

From: Gid Pool <gidpool@gmail.com>
Sent: Tuesday, May 26, 2020 5:33 PM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: Proposal for 24-Hour operation

Greetings,

Since I am not sure if in-person speaking is allowed, I wanted to give you my thoughts on the company that wants you to change the land use to a 24-hour gas/convenience store.

While you are pretty much required to allow commercial development on that parcel, allowing unlimited operating hours will require your okay.

Given that there is a similar 24-hour facility less than a mile away at Sumter and Price there seems to be a loss of service to the residents of that area. Therefore there seems little need for the new-build to operate twenty-four hours a day.

If the proposed company doesn't think it can turn a profit with the current restricted hours that tells me they anticipate a very high use during the middle of the night. I don't see this as beneficial to the area around it.

Sincerely,

--

Gid Pool

Standup Comedian & Keynote Speaker
941-276-4140

From: b carstens <b_carstens@yahoo.com>
Sent: Tuesday, May 26, 2020 4:04 PM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: 7-11 at Price and Cranberry OPPOSITION!!

Please do not allow that to be constructed there in the middle of a neighborhood! As North Port taxpayers, we are vehemently OPPOSED to this. Thank you!!

Richard and Barbara Carstens
4100 Marcella Terrace
North Port, FL 34286

From: BARBARA COMPLOIER <bjffmd@yahoo.com>
Sent: Tuesday, May 26, 2020 2:57 PM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: Gas station on W Price and Cranberry

That is horrible to put a giant gas station/convenience store in the middle of a neighborhood.

I vote NO!!

Barbara Comploier
Frank Comploier
2672 Mindlin Ln
North Port FL 34286

From: Stacy Tynan Tracy <stacytracy@gmail.com>

Sent: Tuesday, May 26, 2020 2:46 PM

To: Heather Taylor <htaylor@cityofnorthport.com>; Debbie McDowell <dmcowell@cityofnorthport.com>; Jill Luke <jluke@cityofnorthport.com>; chanks@cittofnorthport.com; Pete Emrich <pemrich@cityofnorthport.com>; Vanessa Carusone <vcarusone@cityofnorthport.com>

Subject: Petition : additional names

Cranberry Bld /W.Price Blvd proposal- all names OPPOSE this development. Original was submitted last week, these are just add on names from the past few days.

Thank you in advance for your time.

--

Stacy 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](http://www.Euphoriquebody.com)

THIS PETITION OPPOSES THE development of Weedon North Port, LLC

W. Price Blvd/ Cranberry Blvd. 24 hr. 16 pump gas station with car wash and convenience store

Having a gas station located so close to residential homes creates a tremendous health risk for people. Studies show living in close proximity to gas stations are linked to higher respiratory problems, especially in kids, lung, brain, and kidney damage from exposure to the gas liquid or fumes, toxic soils, and possible increases in cancer. In addition, studies show living close to a gas station significantly reduces property values and increases crime rates, drug, alcohol, and tobacco use, light pollution, traffic and noise. Please help yourself, your family, and your friends stay safe from the dangers associated with refueling stations by signing this petition to submit to our Commissioners meeting May 26th, 2020 at 6 pm.

Please sign your name if you oppose this development under either North Port Neighbors, North Port Neighbors for Change, North Port Friends and Neighbors, or North Port City Concerns

1. Stacy Tynan Tracy
2. Gabe Tracy
3. Alexis Waldron
4. Krysten Padalik
5. Laura Vargus
6. Jose Vargus
7. Robert Fick
8. Danielle Ruaerk
9. Janice Wilbert
10. Bob Wilbert
11. Maria Leslie
12. Jen Lafo
13. Sarah Hayes
14. Krysten Miller
15. Steve Bizdikian
16. Lisa Bizdikian
17. Leslie
18. Christine Nestor
19. Greg Nestor
20. Sean Rebeck
21. Pamela Shirley
22. Jack David
23. Sharon Hilbers
24. Carl Hilber
25. Adam Miller
26. Trevor Miller
27. Bob Miller
28. Shannon Martincek
29. Tina Feo
30. Wayne Hoefle
31. Tina Rae Feo Gregoire
32. Dave Feo
33. Sylvia Morris
34. Hannah Harrison
35. Sarah Harrison
36. Kim Wheeler
37. Danielle Wheeler
38. Frank Wheeler
39. John
40. John Tynan
41. Craig CamField
42. Diane Andrews
43. Kelly A Johnson
44. Tara Batori
45. Candy Longchamp
46. Jola Checiek
47. Catherine Bradfield
48. Eric Penrod
49. Collean Dalton
50. Nancy Bulatow
51. Alex Bulatow
52. Wally Zubritsky
53. Tracie Zubritsky
54. Candy Longchamp Larkins
55. Lisa Bukachevsky
56. Linda Autunes
57. Susan Debow Stanton
58. Linda Taylor Brown
59. Lourdes Aguila
60. Kristi Free
61. Pete Walker
62. Lin Autunes
63. Daniel Durso
64. Jen Inabnitt

