

From: [Kim Sewell](#)
To: [Lori Barnes](#)
Cc: [Alaina Ray](#); [Bill Moore](#); [Kathy Sasse](#)
Subject: [EXTERNAL] RE: Activity Center 7A Warm Mineral Springs
Date: Monday, October 9, 2023 10:11:46 AM
Attachments: [image001.png](#)
[image002.png](#)
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Lori,

We spoke to our client this morning and thank you for the zoning verification letter. WMS North Port RE 2, LLC has no further questions or objections regarding the proposed Ordinance 2023-18, so the City can move forward with the final readings.

Thank you very much for your professional courtesy during this inquiry, and we are closing this file.

Best,

Kim

Kimberly L. Sewell, CP
Moore Bowman & Reese, P.A.

From: Lori Barnes <lbarnes@northportfl.gov>
Sent: Wednesday, October 4, 2023 12:31 PM
To: Kim Sewell <ksewell@mbrfirm.com>
Cc: Alaina Ray <aray@northportfl.gov>
Subject: RE: Activity Center 7A Warm Mineral Springs

Good afternoon:

I'm inquiring as to whether you and your client have had an opportunity to review the provided information, and to ask if you have further questions or concerns. The second reading of the ordinance needs to be completed in November, or the City will need to start anew with the first reading and transmittal to the State.

Thank you,



Lori Barnes, AICP, CPM
Assistant Director
Development Services Department
4970 City Hall Blvd., North Port, FL 34286
Office: 941-429-7221

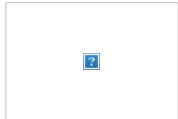


From: Lori Barnes
Sent: Monday, September 18, 2023 1:45 PM
To: Kim Sewell <ksewell@mbrfirm.com>
Cc: Alaina Ray <aray@northportfl.gov>
Subject: RE: Activity Center 7A Warm Mineral Springs

Ms. Sewell:

Please accept my sincere apologies for the delay in providing the requested letter, as extreme staff shortages in our Planning & Zoning Division have been taking much of my time. Should you have any questions regarding the verification letter, please feel free to contact me.

Best regards,



Lori Barnes, AICP, CPM
Assistant Director
Development Services Department
4970 City Hall Blvd., North Port, FL 34286
Office: 941-429-7221



From: Lori Barnes
Sent: Wednesday, August 2, 2023 4:56 PM
To: Kim Sewell <ksewell@mbrfirm.com>
Cc: Alaina Ray <aray@northportfl.gov>
Subject: Activity Center 7A Warm Mineral Springs

Ms. Sewell:

I would be happy to provide a letter with the requested information and will forward it on completion.

Best regards,

Lori Barnes, AICP, CPM
Assistant Director
Development Services Department



4970 City Hall Blvd., North Port, FL 34286
Office: 941-429-7221



From: Kim Sewell <ksewell@mbrfirm.com>
Sent: Wednesday, August 2, 2023 12:40 PM
To: Lori Barnes <lbarnes@northportfl.gov>
Cc: Alaina Ray <aray@northportfl.gov>
Subject: RE: [EXTERNAL] RE: T/C with Amber Slayton - New matter

ALERT



Ladies,

We wanted to thank you again sincerely, for the time to speak with our client about the new Ordinance 2023-18 and how this will impact her property.

We explained to her the information you provided below and we also engaged the services of a land planner in the event that a site plan would be necessary.

At this time, the client is requesting a "zoning verification," type letter from the City, that would state in specificity, what could be developed on the propertie(s) as a result of the 2023-18 Ordinance, and she is also requesting a verification of the plans for central water and sewer to the immediate area of her property, as a result of the P3 project.

Is your office able to provide this type of written, formal, verification so that the client understands specifically?

Thank you for your assistance.

Kim

Kimberly L. Sewell, CP
Moore Bowman & Reese, P.A.

From: Lori Barnes <lbarnes@northportfl.gov>
Sent: Monday, July 10, 2023 5:15 PM
To: Kim Sewell <ksewell@mbrfirm.com>
Cc: Alaina Ray <aray@northportfl.gov>
Subject: RE: [EXTERNAL] RE: T/C with Amber Slayton - New matter

Hello:

We are still available at 11:00 am. Please see below and attached summary of the changes. Note that the proposed regulations on page 5 of the attached are not proposed for inclusion in the comprehensive plan but may be included in the ULDC as we work on rewriting those regulations.

The amendment provides for 5 DU/AC on 15.7 acres for 78 DU versus the 72 DU under the original zoning ordinance. (The limitation of residential only on 30% of the property is being eliminated).

