**GAS**  
TECO PEOPLES GAS  
5901 ENTERPRISE PKWY  
FORT MYERS, FL 33905  
PHONE: (239)-690-5508

**TELEPHONE/CABLE TV**  
CENTURY LINK, INC.  
3083 FOWLER ST, APT 110,  
FORT MYERS, FL 33901  
PHONE: (918)-547-0063

**SOLID WASTE**  
CITY OF NORTH PORT UTILITIES & SOLID WASTE DIVISION  
2325 DR MARTIN LUTHER KING JR BLVD  
FORT MYERS, FLORIDA 33916  
PHONE: (239)-321-8100



LOCATION MAP  
1" = 500'



PROPERTY INFORMATION	
PARCEL ID	1007252118
ZONING	RSF2- RESIDENTIAL, SINGLE FAMILY

### SHEET INDEX

C-01	TITLE SHEET
C-02	AERIAL LOCATION MAP
C-03	EXISTING CONDITIONS
C-04	EXISTING DRAINAGE & SOILS MAP
C-05	DEVELOPMENT MASTER PLAN
C-06	PRELIMINARY PAVING GRADING & DRAINAGE PLAN
C-07	PRELIMINARY WATER & SEWER PLAN
C-08	EVACUATION PLAN

No.	REVISIONS	DATE	BY

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1514 BROADWAY, SUITE 301, FORT MYERS, FL 33901  
PHONE: 239-271-2650 FAX: 841-378-4352  
WWW.KIMLEY-HORN.COM REGISTRY NO. 35108

KHA PROJECT 24048002	LICENSED PROFESSIONAL
DATE AUGUST 2023	FLORIDA LICENSE NUMBER
SCALE AS SHOWN	
DESIGNED BY JTN	
DRAWN BY CEL	
CHECKED BY SE	DATE

## TITLE SHEET

SERENITY AT NORTH  
PORT  
PREPARED FOR  
BELFONTI COMPANIES  
NORTH PORT  
FLORIDA

SHEET NUMBER  
**C-01**

PREPARED BY  
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Printed By: Langer, Collin. Sheet Set: K04. Layout: C-02 AERIAL LOCATION MAP. August 22, 2023. 03:26:15pm. K:\11m. C:\M248466002 - serenity at north port\CAD\plan sheets\C-2 AERIAL LOCATION MAP.dwg  
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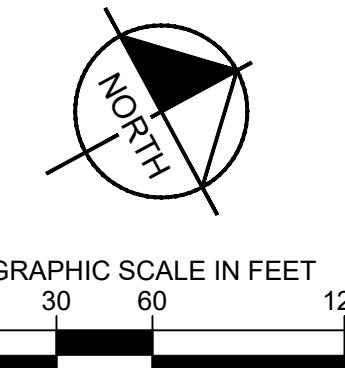
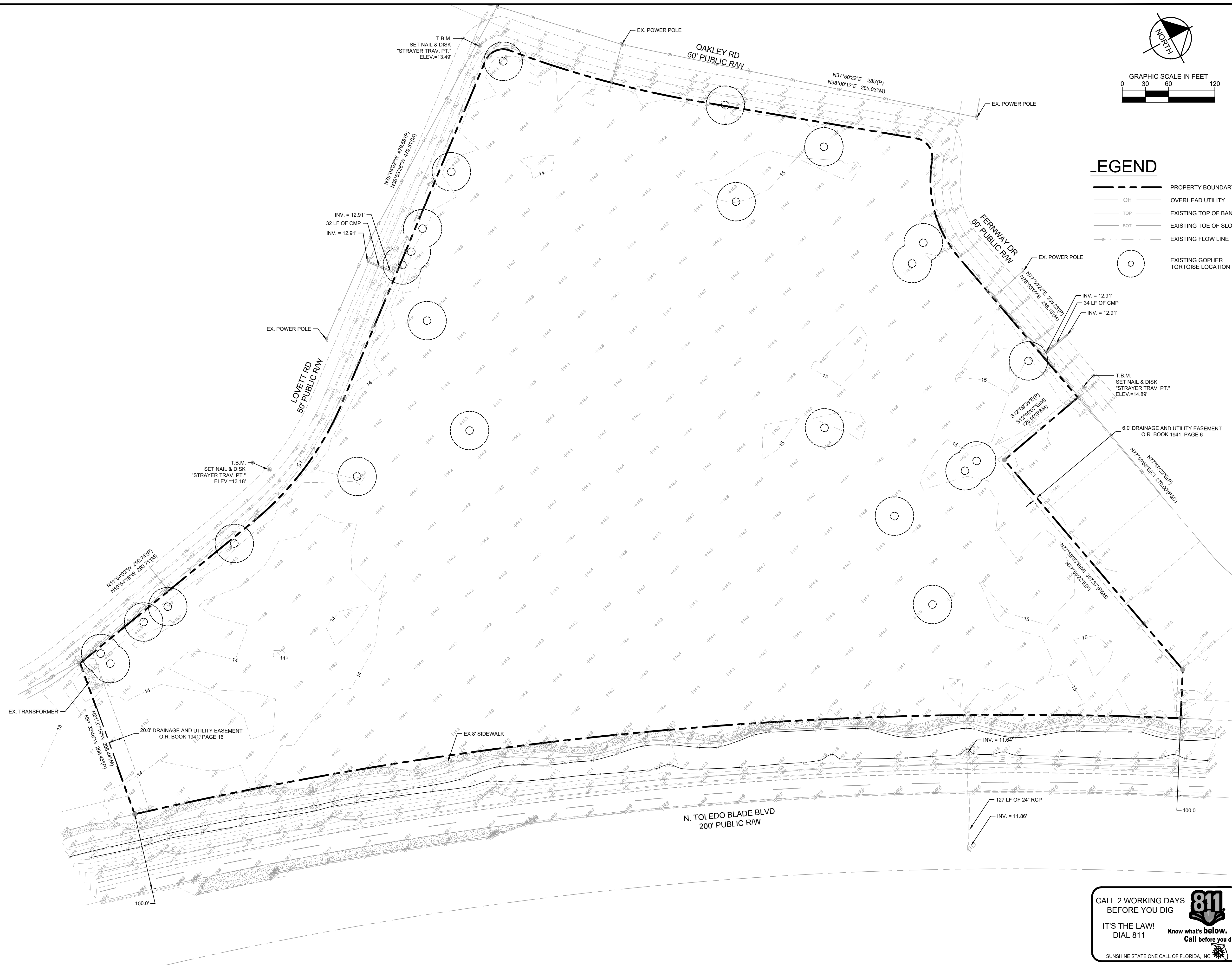
KHA PROJECT 24046002	LICENSED PROFESSIONAL
DATE AUGUST 2023	FLORIDA LICENSE NUMBER
SCALE AS SHOWN	DESIGNED BY JTN
DRAWN BY JTN	CHECKED BY SE
DATE	DATE

**AERIAL LOCATION MAP**

SERENITY AT NORTH PORT  
 PREPARED FOR BELFONTI COMPANIES  
 NORTH PORT FLORIDA

SHEET NUMBER  
**C-02**

Printed By: Langer, Collin. Sheet Set: Rch Layout: Layout1 August 22, 2023 03:26:37 PM K:\m\c\m\248046002 - serenity at north port\CAD\plans sheets\C-03 EXISTING CONDITIONS.dwg  
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**LEGEND**

	PROPERTY BOUNDARY
	OVERHEAD UTILITY
	EXISTING TOP OF BANK
	EXISTING TOE OF SLOPE
	EXISTING FLOW LINE
	EXISTING GOPHER TORTOISE LOCATION

