

Good evening City Commission,

My name is Luke Latham. I reside at 369 SE Sea Hunt Way, Stuart.

In the last 9 days, we the concerned Citizens of Stuart and the Poppleton Creek Dog Park patrons have collected over 150 petition signatures. And while I would like to chain myself to a tree and ask you not disturb the park's animals, birds, and fish; I am a realist. Some construction will take place at the proposed site. This petition asks for you the City Commissioners to not approve Central Parkway Lofts to exceed 15 dwelling units per acre. **Please see Document A for our petition**

Now let's be reminded of what's included within the City's comprehensive plan and then talk numbers. Under objective 2.A5, it states, "Through smart growth principles...the City shall maintain its small-town character." **Please see Document B**

As far as numbers, we have compared the dwelling units per acre of the four major residential communities close to the area where the proposed development would take place.
Please see Document C

Villa Bella: 2 stories; 7 dwelling units per acre

Town Park North Condominiums; 2 stories; 11 dwelling units per acre

Seaside by Meritage; 2 stories; 10 dwelling units per acre

The Estates at Stuart; 2 stories; 6 dwelling units per acre

Central Parkway Lofts; 4 stories; between 29.5 to 24 units per acre

One is not like the others and will stick out like a sore thumb.

I realize from attending the Local Planning Agency meeting on February 11th, that the site was previously approved for four story town homes in 2005. A lot has happened in the past 16 years including the creation of the dog park at Poppleton Creek.

Saturday morning, I took a picture of the current view from the Poppleton Creek Park Pavilion looking east. **Please see Document D**. The current view is of a beautiful tree line, some of the trees standing more than 40 or 50 feet tall. If the height and density of this project is approved, that tree line will be replaced with a 40 to 50 foot skyline of apartment buildings. I don't think anyone in here can say with a straight face that putting the proposed structure next to a public park would reflect small town character or smart growth.

City Commission there is really only two courses of action to take.

Either vote to keep the Central Parkway Lofts under 15 dwelling units per acre

Or

Vote yes, to allow the Central Parkway lofts to build a four story 196 to 160 unit rental property. In that case please remove any language in the City's Comprehensive Plan that refers to smart growth principles and/or maintaining a small town character.

Please choose wisely. – Thank you

Document B

The Treasure Coast Region Hurricane Evacuation Study Update Report will be implemented by the City along with the Plan's directives, programs and activities.

Policy 2.A3.2. Institute intergovernmental coordination mechanisms to allow City input in the review of proposed development in Sewall's Point and on the portion of Hutchinson Island's Martin County portion for consistency with the City's ability to accommodate the roadway, shelter and public safety needs of island residents and visitors during hurricane evacuation.

The City shall set standards for determining which private and public development proposals and changes to local comprehensive plans in Sewall's Point and Martin County shall come under this type of review.

Policy 2.A3.3. Evacuation of coastal populations will continue to be evaluated.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Cross reference— Hurricane evacuation and planning, Element I, Objective B4.

Objective 2.A4. - [Access to downtown area.]

Maintain direct and easy access to downtown Stuart via the U.S. 1 and Second Street intersection for traffic entering Stuart from the north.

Policy 2.A4.1. The City continues to support enhanced north/south roadway capacity, both within the eastern and western corridors, provided that proposed improvements take into account negative impact on established residential neighborhoods and traditional business districts.

Policy 2.A4.2. The City will continue to evaluate the extension of Seventh Street to Colorado Avenue as surrounding neighborhoods continue to transition.

(Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010)

Objective 2.A5. - [Width of roadway corridors.]

Through smart growth principles and to reflect the Florida Department of Transportation (FDOT) Complete Streets Design Manual recommendations, the City shall maintain its small-town character by limiting the width of roadway corridors throughout the City to no more than six through lanes and implement Complete Streets policies where feasible.

Policy 2.A5.1. East Ocean Boulevard shall not be more than four through lanes.

Policy 2.A5.2. No roadway facility in the City shall be more than six through lanes.

