

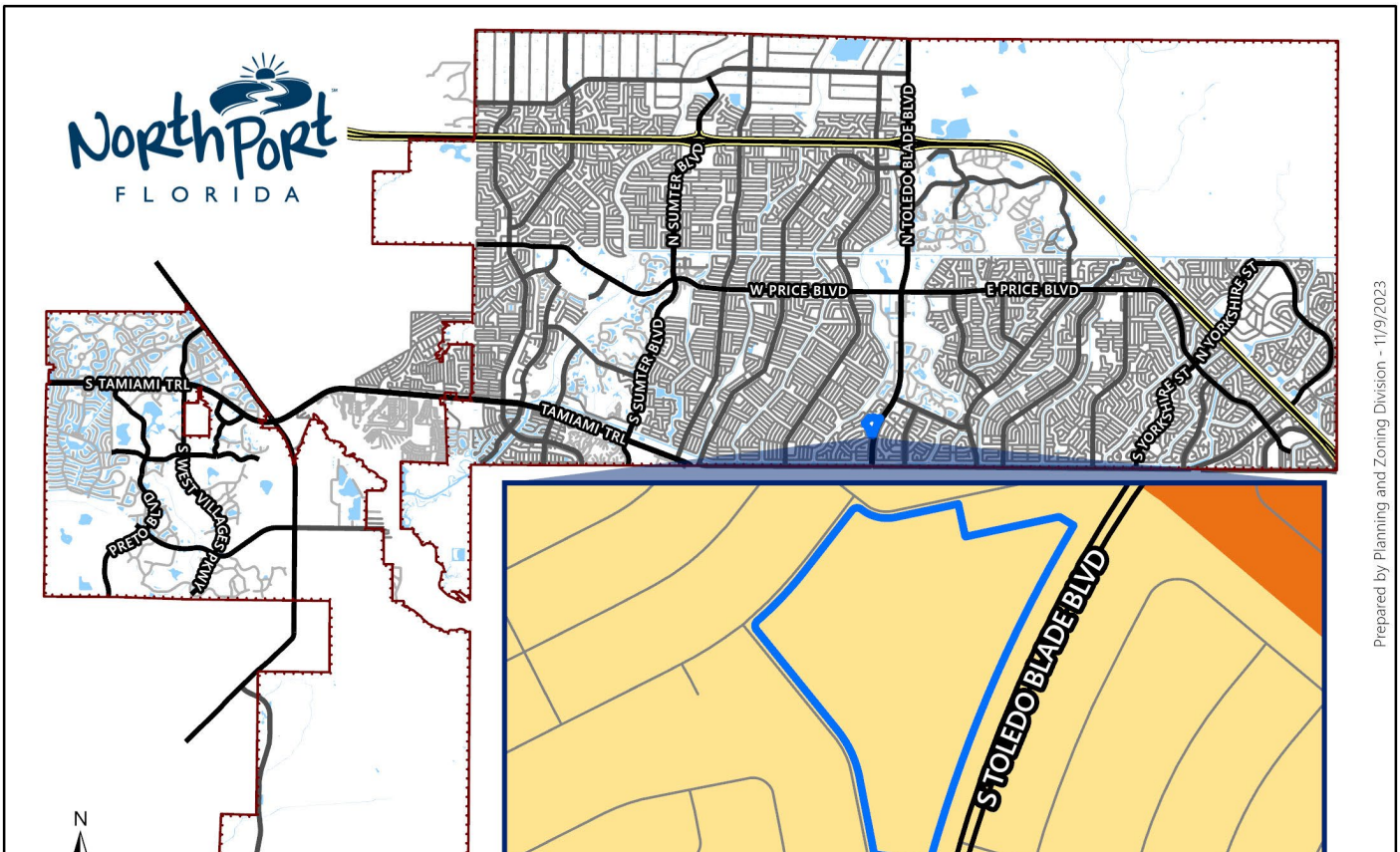


Serenity Multi-Family

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: January 23, 2024



Prepared by Planning and Zoning Division - 11/9/2023

PROJECT REQUEST: 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.

APPLICANT: Jackson R. Boone, Esq (Exhibit A—Affidavit)

OWNERS: Toledo Blade LLC (Exhibit B—Deed)

LOCATION: S Toledo Blade Boulevard (Parcel ID 1007-25-2118)

PROPERTY SIZE: ± 18.63 acres

ZONING: Residential Multi-Family (RMF) (Subject to Adoption of Ord. No. 2023-32)

FUTURE LAND USE: 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, 51st 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.

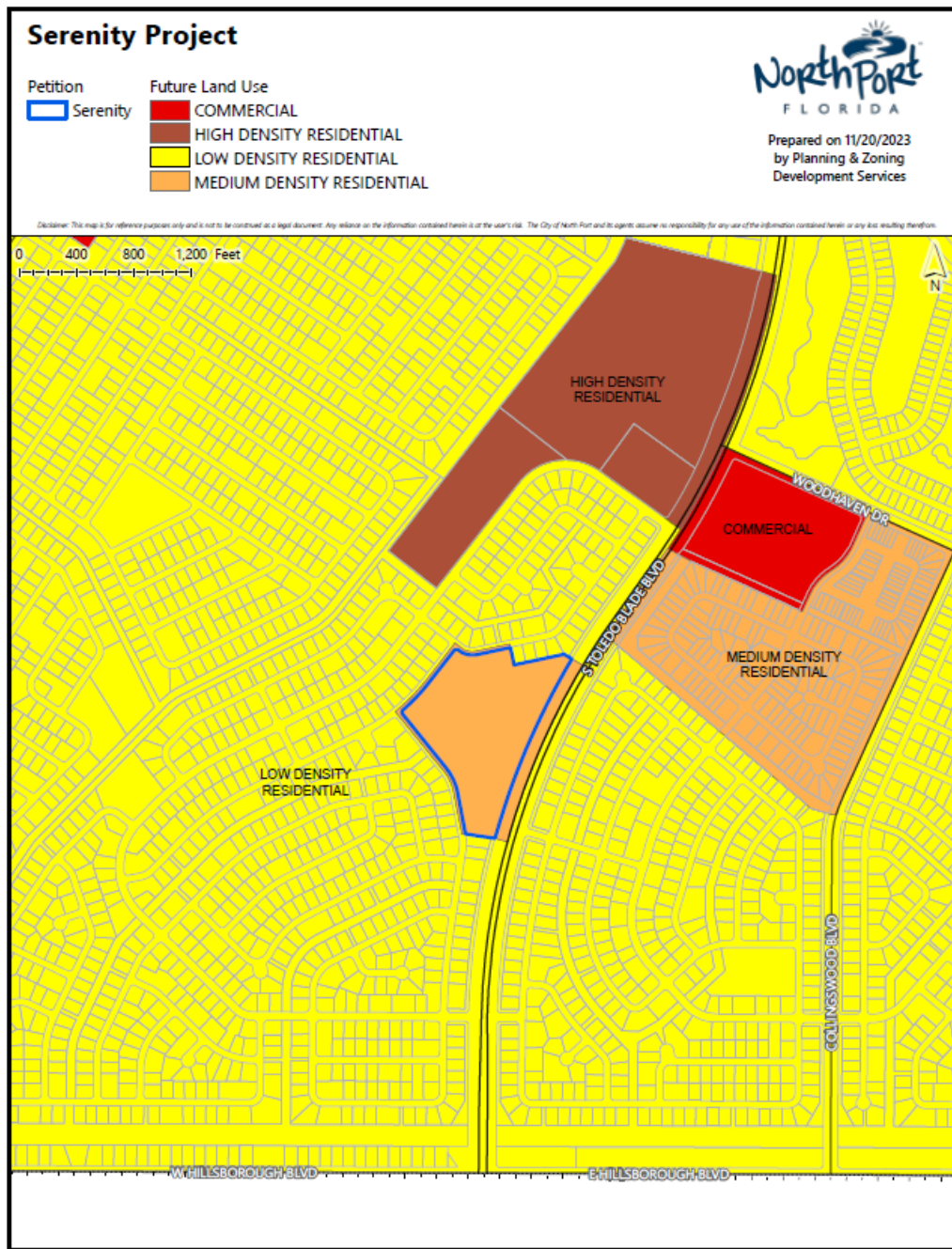
Subject to approval of the companion petitions, approval of DMP-23-121 would allow the applicant to proceed with a Major Site and Development petition to obtain a development order for construction of a multi-family residential community of 180 dwelling units with an amenity center, surface and garage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