No.	REVISIONS	DATE	BY

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 WWW.KIMLEY-HORN.COM REGISTRY No. 35108

LICENSED PROFESSIONAL	FLORIDA LICENSE NUMBER
KHA PROJECT 248046002	CHECKED BY SE
DATE AUGUST 2023	DATE
SCALE AS SHOWN	
DESIGNED BY JTN	
DRAWN BY CEL	

**EXISTING  
CONDITIONS**

**SERENITY AT NORTH  
PORT**  
 PREPARED FOR  
**BELFONTI COMPANIES**  
 FLORIDA  
 NORTH PORT

SHEET NUMBER  
**C-03**

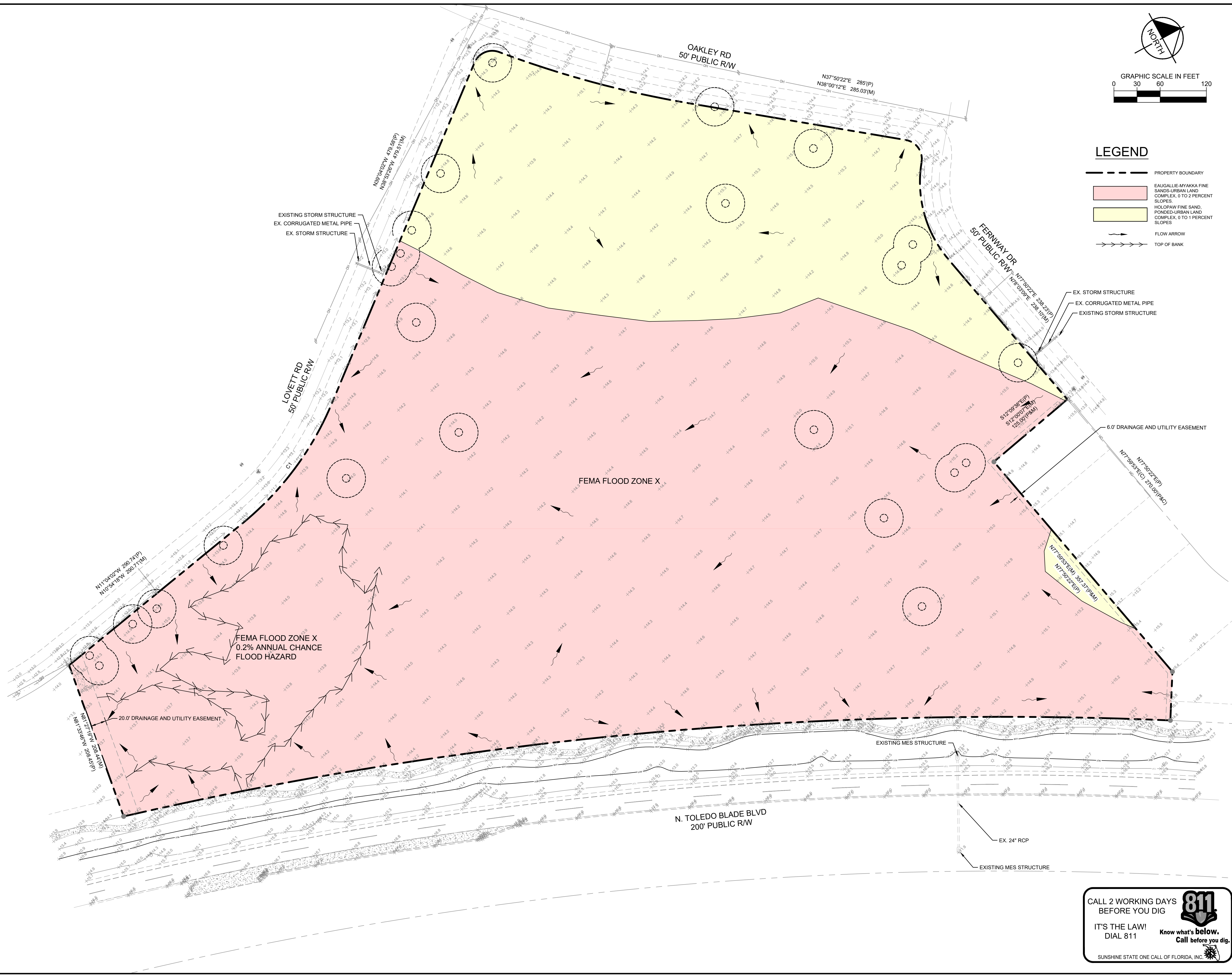
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FLORIDA LICENSE NUMBER	
DATE	
SE	
CHECKED BY	
CEL	
DESIGNED BY	
JTN	
SCALE AS SHOWN	
DATE	
AUGUST 2023	
PROJECT	
248046002	

**EXISTING DRAINAGE & SOILS MAP**

**SERENITY AT NORTH PORT**  
 PREPARED FOR BELFONTI COMPANIES  
 NORTH PORT FLORIDA

SHEET NUMBER  
**C-04**

**SITE SUMMARY:**

GROSS SITE AREA: 18.63 ACRES  
 SITE CURRENT ZONING: RESIDENTIAL SINGLE FAMILY 2  
 SITE PROPOSED ZONING: RESIDENTIAL MULTIFAMILY  
 PROPOSED USE: MULTIFAMILY  
 FLOOD ZONES: X  
 FUTURE LAND USE: LOW DENSITY RESIDENTIAL  
 DWELLING UNITS: 180  
 DENSITY: 10 UNITS PER ACRE  
 MAX BUILDING HEIGHT: 70 FT

**SETBACKS:**

FRONT: 25 FT  
 REAR: 25 FT  
 SIDE: 25 FT

**PARKING SUMMARY:**

REQUIRED: 290 SPACES (1.5 SPACES/UNIT +20)  
 SURFACE PARKING: 217 SPACES  
 HANDICAP SPACES: 6 SPACES  
 COVERED PARKING: 90 SPACES  
 GARAGE PARKING: 30 SPACES  
 TOTAL PARKING: 343 SPACES

LAND USE BREAKDOWN:		
BUILDING	2.36 (AC.)	12.67%
IMPERVIOUS	3.80 (AC.)	20.40%
OPEN SPACE		
LANDSCAPE BUFFER	0.93 (AC.)	5%
LANDSCAPE AREAS OFF-STREET PARKING	8.96 (AC.)	48%
SWM	2.58 (AC.)	13.9%
TOTAL OPEN SPACE	12.47 (AC.)	66.94%
TOTAL SITE AREA	18.63 (AC.)	100%

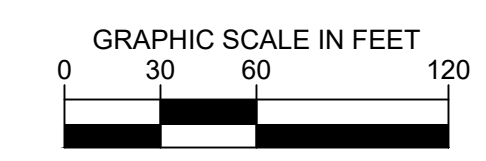
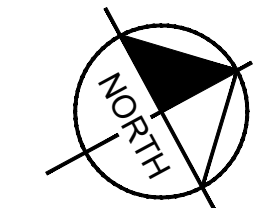
LANDSCAPE BUFFER REQUIREMENTS			
BUFFER	WIDTH	TREES/ LINEAR FEET	SHRUBS REQUIRED
TYPE "C"	10'	ONE/40	YES
TYPE "B"	10'	ONE/50	YES

NOTES:  
 1. REQUIREMENTS PER NORTH PORT UNIFIED LAND DEVELOPMENT CODE SECTION 21-9, TABLES 1 AND 2.

