

PROJECT NARRATIVE

NORTH PORT 0010

CA Five, LLC is resubmitting a Development Master Plan within the Activity Center #5 of Citizens Parkway. The Development Master Plan concept plan depicts proposed development of approximately 26.96 acres of the 60.35 acres of property comprising Truman Park as a Residential Multi-Family (RMF) housing community, together with 4.32 acres of Mixed Used development containing a private Clubhouse and amenity spaces; two Mixed Use buildings; and associated parking areas, and 0.68 acres of additional right of way/access-utility easement for Citizens Parkway. The multi-family portion of the development will be comprised of a total of 269 units and will be a mix of ranch and townhouse style units and one four story apartment building. This proposed built-for-rent community is designed to attract active people in all stages of life. It will provide residents the walkable convenience of a city with modern amenities and large, luxuriously spacious floor plans with plenty of room to work, play and relax. The units are designed for people seeking the dream of their first home, or downsizing after retirement, all while being untethered by the responsibilities of home ownership.

Each residential unit has its own front door and adjoining porch, rear patio space, and an attached two-car garage and connected driveway with space to park two additional vehicles. Guest parking is available throughout the site in addition to the ample parking provided at the Mixed Use and Clubhouse areas. The community will offer a sidewalk on one side of each private drive that connects all residents to the Mixed Used buildings, active indoor and outdoor amenities, which include clubhouse with party room; leasing offices; co-working space; outdoor grilling and eating area; pool and outdoor lounge area; multisport court for pickleball, volleyball, tennis, and basketball; children's playground; dog park with benches; and a centralized covered mail kiosk, as well as to Citizens Parkway, and the surrounding area.

With over 40 years of experience developing, owning, and managing for-rent residential and commercial mixed use properties across the country, Stark Enterprises (an affiliate of the developer) and its fully integrated commercial and residential management arms, will operate this development and provide the experience of hassle-free living, including maintenance of all private roads, parking areas, detention areas, common areas, etc. during all phases of development and ongoing after construction of the community.