The amendment provides for an FAR of 0.20 resulting in 136,778 square feet of non-residential space versus a cap of 269,000 square feet. The zoning ordinance limited building heights to 3-stories. Maximum lot coverage in PCD is 50%. Open space requirements under the existing comp plan are 36% versus 35% proposed. Due to the building height limitations, lot coverage, stormwater, parking, wetland setbacks and/or any applicable manatee protection requirements that may be imposed by FDEP, the staff's opinion is that the proposed commercial square footage is achievable for a development in compliance with all other applicable regulations whereas development of the originally proposed square footage is not feasible in compliance with other regulations.

After the January workshop, I spoke with a gentleman who stated he represented the owner, who did not raise concerns about the staff proposal at that time. Nonetheless, we look forward to the conversation with you tomorrow.

Best,
Lori Barnes, AICP, CPM
Assistant Director
Development Services Department
City of North Port
O: 941-429-7221

From: Kim Sewell <ksewell@mbrfirm.com>
Sent: Monday, July 10, 2023 1:51 PM
To: Lori Barnes <lbarnes@northportfl.gov>
Cc: Kathy Sasse <ksasse@mbrfirm.com>
Subject: RE: [EXTERNAL] RE: T/C with Amber Slayton - New matter

ALERT



Ms. Barnes,

If you can get me the information requested by end of day today, Mr. Moore can review tomorrow morning and we can call you at 11:00 a.m. if that is still a good time for you?

Kimberly L. Sewell, CP
Moore Bowman & Reese, P.A.

From: Kim Sewell
Sent: Monday, July 10, 2023 10:59 AM
To: Lori Barnes <lbarnes@northportfl.gov>
Subject: RE: [EXTERNAL] RE: T/C with Amber Slayton - New matter

Ok, let me check with Mr. Moore as to a time tomorrow. In the interim, can you send me an analysis of current density/entitlements and what the new ordinance will change ?

I just don't have time today to read all the information and figure that out based on what the current entitlements are and proposed changes based on this new ordinance.

Thanks very much.

Kim

Kimberly L. Sewell, CP
Moore Bowman & Reese, P.A.

From: Lori Barnes <lbarnes@northportfl.gov>
Sent: Monday, July 10, 2023 10:54 AM
To: Kim Sewell <ksewell@mbrfirm.com>
Cc: Kathy Sasse <ksasse@mbrfirm.com>; Bill Moore <bmoore@mbrfirm.com>; Amy Dixon <adixon@northportfl.gov>; Amber Slayton <aslayton@northportfl.gov>; Alaina Ray <aray@northportfl.gov>
Subject: RE: [EXTERNAL] RE: T/C with Amber Slayton - New matter

Ms. Sewell:

We believe a meeting tomorrow would be preferable as the second reading of the ordinance is scheduled for tomorrow night. Alaina Ray and I are available at 8:00, 10:00, 11:00, 2:00, 3:00, or 4:00.

Best regards,

Lori Barnes, AICP, CPM
Assistant Director
Development Services Department
City of North Port
O: 941-429-7221

From: Kim Sewell <ksewell@mbrfirm.com>
Sent: Monday, July 10, 2023 10:48 AM
To: Amber Slayton <aslayton@northportfl.gov>
Cc: Kathy Sasse <ksasse@mbrfirm.com>; Bill Moore <bmoore@mbrfirm.com>; Amy Dixon <adixon@northportfl.gov>; Lori Barnes <lbarnes@northportfl.gov>
Subject: RE: [EXTERNAL] RE: T/C with Amber Slayton - New matter

ALERT



Thank you.

Ms. Barnes,

If you have some time Wednesday morning to speak with us about our client's properties and potential impacts, please let me know a good time for us to call you.

Thank you for your assistance.

Kim

Kimberly L. Sewell, CP
Moore Bowman & Reese, P.A.

From: Amber Slayton <aslayton@northportfl.gov>
Sent: Monday, July 10, 2023 9:50 AM
To: Kim Sewell <ksewell@mbrfirm.com>
Cc: Kathy Sasse <ksasse@mbrfirm.com>; Bill Moore <bmoore@mbrfirm.com>; Amy Dixon <adixon@northportfl.gov>; Lori Barnes <lbarnes@northportfl.gov>
Subject: RE: [EXTERNAL] RE: T/C with Amber Slayton - New matter

Hi, Kim. Planning Manager Lori Barnes or her staff may be available to speak or meet tomorrow. I have copied Ms. Barnes so you can coordinate directly with her.



