

From: [Heather Faust](#)
To: [Adrian Jimenez](#)
Subject: FW: [EXTERNAL] Opposition to Rezoning
Date: Monday, August 14, 2023 7:49:56 AM

Ex parte. Thanks.

From: Barbara Langdon <blangdon@northportfl.gov>
Sent: Friday, August 11, 2023 12:36 PM
To: Heather Faust <hfaust@northportfl.gov>
Subject: Fwd: [EXTERNAL] Opposition to Rezoning

I think this may be ex parte.

Regards,
Barbara

Sent from my iPhone

Begin forwarded message:

From: Barbara Langdon <blangdon@northportfl.gov>
Date: August 11, 2023 at 12:34:50 PM EDT
To: Eileen Warn <ilysign@gmail.com>
Subject: Re: [EXTERNAL] Opposition to Rezoning

Dear Eileen,
Thank you for your note. This matter has not come before the commission yet, but I will keep your concerns in mind when it does.

Regards,
Barbara

Sent from my iPhone

On Aug 11, 2023, at 9:32 AM, Eileen Warn <ilysign@gmail.com> wrote:

ALERT



Dear Commissioners:

We are writing to oppose the rezoning of our neighborhood. We live in the small neighborhood the end of South Toledo Blade Blvd. between the two Kenvil Rd entrances. A builder is applying to rezone our neighborhood so he can build a 180 unit multifamily apartment complex on the parcel know as # 1007252118. When Mr. Michael Belfonti purchased this parcel in 2008 he stated he was well aware of the zoning but never intended to build single-,family homes.

We purchased our home in 2007. Our plan was to retire and live here for the rest of our lives. In 2010 our dream came true when we moved here permanently. There was solace in living in a small neighborhood with families.

Over the years we welcomed new neighbors as homes were built. We watched as North Port grew from a population of 53,732 to 79,143. We saw the addition of many new offices, stores, car washes, fast food restaurants, and many multi-family complexes in the area but we always felt secure in the fact that our small neighborhood was zoned as residential single family homes. Now we are on the verge of losing that.

As you know Toledo Club Apartments and The Residence at Creighton Waterway are already right next to us. There are many large parcels of land in North Port that are already zoned for apartments, is it truly necessary to rezone our one mile section of South Toledo Blade Blvd too?

We strongly oppose the rezoning and the building of an apartment complex in our small neighborhood.

Please don't allow this.

Sincerely yours,

Eileen and Harold Warn
5674 Sunnyvale Rd.
North Port

From: [Heather Faust](#)
To: [Adrian Jimenez](#)
Subject: FW: [EXTERNAL] Proposed Re-zoning
Date: Wednesday, August 16, 2023 8:27:47 AM

Ex parte.

From: Julie Nelson <julie.nelson67@me.com>
Sent: Tuesday, August 15, 2023 9:35 PM
To: Commissioners <commissioners@northportfl.gov>
Subject: [EXTERNAL] Proposed Re-zoning

ALERT



Good Morning,

I am writing on behalf of myself as well as nearly every resident of our neighborhood known as Beechwood (Subdivision 1771-Port Charlotte Sub 45). I urge you to reconsider re-zoning our neighborhood into an MX2 area. Although it may seem as though it is a relatively vacant area, it is not. The current aerial map located on the scgov.net appraisers map website does not show all of the development that has taken place in the last year or two. Many parcels have been developed and many of us have chosen to purchase up to 4 extra lots to assure a relaxed environment. It is a neighborhood that originally was going to be a gated community with one way in, and one way out. These lots are not visible from East Price Boulevard and not a great choice for MX2 development for that reason. We all worry about the aesthetics of our neighborhood as well as the increased density and potential for floods. Many are young families with young children and they worry about safety. We also worry about the already strained Florida insurance woes and what will happen if we change to MX2 zoning. According to my Insurance Agent our insurance will be much harder to obtain and quite a bit more expensive. There are quite a few elderly people who are relying on taxes and insurance staying reasonably low. We all fear that the change in zoning will increase our taxes. Those that may have to sell due to age and health reasons, fear that they will not be able to because of a limited pool of buyers; as those looking for a home will pass over one in this particular location for multiple reasons. One reason is regulations limiting the rebuilding after a catastrophic event such as fire, flood, or hurricane that may limit this for both the existing owner or someone that buys an existing home in an MX2 zone.

