

From: [Heather Faust](#)
To: [Adrian Jimenez](#)
Subject: FW: 7/25 agenda - Presidium Apartments ** QUASI **
Date: Monday, July 24, 2023 10:31:08 AM

Exparte. Thanks.

From: Debbie McDowell <dmcowell@northportfl.gov>
Sent: Friday, July 21, 2023 4:05 PM
To: Jerome Fletcher <jfletcher@northportfl.gov>; Heather Faust <hfaust@northportfl.gov>
Cc: Jason Yarborough <jyarborough@northportfl.gov>; Julie Bellia <jbellia@northportfl.gov>
Subject: 7/25 agenda - Presidium Apartments ** QUASI **

Is it possible to have a breakdown showing the totals allocated in the Panacea/Woodlands DRI for residential, multi-family, industrial and commercial for each subdivision showing the remaining balances? This is similar to the running tally that was prepared for Wellen Park.

Could I have a clearer Panacea/Woodlands Master Development Plan "Map H"? The one in the DRI is illegible. Also, do we have an updated version of "Map H" showing the existing commercial, industrial, subdivisions and the recently approved subdivisions for this DRI, if so may I have a copy?

THANKS

Debbie

From: [Heather Faust](#)
To: [Adrian Jimenez](#)
Subject: FW: 7/25 agenda - Presidium Apartments ** QUASI **
Date: Monday, July 24, 2023 10:32:09 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[Pages from Annual Reports 2016-2023.pdf](#)

Ex parte. Thanks.

From: Lori Barnes <lbarnes@northportfl.gov>
Sent: Friday, July 21, 2023 4:23 PM
To: Jason Yarborough <jyarborough@northportfl.gov>
Cc: Jerome Fletcher <jfletcher@northportfl.gov>; Heather Faust <hfaust@northportfl.gov>; Alaina Ray <aray@northportfl.gov>; Anna Duffey <aduffey@northportfl.gov>; Lori Hollingshead <lhollingshead@northportfl.gov>
Subject: RE: 7/25 agenda - Presidium Apartments ** QUASI **

Jason:

The attached excerpts from the 2016-2023 annual DRI report received on February 6, 2023 includes a version of Map H on Page 3 which is more legible than the scanned map from the DRI development order. Page 5 includes a comparison of proposed development activity versus actual development activity through January 31, 2023. We do not have a map showing approved development overlaid on Map H, but pages 7 through 12 include site plans of recent development in the DRI.

Note I only included an excerpt from the report as it is 118 pages, but I can provide the entire document on your request.

Best,

Lori Barnes, AICP, CPM

Assistant Director
Development Services Department
City of North Port
O: 941-429-7221

From: Jason Yarborough <jyarborough@northportfl.gov>
Sent: Friday, July 21, 2023 4:07 PM
To: Debbie McDowell <dmcdowell@northportfl.gov>; Jerome Fletcher <jfletcher@northportfl.gov>; Heather Faust <hfaust@northportfl.gov>
Cc: Julie Bellia <jbellia@northportfl.gov>; Alaina Ray <aray@northportfl.gov>; Lori Barnes <lbarnes@northportfl.gov>; Anna Duffey <aduffey@northportfl.gov>; Lori Hollingshead <lhollingshead@northportfl.gov>
Subject: RE: 7/25 agenda - Presidium Apartments ** QUASI **

Commissioner,

Thank you for your email. We will work on a response to your questions. In addition, we will copy the City Clerk with our response due to it being a quasi-judicial agenda item.

Best regards,



JASON YARBOROUGH, ICMA-CM

Assistant City Manager

4970 City Hall Blvd, North Port, FL 34286

O:941.429.7075



From: Debbie McDowell <dmcowell@northportfl.gov>

Sent: Friday, July 21, 2023 4:05 PM

To: Jerome Fletcher <jfletcher@northportfl.gov>; Heather Faust <hfaust@northportfl.gov>

Cc: Jason Yarborough <jarborough@northportfl.gov>; Julie Bellia <jbellia@northportfl.gov>

Subject: 7/25 agenda - Presidium Apartments ** QUASI **

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THANKS

Debbie

From: [Heather Faust](#)
To: [Adrian Jimenez](#)
Subject: FW: 7/25 agenda - Presidium apartments **QUASI**
Date: Monday, July 24, 2023 11:20:31 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Exparte. Thanks.

From: Jason Yarborough <jyarborough@northportfl.gov>
Sent: Monday, July 24, 2023 11:15 AM
To: Debbie McDowell <dmcdowell@northportfl.gov>; Jerome Fletcher <jfletcher@northportfl.gov>
Cc: Julie Bellia <jbellia@northportfl.gov>; Alaina Ray <aray@northportfl.gov>; Lori Barnes <lbarnes@northportfl.gov>; Heather Faust <hfaust@northportfl.gov>
Subject: RE: 7/25 agenda - Presidium apartments **QUASI**

Good Morning Commissioner,

We will work on getting you what you requested and copy the Clerk because this is a quasi-judicial agenda item.

