

**From:** [Rprj1](#)  
**To:** [Commissioners](#)  
**Subject:** [EXTERNAL] Solona RV resort  
**Date:** Sunday, January 7, 2024 3:10:39 PM

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Dear Commissioners,

We are writing to express our concerns about the RV resort seeking approval on Talon Bay Dr. Based on the information we have received, there are many issues that have not been addressed, as well as misinformation being provided by Solona.

According to Solona, a traffic study was conducted, using a “similar” location, but not our specific location. We have a one way lane in and one way out. If RV’s are waiting to get in, we will be impacted. They have also claimed they are only seeking long term rentals with check in/ out at specific times. However, in checking their other facilities, there are exceptions to these guidelines. Again, this impacts our community. The cottages are another issue; are they hurricane proof; what about golf carts traveling from one side of the community across Talon Bay Dr. ? What about sound barriers since activities can go on until 11 pm? During construction, how do

we get down our roadway? Has the run off issue been addressed?

We respectfully ask that these issues be discussed and examined before approving this development.

Thank you,  
Phyllis and Robert Curran  
6644 Talon Bay Dr  
North Port, Fl

[Sent from the all new AOL app for iOS](#)

**From:** [Robin Smith](#)  
**To:** [Commissioners](#)  
**Subject:** [EXTERNAL] Questions about developments  
**Date:** Sunday, January 7, 2024 6:00:33 PM  
**Attachments:** [IMG\\_2255.PNG](#)

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[ALERT]

Hello Commissioners,

I will be attending the meeting on 1/9/24 at 10am. However, I have a few questions if you can assist me with some answers, that would be great.

Pictured below is the housing development planned to the east side of the Solana RV Park. I have been told it is “on hold” due to issues with water runoff. Question: if it is true that this pictured project is on hold due to possibly causing neighboring properties harm; then how is it that the RV park would not have the same problem?



Also, the park model side of the RV park on the west side of Talon Bay Drive; they are proposing piping their water runoff (from their pond) into a ditch belonging to Talon Bay HOA. How is this even legal? Don't our unified land development codes in Chapter 18 prohibit this action?

Lastly, Talon Bay Drive is another area of issue since it was not originally constructed to accommodate 318 RV big rigs, trailers and 5th Wheels; not to mention Talon Bay HOA has a gated community that is at the southern end of the dead end road.

Talon Bay Drive is not lighted, it doesn't have space for big RV rigs to turn around and these RV's more than likely will back up traffic on 41 both ways at the Talon Bay intersection. Has an appropriate traffic study been done to show that the change of use of Talon Bay Drive can handle not only the RV rigs, extra vehicle traffic but also all the construction traffic?

Lastly, has anyone looked into our protected gopher tortoises? Our bobcats and coyotes as well as other wildlife living in this wooded land? We have to be a voice for them since they are unable to speak for themselves.

Respectfully,

Robin Smith  
6968 Talon Bay Dr  
Sent from my iPhone

**From:** [Jack Mcgrath](#)  
**To:** [Commissioners](#)  
**Subject:** [EXTERNAL] Solona RV Resort  
**Date:** Sunday, January 7, 2024 6:23:01 PM

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[ALERT]

Commissioners,

My name is John McGrath. My wife, Phyllis, and I live at 6240 Falcon Lair Drive in Talon Bay. Our property directly abuts the proposed Solona site.

We are both strongly in FAVOR of the project. We think that it will improve the overall area and be a plus for the neighborhood.

Thank You.

