

CIP Detail Sheets

Project: WM19BR | **Title:** Warm Mineral Springs Building Rehabilitation | **Status:** Existing CIP Project
Category: Parks & Recreation | **Department:** PUBLIC SERVICES | **LMS:** N/A

Comprehensive Plan Information

Project Location

CIE Project: N/A | **Capital Improvement:** | **District:**
LOS/Concurrency: N/A | **Project Need:** N/A | **Location:** 122000 San Servando Ave, North Port

Programmed Funding

| Programmed Funding | Appropriated To Date | Budgeted FY 2026 | Non-Appropriated Programmed CIP Funding | | | | Future Funding |
|--------------------|----------------------|------------------|---|---------|---------|---------|----------------|
| | | | FY 2027 | FY 2028 | FY 2029 | FY 2030 | |
| 15,867,440 | 10,867,440 | 5,000,000 | 0 | 0 | 0 | 0 | 500,000 |

Strategic Pillar

Quality of Life

Project Description

This project is part of the overall master plan for Warm Mineral Springs Park. The initial phase of the master plan addresses building restorations, and improvements to the parking lot and utility infrastructure. At the February 25, 2025 Commission meeting, staff received commission support to perform a historic renovation of the main building, a hybrid renovation to the spa building, and stabilization and mothballing of the Cyclorama, all with wet floodproofing measures.

Project Rationale

The adopted Warm Mineral Springs Park Master Plan recommends restoration of the historic buildings. Hurricane Ian impacts led to the condemnation of all three existing buildings. Daily operations are currently being supported by temporary buildings at a cost of approximately \$150,000 per year.

Funding Strategy

Funding sources for this project are Park & Rec Impact Fees, Warm Mineral Springs, and Surtax.

Expenditures to date \$1,659,445

Operation Budget Impact

No additional impact on operating budget is anticipated as a result of the building restoration and improvements.

Project Image



Schedule of Activities

| Project Activities | From - To | Amount |
|---------------------------------------|-------------------|------------|
| DESIGN/ENGINEERING | 10/2018 - 09/2021 | 1,374,124 |
| CONSTRUCTION | 10/2021 - 09/2027 | 14,993,316 |
| Total Budgetary Cost Estimate: | | 16,367,440 |

Means of Financing

| Funding Source | Amount |
|---------------------------|------------|
| PRKS & REC IMPCT FEE FUND | 757,625 |
| WARM MINERAL SPRINGS | 3,884,275 |
| SURTAX | 11,225,540 |

Total Programmed Funding: 15,867,440
Future Funding Requirements: 500,000