

**From:** [Heather Faust](#)  
**To:** [Adrian Jianelli](#)  
**Subject:** FW: Commissioner Questions: Ord. No. 2023-12 & Ord. No. 2023-13 - QUASI-JUDICIAL  
**Date:** Tuesday, May 23, 2023 2:29:51 PM

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Ex parte.

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**From:** Debbie McDowell <dmcowell@northportfl.gov>  
**Sent:** Tuesday, May 23, 2023 2:23 PM  
**To:** Heather Faust <hfaust@northportfl.gov>  
**Subject:** FW: Commissioner Questions: Ord. No. 2023-12 & Ord. No. 2023-13 - QUASI-JUDICIAL

Forgot to send this to you as part of exparte communication.

Debbie

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**From:** Anna Duffey <[aduffey@northportfl.gov](mailto:aduffey@northportfl.gov)>  
**Sent:** Thursday, May 18, 2023 9:39 AM  
**To:** Commissioners <[commissioners@northportfl.gov](mailto:commissioners@northportfl.gov)>  
**Cc:** Jerome Fletcher <[jfletcher@northportfl.gov](mailto:jfletcher@northportfl.gov)>; Julie Bellia <[jbella@northportfl.gov](mailto:jbella@northportfl.gov)>; Jason Yarborough <[jyarborough@northportfl.gov](mailto:jyarborough@northportfl.gov)>; Amber Slayton <[aslayton@northportfl.gov](mailto:aslayton@northportfl.gov)>; Michael Golen <[mgolen@northportfl.gov](mailto:mgolen@northportfl.gov)>; Alaina Ray <[aray@northportfl.gov](mailto:aray@northportfl.gov)>; Lori Barnes <[lbarnes@northportfl.gov](mailto:lbarnes@northportfl.gov)>  
**Subject:** RE: Commissioner Questions: Ord. No. 2023-12 & Ord. No. 2023-13 - QUASI-JUDICIAL

**PLEASE DO NOT REPLY TO ALL.**

-  
Good morning. Below please find a follow up question and staff response regarding the referenced agenda items.

**Question:** I asked the questions, because PZAB's May 4th report, provided in the back up materials, does not capture any changes made during PZAB's meeting, it only shows they unanimously recommended approval. Therefore the response provided doesn't make sense.

**Response:** The response provided previously was primarily a general response as to why there would be duplication and revised/updated documents for Quasi-judicial items, as this will frequently occur. The previous response indicated that there were comments made by PZAB during the meeting that necessitated revisions. These consisted of scrivener errors noted in the VPPB, as well as some comments made during the meeting that resulted in some minor revisions to the documents.

**Question:** Also the response does not address the highlighted below. (Missing Exhibit A to the Ordinances)

**Response:** As for “Attachment A” the documents were uploaded to Legistar but were not attached to the Ordinance. That has been rectified in Legistar.

***Anna M. Duffey***

Senior Executive Assistant  
Office of the City Manager  
Ph: 941.429.7077, C: 941-356-9896

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**From:** Anna Duffey <[aduffey@northportfl.gov](mailto:aduffey@northportfl.gov)>

**Sent:** Wednesday, May 17, 2023 12:05 PM

**To:** Commissioners <[commissioners@northportfl.gov](mailto:commissioners@northportfl.gov)>

**Cc:** Jerome Fletcher <[jfletcher@northportfl.gov](mailto:jfletcher@northportfl.gov)>; Julie Bellia <[jbellia@northportfl.gov](mailto:jbellia@northportfl.gov)>; Jason Yarborough <[jyarborough@northportfl.gov](mailto:jyarborough@northportfl.gov)>; Amber Slayton <[aslayton@northportfl.gov](mailto:aslayton@northportfl.gov)>; Michael Golen <[mgolen@northportfl.gov](mailto:mgolen@northportfl.gov)>; Alaina Ray <[aray@northportfl.gov](mailto:aray@northportfl.gov)>; Lori Barnes <[lbarnes@northportfl.gov](mailto:lbarnes@northportfl.gov)>

**Subject:** Commissioner Questions: Ord. No. 2023-12 & Ord. No. 2023-13 - QUASI-JUDICIAL

**PLEASE DO NOT REPLY TO ALL.**

Good morning. Below please find Commissioner questions along with staff’s response with regard to the above referenced items.

