



City of North Port

RESOLUTION NO. 2017-R-07

(Adding Warm Mineral Springs Structures to the Local Register of Historic Sites and Structures)

A RESOLUTION OF THE CITY OF NORTH PORT, FLORIDA ADDING WARM MINERAL SPRINGS SPA AND CYCLORAMA STRUCTURES TO THE LOCAL REGISTER OF HISTORIC SITES AND STRUCTURES; PROVIDING FOR FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 58-5 of the ULDC allows for the protection of significant historic resources including sites and structures that may be identified in amendments to the Comprehensive Plan, on the National Register of Historic Places (NRHP), or on a Local Register; and

WHEREAS, Resolution No. 2017-R-04 created a Local Register of Historic Sites and Structures (Local Register) within the City; and

WHEREAS, as part of the City's redevelopment of Warm Mineral Springs, the September 30, 2016 Phase 2, Structural Assessment (Assessment) prepared by DMK Associates and presented to Commission at a workshop on October 21, 2016 found that the buildings on the Warm Mineral Springs site were originally designed and constructed in 1959 by famed architect, Jack West, a member of the Sarasota School of Architecture; and

WHEREAS, the Assessment further found that the buildings were created to accommodate a celebration of the quadricentennial in North Port in the early 1960s; and

WHEREAS, the Assessment concluded that all three buildings on the Warm Mineral Springs site are considered to be of historic value and would be eligible for inclusion on the NRHP; and

WHEREAS, Section 58-5 of the ULDC sets forth the criteria utilized to identify any significant historic resources on the Local Register, which are based on the factors for listing on the NRHP; and

WHEREAS, based on the Assessment, the City finds that the buildings meet the criteria for and proposes to include the Warm Mineral Springs Spa South Structure, Warm Mineral Springs Spa North Structure and the Warm Mineral Springs Cyclorama as part of the Local Register; and

WHEREAS, the Planning and Zoning Advisory Board considered this issue at a public hearing on February 16, 2017, and recommended to City Commission inclusion of the referenced properties in the Local Register.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA:

SECTION 1. FINDINGS

- 1.1 The recitals outlined above are incorporated by reference as findings of fact as if expressly set forth herein.
- 1.2 Per ULDC Section 58-5, the following structures located at 12200 San Servando Avenue, North Port, convey an overall sense of past time and place by possessing attributes of integrity, including location, design, and setting, and are associated with events that have made a significant contribution to the broad patterns of local, State or national history:
 1. Warm Mineral Springs Spa South Structure, identified on Exhibit A, attached hereto and incorporated as if set forth herein;
 2. Warm Mineral Springs Cyclorama, identified on Exhibit B, attached hereto and incorporated as if set forth herein; and
 3. Warm Mineral Springs Spa North Structure, identified on Exhibit C, attached hereto and incorporated as if set forth herein.

SECTION 2. ADD WARM MINERAL SPRINGS STRUCTURES TO THE LOCAL REGISTER AS DESCRIBED IN DETAIL AS FOLLOWS:

- 2.1 The following structures, located at 12200 San Servando Avenue, North Port, are hereby added to the Local Register of Historic Sites and Structures:
 1. Warm Mineral Springs Spa South Structure, identified on Exhibit A, attached hereto and incorporated as if set forth herein;
 2. Warm Mineral Springs Cyclorama, identified on Exhibit B, attached hereto and incorporated as if set forth herein; and

3. Warm Mineral Springs Spa North Structure, identified on Exhibit C, attached hereto and incorporated as if set forth herein.

SECTION 3. CONFLICTS

- 3.1 In the event of any conflict between the provisions of this Resolution and any other Resolution or provisions thereof, the provisions of this Resolution shall prevail to the extent of such conflict.

SECTION 4. SEVERABILITY

- 4.1 If any section, subsection, sentence, clause, phase, or provision of this Resolution is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions hereof.

SECTION 5. EFFECTIVE DATE

- 5.1 This Resolution shall take effect immediately upon adoption by the City Commission of the City of North Port.

THIS RESOLUTION PASSED AND DULY ADOPTED by the City Commission of the City of North Port, Florida, this _____ day of _____, 2017.

CITY OF NORTH PORT, FLORIDA

LINDA M. YATES
MAYOR

ATTEST:

PATSY C. ADKINS, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS:

MARK MORIARTY
CITY ATTORNEY

EXHIBIT A

12200 San Servando Avenue, North Port, Florida 34287

WARM MINERAL SPRINGS SPA SOUTH STRUCTURE



EXHIBIT B

12200 San Servando Avenue, North Port, Florida 34287

WARM MINERAL SPRINGS CYCLORAMA



EXHIBIT C

12200 San Servando Avenue, North Port, Florida 34287

WARM MINERAL SPRINGS SPA SOUTH STRUCTURE

