From: Debbie McDowell
To: Heather Faust
Subject: FW: 11/28 agenda - TB 320 ** QUASI **
Date: Wednesday, November 22, 2023 2:05:22 PM

For the record as part of my exparte.

Debbie

From: Debbie McDowell
Sent: Wednesday, November 22, 2023 2:04 PM
To: Jerome Fletcher <jfletcher@northportfl.gov>
Cc: Jason Yarborough <jyarborough@northportfl.gov>; Julie Bellia <jbellia@northportfl.gov>
Subject: 11/28 agenda - TB 320 ** QUASI **

It appears there is information missing. On page 12 https://cityofnorthport.legistar.com/View.ashx?M=F&ID=12467454&GUID=8661DA60-9773-4954-9BF0-35BEC4F029B4, in an email dated 11/9 from Joerdel Zaballero where there were clarifying questions regarding the TIS. Ms. Lori's response was to "Ken" giving him an "*opportunity for consideration of revisions to the TIS and offer any commentary you would like us to consider in our response*". Could you please provide the remaining dialog between "Ken" and staff's responses back to Joerdel Zaballero?

THANK YOU

Debbie

From: Heather Faust
To: Adrian Jimenez
Subject: Fwd: Innovation Corridor Development Projects ** QUASI **
Date: Saturday, September 23, 2023 8:58:24 AM

Ex parte.

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From: Debbie McDowell <dmcdowell@northportfl.gov>
Sent: Saturday, September 23, 2023 8:57:18 AM
To: Carmine <car02mine@yahoo.com>
Cc: Heather Faust <hfaust@northportfl.gov>
Subject: Innovation Corridor Development Projects ** QUASI **

Carmine —
You took my words right out of my mouth. After studying the staff report and all of the other back up materials, we have a golden opportunity to put our words into action. This is a blank canvas that can go a long way towards increasing our tax base, however, the 262 acres of residential seems counterproductive. The Live Local Act certainly has put a cloud over all land use issues.

I have a responsibility to listen to the testimony given at the hearing, to ask questions and make comments.

I appreciate you sharing your thoughts. I am available anytime if you would like to discuss this further. I am including the city clerk for my exparte disclosure responsibilities.

Hope to see you Tuesday.

Debbie

Sent from my iPad

> On Sep 23, 2023, at 7:45 AM, Carmine <car02mine@yahoo.com> wrote:
>
> Dear Commissioners,
> I wanted to meet with each of you to discuss the Innovation Corridor area of development but time got away from me so I am sending you an Op Ed I wrote to let you all know my thoughts before the September 26 meeting.
> I feel this is an important issue as I'm hearing from many residents, as I'm sure you are too on the matter.
> Please let me know if you have any questions and would like to have a discussion.
>
> With Gratitude,

Carmine Miranda

Commercial Development vs High Density Residential - What Does North Port Need?

Op Ed by Carmine Miranda

Since 2021 to present, I've heard the talk about growing the commercial tax base and bringing skilled jobs to North Port!

It is well known that commercial / non residential land is limited due to early 1960's platting!

As a result, the city has committed taxpayer dollars for the infrastructure improvements on Toledo Blade and Sumter Blvds per the Camoine study!

The city was recently awarded the Florida Job Growth Infrastructure Grant, for one million-six hundred ninety thousand dollars ($1,690,000.00) for a utility extension north of I-75 along Toledo Blade Boulevard. As part of the agreement, the City must certify that at least 1,947 new jobs have been created as a result of the grant project.

Once word got out about the infrastructure improvements, Developers have come out of the woodwork to build high density residential in North Port.

Is this what North Port needs? What happened to growing the commercial tax base and bringing skilled jobs to North Port?

To make matters worse, Tallahassee enacted the 'Live Local Act' thereby introducing a land grab of our already limited commercial and light industrial land for affordable housing. The residents nor the commissioners can challenge this or be threatened with a lawsuit!

The area North of I-75 and East of Toledo Blade is now called 'Innovation Corridor' to bring Light Industrial, Commercial, Office in a Business Park setting. There are three development projects proposed for this area that are in different stages of approval.

Two of the development projects, Toledo Village and Toledo 320 contain a high density residential component. The Village has 3,598 mixed use residential units while the other has not disclosed the number of units to be built on the 262 acres. Toledo village contains 10 acres of commercial and Toledo 320 contains 55 acres

of light industrial.

In fact, the developers of Toledo 320 have stated at the June 29, 2023 public meeting that North Port Gardens, the first approved development (DRI) from a different developer will provide the bulk of the commercial and light industrial requirements so they don't have to.

Why would this be allowed? Shouldn't each applicant coming forward be required to include a more robust commercial component and not piggyback off another applicant?
Shouldn't this be a requirement of planning and zoning and the commission especially if the talk is raising the commercial tax base to give property taxpayers some relief and to bring skilled jobs to NP so people can actually live here!

The fact is - the commercial tax base was 5% in 2010! Thirteen going on Fourteen years later it is only 8%.
A dismal track record that will no doubt continue if the commission approves the Toledo Blade 320 project!!

There is no turning back once the land is developed!

There is a Commission Meeting at City Hall Chambers on September 26, 2023 at 6:00pm. The Public portion of the meeting will focus on the Toledo 320 ordinances to rezone agricultural estates land to light industrial and high density residential

Ordinance 2023-23 - This rezone amends the future land use from Agricultural, Estates to High Density Residential and Industrial for Toledo 320
Ordinance 2023-25 - This rezones current No Zoning Designation (NZD) to Industrial Light Warehousing District (ILW) for Toledo 320
Ordinance 2023-19 - This is the second reading for Toledo Village. The Comprehensive Plan, Future Land Use Element Goal 5 states the intent of Village zoning allows for (residential 25-40%) (commercial 20-60%) (office 10-25%) (civic 10-25%) and parks/open space (10-no max).
Let's do the math:
With 2086 acres proposed for the entire project and the proposed 10 acres of commercial, this equates to less than 1%! To meet the minimum of 20% commercial it should have 417 acres of Commercial!

