



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Minutes City Commission Special Meeting

### *CITY COMMISSIONERS*

*Linda M. Yates, Mayor*  
*Vanessa Carusone, Vice-Mayor*  
*Christopher B. Hanks, Commissioner*  
*Debbie McDowell, Commissioner*

### *APPOINTED OFFICIALS*

*Jonathan R. Lewis, City Manager*  
*Mark Moriarty, City Attorney*  
*Patsy Adkins, City Clerk*  
*Kathryn Peto, Deputy City Clerk*

---

Thursday, March 30, 2017

2:00 PM

CITY COMMISSION CHAMBERS

---

**NOTE: This is a draft copy of the minutes of the 03-30-17 Commission Special Meeting, has not been approved by the Commission and is subject to change.**

### **CALL TO ORDER/ROLL CALL**

The North Port City Commission Special Meeting was called to order at 2:01 p.m. in City Chambers by Mayor Yates.

Present: Mayor Yates; Vice-Mayor Carusone; Commissioners Hanks and McDowell; Assistant City Manager Schult; City Attorney Moriarty; City Clerk Adkins; Deputy City Clerk Peto and Assistant Police Chief Pelfrey.

**The Pledge of Allegiance was led by the Commission.**

### **APPROVAL OF AGENDA – COMMISSION**

*A motion was made by Vice-Mayor Carusone, seconded by Commissioner McDowell, to approve the agenda as presented. The motion carried by the following vote:*

**Yes:** 4 - Mayor Yates, Commissioner Carusone, Commissioner Hanks and Commissioner McDowell

*A motion was made by Vice-Mayor Carusone, seconded by Commissioner McDowell, to suspend the Commission Procedure Rules for this meeting. The motion carried by the following vote:*

**Yes:** 4 - Mayor Yates, Commissioner Carusone, Commissioner Hanks and Commissioner McDowell

#### **A. [17-0913](#)**

GEN 17-029, Resolution 2017-R-07 Nomination and Inclusion of Warm Mineral Springs Spa and Cyclorama Structures to the City of North Port

## Local Register of Historic Sites and Structures

City Clerk Adkins read Resolution No. 2017-R-07 into the record by title only, and City Planner Whittaker presented a PowerPoint and of the legislation.

Discussion ensued: (1) following a question, it was confirmed that the connection between the north and south spa buildings was covered by a pergola at one time; (2) after a question, it was stated that the Commission determines how many buildings to include in the historical designation; (3) it was noted that the last Whereas clause on page 2 needs to be removed; (4) it was requested to remove the references to Warm Mineral Springs being a "spa"; (5) it was noted that Exhibit C was mislabeled as the south structure and it should be corrected as the north structure; (6) after a question, it was noted that after the Resolution is approved, the next step will be in July when staff returns with the rules and regulations of how to create the historic preservation committee, along with grant options to help restore Warm Mineral Springs to historic standards.

Public comment was held.

Joan San Luin: The Cyclorama and pathway.

Jill Luke: Warm Mineral Springs and signs.

***A motion was made by Vice-Mayor Carusone, seconded by Commissioner Hanks, to approve Resolution 2017-R-07, removing the last Whereas; (2) correcting the language in Exhibit C; (3) including the pathway.***

Discussion ensued and it was suggested to replace the word "spa" with "park."

***A motion was made by Vice-Mayor Carusone, seconded by Commissioner McDowell, to amend the motion, to replace the word "spa" throughout the documents with the word "park." The motion carried by the following vote:***

**Yes:** 4 - Mayor Yates, Commissioner Carusone, Commissioner Hanks and Commissioner McDowell

***A vote was taken on the main motion, as amended, to approve Resolution 2017-R-07, removing the last Whereas; (2) correcting the language in Exhibit C; (3) including the pathway; and to replace the word "spa" throughout the documents with the word "park." The motion carried by the following vote:***

**Yes:** 4 - Mayor Yates, Commissioner Carusone, Commissioner Hanks and Commissioner McDowell

## B. [17-0925](#)

### Warm Mineral Springs Buildings

Assistant City Manager Schult, Mr. Kokomoor, President of DMK Associates, and General Services Director Carmichael, presented a PowerPoint regarding the Warm Mineral Springs Buildings.

