



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Minutes City Commission Workshop

### *CITY COMMISSIONERS*

*Barbara Langdon, Mayor*  
*Alice White, Vice Mayor*  
*Pete Emrich, Commissioner*  
*Debbie McDowell, Commissioner*  
*Phil Stokes, Commissioner*

### *APPOINTED OFFICIALS*

*Jerome Fletcher, City Manager*  
*Amber L. Slayton, City Attorney*  
*Heather Faust, City Clerk*

---

Monday, April 10, 2023

9:00 AM

City Commission Chambers

---

### CALL TO ORDER

Mayor Langdon called the meeting to order at 9:00 a.m.

### ROLL CALL

**Present:** 5 - Mayor Barbara Langdon, Vice Mayor Alice White, Commissioner Pete Emrich, Commissioner Debbie McDowell and Commissioner Philip Stokes

### ALSO PRESENT:

City Manager Jerome Fletcher, Deputy City Attorney Michael Golen, City Clerk Heather Faust, Assistant City Clerk Adrian Jianelli, Recording Secretary Matthew Powell, Police Chief Todd Garrison, Acting Fire Chief Nick Herlihy, Parks and Recreation Director Sandy Pfundheller, Assistant City Manager Jason Yarborough, Planning Manager Lori Barnes, Neighborhood Development Services Director Alaina Ray, Planner III Katherine Woellner, and Public Works Director Chuck Speake

### PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Luci Bromberg.

### 1. PUBLIC COMMENT:

Mayor Langdon reviewed decorum and public comment policy.

Ms. Jianelli read the following public eComments into the record:

Boris Fuhrman: expressed opposition to development of Warm Mineral Springs (WMS).

Elena Salimov: expressed opposition to development of WMS.

Maria Leslie: expressed opposition to rezoning and opposition to development of WMS.

Thomas Burnette: expressed opposition to rezoning and opposition to development of WMS.

Michael Joseph: expressed opposition to rezoning and opposition to development of WMS.

Dustin Bauman: expressed opposition to rezoning and opposition to development of WMS.

Adolphe Bernotas: expressed opposition to development of WMS.  
Edie Driest: expressed opposition to development of WMS.  
Halina Jadczyk: expressed opposition to rezoning and opposition to development of WMS.  
Joan Herron: expressed opposition to development of WMS.  
Olga Rudman: expressed opposition to development of WMS.  
Dasha Benyaminov: expressed opposition to development of WMS.  
Lori Harris: expressed opposition to development of WMS.  
Ella Mandus: expressed opposition to development of WMS.  
Elaine Prince: expressed opposition to rezoning.  
David OMeara: expressed opposition to development of WMS.  
Nelson Gonzalez: expressed opposition to development of WMS.  
Jim Strawser: expressed opposition to development of WMS.  
Daniel Sadey: expressed opposition to rezoning.  
Erica W: expressed opposition to development of WMS.  
Richelle Beaulieu: expressed opposition to development of WMS.  
Monika Vulinovic: expressed opposition to rezoning and opposition to development of WMS.  
Jarod Jacobs: expressed opposition to development of WMS.  
Monika Debinska: expressed opposition to development of WMS.  
Robert Debinski: expressed opposition to development of WMS.  
Natalia Debinska: expressed opposition to development of WMS.  
Jadwiga Sitarz: expressed opposition to development of WMS.  
Vasyl Lendyel: expressed opposition to rezoning and opposition to development of WMS.  
Tatiana Sivak: expressed opposition to rezoning and opposition to development of WMS.  
Gene Artemenko: expressed opposition to rezoning and opposition to development of WMS.  
Dmytro Karpenko: expressed opposition to development of WMS.  
Elizabeth Sinoff: expressed opposition to rezoning and opposition to development of WMS.  
Alexus Torres: expressed opposition to development of WMS.  
Rosalie Mancini: expressed support for Option 1 or 2 regarding the development of WMS.  
Pavel Salimiv: expressed opposition to development of WMS.  
Nikita Salimov: expressed opposition to development of WMS.  
Krzysztof Merkel: expressed opposition to development of WMS.

