



STAFF REPORT

Warm Mineral Springs Park Development Master Plan

From: Tom Sacharski, Planner I
 Alexander J. Bahorski, Planner I
 Alison Christie, AICP, Planner III

Thru: Nicole Galehouse, AICP, Planning & Zoning Manager

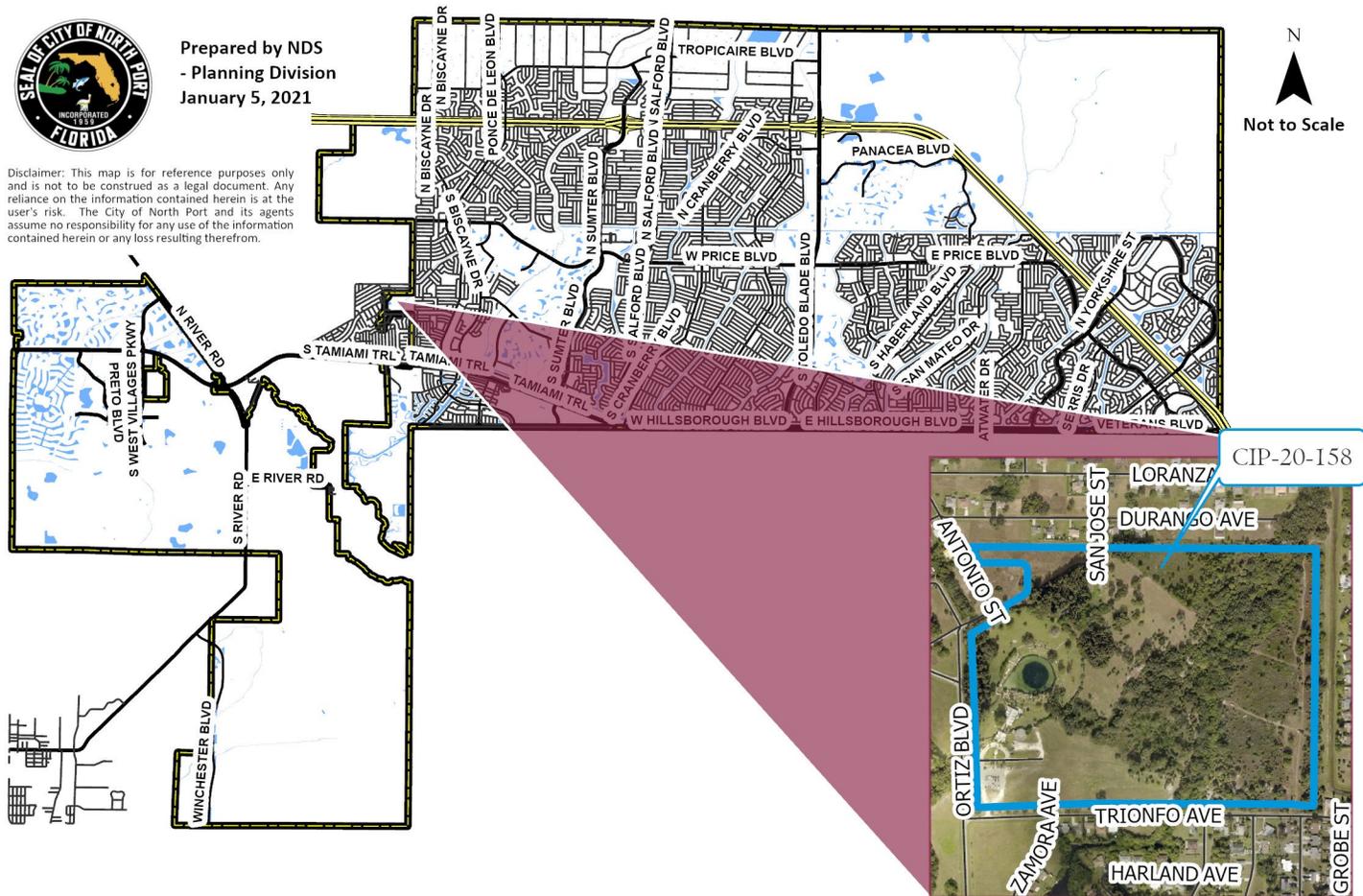
Thru: Juliana B. Bellia, Acting Assistant City Manager

Date: January 5, 2021



Prepared by NDS
 - Planning Division
 January 5, 2021

Disclaimer: This map is for reference purposes only and is not to be construed as a legal document. Any reliance on the information contained herein is at the user's risk. The City of North Port and its agents assume no responsibility for any use of the information contained herein or any loss resulting therefrom.



PROJECT:	Warm Mineral Springs Development Master Plan, CIP-20-158
REQUEST:	Approval of Development Master Plan application to expand and make recreational improvements to the existing Warm Mineral Springs Park site.
APPLICANT:	City of North Port, Florida (Exhibit A-1, Affidavit)
OWNERS:	City of North Port, Florida (Exhibit A-2, County Deed)
LOCATION:	12200 San Servando Avenue, North Port, FL 34287, Section 25 Township 39S Range 20E
PROPERTY SIZE:	± 81.6 acres

I. BACKGROUND

Derek Applegate on behalf of the City of North Port has formally submitted a Development Master Plan (DMP) application proposing recreational improvements to the existing Warm Mineral Springs Park site located in Activity Center 7, The Springs. The proposed phased improvements will expand the park activities into the undeveloped 59.9-acre portion of the city-owned property, while enhancing the existing 21.7 acre amenities.

Warm Mineral Springs is the only warm mineral spring in the State of Florida and was added to the U.S. National Register of Historic Places on November 28, 1977. Warm Mineral Springs was annexed into The City of North Port in 2000 and the City purchased Sarasota County's interest in the site in September 2014 for \$2.75 million. In 2019, the buildings surrounding Warm Mineral Springs were added to the National Historic Register.

II. NEIGHBORHOOD MEETING

Pursuant to Section 53-5.E. of the Unified Land Development Code (ULDC), the applicant held three neighborhood meetings on September 18, 19, and 20, 2018 at varying locations throughout North Port for resident convenience. The public notice, meeting agenda, and meeting minutes are attached as **Exhibit C**.

