

From: [Heather Taylor](#)
To: [Susan Hale](#)
Subject: FW: Agenda 2/25 - Oasis Replat Phase 2. ** QUASI **
Date: Saturday, March 7, 2020 12:57:47 PM

Susan,

Can you please add the below exparte communication to CC PLF-19-311? Thanks.

Heather Taylor, CMC
Interim City Clerk
City of North Port
Office: 941 429 7056 Cell: 941 223 5041
htaylor@cityofnorthport.com

From: Debbie McDowell <dmcowell@cityofnorthport.com>
Sent: Monday, February 24, 2020 9:24 PM
To: Heather Taylor <htaylor@cityofnorthport.com>
Subject: Fwd: Agenda 2/25 - Oasis Replat Phase 2. ** QUASI **

Sent from my iPad

Begin forwarded message:

From: Peter Lear <plear@cityofnorthport.com>
Date: February 24, 2020 at 9:19:51 PM EST
To: Debbie McDowell <dmcowell@cityofnorthport.com>
Subject: Fwd: Agenda 2/25 - Oasis Replat Phase 2

Peter D. Lear, CPA, CGMA
City Manager
City of North Port
[4970 City Hall Boulevard](#)
[North Port, FL 34286](#)
Phone: [\(941\) 429-7077](tel:(941)429-7077)
Fax: [\(941\) 429-7079](tel:(941)429-7079)
Plear@cityofnorthport.com

Begin forwarded message:

From: Nicole Galehouse <ngalehouse@cityofnorthport.com>
Date: February 24, 2020 at 9:19:15 PM EST

To: Peter Lear <plear@cityofnorthport.com>
Cc: Frank Miles <fmiles@cityofnorthport.com>, Jason Yarborough <jyarborough@cityofnorthport.com>
Subject: Re: Agenda 2/25 - Oasis Replat Phase 2

For single-family detaches lots, 55%.

Nicole

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From: Peter Lear <plear@cityofnorthport.com>
Sent: Monday, February 24, 2020 9:15:41 PM
To: Nicole Galehouse <ngalehouse@cityofnorthport.com>
Cc: Frank Miles <fmiles@cityofnorthport.com>; Jason Yarborough <jyarborough@cityofnorthport.com>
Subject: Fwd: Agenda 2/25 - Oasis Replat Phase 2

Peter D. Lear, CPA, CGMA

City Manager
City of North Port
[4970 City Hall Boulevard](#)
[North Port, FL 34286](#)
Phone: [\(941\) 429-7077](tel:(941)429-7077)
Fax: [\(941\) 429-7079](tel:(941)429-7079)
Plear@cityofnorthport.com

Begin forwarded message:

From: Debbie McDowell <dmcdowell@cityofnorthport.com>
Date: February 24, 2020 at 9:14:36 PM EST
To: Peter Lear <plear@cityofnorthport.com>
Subject: Re: Agenda 2/25 - Oasis Replat Phase 2

One follow up question so staff can be prepared ...

What is the maximum lot coverage in the Oasis?

THANKS
Debbie

Sent from my iPad

On Feb 24, 2020, at 9:54 AM, Peter Lear
<plear@cityofnorthport.com> wrote:

Mayor,

Please see Nicole's answers below.

Pete

Peter D. Lear, CPA, CGMA

City Manager
City of North Port
4970 City Hall Boulevard
North Port, FL 34286
Phone: (941) 429-7077
Fax: (941) 429-7079
Plear@cityofnorthport.com

From: Debbie McDowell
<dmcowell@cityofnorthport.com>
Sent: Friday, February 21, 2020 1:18 PM
To: Peter Lear <plear@cityofnorthport.com>
Subject: Agenda 2/25 - Oasis Replat Phase 2

The legislative text mentions the purpose of the replat is to reduce the lot size to allow for different product types.

QUESTION: What was the original lot size?
What is the new proposed lot size?

RESPONSE: Not including the unusually shaped lots, most of the original lot sizes were 60.10' x 130'. The new ones, with the same exception, are 51.50' x 130'. The total lot size went from 7,813 sf to 6,695 sf. An additional lot and pedestrian access easement was carved out of tract 702, reducing that tract from 85,301 sf to 75,640 sf.

QUESTION: What was the existing product types? New proposed product type?

RESPONSE: They are going from one type of single-family detached to another. It is not a different product type for City development standards, but rather for their building purposes.

QUESTION: Do these changes conform with the regulations in the pattern plan for Village B?

RESPONSE: The Village B VDPP contemplated two types of single-family lots. This development complies with the development standards for Single-Family Detached Type B, which requires a minimum lot width of 40' and a minimum lot depth of 120', with a minimum lot area of 5,200 sf.

Debbie

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