



City of North Port

Office of the City Manager

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January 18, 2023

Via Email

Ashley Bloom

Michael Alessio

WMS Development Group LLC

Re: Notice of Acceptance for Competitive Review of Warm Mineral Springs Unsolicited Detailed Proposal

Dear Mr. Bloom & Mr. Alessio:

On November 9, 2022, Warm Mineral Springs Development Group, LLC submitted its unsolicited P3 detailed proposal and required fee related to the Warm Mineral Springs Park Master Plan Building Restorations/Improvements and future park development ("detailed proposal"). On Tuesday, November 22, 2022, the North Port City Commission held a regular meeting at 6:00 p.m. for discussion and possible action regarding this detailed proposal. The City Commission made a preliminary determination to deem the detailed proposal's proposed project a P3 *qualifying project*, as that term is defined in Section 2-402 of the Code of the City of North Port, Florida ("City Code") and Florida Statutes Section 255.065 ("P3 Statute").

Section 2-420(c)(5) of the City Code requires that, within 120 business days after receipt of the unsolicited detailed proposal, the City notify the private entity in writing of the City's decision either to reject the P3 detailed proposal or to accept the P3 detailed proposal for competitive review. In determining whether to accept this detailed proposal, I have considered and determined all reasonable factors, including those identified in City Code Section 2-420(c)(7) and in the P3 Statute.

As City Manager, I am notifying you that the City is accepting this detailed proposal for competitive review. The competitive review will be conducted in accordance with state law and Chapter 2, Article VIII of the City Code, including but not limited to Section 2-420.

Thank you for presenting your vision to the City. The City looks forward to considering your proposal along with the other responses to the competitive review, and working with the private entity that submits the top-ranked proposal in bringing this vision to life.

Sincerely,



A. Jerome Fletcher II

AJF/amd

cc: City Attorney Amber L. Slayton
Assistant City Manager Julie Bellia
Assistant City Manager Jason Yarborough
Parks & Recreation Director Sandy Pfundheller
City Clerk Heather Faust