

From: [Debbie McDowell](#)
To: [Heather Faust](#)
Subject: Fw: [EXTERNAL] RE: NW quadrant I-75 and Toledo Blade ** QUASI **
Date: Saturday, July 9, 2022 4:30:53 PM

For the record

From: Debbie McDowell
Sent: Wednesday, March 2, 2022 11:46 AM
To: MJ Moffat <failte0898@gmail.com>
Subject: RE: [EXTERNAL] RE: NW quadrant I-75 and Toledo Blade ** QUASI **

Absolutely my pleasure. Anytime!

Debbie

From: MJ Moffat <failte0898@gmail.com>
Sent: Wednesday, March 2, 2022 11:29 AM
To: Debbie McDowell <dmcdowell@cityofnorthport.com>
Subject: [EXTERNAL] RE: NW quadrant I-75 and Toledo Blade ** QUASI **

ALERT



Thank you for all your information and for taking the time to help me to understand this process.

Best to you,
MaryJude Moffat

Sperio Meliora – “I aspire to greater things.”

From: [Debbie McDowell](#)
Sent: Wednesday, March 2, 2022 11:11 AM
To: failte0898@gmail.com
Cc: [Heather Taylor](#)
Subject: NW quadrant I-75 and Toledo Blade ** QUASI **

Mary –

It was nice chatting with you this morning about the processes for development. As promised here is the link to submit a public record request [https://northportfl.govqa.us/WEBAPP/_rs/\(S\(vrugabzluqduygiymzy1wcg1\)\)/SupportHome.aspx?sSessionID=](https://northportfl.govqa.us/WEBAPP/_rs/(S(vrugabzluqduygiymzy1wcg1))/SupportHome.aspx?sSessionID=) or you can contact the City Clerk directly by email or phone. I have copied her in this email in case you need additional assistance and as a requirement for my ex-parte communication, for the record.

If you decide you want to be an aggrieved party, to this development, you must inform the City Clerk. This link will explain the process and requirements for quasi-judicial procedures and aggrieved parties
https://library.municode.com/fl/north_port/codes/code_of_the_city?nodeId=PTIIICORR_CH2AD_ARTIIIQUDIPR

I hope this information is helpful. If you have any follow up questions, please don't hesitate to ask.

I would also like to take this opportunity to share my official Commissioner FB page, <https://www.facebook.com/CommissionerMcDowell>. I try keep it as informative as possible by letting citizens know of upcoming agenda items, a summary of what transpired at the commission meeting and upcoming city meetings and events.

Sincerely,

Debbie McDowell

Commissioner, City of North Port

4970 City Center Blvd.
North Port, FL 34286
Office: 941.429.7071
City Cell: 941.628.0486

E-mail messages sent or received by City of North Port officials and employees in connection with official City business are public records subject to disclosure under the Florida Public Records Act.

From: [Heather Faust](#)
To: [Amanda Baker](#)
Subject: FW: [EXTERNAL] Ordinance 2022-06
Date: Thursday, June 30, 2022 3:46:49 PM
Attachments: [image001.png](#)

Heather Faust, MMC

City Clerk

From: Jill Luke <jlluke@cityofnorthport.com>
Sent: Thursday, June 30, 2022 3:17 PM
To: T Hudon <noduht@yahoo.com>
Cc: Heather Taylor <htaylor@cityofnorthport.com>
Subject: RE: [EXTERNAL] Ordinance 2022-06

Mr. and Mrs. Lucas,

Thank you for your email. As this is a quasi-judicial hearing I cannot reply, only acknowledge. I have copied in the City Clerk so she can place your email with the file. Thank you – Jill Luke

Jill Luke
City Commissioner
4970 City Hall Blvd.
North Port, FL 34286
Office-941.429.7073
Cell-941.628.0757
jlluke@cityofnorthport.com

Email messages sent or received by City of North Port officials and employees, in connection with City business are public records subject to disclosure under the Florida Public Records Act.