III. STAFF REVIEW

The following staff reviews are required for all Development Master Plan submittals prior to hearings held by the Planning and Zoning Advisory Board and City Commission:

- Pre-Application meeting with the Staff Development Review (SDR) team
- Formal Submittal/Resubmittal to be reviewed and approved by SDR
- Review for consistency with the Comprehensive Plan and the ULDC (See Section V)
- Fiscal Impact Analysis (See Section V)

Staff Development Review	
Planning & Zoning	Meets Requirements with Conditions
Building-Arborist	No Objection
Building-Structural	No Objection
Fire & Rescue	Meets Requirements with Conditions
Solid Waste	No Objection
Stormwater & Environmental	Meets Requirements with Conditions
Engineering-Infrastructure	Meets Requirements with Conditions
Utilities	Meets Requirements with Conditions
Finance	No Objection
Parks and Recreation	No Objection

The conditions from Planning & Zoning, Fire & Rescue, Stormwater & Environmental, Engineering-Infrastructure, and Utilities will be required for future submittals and are listed in Section VI of this staff report.

IV. REQUESTED WAIVERS

Pursuant to ULDC Sec. 53-7.C.2 the applicant may request modifications of zoning or other City regulations where such modifications serve the public interest to an equivalent degree. The applicant is requesting three waivers from the ULDC with this proposed DMP.

WAIVER #1

ULDC Sec. 55-48.A.—Review process

A. All development shall be reviewed pursuant to the requirements of Chapter 53, Article VIII, and the Urban Design Standards Pattern Book.

This waiver request is to allow the buildings at Warm Mineral Springs to deviate from the aesthetic requirements of the Urban Design Standards Pattern Book for Activity Center 7—The Springs.

Staff Response: The Warm Mineral Springs site is a nationally listed historic landmark and the buildings are historically significant. The buildings were listed on the National Register of Historic Places in 2019. They are significant examples of the Sarasota School of Architecture designed by architect Jack West in 1959. Altering the buildings to meet current architectural design standards for The Springs Activity Center would be detrimental to the historic significance of the buildings and property.

Staff supports this waiver request.

WAIVER #2

ULDC Sec. 25-5.A.(2)- Off-street vehicular facilities

A. Off-street parking facilities and other vehicular facilities, both required and provided, shall:

...

(2) Commercial: Be surfaced with asphalt, bituminous concrete, some other suitable impervious surface material, or City approved pervious pavement and be maintained in a smooth, well-graded condition; if the closest point of the principal structure is greater than one hundred (100) feet from the property line on which the driveway is situated, the driveway may be constructed with an approved pervious pavement or impervious material.

This waiver request is to allow a portion of the parking to be grass parking where impervious surface is required.

Staff Response: The main parking area will be of an impervious material, with a grass area to the south able to be used as overflow parking in the case of large events involving a greater than normal amount of visitors. It is only anticipated that grass parking would be used during a smaller number of special events in which a larger number of vehicles needs to be accommodated. This would reduce the total amount of land covered by impervious surface for the project,

particularly in a portion of the site closest to the environmentally and archaeologically sensitive spring.

Staff has no objection to this waiver request.

WAIVER #3

ULDC Sec. 25-5. A.(5) Off-street vehicular facilities

A. Off-street parking facilities and other vehicular facilities, both required and provided, shall:

...

(5) Be designed with lighting and arranged so that the levels in the table below are maintained and no source of such lighting is visible from any adjoining or nearby property used or zoned for residential purposes, and so designed and arranged as to shield public roadways and all other adjacent properties from direct glare or hazardous interference of any kind.

This waiver request is to allow for no permanent lighting for the grass parking area.

Staff Response: The grass parking area will not be routinely used and is intended to serve as an overflow parking area for special events with a large number of attendees. As this area would be used infrequently it is impractical to light the area with permanent light fixtures and instead require temporary lights when the grass parking area will be utilized. This would save energy costs in lighting the area when it is not being used and in providing permanent fixtures.

Staff has no objection to this waiver.

V. DATA & ANALYSIS

Staff has reviewed the proposed Development Master Plan for consistency with the City's Comprehensive Plan and Unified Land Development Code (ULDC).

**COMPREHENSIVE
PLAN**

Recreation and Open Space Element, Goal 2

To develop and maintain a community park and recreation system that will provide a diverse range of active and passive recreational opportunities and facilities to meet the needs of the present and future residents of the City of North Port.

Staff Findings: The proposed development would enhance the existing 21.7-acre area and expand the remaining 59.9 acres of space with the intent of revitalizing the Warm Mineral Springs park. The project intends to include several active and passive recreational amenities for the enjoyment of visitors in its future phases including updates to its Cyclorama building, a new historical exhibit, a canopy walking path, and an event plaza among others. The project also looks to restore native landscapes within the park to preserve

the area's environmental integrity. These improvements and amenities will offer the City an enhanced recreational asset and offer residents and visitors alike new health and wellness opportunities.

Staff concludes that the proposed DMP is consistent with Goal 2.

Recreation and Open Space Element, Policy 1.13

The City shall create at least one large-scale dedicated civic gathering space for special events and citywide activities to supplement space present in the Government Center.

Staff Findings: Included in the future park expansion are plans for an event space, including an event pavilion and large event lawn. This gives the opportunity to hold larger scale gatherings and special events at the park such as weddings and markets. This amenity can be utilized by the public for their own special events as well as City events which will supplement civic space already present near City Hall and in other City parks.

Staff concludes that the proposed DMP is consistent with Policy 1.13.

Future Land Use Element, Policy 2.7.17

All new developments shall include design considerations for the preservation of existing habitat and natural Florida friendly vegetated area. Site design shall consider appropriate combinations of expansion or enhancement of these natural areas, incorporating them into useable area that promote the historic and ecological significance of the Springs and adjacent water bodies.

Staff Findings: The proposed development would provide for natural improvements to the existing Warm Mineral Springs Park site for the benefit of all residents and park visitors. The development aims to restore native landscapes while also taking steps to protect and improve the existing tree canopy, natural berms and existing structures within the Warm Mineral Springs site. The project would also provide a bird watching area and nature paths for visitors to enjoy the ecological amenities that the Warm Mineral Springs offer. These low-impact components help preserve the natural integrity of the Park site while also promoting its ecological significance.

Staff concludes that the proposed DMP is consistent with Policy 2.7.17

Chapter 53—Zoning Regulations, Part 1.—General Provisions, Section 53-7-Development Master Plan Submission

A DMP is required on this site pursuant to ULDC Sec. 53-6 as its zoned Planned Community Development (PCD) and is located within an Activity Center. ULDC Sec. 53-7 outlines the submission requirements for the DMP along with the submittal and approval process.

