

From: [Heather Faust](#)
To: [Adrian Janelli](#)
Subject: Fwd: Ex Parte - [EXTERNAL] Comment RE: DMP-22-060
Date: Friday, January 6, 2023 7:51:36 AM

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From: Barbara Langdon <blangdon@northportfl.gov>
Sent: Thursday, January 5, 2023 1:33:52 PM
To: Heather Faust <hfaust@northportfl.gov>
Subject: FW: Ex Parte - [EXTERNAL] Comment RE: DMP-22-060

From: Rebecca Bauer <rsbauer11@gmail.com>
Sent: Thursday, January 5, 2023 12:42 AM
To: Commissioners <commissioners@northportfl.gov>
Subject: [EXTERNAL] Comment RE: DMP-22-060

ALERT



Hi City Commissioners and City Manager,

I want to write to voice my concerns with DMP-22-060 which is a plan to add 80 residential units to Parcel 0997-05-004. We live on the corner of Sydney and Malaluka, directly across from the proposed entrance of the community and have major concerns regarding the increased air pollution, drainage issues, loss of natural land, and added traffic. We already have a lot of traffic coming from the back entrance of Talon Bay and this new community would just compound the issues.

We lost a lot of trees during Ian and we need these beautiful established trees to help preserve our air quality. We bought our house because of the green space closeby. My 18 month old son needs fresh air to breathe and the thought of cutting down all the remaining trees and creating a lot of construction pollution is a nightmare for us as well as all our neighbors and the retirement community that borders the proposed property. There are plenty of rural places in North Port where developments can and are happening, but we strongly feel that preserving the few natural "green spots" in the older residential areas should be prioritized.

In addition to the added traffic is the concern with added drainage issues. Below is a photo of our front yard during the last big storm and shows the trees on the left where the proposed 80 residents would be located if approved. As you can see flooding is a huge issue as the water covers all of Sydney and Malaluka. They will of course raise up the land where they build the new houses and all the runoff will come flooding our houses which were built in the 60s on much lower land.

I have no doubt that the proposed houses would "look nice" and be attractive for snowbirds looking for second homes. Many of the Talon Bay neighbors have other residences up north and while that helps support our community half the year it is not a fix for current housing issues as these houses will not be priced for those who need them most. This proposed development doesn't support our local community and would be better placed elsewhere. We care about our neighborhood and our community and plead for your support to preserve the land as is without further development. **I urge you to PLEASE VOTE NO on this proposal on Tuesday, January 10th, 2023.** (The notice sent out indicates the meeting is in 2022 instead of 2023)

Thank you for your time and consideration. We appreciate all that you do to help preserve and protect our beautiful city.

Best wishes for the New Year,

Rebecca S. Bauer
6301 Malaluka Road
North Port, FL 34285

Start of the storm:



Middle of the storm:



We had flooding damage during Ian and are fearful of the rainy season if this proposed development is approved. (Note: blue light is reflection from the window, but roughly shows where the entrance to the development would go)

From: [Heather Faust](#)
To: [Adrian Jianelli](#)
Subject: Fwd: [EXTERNAL] Comment RE: DMP-22-060
Date: Thursday, January 5, 2023 7:22:36 PM

Get [Outlook for iOS](#)

From: Barbara Langdon <blangdon@northportfl.gov>
Sent: Thursday, January 5, 2023 6:38:27 PM
To: Heather Faust <hfaust@northportfl.gov>
Subject: Fwd: [EXTERNAL] Comment RE: DMP-22-060

Ex parte!

Sent from my iPhone

Begin forwarded message:

From: Barbara Langdon <blangdon@northportfl.gov>
Date: January 5, 2023 at 6:37:58 PM EST
To: Rebecca Bauer <rsbauer11@gmail.com>
Subject: Re: [EXTERNAL] Comment RE: DMP-22-060

Thank you for sharing your thoughts, Rebecca. Because this matter is Quasi-Judicial, I am not at liberty to discuss it with you.

Regards,
Barbara

Sent from my iPhone

On Jan 5, 2023, at 12:37 AM, Rebecca Bauer
<rsbauer11@gmail.com> wrote:



Hi Mayor Barbara Langdon,

I want to write to voice my concerns with DMP-22-060 which is a plan to add 80 residential units to Parcel 0997-05-004. We live on the corner of Sydney and Malaluka, directly across from the proposed entrance of the community and have major concerns regarding the increased air pollution, drainage issues, loss of natural land, and added traffic. We already have a lot of traffic coming from the back entrance of Talon Bay and this new community would just compound

the issues.