**Questions:**

Why is there so much duplication of materials with these two agenda items? I don’t want to make any assumptions as to which documents are slated for approval.

Ordinance 2023-12

- Line 47 states there is an Exhibit A but no Exhibit A is attached to the ordinance
- There are two VDPB for Toledo Village in the back up materials – Which one are we to be reviewing for approval?
  - Proposed Toledo Village Pattern Book
  - Updated Toledo Village VDPB 4-25-23
- There are two ordinances in the back up materials – Which one are we to be reviewing for approval?
  - Revised Ordinance
  - Ordinance

Ordinance 2023-13

- Line 47 states there is an Exhibit A but no Exhibit A is attached to the ordinance

- There are two Index Maps in the back up materials – Which one are we to be reviewing for approval?
  - Index Map
  - Updated Index Map 4-25-23
- There are two Staff Reports in the back up materials – Which one are we to be reviewing?
  - Updated – Staff Report with Exhibits
  - Staff Report with Exhibits
- There are two ordinances in the back up materials – Which one are we to be reviewing for approval?
  - Revised Ordinance
  - Ordinance

**Response:**

There is duplication of materials because we are required to include in City Commission Quasi-Judicial agenda items the entire record from the Planning and Zoning Advisory Board (PZAB), including all materials provided to that body. When there are recommendations from PZAB that necessitate updates or revisions to any of those materials, we must include both the original materials provided to PZAB and the updated or revised materials in the Commission's packet. Hence the inclusion in the following language included in the Legistar summary: *At their May 4, 2023, regular meeting, the Planning and Zoning Advisory Board voted unanimously to recommend approval. The original ordinance reviewed by the Planning and Zoning Advisory Board and the revised ordinance based on their comments have been included in the attachments.*

Therefore, the materials labeled "Updated" or "Revised" are the materials that have been updated or revised per the PZAB recommendations. The Commission has the authority to approve or reject the PZAB recommendations, or could even add different conditions, which should be reflected in any motion that is made. For example, if the Commission chooses to reject the PZAB recommendations, a motion could be made to approve the original versions instead of the "Updated" or "Revised" versions.

Thank you,

***Anna M. Duffey***

Senior Executive Assistant

City of North Port

Office of the City Manager

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[aduffey@northportfl.gov](mailto:aduffey@northportfl.gov)

[www.northportfl.gov](http://www.northportfl.gov)

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:** [Heather Faust](#)  
**To:** [Adrian Janeli](#)  
**Subject:** FW: Presidium near Cypress Falls. \*\*\* QUASI \*\*\*  
**Date:** Tuesday, April 18, 2023 8:10:17 AM

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Ex parte

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**From:** Debbie McDowell <dmcowell@northportfl.gov>  
**Sent:** Monday, April 17, 2023 8:54 PM  
**To:** Leslie Knudsen <leslie@knudsenandassociates.com>  
**Cc:** Heather Faust <hfaust@northportfl.gov>  
**Subject:** Re: Presidium near Cypress Falls. \*\*\* QUASI \*\*\*

Leslie -  
My apologies for the delay in responding. My days are really running together lately!

Unfortunately I don't know anything about this proposed development. This is not unusual since developers are required to host a neighborhood meeting as part of the development process. You'll be notified when the Planning and Zoning Advisory Board and Commission public hearings will be held. Since this is a quasi-judicial process, I won't know the particulars of the project until it comes before the Commission's decision to approve or deny.