BUILDING SUMMARY				
BLDG	# OF BLDGS	1BR	2BR	NO. D.U.'S
BLDG 8	1	0	12	12
BLDGS 1-7	7	12	12	168
TOTAL	84	96	180	
% BY BEDROOM		46.7%	53.3%	

**GENERAL NOTES**

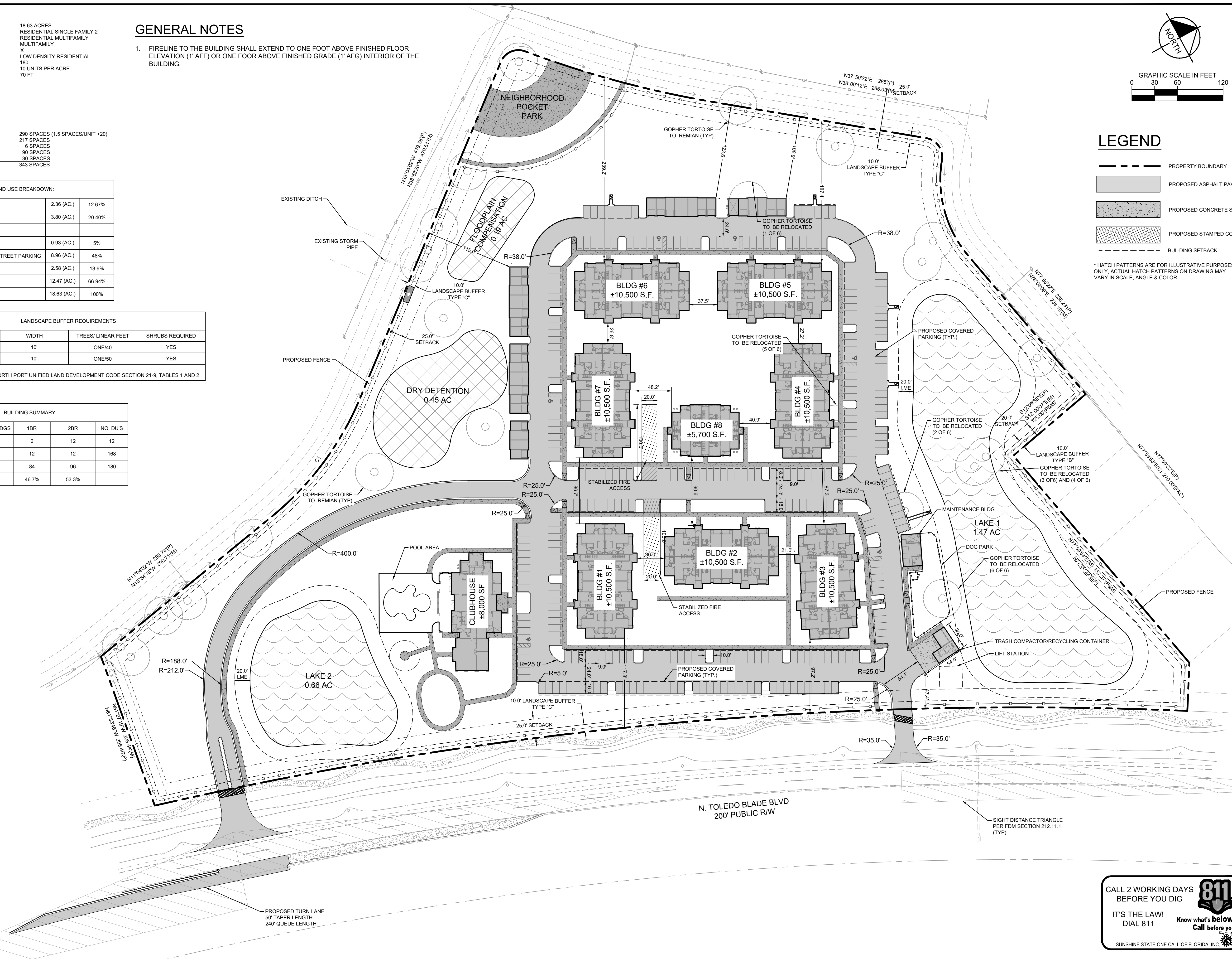
- FIRELINE TO THE BUILDING SHALL EXTEND TO ONE FOOT ABOVE FINISHED FLOOR ELEVATION (1' AFF) OR ONE FOOT ABOVE FINISHED GRADE (1' AFG) INTERIOR OF THE BUILDING.



**LEGEND**

- PROPERTY BOUNDARY
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED STAMPED CONCRETE
- BUILDING SETBACK

\* HATCH PATTERNS ARE FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL HATCH PATTERNS ON DRAWING MAY VARY IN SCALE, ANGLE & COLOR.



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KHA PROJECT 24048002	AUGUST 2023
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FLORIDA LICENSE NUMBER	DRAWN BY CEL
CHECKED BY	SE
	DATE

**DEVELOPMENT MASTER PLAN**

**SERENITY AT NORTH PORT**  
 PREPARED FOR BELFONTI COMPANIES  
 NORTH PORT FLORIDA

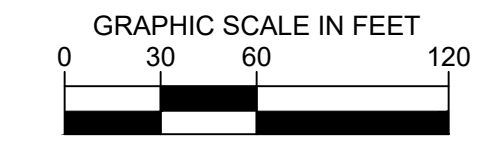
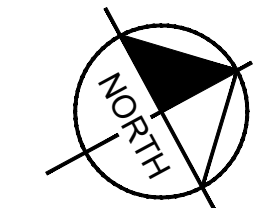
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**GENERAL NOTES**

1. FIRELINE TO THE BUILDING SHALL EXTEND TO ONE FOOT ABOVE FINISHED FLOOR ELEVATION (1' AFF) OR ONE FOOT ABOVE FINISHED GRADE (1' AFG) INTERIOR OF THE BUILDING.



