



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Agenda City Commission Special Meeting

CITY COMMISSIONERS
Debbie McDowell, Mayor
Jill Luke, Vice Mayor
Christopher Hanks, Commissioner
Pete Emrich, Commissioner
Vanessa Carusone, Commissioner

APPOINTED OFFICIALS
Peter Lear, City Manager
Amber L. Slayton, City Attorney
Heather Taylor, City Clerk

Monday, June 15, 2020

9:00 AM

Zoom

Virtual Meeting - Amended to Add Additional Ex Parte Communications

Notice of Virtual Meetings and Instructions to Watch and/or Participate in Virtual Meeting

[20-2304](#) Meeting Notice and Instructions

Attachments: [Notice and Instructions](#)

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

1. APPROVAL OF AGENDA

2. PUBLIC COMMENT:

3. PUBLIC HEARINGS:

[RES. NO.](#)
[2020-R-11](#)

A Resolution of the City of North Port, Florida Granting a Special Exception for Petition No. SPX-19-269 to Allow for the Use of a Convenience Store with Fuel Pumps Located Generally at the Intersection of West Price Boulevard and North Cranberry Boulevard in the Neighborhood Commercial High Intensity (NC-HI) Zoning District, Pursuant to the City of North Port Unified Land Development Code Sections 53-179 And 53-259; Providing for Findings; Granting the Special Exception With Conditions; Providing for Severability; Providing for Conflicts; and Providing an

Effective Date. (QUASI-JUDICIAL)

Attachments:

[Resolution 2020-R-11](#)
[Staff Report with Exhibits](#)
[Staff Qualifications](#)
[SPX-19-269 Application](#)
[Staff Presentation - Commission](#)
[7-Eleven Staff Presentation](#)
[Phase I ESA Rpt - 7-Eleven 38989 North Port FL](#)
[Signage Plan](#)
[SPX Packet - Exhibit B](#)
[SPX Packet - Exhibit H](#)
[7-Eleven #38989 North Porth C5.0 - PGD](#)
[7-Eleven #38989 North Porth C4.0 - SITE](#)
[7-Eleven #38989 North Porth C4.1 - FUEL TRUCK ROUTING](#)
[7-Eleven #38989 North Porth C6.0 - UTILITY](#)
[7-Eleven #38989 North Porth C6.2 - FIRE](#)
[DMP Project Narrative](#)
[Lighting Plan and Specifications](#)
[North Port Zoning Map](#)
[OPW Loop System](#)
[SPX Packet - Exhibit K](#)
[Stormwater Analysis](#)
[UST-Diagram](#)
[Request for Aggrieved Party Status - Tracy](#)
[Request for Aggrieved Party Status - Leslie](#)
[Notice of Representation - Boone](#)
[Notice of Representation - Cowan](#)
[Evidence Submitted - Jackson Boone](#)
[Evidence Submitted - Stacy Tracy](#)
[Staff Presentation Updated for 6.15](#)
[Ex Parte & Written Communications Thru 5/19/2020](#)
[Ex Parte & Written Communications 5/20/2020 Thru 5/26/2020](#)
[Ex Parte & Written Communication 5/27/2020 Thru 6/10/2020](#)
[Additional Ex Parte & Written Communications thru 6/10/2020](#)
[Ex Parte & Written Communication 6112020 Thru 6142020](#)

RES. NO.
2020-R-12

A Resolution of the City of North Port, Florida Granting a Special Exception for Petition No. SPX-19-270 to Allow for the Use of a Convenience Store With Car Wash Located Generally at the Intersection of West Price

Boulevard and North Cranberry Boulevard in the Neighborhood Commercial High Intensity (NC-HI) Zoning District, Pursuant to the City of North Port Unified Land Development Code Sections 53-179 And 53-259; Providing for Findings; Granting the Special Exception With Conditions; Providing for Severability; Providing for Conflicts; and Providing an Effective Date. (QUASI-JUDICIAL)

