

From: [Heather Faust](#)
To: [Adrian Janelli](#)
Subject: FW: [EXTERNAL] SPX-22-123 Special Exception January 10, 2023
Date: Monday, January 9, 2023 9:45:54 AM

Ex parte

From: Carmine <car02mine@yahoo.com>
Sent: Friday, January 6, 2023 12:59 PM
To: Commissioners <commissioners@northportfl.gov>
Subject: [EXTERNAL] SPX-22-123 Special Exception January 10, 2023

ALERT



Happy New Year Commissioners,

I'm writing to you today about a concern I share with many city residents. Specifically, it is the special exception petition SPX-22-123 to add "Multi Family (M/F) to the 11.7 Acre parcel currently zoned "Office, Professional, Institutional (OPI). Commission Meeting to be held on January 10, 2023 @ 10:00am

The lawyers state that the Comprehensive Plan and ULDC provides that any use not explicitly permitted nor expressly prohibited in the OPI zoning district, may file for a special exception. This precedent could have far reaching negative impacts to any current land use codes assigned today.

With a city forecasted for explosive growth, the time is now to protect the land use codes that support the Six Strategic Planning Pillars. There are three growth areas of vital importance contained in the Six Strategic Planning Pillars

1. Bring skilled jobs to North Port
2. Grow the Commercial Tax base
3. Preserve the Environment

The North Port Staff Report highlights the benefits of the OPI land use vs the Multi-Family land use for this special exception in the documentation "Comprehensive Plan - Chapter 2 - Future Land Use".

It states:

"IN FURTHER COMPARISON, TWENTY YEARS AFTER PROJECT COMPLETION, THE MULTI- FAMILY DEVELOPMENT WOULD REALIZE A NET FISCAL BENEFIT TO THE CITY OF \$3.9M AND POTENTIALLY CREATE 15 JOBS.

THE IMPACT FOR OFFICE USE WOULD

PROVIDE A NET BENEFIT OF \$7.15M HOWEVER, POTENTIAL JOB CREATION IS SIGNIFICANTLY HIGHER AND PROJECTS 343 JOBS".

I also researched the City's Development Viewer and have determined that there are 9,248 residential units proposed for North Port. 4004 are Single Family homes while 5,244 are Multi- Family homes. One large project with 500+ acres did not provide a total of homes proposed that will no doubt add to this count.

There is no shortage of Multi-Family homes being proposed and many of these are part of a larger well thought out residential community development plan to incorporate Multi-Family units.

I feel very strongly about keeping with the Six Strategic Planning Pillars, and staying focused to ensure our Comprehensive Plan, ULDC and Land Use Codes support these goals in developing our growing beautiful city.

Thank you,
Carmine Miranda

Sent from my iPhone

Heather Faust

From: Jill Luke
Sent: Thursday, August 18, 2022 4:45 PM
To: Heather Faust
Subject: FW: [EXTERNAL] FROM ALLAIN: WHILE THE CAT'S AWAY....

Here's another one if this gets through to us. thanks – Jill Luke

From: Jill Luke
Sent: Thursday, August 18, 2022 4:44 PM
To: Allain Hale <allainhale@hotmail.com>
Subject: RE: [EXTERNAL] FROM ALLAIN: WHILE THE CAT'S AWAY....

Allain,

I'm not really familiar with this project, but the questions that you posed at the end are good questions to ask any development. I cannot respond about the project, itself, as it would be quasi-judicial and we cannot discuss those items until it is brought to us in a meeting. Thank you – Jill Luke

From: Allain Hale <allainhale@hotmail.com>
Sent: Thursday, August 18, 2022 11:37 AM
To: Debbie McDowell <dmcdowell@northportfl.gov>; Alice White <treelady12001@yahoo.com>; Jill Luke <jluke@northportfl.gov>; Pete Emrich <pemrich@northportfl.gov>
Subject: [EXTERNAL] FROM ALLAIN: WHILE THE CAT'S AWAY....

EXTERNAL EMAIL: This email is from an external source! Be careful of

Sorry to bug you while you're on vacation. It appears Boone and his lawyers are making an attempt to hold a "neighborhood meeting" to ask for a special exception on the zoning of the large wooded lot on Sumter, between Pocatello and McKibben (by the Presbyterian Church). This meeting will be held tonight, august at 5 PM, at the Scout House at Dallas White Park.

