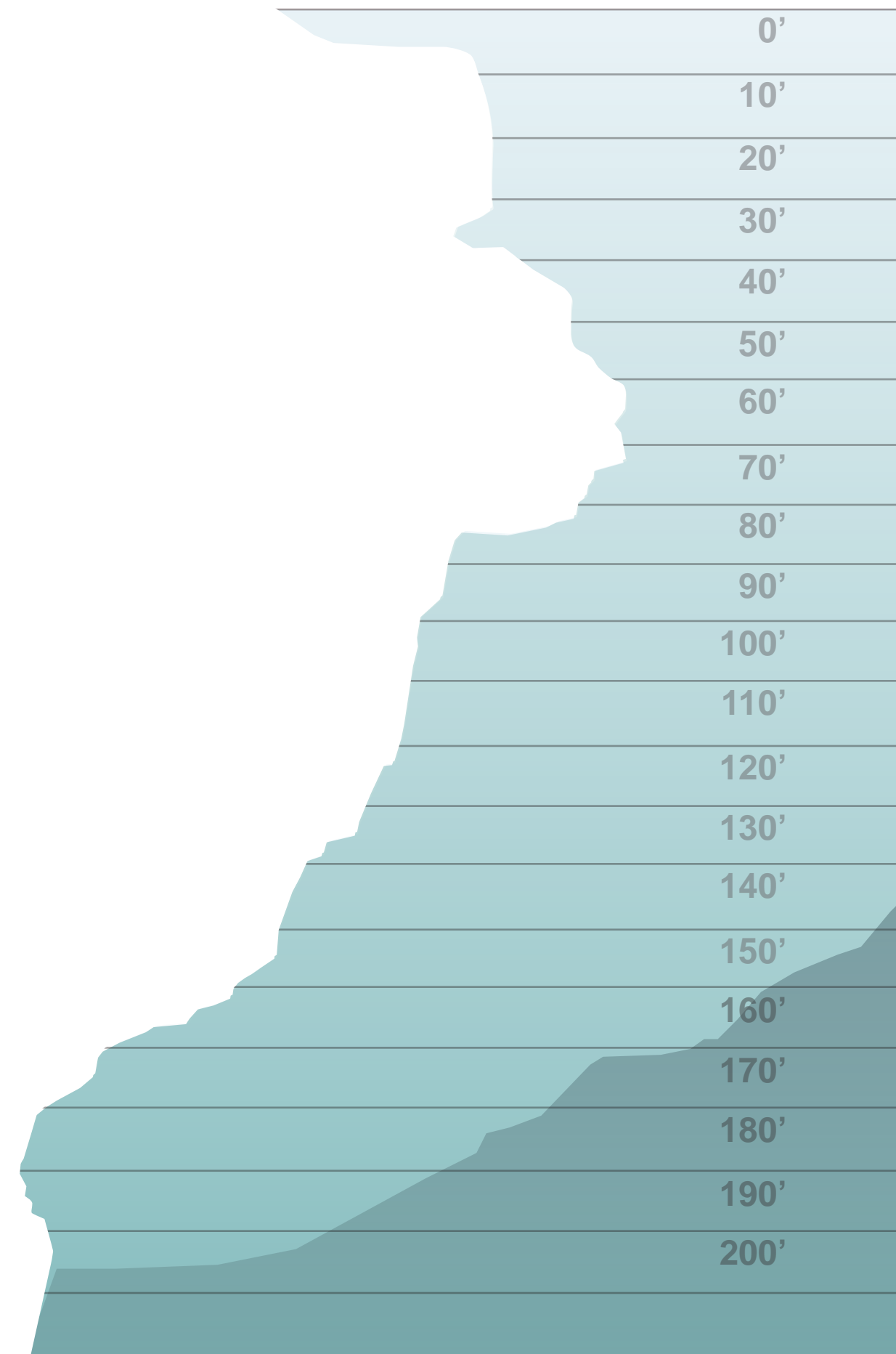


WARM MINERAL SPRINGS PARK

# MASTER PLAN

DRAFT







# PREPARED FOR

The City of North Port, Florida

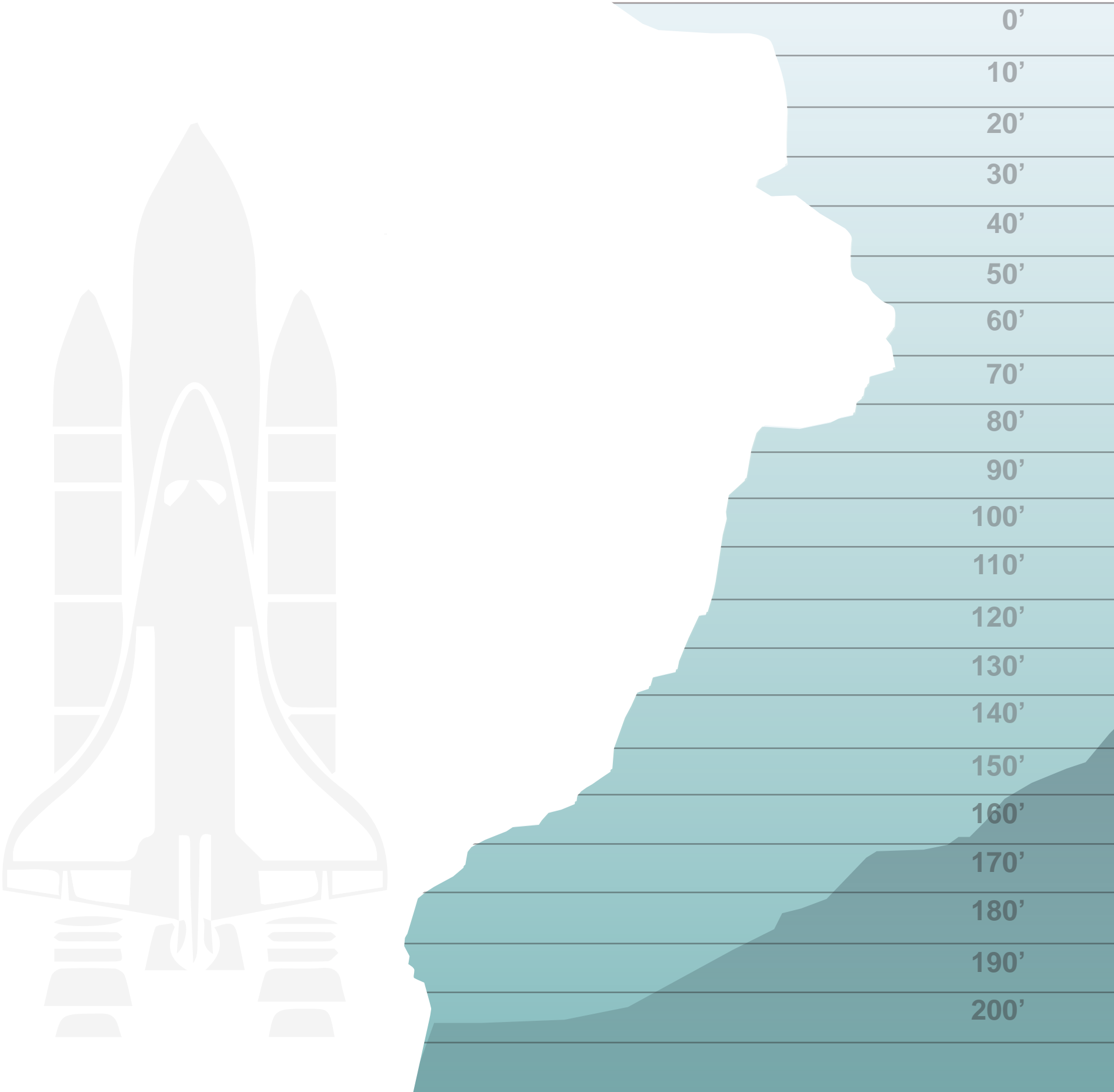
# PREPARED BY

**Kimley-Horn & Associates**, Master Plan

**Sweet Sparkman**, Architecture

**Janus Research**, Archaeology

SPACE SHUTTLE: 185'





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# INTRODUCTION





*Above: Existing conditions of Springs, looking northeast*



Existing Conditions

Warm Mineral Springs Park is located within the City of North Port in Sarasota County. The following Master Plan consists of a comprehensive analysis of the entire 81.6 acres and provides recommendations for future improvements and amenities based on local stakeholder and resident input. The valuable ecological and historically significant Spring’s site was listed on the National Register in 1977, Sarasota County’s Significant Historic Resource List, and the structures have been recognized locally on the city of North Port Local Register of Historical Sites and Structures (March 2017). The site has been dated to 11,000 years before present and is defined by its Spring. The Spring is a geothermal sinkhole which measures approximately 240 feet in diameter at the top surface, and is approximately 225 feet deep. The Spring’s water has anaerobic and highly mineralized properties and is internationally known for its healing qualities, and is the main attraction for current Park users. Over time, these anaerobic properties have also helped preserve several archaeological findings including human remains, bone tools, shell tools, stone tools, animal bones, nuts, leaves, charred wood, and pollen.

Today, Warm Mineral Springs Park is an international attraction and provides its guests with a number of therapeutic and passive recreation options within the 21.7 acre area that encompasses the existing buildings, Cyclorama, and Spring. The park averages approximately 110,000 visitors per year. Along with the enjoyment of the Spring, users can also partake in a variety of spa services provided on site, including massages and facials.

Due to the historical and environmental significance of the site, data collection and public input were key to the development and programming of the Master Plan. The following document will review these processes and how they influenced the proposed plan for Warm Mineral Springs Park.

