

From: Jill Luke <jluke@cityofnorthport.com>
Sent: Saturday, June 13, 2020 5:26 PM
To: Heather Taylor <htaylor@cityofnorthport.com>
Subject: FW: Info i found in the ex-parte written communication... GOOD INFO

Heather,

I was added to this email from an aggrieved party. She was forwarding ex parte that is already in the file for others to see. She did not comment to me, but to be safe... I'm forwarding this to you. I did not answer, of course. – Jill Luke

From: Stacy Tynan Tracy <stacytracy@gmail.com>
Sent: Saturday, June 13, 2020 4:23 PM
To: Jill Luke <jluke@cityofnorthport.com>; Janice <sassygermann@comcast.net>; Jennifer Lafo <jennifer.lafo@gmail.com>; Gabe Tracy Work <gdtups@yahoo.com>
Subject: Info i found in the ex-parte written communication... GOOD INFO

cFrom: Tom

Sent: Tuesday, May 19, 2020 2:44 PM To: Christopher Hanks ; Vanessa Carusone ; Debbie McDowell ; Jill Luke ; Pete Emrich ; Peter Lear Cc: Nicole Galehouse Subject: SPX-19-269, Spx-19-270 & DMP-19-280

Dear Commissioners, In recent days I've read some "Flamethrowers" on the above items the PZAB considered on May 7, 2020. I feel compelled as a member of that board to address this. I've also read email from the commission instructing the opposition group on how to file complaints and also offer there personal aide in such. Is this ethical? Please do your due diligence, and watch/listen to the meeting. These were items that we did not take lightly, nor without a lengthy discussion. On more then one occasion I personally asked for clarification from staff if this was a "Permitted Use" and was told yes. As I stated in the meeting, that if it's a permitted use then we were there to simply discuss the "Car wash", the number of fuel pumps, and hours of operation. Given that the convenience store and fuel pumps were a permitted item, as stated by staff. NOT to be over looked is the lions share of the property that will be donated to the city of North Port to be a park "in perpetuity" also stated by staff. This would give a vast buffer zone to any surrounding neighbors. Far exceeding the required footage.It was also made known that Price Blvd original intent was to be all commercial and in only in recent history has the zoning been changed.

Thank You
Thomas C. Nicholson PZAB Member

From: Jill Luke
Date: May 19, 2020 at 3:57:18 PM EDT To: Tom W1ALZ , Peter Lear Cc: Nicole Galehouse Subject: RE: SPX-19-269, Spx-19-270 & DMP-19-280

Tom, I listened to the entire dialog of this topic in the PZAB meeting. Actually, I was surprised at the outcome of the recommendation, though, that is the recommendation to the Commission, from the majority of the PZAB board, and that is fine. I was relieved to listen to Nicole's dialog, as I was afraid that the message of the Commission wanting to remove the possibility of gas in the Neighborhood Commercial in Feb, was not communicated to you, but she did articulate that fact. Staff did not recommend 24 hours, as 24 hour is not a permitted use in Neighborhood Commercial currently. The 'special exceptions' of gas and car wash were recommended by staff with limitations. The portion of the

property that they wanted to give to the City, was a sweetener, trying to get the City to agree with the conditions. I spoke with the developer about this in the one on ones we had in the very beginning, and it was stated that way. So, I view it in that manner. As for commissioners telling a citizen how to act upon a topic that they oppose... that is just doing our obligation.... as we represent the people. There are proper ways to do things and they need to know... there is nothing unethical about giving truth, and true statements,, nor opinions for that manner. I'm sorry if you are upset by anything I may have stated, but I have no ill toward PZAB, and have tried to simply articulate facts from my viewpoint and understanding. I generally align with PZAB... especially, you, but we might see this one a little different... and, that is alright... no one will match all the time. The 'opposition' group that you spoke of are citizens within that neighborhood and have the right to make their voices heard. If you'd like to speak with me further on this... at least, from my perspective... feel free to reach out to me. Thank you for writing. I didn't think we would speak on this topic until after the 26th, but I'm happy that the conversation is started. I was told that one commissioner gave the instructions on how to be an aggrieved party, but that is fine... if there are many... that's okay, it's their right. In the end, this is quashi-judicial and we have to view this according to the code and administer what we feel is of the best interest for the community, as you know. Thank you - Jill Luke -----Original Message----- From: Tom W1ALZ Sent: Tuesday, May 19, 2020 2:44 PM To: Christopher Hanks ; Vanessa Carusone

y Tynan Tracy
3013 Lucaya Ave, North Port, FL 34286

Owner:
Euphorique` Inc.
941-661-4180 Business cell
941-661-0272- Pampered Parties
www.Euphoriquebody.com

From: [Heather Taylor](#)
To: [Commissioners](#)
Cc: [Laura Reed](#); [Jackson Boone](#); [Stacy Tynan Tracy](#); [Maria Leslie](#)
Subject: FW: 7-11"at Price & Cranberry
Date: Friday, June 12, 2020 3:15:56 PM

Additional written communication received. Communications will be consolidated and attached to agenda back up on June 14, 2020.