Staff Findings: A complete application packet was submitted to the Planning

& Zoning Division of Neighborhood Development Services in accordance with ULDC Sec. 53-7.C. on September 1, 2020. The Planning & Zoning Division reviewed and processed the application in accordance with ULDC Sec. 53-7.D. and E.

Staff concludes that the proposed DMP is consistent with this section.

Chapter 55—Activity Center Design Regulations, Article VII.— THE SPRINGS (Activity Center #7)

Activity Center #7— The Springs is established for the purpose of identification, protection, preservation and the beneficial use of property strategically located around the environmental resource of the natural spring

Staff Findings: This property is located within Activity Center #7—The Springs and provides for the preservation of Warm Mineral Springs, a historic landmark. The proposed phased plan maintains the preservation of the mineral spring and adds amenities to be enjoyed by current and future City of North Port residents. The buildings which are listed on the National Register will not be required to comply with architectural design standards as their historic character is to be preserved.

Staff concludes that the proposed Development Master Plan is consistent with this section.

FISCAL IMPACT ANALYSIS

Staff performed a fiscal impact analysis of the proposed Warm Mineral Springs Park DMP using the City's Fiscal Analysis Model. The model assess operating revenue and expenses to the City from new developments. The model employs a modified per capita, "average cost" approach to determining fiscal impacts (**Exhibit D**).

Staff Findings: The model estimates that the project will operate at a deficit of \$612,956 through the first 5-year period, and continue to decrease over time. The total deficit over years 1-30 is \$3,984,314. As this project is a City-owned park, there are no property taxes paid, however it does help the City fulfill its Parks and Recreation mission: To promote healthy and socially rewarding activities through the preservation of cultural resources and the provision of diverse high-quality parks and natural spaces. Though the project is not an economic benefit to the City it is important to provide such public services to residents. Other benefits, such as educational opportunities and an overall increased quality of life to residents and members of the community, support the project. It should be noted that this is not the actual operating costs of the proposed facilities, but rather the impact to the operations of the City as a whole.

III. NET OPERATING	Years 1 - 5	Years 6 - 10	Years 11 - 15	Years 16 - 20	Years 21 - 25	Years 26 - 30	Years 1 - 30
SURPLUS/DEFICIT	-\$612,956	-\$627,555	-\$685,950	-\$685,950	-\$685,950	-\$685,950	-\$3,984,314

VI. PUBLIC HEARING SCHEDULE

Planning & Zoning Advisory Board Public Hearing	January 21, 2021 9:00 AM or as soon thereafter
City Commission Public Hearing	February 9, 2021 10:00 AM or as soon thereafter

VII. CONDITIONS & SAFEGUARDS

The **Development Master Plan** was approved by staff with the following conditions to be met with future submittals:

1. Before FDEP permits will be signed, North Port Utilities requires the following:
 - A. Four complete sets of DEP permit applications (water and sewer) and four sets of construction plans. Both sets of items shall be signed and sealed by the engineer of record.
 - B. One engineer certified (sealed) estimate for the cost of utility construction.
 - C. A check for the Utility Construction Inspection Fee. The fee shall be 6.5% of the utility construction cost over \$2 million. The minimum fee is \$250.00.
2. Prior to commencement of utility site construction, three copies of shop drawings plus any copies required by the applicant shall be submitted to the Utility Department for review and approval.
3. Provide the Utility Department with floor plans and plumbing risers for each individual unit so meter sizes and capacity fees can be calculated. Meter and Capacity fees shall be paid prior to issuance of the building permit.
4. Prior to utility site construction the Development Order, Department of Environmental Protection Permit and Development of Health Permit shall be posted at the project site and provided at the preconstruction meeting.
5. Confirmation from US Fish & Wildlife regarding scrub jay habitat will be required before future expansions.
6. Events which utilize the grass parking area shall provide temporary lighting.

VII. RECOMMENDED ACTION

1. **APPROVAL WITH CONDITIONS** of Petition CIP 20-158, Warm Mineral Springs.

VIII. ALTERNATIVE ACTIONS

1. **APPROVAL** of Petition CIP 20-158, Warm Mineral Springs without the conditions or amended conditions.

2. **DENIAL** of Petition CIP 20-158, Warm Mineral Springs with findings to support this action.

IX. EXHIBITS

Exhibits
A-1. Affidavit
A-2. Deed
B-1. Development Master Plan
B-2. Elevations
C. Neighborhood Meeting Documents
D. Fiscal Impact Analysis

AFFIDAVIT

I (the undersigned), Derek Applegate being first duly sworn, depose and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner of the property described and which is the subject matter of the proposed application; that all answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application are honest and accurate to the best of my knowledge and belief. I understand this application must be complete and accurate before the application can be processed or hearing can be advertised, and that I am authorized to sign the application by the owner or owners. I authorize City of North Port staff and agents to visit the site as necessary for proper review of this application. *If there are any special conditions such as locked gates, restricted hours, guard dogs, etc., please provide the name and telephone number of the individual who can allow access.*

Sworn and subscribed before me this 27th day of August, 2020

Derek Applegate
Signature of Applicant or Authorized Agent

Derek Applegate Project Manager
Print Name and Title

STATE OF Florida COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 27th day of August, 2020, by Derek Applegate who is personally known to me or has produced _____ as identification.

Katrina Romano
Signature - Notary Public



AFFIDAVIT

AUTHORIZATION FOR AGENT/APPLICANT

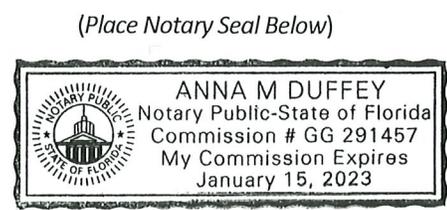
I, Jason Garbarough, Acting City Manager, property owner, hereby authorize Derek Applegate to act as Agent on our behalf to apply for this application on the property described as (legal description) see attached

Jason Garbarough Owner Date 8/27/20

STATE OF Florida COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 27th day of August, 2020, by Jason Garbarough who is personally known to me or has produced _____ as identification.