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Thank you for your time and consideration. We appreciate all that you do to help preserve and protect our beautiful city.

Best wishes for the New Year,

Rebecca S. Bauer
6301 Malaluka Road
North Port, FL 34285



From: [Heather Faust](#)
To: [Adrian Janelli](#)
Subject: FW: [EXTERNAL] Fwd: Canal water Dec 15th 7:30 AM
Date: Thursday, December 15, 2022 8:38:14 AM

Ex parte

From: Monica Heiserman <cheiserman@yousq.net>
Sent: Thursday, December 15, 2022 8:16 AM
To: Commissioners <commissioners@northportfl.gov>
Subject: [EXTERNAL] Fwd: Canal water Dec 15th 7:30 AM

ALERT



----- Forwarded message -----

From: **heiserman** <cheiserman@yousq.net>
Date: Thu, Dec 15, 2022 at 7:31 AM
Subject: Canal water Dec 15th 7:30 AM
To: <Heiserman@yousq.net>

I live at 6317 Mataro Ct, North Port. These canal pictures were taken at 7:30 AM December 15th, 2022. The canal is already out of it's banks and still rising. Your proposed development DMP-22-060 is only going to make this "out of it's banks" canal worse. When retaining walls start collapsing, it's caused by the cities poor judgement on this development, not the property owner.

Traffic will be horrible on Sidney and Hoffman. You will need a stop light at 41 and Hoffman. It's a terrible intersection now. The entrance to Talon Bay from Sidney is used all the time, it's not just used for emergency.

Move this project somewhere else. Somewhere you won't have to tear out the much needed trees for our Green Energy and wildlife protection.

I guess money and development is more important to the city commissioners than protecting undeveloped property. Rapid growth is not always a good thing. The city can't keep up with the traffic, roads and businesses now to meet the publics needs, let alone adding more housing development.

Now the next meeting/vote is when SnowBirds are not here to have a say in this ridiculous development.. Vote it down and move this development somewhere else!!

Heiserman
6317 Mataro Ct

Sent from my Verizon, Samsung Galaxy smartphone

From: [Heather Faust](#)
To: [Adrian Jianelli](#)
Subject: FW: 11/22 - DMP Arietta ** QUASI **
Date: Wednesday, November 16, 2022 10:21:05 AM

Please create an ex-parte file for DMP-22-060 on the s:drive, to be uploaded after the meeting. Thanks.

Heather

From: Debbie McDowell <dmcowell@northportfl.gov>
Sent: Wednesday, November 16, 2022 10:18 AM
To: Jerome Fletcher <jfletcher@northportfl.gov>; Heather Faust <hfaust@northportfl.gov>
Cc: Julie Bellia <jbellia@northportfl.gov>; Jason Yarborough <jyarborough@northportfl.gov>
Subject: 11/22 - DMP Arietta ** QUASI **

Heather – this email and its responses will become part of my ex parte communication.

City Manager:

- In the back up materials there is a “Staff Report with exhibits” and a “Staff Report – Revised”. On the surface they look identical, could staff please summarize the changes made between the two documents?
- In Section IV-Staff Review of the staff report, there are three departments that have “Meets requirements with conditions”. What are the conditions denoted by ^{1, 2, 3.} ?

Thanks
Debbie

From: [Heather Faust](#)
To: [Adrian Jianelli](#)
Subject: FW: Agenda 11/22 - DMP Arietta ** QUASI **
Date: Friday, November 18, 2022 1:00:54 PM

Ex-Parte

From: Debbie McDowell <dmcowell@northportfl.gov>
Sent: Friday, November 18, 2022 12:51 PM
To: Jerome Fletcher <jfletcher@northportfl.gov>; Heather Faust <hfaust@northportfl.gov>
Cc: Jason Yarborough <jyarborough@northportfl.gov>; Julie Bellia <jbella@northportfl.gov>; Amber Slayton <aslayton@northportfl.gov>
Subject: RE: Agenda 11/22 - DMP Arietta ** QUASI **

City Manager I do not understand why the sudden resistance in providing a simple document that was always provided in the past either in the back-up materials or upon request for DMP's.

Let's go back to my original request. *May I have a copy of the Traffic Impact Statement?* To which I was provided a Methodology Statement.

Then I asked (see highlighted below) ---

- *Was a Traffic Impact study conducted? YES OR NO*
 - *if not when will it be completed?*
- *Do you have a copy of the Traffic Impact Statement? YES or NO*
 - *If yes, may I have a copy?*

You say the TIS will be required at the subdivision stage ... when is the subdivision stage conducted? Where is that "stage" in our code?