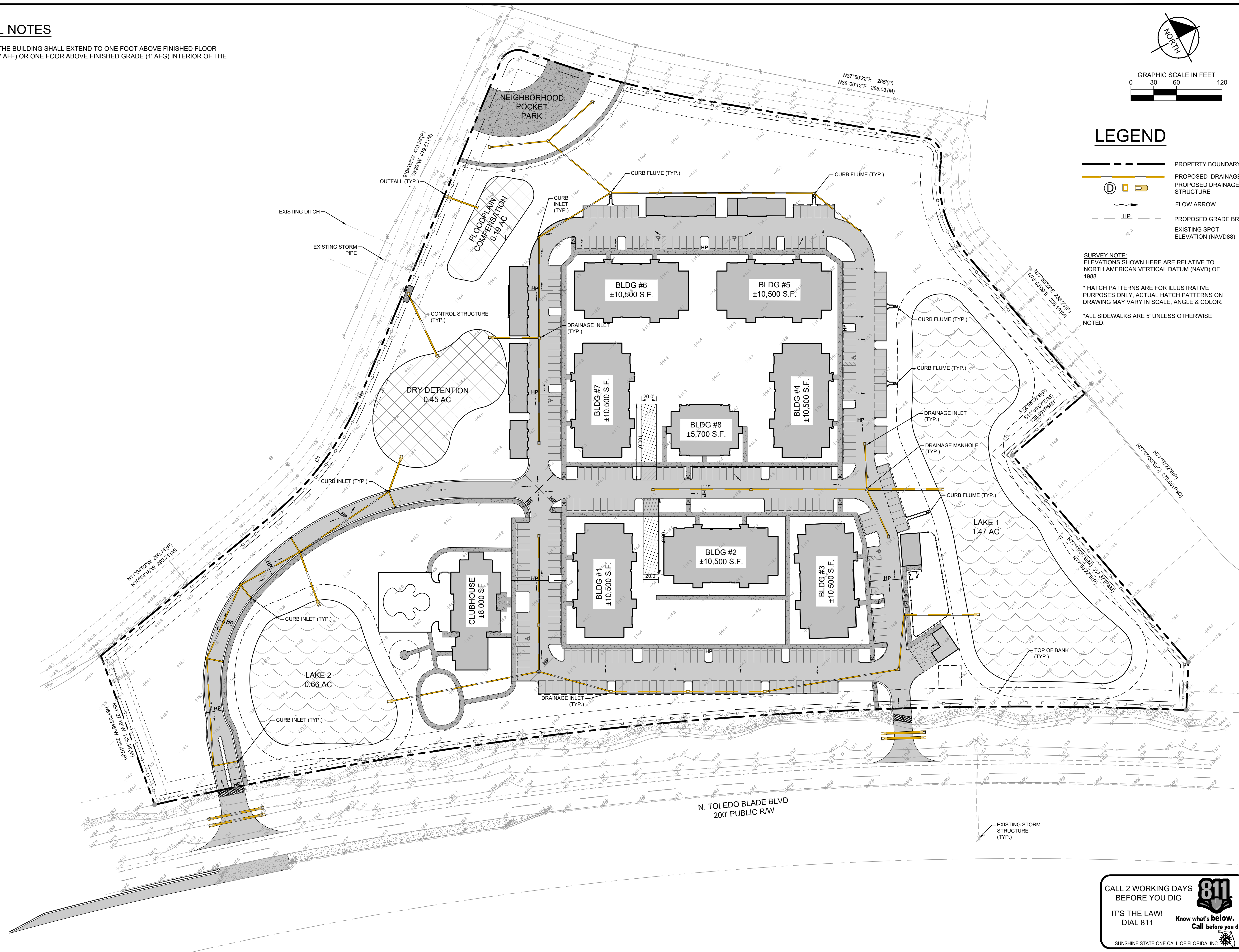
**LEGEND**

- PROPERTY BOUNDARY
- PROPOSED DRAINAGE PIPE
- PROPOSED DRAINAGE STRUCTURE
- FLOW ARROW
- PROPOSED GRADE BREAK
- EXISTING SPOT ELEVATION (NAVD88)

**SURVEY NOTE:**  
ELEVATIONS SHOWN HERE ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.

\* HATCH PATTERNS ARE FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL HATCH PATTERNS ON DRAWING MAY VARY IN SCALE, ANGLE & COLOR.

\* ALL SIDEWALKS ARE 5' UNLESS OTHERWISE NOTED.



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<b>Kimley-Horn</b>									
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<b>PRELIMINARY PAVING GRADING &amp; DRAINAGE PLAN</b>									
SERENITY AT NORTH PORT PREPARED FOR BELFONTI COMPANIES FLORIDA NORTH PORT									
SHEET NUMBER <b>C-06</b>									

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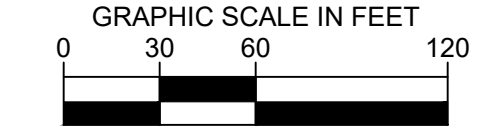
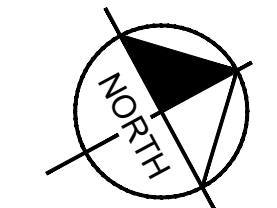
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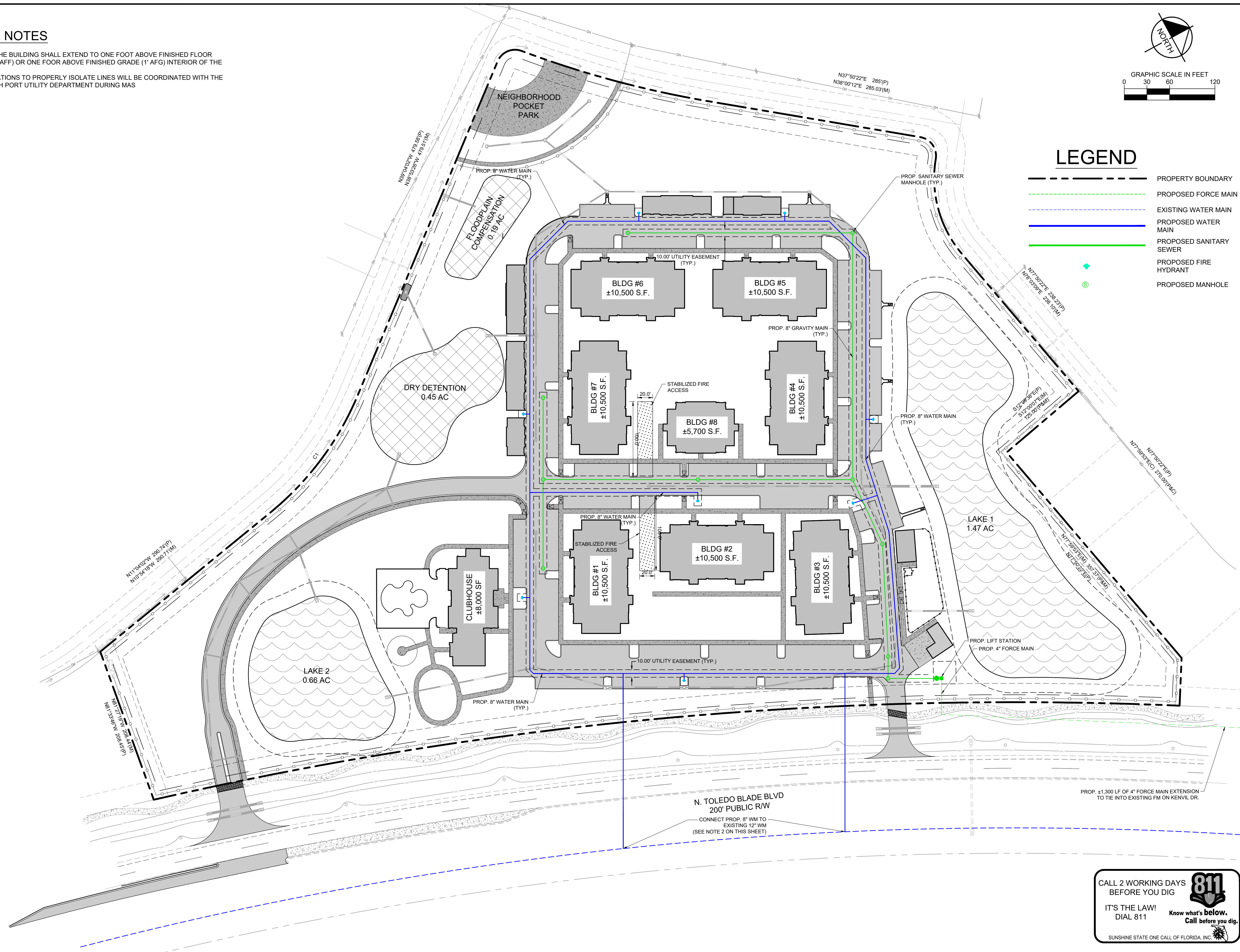
**GENERAL NOTES**

1. FIRELINE TO THE BUILDING SHALL EXTEND TO ONE FOOT ABOVE FINISHED FLOOR ELEVATION (1' AFF) OR ONE FOOT ABOVE FINISHED GRADE (1' AFG) INTERIOR OF THE BUILDING.
2. VALVING LOCATIONS TO PROPERLY ISOLATE LINES WILL BE COORDINATED WITH THE CITY OF NORTH PORT UTILITY DEPARTMENT DURING MAS



**LEGEND**

- PROPERTY BOUNDARY
- PROPOSED FORCE MAIN
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED FIRE HYDRANT
- ⊙ PROPOSED MANHOLE