65. Pete Walker
66. Eileen Reardon
67. Michele Dice Hord
68. Sara Cavanaugh
69. Pete Walker
70. Edie Behm
71. Anthony Spinelli
72. Matt Baltaglia
73. Gail Hering
74. Wayne Brown
75. Robert Frame
76. Alfred Saranello
77. Billie Roose Springman
78. Sandra L Harris
79. Audrey Olsen Brazell
80. Kathy Hoppel Bergeron
81. Sharon Renyolds Cheeseman
82. Chad E Reynolds
83. Dan Klee
84. Mary Knight Vickers
85. Colleen Reid Quigley
86. Matt Battaglia
87. Nancy Bulatow
88. Karen Given
89. Melissa Sweeney
90. Mark Boucher
91. Mary Ann Danasin
92. Sally Bonnel
93. George G LaCorte
94. Becky Kennedy
95. Barry Vorwald
96. Rosemary DeCaro
97. Ellen Schubert
98. Laura Stuck
99. Judy Cotrone Ramirez
100. Jennifer Grove Cook
101. Micheal Francavilla
102. Brandi Rolli
103. Michele Felch Cuddi
104. Al Green
105. Karen Wells
106. Stephanie Fazekas
107. Nancy Bulatow
108. Phyllis Copher
109. Joan Bonsky
110. Jo Butenhof
111. Christina Peteja
112. Jacob Isler
113. Lourdes Aguila
114. Patricia J Sahina
115. Lynn Fitzgerald
116. Corinne Kourim
117. Selene M Lamar
118. Charity Case
119. Linda Kay
120. Mo Botzung
121. Russ Colley Sr
122. Christine Ann
123. Kristy Santiago
124. Linda Sherry
125. Kenny Sherry
126. Mike Francavilla
127. Rigo Mendez
128. Shelby Lynn Brown
129. Debbie Wielontek Kaszniak
130. Ashley Garcia Diaz
131. Glen San Lwin
132. Stephanie Imel Maisano
133. Alicia Robertson
134. Rj Acker
135. Cheddy Hughes
136. Lynn M LaMar
137. Selene Connors
138. C. Ogrady
139. Donn Rance
140. David Miller
141. Greg Wilson
142. Michelle Wilson
143. Court Collier
144. Tammy Morin
145. Shira Briley
146. Yvonne Nyman McEndree
147. Marc A Lapp
148. Daniel Al-Khatib
149. Lisa Nelson
150. Leigh Ann Moccia
151. John Leslie
152. Jessica Jones -Martain
153. Kalend Adair
154. Bonnie Rollie
155. Bonnie Grupe Haller
156. Krysty Santiago
157. Ivy Pierfelice

Additional :

158. Chris Cwanek
159. David Patchett
160. Jim Callison Jr.
161. Mary Piener
162. Kelly House
163. Charlene ayres House
164. Melissa Wharton
165. Tammy Baney Taylor
166. Tammy Drumm Torres
167. Judy Schwindt
168. Maggie Machwick
169. Sharon Barrowick
170. Sharlyn Steggles
171. Robert Knight
172. Ron Coulter
173. Sherry Kerr
174. Raquel Cayetano
175. Joe Fachett
176. Joseph Christner
177. Allan Major
178. Mathew Artell
179. B.A. Robbins
180. Barb Grant
181. Lana Turner Di Benedetto
182. Elizabeth Wescott
183. Jane Spaid
184. Raquel Cayetano
185. Candid Pepe
186. Sharlyn Steggles
187. Cathy Girouard
188. Leslie Knudsen
189. Michelle Lowe
190. Ken Moyer
191. Al Sears Jr.
192. Randy Nolte
193. Carolyn Mulluck
194. Jheri Garcia
195. Lisa Faley
196. Sharon Elrod
197. Cathy Girouard
198. Keith Brown
199. Elsie Charles
200. Donna Bamford
201. Ellen Schbut
202. Scott Matchett
203. Richard Dycus
204. Donald Forsberg
205. Cat Sobecki
206. Cindy Larrauri
207. Akira Phan
208. Jeri Garcia
209. Alesia Sharpe
210. Nancy Irwin
211. Ilona Weber

From: Judy Leach <bva@ccis.net>

Sent: Tuesday, May 26, 2020 9:44 AM

To: Commissioners <Commissioners@cityofnorthport.com>

Subject: Public Comment for the 6 p.m. commissioners meeting tonite, Tuesday, May 26.

To all Commissioners,

I can't believe I cannot post a public comment for the meeting that is being held tonite at 6 p.m.! Yesterday (Monday) was a Holiday. Are you telling me someone was there to enter these into record on a Holiday? You have the entire day (Tuesday) for someone to enter public comment emails. You sure are not making it easy for tax papers to express their concerns.

Your last meeting of 05/12/2020 Alice White had a comment that didn't get read either. I'm beginning to get the picture. It appears the Commissioners are using the COVID-19 to their advantage.

Agenda Item 7 - Public Comment. Commissioners Meeting 6:00 p.m., Tuesday, May 26, 2020.

Judy Leach, bva@ccis.net, 941-200-2977. Quasi-judicial.

Here is my comment that I wanted to post.

I think the City of North Port should have a moratorium on non-essential spending through 2020. A lot of North Port businesses are closed or operating at reduced operations and some of our small businesses may unfortunately fail which means the City of North Port will lose the tax revenues from these businesses. Most people have to tighten their belts with their expenditures so why shouldn't the City of North Port do the same?

(I hope the City Commissioners expand on this topic and not just read the statement into record and then move on with no discussion. A spending moratorium is worth pursuing)

Thank you,

From: Christopher Hanks <chanks@cityofnorthport.com>
Sent: Tuesday, May 26, 2020 7:57 AM
To: Robert Yarwood <rlyarwood@gmail.com>
Cc: Heather Taylor <htaylor@cityofnorthport.com>
Subject: Re: Proposed zoning variance to allow gas station construction

Mr. Yarwood,

Thank you for your email and input into this item. I have received several emails concerning the 7-11 and I fully understand the concern. I want you to know that you have the Right to give public comment or can file as an aggrieved party if you qualify.

Please understand that this is a Quasi Judicial item which is different than a regular agenda item, and as a Commissioner I cannot make my decision based off of my opinion on the matter or off emails of opposition sent to me. I must make the decision according to the qualifying evidence given by the petitioner and relate that to the letter of the law by ordinance.

I am not saying that I don't hear you or the others and their concern, I am just trying to clarify how my decision must come, legally, which would be in accordance to acting as a judge and not a commissioner per se.