Debbie

From: Jerome Fletcher <jfletcher@northportfl.gov>
Sent: Friday, November 18, 2022 11:44 AM
To: Julie Bellia <jbella@northportfl.gov>; Alaina Ray <aray@northportfl.gov>; Debbie McDowell <dmcowell@northportfl.gov>
Cc: Jason Yarborough <jyarborough@northportfl.gov>; Anna Duffey <aduffey@northportfl.gov>; Lori Hollingshead <lhollingshead@northportfl.gov>; Chuck Speake <cspeake@northportfl.gov>; Amber Slayton <aslayton@northportfl.gov>; Heather Faust <hfaust@northportfl.gov>
Subject: RE: Agenda 11/22 - DMP Arietta ** QUASI **

Good Morning Commissioner McDowell, per the request below the other qualifier in the statement is red,

At the discretion of the City, the application shall include the following:

Therefore, we did not require the TIS at this stage but will require it at the subdivision stage.
Thank you.

A. Jerome Fletcher II, ICMA-CM, MPA

City Manager of North Port

4790 City Hall Boulevard

North Port, FL 34286

Office: 941.429.7076

Cell: 941.224.5402

www.cityofnorthport.com

From: Julie Bellia <jbellia@northportfl.gov>

Sent: Friday, November 18, 2022 11:20 AM

To: Alaina Ray <aray@northportfl.gov>

Cc: Jerome Fletcher <jfletcher@northportfl.gov>; Jason Yarborough <jyarborough@northportfl.gov>; Anna Duffey <aduffey@northportfl.gov>; Lori Hollingshead <lhollingshead@northportfl.gov>; Chuck Speake <cspeake@northportfl.gov>; Amber Slayton <aslayton@northportfl.gov>; Heather Faust <hfaust@northportfl.gov>

Subject: FW: Agenda 11/22 - DMP Arietta ** QUASI **

Importance: High

Alaina:

Good morning. Can you please provide me with a response to Commissioner McDowell's follow-up questions below?

Thank you, I greatly appreciate it.

Respectfully,

Juliana B. Bellia

Assistant City Manager

City of North Port

4970 City Hall Boulevard

North Port, FL 34286

Cell Phone: 941.628.8455

Fax: 941.429.7079

Email: jbellia@northportfl.gov

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E-mail messages sent or received by City of North Port officials and employees in connection with official City business are public records subject to disclosure under Florida Public Records Act.

From: Debbie McDowell <dmcdowell@northportfl.gov>
Sent: Friday, November 18, 2022 9:51 AM
To: Julie Bellia <jbellia@northportfl.gov>; Heather Faust <hfaust@northportfl.gov>
Cc: Jerome Fletcher <jfletcher@northportfl.gov>
Subject: Agenda 11/22 - DMP Arietta ** QUASI **

The attachment is about TIS Methodology not the actual end report. We have always had the study to review at the DMP, not a methodology.

53.7(c) The applicant **shall** submit the appropriate number of copies of a DMP necessary for a thorough review. At the discretion of the City, **the application shall include the following:**
(6) Provide a traffic impact statement (TIS) indicating how the proposed development will affect the adjacent neighborhood(s) and the primary impact area. The methodology, data and model shall be approved by the designated City Engineer, or designee.

The methodology is prior to the statement/study being conducted and two separate things.

Was a Traffic Impact study conducted, if not when will it be completed? Do you have a copy of the Traffic Impact Statement?

Debbie

From: Julie Bellia <jbellia@northportfl.gov>
Sent: Friday, November 18, 2022 9:07 AM
To: Commissioners <Commissioners@cityofnorthport.com>
Cc: Jerome Fletcher <jfletcher@northportfl.gov>; Jason Yarborough <jyarborough@northportfl.gov>; Anna Duffey <aduffey@northportfl.gov>; Lori Hollingshead <lhollingshead@northportfl.gov>; Alaina Ray <aray@northportfl.gov>; Chuck Speake <cspeake@northportfl.gov>; Amber Slayton <aslayton@northportfl.gov>; Heather Faust <hfaust@northportfl.gov>
Subject: Commissioner Question: City Commission Regular Meeting November 22, 2022, Public Hearings, A. CCDMP-22-060, Arrieto Development Master Plan. (QUASI-JUDICIAL)
Importance: High

PLEASE DO NOT REPLY TO ALL.

Commissioners:

Good morning. Below please find a Commissioner's question along with staff's response regarding the above referenced agenda item.

1. **Question:** May I have a copy of the Traffic Impact Statement for this DMP?

