

# Toledo Blade 320:Additional Information

North Port Estates Lots on North Toledo Blade Blvd.

These lots will front the proposed Industrial Warehouse.

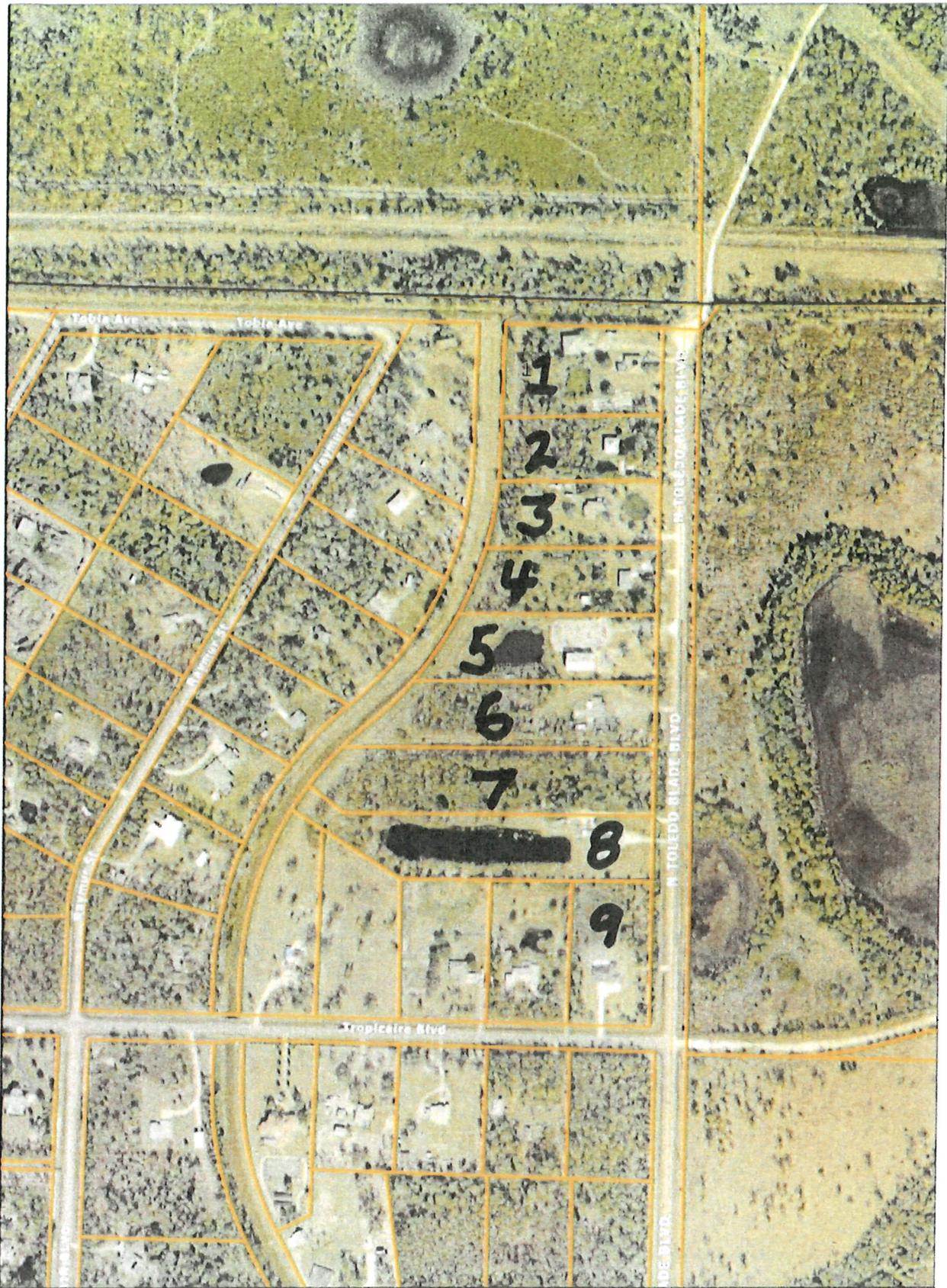
- 1) Lot-1 BLK-38: Year Built 2003 20-years established.
- 2) Lot-2 BLK-38: Year Built 2001 22-years established.
- 3) Lot-3 BLK-38: Year Built 2006 17 years established.
- 4) Lot-4 BLK-38: Year Built 1998 25 years established.
- 5) Lot-5 BLK-38: Year Built 2009 14 years established.
- 6) Lot-6 BLK-38: Year Built 2001 22 years established.
- 7) Lot-7 BLK-38: Year Built (Vacant Property)
- 8) Lot-8 BLK-38 Year Built 2006 17 years established.
- 9) Lot-9 BLK-38 Year Built 2021 2 years established.

These Nine Lots have a well-established history on North Toledo Blade fronting Agricultural Property. This type of proposed inconsistent "Spot Zoning" is out of character for the lowest form of Residential Zoning in the City of North Port-Agricultural Estates to have to accept as a new neighbor.