Heather Taylor

From: Phyllis Eversole <eversoleestill@gmail.com>
Sent: Friday, June 12, 2020 2:17 PM
To: Heather Taylor <htaylor@cityofnorthport.com>
Subject: 7-11'at Price & Cranberry

I strongly oppose this commercial business going in.

I live above Sumter & Price and I travel Cranberry alot to go to my Dr. etc. The travel us terrible and we don't need to have more traffic. I moved here because of the quiet residential areas and a 24/7 business is not what I envisioned. We are older as sre a lot of NP residents and we don't need noise 24/7. Also some people sork night shifts and sleep during the day. That would be stressful and horrible for the. There are also babies and children who sleep and do not need the racket that. Wiuld go on and well as uou wouldn't know the people coming into the neighborhood at all hours. Thank you for hour consideration. Maybe it could be put bh one of the commissioner's houses.

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From: [Heather Taylor](#)
To: [Commissioners](#)
Cc: [Laura Reed](#); [Jackson Boone](#); [Stacy Tynan Tracy](#); [Maria Leslie](#)
Subject: FW: ex parte communications for 6/15/2020
Date: Friday, June 12, 2020 3:17:09 PM

Additional written communication received. Communications will be consolidated and attached to agenda back up on June 14, 2020.

Heather Taylor

From: Jill Luke <jluke@cityofnorthport.com>
Sent: Friday, June 12, 2020 12:39 PM
To: Heather Taylor <htaylor@cityofnorthport.com>
Subject: ex parte communications for 6/15/2020

Heather,

For each of the emailed communications I have forwarded to you, I have sent the same email reply to each sender...

“Thank you for your email. As this is a ‘quasi-judicial’ proceeding, and we, as Commissioners, were instructed to not have any more ‘ex parte’ disclosures... I can only forward your email to the Clerk’s office, so that it can be captured. Thank you – Jill Luke”

Please accept this into the record/file as my response to those commenters. I did not reply to any that you forwarded to us... only the ones that send to me, or to the ‘commissioners’ email.

Thank you – Jill Luke

Jill Luke
City Commissioner
4970 City Hall Blvd.
North Port, FL 34286
Office- 941.429.7073
Cell- 941.628.0757



A City where you can “Achieve Anything”

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From: [Heather Taylor](#)
To: [Commissioners](#)
Cc: [Laura Reed](#)
Subject: FW: 7-11 at the Corner of Cranberry & Price-NO!!!
Date: Thursday, June 11, 2020 1:01:02 PM

PLEASE DO NOT REPLY ALL TO THIS EMAIL.

Heather Taylor
City Clerk
Office: 941 429 7056 Cell: 941 223 5041

From: Penny Turner <penny@turbineweld.com>
Sent: Thursday, June 11, 2020 12:59 PM
To: Heather Taylor <htaylor@cityofnorthport.com>
Subject: 7-11 at the Corner of Cranberry & Price-NO!!!

Good Day Heather,

I live in the neighborhood were this proposed 7-11 Gas Station/Car Wash is suggested to be built! That corner was zoned for commercial, but it is a residential area now and something like that doesn't belong there!

We already have enough traffic on Price and a gas station would make it even busier!

For all of us who live there it is already too busy. While walking your dog, jogging or your children riding their bikes or waiting for the school bus it would be disastrous!! The words "commercial" & "residential" mean two different things and they don't belong together in any way!!

We have several gas stations and car washes on the big commercial corners of Sumter & Toledo Blade so there is really no need for one to be in the middle!!!!

I am begging you for your help with this matter.

Thanking you in advance for your help, and time.

Penny Turner

Richard Turner

Worthington Avenue Residents for over 25 years who love our City of North Port

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From: [Heather Taylor](#)
To: [Laura Reed](#)
Subject: FW: Cranberry gas station
Date: Thursday, June 11, 2020 12:45:33 PM

PLEASE DO NOT REPLY ALL TO THIS EMAIL.

