

From: [Heather Faust](#)
To: [Adrian Jianelli](#)
Subject: Fwd: 2/28 Agenda - DMP West River Road ** QUASI **
Date: Tuesday, February 28, 2023 9:58:20 AM

Exparte please.

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From: Debbie McDowell <dmcowell@northportfl.gov>
Sent: Tuesday, February 28, 2023 9:34:06 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 - DMP West River Road ** QUASI **

On page 10 of the DMP document it states, “*We have likewise cooperated with Wellen Park and the West Villages Improvement District to identify the future extension of Playmore Road through these lands to River Road as provided in the City Future Transportation Plans and the development agreement between the **parties and the City of North Port.**”*

Is this referencing the Developer Agreement with the City and WVID? If so, I already have this document.

-- OR --

Is there another agreement with **WVID, the applicant** (aka “**parties**”) and **the City**? If so, may I have a copy of the agreement mentioned? THANKS

Debbie

From: [Heather Faust](#)
To: [Adrian Jianelli](#)
Subject: Fwd: 2/28 agenda - West River DMP *QUASI*
Date: Monday, February 27, 2023 10:44:38 AM

Exparte to be added after the meeting.

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From: Debbie McDowell <dmcowell@northportfl.gov>
Sent: Monday, February 27, 2023 10:35:52 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 - West River DMP *QUASI*

- May I have a copy of the TIS? Appendix 2 is not included in the back up materials.
- May I have a copy of the Environmental Report? Appendix 3 is not included in the back up materials
- The General Development Area, Exhibit 3, does not include a map key. Where are the non-residential proposed to be located? Where are the multi-family proposed to be located?
- On page 16 of the DMP, notes #3, mentions Figure 3.9.1, where is this in the document?
(3) Multi-family Residential density shall be calculated for the land areas identified in Exhibit 2 and Table 1. With each Site & Development Plan, a Tracking Chart will be provided to demonstrate compliance with the overall intensity and density of West River Village and to ensure compliance with the required Land Use Mix (Fig. 3.9.1).
- It is very easy to understand how many dwelling units there will be in this development, however, the FAR at .55 is not as easy to understand. Is it possible to estimate the square footage of the development that will be non-residential? Maybe a conversation will be easier!

Thanks

Debbie

From: [Heather Faust](#)
To: [Adrian Jianelli](#)
Subject: Fwd: Commissioner Question - DMP-22-093 West River Village DMP - (Quasi-Judicial)
Date: Monday, February 27, 2023 2:29:00 PM
Attachments: [Environmental Assessment.pdf](#)
[West River Village Traffic Impact Statement.pdf](#)

Exparte after the meeting. Thanks.

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From: Anna Duffey <aduffey@northportfl.gov>
Sent: Monday, February 27, 2023 2:21:49 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 - DMP-22-093 West River Village DMP - (Quasi-Judicial)

PLEASE DO NOT REPLY TO ALL.

Good afternoon. Below please find Commissioner questions with staff responses regarding the referenced agenda item.

- **Question:** May I have a copy of the TIS? Appendix 2 is not included in the back up materials.

Response: Attached

- **Question:** May I have a copy of the Environmental Report? Appendix 3 is not included in the back up materials

Response: Attached

- **Question:** The General Development Area, Exhibit 3, does not include a map key. Where are the non-residential proposed to be located? Where are the multi-family proposed to be located?

Response: The map key is the areas to be developed Area 1, Area 2, Area 3, Area 4 as shown on page 7 and the coordinating Table 1 on page 8 of the Development Master Plan shows the mix of residential and non-residential as this is a true mixed use.

- **Question:** On page 16 of the DMP, notes #3, mentions Figure 3.9.1, where is this in the document?

Response: Figure 3.9.1 is mislabeled by the applicant. The applicant used the West Village Pattern Plans as a template and this was a carryover from the previous

revisions. The Table 1 on page 8 and Table 2 on page 9 show the densities and intensities. The developer will be required at each major site and development plan to submit a tracking chart to ensure compliance. Staff is happy to meet with the Commissioner to discuss.

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- **Question:** It is very easy to understand how many dwelling units there will be in this development, however, the FAR at .55 is not as easy to understand. Is it possible to estimate the square footage of the development that will be non-residential? Maybe a conversation will be easier!

Response: Staff is happy to meet with the Commissioner to discuss.

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: Fwd: DMP-22-093 West River Village DMP ** QUASI **
Date: Tuesday, February 28, 2023 9:59:38 AM

Exparte thanks.

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From: Debbie McDowell <dmcowell@northportfl.gov>
Sent: Tuesday, February 28, 2023 9:22:04 AM
To: Heather Faust <hfaust@northportfl.gov>
Subject: DMP-22-093 West River Village DMP ** QUASI **

For the record

Debbie

From: Debbie McDowell
Sent: Monday, February 27, 2023 2:29 PM
To: Jerome Fletcher <jfletcher@northportfl.gov>
Cc: Jason Yarborough <jyarborough@northportfl.gov>; Julie Bellia <jbellia@northportfl.gov>
Subject: RE: Commissioner Question - DMP-22-093 West River Village DMP - (Quasi-Judicial)

Is there enough time to have a quick conversation about the last question I asked ... I have a 10am meeting with a citizen otherwise, I'm available all day. I'm usually here by 7:30am .

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Sent: Monday, February 27, 2023 2:22 PM
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