Best regards,



JASON YARBOROUGH, ICMA-CM

Assistant City Manager

4970 City Hall Blvd, North Port, FL 34286
O:941.429.7075



From: Debbie McDowell <dmcdowell@northportfl.gov>
Sent: Monday, July 24, 2023 10:03 AM
To: Jerome Fletcher <jfletcher@northportfl.gov>
Cc: Jason Yarborough <jyarborough@northportfl.gov>; Julie Bellia <jbellia@northportfl.gov>
Subject: 7/25 agenda - Presidium apartments

May I have a copy of the Traffic Impact Study that was completed?

THANKS

Debbie

From: [Heather Faust](#)
To: [Adrian Jimenez](#)
Subject: FW: Commissioner Question - Agenda Item CC DMP-23-019 - Presidium Apartments Development Master Plan (Quasi-Judicial)
Date: Monday, July 24, 2023 10:45:18 AM
Attachments: [07 Traffic Impact Statement.pdf](#)

Ex parte. Thanks.

From: Anna Duffey <aduffey@northportfl.gov>
Sent: Monday, July 24, 2023 10:42 AM
To: Commissioners <commissioners@northportfl.gov>
Cc: Jerome Fletcher <jfletcher@northportfl.gov>; Julie Bellia <jbellia@northportfl.gov>; Jason Yarborough <jyarborough@northportfl.gov>; Lori Hollingshead <lhollingshead@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 CC DMP-23-019 - Presidium Apartments Development Master Plan (Quasi-Judicial)

PLEASE DO NOT REPLY TO ALL.

-
Good morning. Below please find a Commissioner Question with staff response regarding the referenced item.

- May I have a copy of the Traffic Impact Study that was completed?
 - See attached.

Thank you,

Anna M. Duffey

Senior Executive Assistant
Office of the City Manager
Ph: 941.429.7077, C: 941.356.9896

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: [Adrian Jimenez](#)
Subject: FW: Presidium Apartments Development Master Plan ** QUASI **
Date: Monday, July 24, 2023 4:11:53 PM
Attachments: [07 Traffic Impact Statement.pdf](#)

We might already have this one.

From: Debbie McDowell <dmcowell@northportfl.gov>
Sent: Monday, July 24, 2023 11:52 AM
To: Heather Faust <hfaust@northportfl.gov>
Subject: FW: Presidium Apartments Development Master Plan ** QUASI **

Heather – for the record since this is Quasi.

Debbie

From: Anna Duffey <aduffey@northportfl.gov>
Sent: Monday, July 24, 2023 10:42 AM
To: Commissioners <commissioners@northportfl.gov>
Cc: Jerome Fletcher <jfletcher@northportfl.gov>; Julie Bellia <jbellia@northportfl.gov>; Jason Yarborough <jyarborough@northportfl.gov>; Lori Hollingshead <hollingshead@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 CC DMP-23-019 - Presidium Apartments Development Master Plan (Quasi-Judicial)

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From: [Heather Faust](#)
To: [Adrian Jimenez](#)
Subject: Fwd: 7/25 agenda - 5A - Petition CC-DMP-23-019 Presidium Apartments ** QUASI **
Date: Monday, July 24, 2023 1:02:04 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[Pages from Annual Reports 2016-2023.pdf](#)

Ex parte. Thanks.

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From: Lori Hollingshead <lhollingshead@northportfl.gov>
Sent: Monday, July 24, 2023 12:15:15 PM
To: Commissioners <commissioners@northportfl.gov>
Cc: Jerome Fletcher <jfletcher@northportfl.gov>; Julie Bellia <jbellia@northportfl.gov>; Jason Yarborough <jyarborough@northportfl.gov>; Anna Duffey <aduffey@northportfl.gov>; Amber Slayton <aslayton@northportfl.gov>; Heather Faust <hfaust@northportfl.gov>; Alaina Ray <aray@northportfl.gov>; Lori Barnes <lbarnes@northportfl.gov>
Subject: 7/25 agenda - 5A - Petition CC-DMP-23-019 Presidium Apartments ** QUASI **

PLEASE DO NOT REPLY TO ALL

Staff provides a response for the following questions posed by a Commissioner reference the upcoming July 25, 2023 Commission Regular Meeting Agenda Item #5A – Petition CC-DMP-23-019 Presidium Apartments Development Master Plan – Quasi Judicial:

Question: Is it possible to have a breakdown showing the totals allocated in the Panacea/Woodlands DRI for residential, multi-family, industrial and commercial for each subdivision showing the remaining balances? This is similar to the running tally that was prepared for Wellen Park.

Response: See page 5 of the attached [excerpts](#) from the 2016-2023 annual DRI report received on February 6, for the comparison of proposed development activity versus actual development activity through January 31, 2023.

Question: Could I have a clearer Panacea/Woodlands Master Development Plan “Map H”? The one in the DRI is illegible. Also, do we have an updated version of “Map H” showing the existing commercial, industrial, subdivisions and the recently approved subdivisions for this DRI, if so may I have a copy?

