

From: [Heather Taylor](#)
To: [Susan Hale](#)
Subject: FW: Agenda 12/10 - Woodlands DMP ** QUASI RECORD - EX PARTE **
Date: Monday, December 9, 2019 4:32:26 PM
Attachments: [Woodland TIS 09.16.2019.pdf](#)
[20190712_Woodlands_Listed_Species_Reduced.pdf](#)
[SWFWMD Permitted Wetland Survey.pdf](#)
[12-05-19_PZAB_Minutes_draft.pdf](#)
[image003.png](#)

Susan,

Can you please add this to the file after tomorrow's meeting as exparte. Thanks.

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

From: Nicole Galehouse <ngalehouse@cityofnorthport.com>
Sent: Monday, December 9, 2019 3:58 PM
To: Debbie McDowell <dmcdowell@cityofnorthport.com>
Cc: Heather Taylor <htaylor@cityofnorthport.com>; Peter Lear <plear@cityofnorthport.com>
Subject: RE: Agenda 12/10 - Woodlands DMP ** QUASI RECORD - EX PARTE **

Mayor McDowell,

Please see responses below. On the last question, I have reached out to Public Works staff to inquire about the specific weight limits for Panacea and Plantation, and will send along when I receive them, but I believe the information provided should answer most of your questions.

City Clerk – Please include this written communication as part of the record on this quasi-judicial item.

Nicole Galehouse, AICP
Planning Division Manager

Neighborhood Development Services Department
Planning Division
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[North Port, FL 34286](#)
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From: Peter Lear <plear@cityofnorthport.com>
Sent: Monday, December 9, 2019 11:56 AM
To: Nicole Galehouse <ngalehouse@cityofnorthport.com>
Subject: Fwd: Agenda 12/10 - Woodlands DMP ** QUASI **

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)
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Plear@cityofnorthport.com

Begin forwarded message:

From: Debbie McDowell <dmcdowell@cityofnorthport.com>
Date: December 9, 2019 at 11:54:32 AM EST
To: Peter Lear <plear@cityofnorthport.com>
Subject: **Agenda 12/10 - Woodlands DMP ** QUASI ****

Pete -

Could I have a copy of the PZAB meeting decision and comments?

RESPONSE: Draft PZAB meeting minutes are attached.

55-31 gives the percentages for Activity Center 4 -- Could we have the percentages of where we are now and what the new percentages will be with this DMP?

RESPONSE: Staff is working on the analysis of land use percentages for Activity Centers, but due to recent staff turnover and high work volumes, this has not yet been completed. It was not evaluated for this development at the Activity Center level because the project is part of the Panacea/Woodlands Development of Regional Impact (DRI), which has vested square footage entitlements for each type of permitted use within the development. The DRI allows for 871,200 square feet of industrial, of which this project is using 288,510, leaving 582,690 sf.

Since there are many uses for this development, can you give percentages of the proposed uses for this development

RESPONSE: The specific end users for the development are not known at this time. This type of project allows flexibility for light industrial and warehouse projects. Office uses are included primarily to allow for the office space to accompany these uses, but could be permitted on its own.

A copy of the Traffic Impact Statement along with the Wetlands, wildlife, vegetation survey

RESPONSE: These documents are attached.

In section IV - SDR comments - what are NDS conditions? They are not listed in section VII (Utilities are listed)

RESPONSE: The NDS-Planning conditions are listed below. They were not included in the staff report as the conditions were all met with the applicant's final plans submittal. This should have been changed on the staff report to "meets requirements".

1. A waiver should be requested for the parking calculation of 1 space/1,000 sq. ft. It should be made clear that this is more stringent than the 1/1,500 sq.ft. that is required for wholesale, warehouse, or storage uses to accommodate office uses which have a parking calculation of 1/300 sq. ft rather than call them out separately.
2. Please adjust Note 14 on Sheet C-100 to read that these will be coordinated with City Staff during the Urban Design Standards Review. This application is usually done concurrently with the Major Site and Development Plan.
3. I would recommend that the individual parking spaces are not shown at this stage of the approval process. At

this stage, a bubble plan showing the location of parking is sufficient, with parking spaces shown at the Major Site and Development Plan stage. Additionally, only one row of parking is permitted.

Are the two outparcels part of this DMP approval?

RESPONSE: Yes, but they are labeled for future development. A DMP amendment will be required before these parcels can be developed.

What are the vehicle weight limits for Panacea and Plantation roadway? Are semi-trucks allowed on Panacea and Plantation?

RESPONSE: All roadways must be designed to accommodate fire apparatus with a minimum weight of 32 tons. Truck traffic is permitted on these roadways where necessary to the conduct of business at a destination point, provided that streets upon which truck traffic is permitted are used until reaching the intersection nearest the development point (Sec. 74-55, Code of the City). Truck traffic is permitted on Toledo Blade Boulevard.

Thanks
Debbie

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