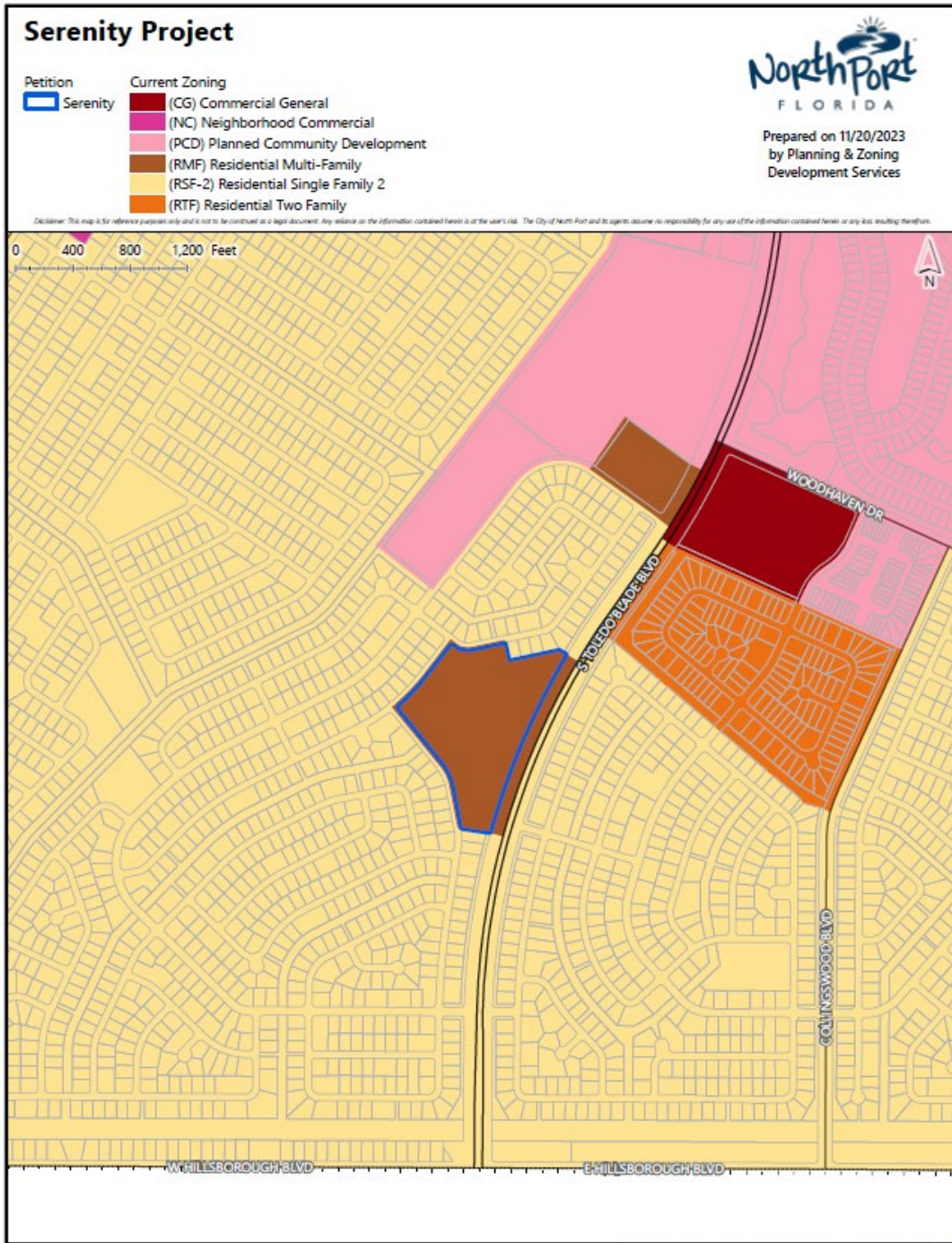
The Commercial FLU abutting Low Density Residential FLU along parallel collector roads (S. Chamberlain Boulevard and S. Haberland Boulevard) should be noted as the current Future Land Use Map applies higher intensity FLU designations next to lower intensity designations, relying on buffering and compatibility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

Staff Development Review	
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.

Finally, the applicant submitted a traffic impact analysis (TIS) for review by the City transportation engineer. The determined that the level of service rating on Toledo Blade Boulevard will not be impacted by this project, but that a northbound left-turn lane is warranted at the intersection of Toledo Blade Boulevard and the project's south driveway. The turn lane shown on the DMP plan set.

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 DMP 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.

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.

V. DATA & ANALYSIS (CONTINUED)

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:

Design Standard	ULDC Requirement	Proposed Project
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	650 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	42-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

* Medium Density Residential FLU limits to 10 du/ac

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**) on November 20, 2023.

PUBLIC HEARING SCHEDULE

Planning & Zoning Advisory Board	December 7, 2023 9:00 AM or as soon thereafter
City Commission	January 23, 2024 6:00 PM 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 17th day of MAY, 20 23.

[Signature]
Signature of Applicant or Authorized Agent

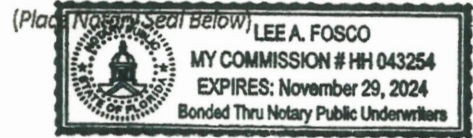
Jackson R. Boone, Esq.
Print Name and Title

STATE OF Florida

COUNTY OF Sarasota

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

[Signature]
Signature - Notary Public



**AFFIDAVIT
AUTHORIZATION FOR AGENT/APPLICANT**

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

Tract B, 51st Addition to Port Charlotte

[Signature]
Owner

4/24/23
Date

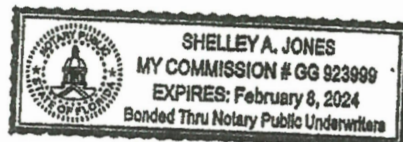
STATE OF FL

COUNTY OF Lee

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

[Signature]
Signature - Notary Public

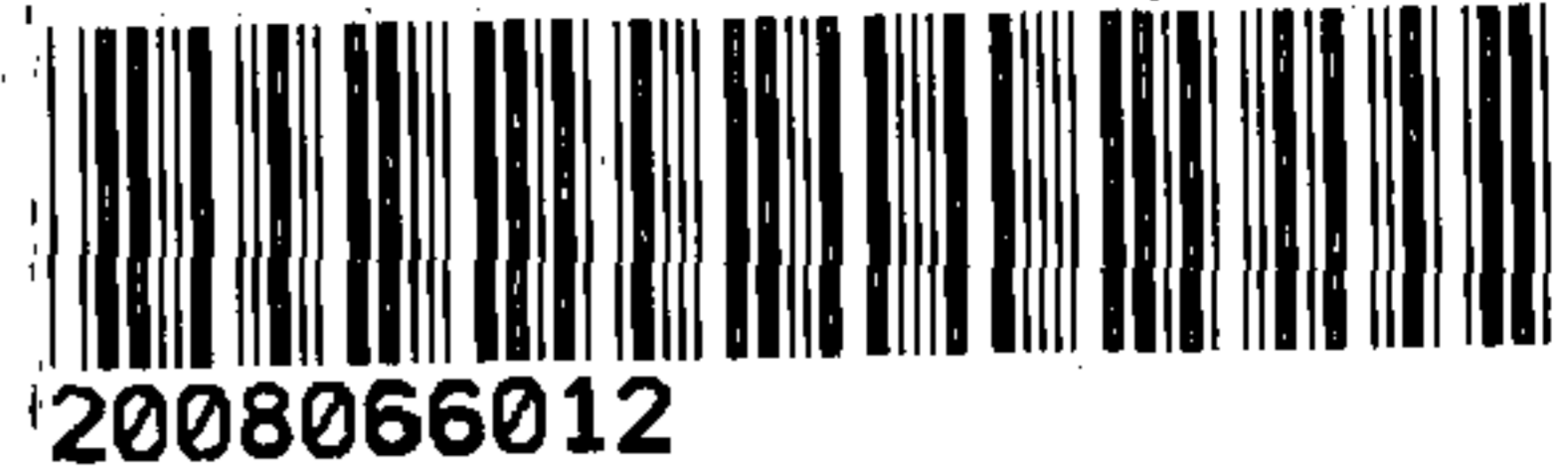
(Place Notary Seal Below)



RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 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

By: *Lars Mansson* (Seal)

Lars Mansson, Managing Member
P.O. Address: 3613 Del Prado Boulevard, Cape Coral, FL 33914