The zoning of the property is now OPI.Office.Institutional. The owner of the property, But Zia, wants to change that to Multi family, which means up to 7 stories, 175 units. My guesstimation is that this will dump 200+ people onto the only 2 exit/entry points into the County Club Ridge neighborhood. These are Pocatella and McKibben streets. These are notoriously hazardous intersections onto Sumter. No traffic lights and traffic coming from both directions at high speed. It's a craps shoot to get out of the neighborhood.

Boone may make the exception request appear enticing by making the 175 units to be “affordable” housing.

Can you help me pose the right questions at this meeting tonight?

1. If this is to be managed as affordable housing, who manages it? The owner, or the City or the Feds?
2. What sort of buffer would protect the homeowners’ privacy next to the project, such as myself, from the incursion of 7-story buildings and their inhabitants?
3. If the safety of the intersections (McKibben and Pocatella) must be improved (like traffic lights) to handle this extra influx, who pays for it?

Thanks,
Allain
(941) 539-5369 CELL

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Thanks,
Allain
(941) 539-5369 CELL

Heather Faust

From: Debbie McDowell
Sent: Thursday, August 4, 2022 8:10 AM
To: Heather Faust
Subject: Fwd: [EXTERNAL] Development on Pocatello **QUASI**

For the record in case this comes before the commission.

Debbie

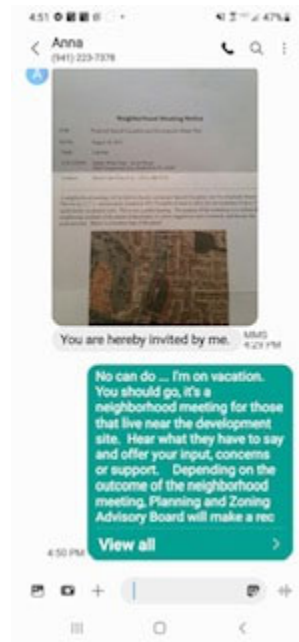
Sent from my iPad

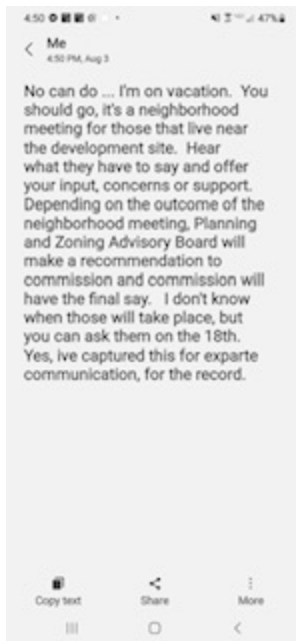
Begin forwarded message:

From: Debbie McDowell <twflmom@yahoo.com>
Date: August 3, 2022 at 4:53:10 PM EDT
To: Debbie McDowell <dmcowell@cityofnorthport.com>
Subject: [EXTERNAL] Development on Pocatello **QUASI**
Reply-To: Debbie McDowell <twflmom@yahoo.com>

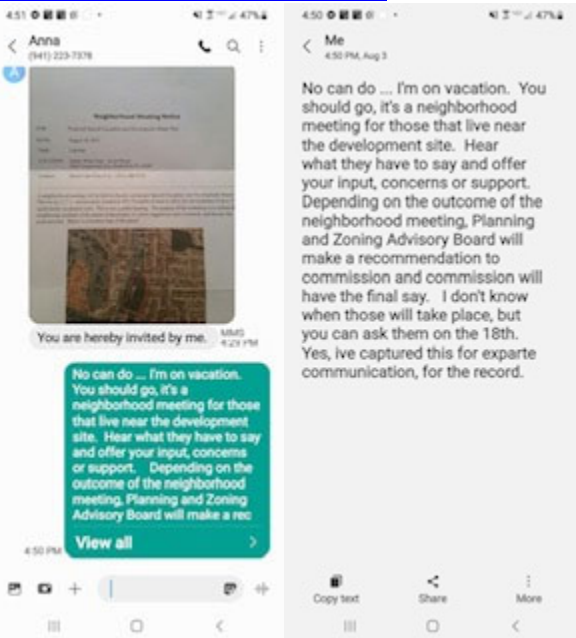
EXTERNAL EMAIL: This email is from an external source! Be careful.

For the record





[Sent from Yahoo Mail on Android](#)



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.

Heather Faust

From: Debbie McDowell
Sent: Tuesday, September 20, 2022 3:09 PM
To: zia butt
Cc: Heather Faust
Subject: Pocatello Development PID # 1001160001 ** QUASI **

Follow Up Flag: Follow up
Flag Status: Completed

Thank you for setting the record straight and bringing this to my attention. I am including our City Clerk so this email can be placed in the file, as part of the official record.

