From:	Heather Faust
To:	Adrian Jianelli
Subject:	FW: 3/30 Agenda - DMP the Waters ** QUASI **
Date:	Wednesday, March 22, 2023 4:57:53 PM
Attachments:	image001.png

Ex parte

From: Alaina Ray <aray@northportfl.gov>
Sent: Wednesday, March 22, 2023 4:55 PM
To: Anna Duffey <aduffey@northportfl.gov>; Jason Yarborough <jyarborough@northportfl.gov>
Cc: Jerome Fletcher <jfletcher@northportfl.gov>; Julie Bellia <jbellia@northportfl.gov>; Lori Hollingshead <lhollingshead@northportfl.gov>; Lori Barnes <lbarnes@northportfl.gov>; Heather Faust <hfaust@northportfl.gov>
Subject: RE: 3/30 Agenda - DMP the Waters ** QUASI **

The 2022 Area Median Income (AMI) specifically for North Port is $69,265. However, the AMI for the North Port-Sarasota-Bradenton Metropolitan Statistical Area (MSA) is $90,400 per the U.S. Department of Housing and Urban Development. The MSA AMI is the income used to calculate income levels for affordable housing.

Thanks,
Alaina

From: Anna Duffey <aduffey@northportfl.gov>
Sent: Wednesday, March 22, 2023 4:45 PM
To: Alaina Ray <aray@northportfl.gov>; Jason Yarborough <jyarborough@northportfl.gov>
Cc: Jerome Fletcher <jfletcher@northportfl.gov>; Julie Bellia <jbellia@northportfl.gov>; Lori Hollingshead <lhollingshead@northportfl.gov>; Lori Barnes <lbarnes@northportfl.gov>; Heather Faust <hfaust@northportfl.gov>
Subject: RE: 3/30 Agenda - DMP the Waters ** QUASI **

Alaina, do you have the information regarding the AMI or would that come from someone else?

Thank you,

Anna M. Duffey
Senior Executive Assistant
Office of the City Manager
Ph: 941.429.7077, C: 941-356-9896

From: Alaina Ray <aray@northportfl.gov>
Sent: Wednesday, March 22, 2023 4:37 PM
To: Jason Yarborough <jyarborough@northportfl.gov>
Cc: Jerome Fletcher <jfletcher@northportfl.gov>; Julie Bellia <jbellia@northportfl.gov>; Anna Duffey <aduffey@northportfl.gov>; Lori Hollingshead <lhollingshead@northportfl.gov>; Lori Barnes <lbarnes@northportfl.gov>; Heather Faust <hfaust@northportfl.gov>
Subject: RE: 3/30 Agenda - DMP the Waters ** QUASI **

Jason,

Sarasota County contributed $1.5 million of American Rescue Plan Act (ARPA) funds to the Atlantic Housing Foundation for The Waters at North Port affordable housing development.

Thanks,
Alaina

From: Jason Yarborough <jyarborough@northportfl.gov>
Sent: Wednesday, March 22, 2023 4:24 PM
To: Debbie McDowell <dmcdowell@northportfl.gov>; Jerome Fletcher <jfletcher@northportfl.gov>
Cc: Julie Bellia <jbellia@northportfl.gov>; Anna Duffey <aduffey@northportfl.gov>; Lori Hollingshead <lhollingshead@northportfl.gov>; Alaina Ray <aray@northportfl.gov>; Lori Barnes <lbarnes@northportfl.gov>; Heather Faust <hfaust@northportfl.gov>
Subject: RE: 3/30 Agenda - DMP the Waters ** QUASI **

Commissioner,

We can get you the information you seek. It will be disclosed to the Clerk's Office because it is a Quasi-Judicial issue.

Best regards,

From: Debbie McDowell <dmcdowell@northportfl.gov>

Sent: Wednesday, March 22, 2023 4:17 PM
To: Jerome Fletcher <jfletcher@northportfl.gov>
Cc: Jason Yarborough <jyarborough@northportfl.gov>; Julie Bellia <jbellia@northportfl.gov>
Subject: 3/30 Agenda - DMP the Waters ** QUASI **

Currently, what is North Port's Area Median Income (AMI)?

Is this the development Sarasota County contributed some of their ARPA funds for affordable housing in North Port? If so, how much did they contribute? If not, is there any other affordable housing complexes it was used for in North Port?

