

From: [Heather Faust](#)
To: [Adrian Jianelli](#)
Subject: Fwd: Commissioner Question - Agenda Item CC DMP-22-133 - Acadia Behavioral Health DMP (Quasi-Judicial)
Date: Monday, February 27, 2023 1:14:37 PM
Attachments: [11 Phase I Environmental Site Assessment.pdf](#)
[12 Traffic Impact Statement.pdf](#)

Exparte to be added after the meeting.

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From: Anna Duffey <aduffey@northportfl.gov>
Sent: Monday, February 27, 2023 12:20:49 PM
To: Commissioners <commissioners@northportfl.gov>
Cc: Jerome Fletcher <jfletcher@northportfl.gov>; Julie Bellia <jbellia@northportfl.gov>; Jason Yarborough <jyarborough@northportfl.gov>; Alaina Ray <aray@northportfl.gov>; Amber Slayton <aslayton@northportfl.gov>; Michael Golen <mgolen@northportfl.gov>
Subject: Commissioner Question - Agenda Item CC DMP-22-133 - Acadia Behavioral Health DMP (Quasi-Judicial)

PLEASE DO NOT REPLY TO ALL.

Good afternoon. Below please find a Commissioner question with staff response regarding the referenced item.

- May I have a copy of the TIS and the environmental report?
 - See attached.

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
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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 the Florida Public Records Act.

From: [Heather Faust](#)
To: [Adrian Jianelli](#)
Subject: Fwd: Commissioner Question - Agenda Item CC DMP-22-133 - Acadia Behavioral Health DMP (Quasi-Judicial)
Date: Monday, February 27, 2023 3:54:34 PM

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From: Anna Duffey <aduffey@northportfl.gov>
Sent: Monday, February 27, 2023 3:51:39 PM
To: Commissioners <commissioners@northportfl.gov>
Cc: Jerome Fletcher <jfletcher@northportfl.gov>; Julie Bellia <jbellia@northportfl.gov>; Jason Yarborough <jyarborough@northportfl.gov>; Amber Slayton <aslayton@northportfl.gov>; Michael Golen <mgolen@northportfl.gov>; Alaina Ray <aray@northportfl.gov>
Subject: RE: Commissioner Question - Agenda Item CC DMP-22-133 - Acadia Behavioral Health DMP (Quasi-Judicial)

PLEASE DO NOT REPLY TO ALL.

Good afternoon. The City Attorney has weighed in on this question and her response is below.

- **Question:** Can we prohibit the development from requesting/receiving an ad valorem exemption as part of the DMP?
 - **City Attorney's Response:** No. The Commission does not have the authority to interfere with an entity's right to an ad valorem exemption that the Florida Statutes allow.

Thank you,

Anna M. Duffey

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Ph: 941.429.7077, C: 941-356-9896

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From: Anna Duffey <aduffey@northportfl.gov>
Sent: Monday, February 27, 2023 2:50 PM
To: Commissioners <commissioners@northportfl.gov>
Cc: Jerome Fletcher <jfletcher@northportfl.gov>; Julie Bellia <jbellia@northportfl.gov>; Jason Yarborough <jyarborough@northportfl.gov>; Amber Slayton <aslayton@northportfl.gov>; Michael Golen <mgolen@northportfl.gov>; Alaina Ray <aray@northportfl.gov>

Subject: Commissioner Question - Agenda Item CC DMP-22-133 - Acadia Behavioral Health DMP (Quasi-Judicial)

PLEASE DO NOT REPLY TO ALL.

Good afternoon. Below please find a Commissioner question along with staff response regarding the referenced item.

- **Question:** Over the course of five years, staff forecasts a net benefit of \$2,699,980 (from this development). However, this development could qualify for an Ad Valorem Tax exemption which would lower the net benefits to \$1,994,306, a 26.14% decrease in benefits.

Can we prohibit the development from requesting/receiving an ad valorem exemption as part of the DMP?

- **Response:** Staff would defer to the City Attorney as to whether the Commission has the ability to remove a non-profit organization's statutory right to tax relief as a condition of Development Master Plan approval. However, staff offers the following comments.
 - Arcadia Healthcare is a 501(c)(3). Staff has concerns with prohibiting Arcadia from claiming a statutory tax exemption if other similar 501(c)(3) healthcare organizations (Sarasota Memorial) are not also subject to the same condition (Equal Protection).
 - The City does not control the Ad Valorem tax relief process and would be unable to prevent the granting of such exemption.

Thank you,

Anna M. Duffey

Senior Executive Assistant

City of North Port

Office of the City Manager

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From: [Heather Faust](#)
To: [Adrian Jianelli](#)
Subject: Fwd: 2/28 agenda - Acadia DMP ** QUASI **
Date: Monday, February 27, 2023 10:44:16 AM

Exparte to be added after the meeting.

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From: Debbie McDowell <dmcowell@northportfl.gov>
Sent: Monday, February 27, 2023 10:36:10 AM
To: Jerome Fletcher <jfletcher@northportfl.gov>; Heather Faust <hfaust@northportfl.gov>
Cc: Jason Yarborough <jyarborough@northportfl.gov>; Julie Bellia <jbellia@northportfl.gov>
Subject: 2/28 agenda - Acadia DMP ** QUASI **

May I have a copy of the TIS and the environmental report?

THANKS

Debbie

From: [Heather Faust](#)
To: [Adrian Jianelli](#)
Subject: Fwd: Commissioner Question - Agenda Item CC DMP-22-133 - Acadia Behavioral Health DMP (Quasi-Judicial)
Date: Monday, February 27, 2023 2:51:06 PM

Another one.

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From: Anna Duffey <aduffey@northportfl.gov>
Sent: Monday, February 27, 2023 2:50:01 PM
To: Commissioners <commissioners@northportfl.gov>
Cc: Jerome Fletcher <jfletcher@northportfl.gov>; Julie Bellia <jbellia@northportfl.gov>; Jason Yarborough <jyarborough@northportfl.gov>; Amber Slayton <aslayton@northportfl.gov>; Michael Golen <mgolen@northportfl.gov>; Alaina Ray <aray@northportfl.gov>
Subject: Commissioner Question - Agenda Item CC DMP-22-133 - Acadia Behavioral Health DMP (Quasi-Judicial)

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From: [Heather Faust](#)
To: [Adrian Jianelli](#)
Subject: FW: Acadia DMP *** QUASI ***
Date: Tuesday, February 28, 2023 1:43:43 PM
Attachments: [228 agenda - Acadia DMP QUASI .msg](#)
[Commissioner Question - Agenda Item CC DMP-22-133 - Acadia Behavioral Health DMP \(Quasi-Judicial\).msg](#)
[RE Commissioner Question - Agenda Item CC DMP-22-133 - Acadia Behavioral Health DMP \(Quasi-Judicial\).msg](#)

From: Debbie McDowell <dmcdowell@northportfl.gov>
Sent: Tuesday, February 28, 2023 1:31 PM
To: Heather Faust <hfaust@northportfl.gov>
Subject: Acadia DMP *** QUASI ***

For the record, please see attached documents as part of my ex-parte.

Thanks

Debbie