Discussion ensued: (1) the hybrid idea for Building 2, with updates for ADA compliance was suggested; (2) the pergola is considered part of the whole complex, is the same as the pathway and is part of the footprint of the complex; (3) subsequent to a request for clarification, it was noted that the description of modernizing Building 2, included a new look similar to the Jack West style, with electrical and plumbing updates; (4) following a concern, Mr. Kokomoor stated: [a] DMK recommended refurbishing Building 1 and the Cyclorama to the degree it can maintain eligibility for the National Register; [b] upgrading the ADA compliance and usefulness of Building 2 was weighed against its historic value and it was determined that DMK could replicate the Jack West look but the building would not be on the National Historic Register; [c] there is some latitude as to how an interior space may be repurposed and still maintain the historic nature of the building; (5) it was clarified that the pergola was dismantled; (6) a suggestion was

proffered that staff bring back options for the Commission to decide whether to keep all three buildings or to only keep two as National Registry candidates; (7) after a question, it was noted that staff was directed to proceed with the local historical designation and because some criteria were met, the State suggested Warm Mineral Springs may qualify for the National Register; (8) after a question regarding the significance of preserving Building 2, concern was expressed that the building would have to be reduced to the bare minimum in renovations just to resolve the existing problems; (9) it was reported that citizens have expressed interest in keeping the architectural style of the outside of the buildings but want the inside modernized; (10) the outside mandala on Building 2 could be removed, preserved, and put back; (11) currently, the steel beams of the pergola do not provide lateral stability to the structure of Buildings 1 and 2; (12) Mayor Yates: [a] favored preserving the architecture of Buildings 1 and 2; [b] the breezeway is an important component and its design should be maintained; [c] modifications to Building 2 can still be accomplished and to ensure the building remains eligible for the National Registry; [d] this is unique and once it's gone, it's gone; (13) following a concern, Mr. Kokomoor stated that in the 2016 Commission Workshop, Marion Almy, President Archaeological Consultants, Inc., reported the buildings were approved as a complex group, but it is possible to break out one of the buildings; (14) Commissioner McDowell: [a] supported preservation instead of replacement and stated that one building will break up the package; [b] wanted to keep the original charm and uniqueness of the Springs; (15) it was suggested that staff work with the State Agency to see how far renovations can go and what the City is allowed to do; and it was noted that Warm Mineral Springs is operational, but the building's condition will continue to worsen without renovations. It was noted that staff understands Commission concerns and the historical aspects of the building; (16) subsequent to a question, Mr. Kokomoor stated; [a] due to several renovations in the past, the original look is unknown because the original plans of the architect, Jack West, could not be found; [b] the City would be responsible to show the historical significance and provide justification for the State's approval; (17) prior to moving forward with renovations, staff needs Commission direction to proceed.

Public comment was held.

Joan San Lwin: Restore Warm Mineral Springs.

***A motion was made by Vice-Mayor Carusone, seconded by Commissioner Hanks, to approve the rehabilitation of Building 1 and 3; replacing Building 2, but keeping the architecture, any unique marks around the Building. The motion failed by the following vote with Mayor Yates and Commissioner McDowell dissenting for reasons previously stated:***

**Yes:** 2 - Commissioner Carusone and Commissioner Hanks

**No:** 2 - Mayor Yates and Commissioner McDowell

Discussion continued: (1) following a concern, the process of publishing a project for bids was explained; (2) after a question, Mr. Kokomoor asked: [a] if Building 2 is taken out of the complex group, will the other two buildings be eligible for the National Historical Register. If the answer is yes, then new building plans can be drawn up for Building 2 on an existing or new foundation; [b] it is possible to keep the Jack West look; (3) it was suggested to rehabilitate all three buildings and work with the State to see what can be done with Building 2. Once the answer comes back and knowing the limitations, the project can move forward with a definite plan; (4) the importance of moving forward quickly was stressed; (5) confirmation was provided that there are no safety issues at Warm Mineral Springs; (6) after a question, it was stated that: [a] staff can submit the request, leaving off Building 2, and see what happens; [b] receiving a State Historical designation is merely a step to receiving a National Historical Register designation and then to apply for and receive grants; (7) concern was expressed that Building 1 and 2 were consolidated in the letter from the State and the Cyclorama was

given a different number and this is the reason for the concern of splitting Building 2.

***A motion was made by Commissioner McDowell, seconded by Mayor Yates, to direct staff to consult with DMK Engineering to submit a letter to the State Preservation Office for eligibility of Building 1 and the Cyclorama. The motion carried by the following vote:***

**Yes:** 4 - Mayor Yates, Commissioner Carusone, Commissioner Hanks and Commissioner McDowell

Recess 4:22 p.m. - 4:37 p.m.