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:	Heather Faust
To:	Adrian Jianelli
Subject:	FW: 3/30 Agenda - DMA and DMP -- QUASI Judicial Items
Date:	Wednesday, March 22, 2023 4:47:05 PM
Attachments:	Item #7 Traffic Impact Statement.pdf 2022-03 Traffic Impact Study - North Port, FL.pdf 06_4081A Traffic Impact Statement v.00_DS.pdf

Adrian,

Ex-parte.

From: Lori Hollingshead <lhollingshead@northportfl.gov>
Sent: Wednesday, March 22, 2023 4:46 PM
To: Debbie McDowell <dmcdowell@northportfl.gov>
Cc: Jerome Fletcher <jfletcher@northportfl.gov>; Julie Bellia <jbellia@northportfl.gov>; Jason Yarborough <jyarborough@northportfl.gov>; Anna Duffey <aduffey@northportfl.gov>; Heather Faust <hfaust@northportfl.gov>; Amber Slayton <aslayton@northportfl.gov>
Subject: FW: 3/30 Agenda - DMA and DMP -- QUASI Judicial Items

Good afternoon, Commissioner McDowell,

Please find attached the requested Traffic Impact Study/Analysis for the following Quasi-Judicial Items as referenced on the Commission's March 30, 2023 Agenda:

CC-DMP-22-118 – Development Master Plan, PID No. 1118-04-0010, located at the Southeast Corner of Activity Center 5 – attachment titled Item #7 Traffic Impact Statement

CC-DMA-21-269 – Suncoast Technical College Commercial Outparcels – attachment titled 2022-03 Traffic Impact Study – North Port, FL

CC-DMP-22-084 – The Waters at North Port Development Master Plan – attachment titled 06_4081A Traffic Impact Statement v.00_DS

Lori Hollingshead
Administrative Services Specialist
Office of the City Manager
City of North Port
PH: 941-429-7240
lhollingshead@northportfl.gov
www.northportfl.gov

with official City business are public records subject to disclosure under the Florida Public Records Act.

From: Debbie McDowell <dmcdowell@northportfl.gov>
Sent: Wednesday, March 22, 2023 4:16 PM
To: Jerome Fletcher <jfletcher@northportfl.gov>
Cc: Jason Yarborough <jyarborough@northportfl.gov>; Julie Bellia <jbellia@northportfl.gov>
Subject: 3/30 Agenda - DMA and DMP

May I have a copy of the Traffic Impact Study/Analysis for:

DMP -- #0010 in AC 5
DMA – The outparcels near STC
DMP – The Waters

Thanks
Debbie

From: Heather Faust
To: Adrian Jianelli
Subject: FW: 3/30 Agenda - DMP the Waters ** QUASI **
Date: Wednesday, March 22, 2023 4:25:19 PM

Ex Parte

From: Jason Yarborough <jyarborough@northportfl.gov>
Sent: Wednesday, March 22, 2023 4:24 PM
To: Debbie McDowell <dmcdowell@northportfl.gov>; Jerome Fletcher <jfletcher@northportfl.gov>
Cc: Julie Bellia <jbellia@northportfl.gov>; Anna Duffey <aduffey@northportfl.gov>; Lori Hollingshead <lhollingshead@northportfl.gov>; Alaina Ray <aray@northportfl.gov>; Lori Barnes <lbarnes@northportfl.gov>; Heather Faust <hfaust@northportfl.gov>
Subject: RE: 3/30 Agenda - DMP the Waters ** QUASI **

Commissioner,

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Best regards,

From: Debbie McDowell <dmcdowell@northportfl.gov>
Sent: Wednesday, March 22, 2023 4:17 PM
To: Jerome Fletcher <jfletcher@northportfl.gov>
Cc: Jason Yarborough <jyarborough@northportfl.gov>; Julie Bellia <jbellia@northportfl.gov>
Subject: 3/30 Agenda - DMP the Waters ** QUASI **

Currently, what is North Port's Area Median Income (AMI)?

Is this the development Sarasota County contributed some of their ARPA funds for affordable housing in North Port? If so, how much did they contribute? If not, is there any other affordable housing complexes it was used for in North Port?

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:	Heather Faust
To:	Adrian Jianelli
Subject:	FW: Commissioner Question - Agenda Item DMP-22-084 The Waters
Date:	Monday, March 27, 2023 1:12:33 PM

Ex parte

From: Anna Duffey <aduffey@northportfl.gov>
Sent: Monday, March 27, 2023 1:08 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>; Lori Hollingshead <lhollingshead@northportfl.gov>; Lori Barnes <lbarnes@northportfl.gov>
Subject: Commissioner Question - Agenda Item DMP-22-084 The Waters

PLEASE DO NOT REPLY TO ALL.