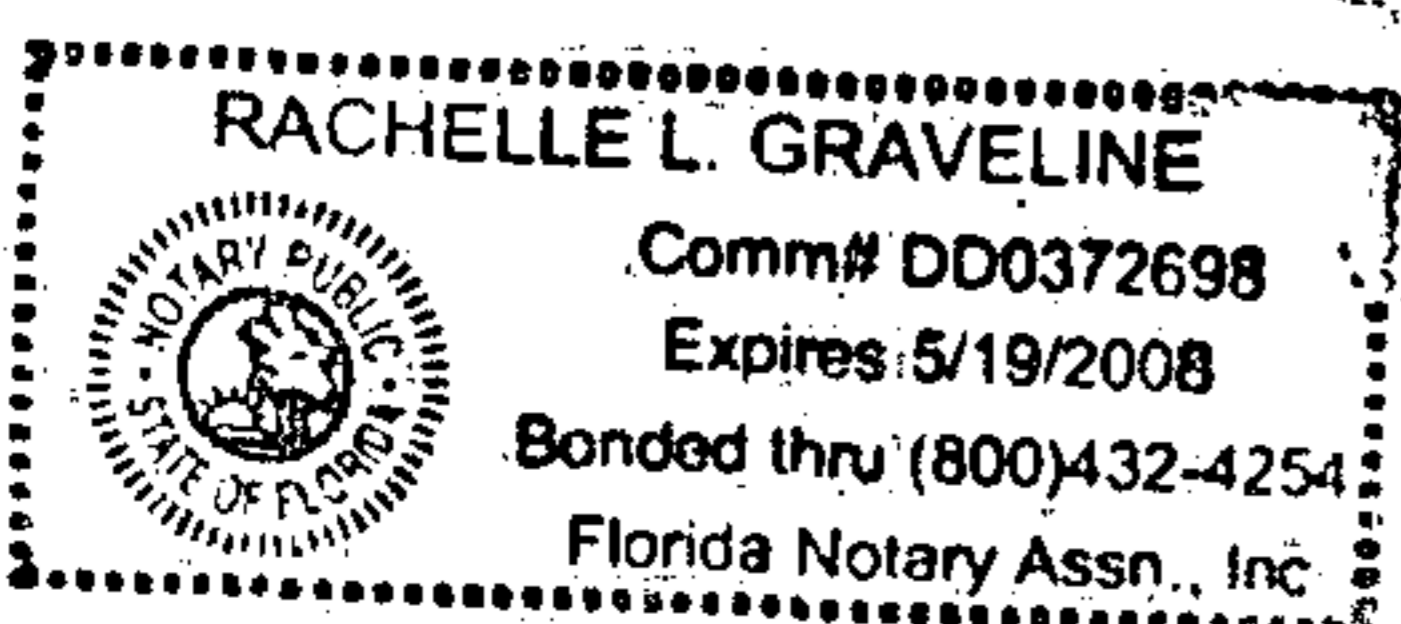
Rachelle L. Graveline

Witness
Robert M. Lipshutz

(Corporate Seal)

STATE OF Florida
COUNTY OF Lee

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

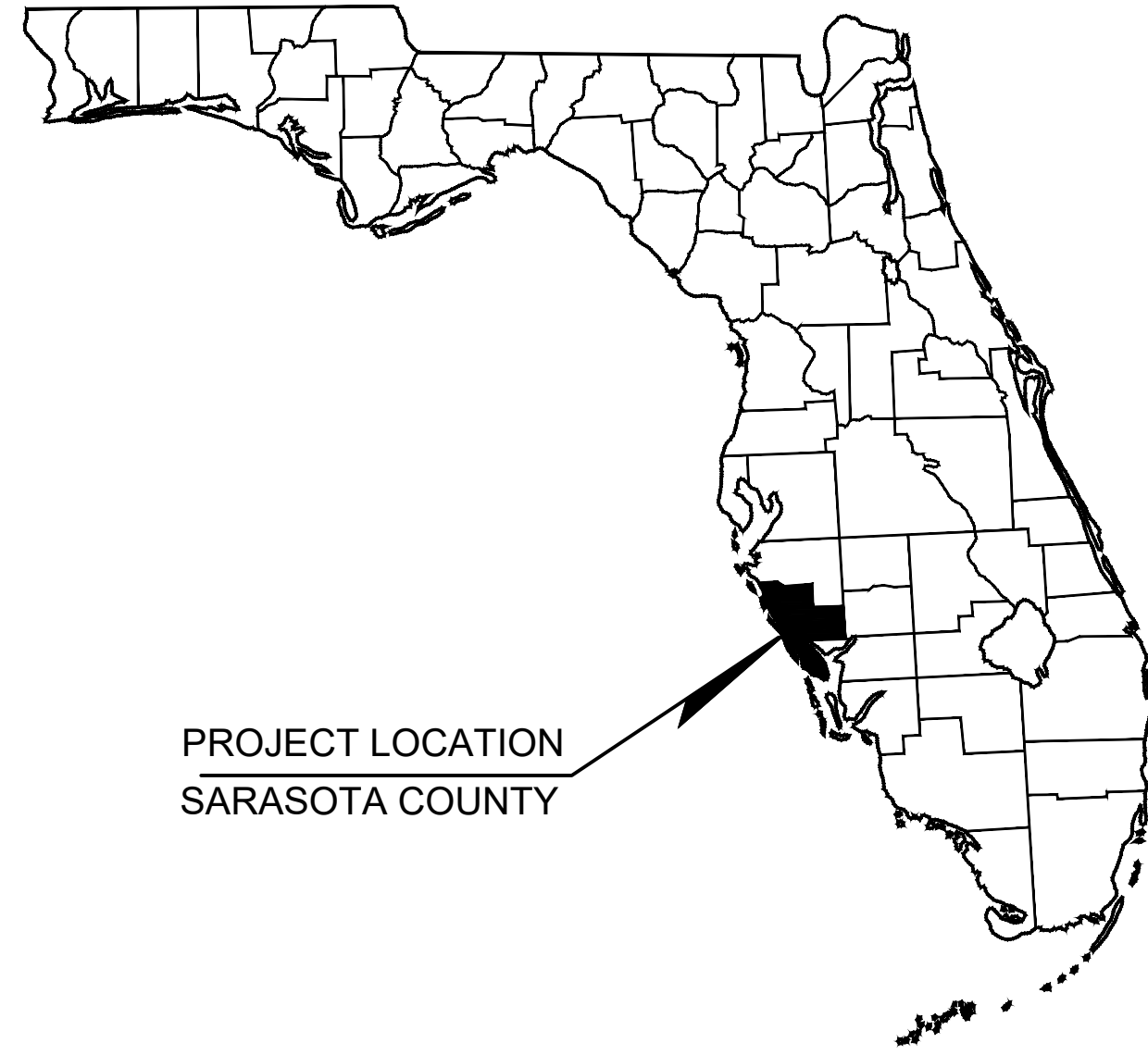


Rachelle L. Graveline

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

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)-212-2334

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

LICENSED PROFESSIONAL	FLORIDA LICENSE NUMBER
KHA PROJECT 24048002	DATE AUGUST 2023
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
Kimley-Horn

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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:\11m\24048002 - serenity at north port\CAD\plan sheets\C-2 AERIAL LOCATION MAP.dwg
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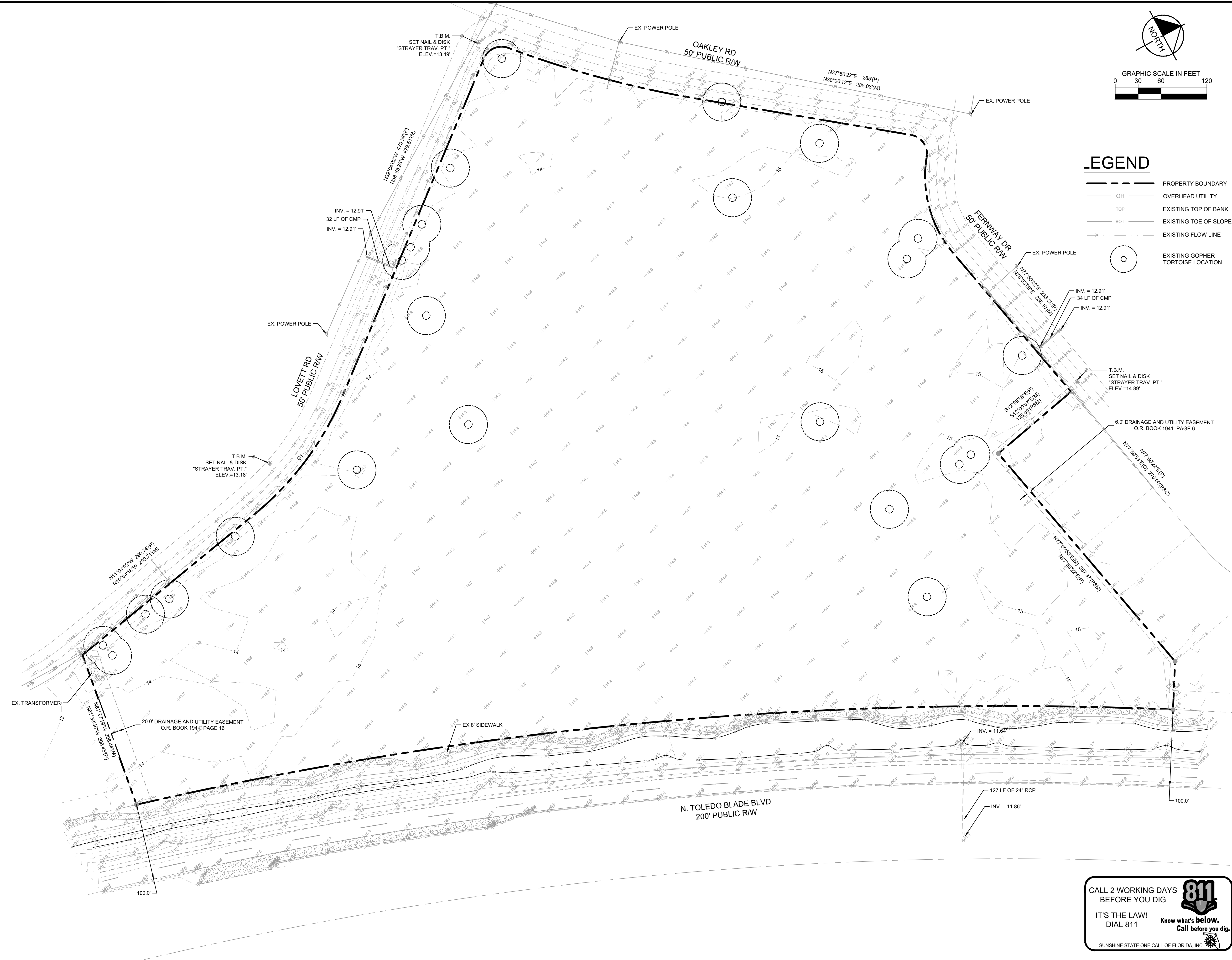
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 PHONE: 281-771-5850 FAX: 841-374-4552
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KHA PROJECT 24048002	LICENSED PROFESSIONAL
DATE AUGUST 2023	FLORIDA LICENSE NUMBER
SCALE AS SHOWN	DRAWN BY JTN
CHECKED BY SE	DATE