Heather Taylor
City Clerk
Office: 941 429 7056 Cell: 941 223 5041

From: sharkie837@aol.com <sharkie837@aol.com>
Sent: Thursday, June 11, 2020 12:02 PM
To: Heather Taylor <htaylor@cityofnorthport.com>
Subject: Cranberry gas station

Hi Heather

I am writing to voice my disagreement on the gas station coming in. It is a residential area with a school down the road. Many children will have to pass that gas station on the way to school. It is very unsafe and I am sure you wouldn't want your children walking by that gas station. Very unsafe for all the children in the area

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From: [Heather Taylor](#)
To: [Laura Reed](#)
Subject: FW: Gas Station Cranberry and Price
Date: Thursday, June 11, 2020 12:46:07 PM

PLEASE DO NOT REPLY ALL TO THIS EMAIL.

Heather Taylor
City Clerk
Office: 941 429 7056 Cell: 941 223 5041

From: scooter lady <crazyscooterlady56@gmail.com>
Sent: Thursday, June 11, 2020 10:46 AM
To: Heather Taylor <htaylor@cityofnorthport.com>
Subject: Gas Station Cranberry and Price

My husband and I are extremely opposed to a gas station at Cranberry and Price. There are too many already in North Port. This corner does not need additional traffic and noise. We live a mile from the corner, and would be affected.

Please note my husband is a disabled veteran with cancer, please allow him to enjoy the rest of his life in peace.

Regards,

Donna and Bob Verrow

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From: [Heather Taylor](#)
To: [Laura Bled](#)
Subject: FW: Message I received on FB Messenger about Quasi Judicial 7-11
Date: Thursday, June 11, 2020 12:45:56 PM
Attachments: [image0.png](#)
[image1.png](#)
[image2.png](#)

PLEASE DO NOT REPLY ALL TO THIS EMAIL.

Heather Taylor
City Clerk
Office: 941 429 7056 Cell: 941 223 5041

From: Christopher Hanks <chanks@cityofnorthport.com>
Sent: Thursday, June 11, 2020 11:26 AM
To: Heather Taylor <htaylor@cityofnorthport.com>
Subject: Message I received on FB Messenger about Quasi Judicial 7-11

See attached

11:24



Paul Orsino

Active 1h ago



Paul Orsino

You're friends on Facebook
Lives in North Port, Florida

10:05 AM

Morning Chris. This is Paul Orsino of the Legion. I need your help and input. It is my understanding that there is intentions of building a 7-11 on the corner of N. Cranberry and W. Price. We do

Not need another gas station convenience store at this residential location. This will also decrease property values especially when there are 3 gas stations at Sumter and Price and another on Toledo Blade and Price.

This project is not good for the area or for the residents. Can you help?

Thank you my friend.



11:22 AM

Paul,



Aa



11:24



Paul Orsino

Active 1h ago



Paul,

I greatly appreciate you reaching

out to me about this but I am

out to me about this, but I am sorry, but the law says I cannot discuss it, since it is currently an open hearing.

That being said I can tell you that I have to look at this situation differently than a commissioner, and by law I have to look at it as a judge. This falls into the category of Quasi-Judicial. This means I cannot legislate it, but must adjudicate it. I can only vote based off the evidence and facts of the case as presented by the applicant, the city, and the aggrieved parties. If I use my opinion, as allowed when I legislate as a commissioner, it could put the city in jeopardy legally speaking.

I know that did not directly answer your question as to how I feel toward this, but legally I can't use that in my decision making, nor can I discuss it.

I will submit your message to the



Aa



11:24



Paul Orsino

Active 1h ago



open hearing.

That being said I can tell you that I have to look at this situation differently than a commissioner, and by law I have to look at it as a judge. This falls into the category of Quasi-Judicial. This means I cannot legislate it, but must adjudicate it. I can only vote based off the evidence and facts of the case as presented by the applicant, the city, and the aggrieved parties. If I use my opinion, as allowed when I legislate as a commissioner, it could put the city in jeopardy legally speaking.

I know that did not directly answer your question as to how I feel toward this, but legally I can't use that in my decision making, nor can I discuss it.

I will submit your message to the City Clerk for the record of your opposition to the applicant in their hearing.

Thank you,
Chris Hanks



Aa



Chris Hanks
Commissioner, City of North Port
Cell: (941) 628-2919

Sent from my iPhone
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 Taylor](#)
To: [Laura Reed](#)
Subject: FW: Gas station at Cranberry and price
Date: Thursday, June 11, 2020 12:46:14 PM

PLEASE DO NOT REPLY ALL TO THIS EMAIL.