Anna M. Duffey
Signature - Notary Public



City of North Port: #5326

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2014114960 2 PG(S)
September 26, 2014 11:46:19 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL



COUNTY DEED
PURSUANT TO SECTION 125.411, Florida Statutes

THIS DEED, made this 25 day of September 2014, by SARASOTA COUNTY, a political subdivision of the State of Florida, by its Board of County Commissioners whose mailing address is P. O. Box 8, Sarasota, FL 34230, hereinafter called GRANTOR, and City of North Port, a municipal corporation of the State of Florida whose mailing address is 4970 City Hall Boulevard, North Port, Florida 34286, hereinafter called GRANTEE.

WITNESSETH, that the GRANTOR, for and in consideration of Ten Dollars (\$10.00), in hand paid by the GRANTEE, receipt whereof is hereby acknowledged, has granted bargained and sold to the Grantee and its heirs and assigns forever, the following undivided one half interest in the following described parcel of land lying and being in the County of Sarasota, State of Florida, more particularly described below hereto and made a part hereof.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman or Vice Chairman of said Board, the day and year aforesaid pursuant to Resolution No. 2014-148.

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

By

Chairman

ATTEST:
KAREN E. RUSHING, Clerk of the Circuit
Court and Ex-Officio Clerk of the Board of
County Commissioners of Sarasota County,
Florida

Deputy Clerk

EXHIBIT "A"
[Legal Description]

Those lands lying and being in the North half of Section 25, Township 39 South, Range 20 East, Sarasota County, Florida, particularly described as follows:

Commencing at the Northeast corner of the intersection of Trionfo Avenue and Ortiz Boulevard, being the Southwest corner of Lot 10, Block 50, WARM MINERAL SPRINGS, Unit 86, as per plat thereof recorded in Plat Book 10, Page 82, of the Public Records of Sarasota County, Florida, as a Point of Beginning; thence Northerly along the Easterly right of way line of Ortiz Boulevard to its intersection with the Southerly right of way line of Moscogee Road; thence Northeasterly along the Southerly right of way line of Moscogee Road to its intersection with the Easterly right of way line of Antonio Street, as extended; thence Northwesterly along the Easterly right of way line of Antonio Street to a point at the Northwesterly corner of Lot 1, Block 58, WARM MINERAL SPRINGS, Unit 88, as per plat thereof recorded in Plat Book 10, Page 49, of the Public Records of Sarasota County, Florida; thence Easterly along the line which marks the Northerly boundary of Lots 1 through 10, Block 58 and Lots 1 through 16, Block 59, WARM MINERAL SPRINGS, Unit 88, as the same would be extended to the Easterly line of said Section 25; thence Southerly along the said Section line to its intersection with the Northerly right of way line of Trionfo Avenue; thence Westerly along the Northerly right of way line of Trionfo Avenue to its intersection with the Easterly right of way line of Ortiz Boulevard, being the Point of Beginning of this description.

LESS and EXCEPT Parcel No. 3, WARM MINERAL SPRINGS, Unit 88, as per plat thereof recorded in Plat Book 10, Page 49, of the Public Records of Sarasota County, Florida.

Notes

Land Uses:
City Park – 81.6 acres

Waiver Requests:

1. The proposed development seeks a waiver to deviate from ULDC Section 55-48, Urban Design Standards Pattern Book requirements for Activity Center #7, The Springs, due to the historical designation of the property in the National register.

2. The proposed development seeks a waiver from the City of North Port ULDC Section 25-5.A(2) which requires that off-street parking be surfaced with asphalt, bituminous concrete, some other suitable impervious surface material to allow for part of the parking area to be grass parking to serve as overflow parking during larger events. This waiver is being requested to reduce unnecessary impervious surfaces on the project lands. The overflow grass parking area is only anticipated to be used during special events when larger numbers of vehicles may need to be accommodated.

3. The proposed development seeks a waiver from the City of North Port ULDC Section 25-5.A(5) which requires parking areas be designed with lighting. This waiver request is for the overflow grass parking only. This waiver is being requested so that a parking area which will be used infrequently will not need to use energy to light an open grass area the majority of the time. Should an event, that will use the overflow parking, need lighting then temporary lights can be brought in for just that event.

Legend

- 1 Existing Buildings with New Garden
- 2 Existing Cyclorama
- 3 Pick Up / Drop Off
- 4 Parking
- 5 Overflow Parking
- 6 Bus Pick Up / Drop Off
- 7 Monument Sign

EXISTING COMMUNITY GARDEN & FUTRUE EXPANSION

EXISTING SPRING & FUTURE IMPROVEMENTS

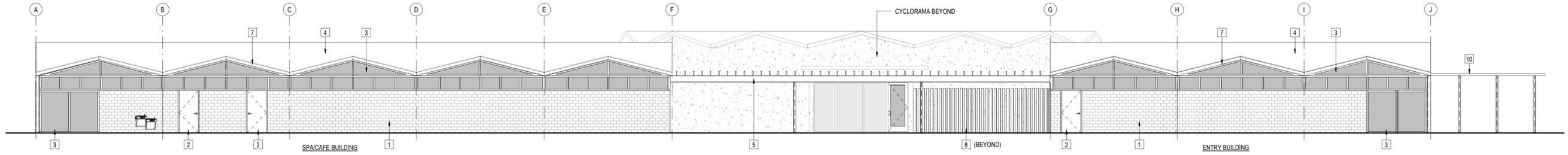
FUTURE PARK EXPANSION

MAY INCLUDE:

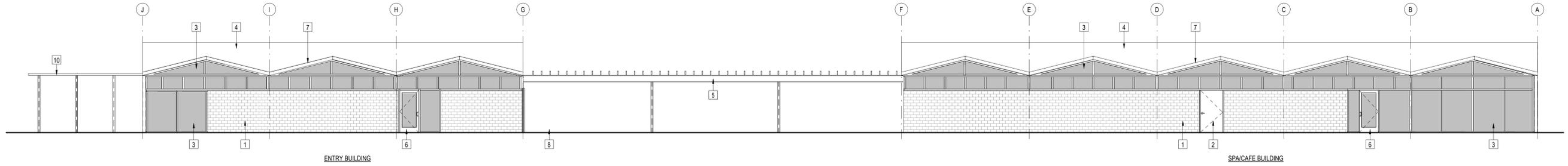
- HISTORICAL EXHIBIT
- PICNIC PAVILIONS
- STAGE/MULTI-PURPOSE SHELTER
- LOOKOUT TOWERS & CANOPY WALK
- MAINTENANCE BUILDING
- BIRD WATCHING
- EVENT LAWN
- EVENT PLAZA
- RESTROOMS