Response: Per the Unified Land Development Code (ULDC) Section 53-7.C., the City has discretion as to whether to require a Traffic Impact Statement at the Development Master Plan stage. For smaller developments such as Arrieto—and when a subsequent Subdivision Plan is required—the City’s practice is to require submission of the Traffic Impact Statement (TIS) Methodology to be submitted with the Development Master Plan (DMP) per ULDC Section 53-7.C.(6), which must be approved by the City Engineer. The TIS Methodology for this project is attached and has been reviewed and approved by the City Engineer.

The project will be required to submit a Subdivision Plan and ULDC Section 37-6 does require submission of a TIS at that time.

Respectfully,

Juliana B. Bellia

Assistant City Manager

City of North Port

4970 City Hall Boulevard

North Port, FL 34286

Cell Phone: 941.628.8455

Fax: 941.429.7079

Email: jbellia@northportfl.gov

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From: [Heather Faust](#)
To: [Adrian Janelli](#)
Subject: FW: Arietta DMP ** QUASI **
Date: Thursday, December 15, 2022 8:30:51 AM

Ex parte

From: Debbie McDowell <dmcowell@northportfl.gov>
Sent: Thursday, December 15, 2022 8:29 AM
To: Heather Faust <hfaust@northportfl.gov>; Monica Heiserman <heiserman@yousq.net>
Subject: Arietta DMP ** QUASI **

Ms. Heiserman -

Thank you for your email and sharing your concerns on the proposed development. I wish I could comment further, but this is a quasi-judicial proceeding, therefore, I must take only testimony given at the meeting, under oath, into consideration. In quasi-judicial procedures, we act as quasi-judges. Look forward to you public comment at the meeting.

This email is also captured as part of my ex-parte communication disclosures.

Sincerely,

Debbie McDowell

Commissioner, City of North Port
4970 City Center Blvd.
North Port, FL 34286
Office: 941.429.7071
City Cell: 941.628.0486
Facebook: www.facebook.com/CommissionerMcDowell

From: Monica Heiserman <heiserman@yousq.net>
Sent: Thursday, December 15, 2022 8:16 AM
To: Commissioners <commissioners@northportfl.gov>
Subject: [EXTERNAL] Fwd: Canal water Dec 15th 7:30 AM

ALERT



----- Forwarded message -----

From: heiserman <heiserman@yousq.net>
Date: Thu, Dec 15, 2022 at 7:31 AM
Subject: Canal water Dec 15th 7:30 AM
To: <Heiserman@yousq.net>

I live at 6317 Mataro Ct, North Port. These canal pictures were taken at 7:30 AM December 15th, 2022. The canal is already out of it's banks and still rising. Your proposed development DMP-22-060 is only going to make this "out of it's banks" canal worse. When retaining walls start collapsing, it's caused by the cities poor judgement on this development, not the property owner.

Traffic will be horrible on Sidney and Hoffman. You will need a stop light at 41 and Hoffman. It's a terrible intersection now. The entrance to Talon Bay from Sidney is used all the time, it's not just used for emergency.

Move this project somewhere else. Somewhere you won't have to tear out the much needed trees for our Green Energy and wildlife protection.

I guess money and development is more important to the city commissioners than protecting undeveloped property. Rapid growth is not always a good thing. The city can't keep up with the traffic, roads and businesses now to meet the publics needs, let alone adding more housing development.

Now the next meeting/vote is when SnowBirds are not here to have a say in this ridiculous development.. Vote it down and move this development somewhere else!!

Heiserman
6317 Mataro Ct

From: [Heather Faust](#)
To: [Adrian Jianelli](#)
Subject: FW: Commissioner Question: Agenda Item DMP-22-060 - Arietta Development Master Plan (QUASI-JUDICAL)
Date: Wednesday, November 16, 2022 4:42:07 PM

Please add to the ex-parte file.

From: Anna Duffey <aduffey@northportfl.gov>
Sent: Wednesday, November 16, 2022 4:14 PM
To: Commissioners <Commissioners@cityofnorthport.com>
Cc: Jerome Fletcher <jfletcher@northportfl.gov>; Jason Yarborough <jyarborough@northportfl.gov>; Julie Bellia <jbellia@northportfl.gov>; Alaina Ray <aray@northportfl.gov>; Amber Slayton <aslayton@northportfl.gov>; Michael Golen <mgolen@northportfl.gov>; Lori Barnes <lbarnes@northportfl.gov>
Subject: Commissioner Question: Agenda Item DMP-22-060 - Arietta Development Master Plan (QUASI-JUDICAL)

PLEASE DO NOT REPLY TO ALL.

