



# 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*

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Monday, July 10, 2023

9:00 AM

City Commission Chambers

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### 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, City Attorney Amber Slayton, City Clerk Heather Faust, Assistant City Clerk Adrian Jimenez, Fire Chief Scott Titus, Deputy Fire Chief Nick Herlihy, Police Chief Todd Garrison, Deputy Police Chief Chris Morales, Assistant City Manager Julie Bellia, Assistant City Manager Jason Yarborough, Neighborhood Development Services Director Alaina Ray, Assistant Development Services Director Lori Barnes, Parks and Recreation Director Sandy Pfundheller, Assistant Parks and Recreation Director Patricia Sturgess, and Assistant Public Works Director Tricia Wisner.

### PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Robin San Vicente.

### 1. PUBLIC COMMENT:

Mayor Langdon recognized former Sarasota County Commissioners Charles Hines and Jon Thaxton and noted the process for public comments.

Public comment:

Ms. Jimenez played the following public comment voicemails into the record:

Maryann Zmoira: opposed Warm Mineral Springs (WMS) project.  
Monika Debinska: opposed WMS project.

Ms. Jimenez read the following eComments into the record:

Urszula Kubrak: opposed WMS project.  
Jill Luke: support for WMS project.  
Elena Libo: opposed WMS project.  
Danielle Logue: opposed WMS project.  
Gene Artemenko: opposed WMS project.  
Shannon Larsen: opposed WMS project.  
Shawn Mulford: opposed WMS project.  
Monika Vulinovic: opposed WMS project.

In person public comment:

Jon Thaxton: support for WMS project.  
Luci Bromberg: opposed WMS project.  
David Iannotti: opposed WMS project.  
Charles Hines: support for WMS project and provided a draft map.  
Alina Stalarski: opposed WMS project and prices.  
Robin SanVincente: opposed WMS project.  
Urszula Kubrak: opposed WMS.  
Marzanna Kwiecien: opposed WMS.

## **2. GENERAL BUSINESS:**

**A. [23-0909](#)** Presentation to the City Commission Providing 30% Plan Update for the Future Circle of Honor.

Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Ms. Sturgess introduced the presenters.

Jason Sheridan, Pennoni Group, provided a presentation to include existing site features, initial schematic layout, conceptual layout, Gateway view, eastern and western aerial view, and presentation area.

Commission questions and discussion took place regarding shade seating and Veterans Park Advisory Committee input.

Ms. Pfundheller spoke to 30% estimate cost, fundraising options, and habitat restoration.

Commission questions and discussion continued on presentation area, sidewalk connection to playground, tree shading and location, glass panels, and next steps.

Public Comment:

Robin San Vincente: spoke to Circle of Honor, military dogs, incorporating the police department and eternal flame, water structure, and gopher tortoise survey.

Chuck English: spoke to Veterans Advisory Board presentation and recommendations, survey completion, Geotech survey, GPS coordinates, and water feature.

**B. [23-0973](#)** Discussion and Possible Direction Regarding the Warm Mineral Springs Park Survey Findings.

Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Ms. Wisner introduced the presenter.

Ryan Murray, ETC Institute, provided a presentation to include, purpose, methodology, full or part-time residents, residency, survey by age respondent, household members, gender, race, ethnicity, household income, number of visitors to Warm Mineral Springs (WMS), uses around WMS, financial impact and development, revenue generating asset, intensity of development, attractions, commercial amenities, full-service wellness spa, support for potential actions, funding with additional tax dollars, importance of household health and wellbeing, and summary.

Commission questions and discussion took place regarding phase improvement respondent, survey completion, and mailout and online surveys.

Ms. Wisner spoke to full survey results, random samples, and responses.

Commission questions and discussion continued regarding return rate, low intensity options, spa and wellness survey, definition of low, medium, and high intensity, statistics, value of revenue generated, usage and participation, usage of surrounding areas, funding options, total fund balance, repairs and cost, plant protection, Native American traditions, restoring amenities, profits, acreage protection, building partnerships, environmental and conservation sustainability, low impact phase approach, natural and serene plan, investing property tax, income producing, low intensity, minimal restoration, admissions area, public bathrooms, water and sewer septic system, Cyclorama, education, increasing mileage rate, 2019 Master Plan, tourist vibe, resources, designated areas, environmental program, lookout tower, canopy walk, and event pavilion.

