

From: [Heather Faust](#)
To: [Adrian Jimenez](#)
Subject: Fwd: CPAL-22-247 Toledo Blade 320 ** QUASI **
Date: Wednesday, November 1, 2023 11:02:56 AM

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From: Debbie McDowell <dmcowell@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
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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 <dmcowell@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.
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From: [Heather Faust](#)
To: [Adrian Jimenez](#)
Subject: Fwd: Toledo Blade 320 - 2023-25 and 2023-26 ** QUASI **
Date: Friday, October 13, 2023 5:53:32 PM

Ex parte

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From: Debbie McDowell <dmcdowell@northportfl.gov>
Sent: Friday, October 13, 2023 3:46:39 PM
To: Heather Faust <hfaust@northportfl.gov>
Subject: Toledo Blade 320 - 2023-25 and 2023-26 ** QUASI **

For the record as part of my exparte communication.

THANKS
Debbie

From: Linda Riley <rileykl@me.com>
Sent: Friday, October 13, 2023 1:32 PM
To: Debbie McDowell <dmcdowell@northportfl.gov>
Subject: [EXTERNAL] Failed motion to stop 2023-25 and 2023-26

ALERT



Hello Commissioner McDowell:

This is Kevin Riley. First of all, my wife Linda and I want to thank you for your vote and Commissioner Emrich's vote of yes to stop this ill advised development. Everyone we have been in contact within and without of the Estates, are vehemently opposed to the proposed development of North Toledo Blade. It doesn't make sense to put it here. Many of us are getting organized to put a stop to this. Furthermore, we are preparing to do this in a way that I doubt North Port has ever experienced.

That being said, we are in agreement with the city. We are acutely aware that North Port needs to expand the commercial tax base. However, North Toledo Blade is not in any way shape or form, appropriate for this type of expansion. We are collecting data and information from many sources to counter this. People in the Estates are willing and I might add, very able to put up the resources to put a stop to this ill advised development. We are getting prepared for a fight. If this goes on, it is going to get very real. The publicity alone won't cast North Port in a favorable light with the communities here in South West Florida.

This is certainly not what we want to do. However, it looks as if it is something that we have to do. Just one of our fellow commissioners Mayor White, Vice Mayor Langdon, or Commissioner Stokes needs to change their vote to yes on a motion to stop 2023-25 and 2023-26. This would prevent a whole lot of animosity between "we the people" and those who would approve this development. The city is doing this without regard to those of us who will have to deal with this travesty for a very long time. It doesn't require highly educated city planners to realize that this area is not ready for such expansion and development.

Just one more vote will put a stop to all of this. Is it possible to get perhaps Commissioner Stokes to change his vote when this comes up again? It is very apparent that you are the leading and mostly lone voice to make sense of many decisions made by the commission. Thank you. Many of us are very concerned as to what will happen to common sense when your term is up. Please feel free to contact me any time. Once again, thank you for your good judgement for making important decisions for this community.

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