I am including the City Clerk with this email as part of my ex-parte disclosure.

Sincerely,  
Commissioner Debbie McDowell  
Office: 941.429.7071  
Cell: 941.628.0486

Sent from my iPad

On Apr 13, 2023, at 8:17 PM, Leslie Knudsen <[leslie@knudsenandassociates.com](mailto:leslie@knudsenandassociates.com)> wrote:

ALERT



Dear Debbie,

Hoping all is well with you. Just received a letter from the Icard Merrill attorney regarding the proposed Presidium Apartment project just behind Cypress Falls on Panacea.

There is a neighborhood meeting at the library to discuss, but my question is, after seeing the project on the NP City proposed development, is this a done deal?

Is there any option to stop this project?

Thank you for your time.

Sincerely,  
Leslie Knudsen



**Leslie Knudsen**  
Retirement Planning Simplified  
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[561-400-2973](tel:561-400-2973)  
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[annuity.com/meet-Leslie-Knudsen/](http://annuity.com/meet-Leslie-Knudsen/)  
[leslie@knudsenandassociates.com](mailto:leslie@knudsenandassociates.com)



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**From:** Heather Faust  
**To:** Adrian Janelli  
**Subject:** FW: [EXTERNAL] Proposed rezoning  
**Date:** Monday, May 22, 2023 12:54:52 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image007.png](#)

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Ex-parte to be added after tomorrow's meeting.

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**From:** Amber Slayton <aslayton@northportfl.gov>  
**Sent:** Monday, May 22, 2023 12:39 PM  
**To:** Heather Faust <hfaust@northportfl.gov>  
**Subject:** FW: [EXTERNAL] Proposed rezoning

This appears to be a communication re: a quasi-judicial on tomorrow's agenda.



**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: 941.429.7266  
[f](#) [t](#) [v](#) [i](#)

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**From:** Jerome Fletcher <jfletcher@northportfl.gov>  
**Sent:** Monday, May 22, 2023 9:34 AM  
**To:** Heather Faust <hfaust@northportfl.gov>; Amber Slayton <aslayton@northportfl.gov>; Phil Stokes <pstokes@northportfl.gov>  
**Cc:** Anna Duffey <aduffey@northportfl.gov>  
**Subject:** Fwd: [EXTERNAL] Proposed rezoning

Good Morning Commissioner Stokes, you may want to continue any dialog with this citizen without including the other commissioners, thank you.

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**From:** Phil Stokes <pstokes@northportfl.gov>  
**Sent:** Sunday, May 21, 2023 10:33:33 AM  
**To:** lemoncays <lemoncays@yahoo.com>; Barbara Langdon <blangdon@northportfl.gov>; Alice White <awhite@northportfl.gov>; Pete Emrich <pemrich@northportfl.gov>; Debbie McDowell <dmcowell@northportfl.gov>; Jerome Fletcher <jfletcher@northportfl.gov>  
**Subject:** Re: [EXTERNAL] Proposed rezoning

Deborah

To your concern over the need for new schools as a result of higher density residential development, these smaller square foot dwellings lend themselves to young couples just getting started, single folks, and seniors who can't or don't wish to reside in larger single family housing units that come with increased maintenance and cost. That said, as our overall population grows that comes with families of all sizes, and that includes children. New schools and quality of life amenities are inevitable and necessary if North Port is to stay a city that provides a superior quality of life for its residents. All the more reason to build a balanced tax base to ease the burden on our residential property owners.

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**From:** Phil Stokes <pstokes@northportfl.gov>  
**Sent:** Sunday, May 21, 2023 10:17:50 AM  
**To:** lemoncays <lemoncays@yahoo.com>; Barbara Langdon <blangdon@northportfl.gov>; Alice White <awhite@northportfl.gov>; Pete Emrich <pemrich@northportfl.gov>; Debbie McDowell <dmcowell@northportfl.gov>; Jerome Fletcher <jfletcher@northportfl.gov>  
**Subject:** Re: [EXTERNAL] Proposed rezoning

Deborah,

I neglected to make a few additional points. A measured balance of retail, commercial and industrial development will promote a wide range of good paying jobs that hopefully offer upward mobility for many of our North Port residents and provide an alternative to traveling outside our city for employment. This will also help control residents transportation costs as well as ease congestion on city ingress and egress roads like Rte. 75 and 41.