Opportunities & Constraints

The proposed Master Plan will expand the park programming activities into the full 59.9 acre portion of the City owned property, while

enhancing the existing 21.7 acres. The property is located a third of a mile north of Tamiami Trail (US-41) at the intersection of Ortiz Boulevard and Trionfo Avenue, and is surrounded by residential development. The eastern side of the property is flanked by an existing canal which leads north to the Deer Prairie Creek Preserve.

There is a 325 foot diameter archaeological sensitivity zone surrounding the Spring which allows only limited improvements/development. Anchoring the southern portion of the 21.7 acres is the existing building complex consisting of the entry/admission building, spa, and Cyclorama. The remaining 59.9 acres of the site is a naturalized area which is comprised of a narrow creek bed traversing north to south surrounded by existing tree canopy and pockets of open space. The site is also a designated bird sanctuary and many residents visit to enjoy bird watching activities. The only developed area of the 59.9 acres is the existing community garden located on the northern portion of the property.



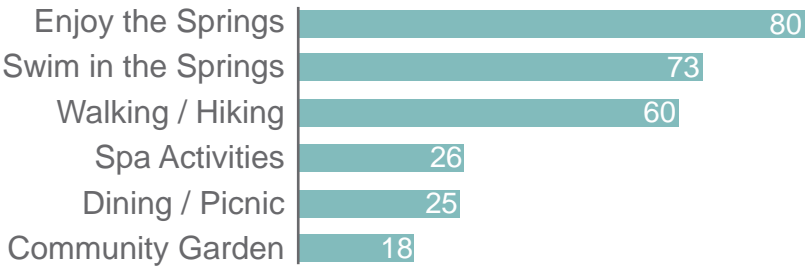
City of North Port Goals

As part of the Request for Proposals (RFP) that the City advertised for the Park Master Plan, a number of program features were included as potential improvements. These features were presented at the public and advisory board meetings, and vetted for community desire to include within the park. These features included:

- Preservation and incorporation of existing tree canopy
- Preservation and incorporation of existing building footprints and structures

- Natural berms or noise abatement options to be located between the Warm Mineral Springs Park site and surrounding neighborhood
- Camping locations for tent and recreational vehicles (RV) camping
- Area for future camping cabins
- Parking improvements including daily park users, RV’s, and horse trailers
- Large gathering/festival area
- Site access and entrances including gateway features
- Open-air amphitheater
- Trails including pedestrian, bicycle, horse trails and other passive/natural trails
- Museum and historical/education exhibits, signage or displays
- Trail connectivity to the broader community including Deer Prairie Creek and the Myakka Forest
- Light retail such as boutique shopping, ice cream, etc.
- Restroom facilities located strategically throughout the park
- Recommendations for utility upgrades as necessary (water, sewer, stormwater and electrical)
- Relocation of the community garden as required

How Residents Use the Current Park:







Above: Existing site map



# Introduction

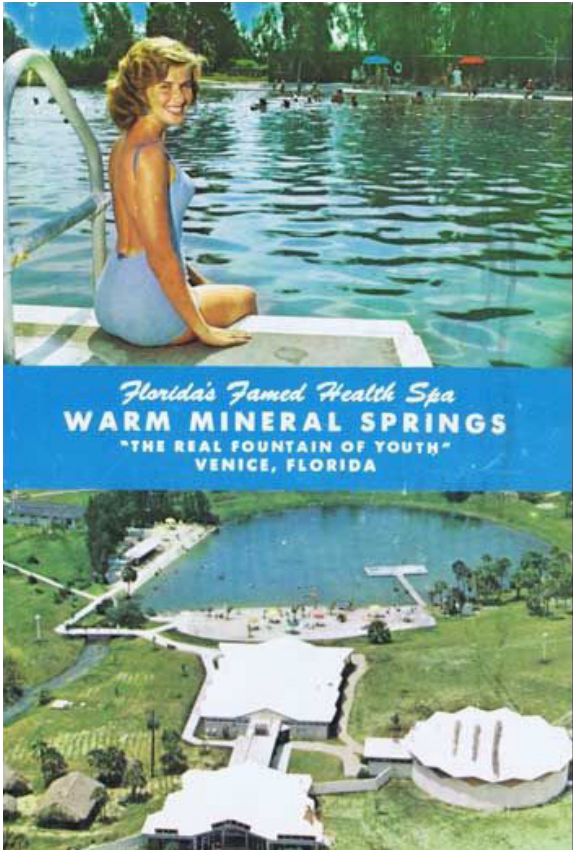
*In the Pleistocene era, humans, mammoths, saber tooth tigers, and other prehistoric animals inhabited the environment surrounding the Spring.*

## History of the Site

During the public outreach meetings, participants made it clear that the history of the Spring was extremely important to the community. The Master Plan for Warm Mineral Springs Park will preserve existing historical elements, as well as feature historical exhibits and educational signage in various forms. Although most visitors are aware of the Spring’s natural qualities, a major goal of the park improvements is to educate visitors on the rich history of the site.

### Public Awareness of the Site’s History: *(Scale of 1-5)*

Paleo-Indian	4
Natural/Geological	4
Architecture	3



## Architectural & Historic Registry & Summary

The existing building complex including the entry/admission building, spa, and Cyclorama were designed by prominent local architect Jack West, in the Sarasota School of Architecture style, and constructed for the Florida Quadricentennial in 1959. Due to the architectural significance and the desire to preserve and restore these local architectural treasures, these buildings were submitted to the National Register of Historic Places for nomination onto the historic register as part of the Master Plan process. The full Historic Registration Nomination is provided as Appendix B.

The entry/admission building and spa building were connected by a covered walkway. Presently, the walkway is no longer covered, but the support posts remain. This building complex is laid out in an hourglass shape that reflects the overall shape of the Spring, and the 225 foot length of the buildings approximates the depth of the adjacent Spring.

To the east of the Spa is the Cyclorama, a one-story round building with a continuous painting that illustrates Ponce de Leon’s arrival in Florida, his quest for the Fountain of Youth, and his journey through the local Florida landscape. Cycloramas were used to tell a story and were a precursor to the motion picture.





## Archaeological Summary & Findings

As part of the Park Master Plan, an Archaeological Summary Report was prepared by Janus Research. This summary assembles past findings of several reports into one cohesive document, and includes a summary of the following elements related to the site's history:

- Environmental Context
- Paleo-indian Period (12000 – 7500 BC)
- Archaic Period (7500-500 BC)
- Early Archaic (7500 – 5000 BC)
- Middle Archaic Period (5000-3000 BC)
- Late Archaic Period (3000- 500 BC)
- Formative and Mississippian Periods (500 BC- AD 1513)
- Manasota Culture
- Weeden Island Manasota Culture
- Safety Harbor Culture

This summary is provided in Appendix A, and details previous investigations that identify archaeological sites and archaeological occurrences on the site. There are two archaeological sites within the Park property; the Spring, and a flakelet site located within the southern area of the property. A flakelet is precontact lithic scatter typically derived from the process of building tools for hunting. These findings were deemed ineligible for the National Register by the cultural resource management firm that had identified them.

There are also four archaeological occurrences (AO) that have been documented on the site. An AO is an isolated find that are non-diagnostic in nature. All four AO's consist of flakelet material that was discovered on the site.

The location of the archaeological sites and archaeological occurrences has been acknowledged and their significance has been identified in the Master Plan.





# PUBLIC INVOLVEMENT

September 18–20, 2018







# 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 which consisted 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

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 all ages 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)

5 Vehicular Parking & Circulation	9 Lighting
4 Pedestrian Circulation	10 Wi-Fi
3 Building Renovations	8 Security
7 Natural Feature Enhancements	6 Bandshell
2 Educational / Interpretive Signage	7 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  
Constant back & forth to 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)

12 Camping Opportunities	7 Eco-Tourism Activities
11 Evening Events	14 Shopping & Commerce
8 Wellness Events	3 Preservation of Existing Trees / Landscape Parking Improvements
6 Historical & Cultural Events	2 Trail Enhancements (Pedestrian / Bike / Equestrian)
5 Educational Opportunities	9 Gathering / Festival Area
4 Leave Park in a Natural State	1 Open-Air Amphitheater / Bandshell
3 Restroom Facilities	10 Community Garden
<input type="checkbox"/> Other:	

Kimley-Horn  
9/10/16

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.





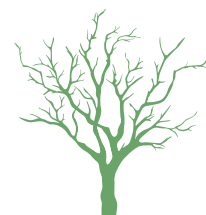
Above: Image from the 9/18/18 community meeting held at Warm Mineral Springs Park

## 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

## In one word, how would you describe the park today?



### Participant responses from the One-Word survey



In one word, how would you describe the park you want in the future?





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.*

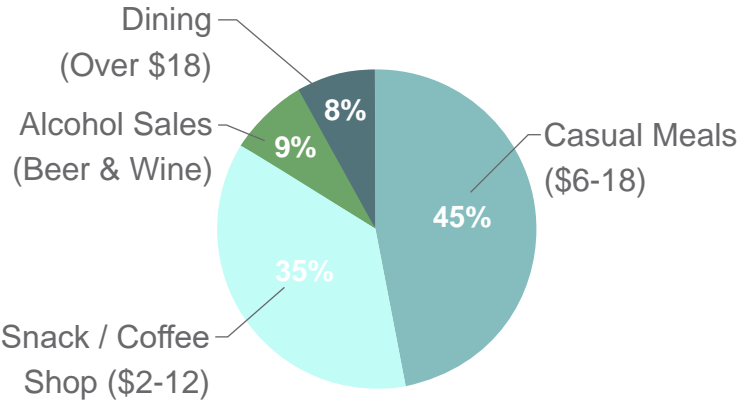
*I would like access to the acreage for hiking at no cost.*

*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*



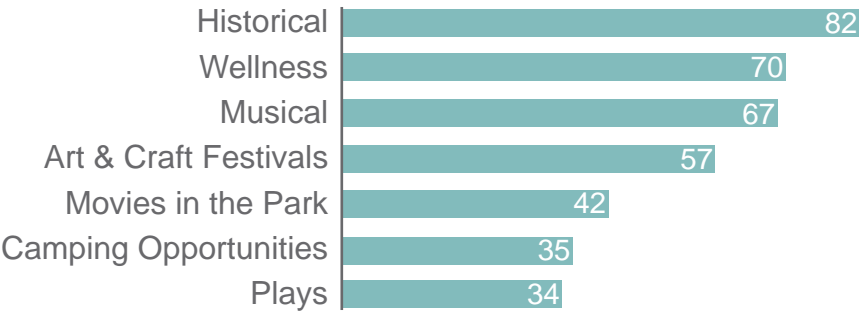
What type of food and drink offering would you like to have provided at the park?:



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

*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.*

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 forty 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.