Attachments: [Resolution 2020-R-12](#)
[Staff Report with Exhibits](#)
[Staff Qualifications](#)
[SPX-19-270 Application](#)
[Staff Presentation - Commission](#)
[7-Eleven Staff Presentation](#)
[Phase I ESA Rpt - 7-Eleven 38989 North Port FL](#)
[Signage Plan](#)
[SPX Packet - Exhibit B](#)
[SPX Packet - Exhibit H](#)
[7-Eleven #38989 North Porth C5.0 - PGD](#)
[7-Eleven #38989 North Porth C4.0 - SITE](#)
[7-Eleven #38989 North Porth C4.1 - FUEL TRUCK ROUTING](#)
[7-Eleven #38989 North Porth C6.0 - UTILITY](#)
[7-Eleven #38989 North Porth C6.2 - FIRE](#)
[DMP Project Narrative](#)
[Lighting Plan and Specifications](#)
[North Port Zoning Map](#)
[OPW Loop System](#)
[SPX Packet - Exhibit K](#)
[Stormwater Analysis](#)
[UST-Diagram](#)
[Request for Aggrieved Party Status - Tracy](#)
[Request for Aggrieved Party Status - Leslie](#)
[Notice of Representation - Boone](#)
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[Staff Presentation Updated for 6.15](#)
[Ex Parte & Written Communications 5/20/2020 Thru 5/26/2020](#)
[Ex Parte & Written Communications Thru 5/19/2020](#)
[Ex Parte & Written Communication 5/27/2020 Thru 6/10/2020](#)
[Additional Ex Parte & Written Communications thru 6/10/2020](#)
[Ex Parte & Written Communication 6112020 Thru 6142020](#)

[CC](#)
[DMP-19-280](#)

Development Master Plan, 7-11 Full-Service Convenience Store
(QUASI-JUDICIAL)

Attachments: [7-Eleven Full-Service Convenience Store Development Master Plan](#)
[Staff Report with Exhibits](#)
[Staff Qualifications](#)
[Staff Presentation - Commission](#)
[7-Eleven Staff Presentation](#)
[Phase I ESA Rpt - 7-Eleven 38989 North Port FL](#)
[Signage Plan](#)
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[7-Eleven #38989 North Porth C5.0 - PGD](#)
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[Ex Parte & Written Communication 5/27/2020 Thru 6/10/2020](#)
[Additional Ex Parte & Written Communications thru 6/10/2020](#)
[Ex Parte & Written Communication 6112020 Thru 6142020](#)

4. PUBLIC COMMENT:

5. ADJOURNMENT:

NOTICE OF AVAILABILITY OF REPORTS - The Agenda is a summary of the proposed actions to be taken by the City Commission. For almost every agenda item, the City staff has prepared materials for Commission consideration and provided a staff recommendation. All of these materials are available at the City Clerk's Office, during normal business hours, for inspection and (for a fee) copying. Questions on these materials may be directed to the staff member who prepared them, or to the City Clerk's Office, who will refer you to the appropriate person.

AMERICAN WITH DISABILITIES ACT OF 1990 - The North Port City Hall is wheelchair accessible. Special parking is available on the west side of City Hall and the building may be accessed from the parking area. Persons with hearing difficulties should contact the City Clerk to obtain a hearing device for use during meetings.

NONDISCRIMINATION: The City of North Port does not discriminate on the basis of race, color, national origin, sex, age, disability, family or religious status, marital status, sexual orientation, gender identity or expression, or physical characteristic in administration of its programs, activities or services.

No stenographic record by a certified court reporter is made of these recordings. Accordingly, anyone seeking to appeal any of the decisions involving the matters herein will be responsible for making a verbatim record of the meeting/testimony and evidence upon which any appeal is to be based. Copies of the recordings are available (for a fee) at the City Clerk's Office.