

Anna Duffey

From: Debbie McDowell
Sent: Monday, May 17, 2021 8:33 AM
To: Julie Bellia
Cc: Jason Yarborough
Subject: RE: Duck Key

Follow Up Flag: Follow up
Flag Status: Completed

Thank you very much for this in depth update. I'm sure the HOA and residents are "grate"ful for everyone's time and assistance with this ongoing issue. Will we be able to make the June deadline for the Property Appraiser's office for the TRIM notices, we only have one meeting left? If not, can we go with Option 1, while we work through the logistics and deadlines of Option 2?

Debbie

From: Julie Bellia <jbellia@cityofnorthport.com>
Sent: Sunday, May 16, 2021 9:12 PM
To: Debbie McDowell <dmcowell@cityofnorthport.com>
Cc: Jason Yarborough <jyarborough@cityofnorthport.com>; Anna Duffey <aduffey@cityofnorthport.com>; Chuck Speake <cspeake@cityofnorthport.com>; Monica Bramble <mbramble@cityofnorthport.com>; Michael Vuolo <mvuolo@cityofnorthport.com>; Libby Fuste <lfuste@cityofnorthport.com>; Chelsea Buell <cbuell@cityofnorthport.com>
Subject: Re: Duck Key

Commissioner McDowell:

Good evening. On Friday, May 14, 2021, Chuck Speake, Acting Public Works Director and I met with Phil Caroleo, Paul Allison and Michael Cuffage, Board Members of the Duck Key Home Owners Association (HOA) regarding options for replacement of the stormwater grates in the Duck Key Subdivision. Mr. Speake and I explained the fact that the property owners are only paying for the portion of the Road and Drainage District Assessment which includes the maintenance of the roads, sidewalks and traffic control signs. We further explained that the residents of the Duck Key Subdivision are not paying for the stormwater portion of the Road and Drainage District Assessment. We clarified that although the stormwater grates are located within the roadway, they are actually infrastructure which is a component of the stormwater drainage system. Mr. Speake and I provided the following two options to assist with the replacement of the aged stormwater grates in the Duck Key Subdivision:

1. **Option No. 1:** The Infrastructure and Facilities Operations and Maintenance Division of the Department of Public Works could order and install the new stormwater grates. The Duck Key HOA could then reimburse the City for their equipment and labor costs.
2. **Option No. 2:** The Duck Key Subdivision HOA could petition the City to accept maintenance of the stormwater drainage system in the Duck Key Subdivision. Mr. Speake and I explained that in accordance with the current Road and Drainage Assessment fees, property owners in Duck Key up to 1 acre have an

annual Road and Drainage Assessment of \$121.48. Adding the Drainage III component would raise the Assessment to \$171.56, a \$50.08 increase. We also explained the following process to request that the City assume maintenance responsibilities of the Duck Key Subdivision stormwater drainage system:

- Petition to the City of North Port to accept and maintain the Duck Key Subdivision stormwater drainage system.
- “As-Built” stormwater drainage plans for the Duck Key Subdivision would be required.
- Written confirmation from a State of Florida Licensed Professional Engineer attesting that the stormwater drainage system in Duck Key is constructed in accordance with the current City of North Port Stormwater Management Regulations of the Unified Land Development Code (ULDC).
- Approval of the Petition to accept and maintain the Duck Key Subdivision stormwater drainage system by the City Engineer, Site Development Review Committee, Recommendation of Approval to City Commission by the Planning and Zoning Advisory Board and the City Commission.

Mr. Caroleo, Mr. Allison and Mr. Cuffage were all very interested in pursuing Option No. 2. Mr. Speake and I advised Mr. Caroleo, Mr. Allison and Mr. Cuffage that we would work with them through the process referenced above. There is a copy of the “As-Built” stormwater drainage plans for the Duck Key Subdivision at the Department of Public Works, so they would only need a copy of those plans to submit with their Petition for Acceptance. Mr. Speake said that within the next two weeks, his staff in coordination of the Department of Utilities would televise the stormwater drainage pipes to assess their structural integrity. Mr. Caroleo, Mr. Allison and Mr. Cuffage said that they will make a final decision of whether to pursue Option No. 2 pending the outcome of the Infrastructure and Facilities Operations and Maintenance Division and Department of Utilities assessment of the stormwater drainage pipes. We also advised Mr. Caroleo, Mr. Allison and Mr. Cuffage that in order to add the Drainage III component to the Fiscal Year 2022 Road and Drainage Assessment for the Duck Key property owners, the City of North Port would need to notify the Sarasota County Property Appraisers Department in the beginning of June 2021 for inclusion on the TRIM Notice. Mr. Speake and I will provide you with status reports as we progress.

Respectfully,

Juliana B. Bellia

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On May 5, 2021, at 2:05 PM, Debbie McDowell <dmcowell@cityofnorthport.com> wrote:

Good afternoon Gents –

Today I was able to meet with Chuck Speake and Julie Bellia to show them the grates we discussed a few weeks ago. As promised, I am reporting back to you.

It was discovered the grate closest to the pond at 7004 Pan American was actually the same grate that was replaced in 2017 across the street. It was moved from its original location when there was a gator stuck in the drainage system. It appears these grates are easier to move around than I originally thought. I showed Chuck and Julie the two grates at 7004 Pan Am and 8754 Mystic (both closest to the house). It is agreed, they are a safety issue -- especially the one on Mystic. They will be marked and possibly relocated to prevent injury.

In the next few days, you may see Public Works on Duck Key assessing all of the grates and making note of their condition and sizes. Staff will be reaching out to you to set up a meeting. You should hear from them in 10 to 14 days (or sooner!). It is my hope during this meeting, both short-term and long-term solutions can be achieved. I was assured, I will receive progress reports every step of the way. At this point, I believe my work is complete and our wonderful staff will be taking it from here. HOWEVER, if you have any follow up questions or concerns, I am only a phone call or email away.

Again, thank you for bringing this to my attention. Please let me know if there is anything else you may need on this matter or any other matters.

Proud to be of service,

Debbie McDowell

Commissioner, City of North Port

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