Mayor Yates provided the following to the City Clerk for the record: (1) Historical Preservation Grant Applications; (2) types and categories of grants; and (3) instructions of how to apply for a special category grant to the State.

**C. [17-0952](#)**

**General Discussion about Warm Mineral Springs**

Jason Greene, with Weiler Engineering and Project Manager for the Warm Mineral Springs Wellness Institute presented a PowerPoint overview of the proposed development near Warm Mineral Springs.

Discussion ensued: (1) the property encompasses 19 acres across the street from Warm Mineral Springs and along Ortiz Boulevard; (2) the locations of each component of the development have not been finalized; (3) the hotel would be for wellness patients as well as vacationers; (4) the area is zoned as Planned Unit Development and is divided into mixed use and commercial; (5) areas A, B, C, and F were annexed into the City with E and D still in Sarasota County.

Thereafter, a discussion was initiated for a future comprehensive plan encompassing the whole Warm Mineral Springs Park campus, and confirmation was provided that all the existing signage will remain.

***A motion was made by Vice-Mayor Carusone, seconded by Commissioner McDowell, that all of the signs for Warm Mineral Springs be updated to Warm Mineral Springs Park, and to direct staff to clean up, maintain, and upgrade if necessary all the signs. The motion carried by the following vote:***

**Yes:** 4 - Mayor Yates, Commissioner Carusone, Commissioner Hanks and Commissioner McDowell

Discussion ensued: (1) following a request, an update was provided on the two Warm Mineral Springs signs on I-75; a request will be forwarded to the Florida Department of Transportation to include "Park" in the interstate signage for Warm Mineral Springs Park; a staff report regarding additional Warm Mineral Springs Park signage is being prepared for a budget discussion; (2) a suggestion was proffered to schedule a discussion pertaining to adding economic development drivers once there is a full complement of Commissioners; (3) the creek on the property begins around I-75, is for stormwater drainage and is not always wet; (4) it was noted that the future of the Community Gardens located north of Warm Mineral Springs property needs to be considered as well; (5) the area between San Servando Avenue and Trionfo Avenue should be parking and is an option for a future expansion of the facilities; (6) it was stated that the underbrush in area next to the property is being cleared so it looks more like a park; (7) a boardwalk with boutiques were suggested; (8) it was noted that economic development should be determined by how the marketplace develops below Trionfo Avenue and along Ortiz Boulevard; (9) trails connecting through other preserve areas and possible cabins and/or RV campers were suggested; (10) keeping the tree canopy is essential; (11) during the discussion, it was suggested that staff create a Service Level Adjustment (SLA) for budget time to hire a consultant to meld ideas with the available area under consideration; (12) there was an SLA for extending water and

sewer lines to the area; (13) updating the parking is already in next year's budget; (14) after it was noted that a sulfur odor permeates some of the property on the northeast corner of the property, it was suggested to carefully consider where to locate an amphitheater.

City Clerk Adkins left the meeting at 5:44 p.m. to attend a meeting at the Boys' and Girls' Club.

Public comment was held.

Joan San Luin and Jill Luke: Warm Mineral Springs.

***A motion was made by Commissioner Carusone, seconded by Commissioner McDowell, to approve bringing back a Budget Adjustment and Scope of Work for a consultant for a Master Plan Design on Warm Mineral Springs Park, making sure the scope includes: (a) moving the community gardens; (b) making sure there is a place for RV camping, tent camping, horse trailer parking and parklands; (c) making sure that there is a festival area, an amphitheater, and an area for cabins; (d) making sure there is an area for light commercial/retail, for walk ability and boutiques; (e) keeping it within the 60-acre parcel; and (f) making sure it's flexible. The motion carried by the following vote:***

**Yes:** 4 - Mayor Yates, Commissioner Carusone, Commissioner Hanks and Commissioner McDowell

***There was a consensus to have staff bring back the Ordinance for changing the camping/parking at Warm Mineral Springs in May or earlier.***

#### **PUBLIC COMMENT:**

There was no public comment.

#### **ADJOURNMENT:**

Mayor Yates adjourned the North Port City Commission Special Meeting at 6:09 p.m.

City of North Port, Florida

By: \_\_\_\_\_  
Linda M. Yates, Mayor

Attest: \_\_\_\_\_  
Patsy C. Adkins, MMC, City Clerk

Minutes approved at the City Commission Regular Meeting this \_\_\_\_ day of \_\_\_\_\_, 2017.