Response: Page 3 of the attachment includes a version of Map H which is more legible than the scanned map from the DRI development order. We do not have a map showing the approved development overlaid on Map H. Pages 7 through 12 include site plans of recent development in the DRI.

Lori Hollingshead

Administrative Services Specialist

Office of the City Manager

City of North Port

PH: 941-429-7240

lhollingshead@northportfl.gov

www.northportfl.gov

The City of North Port is a fast-growing community ripe with opportunity for both businesses and families. Home to attractions such as the Atlanta Braves spring training facility at CoolToday Park, the North Port Aquatic Center and Warm Mineral Springs Park, North Port has become a must-see destination in southwest Florida. Boasting a population of more than 80,000 and quickly growing, North Port is the ideal city where residents, businesses and visitors can flourish.

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: Jason Yarborough <jyarborough@northportfl.gov>

Sent: Monday, July 24, 2023 11:39 AM

To: Lori Barnes <lbarnes@northportfl.gov>

Cc: Jerome Fletcher <jfletcher@northportfl.gov>; Heather Faust <hfaust@northportfl.gov>; Alaina Ray <aray@northportfl.gov>; Anna Duffey <aduffey@northportfl.gov>; Lori Hollingshead <lhollingshead@northportfl.gov>

Subject: RE: 7/25 agenda - Presidium Apartments ** QUASI **

Good Morning Lori,

Are the answers to her first question about allocated totals in the attached document you sent?

Thank you,



JASON YARBOROUGH, ICMA-CM

Assistant City Manager

4970 City Hall Blvd, North Port, FL 34286

O:941.429.7075



From: Lori Barnes <lbarnes@northportfl.gov>
Sent: Friday, July 21, 2023 4:23 PM
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Cc: Jerome Fletcher <jfletcher@northportfl.gov>; Heather Faust <hfaust@northportfl.gov>; Alaina Ray <aray@northportfl.gov>; Anna Duffey <aduffey@northportfl.gov>; Lori Hollingshead <lhollingshead@northportfl.gov>
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■



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From: [Heather Faust](#)
To: [Adrian Jimenez](#)
Subject: Fwd: Commissioner Question: CC DMP-23-019 - Presidium Apartments (Quasi-Judicial)
Date: Monday, July 24, 2023 1:39:15 PM

Ex parte. Thanks.

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From: Anna Duffey <aduffey@northportfl.gov>
Sent: Monday, July 24, 2023 1:35:34 PM
To: Commissioners <commissioners@northportfl.gov>
Cc: Jerome Fletcher <jfletcher@northportfl.gov>; Jerome Fletcher <jfletcher@northportfl.gov>; Jerome Fletcher <jfletcher@northportfl.gov>; Alaina Ray <aray@northportfl.gov>; Lori Barnes <lbarnes@northportfl.gov>; Amber Slayton <aslayton@northportfl.gov>; Michael Golen <mgolen@northportfl.gov>; Lori Hollingshead <lhollingshead@northportfl.gov>
Subject: Commissioner Question: CC DMP-23-019 - Presidium Apartments (Quasi-Judicial)

PLEASE DO NOT REPLY TO ALL.

Good afternoon. Below please find a Commissioner question along with staff response regarding the referenced item.

- What is the current maximum density is per Sec. 53-107 as referenced on Pg. 3 of the Staff Report.
 - The section cited in the staff report directs you to Section 53-107, which is the lot coverage based on land use grouping.

The Section reference is taken directly from ULDC Section 53-106.B.(1)

For lands proposed as residential, the following minimum requirements shall apply:

1. Multifamily, cluster housing or townhouses. No minimum lot size shall be required; provided, however, that no structure shall be located closer to any peripheral property line than two (2) times the height of such structure, that maximum density shall be maintained in accordance with Sec. 53-107 of these regulations and that thirty percent (30%) of the total gross residential acreage be provided as usable open space.

Section 53-107 refers to the Maximum Lot Coverage, which Group 4, Residential (RSF, RMF, RTF): Fifty percent (50%) is being applied.

Section 53-105 For maximum density/intensity, see Sec. 53-107, Maximum lot coverage, which shall be regulated by each default zoning district as shown on the Development Master Plan.

Activity Center #4 permits up to 5% to be medium-density residential. Which is more than 4-dwelling units per acre but no more than 10-dwelling units per acre. The proposed development includes 660 units on approximately 75.56 acres at 8.73 units/acre density. Thus, the development qualifies as medium-density residential, and no other medium-density residential products exist within AC#4; the 75.56 acres are within the 80.835 acres allowable. The maximum lot coverage is 50%. The proposed multi-family use will comprise 7.42 acres of lot coverage, which is 9.8%.

Thank you,

Anna M. Duffey

Senior Executive Assistant

Office of the City Manager

Ph: 941.429.7077, C: 941.356.9896

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