Policy 2.A5.3. While seeking to minimize impacts on residential neighborhoods and established business districts, the City and Martin County shall continue to work together to develop and effectively utilize major north-south alternate corridors for U.S. 1, including Green River Parkway (which is currently under construction and scheduled for completion by November 2010) and the Willoughby Boulevard extension project.

Policy 2.A5.4. The City shall emphasize intersection improvements and the synchronization of signals prior to the widening of roadways.

Policy 2.A5.5. Where space allows, pedestrian accessways (sidewalks) shall be separated from traffic by landscape areas, on-street parking and other design elements.

Policy 2.A5.6. Within the CRA and where appropriate, the City shall encourage increased transportation efficiency and pedestrian mobility by advocating creative transportation planning methods such as the reduction of lane width to promote pedestrian access, on-street parking, and landscaping.

Document C

POPPERON CREEK PARK

ESTATES AT STUART
123 units ÷ ~22.5 ac.

= 6 du/ac.

CENTRAL PARKWAY LOFTS

190 units ÷ 6.65 ac.

= 29 du/ac.



VILLA BELLA CENTRAL PARK

112 units ÷ ~16 ac.

= 7 du/ac.

SEASIDE TOWNHOMES

76 units ÷ ~7.7 ac

= 10 du/ac

TOWNE PARK NORTH CONDOMINIUMS

98 units ÷ ~9 ac.

= 11 du/ac.

Document D

Sent from my iPhone

View from poppleton creek park looking east



taken March 6, 2021 at 08:19 AM

Petition to not approve Central Parkway Lofts to exceed 15 units per acre

Petition summary and background	To preserve the slow growth of the city of Stuart and the beauty of the Poppleton Creek Dog Park
Action petitioned for	We, the undersigned, are concerned citizens who urge the Stuart City Commission to act now by voting against allowing Central Parkway Lofts to exceed code 2.07.00.D3 Density, by not allowing the development to exceed 15 dwelling units per acre.

Printed Name	Signature	Address	Date
1. LUCAS B. LATHAM		369 SE SEA HUNT WAY STUART, 34994	2/28/21
2. Christine Latham		"	2/28/21
3. PERRY WARE		366 SE SEA HUNT WAY STUART	2/28/21
4. MICHAEL STREFF		350 SE SEA HUNT WAY STUART	2/28/21
5. JEFF GORRAN		301 SE Halifax way STUART	2/28/21
6. Susan Jelle		"	2/28/21
7. Mackay Eufon		7185 Crockett CT STUART	2/28/21
8. Kevin Kropp		3707 Big Bend Terr. Hoboken	2/28/21
9. Dale Blauw		1290 SW Shoreline Dr., P.E.	2/28/21
10. Bruce Gilders		1721 SW Shoreline Dr Apt 123	2/28/21
11. Michelle Zopf		5169 SE Ebbtide Avenue	02-28-2021
12. Vinny Cedeno		2945 SE ASTER LANE	2/28/21

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Printed Name	Signature	Address	Date
13. MIKE NEUBERG		2884 SE INDIAN ST STUART 34907	2/28/21
14. Diane Terry		6242 SE Fama Terrace Hobe Sound, 33455	"
15. Lynette Miller		7450 SE FLAMINGO WAY 33455	2/28/21
16. ANICA VINCE		1200 NW. 15th St. Stuart FL 34994	2/28/21
17. Susan Hirsch		846 SE Central Pkwy Apt 15 Stuart FL 34994	2/28/21
18. Paul Rob. DSA		153 SW Highway D1 Stuart FL 34994	2/28/21
19. Sean Sorenson		195 SW Palm City Rd STUART FL 34994	2/28/21
20. Ria Rumpersad		2226 SE Godlight St PSC FL 34994	
21. DAKENOK KUMAH		5772 SE WINDWAY LN #234 STUART FL 34997	2/28/21
22. Jesus Ramirez		4350 SE WILMINGTON LN	2/28/21
23. Roy A. Fort		384 SE SEA HUNT, STUART	2/28/21
24. Adrian Bruch		307 SE Halifax Lane	2/28/21

