

From: [Heather Faust](#)
To: [Adrian Jianelli](#)
Subject: FW: Commissioners Questions: First Reading Ordinance No. 2023-12, City Commission Regular Meeting May 23, 2023
Date: Tuesday, May 23, 2023 2:29:41 PM

Ex-parte

From: Debbie McDowell <dmcdowell@northportfl.gov>
Sent: Tuesday, May 23, 2023 2:27 PM
To: Heather Faust <hfaust@northportfl.gov>
Subject: RE: Commissioners Questions: First Reading Ordinance No. 2023-12, City Commission Regular Meeting May 23, 2023

I'm not sure if you captured this as part of my exparte communications.

THANKS
Debbie

From: Julie Bellia <jbellia@northportfl.gov>
Sent: Tuesday, May 23, 2023 6:36 AM
To: Commissioners <commissioners@northportfl.gov>
Cc: Jerome Fletcher <jfletcher@northportfl.gov>; Jason Yarborough <jyarborough@northportfl.gov>; Anna Duffey <aduffey@northportfl.gov>; Lori Hollingshead <lhollingshead@northportfl.gov>; Alaina Ray <aray@northportfl.gov>; Amber Slayton <aslayton@northportfl.gov>; Michael Golen <mgolen@northportfl.gov>; Heather Faust <hfaust@northportfl.gov>; Adrian Jianelli <ajianelli@northportfl.gov>
Subject: Commissioners Questions: First Reading Ordinance No. 2023-12, City Commission Regular Meeting May 23, 2023
Importance: High

PLEASE DO NOT REPLY TO ALL:

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Commissioners:

Good morning. Below please find a Commissioner's questions and staff's responses regarding the referenced item:

1. **Question:** Could you verify if these are scrivener errors? Section 9.3.4 Local Street – Type 2 Standards state this is similar to the Local Street Type 1 but the Type 2 does not include a bike lane.

Response: Staff is aware that there were a few scriveners errors in the Village District Pattern Book (VDPB) document, including the two right-of-way notations mentioned, and will address them during staff's presentation. The applicant was made aware of

the errors and chose to proceed with the existing document, with the acknowledgement that this will be addressed in the presentations.

2. **Comment:** In Section 9.4.1 A, 9.4.1 B and 9.4.1 C -- I believe these sections don't line up with the correct figures being referenced as Figure 9.4.1 A, Figure 9.4.1 B and Figure 9.4.1 C references.

Response: While the numbering nomenclature is the same for both Figures and Section text, the Figures are actually stand alone and all three images could be used interchangeably as examples of any of the pathways described. For example, **Figure 9.4.1.B** does not have to correspond with **Section 9.4.1.B**, as the image could apply to any of three of the pathway text descriptions.

3. **Comment:** Many of the Figures shown do not have a corresponding text component (ie Figure 2.1A Future Land Use Map is not mentioned in the corresponding text; Figure 2.1B Vicinity Aerial is not mentioned in the corresponding text; Figure 3.2A is not mentioned in the corresponding text etc). See Section 1 where the text references the corresponding Figure accurately Consistency throughout document

Response: Many figures do not necessarily need to be specifically referenced in the text, but are only provided as useful representations.

Very Respectfully,

Juliana B. Bellia

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From: [Heather Faust](#)
To: [Adrian Jianelli](#)
Subject: FW: Commissioner Questions: Ord. No. 2023-12 & Ord. No. 2023-13 - QUASI-JUDICIAL
Date: Tuesday, May 23, 2023 2:29:51 PM

Ex parte.

From: Debbie McDowell <dmcowell@northportfl.gov>
Sent: Tuesday, May 23, 2023 2:23 PM
To: Heather Faust <hfaust@northportfl.gov>
Subject: FW: Commissioner Questions: Ord. No. 2023-12 & Ord. No. 2023-13 - QUASI-JUDICIAL

Forgot to send this to you as part of exparte communication.

Debbie

From: Anna Duffey <aduffey@northportfl.gov>
Sent: Thursday, May 18, 2023 9:39 AM
To: Commissioners <commissioners@northportfl.gov>
Cc: Jerome Fletcher <jfletcher@northportfl.gov>; Julie Bellia <jbellia@northportfl.gov>; Jason Yarborough <jyarborough@northportfl.gov>; Amber Slayton <aslayton@northportfl.gov>; Michael Golen <mgolen@northportfl.gov>; Alaina Ray <aray@northportfl.gov>; Lori Barnes <lbarnes@northportfl.gov>
Subject: RE: Commissioner Questions: Ord. No. 2023-12 & Ord. No. 2023-13 - QUASI-JUDICIAL

PLEASE DO NOT REPLY TO ALL.

