

From: [Heather Faust](#)
To: [Adrian Jianelli](#)
Subject: FW: 11/22 Agenda - Ord. 2022-22 Toledo Blade and I-75 FLUE **QUASI**
Date: Wednesday, November 16, 2022 11:00:41 AM

Please create file folder for ex parte Ordinance 2022-22

From: Debbie McDowell <dmcowell@northportfl.gov>
Sent: Wednesday, November 16, 2022 10:40 AM
To: Jerome Fletcher <jfletcher@northportfl.gov>; Heather Faust <hfaust@northportfl.gov>
Cc: Jerome Fletcher <jfletcher@northportfl.gov>; Jason Yarborough <jyarborough@northportfl.gov>
Subject: 11/22 Agenda - Ord. 2022-22 Toledo Blade and I-75 FLUE **QUASI**

Heather – this email and its responses will become part of my ex parte communication.

City Manager:

- In the legislative text is a blurb about Information for 2nd reading mentions SWFMD comments, what were their comments and how are they “being addressed for approval”?
- In the back up materials there is a “Staff Report with exhibits” and a “Staff Report – Revised”. On the surface they look identical, could staff please summarize the changes made between the two documents?

Thanks
Debbie

From: [Heather Faust](#)
To: [Adrian Jianelli](#)
Subject: FW: Commissioner Question: Agenda Item Ord. 2022-22 Toledo Blade and I-75 Future Land Use Change (QUASI-JUDICIAL)
Date: Wednesday, November 16, 2022 5:14:20 PM

Exparte please

From: Anna Duffey <aduffey@northportfl.gov>
Sent: Wednesday, November 16, 2022 5:01 PM
To: Commissioners <Commissioners@cityofnorthport.com>
Cc: Jerome Fletcher <jfletcher@northportfl.gov>; Julie Bellia <jbellia@northportfl.gov>; Jason Yarborough <jyarborough@northportfl.gov>; Alaina Ray <aray@northportfl.gov>; Lori Barnes <lbarnes@northportfl.gov>; Amber Slayton <aslayton@northportfl.gov>; Michael Golen <mgolen@northportfl.gov>
Subject: Commissioner Question: Agenda Item Ord. 2022-22 Toledo Blade and I-75 Future Land Use Change (QUASI-JUDICIAL)

PLEASE DO NOT REPLY TO ALL.

Good afternoon. Below please find Commissioner questions along with staff responses regarding the referenced agenda item.

- **Question 1:** In the legislative text is a blurb about Information for 2nd reading mentions SWFMD comments, what were their comments and how are they “being addressed for approval”?
 - **Staff Response:** The comments below were received from Southwest Florida Water Management District (SWFMD).
 - **SWFMD Comment 1:** *Section 163.3177(6)(c)3, F.S., requires that local governments update their Ten-Year Water Supply Facility Work Plans (Work Plans) within 18 months of the local water management district’s approval of its Regional Water Supply Plan (RWSP). The District last updated its RWSP in November of 2020; however, we have still not received the City’s Work Plan update. District staff is available to provide technical assistance in this effort.*

City Response: *The City’s Ten-Year Water Supply Work Plan was updated and provided to SWFMD on May 17, 2022. SWFMD staff acknowledged receipt on May 18, 2022. SWFMD has updated their records.*
 - **SWFMD Comment 2:** *The amendment does not indicate whether there is a net increase or decrease in potable water demand under the existing vs. proposed future land use map designations. Calculations should be provided documenting*

this. If there is a net increase, an expanded potable water analysis should be provided in accordance with DEO guidelines (see DEO's publication entitled A Guide To The Data And Analysis To Support Comprehensive Plan Amendments).

City Response: *The Utilities Department is reviewing calculations for maximum potential water needs to address the statement of availability of potable water supply to support the proposed land use and will provide that information to SWFMD. The State review process for this Comprehensive Plan Amendment does not require approval of other reviewing agencies (including SWFMD) prior to adoption, but would prevent construction of the development from moving forward until approval is granted by any applicable agencies.*

- **Question 2:** In the back up materials there is a “Staff Report with exhibits” and a “Staff Report – Revised”. On the surface they look identical, could staff please summarize the changes made between the two documents?
 - **Staff Response:** The only change between the staff reports was a revision to the map provided on Page 1 to better identify the property included in the Comprehensive Plan Amendment.

Thank you,

Anna M. Duffey

Senior Executive Assistant

City of North Port

Office of the City Manager

Ph: 941.429.7077, C: 941-356-9896

Fax: 941.429.7079

aduffey@northportfl.gov

www.northportfl.gov

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.