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Printed Name	Signature	Address	Date
25. Melinda Bruna		307 SE Halifax Lane,	2/28/21
26. Juan Bruna		307 SE Halifax Lane	2/28/21
27. Isabella Manson		1841 SW Palm city rd.	2/28/21
28. Marion Foye		2050 SW Daterth Cir	2/28/21
29. James Jester		3129 SW Wakefield Pl Palm Beach	2/28/21
30. L. Valerie Matlage		2372 SE SAINT-LUCIE BLVD.	2.28.21
31. Mary Peng		5985 SE Riverboat Dr, #635 Stuart	2/28/21
32. Robert Volsinet		3122 SE FAIRWAY W, STUART	2/28/21
33. Robert Demirel		New York	2/28/21
34. Michael Nicolazzo		3375 SW Sunset Trace Cir Palm City	2/28/21
35. Michael Darison		1900 SW Winans Dr. 34990	2/28/21
36. Matt Kunder		850 SW CANOE ST	2/28/21

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Printed Name	Signature	Address	Date
37. Jeff Metz		5675 58 Graham Dr	2/28
38. Leyla Metz		5675 SE Graham Dr - Stuart	2/28
39. Britt Gaddis		918 SW 33rd St Pkcity	2-28-21
40. R. Alanley		5505 SE Martin Meadows Ave	2-28-21
41. E Worthington		224 SE ST LUCIE BLVD, Stuart	2/28/21
42. Maria Arellano		426 SE San Jose St + 34994	2/28/21
43. Vianca Rios		426 SE San Jose St + 34994	2/28/21
44. Jose Hernandez		4479 SE SALVADOR RD	2/28/21
45. Chris Sprague		300 SE Seahunt way	2/28/21
46. Jessica Barnett		300 SE Seahunt way	2/28/2021
47. Diana Stratt		356 SE Seahunt Way	2/28/2021
48. Miles Weimar		329 SE Fitching Circle	2/28/21

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Printed Name	Signature	Address	Date
49. Steve Budman		156 SE Hancock St	3/1/21
50. John W. Ishovich		2805 SW. Ferox Ave	3/1/21
51. Mark Didman		1627 Monroe St	3-1-21
52. Bradford Hines, PhD		406 SE Rogers Ct.	3-1-21
53. Jim Snyder		800 SE Martin Rd	3/1/21
54. Judy Burns		108 SE Murtney Rd. Stuart	2-1-21
55. Geri Gaylor		4771 SE WINTER HAVEN ST	2-2-21
56. VERA LAZARIKO		4681 SE WINTER HAVEN ST.	3-1-21
57. John Gooson		431 SE KOGENWOOD DR	3-1-21
58. Nathalie Ortega		717 SE with junior block street	3-1-21
59. George Casenelli		1424 S.W. College & Stuart	3/1/21
60. Sherrie Rose-nelli		1924 SW College St Stuart	3/01/21

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Printed Name	Signature	Address	Date
61. Diane Downs		8437 SE Woodcrest Pl.	3/1/21
62. James P. Downs		8437 SE Woodcrest Pl	3/1/21
63. Thomas Linder		9481 5 1/2 Geneva Dr Stuart	3-1-21
64. Klage Canell		Stuart, FL	3-1-21
65. Robert Lafferty		362 SE Rogers Stuart	3/1
66. Petra Cillo		305 SE Halifax Lane Stuart	3/1/21
67. Doug Killbuck		Dolphin Dr. Stuart	3/2/21
68. Harriets Weisner		2600 S Kanner Street	3/2/21
69. Robyn Buber		3770 NW Royal Oak Dr S.B.	3/2/21
70. Colton Antrom		3504 NE Indian Ct.	3/2/21
71. Adam Ryan		822 SE Schuyman Blvd	3-2-21
72. Gordon Goodwin		8607 SW Tropical Ave	3-2-21