You can make public comment by going to the link [9am](https://www.cityofnorthport.com/government/city-leadership/city-commission/online-meetings/online-public-comment) the day before the meeting you wish to comment on. Go to link here: <https://www.cityofnorthport.com/government/city-leadership/city-commission/online-meetings/online-public-comment>

If you believe you are an aggrieved party and want to make sure that your testimony can be part of the case to be adjudicated then email the city clerk to determine if you meet the criteria of an aggrieved party. Her email is here: htaylor@cityofnorthport.com

I have included the city clerk into this email to capture.

Sincerely,
Chris Hanks
Commissioner, City of North Port

From: Christopher Hanks <chanks@cityofnorthport.com>
Sent: Tuesday, May 26, 2020 7:57 AM
To: Robert Yarwood <rlyarwood@gmail.com>
Cc: Heather Taylor <htaylor@cityofnorthport.com>
Subject: Re: Proposed zoning variance to allow gas station construction

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I have included the city clerk into this email to capture.

Sincerely,
Chris Hanks
Commissioner, City of North Port

From: Debbie McDowell <dmcowell@cityofnorthport.com>
Sent: Sunday, May 24, 2020 12:50 PM
To: Robert Yarwood <rlyarwood@gmail.com>
Cc: Heather Taylor <htaylor@cityofnorthport.com>
Subject: Re: Proposed zoning variance to allow gas station construction ** QUASI **

Thank you for your email. I wanted to let you know the commission will be making the final decisions to approve/deny the development master plan along with the applicants request for two special exceptions on Tuesday, May 26 at 6pm This commission meeting will be conducted virtually, since City Hall is still closed due to COVID-19. To give public comment, please follow the explicit instructions given in the meeting agenda under "Meeting Notice and Instructions". These instructions will also explain how to watch meetings live.

Here is the link to the entire agenda. Each agenda item has pertinent back up materials which contains additional

information. <https://cityofnorthport.legistar.com/View.ashx?M=A&ID=738413&GUID=C29923F4-A298-4F78-93A8-EEBF6F10F1DF>

- Approve/deny the special exception for 16 fuel pumps at the proposed development at Cranberry & Price
- Approve/deny the special exception for a car wash at the proposed development at Cranberry & Price
- Approve/deny the Development Master Plan for a 24 hour convenience store with fuel and car wash at Cranberry and Price

Thank you for your interest in this development. If you have any questions on giving public comment, please contact the City Clerk.

Sincerely,

Debbie McDowell
Mayor, City of North Port
Office: 429-7071
City Cell: 628-0486

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: Robert Yarwood <rlyarwood@gmail.com>
Sent: Sunday, May 24, 2020 10:13 AM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: Proposed zoning variance to allow gas station construction

To Whom It May Concern,

My wife and I wish to express our strong opposition to allowing a gas station/convenience store at the corner of West Price and Cranberry Boulevards.

Traffic along the Price corridor is already difficult at morning and afternoon peaks, and that type of commercial development would worsen the situation. We have already accepted risks to our water table with the number of gas stations within the city, and one more will increase that risk. Finally, there are more than adequate sources of gasoline within the city (none of the existing stations ever see the lines common in nearby larger cities). If there is any need for a service station, it would be at I-75 Exit 182 on north Sumter Boulevard, which would service both commuters and highway through traffic.

North Port is, and always will be, a suburban community, and its population will always turn to larger neighbors such as Sarasota for cultural outlets. But local alternatives are desperately needed. That corner should have restaurants, lounges, hair and nail stylists, specialty retail, and/or even a theater. We should not allow it to fall to the lowest common denominator of gas and snack foods. Please do NOT vote for the variances required for a gas station at this site.

Robert and Gail Yarwood
2625 Tusket Avenue
North Port, FL, 34286
rlyarwood@gmail.com
robert.yarwood@jtax.com

From: Nicole Galehouse
Sent: Saturday, May 23, 2020 12:19 PM
To: Peter Lear <plear@cityofnorthport.com>
Cc: Jason Yarborough <jyarborough@cityofnorthport.com>
Subject: RE: 5/26 Agenda - 7-11 development *** QUASI RECORD - EX PARTE

Please see responses below and information requested attached. There are two unanswered questions, which I believe are best responded to by Public Works.

Please include the City Clerk on the email to the Mayor, ensure the subject line stays as above, and include the following language:

City Clerk – Please include this written communication as part of the record on this quasi-judicial item.
(SPX-19-269, SPX-19-270, DMP-19-280)

Nicole Galehouse, AICP
Planning Division Manager

Neighborhood Development Services Department
Planning Division
[4970 City Hall Blvd.](#)
[North Port, FL 34286](#)
O [941.429.7098](tel:941.429.7098)
M [941.228.8879](tel:941.228.8879)

www.cityofnorthport.com “Achieve Anything”

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: Peter Lear <plear@cityofnorthport.com>
Sent: Thursday, May 21, 2020 7:39 PM
To: Nicole Galehouse <ngalehouse@cityofnorthport.com>; Scott Titus <stitus@cityofnorthport.com>;
Todd Garrison <tgarrison@northportpd.com>; Christopher Morales <cmorales@northportpd.com>; Rick
Newkirk <rnewkirk@cityofnorthport.com>; Jennifer Desrosiers <jdesrosiers@cityofnorthport.com>;
Julie Bellia <jbellia@cityofnorthport.com>
Cc: Jason Yarborough <jyarborough@cityofnorthport.com>
Subject: Fwd: 5/26 Agenda - 7-11 development *** QUASI ***

Can all of you please provide your answers to the below questions?

Peter D. Lear, CPA, CGMA
City Manager
City of North Port

[4970 City Hall Boulevard](#)
[North Port, FL 34286](#)
Phone: [\(941\) 429-7077](#)
Fax: [\(941\) 429-7079](#)
Plear@cityofnorthport.com

Begin forwarded message:

From: Debbie McDowell <dmcdowell@cityofnorthport.com>
Date: May 21, 2020 at 4:38:16 PM EDT
To: Peter Lear <plear@cityofnorthport.com>
Subject: 5/26 Agenda - 7-11 development *** QUASI ***

The fiscal impact models, is the document provided based on 4 acres or the 1.9 acres being developed? Could I have a fiscal impact for the one that is NOT provided in the back up materials?