In person public comment:

Raymond Jerris: expressed opposition to rezoning.  
Amy Demersman: expressed opposition to rezoning.  
Luci Bromberg: expressed opposition to rezoning and opposition to development of WMS.  
Daniel Hanks: expressed opposition to development of WMS.  
Dave Phillips: expressed opposition to development of WMS.  
Jono Miller: expressed opposition to development of WMS.  
David Iannotti: expressed opposition to rezoning and opposition to development of WMS.  
Robin San Vicente: expressed opposition to development of WMS.  
Juno Enoch: expressed opposition to rezoning and opposition to development of WMS.  
Barbara Lockhart: expressed opposition to development of WMS.  
Jeffrey Scott: expressed concern for City policy and action.  
Marzanna Kwiecien: expressed support for Option 2 regarding the development of WMS.  
Jonathan Barkenquast: expressed opposition to rezoning.  
Theresa Pratt: expressed opposition to development of WMS.  
Galina Albritten: expressed concern regarding drainage system.  
Alina Stolarski: expressed opposition to rezoning and opposition to development of

WMS.

Jenna Slater: expressed opposition to development of WMS.

Alice Winterbottom: expressed opposition to rezoning and opposition to development of WMS.

## **2. GENERAL BUSINESS:**

### **A. [23-0541](#) Discussion and Possible Direction Regarding Warm Mineral Springs Potential Comprehensive Plan Amendments (Activity Center 7).**

Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Ms. Barnes provided a presentation including Activity Center 7 and 7a, aerial view, current Comprehensive Plan standards, recreation open space, maximum density and intensity, limitations, future development area, Options 1 through 4 with advantages and disadvantages, and staff recommendations.

Mayor Langdon reviewed procedure and decorum.

Commission questions and discussion took place regarding flexibility after Comprehensive Plan change, Advisory Board input, buildings located within existing park, maintenance costs, Option 3 versus 4 regarding Comprehensive Plan amendments, funding, property distances, adjusting boundary acreage, Comprehensive Plan text amendment process and magnitude, environmental studies objectives and personnel credentials, Comprehensive Plan requirement regarding park space, Option 2 advantages versus disadvantages, Public-Private Partnership (P3) bid review timeline, ad valorem tax exemption status, Concept Plan development area, pursuit of multiple Options, Indigenous people input, Option choice preference, Florida Department of Environmental Protection (FDEP) economic comparison of parklands, preserving Warm Mineral Springs (WMS), Option 4 flexibility, limiting gas-powered vehicle traversal, and community input.

Recess was taken from 11:32 a.m. to 11:45 a.m.

Mayor Langdon provided an Agenda timeline.

Public comment:

Ms. Jianelli played the following voicemail public comments into the record:

Jeff Parker: expressed opposition to development of WMS.

Keith Fendelander: expressed opposition to development of WMS.

Sara Radlinski: expressed opposition to development of WMS.

Alan Hagel: expressed opposition to rezoning and opposition to development of WMS.

Sue McGraw: expressed opposition to development of WMS.

Vladimir Yanovitsky: expressed opposition to development of WMS.

Jane Wolfson: expressed opposition to rezoning.

Ms. Jianelli read the following public eComments into the record:

Boris Fuhrman: expressed opposition to development of WMS.

Nancy Maguire: expressed opposition to development of WMS.

Gabriela Ferland: expressed opposition to development of WMS.

Raisa Rosovsky: expressed opposition to development of WMS.

Christopher Wolski: expressed support for Option 2.

Susan Gastony: expressed opposition to development of WMS.  
Margaret Orazi: expressed opposition to development of WMS.  
Marion Pierce: expressed opposition to development of WMS.  
John Leslie: expressed opposition to development of WMS.  
Gary Craft: expressed opposition to development of WMS.  
Kelly Joseph: expressed opposition to development of WMS.  
David Silva: expressed opposition to development of WMS.  
Bill Gobin: expressed opposition to development of WMS.  
Zhanna Yefimov: expressed opposition to development of WMS.  
Grazyna Ramotowska: expressed support for Option 2.  
Peter Bartolotta: expressed support for development of WMS.  
Inga Puzik: expressed opposition to development of WMS.  
Pamela Moran: expressed opposition to development of WMS.  
Tamara Barnes: expressed opposition to development of WMS.  
Emil Dehtiar: expressed opposition to development of WMS.  
Jason C: expressed opposition to development of WMS.  
Bill Goetz: expressed opposition to development of WMS.  
Parker Wojtanek: expressed opposition to development of WMS.  
Urszula Kubrak: expressed opposition to development of WMS.  
K White: expressed opposition to development of WMS.  
Tatiana Sivak: expressed opposition to development of WMS.  
Jill Luke: expressed support for the preservation of the existing park area of WMS.  
Stephanie Gibson: expressed support for exploring additional options regarding development of WMS.  
Bob Gott: expressed support for the preservation of WMS.  
Kenneth Wells: expressed support for reviewing environmental studies prior to any action.  
Laura Rojkov: expressed opposition to development of WMS.  
Charles Kletecka: expressed support for development of WMS.  
Brian Lincoln: presented questions regarding revenue.  
Patrice Matz: expressed support for the preservation of WMS.  
John Leslie: expressed opposition to development of WMS.  
Jose Morillo: expressed opposition to development of WMS.