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:\lm_civil\248046002 - serenity at north port\CAD\plans sheets\C-03 EXISTING CONDITIONS.dwg
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LEGEND

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

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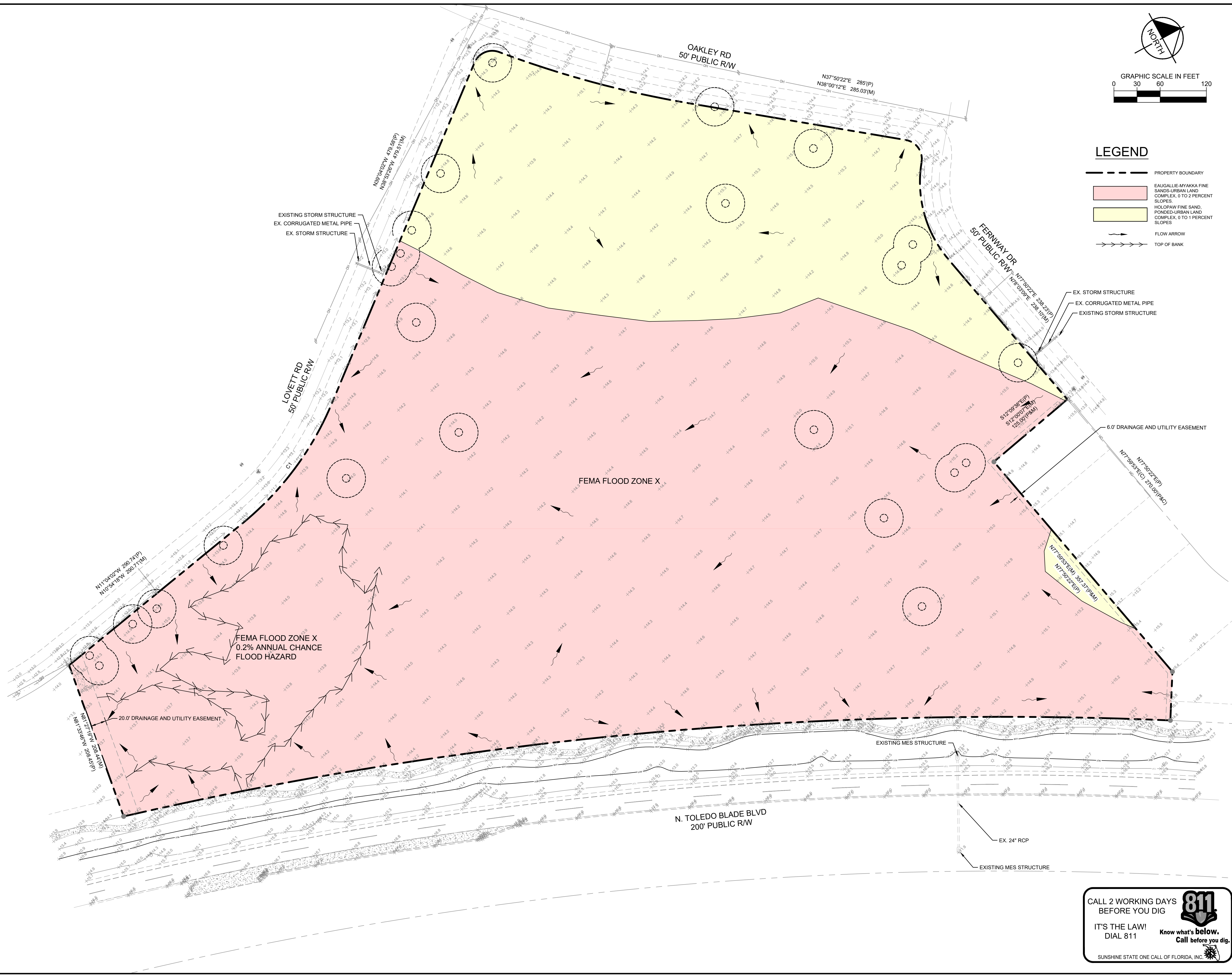
LICENSED PROFESSIONAL	FLORIDA LICENSE NUMBER
KHA PROJECT 248046002	DATE AUGUST 2023
SCALE AS SHOWN	DESIGNED BY JTN
DRAWN BY	CHECKED BY SE
	DATE

EXISTING CONDITIONS

SERENITY AT NORTH PORT
 PREPARED FOR BELFONTI COMPANIES
 NORTH PORT FLORIDA

SHEET NUMBER
C-03

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LICENSED PROFESSIONAL	
FLORIDA LICENSE NUMBER	
FLORIDA LICENSE NUMBER	
CHECKED BY	SE
DATE	

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%

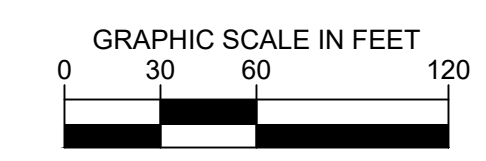
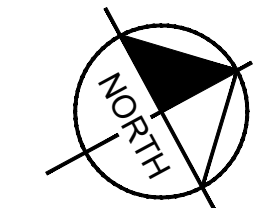
LANDSCAPE BUFFER REQUIREMENTS			
BUFFER	WIDTH	TREES/ LINEAR FEET	SHRUBS REQUIRED
TYPE "C"	10'	ONE/40	YES
TYPE "B"	10'	ONE/50	YES