Good afternoon. Below are Commissioner questions with staff responses regarding the referenced item.

- **Question:** Is the existing setback for the buildings adjacent to the Myakkahatchee Creek because of the waterbody or because of the Activity Center?
    - **Response:** The setback is due to the zoning district (Planned Community Development/PCD). Particularly, ULDC Sec. 53-106.B.(1) states "no structure shall be located closer to any peripheral property line than two (2) times the height of such structure." This particular ULDC reference supersedes the typical setbacks listed in ULDC Sec. 53-109 (see Group 4 in the table) along the north and east property lines.
- **Question:** Should the building setback adjacent to the Myakkahatchee Creek be 140' since the height of the buildings are 70'?
    - **Response:** The structures are actually only 40 feet in height (3-stories) not 70 feet. Therefore, the required setback along the property line abutting Myakkahatchee Creek and the northern property line would be 80 feet without a modification.

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

From:	Heather Faust
To:	Adrian Jianelli
Subject:	FW: Commissioner Question - CC DMP-22-084 The Waters at North Port DMP (QUASI-JUDICIAL)
Date:	Thursday, March 23, 2023 8:13:00 AM

Ex parte

From: Anna Duffey <aduffey@northportfl.gov>
Sent: Wednesday, March 22, 2023 5:05 PM
To: Commissioners <commissioners@northportfl.gov>
Cc: Jerome Fletcher <jfletcher@northportfl.gov>; Julie Bellia <jbellia@northportfl.gov>; Jason Yarborough <jyarborough@northportfl.gov>; Lori Hollingshead <lhollingshead@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 - CC DMP-22-084 The Waters at North Port DMP (QUASI-JUDICIAL)

PLEASE DO NOT REPLY TO ALL.

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

- Currently, what is North Port's Area Median Income (AMI)?
    - The 2022 Area Median Income (AMI) specifically for North Port is $69,265. However, the AMI for the North Port-Sarasota-Bradenton Metropolitan Statistical Area (MSA) is $90,400 per the U.S. Department of Housing and Urban Development. The MSA AMI is the income used to calculate income levels for affordable housing.

- Is this the development Sarasota County contributed some of their ARPA funds for affordable housing in North Port? If so, how much did they contribute? If not, is there any other affordable housing complexes it was used for in North Port?
    - Sarasota County contributed $1.5 million of American Rescue Plan Act (ARPA) funds to the Atlantic Housing Foundation for The Waters at North Port affordable housing development.

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

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:	FW: Commissioner Question - CC-DMP22-118, CC-DMA-21-269, CC-DMP-22-084 (ALL QUASI-JUDICIAL)
Date:	Thursday, March 23, 2023 8:13:20 AM
Attachments:	06_4081A Traffic Impact Statement v.00_DS.pdf 2022-03 Traffic Impact Study - North Port, FL.pdf Item #7 Traffic Impact Statement.pdf

Ex parte.

From: Anna Duffey <aduffey@northportfl.gov>
Sent: Wednesday, March 22, 2023 5:00 PM
To: Commissioners <commissioners@northportfl.gov>
Cc: Jerome Fletcher <jfletcher@northportfl.gov>; Julie Bellia <jbellia@northportfl.gov>; Jason Yarborough <jyarborough@northportfl.gov>; Lori Hollingshead <lhollingshead@northportfl.gov>; Alaina Ray <aray@northportfl.gov>; Amber Slayton <aslayton@northportfl.gov>; Michael Golen <mgolen@northportfl.gov>
Subject: Commissioner Question - CC-DMP22-118, CC-DMA-21-269, CC-DMP-22-084 (ALL QUASI-JUDICIAL)

PLEASE DO NOT REPLY TO ALL.

Good afternoon. Below please see a Commissioner's question with staff response regarding the referenced items.

- May I have a copy of the Traffic Impact Study/Analysis for:
  DMP -- #0010 in AC 5
  DMA – The outparcels near STC
  DMP – The Waters

    - CC-DMP-22-118 – Development Master Plan, PID No. 1118-04-0010, located at the Southeast Corner of Activity Center 5 – attachment titled Item #7 Traffic Impact Statement
    - CC-DMA-21-269 – Suncoast Technical College Commercial Outparcels – attachment titled 2022-03 Traffic Impact Study – North Port, FL
    - CC-DMP-22-084 – The Waters at North Port Development Master Plan – attachment titled 06_4081A Traffic Impact Statement v.00_DS

Thank you,

Anna M. Duffey
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