Public comment:

Ms. Jimenez read the following eComment into the record:

Lynn Leboutillier: spoke to low density development for WMS.

In person public comment:

Robin San Vicente: spoke to grants, annexation, working with Sarasota County, low density, public-private (P3) partnership, phases, usage of WMS, resident voice, and revenue.

David Iannotti: spoke to survey, reason and evidence, wildlife habitat, nature and environment, negligence, existing funds, restorations, and representing of government.

Chuck English: spoke to issues of acreage, community outreach and programs, stewardships, City promotions, City owed property dedicated to conservation land, time and effort on researching grants, surveys, and referendum.

Juno Enoch: spoke to survey results, 2019 Master Plan, low intensity, and resident opinions.

***There was consensus to approve using Gulf Coast Unity Foundation to conduct and pay for the charrettes.***

***There was consensus to work with Charles Hines organization Trust for Public Land to initiate the Legacy Trail connection to Warm Mineral Springs.***

Commission questions and discussion continued regarding funding, cost factor, and Sarasota County needing North Port votes.

Consensus was requested to have the City Manager use the policy that was implemented to have the homeless camps removed from the 60 acres.

Ms. Slayton spoke to outdoor lodging, legal enforcement, proper notice, and targeting homelessness.

Commission questions and discussion continued regarding enforcing policies, bringing back as an agenda item, city laws, legal parameters, and police process.

Consensus was requested to have the City Manager provide a memo to Commission on the three legislative actions taken in 2021 and how it's being applied city wide.

Consensus was requested to have the City Manager provide a memo outlining the three legislative actions taken in 2021 how the police department is involved and bring back to Commission for possible action and discussion.

Commission questions and discussion continued regarding homeless rules.

Consensus was requested to instruct the City Manager to create an agenda item on the topic being discussed.

Consensus was requested to instruct the City Manager to bring back and forth as an agenda item on homeless issues.

Commission questions and discussion continued regarding homeless rules and the state of homelessness in the City.

Recess was taken from 11:50 a.m. until 12:20 p.m. and 12:20 p.m. until 12:25 p.m.

**C.** [23-1044](#)

Discussion and Possible Direction Regarding Status Update of Warm Mineral Springs Public Private Partnership Proposal from WMS Development Group, LLC.

Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Ashley Bloom, Warm Mineral Springs Development Group, LLC.; provided a presentation to include process, vision, input and revision, the environment, 2003 cultural resources, 2018 archeological and 2023 environmental assessments, future studies and inspections, environmental issues, concerns and action steps, zoning Activity Center 7, provisions, development standards, parameters for allowable land uses, known partners and financial sound, consultant and development team, 2019 Master Plan, City of North Port goals, potential program elements, conceptual Master Plan design narrative, and survey and development intensity.

Hank Fishkind, Fishkind Litigation Services, Inc. provided a presentation to include contemplated development mix, and low intensity/density development.

Mr. Bloom continued his presentation to include financial impact, revision analysis, key development metrics, the revised plan, summary of plan elements, benefit analysis, and public-private partnership (P3).

Commission questions and discussion took place regarding partnerships, conservation

and expansion of acreage, usage of adjacent properties, hotel and condominium location, stormwater capture, geological studies, hotel height, additional landscaping, entry design, Legacy Trail head, restrooms, number of visitors, buffers, Phase 1 architectural design for the cyclorama, Legacy Trail connection, water reservoir, and eco cabins location.

Ms. Barnes provided definition for holding categories.

Commission questions and discussion continued regarding hotel and condominium location, simplifying acreage, public amenities, floor area ratio (FAR), building heights, nonprofit entities, bridge connections, resort amenities utilization, geological survey, pay as you go strategy, building restoration, bids options, and preservation.

Public comment:

Ms. Jimenez read the following eComment into the record:

Lori Albion: support for Warm Mineral Springs project.

Dasha B: opposed WMS project.

Jasmine Bowman: opposed WMS project.

Megan G: opposed WMS project.

Vladimir Kilmontov: opposed WMS project.

Tiffany Luongo: opposed WMS project.