How do we grow the commercial tax base if we keep giving away precious land to the developers?

Sent from my iPhone

From: Debbie McDowell
To: Heather Faust
Subject: RE: CPAL-22-247 Toledo Blade 320 ** QUASI **
Date: Wednesday, November 22, 2023 1:11:43 PM
Attachments: EXTERNAL Proposed Comprehensive Plan Amendment CPAL-22-247 Toledo Blade 320.msg

Somehow the attachment must have dropped off the email threads. Please see attached.

Debbie

From: Heather Faust <hfaust@northportfl.gov>
Sent: Wednesday, November 22, 2023 11:50 AM
To: Debbie McDowell <dmcdowell@northportfl.gov>
Subject: FW: CPAL-22-247 Toledo Blade 320 ** QUASI **

Good morning. The email sent to you on November 1 below, was there an attachment included? Thanks.

Heather

From: Heather Faust <hfaust@northportfl.gov>
Sent: Wednesday, November 1, 2023 11:03 AM
To: Adrian Jimenez <ajimenez@northportfl.gov>
Subject: Fwd: CPAL-22-247 Toledo Blade 320 ** QUASI **

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From: Debbie McDowell <dmcdowell@northportfl.gov>
Sent: Wednesday, November 1, 2023 10:16:17 AM
To: Heather Faust <hfaust@northportfl.gov>
Subject: CPAL-22-247 Toledo Blade 320 ** QUASI **

Part of my ex-parte communication.

Debbie

From: Debbie McDowell
Sent: Wednesday, November 1, 2023 10:15 AM
To: richard grosso <richardgrosso1979@gmail.com>
Cc: cjprice1758@verizon.net
Subject: RE: [EXTERNAL] Proposed Comprehensive Plan Amendment CPAL-22-247 Toledo Blade 320

Thank you for sharing this with me and my fellow commissioners.

I agree with your sentiments, that sometimes the legislative body approves matters solely to prevent a lawsuit by the developer. You captured what I was taught about land use, early in my tenure. A developer cannot sue the city for an 'ask'. In this case they are 'asking' for a comp plan change and rezone. A developer can 'ask' but the Commission is under no obligation to approve their 'ask'.

Full disclosure, I voted against the development at the first hearing but it was approved by the board and now is under state review.

Have a great day.

Debbie McDowell
Commissioner
City of North Port
4970 City Hall Blvd.
North Port, FL 34286
Office: 941.429.7071
Cell: 941.628.0486
Facebook page: https://www.facebook.com/CommissionerMcDowell

From: richard grosso <richardgrosso1979@gmail.com>
Sent: Wednesday, November 1, 2023 9:40 AM
To: Barbara Langdon <blangdon@northportfl.gov>; Alice White <awhite@northportfl.gov>; Debbie McDowell <dmcdowell@northportfl.gov>; Pete Emrich <pemrich@northportfl.gov>; Phil Stokes <pstokes@northportfl.gov>
Cc: Amber Slayton <aslayton@northportfl.gov>; Carolyn Price <cjprice1758@verizon.net>; richard grosso <richardgrosso1979@gmail.com>
Subject: [EXTERNAL] Proposed Comprehensive Plan Amendment CPAL-22-247 Toledo Blade 320

ALERT

Dear Mayor Langdon and members of the Town Council

I write on behalf of Carolyn Price, a resident of the Agricultural Estates neighborhood, who has asked me to submit this brief comment on this issue of private property rights as it might impact the Board's consideration of this proposed land use change, which Ms. Price opposes and asks you to reject. I am copying City Attorney Slayton and welcome her views if she believes any part of my analysis is incorrect.

We greatly appreciate your consideration and ask you to deny this requested land use change.

Thank you

RG

Richard Grosso, Esq.

Richard Grosso, P.A.
6919 W. Broward Blvd.
Plantation, FL 33317
Mailbox 142
richardgrosso1979@gmail.com
954-801-5662
richardgrossopa.com

From: Debbie McDowell
To: rrcaininc@aol.com; Heather Faust
Subject: Toledo 320 **QUASI **
Date: Monday, November 27, 2023 7:40:55 AM
Attachments: Toledo 320.doc

Thank you for your well thought out email. Yes, you are correct on the uses possibilities the rezoning could be, as this development works it's way through the process.

Tuesday evening, at 6pm, we will be having the 2nd and final reading to rezone the industrial portion of the property and the amendment to the comp plan.

Debbie McDowell
Commissioner
City of North Port
4970 City Hall Blvd.
North Port, FL 34286
Office: 941.429.7071
Cell: 941.628.0486
Facebook page: https://www.facebook.com/CommissionerMcDowell

From: rrcaininc@aol.com <rrcaininc@aol.com>
Sent: Sunday, November 26, 2023 5:26 PM
To: Barbara Langdon <blangdon@northportfl.gov>; Alice White <awhite@northportfl.gov>; Debbie McDowell <dmcdowell@northportfl.gov>; Pete Emrich <pemrich@northportfl.gov>; Phil Stokes <pstokes@northportfl.gov>
Subject: [EXTERNAL] Toledo 320

ALERT

Dear Commissioners:
Please see attached note re: Toledo 320. Thank you for your time and consideration.

Richard Cain, North Port Estates