

From: Maryann Barrett <barrett-maryann@sbcglobal.net>
Sent: Tuesday, July 23, 2019 8:23 AM
To: Debbie McDowell <dmcdowell@cityofnorthport.com>
Subject: Re: Sabal Trace aka Central Park ** QUASI **

Thank you for your diligence. Stick to your guns and get your questions answered. If all the commissioners were as diligent as you, this town would be in a much better situation. Again thank you for doing a great job questioning all aspects of this development.

Maryann Barrett

On Jul 23, 2019, at 6:54 AM, Debbie McDowell <dmcdowell@cityofnorthport.com> wrote:

I have many concerns with the bridge agreement. I emailed the City Manager last night about potential errors in the agreement and a requested a conversation with staff on the multitude of questions I have. The City Manager informed me he intends to pull the bridge agreement from the agenda. Which means, we won't be discussing it until September or later. With all that said, things can change in a heartbeat based on the will of the Commission body. I am prepared to discuss the item if it isn't pulled like he mentioned

The final hearings on the Sabal Trace property are on tonight's meeting, nothing is final until the final vote. Did you know the meetings are available to watch on-line? On page 2 scroll down to the date of the meeting and it will say "in progress" or after the meeting, once the video posts it will say "video".
<https://cityofnorthport.legistar.com/Calendar.aspx>

Debbie

Sent from my iPad

On Jul 23, 2019, at 3:20 AM, Maryann Barrett <barrett-maryann@sbcglobal.net> wrote:

Vice Mayor,

Commissioner Emrich is already commenting on Facebook regarding collecting impact fees to build the bridge and the fact that some are not happy about the Sabal Trace Development. If that isn't jumping the gun before the final vote, I don't know what is. I believe I'll not sit through another meeting when the verdict is already in as I predicted.

So disappointed as I think changing the zoning of that property is so very wrong for so many reasons. It is going to be a decision North Port will regret.

By the way, I did let Pete know it's being voted on tonight, since he obviously didn't read the agenda and believes it's already approved.

Thanks for listening throughout this entire process.

Maryann Barrett

On Jul 19, 2019, at 9:21 AM, Debbie McDowell <dmcowell@cityofnorthport.com> wrote:

No it has NOT been officially approved. The 2nd reading (and final reading) on July 23 is required, which is why i sent the email.

Vice mayor McDowell

Sent from my iPad

On Jul 19, 2019, at 7:18 AM, Maryann Barrett <barrett-maryann@sbcglobal.net> wrote:

Am I correct in assuming the development has already been approved along with the zoning change and these are simply changes to the plan previously submitted? It seems to me these are formalities or am I wrong?

There are so many opposed to more development for all the reasons previously noted including traffic, loss of free space, noise from ambulances frequenting the assisted living, impact on area wildlife, impact on retention ponds in Villas of Sabal Trace. This is not a good thing for our community.

We all watched as a blue heron built a nest for her three babies. We watched them from birth. We saw mom feeding them and then watched her teach them to fly! This is something you can't replace once it's gone. So sad.

Thank you for the update.

Maryann Barrett

On Jul 18, 2019, at 5:31 PM, Debbie McDowell <dmcowell@cityofnorthport.com> wrote:

Good evening:

In the past, you asked me to keep you posted on any future meetings regarding Sabal Trace (Central Parc) development. On Tuesday, July 23 at 6pm the commission will be hearing many aspects to this development. These are the items we will be discussing about Central Parc. Please refer to the entire agenda link (provided) for the full title of each item, information, documents and reports. HINT – once you're in the agenda, click on the blue typeface to view this additional information.

- Item 3B - Transportation Impact Fee Reimbursement for the bridge over the Coco Plum
- Item 4A Petitions – Central Parc Development Master Plan
- Item #4A Ordinances – 2nd Reading Changing the Comprehensive Plan land use maps
- Item #4B Ordinances – 2nd Reading on the Rezoning of the parcel
- Item #4C Ordinances – 2nd Reading to amend the ULDC to include the new activity center 9 (Central Parc Area)

This is the link to the entire agenda. <https://.legistar.com/View.ashx?M=A&ID=655623&GUID=998F5F13-8AFC-4A4C-96F8-FBB7D8D954D9>

Public comment is welcomed and encouraged at the meeting.

Debbie McDowell

Vice-Mayor

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From: msg4billm@aol.com <msg4billm@aol.com>

Sent: Monday, July 22, 2019 10:34 PM

To: Commissioners <Commissioners@cityofnorthport.com>; tharmening@sun-herald.com;
NPTaxpayers@gmail.com

Subject: Central Parc Project: Public Comments & Concerns - Mtg July 23rd, 2019

For the public record ahead of the July 23rd Commission's second reading on the Central Parc Project:

Those of us owning property's abutting the boundary of the former course are about to see this rezoning & development project forever change/rob us of the protection our peaceful buffered perimeter & vibrant wildlife habitat which has been protected for 50 years by North Port's past, present, and future zoning plans and the city's Master Plans and ULDC. This rezoning will directly & adversely impact approximately 400 abutting property owners.

This parcel & rezoning changes 43% of this neighborhood area bordered by Appomattox Dr, Sumter Blvd, Greenwood Ave, and North Port Blvd. Significant change, loss of passive public recreation and wildlife areas and houses looking into lanais & windows of existing homes.

How will the use of the Cocoplum waterway recreation area be impacted by a new bridge over it (impede public use of boats, kayaks, fisherman)? What about the safety for bikers, walkers where a bridge with limited sight lines will now intersect their paths to Dallas White Park, YMCA, Skate Park? Traffic was not studied at peak season and these other issues have never been addressed.