Good afternoon. Below please find a Commissioner's questions along with staff responses regarding the referenced item.

Question 1: In the back up materials there is a "Staff Report with exhibits" and a "Staff Report – Revised". On the surface they look identical, could staff please summarize the changes made between the two documents?

Staff Response: The revision to the Staff Report was to reflect a strengthening of Condition 1 per the PZAB motion. The previous and revised wording are as follows:

Previous Condition 1 Wording:

It looks like the property will be split in three parcels. A subdivision application may be required.

Revised Condition 1 Wording:

It looks like the property will be split in three parcels. A subdivision application will be required when the parcels are split.

Question 2: In Section IV-Staff Review of the staff report, there are three departments that have "Meets requirements with conditions". What are the conditions denoted by 1, 2, 3. ?

Staff Response: The conditions denoted in the table on the bottom of Page 5 are located at the top of Page 6.

Thank you,

Anna M. Duffey

Senior Executive Assistant

City of North Port

Office of the City Manager

Ph: 941.429.7077, C: 941-356-9896

Fax: 941.429.7079

aduffey@northportfl.gov

www.northportfl.gov

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From: [Heather Faust](#)
To: [Adrian Jianelli](#)
Subject: FW: Commissioner Question: City Commission Regular Meeting November 22, 2022, Public Hearings, A. CCDMP-22-060, Arrieto Development Master Plan. (QUASI-JUDICIAL)
Date: Friday, November 18, 2022 9:24:37 AM
Attachments: [Item 7 - Traffic Impact Statement Methodology.pdf](#)
Importance: High

Add to ex parte file please.

From: Julie Bellia <jbellia@northportfl.gov>
Sent: Friday, November 18, 2022 9:07 AM
To: Commissioners <Commissioners@cityofnorthport.com>
Cc: Jerome Fletcher <jfletcher@northportfl.gov>; Jason Yarborough <jyarborough@northportfl.gov>; Anna Duffey <aduffey@northportfl.gov>; Lori Hollingshead <lhollingshead@northportfl.gov>; Alaina Ray <aray@northportfl.gov>; Chuck Speake <cspeake@northportfl.gov>; Amber Slayton <aslayton@northportfl.gov>; Heather Faust <hfaust@northportfl.gov>
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Importance: High

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Juliana B. Bellia

Assistant City Manager

City of North Port

4970 City Hall Boulevard

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Cell Phone: 941.628.8455

Fax: 941.429.7079

Email: jbellia@northportfl.gov

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From: [Heather Faust](#)
To: [Adrian Jianelli](#)
Subject: FW: DMP Arietto ** QUASI **
Date: Monday, December 12, 2022 8:07:04 AM
Attachments: [20221209150045709.pdf](#)

Ex parte.

-----Original Message-----

From: Debbie McDowell <dmcowell@northportfl.gov>
Sent: Friday, December 9, 2022 3:02 PM
To: stitchwich@yahoo.com; bshaw11152@yahoo.com; Heather Faust <hfaust@northportfl.gov>
Subject: DMP Arietto ** QUASI **

Dear Mr. and Mrs. Shaw -

Thank you for the attached letter and photos. The pictures, of the flooding, illustrates an experience I pray is never repeated in our city again. I am glad you are safe and hopefully your seawall and dock didn't sustain any serious damage.

I appreciate your concerns with the proposed development in your neighborhood, especially after the hurricane and flooding. Regarding your concerns about DR Horton's business practices and pending lawsuits, it would be unprofessional of me to comment, since that is not my role as an elected official.

Thank you again for sharing your concerns on the development. I look forward to the next meeting on this subject, since the last one was continued.

Have a wonderful holiday season.

Debbie McDowell
Commissioner, City of North Port
4970 City Center Blvd.
North Port, FL 34286
Office: 941.429.7071
City Cell: 941.628.0486
Facebook: www.facebook.com/CommissionerMcDowell

*** Heather - this is for the record as part of my ex-parte communication

-----Original Message-----

From: NP Copier <NPcopier@northportfl.gov>
Sent: Friday, December 9, 2022 3:01 PM
To: Debbie McDowell <dmcowell@northportfl.gov>
Subject: Message from "RNP58387933784C"

This E-mail was sent from "RNP58387933784C" (IM C4500).

Scan Date: 12.09.2022 15:00:45 (-0500)

Queries to: NPcopier@cityofnorthport.com E-mail messages sent or received by City of North Port officials and employees in connection with official City business are public records subject to disclosure under the Florida Public Records Act.