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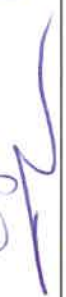
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Printed Name	Signature	Address	Date
73. Sandra Palma	Sandra Palma	2912 SW Westlake Cir Palmdale	3-2-21
74. William McGrath	William McGrath	1239 SW covered Bridges	3-2-21
75. Samantha Kelly	Samantha Kelly	1239 SW Covered Bridges Rd	3-2-21
76. Shelia Carson	Shelia Carson	750 SW Garden Blvd	3-2-21
77. Perry Drubin	Perry Drubin	1177 NW Golden Falls Lane	3-2-21
78. Nargo Kozlovsk	Nargo Kozlovsk	803 SE Center Blvd #2	3-2-21
79. Joe Hufnagel	Joe Hufnagel	803 SE Central Parkway #8	3/2/21
80. Pedro Sandoval	Pedro Sandoval	5948 SE Avalon Drive	3/2/21
81. Sarah Salas	Sarah Salas	5948 SE Avalon Dr, Stuart, FL	3/2/21
82. Christina Dial	Christina Dial	7422 SE Concord Place, Stuart, FL	3/2/21
83. Terry Long	Terry Long	2805 S. Dyer St	3-2-21
84. Rebecca Warner	Rebecca Warner	432 SE Kitching Cir, Stuart, FL	3/3/21

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Printed Name	Signature	Address	Date
85. Tyler Fox		8337 SE Hazard St.	3/3/21
86. Tyler Rice		2995 SE Aster Ln	3/3/21
87. Hannah Fleming		2995 SE Aster Ln	3/3/21
88. Mark Roy		382 SE Sea Hunt Way	3/3/21
89. Anna Bowie		393 SE Sea Hunt Way	3/3/21
90. Margaret Sargent		600 SW Camden Ave	3/4/21
91. Jason Kamen		3728 SW Sunset Trace Cir	3/4/21
92. Ryan Law		4271 SW Memory st	3/4/21
93. Emily Ebersold		385 SE Sea Hunt Way	3/4/21
94. Corrine Eddley		376 SE Sea Hunt Way	3/4/21
95. Tom Waters		380 SE Sea Hunt Way	3/4/21
96. Laurie Vecchio		374 SE Sea Hunt Way	3/4/2021

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Printed Name	Signature	Address	Date
97. Joseph Vecchio		344 374 SE Seahuntway	3/4/2021
98. Elaine Carbone		374 SE Seahuntway	3/4/2021
99. Andrew Tufano		375 SE Seahuntway	3-4-21
100. Wendy Tufano		375 SE Seahuntway	3-4-21
101. Carolle Fichinski		2317 SW Hornewood Rd city ^{Palm}	3-5-21
102. Anna Post		49 SE Sedona Circle #103	3-5-21
103. Jeremy Vasquez		61 SE Palermo Ct	3/5/21
104. Thomas W Diamond		958 SE Seahunt Way	3/5/21
105. Karen Reed		3141 SE Indiana St. Stuart	3/5/21
106. TERRY COOK		3886 SW Whispering Sound de Palm City	3-5-21
107. Gwy Cassone		2214 Leishgow ST Part Saint Louis	3-5-21
108. Virginia Cook		3886 SW WHISPERING SOUND	3-5-21

Dr. Palm City
34920

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Printed Name	Signature	Address	Date
109. Logan Briggs		2965 SW Fove Ave Palm City	3/6/21
110. Ray Mulca		1810 SW Sea Holly Way, Palm City	3/6/21
111. Hayley Briggs		2965 SW Fove Ave palm city	3/6/21
112. Tracie Lowe		354 SE Sea Hunt way Stuart FL 34994	3/6/21
113. Sharen Lowe		354 SE Sea Hunt way Stuart FL 34994	3/6/21
114. Tasha Otton		368 SF SFA Hunt way Stuart FL 34994	3/6/21
115. Aron Spector		↓	↓
116. Lindsay Smartin		"	"
117. Abel S. Sebastian		100 S.E. Superior Way Stuart FL 34997	3-7-21
118. Zach Bittel		1283 SW 29th St Palm City, FL 34940	3/7/2021
119. Mary Alice Rowley		2600 S. Kerner Hwy #61 Stuart FL 34994	3/7/2021
120. Agustín Delano		161 mobile in	3/7/21