I received this at my Town Hall held on 9/18/23. I am giving the City Clerk a copy as part of ex. parte requirements.

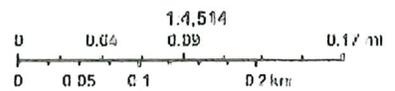
Craig G. Beal 9/06/2023

# Sarasota County Property Appraiser



9/6/2023, 8:40:35 PM

 Parcels 2023





8/23/2023, 12:12:19 PM

4833 Plantation Blvd. North Port, FL 34289-Benderson Development on Toledo Blade Blvd.







North End of Toledo Blade Blvd. looking South-East at the proposed Industrial Site





## Question for Staff: Toledo Blade 320

### Staff Report and P&Z Committee

1) Handout: Note the 9-Existing homes on Toledo Blade have an established history. These homes have not been significantly addressed for buffering and traffic by the Developer.

2)Page-3: Goal-1 (Buffered from adjacent less intense uses across Toledo Blade)? How do you propose to hide a 30'-0 Tall Industrial Building?

3)Page-3: Comp. Plan: (Reclassifying this property makes it more consistent with the surrounding zoning)? You have the 3,760acre Walton Ranch and 5,777 Orange Hammock Ranch, how is this development more consistent with Agricultural?

4) Page-18/22: Neighborhood Meeting June 29, 2023: There are many questions that were left unanswered concerning the existing site. Traffic, Type of Light Industrial, Buffering for Light/Sound, Environmental Impact-Wetlands, Landscaping on Toledo Blade, Entry to site off Toledo Blade?

5) The Site is 317-acres with 122 acres of wetlands, roughly 40% of the property. Much of the Industrial portion is wetlands, these wetlands help with local flooding. Hurricane Ian was a perfect example of flooding in this immediate area. More impervious areas will only contribute to more flooding. What is the developers plan of action to prevent flooding, it was not addressed?

**From:** [Heather Faust](#)  
**To:** [Adrian Jimenez](#)  
**Subject:** FW: Toledo Blade 320 REZ-22-237 \*\* QUASI \*\*  
**Date:** Tuesday, September 19, 2023 10:08:49 AM  
**Attachments:** [Toledo 320.doc](#)  
[Toledo 320 II.doc](#)

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Ex-parte. Thanks.

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**From:** Debbie McDowell <[dmcowell@northportfl.gov](mailto:dmcowell@northportfl.gov)>  
**Sent:** Tuesday, September 19, 2023 10:05 AM  
**To:** [rrcaininc@aol.com](mailto:rrcaininc@aol.com); Heather Faust <[hfaust@northportfl.gov](mailto:hfaust@northportfl.gov)>  
**Subject:** Toledo Blade 320 REZ-22-237 \*\* QUASI \*\*

Thank you for sharing your thoughts and concerns on this project.

Unfortunately, I don't know have any details about this project. I know that's shocking to hear. I usually don't hear about upcoming projects unless a developer meets with me one-on-one or when the matter is placed on the Commission meeting agenda. Neither has happened as of this writing. Another way I hear about a project is when a citizen contacts me, similar your correspondence.

Please understand, with all land use matters, the commissioners become quasi-judges. We can only render a decision based on the testimony given at the meeting. It's part of the rules and procedures we are required to follow as a quasi-judge. It is my understanding the Planning and Zoning Advisory Board recently met. The PZAB can only make a recommendation to the Commission. Final decisions are made at the Commission level, at a public meeting.

I am including the City Clerk with this email for ex-parte disclosure requirements.

I wish I had more information for you.

***Debbie McDowell***

Commissioner  
City of North Port  
4970 City Hall Blvd.  
North Port, FL 34286  
Office: 941.429.7071  
Cell: 941.628.0486  
Facebook page: <https://www.facebook.com/CommissionerMcDowell>

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**From:** [rrcaininc@aol.com](mailto:rrcaininc@aol.com) <[rrcaininc@aol.com](mailto:rrcaininc@aol.com)>  
**Sent:** Tuesday, September 19, 2023 8:42 AM  
**To:** Commissioners <[commissioners@northportfl.gov](mailto:commissioners@northportfl.gov)>; Barbara Langdon <[blangdon@northportfl.gov](mailto:blangdon@northportfl.gov)>; Alice White <[awhite@northportfl.gov](mailto:awhite@northportfl.gov)>; Debbie McDowell <[dmcowell@northportfl.gov](mailto:dmcowell@northportfl.gov)>; Pete Emrich <[pemrich@northportfl.gov](mailto:pemrich@northportfl.gov)>; Phil Stokes <[pstokes@northportfl.gov](mailto:pstokes@northportfl.gov)>  
**Subject:** [EXTERNAL] Toledo Blade 320 REZ-22-237

ALERT



Good Morning Commissioners:

Please see attached some of my concerns about the captioned rezoning request currently under consideration.