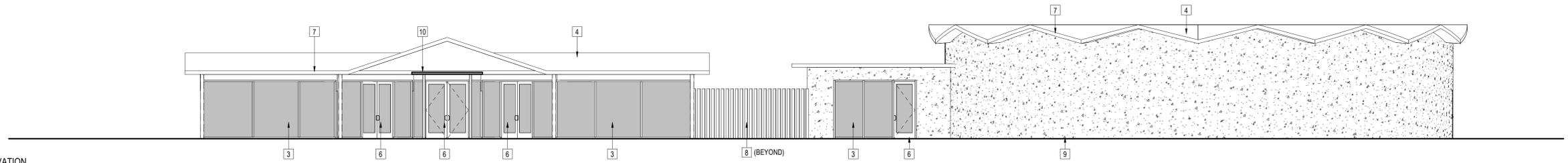
APPROVED
By Alison Christie at 9:09 am, Jan 12, 2021



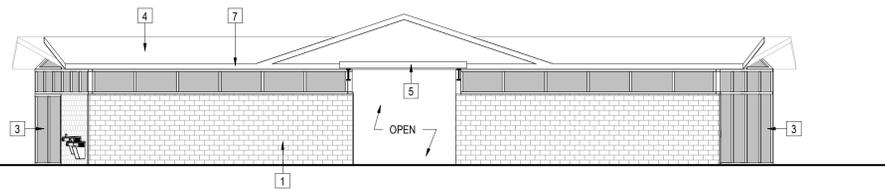
6 WEST ELEVATION
1/8" = 1'-0"



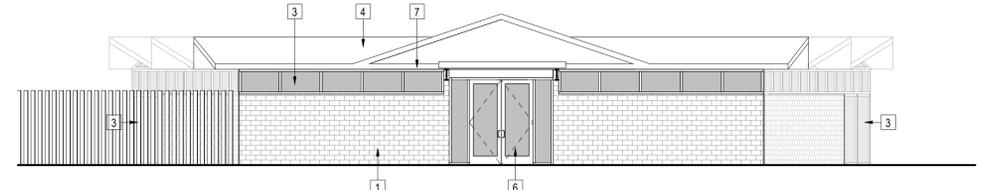
5 EAST ELEVATION
1/8" = 1'-0"



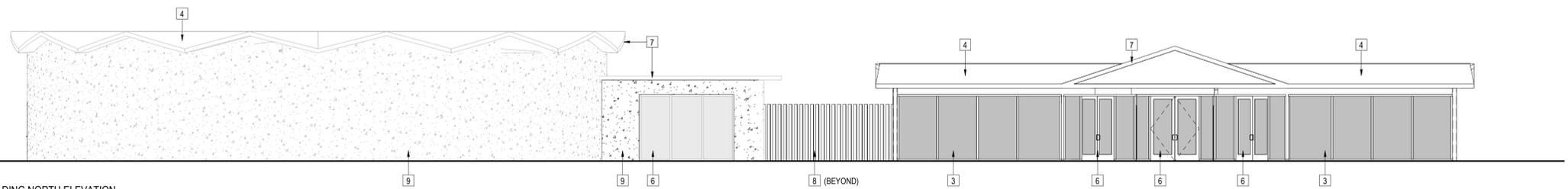
4 ENTRY BUILDING - SOUTH ELEVATION
1/8" = 1'-0"



3 SPA/CAFE BUILDING - SOUTH ELEVATION
1/8" = 1'-0"



2 ENTRY BUILDING - NORTH ELEVATION
1/8" = 1'-0"



1 SPA/CAFE BUILDING NORTH ELEVATION
1/8" = 1'-0"

SHEET NOTES

X → NUMBERED NOTES SHOWN IN DRAWINGS ON THIS SHEET APPLY ONLY TO THE NUMBERED NOTES IN THE TABLE BELOW.

- 1 PRESERVE AND REPAIR EXISTING CLAY TILE WALL, TYP.
- 2 NEW EXTERIOR HOLLOW METAL DOOR, TYP.
- 3 NEW IMPACT RESISTANT STOREFRONT WINDOW SYSTEM, TYP.
- 4 NEW MEMBRANE ROOF SYSTEM, TYP.
- 5 NEW ALUMINUM TRELLIS SYSTEM TO MATCH HISTORIC DESIGN.
- 6 NEW GLAZED ALUMINUM STOREFRONT DOOR SYSTEM.
- 7 NEW ROOF FASCIA AND TRIM TO MATCH EXISTING, TYP.
- 8 NEW DECORATIVE FENCE AT ENTRY.
- 9 NEW STUCCO FINISH ON CYCLORAMA TO MATCH EXISTING.
- 10 NEW AWNING SYSTEM.

Kimley»Horn

SWEETSPARKMAN
ARCHITECTURE & INTERIORS

NOT FOR CONSTRUCTION

CITY OF NORTH PORT
WARM MINERAL SPRINGS PHASE 1 IMPROVEMENTS
12200 SAN SERVANDO AVE, NORTH PORT, FL 34287

DESIGN DEVELOPMENT
08/24/20 (PROGRESS PRINT - 7/17/20)

REV DESCRIPTION DATE

GRAPHIC SCALE:



SCALE: 1/8" = 1'-0"

PROJECT MANAGER: JWB

DRAWN BY: PKL

A/E OF RECORD: JWB

PROJECT NO: KHA SSA - 18510

SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET No.:

A5.1

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Exhibit B-2



Side Elevation of Multi-Purpose Shelter



Aerial View of Multi-Purpose Shelter



Front Elevation of Multi-Purpose Shelter



Aerial View of Multi-Purpose Shelter

Exhibit B-2



Proposed View towards Spa / Cafe Building and outdoor dining area

Warm Mineral Springs Park Master Plan Stakeholder Meeting

Agenda

- | | | |
|----|--|----------------|
| A. | Welcome and Introductions
(City intro, introduce team) | 0-10 Minutes |
| B. | Project Overview
(KH presentation, SSA + Janus as applicable) | 10-25 Minutes |
| C. | Questionnaire
(individual exercise) | 25-35 Minutes |
| D. | Review of Program Elements;
Amenities;
Visual Preference Survey;
Open Discussion
(PPT overview, exercise, discussion with notes/parking lot) | 35-75 Minutes |
| E. | Q+A
(capture notes, parking lot items) | 75-95 Minutes |
| F. | Next Steps
(wrap-up, timeline, close) | 95-105 Minutes |

Warm Mineral Springs Park

MASTER PLAN

What are your Ideas?

