



MASTER PLAN

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North Port

FLORIDA
PARKS & RECREATION
MASTER PLAN

NOVEMBER 2025

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Executive Summary

Introduction

The City of North Port, incorporated in June 1959, is a rapidly growing municipality located in southwest Florida's Sarasota County. As the largest city in the county in both population and land area, North Port combines dynamic growth with a strong identity rooted in natural amenities, recreation, and community engagement. With a youth population higher than many other regional areas, the City emphasizes active lifestyles, inclusive programs, and year-round recreation opportunities for all ages.

Vision & Community Character

From its origins as a ranching settlement, North Port has evolved into a thriving, family-oriented community anchored by a "city within a park" vision—where open space, connectivity, and a park-like atmosphere are central to everyday life. Its early growth was guided by pioneering developers who helped shape the region's real-estate expansion. Between 1980 and 2023, the City's population grew by approximately 120 percent, placing North Port among the fastest-growing cities in the United States.

Historic & Environmental Legacy

The City's character is further enriched by its environmental and historic roots, including the nationally recognized Warm Mineral Springs Park (listed on the National Register of Historic Places and the only warm-water mineral spring in Florida) and Little Salt Springs, a significant archaeological resource owned by the University of Miami. Complementing these landmarks, Myakkahatchee Creek Environmental Park and Greenway Trail provide a tranquil retreat into Florida's natural splendor, featuring lush woodlands, scenic trails, and thriving wildlife habitats. These legacy assets inform the City's commitment to stewardship, preservation, and balanced growth.

Departmental Evolution & Milestones

The Parks & Recreation Department's history reflects the City's commitment to enhancing quality of life through recreation, open space, and facility management. Initially configured as the Recreation Division within the General Services Department, the Division assumed responsibility for parks and grounds maintenance from Neighborhood Development Services in 2018 and later that year was reorganized as the independent Parks & Recreation Department. In 2019, the Department expanded



significantly with the addition of the North Port Aquatic Center—a key milestone that accelerated programmatic and operational growth. In 2021, following the termination of an interlocal agreement with the County, the Department assumed full responsibility for the maintenance, operations and scheduling of nineteen athletic sports fields, broadening both service scope and community reach. In 2023, in the wake of a major hurricane, the Department demonstrated its resilience by assuming operations of the Warm Mineral Springs Park facility and expanding to a year-round staff of 76 employees (with seasonal staffing doubling in summer to support the Aquatic Center and summer camp programs). These key milestones illustrate the Department's progression into a mature, responsive, professionally managed department of City government.

Vision & Mission

The Department has established the following foundational statements to guide its work:

Vision

"To be a recognized leader in providing parks, facilities and programs that increase wellness and enrich life experiences within our community."

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."

These statements underscore the Department's focus on wellness, community enrichment, cultural resource preservation, and high-quality natural space provisionally aligned with the City's broader priorities.

Accreditation & Recognition

The Parks & Recreation Department is one of only a few nationwide to hold accreditation from the Commission for

Accreditation of Park and Recreation Agencies (CAPRA) a testament to its adherence to industry best practices, quality assurance, and continuous improvement. In 2024, the Department was also recognized as a finalist for the American Academy for Park & Recreation Administration National Gold Medal Award for Excellence in Parks & Recreation Management (Class III: population 75,001-150,000).

Community Engagement & Strategic Direction

At the heart of the Department's vision and planning is robust public engagement. Residents of North Port have repeatedly voiced a clear and consistent vision: preserving the City's natural assets, retaining its distinct park-like feel, and support smart, balanced growth that sustains the community's identity for generations to come. This public feedback has been instrumental in shaping the Department's goals, objectives, and strategic initiatives—ensuring programs, facilities and services reflect community priorities, support sustainability, and promote equity, access and active living.

Alignment with City Strategy

Aligned with the City's broader Strategic Vision (adopted May 24, 2022) which emphasizes quality of life, environmental resilience & sustainability, growth management and infrastructure & facilities, this Master Plan sets forth a blueprint for delivering outstanding parks, recreation, open space and facilities that match the needs of a growing, diverse and youthful community—and preserve the "city within a park" character that makes North Port unique.





Purpose

The City of North Port Parks & Recreation Master Plan is designed to guide the future development and enhancement of the City's parks and recreational spaces. This comprehensive initiative seeks to align with the broader vision established in the City's Comprehensive Plan, ensuring that all efforts contribute meaningfully to North Port's long-term goals. The Master Plan includes a thorough assessment of existing park properties and facilities, identifying opportunities for improvement and expansion. The Plan prioritizes enhancements to current amenities while also planning for future park systems that accommodate the City's anticipated growth. Strategic recommendations have been made for land acquisition and the construction of new park facilities.

In addition, the Master Plan explores eco-tourism opportunities and includes a focused analysis of youth sports' needs. The Plan evaluates current programs, facilities, and participation trends to ensure that future investments support a thriving environment for young residents. It further identifies that eco-tourism and youth sports emerged as high-priority areas through public feedback and the annual needs assessment and underscores the need to address areas within the city with low or no park access.

Ultimately, the Master Plan presents a clear, actionable roadmap for future projects and acquisitions, supported by a conceptual framework aimed at enriching the quality of life in the City of North Port through a vibrant, sustainable, and inclusive parks and recreation system. Currently, the City's parks and recreation system is guided by the Recreation Element of the Comprehensive Plan and the Unified Land Development Code. Our goal is to develop a system that provides an integrated recreation and open space network for the City of North Port— one that delivers equitable access, responds to identified demand, and supports our vision of a "city within a park."



Master Plan Process

Step 1. Parks Today

What do we have? What is the planning context?

The existing conditions assessment forms the foundation upon for visioning of the park system. By identifying and valuing the current parks system—combined with the planning context within which the parks system operates—the project team can understand the strengths and weaknesses of the parks system.

Includes: Park Inventory, Facilities Inventory, Documentation Review, & Level of Service

Step 2. Opportunities

What are our needs? Where can we grow?

Public engagement offers valuable insight into the community’s needs and aspirations. The analysis of eco-tourism and future demand for youth sports highlights opportunities for growth.

Includes: Focus Groups, Public Workshops, Survey, Recreation Needs Assessment, Youth Sports Future Demand Analysis & Eco-Tourism Opportunities

Step 3. Visioning

What are our goals?

Combining an understanding of the current system, the needs and desires of the public, and the opportunities for growth, the Master Plan develops the goals and aspirations for the future of the parks system.

Includes: Guiding Principles

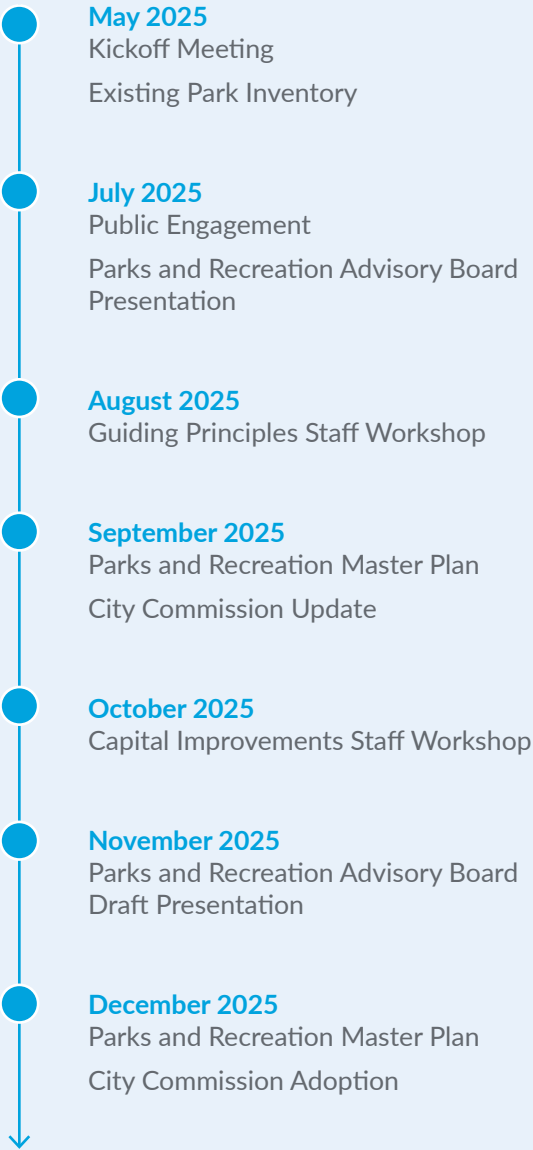
Step 4. Implementation Plan

How do we meet them?

The Implementation Plan provides a blueprint for getting to the vision including recommendations and financial strategy.

Includes: Land Acquisition Strategy, Park Type Standards, Capital Improvement Plan, and Funding Sources & Opportunities.

Timeline



Implementation

Measuring the Parks

The City of North Port Parks and Recreation system includes twenty-nine sites encompassing both parks and facilities with an additional two sites in development and another one in the master planning phase. Among the 29 completed parks and facilities, there are four core facilities: Morgan Family Community Center, George Mullen Activity Center, the North Port Aquatic Center and Warm Mineral Springs Park.

A comprehensive park inventory was completed to understand the current state of North Port's park and recreation system. Through detailed on-site assessments, the project team evaluated infrastructure conditions, identified areas for improvement, and gathered insights from direct observation and user engagement.

The process combined:

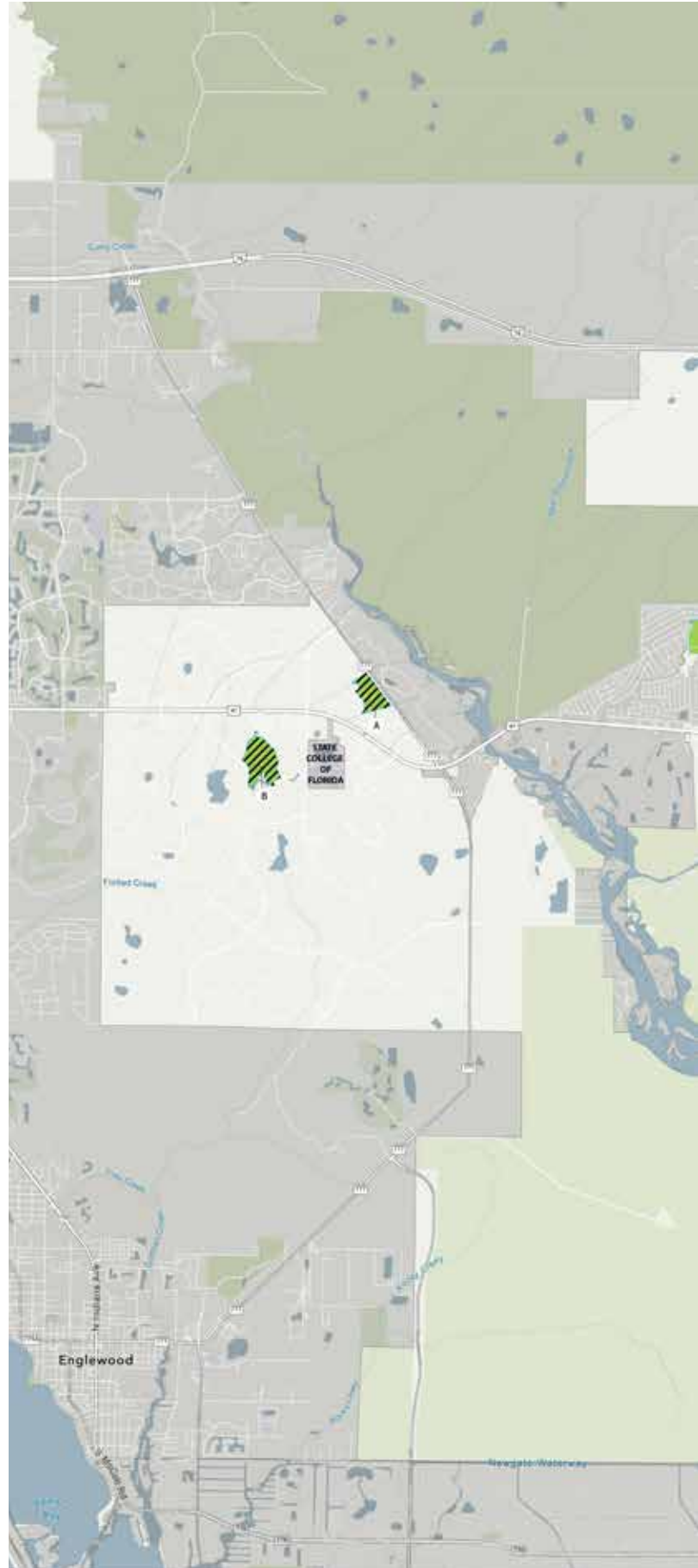
- GIS-based inventory to document amenities and their condition
- Qualitative site reviews to assess design, accessibility, safety, and sustainability

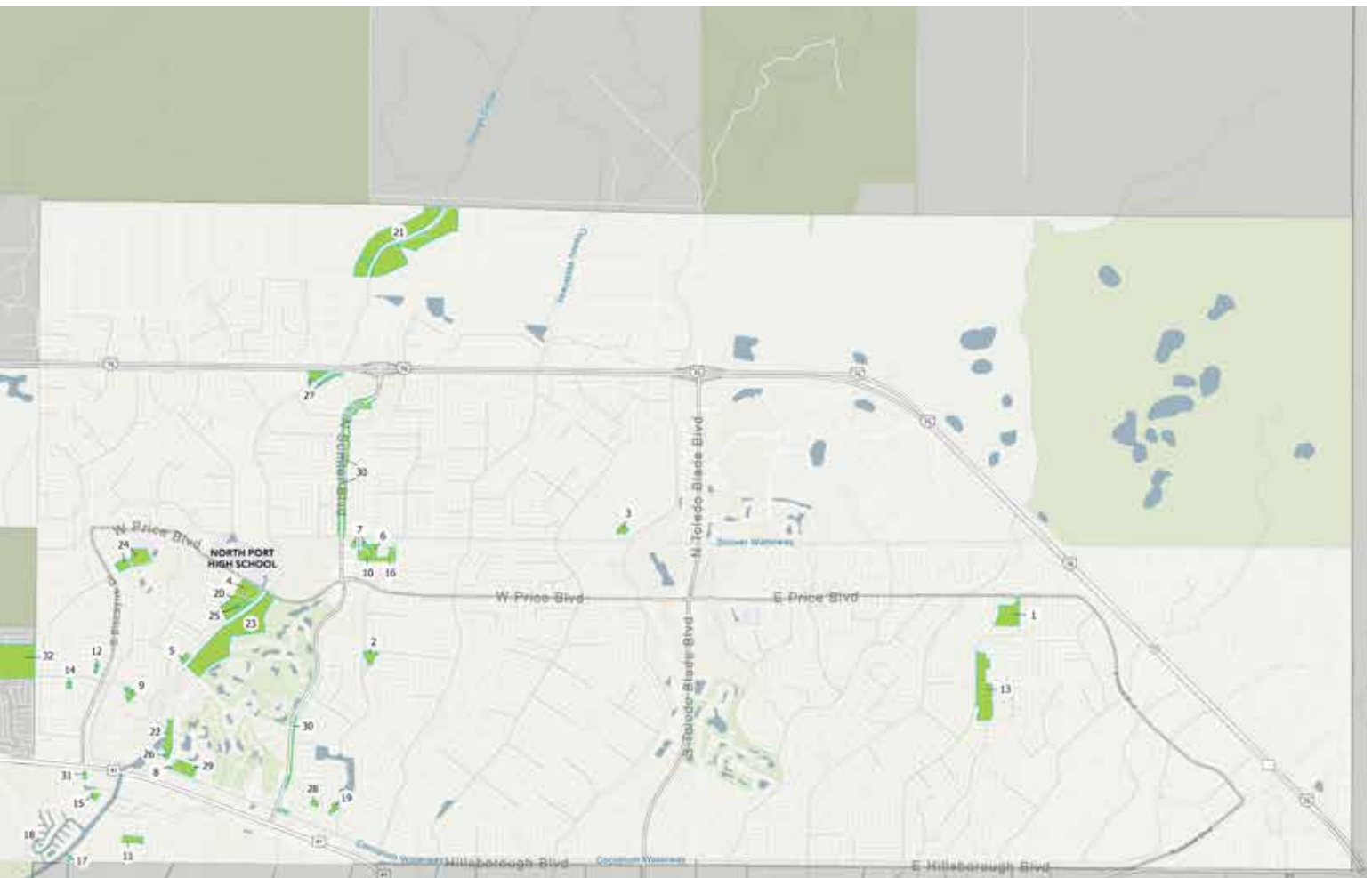
Together, these methods provided a holistic view of park functionality and usage, informing strategic recommendations to enhance accessibility, optimize facilities, and ensure long-term sustainability aligned with community needs.

The North Port Park System features:

- 3 Community Parks and 1 in the master planning phase
- 8 Neighborhood Parks and 1 in development
- 13 Special Use Facilities and 1 in development
- 2 Greenways
- 1 Open Space
- 2 Conservation

All 29 developed parks and facilities were inventoried as part of the Parks and Recreation Master Plan. Overall, the parks and facilities are well maintained, well designed, and in need of few improvements. A detailed analysis of each of the parks can be found in [Appendix B](#).





Park & Facility Legend

| ID | Park/Facility Name | Acres |
|----|--|-------|
| 1 | Atwater Community Park | 26.40 |
| 2 | Blue Ridge Park | 6.29 |
| 3 | Boca Chica Park (<i>in development</i>) | 4.18 |
| 4 | Butler Park | 30.41 |
| 5 | Canine Club Dog Park | 2.86 |
| 6 | Circle of Honor (<i>in development</i>) | 0.30 |
| 7 | City Center Front Green | 4.32 |
| 8 | Dallas White Park | 13.98 |
| 9 | Garden of the Five Senses Park (<i>including Boundless Adventures Playground</i>) | 4.34 |
| 10 | George Mullen Activity Center | 6.99 |
| 11 | Highland Ridge Park | 7.99 |
| 12 | Hope Park | 1.89 |
| 13 | Italy Ave Park (<i>undeveloped</i>) | 47.65 |
| 14 | Kirk Park | 2.01 |
| 15 | LaBrea Park | 2.79 |
| 16 | Larry Thoennissen Athletic Fields | 13.11 |
| 17 | Marina Park | 1.05 |

| ID | Park/Facility Name | Acres |
|----|--|--------|
| 18 | Marius Park | 0.48 |
| 19 | McKibben Park | 3.54 |
| 20 | Morgan Family Community Center | 9.02 |
| 21 | Myakkahatchee Creek Environmental Park | 165.57 |
| 22 | Myakkahatchee Creek Greenway Disc Golf | 11.91 |
| 23 | Myakkahatchee Creek Greenway Trail | 105.05 |
| 24 | Narramore Sports Complex | 23.87 |
| 25 | North Port Aquatic Center | 2.85 |
| 26 | North Port Skate Park | 1.48 |
| 27 | Oaks Park | 11.75 |
| 28 | Pine Park | 2.60 |
| 29 | Scout House | 1.30 |
| 30 | Sumter Boulevard Linear Park | 56.82 |
| 31 | Veterans Park | 1.59 |
| 32 | Warm Mineral Springs Park | 81.57 |
| A | Blue Heron Park (<i>not City owned</i>) | 42.70 |
| B | Wellen Park Community Park (<i>not City owned</i>) | 71.40 |

Public Engagement

The public engagement strategy combined a community survey, interactive workshops, and targeted focus group meetings to gather comprehensive input on North Port’s parks and recreation system. The survey included both a statistically valid mailed version and an online format, reaching a broad cross-section of park users and non-users. Evening workshops featured engaging activities designed to encourage participation and shape the Master Plan around residents’ priorities. Additionally, four focus group sessions with key stakeholders—from sports leagues to environmental organizations—provided deeper insights through collaborative, small-group discussions.

Through several public engagement opportunities, City of North Port residents shared their needs and priorities for the parks and recreation system. From public workshops and small group meetings to online surveys, residents across the City contributed insights rooted in lived experience and local pride.

The following section details Community Identified Issues as represented through these touchpoints—each conversation, comment, and idea helping to shape a shared vision.





Connectivity and Trails

Participants expressed a strong interest in expanding trails throughout the park system to enhance opportunities for walking, running, hiking, and cycling. Many emphasized the importance of connecting these trails to nearby neighborhoods and nearby parks to foster greater accessibility and connectivity.



Accessibility and Equity

Many residents reported disparities in park access across the City and that there is a need for more park access in certain areas of the City. Concerns were raised that there is limited accessibility to certain amenities within the parks for seniors and people with disabilities. There is a desire to create ADA-accessible paths, boardwalks, and viewing platforms to make nature areas inclusive for all users.



Sun Relief

Participants requested adding more shade within parks. There was a desire to extend pool hours, particularly opening the existing pool earlier in the day to avoid peak UV levels. They also requested lengthening park operating hours and enhancing lighting throughout parks and playgrounds to support safe, accessible use during the evenings when temperatures are cooler in summer and in winter when daylight is limited.



Programming and Recreation Amenities

There was a desire for more amenities in the parks such as more athletic courts, sport fields, splash pads, recreational BMX/ATV track, another community center, a sports complex, and another skatepark. Residents revealed that there is a need for more indoor space for indoor sports, fitness spaces, gymnasium courts, youth/teen spaces, and multi-purpose space. Participants requested more senior-focused programs, increased nature-based programming, and encourage the use of parks by artists and musicians for small gatherings. Participants identified a need for a centralized event space with an outdoor performance space.



Eco-Tourism

Nature-based recreation emerged as a strong interest, with requests for enhanced recreation opportunities such as youth campsites, outdoor classrooms/large pavilion areas for nature education, and expansion of fishing opportunities in designated areas. Participants noted the City could partner with other local and regional agencies to increase the scale of eco-tourism recreation access to attract more people to the area. Residents noted that they do not know about the nature-based resources managed by the City.

Opportunities

The City is continuing to grow, currently there is a need for more access to youth sports and as the City expands, analyzing youth sports provides an opportunity for responsive recreational planning to meet the needs of the City. As well as, evaluating current recreational programming opportunities to expand offerings to ensure all groups have access to desired programs.

This section evaluates North Port's existing recreational programming, eco-tourism assets, and projected youth sports demand to identify strategic opportunities for improvement aligned with the City's ongoing growth. With its distinctive natural landscape, including Warm Mineral Springs Park and Myakkahatchee Creek Environmental Park, North Port is well-positioned to expand nature-based recreation and attract new visitors to the City.

Simultaneously, North Port's expanding population calls for responsive recreational planning to meet evolving community needs. Evaluating current programming provides opportunities to expand offerings and ensure equitable access to desired activities for all age groups and income levels. A detailed demographic study and growth forecasting, supported by statistically valid survey results and stakeholder input, were used to assess youth sports participation and facility needs. These insights guided recommendations for future development of sports fields, courts, and multi-use recreational spaces that can grow and adapt alongside the City.

North Port Recreation Trends and Future Needs

Recreational programming gaps are in services tailored to seniors and teens, as highlighted by public engagement and demographic trends indicating growth in both groups. Expanding offerings for these populations will help ensure inclusive access to programs and events across all age groups. Residents also requested more nature-based programming for all age groups.

To align with emerging trends, the department should expand its programming to include STEM-focused initiatives

for youth and teens. Additionally, the development of another community center is essential to achieving equitable distribution of recreational opportunities throughout the city.

Future Demand Youth Sports Analysis

As North Port's population and number of family households continue to grow over the next two decades, the City's Sports and League Program is projected to face rising demand, particularly among youth participants. To maintain current satisfaction levels, the City will need to add 53 new athletic facilities by 2044.

- 18 Sports Courts (highest unmet need: lighted outdoor volleyball)
- 8 Diamond Fields (softball preferred over baseball)
- 7 Rectangular Fields (multi-purpose fields)
- 4 Community Parks
- 14 Play areas/Playgrounds
- 2 Activity/Recreation/Community Centers

With the planned expansion of sports programming, add a dedicated Sports Development Manager position to oversee program growth, partnerships, facility scheduling, and athlete development. This role will ensure strategic coordination, improve program quality, and support equitable access across the community.

The analysis, based on a 19% participation rate among family households, highlights the importance of expanding and modernizing facilities to sustain engagement. It also recommends diversifying recreational offerings to reflect emerging sports trends and balancing access between internal users and external groups who rely on City-owned spaces.

This strategic framework supports long-term planning and investment in youth sports infrastructure, ensuring facilities evolve with demographic shifts and community interests.



Eco-Tourism

The recommendations outline a multi-scale strategy to expand eco-tourism in North Port, leveraging the city's natural assets and partnerships to create a vibrant, sustainable outdoor recreation network.

1. Develop Eco-Tourism Across Three Geographic Scales

- a. Within City Limits: Focus on city-owned parks and natural areas such as Myakkahatchee Creek Environmental Park, Warm Mineral Springs Park, and Marina Park. Enhance existing programs like guided nature walks and kayaking, and explore new opportunities through partnerships and land acquisitions.
- b. Within City Boundaries (Non-City-Owned Lands): Collaborate with state, regional, and private landowners to access and promote areas like Myakka State Forest and Orange Hammock Wildlife Management Area for expanded recreation including birdwatching, camping, and adventure sports.
- c. Adjacent to City Boundaries: Assess access to nearby conservation lands such as Deer Prairie Creek Preserve and RV Griffin Reserve. These areas offer high ecological value and potential for hiking, biking, and educational programs.
- d. Within 10 Miles of the City: Position North Port as a hub between Myakka River State Park and Charlotte Harbor Preserve State Park, offering long-term eco-tourism experiences like boating, camping, and ranger-led programs.

2. Establish the underdeveloped 60 acres of Warm Mineral Springs Park as an Environmental Hub: Transform the site into a center for environmental education, volunteer coordination, green events, and promotion of eco-friendly businesses.
3. Expand Nature Programming Through Partnerships: collaborate with local nonprofits, state agencies, and landowners to deliver diverse environmental programs and experiences.
4. Strategically Acquire Conservation Lands in conjunction with Natural Resources Division: Identify and purchase vacant parcels that enhance habitat protection, water quality, and passive recreation opportunities.
5. Utilize Agricultural Lands for Recreation: Explore seasonal public access to northeastern ranchlands for fishing, horseback riding, and citizen science activities using platforms like iNaturalist and eBird.
6. Grow the "Go Green with Parks" Initiative: Promote eco-restoration zones, bundle green events with nature-based activities, and engage seasonal residents and visitors.
7. Enhance Infrastructure for Eco-Tourism: Invest in trails, eco-friendly visitor amenities, and digital platforms to support and promote new programs.
8. Partner with Local Concessionaires: Support services such as kayak and paddleboard rental kiosks, kayak shuttling, eco-lodging, nature tours, and multimodal adventure trips to enrich the visitor experience.
9. The planned expansion of eco-tourism programs, a dedicated Parks Sustainability Manager position is recommended to lead environmental sustainability initiatives, develop programs, and implement long-term resilience efforts.

These recommendations aim to position North Port as a regional leader in eco-tourism while preserving its natural resources and enhancing community engagement.



Guiding Principles

The Guiding Principles serve as the foundation for all recommendations in North Port's Parks and Recreation Master Plan. Developed through a thorough understanding of existing conditions, robust public engagement, and collaboration with City staff, these principles reflect the community's unique values, priorities, and aspirations.

Each principle is supported by specific goals, objectives, and implementation strategies that provide actionable steps toward achieving the long-term Vision for the City's parks system. Together, they form a cohesive framework to enhance recreational offerings, promote inclusivity, and guide sustainable growth across the City of North Port's parks and recreation network.



Provide for Today

The park system provides residents with a consistent quality of park amenities while reflecting and responding to the specific needs and desires of the community.

- Park system amenities are aligned with residents' needs.
- Park offerings are effectively communicated to residents through a variety of means.
- Active recreation and sports needs in the community are met.

Plan for the Future

The park system expands to meet the amenities and programming needs of new communities.

- Acquire more parkland to increase the LOS to provide an equitable distribution of parks.
- Provide unique user experiences throughout the parks system.
- Provide additional indoor facilities to meet indoor recreational needs

Enhance User Experience

Parks throughout North Port are welcoming, safe, and comfortable places for leisure and recreation for all residents regardless of age and ability

- Park experience is accessible and inclusive to all users.
- Parks are comfortable, including sufficient shade and seating.
- The park experience feels safe and welcoming.
- Provide programs for residents of all ages.
- Expand hours of operation to allow residents to enjoy year-round recreation.



Connect People to Parks

North Port residents can safely bike or walk to parks and have access to trail experiences.

- Additional trails and pathways expand opportunities for walking, running, and biking
- Wayfinding systems better communicate the trail system both within individual parks and system wide.
- The enhanced sidewalk and crosswalk network provides improved walkability and connectivity to parks.



Expand Access to Nature

The City of North Port celebrates ecological resources both within and nearby and provides opportunities for nature-based recreation to both residents and visitors.

- Parks provide a variety of nature-based recreation opportunities to connect users with nature.
- Residents of North Port are aware of nature-based recreation opportunities both within and around their city. Visitors recognize North Port as a destination for eco-tourism in the region.
- Residents and visitors have a variety of educational opportunities to learn about the ecological and historical resources in the area.

Toolkit

The final section of the Parks and Recreation Master Plan introduces the Toolkit, a practical framework designed to support the implementation of the Guiding Principles. It translates the City's aspirational goals into clear, actionable strategies. Key components of the Toolkit include the Land Acquisition Strategy, Park Type Standards, Park and Facility Recommendations, and Capital Improvement Plan. Together, these tools offer a comprehensive and flexible roadmap for realizing the long-term Vision of North Port's Parks and Recreation system.



Boundless Adventure Playground



01. Parks Today

To build a vision for the future of parks in North Port, it is necessary to first obtain a baseline understanding of the existing parks and facilities that serve the community today. North Port boasts an expansive parks and recreation system, spanning over 650 acres of parkland. Of these, twenty-nine sites encompassing both parks and facilities have been developed, while two are under development and one is undergoing master planning.

The park system offers a wide array of active amenities, including sports fields, a disc golf course, a skatepark, an extensive trail system, and an Aquatic Center. In addition, the parks feature passive amenities such as playgrounds and pavilions.

A Level of Service (LOS) analysis was conducted to evaluate how well existing parks and facilities meet current and projected demand. Using North Port's LOS, metric gaps in service are identified to ensure that future improvements are both equitable and impactful.



Park and Facility Inventory

To determine a baseline understanding of the North Port parks and recreation system beyond acreage and access, the project team conducted a system inventory that helped establish an understanding of the level of service provided by the parks. This understanding will help guide future recommendations as to how existing parks could provide improved levels of service for residents and where targeted investments may be needed.

Park inventory involved a team of landscape architects and building architects conducting on-site evaluations in the City of North Port parks. Evaluations followed a two-prong approach: a GIS-based inventory of amenities noting the existing condition of individual amenities within the park and a qualitative review of the site examining the overall design and ambiance of the site.

[A full park system map can be found on page x.](#)

Park & Facility List

| Park/Facility Name | Park Type | Acres |
|---|----------------------|--------|
| Atwater Community Park | Community | 26.40 |
| Blue Ridge Park | Neighborhood | 6.29 |
| Boca Chica Park | In-Development | 4.18 |
| Butler Park | Community | 30.41 |
| Canine Club Dog Park | Special Use Facility | 2.86 |
| Circle of Honor | Open Space | 0.30 |
| City Center Front Green | Open Space | 4.32 |
| Dallas White Park | Community | 13.98 |
| Garden of the Five Senses Park (including Boundless Adventures Playground) | Special Use Facility | 4.93 |
| George Mullen Activity Center | Special Use Facility | 6.99 |
| Highland Ridge Park | Neighborhood | 7.99 |
| Hope Park | Neighborhood | 1.89 |
| Italy Ave Park | Undeveloped | 47.65 |
| Kirk Park | Neighborhood | 2.01 |
| LaBrea Park | Neighborhood | 2.79 |
| Larry Thoennissen Athletic Fields | Special Use Facility | 13.11 |
| Marina Park | Special Use Facility | 1.05 |
| Marius Park | Neighborhood | 0.48 |
| McKibben Park | Neighborhood | 3.54 |
| Morgan Family Community Center | Special Use Facility | 9.02 |
| Myakkahatchee Creek Environmental Park | Conservation | 165.57 |
| Myakkahatchee Creek Greenway Disc Golf | Special Use Facility | 11.91 |
| Myakkahatchee Creek Greenway Trail | Greenway | 105.05 |
| Narramore Sports Complex | Special Use Facility | 23.87 |
| North Port Aquatic Center | Special Use Facility | 2.85 |
| North Port Scout House | Special Use Facility | 1.30 |
| North Port Skate Park | Special Use Facility | 1.48 |
| Oaks Park | Conservation | 11.75 |
| Pine Park | Neighborhood | 2.60 |
| Sumter Boulevard Linear Park | Greenway | 56.82 |
| Veterans Park | Special Use Facility | 1.59 |
| Warm Mineral Springs Park | Special Use Facility | 81.57 |

Park & Facility Scores

Methodology

Park Scores provide a comparative tool allowing the various parks within the park system to be compared against each other. By comparing park scores within the system to each other, park improvements can be prioritized to address inequities within the system.

Park evaluation includes a GIS inventory of individual park assets combined with a qualitative review of park design and ambiance. The following rubrics provide further explanation of scoring criteria for each category contributing to the Park Score.

GIS Inventory

The GIS inventory gathered information on existing amenities such as courts, fields, and playgrounds as well as the architectural review of facilities and other vertical structures. Items were individually rated as Exceeds Expectations (3-2.1), Meets Expectations (2.0), Below Expectations (1-1.9), or Functionally Obsolete (0).

The following provides a further explanation of each rating score.

- Exceeds Expectations (3) – Item is new and in great condition and/or may provide exceptional use, i.e., a new inclusive playground.
- Meets Expectations (2) – Item is in good condition and functions for its intended use; some signs of normal wear may be visible but do not affect functionality. It is expected that most items in the inventory will receive this rating.
- Below Expectations (1) – Item is almost past its useful life and may need replacement, but still provides intended function. Examples include older playgrounds showing signs of rust or uneven surfacing or well-worn furnishings in need of replacement.
- Functionally Obsolete (0) – This score is reserved for items that no longer provide a function and may be an active hazard in a park. This includes hazardous broken equipment and unmaintained fields no longer providing regular use.

Design and Ambiance Evaluation

The Design and Ambiance evaluation is designed to provide insight into user experience of each park site and provide context for current usage and factors contributing to that usage. Evaluation considerations were:

Design and Ambiance

The Design and Ambiance category aims to generally summarize the functionality and comfort of the park to determine if there are draws or active deterrents for regular park use.

The following sub-categories determine this score:

First Impression

- Exceeds Expectations (3) – Well-marked entry, along with additional elements for welcoming appearance, such as landscaping or marquee signs.
- Meets Expectations (2) – Well-marked entry sign, park looks maintained and has good visibility into the site.
- Below Expectations (1) – Park entry is difficult to find and/or there is a generally poor curb appeal, e.g. comma poor landscaping, aggressive fencing and hard defense, poor maintenance.
- Functionally Obsolete (0) – Park is difficult to enter and has infrastructure issues, such as widespread flooding and lack of pedestrian access.

Comfort

- Exceeds Expectations (3) – Park is well shaded throughout and provides comfort amenities, such as benches and restrooms, as appropriate.
- Meets Expectations (2) – Park is generally well shaded at key amenities and provides basic support amenities.
- Below Expectations (1) – Park poorly shaded and/or provides little seating.
- Functionally Obsolete (0) – Park has little to no tree canopy or shade and provides no seating, acting as an active deterrent to use.

Things to Do

- Exceeds Expectations (3) – There is a large variety of activities available for a wide range of users, including specialized or unique amenities.
- Meets Expectations (2) – There is a variety of amenities available for various users.
- Below Expectations (1) – There are few amenities available for use, and there may be an opportunity to either add new amenities or replace obsolete amenities to make the park more active.
- Functionally Obsolete (0) – There are no amenities.

Functionality

- Exceeds Expectations (3) – N/A
- Meets Expectations (2) – Park functions according to its intended use.
- Below Expectations (1) – Park is mostly functional, with some amenities in need of replacement.
- Functionally Obsolete (0) – Park is functionally obsolete and requires a new Master Plan.

Circulation Patterns

- Exceeds Expectations (3) – Circulation patterns are clear and marked with additional wayfinding information provided, such as a map or wayfinding signage.
- Meets Expectations (2) – Circulation patterns make sense and are clear and intuitive to the user.
- Below Expectations (1) – Circulation patterns are mostly functional, with some user conflicts or some missing sidewalk infrastructure.
- Functionally Obsolete (0) – Circulation patterns are confusing, potentially creating user conflicts, and/or there is no sidewalk infrastructure on site.

Inclusivity

- Exceeds Expectations (3) – Park provides a variety of amenities for all ages and abilities, follows principles of inclusive design, and fully ensures ADA-compliant access to these amenities as possible.
- Meets Expectations (2) – Park provides variety of experiences for all ages and abilities and meets ADA compliance.
- Below Expectations (1) – Park provides some ADA access to amenities.
- Functionally Obsolete (0) – Park does not meet basic ADA compliance requirements.

Sociability

- Exceeds Expectations (3) – Park provides socializing spaces beyond what is expected for that park type, e.g., stage space in a neighborhood park, outdoor classrooms.
- Meets Expectations (2) – Park provides spaces for socializing at key locations, e.g., benches/picnic tables near playground, bleachers near fields/courts.
- Below Expectations (1) – Park provides few places for seating or socializing or has maintenance issues deterring socializing, e.g., smelly/dirty pavilions, trash pile-up.
- Functionally Obsolete (0) – Park deters social use, e.g.,

bench removal programs, broken furnishings.

Sense of Place

- Exceeds Expectations (3) – Design theme used throughout park. Additional level of branding/placemaking.
- Meets Expectations (2) – Park signage in place, clear park territory marked.
- Below Expectations (1) – Park boundaries difficult to determine, no clear territoriality.
- Functionally Obsolete (0) – Park site is not clearly marked, poor infrastructure.

Infrastructure

- Exceeds Expectations (3) – Park is new or freshly remodeled.
- Meets Expectations (2) – Park infrastructure is in good condition.
- Below Expectations (1) – There are minor park infrastructure issues, e.g., buckled sidewalks, wear and tear on playground surfaces.
- Functionally Obsolete (0) – There are major park infrastructure issues, i.e., flooding/drainage problems, erosion.

Maintenance

- Exceeds Expectations (3) – Park receives above average maintenance and is well cared for.
- Meets Expectations (2) – Park receives average regular maintenance.
- Below Expectations (1) – Deferred maintenance noted, some catch-up necessary.
- Functionally Obsolete (0) – Park amenities are in poor condition throughout the park.

Accessibility

Accessibility focuses on observing whether a park can be reached and accessed daily and if amenities can be easily reached once inside the park. While this category observes ADA accessibility from a general standpoint, it also addresses pedestrian safety and potential access to recreation amenities.

The following sub-categories determine this score:

Pedestrian Access

- Exceeds Expectations (3) – Additional amenities available for pedestrians and cyclists, i.e., trailheads.
- Meets Expectations (2) – Sidewalks into park present with marked crosswalks.
- Below Expectations (1) – Sidewalks incomplete or missing crosswalks.
- Functionally Obsolete (0) – No pedestrian access.

Clear and Marked Entries

- Exceeds Expectations (3) – Park entry is well marked and reinforces territoriality through additional branding and design.
- Meets Expectations (2) – Park entry is well marked and easy to navigate.
- Below Expectations (1) – Park entry is marked but unclear.
- Functionally Obsolete (0) – No marked entry.

ADA Accessibility

- Exceeds Expectations (3) – Park includes inclusive design amenities and is fully ADA accessible.
- Meets Expectations (2) – Primary park amenities are fully ADA accessible, ADA parking available.
- Below Expectations (1) – Some accessibility available, but most of the park amenities remain inaccessible.
- Functionally Obsolete (0) – Park does not provide accessible routes.

Safety

The Safety category is rooted in principles of Crime Prevention Through Environmental Design (CPTED) Principles and seeks to observe the perceived safety of the space, i.e., whether a park user would feel safe within this space. While this score is not an evaluation of actual crime data, it bears an influence on who feels welcome and safe to use the park.

The following sub-categories determine this score:

Visibility

- Exceeds Expectations (3) – N/A
- Meets Expectations (2) – Park provides reasonably clear line of sight to all amenities from parking lot/entry points.
- Below Expectations (1) – Park provides line of sight to primary amenities, but ambush points exist.
- Functionally Obsolete (0) – Park has poor visibility and provides no natural surveillance.

Hazards

- Exceeds Expectations (3) – N/A
- Meets Expectations (2) – No safety hazards present.
- Below Expectations (1) – Minor hazards such as trip hazards.
- Functionally Obsolete (0) – Major life safety hazards.

Stewardship

- Exceeds Expectations (3) – there are active community organizations committed to stewardship of this park such as “Friends-of” organizations, sports leagues, or crime watch groups that contribute support to this park site.
- Meets Expectations (2) – there is a community of regular park users.
- Below Expectations (1) – there are signs of vandalism or undesired use in areas of the park.
- Functionally Obsolete (0) – signs of undesired use act as active deterrents of park use.

Sustainability

Sustainability seeks to evaluate the steps being taken in parks to manage and protect environmental resources, enact sustainable practices, and provide safe and engaging access to natural green spaces. In some cases, contributing sub-categories in this section are not applicable to certain parks and thus, were omitted from the calculation.

The following sub-categories determine this score:

Landscaping

- Exceeds Expectations (3) – Preserved natural ecosystem.
- Meets Expectations (2) – Low-maintenance planting in good condition.
- Below Expectations (1) – Landscaping in declining condition, may require examination and/or replacement.
- Functionally Obsolete (0) – Critical landscape issues such as bare soils, widespread decline.

Tree Canopy/Natural Ecosystem

- Exceeds Expectations (3) – Preserved natural ecosystem or well shaded site in great condition.
- Meets Expectations (2) – Canopied site as appropriate, with trees in good condition.
- Below Expectations (1) – Poorly canopied site (as applicable to context).
- Functionally Obsolete (0) – Little to no shade, trees in decline.

Stormwater Management

- Exceeds Expectations (3) – LID or natural wetland ecosystems.
- Meets Expectations (2) – Managed stormwater system in functioning condition.
- Below Expectations (1) – Some flooding present
- Functionally Obsolete (0) – Widespread flooding throughout site, may pose safety risks.

Community Engagement* (optional)

- Exceeds Expectations (3) – Nature parks and parks that go above and beyond to highlight the local ecosystem and sustainability practices, i.e., interpretative signage, community/pollinator gardens.
- Meets Expectations (2) – Parks which provide access to natural resources even if that is not their primary function, i.e., docks and observation decks.
- Below Expectations (1) – Parks with frontage to natural resources which do not provide access or interpretative signage to the natural ecosystem.

*While every park has the potential to employ environmental education, it is not expected that every park will. However, parks with access to natural resources should provide basic access or education to the nature.

Calculating the Park Scores

Based on this assessment, park scores are aggregated into an overall park score for each park. The GIS Asset Score averages the individual scores of park assets to summarize the general condition of inventoried items. The Design and Ambiance Score consists of the averaged scores of each underlying category: Design and Ambiance, Accessibility, Safety, and Sustainability.

The overall park score takes into consideration both the GIS Asset Score, representing the existing condition of the individual amenities, as well as the Design and Ambiance Score, representing the user experience of the park. Facility scores have been included within this overall park score.

Circle of Honor has been excluded from the Park/Facility Score Matrix as it is a new park completed during the development of this plan – the site would be receive a 3.0 - Exceeds Expectations score.

The Park/Facility Score Matrix (Table 1) in the following pages provides a summary of scores for each park and facility within the system.



Below Expectations (0-1.9)

The park's condition is not quite up to standard. Things may still work, but they need attention or repairs.



Meets Expectations (2.0)

The park is in good shape. Facilities are working well and don't need immediate maintenance.



Exceeds Expectations (2.1-3.0)

The park is in excellent condition. Facilities are either new or exceptionally well-maintained.

In-depth review of each Park and Facility can be found in [Appendix B](#).

Table 1 | Park/Facility Score Matrix

| | Atwater Community Park | Blue Ridge Park | Boundless Adventures Playground | Butler Park | Canine Club Dog Park | City Center Front Green | Dallas White Park | Garden of the Five Senses Park | George Mullen Activity Center | Highland Ridge Park | Hope Park | Kirk Park | LaBrea Park |
|-----------------------------------|------------------------|-----------------|---------------------------------|-------------|----------------------|-------------------------|-------------------|--------------------------------|-------------------------------|---------------------|------------|------------|-------------|
| PARK/FACILITY SCORE | 2.2 | 2.0 | 2.3 | 1.9 | 2.1 | 2.1 | 1.5 | 2.4 | 2.3 | 2.1 | 2.0 | 2.2 | 1.9 |
| GIS Asset Score | 2.3 | 2.0 | 2.3 | 1.8 | 2.0 | 2.0 | 1.3 | 2.3 | 2.8 | 2.0 | 1.9 | 2.3 | 1.8 |
| Park D&A Score | 2.2 | 2.0 | 2.3 | 2.1 | 2.1 | 2.1 | 1.8 | 2.5 | 1.9 | 2.2 | 2.1 | 2.1 | 2.0 |
| First Impression | 3 | 2 | 3 | 3 | 3 | 2 | 2 | 3 | 2 | 3 | 2 | 2 | 2 |
| Comfort | 2 | 2 | 2 | 3 | 2 | 3 | 2 | 3 | 2 | 2 | 2 | 2 | 2 |
| Things to Do | 2 | 3 | 3 | 2 | 2 | 2 | 3 | 2 | 3 | 3 | 2 | 2 | 2 |
| Functionality | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Circulation Patterns | 2 | 3 | 3 | 2 | 3 | 3 | 1 | 3 | 1 | 3 | 3 | 3 | 2 |
| Inclusivity | 2 | 1 | 3 | 2 | 2 | 3 | 1 | 2 | 1 | 3 | 3 | 2 | 2 |
| Sociability | 3 | 3 | 3 | 3 | 3 | 3 | 2 | 3 | 2 | 3 | 2 | 3 | 3 |
| Sense of Place | 3 | 2 | 3 | 3 | 2 | 2 | 2 | 3 | 3 | 3 | 2 | 2 | 2 |
| Infrastructure | 2 | 2 | 3 | 2 | 2 | N/A | 2 | 2 | 3 | 2 | 2 | 2 | 1 |
| Maintenance | 3 | 3 | 3 | 2 | 3 | 3 | 2 | 2 | 3 | 3 | 3 | 3 | 2 |
| Design & Ambiance | 2.4 | 2.3 | 2.8 | 2.4 | 2.4 | 2.6 | 1.9 | 2.5 | 2.2 | 2.7 | 2.3 | 2.3 | 2.0 |
| Pedestrian Access | 2 | 1 | 3 | 2 | 1 | 2 | 1 | 2 | 1 | 2 | 2 | 3 | 3 |
| Daily Park Access | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Clear and Marked Entrances | 3 | 2 | 1 | 2 | 2 | 2 | 2 | 3 | 2 | 3 | 2 | 2 | 3 |
| ADA Accessibility | 2 | 1 | 3 | 1 | 2 | 2 | 1 | 2 | 1 | 2 | 2 | 2 | 1 |
| Accessibility | 2.3 | 1.5 | 2.3 | 1.8 | 1.8 | 2.0 | 1.5 | 2.3 | 1.5 | 2.3 | 2.0 | 2.3 | 2.3 |
| Visibility | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Hazards | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Stewardship | 2 | 2 | 2 | 3 | 2 | 2 | 1 | 3 | 2 | 2 | 2 | 2 | 2 |
| Safety | 2.0 | 2.0 | 2.0 | 2.3 | 2.0 | 2.0 | 1.7 | 2.3 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 |
| Landscaping | 2 | 2 | 2 | 2 | 3 | 2 | 2 | 3 | 2 | 2 | 2 | 2 | 2 |
| Tree Canopy/ Natural Ecosystem | 1 | 1 | 2 | 1 | 2 | 2 | 2 | 2 | 1 | 1 | 2 | 2 | 1 |
| Stormwater Management | 3 | 2 | 3 | 2 | 2 | 2 | 2 | 3 | 3 | 2 | 2 | 2 | 2 |
| Community Engagement | N/A | 3 | 1 | 2 | N/A | N/A | 2 | 3 | N/A | N/A | N/A | N/A | N/A |
| Sustainability | 2.0 | 2.0 | 2.0 | 1.8 | 2.3 | 2.0 | 2.0 | 2.8 | 2.0 | 1.7 | 2.0 | 2.0 | 1.7 |
| Active Amenities | 2.3 | 1.6 | 2.5 | 2 | 2 | N/A | 1 | 2 | 3 | 2 | 2 | 3 | 2 |
| Buildings | 2 | 2 | N/A | 1.8 | 2 | N/A | 1.8 | 2 | 3 | 2 | 2 | 2 | 2 |
| Parking Lots | 2 | 2.5 | N/A | 2 | 2 | 2 | 1 | 2 | 3 | 2 | 2 | 2 | 1 |
| Signage | 2 | 2 | 2 | 2 | 2 | N/A | 1.5 | 3 | 2 | 2 | 1.5 | 3 | 3 |
| Sports Courts | N/A | N/A | N/A | 1 | N/A | N/A | 1.6 | N/A | N/A | 1.9 | N/A | 2 | 1 |
| Sports Fields | 3 | N/A | N/A | 2 | N/A | 2 | 1 | N/A | N/A | 2 | 2 | 2 | N/A |
| GIS Assets | 2.3 | 2.0 | 2.3 | 1.8 | 2.0 | 2.0 | 1.3 | 2.3 | 2.8 | 2.0 | 1.9 | 2.3 | 1.8 |

| Larry Thoenissen Athletic Fields | Marina Park | Marius Park | McKibben Park | Morgan Family Community Center | Myakkahatchee Creek Environmental Park | Myakkahatchee Creek Greenway Disc Golf Course | Myakkahatchee Creek Greenway Trail | Narramore Sports Complex | North Port Aquatic Center | North Port Scout House | North Port Skate Park | Oaks Park | Pine Park | Sumter Boulevard Linear Park | Veterans Park | Warm Mineral Springs Park |
|----------------------------------|-------------|-------------|---------------|--------------------------------|--|---|------------------------------------|--------------------------|---------------------------|------------------------|-----------------------|-----------|-----------|------------------------------|---------------|---------------------------|
| 1.9 | 2.3 | 1.7 | 2.0 | 2.3 | 1.8 | 2.0 | 2.1 | 1.9 | 2.6 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.2 | 2.0 |
| 1.8 | 2.3 | 1.8 | 1.8 | 2.3 | 1.3 | 2.0 | 2.0 | 1.8 | 2.6 | 2.0 | 2.0 | 1.8 | 2.0 | 1.7 | 2.3 | 2.0 |
| 2.0 | 2.2 | 1.7 | 2.1 | 2.3 | 2.2 | 2.1 | 2.1 | 2.1 | 2.6 | 2.0 | 2.1 | 2.2 | 2.0 | 2.3 | 2.1 | 2.1 |
| 3 | 3 | 2 | 3 | 3 | 2 | 2 | 3 | 3 | 3 | 2 | 3 | 2 | 2 | 2 | 2 | 1 |
| 2 | 3 | 2 | 3 | 3 | 2 | 2 | 2 | 1 | 3 | 2 | 2 | 2 | 3 | 2 | 2 | 2 |
| 2 | 2 | 1 | 3 | 3 | 2 | 2 | 2 | 2 | 3 | 2 | 3 | 2 | 2 | 2 | 2 | 2 |
| 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 1 |
| 1 | 2 | 1 | 2 | 3 | 2 | 2 | 2 | 2 | 3 | 1 | 3 | 2 | 2 | 3 | 1 | 2 |
| 1 | 3 | 1 | 3 | 2 | 2 | 2 | 2 | 2 | 3 | 2 | 2 | 2 | 2 | 3 | 1 | 2 |
| 3 | 3 | 2 | 3 | 3 | 2 | 3 | 2 | 3 | 3 | 2 | 3 | 2 | 2 | 3 | 2 | 3 |
| 3 | 3 | 2 | 2 | 2 | 3 | 3 | 3 | 3 | 3 | 2 | 3 | 3 | 2 | 3 | 2 | 2 |
| 1 | 2 | | 2 | 2 | 2 | | 2 | 2 | 3 | 2 | 2 | | 2 | 2 | 2 | 1 |
| 2 | 3 | 3 | 3 | 3 | 3 | 3 | 2 | 2 | 3 | 2 | 3 | 3 | 2 | 3 | 3 | 3 |
| 2.0 | 2.6 | 1.8 | 2.6 | 2.6 | 2.2 | 2.3 | 2.2 | 2.2 | 2.9 | 1.9 | 2.6 | 2.2 | 2.1 | 2.5 | 1.9 | 1.9 |
| 1 | 2 | 1 | 2 | 2 | 1 | 2 | 1 | 1 | 3 | 2 | 2 | 1 | 2 | 2 | 1 | 1 |
| 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| 2 | 3 | 2 | 2 | 3 | 3 | 2 | 1 | 2 | 3 | 2 | 2 | 3 | 2 | 2 | 2 | 2 |
| 1 | 2 | 1 | 2 | 2 | 2 | 1 | 2 | 2 | 3 | 2 | 2 | 2 | 2 | 2 | 1 | 2 |
| 1.5 | 2.3 | 1.5 | 2.0 | 2.3 | 2.0 | 1.8 | 1.5 | 1.8 | 2.8 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 1.5 | 1.8 |
| 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| 2 | 2 | 1 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| 3 | 2 | 2 | 2 | 2 | 2 | 2 | 3 | 3 | 3 | 2 | 2 | 2 | 2 | 2 | 2 | 3 |
| 2.3 | 2.0 | 1.7 | 2.0 | 2.0 | 2.0 | 2.0 | 2.3 | 2.3 | 2.3 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.3 |
| 2 | 2 | 2 | 2 | 2 | 3 | 3 | 3 | 2 | 2 | 2 | 2 | 3 | 2 | 3 | 3 | 3 |
| 1 | 1 | 2 | 1 | 2 | 3 | 3 | 2 | 1 | 2 | 2 | 1 | 3 | 2 | 2 | 3 | 2 |
| 3 | 2 | 2 | 2 | 3 | 3 | 2 | 3 | 3 | 3 | 2 | 2 | 3 | 2 | 3 | 3 | 3 |
| N/A | 3 | N/A | 2 | N/A | 2 | 1 | 2 | N/A | N/A | N/A | N/A | 1 | N/A | N/A | N/A | 1 |
| 2.0 | 2.0 | 2.0 | 1.8 | 2.3 | 2.8 | 2.3 | 2.5 | 2.0 | 2.3 | 2.0 | 1.7 | 2.5 | 2.0 | 2.7 | 3.0 | 2.3 |
| N/A | 3 | N/A | 1.4 | 2 | 2 | N/A | 2 | 2 | 2.6 | N/A | 2 | 2 | 2 | 1.4 | N/A | 2 |
| 1.25 | N/A | 2 | 2 | 3 | 0 | N/A | N/A | 2 | 2 | N/A | 2 | N/A | 2 | N/A | N/A | N/A |
| N/A | 2 | N/A | 2 | 2 | N/A | N/A | N/A | 1 | 3 | N/A | N/A | 2 | 2 | 2 | N/A | 2 |
| 2 | 2 | 1.5 | 2 | N/A | 2 | 2 | N/A | 2 | N/A | N/A | 2 | 1.5 | 2 | N/A | 2.3 | 2 |
| N/A | N/A | N/A | 1.8 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | 2 | N/A | N/A | N/A |
| 2 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | 2 | N/A | 2 | N/A | N/A | N/A | N/A | N/A | N/A |
| 1.8 | 2.3 | 1.8 | 1.8 | 2.3 | 1.3 | 2.0 | | 1.8 | 2.6 | 2.0 | 2.0 | 1.8 | 2.0 | 1.7 | 2.3 | 2.0 |



Existing Programming

The City of North Port Parks and Recreation Department offers a vibrant array of recreational opportunities throughout the year. The department hosts thirty-three annual events that draw more than 32,700 participants. Some of these events occur multiple times a year, including Newcomer Day, Dive into Fall, and the Community Yard Sale.

In addition to its events, North Port Parks and Recreation offers 60 days of camp throughout the summer, winter, and spring breaks. In addition to camps, the department offers a School's Out program on holidays when schools are closed. During the summer, students entering grades 1–5 can attend camp at the George Mullen Activity Center, while those in grades 6–8 can participate in Teen Xtreme Camp at the Morgan Family Community Center. For winter and spring breaks, camp is available for students in grades 1–8 at the George Mullen Activity Center. The department also provides a Counselor-in-Training program for high school students in grades 9–12 at George Mullen, as well as a Junior Lifeguard Camp for youth ages 11–15 at the Morgan Family Community Center during the summer.

More than 40 unique, ongoing recreation programs and instructional classes for all ages, interests, and income are offered year-round and in various venues throughout the City. Additionally, the department is responsible for the delivery of services such as memberships and rentals.

The following table provides an overview of programs offered.

Table 2 | Overview of Programs Offered

| Category | Number | Locations | Ages | Schedule | Details |
|---------------------------------|--------|---|--|--|---|
| Outdoor Recreation Programs | 9 | George Mullen Activity Center, Morgan Family Community Center, North Port Aquatic Center, and the Garden of the Five Senses | Most are all ages (archery 8 years and up) | Weekdays and Saturday, morning and afternoon | Nature walks, self-guided tours, water conservation education, archery, beginner classes and guided kayak tours |
| Specialized Programs | 16 | Morgan Family Community Center and George Mullen Activity Center, with select programs hosted at the North Port Scout House and aquatic activities at the North Port Aquatic Center | Toddlers, school-aged children, teens, and adults depending on class | Weekdays and Saturday morning and afternoon | Culinary arts, arts and crafts, social activities, board games, and safety training classes |
| Therapeutic Recreation Programs | 2 | George Mullen Activity Center | Teens and adults | Weekdays, morning and afternoon | Designed for individuals with special needs |
| Sports and Leagues | 5 | Morgan Family Community Center, George Mullen Activity Center, and Butler Park | 16 and up and elementary school-aged children depending on class | Weekdays, mornings and afternoons | Table tennis, pickleball, adult basketball, Mid-Day Motion and introductory sports program |
| Health and Fitness Classes | 12 | Morgan Family Community Center, with George Mullen Activity Center, the North Port Scout House, and Garden of the Five Senses | 16+, one for teens, one for senior adults, and some open to youth beginning at age 8 | Weekdays and Saturday morning and afternoon | Fit-Teen University, yoga, boxings, HIIT, jazzercise, line dancing, Pound, and Zumba |
| Aquatic Classes & Programs | 3 | North Port Aquatic Center | 11+ and all ages for swim classes | Weekdays and Saturday morning, swim lessons have a varied schedule | Water aerobics and swim lessons |

Planning Context

The document review process provides a foundation of understanding about the Parks and Recreation system, which is a critical component of the creation of the Parks and Recreation Master Plan process. By systematically analyzing planning documents, master plans, building usage studies, and funding mechanisms, it ensures alignment with municipal priorities and community needs. It also facilitates the identification of opportunities for improvement and future investment. The document review process provides valuable insights into current policies, facility usage trends, and financial strategies—ensuring the City's parks and recreation initiatives continue to meet community needs effectively.