# CONCEPTUAL MASTER PLAN





*Above: Existing conditions of Springs, standing on lawn looking north toward Spring*



## Conceptual Master Plan: Design Narrative

The proposed Draft Master Plan reflects the program and amenities that were identified and prioritized at the City, Stakeholder and Community meetings, and presented for initial feedback at the City Commission Workshop on 1/7/19. The plan provides the framework of elements that marry the existing Warm Mineral Springs Park with the expanded property through a series of accessible circulation paths and intentional sight lines. Proposed Park elements include:

- Enhanced hardscape
- Landscape enhancement
- Site furnishings including shade structures, lighting, wellness equipment, and seating
- Circulation improvements including a network of trails and boardwalks
- Passive recreation / programmatic activities
- Camping facilities
- Event pavilion
- Additional parking
- Historic and educational exhibits / signage

### Design Process

Following the public input and data collection process, the design team focused on the desired elements and how they would fit into the site with minimal impact to the existing naturalized setting. The existing parking lot was expanded to accommodate additional visitors and provide entry and exit points to both Trionfo Ave. and Ortiz Blvd. From the parking lot, separate entry points were established for paying Spring visitors and guests visiting the remaining park property. The majority of improvements are passive, such as trails and shelter areas which limit construction impact to the existing tree canopy and the existing creek. The camping area has a separate access point from everyday guests. Overnight guests access through a private looped drive off of Trionfo Ave. Due to the proposed uses of RV parking, events, and trails being in proximity to the surrounding residential development, careful consideration to berm and buffer placement was provided on the perimeter of the property. The Draft Master Plan shown on the next page includes the design decisions and proposed park elements as described above.

## Legend: Conceptual Master Plan

- 1 Existing Buildings with New Courtyard
- 2 Existing Cyclorama
- 3 Pick Up / Drop Off
- 4 Parking
- 5 Overflow Parking
- 6 Event Plaza / Market Area
- 7 Park Monument Sign
- 8 Historical Exhibit
- 9 Restrooms
- 10 Lookout Towers & Canopy Walk
- 11 Maintenance Building
- 12 Equestrian Trail Gateway
- 13 Potential Future Parking







## Commission & Community Feedback

At the Commission workshop on 1/7/19, key program features proposed on the Conceptual Master Plan were vetted through discussion, and ultimately brought to vote in order to determine if they would remain in the park plan, or be removed. The following items were voted to be removed from the Master Plan:

- **Camping:** Cabins would require a large investment, management, and maintenance, while only few people may be interested in camping at the Springs. RV camping would not retain the serenity of the park, and some campers do not have contained utility uses. Tent camping would be difficult to maintain due to trash collection, security, etc.
- **Equestrian Trails:** The equestrian trail would only be 1/2 mile and may not yield return on investment. The proposed pedestrian and bike trail system in the park may connect to The Legacy Trail in the future, and mixing bikes and horses could be dangerous.
- **Future Parking:** It was decided that the future parking area was not needed in the plan.

Other changes to the Master Plan have been made based on discussion at the 1/7/19 Commission workshop include:

- The event plaza / market area has been reoriented to be adjacent to the event lawn, so it is no longer within the Springs buffer. A bus drop off lane has been added in its place.
- Restrooms along the trail have been shifted to be more near the event pavilion and the indigenous peoples historical exhibit. A restroom has been added to accommodate the community garden.
- Spaces have been designated for various sized picnic pavilions and a stage / multi-use shelter.
- Maintenance building has been reoriented.

The updated Draft Master Plan incorporates the modifications noted above and retains features appropriate for Warm Mineral Springs Park, while removing some program elements that the City Commission decided were not appropriate for the site at this time.

## Legend: Draft Master Plan

- 1 Existing Buildings with New Courtyard
- 2 Existing Cyclorama
- 3 Pick Up / Drop Off
- 4 Parking
- 5 Overflow Parking
- 6 Bus Pick Up / Drop Off
- 7 Event Plaza / Market Area
- 8 Historical Exhibit
- 9 Restrooms
- 10 Picnic Pavilions
- 11 Stage / Multi-Purpose Shelter
- 12 Lookout Towers & Canopy Walk
- 13 Maintenance Building
- 14 Monument Sign
- 15 Maintenance Access
- 16 Community Garden Parking
- 17 Native Landscape Restoration







# Park Elements



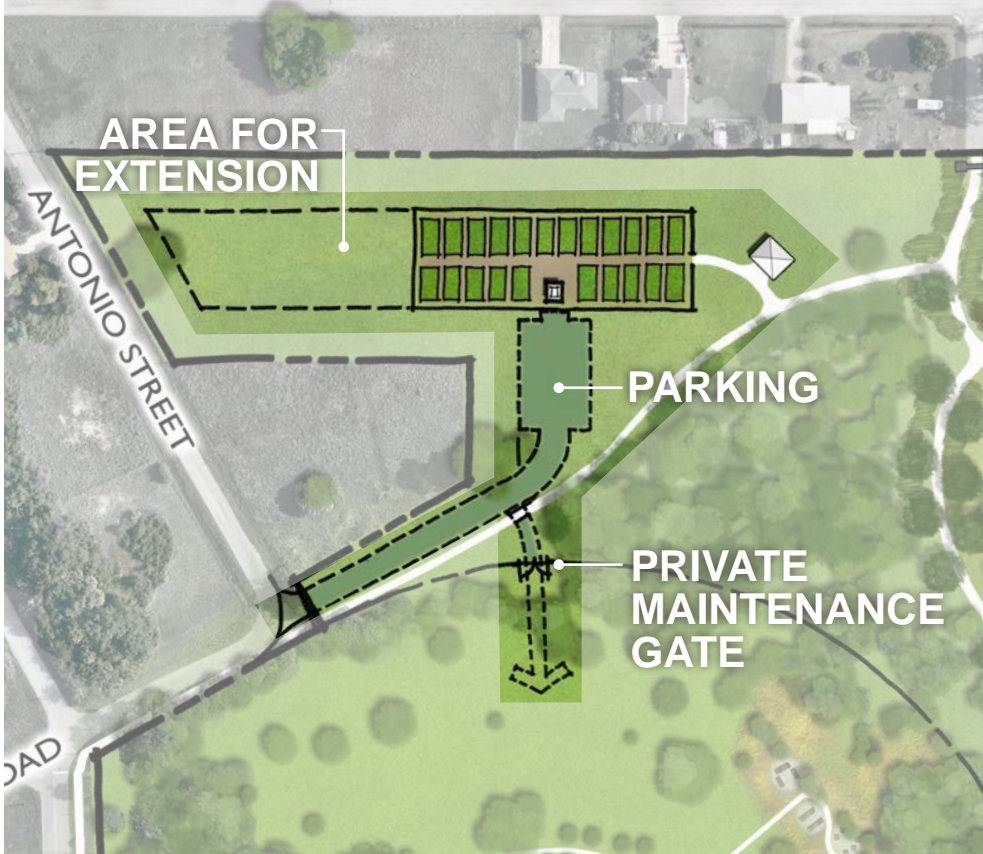
## Spring

Warm Mineral Springs Park is currently used by residents and visitors as a health spa and wading pool. Plastic chairs are provided on the lawn for seating. There are multiple ramps that serve as access points into the spring. The new park master plan features enhanced seating options, including picnic tables, chaise lounges and cabanas.



## Event Space

The new master plan for Warm Minerals Springs Park is able to accommodate large events such as weddings, farmers markets, and festivals, with various sized pavilions and shelters. A palm lined plaza can serve as a smaller event space as well as overflow parking when large events are held on the lawn. An event pavilion and lawn offers the opportunity to hold large gatherings at the park.