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

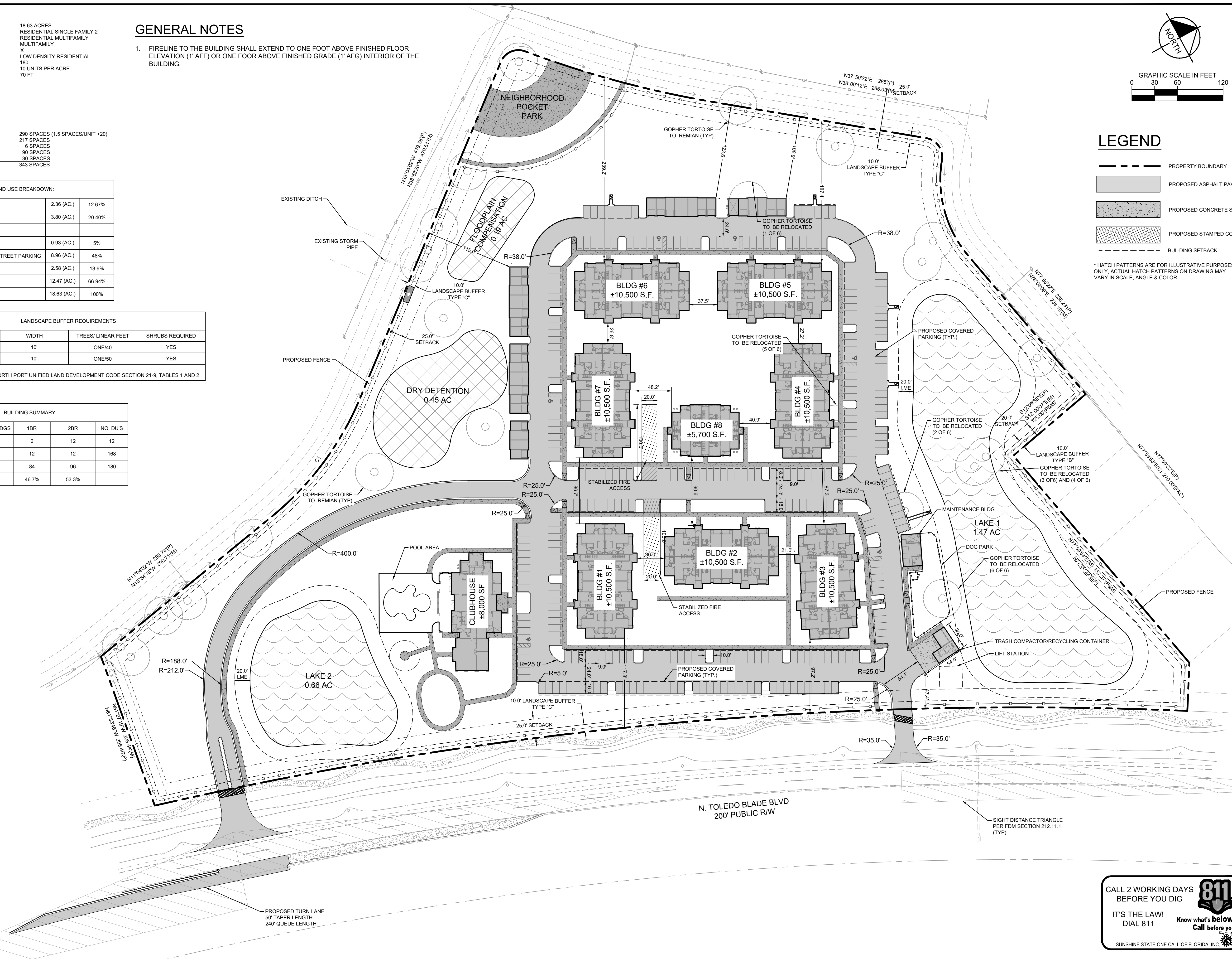
- FIRELINE TO THE BUILDING SHALL EXTEND TO ONE FOOT ABOVE FINISHED FLOOR ELEVATION (1' AFF) OR ONE FOOT ABOVE FINISHED GRADE (1' AFG) INTERIOR OF THE BUILDING.



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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 PHONE: 301-981-5850 FAX: 301-981-5851
 WWW.KIMLEY-HORN.COM REGISTRY NO. 35108

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

DEVELOPMENT MASTER PLAN

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

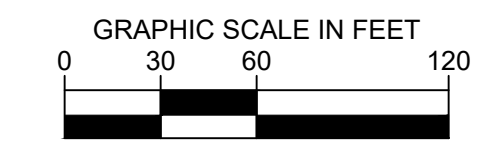
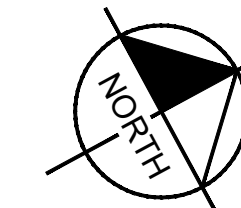
SHEET NUMBER **C-05**

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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.



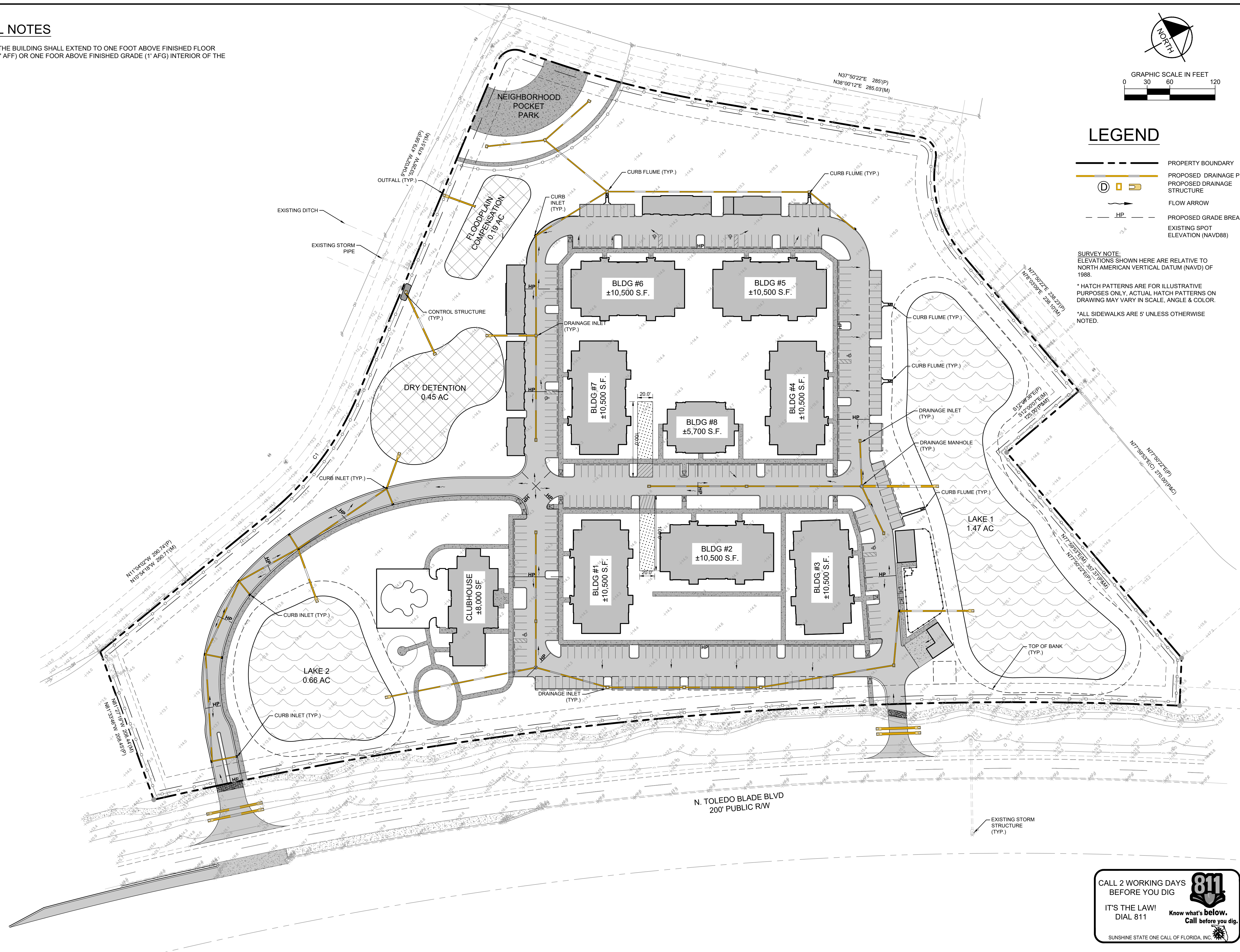
LEGEND

- 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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 PHONE: 203-271-5850 FAX: 841-379-4552
 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

**PRELIMINARY
PAVING GRADING
& DRAINAGE PLAN**

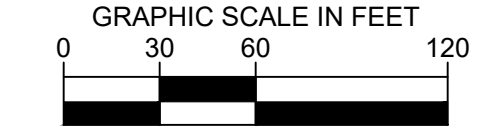
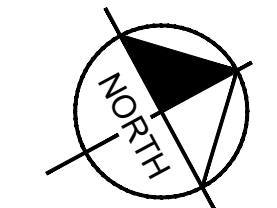
**SERENITY AT NORTH
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 PREPARED FOR
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 FLORIDA