As part of this process, the following documents were reviewed:

City Parks Planning Documents

- Unified Land Development Code (2024)
- Comprehensive Plan 2040
- 2019 Parks and Recreation Master Plan
- Aquatic Facilities Master Plan (2010)

Park-Specific Master Plans

- Myakkahatchee Creek Greenway Master Plan (2007)
- Warm Mineral Springs Park Master Plan (2019)
- Dallas White Park Site Plan
- Boca Chica Park Site Plan
- Other Potential Park Sites

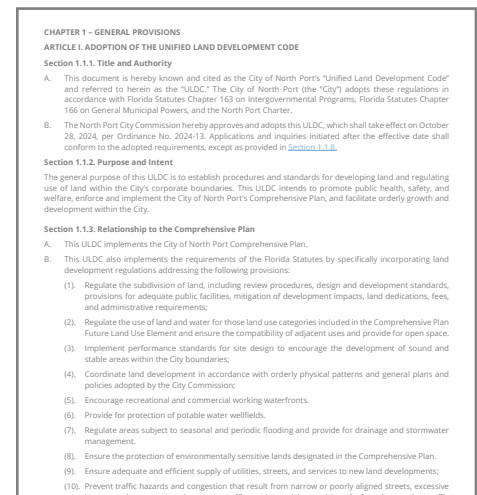
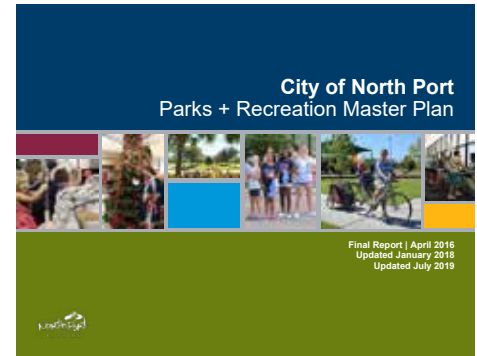
Building Usage Studies

- George Mullen Activity Center (2024)
- Morgan Family Community Center (2024)
- Playbook (2024, 2025)

Funding Mechanisms

- 20-Year Capital Improvements Plan
- 2025 User Fee Study
- Impact Fees

Sample Plans Reviewed



City of North Port Florida



VOLUME I GOALS, OBJECTIVES, &



Key Takeaways

Unified Land Development Code (2024)

- Strengthens environmental protection to balance urban growth with natural preservation.
- Defines and establishes open space requirements to new and significantly altered developments.

Comprehensive Plan 2040

- Sets Level of Service (LOS): 10 acres of parkland/open space per 1,000 residents.
- Defines park types: community parks, neighborhood parks, greenways, conservation lands, special use facilities.

Parks and Recreation Master Plan (2019)

- Identifies need for 528 acres of new parkland: 363 acres for community parks and 164 acres for open space.
- High-priority amenities: boating/fishing, shaded sidewalks, athletic fields, fitness centers, trails, natural areas, dog parks, playgrounds.
- Notable accomplishments since the 2018 Master Plan: Aquatic Center, blueway initiation, new parks (Oaks Park, City Center Front Green, Myakkahatchee Creek Environmental Park).

Myakkahatchee Creek Greenway Master Plan (2007)

- Preserves natural habitat and enhances recreation.
- Phase 1 (partially completed): nature trails, canoe access, trailhead parks, upgrades to existing parks.
- Phase 2 (planned): butterfly gardens, bike paths, wildlife viewing areas, and educational kiosks.

Warm Mineral Springs Park Master Plan (2019)

- Expands amenities: seating, events space, gardens, trails, bus drop-off, food truck access.
- Renovation of historic buildings with structural upgrades.
- Features will support tourism and cultural enrichment.



Level of Service Comprehensive Plan Framework

Policy 1.3 of the Recreation and Open Space Goals, Objectives, and Policies (GOPs) in the City of North Port’s Comprehensive Plan sets a Level of Service (LOS) standard of 10 acres of recreation and open space per 1,000 residents. This standard is divided into three categories: 1.5 acres for community parks, 1.5 acres for open space (includes neighborhood parks, special use facilities, and greenways), and 7.0 acres for conservation land. By establishing these acreage-based minimums, the policy provides a framework for accommodating future population growth while ensuring residents continue to have access to adequate recreational and natural areas.

To support future land planning efforts, the City of North Port provides population projections that were used in this analysis and verified by the Economic Development Department to estimate the parkland required to meet the comprehensive plan’s LOS standards. The acreage considered includes the full extent of each park parcel located within city limits, which may encompass non-programmed areas.

This analysis also accounts for several parks located within city boundaries that are not owned by the City, as well as “prospective parks” that have been acquired for future park use but are not yet programmed. These facilities contribute to the overall recreational services available to residents and are therefore included in the LOS calculations.

Table 3 | Acreage-Based Level of Service

| Year | | | 2025 | | 2030 | | 2035 | | 2040 | | 2045 | | 2050 | |
|----------------|---------------|------------|-----------|---------------|-----------|---------------|-----------|---------------|-----------|---------------|-----------|---------------|-----------|---------------|
| Population | | | 94,700^ | | 113,897^ | | 138,573^ | | 168,595^ | | 205,121^ | | 249,561^ | |
| Park Type | Current Acres | LOS Target | Acres Req | Need/ Surplus | Acres Req | Need/ Surplus | Acres Req | Need/ Surplus | Acres Req | Need/ Surplus | Acres Req | Need/ Surplus | Acres Req | Need/ Surplus |
| Community Park | 232.6 | 1.5 | 142.1 | 102.4 | 170.8 | 73.6 | 207.9 | 36.6 | 252.9 | (8.4) | 307.7 | (63.2) | 374.3 | (129.88) |
| Open Space | 414.2 | 1.5 | 142.1 | 260.3 | 170.8 | 231.5 | 207.9 | 194.5 | 252.9 | 149.5 | 307.7 | 94.7 | 374.3 | 28.0 |
| Conservation | 15,616.4 | 7.0 | 662.9 | 14,953.5 | 797.3 | 14,819.1 | 970.0 | 14,646.4 | 1,180.2 | 14,436.2 | 1,435.8 | 14,180.5 | 1,746.9 | 13,869.4 |

Data Sources: ^North Port 2023 Projections

The following parks and facilities were included in the acreage-based LOS assessment. Note that these designations are limited to the acreage-based LOS:

Community Parks

- Atwater Community Park
- Blue Heron Park *(not City owned)*
- Butler Park
Includes Morgan Family Community Center and North Port Aquatic Center
- Dallas White Park
- Italy Ave Park *(prospective park)*
- Wellen Park Community Park *(not City owned)*

Open Space

- Blue Ridge Park
- Boca Chica Park *(in development)*
- Canine Club Dog Park
- Circle of Honor *(in development)*
- City Center Front Green *(Public Works maintained)*
- Garden of the Five Senses Park
Includes Boundless Adventures Playground
- George Mullen Activity Center
- Highland Ridge Park
- Hope Park
- Kirk Park
- LaBrea Park
- Langlais Park *(prospective park)*
- Larry Thoennissen Athletic Fields
- Marina Park
- Marius Park
- McKibben Park
- Myakkahatchee Creek Greenway Trail
- Myakkahatchee Creek Greenway Disc Golf
- Narramore Sports Complex
Includes Glenallen Soccer Fields (not City owned)
- North Port Skate Park
- Pine Park
- Scout House
- Sumter Blvd Linear Park *(Public Works maintained)*
- Veterans Park
- Warm Mineral Springs Park

Conservation Areas

- City Section of Deer Prairie Creek Preserve *(not City owned)*
- Oaks Park
- Orange Hammock *(not City owned)*
- Myakka River State Forest *(not City owned)*
- Myakkahatchee Creek Environmental Park *(FCT Management Plan)*

Key Takeaways

The Comprehensive Plan acreage-based Level of Service only considers total acreage per resident. While the following takeaways represent needs as defined in the Acreage-Based Level of Service within the Comprehensive Plan, additional consideration must be taken to the needs assessment developed through the Youth Sports Analysis and Geographic Level of Service Analysis included within this plan.

The following is a summary of takeaways from the Comprehensive Plan review only.

- The City is projected to experience a deficiency in community park acreage starting in 2040, based on the current park inventory. This projection assumes that Italy Avenue Park will be programmed as a Community Park.
 - If Italy Avenue Park is not programmed, the deficiency will still occur in 2040 but will increase to a shortfall of approximately 52 acres.
 - If Langlais Drive is programmed as a Community Park, the deficiency would be delayed until 2045.
- If the other identified prospective parks are not activated and added to the park inventory, the City will begin to see a deficiency in the Open Space category by 2050, with an estimated shortfall of 30 acres.
- These projected acreage needs will guide the City's land acquisition strategy to maintain alignment with the comprehensive plan's LOS standards.

Wellen Park

Wellen Park is a master-planned community located within the City of North Port, envisioned as a mixed-use development that is planned to accommodate more than 22,000 homes and approximately 60,000 residents. Wellen Park was previously renamed from the West Villages, consisting of approximately 8,000 acres of annexed land that is organized into distinct villages and districts, including Downtown Wellen, West Villages, and Playmore, each designed to offer a blend of residential, commercial, and recreational uses.

The development emphasizes walkability, connectivity, and access to nature, with a focus on integrating parks, trails, and open spaces throughout its neighborhoods. Amenities such as a central town center and adjacent community park around its lake contribute to an environment that supports both active and passive recreation.

Guiding Documents for Park Provision

The provision of parks and open space within Wellen Park is guided by three primary planning documents:

Comprehensive Plan and Future Land Use Plan (Ordinance No. 2000-31)

The City's Comprehensive Plan provides a long-term vision for growth and includes the Future Land Use Element, which identifies goals, objectives, and policies for land use classifications. Ordinance No. 2000-31 introduced the Village Land Use Classification that was established to "overcome the problems associated with urban sprawl" and is used in Wellen Park. This classification follows these guiding principles:

- Villages shall consist of distinct neighborhoods served by a mixed-use village center.
- Each neighborhood must include a civic space accommodating a neighborhood park, elementary school, or similar facility.
- The village center should serve as a focal point combining commercial, civic, cultural, and recreational uses.

Policy 13.3.1 establishes a critical requirement for civic spaces within Wellen Park:

"Each Village shall contain a civic space in the form of a village park and, if required by the adopted school siting plan, one elementary school." These parks serve as central gathering spaces for residents and to support recreational needs.

Key standards include:

- Location: Centrally positioned within each village to maximize accessibility.
- Minimum Size: Each Village Park must encompass at least 5 acres.
- Additional Facilities: Where required by the adopted school siting plan, an elementary school may be co-located with the Village Park to create a multi-functional civic hub.

Unified Land Development Code (ULDC)

The ULDC serves as the City of North Port's regulatory framework for land use and development. It establishes standards for zoning, infrastructure, environmental protection, and public facilities, including parks. The ULDC outlines requirements for open space dedication, recreational facility standards, and the integration of green infrastructure within new developments. It ensures that parkland is provided in proportion to residential growth and that it meets the needs of the community in terms of accessibility, usability, and environmental stewardship.

Village District Pattern Book

Each village within Wellen Park is governed by a Village District Pattern Book, which provides a blueprint for development. These documents articulate the community's vision, goals, and design principles, including the layout of neighborhoods, street networks, and public spaces. They specify how parks and open spaces are to be distributed, designed, and connected within each district. The Pattern Books ensure that recreational amenities are not only compliant with ULDC standards but also aligned with the character of Wellen Park.

Consistent with the Village District Pattern Book and Policy 13.3.1, each village within Wellen Park is required to establish a civic space in the form of a Village Park. These parks serve as central gathering spaces for residents and are designed to support community identity and recreational needs.

Key standards include:

- Location: Centrally positioned within each village to maximize accessibility.
- Minimum Size: Each Village Park must encompass at least 5 acres.
- Additional Facilities: Where required by the adopted school siting plan, an elementary school may be co-located with the Village Park to create a multi-functional civic hub.

This approach ensures that every village provides a meaningful public space that provides recreation, while supporting broader community planning goals.

Park Acreage Summary

The Wellen Park planning framework allocates substantial acreage for public lands and recreational amenities.

According to the Pattern Book data summary:

- 2 Public North Port Parks: 133 acres
- North Port Active Recreation Park: 63 acres
- 8 Additional Village Parks (±10 acres each): 80 acres
- Multi-Use Trail: 15 acres

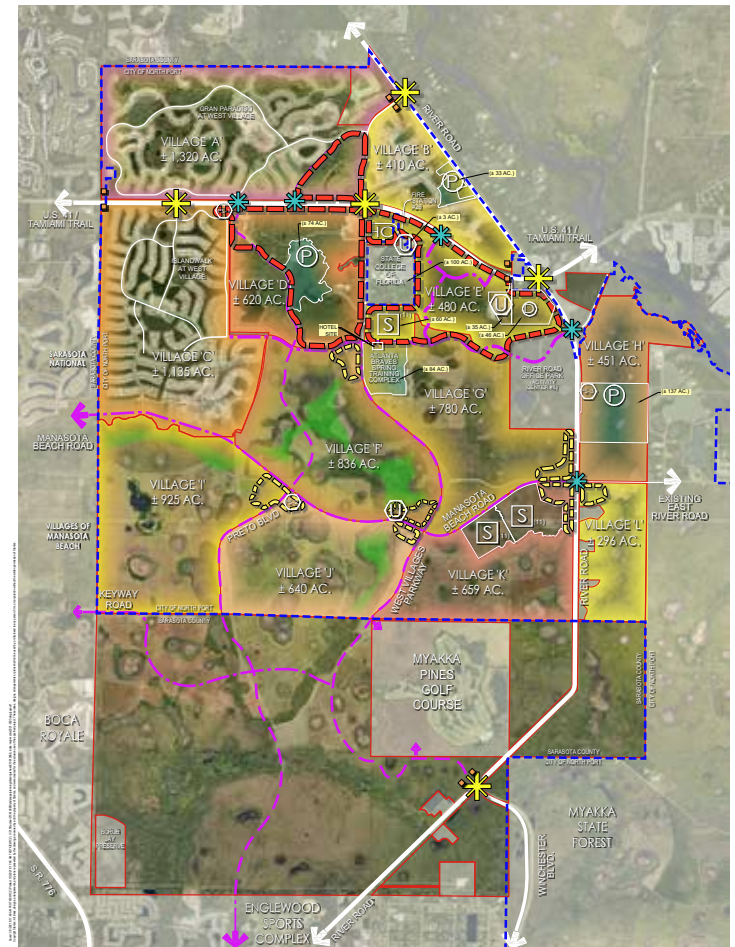
Amendment and Restatement of West Villages Developer Agreement (Post Annexation)

This document reflects an amended agreement among Wellen Park, LLLP, the West Villages Improvement District, and the City of North Port, with Article 7 specifically addressing Remaining Parks and Recreation System Improvements. The agreement establishes updated conditions for: trails, the return of a previously dedicated but undeveloped 63-acre park parcel to WVLP for neighborhood development, a potential sports facility parcel and sports facility, and a sports tourism park parcel and sports tourism park. This Parks Master Plan will guide decisions regarding the potential sports facility parcel, which remains under consideration. The recommendation will be detailed in the [Land Acquisition Strategy](#) section of this report.

The following recreational facilities are to be provided according to the West Villages Developer Agreement (Post Annexation):

- Potential Sports Facility: ±15 acres (adjacent to a 20-acre Public Works parcel)
- Sports Tourism Park: ±82 acres, designated for future development
- Multi-Use Trail: ±45 acres (20 acres already constructed)

Figure 1 | West Villages Index Map



West Villages Index Map

WEST VILLAGES INDEX MAP

| LEGEND | | | |
|--------|---|--|--|
| | EXISTING ROADWAY | | APPROXIMATE SCHOOL LOCATION (K-12) (11) |
| | 4 LANE W/ MED. & 8' SIDEWALK | | SARASOTA MEMORIAL HOSPITAL - HEALTH CARE |
| | 2 LANE W/ MED. & 5' SIDEWALK | | APPROXIMATE UTILITIES / LOCATION (10) |
| | 2 LANE W/ MED. & 5' SIDEWALK | | APPROXIMATE PARK LOCATION (10) |
| | POTENTIAL WEST VILLAGES GATEWAY LOCATIONS | | DIOCESE OF VENICE LOCATION |
| | RECREATIONAL / OPEN SPACE / RECREATIONAL TRAIL SYSTEM | | POTENTIAL ROADWAY CONNECTION TO ADJACENT COMMUNITY |
| | STATE COLLEGE OF FLORIDA | | APPROXIMATE VILLAGE CENTER LOCATION (2) |
| | FIRE / POLICE STATION LOCATIONS | | APPROXIMATE TOWN CENTER LOCATION (2) |
| | EXISTING TRAFFIC SIGNAL | | APPROXIMATE FUTURE FULL MEDIAN OPENINGS TRAFFIC CONTROL T.B.D. |
| | CITY OF NORTH PORT - CITY LIMITS | | |

Figure 2 | Post Annexation Amendment Exhibit



Comparison of Guiding Documents

The Village District Pattern Book and the Amended Developer Agreement address two different scales of park land planning and recreational amenities. The Pattern Book establishes a village-level framework that requires each village within Wellen Park to provide a centrally located Village Park of at least five acres, ensuring distributed civic spaces that support community identity, walkability, and compliance with ULDC standards. It also allocates approximately 80 acres for eight Village Parks, along with 15 acres for multi-use trails, emphasizing accessibility and neighborhood-scale recreation.

The Amended Developer Agreement addresses regional-scale public amenities, namely a potential 15-acre sports facility adjacent to a public works parcel, a sports tourism park, along with 45 acres of multi-use trails. These recreational resources, separated into fewer, larger parcels which may not be centrally located within villages, focus on facilities designed to attract regional visitors.

Comparison to Other Growth Areas in North Port

The development pattern in Wellen Park differs significantly from other growth areas in North Port, particularly the eastern portion of the city. East North Port is characterized by individual lot development, often based on legacy subdivisions. This pattern results in fragmented land ownership, limited infrastructure coordination, and

challenges in providing centralized amenities such as parks.

In contrast, Wellen Park's master-planned approach allows for coordinated infrastructure investment, strategic land use planning, and the intentional placement of parks and recreational facilities. Developers in Wellen Park work with the City to ensure that parks are integrated into the community fabric, supported by funding mechanisms such as improvement districts and development agreements.

The implications for park provision are substantial. In Wellen Park, parks are proactively planned and built as part of the development process, ensuring accessibility and alignment with community needs. In East North Port, park development is more reactive, often requiring public acquisition or redevelopment of existing parcels to create usable open space. As a result, residents in East North Port may experience lower levels of access to recreational amenities, underscoring the importance of targeted investment and planning in these areas.

[The Land Acquisition Strategy \(page 92\) includes recommendations specific to Wellen Park.](#)

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Geographic Level of Service: Access

In addition to evaluating parkland through LOS standards, the City of North Port's Comprehensive Plan employs a geographic service area approach to assess how equitably parks are distributed across the community. This method uses defined service radii—based on park type as outlined in Policy 1.2—to identify areas that lack sufficient access to recreational facilities. The results help pinpoint gaps in park coverage and highlight opportunities for future improvements and land acquisition.

Methodology

A GIS-based network analysis was conducted to assess current park accessibility. This analysis integrated park entry points collected during fieldwork with the existing transportation network to delineate service coverage areas: within a half-mile of neighborhood parks and within three miles of community parks.

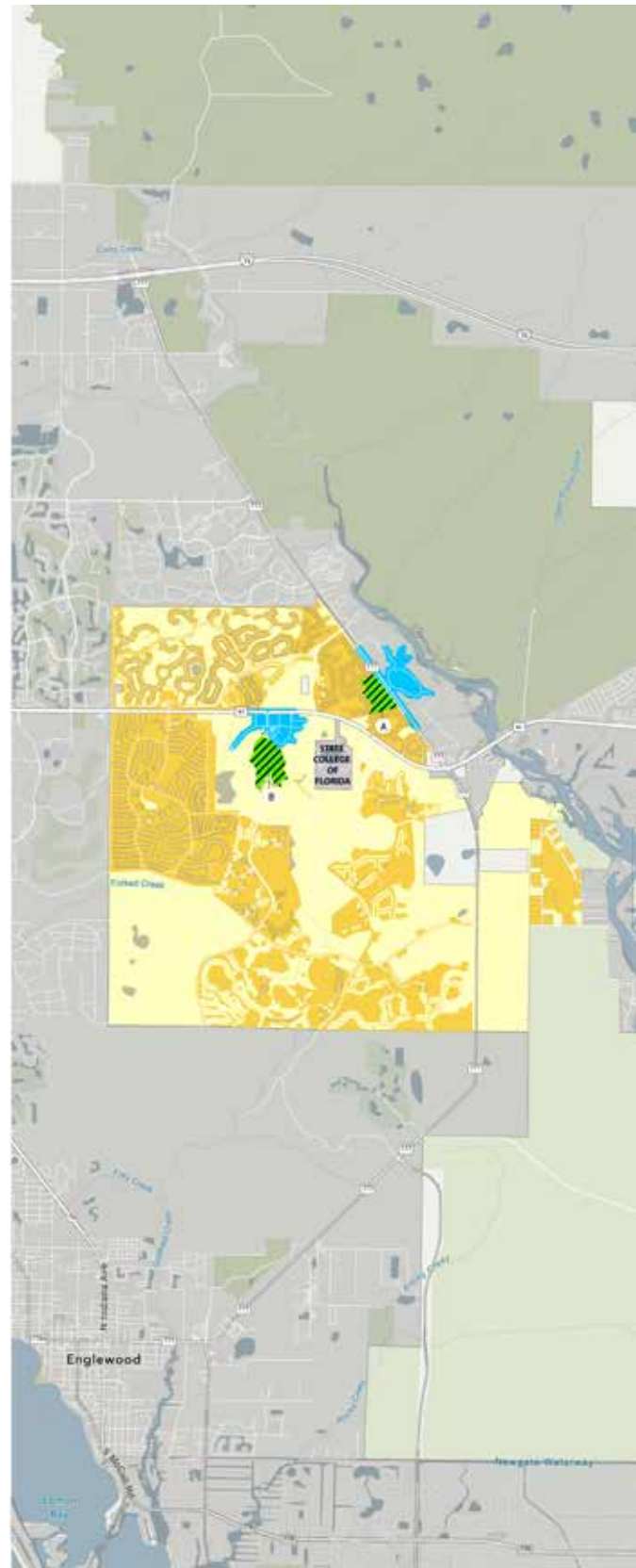
The analysis accounted for various roadway types, including highways, and streets without sidewalks. Consequently, the service areas represent general accessibility rather than strictly pedestrian routes, although pedestrian-only entry points were included where applicable.

Residential areas falling outside these service zones are classified as “unserved.” Existing residential areas—depicted in dark yellow—include single-family and multifamily residential parcels, as well as residential support areas. Potential future residential areas—shown in light yellow—comprise parcels designated under residential and village future land use categories, along with vacant residential parcels that may require park services in the future. It is important to note that future residential areas represent a projection and do not confirm future development. Identifying residential properties located outside of LOS areas will support decisions related to land acquisition, enhancement of access to existing parks, and expansion of recreational offerings.

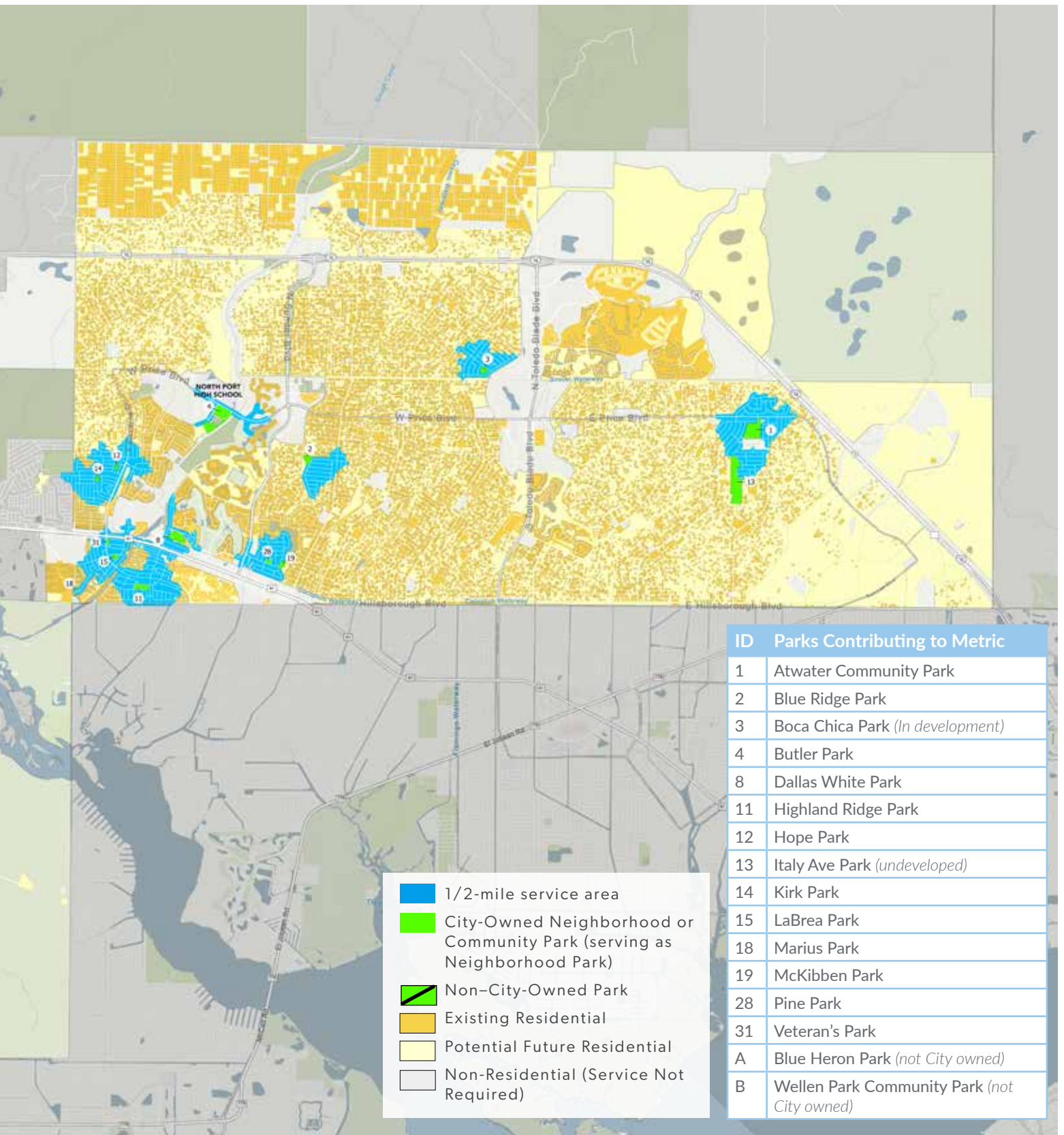
Neighborhood Park Level of Service

The service area analysis for neighborhood parks includes both designated neighborhood parks and community parks, as community parks typically offer similar amenities and functions as a neighborhood park. The results, illustrated in Map 2, show that neighborhood park coverage is limited in relation to the widespread distribution of residential development across the city.

Large portions of North Port—particularly in the northern and central areas—would benefit from increased access to neighborhood-level park facilities. These gaps highlight opportunities to enhance existing parks that do not currently meet neighborhood park standards, as well as to acquire new properties to better serve these underserved areas.



Map 2 | Neighborhood Parks LOS Map: Access

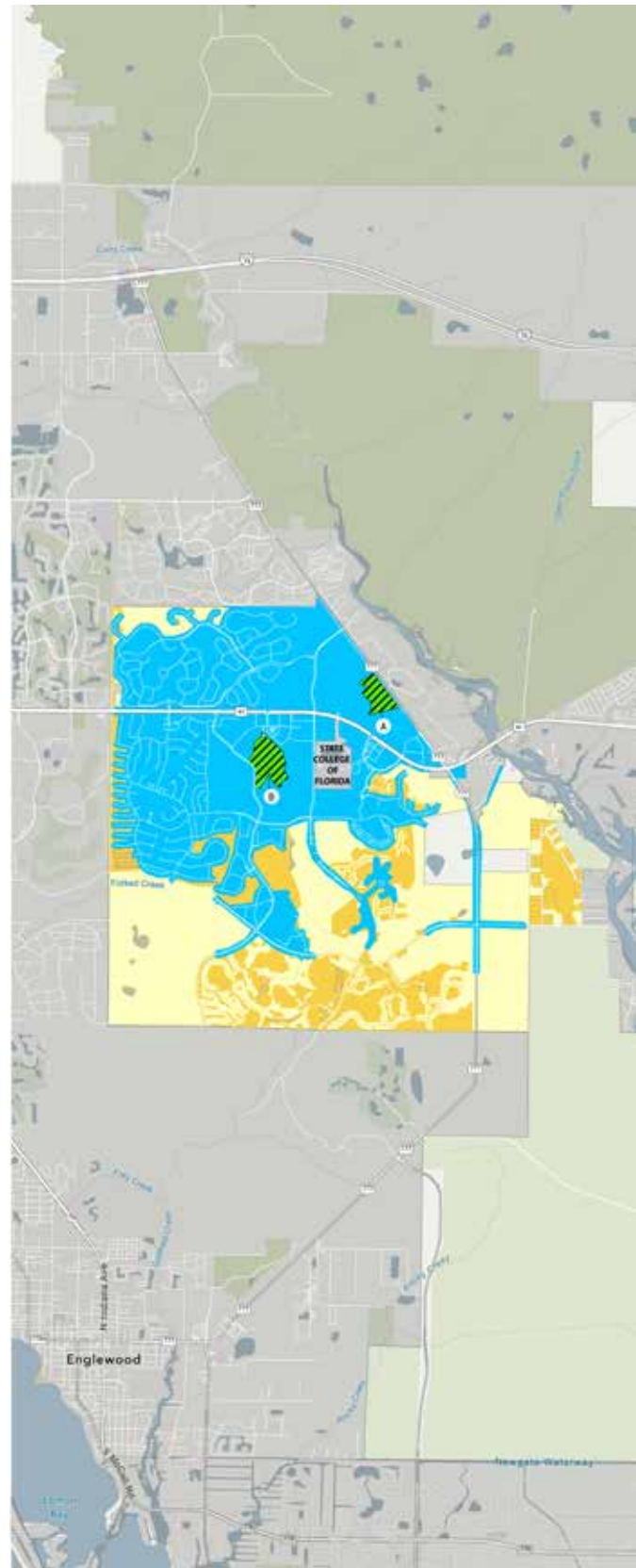


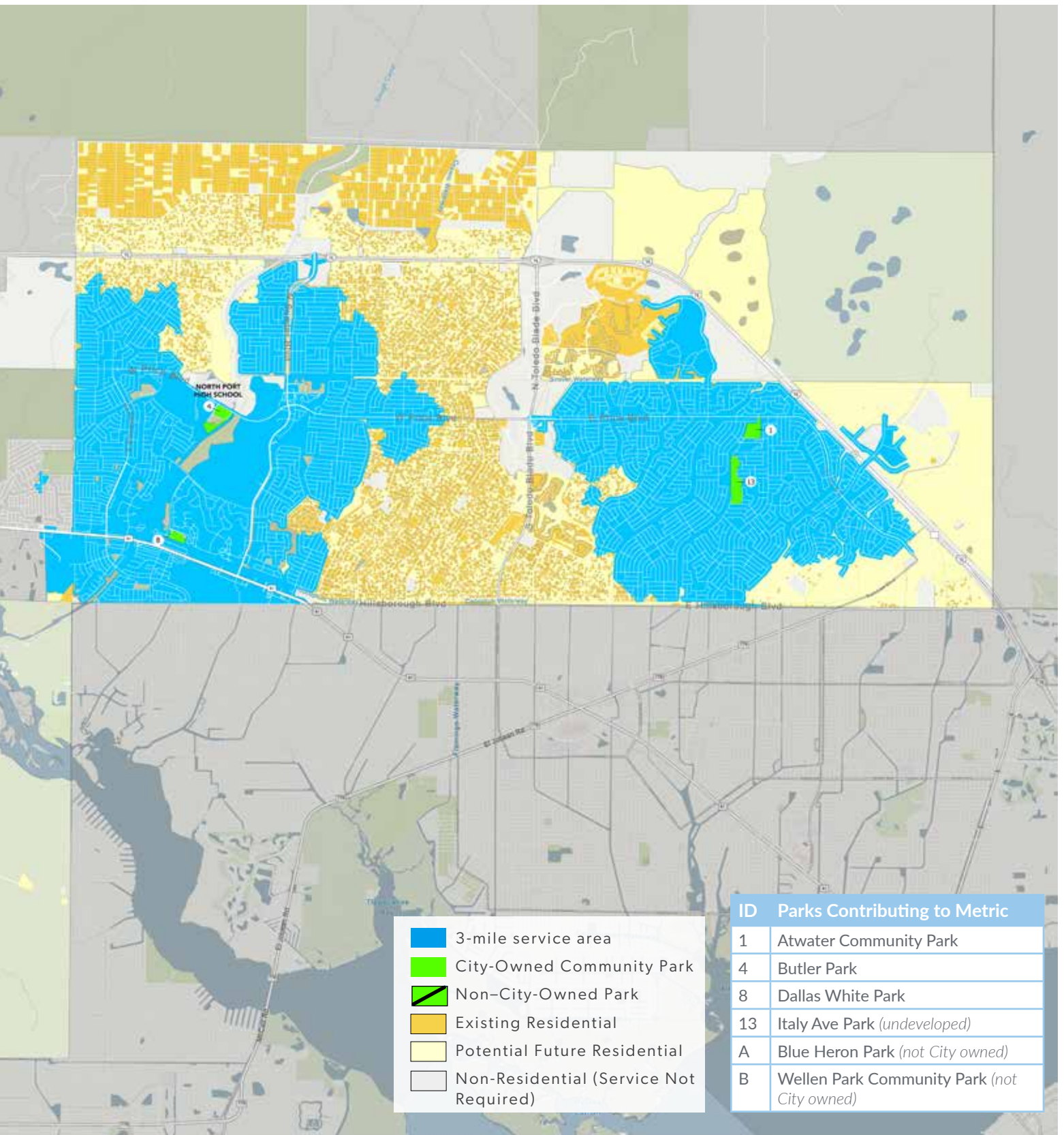
Community Park Level of Service

The service area analysis for community parks uses a three-mile radius per park, based on the assumption that users are generally willing to drive to access the broader range of amenities offered at these larger facilities. As shown in the accompanying map, community parks provide more extensive coverage compared to neighborhood parks.

However, gaps in service remain, particularly in the southwestern and northernmost parts of the city, where residential development is still underway. These underserved areas present opportunities for future community park acquisitions to meet projected acreage needs and to consider integrating community-level amenities into other existing parks.

The Land Acquisition Strategy (page 92) includes recommendations to fill gaps in Level of Service.





Geographic Level of Service: Quality

The second part of the service area review adds an important layer to the map of the City's Parks and Recreation system. This step looks at the current condition of each park and blends that information with the areas they're meant to serve. The result is a clearer picture—not just of which neighborhoods have access to parks, but how well those parks are meeting community needs.

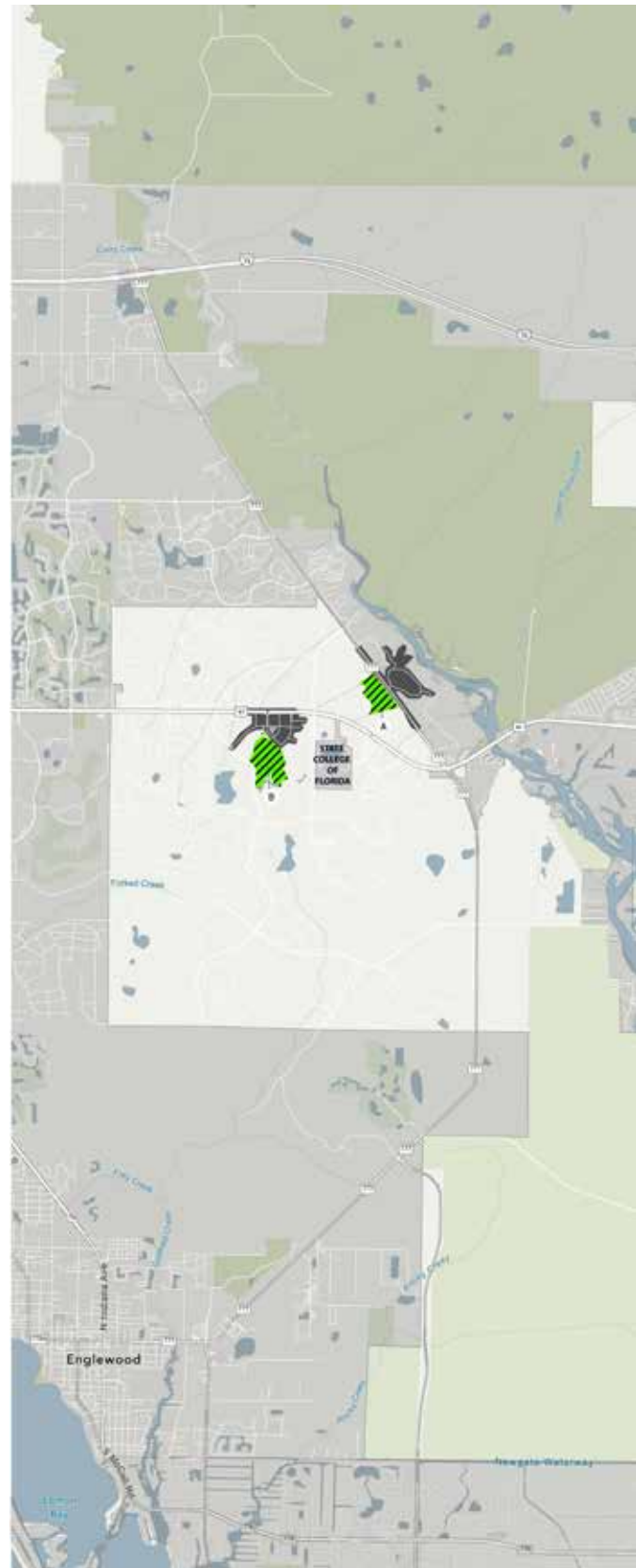
To show this, each park's service area is color-coded based on the park scores determined through the park inventory process. This visual helps highlight differences in service levels across the city and gives us a better understanding of where improvements might be needed. A service area with a higher park score will supercede an area with a lower park score to demonstrate that residents in that area have access to at least one higher quality park. These insights helped shape recommendations to make sure all residents have access to well-maintained, high-quality parks.

- Below Expectations**
The park's condition is not quite up to standard. Things may still work, but they need attention or repairs.
- Meets Expectations**
The park is in good shape. Facilities are working well and don't need immediate maintenance.
- Exceeds Expectations**
The park is in excellent condition. Facilities are either new or exceptionally well-maintained.

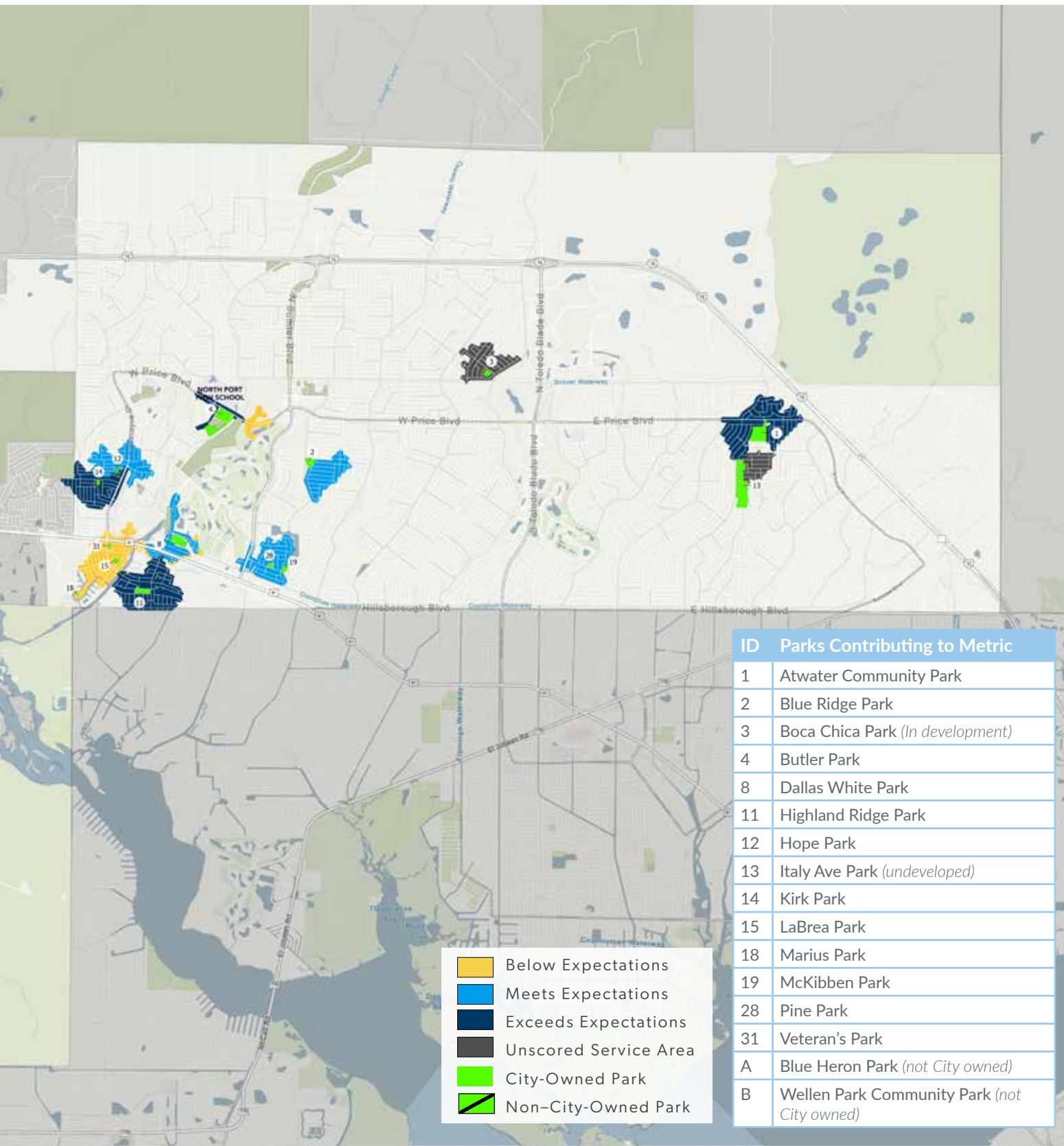
Unscored service areas include undeveloped City parks that were not given a condition rating, as well as parks not owned by the City that were excluded from the inventory.

Neighborhood Park Quality of Service

Residents who live near a neighborhood park have access to one that's in good or excellent condition. While most neighborhood park service areas are well-served by quality parks, there are a few small pockets where park quality could be improved. As undeveloped parks are planned and built, they offer a great opportunity to deliver outstanding service to those communities.



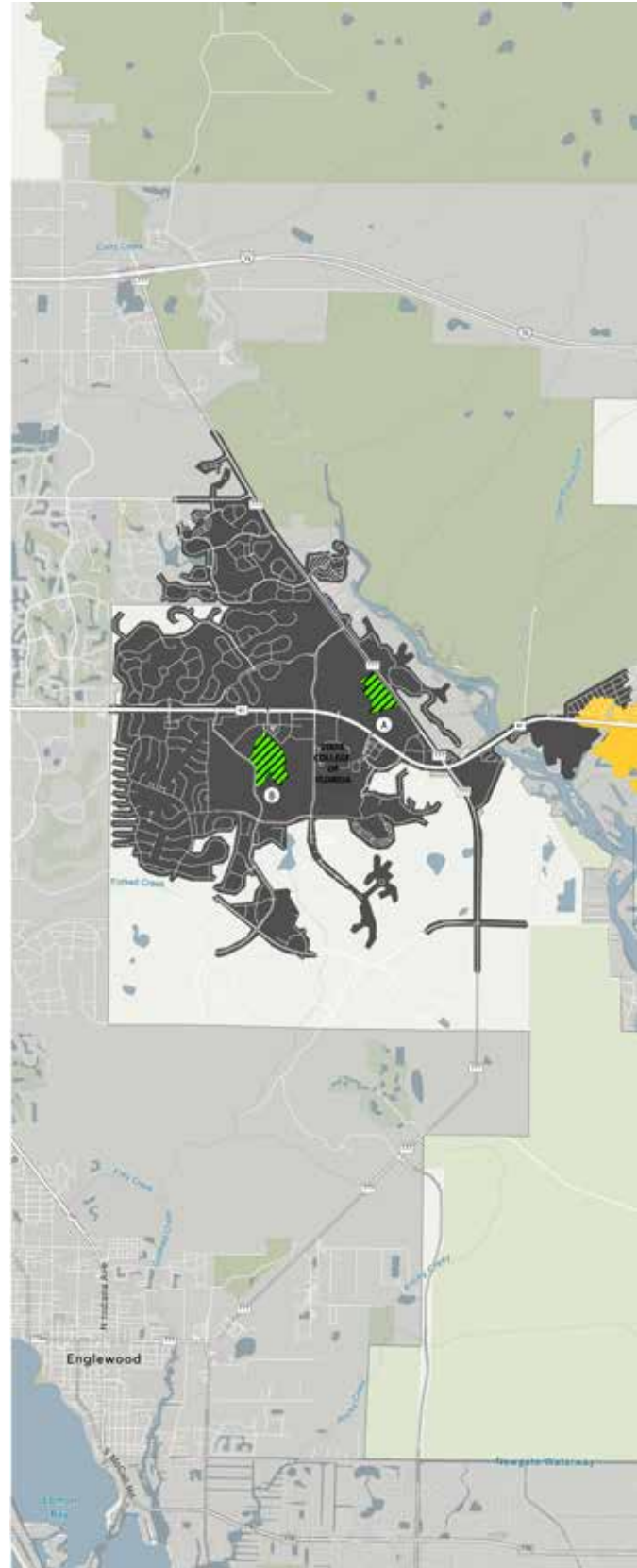
Map 4 | Neighborhood Parks LOS Map: Quality



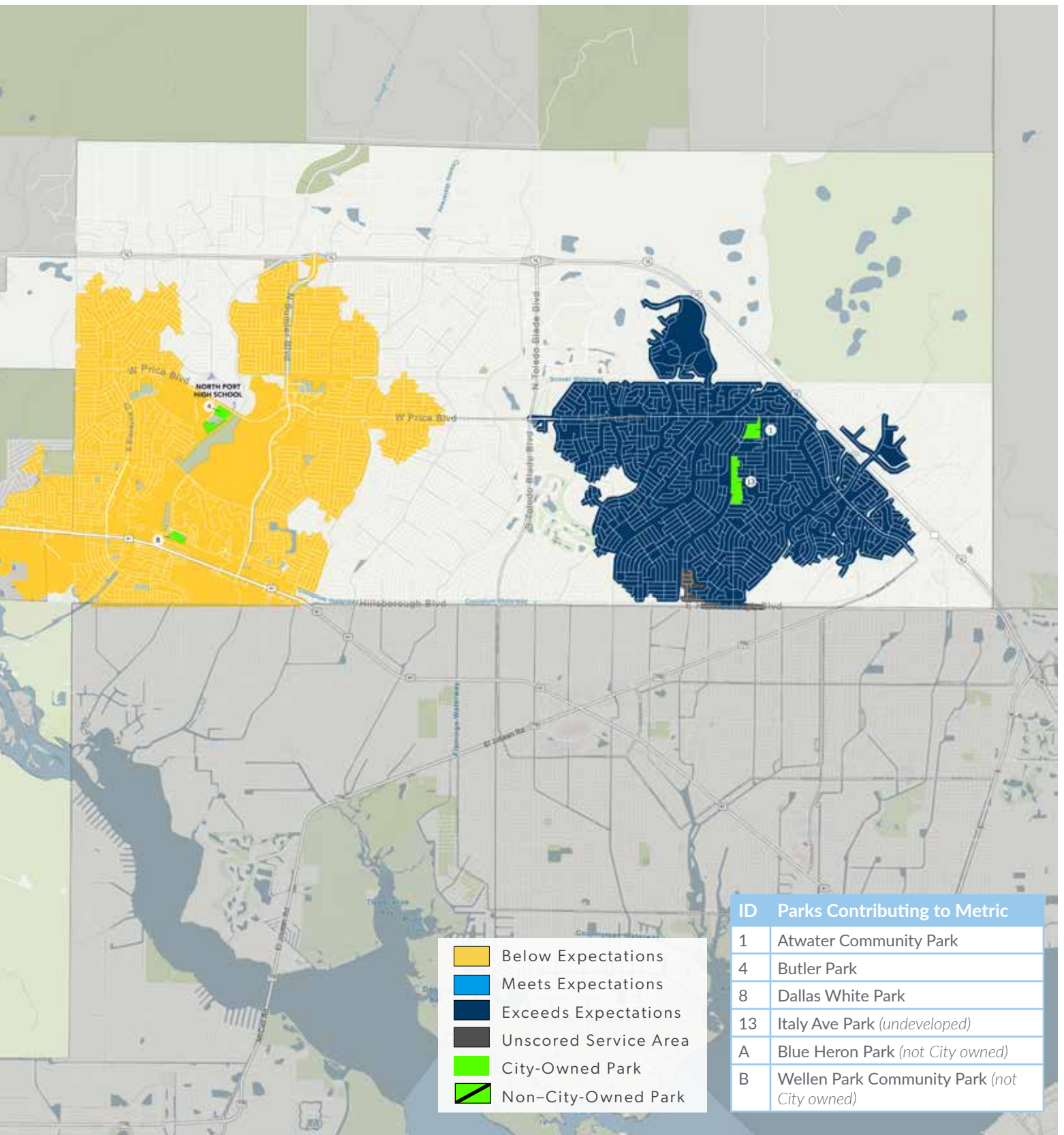
Community Park Quality of Service

Residents in the eastern part of the city who live near a community park generally enjoy access to facilities in excellent condition, with well-maintained amenities and inviting spaces that support a wide range of recreational activities. In contrast, residents in the central and western areas often rely on community parks that show signs of wear or lack key features, presenting clear opportunities for improvement.

Enhancing the quality of service in these areas can take several forms. This might include upgrading outdated or damaged equipment, redesigning park layouts to improve usability and comfort, or adding amenities that meet the standards of a community park. These improvements not only elevate the park experience but also help ensure a more equitable distribution of high-quality community parks across the city.



Map 5 | Community Parks LOS Map: Quality







02. Opportunities

To build a vision for the future of parks in North Port, it is essential to engage the community in meaningful dialogue about their needs, preferences, and aspirations. Public engagement serves as a cornerstone of the planning process, ensuring that the voices of residents—both park users and non-users—are reflected in the development of a responsive and inclusive parks and recreation system.

In addition to general feedback, targeted analyses were conducted to explore eco-tourism potential and assess the youth sports demand. These efforts help identify opportunities to enhance recreational offerings, support economic development, and promote environmental stewardship.

The following section summarizes the public engagement process and highlights key themes and opportunities that emerged from community input, alongside insights from the LOS evaluation.

Public Engagement

Public engagement is essential for understanding the needs and desires of the community. The opportunities identified through this process help shape a clear vision for the future of the parks and recreation system. To better understand all aspects of the community, a robust public engagement strategy was employed that combined broad outreach with in-depth dialogue. This multi-layered approach generated diverse data across multiple points of contact. By providing a variety of opportunities to engage with the community, insights within this document reflect the needs and desires of a wide community base while balancing in-depth understanding of the current functions and challenges of parks and recreation by its most involved users.

Types of public engagement:

- Community Survey – Including both statistically-valid and open link online surveys reach out to the community at-large, including both park users and non-users, and provides insight into community opinions.
- Public Workshops – Engaging with different communities to understand their specific needs through one-on-one conversations.
- Focus Groups – Guided discussions with members of the community who are heavily involved within the parks and can provide insight on current needs and operation challenges.

Public engagement was also supplemented with information from the City Conducted Annual Needs Survey.

Statistically Valid Survey

June 15, 2025 - July 31, 2025

Mailed & Online

Open Link Survey

July 2025

Online

Public Workshop #1

July 9, 2025, from 5:30pm - 7:00pm

George Mullen Activity Center

1602 Kramer Way, North Port, FL

Public Workshop #2

July 10, 2025, from 5:30pm - 7:00pm

Morgan Family Community Center

6207 West Price Boulevard, North Port, FL

Focus Group #1

July 15, 2025, 5:30pm - 7:00pm

North Port City Hall

4970 City Hall Boulevard, North Port, FL

Public Workshop #3

July 16, 2025, from 5:30pm - 7:00pm

George Mullen Activity Center

1602 Kramer Way, North Port, FL

Focus Group #2

July 17, 2025, from 12:00pm - 1:30pm

North Port City Hall

4970 City Hall Boulevard, North Port, FL

Focus Group #3

July 17, 2025, from 6:30pm - 8:00pm

North Port City Hall

4970 City Hall Boulevard, North Port, FL

Parks and Recreation Advisory Board

July 17, 2025, from 6:30pm - 8:00pm

North Port City Hall

4970 City Hall Boulevard, North Port, FL

Focus Group #4

July 21, 2025, from 5:30pm - 7:00pm

Virtual

Journey to the future

Master Plan Development for Parks & Recreation

PUBLIC INPUT WORKSHOP

Embark on a "Journey to the Future" with the City of North Port! We're updating our Parks & Recreation Master Plan to shape the next decade of park improvements. **Share your vision by joining us at one of our public meetings!** Your input will help lead the way forward!

July 9 | 5:30-7 p.m.

George Mullen Activity Center
1602 Kramer Way

July 10 | 5:30-7 p.m.

Morgan Family Community Center
6207 W. Price Blvd.

July 16 | 5:30-7 p.m.

George Mullen Activity Center
1602 Kramer Way

For more information, visit

NorthPortFL.gov/ParksAndRecMasterPlan





Survey Methodology

Survey Response Overview

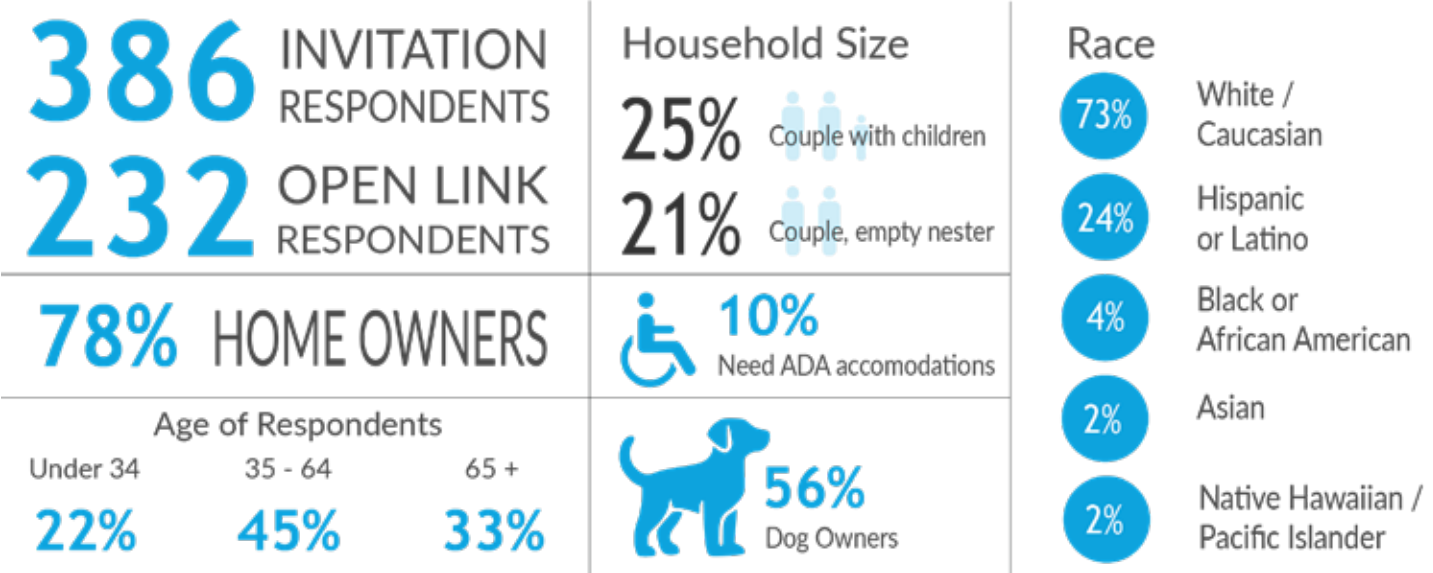
A public survey was conducted using two complementary methods: a statistically valid (“Invite”) survey distributed to selected households in the City of North Port, and an open-link (“Open”) online survey accessible to the public.

In mid-June 2025, a total of 5,000 randomly selected households in North Port were mailed a paper survey, along with a cover letter containing instructions and a unique password to access the online version of the statistically valid survey. This dual-format approach allowed participants to choose between completing the survey on paper or through a secure online portal. By late July 2025, the invitation-based survey yielded 386 completed responses, which constituted a statistically significant sample. To ensure the results accurately reflected the broader community, the data was weighted based on key demographics such as age and ethnicity, helping to mitigate potential response bias.

In addition, an open-link online survey was made available to all residents for a one-month period beginning in July 2025. This version received 232 responses. Together, both surveys provided valuable insights into the recreational needs and preferences of North Port residents, helping to shape and inform the development of this plan.

The respondents aged 65–74 made up the largest age group in the Invite survey (19%), with individuals aged 25–64 evenly distributed across the remaining responses (45%). Demographically, most Invite survey respondents were female (52%), homeowners (78%), and identified as White/Caucasian and not of Hispanic origin (73%).

Additionally, 40% of Invite survey respondents report living in a household with children. The Invite sample is made up of a mix of long-term and newer residents of North Port, with 43% of respondents, having lived in North Port for over 10 years. Most respondents do not live in gated communities.



Key Takeaways

Most Visited Parks and Amenities

The familiarity with North Port’s parks and recreation offerings is moderate, with an average rating of 3.1 out of 5 among Invite respondents and 3.8 among Open link respondents. Invite respondent usage is relatively focused on general access amenities, such as trails, natural areas, and the Aquatic Center, with paved and primitive walking/ biking trails and the Aquatic Center being used by the most survey respondents.

Open respondents heavily favored the Aquatic Center and playground equipment, indicating a higher concentration of families and frequent users among those who are self-selected to participate.

Current Conditions

Invite respondents rate the physical condition of North Port facilities and amenities positively, with 71% rating the quality as “good” and 16% as “excellent.” Open respondents were slightly more negative, with 20% rating the quality as “poor” (+9 percentage points more than the Invite). However, the majority (55%) still rate the condition as “good.”

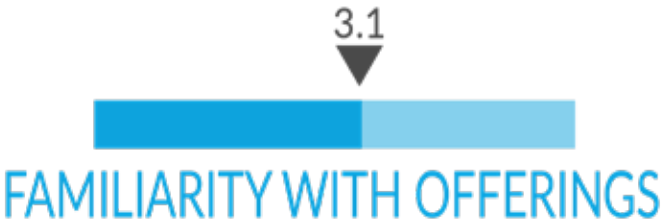
Communication

Respondents from both samples express there is room for improvement in the City of North Port’s Parks and Recreation communication efforts on parks and recreation. Nearly half (47%) of the Invite sample rated North Port communications as not effective (1 or 2), averaging 2.8 on the 5-point scale. The Open sample was more neutral, with an average rating of 3.1 and 28% rating effectiveness a 1 or 2. Across both samples, residents prefer direct, digital communication, especially email and social media—over traditional or incidental channels.

Current Parks and Recreation System Needs

North Port residents are satisfied with how well the City is meeting the needs of the community. The Invite sample generally provided high ratings for all facilities and services in terms of meeting the needs of the community. All categories were given a rating of 4 or 5 by over 50% of respondents, with particularly high ratings in community parks and playgrounds (each averaging 4.0 out of 5). Open link respondents provided slightly lower average ratings across all categories than the Invite sample, a common result in self-selecting samples, which are generally made up of more engaged users and those with special interests.

CONDITION OF NORTH PORT FACILITIES AND AMENITIES



| Currently via: | Preferred Method: |
|--|---|
| Word of Mouth City Website Social Media At rec program/facility | Email Social Media City Website Flyers/Posters at Businesses |

Top Recreational Uses



Highly Valued Facilities and Services

North Port residents highly value outdoor, nature-centered facilities and services based on the invite respondent's ratings of the importance of a variety of facilities and services. Similar highest-valued facilities and services were found in both the Invite and Open survey, nature/ bike/multi-use trails, community parks, nature-based experiences/programs, and activity/rec/community centers.