Best wishes

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: zia butt <butt.zia56@gmail.com>
Sent: Tuesday, September 20, 2022 1:51 PM
To: Debbie McDowell <dmcowell@northportfl.gov>
Subject: [EXTERNAL] PID # 1001160001

EXTERNAL EMAIL: This email is from an external source! Be careful of

Good afternoon, Debbie McDowell, Commissioner,

As you may be aware, a parcel I own along Sumter Road (PID # 1001160001) is subject to a proposed development application that has been submitted with the City's Planning Department. Recently, the administrator, Pauline Gore, at North Port Pines was presented a neighborhood-initiated petition against the proposed development application and was told that North Port Pines was part of the signature drive in opposition to the development. Furthermore, she was asked to provide a signature indicating opposition. Pauline told the gentleman requesting her signature that she would not be signing due to the fact that she had no knowledge of the petition or the parcel.

As President of the ownership entity of the North Port Pines property, North Port Retirement Center, Inc., I know that the statement that North Port Pines was part of the petition drive was blatantly false, and worse, was used as motivation to obtain a petition signature under false pretenses. This has to call into question how many other signatures on the petition have been either falsified or obtained under false pretenses. I feel the need to share this information with you in advance of the public hearings concerning the proposed development so you have the correct information for your decision making.

Regards,

Zia Butt, CEO

North Port Retirement Center Inc.

Heather Faust

From: Debbie McDowell
Sent: Sunday, August 21, 2022 9:01 AM
To: Heather Faust
Subject: RE: WHILE THE CAT'S AWAY.... (Pocatello development) ** QUASI **

Please add this for the record. Thanks
Debbie

Sent from my iPad

Begin forwarded message:

From: Allain Hale <allainhale@hotmail.com>
Date: August 20, 2022 at 10:56:44 AM CDT
To: Debbie McDowell <dmcowell@northportfl.gov>
Subject: [EXTERNAL] RE: WHILE THE CAT'S AWAY.... (Pocatello development) ** QUASI **

EXTERNAL EMAIL: This email is from an external source! Be care

We packed the house. Sorry you missed the fun,
not mine

The major issue was traffic safety from
everybody. This project dumps 250 to 300 people
(Boone's estimate, not mine) using the only two
exits servicing Country Club Ridge.

As you know, with no traffic light signals and drivers
routinely driving both ways on Sumter in excess of
45 mph, this intersection is already deadly without
200 additional drivers aggravating the situation.

Sent from [Mail](#) for Windows

From: [Debbie McDowell](#)
Sent: Thursday, August 18, 2022 8:01 PM
To: [Allain Hale](#)
Cc: [Heather Faust](#)
Subject: WHILE THE CAT'S AWAY.... (Pocatello development) ** QUASI **

Alain -

As you know I'm on vacation and I just saw your email. By now your meeting is probably over. I hope it went well and all your questions were answered. If the developer moves forward with the project, you will be notified when the Planning and Zoning Advisory Board and commission meeting will be held.

Heather — this email is for the record.

Have a great evening.

Debbie

Sent from my iPad

On Aug 18, 2022, at 11:36 AM, Allain Hale <allainhale@hotmail.com> wrote:

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539-5369 CELL

Thank

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(941)

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Allain
(941) 539-5369

CELL

From: [Heather Faust](#)
To: [Adrian Janello](#)
Subject: FW: Pocatello SE ** QUASI **
Date: Friday, January 6, 2023 1:16:27 PM

From: Debbie McDowell <dmcowell@northportfl.gov>
Sent: Friday, January 6, 2023 1:13 PM
To: Carmine <car02mine@yahoo.com>; Heather Faust <hfaust@northportfl.gov>
Subject: Pocatello SE ** QUASI **

Happy New Year to you too. Thank you for your email and sharing your concerns in a very well thought out manner. Since this is a quasi-judicial hearing, I cannot comment further. I assure you I have read all the back up materials and look forward to the discussion with my fellow commissioners.

I have included the City Clerk, as part of my ex-parte disclosure and for the record.

Sincerely,
Commissioner McDowell
941.429.7071

Sent from my iPad

On Jan 6, 2023, at 12:59 PM, Carmine <car02mine@yahoo.com> wrote:

ALERT



Happy New Year Commissioners,

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