These past few years have been difficult financially for most, and avoiding more hardship would be fantastic. I have spoken with almost every neighbor, and we all agree that there may be better land options available that could be re-zoned without the creation of financial hardships while accommodating the economic needs of the City. My husband and I chose the City of North Port as both our home and our Employer. We take pride in being part of the growth that has made us one of most sought after cities in the Country and hope that you hear our shared concerns and consider other options.

Sincerely,

Julie & Rod Nelson
1205 Bartlett Ave
North Port, FL 34288
603-608-5507

Sent from my iPhone

From: [Heather Faust](#)
To: [Adrian Jimenez](#)
Subject: FW: Opposition to Rezoning - Lovett. ** QUASI **
Date: Monday, August 14, 2023 8:20:25 AM

Exparte.

From: Debbie McDowell <dmcowell@northportfl.gov>
Sent: Monday, August 14, 2023 8:20 AM
To: Eileen Warn <ilysign@gmail.com>; Heather Faust <hfaust@northportfl.gov>
Subject: Opposition to Rezoning - Lovett. ** QUASI **

Thank you for sharing your position on this very polarizing subject.
As of this writing, I am unaware of any date for Planning and Zoning Advisory Board or the Commission to meet to review the materials or vote on the proposal.

I am including the city clerk in this email, as part of my ex-parte disclosures.

Sincerely,
Commissioner Debbie McDowell
Office: 941.429.7071

Sent from my iPad

On Aug 11, 2023, at 9:32 AM, Eileen Warn <ilysign@gmail.com> wrote:

ALERT 

Dear Commissioners:

We are writing to oppose the rezoning of our neighborhood. We live in the small neighborhood the end of South Toledo Blade Blvd. between the two Kenvil Rd entrances. A builder is applying to rezone our neighborhood so he can build a 180 unit multifamily apartment complex on the parcel know as # 1007252118. When Mr.Michael Belfonti purchased this parcel in 2008 he stated he was well aware of the zoning but never intended to build single-family homes.

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We strongly oppose the rezoning and the building of an apartment complex in our small neighborhood.

Please don't allow this.

Sincerely yours,

Eileen and Harold Warn
5674 Sunnyvale Rd.
North Port

From: [Heather Faust](#)
To: [Adrian Janelli](#)
Subject: FW: Rezone on Lovett PID #1007252118 ** QUASI **
Date: Monday, January 9, 2023 10:57:09 AM

Ex parte.

From: Debbie McDowell <dmcowell@northportfl.gov>
Sent: Thursday, January 5, 2023 1:51 PM
To: Heather Faust <hfaust@northportfl.gov>
Subject: Rezone on Lovett PID #1007252118 ** QUASI **

Heather –
For the record

Debbie

From: Debbie McDowell
Sent: Thursday, January 5, 2023 1:50 PM
To: 'DAWN SLOBODA' <ds4255@comcast.net>
Subject: RE: [EXTERNAL] Re: Rezone on Lovett PID #1007252118

You will be notified. The developer doesn't notify residents until they are ready for the neighborhood meeting, or until the Planning and Zoning Advisory Board meeting and Commission meeting has been scheduled. At this point, I can only assume the developer is still getting their ducks in a row with the revised plan.