Similar trends were found in both the Invite and Open survey. Top-performing essentials included nature/ bike multi-use trails. On the other hand, nature-based experiences and programs and active/rec/community centers are high priorities, but very close to the average satisfaction overall, indicating some room for improvement. Playgrounds and both rectangle and diamond athletic fields are delivering relatively well, with some room for improvement, but are not top priorities for the broader community. This reflects their more limited audience, with some room for improvement. Dog parks and special events fall below average in both importance and performance, while athletic courts fall below average for importance, and are equal to the average for performance. These are amenities that may serve a more limited audience and are relatively low priority.

Priorities for Increasing Use

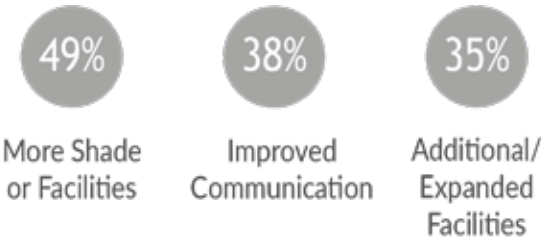
Additional shade would increase respondents' use of North Port parks and recreation facilities, as cited by more than half of respondents in either sample. Other key areas to address include improved communication and additional or expanded facilities and amenities.

Access to Parks and Facilities

In both samples, the largest shares only need to drive 5–10 minutes (48% Invite, 37% Open), and nearly a third travel 10–14 minutes to their most visited park. Only a small minority (9% Invite, 13% Open) travel for more than 15 minutes. Most respondents drive vehicles to visit parks or facilities, but a substantial portion walk or run as well.

| Most Important Facilities: | Most Satisfied With: |
|-----------------------------------|------------------------------|
| Nature/Bike Multi-Use Trails | Community Parks |
| Community Parks | Playgrounds |
| Nature-based experiences/programs | Nature/Bike/Multi-Use Trails |
| Activity/Rec/Community Centers | |

TOP 3 PRIORITIES TO INCREASE USE



Access to Parks

| Drivetime | | Mode | |
|-----------|-------------------|------|------------------|
| 15% | Less than 5 mins. | 84% | Motor Vehicle |
| 48% | 5-10 mins. | 22% | Walking/ Running |
| 29% | 10-15 mins. | 18% | Bicycle |
| 9% | 15+ mins. | 2% | Electric Vehicle |

Future Needs

Invite respondents rated skate parks as the greatest perceived need, with 45% of respondents saying there are too few. Other high-demand facilities include basketball, outdoor volleyball, multi-sports, indoor volleyball, and pickleball courts. In the Open sample, the greatest needs are for multi-sport and pickleball courts, both notably higher than in the Invite sample, followed by youth softball fields, volleyball courts, and youth soccer fields also ranking high.

Among the Invite and Open sample, the highest priorities for indoor recreation are programs for all ages and new or improved facilities, followed closely by senior-focused activities and youth/teen spaces. Compared to the Invite sample, the Open respondents showed higher overall importance ratings for several categories, but also more polarized views, especially for senior-focused programs.

Access to Nature

The Invite respondents expressed a strong interest in public access nature-based areas such as trails, paths, and viewing areas. Scheduled events and programs were also considered important investments.

Familiarity with Nature-Based Opportunities

Most respondents from both samples are unfamiliar with nature-based opportunities in North Port, with 59% of the Invite sample responding 1 or 2 on the 5-point scale, in which 1 is “not at all familiar.” This unfamiliarity indicates a need for the City to promote its existing offerings as eco-tourism activities, which were rated highly important to most of the sample (e.g., 67% of the Invite rated nature-based experiences/programs as a 4, or 5 – Very important).

Youth Sports

In the Invite sample, 19% of respondents have children in their household who participate in City of North Port organized sports. The Open sample, however, represents far more households (approximately one-third) with participant children. Among households with children who participate in youth sports, soccer is most represented, as 59% of Invite sample households have children participating, and 41% among those in the Open sample. Basketball and football were also represented by a substantial portion of the respondents. Notably, softball and baseball were significantly more represented in the Open sample. Most children participating in organized sports leagues play recreational sports for both samples, followed by competitive sports and traveling sports leagues.

TOP FUTURE RECREATION NEEDS

| Sports Fields | Indoor Recreation |
|------------------------------------|--------------------------------|
| Skate Parks | Programs for all ages |
| Basketball Courts | New/Improved Facilities |
| Volleyball Courts (indoor/outdoor) | Senior Activities and Programs |
| Multi-sports Courts | Youth and Teen Spaces |
| Pickleball Courts | Sports and Fitness Spaces |



OPPORTUNITIES FOR ECO-TOURISM

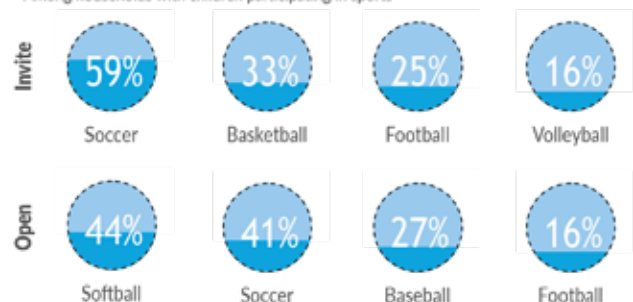


Familiarity with Nature Based Opportunities



Organized Sports Participation*

*Among households with children participating in sports



Additional Comments and Suggestions

At the end of the survey, respondents were given the opportunity to provide any additional comments or suggestions for the City of North Port Parks and Recreation Department. A total of 156 comments were collected from both samples and common themes are highlighted below.

Expanded Sports and Athletic Facilities

- High demand for more baseball, softball, soccer, and pickleball courts, with emphasis on equitable upgrades for girls' and boys' facilities.
- Need for both indoor and outdoor sports spaces to accommodate seasonal weather and growing participation.
- Calls for distributing facilities more evenly across the city.

Aquatic Facilities and Water-Based Recreation

- Calls to expand the North Port Aquatic Center and improve shade, attractions, and party rentals.
- Requests for more kayak/canoe launches and canal access.
- Mixed views on investing in Warm Mineral Springs versus limiting development there.

Indoor and All-Weather Recreation Options

- Requests for indoor playgrounds, sports courts, and multipurpose community centers.
- Interest in affordable passes, more rental spaces, and programs accessible during hot summer months.

Youth and Teen Engagement

- Desire for more activities, facilities, and programs designed for children and teens.
- Suggestions include adventure-based programs, rock climbing, archery, and social spaces.

Nature Preservation and Trail Expansion

- Support for protecting natural areas, adding trails, and offering environmental education programs.
- Concerns about city growth and desire for more native landscaping and edible plantings.

Maintenance, Safety, and Accessibility

- Concerns about shade, parking lot repairs, restroom cleanliness, and equipment upkeep.
- Requests for safety improvements like lighting, netting, and ADA access.



Public Workshops

The project team hosted three public workshops at the George Mullen Activity Center and Morgan Family Community Center—offering residents multiple opportunities to share input on the North Port parks and recreation system. These open-house style events featured a range of interactive activity stations designed to encourage feedback and spark conversations about parks and recreation in the City of North Port.

The workshops were held on weekday evenings to ensure broader accessibility for community members. Each session served a dual purpose: informing participants about the Master Plan process and empowering them to get involved by voicing their ideas and concerns. The workshops were advertised by the City through social media, on-site signage, as well as the City website to capture residents at various touchpoints. Additionally, a postcard was mailed to properties within in a mile radius of the undeveloped Italy Avenue Park to target residents most impacted by the development of this site. The input collected during these workshops helped shape the Master Plan to incorporate the specific needs, preferences, and desires of residents who will be the end users of the parks and recreation system.



Overview of Stations

Welcome Station

Upon arrival, workshop participants were welcomed at a table located at the entrance and provided with a brief overview of the workshop format. The participants were asked to sign in and were provided a flyer with a QR code for the open survey.

Live, Work, Play Station

For this activity, an online GIS map allowed participants to plot the places within the City where they live, work, and play, using a tablet. A live heat map of the City highlighting “play” points was projected onto a wall at the workshop, which updated in real time to better display areas in the City that are visited more frequently than others. The station facilitator guided participants through the activity. Participants were also asked to discuss why they chose places to play and how these places could be improved. This activity gave participants a “bigger picture” of their park system and improved their awareness of the various opportunities to recreate in their community. The station also enabled the project team to better identify “hot spots”, specifically parks that are more frequently visited by residents and why users may feel drawn to these parks.

Write on Me Map Station

The station featured a large map of the City of North Port parks system. Participants were asked to write directly on the map to share their concerns relating directly to the parks and facilities illustrated on the map. Participants could share their thoughts on park improvements, desires for new amenities, parks and trails, and ways to better connect residents with parks.

This activity gathered community input on specific parks and geographic areas, noting where amenities are desired, missing, and able to fulfill additional recreational purposes.

Priority Voting Station

At this station, participants could prioritize their needs and desires, by using a board with various categories, i.e., nature-based experiences & programs, athletic courts and facilities closer to where they live or work. Participants were provided with a total of four dot stickers with which they could prioritize needs and desires for parks and recreation within the City. Participants could also write in any needs and desires not represented within the board.

Using participant dot votes, the station facilitator led a conversation with community members to understand their choices. Through these conversations, the project team gained a stronger grasp of underlying community needs and desires, revealing how existing parks may be improved or better utilized.

Italy Avenue Voting Station

Although a similar activity to the priority voting station, this station specifically focused on the undeveloped park, Italy Avenue Park. Participants place dots on any amenity they would like to incorporate into the design of the new park, i.e., indoor gymnasium courts, nature trails, and senior-focused social activities. Participants were provided with unlimited dot stickers as part of the visioning exercise, allowing participants to share all of their future desires for the park. Participants could also write in any needs and desires not represented within the board.

The station facilitator engaged community members in meaningful dialogue about the new park location and the current conditions. These conversations shed light on what the community truly values and needs, guiding the project team in designing a park that responds to those gaps.

Draw Your Own Park Station

Participants were given blank coloring sheets and crayons, and were invited to illustrate their ideal park. This activity provided adults and children with an engaging way to express their ideas by visually designing park features and amenities they would like to see. In addition to collecting dream parks during the workshops, the City of North Port Parks and Recreation also collected dream parks drawings as part of July National Parks and Recreation Month. These creative contributions were collected to help inform the development and implementation of the Parks and Recreation Master Plan, which ensured even the young voices were included in shaping future park spaces.

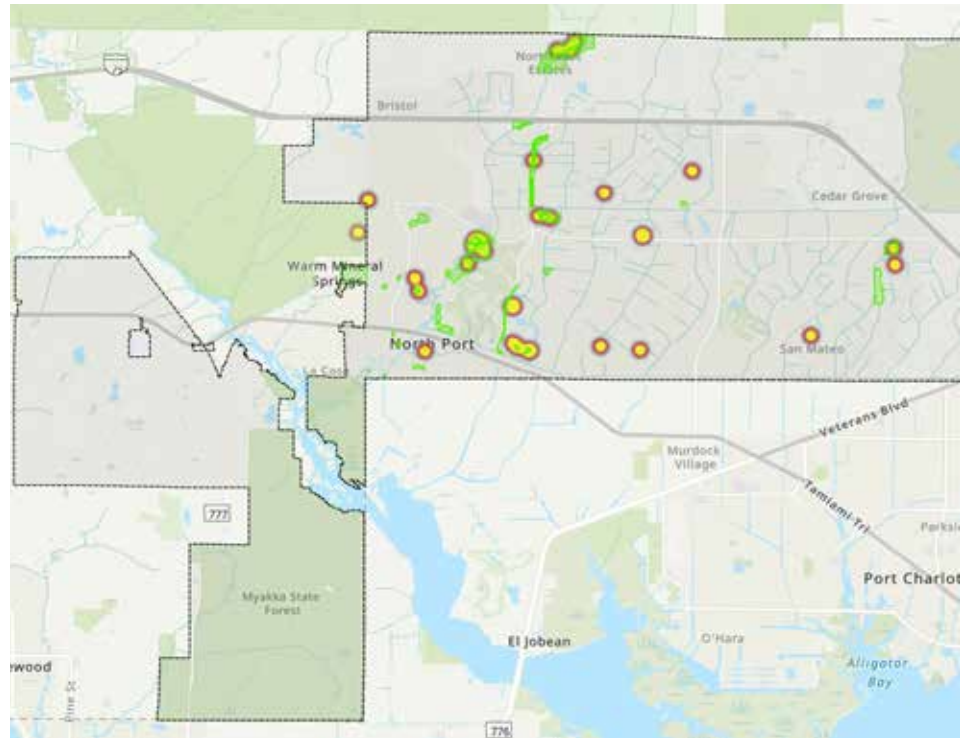
Survey Station

To enhance participation and improve access to the survey, a survey station was equipped with a laptop, allowing participants to complete the survey at the workshop. Additionally, survey flyers with a QR code were provided for participants to take the survey at their leisure. Participants were encouraged to take flyers home to pass them to friends and family who may be interested in the survey thereby leveraging word-of-mouth to increase public awareness of the survey.

Input Received

Live Work Play

Most play locations were concentrated on the more established central portion of the City, which aligns with the distribution of parks in that area. Among the most popular sites are Myakkahatchee Creek Environmental Park and the broader Butler Park area, which includes the Aquatic Center and Morgan Family Community Center. Responses from residents in the more established quadrant indicated they typically live and work near a City park, enjoying convenient access to recreational spaces. In contrast, individuals in the eastern quadrant often noted they did not live close to play areas and frequently expressed a desire for more parks nearer to their homes.

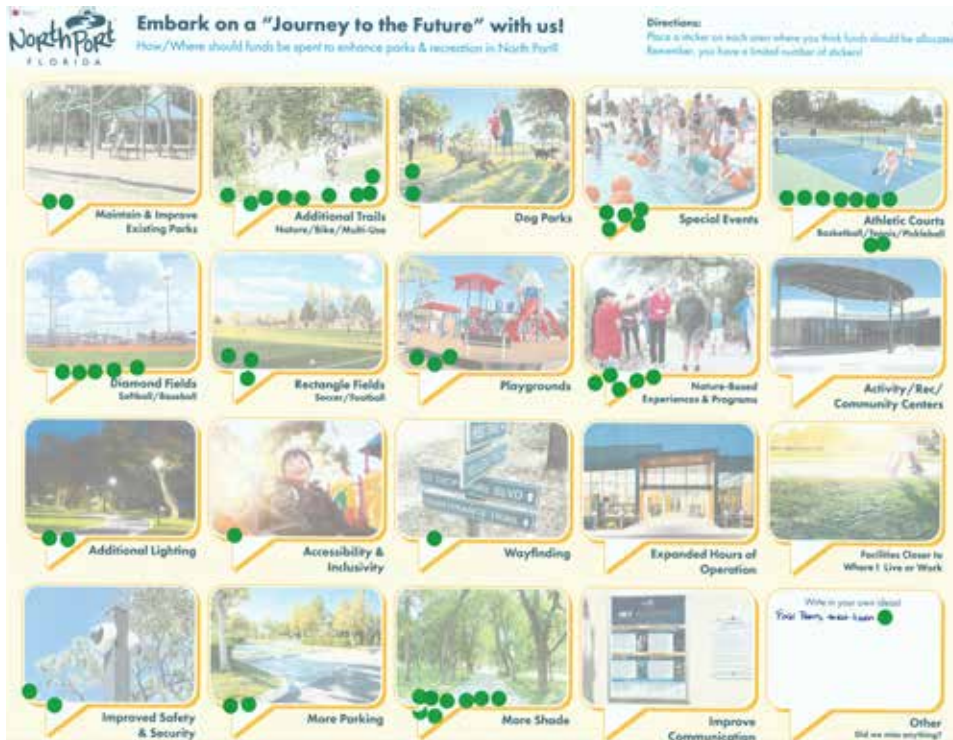


Write on Me Map Station

Participants shared a strong interest in enhancing trail connectivity between existing parks, including the planned future trailhead at Warm Mineral Springs to the Legacy Trail. There were also requests for increased lighting at current sport courts, such as basketball and pickleball facilities, as well as the addition of more courts across existing park sites. Another consistent comment was to expand park access in underserved areas. The suggested amenities for these new locations included a splashpad, a pool with extended hours, a multi-generational park, and a recreational BMX/ATV track.

Participants also expressed a need for increased nature-based programming, such as birdwatching and demonstrations focused on Florida native plants, which could be led by external organizations. Additionally, there was support for expanding the network of community gardens across the park system via irrigation systems.





Priority Voting Station

The Priority Voting Station showed that the community's highest priorities were additional trails and more shade. Other top priorities included adding athletic courts, nature-based experience & programs, special events, diamond fields, and playgrounds. Priorities that were written included multi-generational playground, additional splash pads, a bandshell for events, cooling stations, youth programming, and permanent art easels in the parks for visitors.

| Top 5 Priorities | Dots |
|-------------------------------------|------|
| Additional Trails | 19 |
| More Shade | 19 |
| Athletic Courts | 15 |
| Nature-Based Experiences & Programs | 11 |
| Special Events | 9 |



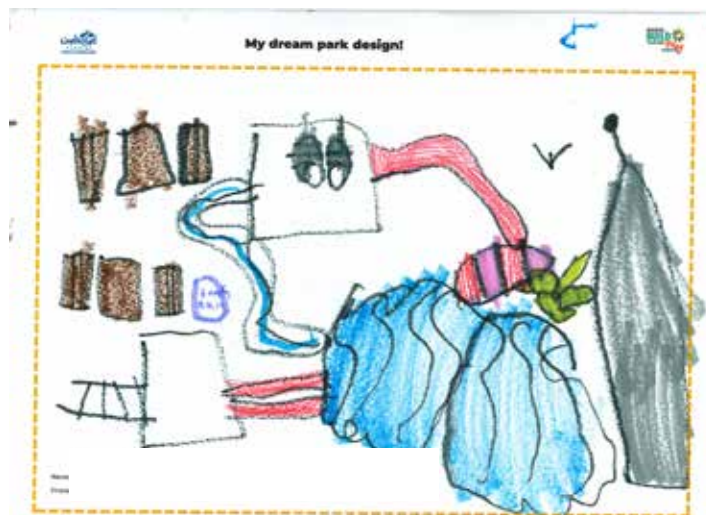
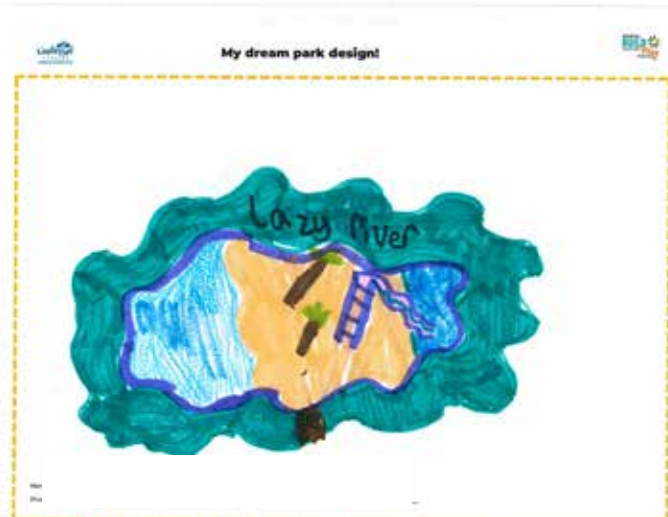
Italy Avenue Voting Station

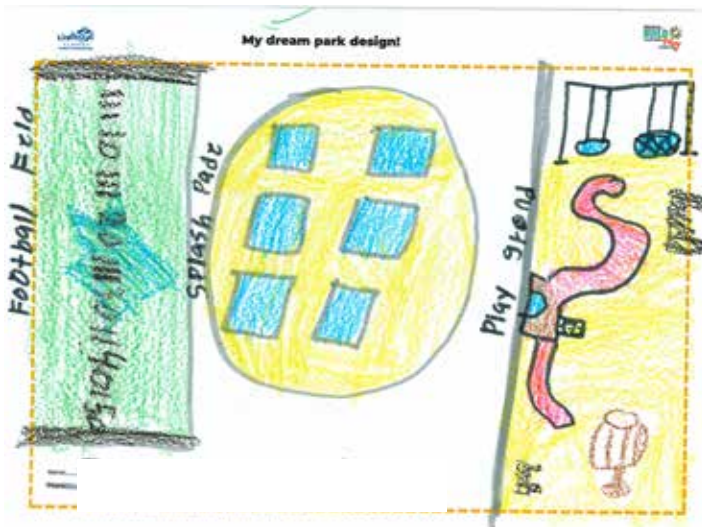
Participants overwhelmingly voted to have nature trails at Italy Avenue Park. Other top amenities included an indoor track, indoor rock climbing, senior-focused social activities, and indoor gymnasium courts. Priorities that were written included multi-generational playgrounds, access to the waterway/kayak launch, outdoor racquetball wall, an indoor and outdoor archery area, outdoor pickleball court, tennis only courts, a community center, drive-in theater, pool, and splash pad(s).

| Top 5 Amenities | Dots |
|----------------------------------|------|
| Nature Trails | 32 |
| Indoor Track | 19 |
| Rock Climbing | 13 |
| Senior-Focused Social Activities | 13 |
| Indoor Gymnasium Courts | 12 |

Draw Your Own Park Station

Drawings collected showed robust imagination and excitement to share input. Drawings emphasized the need for playgrounds. Drawings featured more active amenities, like sport fields or courts, splash pads, and bike trails. Passive amenities, such as shade trees and pavilions, were also illustrated as desirable park features.





Focus Groups

Working with the City, the project team facilitated a total of four focus group meetings with community stakeholders, including one at the July Parks and Recreation Advisory Board's regularly scheduled meeting. Stakeholders were identified by the City as park and recreation advocates and users. Conducting focus group meetings with these stakeholders allowed the project team to gain insight on the City parks and recreation system in a small setting allowing for deeper conversations. The 26 focus group attendees included those engaged with sports leagues, nonprofit organizations, Sarasota County staff, North Port Chamber of Commerce, environment groups, and other City of North Port City Departments.

Questions

1. How long have you been a resident of North Port?
2. How would you describe the existing North Port Park System? What are the strengths and weaknesses?
3. Do you or your family visit City parks? If so, which ones? Any County parks? Parks in next door counties or cities?
4. How do you receive information about programs and facilities?
5. Park System Priorities: What would you like to see, or feel should be priorities in the North Port Park system? (i.e., youth sports/adult sports, inclusivity/ accessibility, nature-based spaces, wildlife viewing areas, fishing locations, wilderness experiences, trails, etc.)
6. Anything else? Here is your chance to tell us something we may be missing.

Participant Groups

- North Port Boys & Girls Club
- Sarasota County Parks, Recreation, and Natural Resources Department
- Sarasota County School Board District
- North Port Jr. Bobcats, Youth Football
- North Port Youth Soccer
- Coastal Area Soccer Association, Adult Soccer
- North Port Chamber of Commerce
- Friends of Warm Mineral Springs
- City of North Port Art Advisory Board
- Loveland Center, nonprofit serving children and adults with disabilities
- North Port Girl Scouts
- North Port Realtor
- People for Trees
- North Port Huskies, Youth Football
- City of North Port Parks and Recreation Advisory Board
- North Port Senior Center
- North Port Boy Scouts
- Imagine Soccer, Youth Soccer
- Visit Sarasota
- City of North Port Economic Development Department
- Wellen Park Representative



Response Overview

How long have you been a resident of North Port?

Focus group participants reported a broad spectrum of time living in North Port, reflecting both deep-rooted ties and newer connections. Several respondents have lived in the city for multiple decades—some over 30 and even 50 years—which brought in long-term perspectives. Many others described mid-range residency, typically between 8 and 15 years, having relocated from various regions. Several participants indicated living in the city for a shorter period, often 3 to 5 years, yet still demonstrated strong engagement with parks, programming, and community development. Overall, the varying durations illustrate a community enriched by longstanding and recent residency.

How would you describe the existing North Port Park System? What are the strengths and weaknesses?

Focus group participants described the North Port Parks and Recreation System as a valuable community asset with a wide range of recreational offerings and a strong sense of involvement. Many praised the variety of parks, trails, kayak launches, and environmental features that cater to users of all ages and abilities. The parks and recreation staff were repeatedly recognized for their dedication and friendliness. Participants consider the programming to be diverse and would like to add more programming focused on arts, music events, nature, and inclusive activities for children, families, and people with disabilities.

Participants also highlighted several key areas for improvement. A common concern was the uneven distribution of parks, especially the need for additional facilities on the eastern side of the city and in rapidly growing neighborhoods. They also noted the overuse of existing rectangular athletic fields, which has led to wear, limited availability, and scheduling conflicts for both youth and adult leagues. Focus group participants suggested that locking athletic fields when not rented could help minimize damage, noting that public use often results in more wear and tear than organized league activities. They also emphasized that the current shortage of playable rectangular fields and parking prevents the City of North Port from hosting tournaments, which they believe could

generate economic benefits for the community if a sports complex was created.

Other issues included poor sidewalk and trail connectivity throughout the park system including limited accessibility to certain amenities within the parks for people with disabilities, limited parking at sport fields when games/practices are occurring at the same time, and insufficient shade on walking pathways and within parks. Participants also emphasized the need for additional splash pads and extended pool hours, particularly opening the existing pool earlier in the day to avoid peak UV levels. They highlighted the importance of enhanced lighting at facilities, especially playgrounds, to allow for usage after dark, particularly during winter months with earlier sunsets. Participants suggested creating more visible walking loops to support individuals who prefer walking alone. Participants emphasized the importance of ongoing programming and diverse amenities.

Do you or your family visit City parks? If so, which ones? Any County parks? Parks in next door counties or cities?

Frequently used City parks included Butler, Atwater, Highland Ridge, McKibben, and Blue Ridge, with appreciation for amenities like trails, kayak launches, and nighttime lighting. Other surrounding non-City facilities such as Centennial Park, Oscar Scherer State Park, Twin Lakes Park, and Englewood Sports Complex were also mentioned as important recreational destinations. For water-based activities, Sarasota County's Senator Bob Johnson's Landing was favored for its accessible and easy to use kayak/canoe launches and wilderness setting, viewed as more appealing for kayaking than the smaller City canals.

How do you receive information about programs and facilities?

The focus group participants shared a range of experiences regarding how they receive information about parks and recreation programs and facilities, with many expressing a need for more effective and consistent communication. Several noted they feel uninformed about events, while others highlighted the City's communication efforts, they

receive information through email blasts, newsletters, and social media. Participants acknowledged that many residents may be suffering from information overload and may be too busy to sift through frequent emails.

Participants suggested diverse outreach strategies, some of which are already employed by the City, these included partnering with local organizations like the Chamber of Commerce, providing playbooks for new residents, developing engaging social media content using a short video format, and separating email lists by interest groups (e.g., youth, seniors) to ensure residents are receiving the most relevant information. They also recommended expanding outreach through the schools.

Participants also discussed re-informing residents about the amenities the City offers, along with access to nature-based opportunities managed both by the City and other agencies. Some felt the City could improve its reach and consistency, especially among seniors and families with limited financial means. Overall, it was agreed that reaching everyone is not easy, and communication in general is hard.

Park System Priorities: What would you like to see, or feel should be priorities in the North Port Park system?

Focus group participants expressed a wide range of priorities for the future of the North Port Parks and Recreation System, with recurring themes of equitable access, expanded programming, and improved infrastructure. A significant number emphasized the need for more parks, especially in underserved areas such as Wellen Park and the eastern side of the city. Participants also discussed improved walkability and safe routes connecting parks to neighborhoods and schools. Accessibility and inclusivity were also noted as high priorities, including improved lighting for access in the evening when it not as hot outside for seniors to amenities for seniors and individuals with disabilities.

Nature-based recreation emerged as a strong interest, with requests for enhanced environmental programming, youth campsites, partnerships with nearby forest and conservation organizations, and better public awareness of nature-related opportunities. Some participants advocated for a dedicated

nature center and interpretive programs to promote wildlife protection and ecological education.

Sports facilities were another focal point, especially the need for more rectangular athletic fields and turf conversion to sustain heavy usage for youth/adult soccer and football. Both youth and adult leagues are facing scheduling and maintenance challenges due to limited field availability. Indoor recreational spaces for sports and therapeutic programming were viewed as essential for accommodating weather conditions and increasing participation.

Participants also suggested diversifying the amenities offered in parks, including more lighted basketball courts, splash pads, additional shade, a small dirt track, meditation areas, a community bandshell and fitness circuits around a trail. Usage of parks could be increased via additional programming by different groups, such as a guitar group or environmental group. Together, these priorities reflect a vision for a park system that is more connected, inclusive, environmentally aware, and responsive to the needs of North Port's growing community.

Anything else? Here is your chance to tell us something we may be missing.

Focus group participants offered additional suggestions for the improvement of parks. Participants suggested fostering public-private partnerships with the sport leagues to build and maintain recreational facilities. The lack of indoor recreational space was another notable concern. Participants pointed to the limited gym availability as a barrier for youth and adult programming. Comparisons to surrounding areas, such as Charlotte County and Paradise Park in Naples, illustrated the potential economic benefits of investing in sport tourism infrastructure, such as multi-field complexes capable of hosting weekend tournaments.

Lastly, participants emphasized the importance of ongoing workshops and informational sessions focused on park planning and development to better engage the community and support transparency. These responses reflect a desire for practical enhancements and strategic planning that align facilities, programming, and community needs.

Key Takeaways

- The parks & recreation system is seen as a valued community asset with diverse recreational offerings. Amenities like trails, kayak launches, environmental parks, and lighting were highly praised. Staff were consistently described as friendly, responsive, and committed to the community.
- The most discussed improvement throughout all focus groups was the uneven park distribution throughout the parks and recreation system, especially on the eastern side and in growing areas like Wellen Park.
- The need for 4 to 6 more rectangular sports fields, either natural turf or artificial turf, was expressed due to the fields' current overuse. This has led to scheduling conflicts and limited availability for youth and adult leagues, as fields need to be rotated out and rested, resulting in less-available fields. Both soccer and football leagues operate year-round.
- Participants felt the trail system could be improved with more shade, more connectivity between parks and neighborhoods, and better connectivity for people with disabilities to access the existing amenities. There is also a desire for well-lit, visible walking loops for safe solo use.
- Expansion of the number of splash pads in the parks and the hours of the Aquatic Center, especially during hot weather.
- Creation of partnerships with local groups to share information, conduct programming, and include information about the offerings of neighboring agencies' nature-based resources.
- The participants expressed interest in expanding nature-focused programming, environmental education, youth campsites, and wildlife viewing areas. They also expressed a desire for a dedicated nature center to promote eco-awareness.
- Many participants felt that creating a sports complex would position the City to host regional tournaments, generating revenue through increased sports tourism.
- There is a need for diverse park features, including more basketball courts with lights, fitness circuits on walking trails, small dirt track, bandshell, and meditation areas.

Demographic Study

Total Population

According to 2024 population estimates from the Bureau of Economic and Business Research (BEBR), the City had an estimated population of 92,399, representing approximately 19.3% of the County’s total population. Between 2010 and 2024, the City experienced a Compound Annual Growth Rate (CAGR) of 3.2%, increasing by approximately 35,042 residents. In comparison, the County grew at a slower pace of 1.6% CAGR over the same period, adding nearly 99,600

residents to reach a total estimated population of 479,027 in 2024, as illustrated in the table below. Between 2010 and 2024, the City’s share of the County’s population steadily increased from 15% in 2010 to 19% in 2024, reflecting a proportional growth rate of 1.6% CAGR. On average, the City accounted for approximately 17% of the County’s population during this time frame.

Table 4 | Total Population (2010–2024)

| | City of North Port | Sarasota County | City % Capture of the County |
|--------------------------|--------------------|-----------------|------------------------------|
| 2010 | 57,357 | 379,448 | 15.1% |
| 2020 | 74,793 | 434,006 | 17.2% |
| 2024 | 92,399 | 479,027 | 19.3% |
| 5-Year CAGR (2020-2024) | 4.3% | 2.0% | 2.3% |
| 15-Year CAGR (2010-2024) | 3.2% | 1.6% | 1.6% |

Sources: U.S. Census Bureau, 2010 Decennial Census and 2020 Decennial Census; Bureau of Economic and Business Research, Florida Estimates of Population 2024; GAI Consultants.

Age Distribution

As of year-end 2024 data produced by the U.S. Census Bureau (Census), the City’s total population was predominantly concentrated in the 25 to 54 age group, commonly referred to as the working-age population. This group accounted for approximately 31% of the City’s total population. However, between 2010 and 2024, the proportion of residents in this age group declined at a negative 1.3% CAGR.

In contrast, the age group between 65 and 79 years experienced the greatest growth, increasing from 14% of the population in 2010 to 24% in 2024, with a CAGR of 3.6%. Comparatively, the County’s working-age population represented approximately 27% of its total population in

2024 and declined at a negative CAGR of 1.2% over the same period. Meanwhile, the County’s 65 to 79 age group grew at a CAGR of 2.1%.

Notably, the City’s population under the age of 18 also declined between 2010 and 2024, experiencing a negative CAGR of 1.2%. The only exception within this group was the 15 to 17 age bracket, which saw a positive CAGR of 3.5%. All other youth age groups experienced notable declines, as illustrated in the table below. The County’s population under the age of 18 experienced similar trends, with the 15 to 17 age bracket increasing at a CAGR of 5.1% during the same period.

Table 5 | Age Distribution (2010–2024)

| | City of North Port | | | Sarasota County | | |
|-------|--------------------|-------|--------------------------|-----------------|-------|--------------------------|
| | 2010 | 2024 | 15-Year CAGR (2010-2024) | 2010 | 2024 | 15-Year CAGR (2010-2024) |
| 0-4 | 6.2% | 4.4% | (2.2%) | 3.9% | 3.0% | (1.6%) |
| 5-9 | 6.7% | 5.0% | (2.0%) | 4.2% | 3.4% | (1.3%) |
| 10-14 | 7.1% | 5.5% | (1.7%) | 4.7% | 3.8% | (1.3%) |
| 15-17 | 2.0% | 3.3% | 3.5% | 1.2% | 2.5% | 5.1% |
| 18-24 | 8.8% | 6.7% | (1.8%) | 7.7% | 5.6% | (2.1%) |
| 25-54 | 38.4% | 31.4% | (1.3%) | 31.9% | 26.7% | (1.2%) |
| 55-64 | 13.0% | 14.1% | 0.6% | 15.4% | 14.9% | (0.2%) |
| 65-79 | 13.8% | 23.5% | 3.6% | 21.4% | 28.9% | 2.0% |
| 80+ | 4.0% | 5.7% | 2.3% | 9.8% | 11.1% | 0.9% |

Sources: ESRI; U.S. Census Bureau, 2010 Decennial Census; GAI Consultants.

Population in Households or Occupied Housing Units

While the table on the prior page represents total population, it includes individual residing in both group quarters and occupied housing units. Group quarters are defined by the Census as places such as college residence halls, residential treatment centers, skilled nursing facilities, group homes, military barracks, correctional facilities, workers' dormitories, and facilities for people experiencing homelessness. The portion of the population in group quarters do not require housing units and therefore do not contribute to the overall household demand.

The City's population living in households or occupied housing units was marginally less than the total population and has followed similar growth trends. Between 2010 and 2024, this segment of the population grew at a 3.2% CAGR. Comparatively, the County's population in households or occupied housing units grew at a slightly lower rate of 1.5% CAGR over the same period.

The table below represents the total population who are residing in households or occupied housing units.

Table 6 | Population in Households or Occupied Housing Units (2010-2024)

| | City of North Port | Sarasota County | City % Capture of the County |
|--------------------------|--------------------|-----------------|------------------------------|
| 2010 | 57,238 | 373,826 | 15.1% |
| 2020 | 74,650 | 427,920 | 17.2% |
| 2024 | 92,213 | 470,549 | 19.3% |
| 5-Year CAGR (2020-2024) | 4.3% | 1.9% | 2.3% |
| 15-Year CAGR (2010-2024) | 3.2% | 1.5% | 1.6% |

Sources: U.S. Census Bureau, 2010 Decennial Census and 2020 Decennial Census; Bureau of Economic and Business Research, Florida Estimates of Population 2024; GAI Consultants.

Total Households

As of year-end 2024 data produced by the Census, the City had approximately 34,942 households. Between 2010 and 2024, the City's households experienced a 3.0% CAGR, adding more than 12,500 households over the 15-year period. In comparison, the County experienced a significantly lower household growth rate of 1.7% CAGR, adding only 42,103 households during this same period. Additionally, the City's share of County's total households rose from approximately 13% in 2010 to 16% in 2024, reflecting a proportional growth rate of 1.5% CAGR. On average, the City accounted for approximately 14% of the County's households between 2010 and 2024.

Total households include both family and non-family households. According to the Census, a family household is a household maintained by two or more people who are

related and residing together by marriage, birth, or adoption, while non-family households are those living alone or with another unrelated resident. For the purpose of this Analysis, understanding the growth of family households is essential for projecting future demand for youth-oriented amenities and sports programming.

In 2024, family households made up approximately 73% of all households in the City. This segment grew at a 3.0% CAGR between 2010 and 2024, adding around 9,142 family households. The County also saw growth in family households, increasing by 24,677 family households at a 1.4% CAGR over the same period. The table below summarizes the total households and family households in the County and the City between 2010 and 2024.

Table 7 | Total Households and Family Households (2010-2024)

| | City of North Port | | Sarasota County | |
|--------------------------|--------------------|-------------------|------------------|-------------------|
| | Total Households | Family Households | Total Households | Family Households |
| 2010 | 22,431 | 16,191 | 175,746 | 106,952 |
| 2020 | 29,827 | 19,716 | 200,211 | 117,532 |
| 2024 | 34,942 | 25,333 | 217,849 | 131,629 |
| 5-Year CAGR (2020-2024) | 3.2% | 5.1% | 1.7% | 2.3% |
| 15-Year CAGR (2010-2024) | 3.0% | 3.0% | 1.4% | 1.4% |

Sources: U.S. Census Bureau, 2010 Decennial Census and 2020 Decennial Census; Bureau of Economic and Business Research, Florida Estimates of Population 2024; GAI Consultants.

Income Characteristics

Income is an important factor to consider when examining the characteristics of a community, as it directly influences household and individual spending potential within a community. For this Analysis, several sports-related expenditures were sourced from ESRI Business Analyst and evaluated on a per-household basis. The findings reflect monthly disposable income after accounting for housing, food, and sports-related costs, offering insight into financial flexibility following essential and recreational expenses.

As of year-end 2024, the City reported a median household income of approximately \$82,590, slightly higher than Sarasota County's median household income of \$82,548. The City's average household income was \$109,642, while the County's was notably higher at \$122,450.

The City's per capita income and disposable income were \$44,019 and \$68,845, respectively, as of year-end 2024. Comparatively, the County had a per capita income of \$56,809 and a disposable income of \$69,131.

Between 2010 and 2024, the City experienced stronger growth in income characteristics compared to the County. The City's median household income experienced a 3.7% CAGR during this time frame, while the County's median household income increased at a 3.5% CAGR. Additionally, the City's average household income and per capita income each experienced a CAGR of 4.4%, whereas the County saw more modest gains of 3.6% and 3.7%, respectively, as illustrated in the table below.

Table 8 | Income Characteristics (2010–2024)

| | City of North Port | | | | Sarasota County | | | |
|--------------------------|-------------------------|--------------------------|-------------------|---|-------------------------|--------------------------|-------------------|---|
| | Median Household Income | Average Household Income | Per Capita Income | Median Disposable Income ⁽¹⁾ | Median Household Income | Average Household Income | Per Capita Income | Median Disposable Income ⁽¹⁾ |
| 2010 | \$47,655 | \$57,241 | \$22,958 | (x) | \$49,388 | \$71,539 | \$33,045 | (x) |
| 2020 | \$64,543 | \$87,788 | \$34,514 | (x) | \$64,644 | \$96,982 | \$44,402 | (x) |
| 2024 | \$82,590 | \$109,642 | \$44,019 | \$68,845 | \$82,548 | \$122,450 | \$56,809 | \$69,131 |
| 5-Year CAGR (2020-2024) | 5.1% | 4.5% | 5.0% | (x) | 5.0% | 4.8% | 5.1% | (x) |
| 15-Year CAGR (2010-2024) | 3.7% | 4.4% | 4.4% | (x) | 3.5% | 3.6% | 3.7% | (x) |

Sources: U.S. Census Bureau; Office of Economic & Demographic Research; ESRI Business Analyst; GAI Consultants. Note (1): Historical data for Median Disposable income is not available through the U.S. Census Bureau.

Consumer Spending

The most recent consumer spending data available from ESRI Business Analyst for both the City and the County is from year-end 2024. In 2024, total consumer expenditures in the City reached approximately \$3.35 billion, representing about 14.4% of the County's overall spending of \$23.3 billion. In both the City and County, housing and retail goods were the dominant spending categories, collectively accounting for roughly 66% of total expenditures.

This Analysis also takes a closer look at sports-related consumer spending, including purchases related to equipment, lessons, apparel, trips and admissions, and sports drinks. These categories totaled approximately \$43.4 million in the City and \$292.8 million in the County, each representing around 1.3% of their respective total consumer spending. Within this category, the highest expenditures were on children's apparel and sports, recreation, and exercise equipment—making up 26% and 25% of the total sports-related spending in the County and City, respectively.

A general review of the Sports and League Programs for youth participants identified fees for seven seasonal programs across three popular sports: basketball, soccer, and softball. Based on this sample, the estimated average cost to participate in one seasonal youth sports program is approximately \$176 per child.

As detailed in the table above, the City's median household income in 2024 was \$82,495, which equates to roughly \$6,880 per month. After accounting for average monthly expenses—such as housing (around \$2,590) and food and groceries (estimated at \$890)—households may have approximately \$3,400 remaining for discretionary spending. If a household allocates part of this budget toward one-time sports equipment, apparel, and footwear purchases, detailed in the table on the following page, and the average program fee, the household would still retain an estimated \$2,680 for other expenses.

However, it is important to note that this simplified budget does not include other common costs such as transportation, insurance, school tuition, or healthcare. Therefore, while the Analysis suggests that many households within the City may be able to afford participation, equipment, apparel, and other sports related expenditures associated with the Sports and League Programs, this conclusion is based on high-level assumptions and does not reflect the full financial picture

for all families. Additionally, the City offers recreation scholarships to help ensure access for youth who may face financial barriers.

The table below provides a detailed breakdown of spending categories for both the City and County in 2024, along with the City's share of the County in each category. To note, the total of the categories shown does not equal the full annual expenditures, as other goods and services not relevant to this Analysis were excluded.

Table 9 | Consumer Spending, in thousands (2024)

| | City of North Port | Sarasota County | City % Capture of the County |
|--|--------------------|---------------------|------------------------------|
| Health Care | \$278,896 | \$1,939,576 | 14.4% |
| Housing | \$1,085,966 | \$7,694,865 | 14.1% |
| Food (Away/At-Home) | \$373,929 | \$2,600,161 | 14.4% |
| Travel | \$103,657 | \$730,897 | 14.2% |
| Retail Goods | \$1,125,600 | \$7,771,872 | 14.5% |
| Entertainment/Recreation | \$141,208 | \$983,587 | 14.4% |
| Elementary/High School Tuition | \$8,591 | \$51,808 | 16.6% |
| Sports Related Expenditures: | | | |
| <i>Sports/Rec/Exercise Equipment</i> | \$10,814 | \$75,424 | 14.3% |
| <i>Sports Drinks</i> | \$1,281 | \$8,494 | 15.1% |
| <i>Bottled Water</i> | \$4,042 | \$28,119 | 14.4% |
| <i>Fees-Participant Sports Excl Trips</i> | \$4,847 | \$34,556 | 14.0% |
| <i>Admission to Sports Events Excl Trips</i> | \$2,662 | \$16,850 | 15.8% |
| <i>Fees-Rec Lessons</i> | \$5,330 | \$37,754 | 14.1% |
| <i>Children`s Apparel</i> | \$11,221 | \$71,479 | 15.7% |
| <i>Boys` Footwear</i> | \$1,794 | \$11,364 | 15.8% |
| <i>Girls` Footwear</i> | \$1,410 | \$8,759 | 16.1% |
| <i>Total Sports Related Expenditures</i> | \$43,403 | \$292,799 | 14.8% |
| Total Annual Expenditures⁽¹⁾ | \$3,347,106 | \$23,297,532 | 14.4% |

Sources: ESRI Business Analyst; GAI Consultants. Note: Values are represented in thousands. (1) Total annual expenditures represent consumer spending across all categories within both the City and County—not just those shown in the table.



Programming Trends

Emerging trends in Parks and Recreation programming reflect shifting community interests. Based on the 2024 National Recreation and Park Association (NRPA) Agency Performance Review which compiles data from nearly 1,000 park and recreation agencies across the county from 2021 to 2023, the three most popular program offerings are themed special events (89 percent), social recreation events (88 percent) and team sports (86 percent). These programs reflect strong community interest in shared experiences and active engagement. In addition to these, other key programming activities offered by at least half of agencies include racquet sports (73 percent of agencies), safety training (70 percent), aquatics (68 percent), natural and cultural history activities (66 percent), cultural crafts (63 percent), visual arts (63 percent), trips and tours (62 percent), performing arts (62 percent), martial arts (56 percent), and running/cycling races (53 percent). This broad range of offerings underscores the diverse needs and interests of the populations served by local parks and recreation systems.

Targeted programming remains a vital component of parks and recreation services, ensuring that communities of all ages and abilities are supported through inclusive and engaging activities. According to the 2024 NRPA Agency Performance Review 83 percent of agencies offer summer camps, 78 percent offer specific older adult programs, and two-thirds offer specific teen programs and programs for people with disabilities, demonstrating a commitment to accessibility and inclusion. Furthermore, at least half of agencies offer STEM (science, technology, engineering and math) programs and after-school programs, reinforcing the growing role of parks and recreation in youth development and academic enrichment.

Recreation Management's 2024 annual survey shows that recreation agencies nationwide are adding programs that increasingly prioritize inclusivity, wellness, and community-centered engagement.

The top ten most commonly added programs include:

1. Environmental Education (up from no.2).
2. Active Older Adults (up from no. 4).
3. General Fitness (up from no. 5).
4. Mind-Body-Balance Programs, e.g., yoga (up from no. 9).
5. Teen-focused initiatives (down from no. 1).
6. Educational programming (down from no. 3).
7. Adult team sports (up from no. 8).
8. Holiday events (new to list).
9. Group exercise classes (down from no. 7).
10. Arts and crafts (down from no. 6).

These trends indicate a continued emphasis on lifelong learning, health and wellness, and multi-generational engagement within community recreation.

Programming Needs & Opportunities

North Port Parks and Recreation offers a wide range of programming for residents of all ages, reflecting the city's commitment to inclusive and engaging community experiences. However, recent assessments reveal opportunities for expansion and enhancement to better meet evolving needs and interests. The public engagement process, and specifically the Invite respondents identified areas of lower satisfaction and unmet recreational needs. These insights inform recommendations for expanded recreation programming aimed at ensuring equitable access to services and opportunities for residents of all ages and income levels. More details on the results of the public engagement can be found beginning on page 26.

The survey included several questions designed to identify community needs and preferences for future programming. Among the Invite sample*, the highest priorities for indoor recreation were:

- Programs for all ages – 67%
- New or improved facilities – 66%
- Senior-focused activities – 64%
- Youth and teen spaces – 64%
- Sports and fitness areas – 62%
- Gymnasium courts – 57%

While sports and gymnasium spaces ranked slightly lower, they were still considered important by the majority of respondents. Notably, very few participants rated any indoor recreation category as unimportant (page 43).

While nature-based experiences and programs and activity/recreation/community centers were also identified as high priorities, their satisfaction ratings were close to average. This suggests that while these offerings are appreciated, there is room for improvement. Conversely, special events ranked below average in both importance and performance.

Feedback from community workshops reinforced the desire for more nature-based programming, such as birdwatching and demonstrations on Florida native plants. At the Priority Dot Voting Station, nature-based experiences & programs ranked fourth, indicating strong interest. At the Italy Avenue Dot Voting Station, senior-focused social activities ranked

fourth, and senior-focused lifelong learning workshops ranked sixth. Additionally, focus group discussions echoed the call for expanded programming, particularly in the area of nature-based experiences.

Opportunities

The City of North Port Parks and Recreation Department offers a diverse array of events, programs, and leagues, aligning well with current trends in the parks and recreation field relevant to the region. Insights from public engagement and trend analysis indicate opportunities for growth and enhancement. By proactively integrating emerging trends relevant to the demographics of North Port, the department can better meet the evolving needs of the community while ensuring long-term relevance and resilience.

While nature-based programming is currently offered, there is a clear desire from the community for expanded access across the entire park system and beyond, as highlighted in the Eco-Tourism section of the Parks and Recreation Master Plan . Such as working with local, private, and public partners to expand nature programming, including Environmental Conservancy of North Port, Sarasota Audubon, Big Waters Land Trust, Charlotte Harbor Environmental Center, People for Trees, Florida Wildflower Foundation, Florida Native Plant Society and others.

Additionally, there is an expressed desire for senior-focused programming, providing an opportunity for the City to expand its offerings. The current exercise programs open to all adults are more active classes, a focus should be on expanding classes to include classes such as chair yoga, Silver Sneakers, and a walking club all of which support varying levels of physical ability.

Broadening engagement could involve the department introducing lifelong learning opportunities such as technology classes, local history and culture talks, travel presentations, and guest lectures. Intergenerational programs, like mentorships, tutoring, or skill-sharing, would foster meaningful connections across age groups. Additionally, senior-focused social events such as dances,

themed lunches or dinners, and classic movie screenings would enhance community connection and enrichment. These programs emphasize movement, social connection, learning, and nature, core pillars of successful senior engagement.

Teen-focused programming emerged as a priority in the survey and reflects a growing trend in community engagement. In addition, the 15 to 17 age group grew at a positive CAGR of 3.5%. The department currently offers some activities for teens, expanding the lineup to include e-sports and dedicated teen events could significantly boost youth participation in Parks and Recreation initiatives. The department could also explore interest in STEM-related programming, such as a Battle Bot league, environmentally focused courses, and coding classes for youth and teens.

Programming is currently distributed across the George Mullen Activity Center, the Morgan Family Community Center, North Port Aquatic Center, and the North Port Scout House, offering a well-balanced schedule of activities throughout the week, including mornings, afternoons, and evenings on both weekdays and weekends. During the 10-week summer camp season, both the Mullen Center and the Morgan Family Community Center utilize their programming spaces for camp activities. The Mullen Center operates under modified hours and is closed to the public from 7:00 AM to 6:00 PM to ensure the safety and security of camp participants. This seasonal shift in facility availability underscores the need for the planned community center at Italy Ave. Park, which will expand citywide access to programming and help alleviate capacity constraints within existing facilities.

Recommendations

Recreational programming gaps are in services tailored to seniors and teens, as highlighted by public engagement and demographic trends indicating growth in both groups. Expanding offerings for these populations will help ensure inclusive access to programs and events across all age groups. Residents also requested more nature-based programming for all age groups. To align with emerging trends, the department should expand its programming to include STEM-focused initiatives for youth and teens. Additionally, the development of another community center is essential to achieving equitable distribution of recreational opportunities throughout the city.



Youth Sports Future Demand Analysis

Introduction

The Youth Sports Demand Analysis (“Analysis”) provides valuable insights into the City’s existing inventory of parks and sports facilities, and identifies the additional infrastructure required to support anticipated population and household growth over the 20-year projection period from 2025 to 2044. The Analysis includes a detailed review of demographic trends, with a particular focus on the City’s youth population, and assesses recreational needs based on age distribution and household expansion. Historical data is used to forecast future demand for youth-oriented sports fields, courts, and other related facilities.

This Analysis plays a critical role in helping the City plan for increased demand in organized youth sports, ensuring that facilities can grow and adapt alongside the community. It also examines the influence of population and housing growth on recreational needs, while identifying emerging trends in organized sports and shifting interests among youth. In addition, the Analysis evaluates which existing facilities currently meet City resident expectations and projects the proportional increase in facilities needed to maintain and improve satisfaction levels. Ultimately, this Analysis serves as a strategic framework to guide the City’s investment in youth sports infrastructure, aligning future development with demographic trends and evolving recreational preferences.

Overview of the City of North Port’s Sports Programs and Facilities Program

Since 2010, the City has seen substantial growth in both population and households. The City is also experiencing an influx of annexation interest, as evidenced by the 3,200-acre property currently undergoing annexation into the City. The 3,200-acre property is proposed to be developed as an extension of the Wellen Park Planned Development, and is expected to further contribute to the City’s growth as the land is developed over the next 5 to 10 years. In response to this evolving growth, the City recognized the need to evaluate future demand for organized youth sports participation among City residents and the associated youth-oriented sports fields, courts, and other related facilities as part of its broader Parks and Recreation Master Plan.

The City’s Sports and Leagues Program provides a select range of athletic opportunities directly to residents, including adult basketball, introductory youth sports, pickleball, and table tennis. These programs are organized and managed by City staff and take place at City-owned fields, courts, and other related facilities.

In addition to these core offerings, the City partners with local organizations to provide a broader range of youth and adult sports programs, such as football, baseball/softball, soccer, and full-season leagues. These partner-led programs also utilize City-owned fields and courts and are supported by volunteers and City staff to ensure high-quality experiences for participants.

Beyond the City’s direct and partner-supported programs, a diverse array of independent sports leagues and organizations—such as i9 Sports, Miss North Port Fast Pitch Softball, North Port Area Little League, North Port Huskies, North Port JR. Bobcats, North Port Youth Basketball, North



Port Youth Soccer, UA Rise, and others—actively operate within the Southwest Florida Region. These groups regularly reserve City-owned fields, courts, and other related facilities for practices, games, and events, drawing participants from both within the City and the surrounding Southwest Florida Region.

To align future programming and facility needs with community growth, this Youth Sports Demand Analysis (“Analysis”) aims to assess current and project future demand to determine need for new or improved youth-oriented sports fields, courts, and other related facilities to be integrated into the broader Parks and Recreation Master Plan. A series of community engagement efforts were conducted—including stakeholder interviews, focus groups, and a statistically valid survey. These efforts focused on understanding household participation in youth-oriented sports programs/leagues and gauging satisfaction with the availability and quality of current City-owned youth-oriented sports fields, courts, and other related facilities. The following pages summarize existing inventory within the City and key survey findings that informed the overall Analysis.

Existing Inventory

The City maintains a total of 29 parks/facilities, which include a variety of recreational facilities and amenities such as athletic courts, fields, and other related facilities, as well as play areas, playgrounds, community centers, and nature and bike trails. Existing inventory within the City currently comprises three (3) Community Parks, eight (8) Neighborhood Parks, thirteen (13) Special Use Facilities, two (2) Greenways, one (1) Open Space, and two (2) Conservation. Two parks are under development and one is undergoing master planning.

Within these 29 parks/facilities, there are 12 parks that contain sports-related facilities. Among these sports-related facilities, there are 20 sports fields, including diamond fields and rectangle fields designed to support various athletic activities. In addition, the sports-related facilities also include 25 courts used for sports such as basketball, volleyball, tennis, pickleball, shuffleboard, and handball/racquetball. The table to the right illustrates the current inventory of sports-related fields and courts available throughout the City.

In addition to the City’s sports-related facilities, the 29 parks/facilities offer sixteen (16) other recreational amenities and facilities, detailed in the table on the following page.

Table 10 | Inventory of City-Owned Sports-Related Fields and Courts (2025)

| | Inventory |
|--|-----------|
| Sports Fields | |
| Diamond (Baseball/Softball) | 10 |
| Rectangle (Football and Soccer) | 10 |
| <i>Total Sports Fields</i> | 20 |
| Sports Courts | |
| Basketball Court, outdoor | 6 |
| Sand Volleyball Court, outdoor | 3 |
| Handball/Racquetball Court | 4 |
| Pickleball Court | 6 |
| Tennis Court | 3 |
| Shuffleboard Court | 2 |
| Tennis Pickleball Combo | 1 |
| <i>Total Sports Courts</i> | 25 |
| Total Sports-Related Facilities | 45 |

Sources: City of North Port Parks and Recreation Department; GAI Consultants.

Table 11 | Additional City-Owned Parks and Recreation Facilities (2025)

| Park Name | Inventory |
|---|-----------|
| Batting Cage | 2 |
| Boardwalk and Pedestrian Bridge | 5 |
| Boat Ramp | 2 |
| Canoe & Kayak Launch | 7 |
| Disc Golf Course | 1 |
| Dog Park | 1 |
| Garden | 1 |
| Horseshoe Pit | 2 |
| Trails (Multi-Use, Unpaved, and Nature) Trail | 5 |
| Natural Spring | 1 |
| Paved Trail | 4 |
| Playground | 12 |
| Primitive Camping | 1 |
| Open Play Area | 4 |
| Skate or Bike Park | 1 |
| Swimming Pool and Splash Pad | 2 |
| Total | 51 |

Sources: City of North Port Parks and Recreation Department; GAI Consultants.

Survey Highlights

As part of the broader Parks and Recreation Master Plan, a statistically valid survey (“Survey”) was conducted using a random sample of residential addresses within the City. The Survey received responses from 386 households. Of these, 19% reported having children under 18 years old who participate in organized sports at City-owned facilities. For the purposes of this Analysis, household respondents with children who participate in organized sports at City-owned facilities are referred to as “family households”. Despite this relatively small proportion, 70% of all respondents indicated they were at least somewhat familiar with the City’s parks, facilities, and programs.

Further, family households were asked to report both the number of participating children in their households and their ages. The majority of these family households, at 46%, indicated that only one child was involved in organized sports at a City-owned facility, while 33% reported having two children participating, and 21% had three or more children participating.

In terms of age distribution among family households, approximately 8.5% of children were under the age of 5, while 18% were between the ages of 5 to 9 and another 18% were between 10 to 14 years old. Additionally, 17% of children were between the ages of 15 to 17. These figures are illustrated in the following table.

Table 12 | Age of Children Participating in Sports at City-Owned Facilities (2025)

| Age | Do any children in the household participate in organized sports at City of North Port facilities? | |
|---------|--|-------|
| | Yes | No |
| Under 5 | 8.5% | 91.5% |
| 5-9 | 18.3% | 81.7% |
| 10-14 | 17.8% | 82.2% |
| 15-17 | 17.0% | 83.0% |

Sources: City of North Port Parks and Recreation Department; GAI Consultants.

Among the family households, 59% had children who played soccer at a City-owned facility, followed by 33% who played basketball, 24% who played football, and 18% who played volleyball. Since respondents could select multiple sports, participation rates may overlap. The table below summarizes the participation rates for each sport offered at City-owned facilities.

Table 13 | Family Households with Children Participating in Organized Sports at City-Owned Facilities by Sport Type (2025)

| Sport | Total Respondents | Respondents with/ without Children in their Household that Participate in Organized Sports at City of North Port facilities | |
|---------------|-------------------|---|-----|
| | | Yes | No |
| Soccer | 44% | 59% | 17% |
| Baseball | 11% | 16% | 2% |
| Softball | 10% | 16% | 0% |
| Football | 15% | 24% | 0% |
| Basketball | 24% | 33% | 8% |
| Volleyball | 13% | 18% | 3% |
| Tennis | 0% | 0% | 0% |
| Pickleball | 6% | 6% | 5% |
| Skateboarding | 8% | 13% | 0% |
| Other | 34% | 9% | 80% |

Sources: City of North Port Parks and Recreation Department; GAI Consultants.

For family households, the Aquatic Center emerged as the most frequently used amenity, with 80% of those households reporting usage. Conversely, shuffleboard courts had the lowest level of engagement, with only 1% of total respondents reporting use. The table on the following page presents a summary of participation rates for each amenity offered within the City’s parks and recreation system.

