

HILLSBOROUGH COUNTY PUBLIC MEETING

SABAL TRACE REDEVELOPMENT AREA

DATE: October 21, 2020

TIME: 6:00 p.m. to 6:42 p.m.

PLACE: Zoom Video Conference

REPORTED BY: Stacy D. Bowles, Court Reporter
Notary Public
State of Florida at Large

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1 P R O C E E D I N G S

2 MR. BAILEY: Good evening. If you can, I'm
3 seeing three attendees. If you can -- if you're
4 dialed in and can see and hear me, my name is
5 Charlie Bailey. I'm a land use attorney with the
6 firm of Williams Parker. I appreciate you
7 joining us tonight. If you would just please
8 bear with us so we can afford a little additional
9 time for any other attendees to join us tonight.
10 I want to make sure that everybody has an
11 opportunity to get in.

12 Terry, as our traffic controller, how soon
13 do you think everybody would have had an
14 opportunity to click on and join us?

15 MR. PSARRAS: Actually, by now, it's been a
16 couple of minutes. Everybody who would have been
17 in the waiting room would have been in already.

18 MR. BAILEY: Okay. Okay. Typically, if
19 this were an in-person workshop, we would go
20 ahead and begin as we're a couple minutes beyond
21 the start time.

22 Laurel, do you think it's okay to go ahead
23 and start? Should we wait a couple more minutes?

24 MS. LOCKETT: Just given technology, why
25 don't we just give folks another couple more

1 minutes?

2 MR. BAILEY: Okay. Makes sense.

3 MS. LOCKETT: Yeah.

4 MR. BAILEY: Those of you who are already
5 with us, thanks for bearing with us. We're kind
6 of exploring life with virtual meetings. So
7 thanks for bearing with us.

8 6:04. We will wait one more minute.
9 Actually, I think we lost an attendee. Oh, no.
10 Someone got bored already.

11 MS. LOCKETT: Go ahead.

12 MR. BAILEY: Okay. We're coming up here on
13 6:05. Again, I'm Charlie Bailey. I'm a land use
14 attorney and partner in the law firm of Williams
15 Parker. I appreciate y'all joining us on for
16 this. This is a public hearing. You might think
17 of it as a community workshop or neighborhood
18 workshop like you'd see for development approvals
19 in the City of North Port.

20 This is a public hearing, or community
21 workshop, held in connection with a Redevelopment
22 Area Designation, or Brownfield Designation,
23 under Chapter 376, Florida Statutes, in
24 connection with the clean-up activities that are
25 going to occur on the former Sabal Trace Golf

1 Course being redeveloped as Central Park at North
2 Port.

3 With me as part of the presentation team
4 tonight on behalf of Sabal Trace Development
5 Partners, LLC is a familiar face to you, Peter
6 VanBuskirk, a professional engineer and planner
7 with the Kimley Horn Associates firm. Again, I'm
8 Charlie Bailey with the law firm of Williams
9 Parker.

10 Then also with us is Laurel Lockett,
11 attorney with the Carlton Fields law firm in
12 Tampa, who is an environmental lawyer and
13 specializes in the processing of applications
14 like this which we filed with the City of North
15 Port. We also have with us Nicole Galehouse of
16 the City Planning Department, probably a name
17 very familiar and a person very familiar to those
18 who are attending.

19 Also with us are Terry Psarras, who is with
20 Carlton Fields firm. He is the information
21 technology officer who helped us arrange this
22 virtual meeting tonight. Also Stacy Miller, who
23 is a court reporter, who is up actually in Wesley
24 Chapel who will be preparing a transcript of this
25 workshop tonight, which will be filed with the

1 City of North Port to be made a part of our
2 application for this Brownfield Designation.

3 Tonight, we're going to go through like a
4 normal workshop if we were together in person.
5 We're going to walk through a Power Point that's
6 going to be a very brief Power Point. If you
7 watched or were present at the North Port City
8 Commission meeting back on October 13, it will
9 sound like Ground Hog Day. It will be department
10 redundancy. It's the same information we shared
11 then, but we've got an opportunity to answer
12 questions at the end.