No.	REVISIONS	DATE	BY

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 PHONE: 239-271-5850 FAX: 841-379-4552  
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LICENSED PROFESSIONAL	DATE
FLORIDA LICENSE NUMBER	SCALE
CHECKED BY	DESIGNED BY
DATE	SCALE
SE	AS SHOWN
CEL	JTN

**PRELIMINARY WATER & SEWER PLAN**

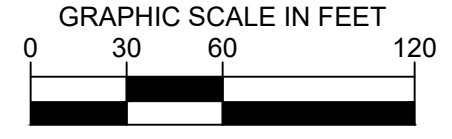
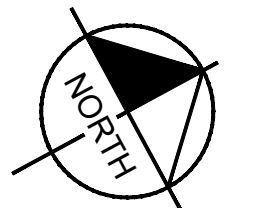
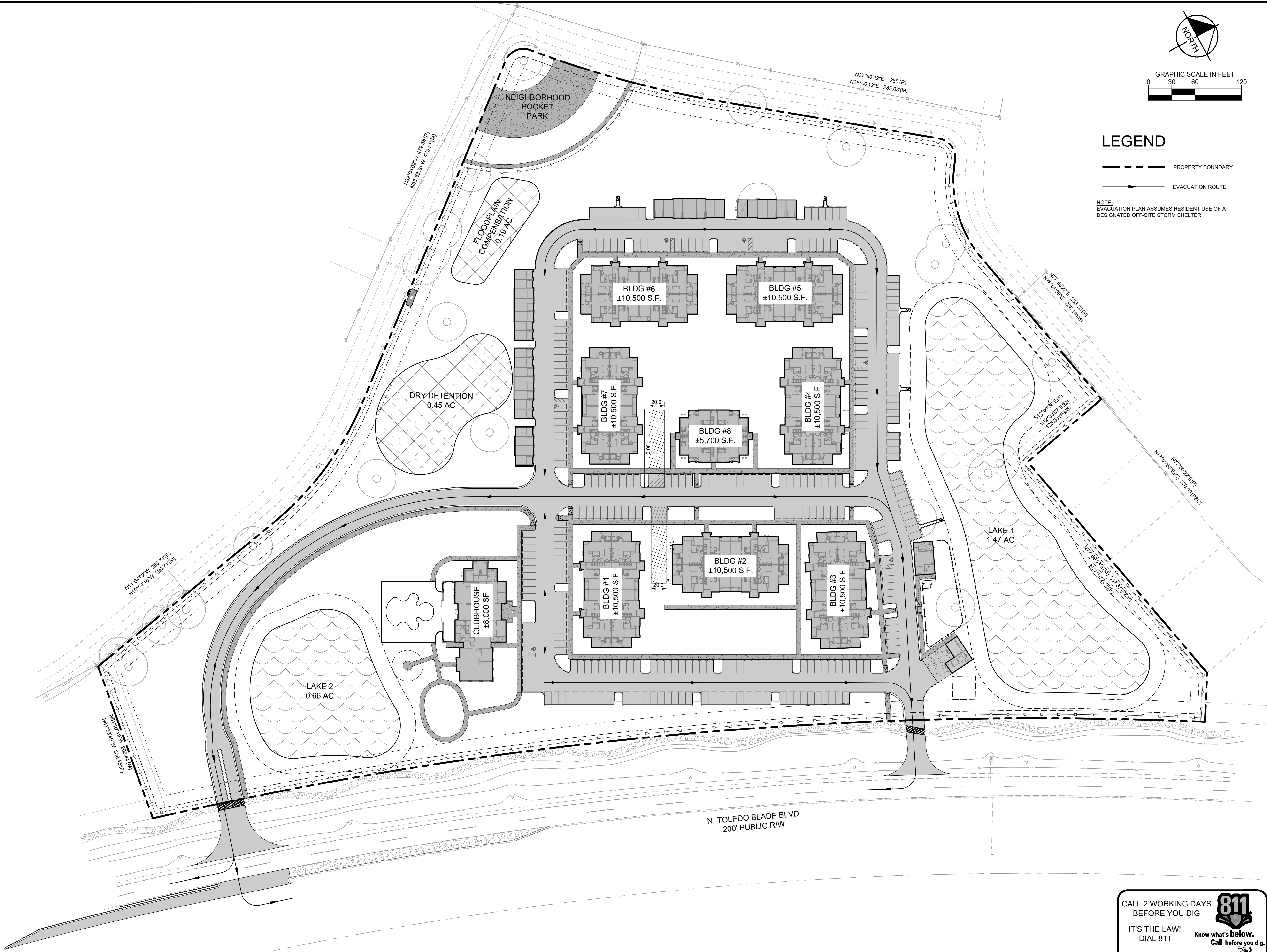
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 NORTH PORT, FLORIDA

SHEET NUMBER **C-07**

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**LEGEND**

- PROPERTY BOUNDARY
- EVACUATION ROUTE

NOTE:  
 EVACUATION PLAN ASSUMES RESIDENT USE OF A DESIGNATED OFF-SITE STORM SHELTER

No.	REVISIONS	DATE	BY

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 1514 BROADWAY, SUITE 400, CHARLOTTE, NC 28201  
 PHONE: 282-271-5850 FAX: 843-378-4552  
 WWW.KIMLEY-HORN.COM REGISTRY No. 35108

LICENSED PROFESSIONAL	DATE
	AUGUST 2023
SCALE	AS SHOWN
DESIGNED BY	JTN
DRAWN BY	CEL
CHECKED BY	SE
	DATE

**EVACUATION PLAN**

SERENITY AT NORTH PORT  
 PREPARED FOR BELFONTI COMPANIES  
 NORTH PORT FLORIDA

CALL 2 WORKING DAYS BEFORE YOU DIG  
 IT'S THE LAW! DIAL 811  
 Know what's below. Call before you dig.  
 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