**From:** [Lori Hollingshead](#)  
**To:** [Commissioners](#)  
**Cc:** [Jerome Fletcher](#); [Julie Bellia](#); [Jason Yarborough](#); [Amber Slayton](#); [Heather Faust](#); [Alaina Ray](#); [Lori Hollingshead](#); [Anna Duffey](#)  
**Subject:** 1/9 Agenda --Solana RV Resort Development Master Plan CC DMP-23-055 \*\* QUASI \*\*  
**Date:** Monday, January 8, 2024 12:26:14 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[Salona RV Park TIS.pdf](#)

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**PLEASE DO NOT REPLY TO ALL**

At the request of a Commissioner, attached please find attached the Traffic Impact Study for Item #5. Public Hearings, C. CC DMP-23-055 Solana RV Resort Development Master Plan (QUASI-JUDICIAL) on the January 9, 2024 City Commission Regular Meeting Agenda.



**Lori Hollingshead**

**Administrative Services Specialist**

4970 City Hall Blvd., North Port, FL 34286

Office: 941-429-7240 Cell: 941-465-0932



**From:** [Debbie McDowell](#)  
**To:** [David Mueller](#); [Heather Faust](#)  
**Subject:** RE: [EXTERNAL] Solona RV Resort  
**Date:** Monday, January 8, 2024 12:17:55 PM

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Thank you for your email and sharing your concerns. I look forward to the discussion on this topic at tomorrow's meeting.

I am including our City Clerk with this response to be included with my exparte communication.

Sincerely,  
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>

-----Original Message-----

From: David Mueller <[muellerbow@gmail.com](mailto:muellerbow@gmail.com)>  
Sent: Monday, January 8, 2024 12:13 PM  
To: Commissioners <[commissioners@northportfl.gov](mailto:commissioners@northportfl.gov)>  
Subject: [EXTERNAL] Solona RV Resort

[ALERT]

City of North Port Commissioners,

We have been residents of the Talon Bay Community for more than 15 years and enjoy living here. We have concerns regarding the proposed Solona RV Resort development. The area to be developed is home to a variety of wildlife some of which is threatened and or protected by State and Federal laws. Recent fast paced development in the City of North Port is quickly reducing much of the wildlife habitat in our city and greater area. We need to consider what will remain for our children and future generations.

The current green space also provides a buffer to areas around it during hurricanes or other large storms. This was very evident during hurricane Ian. Loss of tracts of trees will decrease the buffer and result in increased damage to existing property and increase the amount of debris created by a storm. This costs us all in the end.

Also the RV Resort will greatly increase traffic in the surrounding area stressing our current narrow roads. Major road upgrades will be required.

We are opposed to granting this RV Resort development to proceed without addressing the concerns we have at this time. Please consider future generations to ensure that they to will be able to enjoy what remains of our natural habitats. Progress is not measured in developing every remaining green space but maintaining a balance between our environment and development.

Thank you for taking the time to consider our concerns.

David and Valorie Mueller  
6280 Falcon Lair Drive  
North Port FL 34287

**From:** [Debbie McDowell](#)  
**To:** [David Michaelson](#); [Heather Faust](#)  
**Subject:** RE: [EXTERNAL] Application for Solona RV Resort  
**Date:** Monday, January 8, 2024 7:06:29 AM

---

Thank you for your email and sharing your concerns. I look forward to the discussion on this topic at tomorrow's meeting.

I am including our City Clerk with this response to be included with my exparte communication.

Sincerely,

**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:** David Michaelson <djm1c22@gmail.com>  
**Sent:** Sunday, January 7, 2024 8:32 PM  
**To:** Commissioners <commissioners@northportfl.gov>  
**Subject:** [EXTERNAL] Application for Solona RV Resort

ALERT



Dear Commissioners,

My wife and I live in Talon Bay subdivision which is located behind the proposed location for the Solona RV Resort which is up for review on Tuesday, January 9, at 10:00 am. We both attended an open house at The Surf RV resort sponsored by Zeman RV Resorts, the company that owns Solona. We will concede that the resort we visited was very upscale, but we also noted that it was very noisy, and a lot of traffic in and out. We could not imagine that same situation 50 feet from our backyards. The street leading into the proposed location is quite narrow and if an RV entering would miss the turn into the resort it would be impossible for them to turn around. It should also be noted that the other large Florida Zeman resorts are not next to residential areas, but rather right off busy roadways with easy access and egress. While we agree that a "Luxury RV Resort" might be good for the city of North Port, we cannot imagine that this location is the right one. The residents of Talon Bay and surrounding neighborhoods will be the ones to suffer if this is approved.