RESPONSE (Planning): The fiscal analysis shown in the backup includes 2.24 acres under the “parks and recreation” use category in the model. A secondary model without the park is attached (see “NPFAM_DMP-19-280_NO PARK”). This reduces the net operating surplus for the first 5 years from

Could I please have a police report and fire report for the fire that occurred at the 7-11 at Toledo Blade and Cranberry several months ago (exact date unknown).

RESPONSE (Fire): The requested report is attached (See “Summary Page Requested Fire Alarm Report Incident N200728” and “Requested Fire Alarm Report Record Structure Fire N200728”). The fire was caused by vermin that ate through the high voltage power lines in the electrical panel. All of the required repairs for Fire Department Compliance have been completed as of May 4, 2020.

RESPONSE (PD): The requested report is attached (See “Police Report 20-01-4525”).

Could I please have a summary list for all calls for service for the NPPD and NPFD for the following locations, for the past 6 months

- 13280 Tamiami Trail
- 18999 Tamiami Trail
- 4895 Toledo Blade
- 1085 Grand Venture Drive
- 1011 S. Sumter
- 1077 Front Street
- 3085 W. Price

RESPONSE (Fire): See “NPFR Requested Locations Alarm Summary & Incident Type. 12-21-19 to 5-21-20” and “NPFR Requested Locations Incident Records”

RESPONSE (PD): See "Summary List PD."

In the Special Exception Fee Sheet, it states the fees were collected on 1.91 acres, why were they not collected on all 4.2 acres? Did they have to pay this fee for EACH special exception or only one? Could I have breakdown of all fees copy of the receipt showing all fees were PAID in FULL?

RESPONSE (Planning): The fees were collected on the entire acreage. The applicant completed the fee sheet, which was incorrect. Staff clarified this and the correct fees were paid (See attachment "Planning Fee Email.") They have to pay this fee for each special exception. Fee payment sheets are attached ("Paid Fees").

How will the fire dept access this property when there are no left turns into the property especially if one of the access points is blocked? How far away is the closest fire hydrant?

RESPONSE (Fire): Currently, there are two entrances for the project: one on Cranberry Boulevard and one on Price Boulevard. Both have been made to accommodate fire department access with the latest submittal. Meeting surface, turning radius, dimensions, vertical clearance to name a few. In addition, city code require multiple access points for all new developments. While the fire code would only require multiple access points when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climatic conditions, or other factors that could limit access.

Based upon current conditions of the roadway, access to property would be a non-issue. If and when Price Boulevard is widened we would address those issues again during the review process and discuss options. Although access may or may not be ideal it would still meet the intent of the code. Due to the fact that there is no true direction on how to design access to meet a perfect world other than meeting those conditions for access to the building. Furthermore, the city code provides that the building be fire sprinklered that is well above what is currently required by the Florida Fire Prevention Code. The FFPC does state that if the building is sprinklered distance to the structure shall be permitted to be increased to 450' versus 150'.

Thus, the reason fire approved the access realizing that the access is not perfect but does meet the intent of the code.

They will be installing a new hydrant by the Cranberry Boulevard entrance and within the minimum 25' of the Fire Department Connection for the fire sprinkler system.

If this is approved, can we require them to install traffic delineators (similar to those by Cocoplum and Salford) to prevent left turns into the development?

RESPONSE (Planning): This has been addressed with staff recommended condition #3, which requires structural channeling devices to limit access to right-in/right-out.

Could I have a diagram showing city water lines, sewer lines and reclaimed water lines for 1 mile radius from the proposed development?

RESPONSE (Utilities): We have created a map showing water lines, sewer lines and fire hydrants around the property. Reclaimed water is more than a mile away. We have also included the City and State codes related to wellhead protection, however, these regulations are restricted to major wellheads and community water systems. (See "Utilities Response" attachment.)

How will gasoline spills/overflow and other vehicle chemicals be treated PRIOR to entering the stormwater pond and filtered prior to entering the aquifer or being discharged onto Cranberry or Price drainage system? What is a stormwater SWELL (is it a swale)?

Does the State of Florida or the EPA or any other regulatory agency dictate how far away fuel must be from potable residential well systems?

RESPONSE (Planning): Florida DEP regulates the placement of underground storage tanks in relation to potable residential wells. If less than 500' from a residential well, it is required to have secondary containment. The storage tanks proposed for this project will have secondary containment. The applicant can speak to the details of these requirements.

Condition #5 -- When we widen Price and if this development is approved, will the City be required to pay loss of use (revenue) damages to the 7-11 during the road construction? I'm not sure if I'm asking this correctly. If you need clarification, please let me know.

7-11 gas stations allow for the sale of propane tanks - will this be allowed at this location

RESPONSE (Fire): The sale of propane tanks would be allowed under the Florida Fire Prevention Code as long as it is permitted, reviewed for compliance, inspected and verified.

RESPONSE (Planning): The ULDC allows for propane tanks as an accessory use to the fuel, and allows for these to be outdoors (Sec. 53-239.BB.(8)) as it is unsafe for these to be stored indoors.

Thanks
Debbie

From: Debbie McDowell <dmcowell@cityofnorthport.com>
Sent: Sunday, May 24, 2020 12:49 PM
To: Nancy Ceci <nsceci@verizon.net>
Cc: Heather Taylor <htaylor@cityofnorthport.com>
Subject: Re: Proposed business at corner of Price and Cranberry Blvds. ** QUASI **

Thank you for your email. I wanted to let you know the commission will be making the final decisions to approve/deny the development master plan along with the applicants request for two special exceptions on Tuesday, May 26 at 6pm This commission meeting will be conducted virtually, since City Hall is still closed due to COVID-19. To give public comment, please follow the explicit instructions given in the meeting agenda under "Meeting Notice and Instructions". These instructions will also explain how to watch meetings live.