From: T Hudon <noduht@yahoo.com>
Sent: Thursday, June 30, 2022 11:53 AM
To: Jill Luke <jlluke@cityofnorthport.com>
Subject: [EXTERNAL] Ordinance 2022-06

ALERT



Dear Commissioner Luke:

NO! We are fully and completely against the rezoning of Toledo Blade Flats, REZ-21-335 from Commercial General to Planned Community Development District. As residents of North Port Charlotte Estates, we find the rezoning of this 15-acre parcel on NW Toledo Blade and I-75 to allow for multiple 4-story apartment buildings (224 apartment complex) to be totally inappropriate. Please vote AGAINST this rezoning! (We will remember how you voted come election time).

Don Lucas
Theresa Lucas
5646 N Chamberlain Boulevard
North Port, FL 34286

E-mail messages sent or received by City of North Port officials and employees in connection with official City business are public records subject to disclosure under the Florida Public Records Act.

From: Heather Faust
To: Amanda Baker
Cc: Adriana Jarell
Subject: FW: [EXTERNAL] Ordinance 2022-06 *** QUASI - EXPARTE ***
Date: Thursday, June 30, 2022 12:41:52 PM

Ex parte. Thanks.

Heather Faust, MMC

City Clerk

From: Debbie McDowell <dmcowell@cityofnorthport.com>
Sent: Thursday, June 30, 2022 12:21 PM
To: T Hudon <noduht@yahoo.com>
Cc: Heather Faust <hfaust@cityofnorthport.com>
Subject: RE: [EXTERNAL] Ordinance 2022-06 *** QUASI - EXPARTE ***

Mr. and Mrs. Lucas –

I appreciate your email. I've heard rumors about a development going there, but I don't know any details about it. I cannot be 100% sure we will, until I see it on Commission meeting's agenda. You can follow this link to monitor the future commission meeting agendas. <https://cityofnorthport.legistar.com/Calendar.aspx>

Based on your email, it is obvious something will be coming to the Commission and decisions will be made. Just so you know, when this matter comes before the Commission, it will be a quasi-judicial matter and the Commissioners will be acting in the capacity of a quasi-judge. That means we can only make our decision based on the facts presented to us at the meeting, by all parties. I assure you, once it appears on the agenda, I read 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).

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.

Sincerely,

Debbie McDowell
Commissioner, City of North Port
4970 City Center Blvd.
North Port, FL 34286
Office: 941.429.7071
City Cell: 941.628.0486

From: T Hudon <noduht@yahoo.com>
Sent: Thursday, June 30, 2022 11:48 AM
To: Debbie McDowell <dmcowell@cityofnorthport.com>
Subject: [EXTERNAL] Ordinance 2022-06

ALERT



Dear Commissioner McDowell:

NO! We are fully and completely against the rezoning of Toledo Blade Flats, REZ-21-335 from Commercial General to Planned Community Development District. As residents of North Port Charlotte Estates we find the rezoning of this 15-acre parcel on NW Toledo Blade and I-75 to allow for multiple 4-story apartment buildings (224 apartment complex) to be totally inappropriate! Please vote AGAINST this rezoning! (We will remember how you voted come election time.)

Don Lucas
Theresa Lucas
5646 N Chamberlain Boulevard
North Port, FL 34286

E-mail messages sent or received by City of North Port officials and employees in connection with official City business are public records subject to disclosure under the Florida Public Records Act.

From: [Heather Faust](#)
To: [Amanda Baker](#)
Cc: [Adriana Janelle](#)
Subject: FW: [EXTERNAL] Commission First Reading Ordinance 2022-06
Date: Tuesday, June 28, 2022 12:44:24 PM

Please see below for ex-parte.