Thank you,

David and Kathe Michaelson  
6355 Falcon Lair Dr  
North Port, FL 34287  
419-344-8665

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 Virus-free [www.avast.com](http://www.avast.com)



**From:** [Debbie McDowell](#)  
**To:** [fdickens@gmail.com](mailto:fdickens@gmail.com); [Heather Faust](#)  
**Subject:** RE: [EXTERNAL] Solona RV resort  
**Date:** Monday, January 8, 2024 7:06:45 AM

---

Thank you for your email and sharing your concerns. I look forward to the discussion on this topic at tomorrow's meeting.

I am including our City Clerk with this response to be included with my exparte communication.

Sincerely,

**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>

---

**From:** Frances Dickens <[fdickens@gmail.com](mailto:fdickens@gmail.com)>  
**Sent:** Sunday, January 7, 2024 6:47 PM  
**To:** Commissioners <[commissioners@northportfl.gov](mailto:commissioners@northportfl.gov)>  
**Subject:** [EXTERNAL] Solona RV resort

ALERT



Commissioners

I own a home in Talon Bay. I am for the Solona RV resort. Because I understand that the RV park has agreed to leave a 50 ft Undisturbed ground with trees between the RV park and Talon Bay. And city of North Port commissioners and RV park have convinced me that all is being done to protect our beautiful neighborhood.

I do request that you do not allow two 100 sq ft signs on Talon Bay Drive. The signage on 41 could stay the 100 square foot, but I believe that if two 100 ft signs are on Talon Bay it would take away from the feel you get while traveling on the winding Talon Bay Drive.

Thank you for the good job I have observed since moving here.

Frances Dickens  
7472 Talon Bay Dr  
770-851-1744

**From:** [Alaina Ray](#)  
**To:** [Jerome Fletcher](#); [Jason Yarborough](#)  
**Cc:** [Julie Bellia](#); [Amber Slayton](#); [Heather Faust](#); [Anna Duffey](#); [Lori Hollingshead](#); [Lori Barnes](#)  
**Subject:** RE: 1/9 Agenda --Solana RV Resort Development Master Plan CC DMP-23-055 \*\* QUASI \*\*  
**Date:** Monday, January 8, 2024 2:21:35 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

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Good afternoon –

The ULDC Sec. 53-7, Development Master Plan Submission, only requires a traffic impact statement at the DMP stage per below:

(6) Provide a traffic impact statement (TIS) indicating how the proposed development will affect the adjacent neighborhood(s) and the primary impact area. The methodology, data and model shall be approved by the designated City Engineer, or designee.

The ULDC Sec 33 Article II, Major Site and Development, also requires a Traffic Impact Statement at the Site Plan stage per below:

Sec. 33-9.A.(11) Traffic impact statement, three (3) copies, in accordance to Chapter 5, Concurrency Management, of this Unified Land Development Code signed and sealed by the Engineer of Record.

Should the City Engineer determine that a proposed development triggers specific traffic count thresholds listed in Chapter 5, a more thorough Transportation Study would be required. However, per the City Engineer regarding the Solana RV Resort: “Per our ULDC Section 5-8.B. and Section 5-6.B.(1)(a) , a project is considered a “de-minimis” traffic generator if it generates less than 200 peak hour trips and less than 5% of the maximum capacity of the adjacent roads at the adopted level of service. This project meets both of those criteria and therefore can be considered a de-minimis traffic generator. As such, further analysis was not required to be completed in this traffic impact statement.”

During the Site Plan review City staff will analyze the need for other potential roadway improvements that are not Concurrency related, such as existing road base, turnarounds, directional signage, etc.