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: DAWN SLOBODA <ds4255@comcast.net>
Sent: Thursday, January 5, 2023 1:47 PM
To: Debbie McDowell <dmcowell@northportfl.gov>
Subject: RE: [EXTERNAL] Re: Rezone on Lovett PID #1007252118

ALERT



Good afternoon Debbie, Happy New Year! I am writing because like others in the area we noticed surveying going on at the previous mentioned location. Our neighbor just forwarded us a message from planning that there is a pre-application to now put 180 apartments on that property. I thought you said we had to be notified if anything further developed regarding that property? No one was notified, our neighbor contacted planning,

Ron and Dawn Sloboda

On 07/15/2022 9:48 AM DAWN SLOBODA <ds4255@comcast.net> wrote:

Thank you so much!

On 07/15/2022 9:11 AM Debbie McDowell <dmcowell@cityofnorthport.com> wrote:

I already heard the news, last night, from a few citizens!

Citizens have far more influence than they realize. It is not unusual for a developer to pull the project after the neighborhood meeting. Granted it doesn't happen often, but it does happen.

Maybe contact the Planning and Zoning department [429-7156](tel:429-7156) for confirmation. They may let the city know today, in a few weeks or maybe not even give a notification to the City. I don't know of any regulation that says they have to notify the city.

On the off-chance the developer decides to proceed after all, you will be notified of the Planning and Zoning Advisory Board meeting and commission meeting dates, by mail. Those meeting dates are also published in the newspaper. You can also follow city agendas for all advisory boards and commission meetings by following this link. <https://cityofnorthport.legistar.com/Calendar.aspx>

I have a commissioner FB page and share upcoming commission meeting agenda summaries; I also use this page to keep citizens informed on things that I think citizens would be interested in learning about. I hope you'll find it beneficial and check it out <https://www.facebook.com/CommissionerMcDowell/>

I'm available if you have any follow up questions.
Have a great weekend.

Debbie McDowell

Commissioner, City of North Port
4970 City Center Blvd.
North Port, FL 34286
Office: [941.429.7071](tel:941.429.7071)
City Cell: [941.628.0486](tel:941.628.0486)

From: DAWN SLOBODA <ds4255@comcast.net>
Sent: Friday, July 15, 2022 8:44 AM
To: Debbie McDowell <dmcowell@cityofnorthport.com>
Subject: [EXTERNAL] Re: Rezone on Lovett PID #1007252118 ** QUASI **

ALERT



Good morning! Well last night was our public meeting and there was a large turnout! After they explained things they stated everyone get a chance to speak. No one was happy about this and gave varying reasons why. After about 10-12 people spoke they took the mic and stated they were withdrawing because they didn't anticipate so much resistance. The meeting was over! Although this sounds promising, can we believe they are really withdrawing? If you could advise how we can keep apprised as to whether this is true, we would appreciate it. Thank you for your time.

Dawn

On 07/05/2022 3:17 PM Debbie McDowell <djmcowell@cityofnorthport.com> wrote:

Mr. and Mrs. Sloboda –

It was a pleasure chatting with you today about the notice you received on the future development in your neighborhood. As promised, here is a link to the Commission future meetings. **IE** this development comes before the Planning and Zoning Advisory Board (PZAB) and Commission, it will be formally posted on the agenda. <https://cityofnorthport.legistar.com/Calendar.aspx>. I assure you, once this matter appears on the agenda, I review all the materials that are made available to us (and the public) and I have the ability to ask questions during the quasi-judicial hearing. Anything I see, hear or discuss outside of the hearing is considered ex-parte communications, which I must disclose (including this email and today's phone call).

During our conversation, I also mentioned the aggrieved party process. This link will help you if you decide to file as an aggrieved party <https://www.cityofnorthport.com/government/city-services/planning-zoning/staff-development-process-public-hearings/quasi-judicial-proceedings>

I hope this helps you understand the development process a little better. If you have any follow up questions, I will do my best to answer them, staying within the confines which I am required to follow.

Debbie McDowell
Commissioner, City of North Port
4970 City Center Blvd.
North Port, FL 34286
Office: [941.429.7071](tel:9414297071)
City Cell: [941.628.0486](tel:9416280486)

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