The City of North Port is creating a Master Plan for the 80 acres that make up Warm Mineral Springs Park. Visit a community meeting or stakeholder meeting and share your ideas.

Community Engagement Schedule Warm Mineral Springs Park Master Plan

Tuesday, September 18, 2018

2 p.m. to 4 p.m.

Community Meeting

Warm Mineral Springs Park
12200 San Servando Ave.

Wednesday, September 19, 2018

2 p.m. to 4 p.m.

Cultural Groups
Stakeholder Meeting

Morgan Family Community Center
6207 W. Price Blvd.

Thursday, September 20, 2018

4 p.m. to 6 p.m.

Environmental Groups
Stakeholder Meeting

Support Team

6 p.m. to 7:30 p.m.

Advisory Boards
Stakeholder Meeting
Morgan Family Comm
6207 W. Price Blvd.
(Noticed to the public,

City of North Port
General Services Dept.
4970 City Hall Boulevard

ANK

Hasler
09/10/2018
FIRST-CLASS MAIL
US POSTAGE \$000.47⁰⁰

ZIP 34286
011E11674700

Sign up for W
<http://www.c>
For general in
Parks & Recre

WARM MINERAL SPRINGS NEIGHBOR
329 SAN BENITO AVE
NORTH PORT, FL 34287

NIXIE 33913 09/28/2018
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
ATTEMPTED NOT KNOWN
SORT IN MANUAL ONLY NO AUTOMATION
BC: 56998999955

34287 09 28 2018

PUBLIC INVOLVEMENT

September 18-20, 2018



Above: Excerpts from "one word" station at the public meetings

Public Involvement

Public Meetings

Public, stakeholder, and advisory board input was a key component in the Master Planning process for Warm Mineral Springs Park. Seven public meetings were conducted with a variety of stakeholder groups:

- Cultural stakeholder meeting, relating to the archaeological significance of the Spring
- Historical stakeholder meeting, focusing on the historic registration process and significance of the existing buildings
- Environmental stakeholder meeting
- Three public community meetings were held at strategic locations across the City to encourage participation, and ensure convenient access for residents. The public meetings were held at:
 - Warm Mineral Springs Park
 - Morgan Family Community Center
 - Suncoast Technical College

- Joint meeting with the Art Advisory Board, Parks and Recreation Advisory Board, and Beautification & Tree / Scenic Highway Committee
- One-on-one meetings with the Mayor, Vice Mayor, City Commissioners, and City Manager

The public meetings were all organized in similar formats of:

1. Formal Presentation by Project Manager from Kimley-Horn
2. Questionnaire / Survey completed by attendees
3. Image Preference Boards
4. Question, Answer and Open Discussion

The City of North Port also issued an online public survey, and facilitated a paper survey for residents, guests, and visitors to be able to provide input and feedback to help guide the Master Plan.

COMMUNITY GARDEN

TREE LIGHTING

MISC. PARK FEATURES PREFERENCE STUDY

INSTRUCTIONS:
Place a sticker under each of your preferred program elements at this station.

SITE ENTRANCE FEATURE

WEDDING AREA

HAVE ANY ADDITIONAL COMMENTS?
Please fill out a comment card and drop off in the white box.

STATION 3
WARM MINERAL SPRINGS PARK
NORTH PORT, FL

Kimley-Horn
9/10/16

JosephPort
FLORIDA

1. What do you like most about Warm Mineral Springs Park?
Natural Resources + Scenic location

2. What is your vision for Warm Mineral Springs Park?
Gathering place for citizens to enjoy small scale activities

3. How would you prioritize the following improvements?
(Rank 1 - 10 in order of importance to you - 1 being the highest)

<input checked="" type="checkbox"/> Vehicular Parking & Circulation	<input checked="" type="checkbox"/> Lighting
<input checked="" type="checkbox"/> Pedestrian Circulation	<input checked="" type="checkbox"/> Wi - fi
<input checked="" type="checkbox"/> Building Renovations	<input checked="" type="checkbox"/> Security
<input checked="" type="checkbox"/> Natural Feature Enhancements	<input checked="" type="checkbox"/> Bandshell
<input checked="" type="checkbox"/> Educational / Interpretive Signage	<input checked="" type="checkbox"/> Public Art
<input type="checkbox"/> Other: _____	

4. How do you feel the Community views Warm Mineral Springs Park?
A large monetary investment with very little engagement available for the majority of N.P. citizens

a. How can we improve upon that sentiment?
these activities to draw people here + lower repairs

5. What special events would you like to see at Warm Mineral Springs Park, including the entire 80 acres?
Small festivals

6. What challenges do you see to the development of Warm Mineral Springs Park?
*Monetary investment with so many other needs
Consistent budget + funds + people use interest*

7. What are some of the desired uses you want to see offered at Warm Mineral Springs Park?
(Rank 1 - 14 in order of importance to you - 1 being the highest)

<input checked="" type="checkbox"/> Camping Opportunities	<input checked="" type="checkbox"/> Eco-Tourism Activities
<input checked="" type="checkbox"/> Evening Events	<input checked="" type="checkbox"/> Shopping & Commerce
<input checked="" type="checkbox"/> Wellness Events	<input checked="" type="checkbox"/> Preservation of Existing Trees / Landscape Parking Improvements
<input checked="" type="checkbox"/> Historical & Cultural Events	<input checked="" type="checkbox"/> Trail Enhancements (Pedestrian / Bike / Equestrian)
<input checked="" type="checkbox"/> Educational Opportunities	<input checked="" type="checkbox"/> Gathering / Festival Area
<input checked="" type="checkbox"/> Leave Park in a Natural State	<input checked="" type="checkbox"/> Open - Air Amphitheater / Bandshell
<input checked="" type="checkbox"/> Restroom Facilities	<input checked="" type="checkbox"/> Community Garden
<input type="checkbox"/> Other: _____	

JosephPort
FLORIDA

Kimley-Horn
Equal Mass. Experience Better.

Far left: Example of image preference board used during community meetings. Colored stickers represent participant preferences on programming.