13 And the way we're going to -- I should say
14 also in addition to our filing a transcript of
15 the workshop tonight, Terry is going -- Terry
16 Psarras is going to work with Nicole Galehouse to
17 provide a recording of the workshop, which will
18 be placed as a link on the Central Park at North
19 Port page that's -- that Nicole and folks at the
20 City of North Port have placed on the City of
21 North Port website. If you would like to go back
22 and watch the workshop tonight or direct others
23 to watch it, it will be available there.

24 Then whereas in a normal workshop when we're
25 in person, we're going to walk through the

1 presentation. And at the end of the
2 presentation, there will be an opportunity for
3 you to make any question -- ask any questions or
4 make any comments. The way we're going to do
5 that is if you are on your computer now and new
6 to -- or familiar with Zoom, but if not use the
7 feature function, if you take your cursor and
8 place it at the bottom of the screen, you will
9 see some things pop up. It says "Participants,
10 Q&A, Chat," and so forth.

11 We're going to use the Q&A feature. So if
12 you have questions or comments, what we're going
13 to do is at the -- at any point during the
14 presentation, feel free to type in a Q&A. Or
15 when we get done, if we don't have any -- feel
16 free to use Q&A to type in a question or comment.

17 Whether we have some or not, when we get to
18 the end of our presentation, we will pause for a
19 minute or two to allow to you click on that
20 feature and type in your question and make sure
21 that we have a chance to receive it. I'll read
22 it aloud, and then one member of our team, the
23 appropriate person, will seek to answer that
24 question.

25 With that, I'm going to go ahead and seek to

1 use the share screen to pull up the Power Point.

2 Can y'all see that, Peter? Is it up on the
3 screen? I don't trust myself.

4 MR. VANBUSKIRK: Yes.

5 MR. BAILEY: Okay. Thank you.

6 So for those of you who are familiar with
7 the project, you were with us part in perhaps
8 back in 2018 and 2019, as Peter and I worked to
9 process before the City of North Port a series of
10 applications that involved a Comprehensive Plan
11 Amendment, Amendment to the ULDC, a rezoning that
12 was followed by a Development Master Plan that
13 were approved back in July of 2019. All of them
14 except the Development Master Plan was approved
15 after the Comp Plan, and then it became effective
16 in September of 2019.

17 And that was for the 207 acre former Sabal
18 Golf -- Sabal Trace Golf Course that we're
19 proposing to redevelop as -- as -- with a plan --
20 Development Master Plan as shown on this screen,
21 which has two residential phases that will total
22 500 -- up to 500 dwelling units and the mixed-use
23 component that has got two -- two elements
24 transected by the internal access road, a
25 mixed-use component that could have some

1 commercial uses, perhaps an assisted living
2 facility, and up to 100 multi-family units.

3 If you've -- the project I just described is
4 what was approved by the City of North Port last
5 year in 2019. Nothing about this project -- this
6 process that we're going through will in any way,
7 shape, or fashion modify or alter those approvals
8 that were -- that the City granted back in 2019.

9 As part of that process with the City of
10 North Port, if you were -- you followed that or
11 were involved in it, you know that a component of
12 it was that like most -- not component --
13 approvals -- but one matter that we considered
14 and looked at as we processed those approvals was
15 arsenic on the property, which is a -- it's
16 naturally occurring, but it's one that you see
17 oftentimes where the arsenic levels often exceed
18 what's allowed for development based by virtue of
19 the fertilizers, pesticides, and herbicides that
20 were used over time.

21 Then the numerous golf course redevelopments
22 that we've seen in Sarasota county and across the
23 state, most of them had this very same issue and
24 many of those were also designated brownfields as
25 part of the clean-up process that we're now

1 undertaking.

2 When those entitlements were approved by
3 the -- or processed by the City of North Port,
4 they were conditioned upon our obtaining the --
5 an interim source removal work plan from FDEP
6 that provides the manner in which the clean-up is
7 to occur. And before we can commence
8 construction -- actually before we can get our
9 construction authorization from the City of North
10 Port and then commence construction, we have to
11 have that interim source removal work plan issued
12 by FDEP.