Once changed by your actions, this impact can never be reversed and existing property owners will have been overlooked in the rush to move forward. Quality of life and true community values brushed aside. Down the road, who will absorb the cost for the unintended consequences that arise because not all things were appropriately vetted and reviewed.

Please take time to review and add this and the attached doc to the Public Record for this 2nd reading and before taking action.

Sincerely Submitted,
Bill Morgan "Property Owner/Taxpayer"
5758 Sabal Trace Dr Unit 202
North Port, FL 34287
msg4billm@aol.com

BCC Multiple Recipients

Reviewing the developer's and the city's materials and relevant planning, ordinance(s) and associated governing guidelines are big tasks for those who do it on a daily basis, but especially for those concerned neighbors. The Owner/Taxpayers who have little experience in, but a significant vested interest in, the process and its outcomes.

The City's Comprehensive Plan is the adopted vision and recognizes key fundamental areas critical to building & fostering a vibrantly diverse community that looks beyond the gain of potential tax revenues, to the other important aspects of what makes a city a real community.

The April 1st, 2019 Staff Report for Central Parc essentially outlines relevant background, petitions, and summarizes related details with staff findings.

The report's Background section highlights the fact that although the 207.5 acre area has always been recreational & open land habitat, the prior owner was issued Conditional Use Permits via Resolution 05-R-58 which allowed transition from an 18-hole course to a smaller 9-hole course and have a housing component. It is important to note, that while this was a material change from the past, it did maintain an important passive recreational & natural/open land habitat component maintaining the privacy and quality of life aspects for the 400+ abutting property owners and surrounding HOAs. Even though this died when the property changed ownership, the underlying basis for it remains justified today.

The so-called significant landscape buffers and water features, referred to on pg 5 under Goal 1 of the report, provides some mitigation of privacy issues to select locations, while owners in a number of other abutting areas, such as behind the Colony at Sabal Trace, lose the current buffering of the existing stream and pond to only be directly viewing the lanais, houses and roads in closer proximity than the prior golf cart paths. This is even more problematic from the 2nd floor condos whose height negates any mitigation offered by a berm. A clear loss of privacy and an almost total loss of the peaceful natural perimeter owners have always had and protected by current zoning and future use plans.

The importance of sound planning principles and maintaining the community character is noted on pg 5-8 under Objectives & subsequent items and also in the North Port's Comprehensive Plan. The rezoning request and proposed plans attempt to create zoning which mimics previous development within the approximately 21 million sq ft area bordered by Appomattox Dr, Sumter Blvd, Greenwood Ave, and North Port Blvd. It must be noted that the 207.5 acre parcel represents over 9 million sq ft of this (43560 sq ft = 1 acre), about 43% of this complete neighborhood.

While the findings note compatibility with the surrounding area, no adverse impact and no change of character to the surrounding neighborhood. An important, highly relevant question has to be - How a complete rezoning elimination of passive recreational & open land habitat from the neighborhood could not be viewed as a significantly altering the character of this neighborhood. 57% developed to 100% developed represents complete and dramatic change to the character and the quality of life fabric of this neighborhood. Could complete rezoning of this parcel constitute the creation of isolated zoning, as it effectively removes important elements of diversity and protections deemed essential components throughout the Comprehensive Plan. Once approved this can never be recaptured or repaired. Conserving and sharing this buffering vibrant wildlife habitat preserves the character of the neighborhood and clearly fulfills goals and objectives validated within the City's Comprehensive Plan.

It is not the lack of another golf course that is the issue. Most understand there will never be a golf course and acknowledge that some residential development is a reasonable alternative. However, developing 500+ homes and mixed-use component completely overlooks this passive recreational & natural/open land habitat component which would not only protect & serve existing neighbors, but also the prospective new home owners.

July 20th, 2019

While rezoning a portion of the parcel benefits all parties, rezoning the entire parcel would clearly benefit the developer & the city/county tax coffers, to the obvious detriment of the 400+ abutting properties and HOAs. These existing homeowners, whether full-time residents or seasonal residents are all paying taxes in support of the City & County and fees to their respective Associations.

In closing, there are many other concerns to be raised & vetted, but the short time allotted for public comment does not allow for discussion of the traffic, noise, drainage and safety issues that have a huge potential impact on surrounding owners in abutting associations. Will each association be tossed under the bus to deal with these issues on their own, is the developer responsible, or is the city financially at risk if post project issues arise that could and/or should have been discovered, vetted, and mitigated proactively.

The Planning and Zoning Advisory Board and the North Port City Commission needs to carefully consider the points raised here and by other stakeholders. Many believe the outcome to be a foregone conclusion, but many others hope that their legitimate concerns are appropriately addressed without any party feeling like a loser in this process.

I ask that copies of this document be entered into the public record and shared with both this Board and the Commission, along with the photos included which serve to show what my current view is and what I and other abutting owners will be losing if these requests are approved as is.

Sincerely Submitted,

Bill Morgan Owner/Taxpayer 5758 Sabal Trace Dr Unit 202

June 19th, 2018 *lanai view at 5758 Sabal Trace Dr – this is gone in the Development Plan

Similar views are currently shared by 50 Colony condos and numerous others that directly border this parcel.

Note Distances: 30ft to stream, 75ft to beyond stream but closer than cart path, 100 ft to beyond cart path.

Note 2nd floor CST Condo Elevation is 15ft higher than the elevation at 75 ft (looking over any berm or barrier).



Pictures By B.Morgan

July 20th, 2019

Vibrant Wildlife Habitat as viewed/photos taken from my condo window



Pictures By B.Morgan



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July 20th, 2019



Pictures By B.Morgan



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