Left: Excerpt from paper survey distributed throughout the community.



Above: Image from the September 18, 2018 community meeting held at Warm Mineral Springs Park

Survey Results

Survey questions were developed in order to gauge public input and desires for the programming of the park. Questions were designed to identify top ranked improvements, and what type of additional features and program elements could be provided to enhance visitor experience.

A summary of preferences is provided on the following pages.

Top Improvements

-  **1 Natural Feature Enhancements**
-  **2 Architectural Renovations & Improvements**
-  **3 Educational Exhibits & Signage**

Top Activities

-  **1 Dining Options**
-  **2 Seating Options & Picnic Areas**
-  **3 Wellness Activities & Exercise Classes**

Additional Improvement Needs

-  **Shade**
-  **Security**
-  **Restrooms**

Public Involvement

What is your vision for Warm Mineral Springs Park?

I'd like to see the buildings restored and the historical significance celebrated.

I would like Warm Mineral Springs to bring in more tourism while keeping to a health spa and educational element.

It has the opportunity to become designated as a passive parkland. The sixty acres are part of a bird sanctuary. My vision is quietude, nature, upgraded historical buildings, trails, and boardwalks.

Upgrade the facilities, have a small cafe, boutique, museum, but always quiet and peaceful, with a Florida friendly garden, and classes like gardening and yoga.

I'm an employee and I'd like to be able to take advantage of the healing water. I'd like a program where residents can work in exchange for passes to the park. Or allow residents to volunteer in exchange for Springs entry.

More information and signage between the exits of Hwy 75 and the park.

Opening of a little restaurant.

Good parking, free sport activities, improved restrooms and showers.

Warm Mineral Springs would do well to have walking trails, boardwalks, light retail, and educational piece, and a museum displaying archaeological and historical artifacts.

To be all about wellness, healing, meditation, yoga, etc.

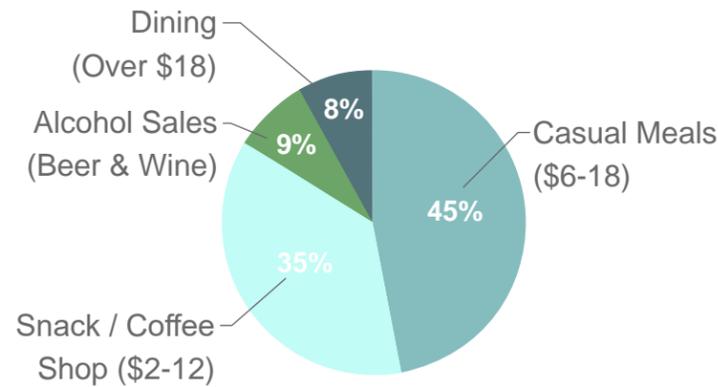
I would like access to the acreage for hiking at no cost.

My vision includes a place where people can gather to enjoy the Springs as well as the historical aspects of this unique location.

Connect it to the Legacy Trail for bikers to visit.



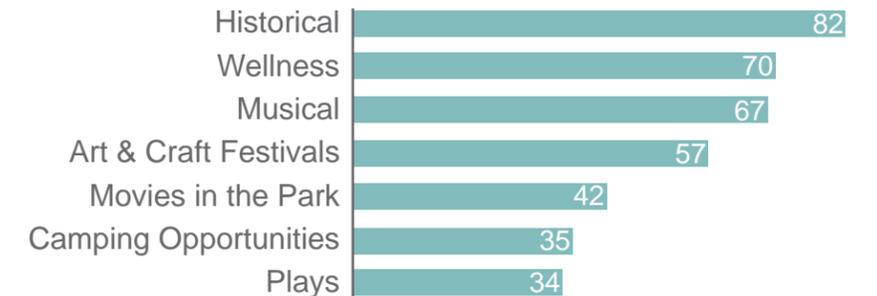
What type of food and drink offering would you like to have provided at the park?:



We are of the mind that living close to the natural world plants, animals, mineral waters is in itself, a restorative influence upon human health and spirit.

A possible tourist attraction, with restaurants and lodging, swimming and camping, concerts and nature tours, and use of mineral waters for health reasons.

What type of events would residents like to enjoy at the site?: (Total responses)



Summary of Potential Program Elements

The potential program elements as originally proposed by the City Commission were discussed and vetted during the public engagement, and advisory board meeting process. During these meetings, a prioritization of program elements and community preferences became clear. The following is a summary of key priorities based on discussion at the meetings:

- Be mindful of the existing conditions by enhancing and embracing the site through the preservation of vegetation and ecological health of the Spring
- Provide a flexible lawn space that is open to passive games like bocce ball, croquet, etc.
- Provide opportunity for a canopy walk amidst the existing trees and creek
- Provide flexible space for temporary food trucks, festivals, and events
- Provide a Trail system expanding to the Deer Prairie Creek Preserve and surrounding neighborhood street network
- Provide buffering between uses on site and adjacent residential development, as well as strategic buffering between the Spring and proposed amenities on the 59.9 acre parcel

- Maintain and expand the existing community garden
- Enhance the access and entry experience to the site through the expansion of parking, sidewalks, and additional signage
- Create an outdoor experience where people can learn about the site's history
- Provide camping (in the form of tents, cabins and RV) on site, that are located in area that do not interfere with the 21.7 acres and do not disturb a significant amount of existing vegetation
- Restore and renovate existing structures
- Incorporate native plantings and low-impact development, and manage invasive and exotic plants existing on-site

Please make Warm Mineral Springs better. It is too lovely a place to be wasted. I have been waiting for 40 years to see this happen.



In 1987, archaeologists dove to the bottom of Warm Mineral Springs and retrieved well-preserved skeletons of a prehistoric man, a mammoth, a saber tooth tiger, and other Pleistocene plant matter. This evidence proved that Pleistocene animals and man co-existed.