Have a great day!

Regards,

Richard Cain  
Tobia Avenue  
North Port

**From:** [Heather Faust](#)  
**To:** [Adrian Jimenez](#)  
**Subject:** FW: Toledo Blade 320 REZ-22-237 \*\* QUASI \*\*  
**Date:** Monday, September 25, 2023 8:33:26 AM

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Ex parte

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**From:** Debbie McDowell <[dmcowell@northportfl.gov](mailto:dmcowell@northportfl.gov)>  
**Sent:** Monday, September 25, 2023 8:04 AM  
**To:** Heather Faust <[hfaust@northportfl.gov](mailto:hfaust@northportfl.gov)>  
**Subject:** Re: Toledo Blade 320 REZ-22-237 \*\* QUASI \*\*

For the record as part of my exparte communication.

Debbie

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**From:** [rrcaininc@aol.com](mailto:rrcaininc@aol.com) <[rrcaininc@aol.com](mailto:rrcaininc@aol.com)>  
**Sent:** Tuesday, September 19, 2023 11:36 AM  
**To:** Debbie McDowell <[dmcowell@northportfl.gov](mailto:dmcowell@northportfl.gov)>  
**Subject:** [EXTERNAL] Re: Toledo Blade 320 REZ-22-237 \*\* QUASI \*\*

ALERT



Thank you for your time and response. I was believing this topic is on the agenda for the 9/26 Commissioners meeting. I knew about the quasi-judge rule. I plan to attend the meeting, but I have not registered to be an aggrieved party. I live nearby, but do not bordering the project property.

I have other thoughts I'd write about, but attending and speaking at the Board meeting with a three minute time limit, I couldn't get all the information into the record. I know too everything happens behind the scenes with staff and various meetings so I thought sending emails would help get my thoughts out.

Thank you again for your time. You might remember that years ago I wrote about the VLC mulching/composting on Joejeff St. to which I am a neighbor, with the fires they were having. Rich Cain

On Tuesday, September 19, 2023 at 10:05:15 AM EDT, Debbie McDowell <[dmcowell@northportfl.gov](mailto:dmcowell@northportfl.gov)> wrote:

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Unfortunately, I don't know have any details about this project. I know that's shocking to hear. I usually don't hear about upcoming projects unless a developer meets with me one-on-one or when the matter is placed on the Commission meeting agenda. Neither has happened as of this writing. Another way I hear about a project is when a citizen contacts me, similar your correspondence.

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### *Debbie McDowell*

Commissioner  
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4970 City Hall Blvd.

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Facebook page: <https://www.facebook.com/CommissionerMcDowell>

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**From:** [rrcaininc@aol.com](mailto:rrcaininc@aol.com) <[rrcaininc@aol.com](mailto:rrcaininc@aol.com)>  
**Sent:** Tuesday, September 19, 2023 8:42 AM  
**To:** Commissioners <[commissioners@northportfl.gov](mailto:commissioners@northportfl.gov)>; Barbara Langdon <[blangdon@northportfl.gov](mailto:blangdon@northportfl.gov)>; Alice White <[awhite@northportfl.gov](mailto:awhite@northportfl.gov)>; Debbie McDowell <[dmcowell@northportfl.gov](mailto:dmcowell@northportfl.gov)>; Pete Emrich <[pemrich@northportfl.gov](mailto:pemrich@northportfl.gov)>; Phil Stokes <[pstokes@northportfl.gov](mailto:pstokes@northportfl.gov)>  
**Subject:** [EXTERNAL] Toledo Blade 320 REZ-22-237

ALERT



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Have a great day!

Regards,

Richard Cain

Tobia Avenue

North Port

**From:** [Heather Faust](#)  
**To:** [Adrian Jimenez](#)  
**Subject:** FW: Toledo Blade-320 Wetlands Overlay \*\* QUASI \*\*  
**Date:** Thursday, October 5, 2023 9:42:34 AM

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Ex parte

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**From:** Debbie McDowell <[dmcowell@northportfl.gov](mailto:dmcowell@northportfl.gov)>  
**Sent:** Thursday, October 5, 2023 9:17 AM  
**To:** Heather Faust <[hfaust@northportfl.gov](mailto:hfaust@northportfl.gov)>  
**Subject:** Toledo Blade-320 Wetlands Overlay \*\* QUASI \*\*

For the record as part of my exparte communication.

Debbie

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**From:** Craig G. Beal <[elsa.beal@verizon.net](mailto:elsa.beal@verizon.net)>  
**Sent:** Friday, September 29, 2023 12:29 PM  
**To:** Debbie McDowell <[dmcowell@northportfl.gov](mailto:dmcowell@northportfl.gov)>  
**Subject:** Re: [EXTERNAL] Toledo Blade-320 Wetlands Overlay

ALERT



Debbie, thanks again and we plan to be back for round two. Have a good weekend.