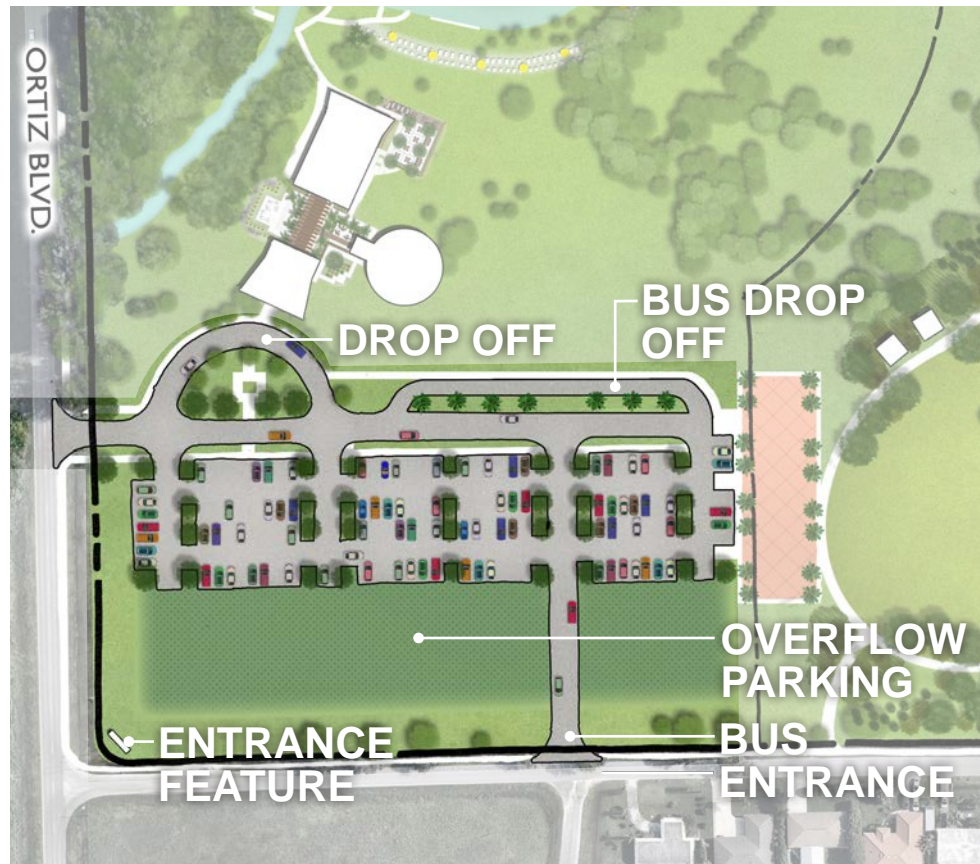


## Community Garden

The relocated community garden offers users a larger area and easier access. Parking adjacent to the garden provides easier transport of materials. A private gate is also provided for maintenance access to the Spring area. It is recommended that the soil in the new garden beds be transplanted from the existing garden beds, or treated to the same nutrient level as the current soil.

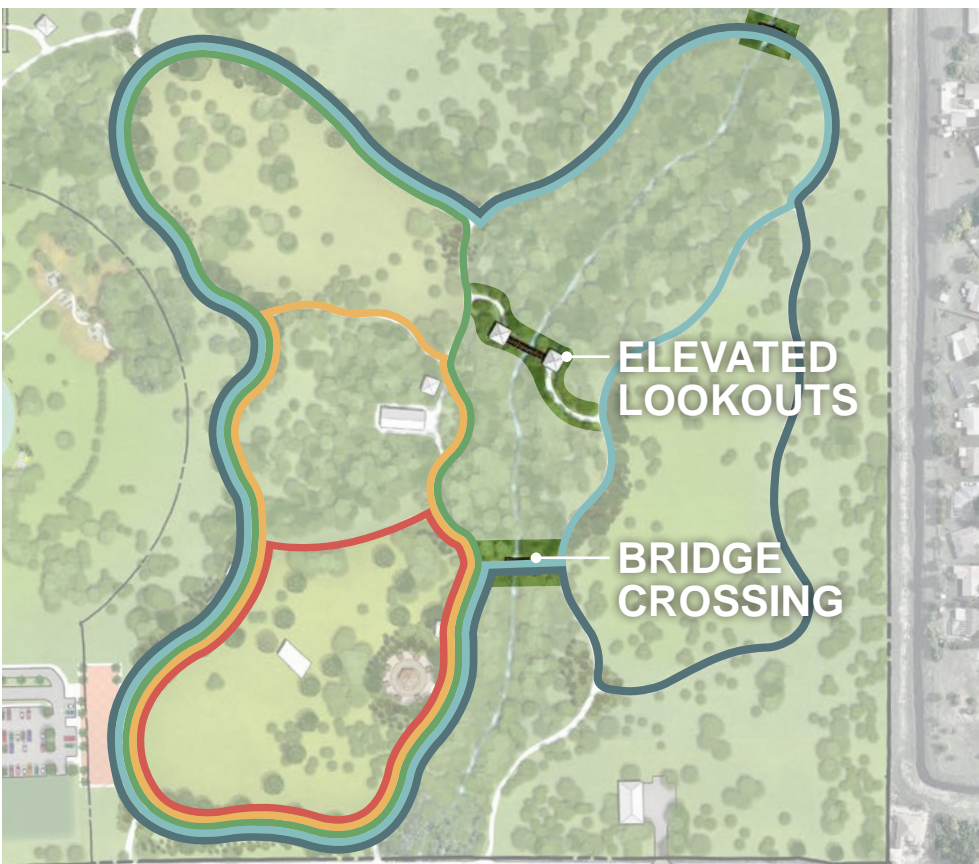






## Parking and Drop Offs

New parking areas will be able to accommodate more visitors and larger events at the Park. A grass area or semi-paved surface may be used as overflow parking during events. A bus drop off accommodates several buses and can serve as a meeting space / drop off location for schools and other visiting groups.



## Trail System

Trail loops of various lengths provide visitors with a place to hike, run, or bike. The paths are envisioned to be a mix of concrete or asphalt to create ADA accessibility to certain features of the site, while crushed shell, or other natural surfaces may be used to ensure minimal impact to the other areas. The trail system features two boardwalk crossings over the stream, and a canopy walk stretched between elevated lookouts.



- Trail Lengths**
- 1.2 Miles
  - 1.0 Miles
  - 0.8 Miles
  - 0.5 Miles
  - 0.4 Miles

*Today, residents of North Port and tourists visit Warm Mineral Springs Park for its healing properties and natural serene setting.*

The background features abstract, organic shapes in shades of blue and green. A light blue shape occupies the upper left, while a darker blue shape is in the lower left. A green shape fills the bottom right. The text is centered in the white space between the blue shapes.

# BUILDING COMPLEX RENOVATIONS





*Above: Existing courtyard between entrance buildings, posts and beams remain from the original trellis*



# Building Complex Renovations

## Overview

The following Concept Design drawings illustrate the proposed renovations and alterations to the historic existing buildings at Warm Mineral Springs Park. The buildings at Warm Mineral Springs Park were designed by Jack West, a leader of the Sarasota School of Architecture. The City of North Port is currently pursuing designation and listing of the buildings on the National Register of Historic Places (NRHP). The renovations and alterations proposed as part of this Concept Design submission are intended to preserve the historical and architectural integrity of the buildings, and to maintain the listing of the buildings on the NHRP, once the buildings are officially designated.

The building complex consists of three distinct building components: the south Entry/Admission building, the north Spa/Cafe building, and the Cyclorama. The Entry and Spa/Cafe buildings were originally connected by a trellis walkway structure, which was removed after it had fallen into disrepair. The trellis is proposed to be rebuilt using aluminum structural components to match the design of the original trellis.

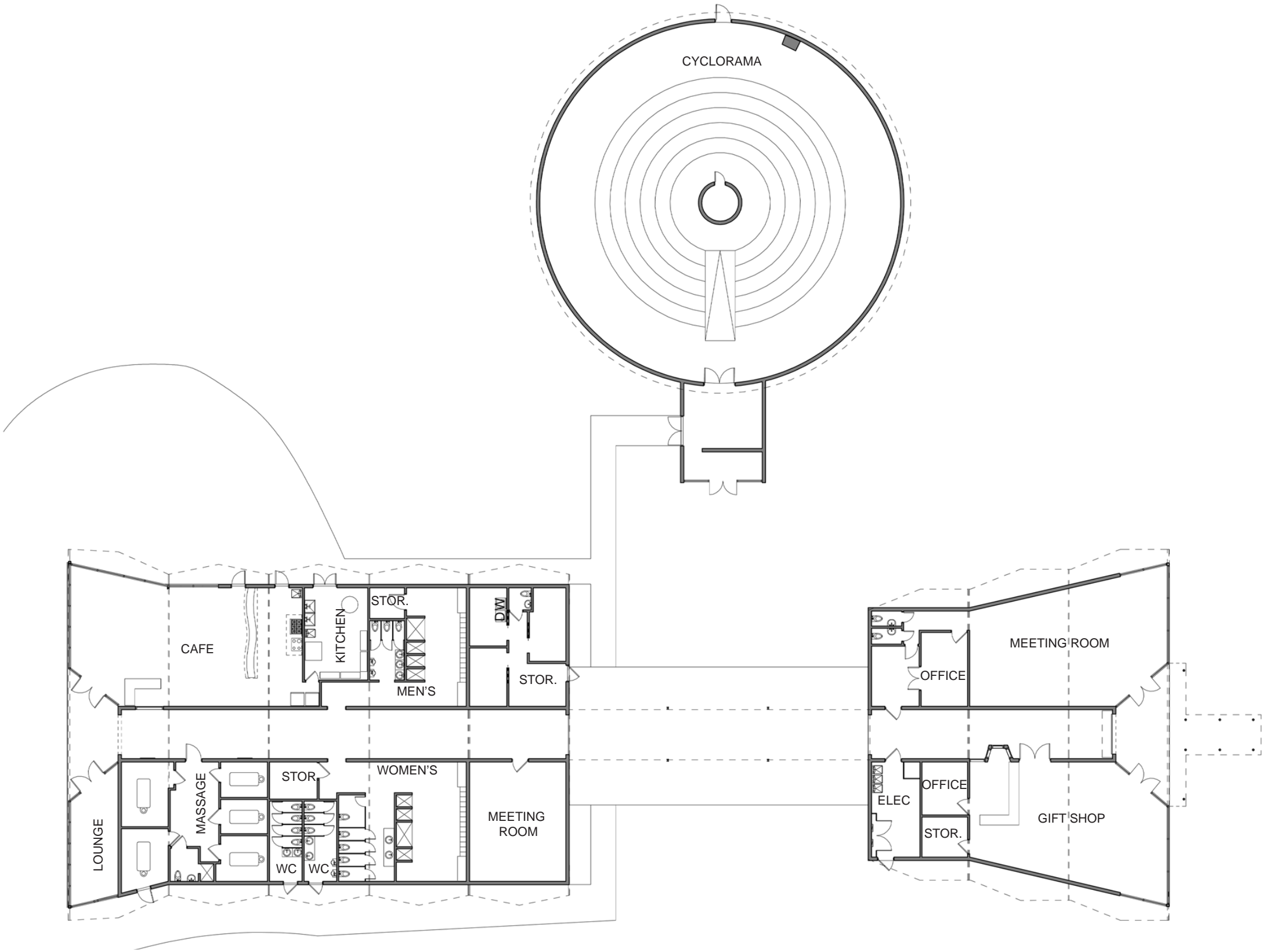
The buildings have significant structural, waterproofing and building systems issues that will need to be addressed as part of the proposed renovations. In general, it is envisioned that the buildings will require a “gut” removal and replacement of all finishes, roofing, building systems and doors/windows. It is believed that the existing masonry walls, steel structure and steel/wood roof framing can remain with selective repair and replacement. All windows, doors, roofing and floor/wall/ceiling finishes are anticipated to be new. Additionally, it is believed that all mechanical, electrical and plumbing systems will require replacement.