13 As you will hear, as part of this Brownfield
14 Designation process, it will result in what's
15 called a BSRA, a B-S-R-A acronym, BSRA, which is
16 a Brownfield Site Rehabilitation Agreement. And
17 that interim source removal work plan that we
18 discussed that FDEP needs to issue is a component
19 of that BSRA that will result following this --
20 this designation.

21 So with that, I'm going to go ahead and just
22 walk through the Power Point, if I can. So the
23 screen shows the Development Master Plan that was
24 approved by the City of North Port. And we're
25 just going to kind of walk through in a little

1 greater detail the process that we're undertaking
2 for the Brownfield's Redevelopment Program under
3 Chapter 376, Florida Statutes.

4 You know, what is a Brownfield? A
5 Brownfield is real property, the expansion,
6 redevelopment, or reuse of which may be
7 complicated by actual or perceived environmental
8 contamination. In this case, it's the arsenic
9 that we discussed during the Development Plan
10 Review Process.

11 The Brownfield process involves, under
12 Chapter 376, Florida Statutes, it provides
13 essentially -- it requires, first of all, when
14 it's requested by a private party -- although
15 it's a State process, it involves us interfacing
16 with the State of Florida and FDEP. It requires
17 that we first go before the applicable local
18 government to have them first designate it as a
19 Brownfield. So that's why we had filed our
20 application back in September. This application
21 was filed with the state of North Port as being
22 processed by the City.

23 And the application that we've submitted
24 demonstrates the five criteria that you need to
25 hit under State Statute, and those are shown on

1 this slide. That is the responsible party, which
2 is not the City of North Port. The City of North
3 Port undertakes -- or accepts no responsibility
4 or has no obligations as part of the clean-up.
5 The responsible party is Sabal Trace Development
6 Partners, the developer of the property, and the
7 applicant for this request.

8 We've got to demonstrate that five new
9 permanent jobs will be created. Of course, we've
10 got the mixed-use component which will generate.
11 We expect far more -- far in excess of those five
12 jobs.

13 The redevelopment itself will be consistent
14 with the City's Comprehensive Plan. Of course,
15 it's demonstrated by the entitlements that we
16 have in place. That required that consistency
17 analysis.

18 The designation is properly noticed. If --
19 as I mentioned at the outset of our discussion
20 tonight that on October 13 we went before the
21 City Commission. One of the reasons that we had
22 to do that was to meet one of the notice
23 requirements that we had this workshop, this
24 public hearing, community workshop, announced at
25 that meeting. We also had to post the property.

1 And we also had to publish an ad in the newspaper
2 to provide that notice as we go to the City
3 Commission.

4 Then we also had to provide in our
5 application reasonable assurance of financial
6 viability that the -- Mark Gerenger, the
7 principal of Sabal Trace Development Partners and
8 his entity has the wherewithal financially to
9 carry out the clean-up, which is included in our
10 application.

11 I think with that I'm going to turn it over
12 now to Laurel Lockett, environmental attorney,
13 partner with the law firm of Carlton Fields in
14 Tampa, just to kind of walk you through the
15 process once the designation is made.

16 MS. LOCKETT: Okay. So once we complete
17 this designation process, then the City will
18 transmit the resolution to the DEP, to the State
19 clean-up agency. That resolution then allows
20 us -- and designation allows us to enter into
21 this, as Charlie said, it's the BSRA. We have a
22 huge number of alphabet soup type things in
23 environmental. That's the buzz word for this
24 agreement, called the BSRA.

25 That basically allows us to dovetail the

1 clean-up activities with the redevelopment
2 activities in a way that's cost effective and
3 allows us to establish key milestones, you know,
4 for a project of any kind of substantial size
5 such as this would be.

6 So I know one of the things Charlie
7 mentioned was this interim source removal
8 activity. As this project proceeds, that's one
9 of the critical milestones, a plan for a detailed
10 remediation, each area of the site and how the
11 soils are going to be managed. That's kind of a
12 critical component of it.

13 All of this is going to be managed under the
14 direction of the South District DEP. The DEP is
15 divided into various districts and parts of the
16 state. The local district will oversee it in
17 coordination with headquarters.