In person public comments:

Michelle L. Calhoon: expressed opposition to development of WMS.  
Jeffrey Scott: expressed concern for City policy and action regarding development of WMS.  
Victor Dobrin: expressed opposition to development of WMS.  
Jasmine Bowman: expressed opposition to rezoning, support for Option 2, and support for the preservation of WMS.  
Vincent Jimmie: expressed opposition to rezoning and opposition to development of WMS.  
Shannon Larson: expressed opposition to rezoning and opposition to development of WMS.  
James Strawser: expressed concern for City action regarding community involvement and expressed support for the preservation of WMS.  
Wm Chuck English: expressed concern for City action regarding community involvement and expressed support for the preservation of WMS.  
Marcy Mulligan: expressed opposition to development of WMS.  
Robin San Vicente: expressed opposition to development of WMS.  
Jonathan Barkenquast: expressed opposition to rezoning and opposition to development of WMS.  
Jenna Slater: expressed opposition to development of WMS.

Ms. Jianelli read the following public comment cards into the record of those supporting or opposing:

Lucy Grochowski: opposed to Item No. 23-0541.

Angela Omicioli: opposed to Item No. 23-0541.

Consensus was requested to support making the Comprehensive Plan changes identified in Option 4 in the staff presentation.

***There was consensus to direct the City Manager to contact the Indigenous people to get their input and feedback before proceeding.***

***There was consensus to direct staff to contact the Parks and Recreation Advisory Board and the Environmental Advisory Board for their input on these potential Comprehensive Plan changes.***

Consensus was requested to direct staff to bring back a pro forma budget including costs to restore buildings to a modest condition, costs to operate Warm Mineral Springs including ongoing maintenance for the entire 80 acres, and to include a reserve for capital repair and improvements.

Commission questions and discussion took place regarding budget timeline, operation and maintenance costs, surtax funds, direction provided and limitations regarding City Commission Workshop meetings, and community input.

Recess was taken from 1:26 p.m. to 2:30 p.m.

**B. [23-0597](#)**

Discussion and Possible Direction Regarding the Draft of the Unified Land Development Code Chapter 3 - Zoning, Including Articles on Standard Districts, Village Districts, Activity Center Districts, Accessory Uses, Conditional Uses, and Specific Use Standards.

Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Ms. Barnes spoke to division changes, credentials, strategic plan, Comprehensive Plan, residential uses, traffic impact, and timeline.

Ms. Woellner provided a presentation including updates, timeline, Chapter 3 outline, Articles I through IX, Residential, Estates (RE), Residential, Low (R-1), Residential, Medium (R-2), Residential, Multi-Family (R-3), Manufactured Home Community (MH), Environmental Conservation (EC), Commercial (C), Government Use (GU), Industrial, Light (I-1), Industrial, Heavy (I-2), Mixed-Use Transitional (MX-1), Mixed-Use (MX-2), density and intensity, floor area ratio (FAR), Village Districts, and Activity Centers.

Ms. Barnes spoke to scope of direction requested.

Commission questions and discussion took place regarding Cranberry Boulevard and Price Boulevard intersection change from Commercial to MX-1, property owner consent and notification, RE permitted uses, infrastructure requirements, development process and timeline, RE versus The Estates title change, traffic impact and analysis, resident requirement, population density, concurrency review process and applications, impact fee uses, roadway integrity and uses, community garden use standards, parcel structure limitations, Price Boulevard Widening Project impact, City versus State rezoning process, utilities impact, Peace River Manasota Regional Water Supply Authority

projections, property taxes, Unified Land Development Code (ULDC) rewrite, potential map errors and review process, zoning spacing reasoning, vacant lot impact, R-1 and MX-2 changes, property value, buffer requirements, fiscal impact analysis, Comprehensive Plan Amendment timeline, transportation modification, compatibility with Comprehensive Plan, impacts of proposed changes, population growth, millage rate, C zoning percentage relating to economic requires, questions submitted and feedback, direction required, and timeline.

***There was consensus to continue discussion as a future Agenda item, on Chapter 3 Zoning after staff has presented the questions in the text to all Commissioners.***

Recess was taken from 4:35 p.m. to 4:45 p.m.

Public comment:

Ms. Jianelli played the following voicemail public comments into the record:

Sherry Rightmire: expressed opposition to rezoning.

Barbara Frank: expressed opposition to rezoning.

Leah Prince: expressed opposition to rezoning.

Patrick Prince: expressed opposition to rezoning.