Heather Taylor
City Clerk
Office: 941 429 7056 Cell: 941 223 5041

From: Claudia Fox <foxtfcs93@gmail.com>
Sent: Thursday, June 11, 2020 8:41 AM
To: Heather Taylor <htaylor@cityofnorthport.com>
Subject: Gas station at Cranberry and price

I oppose the gas station going in at price and cranberry this area should be residential. I do not have any small children but if I did I would hope that this area remains residential. Dollar General is enough. Especially one that is open 24 hours. Toledo Blade and Sumter are not that far away. Our city deserves better planning than putting a gas station or car wash every where. Thank you for listening. Claudua Fox 2891 Cartwright Lane North Port

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From: [Heather Taylor](#)
To: [Laura Reed](#)
Subject: FW: 7-11 @ Price & Cranberry
Date: Thursday, June 11, 2020 12:46:23 PM

PLEASE DO NOT REPLY ALL TO THIS EMAIL.

Heather Taylor
City Clerk
Office: 941 429 7056 Cell: 941 223 5041

From: nsceci <nsceci@verizon.net>
Sent: Thursday, June 11, 2020 7:14 AM
To: Heather Taylor <htaylor@cityofnorthport.com>
Subject: FW: 7-11 @ Price & Cranberry

Heather,

I'm forwarding this message to you because it mistakenly went to commissioners.

One of the commissioners answered my previous message to them (before the last meeting) and said it was being forwarded to you, but it was not read aloud at the meeting. I want to make sure both messages have been received so they are counted among all of the public responses. Thank you.

Nancy Ceci

Sent from my Samsung Galaxy smartphone.

----- Original message -----

From: nsceci <nsceci@verizon.net>
Date: 6/8/20 9:01 PM (GMT-05:00)
To: commissioners@cityofnorthport.com
Subject: 7-11 @ Price & Cranberry

Commissioners,

As a resident living in the area of the proposed gas station, I'm writing again to express my opinion that it is neither wanted nor needed at that intersection. Many neighbors have contacted you with a long list of reasons to deny special exceptions to the developer. Please examine each one carefully, and ask if this is something you would welcome in your own neighborhood.

What is especially concerning is the way this entire process has been handled: with little regard for

the people who live in this community. We deserve better from our elected officials. The zoning regulations exist to protect our best interests, and should not be reinterpreted/alterd to suit those of a developer whose only interest is cash in his pockets. We choose to live here for the quality of life that North Port offers, and are speaking out so that it is preserved.

Please listen to our voices and vote to deny the exceptions that would allow the project to be forced on our community.

Respectfully,
Nancy S. Ceci
2951 Belleville Ter.
North Port

Sent from my Samsung Galaxy smartphone.

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From: [Heather Taylor](#)
To: [Laura Reed](#)
Subject: FW: 7-11 at Price and Cranberry
Date: Thursday, June 11, 2020 12:46:31 PM

PLEASE DO NOT REPLY ALL TO THIS EMAIL.

Heather Taylor
City Clerk
Office: 941 429 7056 Cell: 941 223 5041

From: scott matchett <scottmatchett1968@yahoo.com>
Sent: Thursday, June 11, 2020 5:17 AM
To: Heather Taylor <htaylor@cityofnorthport.com>
Subject: 7-11 at Price and Cranberry

Hi Heather,

I am writing to let you know there are some of us out here who would like to see this go forward. I think that growth is good for the city and I would like the convenience of having a gas station & c store right there at that intersection. I Do not believe that it's going to add to a traffic problem. I do not believe that it's going to add a huge crime problem to the area. As I said there are some of us out here who think this is a good idea but we don't dare speak up publicly because we get accused of hating the environment and hating our fellow neighbors and hating clean water and hating fresh air, etc., etc.

Sincerely,

Scott Matchett

[Sent from Yahoo Mail on Android](#)

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From: [Heather Taylor](#)
To: [Laura Reed](#)
Subject: FW: Monday, June 15th Commissioner Public Meeting (my first email had a wrong date)
Date: Friday, June 12, 2020 3:13:36 PM

Please add to the 61120 thru 7-11 file (not the one being worked on for vice mayors ex parte)

From: Debbie McDowell <dmcowell@cityofnorthport.com>
Sent: Thursday, June 11, 2020 2:57 PM
To: Judy Leach <heybva@verizon.net>
Subject: RE: Monday, June 15th Commissioner Public Meeting (my first email had a wrong date)

Yes, Judy, they can. The link I provided gives you the specific instructions.