AMBER L. SLAYTON, B.C.S.
City Attorney
Board Certified City, County and Local Government
Lawyer
4970 City Hall Blvd, North Port, FL 34286
O: 941.429.7260



From: Kim Sewell <ksewell@mbrfirm.com>
Sent: Monday, July 10, 2023 9:37 AM
To: Amber Slayton <aslayton@northportfl.gov>
Cc: Kathy Sasse <ksasse@mbrfirm.com>; Bill Moore <bmoore@mbrfirm.com>; Amy Dixon <adixon@northportfl.gov>
Subject: [EXTERNAL] RE: T/C with Amber Slayton - New matter

ALERT



Thank you very much Amber. We appreciate all the information provided. I know you are very busy, so is there someone in your planning department that might be able to opine as to how this new ordinance will impact our client's properties specifically? Of course the properties are listed on the market for sale at the density/entitlements previously granted to her in her rezoning ordinance, so we would need to know specifically how this new ordinance will impact her, if at all.

I am happy to speak with someone in planning/zoning that can help us better understand these questions before we set up a call with you if you feel that is a good first step at analyzing the situation.

Thank you.

Kim

Kimberly L. Sewell, CP
Moore Bowman & Reese, P.A.

From: Amber Slayton <aslayton@northportfl.gov>
Sent: Monday, July 10, 2023 9:24 AM
To: Kim Sewell <ksewell@mbrfirm.com>
Cc: Kathy Sasse <ksasse@mbrfirm.com>; Bill Moore <bmoore@mbrfirm.com>; Amy Dixon <adixon@northportfl.gov>
Subject: RE: T/C with Amber Slayton - New matter

Good morning, Kim. I am in a full-day Commission workshop today, so unfortunately will not be available for a call today.

In reviewing the material you provided, I believe your comments relate to pending Ordinance No. 2023-18. A few procedural notes:

- The City Commission cannot take final action in a workshop but can give direction for an item to be brought back for consideration in a full meeting. The consensus the Commission took at the workshop would result in an ordinance being brought forward for official action. [January 9, 2023 Workshop Minutes](#)
- An ordinance requires two readings. This item came back before the Commission as Ordinance No. 2023-18 on May 9, 2023. The Commission made revisions to the ordinance and directed that it be transmitted to the state and be brought back for second reading. [May 9, 2023 Regular Meeting Minutes](#)
- Second reading of the ordinance will take place **tomorrow, July 11, 2023**. You and/or your clients are welcome to attend the meeting and make public comment, which is limited to 3 minutes per person. You can click on the hyperlink next to this item to read the staff summary and view the backup materials. [July 11, 2023 Regular Meeting Agenda](#)

I hope this is helpful. If you would still like to speak, please let me know and I'll ask Amy to set something up.



AMBER L. SLAYTON, B.C.S.
City Attorney
Board Certified City, County and Local Government
Lawyer
4970 City Hall Blvd, North Port, FL 34286
O: 941.429.7260



From: Amy Dixon <adixon@northportfl.gov>
Sent: Monday, July 10, 2023 8:09 AM
To: Amber Slayton <aslayton@northportfl.gov>
Subject: T/C with Amber Slayton - New matter

Good morning Amber,

Is this something you'd like to entertain? Let me know and I'll schedule a 15 minute meeting. Thank you.

From: Kim Sewell <ksewell@mbrfirm.com>
Sent: Friday, July 7, 2023 3:43 PM
To: Amy Dixon <adixon@northportfl.gov>
Cc: Bill Moore <bmoore@mbrfirm.com>; Kathy Sasse <ksasse@mbrfirm.com>
Subject: [EXTERNAL] T/C with Amber Slayton - New matter

ALERT



Hi Amy,

I spoke to you last week about setting up a time for Ms. Slayton and Mr. Moore to speak regarding our client WMS North Port RE 2, LLC's matter of concern.

In an attempt to streamline the conversation, I have a brief summary of the issue attached. Would you please share with Ms. Slayton and let me know if she has time early next week to speak with us about this matter? I think 15-20 minutes should be enough time.

Thank you.

Kim
Kimberly L. Sewell, CP
Certified Paralegal
Moore Bowman & Reese, P.A.
[551 N. Cattlemen Road, Suite 100](#)
[Sarasota, FL 34232](#)
(T) 941.365.3800
(F) 941.952.1414
(C) 941.228.5827
ksewell@mbrfirm.com
www.mbrfirm.com

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