Table 14 | Family Households with Children Participating in Organized Sports at City-Owned Facilities (2025)

| | | Total Respondents | Respondents with/without Children in their Household that Participate in Organized Sports at City of North Port facilities | |
|---------------------------------|----------------------|-------------------|--|-----|
| | | | Yes | No |
| Aquatic Center | Community Center | 43% | 80% | 36% |
| Baseball Field | Athletic Field/Court | 12% | 17% | 12% |
| Batting Cage | Play Area/Playground | 4% | 17% | 2% |
| Canoe/Kayak Launch | Community Park | 27% | 36% | 25% |
| Disc Golf | Community Park | 10% | 13% | 10% |
| Dog Park | Community Park | 31% | 22% | 32% |
| Fishing Area | Community Park | 31% | 44% | 28% |
| Football Field | Athletic Field/Court | 5% | 22% | 2% |
| Greenspace | Community Park | 21% | 19% | 21% |
| Indoor Fitness Center | Community Center | 19% | 24% | 18% |
| Indoor Gym | Community Center | 18% | 25% | 16% |
| Interpretive Garden | Community Park | 12% | 18% | 11% |
| Meeting Room | Community Center | 5% | 2% | 6% |
| Memorial Park | Community Park | 11% | 16% | 10% |
| Natural Area | Community Park | 38% | 46% | 36% |
| Outdoor Basketball Court | Athletic Field/Court | 10% | 31% | 6% |
| Pavilion | Community Park | 17% | 24% | 16% |
| Paved Trail | Nature/Bike Trails | 38% | 48% | 37% |
| Pickleball Court | Athletic Field/Court | 15% | 9% | 16% |
| Picnic Area | Community Park | 34% | 46% | 32% |
| Playground Equipment | Play Area/Playground | 33% | 68% | 27% |
| Racquetball Court | Athletic Field/Court | 1% | 1% | 1% |
| Sand Volleyball Court | Athletic Field/Court | 12% | 24% | 10% |
| Shuffleboard Court | Play Area/Playground | 1% | | 1% |
| Skate Park | Play Area/Playground | 16% | 19% | 15% |
| Soccer Field | Athletic Field/Court | 16% | 43% | 11% |
| Softball Field | Athletic Field/Court | 4% | 13% | 2% |
| Splash Pad | Play Area/Playground | 18% | 48% | 13% |
| Teen Lounge | Community Center | 2% | 8% | 1% |
| Tennis Court | Athletic Field/Court | 5% | 8% | 4% |
| Walking/Biking Trails-Paved | Nature/Bike Trails | 54% | 55% | 53% |
| Walking/Biking Trails-Primitive | Nature/Bike Trails | 44% | 52% | 43% |
| Warm Mineral Springs Park | Community Park | 27% | 13% | 29% |
| Other | N/A | 2% | 2% | 2% |
| None of the above | N/A | 12% | 1% | 13% |

Sources: City of North Port Parks and Recreation Department; GAI Consultants.

Survey respondents were then asked to rate how well the number of fields, courts, and other facilities meet community needs using a five-point Likert Scale, ranging from “not at all” (1) to “completely” (5). Responses who rated their satisfaction between one and three were grouped as “not satisfied,” while those who answered four or five were categorized as “satisfied.”

Among family households, satisfaction levels varied by facility type. For rectangle fields (e.g., soccer and football), 63% of respondents reported the current number of fields is meeting community needs. Athletic courts (e.g., basketball, tennis, and pickleball) received the highest satisfaction, with 81% of family households reporting that existing courts are sufficient. For diamond fields (e.g., baseball and softball), 69% of respondents reported that the current

supply meets community needs. Notably, across all facility types, no respondents reported an oversupply, highlighting a consistent demand for maintaining or expanding existing recreational facility infrastructure.

When evaluating additional parks and recreation amenities, community parks received the highest satisfaction rating, with 77% of all respondents expressing satisfaction. This figure rose to 82% among family households. In contrast, dog parks and “other” facilities had the lowest satisfaction ratings, with 53% and 42% satisfaction among all respondents, respectively. Among family households, satisfaction with dog parks was 49%, while “other” facilities received a 61% satisfaction rate. The table below summarizes satisfaction levels across all City-owned parks and recreation facility types.

Table 15 | Satisfaction Rates for City-Owned Parks and Recreation Facilities by Type (2025)

| | Total Respondents | | Family Households with Children in Organized Sports at a City-Owned Facility | |
|--|-------------------|-----------|--|-----------|
| | Not Satisfied | Satisfied | Not Satisfied | Satisfied |
| Community Parks | 23% | 77% | 18% | 82% |
| Nature/Bike/Multi-Use Trails | 30% | 70% | 25% | 75% |
| Athletic Courts (e.g., basketball, tennis, pickleball) | 37% | 63% | 19% | 81% |
| Diamond Athletic Fields (e.g., softball, baseball) | 38% | 62% | 31% | 69% |
| Rectangle Athletic Fields (e.g., soccer, football) | 33% | 67% | 37% | 63% |
| Play Areas/Playgrounds | 26% | 74% | 16% | 84% |
| Nature-Based Experiences | 37% | 63% | 27% | 73% |
| Activity/Recreation/Community Centers | 33% | 67% | 20% | 80% |
| Other | 58% | 42% | 39% | 61% |

Sources: City of North Port Parks and Recreation Department; GAI Consultants.

Survey respondents were asked to indicate their perceptions regarding whether there is “a need for more” parks and recreation facilities throughout the City, whether the City’s existing inventory was sufficient, or whether there are “too many”. Among family households, 75% felt there were enough youth-sized lacrosse fields. In comparison, 67% believed there were enough youth-sized soccer fields, and 63% said the same for youth-sized football fields. Notably, youth-sized football fields were the only category where a small percentage (3%) of respondents felt there were too many.

For youth-sized baseball fields, about 50% of family households reported there were enough, while 46% indicated a need for more and 3% believed there were too many. Regarding youth-sized softball fields, 42% felt the current number was sufficient, whereas 58% expressed a need for additional fields.

Responses regarding half-court basketball courts were evenly split, with 50% of respondents indicating there were enough and 50% expressing a need for more. For full-size basketball courts, 46% of family households felt the number was sufficient, 50% indicated a need for more, and 4% believed there were too many.

In terms of tennis courts, 68% of these households reported the current number was adequate, while 27% expressed a need for more, and 4% felt there were too many.

Regarding athletic courts, 53% of respondents reported that there were enough indoor volleyball courts. In contrast, only 36% felt the same about outdoor volleyball courts. Pickleball courts received the highest percentage of respondents at 17% indicating there were too many within the City. These findings are summarized in the table on the following page.

Table 16 | Perceptions of City-Owned Youth-Sports Facilities Availability Among Family Households (2025)

| | | Total Respondents | Respondents with/without Children in their Household that Participate in Organized Sports at City of North Port Facilities | |
|--------------------------------|--------------------|-------------------|--|-----|
| | | | Yes | No |
| Lacrosse Fields (youth-sized) | 1 - Need More | 14% | 25% | 12% |
| | 2 - Already Enough | 79% | 75% | 80% |
| | 3 - Too Many | 6% | (x) | 8% |
| Soccer Fields (youth-sized) | 1 - Need More | 22% | 33% | 19% |
| | 2 - Already Enough | 74% | 67% | 76% |
| | 3 - Too Many | 4% | (x) | 5% |
| Football Fields (youth-sized) | 1 - Need More | 22% | 34% | 18% |
| | 2 - Already Enough | 75% | 63% | 78% |
| | 3 - Too Many | 3% | 3% | 4% |
| Baseball Fields (youth-sized) | 1 - Need More | 23% | 46% | 17% |
| | 2 - Already Enough | 72% | 50% | 77% |
| | 3 - Too Many | 6% | 3% | 6% |
| Softball Fields (youth-sized) | 1 - Need More | 25% | 58% | 16% |
| | 2 - Already Enough | 70% | 42% | 77% |
| | 3 - Too Many | 5% | (x) | 7% |
| Basketball Courts (half-court) | 1 - Need More | 31% | 50% | 27% |
| | 2 - Already Enough | 64% | 50% | 67% |
| | 3 - Too Many | 5% | (x) | 6% |
| Basketball Courts (full-court) | 1 - Need More | 34% | 50% | 31% |
| | 2 - Already Enough | 61% | 46% | 64% |
| | 3 - Too Many | 4% | 4% | 4% |
| Tennis Courts | 1 - Need More | 23% | 27% | 22% |
| | 2 - Already Enough | 72% | 68% | 73% |
| | 3 - Too Many | 5% | 4% | 5% |
| Indoor Volleyball Courts | 1 - Need More | 32% | 47% | 29% |
| | 2 - Already Enough | 63% | 53% | 65% |
| | 3 - Too Many | 5% | (x) | 6% |
| Outdoor Volleyball Courts | 1 - Need More | 35% | 64% | 27% |
| | 2 - Already Enough | 61% | 36% | 67% |
| | 3 - Too Many | 5% | (x) | 6% |
| Pickleball Courts | 1 - Need More | 33% | 42% | 32% |
| | 2 - Already Enough | 56% | 41% | 59% |
| | 3 - Too Many | 10% | 17% | 9% |
| Multi-Sport Courts | 1 - Need More | 35% | 44% | 33% |
| | 2 - Already Enough | 58% | 50% | 60% |
| | 3 - Too Many | 7% | 7% | 7% |

Sources: City of North Port Parks and Recreation Department; GAI Consultants.

Projections

This section draws upon the previously identified data—including historical population trends, age distribution, household or occupied housing unit figures, and youth sports participation rates—to project future changes within the City over a 20-year period, from 2025 to 2044 (“projection period”). These projections are designed to estimate future population and household growth, helping to anticipate demand for youth-oriented sports fields, courts, multi-use recreational centers, play areas, and community gathering spaces.

By forecasting these trends, the Analysis evaluates whether the City’s current inventory of parks and recreation facilities will be sufficient to meet future needs. It also estimates the number of additional facilities that may be required to accommodate projected growth and maintain or improve satisfaction levels among residents. These insights are essential for informing future Parks and Recreation Master Planning efforts, ensuring that the City’s recreational offerings evolve in alignment with community growth and demand over the 20-year projection period.

Methodology and Limitations

To forecast demand for youth-oriented sports fields, courts, and other related facilities, the Analysis began with a review of Survey results collected from City residents. The Survey was distributed through both mail and digital platforms and received 370 responses, which were deemed statistically valid. Relevant questions pertaining to the projections focused on the use of park amenities and sports fields, as well as household satisfaction with these facilities.

This data was then combined with secondary data from the Census, including historical population and household data utilizing Decennial Census data for 2010 and 2020, as well as the most recent income characteristics available as of 2024. This combination of data offered a comprehensive view of current usage patterns, demand levels, and satisfaction with City-managed programs and facilities. Additional historical data was used to cross-reference Survey demographics, ensuring the sample accurately reflected the broader population.

To establish a baseline for future projections, this Analysis determined a ratio between households and annual usage of fields and amenities, based on the Survey responses. This ratio, combined with satisfaction levels, served as a benchmark for evaluating whether projected population growth, specifically youth population, would necessitate additional facilities to maintain or improve satisfaction.

By applying this baseline, the Analysis estimates how many new fields and recreational amenities will be needed to meet future demand. It also projects how youth participation in sports programs will evolve across different age cohorts.

It is important to note that this Analysis is limited to City-owned and operated programs and facilities. It does not account for private sports clubs, travel teams, or other non-City programs that may also utilize City-owned facilities. Additional information on these non-City programs can be found in the *Other Considerations* section of this Analysis.

Sources for Population Growth

Population growth stems from two primary sources: natural change—the difference between births and deaths—and net migration, which reflects the movement of people in and out of an area. While birth and death rates can shift over time, natural change tends to be relatively stable. In industrialized, urban economies, birth rates have generally declined, while improvements in healthcare, nutrition, and living conditions have reduced death rates. Together, these trends contribute to a modest and steady increase in population through natural growth.

However, because these underlying factors evolve slowly, changes in natural growth occur gradually. In contrast, migration patterns can shift rapidly from year to year. Historically, mobility within the U.S. has represented 10% to 25% of the U.S. total population change, with a notable concentration of movement towards specific states and regions such as Florida and other parts of the broader Southeast. While migration may have limited impact on national population counts, it can and does significantly affect smaller geographic areas—such as Sarasota County and the City of North Port—by influencing local population dynamics and service demand.

Population Projections

Considering these sources of national and local population growth, the University of Florida’s Bureau of Economic and Business Research (“BEBR”) prepares long term population projections that are widely used for planning purposes by the State itself and most jurisdictions. These projections form the foundation for growth management policies and offer low, moderate and high growth scenarios. For this Analysis, BEBR’s moderate scenario for Sarasota County was selected, as it represents the most likely outcome of population growth.

At the County level, BEBR utilizes five different techniques to estimate population growth in 5-year increments. Based on the results of these techniques, BEBR calculates a weighted average for each individual county in Florida and applies that against the base year to estimate future growth. The projections are then compared to historic population trends and level of population growth projected for the state as a whole. To note, BEBR population projections solely reflect Florida residents, and exclude any seasonal population change as a result of tourism and visitation.

The population projections serve as the basis for a demand model that incorporates both anticipated growth and market deficiencies to estimate future housing needs.

According to BEBR’s moderate scenario, the County’s population is expected to experience a CAGR of 0.9% over the projection period, increasing from 478,983 residents in 2025 to 572,06 by 2044, resulting in a net gain of approximately 93,223 people. To estimate future population growth for the City, this Analysis considered both the City’s historical growth rate and its increasing share of the County’s total population. Over the projection period, the City’s population is expected to growth at a CAGR of 2.8%, increasing from 94,644 residents in 2025 to 163,628 by 2044, resulting in a net increase of about 68,985 people. By 2044, the City is expected to capture roughly 27% of the County’s total population. The table below illustrates the projected population for the County and City from 2025 through 2044 in 5-year increments.

Table 17 | Projected Total Population (2025–2044)

| | City of North Port | Sarasota County | City % Capture of the County |
|--------------------------|--------------------|-----------------|------------------------------|
| 2025 | 94,644 | 478,983 | 19.6% |
| 2029 | 106,868 | 503,877 | 20.9% |
| 2034 | 123,730 | 530,931 | 22.7% |
| 2039 | 142,589 | 553,865 | 24.6% |
| 2044 | 163,628 | 572,206 | 26.7% |
| 20-Year CAGR (2025-2044) | 2.8% | 0.9% | 1.6% |
| Net New Population | 68,985 | 93,223 | (x) |

Sources: Bureau of Economic and Business Research, Florida Estimates of Population 2024; GAI Consultants.

To emphasize, the City is experiencing an influx of annexation interest, as evidenced by the 3,200 acre property currently undergoing annexation into the City. The 3,200 acre property is proposed to be developed as an extension of the Wellen Park Planned Development, and is expected to further contribute to the City’s growth as the land is developed over the next 5 to 10 years.

Using BEBR’s population projections in combination with historical age cohort proportions and capture rates, this analysis estimates the future population distribution by age group specifically for the City. Among all cohorts, residents aged 65 or older are expected to experience the greatest growth, increasing by 55,098 people at a 5.7% CAGR between 2025 and 2044. This was followed by the 55 to 64 age cohort, which is expected to increase at a 3.0% CAGR, resulting in a net increase of 10,019 people.

Over the projection period, the City’s population under 18 years old is expected to grow at a CAGR of 2.0%, increasing from approximately 16,106 residents in 2025 to 24,006 by 2044, resulting in a net increase of about 7,899 people. In contrast, the 25 to 54 age cohort and the 55 to 64 age cohort are expected to experience the smallest CAGRs of 1.1% and 0.6%, respectively, between 2025 and 2044. The table below illustrates the projected population by age cohort within the City from 2025 through 2044 in 5-year increments.

Table 18 | Projected Total Population by Age for the City of North Port (2025-2044)

| | City of North Port | | | | |
|--------------------------|--------------------|-------|--------|--------|--------|
| | Under 18 | 18-24 | 25-54 | 55-64 | 65+ |
| 2025 | 16,106 | 5,874 | 27,763 | 12,678 | 27,062 |
| 2029 | 17,283 | 6,056 | 29,216 | 14,387 | 34,298 |
| 2034 | 19,074 | 6,282 | 31,094 | 16,826 | 46,078 |
| 2039 | 21,266 | 6,484 | 32,935 | 19,584 | 61,642 |
| 2044 | 24,006 | 6,665 | 34,736 | 22,697 | 82,161 |
| 20-Year CAGR (2025-2044) | 2.0% | 0.6% | 1.1% | 3.0% | 5.7% |
| Net New Population | 7,899 | 791 | 6,973 | 10,019 | 55,098 |

Sources: Bureau of Economic and Business Research, Florida Estimates of Population 2024; GAI Consultants.

Sources of Housing Growth

Factors driving housing growth include a combination of economic, demographic, and market influences. Economic conditions, such as rising incomes and increased access to credit, boost the demand for housing as more people can afford to buy homes. Demographic trends, including population growth and changes in household formation, also play a crucial role, as a growing population requires more households or occupied housing units. Market dynamics like home prices and interest rates influence housing affordability and the ability of potential buyers to enter the market. These factors together create a complex interplay that drives housing growth.

As previously emphasized, households or occupied housing units are categorized by family or non-family households. Family households, particularly those with children, are more likely to be attracted to an area offering highly rated schools, well-maintained parks and recreational facilities, safe neighborhoods, and diverse employment opportunities. These preferences play a key role in shaping the nature and pace of housing occupancy in growing communities.

Occupied Housing or Households Projections

Relying upon BEBR’s population projections alongside historical household growth and capture rates, this Analysis estimated the future number of households or occupied housing units for both the City and County. Between 2025 and 2044, the County’s total households are projected to grow at a 0.7% CAGR, increasing from 217,298 to 248,673 households, resulting in a net gain of 31,375 households. Family households within the County are expected to follow a similar trajectory, increasing from 131,233 family households in 2025 to 148,827 by in 2044, also experiencing a CAGR of 0.6% and a net increase of 17,593 family households.

In contrast, the City is projected to experience more rapid household growth. Over the projection period, the City’s total households are expected to grow at a 2.6% CAGR, increasing from 35,816 households in 2025 to 59,375 by 2044—resulting in a net increase of more than 23,500 households. Family households in the City are also projected to grow at a 2.6% CAGR, increasing from 25,974 family households in 2025 to 43,031 by 2044. The table below illustrates the projected households and family households for the County and City from 2025 through 2044 in 5-year increments.

Table 19 | Projected Households and Family Households (2025–2044)

| | City of North Port | | Sarasota County | |
|--------------------------|--------------------|-------------------|------------------|-------------------|
| | Total Households | Family Households | Total Households | Family Households |
| 2025 | 35,816 | 25,974 | 217,298 | 131,233 |
| 2029 | 39,964 | 29,016 | 224,119 | 135,095 |
| 2034 | 45,813 | 33,313 | 234,398 | 140,955 |
| 2039 | 52,267 | 38,061 | 242,658 | 145,574 |
| 2044 | 59,375 | 43,301 | 248,673 | 148,827 |
| 20-Year CAGR (2025-2044) | 2.6% | 2.6% | 0.7% | 0.6% |
| Net New Households | 23,559 | 17,326 | 31,375 | 17,593 |

Sources: U.S. Census Bureau; Bureau of Economic and Business Research, Florida Estimates of Population 2024; GAI Consultants.

Children Participation in Youth Sports Program

Based on the data from the Survey, it is estimated that approximately 19% of households in the City have children who participate in organized sports at City-owned facilities, referred to in this Analysis as “family households”. Participation rates differ across age groups, and the values were proportionally adjusted to total 100% to ensure consistency in projections and facilitate accurate comparisons across age cohorts.

After normalization, family households with children aged 5 to 9 years exhibited the highest participation rate, reaching nearly 30%. This is closely followed by children aged 10 to 14, with a participation rate of about 29%, and those aged 15 to 17, at approximately 28%. These elevated participation rates may reflect a combination of factors, including availability of age-appropriate programs, parental involvement, and developmental readiness for structured recreational activities. In contrast, family households with children under the age of 5 reported the lowest participation rate, at 14%.

By applying the youth participation rates detailed above to the projected share of family households (estimated at 19%), this Analysis estimates that distribution of participating family households by age cohort. This approach provides insight into how youth sports engagement is expected to evolve across different age cohorts, helping to inform future planning for recreational programming and facility needs.

Participation in youth-oriented organized sports is projected to grow substantially over the next two decades. Between 2025 and 2044, the number of participating family households is estimated to increase by approximately 3,292, reflecting a CAGR of 2.6% across all age cohorts.

Specifically, family households are projected to grow from an estimated 4,935 in 2025 to 8,227 by 2044, resulting in a net increase of 3,292 family households. Among these, family households with children aged 5 to 9 are anticipated to experience the greatest net growth, adding approximately 978 households. This is closely followed by households with

children aged 10 to 14 and 15 to 17, which are projected to grow by 950 and 910 households, respectively. In contrast, households with children under the age of 5 are expected to see the smallest increase, with only 455 additional households by 2044. This slower growth may be attributed to lower participation rates among younger children, as well as limited program offerings for that age group.

The table below outlines the projected number of family households in the City with children who participate in organized sports at a City-owned facility, segmented by age cohort in 5-year intervals from 2025 through 2045.

Table 20 | Projected Family Households with Children Participating in Organized Sports at City-owned Facilities by Age Cohort (2025–2044)

| | City of North Port | | | | |
|---------------------------|--------------------|-------|-------|-------|-------|
| | 0-4 | 5-9 | 10-14 | 15-17 | Total |
| 2025 | 682 | 1,465 | 1,424 | 1,364 | 4,935 |
| 2029 | 761 | 1,637 | 1,591 | 1,523 | 5,513 |
| 2034 | 874 | 1,880 | 1,827 | 1,749 | 6,329 |
| 2039 | 999 | 2,147 | 2,087 | 1,998 | 7,232 |
| 2044 | 1,136 | 2,443 | 2,375 | 2,273 | 8,227 |
| 20-Year CAGR (2025-2044) | 2.6% | 2.6% | 2.6% | 2.6% | 2.6% |
| Net New Family Households | 455 | 978 | 950 | 910 | 3,292 |

Sources: City of North Port Parks and Recreation Department; GAI Consultants.



Growth Forecasting

As the City continues to experience population and housing growth, the demand for recreational amenities—particularly youth sports—will rise in parallel. Expanding neighborhoods bring more families and children into the community, increasing participation in organized sports leagues and recreational programs. This growth places pressure on existing facilities, often resulting in overcrowded fields, limited scheduling availability, and unmet demand for diverse programming. Moreover, shifting demographics may introduce new sports preferences and cultural expectations, requiring inclusive and adaptable recreational planning.

To address these evolving needs, it is essential to forecast future participation trends and identify facility deficiencies. This Analysis draws upon previously detailed demographic data, stakeholder input, statistically valid Survey results, and population and housing projections to estimate the City’s future demand for youth-focused recreational amenities. Specifically, this Analysis projects the need for additional sports fields, courts, play areas, community gathering spaces, and nature trails/parks to maintain current satisfaction levels amid anticipated growth through 2044. This forward-looking approach will be instrumental in ensuring the City’s Parks and Recreation Master Plan remains adaptable and responsive as the City continues to experience growth.

The following pages present an overview of current demand satisfaction levels, as reported in the Survey, and applies projected population and household growth to existing City-owned fields, courts, and other related facilities to assess the City’s future needs for recreational amenities. This Analysis helps identify potential gaps or deficiencies that may arise over the 20-year projection period.

Demand Satisfaction

To estimate the number of youth-oriented sports fields, courts, and other related facilities the City will need over the next two decades, this Analysis projected future demand based on the population and family household projections detailed in the prior section. The Analysis then estimated the average number of family households with children participating in youth sports at City-owned facilities by sport type, facility type, or amenity, as reported in the Survey. This involved estimating how many family households are currently being served by the existing facilities or recreational amenities, in order to maintain the satisfaction levels reported for each specific type of use in the Survey.

As noted in the prior sections, Survey respondents were asked to rate how well the number of fields, courts, and other Parks and Recreation facilities meet community needs using a five-point Likert Scale, ranging from “not at all” (1) to “completely” (5). Responses who rated their satisfaction between one and three were grouped as “not satisfied,” while those who answered four or five were categorized

as “satisfied.” These baseline ratios were then applied to the projected family household growth with children participating in youth sports to determine how many additional facilities would be needed to maintain current satisfaction levels as the population increases.

According to the Survey results, play areas and playgrounds received the highest satisfaction rating among family households, with 84% of respondents expressing satisfaction. With 18 playgrounds and play areas available, the City currently serves an estimated 404 family households. In contrast, rectangle athletic fields had the lowest satisfaction rating at 63%, although they serve a larger group—with an estimated 442 family households served by City-owned facilities.

In addition, community parks had an 82% satisfaction rate and served the most family households, around 2,850. Community centers followed closely, serving about 2,230 family households with an 80% satisfaction rate. Athletic courts, while serving only 110 family households, had a strong satisfaction rating of 81%, showing high approval despite lower usage.

Additional details on City-owned facilities and recreation amenities, including how many family households with children in organized sports each facility type serves, and how satisfied those families are, is shown in the table below.

Table 21 | Family Household Satisfaction and Usage of City-Owned Recreation Facilities (2025)

| | Existing Inventory (2024) ⁽¹⁾ | Est. Family Household Served per Facility ⁽²⁾ | Satisfaction Rate ⁽³⁾ |
|--|--|--|----------------------------------|
| Community Parks | 5 | 2,854 | 82% |
| Athletic courts (e.g., basketball, tennis, pickleball) | 25 | 110 | 81% |
| Diamond athletic fields (e.g., softball, baseball) | 11 | 139 | 69% |
| Rectangle athletic fields (e.g., soccer, football) | 9 | 442 | 63% |
| Play Areas/Playgrounds | 18 | 404 | 84% |
| Activity/Recreational/Community Centers | 3 | 2,234 | 80% |

Sources: City of North Port Parks and Recreation Department; GAI Consultants. Notes: (1) Includes existing inventory listed in Tables 10-11. (2) Estimated number of family households with children participating in youth sports by sport type and facility use is detailed in Tables 13-14 (3) Reflects satisfaction rates detailed in Table 15.

Demand Projection

The growth forecasting demand analysis utilizes existing satisfaction ratings from the Survey to estimate the number of fields or recreational amenities required to sustain current satisfaction levels over the projection period. This is achieved by applying the baseline family household-to-facility usage ratios, outlined in Table 19, to projected growth in family households between 2025 and 2044. To maintain current satisfaction rates, this Analysis proportionally scales the number of facilities in alignment with anticipated family household growth, using current usage patterns as a benchmark.

For example, the number of family households with children participating in organized sports at City-owned athletic courts is projected to increase by approximately 2,000 over the 20-year projection period. To preserve the current satisfaction rate of 81%, the City would need to add 19 new athletic courts by 2044. Although this represents a relatively modest increase in family households, athletic courts require the highest number of new facilities due to their lower household-to-facility ratio, indicating that each court serves fewer family households compared to other amenities, thereby necessitating more courts to maintain satisfaction.

In contrast, community centers—which serve a significantly larger number of households—would require only two additional facilities to preserve their current satisfaction rate of 80%. Community parks are expected to experience the largest increase in usage, with an estimated net gain of 10,391 family households by 2044. To accommodate this growth while maintaining the current satisfaction rate of 82%, the City would need to add four new parks.

The table below presents the projected demand for City-owned facilities and recreational amenities, in five year-increments throughout the projection period, applying household-to-facility usage ratios to estimate the number of new facilities required to sustain current satisfaction levels as reported in the Survey.

Table 22 | Estimated City-Owned Recreational Facilities and Amenities (2025–2044)⁽¹⁾

| | 2025 | 2029 | 2034 | 2039 | 2044 | Net New Family Households and City-Owned Facilities/Recreational Amenities |
|---|--------|--------|--------|--------|--------|--|
| Athletic Courts (e.g., basketball, tennis, pickleball) | | | | | | |
| Estimated Family Households Served | 2,818 | 3,238 | 3,714 | 4,239 | 4,819 | 2,001 |
| Total Courts Recommended | 26 | 29 | 34 | 39 | 44 | 18 |
| Diamond Athletic Fields (e.g., softball, baseball) | | | | | | |
| Estimated Family Households Served | 1,569 | 1,803 | 2,068 | 2,361 | 2,683 | 1,114 |
| Total Fields Recommended | 11 | 13 | 15 | 17 | 19 | 8 |
| Rectangle Athletic Fields (e.g., soccer, football) | | | | | | |
| Estimated Family Households Served | 4,077 | 4,686 | 5,373 | 6,134 | 6,973 | 2,895 |
| Total Fields Recommended | 9 | 11 | 12 | 14 | 16 | 7 |
| Community Parks | | | | | | |
| Estimated Family Households Served | 14,634 | 16,816 | 19,285 | 22,015 | 25,025 | 10,391 |
| Total Parks Recommended | 5 | 6 | 7 | 8 | 9 | 4 |
| Play Areas/Playgrounds | | | | | | |
| Estimated Family Households Served | 7,459 | 8,571 | 9,830 | 11,222 | 12,756 | 5,297 |
| Total Playgrounds Recommended | 18 | 21 | 24 | 28 | 32 | 14 |
| Activity/Recreation/Community Centers | | | | | | |
| Estimated Family Households Served | 6,870 | 7,895 | 9,054 | 10,336 | 11,749 | 4,879 |
| Total Centers Recommended | 3 | 4 | 4 | 5 | 5 | 2 |

Sources: City of North Port Parks and Recreation Department; GAI Consultants. Note: (1) Includes existing inventory listed in Tables 3-4

As outlined in the Survey Highlights section, family households with children participating in organized sports at City-owned facilities reported varying levels of satisfaction depending on the type of athletic field or court. When considered alongside the demand analysis, the Survey results provide a strategic framework for guiding City planning efforts, particularly in prioritizing the development of specific recreational amenities to meet future needs.

Based on the projected growth, the Analysis estimates that approximately 19 additional athletic courts will be needed by 2044 to accommodate anticipated growth in family households and increased participation in organized sports. Among the court types evaluated—basketball, volleyball, pickleball, and tennis—respondents expressed the greatest demand for outdoor volleyball courts, with 64% indicating “a need for more”. In contrast, pickleball courts received the highest percentage of respondents at 17% stating there were already “too many”, suggesting a saturation point. Accordingly, the City should prioritize the development of outdoor volleyball courts, followed by basketball and tennis courts, to align with projected demand and to maintain satisfaction levels.

For diamond athletic fields, which include youth-sized baseball and softball fields, the Survey revealed a stronger demand for softball fields. Approximately 58% of family households expressed “a need for more” youth-sized softball fields, compared to 46% for baseball fields. Given the projected need for 8 additional diamond fields by 2044, the City should prioritize the development of softball fields to better meet community expectations.

In addition, rectangular athletic fields, such as football, soccer, and lacrosse, also showed varying levels of demand. Youth-sized football fields received the highest indication of need, with 34% of respondents expressing “a need for more”. Soccer and lacrosse fields followed at 33% and 25%, respectively. To meet the projected demand of 7 new rectangular athletic fields by 2044, the City should prioritize multi-purpose fields featuring football, followed by soccer and lacrosse.

The demand analysis also indicates a projected need for several key recreational amenities to support anticipated growth and maintain current satisfaction levels. Specifically, the City will need to accommodate approximately four new community parks, 14 additional play areas or playgrounds, and two new activity/recreation centers or community centers by 2044. Notably, 29% of family households expressed “a need for more” indoor volleyball courts. This suggests that future recreation centers should be designed or retrofitted to include indoor volleyball courts to address this demand.

It is important to note that this Analysis is limited to responses from family households with children who participate in organized sports at City-owned facilities. It does not account for the perspectives of households without participating children. As such, these conclusions should be interpreted as general planning guidelines derived from the Survey data.



Other Considerations and Conclusions

Ongoing Renovations and Improvements to the City-Owned Facilities

The City is actively implementing a comprehensive series of athletic field upgrades throughout 2025 to improve safety, playability, and overall field conditions at several major parks. Atwater Community Park enhancements include laser grading of baseball fields, installing new trash and recycling containers, and replacing sod where needed. Routine turf maintenance, such as aeration and spring verticutting, is also scheduled to ensure long-term field health.

Similar efforts are underway at Butler Park's multi-purpose fields, Larry Thoenissen's football fields, and the soccer fields at Narramore Sports Complex. These efforts include sod replacement, top dressing with sand and soil additives, and seasonal aeration and verticutting. A soccer field at Narramore Sports Complex is also undergoing a full turf renovation, while the softball fields will receive enhanced safety netting and consistent aeration. At Dallas White Park, the City is converting the existing softball field into a multipurpose field. These upgrades reflect the City's continued commitment to maintaining high-quality recreational spaces for its community.

Factors to Increase Satisfaction

Renovating and expanding the inventory of City-owned athletic fields and recreational amenities can significantly enhance community satisfaction and increase access to facilities. However, it is important to note that simply adding more fields and amenities does not automatically lead to greater usage or engagement. The effectiveness of these improvements depends on several additional factors, including the quality and diversity of the facilities.

The quality of these facilities plays a critical role in their overall appeal. Well-maintained fields with safe, modern amenities are more likely to attract users and foster positive experiences, which in turn supports long-term participation in recreational and organized sports.

Diversification of field types and amenities is essential to meet the varied interests of residents. Offering a mix of sports fields, open spaces, and recreational features allows individuals and families to choose activities that suit their preferences, increasing overall engagement. A diverse and well-distributed inventory of high-quality amenities not only enhances satisfaction but also strengthens the community's connection to its recreational spaces.

Emerging Sports and Recreation Trends Across the Region

It is essential to recognize and highlight the emerging sports and recreational trends shaping the broader Southwest Florida Region ("Region") and the state as a whole. Communities across Florida—including cities like North Port—are experiencing a dynamic shift in recreational interests, influenced by changing demographics, evolving cultural preferences, and expanded access to facilities. These factors are driving increased demand for diverse and inclusive recreational opportunities that cater to a wider range of age cohorts, abilities, and varying lifestyles.

A key trend shaping recreation across Florida is the significant rise in youth sports participation, with the state now ranking seventh nationally in high school sports involvement according to the National Federation of State High School Associations (NFHS). Sports such as soccer, basketball, and flag football are seeing strong growth, supported by community programs that prioritize inclusivity and affordability. Notably, girls' participation—especially in flag football—is increasing rapidly, reflecting broader efforts to expand access and engagement across all demographics.

Meanwhile, pickleball has rapidly evolved into a statewide recreational phenomenon. Once primarily associated with older adults, the sport has experienced a significant demographic shift, now attracting a younger and more diverse player base. According to the Sports and Fitness Industry Association (SFIA), individuals aged 25 to 34 represent the largest segment of participants. In addition, Florida ranks second nationally in the number of pickleball court locations, just behind California. The Region, in particular, has emerged as a major hub for the sport, with cities hosting tournaments and converting tennis courts to accommodate growing demand.

In addition to traditional sports, Florida's recreation planning is embracing diversity and accessibility. The Statewide Comprehensive Outdoor Recreation Plan (SCORP) outlines strategies for developing a balanced system of parks, trails, and amenities that serve all communities. This includes expanding paddling trails, nature-based recreation, and adaptive programs for residents with disabilities.

For the City in particular, these emerging trends highlight various opportunities to invest in multi-use fields and facilities, as well as broaden programming to include emerging sports like pickleball and girls' flag football.

External Demand Drivers and Regional Impact on City Facilities

While this Analysis focuses on youth sports demand generated by permanent residents within the City, it is important to consider the broader regional context that influences facility usage and availability. The City's athletic fields, courts, and recreational amenities are not only utilized by local residents but also attract interest from external user groups across the Region. These groups, often representing regional recreation organizations, frequently seek access to City facilities due to their quality and location. However, this external demand can strain the City's ability to meet the needs of its own residents.

In 2024 alone, the City denied hundreds of field and court reservation requests from regional organizations due to limited availability. These organizations often draw participants from well beyond the City's municipal boundaries, yet they compete for the same resources. While there are other recreational facilities available throughout the broader region, the popularity and accessibility of the City's amenities make them a preferred choice.

Given the high volume of reservation requests from regional recreation organizations and the City's limited facility availability, it is recommended that the City build upon its existing reservation policy by developing a strategic framework to further balance internal and external demand. This would help ensure that City residents retain equitable access to recreational opportunities while also acknowledging the City's regional role in supporting youth sports and community engagement. Potential enhancements could include exploring partnerships with neighboring municipalities to redirect overflow demand, helping to distribute demand more evenly across jurisdictions and reduce pressure on the City's fields, courts, and other related facilities. Additionally, expanding athletic fields and multi-use facilities could help accommodate both internal and external users without compromising resident access.

Conclusion Statements

Given the existing inventory of City-owned athletic fields, courts, and other related facilities as well as the anticipated growth in population and family households over the next two decades, the Sports and League Program is expected to face increasing demand. To sustain current levels of satisfaction and accommodate rising participation, particularly among youth residents, significant expansion of City-owned athletic fields, courts, and other related facilities will be necessary.

The Analysis indicates that, to maintain current satisfaction levels as reflected in the Survey, the City will need to add more than 53 new facilities by 2044. Based on the projected growth and Survey results, the City should prioritize the development of outdoor volleyball courts, youth-sized softball fields, and youth multipurpose fields to meet future demand and maintain satisfaction levels. Outdoor volleyball courts showed the highest unmet need among athletic courts, with 64% of respondents indicating a need for more. Similarly, softball fields were favored over baseball fields,

with 58% of households expressing a need for additional youth-sized softball fields. Among rectangular fields, youth football fields ranked highest in demand, followed by soccer and lacrosse.

To emphasize, this Analysis is based on a 19% participation rate and reflects the satisfaction levels of households with children currently engaged in organized sports at City-owned facilities, referred to as "family households". It does not account for external factors such as planned renovations, which could enhance facility quality and increase community satisfaction. Well-maintained, modern amenities are more likely to attract users and encourage long-term engagement in recreational and organized sports.

Additionally, the Analysis is limited to the existing Sports and Leagues Program and does not consider emerging sports trends. To remain responsive to evolving community interests, the City should explore opportunities to diversify its recreational offerings. External user groups also utilize City-owned facilities, increasing demand and reservation denials. The City should prioritize the expansion of new athletic fields and multi-use facilities to help balance access for both internal and external users. To support these additions, a dedicated Sports Development Manager position is recommended to oversee program growth, partnerships, and facility scheduling.

In summary, this Analysis serves as a strategic framework to guide the City's investment in youth sports infrastructure, aligning future development with demographic trends and evolving recreational preferences.

The Youth Sports Analysis provides guidance for the recommendations of this Master Plan. The Park Type Standards (page 95) provide a new baseline for the provision of active amenities within new parks. These recommendations are expanded through the Land Acquisition Strategy (page 92) which include recommendations for new parks including neighborhood parks, community parks, and a multi-use tournament complex in Wellen Park. Along with recommendations for Italy Avenue Park (Appendix D, page 239), these recommendations serve to provide guidance to adequately provide for growing populations within the City of North Port.

[The Land Acquisition Strategy \(page 92\) includes recommendations specific to Wellen Park.](#)



Eco-Tourism Opportunities

Existing Conditions

Parks with Resource-based Recreation

Nine parks within the city limits of North Port have some element of resource-based recreation that fit into a comprehensive strategy for ecotourism. These include City-owned parks as well as parks owned by the Florida Forest Service, Southwest Florida Water Management District (SWFWMD), private developments, and private lands with conservation easements:

- Myakkahatchee Creek Environmental Park (MCEP)
- Warm Mineral Springs Park
- Oaks Park
- Italy Avenue Park (prospective City park)
- Langlais Park (prospective City park)
- Myakka State Forest (not owned by the City)
- Deer Prairie Creek Preserve (not owned by the City)
- Marina Park
- Wellen Park (a private development)
- Little Salt Spring (not owned by the City)
- Orange Hammock Wildlife Management Area (not owned by the City)

The 3.7-mile trail and boardwalk system at MCEP are extensive and provide access across the park. The creek system at this portion of the watershed is highly dynamic. At high flood stages, portions of the trails are flooded, but the creek would be expected to dry out during the dry season of most years. There is a bridge over Big Slough in MCEP that provides access to a segment of the Legacy Trail (along Power-Line Trail) that traverses across Sarasota County's T. Mabry Carlton Jr. Memorial Reserve into a corner of Big Slough Preserve.

Warm Mineral Springs Park is a heavily used natural

resource that is an important feature of the City's resource-based recreation portfolio. Comments from public meetings during the development of the 2019 Master Plan indicated that a primary activity of guests in the park was simply visiting the spring. The infrastructure around the park supports this as the primary recreation activity. Future development of a recreational trail system and park elements as conceptually shown on the master plan will provide greater event space in the expanded natural area north and east of the spring. Plans include a new trailhead connection to the Legacy Trail. Future renovations of park facilities are defined in the 2019 plan. A passive approach to recreation and a focus on education are a given for the park.

There are resource-based recreation opportunities on future park sites, private properties, and land owned by institutional partners. The site plan for Italy Avenue Park features conservation of natural wetlands and a walking/nature trail at this future community park. Little Salt Springs protects natural and archaeological resources, and is a unique conservation area that is privately owned and managed by the University of Miami. It is not open to the public, but there may be opportunities for collaboration with the City in the future. The 80-acre Grand Lake in the Wellen Park development provides opportunities for canoeing and fishing that are accessible to the public.

The Myakka State Forest lies within the western edge of the city. The Myakka River flows through the northeastern portion of the forest, dividing it into two tracts. In total, the state forest includes more than 8,500 acres of natural lands managed by the Florida Forest Service as the lead agency. It is co-owned and co-managed by the SWFWMD. Recreation opportunities include primitive camping, hiking, off-road bicycling, horseback riding, wildlife viewing, small-game hunting, and paddle-in river access. There are picnic

pavilions, group campsites, and over 40 miles of hiking trails.

North and east of the state forest are two large parcels managed for biological diversity and water resource protection—Deer Prairie Creek Preserve and the Schewe Ranch. Just outside the city boundary is the 6,344-acre Deer Prairie Creek Preserve, which is co-owned by the SWFWMD and Sarasota County. Deer Prairie Creek Preserve has infrastructure and access for canoes and kayaks for paddling Deer Prairie Creek and the Myakka River. Extensive parking, river access, picnic areas, overlooks and ADA accessibility are all features of this well-maintained County park.

The Schewe Ranch is almost 4,000 acres, a portion of which is inside the city limits. It is owned by the SWFWMD. Although the Schewe Ranch has a trail system that extends east to the boundary with a North Port residential area, it does not appear that there is public access to the property from the subdivision. That could be remedied but it would require the acquisition of several lots for access and parking. Recreational uses would include hiking, biking, horseback riding, bird watching, and wildlife viewing. The North Port Connector Trail, a part of the Legacy Trail in Sarasota County, extends to the corner of the Schewe Ranch and

will ultimately connect with the trail into Deer Prairie Creek Preserve, which could be a part of the recreational activities associated with these two large conservation parcels.

Marina Park provides powerboat and canoe/kayak access to Big Slough near the confluence of the Myakka River and the network of canals in the Cocoplum Waterway. It also provides access to large waterways, including the Myakka River and Charlotte Harbor to the south, and the blueway system and Myakkahatchee Creek to the north and east.

All the ranches in the Sarasota County Agricultural Reserve in the northeastern portion of the city could be beneficial additions to a comprehensive ecotourism plan. Horseback riding and hunting are currently available on the Orange Hammock Wildlife Management Area, as implemented by the Florida Fish and Wildlife Conservation Commission (FWC). It appears that one or more ranches east of the intersection of Toledo Blade and Tropicair Boulevards are not accessible to the public. There is potential for wilderness experiences, horseback riding, fishing, etc., on these ranches if a joint public/private relationship could be established. Given that hunting is permitted on this property, consideration must be given to specific location and timing of programs.





Myakka State Forest

Extent of Ecotourism Opportunities and Conservation Lands within, adjacent to, and near North Port

North Port has unique environmental parks and conservation lands owned by public and private entities within the city limits. An extensive area of natural lands occurs immediately adjacent to the city boundary, and vast areas of natural communities occur on protected lands within 10 miles of the city. The scale of these conservation lands, the biological diversity they protect, and the recreation opportunities afforded are unique and substantial. Below are an acreage summary and a figure depicting the primary parks associated with a potential ecotourism strategy at local and regional scales.

■ Ecotourism Opportunities and Conservation Lands within the City Limits (16,230.4 acres).

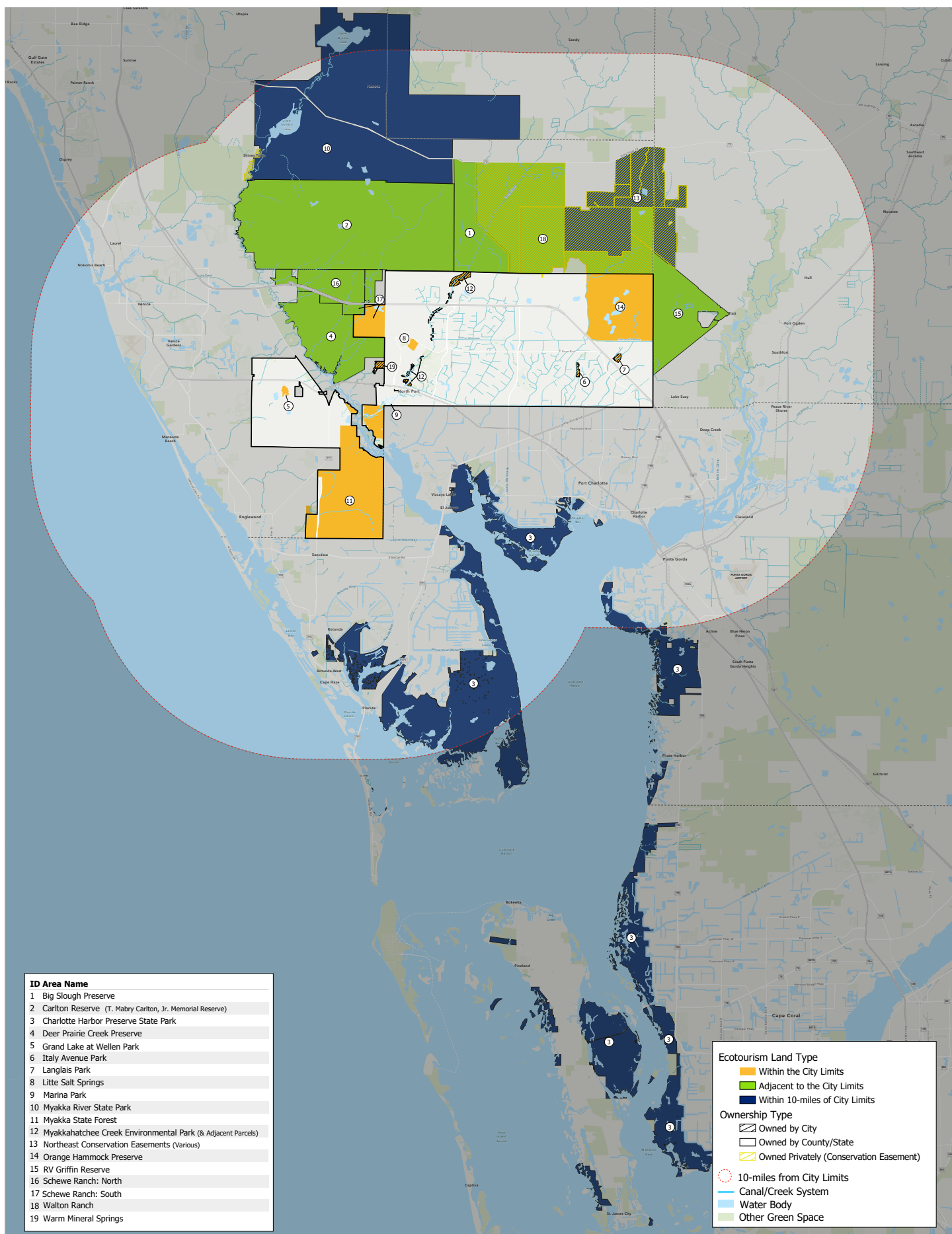
- City-Owned – 358.4 acres, including Myakkahatchee Creek Environmental Park (plus additional lands that the City owns along the creek), Marina Park, and Warm Mineral Springs Park.
- State-owned – 8,415 acres, including Myakka State Forest and Schewe Ranch, South.
- Conservation easements on private lands – 7,457 acres, including Orange Hammock Preserve.

■ Ecotourism Opportunities and Conservation Lands Adjacent to the City (60,395.1 acres).

- County-owned – 36,697.6 acres, including Deer Prairie Creek Preserve, Big Slough Preserve, and T. Mabry Carlton, Jr. Memorial Reserve.
- State-owned – 6,097.8 - RV Griffin Reserve and a small portion of Myakka State Forest.
- Conservation easements – 17,599.7 acres, including various private ranches northeast of the city limits.

■ Ecotourism Opportunities and Conservation Lands within 10 miles of the city boundary (56,979.3 acres within the 10-mile footprint from the city's boundary – the total acreage of the parks within these areas is about twice this size).

- State-owned – 45,964.8 acres (within the 10-mile footprint), including Myakka River State Park and Charlotte Harbor Preserve State Park.
- Conservation easements – 10,105.6 acres (within the 10-mile footprint), including various private ranches northeast of the City limits.



Map 6 | Resource-based recreation and conservation lands inside, adjacent to, and within 10 miles of North Port

Relevant Previous Studies

Several documents prepared for the City associated with conservation, resource-based recreation, and ecotourism are relevant to this review. Those documents, and some of the relevant information from them, are included below.

The 2007 Myakkahatchee Creek Greenway Master Plan included six goals:

- Preserve critical environmental lands and habitats.
- Provide a linear parkway with numerous possible activities.
- Protect the waterway's water quality.
- Minimize encroachment into the creek's floodplain.
- Create wildlife corridors.
- Provide education to the community.

Goals from the 2019 Warm Mineral Springs Park Master Plan 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.
- Site access and entrances including gateway features.
- Open-air amphitheater.
- Trails including pedestrian, bicycle, and other passive/natural trails.
- Museum and historical/education exhibits, signage or displays.
- Trail connectivity to the broader community including Deer Prairie Creek Preserve and the Myakka State Forest.

Priorities from community meetings were identified and included a focus on conservation and keeping the undeveloped portions of the park natural. Initially proposed sites for camping and equestrian were removed and what remained in the final concept plan are hiking trails, event space, and the 325-foot archaeological sensitivity zone

Existing Nature-based Programs

Based on a summary from North Port Parks and Recreation, the following resource-based nature programs have been offered, or are expected to be offered by the City soon:

- Beginner Archery and Adult Archery: Butler Park and Larry T. Field.
- BioBlitz: Myakkahatchee Creek Environmental Park, Myakkahatchee Creek Greenway Trail, Oaks Park, and Garden of the Five Senses.

- Go Green with Parks: Narramore Sports Complex, George Mullen Activity Center, Morgan Family Community Center, and Garden of the Five Senses.
- North Port Eco-Adventures: Myakka River.
- Learn to Yak: North Port Aquatic Center and Myakkahatchee Creek.
- North Port Nature Walks: Oaks Park, Myakkahatchee Creek Environmental Park, and Myakkahatchee Creek Greenway Trail. In 2026, the City intends to expand to Orange Hammock and potentially Myakka State Forest.





Recommendations

1) Consider Ecotourism Opportunities across Three Scales

a) Within City Limits

City-Owned Parks:

Based on the extent of conservation lands within, adjacent to, and near the city, there should be local and regional strategies associated with a comprehensive ecotourism strategy. The first approach would include the local scale, within the city limits, and internal, on properties owned by the City. Of course, on City-owned properties, the City controls the approach, the product, and communication about the experience. The number of resource-based opportunities within the city are limited in area and experience, but ease of access and community support make the city's parks and blueways an important asset to a comprehensive ecotourism approach. The primary local, City-owned components of this plan include:

- Myakkahatchee Creek Environmental Park and the network of City-owned land along the Creek.
- Myakkahatchee Creek Greenway Trail.
- Garden of the Five Senses.
- Oaks Park.
- Warm Mineral Springs Park, particularly given plans for a nature-based focus with park expansion and environmental education.
- Creeks and canals.
- Marina Park with access to the Myakka River.
- A vision for vacant lands, including potential acquisitions to enhance biological diversity, improve access to natural areas, and provide passive experiences with nature.

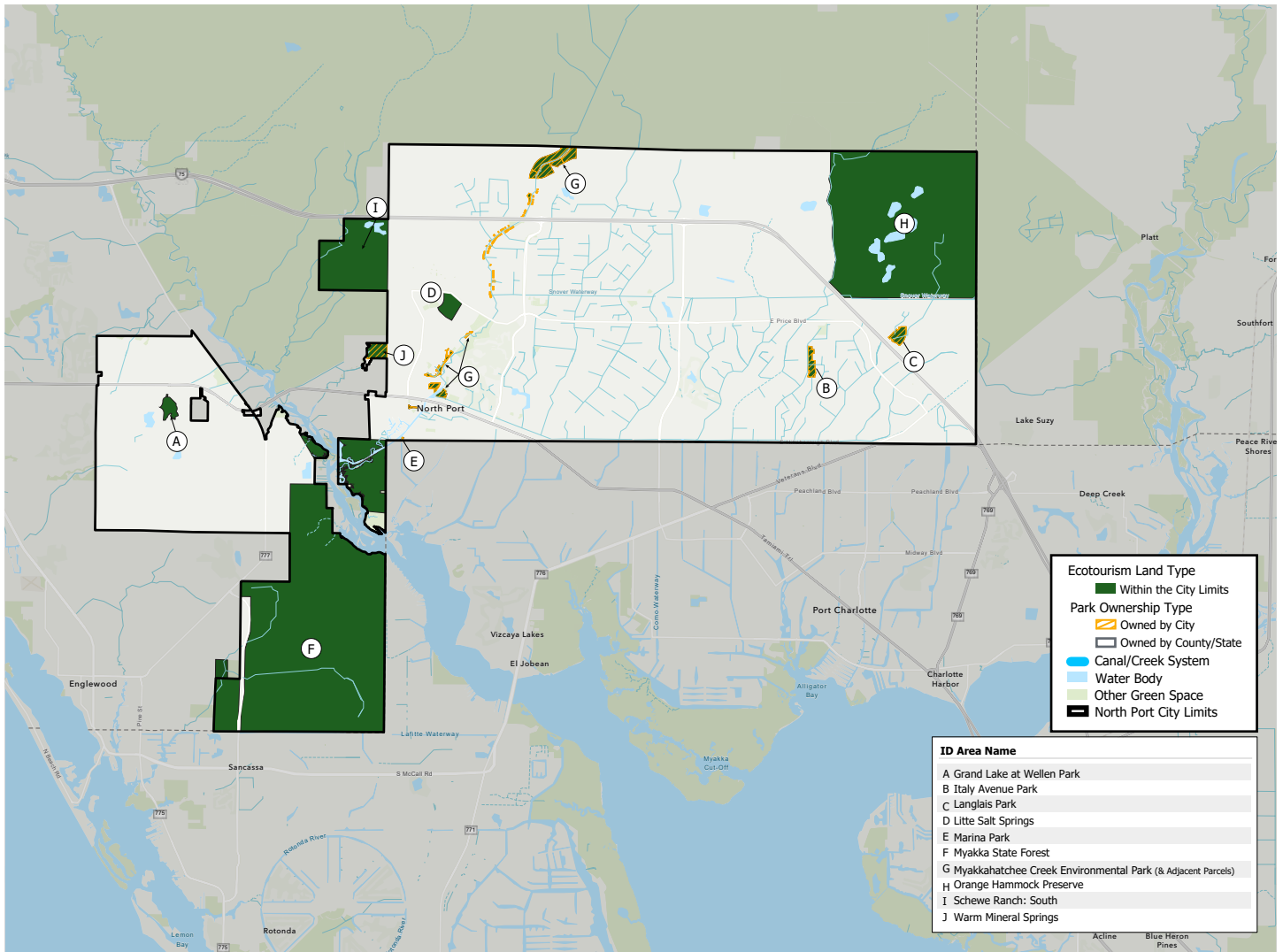
Eco-tourism program elements would include an evaluation of how to improve those already provided: guided nature walks, archery, BioBlitzes, Eco-Adventures on the Myakka River, canoe and kayak instruction; as well as additional program elements through new opportunities and new partnerships.

Parks and Conservation Lands Owned by Others:

An expansion of this internal strategy would be to consider lands owned by others within the city limits and the huge increase in scale that they would provide. Adding these parcels could expand recreation opportunities and the benefits of management actions, marketing, and insight of state, regional and private partners. These could include:

- Myakka State Forest.
- Myakka River.
- Grand Lake at Wellen Park.
- Schewe Ranchlands.
- Orange Hammock Wildlife Management Area.

Eco-tourism program elements could include picnicking, canoeing and kayaking, guided nature hikes, access to the Myakka River, BioBlitzes, birdwatching and creation of birding hotspots, orienteering and geocaching, adventure racing, bi-and tri-athlons, horseback riding, camping including group camping, fishing, and FWC-led hunting on the Orange Hammock Wildlife Management Area.



Map 7 | Resource-based recreation and conservation lands inside North Port

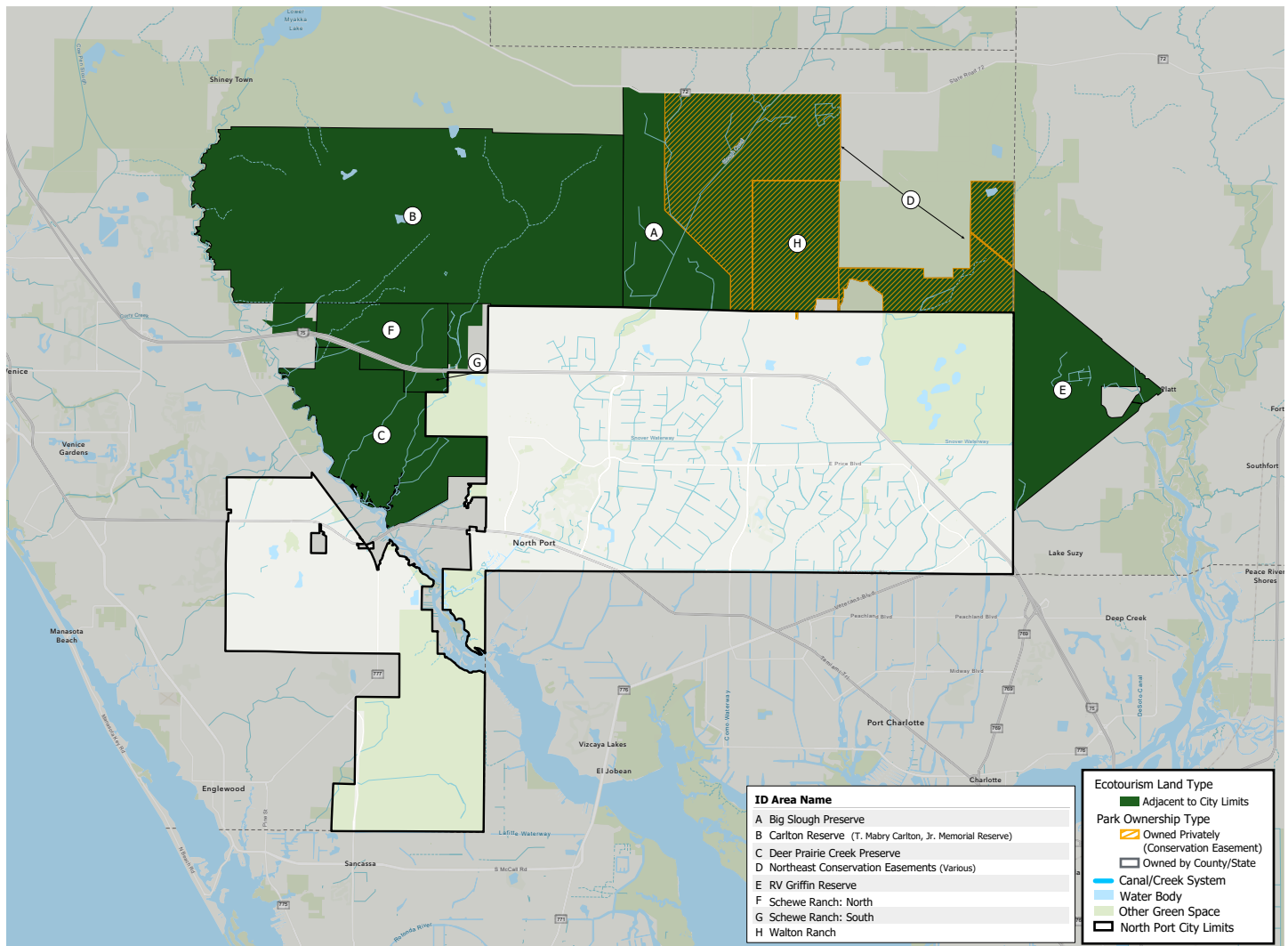
b) Adjacent to the City's Boundary

An extensive area of public and private conservation lands exists immediately adjacent to City owned property. Though access may not currently be available, the breadth of recreation opportunities warrants an assessment of how access could be facilitated. Lands adjacent to the city include parcels owned by the SWFWMD, Sarasota County, and private landowners. These include:

- Deer Prairie Creek Preserve.
- T. Mabry Carlton, Jr. Memorial Reserve.
- Big Slough Preserve.
- RV Griffin Reserve.
- Walton Ranch and other private ranches under Conservation Easement.