Craig and Elsa Beal [elsa.beal@verizon.net](mailto:elsa.beal@verizon.net)

On Friday, September 29, 2023, 9:41 AM, Debbie McDowell <[dmcowell@northportfl.gov](mailto:dmcowell@northportfl.gov)> wrote:

I recognized that too, which is why I brought the wetlands up for a bigger conversation. I hope I expressed my concerns with filling them in adequately and I plan to bring it up again during 2nd reading. Thanks for speaking out at the hearing and following it so closely.

Debbie

Sent from my iPad

On Sep 28, 2023, at 5:29 PM, Craig G. Beal <[elsa.beal@verizon.net](mailto:elsa.beal@verizon.net)> wrote:

ALERT



Debbie,

I just wanted to thank you for standing and do the right thing for North Port Residents "again". It was pretty obvious there is considerable descension among the city commissioners. I did this overlay from two plans from the updated Staff Report. I simply scaled the proposed 55.00-acre ILW site on the survey Page 4 of 7 in (RED), it is close but there is a scale issue between the Exhibit A & B. There is a considerable number of wetlands on the front piece of property, it's pretty obvious now why the developer did not want to bring attention to this. It's not a formal drawing or survey, but I have a lot of experience with drafting and plans. Personally, I would take it down to Planning and request the Developer be required to produce a similar drawing prior to the second reading., especially since Mr. Boone elaborated in depth how expensive wetlands are to mitigate.

Thanks again for doing the right thing for the CNP.

Thank you,  
Craig G. Beal  
<Toledo Blade-320-Wet Land Overlay.pdf>

**From:** [Heather Faust](#)  
**To:** [Adrian Jimenez](#)  
**Subject:** Fwd: Rezone request  
**Date:** Wednesday, September 27, 2023 4:36:37 PM  
**Attachments:** [10 Exhibit I Traffic Transportation Impact Analysis 92222.pdf](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)

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Ex parte. Thanks.

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**From:** Lori Hollingshead <lhollingshead@northportfl.gov>  
**Sent:** Wednesday, September 27, 2023 4:29:43 PM  
**To:** Heather Faust <hfaust@northportfl.gov>; Amber Slayton <aslayton@northportfl.gov>  
**Cc:** Jason Yarborough <jyarborough@northportfl.gov>  
**Subject:** FW: Rezone request

My apology for omitting you from the original response to Commissioner McDowell.



**Lori Hollingshead**

**Administrative Services Specialist**

4970 City Hall Blvd., North Port, FL 34286

Office: [941-429-7240](tel:941-429-7240) Cell: [941-465-0932](tel:941-465-0932)



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**From:** Lori Hollingshead  
**Sent:** Wednesday, September 27, 2023 3:49 PM  
**To:** Debbie McDowell <dmcdowell@northportfl.gov>  
**Cc:** Jerome Fletcher <jfletcher@northportfl.gov>; Julie Bellia <jbellia@northportfl.gov>; Jason Yarborough <jyarborough@northportfl.gov>; Alaina Ray <aray@northportfl.gov>; Anna Duffey <aduffey@northportfl.gov>  
**Subject:** FW: Rezone request

Good afternoon, Commissioner McDowell,

The document you requested is attached.

**Lori Hollingshead**

**Administrative Services Specialist**



4970 City Hall Blvd., North Port, FL 34286  
Office: 941-429-7240 Cell: 941-465-0932



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**From:** Debbie McDowell <[dmcowell@northportfl.gov](mailto:dmcowell@northportfl.gov)>

**Sent:** Wednesday, September 27, 2023 1:01 PM

**To:** Jerome Fletcher <[jfletcher@northportfl.gov](mailto:jfletcher@northportfl.gov)>

**Cc:** Jason Yarborough <[jyarborough@northportfl.gov](mailto:jyarborough@northportfl.gov)>; Julie Bellia <[jbellia@northportfl.gov](mailto:jbellia@northportfl.gov)>

**Subject:** Rezone request

May I have a copy of the Transportation Impact Study that was mentioned in yesterday's meeting by the applicant's expert witness?

THANKS

*Debbie*

**From:** [Heather Faust](#)  
**To:** [Adrian Jimenez](#)  
**Subject:** Fwd: Toledo Blade 320 - 2023-25 and 2023-26 \*\* QUASI \*\*  
**Date:** Friday, October 13, 2023 5:53:32 PM

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Ex parte

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**From:** Debbie McDowell <dmcdowell@northportfl.gov>  
**Sent:** Friday, October 13, 2023 3:46:39 PM  
**To:** Heather Faust <hfaust@northportfl.gov>  
**Subject:** Toledo Blade 320 - 2023-25 and 2023-26 \*\* QUASI \*\*

For the record as part of my exparte communication.