From: [Heather Faust](#)
To: [Adrian Janelli](#)
Subject: Fwd: 11/22 Agenda - DMP Arietta ** Quasi **
Date: Friday, November 18, 2022 5:11:14 PM

Ex parte.

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From: Debbie McDowell <dmcdowell@northportfl.gov>
Sent: Friday, November 18, 2022 5:06:44 PM
To: jnearhoof1968@gmail.com <jnearhoof1968@gmail.com>
Cc: Heather Faust <hfaust@northportfl.gov>
Subject: 11/22 Agenda - DMP Arietta ** Quasi **

Mr. Nearhoof –

Thank you for your email and sharing your concerns on the proposed development. I wish I could comment further, but this is a quasi-judicial proceeding, therefore, I must take only testimony given at the meeting, under oath, into consideration. In quasi-judicial procedures, we act as quasi-judges. Look forward to you public comment at the meeting.

This email is also captured as part of my ex-parte communication disclosures.

Sincerely,

Debbie McDowell

Commissioner, City of North Port
4970 City Center Blvd.
North Port, FL 34286
Office: 941.429.7071
City Cell: 941.628.0486
Facebook: www.facebook.com/CommissionerMcDowell

From: Jack Nearhoof <jnearhoof1968@gmail.com>
Sent: Friday, November 18, 2022 3:06 PM
To: stokesfornorthportcommission@gmail.com; Pete Emrich <pemrich@northportfl.gov>; Debbie McDowell <dmcdowell@northportfl.gov>; Alice White <awhite@northportfl.gov>
Subject: [EXTERNAL] DMP-22-060, development of 80 residential units at the corner of Hoffman Street and Sydney Avenue.

ALERT



I am Jack Nearhoof and I reside at 6381 Mataro Ct. along with my wife. We are full time residents.

The area you are voting on is at the end of our street. We would like to ask for you to take a ride to that area, before you vote, to see for yourself, what the conditions are.

If you travel south on Biscayne, turning right on Sydney Avenue, you will go past Hoffman and approach the gates of Talon Bay. Directly to your right you will see the undeveloped area where one of the entrances to the project will be. If you then make a u-turn and go back towards Hoffman, you will see the rear entrance to Discovery Commons. Between that entrance and Hoffman Street is the Water Management pond for the facility. This is basically the same design as what is being proposed for the new housing project. You will notice how ill kept it is and how the landscape barrier which is supposed to hide from the street is basically non-existent.

If you then take a left onto Hoffman going past the Commons you will come upon the other exit to the proposed project. Going further along you will come to Rt 41. This is an extremely busy corner and turning left towards River Rd is extremely difficult, just merging right is not much better. One of our major concerns is the additional traffic from this new project will do nothing but make this situation worse. As I mentioned before, the Landscape barrier that is proposed is anything like the one around the pond at the Commons is little more than an eyesore, including the pond itself. We have been to a development in Sarasota built by this developer and when it was only 4 years old nothing worked, gates did not function, street lighting was terrible, not even close to enough parking for not only the residents but visitor parking was almost non-existent. On the plans for this project there are only four regular visitor parking spots and two handicapped near the Hoffman entrance. Basically we think this is a poor idea at best trying to jam 80 units into such a small area and add to the already congested traffic in the area.

We will be at the commissioners meeting on the 22nd to voice all of our other concerns.

March 22, 2022

Mr. Anthony Friedman, P.E.
City of North Port
1100 N. Chamberlain Boulevard
North Port, FL 34286

■
Suite 150
655 North Franklin Street
Tampa, Florida
33602

Re: Arrieto Development
Traffic Impact Study (TIS) Methodology
City of North Port, Florida

Dear Mr. Friedman:

This letter documents the traffic impact statement (TIS) methodology for the transportation concurrency analysis that will be conducted for the proposed Arrieto development. The pre-application meeting was held on March 2, 2022 and the comments issued by the City of North Port are attached for reference. This methodology will incorporate the comments and outline the procedures to be taken for the Arrieto development TIS.

The site is proposed to develop up to 80 single family attached dwelling units. The project site is currently vacant and is located in the northeast quadrant of West Sydney Avenue & Hoffman Street, as shown in Figure 1 and the conceptual plan attached. Access to the site is proposed via the following two (2) connections:

- Full-access connection along West Sydney Avenue
- Full-access connection along Hoffman Street

To appropriately address transportation issues related to this development, Kimley-Horn will conduct a transportation concurrency analysis. The TIS methodology is provided below for your review and comments.