The design team understands that the City of North Port is currently evaluating significant plumbing repairs to address immediate maintenance issues with the buildings. The design team will work to incorporate any newly installed plumbing infrastructure into the design of the overall renovation to the greatest extent possible.



Proposed View at Main Entrance

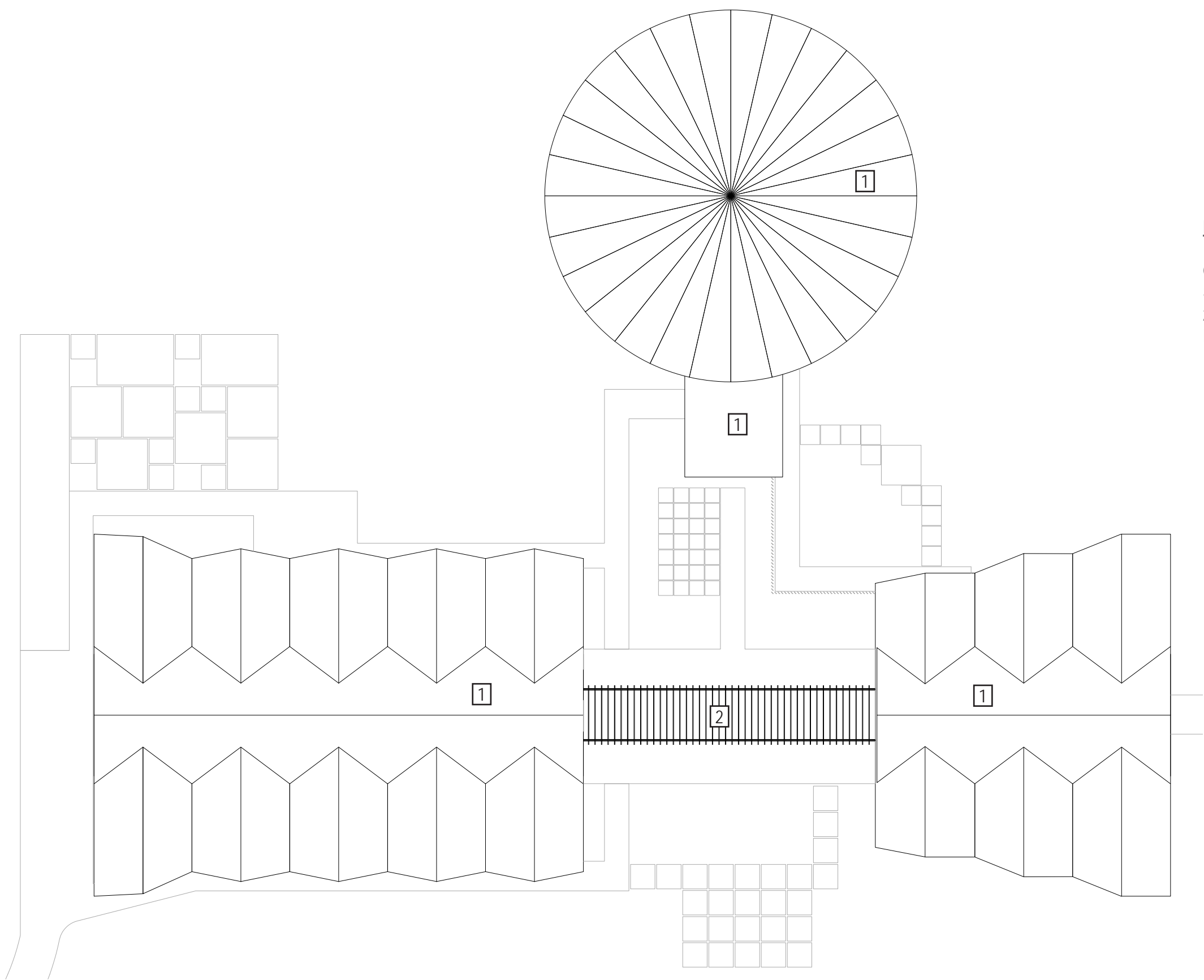
# Existing Conditions Plan



# A-1 Proposed Plan



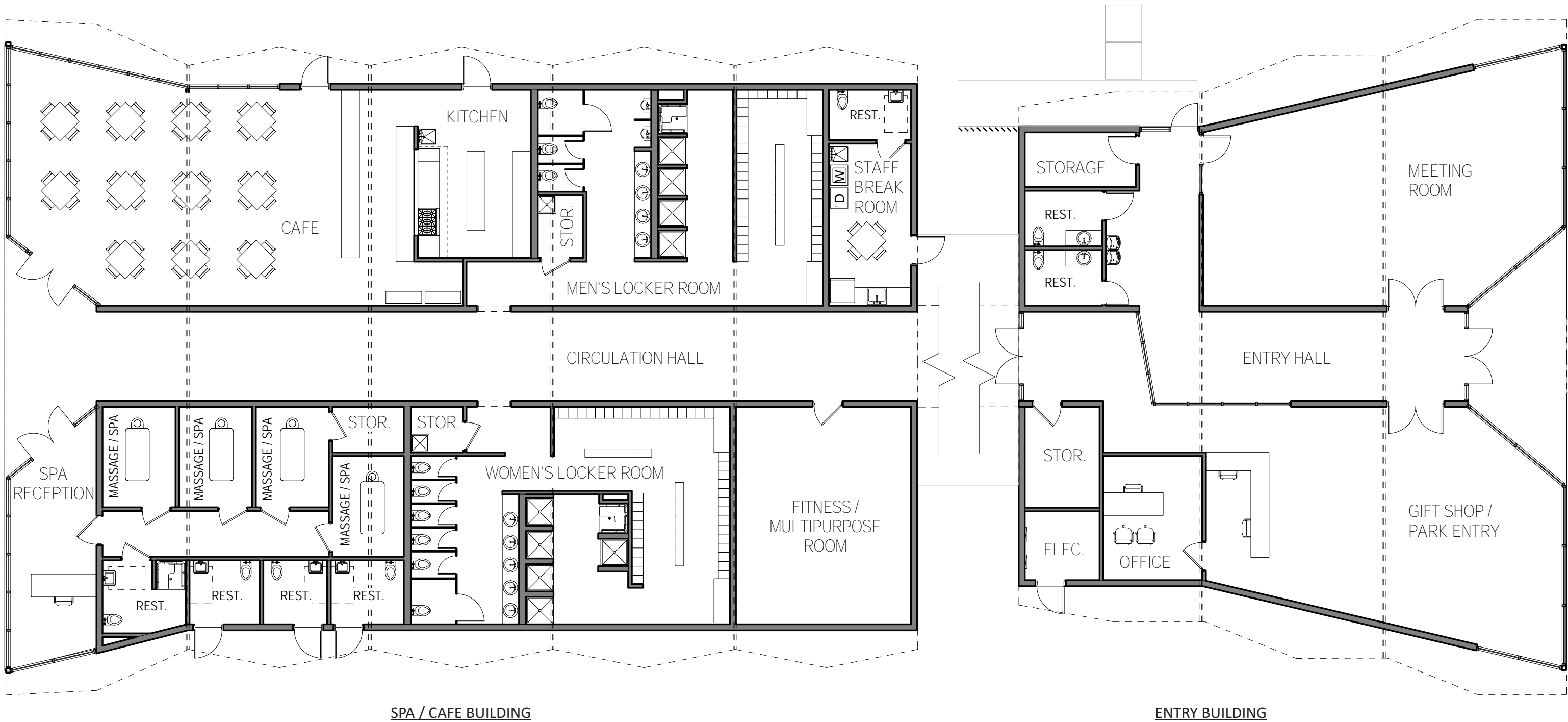
# A-2 Roof Plan



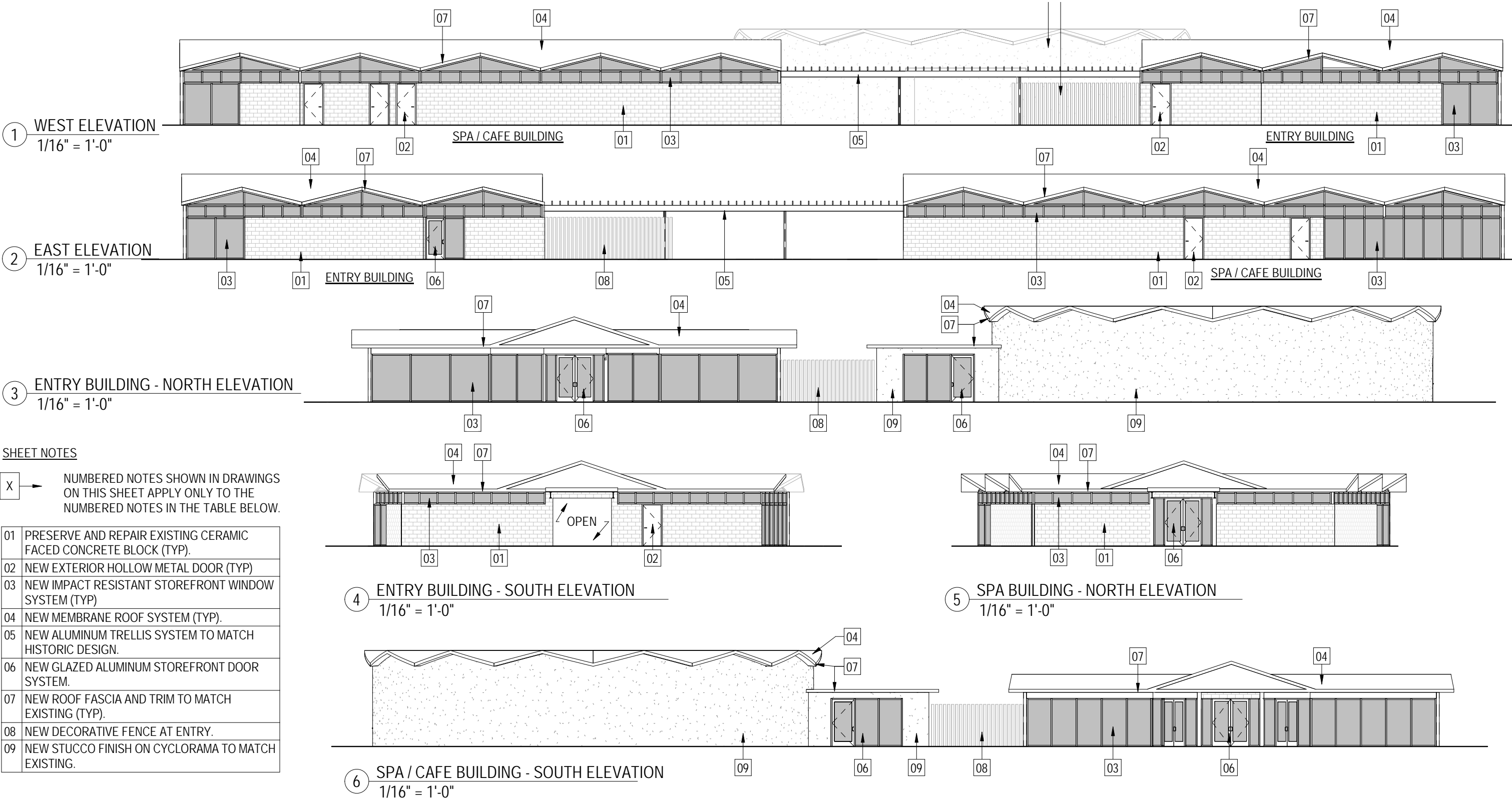
- NOTES**
- 1. NEW MEMBRANE ROOFING OVER EXISTING ROOF STRUCTURE
  - 2. NEW ALUMINUM TRELLIS TO MATCH EXISTING TRELLIS DESIGN



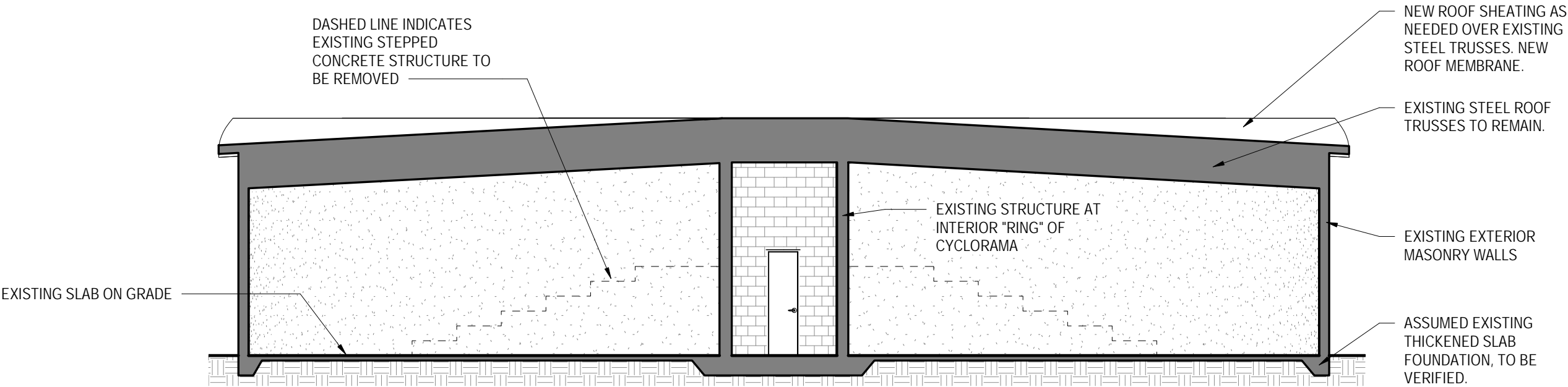
# A-3 Enlarged Floor Plan - Entry/Admission and Spa/Café Building