Thanks,  
Alaina

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**From:** Debbie McDowell <[dmcdowell@northportfl.gov](mailto:dmcdowell@northportfl.gov)>  
**Sent:** Monday, January 8, 2024 12:44 PM  
**To:** Jerome Fletcher <[jfletcher@northportfl.gov](mailto:jfletcher@northportfl.gov)>  
**Cc:** Julie Bellia <[jbellia@northportfl.gov](mailto:jbellia@northportfl.gov)>; Jason Yarborough <[jyarborough@northportfl.gov](mailto:jyarborough@northportfl.gov)>; Amber

Slayton <aslayton@northportfl.gov>; Heather Faust <hfaust@northportfl.gov>; Alaina Ray <aray@northportfl.gov>

**Subject:** RE: 1/9 Agenda --Solana RV Resort Development Master Plan CC DMP-23-055 \*\* QUASI \*\*

Thanks for the email. I requested a copy of the Traffic Impact study – the document provided is a statement (from 2022). After reviewing the document provided, there appears to be a lot of information missing compared to other Traffic Impact Studies completed for other developments. Could I have a copy of the Study for this development?

Thanks  
Debbie

---

**From:** Lori Hollingshead <[lhollingshead@northportfl.gov](mailto:lhollingshead@northportfl.gov)>

**Sent:** Monday, January 8, 2024 12:26 PM

**To:** Commissioners <[commissioners@northportfl.gov](mailto:commissioners@northportfl.gov)>

**Cc:** Jerome Fletcher <[jfletcher@northportfl.gov](mailto:jfletcher@northportfl.gov)>; Julie Bellia <[jbellia@northportfl.gov](mailto:jbellia@northportfl.gov)>; Jason Yarborough <[jyarborough@northportfl.gov](mailto:jyarborough@northportfl.gov)>; Amber Slayton <[aslayton@northportfl.gov](mailto:aslayton@northportfl.gov)>; Heather Faust <[hfaust@northportfl.gov](mailto:hfaust@northportfl.gov)>; Alaina Ray <[aray@northportfl.gov](mailto:aray@northportfl.gov)>; Lori Hollingshead <[lhollingshead@northportfl.gov](mailto:lhollingshead@northportfl.gov)>; Anna Duffey <[aduffey@northportfl.gov](mailto:aduffey@northportfl.gov)>

**Subject:** 1/9 Agenda --Solana RV Resort Development Master Plan CC DMP-23-055 \*\* QUASI \*\*

---

**PLEASE DO NOT REPLY TO ALL**

At the request of a Commissioner, attached please find attached the Traffic Impact Study for Item #5. Public Hearings, C. CC DMP-23-055 Solana RV Resort Development Master Plan (QUASI-JUDICIAL) on the January 9, 2024 City Commission Regular Meeting Agenda.



**Lori Hollingshead**

**Administrative Services Specialist**

4970 City Hall Blvd., North Port, FL 34286

Office: 941-429-7240 Cell: 941-465-0932



**From:** [Debbie McDowell](#)  
**To:** [Heather Faust](#)  
**Subject:** FW: Follow-up -- FW: 1/9 Agenda --Solana RV Resort Development Master Plan CC DMP-23-055 \*\* QUASI \*\*  
**Date:** Tuesday, January 9, 2024 8:46:01 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

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Please include this as part of my ex-parte communication.

THANKS  
Debbie

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**From:** Lori Hollingshead <lhollingshead@northportfl.gov>  
**Sent:** Monday, January 8, 2024 2:31 PM  
**To:** Commissioners <commissioners@northportfl.gov>  
**Cc:** Jerome Fletcher <jfletcher@northportfl.gov>; Julie Bellia <jbellia@northportfl.gov>; Jason Yarborough <jyarborough@northportfl.gov>; Amber Slayton <aslayton@northportfl.gov>; Heather Faust <hfaust@northportfl.gov>; Alaina Ray <aray@northportfl.gov>; Lori Barnes <lbarnes@northportfl.gov>; Anna Duffey <aduffey@northportfl.gov>  
**Subject:** Follow-up -- FW: 1/9 Agenda --Solana RV Resort Development Master Plan CC DMP-23-055 \*\* QUASI \*\*