THANKS  
Debbie

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**From:** Linda Riley <rileykl@me.com>  
**Sent:** Friday, October 13, 2023 1:32 PM  
**To:** Debbie McDowell <dmcdowell@northportfl.gov>  
**Subject:** [EXTERNAL] Failed motion to stop 2023-25 and 2023-26

ALERT



Hello Commissioner McDowell:

This is Kevin Riley. First of all, my wife Linda and I want to thank you for your vote and Commissioner Emrich's vote of yes to stop this ill advised development. Everyone we have been in contact within and without of the Estates, are vehemently opposed to the proposed development of North Toledo Blade. It doesn't make sense to put it here. Many of us are getting organized to put a stop to this. Furthermore, we are preparing to do this in a way that I doubt North Port has ever experienced.

That being said, we are in agreement with the city. We are acutely aware that North Port needs to expand the commercial tax base. However, North Toledo Blade is not in any way shape or form, appropriate for this type of expansion. We are collecting data and information from many sources to counter this. People in the Estates are willing and I might add, very able to put up the resources to put a stop to this ill advised development. We are getting prepared for a fight. If this goes on, it is going to get very real. The publicity alone won't cast North Port in a favorable light with the communities here in South West Florida.

This is certainly not what we want to do. However, it looks as if it is something that we have to do. Just one of our fellow commissioners Mayor White, Vice Mayor Langdon, or Commissioner Stokes needs to change their vote to yes on a motion to stop 2023-25 and 2023-26. This would prevent a whole lot of animosity between "we the people" and those who would approve this development. The city is doing this without regard to those of us who will have to deal with this travesty for a very long time. It doesn't require highly educated city planners to realize that this area is not ready for such expansion and development.

Just one more vote will put a stop to all of this. Is it possible to get perhaps Commissioner Stokes to change his vote when this comes up again? It is very apparent that you are the leading and mostly lone voice to make sense of many decisions made by the commission. Thank you. Many of us are very concerned as to what will happen to common sense when your term is up. Please feel free to contact me any time. Once again, thank you for your good judgement for making important decisions for this community.

Kevin Riley  
3396 Tropicaire Blvd  
Home (941) 240-8687  
Cell (317) 694-1650

**From:** [Heather Faust](#)  
**To:** [Adrian Jimenez](#)  
**Subject:** Fwd: Toledo Blade 320 \*\* QUASI \*\*  
**Date:** Monday, October 9, 2023 12:38:38 PM

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**From:** Debbie McDowell <dmcowell@northportfl.gov>  
**Sent:** Monday, October 9, 2023 8:21:37 AM  
**To:** Heather Faust <hfaust@northportfl.gov>  
**Subject:** Toledo Blade 320 \*\* QUASI \*\*

Heather –  
For the record as exparte

Debbie

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**From:** Debbie McDowell  
**Sent:** Monday, October 9, 2023 8:21 AM  
**To:** Jacek Grochocki <jgkrak@gmail.com>  
**Subject:** RE: [EXTERNAL] RE: contact information

Good morning –  
I don't know how I missed this email – my deepest apologies.

You've heard correctly. There is a parcel on the east side of Toledo Blade just outside the front gate of Walton Ranch that wants to be rezoned to industrial and high density residential. The commission approved the first reading of the rezone on September 26, with a vote of 4-1 with myself dissenting. The 2<sup>nd</sup> reading should take place in January or February 2024. If it is approved at 2<sup>nd</sup> reading the rezone is in effect.

Regarding the street renaming – I do not see you giving up. I have not had any updates from the city or Mr. York on the subject.

I hope all is well with your clean up efforts after the hurricane. Hard to believe it's been a year now! Take care. Please let me know if you have any follow up questions or need anything else. Safe travels.

### **Debbie McDowell**

Commissioner  
City of North Port  
4970 City Hall Blvd.  
North Port, FL 34286  
Office: 941.429.7071  
Cell: 941.628.0486  
Facebook page: <https://www.facebook.com/CommissionerMcDowell>

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**From:** Jacek Grochocki <jgkrak@gmail.com>  
**Sent:** Wednesday, September 27, 2023 3:50 PM  
**To:** Debbie McDowell <dmcowell@northportfl.gov>  
**Cc:** Ania Grochocki <agrochocki504@hotmail.com>  
**Subject:** Re: [EXTERNAL] RE: contact information

ALERT



Dear Ms McDowell,

This is Jacek Grochocki. My wife and I, we reside at 5916 N Chamberlain Blvd in North Port. I hope you remember that we have met several times, you also came to our place in December last year. We are very concerned about the latest zoning issue in the vicinity of the Estates where we live. My wife Anna attended City Hall meeting yesterday. I, unfortunately could not attend since I'm in Krakow, Poland right now, planning to come back mid-November. It is our understanding that developers are trying to influence the City of North Port to change zoning, so they can build industrial facilities and rental housing on the eastern side of Toledo Blade, right next to the Estates properties. We're very concerned about it!  
We know, that you, as always, are on our, concerned citizens', side, which we truly appreciate.  
I have a question here, are there any initiatives, in your opinion, that we, the residents of NP Estates, can undertake to prevent them, the developers, from destroying our precious neighborhood??  
I would greatly appreciate your feedback.