Additionally, when folks live and work within their city, they spend their money within their city, helping to fuel our city economy.

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**From:** Phil Stokes <pstokes@northportfl.gov>  
**Sent:** Sunday, May 21, 2023 9:46:36 AM  
**To:** lemoncays <lemoncays@yahoo.com>; Barbara Langdon <blangdon@northportfl.gov>; Alice White <awhite@northportfl.gov>; Pete Emrich <pemrich@northportfl.gov>; Debbie McDowell <dmcowell@northportfl.gov>; Jerome Fletcher <jfletcher@northportfl.gov>  
**Subject:** Re: [EXTERNAL] Proposed rezoning

Deborah

There are controls in our land codes that do regulate building heights and parking requirements. Code enforcement does not quite play a part in the concerns you raise as the permitting approval processes address compliance regarding issues of building heights and parking. Before projects are presented to Commission for approval staff conducts or commissions traffic studies, addresses infrastructure and environmental concerns, and makes sure building plans comply with codes. The building permitting and approval process followed throughout the construction process assures compliance before certificates of occupancy are issued.

Regarding the Toledo and Price housing prices, affordability is a relative term. This development was not built as subsidized housing, but as an affordable option to higher priced single family properties.

Your reference to gas stations being the overriding economic driver is hardly what the city is hoping will solve the tax imbalance in North Port. A review of the proposed ULDC revisions as a whole will show our attempt to create a blueprint for all forms of retail, commercial, and light industrial development. It is the eventual balanced development of all types of retail, commercial and industrial business that will help shift some of the existing property tax burden off residential tax payers.

If you wish to learn more about our city's strategic land development plans or have additional questions, I would be happy to put you in touch with the appropriate staff.

Kind regards

Phil

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**From:** lemoncays <lemoncays@yahoo.com>  
**Sent:** Saturday, May 20, 2023 2:46:20 PM  
**To:** Phil Stokes <pstokes@northportfl.gov>; Barbara Langdon <blangdon@northportfl.gov>; Jerome Fletcher <jfletcher@northportfl.gov>; Pete Emrich <pemrich@northportfl.gov>; Alice White <awhite@northportfl.gov>; Debbie McDowell <dmcowell@northportfl.gov>

**Subject:** Re: [EXTERNAL] Proposed rezoning

ALERT



Thank you Phil for responding quickly and thoughtfully. And I agree it is an artful balance between commercial growth and affordable housing. I have read the studies that indicate the cost effectiveness of high density units compared to like number of single family units. However cluster housing replaces 4 units with 10 units. This is not a "like number" Cost effectiveness doesn't apply. Taxpayers will take a big hit when schools need to be built to accommodate this increased density. This is not strategic!

You mention in your reply, "Often we are able to require developers to provide the upgrades and improvements to roads, drainage, and utilities that not just serve the needs of the new development, but help enhance the current infrastructure" Is this going to apply in the areas of cluster housing units? We will need improvements in infrastructure to accommodate the increased density.

Will there be height restrictions on the cluster housing? I know you envision cute little homes, maybe with a window flower box. But what will stop a developer from erecting multistory units? It's certainly in his best interest to maximize profit.

Will there be provisions for parking? And please don't respond that there are codes already in place. The code enforcement unit is not adequate, currently. Listen to the citizens complain about code enforcement. This is not strategic!

There had been a lot of chatter that the new apartments on Price and Toledo are renting at the \$2,000+ level. Yet they were promoted as affordable housing. Is this true? Did the city get duped? This is not strategic!