**PLEASE DO NOT REPLY TO ALL**

Following the previous email sent, a Commissioner sent the below follow-up request to which staff provides a response:

**Question:** I requested a copy of the Traffic Impact study – the document provided is a statement (from 2022). After reviewing the document provided, there appears to be a lot of information missing compared to other Traffic Impact Studies completed for other developments. Could I have a copy of the Study for this development?

**Response:**

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**Lori Hollingshead**

**Administrative Services Specialist**

4970 City Hall Blvd., North Port, FL 34286

Office: 941-429-7240 Cell: 941-465-0932



---

**From:** Lori Hollingshead <[lhollingshead@northportfl.gov](mailto:lhollingshead@northportfl.gov)>

**Sent:** Monday, January 8, 2024 12:26 PM

**To:** Commissioners <[commissioners@northportfl.gov](mailto:commissioners@northportfl.gov)>

**Cc:** Jerome Fletcher <[jfletcher@northportfl.gov](mailto:jfletcher@northportfl.gov)>; Julie Bellia <[jbellia@northportfl.gov](mailto:jbellia@northportfl.gov)>; Jason Yarborough <[jyarborough@northportfl.gov](mailto:jyarborough@northportfl.gov)>; Amber Slayton <[aslayton@northportfl.gov](mailto:aslayton@northportfl.gov)>; Heather Faust <[hfaust@northportfl.gov](mailto:hfaust@northportfl.gov)>; Alaina Ray <[aray@northportfl.gov](mailto:aray@northportfl.gov)>; Lori Hollingshead <[lhollingshead@northportfl.gov](mailto:lhollingshead@northportfl.gov)>; Anna Duffey <[aduffey@northportfl.gov](mailto:aduffey@northportfl.gov)>

**Subject:** 1/9 Agenda --Solana RV Resort Development Master Plan CC DMP-23-055 \*\* QUASI \*\*

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**PLEASE DO NOT REPLY TO ALL**

At the request of a Commissioner, attached please find attached the Traffic Impact Study for Item #5. Public Hearings, C. CC DMP-23-055 Solana RV Resort Development Master Plan (QUASI-JUDICIAL) on the January 9, 2024 City Commission Regular Meeting Agenda.



## **Lori Hollingshead**

### **Administrative Services Specialist**

4970 City Hall Blvd., North Port, FL 34286

Office: 941-429-7240 Cell: 941-465-0932



**From:** [Debbie McDowell](#)  
**To:** [Laura Mueller](#); [Heather Faust](#)  
**Subject:** RE: [EXTERNAL] Agenda January 9th CC DMP-23-081. Solana RV RESORT  
**Date:** Tuesday, January 9, 2024 8:45:29 AM

---

Thank you for your email and sharing your thoughts. I look forward to the discussion on this topic at today's meeting.

I am including our City Clerk with this response to be included with my exparte communication.

Sincerely,  
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>

-----Original Message-----

From: Laura Mueller <[lmuellet5737@gmail.com](mailto:lmuellet5737@gmail.com)>  
Sent: Monday, January 8, 2024 6:53 PM  
To: Commissioners <[commissioners@northportfl.gov](mailto:commissioners@northportfl.gov)>; Laura Mueller <[lmuellet5737@gmail.com](mailto:lmuellet5737@gmail.com)>; Jason Yarborough <[jyarborough@northportfl.gov](mailto:jyarborough@northportfl.gov)>; Cres Magliacano <[cmag5343@gmail.com](mailto:cmag5343@gmail.com)>; Bill Correia <[mc55volvo@aol.com](mailto:mc55volvo@aol.com)>; Glen Day <[glennd70@aol.com](mailto:glennd70@aol.com)>; Richard Ives <[raives@comcast.net](mailto:raives@comcast.net)>; Jerome Fletcher <[jfletcher@northportfl.gov](mailto:jfletcher@northportfl.gov)>; Julie Bellia <[jbellia@northportfl.gov](mailto:jbellia@northportfl.gov)>  
Subject: [EXTERNAL] Agenda January 9th CC DMP-23-081. Solana RV RESORT

