

**From:** [Rachel Soares](#)  
**To:** [Commissioners](#)  
**Subject:** [EXTERNAL] Petition SPX-23-053 - Objection  
**Date:** Sunday, March 29, 2026 6:30:58 PM

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**To:** North Port Planning & Zoning Advisory Board / City Commissioners

**From:** Rachel Soares

**Address:** 5744 Fairlane Dr., North Port, FL, 34288

**Date:** March 29, 2026

**Subject:** Formal Objection to Petition SPX-23-053 (Southeast Corner of S. Toledo Blade Blvd and Woodhaven Dr)

Dear Commissioners,

I am writing to formally voice my objection to **Petition SPX-23-053**, which requests a Special Exception to allow Multi-Family Residential use within the Commercial General (CG) Zoning District at the southeast corner of South Toledo Blade Boulevard and Woodhaven Drive.

While I understand the need for diverse housing options in North Port, I believe this specific exception is inappropriate for this location for the following reasons:

- **Incompatibility with Existing Zoning:** The "Commercial General" designation was intended to support the city's economic base and provide essential services to residents. Converting this land to high-density residential use permanently removes its potential for commercial development, which is vital for a balanced tax base.
- **Protected Species Habitat:** The S. Toledo Blade corridor is home to state-protected species, including the Gopher Tortoise. Converting this land to high-density residential use often results in the total clearing of native vegetation, permanently destroying the "ecological corridors" the City's own Comprehensive Plan seeks to protect.
- **Infrastructure and Traffic Concerns:** The intersection of Toledo Blade and Woodhaven is already a significant artery. Adding a multi-family complex will drastically increase traffic density, potentially creating safety hazards and further taxing our existing road infrastructure.
- **Neighborhood Character:** A high-density residential development in this specific location deviates from the established planning vision for this corridor. I am concerned about the long-term impact on the quality of life, noise levels, and privacy of the surrounding existing residents.

I urge the Board to deny this Special Exception and maintain the current Commercial General zoning to ensure North Port grows in a way that respects infrastructure limits and existing land-use goals.

Thank you for your time and for considering the concerns of the residents who will be most affected by this decision.

Sincerely,

Rachel Soares

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