Heather Faust, MMC

City Clerk

From: Jill Luke <jlake@cityofnorthport.com>
Sent: Tuesday, June 28, 2022 11:56 AM
To: Tammie Jacobs <tljacobs101@gmail.com>
Cc: Heather Faust <hfaust@cityofnorthport.com>
Subject: RE: [EXTERNAL] Commission First Reading Ordinance 2022-06

Tammie,

Thank you for your email. This Ordinance is a quasi-judicial hearing so I cannot respond. I appreciate what you have stated, though. I will forward your email to the Clerk so it can be placed in the file for this item. Thank you – Jill Luke

From: Tammie Jacobs <tljacobs101@gmail.com>
Sent: Monday, June 27, 2022 6:42 PM
To: Jill Luke <jlake@cityofnorthport.com>
Subject: [EXTERNAL] Commission First Reading Ordinance 2022-06

ALERT



Dear Commissioner Jill Luke,

I would like to ask for your support and vote No to Ordinance 2022-06. A land developer is asking to rezone 15.64 acres from "Commercial General" (CG) to "Planned Community Development" (PDC) located northwest of I-75 and Toledo Blade Blvd - Panacea Activity Center #4. This is prime Interstate I-75 land and should be kept commercial to support the City Commissions vision for more Economic Development. We need to bring in businesses. My husband and I are in support of keeping this property zoned commercial general. We are adversely affected by this property, it is directly behind our home with only a waterway separating us. We bought our property knowing that the property right behind us on Toledo Blade was commercial general, not residential high density. That was a deciding factor before we built, we did our research.

As a City employee, I firmly believe in the City's branding slogan of "Live here, work here, play here". 90 percent of our residents can't work here and have to commute out for work. We need more economic development. Get rid of the bedroom community stigma.

This is the last parcel in the Panacea Activity Center #4 that is deemed commercial general, please keep it that way. It is prime real estate right off I-75, that would bring in so much revenue for the City of North Port. I ask for your support to vote NO to the rezone of Ordinance 2022-06, please keep it Commercial General.

I would also like to invite you to my home, prior to it going before commission for first reading on July 12. I would like for you to see how this will negatively affect us. Please contact me via email or phone, so we can arrange that together.

Thank you,
Tammie Wichers
1500 Musa Rd.
North Port, FL 34286
941-628-4394

E-mail messages sent or received by City of North Port officials and employees in connection with official City business are public records subject to disclosure under the Florida Public Records Act.

From: Heather Faust
To: Amanda Baker
Cc: Adriana Janelli
Subject: FW: [EXTERNAL] NO REZONE FOR ORDINANCE NO. 2022-06
Date: Tuesday, June 21, 2022 10:17:47 AM
Attachments: [image001.png](#)

Amanda,

For exparte. Thanks.

Heather Faust, MMC

City Clerk

From: Jill Luke <jlake@cityofnorthport.com>
Sent: Monday, June 20, 2022 4:54 PM
To: Heather Faust <hfaust@cityofnorthport.com>
Subject: FW: [EXTERNAL] NO REZONE FOR ORDINANCE NO. 2022-06

Could you please retain this for the record on this topic, please. Thank you – Jill Luke

I forgot to take the other commissioners off the list!!! Sorry.

From: Jill Luke
Sent: Monday, June 20, 2022 4:52 PM
To: Richard Myers <rmyers4120@hotmail.com>; Pete Emrich <pemrich@cityofnorthport.com>; Debbie McDowell <dmcowell@cityofnorthport.com>; Barbara Langdon <blangdon@cityofnorthport.com>; Alice White <awhite@cityofnorthport.com>
Cc: Tammie Wichers <twichers229@gmail.com>; gatoral3@aol.com; mardeecone82@gmail.com; cbbal7@hotmail.com; johngulliver53@gmail.com; kmoffat76@gmail.com; lerose1964@gmail.com; MJ Moffat <jalte0898@gmail.com>; fwg1961@yahoo.com; wes.joy1022@gmail.com; rsb2272@verizon.net; elsa.beal@verizon.com; cherrikinginteriors@gmail.com; jacquelinecauffman@aol.com
Subject: RE: [EXTERNAL] NO REZONE FOR ORDINANCE NO. 2022-06