Debbie

From: Judy Leach <heybva@verizon.net>
Sent: Thursday, June 11, 2020 1:40 PM
To: Debbie McDowell <dmcowell@cityofnorthport.com>
Subject: Re: Monday, June 15th Commissioner Public Meeting (my first email had a wrong date)

Thank you, I have this as I attend your Zoom meetings and have submitted public comments although they were not always read where they were supposed to be.

My concern was and is that Citizens will be able to make a public comment at the upcoming June 15th continuation meeting. I know evidence had to be submitted by yesterday (06/10) but I'm interested in **NEW** Public Comment for the 06/15 meeting. My question is: Can citizens submit a public comment for the 06/15/2020 special commissioners meeting?

Thank you,

On 6/11/2020 1:28 PM, Debbie McDowell wrote:

Judy ---

This helpful link will give you the specific instructions to give public comment and to view the meeting.

Hope it helps. [https://cityofnorthport.legistar.com/View.ashx?](https://cityofnorthport.legistar.com/View.ashx?M=F&ID=8599053&GUID=0DAAD7D3-458D-4062-B654-E9D8DBA0B528)

[M=F&ID=8599053&GUID=0DAAD7D3-458D-4062-B654-E9D8DBA0B528](https://cityofnorthport.legistar.com/View.ashx?M=F&ID=8599053&GUID=0DAAD7D3-458D-4062-B654-E9D8DBA0B528)

Debbie McDowell
Mayor, City of North Port
4970 City Center Blvd.
North Port, FL 34286
Office: 941.429.7071

City Cell: 941.628.0486

From: Judy Leach <heybva@verizon.net>
Sent: Thursday, June 11, 2020 1:26 PM
To: Heather Taylor <htaylor@cityofnorthport.com>
Cc: Debbie McDowell <dmcowell@cityofnorthport.com>
Subject: Re: Monday, June 15th Commissioner Public Meeting (my first email had a wrong date)

So let's be clear.....any **NEW** public comment can be made starting June 14th at 9 am until the meeting starts on June 15th by submitting the online comment as outlined on the City page. Will the comments that were previously read at the 05/26 meeting be read again at the 06/15 meeting?

Thank you,

On 6/11/2020 12:33 PM, Heather Taylor wrote:

Ms. Leach,

You are correct, public comment did not need to be received by 5, evidence did. Public comment will be read again from 5/26. Public comment is available per the agenda meeting notice and instructions posted on the city's webpage starting at 9am the day prior to the meeting. Thank you.

Heather Taylor
City Clerk
Office: 941 429 7056 Cell: 941 223 5041

From: Judy Leach <heybva@verizon.net>
Sent: Thursday, June 11, 2020 11:14 AM
To: Heather Taylor <htaylor@cityofnorthport.com>
Cc: Debbie McDowell <dmcowell@cityofnorthport.com>
Subject: Re: Monday, June 15th Commissioner Public Meeting (my first email had a wrong date)

At the 05/26/2020 commissioners meeting it said there would be public comment. I listened to watched the video again before writing you and it clearly states public comment can be made. There was no indication in the meeting stating public comments had to be submitted by 5:00 p.m.

06/10/2020.

On 6/11/2020 9:58 AM, Heather Taylor wrote:

Ms. Leach,

As evidence was able to be submitted through 5pm yesterday, the agenda will be posted today. Public comment received for 5/26 will be read again. Thank you.

Heather Taylor
City Clerk
Office: 941 429 7056 Cell: 941 223 5041

From: Judy Leach <heybva@verizon.net>
Sent: Thursday, June 11, 2020 8:22 AM
To: Heather Taylor <htaylor@cityofnorthport.com>
Cc: Debbie McDowell <dmcdowell@cityofnorthport.com>
Subject: Monday, June 15th Commissioner Public Meeting
(my first email had a wrong date)

Dear City Clerk,

The agenda has not been published for the 06/15/2020 Commissioners Special Meeting.

It was announced at the end of the 05/26 meeting that public comments could be made prior to the final remarks and before the Commissioners vote at the 06/15 meeting due to the oversight of not notifying the public of the 05/26 meeting.

Please verify this.

Submit a written comment using the virtual Public Comment form [here](#). The form will be available online at 9:00 a.m. the day before the meeting and deactivated at the end of public comment during the meeting. The form is only visible in the time frame stated. Your public comment is limited to 3,000 characters. Please note this form will be live beginning at 9:00 a.m. the day before the meeting you wish to comment on, and closing at the end of the public comment portion.

Thank you,

Judy Leach

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