Eco-tourism program elements listed above would all be relevant on these conservation lands owned by natural

resource agencies and private landowners adjacent to the city's boundary. The 6,000-acre RV Griffin Reserve is owned by the SWFWMD and lies adjacent to the Orange Hammock Wildlife Management Area. The extensive trail network at RV Griffin could be accessed through Orange Hammock to provide additional experiences for hikers, off-road bicyclists, and horseback riding. The tracts north of the municipal boundary—Big Slough, T. Mabry Carlton and Walton Ranch—buffer the entire northern boundary of the city with natural lands protected in perpetuity. They are of high ecological value and provide a distinctive opportunity for resource-based recreation. On all these substantial, adjacent tracts, Sarasota County, the SWFWMD and state agency partners could provide prescribed burn and fire ecology demonstrations, nature programs, additional access points to the Myakka River, backcountry camping, and mountain biking.



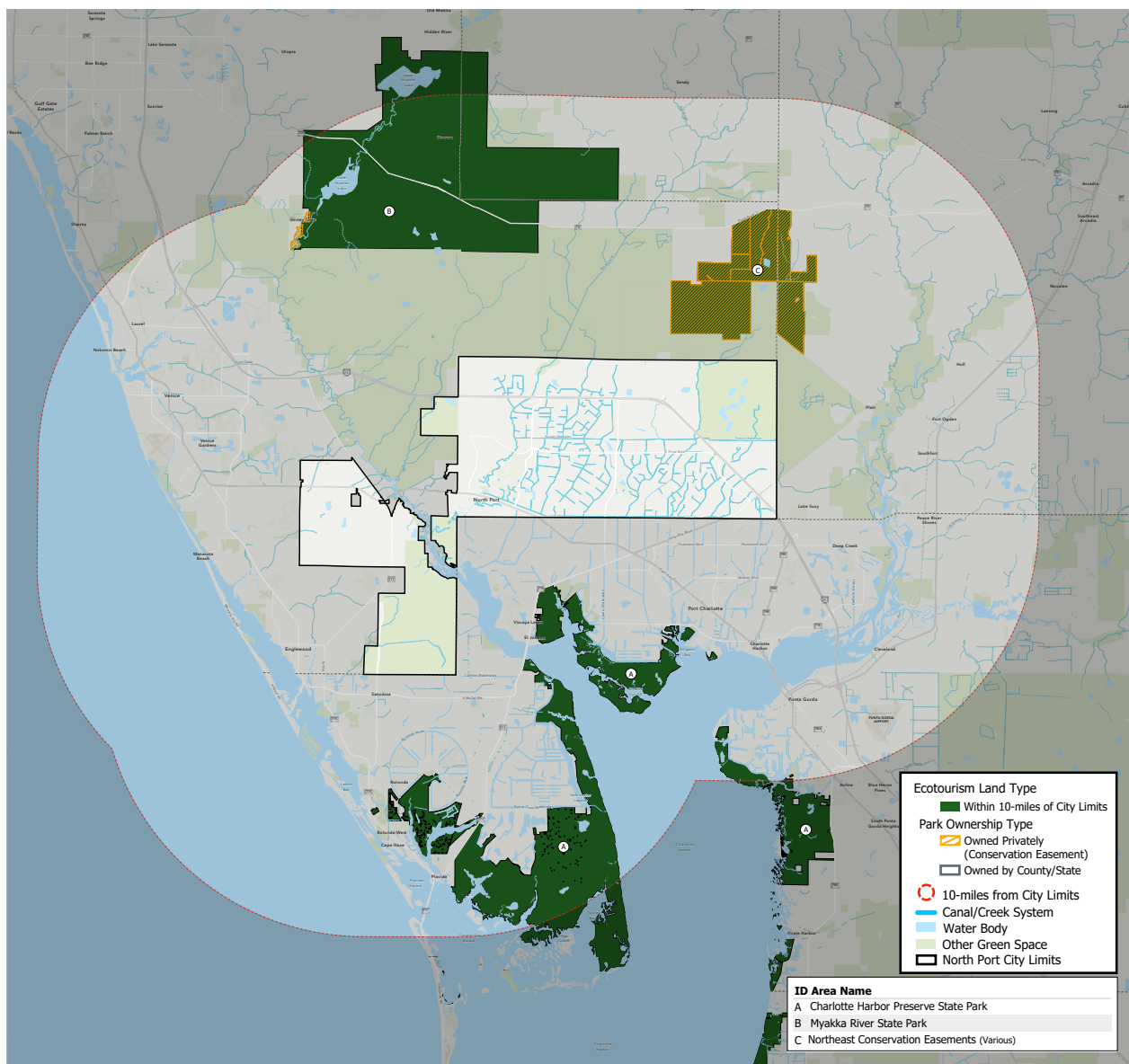
Map 8 | Resource-based recreation and conservation lands adjacent to North Port

c) Within 10 Miles of the City's Boundary

Two exemplary state parks lie within 10 miles of North Port. Resource-based recreation opportunities on more than 80,000 acres encompassed by these unique parks are extraordinary. Long-term visits to these parks are typical because of the biological and experiential diversity within and between the two. A comprehensive North Port eco-tourism strategy would benefit from its location between these two state parks where it could serve as a hub for longer-term visitors.

Additional eco-tourism program elements on these large state parks include boating; backpacking and multi-day backcountry camping; camping in developed campgrounds with water, electric, showers, restrooms; a tree canopy walkway; boat tours; nature centers with exhibits and ranger-led programs.

- Myakka River State Park.
- Charlotte Harbor Preserve State Park.



Map 9 | Resource-based recreation and conservation lands within 10 miles of North Port

2) Use the undeveloped 60 acres of Warm Mineral Springs Park as a hub for environmental information for the City.

It could serve as:

- A repository for scientific information about the spring.
- A “how to” headquarters to inform residents about ways to minimize their environmental footprint.
- A center for coordinating environmental volunteers with compatible organizations and experiences.
- The information center for ecotourism opportunities around the city and beyond.
- The location for Green festivals and events.
- Highlight businesses that focus on environmental experiences or green initiatives of their own.

3) Work with local, private, and public partners to expand nature programming.

Including:

- Environmental Conservancy of North Port, Sarasota Audubon, Big Waters Land Trust, Charlotte Harbor Environmental Center, People for Trees, Florida Wildflower Foundation, Florida Native Plant Society and others.
- FWC, SWFWMD, Florida Forest Service, Florida Department of Environmental Protection, Sarasota County.
- Large landowners.

4) Make strategic acquisitions of conservation lands in conjunction with the Natural Resources Division to protect or enhance wildlife habitat, improve water quality, and support recreational uses.

There are hundreds of vacant parcels in the city, and the acquisition of many of them could benefit a comprehensive conservation strategy and potentially ecotourism. A judicious review of vacant parcels should be undertaken to identify those that could buffer Myakkahatchee Creek, improve water quality, protect unique habitats, enhance resource based recreation, etc.

5) Expand recreational opportunities on the agricultural lands in the northeastern portion of the city.

Horseback riding and hunting are currently available on the Orange Hammock Wildlife Management Area, as implemented by the FWC, as well as the Myakkahatchee Creek Environmental Park. It appears that ranches just

east of the intersection of Toledo Blade and Tropicair Boulevards are not accessible to the public.

- Assess the potential for limited, or seasonal access on these other ranches.
- Evaluate whether fishing, by the public, would be allowed on the large borrow ponds on one or more of these ranches,
- Engage the public in independent citizen science on these ranch lands using nature-based applications such as iNaturalist and eBird.

6) Expand on the “Go Green with Parks” initiative.

- Market events to North Port visitors, including part-time and seasonal residents.
- Promote “eco-restoration in progress” zones as nature tourism destinations with interpretive signs and guided walks.
- Bundle Green events with other activities such as nature walks, kayak instruction and butterfly monitoring.

7) Assess infrastructure enhancements needed to accommodate ecotourism opportunities:

- Trail development.
- Visitor facilities, including eco-friendly amenities such as composting restrooms, picnic areas, and informative signage.
- Social media and web enhancements to communicate new programs and opportunities.

8) Seek opportunities to partner with local concessionaires for activities such as:

- Canoe and kayak shuttling.
- Kayak and paddleboard rental kiosks.
- Nature programming.
- Transportation to and from regional conservation areas.
- Establishment of eco-lodges on private ranches.
- Multimodal trips, including hiking, camping, cycling and kayaking adventures.
- Birding trips to hot spots in the area, etc.

9) Addition of a Sustainability Manager

The planned expansion of eco-tourism programs, a dedicated Parks Sustainability Manager position is recommended to lead environmental sustainability initiatives, develop programs, and implement long-term resilience efforts.

Summary of expanding program elements on local to regional conservation lands within or near North Port

The following provides an overview of key program element opportunities at various scales.

Local Ecotourism program elements on City-Owned property

- Guided nature walks.
- Archery.
- BioBlitzes.
- Eco-Adventures on the Myakka River.
- Canoe and kayak instruction.

Local Ecotourism program elements on properties owned by others

- Picnicking.
- Canoeing and kayaking.
- Access to the Myakka River.
- Birdwatching and creation of birding hotspots.
- Butterfly and pollinator identification.
- Orienteering and geocaching.
- Adventure racing.
- Bi-and triathlons.
- Horseback riding.
- Camping, including group camping.
- Fishing.
- FWC-led hunting on the Orange Hammock Wildlife Management Area.

Nearby Ecotourism program elements on properties owned by others

- Prescribed burn and fire ecology demonstrations.
- Nature programs.
- Additional access points to the Myakka River.
- Backcountry camping.
- Mountain biking.

Regional Ecotourism program elements on properties owned by others

- Boating.
- Backpacking and multi-day backcountry camping.
- Camping in developed campgrounds with water, electric, showers, restrooms.
- A tree canopy walkway.
- Boat tours.
- Nature centers with exhibits.
- Ranger-led programs.







03. The Vision

The Vision is created through the development of the Guiding Principles which provide aspirational goals for The City of North Port Parks and Recreation to guide all recommendations within the master plan. These Guiding Principles are derived from an understanding of existing conditions and needs expressed through public engagement and refined with guidance from City staff through the Guiding Principles workshop process. As a result, these Guiding Principles reflect the specific needs and desires of North Port residents. Each Guiding Principle is further developed through Goals, Objectives, and Implementation Strategies to provide implementable steps to reach the Vision. Each of these Guiding Principles works together to enhance the parks system.

Guiding Principles

Guiding Principles establish aspirational goals for the City of North Port's Parks and Recreation system, serving as a foundation for all recommendations within the Master Plan. These principles are informed by a comprehensive understanding of existing conditions and shaped by the community's input gathered through public engagement. They are further refined in collaboration with City staff through the Emerging Themes process. As a result, the Guiding Principles reflect the unique priorities, values, and aspirations of North Port residents. Each principle is expanded through clearly defined Goals, Objectives, and Implementation Strategies, offering actionable steps to achieve the long-term Vision for the City's parks and recreation system.

Guiding principles providing the basis of the vision for the City of North Port Parks and Recreation are:



Provide for Today



Plan for the Future



Enhance User Experience



Connect People to Parks



Expand Access to Nature



Provide for Today

Objectives

- Incorporate desired amenities into parks to respond to the expressed needs of the community and improve utilization rates.
- Improve marketing mechanisms (both physical and technological) to better advertise park amenities and programs.
- Meet the need for sports and active recreation.

Implementation Strategies

- Implement Park Type Standards to incorporate desired amenities into existing parks.
- Create a targeted paid social media advertisement campaign featuring City of North Port parks and programs to attract new followers and nonpark users to the City's social media pages.
- Establish segmented email distribution lists tailored to specific interests allowing individuals to sign up for emails related to their interests. Direct mail new residents about the City of North Parks and Recreation system.
- Develop additional sports fields as determined by the Youth Sports Analysis.

Goal:
Respond to the
parks and recreation
needs of North Port
residents within the
existing park system.



Plan for the Future

Objectives

- Supply park services in current service area gaps and plan for future provision of parks in growth centers such as Wellen Park and legacy subdivision development of individual lots in east North Port.
- Provide unique user experiences throughout the parks system to enhance system-wide utilization.
- Provide a centralized City event space.
- Provide additional indoor facilities to meet additional indoor recreational needs in growth centers.

Implementation Strategies

- Acquire additional parkland per the Land Acquisition Strategy to meet LOS needs.
- Coordinate the addition of parks with new developments, such as Wellen Park, to meet growing service needs.
- Implement Park Design Standards to new parks as they are developed.
- Engage community stakeholders in site selection and design to ensure new parks reflect local needs and preferences.
- Evaluate the feasibility of developing a recreational BMX/ATV track managed by an outside entity to meet active recreation interests.
- Plan for additional splash pads to expand water-based recreational opportunities.
- Explore locations and partnerships for a new sports complex to support organized athletics.
- Develop the City Green as a formal City event space with a covered performance area.
- Identify suitable sites for an additional skate park sports complex, and meditation areas.
- Increase indoor recreational capacity by planning and developing multi-use facilities that include gymnasium courts, fitness areas, multi-purpose space, and dedicated spaces for youth and seniors to support year-round programming and active lifestyles.

Expand North Port's parks and recreation system to meet the needs of new communities outside of the historically served areas and prepare for future additional growth.



Provide parks and recreation that are welcoming and safe for all users regardless of age or ability to create an inclusive park system.

Enhance User Experience

Objectives

- Improve accessibility to park amenities for seniors and individuals with disabilities by upgrading existing infrastructure and designing inclusive new features.
- Provide shade structures and tree canopy, especially in areas with limited natural cover or high sun exposure, to enhance comfort and usability year-round.
- Enhance feelings of safety within parks to provide welcoming user experience.
- Expand hours of operation to better match access to amenities and facilities to users' availability and cooler temperatures.
- Provide programming for all ages.

Implementation Strategies

- Implement recommendations from ADA Transition plan to ensure accessibility within park spaces.
- Consider inclusive amenities with ADA accessible connections when implementing new amenities into parks.
- Incorporate additional tree canopy and shade structures as identified in the Park Recommendations.
- Incorporate Crime Prevention Through Environmental Design (CPTED) recommendations within existing and new parks.
- Provide lighting to sports courts, playgrounds, and key park areas to support family-friendly recreation after dark.
- Extend park hours to accommodate recreation during cooler periods and shorter daylight windows.
- Adjust pool operating hours to open earlier in the day, allowing users to avoid peak UV exposure and enjoy cooler morning temperatures.
- Introduce new art and music programming in existing parks to enrich cultural experiences and attract diverse users.
- Encourage local groups and clubs to host meetups and events in park spaces to foster community connections and increase park visibility.
- Expand indoor recreation offerings, with a focus on senior-friendly activities such as wellness classes, arts workshops, and social gatherings.
- Include walking loops around sport fields to allow for multi-generational uses.



Connect People to Parks

Objectives

- Prioritize the development of new trails and pathways in park planning to reflect their high value to households.
- Expand and connect existing trail networks to create continuous, accessible routes for walking, running, and biking.
- Integrate wayfinding signage and maps to enhance user experience and promote trail usage.

Implementation Strategies

- Implement the Myakkahatchee Creek Greenway Master Plan recommendations.
- Develop a new Trails Master Plan to identify potential future trail connections throughout the City.
- Implement the Legacy Trail connection to Warm Mineral Springs Park.
- Develop recreational trails to expand trail recreation opportunities.
- Provide standardized wayfinding signage, maps, and trail blazes at all trails and online.

Connect North Port residents to parks via comprehensive trail and pathway systems.



Celebrate ecological resources both within and nearby and provide opportunities for nature-based recreation to both residents and visitors.

Expand Access to Nature

Objectives

- Expand nature-based recreation to increase opportunities to experience nature.
- Continue to incorporate interpretive signage throughout parks on resilience, native plants, wildlife, ecology, and history.
- Expand nature-based programming and events.
- Develop partnerships with lands owned by other local and regional agencies to expand nature-based recreation opportunities.
- Expand a broader reach nature-based marketing initiative about both City-owned and influencing amenities.

Implementation Strategies

- Develop nature-based recreation amenities in parks including additional youth camping opportunities, more fishing opportunities, and an outdoor classroom space.
- Continue to design and install interpretive signage that highlights local ecology, historical landmarks, and Indigenous heritage throughout the park system.
- Develop mobile app-based tours to provide interactive, self-guided experiences that educate and engage users of all ages.
- Expand interpretive programs that promote wildlife protection, ecological education, and appreciation of Florida's natural habitats.
- Establish volunteer stewardship opportunities.
- Expand event offerings to include eco-themed festivals, outdoor educational events, and nature celebrations.
- Collaborate with environmental groups and community partners to co-host and promote nature-focused programming across the park system.
- Establish partnerships with local and regional agencies to collaboratively expand eco-tourism offerings and recreational access.
- Develop interconnected nature-based experiences, such as trail systems, waterway access points, and wildlife viewing areas that span multiple jurisdictions.
- Develop an "Access to Nature" brand to highlight nature-based resources managed by the City and nearby agencies
- Promote North Port to a broader audience as an eco-tourism destination through joint marketing campaigns.
- Create user-friendly maps and guides showcasing trails, nature preserves, wildlife viewing areas, and ecological programs.
- Prioritize staff to implement Eco-Tourism recommendations.





04. Toolkit

The Toolkit is developed as a practical framework to support the implementation of the Guiding Principles outlined in the master plan. It translates aspirational goals into actionable strategies. The Toolkit includes the Land Acquisition Strategy, Park Type Standards, Capital Improvements Plan, Impact Fee Evaluation, and Strategic Funding Plan. Together, these tools provide a comprehensive and adaptable approach to achieving the Vision of the City of North Port Parks and Recreation system.

Land Acquisition Strategy

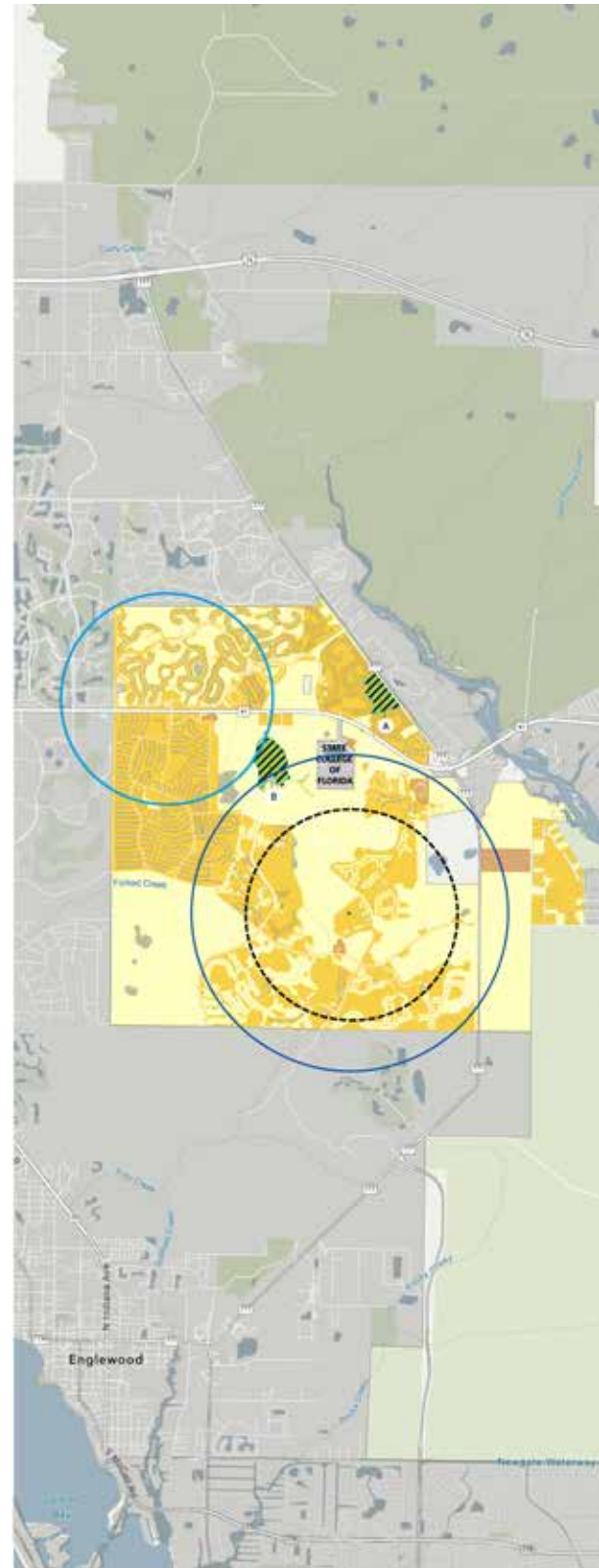
To address residential areas lacking access to neighborhood or community parks, this strategy uses service area buffers—circles with radii based on the City's park service distances—to identify where new park land acquisitions or upgrades are needed. Gaps in service can be filled in a few ways: by adding new entry points where appropriate to expand access to neighborhood or community parks, by upgrading other existing parks to meet neighborhood or community park standards, or by acquiring new park land.

The following is envisioned as the strategy to fill these gaps through new park land acquisitions:

For community parks, four areas with a 3-mile radius have been identified, including one in the Wellen Park area. These parks will also serve nearby residents as neighborhood parks, helping to address gaps in both categories.

For neighborhood parks, seven areas with a 1-mile radius have been highlighted, again including one in Wellen Park. Two of these areas are designated for future residential development and can be planned in coordination with new growth. While the standard service radius for neighborhood parks is $\frac{1}{2}$ mile, this strategy prioritizes filling 1-mile gaps first, with the goal of addressing $\frac{1}{2}$ -mile gaps in subsequent phases.

Parcels should be evaluated based on their location, accessibility, potential for connectivity, and capacity to serve both current and future residents. Existing City-owned land is also reviewed to determine whether any parcels already align with the identified acquisition areas. By strategically identifying service gaps and prioritizing acquisitions and upgrades, this approach ensures that all residents, current and future, have equitable access to quality park spaces.



Wellen Park

The 15-acres identified as the potential Sports Facility in the Post-Annexation Agreement is recommended for reallocation into two distinct park spaces: a minimum 10-acre Community Park and a minimum 5-acre Neighborhood Park. This approach addresses service gaps shown in the map above. While the current location of the potential sports facility lies on the periphery of the underserved area and could improve park access for the eastern section of Wellen Park, the western section would remain without adequate service and will likely require additional solutions.

The Analysis indicates that, to maintain current satisfaction levels as reflected in the Survey, the City will need to add more than 53 new facilities by 2044. Based on the projected growth and survey results, the City should prioritize the development of 18 athletic courts, 8 diamond fields, and 7 multi-purpose fields to meet future demand and maintain satisfaction levels (Table 22). To meet these needs, it is recommended that the City and Wellen Park consider a multi-use tournament complex serving the entire North Port population. For more information, refer to the Youth Sports Analysis (pg. 55).



Park Type Standards

By developing Park Type Standards, park users can expect to receive access to the same high quality park system at every park. These standards provide a baseline for service provided within the City of North Port per each park type with the goal of enhancing park planning to provide equitable distribution of service throughout the system. Parks that do not include all elements as defined within their park type will be considered deficient in LOS. Park Type Standards apply only to neighborhood and community parks, as these are assigned a LOS. Special use parks are considered opportunistic sites and are instead guided by site-specific master plans.

Elements within the standards have been broadly defined to provide flexibility as to the exact type and quantity of amenities needed to be responsive to both site conditions and public needs through a public engagement process. By providing these standards, the park system can ensure that all parks, regardless of age and developer, offer high quality service to all residents of the City of North Port.

Neighborhood Parks

Description

Neighborhood parks are small parks that provide access to recreational amenities to nearby residents. These parks include a mix of active and passive recreation with little programming. They generally serve an area up to 0.50-mile distance. Neighborhood Parks provide residents with close-to-home access to daily-use amenities such as playgrounds for kids to use after school or a place to work out after work. While some park users may drive to their nearest neighborhood park, it is expected that most users will walk or ride a bike to their nearest park. For this reason, it is key that neighborhood parks include safe pedestrian access from the surrounding community through crosswalks and interconnected sidewalk networks.

Requirements

Size: 2 to 10 acres*

This proposed size requirement applies only to new parks within the system. The following North Port Neighborhood Parks do not currently meet this new definition:

- Veterans Park
- Hope Park

Geographic Level of Service:

0.50-mile distance

Elements

- Standard City of North Port park signage
- Safe crossings into the park from surrounding residential uses
- Unprogrammed open space
- Lighted walking loop with shade and seating
- Shaded play area
- Lighted** Unique User Experience
i.e. sports court, fitness stations, other unique park draws
- Small pavilions and picnic tables
- Off-street parking – sufficient for daily use patterns and ADA requirements

Recommendations

- Preserve natural areas if available
 - Provide interpretative signage
 - Provide water access opportunities if available
- Enhance user experience
 - Provide shade trees along pathways and near amenities
 - Provide area lighting to extend park availability on cool fall/winter nights
 - Provide security lighting at night
 - Fencing should be limited to prevent target hardening and provide welcoming aesthetics
- Play areas
 - Position play areas away from sports courts, near parking but away from streets
 - Provide shade covering
 - Provide fencing around play areas adjacent to parking or vehicular traffic
 - Incorporate shaded seating, picnic areas, and pavilions near play areas to provide gathering spaces and weather protection

*Recommended for future acquisitions of parks

** When applicable



Figure 3 | Sample Neighborhood Park layout following Park Type standards

Community Parks

Description

Community parks are larger parks providing access to active amenities and events across a larger geographic area. These parks offer both active and passive recreation. Community Parks are designed to serve multiple neighborhoods over an area of up to a 3-mile distance and provide recreational programming that can accommodate events, although they may also provide access to nature-based recreation on a site-by-site basis. In addition to active amenities, Community Parks will also provide Neighborhood Park amenities and serve as close-to-home parks. For this reason, Community Parks must accommodate both vehicle and pedestrian traffic.

Requirements

Size: 10 to 50 acres

Geographic Level-of-Service:

0.50-mile to 3-mile distance

Elements

- Standard City of North Port park signage
- Safe crossings into the park from surrounding residential uses
- Lighted sports court and/or sports field – type determined based on parcel size, site-specific public engagement, and citywide sports field needs
- Walking loop with shade and seating
- Shaded play area
- Mix of group pavilions and small pavilions
- Restroom building
- Off-street parking
- Lighted** Unique User Experience beyond sports needs i.e. event space, public art, splash pad

Recommendations

- Preserve natural areas if available
 - Provide interpretative signage
 - Provide water access opportunities if available
- Enhance user experience
 - Provide shade trees along pathways and near amenities
 - Provide area lighting to extend park availability on cool fall/winter nights
 - Provide security lighting at night
 - Fencing should be limited to prevent target hardening and provide welcoming aesthetics
- Play areas
 - Position play areas away from sports courts, near parking but away from streets
 - Provide shade covering
 - Provide fencing around play areas adjacent to parking or vehicular traffic
 - Incorporate shaded seating, picnic areas, and pavilions near play areas to provide gathering spaces and weather protection
- Locate restroom(s) in centralized areas and near play areas
- Place sports lighting away from surrounding residential areas
- Locate pavilions in key activity areas such as near play areas, recreation field complexes, and near sports courts to provide gathering spaces and weather protection

** When applicable



Figure 4 | Sample Community Park layout following Park Type standards

Park & Facility Recommendations

The following recommendations provide site-specific guidance for existing North Port parks & facilities following the vision laid out through the Guiding Principles.

Replace playgrounds as identified in the Playground Replacement Plan.

Circle of Honor is a new facility and in excellent condition, therefore no recommendations have been made for this site.



Atwater Community Park Provide for Today

Short Term 1-2 years

- Add a lighted walking loop with shade.
- Long Term 5+ years
- Rehabilitate the splash pad.
- Renovate the baseball fields.

Enhance User Experience

Short Term 1-2 years

- Convert lighting to LED for the little league fields and regulation fields.

Mid Term 3-5 years

- Convert lighting to LED for parking lot.



Blue Ridge Park Provide for Today

Short Term 1-2 years

- Add a walking loop with shade.

Long Term 5+ years

- Add lighting for walking loop.

Enhance User Experience

Short Term 1-2 years

- Add switchback sidewalk to benches and kayak launch.



Boca Chica Plan for the Future

Short Term 1-2 years

- Implement Site Plan to include walking trail, parking, and playground.



Butler Park

Provide for Today

Short Term 1-2 years

- Add a connected walking loop with shade to existing sidewalk.

Mid Term 3-5 years

- Add fitness stations around walking loop near playground.
- Renovate the multipurpose fields.

Long Term 5+ years

- Add lighting to walking loop.

Enhance User Experience

Short Term 1-2 years

- Add sidewalk to playground entrance ramp.
- Add lighting and electric to pavilion.
- Implement ADA Accessibility Plan.
- Convert lighting to LED for the basketball court and the parking lot.

Mid Term 3-5 years

- Add shade structures above team benches.

Long Term 5+ years

- Add lighting to playground.*



Canine Club Dog Park

Provide for Today

Continuous Term

- Restore and make repairs.

Enhance User Experience

Short Term 1-2 years

- Add a dog wash station run by a vendor.

Mid Term 3-5 years

- Continue to add trees throughout park.
- Replace surfacing to a combination of natural sod and artificial turf.



City Center Front Green

Plan for the Future

Create and Implement Site-Specific Master Plan to include:

- Covered performance area.
- Festival street conversion.
- Removable bollards.
- Electric throughout site.
- Ambient lighting.

Mid Term 3-5 years

- Master Plan Design

Long Term 5+ years

- Master Plan Implementation



Dallas White Park

Provide for Today

Underway

- Conversion of softball field to rectangular field.

Mid Term 3-5 years

- Add a walking loop with shade.

Long Term 5+ years

- Add lighting to walking loop.

Enhance User Experience

Underway

- Implement ADA Accessibility Plan.

Long Term 5+ years

- Add lighting to playground.*

*operation change to be reviewed



Garden of the Five Senses Enhance User Experience

Mid Term 3-5 years

- Add shade trees.

Long Term 5+ years

- Add lighting for playground and walking loop.

Expand Access to Nature

Short Term 1-2 years

- Add and replace environmental signage.



George Mullen Activity Center Enhance User Experience

Short Term 1-2 years

- Add shade trees throughout site and parking lot.
- Implement the recommendations from the Facilities Assessment Plan Phases.

Mid Term 3-5 years

- Implement the recommendations from the Facilities Assessment

Plan Phases

- Convert lighting to LED for football field and the parking lot.

Long Term 5+ years

- Add lighting to playground.*
- Implement the recommendations from the Facilities Assessment Plan Phases.



Highland Ridge Park Provide for Today

Short Term 1-2 years

- Resurface racquetball court.
- Resurface shuffleboard court.

Mid Term 3-5 years

- Add walking loop with shade.

Long Term 5+ years

- Add lighting to walking loop.

Enhance User Experience

Short Term 1-2 years

- Convert lighting to LED for the basketball court and pickleball court.

Mid Term 3-5 years

- Convert lighting to LED for the tennis court.

Long Term 5+ years

- Add lighting for playground.*



Hope Park Provide for Today

Short Term 1-2 years

- Relocate sidewalk to in front of the parking lot.
- Add buffer along east side of the park.

Enhance User Experience

Short Term 1-2 years

- Add shade trees throughout park.
- Add ADA parking space.

*operation change to be reviewed



Italy Avenue Park

Plan for the Future

Mid Term 3-5 years

- Develop design and provide engineering for park.

Long Term 5+ years

- Implement master plan to include: roadway, parking, dog park, sports court, playgrounds, pavilions, walkway, multipurpose sports fields, restroom/concessions building, and community center.

See Appendix D for more information.



Kirk Park

Enhance User Experience

Short Term 1-2 years

- Add shade trees.
- Add sidewalk connection to volleyball court.
- Add ADA parking.



LaBrea Park

Provide for Today

Short Term 1-2 years

- Resurface parking lot.

Enhance User Experience

Short Term 1-2 years

- Add ADA parking.
- Add sidewalk from parking lot to park.
- Add sidewalk to field from parking lot.

Mid Term 3-5 years

- Add split rail fence around park.



Larry Thoennissen Fields

Enhance User Experience

Short Term 1-2 years

- Add sidewalks to each field.

Mid Term 3-5 years

- Add additional bleachers with shade.

*operation change to be reviewed



Marina Park

Enhance User Experience

Short Term 1-2 years

- Add shade trees throughout park.

Expand Access to Nature

Mid Term 3-5 years

- Add rentable kayak and paddleboard station.



Marius Park

Provide for Today

Short Term 1-2 years

- Update signage.

Mid Term 3-5 years

- Add sidewalk access to passive amenities.



McKibben Park

Provide for Today

Short Term 1-2 years

- Add a linear path along the water with shade and seating.

Enhance User Experience

Short Term 1-2 years

- Add more shade trees.

Mid Term 3-5 years

- Convert lighting to LED for the basketball court and tennis court.

Long Term 5+ years

- Add lighting to the playground.*



Morgan Family Community Center

Enhance User Experience

Short Term 1-2 years

- Implement ADA Accessibility Plan
- Implement the recommendations from the Facilities Assessment Plan Phases.

Mid Term 3-5 years

- Implement the recommendations from the Facilities Assessment Plan Phases

Long Term 5+ years

- Implement the recommendations from the Facilities Assessment Plan Phases.

*operation change to be reviewed



Myakkahatchee Creek Environmental Park

Connect People to Parks

Short Term 1-2 years

- Add wayfinding signage and maps throughout the park.

Expand Access to Nature

Short Term 1-2 years

- Add interpretive education signage.

Mid Term 3-5 years

- Add an outdoor classroom.



Myakkahatchee Creek Disc Golf

Expand Access to Nature

Short Term 1-2 years

- Add interpretive educational signage.



Myakkahatchee Creek Greenway Trail

Connect People to Parks

Long Term 5+ years

- Implement Myakkahatchee Creek Greenway Master Plan: 2-mile trail from Price Boulevard towards Oaks Park.



Narramore Sport Complex

Provide for Today

Short Term 1-2 years

- Renovate the softball fields.
- Renovate the third soccer field (funded in FY26).
- Add sidewalks to each field.

Enhance User Experience

Short Term 1-2 years

- Add shade trees.

- Add shaded team benches at each field at Glenallen Fields.
- Convert lighting to LED for soccer fields and softball fields..

Mid Term 3-5 years

- Add shaded bleachers at each field at Glenallen Fields.
- Convert lighting to LED for parking lot.



North Port Aquatic Center

Provide for Today

Mid Term 3-5 years

- Replace media exchange.
- Replace sound system.

Long Term 5+ years

- Replace chemical controllers.
- Replace pumproom pumps.
- Repaint slides.

Plan for the Future

Mid Term 3-5 years

- Add obstacle course.

Long Term 5+ years

- Add water rock wall.



North Port Skate Park

Provide for Today

Short Term 1-2 years

- Add parking signage.

Plan for the Future

Mid Term 3-5 years

- Renovate skate park.
- Add street-style ramp set.

Enhance User Experience

Short Term 1-2 years

- Implement ADA Accessibility Plan.



Oaks Park

Enhance User Experience

Short Term 1-2 years

- Implement ADA Accessibility Plan.

Connect People to Parks

Short Term 1-2 years

- Add wayfinding signage and maps throughout park including information about mountain biking trails.

Expand Access to Nature

Short Term 1-2 years

- Add interpretive educational signage.



Pine Park

Enhance User Experience

Long Term 5+ years

- Add splashpad.



North Port Scout House

Enhance User Experience

Short Term 1-2 years

- Implement ADA Accessibility Plan.



Sumter Boulevard Linear Park

Maintained by Public Works

Provide for Today

Mid Term 3-5 years

- Update park signage.

Enhance User Experience

Mid Term 3-5 years

- Add shade trees along trail.

Long Term 5+ years

- Add shade trees along trail.



Veterans Park

Enhance User Experience

Mid Term 3-5 years

- Add more shade trees.



Warm Mineral Springs Park

Plan for the Future

Long Term 5+ years

- Implement components of the Master Plan.

Connect People to Parks

Underway

- Implement Legacy Trail connection.



Capital Improvement Plan

The Capital Improvement Plan (CIP) outlines the strategy to address any known deficiencies within the existing parks based on the recommendations developed within the Recommendations and Implementation section. These recommendations include the equitable improvement of parks through the newly established Site Equity Standards, as well as enhancements specific to each site, per park inventory. The CIP provides a long-range, flexible plan that accommodates existing, currently planned, and future proposed improvement projects. The items identified through the Parks and Recreation Master Plan process have been integrated into the Parks and Recreation Department's existing 10-year CIP—both funded and unfunded—forming the comprehensive CIP presented in this report.

The CIP captures the replacement and lifecycle costs for the park facilities, so that the expenses can be prioritized and properly accounted for in requests for funding. As such, the CIP provides budgetary costs only, and final implementation costs will vary. Several improvement projects included in the CIP are currently funded and underway including Boca Chica Park, Dallas White multi-purpose field and ADA Improvements, Circle of Honor, and Warm Mineral Springs building renovations. A rough order of magnitude budget has been developed for each park and can be found in Appendix D.

The CIP has been organized into short (0–2 years), mid (3–5 years), and long (5+ years) timeframes to help prioritize improvements. Prioritization is based on the park scores developed through the site condition assessment. Additionally, budget costs have been distributed to account for planning and engineering timeframes.

Other Projects

Provide for Today

- Implement Pavilion Replacement Plan.
- Implement sports court resurfacing and fencing replacement plan.

Plan for the Future

- Acquire new park land, create a master plan for park, and implement plan based on the land acquisition plan.

Connect People to Parks

- Create a system wide trail map and add signage throughout park system.
- Create a trail master plan.
- Create a Safe Route to Parks plan.

Table 23 | Capital Improvement Plan Summary

| Park Name | Short (1-2 Years) | Mid-Term (3-5 Years) | Long (5+ Years) | Upgrade Enhancement Total |
|--|------------------------|-------------------------|------------------------|------------------------------|
| Atwater Community Park | \$1,335,500.00 | \$555,000.00 | \$325,000.00 | \$2,215,500.00 |
| Blue Ridge Park | \$255,000.00 | \$375,000.00 | \$50,000.00 | \$680,000.00 |
| Boca Chica Park | \$- | \$- | \$- | \$- |
| Butler Park | \$225,805.00 | \$830,000.00 | \$685,000.00 | \$1,740,805.00 |
| Canine Club Dog Park | \$116,000.00 | \$285,000.00 | \$470,000.00 | \$871,000.00 |
| Circle of Honor | \$- | \$- | \$- | \$- |
| City Center Front Green | \$- | \$234,500.00 | \$2,345,000.00 | \$2,579,500.00 |
| Dallas White Park | \$58,800.00 | \$- | \$385,000.00 | \$443,800.00 |
| Garden of the Five Senses Park | \$260,000.00 | \$1,010,000.00 | \$1,435,000.00 | \$2,705,000.00 |
| George Mullen Activity Center | \$2,383,223.00 | \$764,563.00 | \$2,196,000.00 | \$5,343,786.00 |
| Highland Ridge Park | \$470,500.00 | \$126,000.00 | \$65,000.00 | \$661,500.00 |
| Hope Park | \$52,550.00 | \$- | \$- | \$52,550.00 |
| Italy Avenue Park | \$- | \$1,060,000.00 | \$21,200,000.00 | \$22,260,000.00 |
| Kirk Park | \$13,700.00 | \$- | \$400,000.00 | \$413,700.00 |
| LaBrea Park | \$353,000.00 | \$30,000.00 | \$- | \$383,000.00 |
| Larry Thoenissen Athletic Fields | \$30,000.00 | \$70,000.00 | \$- | \$100,000.00 |
| Marina Park | \$4,800.00 | \$18,000.00 | \$- | \$22,800.00 |
| Marius Park | \$2,000.00 | \$13,000.00 | \$15,000.00 | \$30,000.00 |
| McKibben Park | \$102,800.00 | \$200,000.00 | \$415,000.00 | \$717,800.00 |
| Morgan Family Community Center | \$356,848.00 | \$96,342.00 | \$2,097,421.00 | \$2,550,611.00 |
| Myakkahatchee Creek Environmental Park | \$20,000.00 | \$50,000.00 | \$- | \$70,000.00 |
| Myakkahatchee Creek Greenway Disc Golf | \$5,000.00 | \$- | \$- | \$5,000.00 |
| Myakkahatchee Creek Greenway Trail | \$2,000.00 | \$- | \$3,700,000.00 | \$3,702,000.00 |
| Narramore Sports Complex | \$1,412,200.00 | \$595,000.00 | \$250,000.00 | \$2,257,200.00 |
| North Port Aquatic Center | \$- | \$205,000.00 | \$165,000.00 | \$370,000.00 |
| North Port Skate Park | \$18,970.00 | \$414,800.00 | \$- | \$433,770.00 |
| Oaks Park | \$26,815.00 | \$- | \$- | \$26,815.00 |
| Pine Park | \$- | \$- | \$450,000.00 | \$450,000.00 |
| Scout House | \$28,605.00 | \$- | \$- | \$28,605.00 |
| Sumter Blvd Linear Park | \$- | \$66,000.00 | \$36,000.00 | \$102,000.00 |
| Veterans Park | \$- | \$4,800.00 | \$- | \$4,800.00 |
| Warm Mineral Springs Park | \$- | \$- | \$14,000,000.00 | \$14,000,000.00 |
| Other Projects | \$2,480,000.00 | \$19,065,000.00 | \$22,025,000.00 | \$43,570,000.00 |
| Grand Total | \$10,014,116.00 | \$26,068,005.00 | \$72,709,421.00 | \$108,791,542.00 |

Funding Sources & Opportunities

The Funding Sources & Opportunities review explores impact fees and developer contributions to support long-term sustainability and growth of the City’s parks and recreational spaces. This analysis draws from the City’s Comprehensive Annual Financial Reports (“CAFRs”), adopted budgets, and developer agreements over the past three fiscal years (“FY”), FY2022 through FY2024, following implementation of the City’s updated impact fee schedule which is outlined below. The focus of this analysis is to assess how these financial mechanisms align with and support the objectives of the Parks and Recreation Master Plan (“PRMP”).

Overview of the City of North Port’s Park Impact Fees

The City currently imposes Park Impact Fees, which were significantly revised following an Impact Fee Study conducted by Willdan Financial in 2022. The City’s updated impact fee schedule reflects a strategic shift to better capture the cost of growth-related infrastructure, including a 132% increase in impact fees for single-family units, 184% for multi-family units, and 81% for senior housing. Additionally, hotel/lodging was added to the fee schedule, while mobile home/RV parks were removed.

The adopted Park Impact Fee rates for the City, effective as of June 21, 2022, are as follows:

- Single-Family: \$2,284.00 per dwelling
- Multi-Family: \$1,654.00 per dwelling
- Senior Unit: \$1,053.00 per dwelling
- Hotel/Lodging: \$879.00 per room

Annual revenues from impact fees are directly tied to development activity. In FY2024, Park Impact Fees generated approximately \$6.0 million in revenue for the City, a substantial increase from the \$2.8 million generated

from Park Impact Fees in FY2023. Over the 3-year period, combined total revenue from Park Impact Fees reached \$11.2 million, averaging about \$3.74 million annually.

During the same period, expenditures from the Park Impact Fee Fund totaled approximately \$1.04 million. As of FY2024, the Park Impact Fee Fund Balance stood at \$13 million, providing a strong fiscal foundation for future capital improvements, as illustrated in the table below.

To note, impact fees such as the City’s adopted Park Impact Fees are restricted by both Chapter 58 of the City’s Code of Ordinances and Florida Statute Chapter 163.31801, “Florida Impact Fee Act”, which mandates that funds be used exclusively for capital improvements that support new development. Eligible uses include land acquisition, construction of new recreational facilities, and associated design and permitting costs. Impact fees may also fund equipment and vehicles if they are directly tied to new infrastructure and have a useful life of at least 5 years. Impact fee funds cannot be used for operations, maintenance, staffing, or replacement of existing facilities unless part of a broader expansion.

In contrast, expenditures for existing parks and recreation facilities, which totaled \$8.17 million in FY2024 and averaged \$6.5 million annually over the past 3 years, are supported through a combination of general fund allocations and revenues generated by user-fees. User-fees include reservation fees, membership fees, and admission charges. While these sources may adequately help offset operational costs, they are often not sufficient to fund major capital improvements. To note, expenditures over the past 2 years were elevated primarily due to repair costs stemming from Hurricane Ian damage in 2022.

Table 24 | City of North Port Historic Park Impact Fees

| | Beginning Fund Balance | Total Revenues | Total Expenditures | Ending Fund Balance |
|-----------------------|------------------------|---------------------|--------------------|---------------------|
| FY2022 | \$2,825,111 | \$1,284,537 | \$5,355 | \$4,104,293 |
| FY2023 | \$4,104,293 | \$2,949,567 | \$227,333 | \$6,826,527 |
| FY2024 | \$6,826,527 | \$6,984,112 | \$806,733 | \$13,003,906 |
| Total | | \$11,218,216 | \$1,039,421 | |
| 3-Year Average | | \$3,739,405 | \$346,474 | |

Source: City of North Port Comprehensive Annual Financial Reports FY2022, FY2023, FY2024.

Parks & Recreation Capital Improvement Program Funding

The City’s adopted FY2026 budget outlines a Parks & Recreation Capital Improvement Plan (“CIP”) that appropriates approximately \$28.3 million in funding through FY2030. This investment is composed of \$9.5 million in capital funds, \$400,000 from the general fund, \$7.0 million from special revenue funds, and approximately \$11.4 million in Park Impact Fee funds.

Based on preceding table, the FY2024 Ending Fund Balance was approximately \$13 million. After accounting for \$1,150,000 of appropriated Park Impact Fee funds from the adopted FY2025 budget and \$11.4 million in appropriated Park Impact Fee funds from the adopted FY2026 budget for the Parks & Recreation CIP for FY2026–FY2030, results in an estimated \$502,500 in unappropriated funds.

Based on the historical 3-year average annual revenues from Park Impact Fees, estimated at \$3.7 million annually, the City could conservatively expect to generate an additional \$18.7 million in Park Impact Fee revenue through FY2030. When combined with the \$502,500 in unappropriated funds, the total projected funding capacity generated by Park Impact Fees alone is approximately \$19.2 million through FY2030.

The Parks & Recreation CIP outlined in the City’s adopted FY2026 budget does not include, or otherwise account for, all projects outlined in the PRMP CIP, since the PRMP CIP was finalized after the FY2026 budget was already prepared and adopted. The projects outlined in the PRMP CIP reflect total cost estimates of roughly \$36.1 million through FY2030.

Assuming all projects outlined in the PRMP CIP are eligible for funding through impact fees, in addition to the grant funding program for Italy Ave Park and City Center Front Green outlined in the PRMP Strategic Funding Plan, the projected Park Impact Fee funding capacity of roughly \$20.5 million is not sufficient to fund the full scope of the PRMP CIP, therefore the City will need to identify additional grants and supplemental funding sources to bridge the funding gap. The following table illustrates the overview of the funding gap described above.

Table 25 | CIP Funding Gap FY2026–FY2030

| | FY2026–FY2030 |
|--|------------------------|
| Est. Park Impact Fee Revenue | \$ 18,697,000 |
| Unappropriated Impact Fee Funds | 502,500 |
| Grant Funding Program (Italy Avenue & City Center Front Green CIP) | 1,294,500 |
| Total Projected Funding Capacity | \$ 20,494,000 |
| less PRMP CIP | \$ 36,082,120 |
| Estimated Funding Gap | \$ (15,588,120) |

Source: City of North Port; RMPK Funding; GAI Consultants

Recommendations

To ensure the long-term sustainability and growth of the City’s Parks and Recreation Department and its associated facilities and programmatic offerings, it is prudent to consider a diversified funding strategy that goes beyond traditional impact fees and general fund allocations. A multi-pronged approach may more effectively respond to increased demand, rising operational costs, and the capital needs outlined in the PRMP. The following is an overview of key mechanisms that could be implemented or enhanced to strengthen financial resilience and support future capital and operational needs:

Public-Private Partnerships (P3s)

Public-private partnerships offer a valuable opportunity for the City to collaborate with developers, nonprofits, and corporate sponsors to share the costs and responsibilities of park development, programming, and facility management. These partnerships are especially effective for high-profile projects such as regional parks, aquatic centers, or event venues, where private entities may benefit from branding, concession rights, or shared revenue models. For example, a private partner might contribute to the construction of a sports complex in exchange for naming rights or operational involvement, reducing the City’s financial burden while enhancing community offerings.

Alternative Financing Mechanisms

The City should consider exploring alternative financing tools such as bonds and dedicated millage rates. Bonds provide upfront capital for large-scale improvements and are repaid over time, often at favorable interest rates. A dedicated parks millage rate, if approved by voters, would earmark a portion of property tax revenue specifically for parks and recreation, creating a reliable and sustainable funding stream for both capital and operational needs. A bond referendum could be a strategic step toward securing consistent long-term funding, particularly as the scope of the PRMP continues to expand.

Enhanced Agreements

Beyond impact fees, the City can strengthen its development/developer agreements to require land dedication or financial contributions in lieu of land dedication for parks and open spaces. These agreements ensure that new development directly supports recreational infrastructure, particularly in undeserved or rapidly growing areas. The City's Code of Ordinances already includes provisions for open space requirements, which could be expanded to include more specific recreational standards and obligations tailored to the scale and location of new development.

Tiered Impact Fee Structures

Implementing tiered impact fee structures based on geographic service areas or amenity levels would allow the City to better align fee collection with actual infrastructure demand. This approach ensures that developments near premium amenities or regional parks contribute proportionally to the cost of expanding those facilities. While the City currently applies a uniform impact fee schedule, future updates could incorporate tiered rates to promote equity and efficiency in funding distribution.

Refined and Expanded User Fees

The City already collects user fees for facility reservations, Aquatic Center admissions, memberships, and recreational programs. A comprehensive review of these fees could identify opportunities to optimize pricing, improve cost recovery, and expand offerings. Enhanced coordination across departments and facilities could streamline fee collection and improve user experience. For example, bundled memberships, dynamic pricing for rentals, or expanded programming could increase revenue while maintaining accessibility for residents. The City completed a comprehensive review of user fees in 2025, and such evaluations should continue to be conducted regularly.

Expansion of Interlocal Agreements

The City has a history of mutually beneficial interlocal agreements with government entities to support parks and recreation. These partnerships enhance service delivery, share resources, and outline joint projects. A past example is the City's former agreement with Sarasota County, which outlined shared responsibilities for park facility maintenance, programming, and development.

Findings and Observations

In summary, while Park Impact Fees remain a vital funding source for growth-related infrastructure, they must be complemented by strategic planning, diversified revenue streams, and robust policy frameworks to meet the evolving Parks & Recreation needs of the City's growing resident population. Between the City's Parks & Recreation CIP outlined in the adopted FY2026 budget and the PRMP CIP, there are roughly \$36.1 million in Parks & Recreation projects identified through FY2030. Park Impact Fees, along with the grant programs identified for Italy Ave Park and City Center Front Green in the Strategic Funding Plan, result in a funding capacity of roughly \$20.5 million for Parks & Recreation capital improvement projects through FY2030.

This results in a funding gap of roughly \$15.6 million through FY2030. To the extent that the City's Parks & Recreation CIP outlined in the adopted FY2026 budget and the PRMP CIP include projects which are not eligible for funding with Park Impact Fees, the use of funds from the City's general fund, specialty revenue funds, grants, and other revenue streams will be necessary. By pursuing a balanced mix of public, private, and regional funding mechanisms, the City can ensure that its Parks & Recreation system remains resilient and responsive to existing and projected future community needs.









Appendix

A. Document Review

The document review process provides a foundation of understanding about the Parks and Recreation system which is a critical component of the creation of the Parks and Recreation Master Plan process. By systematically analyzing planning documents, master plans, building usage studies, and funding mechanisms, it ensures alignment with municipal priorities and community needs. It also facilitates the identification of opportunities for improvement and future investment. The document review process provides valuable insights into current policies, facility usage trends, and financial strategies, ensuring the city's parks and recreation initiatives continue to meet community needs effectively.

Planning Framework

Unified Land Development Code

This section provides an overview of the Unified Land Development Code (ULDC), adopted by the City in 2024. The updated Code significantly modernized and streamlined the City's development regulations. It also strengthened environmental protection standards to better balance responsible urban growth with the preservation of natural resources and open space. The ULDC reflects the City's commitment to sustainable development, smart growth principles, and long-term community resilience. Open space is defined as a natural area and includes natural features, passive recreation areas, landscaped areas, protection areas, stormwater management areas, pedestrian paths or trails, squares and plazas, and active recreation areas.

The ULDC establishes open space requirements for both new developments and existing developments that undergo significant expansion or alteration, across residential, commercial, industrial, and mixed-use zones. It clearly defines what constitutes open space and outlines how such areas must be managed. Additionally, the Code includes provisions for the protection of the City's natural and scenic resources, reinforcing the importance of environmental stewardship in all forms of development.

Comprehensive Plan 2040

Completed in 2008 and updated in June 2017, the City of North Port Comprehensive Plan provides a long-range vision for the City's growth and development. The following sections address parks and recreation, Conservation and Coastal Zone Management, Economic Development, and most significantly Recreation and Open Space. The Comprehensive Plan serves as a foundational framework for guiding future investment in the City's parks and recreation system, balancing growth, environmental stewardship, connectivity, and quality of life.

Chapter 5: Conservation and Coastal Zone Management

The Conservation and Coastal Zone Management chapter focuses on environmental protection and natural resource conservation, with limited but notable intersections with recreation. The chapter recognizes the Myakkahatchee Creek Greenway, Myakka State Forest, and Myakka River Basin as being "recreationally and commercially important areas." In addition, Policy 3.9 encourages incorporating restoration and habitat enhancement into management practices for City-owned parks.

Chapter 6: Recreation and Open Space

The Recreation and Open Space Chapter addresses the future of recreation and open space in the City of North Port. Policy 1.3 establishes the level of service (LOS) to be a minimum of 10 acres of recreation/open space per 1,000 residents, to be allocated as follows: 7.0 acres of conservation land, 1.5 acres of community parkland, and 1.5 acres of open space. In addition, the LOS access standard is a 3-mile radius for community parks and ½-mile radius for neighborhood parks.

The Park Classification System defines a community park, greenway, open space, conservation lands, neighborhood park, and special use facility as follows:

- **Community park**—A community park is an aesthetically pleasing and safe "ride-to" park, located near major streets or arterials. It is designed to serve the needs of ten (10) to fifteen (15) neighborhoods which constitutes a community — and serves community residents within a radius of up to approximately three (3) miles, or a service population of approximately twenty-five thousand (25,000) to thirty-five thousand (35,000) permanent residents. Community parks shall be approximately twenty (20) acres or more in size. Facilities to be provided in a community park are those consistent with criteria identified in the Parks and Recreation Master Plan.
- **Greenway** – Chapter 260.013 of the Florida Statutes defines "greenway" as a linear open space established along either a natural corridor, such as a riverfront, stream valley, or ridgeline, or over land along a railroad right-of-way converted to recreational use, a canal, a scenic road, or other route; any natural or landscaped course for pedestrian or bicycle passage; an open space connector linking parks, nature reserves, cultural features, or historic sites with each other and populated areas; or a local strip or linear park designated as a parkway or greenbelt.
- **Open Space** – Open space, as it relates to recreation, is undeveloped public lands suitable for passive recreation and used primarily for parks, recreation, conservation, preservation of water resources, historic or scenic purposes, and greenways designed to buffer incompatible land uses. It varies considerably in size and may take the form of land or water surfaces.
- **Conservation lands** – Conservation lands are public lands maintained for continuing the sustainable yield of natural resources, including potable water, timber, game, and sport fishing. Allowable development activities include development of linear parks and greenways, wildlife relocation areas and improvements which are ancillary to the principal uses, including fire trails, or facilities which allow limited human access, such as unpaved parking spaces, primitive camping

areas, canoe launches, and sanitation facilities. No other uses may be permitted within Conservation Areas, with the exception of the Winchester Boulevard hurricane evacuation route through the Myakka State Forest, which is deemed necessary to protect human life from the threat of natural disasters provided that such facility is constructed so that the impact upon native habitat and wildlife populations are minimized consistent with the policies in the Conservation Plan, and consistent with the requirements of all permitting agencies.

- Neighborhood park – A neighborhood park has an optimal size of 3-5 acres and serves as a recreational and social focus for neighborhoods within a one-half mile radius. Aesthetically pleasing and safe open space is a key characteristic of a neighborhood park. Facilities provided in a neighborhood park are those consistent with park system criteria.
- Special use facilities – Special use facilities are designed for a special purpose or constituency group. They include, but are not necessarily limited to: softball, baseball and/or soccer complexes; dog parks; BMX facilities; model airplane fields; skateboard parks; aquatics centers; gymnastics centers; ice hockey rinks; equestrian centers; and other single-purpose, often competition-quality, facilities.

The chapter addresses nine additional objectives:

- Define and prioritize the development of a comprehensive community park system to meet the current and future recreational needs of North Port's growing population.
- Promote the creation of privately supported neighborhood level parks to serve the recreational and open space needs of both existing and future residential areas.
- Collaborate with public and private entities to address community and regional park demands and to ensure an integrated, accessible parks and recreation network.
- Continuing partnerships with Sarasota County and its affiliates ensure recreational programs, facilities, and activities are accessible and beneficial to all City residents. Expand coordination with local, state, and federal agencies to enhance public access to managed lands.
- Require all new residential developments to contribute their fair share to recreation infrastructure through impact fees and the provision of adequate open space, aligning with the City's adopted Level of Service (LOS) standards.
- Actively negotiate with property owners to secure additional recreation and open space needed to

meet both current and future demand based on LOS requirements.

- Establish parks and facilities that highlight and protect the City's unique natural, architectural, and archaeological resources, enhancing public appreciation and educational opportunities.
- Coordinate with government agencies and the private sector to execute plans for park acquisition, development, maintenance, and long-term preservation.
- Partner with Sarasota County, the State of Florida, and private stakeholders to identify and develop recreational facilities that promote eco-tourism and showcase the City's natural assets.

Chapter 11: Economic Development

In the Economic Development Chapter, Goal 5, Objective 5.2 states the need to support efforts to enhance local attractions and recreational amenities to promote tourism and community well-being.