SHEET NUMBER  
**C-08**

PRELIMINARY  
NOT FOR CONSTRUCTION

SERENITY @ NORTH PORT



CONSULTANT LOGO

REV. DATE DESCRIPTION

SHEET TITLE  
BUILDING A ELEVATIONS

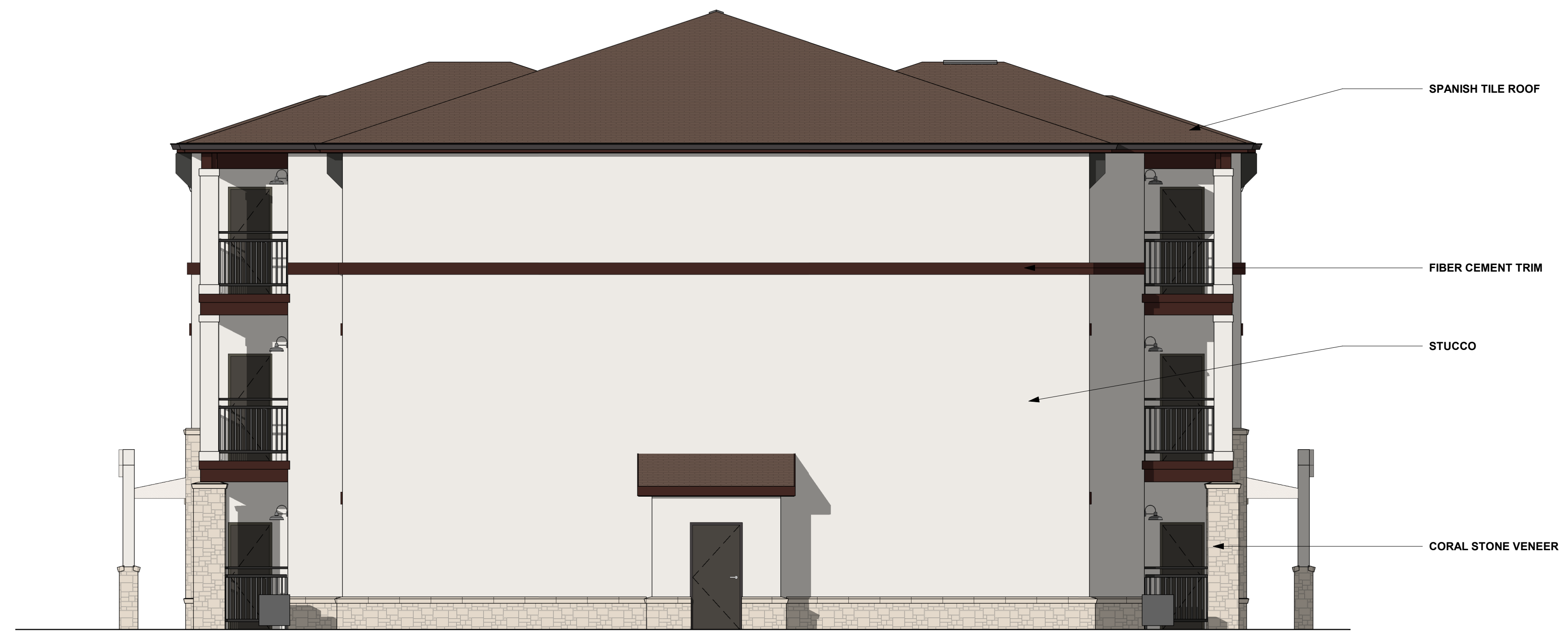
DATE  
ELEVATIONS EXHIBIT  
07/17/2023

DRAWN CHECKED APPROVED  
Author Checker Approver

PROJECT NO.  
22-084

DRAWING NO.

A5.02



2 BLDG A - SIDE ELEVATION  
A5.02 SCALE: 3/16" = 1'-0"



1 BLDG A - FRONT ELEVATION (REAR ELEVATION SIMILAR)  
A5.02 SCALE: 3/16" = 1'-0"

PRELIMINARY  
NOT FOR CONSTRUCTION

SERENITY @ NORTH PORT



CONSULTANT LOGO

REV DATE DESCRIPTION

SHEET TITLE  
BUILDING B ELEVATIONS

DATE  
COLORED ELEVATIONS  
6/28/2023

DRAWN CHECKED APPROVED  
Author Checker Approver

PROJECT NO.  
22-084

DRAWING NO.

A5.01



2 BLDG B - SIDE ELEVATION  
SCALE: 3/16" = 1'-0"



1 BLDG B - FRONT ELEVATION (REAR ELEVATION SIMILAR)  
SCALE: 3/16" = 1'-0"

## 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

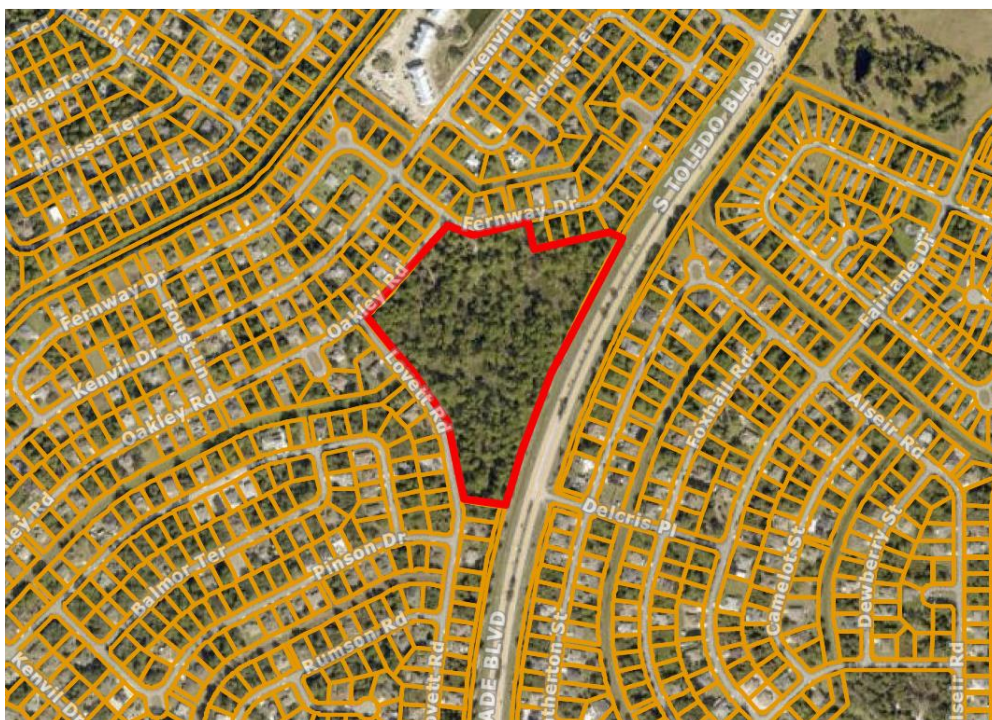
**TIME:** 5:30 PM

**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

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



VOORBERG SIMON PETER  
42 ABBEY CLOSE  
ANCASTER ON L9G4K9  
CANADA

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

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

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

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

SHUSBAN YACOV  
GIBOREY ISRAEL 24TH ST  
BNEI BRAK  
ISRAEL

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

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

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

TAMADDON FOAD  
2 MERANO CT  
NEWPORT COAST, CA 92657

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

JANKULOVSKI SPIRCE  
111 BURNABY DR  
KESWICK ON L4P 3Y6  
CANADA

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

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

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

JASPER THOMAS C  
337 KASASTSIN MOO 13  
CHIANGMAI 50290  
THAILAND

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

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

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

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

KAROLIDIS PAUL  
72 CRAWFORD CRES  
CAMPBELLVILLE ON L0P 1B0  
CANADA

ETEMAD SAEID  
3596 HAVEN GLENN  
MISSISSAUGA ON L4X 1X5  
CANADA

LISHCHYNA TARAS  
1217 BALLANTRY RD  
OAKVILLE ON L6H 5M7  
CANADA

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

JENSEN CYNTHIA E  
16 HILL CLOSE  
SUFFOLK  
CB8 0NR  
ENGLAND

JASPER THOMAS C  
337 KASASTSIN MOO 13  
CHIANGMAI 50290  
THAILAND

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

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

JASKIERSKI VICTORIA  
PO BOX 1220  
JOSHUA TREE, CA 92252

JASKIERSKI ALEXANDRA  
994 ALTA RIDGE  
PALM SPRINGS, CA 92262

JASKIERSKI VICTORIA  
994 ALTA RIDGE  
PALM SPRINGS, CA 92262

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

TRW ENTERPRISES LLC  
129 HAMPSTEAD CT  
WESTLAKE VILLAGE, CA 91361

KYRIAKIS STEFANOS  
600 LONGFELLOW DR  
BRANFORD, CT 06405-5812

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

SUCIU PETER  
28 TERRACE AVE  
STAMFORD, CT 06905-3411

EDWARDS RICHARD  
75 BABBS RD  
W SUFFIELD, CT 6093

EDWARDS RICHARD I  
75 BABBS RD  
W SUFFIELD, CT 6093

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

HOFFSTEAD MABEL  
1031 LAKESIDE DR  
APOPKA, FL 32712-8117

AVILES JOSEPH  
14031 ROYAL FERN WAY  
ASTATULA, FL 34705

RISING INVESTMENTS INC  
17641 CHARNWOOD DR  
BOCA RATON, FL 33498

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

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

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

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

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

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

PELICAN APARTMENTS LLC  
2226 STATE RD 580  
CLEARWATER, FL 33763

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

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

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

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

POLANCO PEDRO  
8440 SW 39TH CT  
DAVIE, FL 33328

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

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

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

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

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

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

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

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

TOLEDO BLADE LLC  
4411 CLEVELAND AVE  
FORT MYERS, FL 33901

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PIZZOLATO CHRISTOPHER W  
PO BOX 381111  
MURDOCK, FL 33938