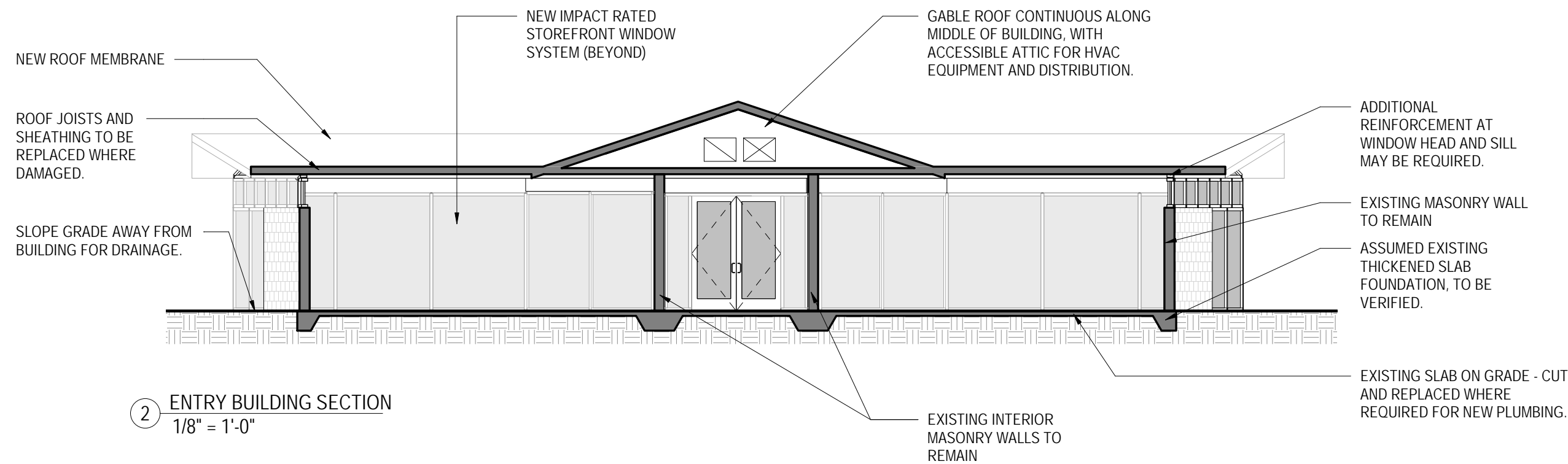
# A-4 Building Elevations



# A-5 Building Sections



1 CYCLORAMA SECTION  
1/8" = 1'-0"



2 ENTRY BUILDING SECTION  
1/8" = 1'-0"



## View at Cafe Area



*Proposed View towards Spa / Cafe Building and outdoor dining area*



# Courtyard Plan



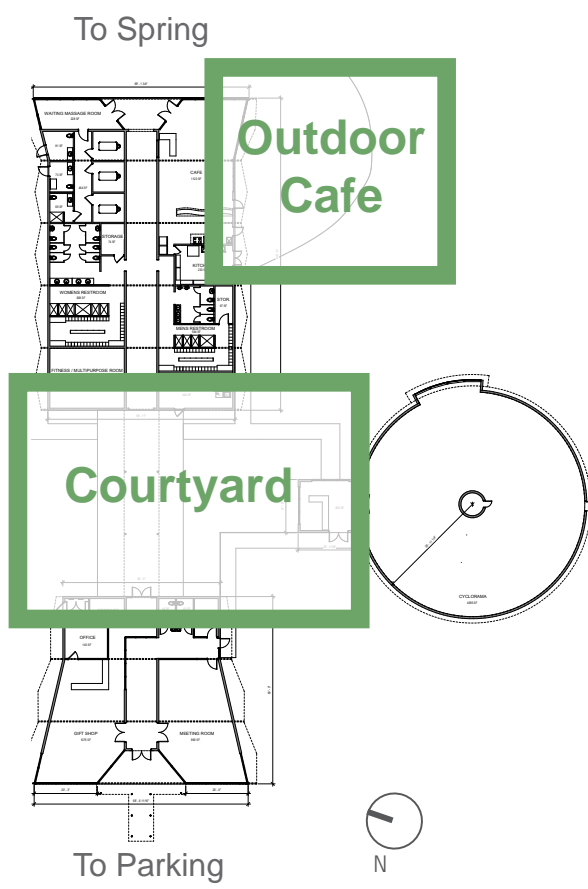


# Outdoor Cafe Plan

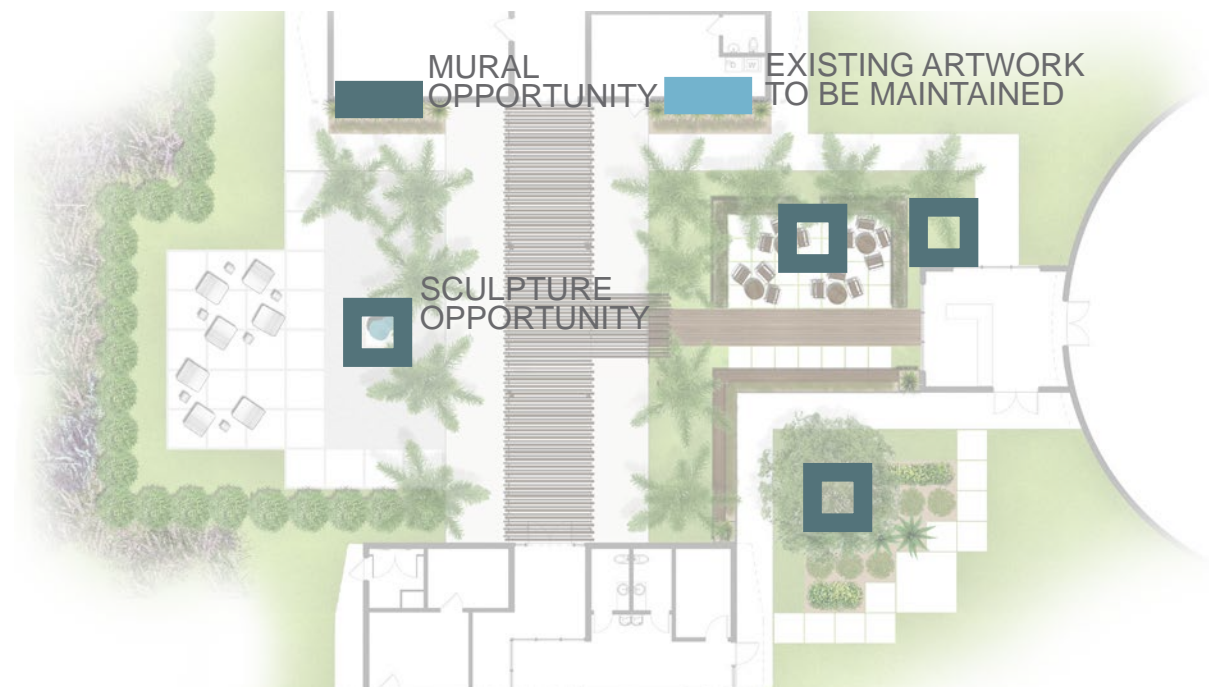


## Key

- 1 Movable Lounge Seating
- 2 Walkway with Trellis
- 3 Cafe Seating
- 4 Bench Seating
- 5 Focal Point Art Piece
- 6 Lounge Seating/Overlook
- 7 Overlook Deck
- 8 Cafe Seating



## COURTYARD ART OPPORTUNITIES





# Large Pavilion

The Large Pavilion has a footprint of approximately 30'x60'. It is designed as a cast-in-place concrete structure with a wood plank finish on the underside and the interior of the structure.

The roof line of the Large Pavilion is informed by the gabled roof forms of the historic buildings on site, and the openings in the walls will frame views of the landscape beyond.

The Large Pavilion is envisioned to accommodate picnic events on a daily basis. It is also anticipated to accommodate special events such as outdoor classroom activities, or performances. Movable furniture can be stored to accommodate these special events.



Front Elevation of Large Pavilion



Side Elevation of Large Pavilion



Aerial View of Large Pavilion Roof



Aerial View of Large Pavilion



## Structural Narrative provided by Snell Engineering Consultants

Contact: Curtis G. Ross II, P.E.

A site visit was conducted to review the as-built conditions of the buildings on the campus at 12200 San Servando Ave, North Port, FL. Our understanding of the purpose of our site visit and subsequent report was to provide a narrative for areas requiring repair and some commentary to those areas where changes are being proposed. The observations contained herein were conducted based on visual observation only and no material testing or selective demolition was conducted to more thoroughly understand the condition of existing structural members.

Any mention of proposed alterations to existing buildings refers to plans provided to us by Sweet Sparkman Architects labeled City of North Port – Warm Mineral Springs 1/30/19 Draft Concept Plan. As changes are made to the proposed work, our report and findings can be altered to more closely reflect these changes. Based on the proposed alterations to the existing building, we expect that the project would fall within an alteration Level II. We also understand, from conversations with your team, that a historical designation is present for the buildings being altered that will allow for some structural modifications to be carried out under an alternate compliance method as presented by Florida Building Code (FBC) Chapter 12 Historic Buildings.

The Warm Mineral Springs Park campus is comprised of three separate buildings that were originally built to support guests of an adjoining natural spring. The two main buildings house restrooms, offices, and miscellaneous guest services. These buildings are identical in their construction materials and framing methods and were once connected by an exterior awning structure. Although the roof of the awning has been removed, the original supporting structure remains. The columns and beams are expected to remain as part of the proposed renovations to the campus. These two buildings are constructed with a breezeway separating the functional air-conditioned spaces at either side of the building. The breezeway follows the entire length of both buildings. The third building, known as the Cyclorama, is a circular structure which was built as an assembly space for patrons of the Springs. We understand that renovations to this space will take place in order to re-purpose the building; however, we do not expect significant structural alterations.

### Exterior

The exterior cladding of the building is separated into two distinct finishes. The first, and most prominent, is the exposed ceramic block finish that consists of the first six feet above grade. The second finish is typically wood siding on gabled areas. These two finishes are separated by a band of fenestration which circles the entire perimeter of both buildings. It is our understanding that a portion of the project will be to replace all window/storefront systems around the building. The roof system is comprised of dimensional lumber which forms several valleys and ridges throughout the roof surface providing for a unique fascia edge which appears in a sawtooth configuration at the roof edge. It appears that several inches of built-up insulation product have been used to coat the roof and a thermo-polymer membrane has been applied as the final roofing product.