Diana Polin: opposed WMS Project.

Isadora Santos: support for WMS project.

Yevgeny Shafir: opposed WMS project.

K White: opposed WMS project.

Zhanna Yefimov: opposed WMS project.

In person public comment:

Joey Gulino: does not wish to speak although supports the item.

Tiffany Luongo: does not wish to speak although supports the item.

Robin San Vicente: opposed WMS project.

Bryan J Myers: support for WMS project.

Talisha Faber: support for WMS project.

Ruben Ruban: support for WMS project.

Jeffrey Scott: opposed WMS project.

Scott Maesel: support for WMS project.

Recess was taken from 2:46 p.m. until 3:00 p.m.

**D. [23-1077](#)**

Discussion and Possible Guidance on Next Steps for Warm Mineral Springs Park Following Input via Surveys, Studies, and Outreach.

Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Ms. Barnes provided clarification on the floor area ration (FAR) from Mr. Bloom's presentation on Item No. 23-1044, and provided a presentation to include Comprehensive Plan review, low, medium and high intensity options, density and intensity, feedback from advisory boards and stakeholders, Seminole Tribe key considerations, and Outstanding Florida Springs designations.

Ms. Pfundheller provided a presentation to include nature conservancy, State Park, 2019 Master Plan, public-private partnership (P3), recreation department key

considerations, funding considerations, and discussion on upcoming charrettes.

Commission questions and discussion took place regarding feasible to taxpayers, open to the public, alternate P3 and nonprofit options, understandings between the City and County, investment opportunity, State Parks, geological studies, generating revenue, structural engineering review, cursory review, and Florida Building Code revisions.

Ms. Ray spoke to historical designations and exemptions.

Commission questions and discussion continued regarding refurbish buildings, low intensity definition, survey's, cost options and funding, charrettes, P3, preservation, Sarasota county developments, and conservancy.

Mr. Fletcher spoke to staff request.

Public Comment:

Ms. Jimenez read the following eComment into the record:

Vladimir Klimontov: support for low intensity and oppose to commercial and high density residential development for WMS project.

Diana Polin: oppose to heavy construction and support for light improvement for WMS project.

Yevgeny Shafir: oppose to heavy construction and support for light construction for WMS project.

Jasmine Bowman: oppose WMS project.

Pamela Moran: oppose WMS project.

Dasha B: oppose WMS project.

In person public comment:

Olina Stolarski: spoke to access to WMS and oppose to WMS project.

Debbie Blackwell: oppose WMS project.

Ms. Barnes spoke to staff request.

Consensus was requested to have the Comprehensive Plan for Activity Center 7 be low intensity for parks only.

Consensus was requested to have the City Manager work with staff and the conservancy group of the Sarasota Bay project to explore options for the conservancy of Warm Mineral Springs.

Ms. Barnes spoke to medium intensity.

Consensus was requested to designate it as medium density consistent with the P3 proposal.

Commission questions and discussion continued regarding Seminole Tribe, legislative response, conservancy route, and State Park.

Consensus was requested to have the City Manager explore options of State Park designations.

Commission questions and discussion continued regarding budget for updated design plans, building restorations, historical designations, P3 options, financial information, continued operations, amending fees, passes, recreation software, discounts, and

60/90 day expiration dates.

*There was consensus to have staff prepare for daily admissions at 10-day visit, and 30-day visit with a 90-day expiration, using the pre-Hurricane Ian rates.*

Commission questions and discussion continued regarding pass discounts and rates.

**3. PUBLIC COMMENT:**

Ms. Jimenez read the following eComment into the record:

- Dahsa B: opposed Warm Mineral Springs (WMS) project
- C Bell: opposed WMS project
- Vasyl Lendyel: opposed WMS project
- Maria Leslie: opposed WMS project
- Lyubov Levitova: opposed WMS project
- John Parker: opposed WMS project
- Diana Polin: opposed WMS project
- Olga Rudman: opposed WMS project
- Yevgency Shafir: opposed WMS project

In person public comment:

Chuck English: spoke to environmental and financial needs.

**4. ADJOURNMENT:**

Mayor Langdon adjourned the meeting at 4:39 p.m.

City of North Port, Florida

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

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