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

DONAHUE HOWARD  
872 TALL OAK RD  
NAPLES, FL 34113

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

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

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

SALISBURY LAND LLC  
4309 CRAYTON RD  
NAPLES, FL 34103

TOOLE TIMOTHY  
1946 IMPERIAL GOLF COURSE BLVD  
NAPLES, FL 34110

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

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



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

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

BOSTROM LORRAINE  
4154 NORRIS TER  
NORTH PORT, FL 34288

BRACCIA DELORES  
1358 HEDGEWOOD CIR  
NORTH PORT, FL 34288

BRANNACK ALISON  
4457 OAKLEY RD  
NORTH PORT, FL 34288

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

CABRERA RAMON LUIS  
4831 WEATHERTON ST  
NORTH PORT, FL 34288

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

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

CARI SANTO J  
4952 WEATHERTON ST  
NORTH PORT, FL 34288

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

CARPLUK ANDREW A  
5635 FAIRLANE DR  
NORTH PORT, FL 34288

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

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

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

CHAPPEL NICHOLE  
1117 ALLEGHENY LN  
NORTH PORT, FL 34286

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

CHERENA HUGO A  
4458 OAKLEY CT  
NORTH PORT, FL 34288

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

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

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

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

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

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

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

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

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

DANELNKO MARINA  
1352 HEDGEWOOD CIR  
NORTH PORT, FL 34288

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

DAVIS KISHA  
2042 ROANOKE RD  
NORTH PORT, FL 34288

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

DIAZ RENISHA  
4064 CLEARFIELD ST  
NORTH PORT, FL 34286

DIXON KERRY R  
4821 WEATHERTON ST  
NORTH PORT, FL 34288

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

DONLEY TERRENCE LEE  
5121 SUNNYVALE RD  
NORTH PORT, FL 34288

DURAN ENRIQUE  
4207 NORRIS TER  
NORTH PORT, FL 34288

DURANDETTE SYLVESTER  
4683 OAKLEY RD  
NORTH PORT, FL 34288

EICHENBERG SHAWN  
4157 SANTA ANA RD  
NORTH PORT, FL 34286

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

EVANS PATRICK JOSEPH  
4569 KENVIL DR  
NORTH PORT, FL 34288

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

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

FARLEY JAMES MILTON  
1326 HEDGEWOOD CIR  
NORTH PORT, FL 34288

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

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

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

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

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

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

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

FOMICHENKO ALEKSEY  
1533 WHIRL CT  
NORTH PORT, FL 34288

FRENCH VERONICA ANN  
5162 BALMOR TER  
NORTH PORT, FL 34288

FRIEND CHRISTOPHER P  
4644 OAKLEY RD  
NORTH PORT, FL 34288

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

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

GABRIEL JOHNNY R  
3949 DERREK ST  
NORTH PORT, FL 34288

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

GARCIA ISMAEL CERVERA  
4082 KENVIL DR  
NORTH PORT, FL 34288

GEHRKE MICHAEL  
5744 FAIRLANE DR  
NORTH PORT, FL 34288

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

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

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

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

GUESS DOROTHY L  
4665 OAKLEY RD  
NORTH PORT, FL 34288

HAMILTON DALE  
4508 FERNWAY DR  
NORTH PORT, FL 34288

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

HANEY BRADLEY R  
4634 FERNWAY DR  
NORTH PORT, FL 34288

HARRELL BRIAN  
5019 FOXHALL RD  
NORTH PORT, FL 34288

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

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

HIBBINS STANLEY R  
4726 OAKLEY RD  
NORTH PORT, FL 34288

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

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

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

HOOLAHAN THOMAS R  
1378 HEDGEWOOD CIR  
NORTH PORT, FL 34288

HOPE NICOLE SEANA  
4983 FOXHALL RD  
NORTH PORT, FL 34288

IDONE JAMES J  
4240 FERNWAY DR  
NORTH PORT, FL 34288

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

JANSSEN JODI  
5067 FOXHALL RD  
NORTH PORT, FL 34288

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

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

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

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

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

KAMP CORY  
5628 FAIRLANE DR  
NORTH PORT, FL 34288

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

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

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

KOSHENINA GREGORY C  
1341 HEDGEWOOD CIR  
NORTH PORT, FL 34288

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

KULMAN JOHN  
5122 BALMOR TER  
NORTH PORT, FL 34288

KUSHNIR VALERLY  
5137 PINSON DR  
NORTH PORT, FL 34288

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

LESH PATTI R  
4397 OAKLEY RD  
NORTH PORT, FL 34288

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

LINCOLN BRIAN S  
5779 FAIRLANE DRIVE  
NORTH PORT, FL 34288

LISITSINA YANNA  
2786 YUMA AVE  
NORTH PORT, FL 34286

LISITSINA YANNA  
2786 YUMA AVE  
NORTH PORT, FL 34286

LISITSINA YANNA  
2786 YUMA AV  
NORTH PORT, FL 34286

LISITSINA YANNA  
2786 YUMMA AVE  
NORTH PORT, FL 34286

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

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

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

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

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

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

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

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

MANEY JANET ELEANOR  
1374 HEDGEWOOD CIR  
NORTH PORT, FL 34288

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

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

MANZHURA DMITRIY  
5154 SUNNYVALE RD  
NORTH PORT, FL 34288

MANZHURA YURIY  
5154 SUNNYVALE RD  
NORTH PORT, FL 34288

MARAN MIODRAG  
5312 RUMSON CT  
NORTH PORT, FL 34288

MARSH TERRY  
5739 FAIRLANE DR  
NORTH PORT, FL 34288

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

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

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

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

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

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

MESZAROS RICHARD A  
5906 FAIRLANE DR  
NORTH PORT, FL 34288

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

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

MIXTER BENJAMIN A  
4891 WEATHERTON ST  
NORTH PORT, FL 34288

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

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

MOSHER LYNN R  
4397 OAKLEY RD  
NORTH PORT, FL 34288

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

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

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

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

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

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

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

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

OLIMPIYUK ANATOLIY  
5224 ENSLEY TER  
NORTH PORT, FL 34288

ONEAL RYAN MICHAEL  
1134 SHADOW LN  
NORTH PORT, FL 34286

ORR GREGORY A  
4608 OAKLEY RD  
NORTH PORT, FL 34288