Transportation Concurrency Analysis

Project Trip Generation: Trip generation for the proposed development was estimated based upon the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 11th Edition, for Land Use Code (LUC) 215 (Single-Family Attached Housing). The trip generation for the proposed development is included in Table 1 for the daily, a.m. peak-hour, and p.m. peak-hour periods.

Table 1: Trip Generation Table

ITE Code	Land Use Type	Scale	Time Period	Gross Trips			Internal Capture		Pass-by		Net, New Trips		
				In	Out	Trips	%	Trips	%	Trips	In	Out	Trips
215	Single-Family Attached Housing	80 Dwelling Units	Daily	280	280	560	0%	0	0%	0	280	280	560
			A.M. Peak-Hour	11	25	36	0%	0	0%	0	11	25	36
			P.M. Peak-Hour	25	19	44	0%	0	0%	0	25	19	44

As identified in the Table 1, the proposed development is anticipated to generate 560 daily trips, 36 a.m. peak-hour trips (11 entering/25 exiting), and 44 p.m. peak-hour trips (25 entering/19 exiting).

Project Trip Distribution: Based upon the pre-application meeting comments, a trip distribution graphic for the proposed development will be provided using the most recent FDOT District One Florida Standard Urban Transportation Model Structure (FSUTMS) planning model.

Traffic Analysis: The study area roadway segments will include any major roadway segment that is defined as a significantly impacted roadway, with the project traffic representing 5% or greater of the roadway's capacity at LOS D as determined from the Florida Department of Transportation's (FDOT's) Generalized Service Volume Tables, per the City of North Port Unified Land Development Code Section 5-8.

For any major intersections along the study area roadway segments, an operational analysis will be completed using Synchro v11. Per the pre-application meeting comments, the intersection of US 41 & Hoffman Street will specifically be analyzed to determine if the proposed project traffic will significantly impact it.

If the intersection of US 41 & Hoffman Street is significantly impacted, a turn lane analysis will be conducted at that intersection. Left-turn and right-turn lane warrant thresholds will be evaluated based upon NCHRP 745 and NCHRP 279, respectively.

Report: The TIS will be prepared, sign and sealed by a professional engineer license by the State of Florida and qualified to prepare the TIS.

We will follow-up with you to determine if you have any questions or comments regarding this transportation methodology. We look forward to working with you on this traffic study.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.



Christopher Hatton, P.E.
Senior Vice President



Elana Winders, E.I.T.
Transportation Analyst

Attachments: Project Location Map
 City of North Port Comments
 Preliminary Development Plan



Project Location Map

**ARRIETO DEVELOPMENT
CITY OF NORTH PORT, FLORIDA**

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Project No: 148213015

Scale: As Noted

March 2022

Figure 1

PRE-APPLICATION COMMENTS

Department: Public Works - Infrastructure Review

Staff Reviewer:

Today's Date: March 4, 2022

- | | |
|--|--|
| <input type="checkbox"/> Meets Requirements | <input type="checkbox"/> Meets Requirements with Conditions |
| <input checked="" type="checkbox"/> See Comments | <input type="checkbox"/> Does Not Meet Requirements |
| <input type="checkbox"/> No Objection | <input type="checkbox"/> Please call to schedule a meeting with Review before Formal Submittal |
-

FORMAL SUBMITTAL TO ADDRESS THE FOLLOWING:

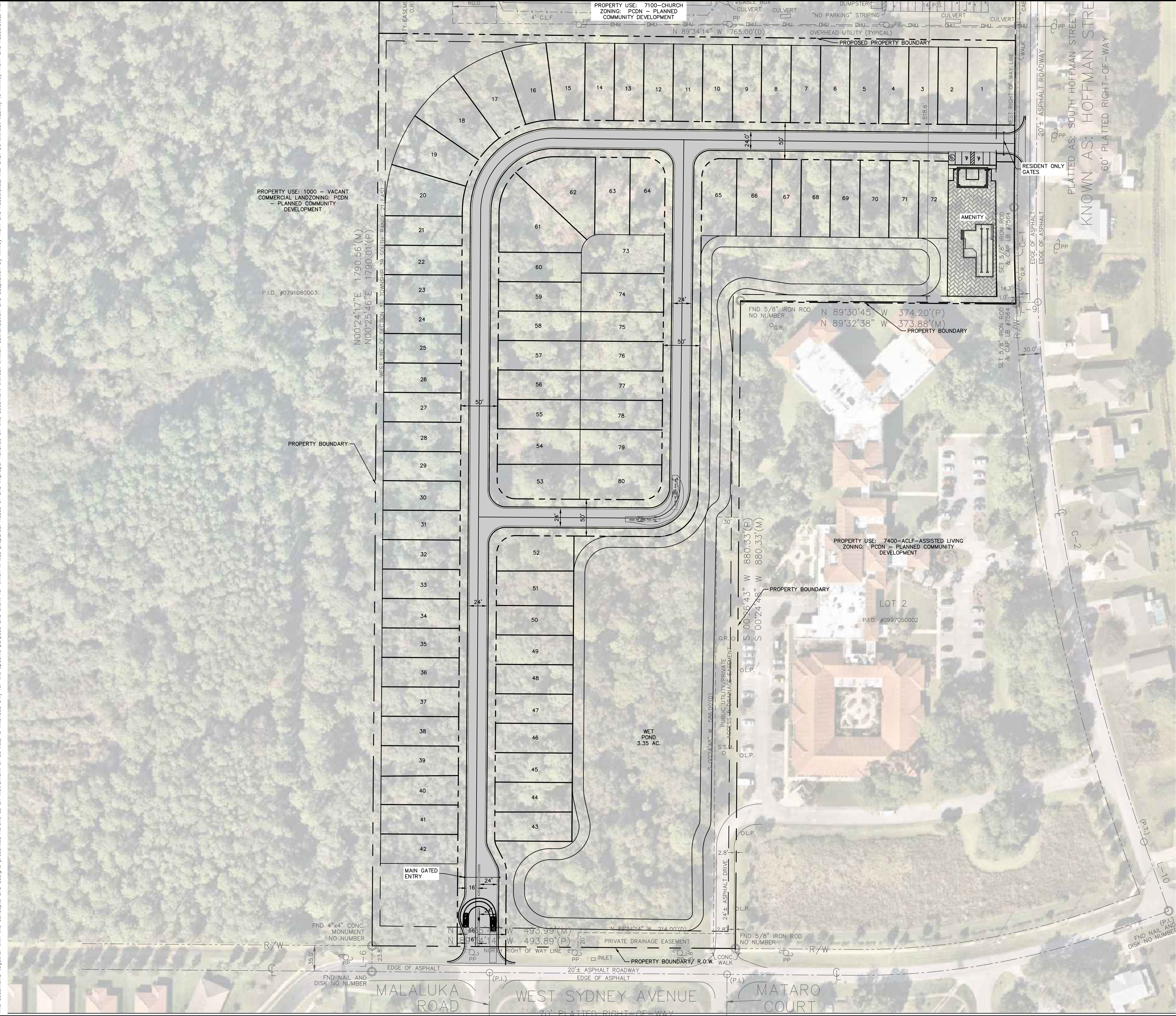
The Traffic Impact Statement (TIS) shall include the following:

- Daily trips generated by the proposed development
- Peak AM Hour trips generated by the proposed development
- Peak PM Hour trips generated by the proposed development
- Provide a graphic of trips distribution from proposed development to roadway network.
- Trip generation rates shall be in compliance with the Institute of Transportation Engineers Trip Generation Manual, latest edition.
- Please include an analysis of the US-41/Hoffman St intersection and ensure that the impacts caused by the development can be considered de minimis. Analysis should include an evaluation of the left turn lane from westbound US-41 and, if needed, a warrant analysis for a right turn lane from eastbound US-41.
- The TIS shall be prepared, signed and sealed by a professional engineer licensed by the State of Florida and qualified to prepare the TIS.

Per ULDC Sec. 37-31, the minimum width for private road right-of way is 60'.

Per ULDC Sec. 37-39 C., sidewalks at least (5) feet in width shall be provided along both sides of all local streets.

Plotted By: Stone, Seth. Sheet Set: Arrieto. Layout: 1-B. February 10, 2022. 01:48:21pm. K:\SAR_Civil\148213015 - Arrieto North Port\CAD\Concepts\ArrietoNorthPort Aerial Site Plan-148213015.dwg. This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



No.	REVISIONS	DATE	BY

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LICENSED PROFESSIONAL
 TRENTON T. STRACKBEIN,
 P.E.
 FL LICENSE NUMBER
 86562

KHA PROJECT
 148213015
 DATE
 2/10/2022
 SCALE AS SHOWN
 DESIGNED BY MSL
 DRAWN BY MSL
 CHECKED BY TTS DATE: _____

ARRIETO
 PREPARED FOR
 DR HORTON, INC.
 NORTH PORT, FL

SHEET NUMBER
1-B

AERIAL FLY DATE: NOV. 03 2021
 OBTAINED FROM NEARMAP