18 The assessment activities at the site have
19 been going on for a couple of years. We're very
20 much sort of in mid-stream, but I think getting
21 towards the conclusion of it. So there's been
22 assessment of soil and ground water issues on the
23 site. And right now we're in the process of
24 doing, you know, a very detailed and granular
25 evaluation of different areas of the site so that

1 we can develop that Interim Source Removal Plan
2 the needs to be approved.

3 One of the challenges we have everywhere in
4 Florida, but certainly south Florida and Sarasota
5 County has sort of well-known naturally
6 occurring -- I'll say high -- but higher levels
7 of arsenic in soils and that's just because of
8 the marine critters that make up the limestone
9 that's the base of our soil. Arsenic bio
10 accumulates in those soils and those shells and
11 it breaks down and so we have it in our soils.

12 Okay. We have a golf course, and obviously
13 keeping those tee boxes and greens clean and free
14 of pests and weeds, agri-chemicals get applied on
15 those. We have over and above beyond what's
16 naturally occurring. We have, you know, some
17 incremental amount of arsenic that's been
18 introduced by those treatments over the years.

19 So all of that is going to have to be
20 excavated or blended down with other soils that
21 are lower in concentration so that every area of
22 the site meets the soil standard which is
23 applicable for that end use. So like every
24 residential lot will meet the residential
25 standard. The commercial areas will meet the

1 commercial standard. That's kind of the process
2 that's followed.

3 You know, while I say our concentrations in
4 tee boxes and greens are elevated, I mean, to
5 really put it into perspective, I'll tell you
6 that these concentrations are less certainly than
7 other naturally occurring concentrations
8 throughout the state, and by far and away much,
9 much lower than other parts of the country. So
10 it's all relative. But, you know, as to our
11 standard and what's normal here, we have just a
12 slight amount that we have to address.

13 So the BSRA allows us, as I said, to sort of
14 tailor our clean up, the process, and then to
15 develop key milestones that will facilitate a
16 project of this size. I mean, looking at this
17 acreage, it's a large project and there is a lot
18 to do and it will be done in phases.

19 On the soils, we are expecting that in some
20 areas we're going to have to excavate. In some
21 areas, we will blend some soils, you know, with
22 other deeper soils or other soils that are lower
23 in concentration in order to meet that criteria.
24 Maybe in some areas soils will have to be moved,
25 you know, from one area to another in order to

1 meet the standards, but that's all under the
2 direction of DEP.

3 We also have ground water impacts from
4 arsenic. It's very common, naturally occurring.
5 Don't really know how much of this is naturally
6 occurring versus as a result of the application
7 of pesticides on the site. But that will be
8 addressed by institutional controls, basically a
9 restriction on installing a potable well in any
10 of those areas, which you probably are required
11 to connect to municipal water, I'm sure, for the
12 development. So really it's kind of a non-issue,
13 but that's a component of the remedy.

14 So that's -- that's really the process of
15 we're close to, you know, I would say within a
16 month or two of being able to submit the detailed
17 plans for how each little area will be addressed.

18 Last thing is, you know, in terms of this is
19 really a win/win for everybody. This has been
20 one of the most successful programs that the
21 State of Florida has had in terms of economic
22 development. There are literally hundreds of
23 sites that have gone through this. When you
24 look -- when you address the environmental
25 issues, you generate -- you put properties back

1 on the tax rolls, which is usually beneficial for
2 the local government, and you also have the job
3 creation that kind of goes with it. So it's --
4 it's -- then the developer gets some incentives.
5 Most notably, there's some tax credit assistance
6 for the costs that they've incurred to do the
7 clean-up. So it's a tremendously successful
8 project that results in economic growth, and it's
9 really kind of a win/win for everybody.

10 I think at this point we're just going to
11 open it up for questions. I don't know if we
12 have any so far.

13 MR. BAILEY: Before we open up questions, we
14 would like to note that the -- we mentioned that
15 this requires approval by the City Commission, a
16 resolution that would serve to designate the
17 Brownfield. And so those two hearings will be
18 held before -- the two hearing will be held
19 before the City Commission on October 27, 2020 at
20 6:00 p.m. and November 10, 2020 at 10:00 a.m.
21 Both of those hearings will be held at City Hall,
22 City Commission Chambers at 4970 City Hall
23 Boulevard, North Port, Florida, 34286. We'll
24 again go back before the City Commission to have
25 them consider the adoption of the resolution

1 designated as to the Brownfield.