2019 Parks and Recreation Master Plan (PRMP)

The City of North Port's 2019 Parks and Recreation Master Plan (PRMP) noted to maintain the LOS as stated in the Comprehensive Plan of 10 acres of parkland per 1,000 residents through the year 2040, the City will need to acquire an additional 528 acres of parkland, comprised of 363 acres for community parks and 164 acres for open space. The plan identified top priority needs for parkland and facilities, aquatics center, boating and fishing area and ramps, bike paths, trails, greenways and shaded sidewalks, improvements to existing parks, multi-purpose athletic fields, indoor fitness and exercise facilities, off-leash dog park, natural areas and wildlife habitats, picnic areas and shelters, and playgrounds.

Since the plan's adoption, the City has made significant progress in implementing many recommendations found in the PRMP. The Aquatic Center opened in 2019, and new parks have been developed, such as Oaks Park, City Center Front Green, and Myakkahatchee Creek Environmental Park. Several kayak/canoe launches have been added to various parks creating the beginning of a blueway throughout the city. Boca Chica Park is undergoing development as a site plan has been created. Efforts are ongoing to expand the bikeway and trail network throughout the park system and the city, including connection to Sarasota County's Legacy Trail, as well as the expansion of the blueway along the waterways.

Several projects outlined are still being addressed including a regional park in conjunction with Sarasota County in the city's northeast quadrant. As well as improvements to

Warm Mineral Springs which include building restoration beginning in 2025 and master plan implementation in 2030. A new community center on the east side of the city is also planned for 2030.

Aquatic Facilities Master Plan

The Aquatic Facilities Master Plan provides a strategic assessment of North Port's current and future aquatic facility needs. It was developed through data analysis and community input gathered in early 2010. The plan explores various facility options, including wellness and lesson programming, splash pads, family aquatic centers, and waterparks, evaluated by cost, revenue potential, and alignment with community needs. The family Aquatic Center outlined in the plan has since opened in 2019. A splash pad

has also been added to Atwater Park since the plan was developed. Additional recommendations in the plan still have an opportunity to be incorporated such as small family aquatic centers in the eastern or western sections of the city and a therapy pool facility at Warm Mineral Springs or at an activity center.



Planned Improvements

Myakkahatchee Creek Greenway Master Plan

The Myakkahatchee Creek Greenway Master Plan outlines a long-term vision for preserving and enhancing the Myakkahatchee Creek corridor, considered the City of North Port's a significant recreational and environmental asset. The Greenway is envisioned as a multifaceted resource that supports environmental preservation, offers recreational opportunities, and provides educational benefits. The plan emphasizes protecting critical habitats, maintaining water quality, minimizing floodplain encroachment, and creating wildlife corridors and passive recreation areas.

It was formally adopted in 2007 and proposes two development phases. Phase 1 (Tier I) focuses on low-impact activities near the creek, such as nature trails, canoe access, and upgrades to existing parks (Myakkahatchee Creek Environmental Park, Oaks Park, Butler Park), which has been completed, along with the development of two new trailhead parks—Greenwood Park (Dallas White Park) and Pan Am Park (Garden of the Five Senses), which has not been completed. About 15 miles of looped trails and five trailheads will enhance access and recreation in this phase. Phase 2 (Tier II) expands upland from the creek and introduces moderately active recreational features like a bike path, picnic areas, wildlife viewing platforms, and butterfly gardens. This phase depends on acquiring privately-owned land and incorporates ecological restoration and stormwater mitigation. Overall, the plan prioritizes a balance between environmental stewardship and community recreation, with the potential for integration into Florida's statewide greenways and trails network.

The Myakkahatchee Creek Greenway Master Plan reaffirms the City's commitment to preserving its natural resources while providing accessible, high-quality recreational experiences for current and future generations.

Warm Mineral Springs Master Plan

The Warm Mineral Spring Master Plan was adopted in 2019. Warm Mineral Springs is a site of ecological and historical importance, listed on the National Register of Historic Places in 1977 and recognized locally by Sarasota County and the City of North Port. Warm Mineral Springs, estimated to be 11,000 years old, is a geothermal sinkhole approximately 240 feet wide and 225 feet deep. Its anaerobic, mineral-rich waters are known for their healing qualities and have preserved significant archaeological materials.

Today, the 21.7-acre Warm Mineral Springs Park attracts around 150,000 visitors annually. The park features mid-

century modern buildings designed by architect Jack West in the Sarasota School of Architecture style. Built in 1959 for Florida's Quadricentennial, these structures, including the Cyclorama, have been added to the National Register of Historic Places in 2019 due to their architectural and cultural value.

An Archaeological Summary Report was completed by Janus Research noting that the site dates to the Paleo-Indian period (1200-7500 BCE). Two archaeological sites, the Springs and a flakelet site, are within the Warm Mineral Springs area along with four archaeological occurrence sites.

A Master Plan has been developed for the site which aims to improve the functionality and attractiveness of the park into the future.

Dallas White Park Site Plan

The Dallas White Park Site Plan includes adding two ADA parking spaces, adding a concrete walkway from the new ADA parking spaces to restroom facilities and ball field bleachers, adding a concrete walkway to connect the playground to the volleyball area, adding a walkway from the existing walkway to the new bleacher area, and removal of the current baseball field and adding a new multi-use soccer and football field.

Boca Chica Park Site Plan

The development of Boca Chica Park includes a proposed playground, asphalt driveway and parking area, seating areas, story walk signage around walking loop, lighting and walking path and loop.

Requested Potential New Park Site: Italy Ave Park Access

Located on the west bank of Atwater Waterway, it would become a secondary means of access to Atwater Park complex. Athletic facilities, semi-passive recreational uses. Connect to Atwater Park via foot bridge over the waterway. Serve as main access point to neighborhoods on the west.

Building Usage

George Mullen Activity Center

The George Mullen Activity Center offers a gymnasium with multi-purpose flooring & stage, meeting rooms and a kitchen. The center operates Monday through Friday from 8:00 AM to 9:00 PM and on Saturdays from 8:00 AM to 4:00 PM, remaining closed on Sundays. External rentals account for a substantial portion of the facility's usage, with 75% of gym bookings primarily supporting North Port athletic leagues and 87% of meeting room reservations coming from outside groups. Peak usage occurs on weekdays between 2:30 PM and 8:30 PM, during which demand for both gym and meeting spaces is at its highest.

During the summer camp season, the Mullen Center operates under amended hours and is closed to the general public for a 10-week period from 7:00 AM to 6:00 PM. This closure ensures the safety and security of camp participants. During this time, all program and rental spaces are fully utilized for camp activities, with 100% of the rooms in use and unavailable for public access.

To better accommodate growing needs, additional space is needed for Summer and Winter Camps. To optimize facility usage, transitioning the satellite fitness center into a multi-purpose space, allows for more programming opportunities for various activities. Furthermore, adding additional programming during off-peak hours, specifically on weekdays between 8:00 AM and 2:00 PM, will maximize community engagement and enhance the center's role as a hub for local events. Saturdays continue to be utilized

for private events, community gatherings, vendor fairs, and athletic games, reinforcing the center's importance in supporting a wide range of activities.

Morgan Family Community Center

The Morgan Family Community Center offers a diverse range of amenities, including a gymnasium, fitness center, studio, teen lounge, game room, multi-purpose room, meeting space, art room, commercial kitchen, and an outdoor patio area. The center operates Monday through Friday from 5:30 AM to 9:00 PM and on Saturdays from 8:00 AM to 4:00 PM, remaining closed on Sundays.

The facility is well utilized, with the arts and crafts room being the most frequently used space and the meeting room seeing the least external activity. This room is frequently utilized for internal city meetings across all departments when not in use. There are intermittent opportunities to increase the use of the meeting room throughout the year, particularly by hosting additional programming. Similarly, the multi-purpose room presents a chance for expanded daytime offerings to better serve the community. Similar to the George Mullen Activity Center, all rooms experience high usage during the summer especially for summer camp, further emphasizing the center's role as a key gathering place for various activities and events especially when children are out of school.



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B. Parks and Facilities Inventory

The Parks and Facilities Inventory provides the foundation for understanding the current offerings of the parks and recreation system. The inventory consisted of site visits by both building and landscape architects reviewing both the condition of individual assets as well as their functionality for park users.

The following section provides a comprehensive overview of the park system, highlighting the various park properties and the services available within them.

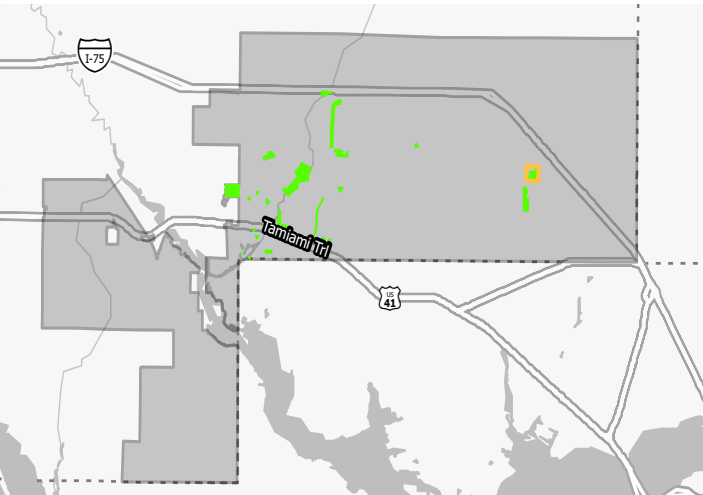
Park Inventory

Atwater Community Park

Atwater Community Park is located within a residential area, abutting an elementary school. It offers passive and active amenities, and has an overall baseball theme. The park consists of well-maintained baseball fields with dugouts, batting cages, and bullpens. On-site, there is a splash pad with textured rubber surfacing, as well as a nearby pavilion featuring shaded seating, so parents can have clear views of their children. Adjacent to the splash pad is a well-shaded, baseball-themed playground. Additional supporting structures within the site include a concession stand and restrooms. With a variety of amenities and an abundance of shade, the park is an ideal location to host baseball events and access family-friendly amenities, allowing families to entertain children of all ages. The park is accessible to the nearby neighborhoods , due to its two entries. The primary entrance is a passive space with pavilions along the sidewalk, with nearby parking creating a space ideal for small family picnics. The secondary entrance includes a sidewalk leading to the park; however, it does lack a crosswalk.

The amenities throughout the site are in good condition and are very well maintained. The circulation and the spatial organization of the site make it easy to navigate through. There is an opportunity to add more seating within the playground area and improve existing seating with a bench pad and added walkway. There are potential CPTED issues near the playground, including firebush on the north side which may create blind spots. There is an opportunity to add low hedges along the playground to add a protective buffer between the parking lot and play area. Although the chalk wall may not be a major concern, it also creates blind corners due to its height. The splash pad surfacing is a textured rubber, which children have been slipping on, and the nearby water fountain may need to be replaced, due to clogs and rust.

Park Locator Map



| | |
|------------|----------------------------|
| Location | 4475 Skyway Ave |
| Type | Community Park |
| Acreage | 26.40 AC |
| Park Score | 2.2 - Exceeds Expectations |



Splash Pad



Playground Climbing Tubes



Concession Stand

Figure 5 | Park Inventory



Batting Cages

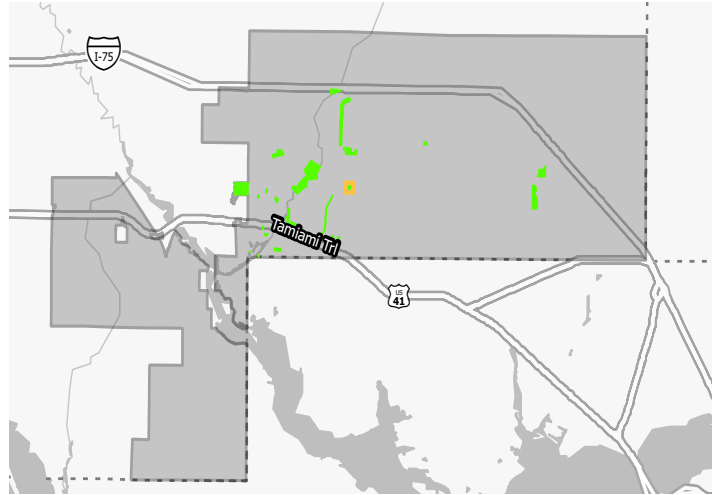


Bullpen



Baseball Field

Park Locator Map



Blue Ridge Park

Surrounded by residential areas and abutting the Blue Ridge Waterway, this neighborhood park is in a convenient location for nearby residents. The park provides access into the waterway with a well-maintained kayak launch, as well as a playground, a pavilion with seating, and open play area. There is abundant parking, although it lacks shade. The park has no crosswalks connecting adjacent homes to the park.

There is good circulation throughout the park, but the benches and kayak launch are not very accessible, due to steep slopes and no path. The benches are starting to wear, and although they are in fair condition now, they will need to be replaced soon. A good portion of the site is a natural area with the potential to add a boardwalk or trail.

| | |
|------------|--------------------------|
| Location | 2155 Ridgewood Drive |
| Type | Neighborhood Park |
| Acreage | 6.29 AC |
| Park Score | 2.0 - Meets Expectations |



Playground

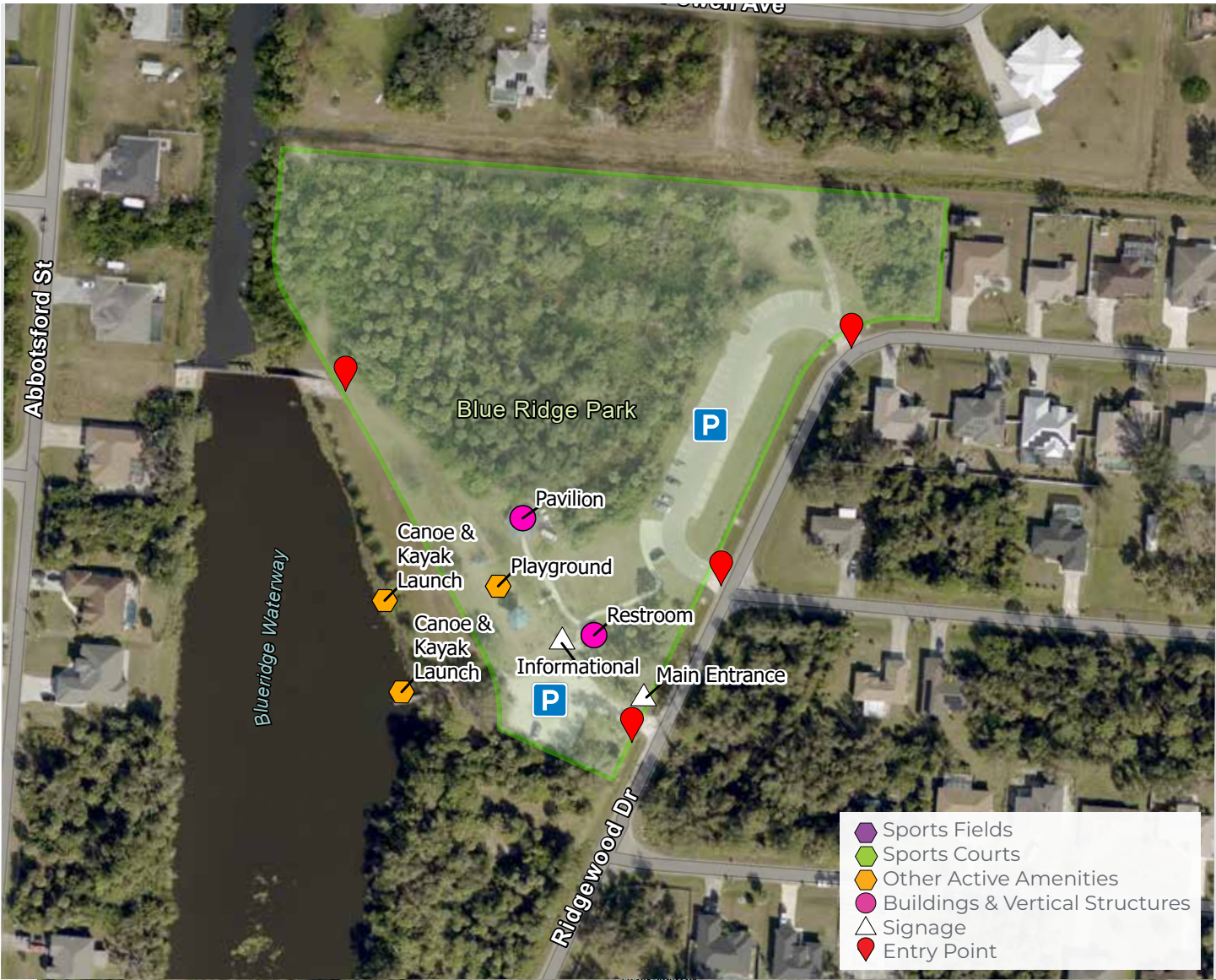


Seating



Zipline

Figure 6 | Park Inventory



Pavilion

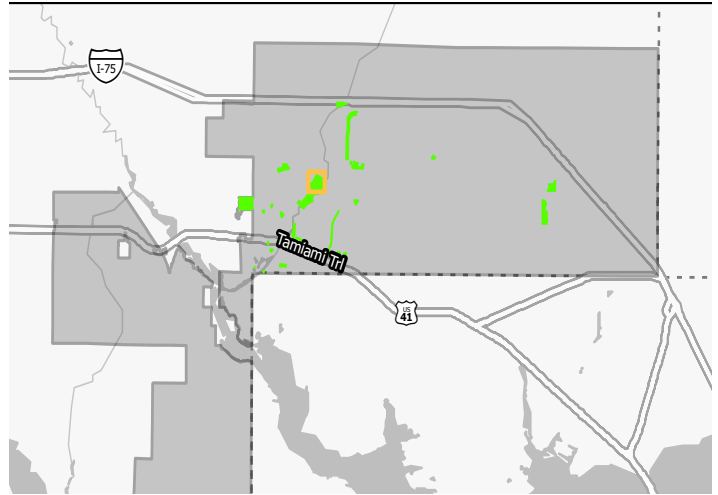


Kayak/Canoe Launch



Restrooms

Park Locator Map



Butler Park

Butler Park is a community park encompassing a variety of active amenities as well as the [Morgan Family Community Center](#) and [North Port Aquatic Center](#). There are four multi-use athletic fields, which are irrigated and well maintained. Each field is equipped with shaded bleacher seating, with the eastern fields benefiting from shaded bleachers on both sides. The fields are well lit and include scoreboards, supporting evening games and enhancing overall usability. Additionally, some trees have been strategically planted along the central sidewalk, contributing to the park's aesthetic appeal and providing natural shade.

The southwest portion of Butler Park features a full-size basketball court, a paved walking trail, a playground, open play area, and a pavilion. The playground is thoughtfully designed, featuring a sunshade canopy that provides relief from the sun. The paved walking trail serves as a valuable amenity for those seeking a safe and accessible location for exercise, complemented by several bench-swings and a covered pavilion with picnic tables. The basketball court is well maintained, contributing to the welcoming and secure environment that makes the Butler Park a popular destination for residents.

Opportunities for improvement include enhancements to park user comfort and could include additional walking loops, and increased shade along the sidewalks and extending shade structures to the team benches and bleachers. As well as, adding in some shaded picnic table areas for families to use in between games.

There is also a lack of accessibility to the playground and fields which could be improved with the addition of connecting sidewalks. Enhancing pedestrian safety is also a priority, as crossing signage and road markings are not present in the eastern parking lot.

| | |
|------------|--------------------------|
| Location | 6205 W Price Blvd |
| Type | Community Park |
| Acreage | 30.41 AC |
| Park Score | 1.9 - Below Expectations |



Entry Sign

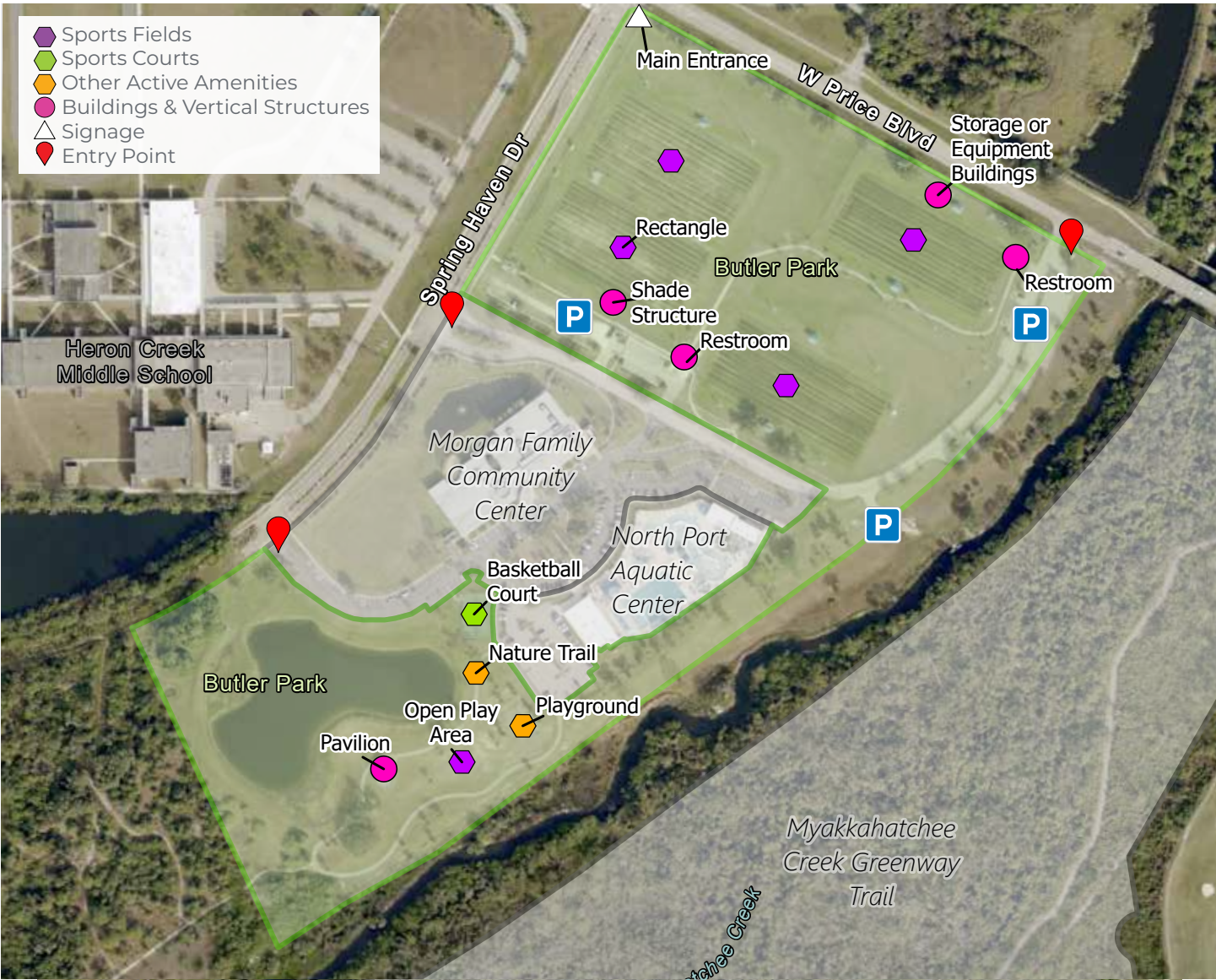


Rectangular Fields



Kayak/Canoe Launch

Figure 7 | Park Inventory



Playground

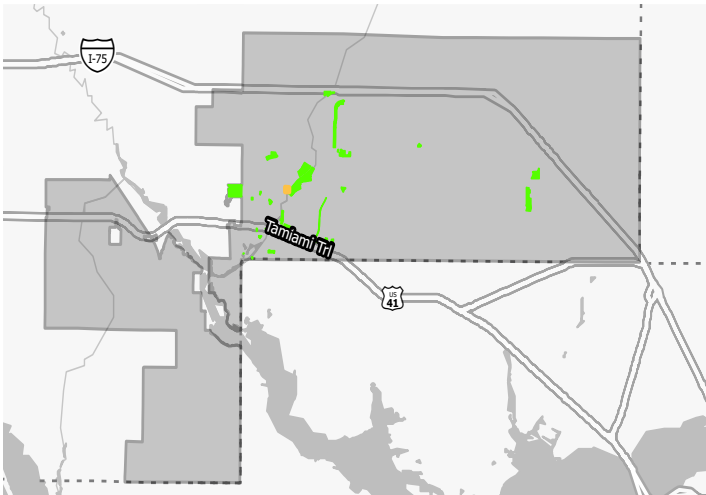


Pavilion



Basketball Court

Park Locator Map



Canine Club Dog Park

Canine Club Dog Park is a spacious facility designed to provide dogs with a safe, off-leash environment while fostering connections among dog owners. The park features separate fenced areas for large and small dogs, each equipped with double-entry gates to ensure secure access and prevent accidental escapes. Both sections include washing stations, allowing pet owners to rinse off their dogs before leaving the park. Additionally, several shaded pavilions with picnic tables and benches provide comfortable seating for visitors.

The park offers agility equipment in both the large and small dog areas, encouraging active play and engagement. The small dog section benefits from ample shade provided by mature trees, creating a cooler and more comfortable environment.

Canine Club Dog Park is well maintained and regularly utilized, with a scheduled weekly closure for cleaning. However, the large dog area could benefit from additional shade trees to improve comfort. Some of the surfaces, such as the concrete walkway and rocked areas, retain excessive heat. Replacing the rocked sections with grass may enhance usability. Additionally, installing artificial turf and replacing worn-out sod with fresh grass will create a more enjoyable play area for the dogs.

| | |
|------------|----------------------------|
| Location | 6700 Appomatox Dr |
| Type | Special Use Facility |
| Acreage | 2.86 AC |
| Park Score | 2.1 - Exceeds Expectations |



Dog Park Entry



Small Dog Area



Pavilion on Small Dog Area

Figure 8 | Park Inventory



Large Dog Area

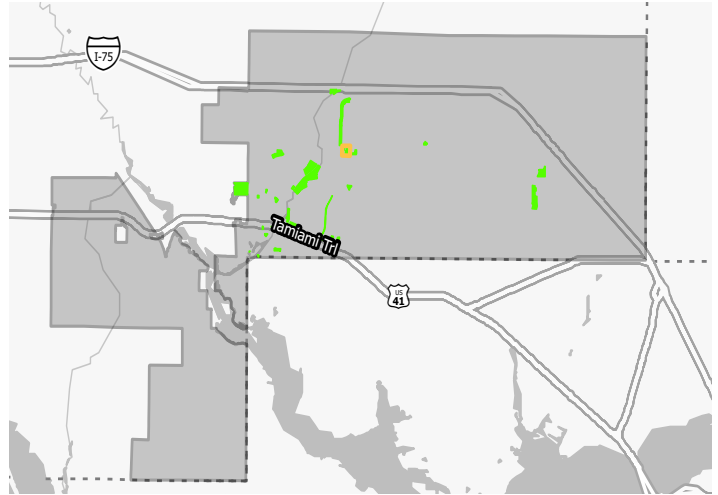


Large Dog Area



Large Dog Area

Park Locator Map



City Center Front Green

The City Center Front Green is a linear park located directly in front of City Hall. The park is a passive space consisting of a large, shaded, open space area with multiple benches and picnic tables for users to enjoy. The site also has multiple power outlets, which can be utilized during larger events or for holiday decorations. Due to its location, there is a lot of potential to introduce more uses to the space during events, while also framing the City Hall building. It can become a more formalized plaza with a permanent performance space and ambient lighting. Additionally, the street can be transformed into a festival-style space by installing pavers and removable bollards to restrict vehicle access, thereby expanding the area available for events. Due to its proximity to City Hall, it is a space the City uses to host multiple events throughout the year.

| | |
|------------|----------------------------|
| Location | 4970 City Hall Blvd |
| Type | Open Space |
| Acreage | 4.32 AC |
| Park Score | 2.1 - Exceeds Expectations |



Open Space

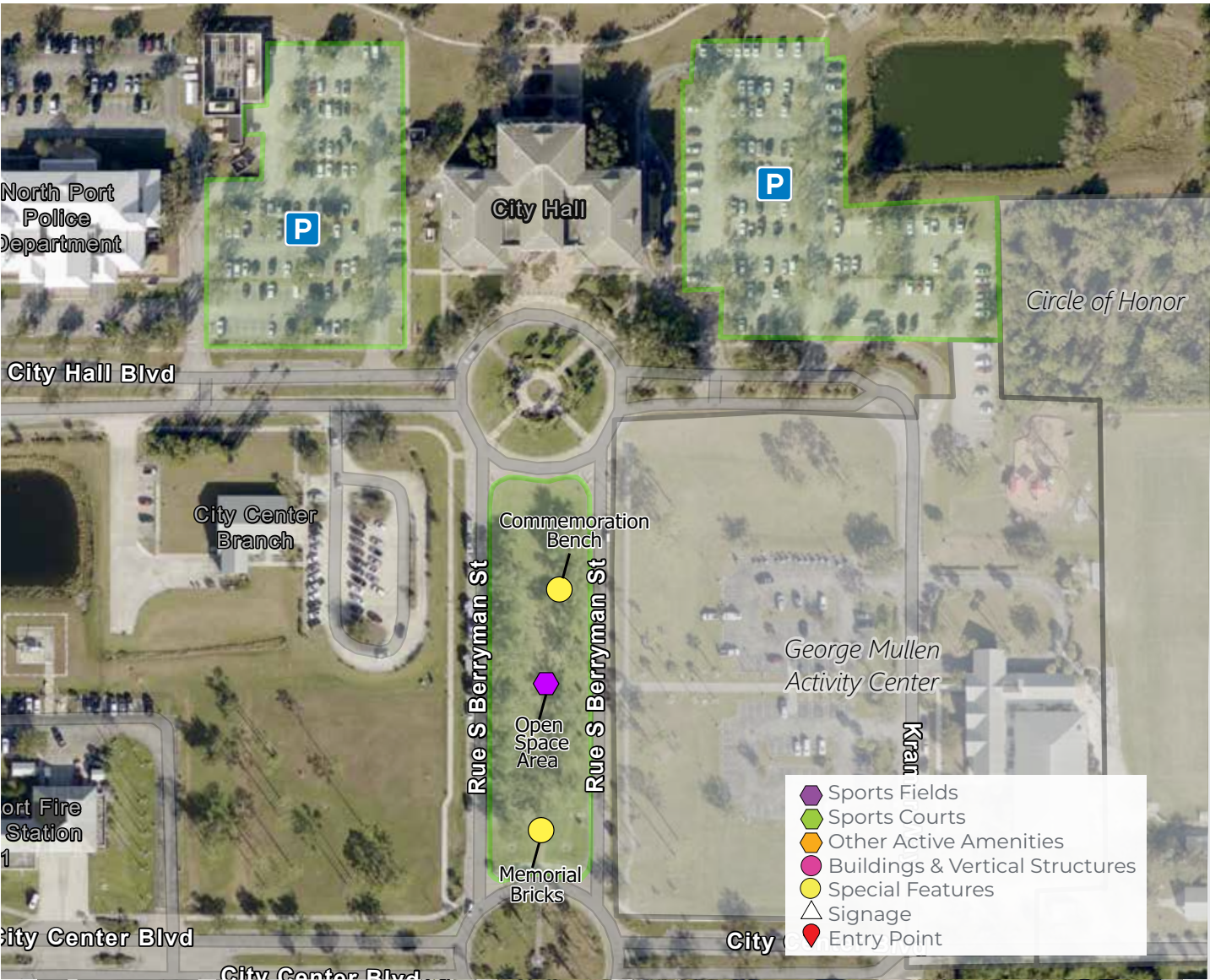


Open Space



Picnic Tables

Figure 9 | Park Inventory



Open Space

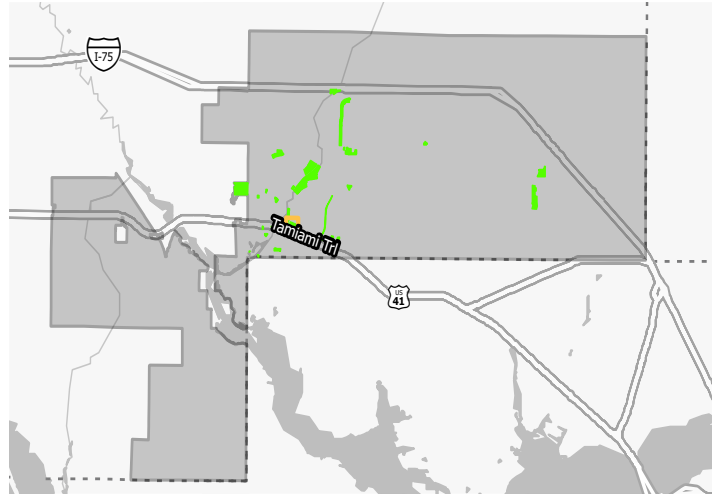


Open Space



Open Space

Park Locator Map



Dallas White Park

Located behind the Fire Station #82, abutting the Cocoplum Waterway and the North Port Scout House, Dallas White Park consists of a softball, sand volleyball court, a playground, and a tennis court. The dugouts are missing fencing and shade structures. The volleyball court is in need of repairs, specifically the posts and the net, which are currently being held up by adjacent light poles. The tennis courts are in good condition, with a few minor cracks. The playground included ADA structures and overall is in good condition; however, the playground lacks ADA-compliant access points. The park also has access into the waterway via a kayak/canoe launch and boat ramp. Although there is a clear vehicular access point into the park, there is no clear pedestrian circulation within the park to connect the variety of amenities it offers.

The site is undergoing renovation which includes the replacement of the softball field with a multi-purpose field, as well as general ADA enhancements throughout the site.

| | |
|------------|--------------------------|
| Location | 5900 Sam Shapos Way |
| Type | Community Park |
| Acreage | 13.98 AC |
| Park Score | 1.5 - Below Expectations |



Playground Slide



Kayak/Canoe Launch



Bleachers

Figure 10 | Park Inventory



Playground

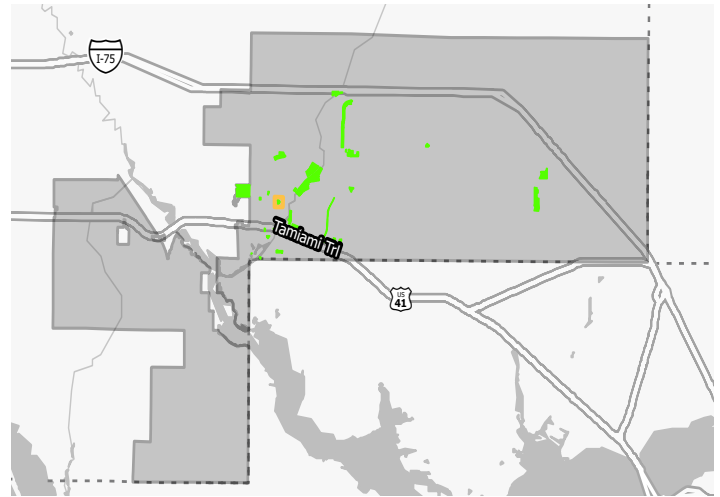


Sand Volleyball Court



Tennis Court

Park Locator Map



Garden of the Five Senses Park

Nestled in a residential area, the Garden of the Five Senses offers visitors a tranquil escape from the city's urban environment. This thoughtfully designed sensory garden features native plants that attract a variety of wildlife, with birds and butterflies frequently seen enjoying the vibrant flowering plants. The park is well-documented with educational signage detailing the plant species and gardens in each section, enhancing its role as both a recreational and educational space.

Visitors can enjoy three shade structures with picnic tables that provide shaded areas for relaxation amid the garden's peaceful surroundings. Most of the walking loop is lined with trees offering ample shade, while the park's strategic planting enhances the experience of all five senses. The park has a single access point with a crosswalk and a centrally located restroom building for convenience.

Overall, the park is well maintained, and its amenities remain in good condition. However, some of the educational signage has experienced sun-related wear and would benefit from replacement. While the walking loop facilitates smooth circulation throughout the park, the southwest portion could benefit from additional shade trees. The entrance sidewalk integrates well with the gardens, but improved crosswalk signage across Pan American Boulevard and additional markings at the driveway entrance would enhance pedestrian safety.

| | |
|------------|----------------------------|
| Location | 4299 Pan American Blvd |
| Type | Special Use Facility |
| Acreage | 4.34 AC |
| Park Score | 2.4 - Exceeds Expectations |



Fern Garden



Succulent Garden



Shaded Walkways

Figure 11 | Park Inventory



Butterfly Garden

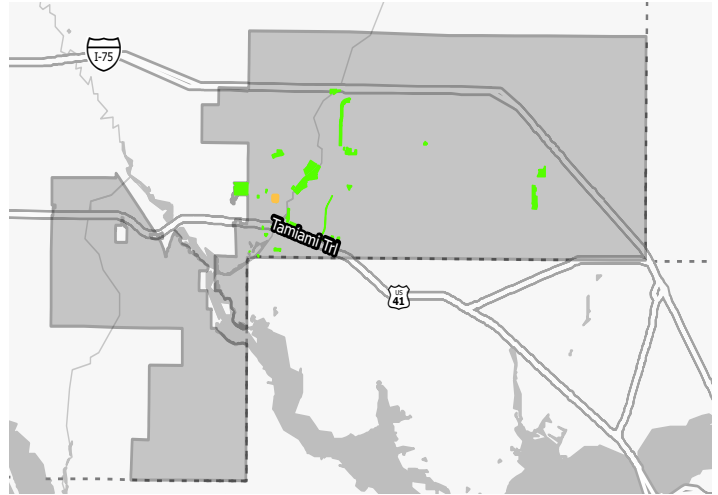


Shade Structures



Zen Garden

Park Locator Map



Boundless Adventure Playground

Boundless Adventure Playground is an amenity within [Garden of the Five Senses Park](#); the facility offers an inclusive play environment designed for children of all abilities. The playground features two distinct play structures: one for children ages 2 to 5, and another for ages 5 to 12. Its vibrant colors and garden-themed design, complemented by a split rail fence, provide both visibility and a safe barrier between the playground, parking lot, and nearby open space. The play area is shaded by a sunshade canopy and includes several shaded bench areas, ensuring comfort for visitors. Additionally, the playground surface consists entirely of poured-in-place rubber surfacing, enhancing accessibility and safety.

Beyond the primary play structures, the park offers a variety of engaging amenities, including a seesaw, merry-go-round, swings, musical instruments, and a climbing net. Restroom facilities for both Boundless Adventure Playground and the adjacent Garden of the Five Senses are conveniently centrally located within the parking lot area. Nearby, a paved nature trail features a Story Stroll, where the City of North Port Parks & Recreation collaborates with the Sarasota County Library to showcase a new story every six weeks.

The playground is well maintained and provides a welcoming environment for all children. However, enhancements such as additional trees along the entranceway and the outer edge of the Story Stroll would further improve the space. Widening the paved trail to five feet would accommodate two users walking side by side, enhancing accessibility.

| | |
|------------|----------------------------|
| Location | 4299 Pan American Blvd |
| Type | Special Use Facility |
| Acreage | 0.59 AC |
| Park Score | 2.3 - Exceeds Expectations |



Entry Sign



3-5 Year Old Playground



5-12 Year Old Playground

Figure 12 | Park Inventory



Climbing Net

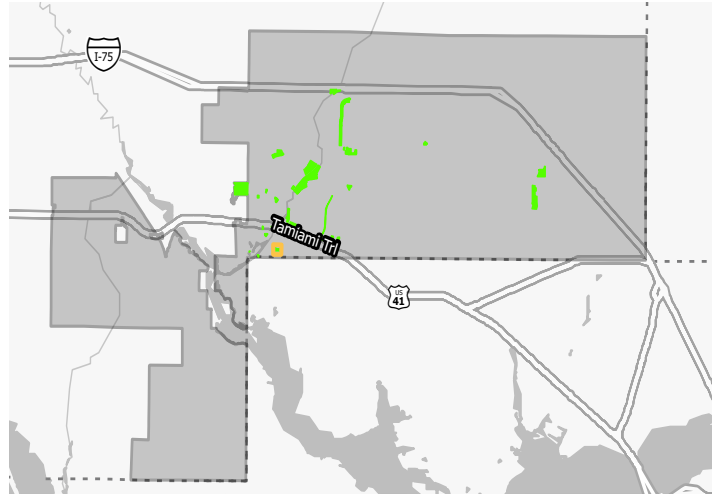


Drums



Story Stroll

Park Locator Map



Highland Ridge Park

Surrounded by residential areas, Highland Ridge Park offers the residents a multitude of amenities. The site consists of well-maintained racquetball court, tennis court, and basketball courts, all of which have slight cracking on the surfacing. The basketball backboards may need to be replaced soon due to rust and wear. The shuffleboard court is in fair condition, but it is in the need of updates, including resurfacing and restriping. The playground is mainly in good condition, but is displaying some signs of rusting. The pickleball courts are in good condition and are well utilized. To account for its usage, there may be a need to integrate more parking. Court dividers may also need to be installed in the pickleball court to replace the existing PVC structures. The site also includes a considerable amount of open play area surrounded by seating under the perimeter canopy trees. The site includes three shade structures with picnic tables underneath, offering shaded seating with clear views into the playground, basketball court, and pickleball courts. There is also a restroom on-site as well as a storage structure, both of which are in good condition.

The site has good circulation and is generally ADA accessible. Some of the site furnishings are worn out and in need of replacement, especially the benches and grills. There are opportunities to integrate a trail encompassing the entirety of the site, as well as more canopy trees along internal sidewalks and near the playground. To encourage safe pedestrian access, there is an opportunity to include crosswalks at the main pedestrian entry points.

| | |
|------------|----------------------------|
| Location | 6225 Kenwood Dr |
| Type | Neighborhood Park |
| Acreage | 7.99 AC |
| Park Score | 2.1 - Exceeds Expectations |



Playground

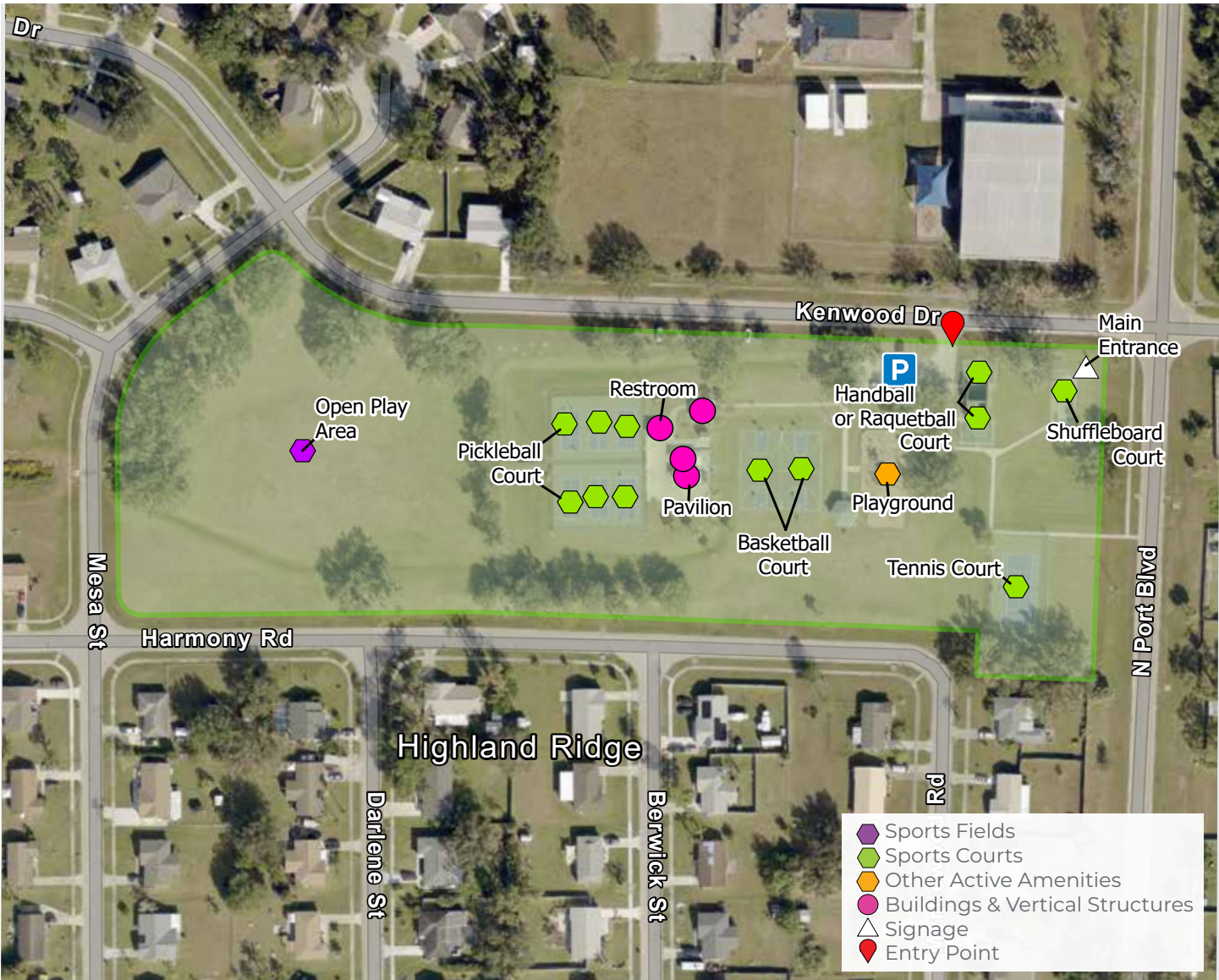


Basketball Court



Handball Court

Figure 13 | Park Inventory



Pickleball Court

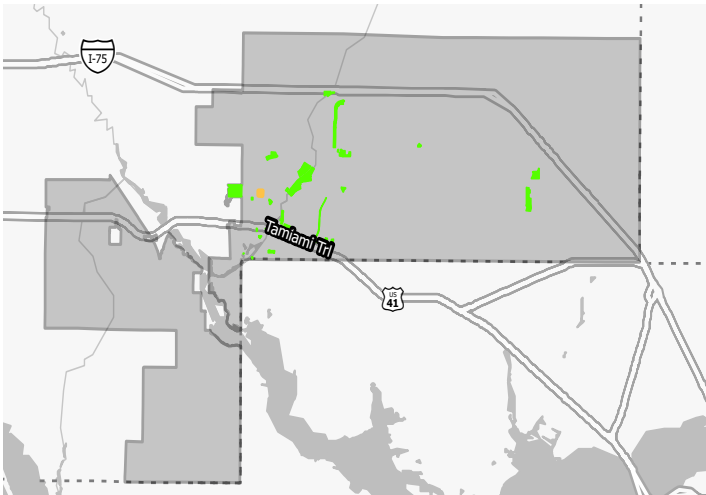


Shuffleboard Court



Tennis Court

Park Locator Map



Hope Park

Hope Park is a neighborhood park nestled within a residential community, providing a welcoming space for recreation and relaxation. The park features open play area, a playground, a bench swing, and a pavilion. The playground is thoughtfully shaded with a sunshade canopy, ensuring comfort for children during play. Benches placed around the perimeter offer seating for guardians, allowing them to observe their children with ease. The park is well-connected, with an entrance sidewalk seamlessly linking visitors to its various amenities. Additionally, the open play area serves as a versatile area for activities such as kicking a ball around or casual gatherings.

Several improvements could further enhance the park’s functionality and accessibility. Relocating the sidewalk along Lombra Avenue from its current location to the front of the parking lot would prevent vehicles from driving over it and potentially obstructing pedestrian access. The entrance sign would benefit from additional landscaping to enhance its visibility and aesthetic appeal. Increasing shaded seating near the playground would improve comfort for visitors, particularly during warmer months. Establishing a buffer on the eastern side of the park would create a safer separation between park users and neighboring residences. Additionally, planting more shade trees along the sidewalks would provide sun relief for visitors entering the park, contributing to a more enjoyable and inviting environment — especially near the swinging bench.

| | |
|------------|--------------------------|
| Location | 8161 Lombra Ave |
| Type | Neighborhood Park |
| Acreage | 1.89 AC |
| Park Score | 2.0 - Meets Expectations |



Playground

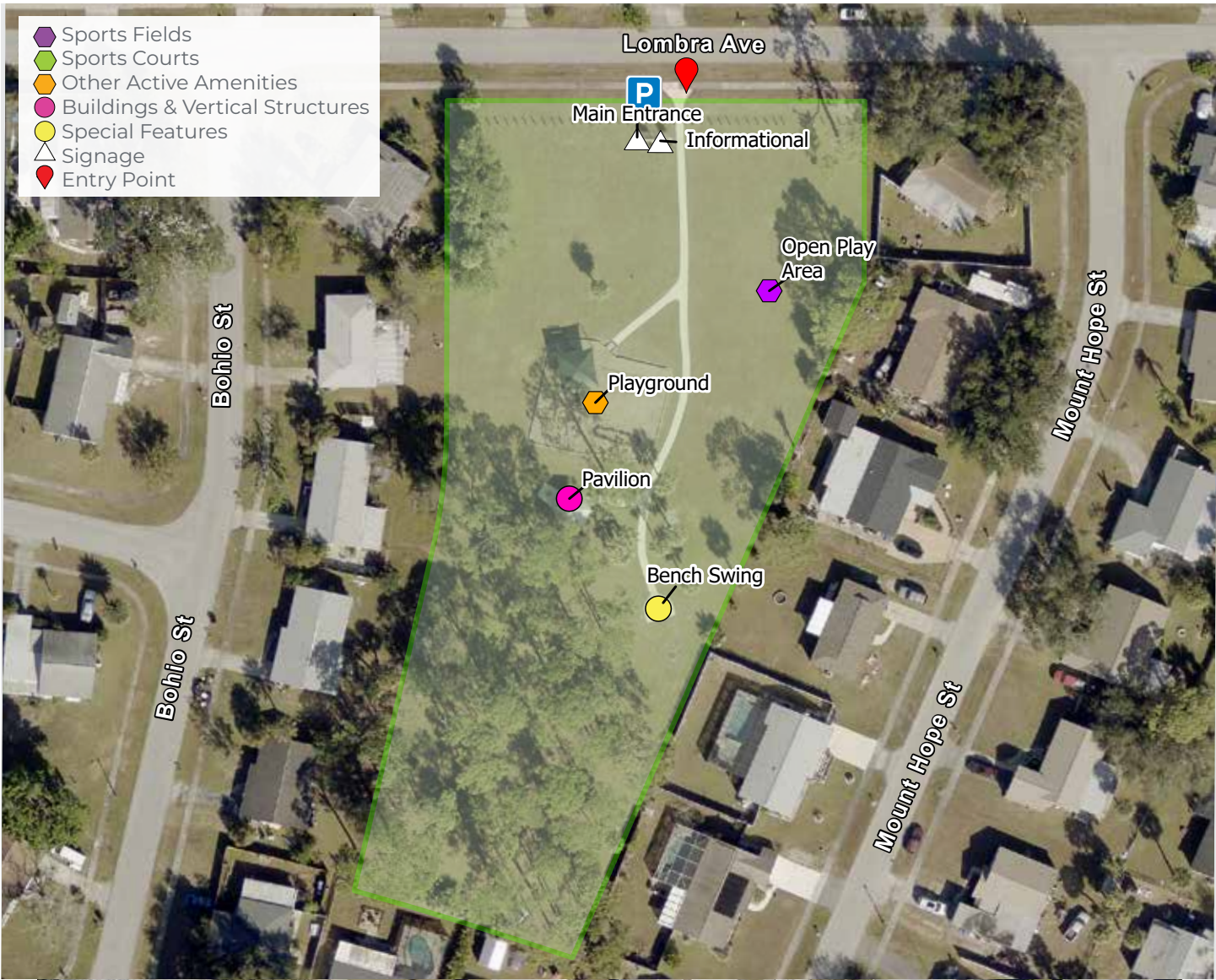


Climbing Structure



Balance Course

Figure 14 | Park Inventory



ADA Accessible Entrance

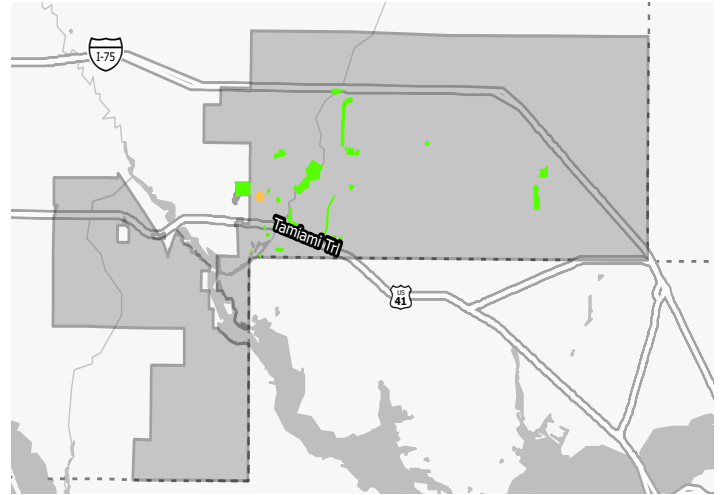


Pavilion



Parking

Park Locator Map



Kirk Park

Kirk Park is a neighborhood park situated in a residential area, offering a variety of amenities for recreational use. The park features a basketball court, a playground with a sunshade canopy, a pavilion, a sand volleyball court, open play area, and a park bench swing. The playground is equipped with shaded seating, providing a comfortable environment for guardians. The park is well connected, allowing easy access to its various amenities, and is consistently well maintained to ensure a positive visitor experience.

Opportunities for improvement include planting additional trees along the sidewalks to enhance shade and comfort. Extending the sidewalk to the volleyball court to improve accessibility, ensuring all amenities are easily reachable. Adding edging around the volleyball court would help maintain a cleaner, more-defined playing area. The entrance to the playground area would be improved with the transition ramp from the sidewalk to the mulched area. Additionally, enhancing landscaping around the entrance sign would contribute to a more welcoming and aesthetically appealing entrance.

| | |
|------------|----------------------------|
| Location | 8305 Trionfo Ave |
| Type | Neighborhood Park |
| Acreage | 2.01 AC |
| Park Score | 2.2 - Exceeds Expectations |



5-12 Year Old Playground

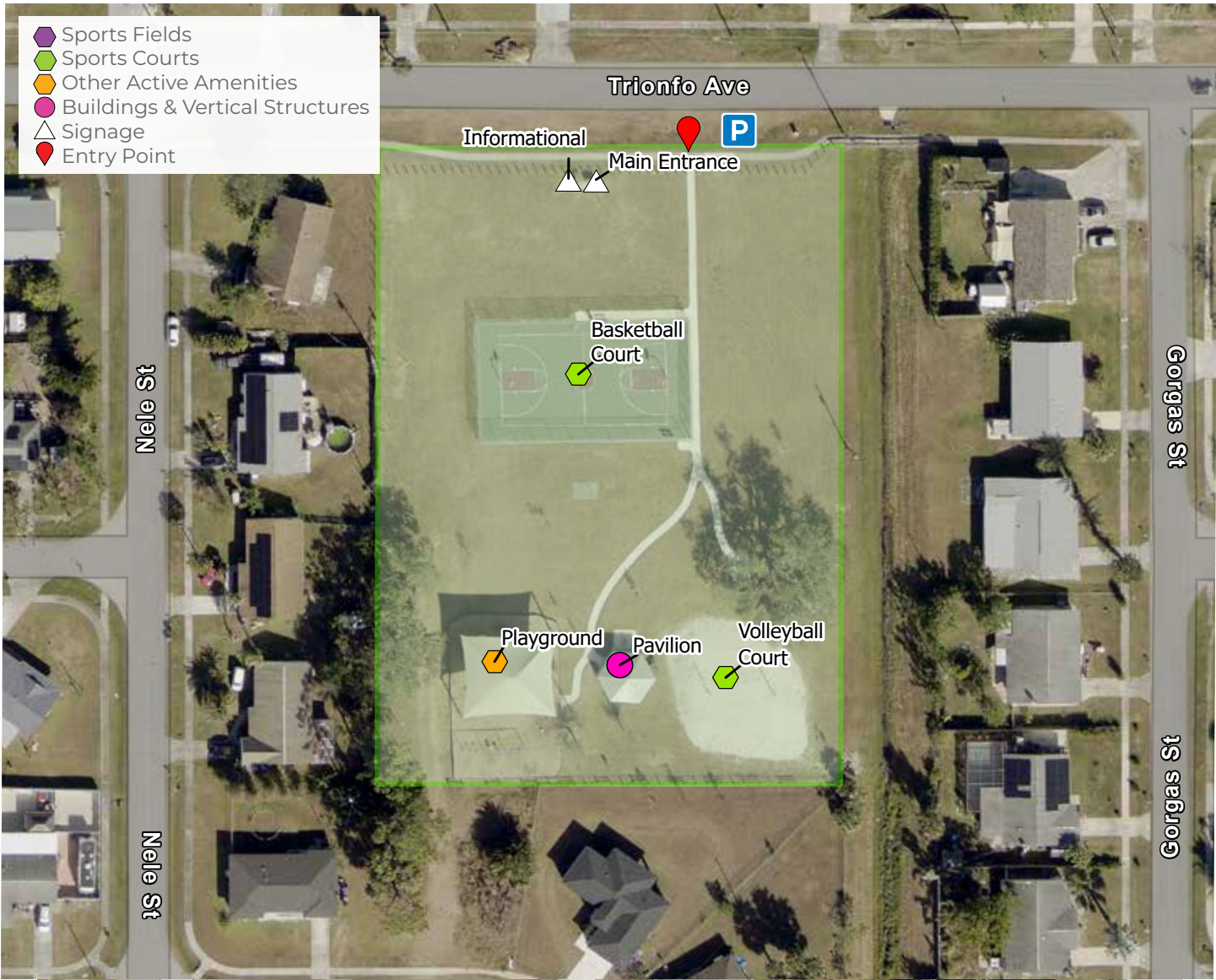


3-5 Year Old Playground



Playground Rocking Swing

Figure 15 | Park Inventory



Pavilion

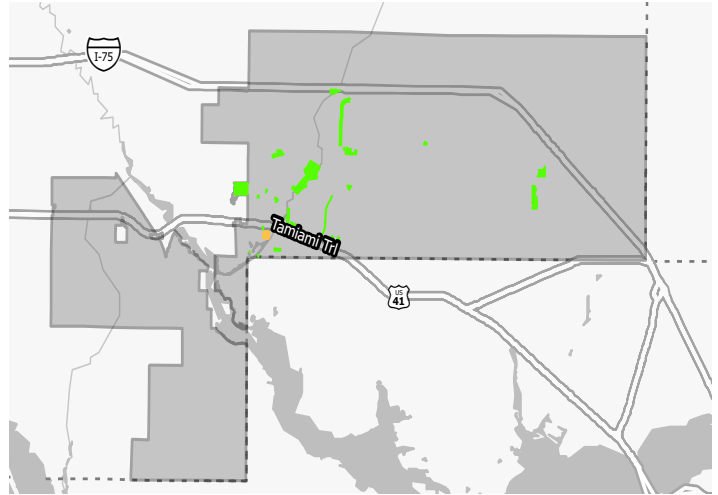


Basketball Court



Sand Volleyball Court

Park Locator Map



LaBrea Park

LaBrea Park is a neighborhood park situated within a residential area, offering a variety of amenities, including a basketball court, playground, pavilion, and softball field. The park's open layout ensures high visibility from all directions, contributing to a safe and welcoming environment for visitors. The northern section of the park has well-designed connectivity between the parking area and amenities, with shading that enhances comfort for parkgoers.