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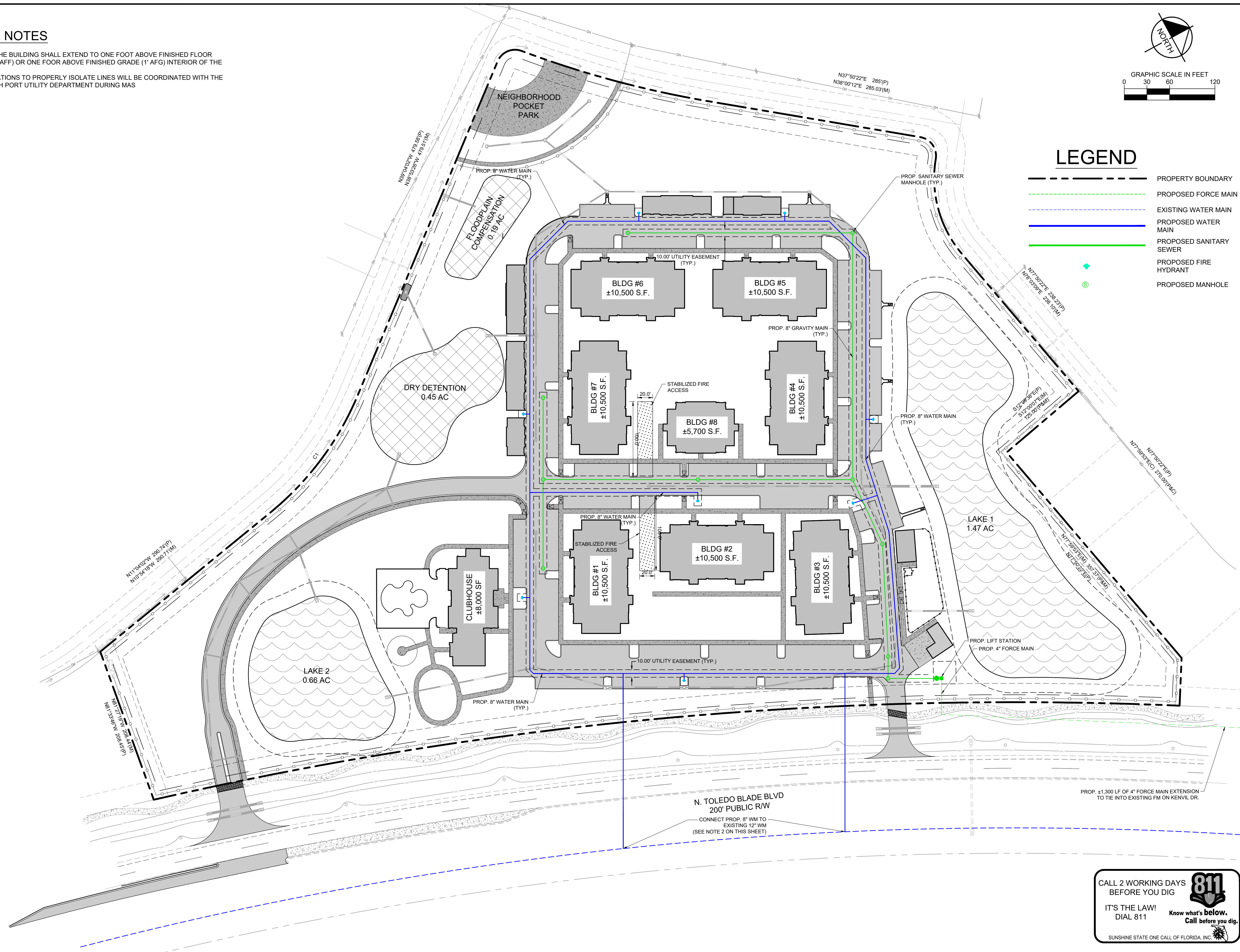
GENERAL NOTES

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.
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



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

PRELIMINARY WATER & SEWER PLAN

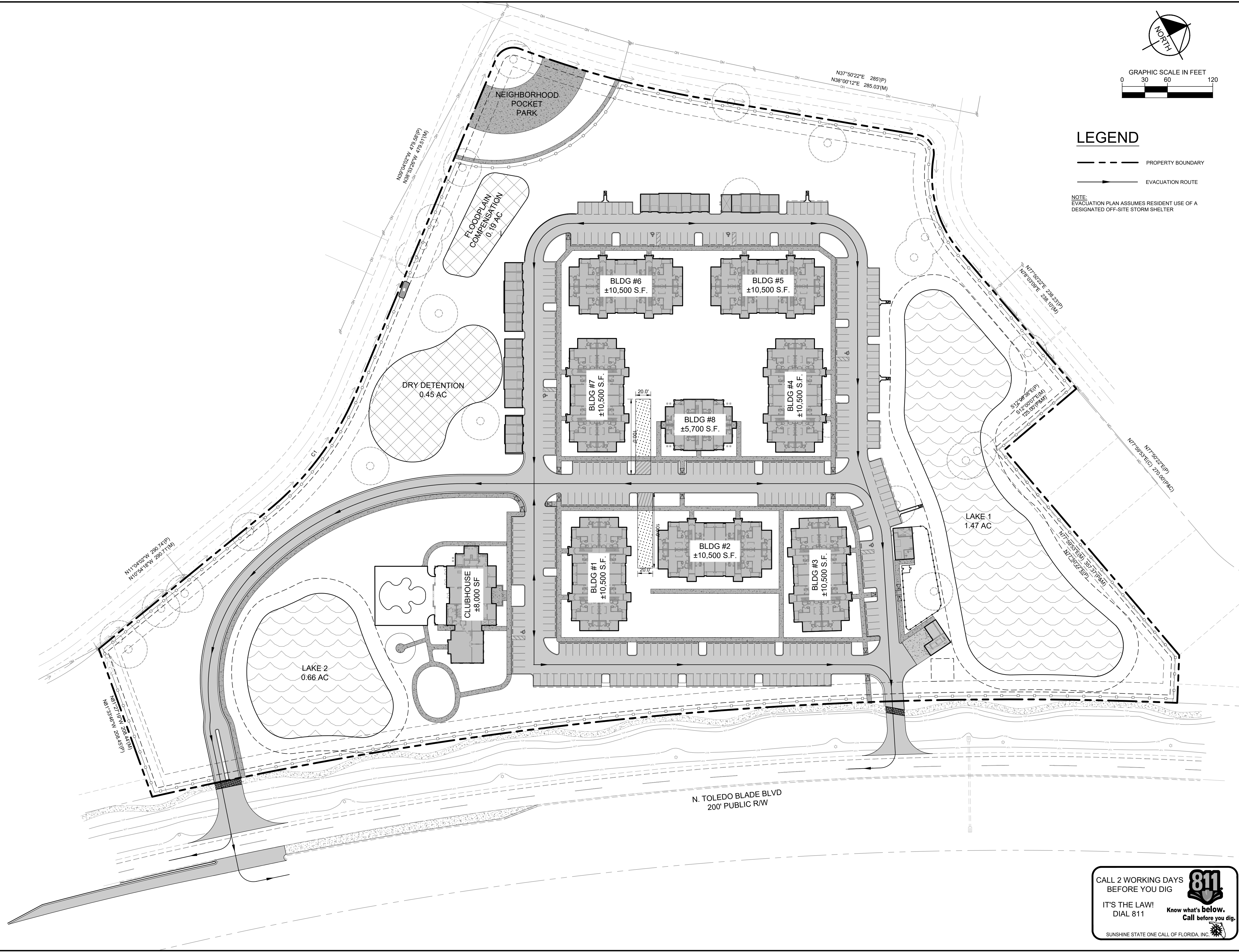
SERENITY AT NORTH PORT
 PREPARED FOR
BELFONTI COMPANIES
 NORTH PORT FLORIDA

SHEET NUMBER
C-07

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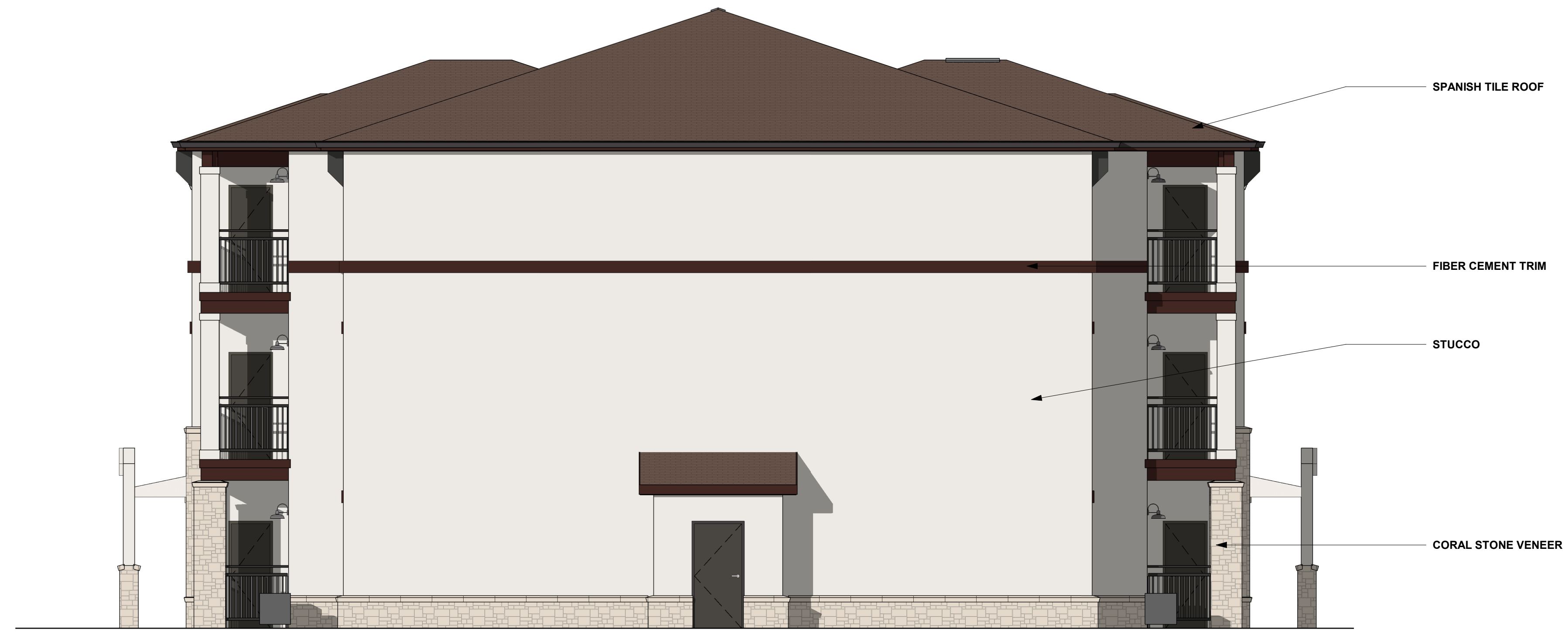


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EVACUATION PLAN	KHA PROJECT 24646002	LICENSED PROFESSIONAL	<p>© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 1514 BROADWAY, SUITE 400, CHARLOTTE, NC 28201 PHONE: 282-271-5850 FAX: 841-378-4552 WWW.KIMLEY-HORN.COM REGISTRY No. 35108</p>
	DATE AUGUST 2023	FLORIDA LICENSE NUMBER	
SERENITY AT NORTH PORT PREPARED FOR BELFONTI COMPANIES NORTH PORT FLORIDA	SCALE AS SHOWN	DESIGNED BY JTN	CHECKED BY SE
SHEET NUMBER C-08	DRAWN BY CEL	DATE	REVISIONS
No.	DATE	BY	No.