Mr. Myers,

Thank you for sending this... it went to my junk file, so I'm sorry for the delay in replying. As this will be a quasi-judicial hearing I cannot comment, but will forward your email to our Clerk, so that it can be captured for the record. Thank you – Jill Luke

Jill Luke
City Commissioner
4970 City Hall Blvd.
North Port, FL 34286
Office-941.429.7073
Cell-941.628.0757
jlake@cityofnorthport.com

Email messages sent or received by City of North Port officials and employees, in connection with City business are public records subject to disclosure under the Florida Public Records Act.

From: Richard Myers <rmyers4120@hotmail.com>
Sent: Tuesday, June 14, 2022 10:06 AM
To: Jill Luke <jlake@cityofnorthport.com>; Pete Emrich <pemrich@cityofnorthport.com>; Debbie McDowell <dmcowell@cityofnorthport.com>; Barbara Langdon <blangdon@cityofnorthport.com>; Alice White <awhite@cityofnorthport.com>
Cc: Tammie Wichers <twichers229@gmail.com>; gatoral3@aol.com; mardeecone82@gmail.com; cbbal7@hotmail.com; johngulliver53@gmail.com; kmoffat76@gmail.com; lerose1964@gmail.com; MJ Moffat <jalte0898@gmail.com>; fwg1961@yahoo.com; wes.joy1022@gmail.com; rsb2272@verizon.net; elsa.beal@verizon.com; cherrikinginteriors@gmail.com; jacquelinecauffman@aol.com; Richard Myers <rmyers4120@hotmail.com>
Subject: [EXTERNAL] NO REZONE FOR ORDINANCE NO. 2022-06

ALERT



Link to Proposed Ordinance 2022-06

Bullet points of to speak on at upcoming meeting: (June 16th at 9 am, located in City Hall, second floor, room 244)

- Grants – (page 9 of the staff report) Job growth 1,947 jobs – if not in compliance, then city will have to pay back the grant
- Economic Development – no rezone, we need to bring in business
- Island, Lack of Accessibility – No Sidewalks, or public transportation = no connectivity
- NO MIXED USE – Keep Commercial, not adequate parking for residential and commercial together
- Buffer – easement to include canal, but unable to provide adequate buffer due to height restrictions
- Traffic – It's already a current issue
- Staff's Recommended Motion – DENIAL
- Unable to mitigate wetlands without exemptions
- Prime Commercial Real Estate right off I-75 to support Commissions Vision for more Economic Development
- Tax revenue loss with losing commercial property, sales tax is always more than what can be brought in by rental properties.

If you like you can forward this on to everyone.

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From: [Debbie McDowell](#)
To: [Heather Faust](#)
Subject: Fw: NW I-75 and Toledo Blade ** Quasi **
Date: Saturday, July 9, 2022 4:30:13 PM

For the record

From: Debbie McDowell
To: MJ Moffat <failte0898@gmail.com>
Cc: Heather Taylor <htaylor@cityofnorthport.com>
Subject: NW I-75 and Toledo Blade ** Quasi **

Good morning –

I wanted to let you know since you expressed interest in a potential development and rezone of the property at I-75 and Toledo Blade, the northwest quadrant. I just received confirmation this project will be heard by the Planning and Zoning Advisory Board on Thursday, April 7 at 9am. Here's a link to the agenda <https://cityofnorthport.legistar.com/View.ashx?M=A&ID=923327&GUID=20F6FE10-C73D-4FD7-A6F8-8EEB7357D537>. Within the agenda are additional links to more information about the project. Public comment is welcomed and encouraged at the meeting and the agenda contains instructions for other ways to offer public comment if you cannot attend.

I hope this information is helpful.

Debbie McDowell
Commissioner, City of North Port
4970 City Center Blvd.
North Port, FL 34286
Office: 941.429.7071
City Cell: 941.628.0486

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