[ALERT]

Good Evening/Morning Commissioners

I'm hoping to be at the meeting in person tomorrow and will speak on this subject, but since the agenda is quite large and I'm on standby to pick people up at the airport I may have to leave before you get to this item.

I am Laura Mueller, current President of Talon Bay HOA which is adjacent to the above property.

I would like to express the thoughts and concerns of our five party Board. Three of our Board Members have medical appointments today and are unable to attend. Even though like many we would love to see things stay the same but we also know that there will be changes. I personally would like to see County Line Rd which was University Parkway stay the dirt road that it was when I moved here, but that is NOT happening. Myself and other Board Members have been working with your staff on this project sharing our concerns. Staff has been doing a wonderful job keeping us informed and listening to our concerns and clarifying different items so that we are aware that Solana is following all of the City guidelines. Elizabeth Wong and Solana's engineer both came out to our clubhouse and spoke on this project answering many of their concerns.

Solana has been also been listening to our concerns. One of the things they have changed is the set back from our boundary wall. The city requires a 10ft setback and they have extended one wall to 50 ft and the other wall to 46 ft. We appreciate their willingness to be a good neighbor. Since we know there has to be change and Solana's project falls under your guidelines and your staff seems to be watching out for our concerns i.e. drainage, lighting, and noise to name a few we think that they would be a good fit to the City of North Port.

Upon closing, I would to ask you if you could ask your staff to look into the Talon Bay Rd. Neither Solana nor

Talon Bay own this road and it belongs to the City. Is it possible to widen this section of the road so if there were to be a back of Motor Homes we could go around them to reach entrance to our subdivision.

Thank you for taking the time to read this and if at all possible I will be at your meeting tomorrow.

Respectfully  
Laura Mueller  
Talon Bay HOA president

Sent from my iPad



**From:** [Debbie McDowell](#)  
**To:** [Frank Stropoli](#); [Heather Faust](#)  
**Subject:** RE: [EXTERNAL] Fw: Proposed RV Resort Park  
**Date:** Tuesday, January 9, 2024 8:45:00 AM

---

Thank you for your email and sharing your thoughts. I look forward to the discussion on this topic at today's meeting.

I am including our City Clerk with this response to be included with my exparte communication.

Sincerely,

**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:** Frank Stropoli <c720f@aol.com>  
**Sent:** Monday, January 8, 2024 10:12 PM  
**To:** Commissioners <commissioners@northportfl.gov>  
**Subject:** [EXTERNAL] Fw: Proposed RV Resort Park

ALERT



[Sent from AOL on Android](#)

----- Forwarded Message -----

**From:** "Frank Stropoli" <c720f@aol.com>  
**To:** "pstokes@northportfl.gov" <pstokes@northportfl.gov>  
**Cc:**  
**Sent:** Mon, Jan 8, 2024 at 7:55 PM  
**Subject:** Proposed RV Resort Park  
Good Evening Mr. Stokes,

My name is Carol Stropoli, and I reside at 8605 Peregrine Way, North Port, Florida. I am a resident in the Talon Bay Community. I have given this project a lot of thought and have said many prayers.. I have tried to look at this from both sides, and I keep coming back to why this type of project should be built on such a tight piece of property. Has anyone really come out to look at how narrow our lanes are coming off Tamiami Tr. to our gate? I did not get the name of the gentleman who was referred to as Staff. I do not think he took the time to come and visit this roadway. We will not only have to look out for the vehicles, but also pedestrians that will be going back and forth to get to the activities on both sides of Talon Bay Drive. It seemed like he was more interested in what North Port would get in revenue, than thinking of the people that have been long time residents of North Port. This is just not the right location.