PRELIMINARY
NOT FOR CONSTRUCTION

SERENITY @ NORTH PORT



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"



STUDIO ARCHITECTS
1888 MARITIME STREET NW, SUITE 244
ATLANTA, GA 30334
WWW.STUDIOARCHITECTS.US

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

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)

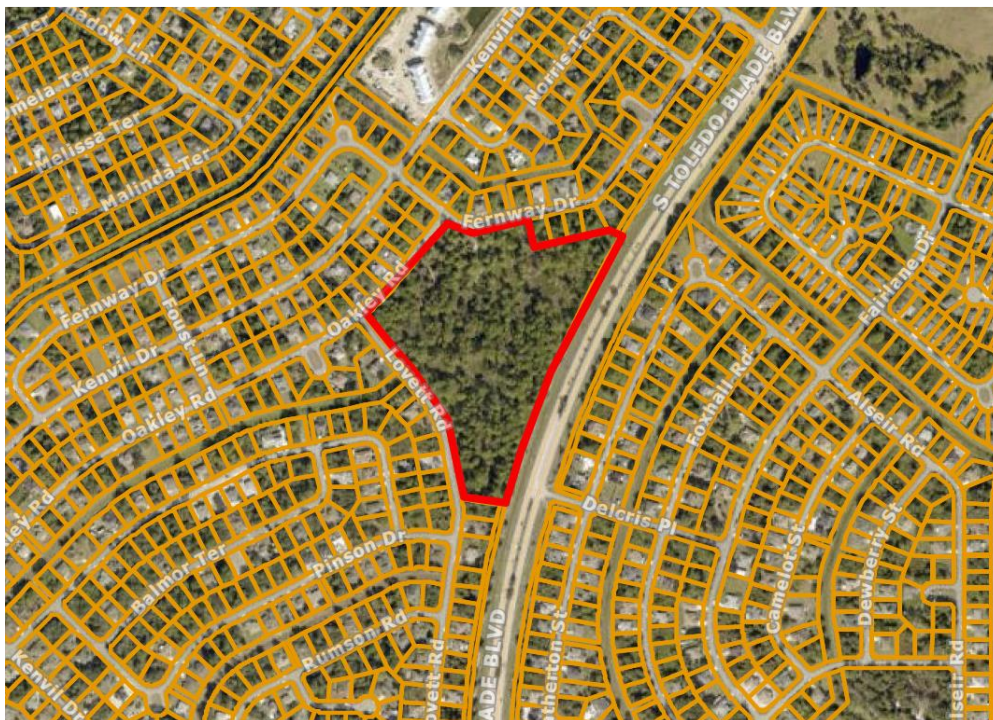
DATE: August 10, 2023

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

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

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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
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GABRIEL JOHNNY R
3949 DERREK ST
NORTH PORT, FL 34288