Exhibit D

**CITY OF NORTH PORT, FLORIDA
DEVELOPMENT ECONOMIC AND FISCAL IMPACT MODEL
Warm Mineral Springs DMP
SUMMARY OF ECONOMIC AND FISCAL IMPACTS**

I. OPERATING REVENUE IMPACT	<u>Years 1 - 5</u>	<u>Years 6 - 10</u>	<u>Years 11 - 15</u>	<u>Years 16 - 20</u>	<u>Years 21 - 25</u>	<u>Years 26 - 30</u>	<u>Years 1 - 30</u>
A. Ad Valorem Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B. Other Taxes	\$146,037	\$149,516	\$163,428	\$163,428	\$163,428	\$163,428	\$949,266
C. Permits, Fees, & Special Assessments	\$168,690	\$172,708	\$188,779	\$188,779	\$188,779	\$188,779	\$1,096,515
D. Intergovernmental Revenue	\$199,352	\$204,100	\$223,092	\$223,092	\$223,092	\$223,092	\$1,295,822
E. Charges for Services	\$1,569,732	\$1,607,118	\$1,756,664	\$1,756,664	\$1,756,664	\$1,756,664	\$10,203,504
F. Fines & Forfeitures	\$2,996	\$3,068	\$3,353	\$3,353	\$3,353	\$3,353	\$19,476
G. Miscellaneous Income	\$29,325	\$30,024	\$32,818	\$32,818	\$32,818	\$32,818	\$190,620
TOTAL OPERATING REVENUE IMPACT	\$2,116,134	\$2,166,534	\$2,368,134	\$2,368,134	\$2,368,134	\$2,368,134	\$13,755,203
II. OPERATING EXPENDITURE IMPACT	<u>Years 1 - 5</u>	<u>Years 6 - 10</u>	<u>Years 11 - 15</u>	<u>Years 16 - 20</u>	<u>Years 21 - 25</u>	<u>Years 26 - 30</u>	<u>Years 1 - 30</u>
General Government	\$923,767	\$945,768	\$1,033,773	\$1,033,773	\$1,033,773	\$1,033,773	\$6,004,629
Economic Environment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Physical Environment	\$172,123	\$176,222	\$192,620	\$192,620	\$192,620	\$192,620	\$1,118,826
Human Services	\$22,057	\$22,582	\$24,683	\$24,683	\$24,683	\$24,683	\$143,371
Transportation	\$363,268	\$371,920	\$406,528	\$406,528	\$406,528	\$406,528	\$2,361,299
Public Safety	\$918,014	\$939,878	\$1,027,336	\$1,027,336	\$1,027,336	\$1,027,336	\$5,967,234
Culture/Recreation	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital	\$329,863	\$337,719	\$369,144	\$369,144	\$369,144	\$369,144	\$2,144,158
Debt & Lease	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL OPERATING EXPENDITURE IMPACT	\$2,729,090	\$2,794,089	\$3,054,084	\$3,054,084	\$3,054,084	\$3,054,084	\$17,739,517
III. NET OPERATING SURPLUS/DEFICIT	<u>Years 1 - 5</u>	<u>Years 6 - 10</u>	<u>Years 11 - 15</u>	<u>Years 16 - 20</u>	<u>Years 21 - 25</u>	<u>Years 26 - 30</u>	<u>Years 1 - 30</u>
	-\$612,956	-\$627,555	-\$685,950	-\$685,950	-\$685,950	-\$685,950	-\$3,984,314
IV. AD VALOREM INCREMENTAL REVENUE	<u>Years 1 - 5</u>	<u>Years 6 - 10</u>	<u>Years 11 - 15</u>	<u>Years 16 - 20</u>	<u>Years 21 - 25</u>	<u>Years 26 - 30</u>	<u>Years 1 - 30</u>
	\$0	\$0	\$0	\$0	\$0	\$0	\$0
V. TOTAL IMPACT FEES	<u>Years 2 - 6</u>	<u>Years 7 - 11</u>	<u>Years 12 - 16</u>	<u>Years 17 - 21</u>	<u>Years 22 - 26</u>	<u>Years 27 - 31</u>	<u>Years 2 - 31</u>
Law Enforcement	\$4,320	\$1,481	\$0	\$0	\$0	\$0	\$5,801
Fire	\$5,402	\$1,852	\$0	\$0	\$0	\$0	\$7,254
Parks & Recreation	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transportation	\$28,655	\$33,825	\$0	\$0	\$0	\$0	\$62,480
Solid Waste	\$1,378	\$472	\$0	\$0	\$0	\$0	\$1,850
General Government	\$4,909	\$1,683	\$0	\$0	\$0	\$0	\$6,593
TOTAL IMPACT FEES	\$44,665	\$39,314	\$0	\$0	\$0	\$0	\$83,978
VI. UTILITY CONNECTION FEES	<u>Years 2 - 6</u>	<u>Years 7 - 11</u>	<u>Years 12 - 16</u>	<u>Years 17 - 21</u>	<u>Years 22 - 26</u>	<u>Years 27 - 31</u>	<u>Years 2 - 31</u>
Water	\$25,260	\$26,536	\$0	\$0	\$0	\$0	\$51,796
Wastewater	\$34,415	\$36,153	\$0	\$0	\$0	\$0	\$70,568
TOTAL CONNECTION FEES	\$59,676	\$62,689	\$0	\$0	\$0	\$0	\$122,364
VII. SUMMARY OF ANNUAL ECONOMIC IMPACTS (Output and Earnings in Current Dollars)	<u>Year 5</u>	<u>Year 10</u>	<u>Year 15</u>	<u>Year 20</u>	<u>Year 25</u>	<u>Year 30</u>	
Direct Output From Development	\$38,669,075	\$51,249,335	\$51,249,335	\$51,249,335	\$51,249,335	\$51,249,335	
Direct Employment From Development	315	367	367	367	367	367	
Direct Earnings From Development	\$16,043,438	\$18,658,622	\$18,658,622	\$18,658,622	\$18,658,622	\$18,658,622	
Indirect Output From Development	\$22,179,204	\$28,754,906	\$28,754,906	\$28,754,906	\$28,754,906	\$28,754,906	
Indirect Employment From Development	438	509	509	509	509	509	
Indirect Earnings From Development	\$2,770,339	\$6,199,970	\$6,199,970	\$6,199,970	\$6,199,970	\$6,199,970	
Total Output From Development	\$60,848,278	\$80,004,240	\$80,004,240	\$80,004,240	\$80,004,240	\$80,004,240	
Total Employment From Development	753	877	877	877	877	877	
Total Earnings From Development	\$18,813,777	\$24,858,592	\$24,858,592	\$24,858,592	\$24,858,592	\$24,858,592	

Note: If entire jurisdiction growth forecasts are used in scenario modeling, disregard indirect and total impact categories. For this case, direct impacts represent total impacts.