Opportunities for improvement include replacing the sunshade canopy over the playground to enhance protection from the elements and adding seating for guardians supervising children. Incorporating a sidewalk to the fields from the parking area would improve accessibility, along with shaded bleachers on either side enhancing the spectator experience. Installing a split rail fence around the park perimeter would provide a safeguard against vehicles encroaching too far into the recreational areas. There is a need to improve accessibility in the parking lot, as there are no handicapped parking spaces and no accessible access points. The parking lot is also in need of restriping.

| | |
|------------|--------------------------|
| Location | 6340 La Brea St |
| Type | Neighborhood Park |
| Acreage | 2.79 AC |
| Park Score | 1.9 - Below Expectations |



Pavilion



Playground



Swing Set

Figure 16 | Park Inventory



Basketball Court

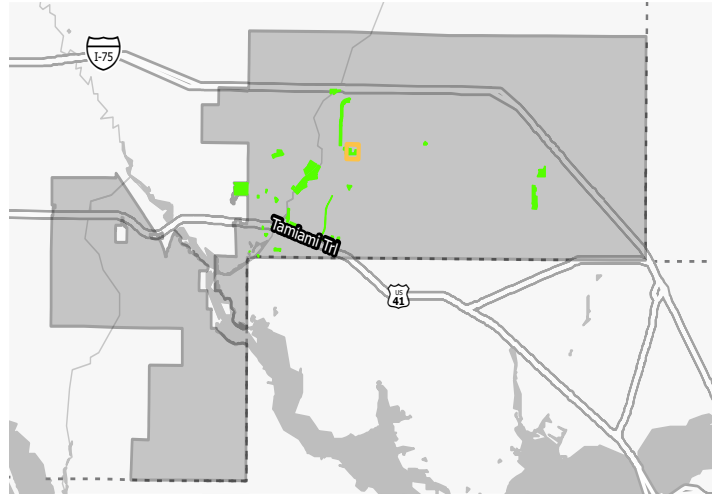


Playground Climbing Wall



Softball Infield

Park Locator Map



Larry Thoennissen Athletic Fields

Larry Thoennissen Athletic Fields are located adjacent to the George Mullen Activity Center, near City Hall. This park offers fields for football and soccer, with bleachers that are in good condition. The main field is located more central to the George Mullen Activity Center and is in good condition. Of the three, two structures are broken and the third has broken shade fabric. There are also storage structures and restrooms on-site.

The second field, the practice field, is in the eastern part of the site and has no signage or defined formal parking. The practice field is also in good condition, and is currently undergoing renovations for the goal posts and a scoreboard has been recently installed. There is opportunity to formalize the parking space for the practice field, as well as seating and shade near the field. There is currently no pedestrian connection between the two fields; the site can benefit from a path or trail connecting the two fields unifying the space.

| | |
|------------|--------------------------|
| Location | 1602 Kramer Way |
| Type | Special Use Facility |
| Acreage | 13.41 AC |
| Park Score | 1.9 - Below Expectations |



Western Multi-Use Field



Bleachers



Bleachers

Figure 17 | Park Inventory



Eastern Multi-Use Field

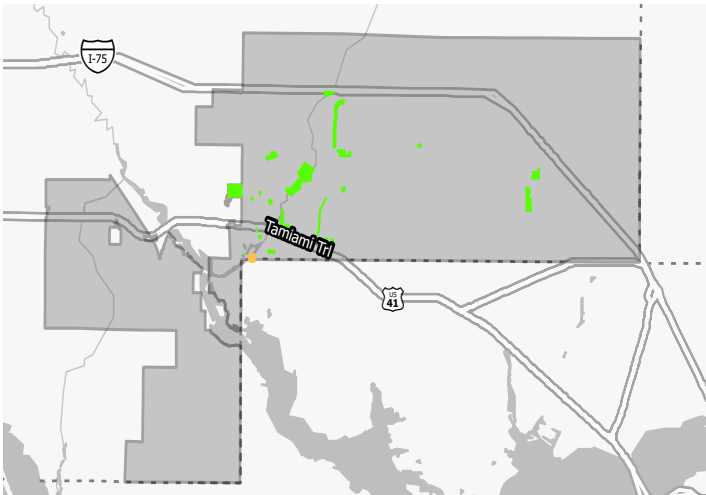


Concession Stand



Concession Stand Seating

Park Locator Map



Marina Park

Located in a residential area and abutting the Myakkahatchee Creek, Marina Park consists of a boardwalk with integrated kayak launches, a boat ramp, restrooms, a pavilion with picnic tables, and on-site parking. The Coast Guard facility sits on the northern portion of the site and consists of a dock and a building. Overall, the site is in good condition, and the boardwalks are in great condition. With the lack of shade within the park, there is an opportunity to integrate additional tree canopy into the site.

| | |
|------------|----------------------------|
| Location | 7030 Chancellor Blvd |
| Type | Special Use Facility |
| Acreage | 1.05 AC |
| Park Score | 2.1 - Exceeds Expectations |



Kayak/Canoe Launch

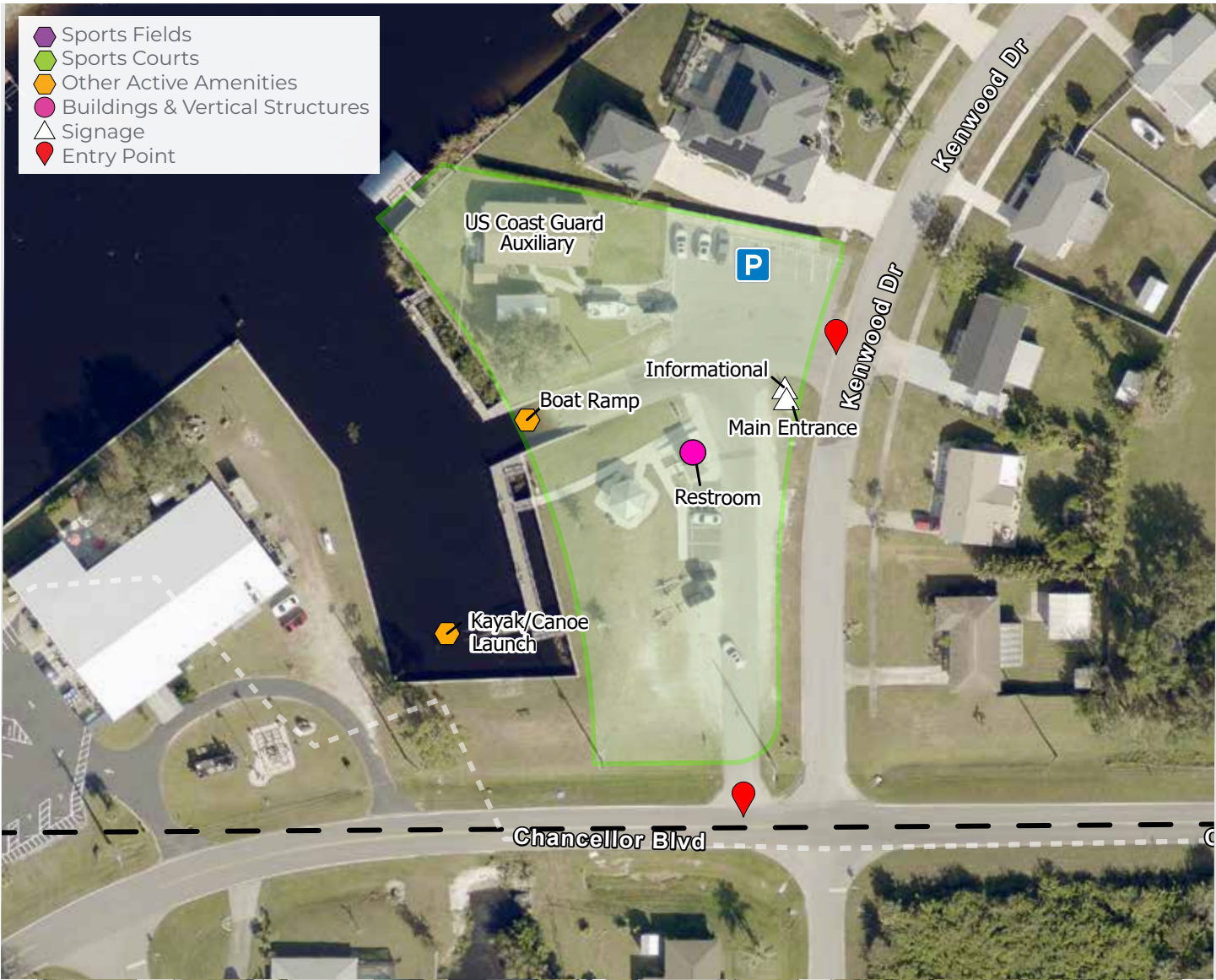


Kayak/Canoe Launch Dock



Kayak/Canoe Launch Dock

Figure 18 | Park Inventory



Restroom Building

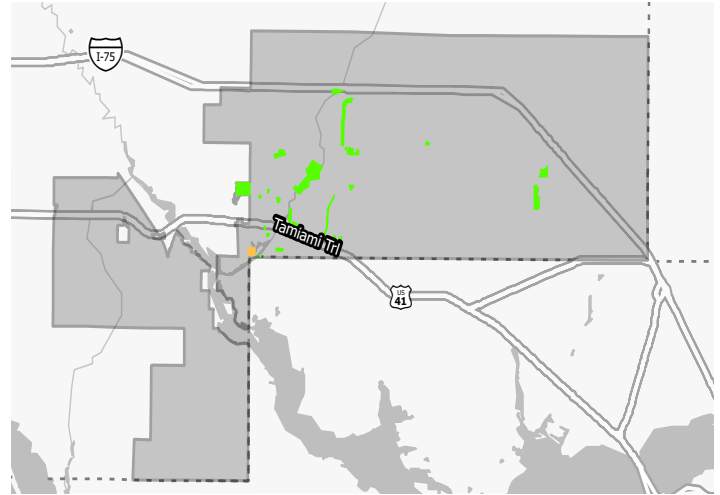


Kayak/Canoe Launch Dock



Kayak/Canoe Launch Dock

Park Locator Map



Marius Park

Marius Park is a neighborhood open space nestled within a residential area, offering a peaceful environment for visitors. The park features a public art installation (carved tree) and naturally shaded benches situated under a magnificent live oak, creating a welcoming and serene atmosphere.

There are opportunities to enhance the park by introducing additional amenities. To improve safety and organization, a split-rail fence or low-level plantings around the perimeter would help prevent vehicles from encroaching into the recreational space while better defining parking areas. Additionally, updating the park sign and complementing it with landscaping would enhance visibility and contribute to the park's overall aesthetic appeal.

| | |
|------------|--------------------------|
| Location | 6890 Marius Rd |
| Type | Neighborhood Park |
| Acreage | 0.48 AC |
| Park Score | 1.7 - Below Expectations |



Entry Sign



One Side of the Carved Tree



The Other Side of the Carved Tree

Figure 19 | Park Inventory



Bench Swing under Tree

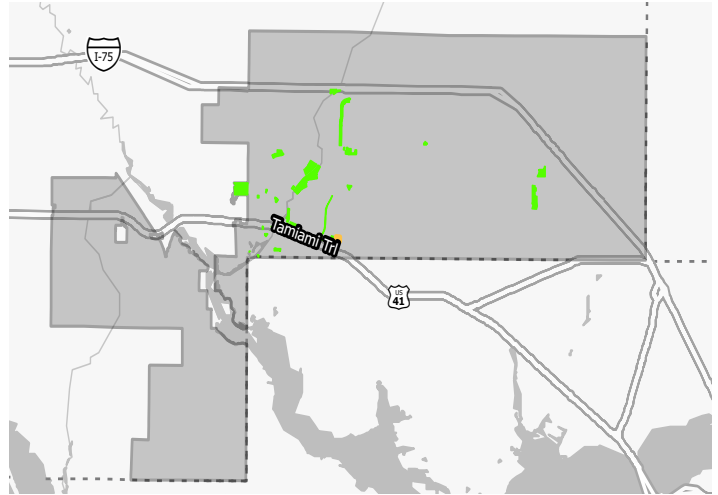


Park Signage



View of the Carved Tree

Park Locator Map



McKibben Park

McKibben Park caters to all ages and offers a variety of amenities, including a racquetball court, basketball court, tennis courts, shuffleboard courts, playground, open play area, and kayak/canoe launches. The sport courts surfacing is in good condition, although the basketball nets and backboards will need replacement soon. The playground, with integrated shade, includes ADA-compliant access points. A nearby pavilion with picnic tables allows parents a clear view of their children in both the sport courts and the playground. The site includes ADA kayak/canoe launches with supporting facilities like a kayak stand and designated parking area for visitors specifically seeking water access. The primary parking lot for the park is in good condition, but will need to be restriped soon.

Throughout the site, swinging benches and picnic tables offer users multiple places to rest, with views of the waterway. However, the park would benefit by integrating more shade for the comfort of its users, especially along sidewalks and the waterfront. There is a horseshoe pit, but no posts.

| | |
|------------|--------------------------|
| Location | 5500 Trekell St. |
| Type | Neighborhood Park |
| Acreage | 3.54 AC |
| Park Score | 2.0 - Meets Expectations |



Kayak/Canoe Launch



Kayak/Canoe Launch



Playground

Figure 20 | Park Inventory



Handball Court

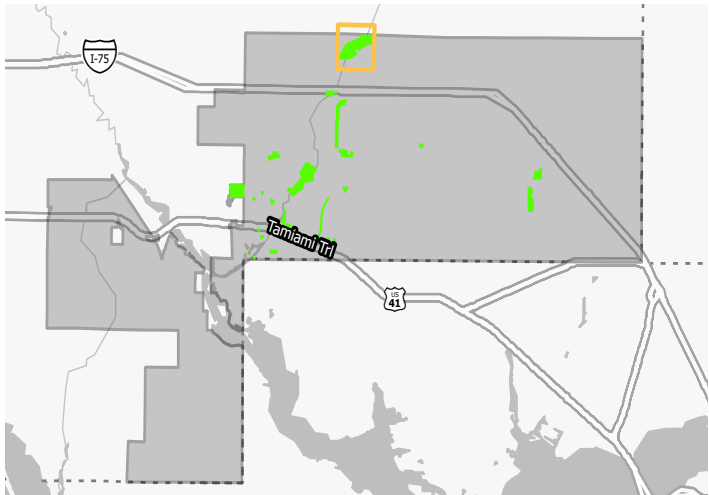


Shuffle Board Court



Tennis Court

Park Locator Map



| | |
|------------|--------------------------|
| Location | 6968 Reisterstown Road |
| Type | Conservation Lands |
| Acreage | 165.57 AC |
| Park Score | 1.8 - Below Expectations |

Myakkahatchee Creek Environmental Park

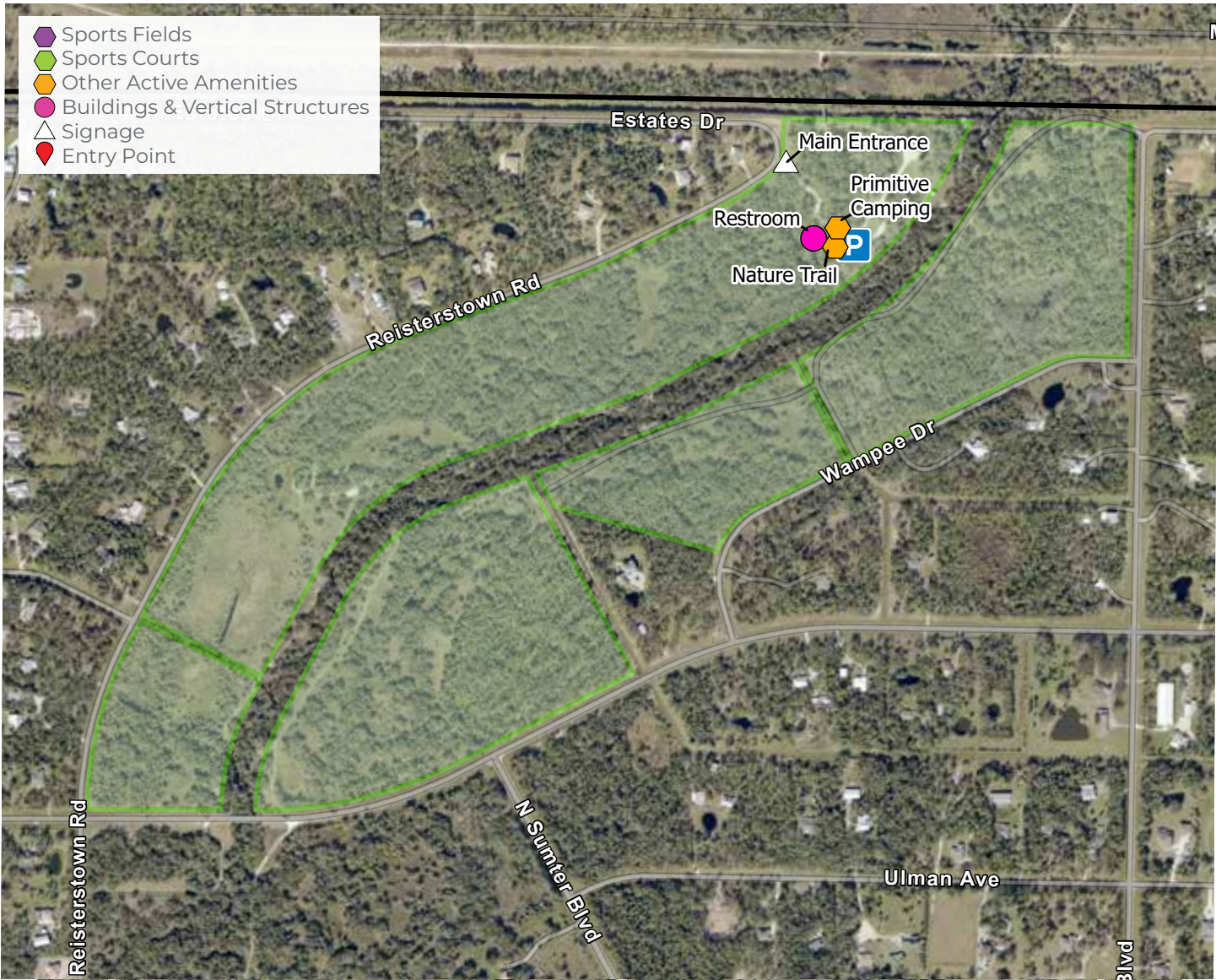
Myakkahatchee Creek Environmental Park is a scenic natural preserve that offers visitors an immersive experience in a tranquil, wildlife-rich setting. The park features ample parking, a detailed trail map at the entrance, and several natural trail routes that wind through its diverse landscape. Along these trails, visitors can observe a variety of wildlife enjoying the undisturbed surroundings. Strategically placed benches provide resting points for hikers, allowing them to pause and take in the beauty of the environment.

The park is well maintained, ensuring a high-quality experience for all visitors. However, there are opportunities to further enhance accessibility and educational engagement. Additional trail maps placed throughout the site would improve navigation, helping visitors explore more confidently. Furthermore, the addition of interpretive signage highlighting the local wildlife and native flora would enrich the visitor experience, providing educational insights into the park’s unique ecosystem.

The Myakkahatchee Creek Greenway Master Plan, formally adopted in 2007, presents a long-term vision for preserving and enhancing the ecological and recreational value of the Myakkahatchee Creek corridor. The plan emphasizes protecting critical habitats, maintaining water quality, minimizing floodplain encroachment, and creating wildlife corridors and passive recreation areas. It is structured in two phases: Phase 1 (Tier I), focused on low-impact activities near the creek such as nature trails, canoe access, and upgrades to existing parks including Myakkahatchee Creek Environmental Park, Oaks Park, and Butler Park, which has been completed. It also proposed two new trailhead parks—Greenwood Park (Dallas White Park) and Pan Am Park (Garden of the Five Senses), which have not been completed. This phase will introduce approximately 15 miles of looped trails and five trailheads to improve access and recreation. Phase 2 (Tier II) expands upland from the creek and includes moderately active recreational features such as bike paths, picnic areas, wildlife viewing platforms, and butterfly gardens. This phase depends on acquiring privately-owned land and incorporates ecological restoration and stormwater mitigation. Overall, the plan balances environmental stewardship with community recreation and positions North Port for potential integration into Florida’s statewide greenways and trails network.

The City has received three Florida Community Trust grants for the land acquisition for the development of the Master Plan.

Figure 21 | Park Inventory



Trail Map

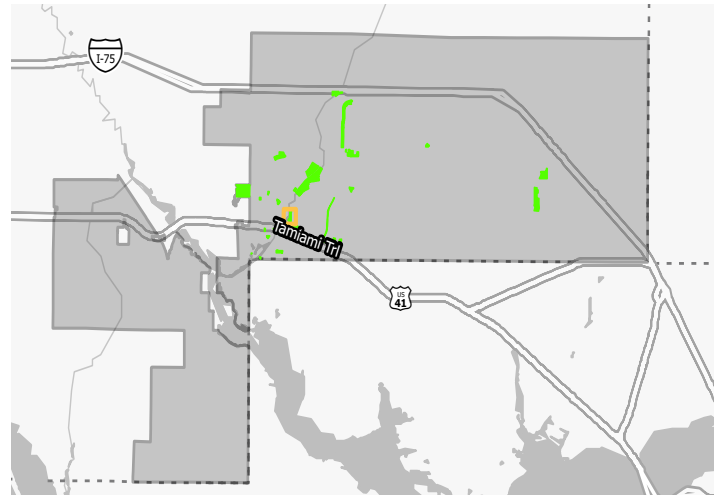


Wayfinding Signage



Trail Bridge

Park Locator Map



Myakkahatchee Creek Greenway Disc Golf Course

The Myakkahatchee Creek Greenway Disc Golf Course, adjacent to North Port Skate Park, offers a nine-hole course, in a well-shaded, natural area. At the entry, there is signage and a map for the course. There is no parking on-site, and there is potential for including signage to direct users to parking.

| | |
|------------|------------------------------|
| Location | Myakkahatchee Creek Greenway |
| Type | Special Use Facility |
| Acreage | 11.91 AC |
| Park Score | 2.0 - Meets Expectations |



Disc Golf Map

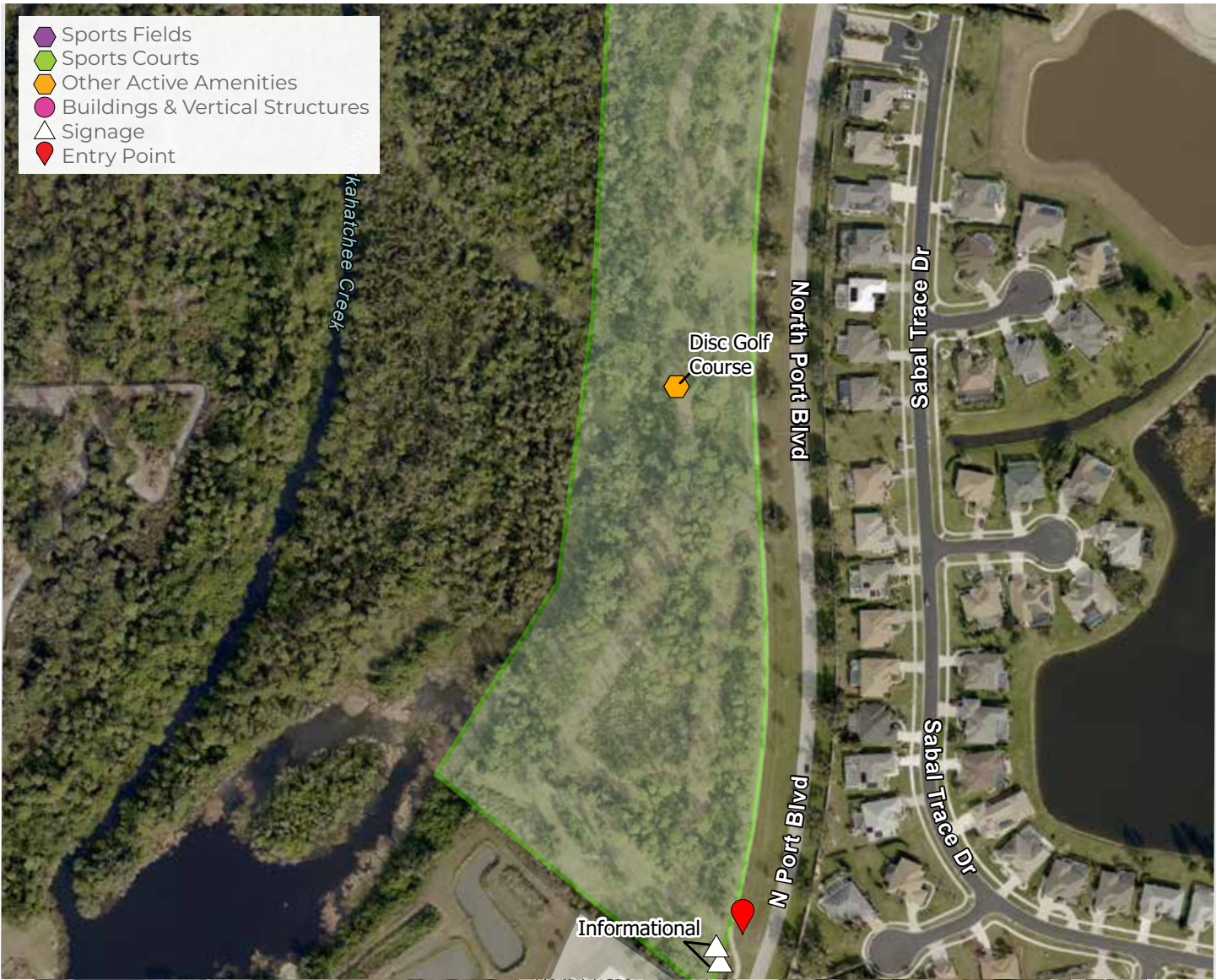


Disc Golf Course



Disc Golf Basket

Figure 22 | Park Inventory



Disc Golf Course

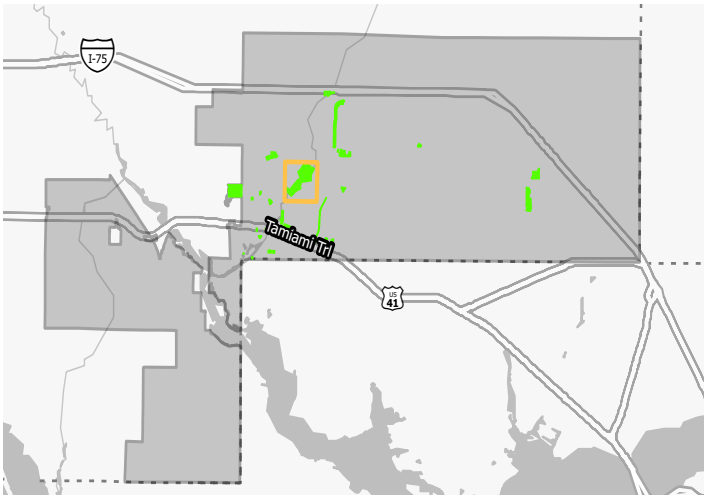


Disc Golf Hole Signage



Disc Golf Signage

Park Locator Map



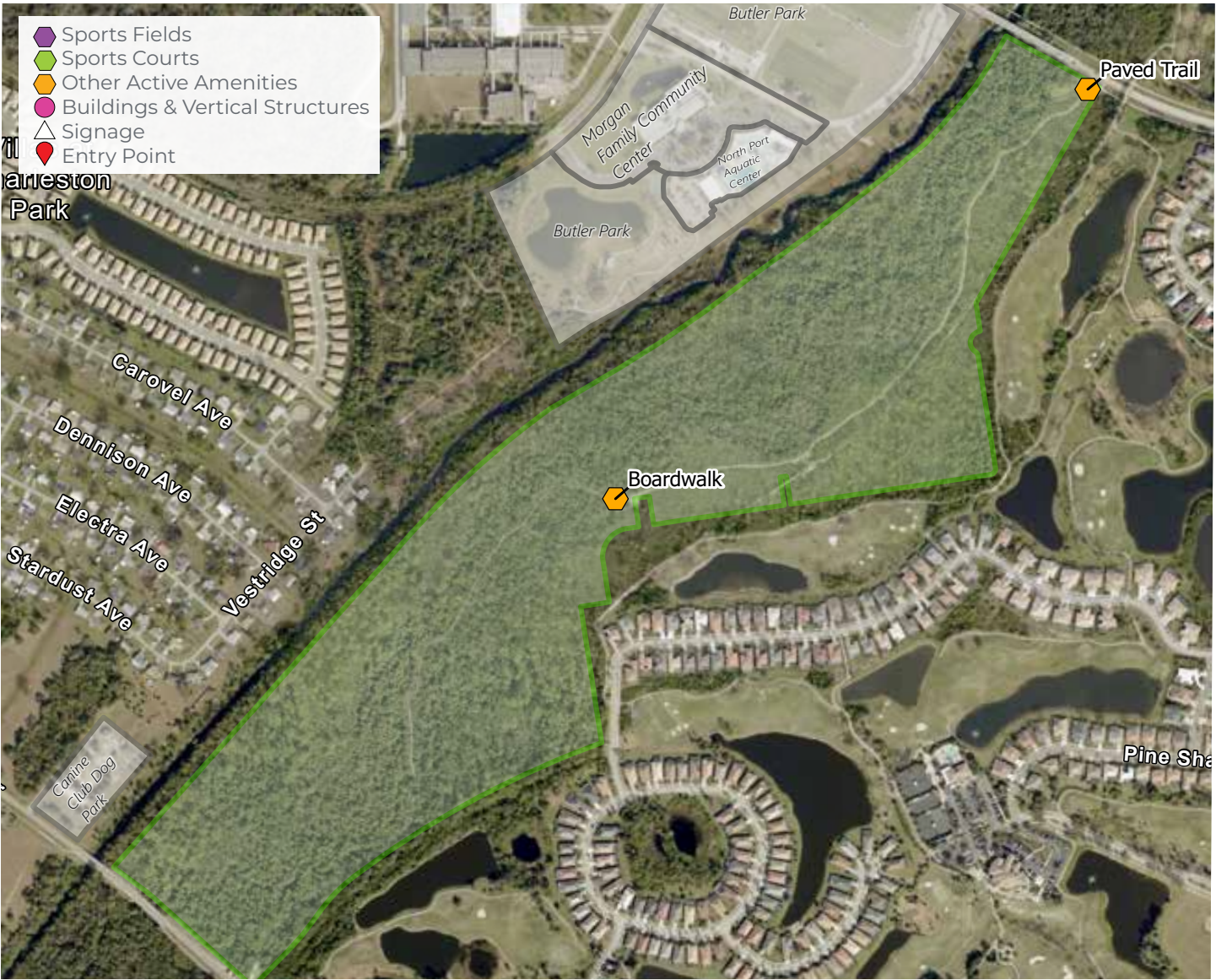
Myakkahatchee Creek Greenway Trail

The Myakkahatchee Creek Greenway Trail is a newly established, 1-mile, passive walking path that offers an accessible route through natural surroundings for visitors of all abilities. Carefully designed to minimize environmental disturbance, the trail preserves native vegetation and provides scenic views of local wildlife and landscapes. In addition to the paved walking path, the site also includes a primitive bike trail.

While the trail represents a valuable addition to the City’s park system, opportunities remain for improvement. The absence of designated parking currently limits access for individuals with disabilities. Establishing formal parking facilities would significantly enhance accessibility. Moreover, expanding the trail network to connect with additional parks would contribute to greater system-wide connectivity. Lastly, installing clear signage identifying the park as a City facility would improve visibility and reinforce its role within the City park system.

| | |
|------------|------------------------------|
| Location | Myakkahatchee Creek Greenway |
| Type | Greenway |
| Acreage | 105.05 AC |
| Park Score | 2.1 - Exceeds Expectations |

Figure 23 | Park Inventory



Trail Boardwalk

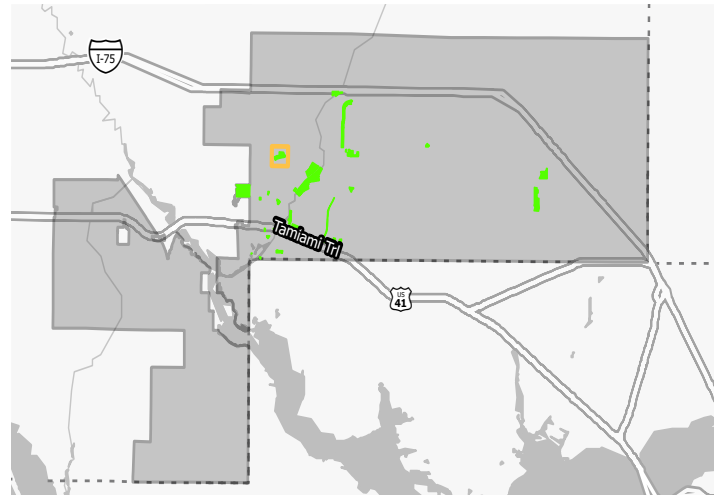


Trail Environment



Paved Trail

Park Locator Map



Narramore Sports Complex

Narramore Sports Complex is a well-maintained recreational facility featuring multiple multi-use fields and a dedicated softball complex. The fields are kept in excellent condition through a regular resodding schedule, with the most recently resodded field currently in outstanding shape. A newly installed shade canopy near the concession stand provides relief for visitors, enhancing comfort during events. Restroom facilities are conveniently located near each sport area, ensuring accessibility for patrons. The softball fields are also in excellent condition, further contributing to the complex's appeal.

Opportunities for enhancement include installing shaded bleachers near the multi-use fields to improve spectator comfort. Increasing tree coverage throughout the facility would provide additional shade, creating a more pleasant environment for athletes and visitors alike. Additionally, the newly installed shade canopy would benefit from added hardscape elements to improve usability and aesthetics. There is also a lack of accessibility to all fields; adding in a connecting sidewalk to seating would allow for everyone to enjoy the facilities. The parking lot would benefit from restriping in the near future to enhance organization and traffic flow. Finally, pedestrian crossing improvements, such as road markings and signage, are needed to ensure safer access for families crossing South Narramore Street to reach the complex.

| | |
|------------|--------------------------|
| Location | 7508 Glenallen Blvd. |
| Type | Special Use Facility |
| Acreage | 23.87 AC |
| Park Score | 1.9 - Below Expectations |



Southern Multi-Use Field

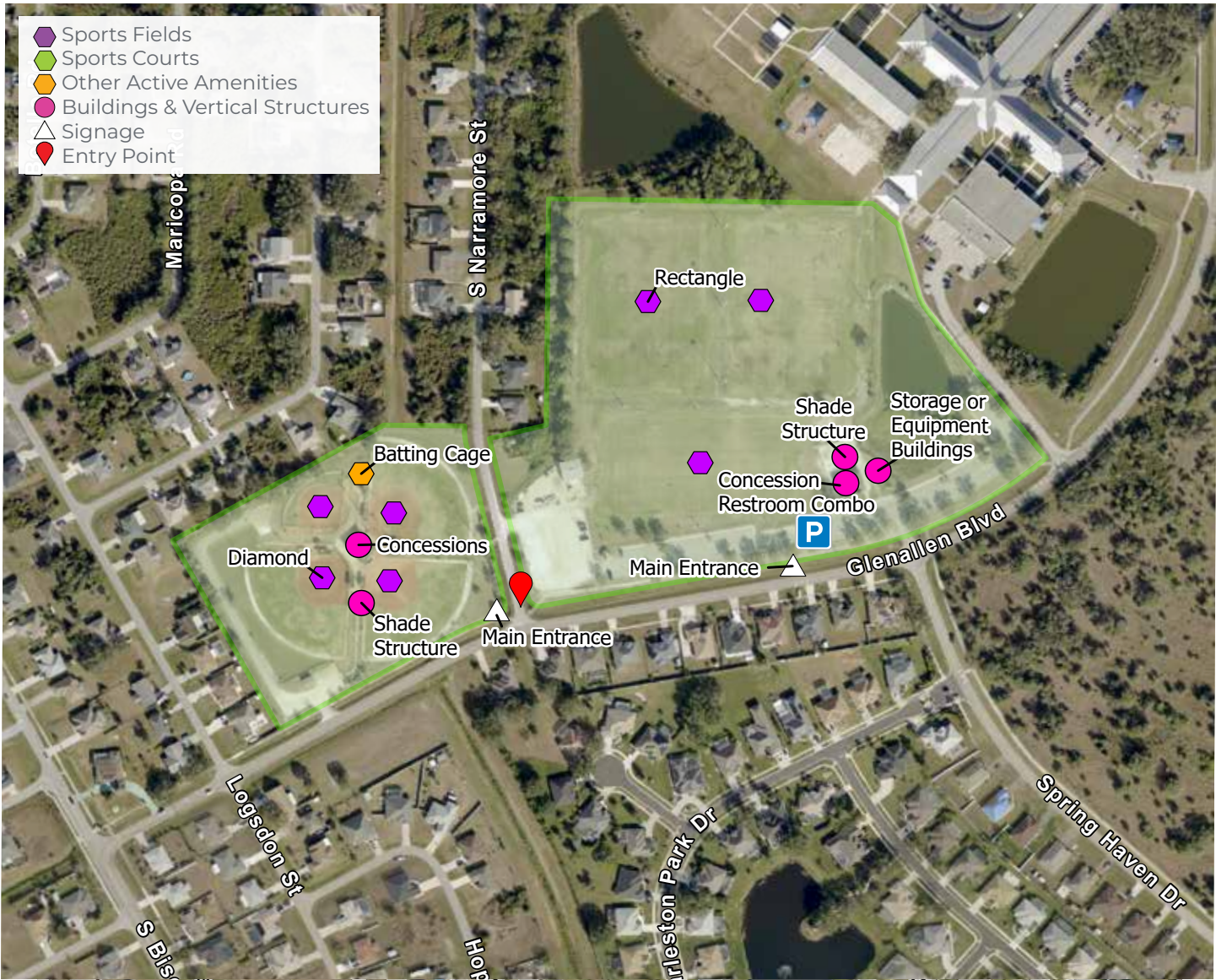


Northeast Multi-Use Field



Concession Stand

Figure 24 | Park Inventory



Concession Stand

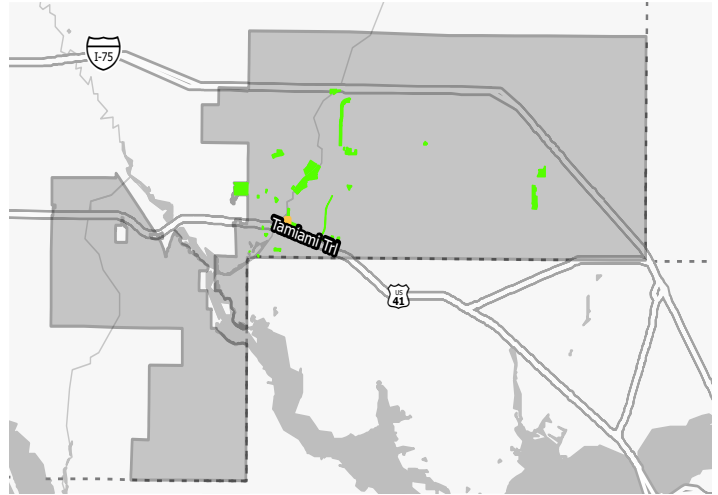


Softball Field



Batting Cages

Park Locator Map



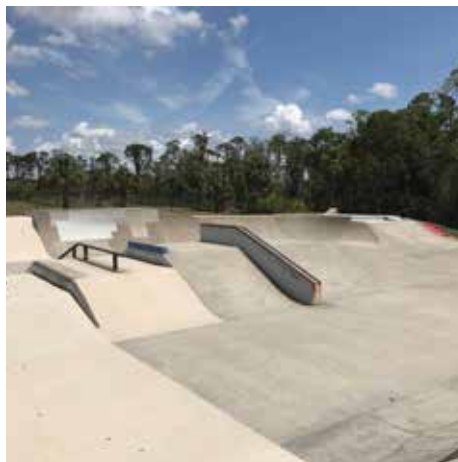
North Port Skate Park

Located in front of Fire Station #82 and adjacent to the Myakkahatchee Creek Disc Golf Course, the North Port Skate Park is a popular spot for local skaters and bikers alike. The site consists of a small-scale bike park with ramps, which are slightly worn out and may need to be replaced in the future. The main attraction, a large-scale skate park, is in good condition, but can be improved with new coping on some of the edges. In addition, more ramps could be added with and without rails. The park gets lots of use from the community and the neighboring cities, due to the variety and scale of skate structures it offers. There is shaded seating overlooking the skate park, but most of the park lacks trees and shade. There is also a concession stand on-site, which is in the need of renovation, as the attached water fountain is functionally obsolete. The user experience could be improved with shade as well as signage directing users where to park, since there is no on-site parking. Additional renovations may be needed to maintain the functionality of the site and may include a new street-style ramp set. An LED conversion for the existing lighting is planned for the future.

| | |
|------------|--------------------------|
| Location | 5651 North Port Blvd |
| Type | Special Use Facility |
| Acreage | 1.48 AC |
| Park Score | 2.0 - Meets Expectations |



A-Frame Ramp

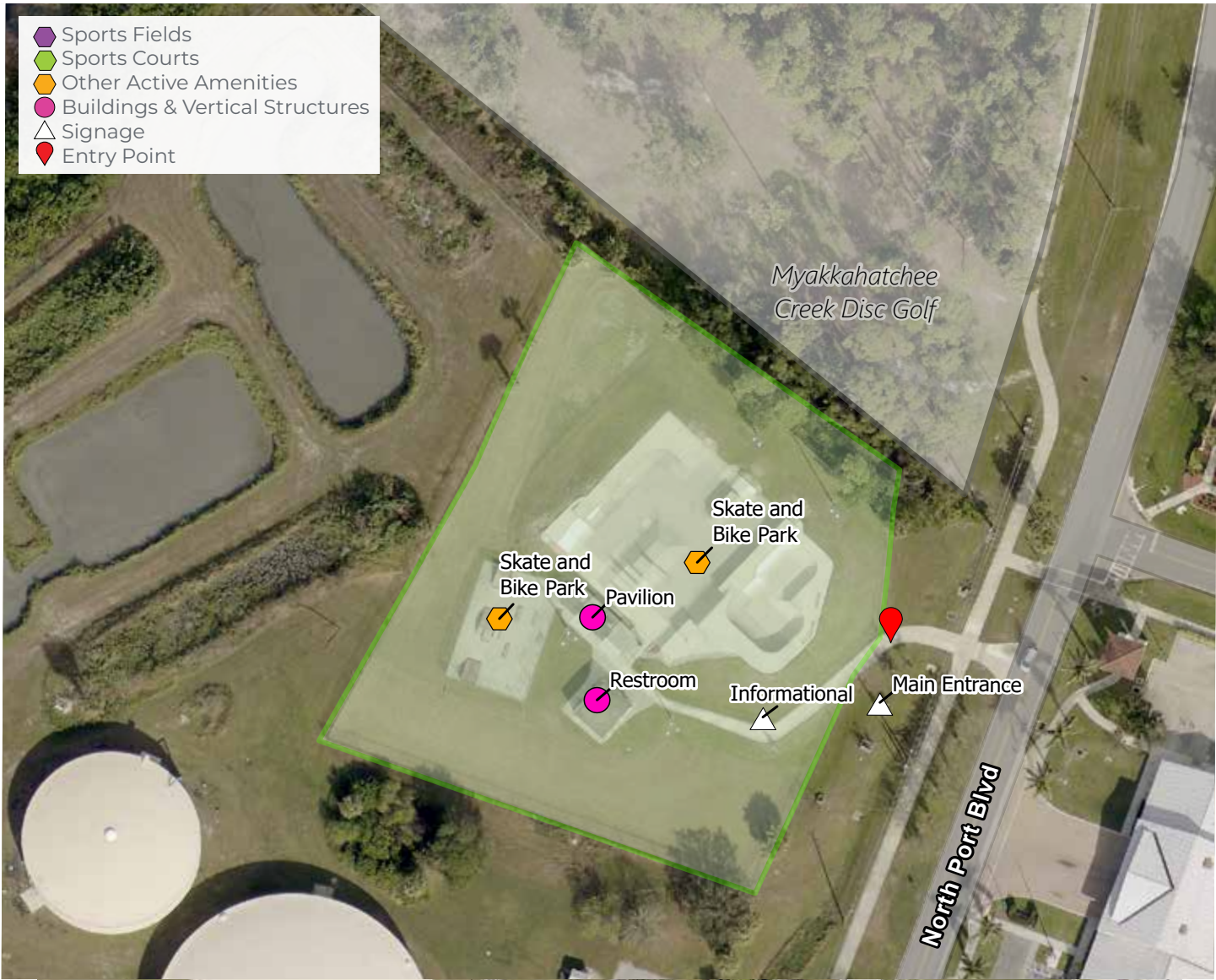


Obstacles



Ledge

Figure 25 | Park Inventory



Bowl

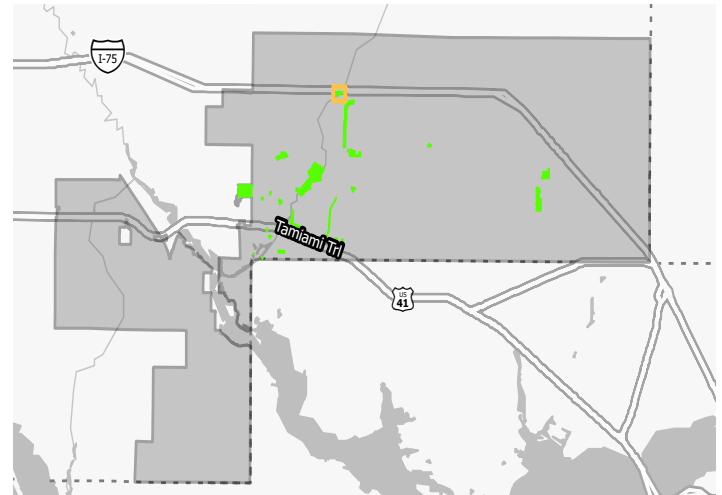


Mini Ramp



Launch Ramp

Park Locator Map



Oaks Park

Oaks Park is a natural preserve situated along the Myakkahatchee Creek, offering visitors a serene environment with scenic trails that weave throughout the landscape. The trail system is suitable for both hiking and mountain biking. At the entrance, a few picnic tables are available, shaded naturally by the surrounding trees, providing a tranquil spot for relaxation and outdoor gatherings.

Enhancements to the park could include the addition of wayfinding signage to improve navigation, ensuring visitors can explore the trails with ease, as well as additional signage about the mountain biking offerings at the trailhead. Incorporating educational signage that highlights the local wildlife and native flora would enrich the experience and foster a deeper appreciation for the park's ecological diversity.

| | |
|------------|--------------------------|
| Location | 5430 Mandrake Terrace |
| Type | Conservation Lands |
| Acreage | 11.75 AC |
| Park Score | 2.0 - Meets Expectations |

Recommended Improvement Samples



Park Wayfinding

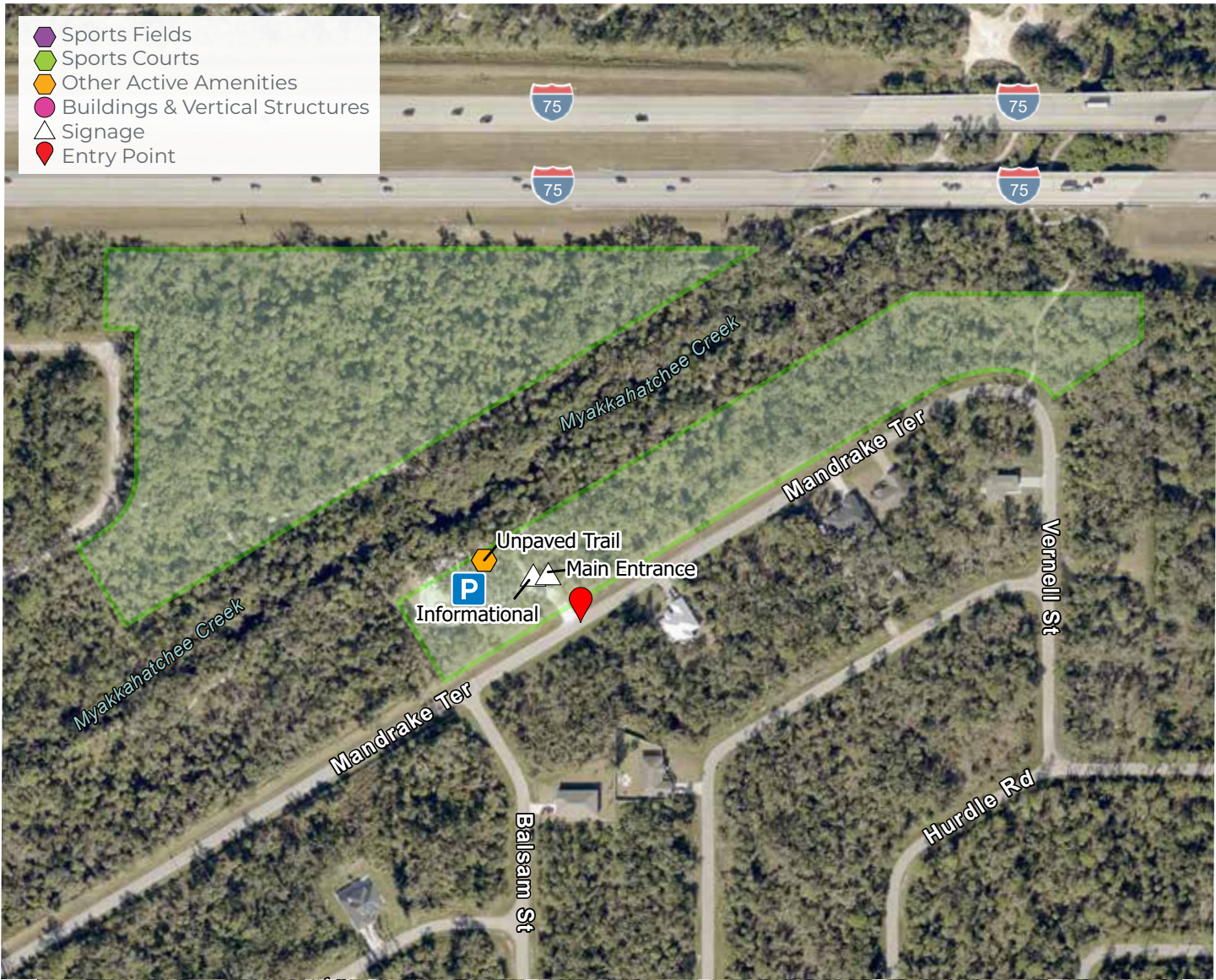


Interpretative Signage



Park Map

Figure 26 | Park Inventory



Parking Lot Area

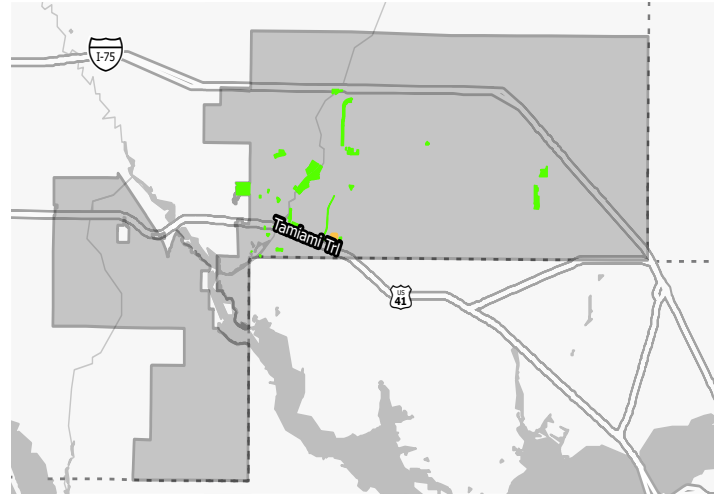


Entrance



Park Sign

Park Locator Map



Pine Park

Fully surrounded by residential homes, Pine Park is a neighborhood park consisting of a sand volleyball court, a small playground, shaded seating, pavilion, and an open play area. The site is a great gathering point for nearby families. There is parking along the one of the two pedestrian accesses into the park. The site has good pedestrian circulation throughout, with a shaded trail connecting all the amenities. The playground is well shaded and in fair condition; however, the equipment seems dated when compared to the other playgrounds within the parks system. A playground replacement is scheduled for early 2026. In addition, the shade structure for the playground will need to be replaced. The pavilion is in good condition, although some soil erosion is present around the concrete slab.

| | |
|------------|--------------------------|
| Location | 4556 McKibben Drive |
| Type | Neighborhood Park |
| Acreage | 2.60 AC |
| Park Score | 2.0 - Meets Expectations |



Playground

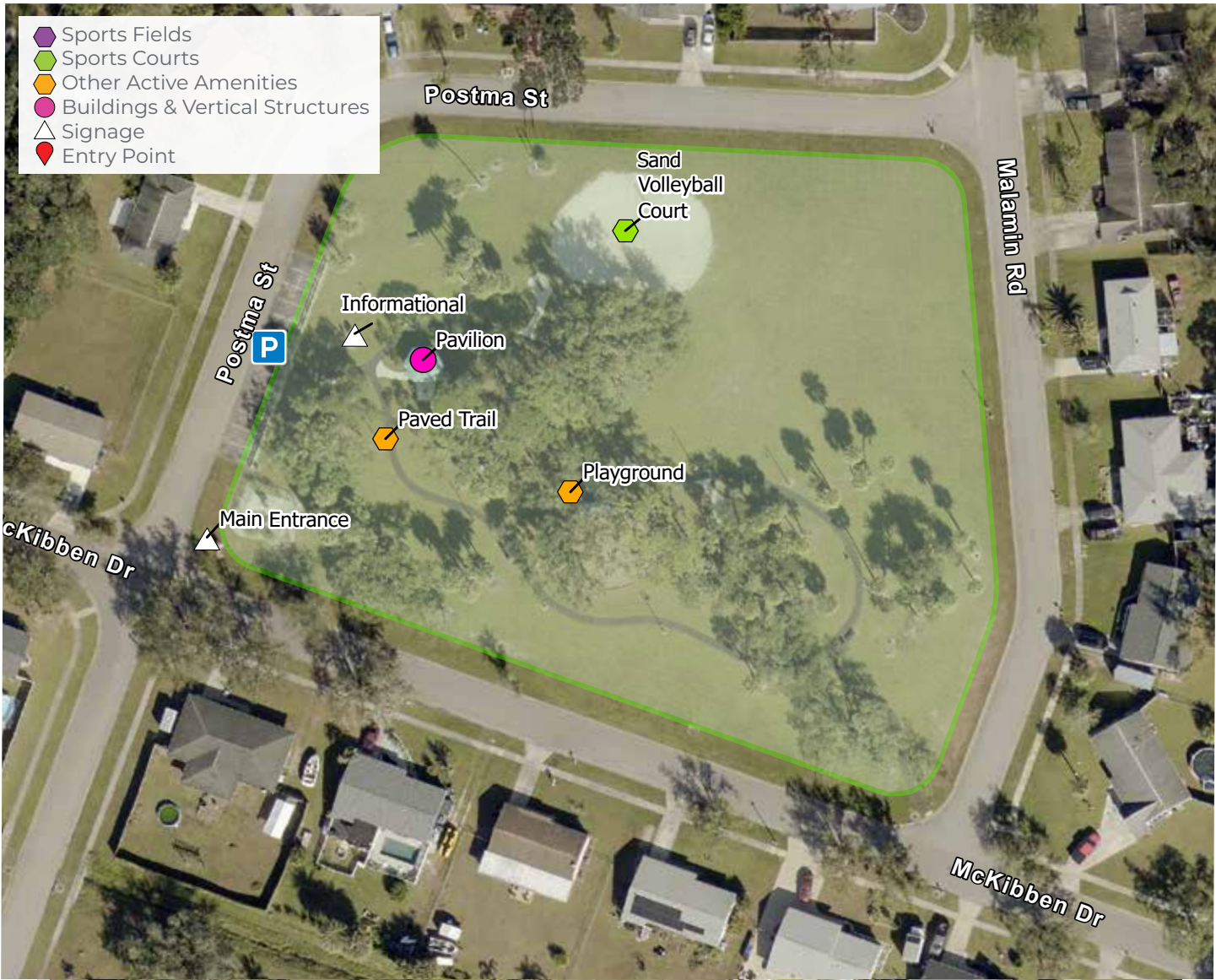


Playground Area



Swings

Figure 27 | Park Inventory



Pavilion

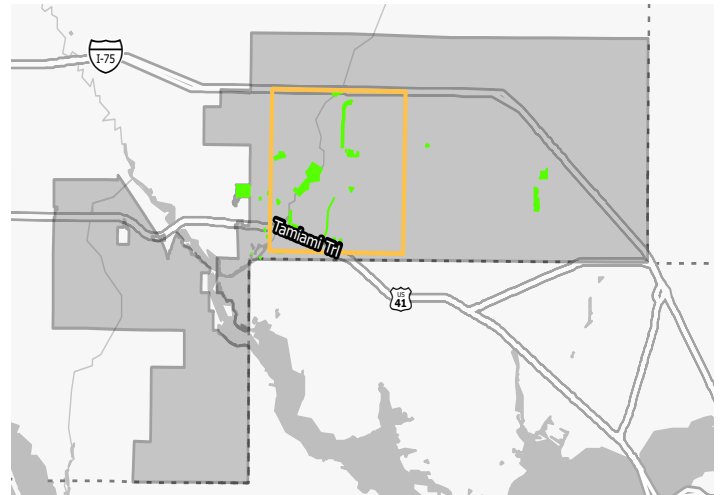


Park Sign



Sand Volleyball Court

Park Locator Map



Sumter Boulevard Linear Park

Sumter Boulevard Linear Park is a picturesque addition to the suburban landscape, offering a wide, winding bicycle and pedestrian paved trail along Sumter Boulevard. The park is thoughtfully designed, featuring several pavilions with benches along the trail, providing users with convenient rest stops. Well-maintained landscaping creates an attractive environment while serving as a buffer from road traffic, enhancing the park's appeal. The trail includes lighting, making it a safe and accessible option for those who wish to walk or cycle—either during the day or in the evening. The park concludes at Cocoplum Waterway, where a scenic bridge and pavilion provide a peaceful retreat for visitors. Some sections of the park benefit from natural shade, further improving comfort for parkgoers.

Opportunities for enhancement include the addition of more shade trees in areas that lack sun protection, improving overall usability. Parking at the trailhead could be reorganized to ensure better safety and functionality to make it easier for visitors to leave their vehicles while enjoying the trail. Consideration should also be given to adding additional trailheads, which would increase accessibility for those who do not live near the park but wish to use its amenities. Lastly, installing signage to highlight the park's identity as part of the North Port Park system would improve visibility and recognition.

Sumter Boulevard Linear Park is maintained by the Public Works Department. However, the park contributes to the parks and recreation opportunities provided by the City and has been included in this review for context.

| | |
|------------|--------------------------|
| Location | Sumter Blvd |
| Type | Greenway |
| Acreage | 56.82 AC |
| Park Score | 2.0 - Meets Expectations |



Trail



Bridge



Pavilion

Figure 28 | Park Inventory



Trail Map

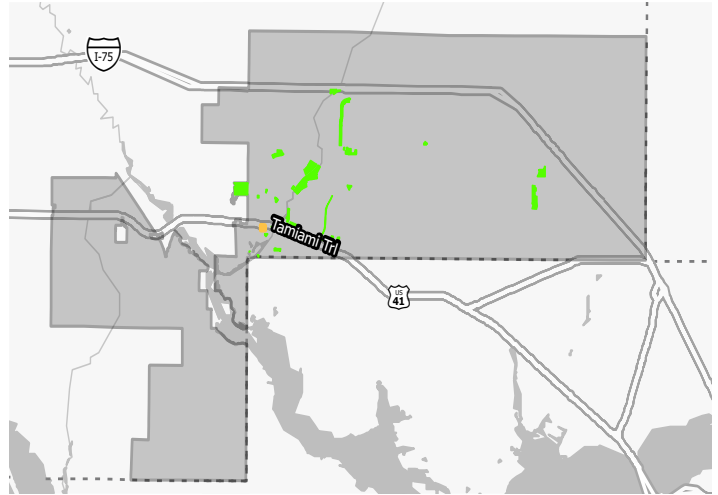


Park Trailhead at Cocoplum



Trail

Park Locator Map



Veterans Park

Veterans Park is a small, yet meaningful space dedicated to honoring veterans in the community. Located adjacent to the public library, the park provides shaded benches where visitors can relax, read, or reflect. The beautifully landscaped areas enhance its tranquil atmosphere, making it a welcoming place for residents and library patrons alike.