On a different note, with the ongoing issue of Stauffenberg Lane street renaming, after a lot of back and forth communication with Mr. York and his associate, the latest I heard, as of September 11th, is that: "the matter is going to be discussed with the City", and "it is more complicated that we thought". As discouraging as it sounds, I'm not giving up on it! I know that we are morally right on this issue, and I hope we prevail!

Thank you, again, for all your effort.  
You have our full support in your endeavors, fighting for us. And we count on your support.

Best regards from Krakow, Poland.

Jacek Grochocki

RE: REZ-22-237

Dear Ladies and Gentlemen Commissioners of North Port:

I write to share opinion of the Toledo Blade 320 project.

I see that there are two portions of a rezoning request to include industrial acreage of 55 acres along the north eastern most road frontage for about 0.5 miles along Toledo Blade Blvd. and roughly additional 230 acres for high density housing to the direct east of the industrial proposed industrial zone.

Let me state I am opposed to the rezoning requests for both portions of the property.

I live in the North Port Estates at Tobia Avenue, not far from the proposed rezoning request property, having come from NY State. My wife has family in North Port and as most people was desirous to leave the snow and cold behind. We built our home and barn for her 24+ goats as the Estates had larger lot sizes and space and was zoned for agriculture. Across the street was open Walton Preserve land in Sarasota Co. We enjoy the peace, quiet, space, acreage (even having bought 3 more acres as a buffer from the VLC Mulch property on Joejeff St) and wildlife.

We believe that the rezoning of the land in question does not fit the character of the area and will be a detriment to that portion of North Port. Having industrial zoned property with proposed 900,000 square feet of warehousing at the extreme north end of Toledo Blade Blvd. is drastically out of character with the surrounding properties. I believe a larger view of the project should be taken rather than rubber stamping findings that the acreage meets the “needs and goals of the city”.

As was broken down prior to the Zoning Advisory Board, there are two applications for the plot. The industrial rezone request is merely a request of convenience by the developer and the hired engineering and legal consultants. Frankly it's a sales job.

For the industrial proposed zone:

- 1) The 55 acres lies in a narrow strip along the NE Toledo Blade road frontage.

There is really no existing drainage for that proposed lot. It is projected to have 900,000 sq.ft. of warehouse buildings that will also necessitate driveways, parking, loading docks, other hard surfaces. The non-building hard surfaces for accommodation of multiple tractor trailers and employees parking, fire no-parking zones for potential fire fighting requirements could easily double the square footage of hard surface that will leave only about 578,750 sq. ft. for landscaping, setback requirements and potential sight/sound/visual buffering. The hard surfaces will produce runoff from every rain or storm or tropical storm/hurricane henceforth. There currently is 1 wetland area near the south end of the property and I speculate it will be filled for construction. There currently is just one steel culvert about 12” diameter that conduits water from the east property in question about midway along the road frontage to a spur on the west side of Toledo Blade to an existing canal spur that has minimal width and depth.

The culvert would be inadequate to move high volumes of water in heavy rain storms. The one wetland area there should be retained for storm water mitigation. The Toledo Blade/Tropicare Blvd. Roadway areas were all flooded with hurricane Ian for roughly 5-6 days. It could be argued that the storm produced inordinate rainfall amounts. Maybe 500 year flooding. True, but our drainage system probably was designed for 100 year floods or less and North Port and Toledo Blade were flooded. High rain amounts with climate change will probably continue and with sea level rise, drainage will be slower. These systems should be designed for minimum 500 year flooding, but is politically deemed too expensive. Ft. Lauderdale had similar flooding rain this past winter and not a tropical storm, so the likelihood of high water volumes for draining will probably continue. .

- 2) The storm water runoff will no doubt be contaminated with various liquids emanating from the usual drips and leaks from tractor trailers. Most commercial and industrial areas driving hard surfaces all have dripped oils, antifreeze material, possibly hydraulic oil, etc., which will contaminate surface water runoff to our canal system.
- 3) Heavy tractor trailer traffic along Toledo Blade Blvd. to and from Route 75 will be more difficult to navigate by the residential users of the east end of the Estates. Rush hour traffic at Rt75 and Toledo Blade is an unsafe event now, especially in the half year when day light hours are short. It is nearly impossible to drive south on Toledo Blade from Tropicare and then try to turn left onto the southbound ramp onto 75. The less daylight hours of that intersection now is the site on many monthly accidents. Check the North Port police calls. I've read that the State will do some improvement to the 75 intersection, but the question becomes when? Probably later than expected. Rezoning and allowing industrial warehousing tractor trailer traffic (with potential expected build out in 2024 according to the site engineer) on two lane Toledo Blade and the Rt75 interchange BEFORE the interchange improvements by the State is putting the cart before the horse.
- 4) The developers engineers project summary says that it is a desire of the City of North Port to increase the industrial land use acreage from roughly 15% to 17% of the City total zoning. The summary suggests that the industrial rezoning will help attain that goal. The secondary goal of the project is “critical to help foster the desired utility infrastructure within City limits and strengthen and diversify the City's overall tax base and overall support the live – work lifestyle.” I've seen in the news that is the City's goal and outlook. At the developer meeting with interested local residents the engineer also stated that North Port “is the second fastest growing city in the country” and that growth is inevitable. Basically a sales job by the firm. I don't dispute the recent growth post COVID, but as in any economic reality everything is cyclical. In our time here there was great ballyhoo about a developer with plans to build out over time the whole Northeast quadrant of North Port north of Rt75, the Isles of Athena, roughly 40,000+ new homes.