2 So with that, we'd be happy to take any Q&A
3 now. And I see we do have a Q&A from Scott
4 Bruny. She has -- he has four questions. First
5 question: Is this required or requested? I'll
6 read the four questions. Then we can kind of
7 take them top to bottom.

8 Is this Brownfield designation required or
9 requested?

10 Was this requirement known at the time of
11 approvals?

12 If yes, why wasn't it explained to the
13 public then?

14 Three, what impact stigma for surrounding
15 homes is expected? Can you give similar examples
16 of Brownfield designation in residential area?

17 Can the clean-up be done without the
18 Brownfield designation?

19 I can hit really questions one, two, and
20 four. So is this required or requested? It is
21 something that we knew we were going to do. It
22 is part of the clean-up that we were posing for
23 the site as part of the Interim Source Removal
24 Work Plan.

25 Really the purpose of this is largely that

1 Sabal Trace Development Partners is motivated by
2 it because they are going to be spending a solid
3 seven figures to undertake the clean-up. One of
4 the benefits of having this redevelopment area
5 designated is that Sabal Trace Development
6 Partners will be able to recoup a portion of that
7 by receiving a tax credit in the form of Florida
8 Corporate Income Tax Credit. Nothing to do with
9 the City of North Port at all.

10 But it would allow the applicant, that is
11 the developer, in expending substantial sums to
12 get the BSRA and Interim Source Removal Work Plan
13 approved in undertaking the work of removing soil
14 and performing the remediation and allow them to
15 recoup a portion of those substantial costs.

16 So it's being requested at this time, which
17 is when you typically do it. You don't do it
18 until you know that you're capable of undertaking
19 the redevelopment that leads to the clean-up.

20 In terms of the impact for stigma for
21 surrounding homes expected, can you give examples
22 of Brownfield designation in residential area?
23 I'm going to ask Laurel to help me with this. I
24 do know that the FDEP has posts that are on the
25 City website and there are numerous examples of

1 golf courses that have been designated as
2 Brownfields in order to be cleaned up. This is a
3 Brownfield but a redevelopment area. And most of
4 those -- I can speak from personal experience,
5 most of those golf courses are redeveloped for
6 residential uses. Of course, we have a mixed-use
7 project, but the majority of it is residential in
8 nature.

9 MS. LOCKETT: Let me just add, this program
10 has been in place since the late 1990s, and there
11 are hundreds of successful redevelopment
12 projects. The State publishes an annual report
13 to the legislature, which is a cumulative report.
14 And if that is not linked to the City website, we
15 can certainly add a link to that.

16 But you can look at -- a golf course
17 redevelopment is probably about the most benign
18 type of contamination site that is redeveloped.
19 I mean, there is everything from, you know, just
20 heavy, heavy industrial sites that have been
21 redone for mixed-use and residential.

22 I think just in terms of whether this was
23 intended earlier -- part of the incentives -- the
24 economic incentives are a great motivator. You
25 really don't know until you kind of get into your

1 assessment how significant those costs are going
2 to be. In this case, there is going to be quite
3 a bit of work that's required.

4 The last question is could the clean-up be
5 done without the designation? Theoretically, it
6 could be done without the designate. What the
7 designation does is allow us to enter into a very
8 detailed agreement with DEP that, you know,
9 allows us to tailor the clean-up to each specific
10 area to come up with phasing of that work.
11 Really you can't undertake a project of this
12 magnitude without kind of that sort of detailed
13 milestone-driven agreement -- or at least not
14 efficiently.

15 MR. BAILEY: This is where we feel a little
16 bit hampered by being virtual. We're not able to
17 make eye contact with you and quickly ask for a
18 follow-up question. We hope that that answered
19 your four questions. I know that was sent at
20 6:12. If any of the others of you have
21 questions, or Scott Bruny, if you have some
22 follow-up questions, we can pause for a minute
23 now just to allow you to input those.

