

**From:** [Heather Taylor](#)  
**To:** [Susan Hale](#)  
**Subject:** FW: 2/9 - DMP WMS \*\*QUASI\*\*  
**Date:** Monday, February 8, 2021 4:05:54 PM

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After tomorrow's meeting can you please add this as "ex parte communications" to the back up for CC CIP-20-158? Thanks.

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

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**From:** Anna Duffey <aduffey@cityofnorthport.com>  
**Sent:** Monday, February 8, 2021 9:16 AM  
**To:** Debbie McDowell <dmcdowell@cityofnorthport.com>  
**Cc:** Jason Yarborough <jyarborough@cityofnorthport.com>; Cari Branco <cbranco@cityofnorthport.com>; Julie Bellia <jbellia@cityofnorthport.com>; Nicole Galehouse <ngalehouse@cityofnorthport.com>; Sandy Pfundheller <spfundheller@cityofnorthport.com>; Heather Taylor <htaylor@cityofnorthport.com>  
**Subject:** 2/9 - DMP WMS \*\*QUASI\*\*

Good morning, Commissioner. I am forwarding the information below at Jason's request.

**QUESTION:** In the legislative text it states the PZAB vote "failed 4-3". Please confirm if this should this be 3-4 or did it pass?

**RESPONSE:** This should be failed 3-4. The motion did not pass.

**QUESTION:** Is this DMP for the entire WMS complex or just the surrounding 60 acres?

**RESPONSE:** This is for the entire 81.6 acre site.

**QUESTION:** Since DMP expire after 2 years (53.7(h)), why are we approving a DMP now?

**RESPONSE:** The DMP only expires after 2 years if 'commencement of development procedures and evidence of applications to pursue development is not satisfactory.' Since the DMP includes the first phase of development, which is the rehab of the existing buildings and additional sitework, it is not likely that commencement will not occur. In addition, should such a situation arise, there is a provision for a 2-year extension, as well as any extensions that may be allowable pursuant to Florida Statutes.

**QUESTION:** What development plans will there be in the next few years at WMS?

**RESPONSE:** It is my understanding that the first phase of work, rehabbing the existing buildings and minimal sitework, will be closely following the proposed approval of this DMP.

**RESPONSE:** During the 2/25/2020 Regular Commission meeting, approval for the Phase II scope of services was provided for design and engineering services to include historic restoration of the existing buildings, utility infrastructure improvements and parking lot improvements. Although phasing recommendations were provided as part of the Master Plan, direction beyond this current

phase has not been determined. It is anticipated this would be a Commission discussion during strategic planning or the budget process.

Thank you,

***Anna M. Duffey***

Senior Executive Assistant

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