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Printed Name	Signature	Address	Date
121. Jose Avellano	Jose Avellano	161 mobil. in	3/7/21
122. Alexis Struckey	g Struckey	2934 SW Pond Way, 34990	3/7/2021
123. Gene Douglas	Gene Douglas	2820 SW Butterfly Lane 34990	3/7/2021
124. Amber Long	L Long	5508 SW Cherokee 34490	3/7/2021
125. Richard Platham	Rich Platham	2 NE NAUTICAL DR OCEAN BREEZE FL 34957	3/7/21
126. Kelley Russell	Kelly Russell	355 SE Dwyer Ln FL 34957	3/7/21
127. J. Gordon	J. Gordon	3218 SE Astor P116	3/7/21
128. NANCY WRIGHT	Nancy Wright	5033 SE Bentwood Dr. 34997	3/7/21
129. JON WRIGHT	Jon Wright	5033 SE Bentwood Dr. 34997	3/7/21
130. ALAN LONG	Alan Long	5334 SE INLET PLACE 34997	3/7/21
131. D. H. AS	D. H. AS	9505 LCA AVE	3/7/21
132. G. W. R. S. N. I. K. I.	G. W. R. S. N. I. K. I.	Palm city	3/7/21

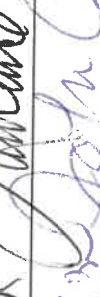
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Printed Name	Signature	Address	Date
133. Tina Knowles		5933 SE Riverboat Dr. Stuart, FL 34997	3/2/21
134. Corina Coffinas		5339 SE Graham Dr. Stuart, FL 34997	3/3/21
135. Amy Reed		377 SE Southwood Stuart, FL 34997	3/3/21
136. Tamara Phillips		501 SW 10th Riverport Dr. Stuart, FL 34994	3/3/21
137. Jerry Erbe		2000 SE Federal Hwy Stuart, FL 34994	3/3/21
138. Katherine Delacruz		5971 SE Riverboat Dr 629 Stuart, FL 34997	3/3/21
139. JOANN LEAVE Pia Bunday	 	5631 SE Foxcross Dr Stuart, FL 34997	3/4/21
140. Pia Bunday		7977 SE Doubletree Dr Hobe Sound, FL 33455	3/4/21
141. MICHAEL DEXLER		6005 SE Windsor Lane Stuart, FL 34997	3-4-21
142. Joanne Baxter		5018 SW Ashura Ave Palm City, FL 34990	3-5-21
143. Mike Murray		6495 SE Circle St. Hobe Sound, FL 33455	3-7-21
144. Kevin Keely		576 SW Sun Circle Balm City, FL	3-7-21

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Printed Name	Signature	Address	Date
Jin Gorman		803-12 th Central Park	3-4-21
NANCY STARACE		803-12 SE Central Pkwy	3-4-21
LAWRENCE WEATHER		803 SE Central Pkwy	3-4-21
John Carson		803 SE Central Pkwy	3-4-21
John Carson		803 SE Central Pkwy	3-4-21
Thomas Tobin		806-11 Central Pkwy	3-5-21
Scott Parsons		802-4 Central Parkway	3-5-21
JANINE WIEGOLD		803-3 Central Parkway	3-6-21
Donald C. Wiegold		802-6 Central Pkwy	3-6-21
Shirley A. Wiegold		802-6 Central Pkwy	3-6-21
MARK ANDERSON		805 SE Central Pkwy # 7	3-7-21
BEATA KEELED		576 SW 3rd St. Delmar, Del.	3-7-21

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	Printed Name	Signature	Address	Date
157.	Fran Johnson		610 SE Prescott PL	3-5-21
158.	DeeDee Bradley		482 NW Emilia Way, ^{Stuart} Jensen Beach	3-5-21
159.	Sue Oleson		3622 SW ^{mini} Circle Palm City	3-5-21
160.	Liz Andrea Balatavis		8497 SW Sea Captain Dr.	3.5.21
161.	Russell Golden		2984 SE Banyan St.	3/7/21
162.	Nicole Phillips		2984 SE Banyan St	3/7/21
163.	Christian Van Riper		4912 SW Landing Creek Drive Palm City	03/07/21
164.	Melanie Van Riper		4912 SW Landing Creek Drive Palm City	03/07/21
165.	Sandra Schilling		2064 SW Cimarron Ct. Palm City	3/07/21
166.	Jacey Sullivan		389 SE SEA HUNT Way	3/7/21
167.	Maria Rodriguez		389 SE Sea Hunt Way	3/7/21