24 We want to give people ample time to --
25 given the technology we're utilizing -- to

1 participate. We'll pause now for about a minute
2 or 90 seconds to use the Q&A to ask questions or
3 make comments.

4 So Scott Bruny is asking a follow-up
5 question. Was this known -- what not told this
6 up front. I guess why not told this up front.

7 I think because we were focused on the
8 entitlements themselves. And the question was
9 what must be done as we were processing the
10 applications, the City of North Port. What is
11 the permit that we need in hand to kind of carry
12 out that would describe the details of the
13 clean-up, which is the Interim Source Removal
14 Work Plan?

15 But that is a component of the separate BSRA
16 that's entered, a prerequisite of which is having
17 the area developed, in this case, as a
18 redevelopment area. And we were careful in
19 selecting that term to reflect that this is just
20 not a Brownfield, maybe in the sense that many
21 people think of it, but this is just a
22 redevelopment area.

23 Unfortunately, for whatever reason the
24 statute just kind of generically uses the term
25 Brownfield. This is a -- being technically

1 designated as a redevelopment area.

2 MS. LOCKETT: There's a question. Should we
3 go to the question from Roy Smith?

4 MR. BAILEY: Sure.

5 MS. LOCKETT: What impact, if any, is this
6 development expected to have on home value
7 surrounding the golf course land?

8 This -- the University of South Florida
9 actually has a -- a group that looks at these
10 issues more broadly. The general belief is that
11 when you have economic development of this sort
12 in an area, it increases the economic value of
13 everything around it. I mean, you know, what you
14 had before -- you know, a golf course which is
15 contaminated and sort of elongated and fallow and
16 now this is going to be redeveloped. It will be
17 a nucleus for redevelopment and investment in
18 this area as a whole. In general, the experience
19 is that that results in increase in surrounding
20 land values.

21 MR. BAILEY: Okay. Then the development
22 itself, not just remediation, but actually the
23 resulting project. I think that was one thing
24 that City Commission gave consideration to and
25 that this is like some other golf course

1 redevelopments that I've been involved in because
2 they are not active for a period of time, they
3 become blighted sites, they become a nuisance to
4 the surrounding properties.

5 I think the resulting project if well done,
6 as this one will be, serves to enhance the value
7 of the existing homes that have had to kind of
8 suffer through the downturn and the closing of
9 the golf course. And so we think it will be a
10 vast improvement.

11 So Scott, bringing us the second question
12 about not -- he asked a second question. It
13 says, thank you, have a much better understanding
14 now. So, Scott, it sounds like based on our
15 efforts at throwing information out there that we
16 were able to hit your question.

17 I'm going to pause for another minute just
18 to make sure that we did answer your question
19 sufficiently or to see if you have any
20 additional.

21 Okay. All set. Thank you, Scott. I
22 appreciate it. Thank you for bearing with us and
23 muscling through the meeting being held in this
24 format. We appreciate it.

25 I think that hits all the questions on the

1 Q&A. But just to make sure, we will give you
2 another minute to utilize that Q&A. If not, we
3 will just quickly provide a reminder of the dates
4 and times of the City Commission meetings at
5 which the resolution will be considered for
6 adoption. We will give you another minute.

7 Okay. Roy Smith is asking a question.

8 What are the time frames for each phased
9 project?

10 The development or the remediation? I think
11 he may be talking about the development. Maybe
12 let's start answering that question if we can. I
13 know we don't know the specific dates.

14 But, Peter, can you take a stab at when we
15 think we're going to commence our first phase,
16 which I believe is phase 1 of the residential?

17 MR. VANBUSKIRK: Sure, Charlie. We are
18 doing this project in phases. But it won't -- we
19 don't envision it will be a start/stop type of a
20 phase. The reason we do it in phases is to get
21 certain number of lots prepared for building so
22 they can actually put homes on them. What we
23 have to do is get utilities in the ground. Those
24 things have to be approved by the City, the Water
25 Management District. You turn utilities over to

1 the City and then you can build homes. In the
2 meantime we're going on to the next phase of
3 development and developing the next set of lots.
4 So it very likely could be a continuous process.
5 We think that the total process from start to
6 finish is probably a four to five year
7 development process.