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- Approve/deny the Development Master Plan for a 24 hour convenience store with fuel and car wash at Cranberry and Price

Thank you for your interest in this development. If you have any questions on giving public comment, please contact the City Clerk.

Sincerely,

Debbie McDowell
Mayor, City of North Port
Office: 429-7071
City Cell: 628-0486

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From: Nancy Ceci <nsceci@verizon.net>
Sent: Saturday, May 23, 2020 12:09 PM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: Proposed business at corner of Price and Cranberry Blvds.

To: North Port City Commissioners,

Please include my comments with those you have already received concerning the granting of special exceptions for a convenience store/gas station/ car wash at the corner of Cranberry and Price Blvds. As a nearby resident I am deeply concerned

about the negative impact it will have. It's my understanding that the area is zoned neighborhood commercial that prohibits the above stated type of development.

Environmental concerns include the possibility of toxic spills which will affect our water supply, which is wells. Toxic vapors, 24 hour lighting and noise, and increased crime which have affected other similar businesses are but a few negatives.

Since Price, which is yet to be widened, is a main artery through North Port, traffic is truly a nightmare for school buses and all who must travel it. A business that creates frequent in and out movement on 2 corners will most certainly exacerbate the

problems.

Simply put, North Port does not need another gas station where so many already exist. One neighbor has mapped 10 in less than 4 miles from this intersection. It will add nothing of value to the immediate area, and there are other businesses that

would be acceptable for that parcel. Neighbors are rightly concerned that the city's interest in this type of development does not benefit it's citizens. Much has been said in recent years about the need for businesses that create living-wage jobs. This

most certainly not qualify.

I urge you to stand up for your constituents, follow the existing zoning, and deny the exceptions that would allow this project to move forward.

Nancy S. Ceci
2951 Belleville Ter
North Port FL 34286

From: Nicole Galehouse <ngalehouse@cityofnorthport.com>
Sent: Friday, May 22, 2020 12:24 PM
To: Peter Lear <plear@cityofnorthport.com>
Cc: Frank Miles <fmiles@cityofnorthport.com>; Jason Yarborough <jyarborough@cityofnorthport.com>
Subject: RE: 5/26 Agenda - Village G - QUASI RECORD - EX PARTE

Please see responses below.

Please include the City Clerk on the email to the Mayor, ensure the subject line stays as above, and include the following language:

City Clerk – Please include this written communication as part of the record on this quasi-judicial item.
(VPA-20-010)

Nicole Galehouse, AICP
Planning Division Manager

Neighborhood Development Services Department
Planning Division
[4970 City Hall Blvd.](#)
[North Port, FL 34286](#)
O [941.429.7098](tel:941.429.7098)
M [941.228.8879](tel:941.228.8879)

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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: Peter Lear <plear@cityofnorthport.com>
Sent: Thursday, May 21, 2020 7:39 PM
To: Nicole Galehouse <ngalehouse@cityofnorthport.com>
Cc: Frank Miles <fmiles@cityofnorthport.com>; Jason Yarborough <jyarborough@cityofnorthport.com>
Subject: Fwd: 5/26 Agenda - Village G

Can you please answer these?

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)
Fax: [\(941\) 429-7079](tel:(941) 429-7079)

Plear@cityofnorthport.com

Begin forwarded message:

From: Debbie McDowell <dmcowell@cityofnorthport.com>

Date: May 21, 2020 at 4:39:30 PM EDT

To: Peter Lear <plear@cityofnorthport.com>

Subject: 5/26 Agenda - Village G

Could I have a historical comparison of Village G acreage by VDPP land use, noting the date and a change in acreage, including this proposal. If you need clarification, please give me a call.

RESPONSE: Based on our phone conversation, this question has been answered as it relates to the Village Center acreages. The Village Center acreage on the previous Index Map was 105.03 acres; the proposed Index Map shows 196.92 acres of Village Center. The Town Center boundaries have not changed.

Why did the proposed VDPP move the MU-2 on top of a wetland area. How will the wetlands be protected from high traffic associated with mix use development

RESPONSE: The current proposed location of MU-2 is more practical as it is adjacent to River Road and affords better visibility and access to potential future commercial development. The applicant can speak to any other intent behind the relocation of the neighborhood. Any potential impacts to the wetland will be required to meet all state and local requirements and will be evaluated by SWFWMD and our Stormwater Engineer during future submittals.

Thanks
Debbie

From: Nicole Galehouse <ngalehouse@cityofnorthport.com>
Sent: Friday, May 22, 2020 12:22 PM
To: Peter Lear <plear@cityofnorthport.com>; Jason Yarborough <jyarborough@cityofnorthport.com>; Frank Miles <fmiles@cityofnorthport.com>
Subject: RE: Agenda 5/26 - Village F - QUASI RECORD - EX PARTE

Please see responses below.

Please include the City Clerk on the email to the Mayor, ensure the subject line stays as above, and include the following language:

City Clerk – Please include this written communication as part of the record on this quasi-judicial item.
(VPA-20-009)

Nicole Galehouse, AICP
Planning Division Manager

Neighborhood Development Services Department
Planning Division
[4970 City Hall Blvd.](#)
[North Port, FL 34286](#)
O [941.429.7098](tel:941.429.7098)
M [941.228.8879](tel:941.228.8879)

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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: Peter Lear <plear@cityofnorthport.com>
Sent: Thursday, May 21, 2020 7:40 PM
To: Nicole Galehouse <ngalehouse@cityofnorthport.com>; Jason Yarborough <jyarborough@cityofnorthport.com>; Frank Miles <fmiles@cityofnorthport.com>
Subject: Fwd: Agenda 5/26 - Village F

More.