Based on our observations the exterior of the building requires repairs to all wood siding as well as some of the exposed plywood soffit and eave tails. We expect that all existing roofing products will need to be removed down to the sheathing. This includes flashings and other finishes. Once removed, we expect that portions of the plywood sheathing will be exposed to show enough wear to warrant replacement. The ceramic block has some areas with broken face shells, but do not appear to require any structural repair at this time.

Locations where windows and storefront are to be replaced will require review of adjoining masonry walls and existing steel mullions if they are to remain. Preliminary observations appear to show the steel mullions in a satisfactory condition which should allow them to remain, if they can be used with the replacement window/storefront systems.

The existing steel trellis appears to have severe deterioration at multiple beams, columns, and at connections to the adjoining buildings. Based on our observations, some of these columns cannot be repaired and will need to be replaced. We understand that the proposed work outlines the possibility of replacing the existing steel trellis structure with a new aluminum structure. This would be our recommendation and would allow for the longest life possible compared to repairing the existing trellis.

### Interior

The interior of the two buildings joined by the trellis structure are similar in construction framing: both contain steel columns supporting steel girders which support the roof framing. The interior steel column line intersects the masonry walls that form the sides of the breezeway, while the exterior wall serves as the outermost column line. Steel beams are all w-shapes; the top of the steel beam elevation aligns with the top of the common window heads throughout the two buildings.

Based on our review of these interior bearing components, no replacement of the steel elements is necessary. There are several locations where wood roof framing has been repaired (sistered members) due to deteriorated elements. These beams could be replaced if the sistered elements are undesirable architecturally. We understand that new openings in the breezeway walls may be pursued and, in that case, new precast lintels can be provided to accommodate the openings. These openings should be placed with sufficient separation from the intersecting steel columns so that there is a minimum of 16" between the steel column and the edge of the new openings.

We understand that new plumbing may also be required as part of the renovations to the exiting buildings. The foundation slab was observed to be a slab-on-grade and can easily accommodate any repairs necessary due to trenching of new utilities or plumbing.

We trust the information contained in this report has been helpful in review of the existing structures at the Warm Mineral Springs. Please let us know if there are any questions or further information required as part of this observation phase.

# Mechanical, Electrical & Plumbing (MEP) Narrative

## MEP Narrative provided Crawford Williams Engineering, Inc.

Contact: Wm. Scott Crawford, P.E.

Based on our site visit and meeting notes, following is a narrative description of the mechanical and electrical systems we propose for the Warm Mineral Springs Renovation.

### Plumbing

The design team understands that the City of North Port intends to undertake plumbing repairs to the existing buildings in the near future to address immediate maintenance issues. Future design and planning efforts as part of the overall building improvements will work to preserve and reuse newly installed plumbing infrastructure elements to the greatest extent possible.

As part of the proposed concept plan, the existing men's and women's bathrooms will be reconfigured to meet ADA accessibility standards. All of the fixtures and associated piping will be replaced. The existing underground sanitary piping will be replaced with schedule 40 PVC and the water piping will be replaced with schedule 80 CPVC. The bathrooms will be designed according the 2017 Florida Building Code. The new water closets will be floor mounted, low flow flush tank fixtures. Wall hung lavatories will have integral wall carriers and will be ADA compliant. All lavatory faucets will be manually operated and ADA compliant. The showers will be equipped with anti-scalding thermostatic mixing valves and fixed shower heads. Isolation valves will be installed for each bathroom group and stops for each fixture. The existing tank type gas water heater will be removed and discarded. Two new LP gas tankless water heaters will be provided. One will provide 110 F water to the hand sinks lavatories and showers and one will provide 140 F water to the Café kitchen and janitor sinks. A small tankless electric water heater will be provided for the two bathrooms in the south building. LP gas piping will be provided for the new kitchen equipment.