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

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

PARE STEPHANE  
1362 HEDGEWOOD CIR  
NORTH PORT, FL 34288

PEDERSEN GORDON R  
1334 HEDGEWOOD CIR  
NORTH PORT, FL 34288

PERKINS WARREN E  
1379 HEDGEWOOD CIR  
NORTH PORT, FL 34288

PERRY JOHN B  
4291 FERNWAY DR  
NORTH PORT, FL 34288

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

PETERS NEIL OAKES  
4070 NORRIS TER  
NORTH PORT, FL 34288

PHELPS MARK A  
5118 RUMSON RD  
NORTH PORT, FL 34288

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

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

POTOSKIY ANATOLIY N  
4423 KENVIL DR  
NORTH PORT, FL 34288

PROYDAKOV STANISLAV  
2268 SADNET LN  
NORTH PORT, FL 34286

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

RAMPERSAD TRICIA  
4248 CHIFFON LN  
NORTH PORT, FL 34287

REEVES JOHN D  
4771 WEATHERTON ST  
NORTH PORT, FL 34288

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

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

RICKETTS CLYDELL RAMONA  
4184 FERNWAY DR  
NORTH PORT, FL 34288

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

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

ROBERTS CHRISTINE  
5142 BALMOR TER  
NORTH PORT, FL 34288

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

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

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

ROY STEVEN  
4846 WEATHERTON ST  
NORTH PORT, FL 34288

RUSSELL ROBERT E  
1372 HEDGEWOOD CIR  
NORTH PORT, FL 34288

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

RYBIN ENTERPRISES LLC  
2786 YUMA AVE  
NORTH PORT, FL 34286

RYBIN PHILLIP  
2786 YUMA AVE  
NORTH PORT, FL 34286

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

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

SALOGUB VASILIIY  
5689 FAIRLANE DR  
NORTH PORT, FL 34288

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

SANTOS NOEL  
4692 ALSEIR RD  
NORTH PORT, FL 34288

SAUNDERS ERIC D  
4527 KENVIL DR  
NORTH PORT, FL 34288

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

SAVAGE SHELBY J  
4871 FOXHALL RD  
NORTH PORT, FL 34288

SAYERS FAMILY TRUST  
5262 LOVETT RD  
NORTH PORT, FL 34288

SCHAFFER RICKY J  
3469 MALINDA TER  
NORTH PORT, FL 34286

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

SCHWARTZKOPF CASSANDRA MARIE  
3194 MALINDA TER  
NORTH PORT, FL 34286

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

SHEPPARD STEVEN  
4123 NORRIS TER  
NORTH PORT, FL 34288

SHEPPARD STEVEN B  
4123 NORRIS TER  
NORTH PORT, FL 34288

SHERRY BARBARA H  
4507 KENVIL DR  
NORTH PORT, FL 34288

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

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

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

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

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

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

SMITH STEPHEN  
5304 WEATHERTON ST  
NORTH PORT, FL 34288

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

SPRINGER MICHAEL P  
5262 WEATHERTON ST  
NORTH PORT, FL 34288

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

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

STOLECKI CHRISTINE A  
5290 WEATHERTON ST  
NORTH PORT, FL 34288

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

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

SUTTON JAMES E  
5144 WEATHERTON ST  
NORTH PORT, FL 34288

TALLMAN BRYAN  
2865 WOODWARD AVE  
NORTH PORT, FL 34286

TALLMAN BRYAN D  
4565 FERNWAY DR  
NORTH PORT, FL 34288

TAYLOR TIFFANI M  
4580 FERNWAY DR  
NORTH PORT, FL 34288

THARAYIL LILLY JOSEPH  
4216 FERNWAY DR  
NORTH PORT, FL 34288

THOMAS MARK  
1145 WOODCREST LN  
NORTH PORT, FL 34286

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

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

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

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

VALENTINO CHARON  
4791 WEATHERTON ST  
NORTH PORT, FL 34288

VALKANAS WILLIAM S  
4985 CAMELOT ST  
NORTH PORT, FL 34288



VALOVICH JUSTIN  
4251 NORRIS TER  
NORTH PORT, FL 34288

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

VARWIG SCOTT  
4965 SUNNYVALE RD  
NORTH PORT, FL 34288

VOLTA MICHAEL T  
1340 HEDGEWOOD CIR  
NORTH PORT, FL 34288

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

WARSTLER JANET M  
3238 MALINDA TER  
NORTH PORT, FL 34286

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

WHEELER RICKEY E  
3491 MALINDA TER  
NORTH PORT, FL 34286

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

WICKS TIFFANIE R  
5041 WEATHERTON ST  
NORTH PORT, FL 34288

WILLIAMS DENIESE MAUREEN  
4931 CAMELOT  
NORTH PORT, FL 34288

WOJTULEWICZ ROBERT  
4647 OAKLEY RD  
NORTH PORT, FL 34288

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

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

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

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

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WARWICK, RI 02888-3241

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

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

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

ROJAS FELICIA V  
1206 LYRA LN  
ARLINGTON, TX 76013

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

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

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

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

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

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

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

GUSTAVO LOPEZ  
905 TORERO CT  
VIRGINIA BEACH, VA 23456

PEGURRI ROBERT J  
1322 VT RT 5A  
WESTMORE, VT 5860

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

CHERNICHENKO MILANA  
24 113TH ST SE  
EVERETT, WA 98208

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

STOKES SARAH I  
PO BOX 1176  
FREELAND, WA 98249-1176

KISLYANKA VALENTINA N  
228 S 27TH ST  
MOUNT VERNON, WA 98274

KHOCHAY BOGDAN  
1122 28TH ST NW  
PUYALLUP, WA 98371

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

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

ANDRUKHOVICH ANATOLIY  
2714 NE 165TH AVE  
VANCOUVER, WA 98684

BOGDANOV VILYAM  
8114 NE 217 AVE  
VANCOUVER, WA 98682

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

PIERCE BRENDA  
26401 THOMA RD  
WEBSTER, WI 54893

## Neighborhood Meeting Summary

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

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

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

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



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

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

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

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

# PUBLIC NOTICE - CITY OF NORTH PORT

## NOTICE OF PUBLIC HEARINGS

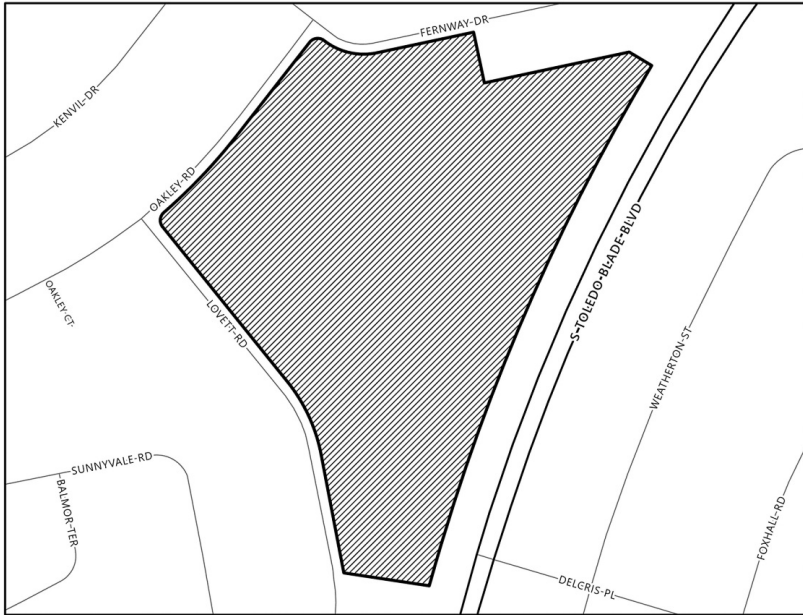
### FOR DMP-23-121

Exhibit E to DMP-23-121

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

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

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



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

All interested parties are invited to appear and be heard in respect to this Petition at the public hearings in the City Hall Commission Chambers. Written comments filed with the City Commission will be heard and considered and will be made a matter of public record at the meeting. These public hearings may be continued from time to time as announced at the hearings, as may be found necessary. The files pertinent to DMP-23-121 may be inspected by the public at the City of North Port Development Services Department, Planning & Zoning Division, and in the City of North Port City Clerk's Office, 4970 City Hall Boulevard, North Port, Florida 34286, during regular business hours.

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

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

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

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

/s/  
Heather Faust, MMC  
City Clerk

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