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)
Fax: [\(941\) 429-7079](tel:(941)429-7079)

Plear@cityofnorthport.com

Begin forwarded message:

From: Debbie McDowell <dmcdowell@cityofnorthport.com>

Date: May 21, 2020 at 4:42:50 PM EDT

To: Peter Lear <plear@cityofnorthport.com>

Subject: Agenda 5/26 - Village F

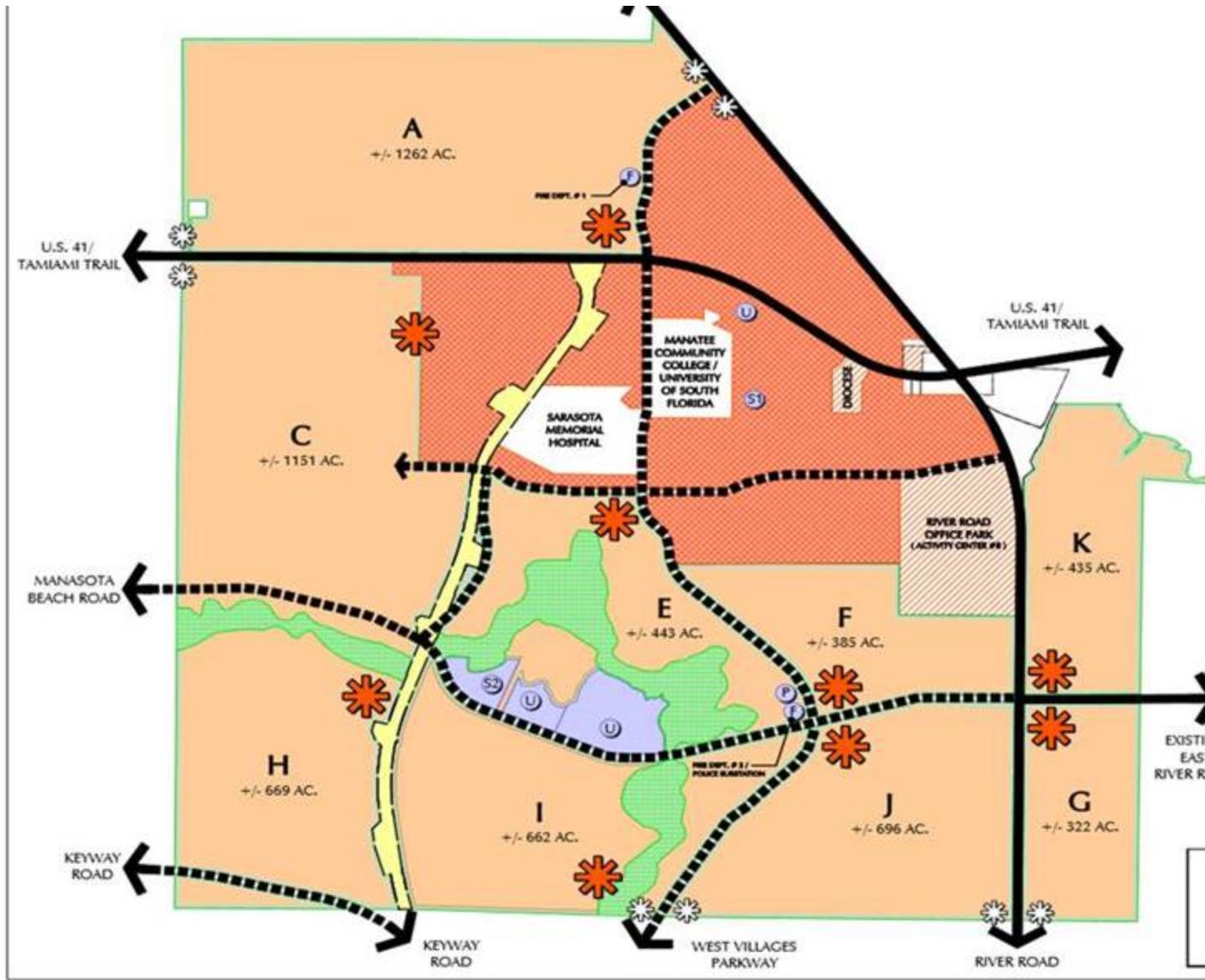
Could I have a historical comparison of Village F acreage by VDPP land use, noting the date and the change in acreage was made, including this proposal. If you need clarification, please give me a call.

RESPONSE: Based on our phone conversation, this question has been answered as it relates to the Village Center acreages. The Village Center acreage on the previous Index Map was 105.03 acres; the proposed Index Map shows 196.92 acres of Village Center. The Town Center boundaries have not changed.

The propose VDPP shows a water treatment plant is going next to a wetland? Where was the water treatment originally slated to be developed?

RESPONSE: The original Pattern Book showed both the wastewater and water treatment plants next to the wetland, with the wastewater plant located directly next to the wetland where the water treatment plant is proposed now. This is because the location for the wastewater treatment plant moved north off of U.S. 41.

These original locations can be seen here:



Thanks
Debbie

From: Debbie McDowell <dmcowell@cityofnorthport.com>
Sent: Thursday, May 21, 2020 3:54 PM
To: Kbrown <kbbrown000@gmail.com>
Cc: Heather Taylor <htaylor@cityofnorthport.com>
Subject: Re: Financial benefit to North Port ** QUASI **

yes - in the staff report, Exhibit D.

<https://cityofnorthport.legistar.com/View.ashx?M=F&ID=8440840&GUID=4E7F2673-1484-4041-96D6-0486A056C171>

Hope that helps.

Debbie McDowell

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: Kbrown <kbbrown000@gmail.com>
Sent: Thursday, May 21, 2020 3:48 PM
To: Debbie McDowell <dmcowell@cityofnorthport.com>
Subject: Financial benefit to North Port

Mayor McDowell:

Are there short and long term pro forma financial projections detailing the economic impact the proposed 7-11 will have on the City of Port if approved and developed? I can't find the details in the presentation.