Jane Wolfson: expressed opposition to rezoning.

Ms. Jianelli read the following public comment cards into the record of those supporting or opposing:

Dawn D'Andrea: opposed to Item No. 23-0597.

Lynn and Kent LeBoutillier: opposed to Item No. 23-0597.

Darrell and Sandra Kreiser: opposed to Item No. 23-0597.

Donna Bailey: opposed to Item No. 23-0597.

Lisa Bizdikian: opposed to Item No. 23-0597.

Phillip Finewood: opposed to Item No. 23-0597.

Ariel Serrano: opposed to Item No. 23-0597.

Scott Smith: opposed to Item No. 23-0597.

Janice Wilbert: opposed to Item No. 23-0597.

Angela Omicioli: opposed to Item No. 23-0597.

Jessica Eik: opposed to Item No. 23-0597.

Ms. Jianelli read the following public eComments into the record:

Virginia Jacobson: expressed opposition to rezoning.

Jorge Fortuno: expressed opposition to rezoning.

John Leslie: expressed opposition to rezoning.

Gary Craft: expressed opposition to rezoning.

Kelly Joseph: expressed opposition to rezoning.

David Silva: expressed opposition to rezoning.

Bill Gobin: expressed opposition to rezoning.

Cynthia Bensten: expressed opposition to rezoning.

Burrone Bonne: expressed opposition to rezoning.

Peter Bartolotta: expressed support to rezoning.

John Reid: expressed opposition to rezoning.

Jennifer Anderson: expressed opposition to rezoning.

Pamela Moran: expressed opposition to rezoning.

John D'Andrea: expressed opposition to rezoning.

Stacy Tracy: expressed opposition to rezoning.

Douglas Bailie: expressed opposition to rezoning.

Sharon Hardin: expressed opposition to rezoning.

April Santos: expressed opposition to rezoning.

Cynthia Eilerman: expressed opposition to rezoning.  
Joseph Eilerman: expressed opposition to rezoning.  
Jeff White: expressed opposition to rezoning.  
Anonymous Anonymous: expressed support to rezoning.  
Tatiana Sivak: expressed opposition to rezoning.  
Jill Luke: expressed support to rezoning.  
Stephanie Gibson: expressed opposition to rezoning.  
Jason Anderson: expressed opposition to rezoning.  
Terry Peeler: expressed opposition to rezoning.  
Kim Peeler: expressed opposition to rezoning.  
Eno Gildemeister: expressed opposition to rezoning.  
Janet Bailie: expressed opposition to rezoning.  
Patrice Matz: expressed concern regarding costs and available land.  
John Leslie: expressed opposition to rezoning.  
Scott Polisar: expressed concern for public input on zoning process.  
Amanda Michalowicz: expressed opposition to rezoning.  
Sandy Smith: expressed opposition to rezoning.

In person public comments:

Larry Grant: expressed gratitude for clarity provided.  
Joe Justice: expressed opposition to rezoning.  
Ashley Bloom: expressed support for increasing Commercial property.  
Alan Kurecki: expressed opposition to rezoning.  
Jonathan Barkenquast: expressed opposition to rezoning.  
Tanya Muniz: expressed opposition to rezoning.  
Linda Riley: expressed opposition to rezoning.  
Amy Demersman: requested clarity regarding zoning designation land use.  
Ray Jeries: expressed opposition to rezoning.  
Donna Marrero Zaldivar: expressed support for rezoning.  
Bryan Myers: expressed support to rezoning.

Ms. Barnes spoke to direction provided.

In person public comment:

Angie Omicioli: expressed concern for school overcrowding and expressed opposition to rezoning.

Commission questions and discussion continued regarding RE title change consideration, future discussion topics, and direction provided.

Consensus was requested to retain the Agriculture zoning name as is.

Commission questions and discussion continued regarding title change considerations.

Mr. Yarborough noted the list of items will be brought back for future discussion.

### **3. PUBLIC COMMENT:**

Ms. Jianelli read the following public eComments into the record:

Victoria Newman: expressed opposition to rezoning.  
Tatiana Sivak: expressed opposition to rezoning and opposition to development of WMS.  
Dawn Piner: expressed opposition to rezoning.  
Lisa Dobson: expressed opposition to rezoning.

**4. ADJOURNMENT:**

Mayor Langdon adjourned the meeting at 6:08 p.m.

City of North Port, Florida

By: \_\_\_\_\_  
Barbara Langdon, Mayor

Attest: \_\_\_\_\_  
Heather Faust, City Clerk

These minutes were approved on the \_\_\_\_ day of \_\_\_\_\_, 2023.