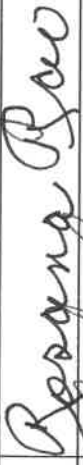
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	Printed Name	Signature	Address	Date
168.	Michael Petropoulos	Michael Petropoulos	88 SE Sedona Circle	3/7/21
169.	Carol Seaman	Carol Seaman	53 SE Sedona Circle #102	3/2/21
170.	BILL FISHER	Bill Fisher	53 SE Sedona Circle #104	3/7/21
171.	JANICE McNAUGHTON	Janice McNaughton	Same	3-7-21
172.	George Petropoulos	George Petropoulos	53 SE Sedona Circle #105	3-7-21
173.	Bruce Lounsbury	Bruce Lounsbury	53 S.E. Sedona Circle #202	3-7-21
174.	McLoud McNaughton	McLoud McNaughton	53 SE Sedona Cir #101	3-7-21
175.	Holly McNaughton	Holly McNaughton	53 SE Sedona Cir #101	3-7-21
176.	Scott Ayre	Scott Ayre	53 SE Sedona Cir #103	3-7-21
177.	Don D Schalk	Don D Schalk	43 SE Sedona Cir #102	3/7/21
178.	Mary F. Schalk	Mary F. Schalk	43 SE Sedona Cir #102	3/7/21
179.	Oranie Gilewski	Oranie Gilewski	43 SE Sedona Cir #201	3/7/21
180.	Antoni Gilewski	Antoni Gilewski	43 SE Sedona Cir #101	

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181.	Tim Hopkins		40 SE SEDONA #102	3/1/21
182.	DARLENE HOPKINS		40 SE SEDONA CIR. #102	3/1/21
183.	JEAN CERNIGLIA		48 SE SEDONA CIR #103	3/1/21
184.	ROSANNA RAO		40 SE Sedona Circle #103	3/1/21
185.	Jennifer Rao		47 SE Sedona Circle #102	3/1/21
186.	George Asbeck		53 SE Sedona Cir #106	3/7/21
187.	ROBERT BELVIN		43 SE Sedona Cir #103	3/7/21
188.	Tonya Belvin		43 SE Sedona Cir #203	3/7/21
189.	Virginia Petropoulos		53 SE Sedona Cir. #105	3/7/21
190.	Chris Kalwa		49 SE Sedona Cir. 20	3-7-21
191.	Sean Nelson		55 SE Palermo #105	3/7/21
192.	Matthew Gray		55 SE Palermo #105	3/7/21

Petition to not approve Central Parkway Lofts to exceed 15 units per acre

Petition summary and background	To preserve the slow growth of the city of Stuart and the beauty of the Poppleton Creek Dog Park
Action petitioned for	We, the undersigned, are concerned citizens who urge the Stuart City Commission to act now by voting against allowing Central Parkway Lofts to exceed code 2.07.00.D3 Density, by not allowing the development to exceed 15 dwelling units per acre.

Printed Name	Signature	Address	Date
Ryan Dunn	Ryan Dunn	806 SE Central Pkwy Apt 18	03/01/21
ANICE Hirsch Walter Newlon	Janice Hirsch Walter Newlon	806 1/2 E. Central Pkwy #8	3/7/21
William Gwyer	William Gwyer	" " " "	3/7/21
June Marsden	June Marsden	806 SE " " #4	3/7/21
		806 SE " " #5	3-7-21

193.

194.

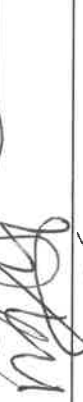
195.

196.

197.

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Printed Name	Signature	Address	Date
Candy Wilson		6925 SE Melissa Ln.	3-4-21
KENNEDY WILSON		6925 SE Melissa Ln.	3-4-21
Kimberly Gudgeon		364 SE Sea Hunt Way	3/6/21
Michael Gudgeon		364 SE Sea Hunt Way	3-6-21

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200.

201.