Thx. KB

From: Debbie McDowell <dmcdowell@cityofnorthport.com>
Sent: Wednesday, May 20, 2020 2:09 PM
To: Jennifer Cook <hotmama582@gmail.com>
Subject: Re: Price/Cranberry 7-11

Thank you for your email. I wanted to let you know the commission will be making the final decisions to approve/deny the development master plan along with the applicants request for two special exceptions on Tuesday, May 26 at 6pm This commission meeting will be conducted virtually, since City Hall is still closed due to COVID-19. To give public comment, please follow the explicit instructions given in the meeting agenda under "Meeting Notice and Instructions". These instructions will also explain how to watch meetings live.

Here is the link to the entire agenda. Each agenda item has pertinent back up materials which contains additional information.

<https://cityofnorthport.legistar.com/View.ashx?M=A&ID=738413&GUID=C29923F4-A298-4F78-93A8-EEBF6F10F1DF>

- Approve/deny the special exception for 16 fuel pumps at the proposed development at Cranberry & Price
- Approve/deny the special exception for a car wash at the proposed development at Cranberry & Price
- Approve/deny the Development Master Plan for a 24 hour convenience store with fuel and car wash at Cranberry and Price

Thank you for your interest in this development. If you have any questions on giving public comment, please contact the City Clerk.

Thank you

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: Debbie McDowell <dmcowell@cityofnorthport.com>
Sent: Wednesday, May 20, 2020 2:10 PM
To: James Fye <aazzanine@gmail.com>
Cc: Heather Taylor <htaylor@cityofnorthport.com>
Subject: Re: Gas station at Price Blvd/Cranberry ** Quasi **

In the past you expressed interest in the 7-11 development at Cranberry and Price. I wanted to let you know the commission will be making the final decisions to approve/deny the development master plan along with the applicants request for two special exceptions on Tuesday, May 26 at 6pm This commission meeting will be conducted virtually, since City Hall is still closed due to COVID-19. To give public comment, please follow the explicit instructions given in the meeting agenda under "Meeting Notice and Instructions". These instructions will also explain how to watch meetings live.

Here is the link to the entire agenda. Each agenda item has pertinent back up materials which contains additional information.

<https://cityofnorthport.legistar.com/View.ashx?M=A&ID=738413&GUID=C29923F4-A298-4F78-93A8-EEBF6F10F1DF>

- Approve/deny the special exception for 16 fuel pumps at the proposed development at Cranberry & Price
- Approve/deny the special exception for a car wash at the proposed development at Cranberry & Price
- Approve/deny the Development Master Plan for a 24 hour convenience store with fuel and car wash at Cranberry and Price

Thank you for your interest in this development. If you have any questions on giving public comment, please contact the City Clerk.

Sincerely,

Debbie McDowell
Mayor, City of North Port
Office: 429-7071
City Cell: 628-0486

From: Debbie McDowell <dmcowell@cityofnorthport.com>

Sent: Wednesday, May 20, 2020 2:04 PM

To: Stacy Tynan Tracy <stacytracy@gmail.com>; Maria Joseph <mjoseph0306@gmail.com>; Kbrown <kbrown000@gmail.com>; Tricia Gibbs <triciaagibbs@gmail.com>; lisa bizdikian <lbizdikian@gmail.com>

Cc: Heather Taylor <htaylor@cityofnorthport.com>

Subject: 7-11 at Cranberry & Price ** QUASI **

Good afternoon -

In the past you expressed interest in the 7-11 development at Cranberry and Price. I wanted to let you know the commission will be making the final decisions to approve/deny the development master plan along with the applicants request for two special exceptions on Tuesday, May 26 at 6pm This commission meeting will be conducted virtually, since City Hall is still closed due to COVID-19. To give public comment, please follow the explicit instructions given in the meeting agenda under "Meeting Notice and Instructions". These instructions will also explain how to watch meetings live.

Here is the link to the entire agenda. Each agenda item has additional links to pertinent information <https://cityofnorthport.legistar.com/View.ashx?M=A&ID=738413&GUID=C29923F4-A298-4F78-93A8-EEBF6F10F1DF>

- Approve/deny the special exception for 16 fuel pumps at the proposed development at Cranberry & Price
- Approve/deny the special exception for a car wash at the proposed development at Cranberry & Price
- Approve/deny the Development Master Plan for a 24 hour convenience store with fuel and car wash at Cranberry and Price

Thank you for your interest in this development. Feel free to share this email. If you have any questions on giving public comment, please contact the City Clerk.

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: Christopher Hanks <chanks@cityofnorthport.com>
Sent: Wednesday, May 20, 2020 12:46 PM
To: James Fye <aazzanine@gmail.com>
Cc: Heather Taylor <htaylor@cityofnorthport.com>
Subject: Re: Gas station at Price Blvd/Cranberry

James,

Thank you for your email and input into this item. I have received several emails concerning the 7-11 and I fully understand the concern. I want you to know that you have the Right to give public comment or can file as an aggrieved party if you qualify.

Please understand that this is a Quasi Judicial item which is different than a regular agenda item, and as a Commissioner I cannot make my decision based off of my opinion on the matter or off emails of opposition sent to me. I must make the decision according to the qualifying evidence given by the petitioner and relate that to the letter of the law by ordinance.

I am not saying that I don't hear you or the others and their concern, I am just trying to clarify how my decision must come, legally, which would be in accordance to acting as a judge and not a commissioner per se.

You can make public comment by going to the link [9am](https://www.cityofnorthport.com/government/city-leadership/city-commission/online-meetings/online-public-comment) the day before the meeting you wish to comment on. Go to link here: <https://www.cityofnorthport.com/government/city-leadership/city-commission/online-meetings/online-public-comment>

If you believe you are an aggrieved party and want to make sure that your testimony can be part of the case to be adjudicated then email the city clerk to determine if you meet the criteria of an aggrieved party. Her email is here: htaylor@cityofnorthport.com

I have included the city clerk into this email to capture.

