

**From:** [Cari Branco](#)  
**To:** [Debbie McDowell](#); [Heather Taylor](#); [Laura Reed](#)  
**Cc:** [Peter Lear](#); [Jason Yarborough](#); [Frank Miles](#); [Nicole Galehouse](#); [Amber Slayton](#); [Rick Newkirk](#); [Jennifer Desrosiers](#)  
**Subject:** FW: QUASI RECORD - EX PARTE on Agenda 10//22 - Palm Port  
**Date:** Tuesday, October 22, 2019 11:59:22 AM  
**Attachments:** [Traffic Impact Statement.pdf](#)  
[Meeting Invite-1.pdf](#)  
[image001.png](#)

---

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

Good afternoon Vice Mayor,

Please see below, I have amended the answer to the question on the Utilities (3<sup>rd</sup> question from bottom). The change in the answer is that reclaimed water is not available at this site.

It was brought to my attention this morning that the incorrect response was provided. I have highlighted the change with today's date and typed a strike through the previous response. I apologize for any confusion this may cause.

Thank you,

Cari Branco  
Assistant City Manager  
City of North Port  
4970 City Hall Boulevard  
North Port, FL 34286  
Phone: (941) 429-7003  
[Cbranco@cityofnorthport.com](mailto:Cbranco@cityofnorthport.com)

[www.cityofnorthport.com](http://www.cityofnorthport.com) "Achieve Anything"



---

**From:** Cari Branco  
**Sent:** Saturday, October 19, 2019 3:53 PM  
**To:** Debbie McDowell <[dmcdowell@cityofnorthport.com](mailto:dmcdowell@cityofnorthport.com)>; Heather Taylor

<htaylor@cityofnorthport.com>

**Cc:** Peter Lear <plear@cityofnorthport.com>; Jason Yarborough <jyarborough@cityofnorthport.com>; Frank Miles <fmiles@cityofnorthport.com>; Nicole Galehouse <ngalehouse@cityofnorthport.com>; Amber Slayton <aslayton@cityofnorthport.com>

**Subject:** QUASI RECORD - EX PARTE on Agenda 10//22 - Palm Port

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

-

Good afternoon Vice Mayor McDowell,

Please see the responses to the questions that you sent to the City Manager regarding Palm Port on Thursday, October 17<sup>th</sup>.

**QUESTION:** While reviewing the staff report, it does not mention PZABs recommendations or the PZAB vote. Why was this information omitted from the document? What was the final result of the PZAB meeting pertaining to this project?

**ANSWER:** This information is provided in the legislative text. We do not amend the staff report between PZAB & Commission to ensure both boards are reviewing the same information. PZAB voted 5-0 to recommend approval of this project.

**QUESTION:** Code 60-11 requires two different points of ingress/egress. Has the Fire Dept weighed in on only one point of ingress/egress? I'm curious why a 2<sup>nd</sup> ingress/egress point was not considered at the dead end road close to Price on the western edge of the project?

**ANSWER:** Yes. There are two accessible points which meet the basic requirement that has been allowed previously due circumstances beyond the developers control.

**QUESTION:** I see on the blue print, there are 268 parking spots proposed, since there is parking all around the complex, where would the Fire Safety lanes be located?

**ANSWER:** The entire complex has greater than the required roadway width and the structures will be fully sprinklered and fire alarmed.

**QUESTION:** Has Sarasota County School Board been notified of this development? ULDC Code 37.6(a)5. Could I have a copy of their response?

**ANSWER:** Sarasota County Schools are notified on all development petitions within the City. School concurrency is not required at this stage of development. Section 37-6.A.(5) requires school concurrency for subdivision plans. The School Board does not require a concurrency review until the applicant applies for a plat.

**QUESTION:** Could I have a copy of the Traffic Impact Study?

**ANSWER:** Attached.

**QUESTION:** Is this development being completed all at one time or is it going to be done in phases? If it is to be done in phases, what is the phasing plan?

**ANSWER:** It is my understanding that the construction will occur at one time for the entire site. This can be confirmed by the applicant.

**QUESTION:** Is CW/CS already available to this site or will new lines be required to be installed by the Utility Department?

Is reclaimed water available? Will they be required to hook up?

~~**ANSWER:** Yes, CW, CS & Reclaimed are all available to the property and the development is required to connect per the developer agreement which was approved, I believe in July. They will be required to install all onsite utilities and connect to the existing mains along Greenwood Ave.~~

**CORRECTED RESPONSE (AS OF 10.22.19):** Yes, CW & CS are available to the property and the development is required to connect to central facilities per the ULDC. A developer agreement will also be required to be entered into with the owner. They will be required to install all onsite utilities and connect to the existing mains along Toledo Blade and Citizens Parkway. Reclaimed water is not available to this site.

**QUESTION:** What is the landscaping plan? 37.6(c)7. Are they keeping any existing trees?

**ANSWER:** A landscape plan is not required for a Development Master Plan. This will be required during the Major Site & Development review phase. Sec. 37-6.C.(7) is applicable to a subdivision plan review.

**QUESTION:** On the DMP for Palm Port, I didn't see a copy of the legal notice ads. Why are these not included like they were in the past? Could I have a copy of them?

**ANSWER:** There are no legal ads required for a Development Master Plan. The only requirement is notification of neighbors for the neighborhood meeting. The materials from the neighborhood meeting were enclosed in the staff report, but this appears to have accidentally not been included. Their invitation is attached.

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.

Cari Branco  
Assistant City Manager  
City of North Port  
4970 City Hall Boulevard  
North Port, FL 34286  
Phone: (941) 429-7003  
[Cbranco@cityofnorthport.com](mailto:Cbranco@cityofnorthport.com)

[www.cityofnorthport.com](http://www.cityofnorthport.com) "Achieve Anything"