### Mechanical

The men's and women's bathrooms in the North building are unconditioned and ventilated with sidewall exhaust fans. They will continue to be unconditioned and the sidewall fans will be replaced with roof mounted fans. Intake louvers will be provided for each bathroom. The small bathrooms will be provided with intermittent exhaust fans ducted to the exterior. All of the fans will be sized according to the FBC 2017 Mechanical Code.

It appears that both the North and South buildings were served by a central air conditioning system that was installed over the central corridor. The 7 ½ ton split system serving the South building is still in operation but the central system in the North building has been replaced with a number of window units and a small split system. All of the window units will be removed and replaced with split systems that will serve the Massage, Café, Kitchen and Meeting Room. The air handling units will be installed

above the central corridor and ducted to each space. The new unit that serves the Café/Kitchen will be designed to provide a high percentage of outside air as required to make-up the air to the kitchen hoods. The new duct systems will be constructed of externally insulated rectangular trunk lines and rigid steel branch ducts with flexible duct connections to the air distribution devices. The air distribution devices will be aluminum. New refrigerant and condensate piping will be provided and new digital programmable thermostats will be located in each zone. The existing 7 ½ ton split system serving the South building will be reused but the duct system will be replaced and the condensing unit retrofitted with a Rawal APR valve to provide capacity control. A new split system will be installed to serve the Meeting Room in the south building. The air handler will be installed above the central corridor and the condensing unit installed on the West side of the building. A new duct system will be constructed of externally insulated rectangular trunk lines and rigid steel branch ducts with flexible duct connections to the air distribution devices. The air distribution devices will be aluminum. New refrigerant and condensate piping will be provided along with a new digital programmable thermostat. The existing abandoned furnace in the South building will be removed and discarded.

A complete new mechanical system similar to the systems described above will be installed in the Cyclorama building

### Electrical

The existing overhead electrical service for all three buildings is 600A, 3 phase. An MDP located in the South building feeds sub-panels in each building. All of the electrical gear including panels and wiring will be removed and discarded. The new electrical service will be underground from a pad mounted transformer. It is expected that the new service will be 600A but a load summary will be done to confirm the service size based on connected load. In addition to a new MDP, new sub-panels and copper wiring will be installed in all three buildings. Each building will have a new 42-circuit panelboard, as well as a dedicated panelboard for the Café/Kitchen.

All three buildings will be illuminated with a mixture of LED fixtures coordinated with the reflected ceiling plan. Emergency and exit lights will be provided as required by code. All lighting fixtures are to be commercial and/or architectural grade minimum. All lighting to conform to IESNA recommended practices and guidelines as applicable to the project.

All line voltage wiring to be installed in electrical metallic conduit (EMT) for home runs and in mc cable for branch circuits. A transient voltage surge suppression system will be provided on the new MDP and each distribution panel. A new fire alarm system with devices as required by code will be installed. The system will be located in the South building but will cover all three buildings.



## Food Service Narrative provided Fishman & Associates

Contact: Charles J. Fishman

We are pleased to present our food service narrative for the Warm Mineral Springs project. Our narrative is based on our site visit on December 18, 2018 with Sweet Sparkman Architects, Crawford Williams Engineering, and Mr. Wyatt Henderson of National and State Park Concessions.

During our meeting we discussed the menu, hours of operation and customer flow through the concession area. We further discussed equipment needs and traffic and flow patterns for the back of the house to the front of the house operation.

The following conclusions were arrived at:

I: The existing space footprint for the kitchen and customer pick-up areas are adequate.

II: The hot water heater currently located inside the kitchen space will need to be relocated.

III: The existing equipment is not recommended for re-use. A new kitchen and customer pick-up area design will be needed based on the concessionaire’s menu and style of operation.

IV: The new design will encompass a new production kitchen which will include storage areas (dry and refrigerated) preparation, a new exhaust hood with cooking equipment below it and a pot/pan/utensil/basket washing area.

V: New utilities will be required for the new equipment specified.

VI: The new operation will be designed to serve both breakfast and lunch.

VII: Fountain drinks, coffee and iced tea will be self-service.

VIII: Serving style will be disposable with re-usable wicker or plastic baskets.

VIII: The new design will incorporate a soft serve ice cream machine for cups or cones.

X: Beer and wine will be served.

# PARK COMPONENTS



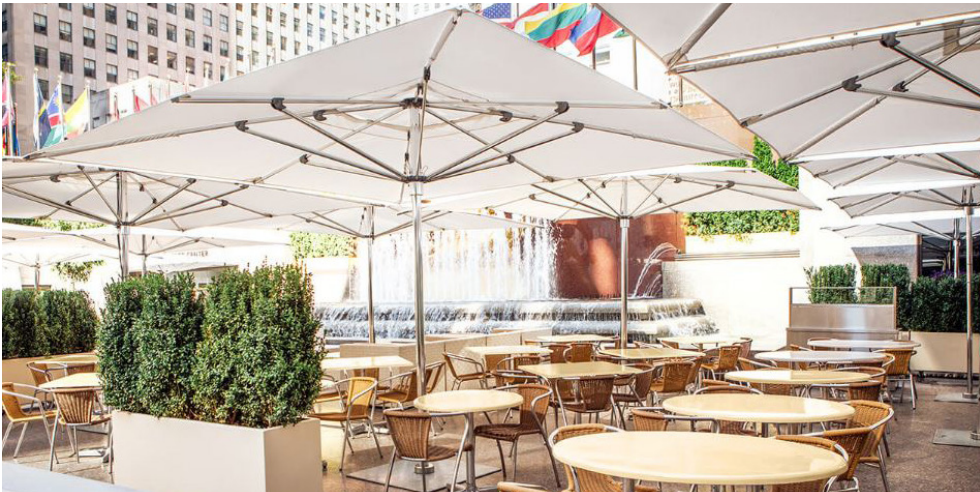


Above: Existing artwork in the Cyclorama



# Park Components

## Spring Seating



## Flexible Open Space



## Farmers Market





# Community Garden



# Lighting



Lighting should be provided in areas to enhance pedestrian experience and safety, but not interfere with birds and wildlife.

# Wedding Area



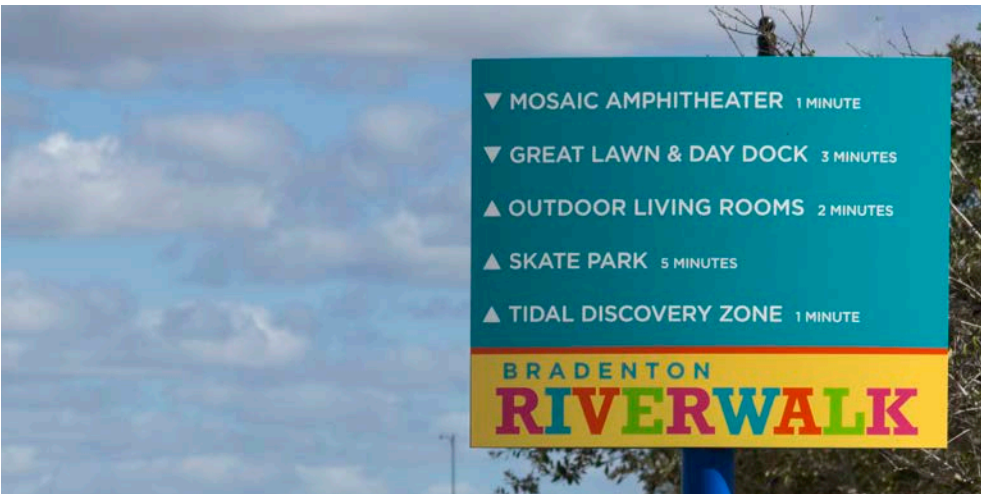


# Park Components

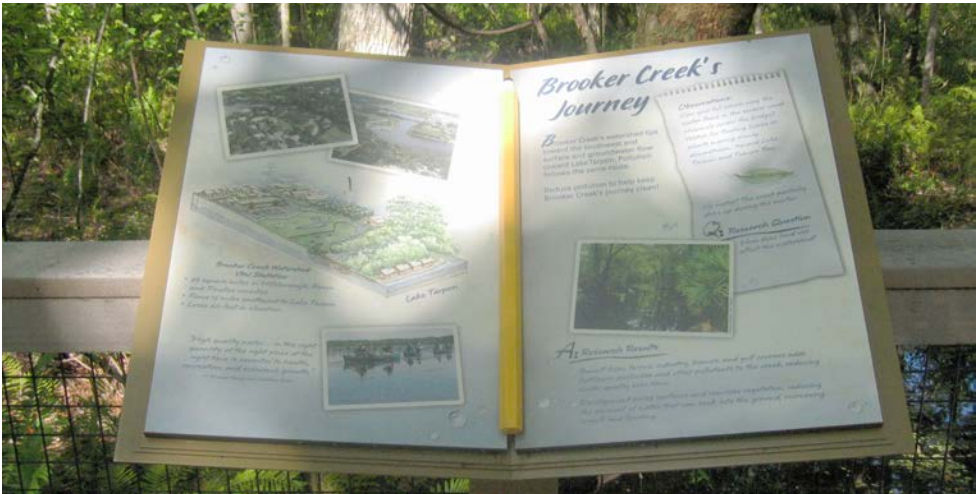
## Trails



## Entrance Feature & Wayfinding



## History Displays & Education





Picnic



Shade & Bandshell



Plaza Space







DRAFT