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

GARCIA ISMAEL CERVERA
4082 KENVIL DR
NORTH PORT, FL 34288

GEHRKE MICHAEL
5744 FAIRLANE DR
NORTH PORT, FL 34288

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

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

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

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

GUESS DOROTHY L
4665 OAKLEY RD
NORTH PORT, FL 34288

HAMILTON DALE
4508 FERNWAY DR
NORTH PORT, FL 34288

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

HANEY BRADLEY R
4634 FERNWAY DR
NORTH PORT, FL 34288

HARRELL BRIAN
5019 FOXHALL RD
NORTH PORT, FL 34288

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

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

HIBBINS STANLEY R
4726 OAKLEY RD
NORTH PORT, FL 34288

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

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

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

HOOLAHAN THOMAS R
1378 HEDGEWOOD CIR
NORTH PORT, FL 34288

HOPE NICOLE SEANA
4983 FOXHALL RD
NORTH PORT, FL 34288

IDONE JAMES J
4240 FERNWAY DR
NORTH PORT, FL 34288

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

JANSSEN JODI
5067 FOXHALL RD
NORTH PORT, FL 34288

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

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

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

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

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

KAMP CORY
5628 FAIRLANE DR
NORTH PORT, FL 34288

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

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

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

KOSHENINA GREGORY C
1341 HEDGEWOOD CIR
NORTH PORT, FL 34288

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

KULMAN JOHN
5122 BALMOR TER
NORTH PORT, FL 34288

KUSHNIR VALERLY
5137 PINSON DR
NORTH PORT, FL 34288

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

LESH PATTI R
4397 OAKLEY RD
NORTH PORT, FL 34288

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

LINCOLN BRIAN S
5779 FAIRLANE DRIVE
NORTH PORT, FL 34288

LISITSINA YANNA
2786 YUMA AVE
NORTH PORT, FL 34286

LISITSINA YANNA
2786 YUMA AVE
NORTH PORT, FL 34286

LISITSINA YANNA
2786 YUMA AV
NORTH PORT, FL 34286

LISITSINA YANNA
2786 YUMMA AVE
NORTH PORT, FL 34286

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

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

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

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

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

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

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

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

MANEY JANET ELEANOR
1374 HEDGEWOOD CIR
NORTH PORT, FL 34288

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

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

MANZHURA DMITRIY
5154 SUNNYVALE RD
NORTH PORT, FL 34288

MANZHURA YURIY
5154 SUNNYVALE RD
NORTH PORT, FL 34288

MARAN MIODRAG
5312 RUMSON CT
NORTH PORT, FL 34288

MARSH TERRY
5739 FAIRLANE DR
NORTH PORT, FL 34288

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

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

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

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

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

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

MESZAROS RICHARD A
5906 FAIRLANE DR
NORTH PORT, FL 34288

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

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

MIXTER BENJAMIN A
4891 WEATHERTON ST
NORTH PORT, FL 34288

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

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

MOSHER LYNN R
4397 OAKLEY RD
NORTH PORT, FL 34288

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

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

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

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

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

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

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

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

OLIMPIYUK ANATOLIY
5224 ENSLEY TER
NORTH PORT, FL 34288

ONEAL RYAN MICHAEL
1134 SHADOW LN
NORTH PORT, FL 34286

ORR GREGORY A
4608 OAKLEY RD
NORTH PORT, FL 34288

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

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

PARE STEPHANE
1362 HEDGEWOOD CIR
NORTH PORT, FL 34288

PEDERSEN GORDON R
1334 HEDGEWOOD CIR
NORTH PORT, FL 34288

PERKINS WARREN E
1379 HEDGEWOOD CIR
NORTH PORT, FL 34288

PERRY JOHN B
4291 FERNWAY DR
NORTH PORT, FL 34288

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

PETERS NEIL OAKES
4070 NORRIS TER
NORTH PORT, FL 34288

PHELPS MARK A
5118 RUMSON RD
NORTH PORT, FL 34288

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

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

POTOSKIY ANATOLIY N
4423 KENVIL DR
NORTH PORT, FL 34288

PROYDAKOV STANISLAV
2268 SADNET LN
NORTH PORT, FL 34286

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

RAMPERSAD TRICIA
4248 CHIFFON LN
NORTH PORT, FL 34287

REEVES JOHN D
4771 WEATHERTON ST
NORTH PORT, FL 34288

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

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

RICKETTS CLYDELL RAMONA
4184 FERNWAY DR
NORTH PORT, FL 34288

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

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

ROBERTS CHRISTINE
5142 BALMOR TER
NORTH PORT, FL 34288

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

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

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

ROY STEVEN
4846 WEATHERTON ST
NORTH PORT, FL 34288

RUSSELL ROBERT E
1372 HEDGEWOOD CIR
NORTH PORT, FL 34288

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

RYBIN ENTERPRISES LLC
2786 YUMA AVE
NORTH PORT, FL 34286

RYBIN PHILLIP
2786 YUMA AVE
NORTH PORT, FL 34286

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

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

SALOGUB VASILIIY
5689 FAIRLANE DR
NORTH PORT, FL 34288

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

SANTOS NOEL
4692 ALSEIR RD
NORTH PORT, FL 34288

SAUNDERS ERIC D
4527 KENVIL DR
NORTH PORT, FL 34288

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

SAVAGE SHELBY J
4871 FOXHALL RD
NORTH PORT, FL 34288

SAYERS FAMILY TRUST
5262 LOVETT RD
NORTH PORT, FL 34288

SCHAFFER RICKY J
3469 MALINDA TER
NORTH PORT, FL 34286

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

SCHWARTZKOPF CASSANDRA MARIE
3194 MALINDA TER
NORTH PORT, FL 34286

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

SHEPPARD STEVEN
4123 NORRIS TER
NORTH PORT, FL 34288

SHEPPARD STEVEN B
4123 NORRIS TER
NORTH PORT, FL 34288

SHERRY BARBARA H
4507 KENVIL DR
NORTH PORT, FL 34288

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

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

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

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

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

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

SMITH STEPHEN
5304 WEATHERTON ST
NORTH PORT, FL 34288

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

SPRINGER MICHAEL P
5262 WEATHERTON ST
NORTH PORT, FL 34288

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

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

STOLECKI CHRISTINE A
5290 WEATHERTON ST
NORTH PORT, FL 34288

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

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

SUTTON JAMES E
5144 WEATHERTON ST
NORTH PORT, FL 34288

TALLMAN BRYAN
2865 WOODWARD AVE
NORTH PORT, FL 34286

TALLMAN BRYAN D
4565 FERNWAY DR
NORTH PORT, FL 34288

TAYLOR TIFFANI M
4580 FERNWAY DR
NORTH PORT, FL 34288

THARAYIL LILLY JOSEPH
4216 FERNWAY DR
NORTH PORT, FL 34288

THOMAS MARK
1145 WOODCREST LN
NORTH PORT, FL 34286

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

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

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

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

VALENTINO CHARON
4791 WEATHERTON ST
NORTH PORT, FL 34288

VALKANAS WILLIAM S
4985 CAMELOT ST
NORTH PORT, FL 34288

VALOVICH JUSTIN
4251 NORRIS TER
NORTH PORT, FL 34288

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

VARWIG SCOTT
4965 SUNNYVALE RD
NORTH PORT, FL 34288

VOLTA MICHAEL T
1340 HEDGEWOOD CIR
NORTH PORT, FL 34288

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

WARSTLER JANET M
3238 MALINDA TER
NORTH PORT, FL 34286

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

WHEELER RICKEY E
3491 MALINDA TER
NORTH PORT, FL 34286

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

WICKS TIFFANIE R
5041 WEATHERTON ST
NORTH PORT, FL 34288

WILLIAMS DENIESE MAUREEN
4931 CAMELOT
NORTH PORT, FL 34288

WOJTULEWICZ ROBERT
4647 OAKLEY RD
NORTH PORT, FL 34288

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

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

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

ZABOLOTNYY PAVLO
5195 WEATHERTON ST
NORTH PORT, FL 34288

ZAHN JAMES S
5166 LOVETT RD
NORTH PORT, FL 34288

ZAPOLSKI PIOTR
5095 WEATHERTON ST
NORTH PORT, FL 34288

ZAVOROTNYY PETR GEORGLYEVICH
5147 PINSON DR
NORTH PORT, FL 34288

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

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

FORDE MARVA M
119 RIDGEMONT CIR
PALM BAY, FL 32909

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

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

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

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

MAFFONGELLI SERGIO
877 NW 97 AVE
PLANTATION, FL 33324

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

BAKER ESTINE
21507 IRONTON AVE
PORT CHARLOTTE, FL 33952

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

BROWN LEONA B
19051 MIDWAY BLVD
PORT CHARLOTTE, FL 33948

FLEYSHGAUER VLADIMIR
474 STEVENSVILLE ST
PORT CHARLOTTE, FL 33954

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

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

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

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

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

BERG STEPHEN F
10727 EL TORO DR
RIVERVIEW, FL 33569

CZAJKOWSKI ROSEANN M
11839 NEWBERRY GROVE LOOP
RIVERVIEW, FL 33579

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

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

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

LIPPS ROBERT E
5752 ANTIBES ST
SARASOTA, FL 34233

MILLER NELSON
1047 STOEBER AVE
SARASOTA, FL 34232-2131

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

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

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

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

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

SEGAVEPO LLC
PO BOX 75039
TAMPA, FL 33675-0039

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

AMBROSE THOMAS J
547 INDEPENDENCE PATH
THE VILLAGES, FL 32163

DESYATNIKOV VADIM
644 DARWIN RD
VENICE, FL 34293

RESIDENTIAL DEVELOPMENT CORP
2415 W PRICE BLVD
VENICE, FL 34286

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

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

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

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

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GRAYSON, GA 30017

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

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

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

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BARRIGADA, GU 96921-0307

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

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356 STONEGATE RD
BOLINGBROOK, IL 60440-3637

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CHICAGO, IL 60606

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

HANSON JAMES
2661 VENETIAN LANE
ELGIN, IL 60124

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

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

BEAUGUREAU BRIAN
1020 BUSSE HWY
PARK RIDGE, IL 60068

PIEKUT MALGORZATA
101 N SCHOENBECK RD
PROSPECT HEIGHTS, IL 60070

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

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

HARNETT GRANT P
1832 ALBRIGHT CT
WHEATON, IL 60189

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

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

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233 W HERRON DR
ALBION, IN 46701

SNODDY JEFFREY L
3466 GLEN ABBE CT
CARMEL, IN 46032

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

PARNELL KIM
2882 EIGHT MILE RD
MELBOURNE, KY 41059

POWERS MARK
27 VINE ST
BEVERLY, MA 01915-2207

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

KESARIS GREG
64 OAK HILL RD
BRAintree, MA 2184

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

JAMES LULIN
2 SEABORN ST
DORCHESTER, MA 02124-2218

ANGELL DAWN M
18 SEDGEWICK RD
FAIRHAVEN, MA 2719

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

FLANAGAN LAWRENCE C
124 LONGHILL ROAD
FRANKLIN, MA 2038

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

BURKE NANCY
76 AMERICO ST
LUDLOW, MA 01056-3122

ANDREONI STEVEN J
30 SUTHERLAND RD
NORTH ATTLEBORO, MA 2760

SYLVIA FRANCIS T JR
38 WALES ST
TAUNTON, MA 2780

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

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

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PO BOX 73
SAG HARBOR, NY 11963-0002

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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

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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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463 CHESTNUT ST
WARWICK, RI 02888-3241

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FORT MILL, SC 29715

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

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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

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905 TORERO CT
VIRGINIA BEACH, VA 23456

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WESTMORE, VT 5860

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BRUSH PRAIRIE, WA 98606

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24 113TH ST SE
EVERETT, WA 98208

SHVETS VOLODYMYR O
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KHOCHAY BOGDAN
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PUYALLUP, WA 98371

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

LAO KONG S
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TACOMA, WA 98407-2008

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BOGDANOV VILYAM
8114 NE 217 AVE
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KENVIL ASSOCIATES LLC
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MOUNT HOREB, WI 53575

PIERCE BRENDA
26401 THOMA RD
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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

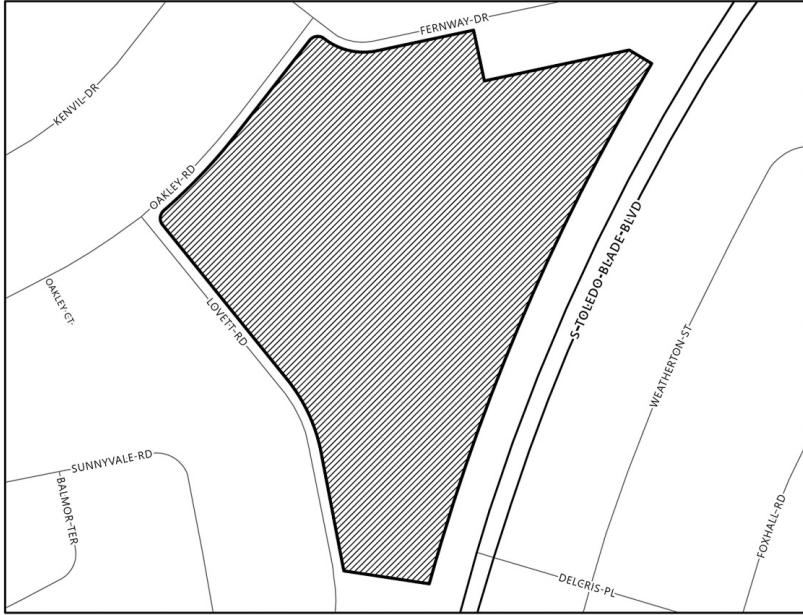
FOR DMP-23-121

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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