Sincerely,
Chris Hanks
Commissioner, City of North Port

Sent from my iPhone

On May 20, 2020, at 10:56 AM, James Fye <aazzanine@gmail.com> wrote:

Hello Commissioners,

I am writing this with concerns about adding another gas station in the immediate area. I live off of N. Chamberlain and there are plenty of gas stations in this area.

I am concerned due to the congestion on Price Blvd. Why would a gas station be approved for that location when your own plans call for widening of Price Blvd because of safety due to congestion.

If these plans are true for this gas station and car wash. It really makes me wonder what motivations go in to these decisions made by you. It wouldn't seem to be logic or safety. If you think the fire trucks, ambulances, and police had trouble responding to calls, why would this be an option at this time.

I say no to this development. Priority should be safety of citizens over to profit of progress.
No, no, no to gas station and car wash at Price and Cranberry.

Respectfully,

James Fye
3326 Clearfield St,
North Port, FL 34286
518-312-2028

From: Christopher Hanks <chanks@cityofnorthport.com>
Sent: Wednesday, May 20, 2020 12:46 PM
To: Jennifer Cook <hotmama582@gmail.com>
Cc: Heather Taylor <htaylor@cityofnorthport.com>
Subject: Re: Price/Cranberry 7-11

Jennifer,

Thank you for your email and input into this item. I have received several emails concerning the 7-11 and I fully understand the concern. I want you to know that you have the Right to give public comment or can file as an aggrieved party if you qualify.

Please understand that this is a Quasi Judicial item which is different than a regular agenda item, and as a Commissioner I cannot make my decision based off of my opinion on the matter or off emails of opposition sent to me. I must make the decision according to the qualifying evidence given by the petitioner and relate that to the letter of the law by ordinance.

I am not saying that I don't hear you or the others and their concern, I am just trying to clarify how my decision must come, legally, which would be in accordance to acting as a judge and not a commissioner per se.

You can make public comment by going to the link [9am](#) the day before the meeting you wish to comment on. Go to link here: <https://www.cityofnorthport.com/government/city-leadership/city-commission/online-meetings/online-public-comment>

If you believe you are an aggrieved party and want to make sure that your testimony can be part of the case to be adjudicated then email the city clerk to determine if you meet the criteria of an aggrieved party. Her email is here: htaylor@cityofnorthport.com

I have included the city clerk into this email to capture.

Sincerely,
Chris Hanks
Commissioner, City of North Port

Sent from my iPhone

On May 20, 2020, at 12:24 PM, Jennifer Cook <hotmama582@gmail.com> wrote:

Dear Commissioners,

I am writing you with grave concern for the 7-11 project proposed at the intersection of Cranberry and Price. I am a home owner and taxpayer located near this project. I oppose the special exemptions given for this project. Here are my legitimate concerns.

Before I purchased my home at 1115 Wapello St in 2011 I discovered the lots at Cranberry and Price were zoned commercial. However, when doing my research I found that the neighborhood commercial zoning meant no stores open 24/7! It also meant no gas stations. That is unless special exemptions are

granted! I am very concerned that the zoning and planning board has already granted these special exemptions and I am writing you in hopes you will stop this development. If for nothing else stop them from being open 24 hours a day and stop them from having gas pumps.

While I am for growth of our city I do not feel this is the right kind of growth! I have many concerns about the impact it will have on the homeowners in the immediate area and even the community in general. Do we not have a gas station just a few miles down the road in any direction from this intersection? The answer is yes, yes we do. We have 3 gas stations at Sumter and Price along with 2 car washes. 2 gas stations at Cranberry and 41 with another coming soon. There is a 7-11 at Toledo blade and Price as well as Toledo blade and Cranberry blvd. Is that every direction? I may have left some out but those are just the ones that come to mind. If you live near the intersection of Price Blvd and Cranberry chances are high you will pass a few gas stations on your way to/from wherever you go!!

I am also concerned about the noise pollution and environmental impact. I have seen numerous birds, hawks, robins, blue jays, woodpeckers just to name a few, on these commercial lots. It is definitely a habitat for box turtles! We've seen them! I know there is a bobcat who passes through frequently. When I don't see the rabbit for a while, I worry the bobcat got him. Anyways the partial land the developer is offering as a buffer will not be enough for our most vulnerable residents, the animals. The noise alone will scare them away, not to mention more traffic.

Speaking of vulnerable, how will this development impact the children in our neighborhood? I, myself, have 5 children. My neighbor, who just moved in a couple of weeks ago, has 8 children and another on the way!! That's 14 children in just 2 of the houses close to this development. Will the noise pollution and lights keep the babies awake at night? Will there be an increase in homeless or predators passing by? Will the pollution and littering have an effect on our health? YES, YES YES! People who live or work near a gas station may be exposed to toxic chemicals in the air, soil, and drinking water. Children, the elderly, and people of all ages who have lung conditions such as asthma are at higher risk for harm. My husband and oldest daughter have asthma. Gasoline contains harmful chemicals, including benzene, which causes cancer. Gasoline vapors contain volatile organic compounds, which harm human health and contribute to ozone pollution. Running motor vehicles produce carbon monoxide and particulate matter. Fuel leaking from underground storage tanks can contaminate groundwater. Very scary if you have well water like I do as well as most homes in this neighborhood.

Please think how you would feel if this were your family in danger. Its not like I didn't know prior to purchasing my home that these lots were zoned commercial. I did however feel the city would do the right thing and not allow these special exemptions. I always knew the time would come for something to be built on these corners. A church, a salon/barber shop, a daycare or a corner store would make more sense to me in a neighborhood then this gas station. I know that it is now up to your vote to stop this planned gas station. I hope my opinion counts and you will vote to stop this gas station!! Thank you for your time.

Jennifer Cook
1115 Wapello St, North Port, FL 34286
(941)716-5651