They were going to build one and maybe two new Rt75 interchanges. Well that bellied up with the housing crisis. Then various auctions tried to sell portions of that large land mass with no bidders. Then a bunch of land was sold in last few years near the center of that mass which is now the wildlife management area to much hoopla as a preservation of land for a wildlife corridor. Orange Hammock. Now there is another boom, so everybody wants to build. Cyclical. Let me say that North Port was platted, and always has been a bedroom community for working people to travel to Punta Gorda, Ft. Myers to the south and Venice and Sarasota to the north. It will always be that way because the platting didn't really include a commercial center, nor much industrial areas. It was for housing. There is nothing in North Port to have major commercial districts around. And with Rt75 it's easy to commute. A goal to increase industrial use by 2% is not going to better balance the zoning disparity, nor will it stabilize the residential existing tax base. Growth by all sectors of zoning ALWAYS demands service growth need as well, so taxes don't go down. I've read that North Port needs a new police central station to replace the one by City Hall built in roughly 2006. There will be needs for more fire, police protection, drainage and road service, garbage, all the appurtenant employees, buildings, vehicles and equipment along with government services, etc. that will be needed and funded and warehousing at Toledo Blade in a spot not consistent with the surrounding areas will NOT stabilize or reduce taxes anywhere. Further, the engineer speculates, without specific site plans or substantiation of actual build out businesses, that the warehousing *could* produce 2500 jobs. Might not either and who is to say the business won't bring their own people and where they may end up living? Most warehouses only need a couple forklift drivers and a few administrative office workers, so I'd speculate many fewer jobs after construction. I have no site plan either. Even if 2500 jobs is accurate, that's only 3% of North Port population. I bet it will actually be 500 workers or less.

- 5) Industrial use at north end of Toledo Blade would be an island unto itself and not in character with the surrounding zoning and use. The proposed property north line abuts the Walton Ranch Preserve in unincorporated Sarasota Co. To the west is the east existing housing boundary area of the large lot North Port Estates area. To the east is the wildlife management area and to the south is the same zoning currently for the Project 320 ag/res. Open space. While the industrial rezone may help satisfy the City goals the location as presented is out of place. There are plenty of lands south of Rt75 in the Toledo Blade corridor that could more easily fit the zoning and there appears many lands that haven't been built. They would also have the same ease of access to Rt75. I'm not aware of anyone clamoring for the spaces existing along Toledo Blade. It may be that the acreage of the 320 Project myopically can meet City requirements and mitigate for issues not now seen, but in the larger picture of the area it doesn't fit with the land area. Please look larger in your thinking. Just because there is a building boom now doesn't

mean everything that comes along has to be approved. Think larger and longer term: there has been larger planning thoughts and an initiative with the State and Charlotte County. There is thinking that a joint partnership with Charlotte County could zone potentially hundreds of acres of land and create a new Rt75 interchange somewhere near the border along the counties and Rt75 in the Yorkshire area that could yield commercial/industrial benefit to both counties. Continue with that idea and the whole un-built area there could be utilized for those purposes and not interfere with existing residential areas. Yes, will take much planning and zoning, cooperation, but it solves goals and avoids the issues with helter/skelter small plot residential platting. If the City goal is to obtain 2% more industrial zoning to get to 17% and assuming the narrative that the City has 250 square miles to achieve your dreams, then 2% more of the 250 sq.miles would be 5 square miles. What better way to do that and keep it all in one area than to move forward with the Charlotte County initiative. Industrial/commercial can be located in one location which would be better for providing central services. Delay your goal to a much larger later end point. What is the rush? Even larger thought: with the building of most central North Port and now into the West end, it might be nice to leave the whole eastern block of land north of Rt75 and east of Toledo Blade vacant and open land!

I have other thoughts and will send them separately. My overall thought is that this rezoning to industrial use for the Toledo Blade 320 Project is out of character for the surrounding preserves and areas and there could be a better long term solution.

Thank you for your time and consideration.