Finally, North Port needs higher paying jobs - that's why the large number of commuters. If gas stations, which you mentioned at the May 1st meeting are the driving economic force in North Port, than we are in a world of hurt. People working in gas stations, excuse me filling stations or car washes can't afford, the condos, apartments, villas and townhomes you promote.

This is not strategic!

Thank you again, Commissioner for your time. I look forward to your reply.

Deborah Borner

Sent from my T-Mobile 4G LTE Device

----- Original message -----

From: Phil Stokes <[pstokes@northportfl.gov](mailto:pstokes@northportfl.gov)>

Date: 5/19/23 22:29 (GMT-05:00)

To: lemoncays <[lemoncays@yahoo.com](mailto:lemoncays@yahoo.com)>, Barbara Langdon <[blangdon@northportfl.gov](mailto:blangdon@northportfl.gov)>, Jerome Fletcher <[jfletcher@northportfl.gov](mailto:jfletcher@northportfl.gov)>, Pete Emrich <[pemrich@northportfl.gov](mailto:pemrich@northportfl.gov)>, Alice White <[awhite@northportfl.gov](mailto:awhite@northportfl.gov)>, Debbie McDowell <[dmcowell@northportfl.gov](mailto:dmcowell@northportfl.gov)>

Subject: Re: [EXTERNAL] Proposed rezoning

Deborah

Thank you for reaching out and sharing your support and concerns.

While your city leadership is attempting to broaden the tax base by encouraging commercial, light industrial and retail development, a great deal of our land in the city is zoned single family residential. North Port has a severe shortage of affordable housing for our residents. Higher density properties like condos, apartments, villas and townhomes offer many of our young and older folks an affordable way to stay in our city. The cost of city services provided to higher density housing developments is actually more cost effective than a like number of single family dwellings.

The key to balancing both commercial growth and providing affordable residential housing is doing it in a strategic manner. This process is challenging because most of our land is platted single family residential. Those property owners have legal rights that allow them to build single family homes. It takes creative incentives combined with rezoning to create a climate where developers see the financial value in building in a way that aligns with our city's best interests, and in areas that our infrastructure can handle. Often we are able to require developers to provide the upgrades and improvements to roads, drainage, and utilities that not just serve the needs of the new development, but help enhance the current infrastructure. Your city commission, city manager, and staff stand committed to meeting the growth needs of our city strategically and in a fiscally responsible manner.

I hope this provides some insight and perspective.

If you would like to discuss things further please feel free to reach out to me.

Kind regards

Phil Stokes, District 5 Commissioner

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**From:** lemoncays <[lemoncays@yahoo.com](mailto:lemoncays@yahoo.com)>

**Sent:** Friday, May 19, 2023 9:43:26 PM

**To:** Alice White <[awhite@northportfl.gov](mailto:awhite@northportfl.gov)>; Debbie McDowell <[dmcowell@northportfl.gov](mailto:dmcowell@northportfl.gov)>; Pete Emrich <[pemrich@northportfl.gov](mailto:pemrich@northportfl.gov)>; Barbara Langdon <[blangdon@northportfl.gov](mailto:blangdon@northportfl.gov)>; Phil Stokes <[pstokes@northportfl.gov](mailto:pstokes@northportfl.gov)>

**Subject:** [EXTERNAL] Proposed rezoning

ALERT



I understand that the ideal ratio is to have 18% commercial in a city to reduce the burden on residential taxpayers. I also understand that North Port is currently at 8% commercial. I support increasing the tax base.

My question is if you are also dramatically increasing the residential base, think 10 units where 4 units are currently zoned, what are you achieving? The drain on city resources, schools alone will negate any advantages of increasing the commercial tax base.

Please reconsider your support for the cluster housing on the arterial roads.

Thank you,

Deborah Borner

Sent from my T-Mobile 4G LTE Device