8 MR. BAILEY: Roy, if you're answering that
9 question -- Peter, I don't know if you can see,
10 but Roy confirmed he was talking about the
11 development.

12 Scott Bruny is asking has a builder been
13 secured for any component of the project?

14 MR. VANBUSKIRK: Charlie, I'm not aware that
15 any single builder has been chosen or is under
16 contract to purchase any lots at this point. I
17 think there is a couple both -- being national
18 builders. I'm sure it could be open to locals
19 should Mark decide that that might be a good
20 direction to head in.

21 MR. BAILEY: Yeah. I think Sabal Trace
22 Development Partners is undertaking the
23 construction of the subdivision, that is putting
24 in -- in addition to doing the remediation, doing
25 the -- building the infrastructure, the roads and

1 the stormwater system and installing the
2 utilities. There will be others, like I said, a
3 national builder like those seen in Wellan Park
4 (phonetic) or a local builder that would likely
5 take down phases or substantial portions of the
6 phases. I'm not aware if that's been locked down
7 yet.

8 MR. VANBUSKIRK: Yeah. That's correct,
9 Charlie. There is no specific builder chosen
10 yet. You're right. All of the land owns are
11 going to be done by Sabal Trace Development
12 Partners and then they will sell finished lots to
13 builders or a builder who will actually put the
14 home on there for the end user.

15 MS. LOCKETT: The critical thing from the
16 clean-up standpoint is that none of that will
17 happen with respect to any of those individual
18 lots until they have met DEP requirements and
19 criteria. That's why the BSRA gives us this
20 ability to kind of stage it up in phases and to
21 get into that kind of granular level of detail.

22 MR. BAILEY: Right. None of the lots will
23 be finished and no homes will be -- we won't
24 commence construction of homes until FDEP is
25 satisfied, right.

1 I see no more Q&A. Okay. We'll provide one
2 more minute to see if anybody has any additional
3 Q&A. If you don't, but you think of something
4 between now and the meetings before the City
5 Commission, you know, feel free -- she may kick
6 me, but please reach out to Nicole Galehouse. If
7 you will e-mail her, she likely -- we would
8 expect her to field the question for us because
9 it's our application. But if she can answer the
10 question, knowing Nicole, she will. If she
11 can't, she will pass it on to our team, and we
12 will endeavor to get back to you an e-mail or
13 phone call to as soon as possible to give you any
14 additional information. If it's something you
15 didn't think to ask tonight but it pops into your
16 head tonight, feel free to reach out.

17 We will wait about 15 more seconds to see if
18 we see anymore Q&A.

19 There being none, we will close out Q&A.

20 Just again restate that the two proposed
21 public hearings will be held before the City
22 Commission on October 27, 2020 at 6:00 p.m. and
23 November 10, 2020 at 10:00 a.m. at City Hall. It
24 will be part of the normal meeting. So this item
25 will be appear on both of the agendas on both of

1 those days. Those meetings will be he held at
2 City Hall in the Commission chambers at 4970 City
3 Hall Boulevard, North Port, Florida 34286.

4 We appreciate you very much being a part of
5 the workshop tonight. Thanks for bearing with us
6 as we're doing virtual meetings here during the
7 pandemic. And thank you for being part of the
8 workshop tonight. If you have any questions in
9 the meantime, please reach out to Nicole. We
10 will be back in touch with you STAT. Otherwise,
11 thanks for your time this evening. We appreciate
12 it.

13 MS. LOCKETT: Thanks, everybody.

14 (Proceedings concluded at 6:42 p.m.)

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CERTIFICATE OF REPORTER

STATE OF FLORIDA
COUNTY OF PASCO

I, Stacy D. Bowles, Court Reporter, certify that I was authorized to and did stenographically report the foregoing proceedings via Zoom and that the transcript is a true record thereof.

I further certify that I am not a relative, employee, attorney, or counsel of any of the parties, nor am I a relative or employee of any of the parties' attorneys or counsel connected with the action, nor am I financially interested in the action.

DATED this 7th day of November, 2020.





STACY D. BOWLES, Court Reporter