I am a new widow, and I travel that roadway to visit my Mother in assisted living in Venice, or when I go to the grocery store, will I get stuck behind an RV pulling a car or boat. The lanes are so narrow, we will just have to wait until they can maneuver it into the park. We will have to change for the enjoyment of people who do not even want to invest in the city.

Right now, I feel no loyalty from my city. We have all been good citizens to North Port, and it is so sad that North Port doesn't care about us. I am not a snowbird, I have made this my home since my husband, Frank and I moved here 9 years ago.

Come visit us, and you will see exactly what is coming for us, if you give this company the okay. If you have any questions, please feel free to contact me at 941-888-5313.

Respectfully (but very sad),  
Carol Stropoli

**From:** [Debbie McDowell](#)  
**To:** [MARILYN CORREIA](#); [Heather Faust](#)  
**Subject:** RE: [EXTERNAL] Re: Agenda January 9th CC DMP-23-081. Solana RV RESORT  
**Date:** Tuesday, January 9, 2024 8:45:14 AM

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Sincerely,  
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>

-----Original Message-----

From: MARILYN CORREIA <mc55volvo@aol.com>  
Sent: Monday, January 8, 2024 7:01 PM  
To: Laura Mueller <lmuellet5737@gmail.com>  
Cc: Commissioners <commissioners@northportfl.gov>; Jason Yarborough <jyarborough@northportfl.gov>; Cres Magliacano <cmag5343@gmail.com>; Glen Day <glenn70@aol.com>; Richard Ives <raives@comcast.net>; Jerome Fletcher <jfletcher@northportfl.gov>; Julie Bellia <jbellia@northportfl.gov>  
Subject: [EXTERNAL] Re: Agenda January 9th CC DMP-23-081. Solana RV RESORT

[ALERT]

Very good and to the point. I am in total agreement. Bill

Sent from my iPhone

> On Jan 8, 2024, at 6:53 PM, Laura Mueller <lmuellet5737@gmail.com> wrote:

>

> Good Evening/Morning Commissioners

>

> I'm hoping to be at the meeting in person tomorrow and will speak on this subject, but since the agenda is quite large and I'm on standby to pick people up at the airport I may have to leave before you get to this item.

>

> I am Laura Mueller, current President of Talon Bay HOA which is adjacent to the above property.

>

> I would like to express the thoughts and concerns of our five party Board. Three of our Board Members have medical appointments today and are unable to attend. Even though like many we would love to see things stay the same but we also know that there will be changes. I personally would like to see County Line Rd which was University Parkway stay the dirt road that it was when I moved here, but that is NOT happening. Myself and other Board Members have been working with your staff on this project sharing our concerns. Staff has been doing a wonderful job keeping us informed and listening to our concerns and clarifying different items so that we are aware that Solana is following all of the City guidelines. Elizabeth Wong and Solana's engineer both came out to our clubhouse and spoke on this project answering many of their concerns.

>

> Solana has been also been listening to our concerns. One of the things they have changed is the set back from our

boundary wall. The city requires a 10ft setback and they have extended one wall to 50 ft and the other wall to 46 ft. We appreciate their willingness to be a good neighbor.

> Since we know there has to be change and Solana's project falls under your guidelines and your staff seems to be watching out for our concerns i.e. drainage, lighting, and noise to name a few we think that they would be a good fit to the City of North Port.

>

> Upon closing, I would to ask you if you could ask your staff to look into the Talon Bay Rd. Neither Solana nor Talon Bay own this road and it belongs to the City. Is it possible to widen this section of the road so if there were to be a back of Motor Homes we could go around them to reach entrance to our subdivision.

>

> Thank you for taking the time to read this and if at all possible I will be at your meeting tomorrow.

>

> Respectfully

> Laura Mueller

> Talon Bay HOA president

>

>

> Sent from my iPad