Regards,

Richard Cain  
2177 Tobia Avenue  
North Port FL 34286

Toledo Blade 320 REZ-22-237

Ladies And Gentlemen of the North Port City Commission:

I write again pertaining to the industrial rezone request for the above captioned current agenda item for 55 acres along the north eastern most frontage along Toledo Blade Blvd.

Again, I offer my opinion against granting the requested re-zoning to light industrial warehousing.

As part of rezoning request, RWA Engineering representing the developer for Toledo Blade 320 provided a report supporting the rezoning in a general narrative. The report notes that there are no current water and wastewater utility lines serving the property. The report states the developer is attaining a letter from North Port Utilities noting the probable availability of water and wastewater service. The report then goes on to state that the developer would enter into a public/private partnership to extend the requisite water and wastewater piping to the subject property.

I understand and see that such line extensions is occurring currently progressing to north of the Toledo Blade and state Rt75 interchange. This is done with major funding from the State and with the projected need in the northeast undeveloped lands north of Rt75. However, the lines will stop just south of a boxed cement drainage culvert under Toledo Blade Blvd on both sides of Toledo Blade.

Again RWA Engineering offers a private/public partnership to extend the utility lines further north to the property. I oppose the public funding partnership to extend the lines to the northern most terminus of Toledo Blade Blvd. Further, I do not believe the City of North Port Utilities should extend those utility lines to any other property in the area at tax payer cost. It may be premature at this point because there is no utility service area in that portion of the Toledo Blade development zone.

In as much that the Industrial re-zone request is a dangled carrot "to better balance the tax base within the City", the placement of utility lines with mostly State funding also is an inducement for development. But I believe the developer should extend the water and sewer lines at their sole expense to the property rather than have the City pay some of the costs. That approximate 1 mile street distance is not that expensive to a developer when NOT being funded by the prevailing wage City requirements. Further, the property in question (and perhaps the adjoining south touching property) will receive the benefits. I will not receive a benefit as will no other housing lots anywhere in North Port that do not abut the proposed service lines and that are not in defined service areas. In my city neighborhood of the large lot North Port Estates to my knowledge the area will not be served with water and wastewater utility lines now or anytime in the foreseeable future by a public/private partnership to extend the lines to Toledo 320 warehouses. That's frankly because our density is too low. Heck, my area still doesn't have high speed fiber internet yet. So if the developer is the beneficiary of the utility

lines, why should public funds pay for the extension? The existing public at large will receive no water and sewer benefits.

I should think with all the decades old discussion of nutrient loading and contamination of surface waters in all the Florida coastal communities, especially with old failing residential septic systems, public funding for septic to sewer conversions in North Port might be a better use of public funds and providing treatment plant space than approving an industrial rezoning of 55 acres at Toledo Blade and providing some public funds to extend lines to *new developments*.

Speaking of wastewater treatment plant capacity: Does the treatment plant for the Toledo Blade larger corridor service area have sufficient capacity for the projected flow volumes, or will expansion be necessary? If expansion is necessary will the developer(s) pay for it? Surely as population growth occurs City service needs for growth will be required as well.

RWA Engineering on page 14 of their project summary answers Policy 6.1 of the City Comprehensive Plan. That policy bullet states that the City of North Port is not to provide public investment or expansion to areas outside the urban service area to accommodate *premature urban development*. Isn't it premature to have already extended utility lines to north of the Toledo Blade/Rt75 interchange? Should both water and wastewater service area boundaries have already been extended to the Toledo Blade corridor first, before rezoning? Should the utility boundaries be perhaps not be done after rezoning? Did we put the cart before the horse?

RWA does go on to answer the policy bullet 6.1 that the subject property is NOT currently in the utility service area, but will apply to do so.

I believe that the City should study the feasibility of the capacity to provide drinking water and especially the wastewater from the Toledo Blade corridor developments and those proposed. As this rezoning request is for industrial use, more detail needs discussion about the wastewater and potential pretreatment ability and what entity will ensure pretreatment standards are met. Water with the Peace River plant interconnection is probably not an issue, but should something happen to the plant physically or by contamination, will other water sources suffice?

I believe that North Port should not fund extension of water and wastewater collection lines to Toledo 320. Why should the City subsidize the project?? It is unknown now as actual future development plans will be submitted upon successful rezoning to Industrial, but it seems if the developer is already asking for a partnership of subsidizing their project for utility lines, will they also then ask for reduction of impact fees and/or partial property tax assessments? To me it seems there is and has been rampant reductions for either or both of impact fees or tax reductions for developers in a general sense as an inducement to build here and all around. Again, I'm against that. Why should the City, the County or existing property owners subsidize any new development? Wouldn't that dilute the effects of balancing the tax base as is desired and offered by this project? Wouldn't that also diminish the actual cost to provide and maintain for the actual impacts causing either or both a reduction of design and aesthetic

appeal and increased costs and budget to the City in the future? Why not charge full impact fees or taxes to everybody?

I appreciate your time and consideration as you weigh the rezone application.

Regards,

Richard Cain  
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