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Good morning. Below please find a follow up question and staff response regarding the referenced agenda items.

Question: I asked the questions, because PZAB's May 4th report, provided in the back up materials, does not capture any changes made during PZAB's meeting, it only shows they unanimously recommended approval. Therefore the response provided doesn't make sense.

Response: The response provided previously was primarily a general response as to why there would be duplication and revised/updated documents for Quasi-judicial items, as this will frequently occur. The previous response indicated that there were comments made by PZAB during the meeting that necessitated revisions. These consisted of scrivener errors noted in the VPPB, as well as some comments made during the meeting that resulted in some minor revisions to the documents.

Question: Also the response does not address the highlighted below. (Missing Exhibit A to the Ordinances)

Response: As for “Attachment A” the documents were uploaded to Legistar but were not attached to the Ordinance. That has been rectified in Legistar.

Anna M. Duffey

Senior Executive Assistant
Office of the City Manager
Ph: 941.429.7077, C: 941-356-9896

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From: Anna Duffey <aduffey@northportfl.gov>

Sent: Wednesday, May 17, 2023 12:05 PM

To: Commissioners <commissioners@northportfl.gov>

Cc: Jerome Fletcher <jfletcher@northportfl.gov>; Julie Bellia <jbellia@northportfl.gov>; Jason Yarborough <jyarborough@northportfl.gov>; Amber Slayton <aslayton@northportfl.gov>; Michael Golen <mgolen@northportfl.gov>; Alaina Ray <aray@northportfl.gov>; Lori Barnes <lbarnes@northportfl.gov>

Subject: Commissioner Questions: Ord. No. 2023-12 & Ord. No. 2023-13 - QUASI-JUDICIAL

PLEASE DO NOT REPLY TO ALL.

Good morning. Below please find Commissioner questions along with staff’s response with regard to the above referenced items.

Questions:

Why is there so much duplication of materials with these two agenda items? I don’t want to make any assumptions as to which documents are slated for approval.

Ordinance 2023-12

- Line 47 states there is an Exhibit A but no Exhibit A is attached to the ordinance
- There are two VDPB for Toledo Village in the back up materials – Which one are we to be reviewing for approval?
 - Proposed Toledo Village Pattern Book
 - Updated Toledo Village VDPB 4-25-23
- There are two ordinances in the back up materials – Which one are we to be reviewing for approval?
 - Revised Ordinance
 - Ordinance

Ordinance 2023-13

- Line 47 states there is an Exhibit A but no Exhibit A is attached to the ordinance

- There are two Index Maps in the back up materials – Which one are we to be reviewing for approval?
 - Index Map
 - Updated Index Map 4-25-23
- There are two Staff Reports in the back up materials – Which one are we to be reviewing?
 - Updated – Staff Report with Exhibits
 - Staff Report with Exhibits
- There are two ordinances in the back up materials – Which one are we to be reviewing for approval?
 - Revised Ordinance
 - Ordinance

Response:

There is duplication of materials because we are required to include in City Commission Quasi-Judicial agenda items the entire record from the Planning and Zoning Advisory Board (PZAB), including all materials provided to that body. When there are recommendations from PZAB that necessitate updates or revisions to any of those materials, we must include both the original materials provided to PZAB and the updated or revised materials in the Commission's packet. Hence the inclusion in the following language included in the Legistar summary: *At their May 4, 2023, regular meeting, the Planning and Zoning Advisory Board voted unanimously to recommend approval. The original ordinance reviewed by the Planning and Zoning Advisory Board and the revised ordinance based on their comments have been included in the attachments.*

Therefore, the materials labeled "Updated" or "Revised" are the materials that have been updated or revised per the PZAB recommendations. The Commission has the authority to approve or reject the PZAB recommendations, or could even add different conditions, which should be reflected in any motion that is made. For example, if the Commission chooses to reject the PZAB recommendations, a motion could be made to approve the original versions instead of the "Updated" or "Revised" versions.

Thank you,

Anna M. Duffey

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