Opportunities for improvement include providing additional shaded seating near the monument — allowing visitors a more comfortable space to sit and reflect. Enhancing connectivity to adjacent parking, particularly for ADA accessibility, would ensure greater ease of access for all visitors. Lastly, installing a pedestrian crosswalk for those parking across the road would improve safety and provide a secure route to the park.

| | |
|------------|----------------------------|
| Location | 13750 S Tamiami Trl |
| Type | Special Use Facility |
| Acreage | 1.59 AC |
| Park Score | 2.2 - Exceeds Expectations |



Veterans Memorial

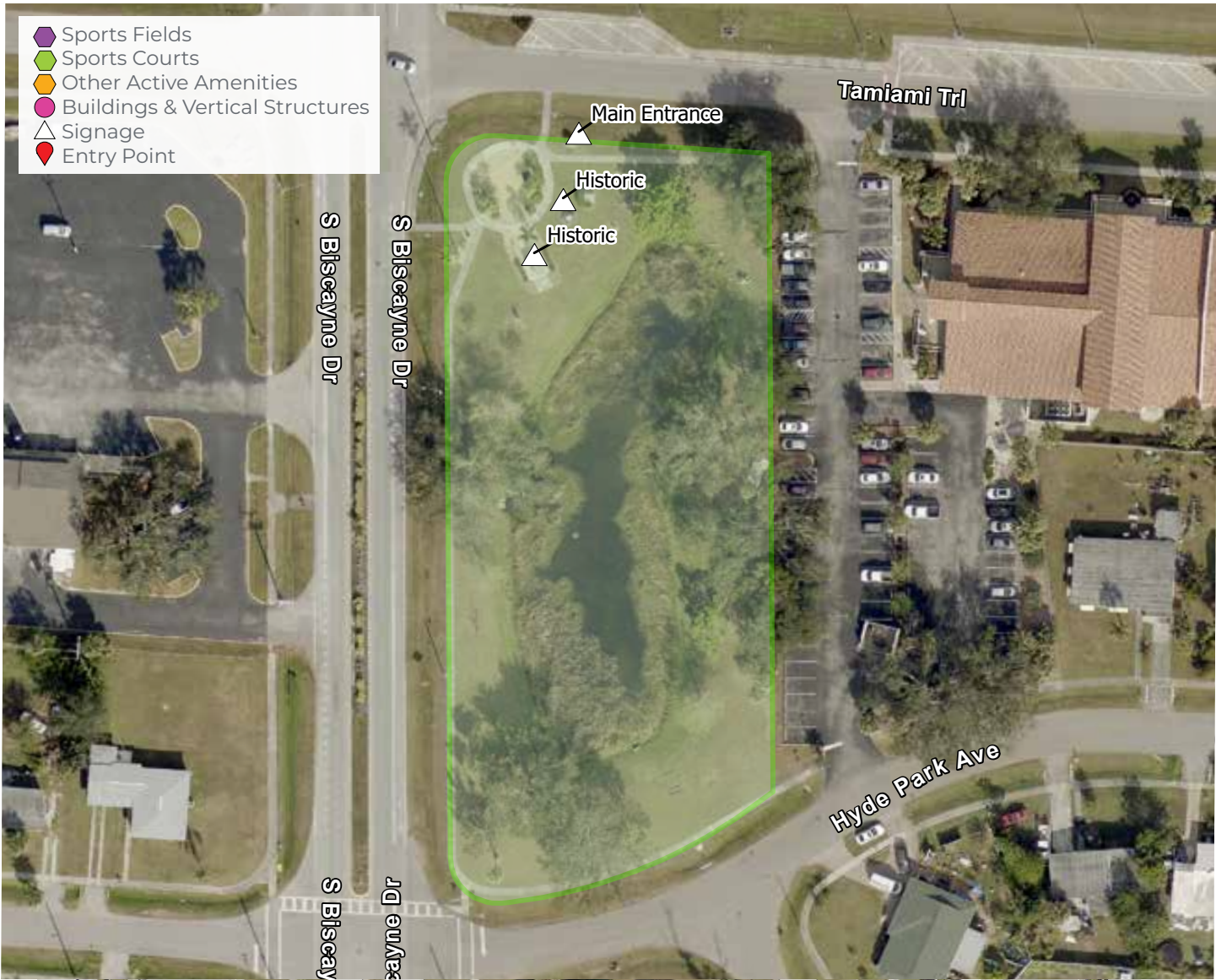


Existing Sidewalks



Connection to Parking Area

Figure 29 | Park Inventory



Veterans Memorial



Statue



Park Sign

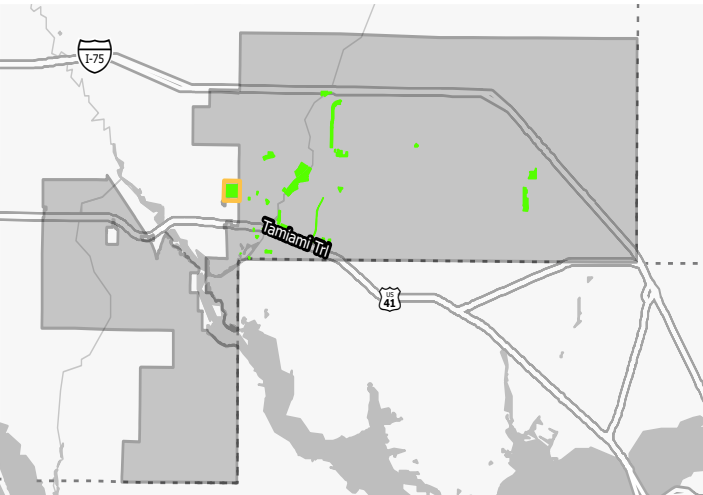
Warm Mineral Springs Park

Warm Mineral Springs Park consists of natural, vegetated area, and features a parking lot, structures, open space, and the warm mineral spring. The park creates a glimpse back into time to Old Florida in the 1950s. Surrounding the mineral spring is open space that slopes downward toward the spring, with ample seating dispersed throughout. There is a lack of connectivity from the entry point of the site to the other side of the springs, as the walkways only lead to the nearest access point to the spring and the nearest lifeguard tower. Seating consists of lounge chairs placed throughout the open lawn. Lounge chairs were often clustered in shaded areas, illustrating the need for additional shade throughout the site. The site also includes several historical buildings.

The incorporation of walkways around the springs will benefit the site by increasing accessibility and improving circulation. To improve user comfort and experience in the site, there is an opportunity to integrate planting beds and overall shaded seating. To account for larger groups of visitors, the site could also incorporate gathering nodes sparsely dispersed in the open space.

Renovations are beginning in the summer of 2026, on the park’s historic buildings to preserve their character as a National Register of Historic Places designation. The Entry/ Admission and Café structures are receiving structural and systems upgrades. These upgrades include new finishes, windows, doors, roofing, and mechanical components. While the Cyclorama is being preserved. A trellis walkway that once connected the buildings is also being reconstructed to reflect its original design. These ongoing improvements support the long-term preservation of the site.

Park Locator Map



| | |
|------------|--------------------------|
| Location | 12200 San Servando Ave |
| Type | Special Use Facility |
| Acreage | 81.57 AC |
| Park Score | 2.0 - Meets Expectations |



Florida Historical Marker

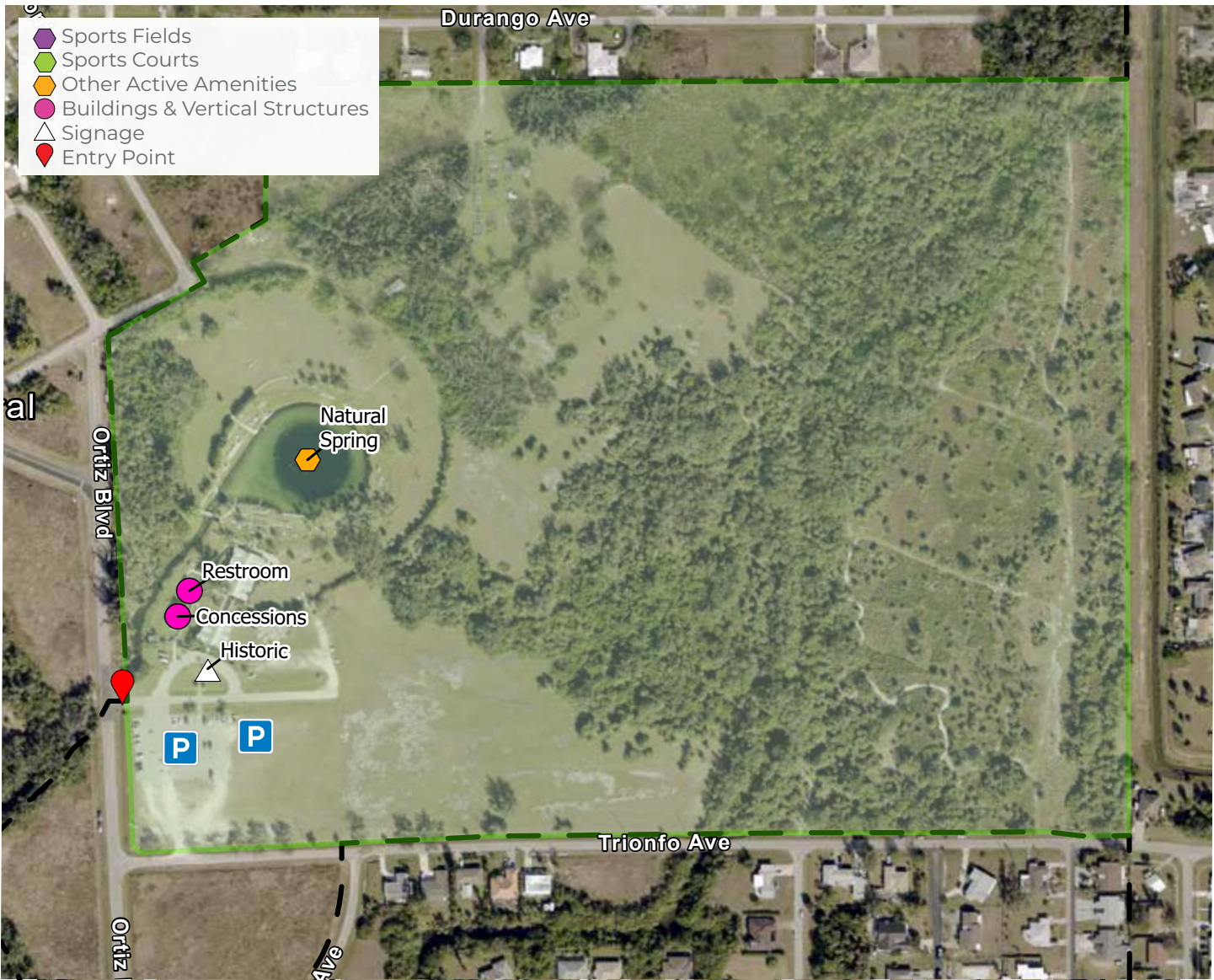


Picnic Table Area



Open Space and Spring

Figure 30 | Park Inventory



Seating Area



Spring Entries



Spring

Vertical Structures Review

As part of a comprehensive park inventory and evaluation, a vertical structure review was conducted for key amenities, including concession stands, restrooms, shade structures, pavilions, and storage facilities. This review focused on the building program, accessibility, building envelope and structural systems, as well as overall building condition. Each structure was carefully analyzed to determine how well it serves its intended function, meets accessibility standards, and holds up in terms of its physical integrity and longevity. Based on these inspections, each facility received an overall building condition score. [The following pages are provided for reference only.](#)

Atwater Community Park

| | |
|----------------------|------------------------|
| Concessions Building | 2 - Meets Expectations |
| Restroom Building | 2 - Meets Expectations |
| Shade Structures | 2 - Meets Expectations |
| Trash Enclosure | 2 - Meets Expectations |

Concessions Building

The exterior envelope shows minor signs of wear, particularly at the roof fascia, but remains in overall good condition. Concrete sidewalks are properly sloped away from the building, helping to prevent water intrusion and maintain site drainage.

The interior of the ground floor is clean and well-maintained and in good condition. The concessions area is in good condition, and overhead rolling doors are operational and well kept. Restroom fixtures and finishes exhibit typical wear, but remain fully functional, visibly maintained, and in good condition. The second floor is in good condition, exhibiting consistent upkeep and adequate natural light throughout.

Overall, the building appears to be well maintained, with no major deficiencies observed in the exterior or interior systems.

Restrooms Building

The exterior envelope is in good condition and shows no signs of physical damage or moisture intrusion, with the exception of graffiti on one overhead rolling window. Concrete sidewalks are properly sloped away from the building to direct water away from the foundation and reduce the risk of water infiltration.

The interior is in good condition, with adequate ventilation provided. Restroom fixtures, including toilets, lavatories, and accessories, exhibit typical wear but remain fully functional and in good condition. Wall and floor finishes show no signs of water damage or deterioration.

Overall, the building is well maintained, with no significant deficiencies observed in the exterior or interior systems.



Fabric Shade Structure

The exterior structural components of the fabric shade structure are in good condition, with some rust and minor wear observed on steel framing elements. The sloping of adjacent concrete sidewalks and pads appears effective, with no evidence of standing water, and all walking surfaces are in good condition.

Overall, the structure appears to be well-maintained, with no significant deficiencies noted.

Shade Structures

The exterior structural components of the shade structures are in good condition, with rust and minor wear visible on exposed framing and connections. Concrete pads and sidewalks surrounding the pavilion are properly sloped, promoting effective drainage, and are free of cracking or ponding.

The structures are considered to be in good overall condition, with no major issues affecting performance or safety.

Trash Enclosure

The trash enclosure is well maintained and functioning as designed.



Blue Ridge Park

Restroom Building 2 - Meets Expectations

The exterior envelope is in good condition. It shows no signs of physical damage or moisture intrusion. Concrete sidewalks are properly sloped away from the building to direct water away from the foundation and minimize the risk of infiltration.

The interior is in good condition, with adequate ventilation provided. Restroom fixtures, including toilets, lavatories, and accessories, exhibit typical wear but remain fully functional and in good condition. Wall and floor finishes show no signs of water damage or deterioration.

Overall, the building is well maintained, with no significant deficiencies observed in the exterior or interior systems.



Butler Park

| | |
|----------------------|------------------------|
| Concessions Building | 1 - Below Expectations |
|----------------------|------------------------|

| | |
|-------------------|------------------------|
| Restroom Building | 2 - Meets Expectations |
|-------------------|------------------------|

| | |
|------------------|------------------------|
| Shade Structures | 2 - Meets Expectations |
|------------------|------------------------|

Concessions and Storage

The building does not have accessible path provided from the parking lot to the main entrance. The building has been converted to a storage building and the accessible standards are not met or maintained.

The exterior envelope is in fair condition. There is structural damage of stepped cracking in multiple locations, not recent paint or maintenance. The roof, fascia and shingles are in good condition, with no visible damage. The sloping of concrete sidewalks and pads appears to be effective, with no evidence of standing water, and surfaces are in fair condition. The building is non-conditioned, but has a wall unit (undetermined if it is in working condition). There is an overhead rolling window in working condition.

The interior is in fair condition, with minor disrepair and localized repairs in motion. Moderate wear visible and no visible water damage.

Overall, the building appears to be reaching the end of its useful life, with obvious deficiencies observed in either the exterior or interior systems. There is noticeable stepped cracking along the north wall and interior repairs are needed.

Restroom Buildings

The exterior envelope is in good condition. It shows no signs of physical damage or moisture intrusion. Concrete sidewalks are properly sloped away from the building to direct water away from the foundation and minimize the risk of infiltration. The interior is in good condition, with adequate ventilation provided. Restroom fixtures, including toilets, lavatories, and accessories, exhibit typical wear but remain fully functional and in acceptable condition. Wall and floor finishes are intact, with no signs of water damage or deterioration. Overall, the building is well maintained, with no significant deficiencies observed in the exterior or interior systems.

Shade Structures

The exterior structural components of the fabric shade structure are in good condition, with some rust and minor wear observed on steel framing elements. The sloping of concrete pad appears effective, with no evidence of standing water, and walking surface are in sound condition. Overall, the structure appears to be well maintained, with no significant deficiencies noted.



Canine Club Dog Park

Restroom Building 2 - Meets Expectations

Shade Structures 2 - Meets Expectations

Restroom Building

The exterior envelope is in good condition. It shows no signs of physical damage or moisture intrusion. Concrete sidewalks are properly sloped away from the building to direct water away from the foundation and minimize the risk of infiltration.

The interior is in good condition, with adequate ventilation. Restroom fixtures and finishes show typical wear, but remain functional and in acceptable condition.

Overall, the building appears to be well maintained, with no significant deficiencies observed in either the exterior or interior systems.

Shade Pavilion

The exterior structural components of the picnic pavilion are in good shape, with minor rust and wear visible on exposed framing and connections. Concrete pads and sidewalks surrounding the pavilion are properly sloped, promoting effective drainage, and are free of cracking or ponding.

The structure is considered to be in good overall condition, with no major issues affecting performance or safety.



Dallas White Park

Concessions/
Storage Building 1 - Below Expectations

Restroom Building 2 - Meets Expectations

Shade Structures 2 - Meets Expectations

Concessions Building

The building does not have an accessible path from the parking lot to the main entrance. The building has been converted into a storage building, and the accessible standards are not met or maintained.

The exterior envelope is in poor condition. There is structural damage of stepped cracking in multiple locations, no recent paint or maintenance. Exterior door is rusted and worn. The sloping of concrete drive appears to be effective, with no evidence of standing water, and surfaces are in fair condition. The building is non-conditioned, but has a wall unit (undetermined if it is in working condition).

Overall, the building appears to be reaching the end of its useful life, with minor deficiencies observed in either the



exterior or interior systems. There is noticeable stepped cracking along the north wall and interior repairs needed.

Restroom Building

The exterior envelope is in good condition. It shows no signs of physical damage or moisture intrusion. Concrete sidewalks are properly sloped away from the building to direct water away from the foundation and minimize the risk of infiltration.

The interior is in good condition, with adequate ventilation provided. Restroom fixtures, including toilets, lavatories, and accessories, exhibit typical wear, but remain fully functional and in acceptable condition. Wall and floor finishes are intact, with no signs of water damage or deterioration.

Overall, the building is well maintained, with no significant deficiencies observed in the exterior or interior systems.

ADA improvements to this structure are planned to be included as part of the field conversion.

Shade Structures

The exterior structural components of the shade structures are in good shape, with minor abrasions and there is typical wear visible on exposed framing. Concrete pads and sidewalks surrounding the pavilions are properly sloped, promoting effective drainage, and are free of cracking or ponding.

The structures are considered to be in good overall condition, with no major issues affecting performance or safety.

The shade structure at the softball field will be removed as part of the field conversion.



LaBrea Park

Shade Structures 2 - Meets Expectations

Shade Structure

The exterior structural components of the picnic pavilion are in good shape. Concrete pads and sidewalks surrounding the pavilion are properly sloped, promoting effective drainage, and are free of cracking or ponding. The structure is considered to be in good overall condition, with no major issues affecting performance or safety.



Garden of the Five Senses

| | |
|-------------------|------------------------|
| Restroom Building | 2 - Meets Expectations |
|-------------------|------------------------|

| | |
|-----------------|------------------------|
| Shade Structure | 2 - Meets Expectations |
|-----------------|------------------------|

Restroom Building

The exterior envelope is in good condition. It shows no signs of physical damage or moisture intrusion. Concrete sidewalks are properly sloped away from the building to direct water away from the foundation and minimize the risk of infiltration.

The interior is in good condition, with adequate ventilation provided. Restroom fixtures, including toilets, lavatories, and accessories, exhibit typical wear but remain fully functional and in acceptable condition. Wall and floor finishes are intact, with no signs of water damage or deterioration.

Overall, the building is well maintained, with no significant deficiencies observed in the exterior or interior systems.

Shade Structures

The exterior structural components of the shade structures are in great condition. Concrete pads and sidewalks surrounding the structures are properly sloped, promoting effective drainage, and are free of cracking or ponding. The structures are considered to be in good overall condition, with no major issues affecting performance or safety.



Highland Ridge Park

| | |
|------------------|------------------------|
| Storage Building | 2 - Meets Expectations |
|------------------|------------------------|

| | |
|------------------|------------------------|
| Utility Building | 2 - Meets Expectations |
|------------------|------------------------|

| | |
|-------------------|------------------------|
| Restroom Building | 2 - Meets Expectations |
|-------------------|------------------------|

| | |
|------------------|------------------------|
| Shade Structures | 2 - Meets Expectations |
|------------------|------------------------|

Storage Building

The exterior envelope is in good condition. It shows no signs of physical damage or moisture intrusion. Concrete sidewalks are properly sloped away from the building to direct water away from the foundation and minimize the risk of infiltration.

Overall, the building appears to be well maintained, with no significant deficiencies observed in either the exterior or interior systems.



Utility Building

The exterior envelope is in great condition. It shows no signs of physical damage or moisture intrusion. Concrete sidewalks are properly sloped away from the building to direct water away from the foundation and minimize the risk of infiltration.

Overall, the building appears to be well maintained, with no significant deficiencies observed on the exterior.

Restroom Building

The exterior envelope is in good condition. It shows no signs of physical damage or moisture intrusion. Concrete sidewalks are properly sloped away from the building to direct water away from the foundation and minimize the risk of infiltration.

The interior is in good condition, with adequate ventilation provided. Restroom fixtures, including toilets, lavatories, and accessories, exhibit typical wear but remain fully functional and in acceptable condition. Wall and floor finishes are intact, with no signs of water damage or deterioration.

Overall, the building is well maintained, with no significant deficiencies observed in the exterior or interior systems.

Shade Structure

The exterior structural components of the picnic pavilion is in good shape, with minor rust and wear visible on exposed framing and connections. Concrete pads and sidewalks surrounding the pavilion are properly sloped, promoting effective drainage, and are free of cracking or ponding. The structure is considered to be in good overall condition, with no major issues affecting performance or safety.



Hope Park

Shade Structures 2 - Meets Expectations

Shade Structure

The exterior structural components of the picnic pavilion is in good shape. Concrete pads and sidewalks surrounding the pavilion are properly sloped, promoting effective drainage, and are free of cracking or ponding.

The structure is considered to be in good overall condition, with no major issues affecting performance or safety.



Kirk Park

Shade Structures 2 - Meets Expectations

Shade Structure

The exterior structural components of the picnic pavilion are in good shape. Concrete pads and sidewalks surrounding the pavilion are properly sloped, promoting effective drainage, and are free of cracking or ponding. The structure is considered to be in good overall condition, with no major issues affecting performance or safety.



Larry Thoennissen Athletic Fields

Concessions/
Restrooms 1 - Below Expectations

Concessions and Restrooms

The concession building does not include designated ADA parking spaces in the parking lot located within an acceptable distance from the main entrance. Each exterior door is connected by a continuous, unobstructed sidewalk.

The interior complies with ADA standards. Door widths meet minimum clearance requirements, and circulation paths are wide and free of obstructions. Restrooms include grab bars, accessible stalls, and compliant fixtures and accessories, including proper sink height and clear floor space. Signage is not up to Florida ADA-accessibility standards. Flooring surfaces are smooth, non-slip, and free from abrupt level changes. Common areas provide adequate space for full mobility, with the exception of the concessions area, which has an approximately 2-inch threshold.

The exterior envelope is in poor condition. The exterior envelope shows major signs of damage at the roof fascia. There is structural damage to the exterior CMU partial wall in the rear, as well as damage to the concrete slab. Concrete sidewalks are properly sloped away from the building to direct water away from the foundation and minimize the risk of infiltration. The sloping of concrete sidewalks and pads appears to be effective, with no evidence of standing water, and surfaces are in good condition with the exception of the back patio.

The interior is in fair condition, with inadequate ventilation. Restroom fixtures and finishes show moderate wear and/or cosmetic damage, but remain functional and in acceptable condition.

Overall, the building appears to be approaching the end of its useful life, with significant deterioration, damage, and/or material failure of the exterior or interior systems.



Marina Park

Restroom Building 3 - Exceeds Expectations

Shade Structure 3 - Exceeds Expectations

Restroom Building

The exterior envelope is in great condition. Shows no signs of physical damage or moisture intrusion. Concrete sidewalks are properly sloped away from the building to direct water away from the foundation and minimize the risk of infiltration.

The interior is in great condition, with adequate ventilation provided. Restroom fixtures, including toilets, lavatories, and accessories, exhibit no wear and are fully functional and in acceptable condition. Wall and floor finishes are intact, with no signs of water damage or deterioration.

Overall, the building is very well maintained, with no significant deficiencies observed in the exterior or interior systems.

Shade Structure

The exterior structural components of the picnic pavilion are in great shape, with no visible wear or damage on the exposed framing and connections. Concrete pads and sidewalks surrounding the pavilion are properly sloped, promoting effective drainage, and are free of cracking or ponding.

The structure is in great overall condition, with no major issues affecting performance or safety.

There is yellow striping to indicate edges of concrete.

Overall, the building appears to be well maintained, with no significant deficiencies observed.



McKibben Park

Restroom Building 2 - Meets Expectations

Shade Structure 2 - Meets Expectations

Restroom Building

The exterior envelope is in good condition. It shows no signs of physical damage or moisture intrusion. Concrete sidewalks are properly sloped away from the building to direct water away from the foundation and minimize the risk of infiltration.

The interior is in good condition, with adequate ventilation provided. Restroom fixtures, including toilets, lavatories, and accessories, exhibit typical wear but remain fully functional and in acceptable condition. Wall and floor finishes are intact, with no signs of water damage or deterioration.

Overall, the building is well maintained, with no significant deficiencies observed in the exterior or interior systems.

Shade Structure

The exterior structural components of the picnic pavilion are in good shape. Concrete pads and sidewalks surrounding the pavilion are properly sloped, promoting effective drainage, and are free of cracking or ponding. The structure is considered to be in good overall condition, with no major issues affecting performance or safety.



Myakkahatchee Creek Environmental Park

Shade Structures 2 - Meets Expectations

Shade Structure

The exterior structural components of the picnic pavilion are in good shape. Concrete pads and sidewalks surrounding the pavilion are properly sloped, promoting effective drainage, and are free of cracking or ponding. The structure is considered to be in good overall condition, with no major issues affecting performance or safety.



Narramore Sports Complex

| | |
|---------------------------------------|------------------------|
| Concessions/ Restroom Buildings | 2 - Meets Expectations |
| Shade Structure | 2 - Meets Expectations |

Concessions and Restroom Buildings

The exterior envelope of both buildings are in good condition. They show no signs of physical damage or moisture intrusion, with the exception of minor signs of damage at the roof soffit. Concrete sidewalks are properly sloped away from the building to direct water away from the foundation and minimize the risk of infiltration. The grading of concrete sidewalks and pads appears to be effective, with no evidence of standing water, and surfaces are in good condition.

The interior of both is in good condition, with adequate ventilation. Restroom fixtures and finishes show typical wear, but remain functional and in acceptable condition.

Overall, the buildings appear to be maintained, with no significant deficiencies observed in either the exterior or interior systems. However, a decent amount of wear and tear is visible.

Shade Structure

The exterior structural components of the fabric shade structure are in good condition, with minor wear observed on steel framing elements.

Overall, the structure appears to be maintained, with no significant deficiencies noted.



North Port Skate Park

| | |
|-----------------------------------|------------------------|
| Concessions/ Restroom Building | 2 - Meets Expectations |
|-----------------------------------|------------------------|

| | |
|-----------------|------------------------|
| Shade Structure | 2 - Meets Expectations |
|-----------------|------------------------|

Concessions and Restroom Building

The exterior envelope is in fair shape, and shows signs of moderate wear and cosmetic damage visible. Still functioning as intended. Concrete sidewalks are properly sloped away from the building to direct water away from the foundation and minimize the risk of infiltration.

The interior is in good condition, with adequate ventilation provided. Restroom fixtures, including toilets, lavatories, and accessories, exhibit no wear and are fully functional and in acceptable condition. Wall and floor finishes are intact, with no signs of water damage or deterioration.

Overall, the building appears to be maintained, with no significant deficiencies observed in either the exterior or interior systems.

Shade Structure

The exterior structural components of the picnic pavilion are in good condition. Concrete pads and sidewalks surrounding the pavilion are properly sloped, promoting effective drainage, and are free of cracking or ponding. The structure is considered to be in good overall condition, with no major issues affecting performance or safety.



Pine Park

| | |
|------------------|------------------------|
| Shade Structures | 2 - Meets Expectations |
|------------------|------------------------|

Shade Structure

The exterior structural components of the picnic pavilion is in good shape, with minor abrasions, and there is typical wear visible on exposed framing. Concrete pads and sidewalks surrounding the pavilion are properly sloped, promoting effective drainage, and are free of cracking or ponding. There is spray paint on the concrete slab. The structure is considered to be in good overall condition, with no major issues affecting performance or safety.



Facilities Inventory

George Mullen Activity Center

The George Mullen Activity Center, opened in 1998 and is a single-story community facility located in central North Port. The facility includes a 6,000-square-foot gymnasium with multi-purpose flooring and a stage, meeting rooms, and a warming kitchen. Outside, visitors can enjoy a playground located at the front of the building, while the Larry Thoennissen Athletic Fields are conveniently situated just behind the center.

| | |
|----------------|--|
| Location | 1602 Kramer Way, North Port, FL 34286 |
| Square Footage | 14,500 sq. ft. |



Building Envelope & Structural Systems

The building is constructed with 8-inch concrete masonry unit (CMU) block and supported on a concrete slab on a spread foundation. The exterior walls are finished in painted stucco and aluminum siding. The roof consists of a standing seam metal system installed over a corrugated metal deck supported by steel roof trusses. The building is conditioned by a combination of rooftop split system and grade-level split system with air handlers. There are two metal overhead rolling doors.

Building Program

The community center includes a 6,000-square-foot gymnasium with a basketball court, retractable spectator stands, and a full stage. Locker rooms are provided, complete with toilets, lockers, and showers. There are three 700-square-foot meeting rooms, each divided by an operable partition. A 3,150-square-foot multi-purpose room includes a warming kitchen. Restrooms are centrally located and include separate men's and women's facilities, as well as a single-occupant/family restroom. The building also contains administrative offices.



Figure 31 | South Elevation

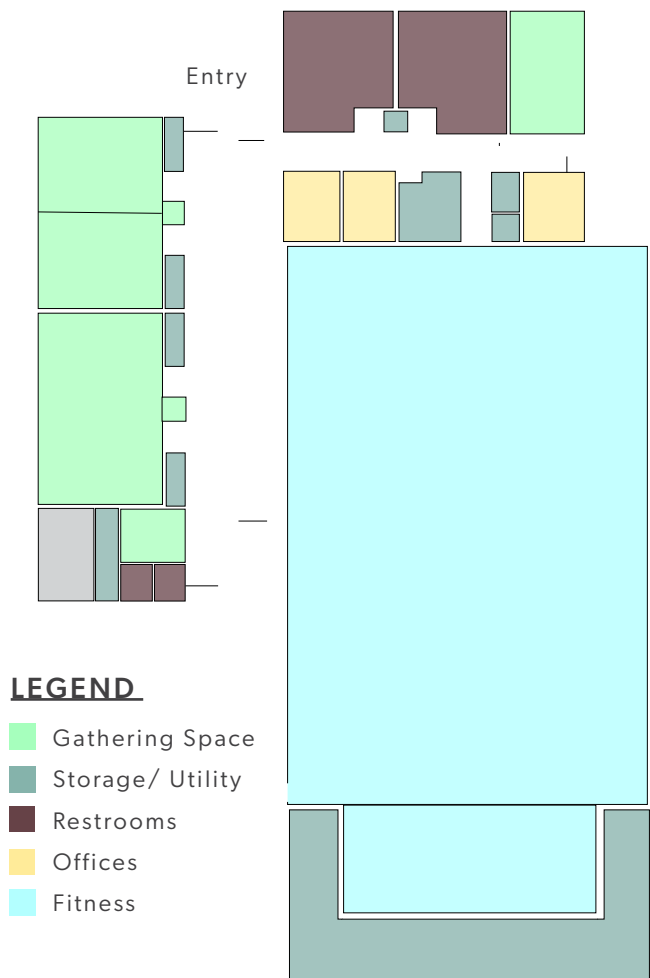


Figure 32 | Community Center Floor Plan



Counter with Exposed Pipes



Gymnasium Exposed Structural and HVAC System



Air Handling Unit and Power Supply

Accessibility

The Community Center is provided with designated accessible parking spaces in the western parking lots. Parking spaces are located close to the entrance, as required by code. An accessible path is provided from the parking lot to the main entrance. The main entrance is equipped with a level landing, which is required by the accessibility code, allowing for proper wheelchair maneuvering and simultaneous door operation.

The building’s interior meets Florida accessibility requirements. Door widths meet minimum clearance requirements, and circulation paths are wide and unobstructed. Restrooms meet accessibility requirements, featuring grab bars and accessible stalls, fixtures and accessories. Accessible stalls, fixtures, accessories, and sinks all meet the current mounting heights and clear floor space requirements. Accessibility signage is provided throughout, and is compliant. Floor surfaces are smooth and non-slip, with no abrupt changes in level. Common areas are open and allow for full mobility.

Building Condition

The exterior envelope is in good condition, with no visible signs of damage or moisture intrusion. The standing seam roof, along with gutters and downspouts, is intact and functioning as intended, with no evidence of deterioration or water-related issues. The surrounding landscape is well maintained and graded to direct water away from the building.

The interior is also in good condition. It has been recently painted, is clean, and free of stains. Natural light is present throughout and generally adequate. Restroom fixtures, including toilets, lavatories, and accessories, exhibit no wear and are fully functional and in acceptable condition. Wall and floor finishes throughout are in good condition, showing no signs of water damage, excessive wear, or deterioration. The restroom casework is dated, but remains functional and in good condition.

Overall, the building appears well maintained, with no significant issues affecting either the exterior or interior.

Overall Building Condition Grade:

2 - Meets Expectations

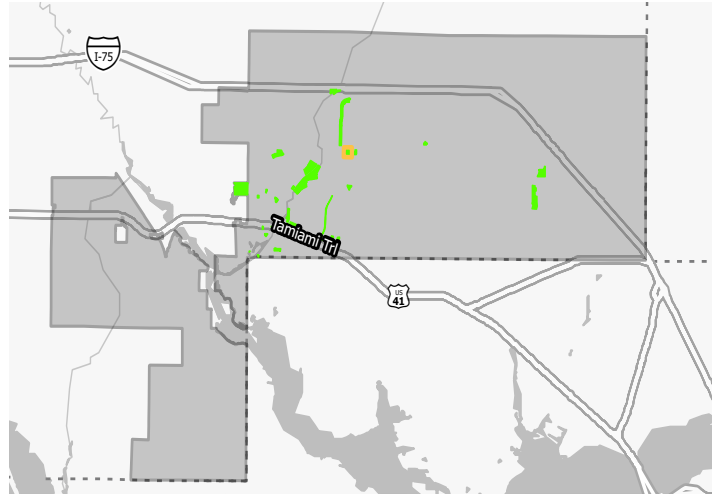
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Park Locator Map

George Mullen Activity Center

George Mullen Activity Center is located next to City Hall and is connected to Larry Thoennissen Athletic Fields. The George Mullen Activity Center consists of the activity center building, a playground, and parking that serves both the activity center and Larry Thoennissen Athletic Fields. The playground is relatively new, but lacks an accessible entry point. There is an informal entry point for people to access the park if coming from the Activity Center, but there are no formal sidewalks or paths that lead to the playground.

There is an opportunity to integrate more shade throughout the site, including the parking lot. The site circulation can be improved with the addition of sidewalks or pathways connecting the playground to the parking lot and the Activity Center.



| | |
|------------|----------------------------|
| Location | 1602 Kramer Way |
| Type | Special Use Facility |
| Acreage | 6.99 AC |
| Park Score | 2.3 - Exceeds Expectations |



Playground

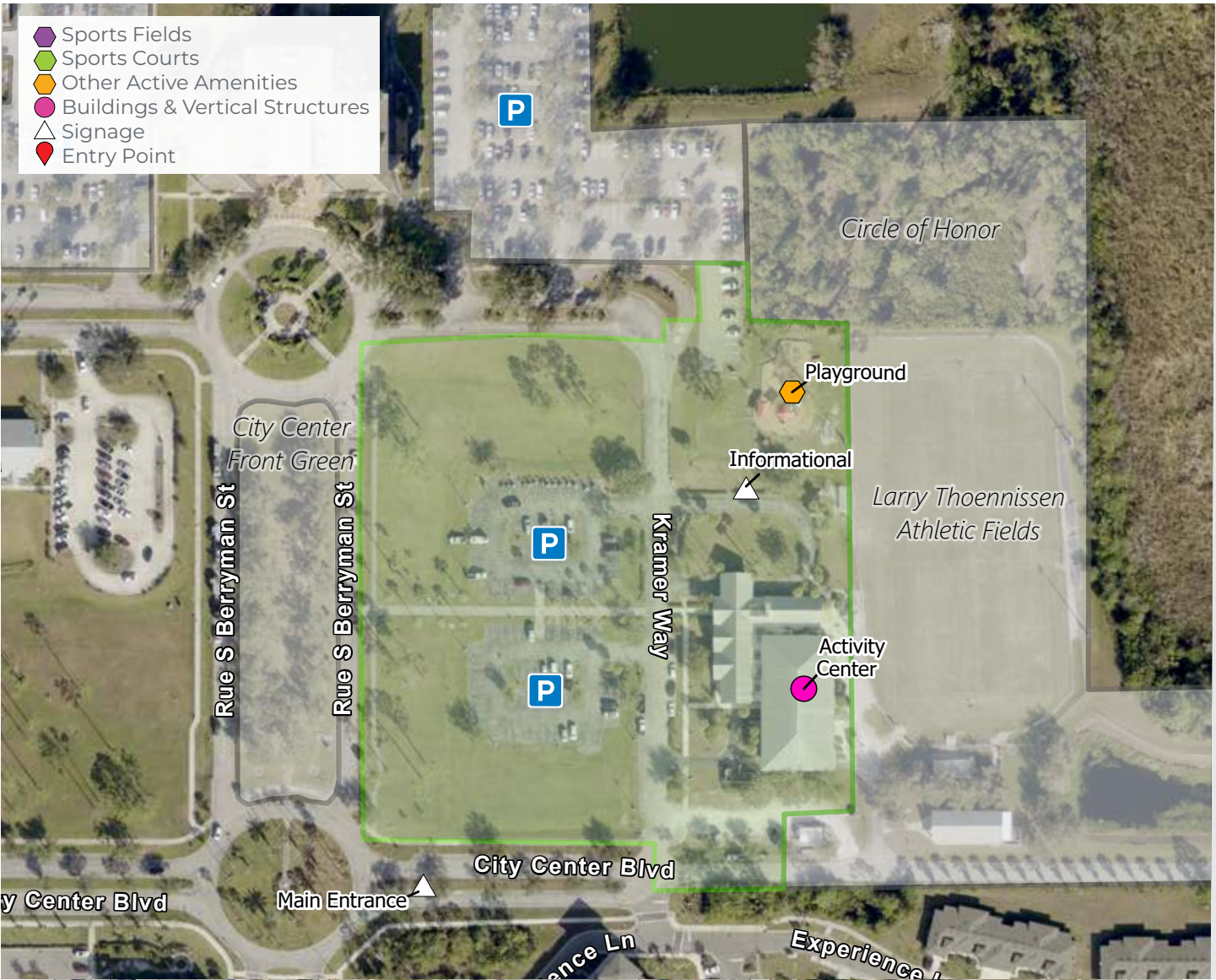


Play Pieces



Playground Slides

Figure 33 | Park Inventory



Swings



ADA Ramp



Playground

Morgan Family Community Center

The Morgan Family Community Center is an existing single-story community facility located within Butler Park. Originally constructed in 2011, the building serves as a multi-use facility and includes a gymnasium, fitness center, teen lounge, game room, multi-purpose room, meeting space, art room, commercial kitchen, and an outdoor patio area.

| | |
|----------------|---|
| Location | 6207 West Price Boulevard North Port, FL 34291 |
| Square Footage | 33,300 SF |



Building Envelope & Structural Systems

The building is constructed with 8 inch CMU block and supported on a spread foundation. The exterior walls are finished with stucco, with painted stucco. The roof structure is corrugated metal deck supported by steel trusses. The roof structure is protected by a combination of single-ply membrane system and parapet. The building is conditioned by roof top air handling units.

Building Program

The Community Center includes an 11,690-square-foot gymnasium with basketball courts and retractable spectator stands. Locker rooms, located adjacent to the gym, are equipped with lockers and showers. A 2,000-square-foot fitness area includes an integrated dance studio. The teen/youth area occupies approximately 800 square feet and is connected to an open game room. A 3,150-square-foot multi-purpose room includes a commercial kitchen.

Restrooms are centrally located and include separate men’s and women’s facilities as well as a single-occupant/family restroom. Additional spaces include administrative offices, meeting rooms, and an arts and crafts room.



Figure 2 | Elevation

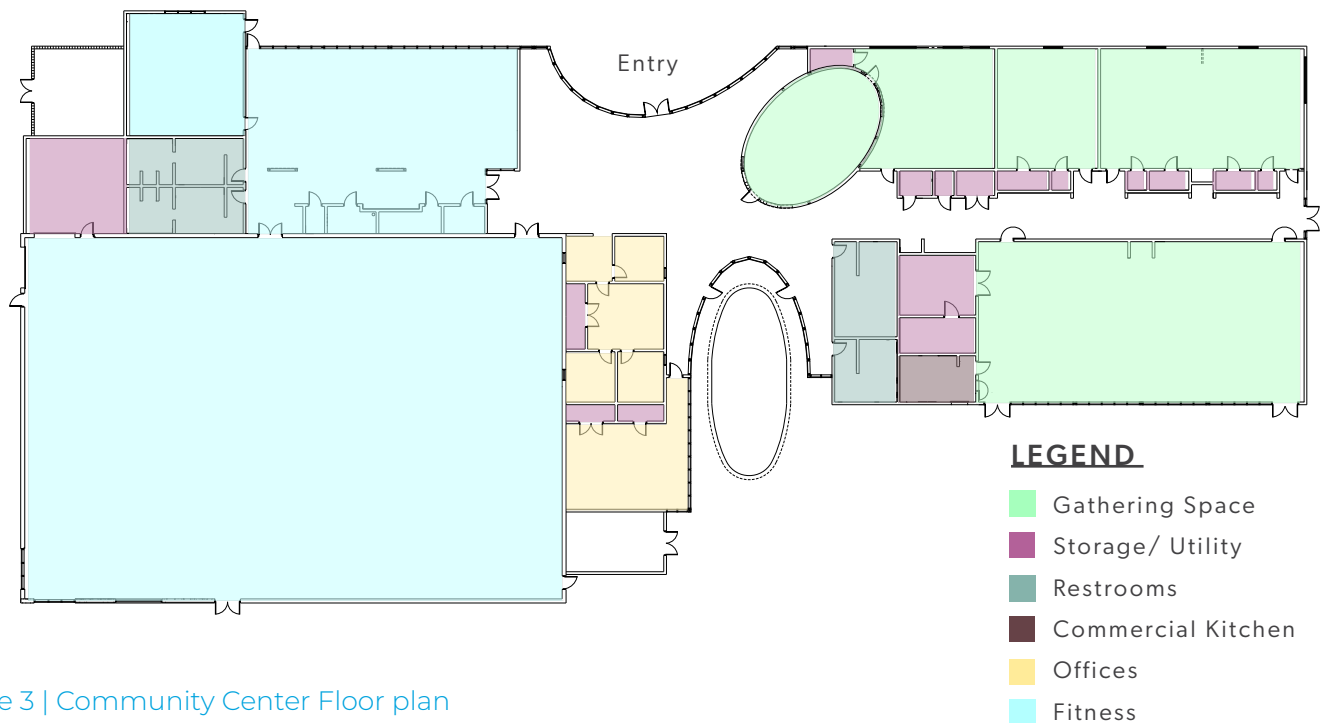


Figure 3 | Community Center Floor plan



Ambulatory Water Closet Stall



Men's Lockerroom; Showers Beyond



Building Truss and Roof System

Accessibility

The Community Center is provided with designated accessible parking spaces in the south parking lot, adjacent the building. Parking spaces are located close to the entrance, as required by code. An accessible path is provided from the parking lot to the main entrance. The main entrance is equipped with a level landing, which is required by the accessibility code, allowing for proper wheelchair maneuvering and simultaneous door operation.

The building's interior meets Florida accessibility requirements. Door widths meet minimum clearance requirements, and circulation paths are wide and unobstructed. Restrooms meet accessibility requirements, featuring grab bars and accessible stalls, fixtures and accessories. Accessible stalls, fixtures, accessories, and sinks all meet the current mounting heights and clear floor space requirements. Accessibility signage is provided throughout and is compliant. Floor surfaces are smooth and non-slip, with no abrupt changes in level. Common areas are open and allow for full mobility.

Building Condition

The exterior envelope is in good condition, with no signs of damage or moisture intrusion. The roof of the Morgan Family Community Center has been replaced in 2025 and is in excellent condition. The surrounding landscape is well maintained and designed to direct water away from the building, supporting effective site drainage.

The interior is in good condition. Walls have been recently painted, and all surfaces are clean and free of stains. Natural light is present throughout and is generally adequate. Restroom fixtures, including toilets, lavatories, and accessories, show no visible wear and are fully functional. Wall and floor finishes are intact, with no signs of water damage or deterioration. The flooring is throughout the building is in good condition. Gym floors have been recently replaced in 2025. The restroom casework is dated but remains functional and acceptable.

Overall, the building is well maintained, with no significant deficiencies observed in the exterior or interior systems.

Overall Building Condition Grade: 2

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North Port Aquatic Center

Located within the Butler Park campus, the North Port Aquatic Center has been a premier recreational destination since its completion in 2019. The facility offers a diverse range of aquatic amenities, including a competition lap pool, thrilling water slides, a serene lazy river, and an engaging children's waterplay area.

Location

6205 West Price Boulevard West
North Port, FL 34291



Main Building

Building Program

The building is a single story building with a lifeguard area, office, restrooms, a concessions area, and storage rooms.

Accessibility

The building is provided with designated accessible parking spaces from the parking lot. Parking spaces are located close to the entrance, as required by code. An accessible path is provided from the parking lot to the main entrance. The main entrance is equipped with a level landing, which is required by the accessibility code, allowing for proper wheelchair maneuvering and simultaneous door operation. Restrooms meet accessibility requirements, featuring grab bars and accessible stalls, fixtures and accessories. Accessible stalls, fixtures, accessories, and sinks all meet the current mounting heights and clear floor space requirements. Accessibility signage is provided throughout, and is compliant. Floor surfaces are smooth and non-slip, with no abrupt changes in level. Common areas are open and allow for full mobility.

Building Envelope & Structural Systems

The building is constructed with a reinforced concrete slab supported by reinforced concrete footings. Exterior walls are composed of 8-inch CMU with stone veneer and painted stucco finishes. The roof assembly consists of a flat roof with single-ply roofing membrane system installed over structural steel framing. The building includes both non-conditioned and conditioned areas, with mechanical systems provided by a split-system roof HVAC with interior air handlers, wall louvers, and ventilation.

Building Condition

The exterior envelope is in great shape, and shows no signs of physical damage or moisture intrusion. Concrete sidewalks are properly sloped away from the building to direct water away from the foundation and minimize the risk of infiltration.

The interior is in great condition, with adequate ventilation provided. Restroom fixtures, including toilets, lavatories, and accessories, exhibit no wear and are fully functional and in acceptable condition. Wall and floor finishes are intact, with no signs of water damage or deterioration.

Overall, the building is very well maintained, with no significant deficiencies observed in the exterior or interior systems.

Overall Building Condition Grade: 3

Locker & Pump Building

Building Program

The building is a single story building with two programs. The restroom portion includes gender-specific toilet rooms, with multiple fixtures and showers. The pump room contains pool mechanical equipment specific to the function of the park.

Accessibility

The restroom building is provided with designated accessible parking spaces from the parking lot. Parking spaces are located close to the entrance, as required by code. An accessible path is provided from the parking lot to the main entrance. The main entrance is equipped with a level landing, which is required by the accessibility code. The level landing allows for proper wheelchair maneuvering and simultaneous door operation.

Restrooms meet accessibility requirements, featuring grab bars and accessible stalls, fixtures and accessories. Accessible stalls, fixtures, accessories, and sinks all meet the current mounting heights and clear floor space requirements. Accessibility signage is provided throughout, and is compliant. Floor surfaces are smooth and non-slip, with no abrupt changes in level. Common areas are open and allow for full mobility.

Building Envelope & Structural Systems

The building is constructed with a concrete slab supported on a spread foundation. Exterior walls are composed of 8-inch CMU with stone veneer and painted stucco finishes. The roof assembly consists of a flat roof with single-ply roofing membrane system installed over structural steel framing. The building includes both non-conditioned and conditioned areas, with mechanical systems provided by a split-system HVAC with interior air handlers.

Building Condition

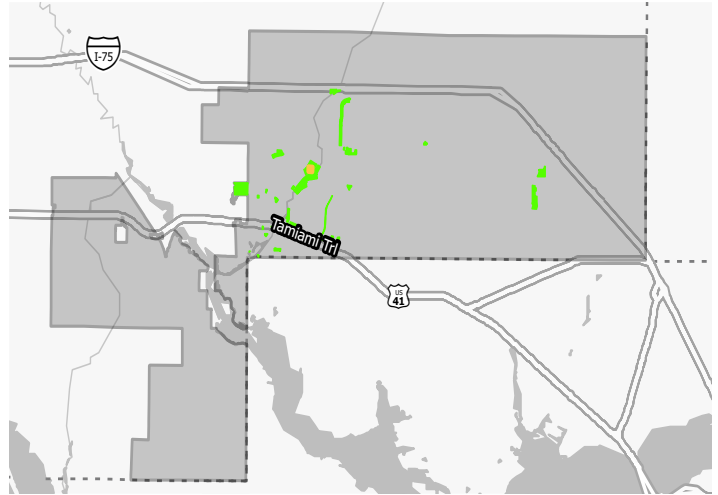
The exterior envelope is in great shape, and shows no signs of physical damage or moisture intrusion. Concrete sidewalks are properly sloped away from the building to direct water away from the foundation and minimize the risk of infiltration.

The interior is in great condition, with adequate ventilation provided. Restroom fixtures, including toilets, lavatories, and accessories, exhibit no wear and are fully functional and in acceptable condition. Wall and floor finishes are intact, with no signs of water damage or deterioration.

Overall, the building is very well maintained, with no significant deficiencies observed in the exterior or interior systems.

Overall Building Condition Grade: 3

Park Locator Map



North Port Aquatic Center

Designed with both functionality and aesthetics in mind, the center features a well-organized layout with ample seating options, both shaded and unshaded, ensuring comfort for all visitors. The facility is meticulously maintained, providing excellent circulation throughout the space. Its vibrant and inviting theme enhances the overall experience, making it a standout attraction for the community.

The North Port Aquatic Center serves as an asset, offering residents and visitors a dynamic space for recreation, fitness, and leisure. New recreational amenities could be added to continue to provide and enhance this including a water rock wall and an obstacle course.

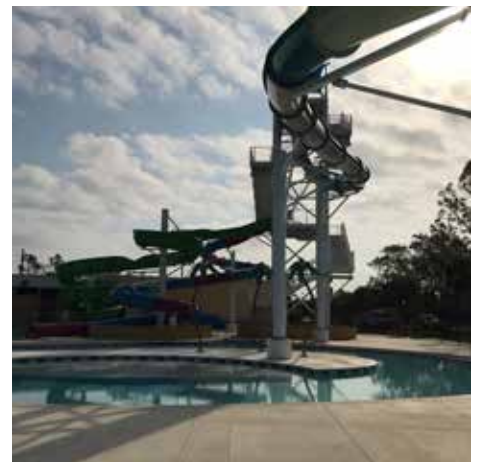
| | |
|------------|----------------------------|
| Location | 6205 West Price Blvd |
| Type | Special Use Facility |
| Acreage | 2.85 AC |
| Park Score | 2.6 - Exceeds Expectations |



Shaded Picnic Table Area



Lap Pool



Lazy River and Water Slides

Figure 4 | Park Inventory



Water Slides



Lazy River



Children's Waterplay Area

North Port Scout House

The North Port Scout House provides a community gathering space for residents of North Port, FL. The facility provides a functional setting to host meetings or special occasions.

| | |
|----------------|---|
| Location | 5845 Greenwood Ave, North Port, FL 34287 |
| Square Footage | 2,400 SF |



Youth Center

Building Program

The building includes a large gathering space, gender-specific restrooms, a full-service kitchen, and storage areas.

Accessibility

Accessible parking is provided in compliance with code and is located near the primary entrance. A continuous, unobstructed accessible route connects parking to the building with a code-compliant level landing at the main entry. An accessible concrete path extends from the front of the building to the rear, maintaining compliant width, running slope, cross-slope, and stable, slip-resistant surfacing.

Interior circulation paths, door clearances, restrooms, fixtures, sinks, grab bars, and signage comply with ADA requirements. Flooring is smooth, stable, and level, with no abrupt changes in elevation. All common areas provide adequate space for accessible maneuvering.



Building Envelope & Structural Systems

The building is constructed of 8-inch concrete masonry unit (CMU) walls supported by a concrete slab on a spread foundation. The roof structure consists of a hybrid wood and steel truss system with asphalt shingles, gutters, and downspouts. The building is fully conditioned with a split-system HVAC, including interior air-handling units.

Building Condition

The building envelope is in good condition with no evidence of moisture intrusion or physical damage. Site sidewalks and paving, including the accessible route, are properly sloped with no signs of standing water. Interior finishes and fixtures exhibit typical wear consistent with age, but remain functional and serviceable. Interior spaces receive ample natural light.

No significant deficiencies were observed.

Overall Building Condition Grade: 2 - Meets Expectations





C. Survey Results

A public survey was conducted using two complementary methods: a statistically valid survey distributed to selected households in the City of North Port, and an open-link online survey accessible to the public.

A summary of results has been provided as part of the Master Plan document. The following appendix section provides a further in-depth analysis of results as provided to the City in presentation format and included here for further context.



THE CITY OF NORTH PORT

Parks and Recreation Master Plan Survey Report



TABLE OF CONTENTS

- Introduction
- Methodology
- Key Findings
- Living in North Port
- Current Usage
- Youth Sports
- Eco-Tourism
- Future Needs
- Communication
- Demographics

INTRODUCTION

- The purpose of this study was to gather community feedback on the City of North Port parks, recreation facilities, amenities, future planning, communication, and more.
- This survey research effort and subsequent analysis were designed to assist North Port in developing a plan to reflect the community's needs and desires.



3

RESEARCH METHODS

1

Statistically Valid (Invitation Survey)

Paper surveys were mailed to a systematic random sample of residential addresses in North Port, with the option to complete online through password protected website (1 response per household). The online survey was also available in Spanish.



386

Invitation surveys completed
+/- 4.98% Margin of Error

2

Open Link Survey

Later, the online survey was made available to all North Port stakeholders, including non-residents (e.g., commuters, residents of nearby communities)



232

Open Link surveys completed

618

Total Surveys
Completed

5,000 Surveys Mailed
(4,618 delivered)



4

WEIGHTING THE DATA

The demographic profile of the Invite sample is compared to known statistics of the City of North Port residents using 2023 ACS 5-Year Estimates provided by the US Census Department.



Underlying data from the invitation survey is weighted by the age, Hispanic ethnicity, gender, and housing tenure (own/rent) of North Port residents to ensure appropriate representation.

The weighting process changes the results only slightly but ultimately makes the results more accurate and representative of the population.



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KEY FINDINGS



Two samples were collected in the survey effort—the statistically valid Invite sample and the Open link sample—both of which had strong response rates. The Invite is representative of the whole population of North Port, including parks and recreation users and non-users; therefore, the Invite sample is considered more reliable. Respondents from the Open link survey are more represented by families and frequent users, including a larger share of families with children who participate in City of North Port organized sports. Together, both samples provide an excellent source of input on topics addressed throughout the survey.



Familiarity with North Port's parks and recreation offerings is moderate, with an average rating of 3.1 out of 5 among Invite respondents and 3.8 among Open link respondents. Usage by Invite respondents is relatively focused on general access amenities with paved and primitive walking/biking trails and the aquatic center being used by the most survey respondents. Park specific features, including natural areas, picnic areas, playground equipment, and the dog park were also popular. Open respondents heavily favored the Aquatic Center, paved walking/biking trails, and playground equipment



Invite respondents rate the physical condition of North Port facilities and amenities positively, with 71% rating the quality as “good” and 16% as “excellent.” Open respondents were slightly more negative, with 20% rating the quality as “poor” (+9 percentage points more than the Invite), however, the majority (55%) still rate the condition as “good.”

KEY FINDINGS



In both samples, the largest shares only need to drive 5-10 minutes (48% Invite, 37% Open), and nearly a third travel 10–14 minutes to their most visited park. Only a small minority (9% Invite, 13% Open) travel for more than 15 minutes.



North Port residents highly value outdoor, nature centered facilities and services based on the Invite respondent's ratings of the importance of a variety of facilities and services, with nature/bike/multi-use trails, community parks, and nature-based experiences/ programs receiving the highest ratings in terms of importance. Open link respondents share similar values in the most important facilities and services, with outdoor, nature-focused offerings receiving the highest average ratings.



North Port residents are satisfied with how well the City is meeting the needs of the community. The Invite sample generally provided high ratings for all facilities and services in terms of meeting the needs of the community. All categories were given a rating of 4 or 5 by over 50% of respondents, with particularly high ratings in community parks and playgrounds (each averaging 4.0 out of 5). Open link respondents provide slightly lower average ratings across all categories than the Invite sample—a common result in self-selecting samples, which are generally made up of more engaged users and those with special interests.



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KEY FINDINGS



Additional shade would most increase respondents use of North Port parks and recreation facilities, as cited by more than half of respondents in either sample. Other key areas to address include improved communication and additional or expanded facilities and amenities.



Among households with children who participate in organized sports, the largest shares participate in Recreational Sports Leagues, with soccer being the most represented—59% of Invite sample households have participating children, and 41% among those in the Open sample. Basketball and football were also represented by a substantial portion of the respondents. The Narramore Sports Complex hosts the organized sports for the largest share of both samples



Most respondents from both samples are unfamiliar with nature-based opportunities in North Port, with 59% of the Invite sample responding 1 or 2 on the 5-point scale, where 1 is “not at all familiar.” This unfamiliarity indicates a need for the City to promote its existing offerings as eco-tourism activities, which were rated highly important to the majority of the sample (ex. 67% of the Invite rated nature-based experiences/programs as a 4, or 5 – Very important).



Invite and Open respondents indicate that investing in eco-tourism opportunities, such as public access nature-based areas such as trails, paths, and viewing areas is very important. Scheduled events and programs were also considered important investments.



9

KEY FINDINGS



Invite respondents show the greatest perceived need for the future is skate parks, with 45% of respondents saying there are too few. Other high-demand facilities include basketball, outdoor volleyball, multi-sport, indoor volleyball, and pickleball courts. In contrast, adult-sized fields for baseball, football, softball, lacrosse, and soccer received the lowest demand, with most respondents indicating there are already enough of these facilities. In the Open sample, the greatest needs are for multi-sport and pickleball courts, both notably higher than in the Invite sample, followed by youth softball fields, volleyball courts, and youth soccer fields also ranking high.



Among the Invite and Open sample, the highest priorities for indoor recreation are programs for all ages and new or improved facilities, followed closely by senior-focused activities and youth/teen spaces. Compared to the Invite sample, the Open respondents showed higher overall importance ratings for several categories but also more polarized views, especially for senior-focused programs.

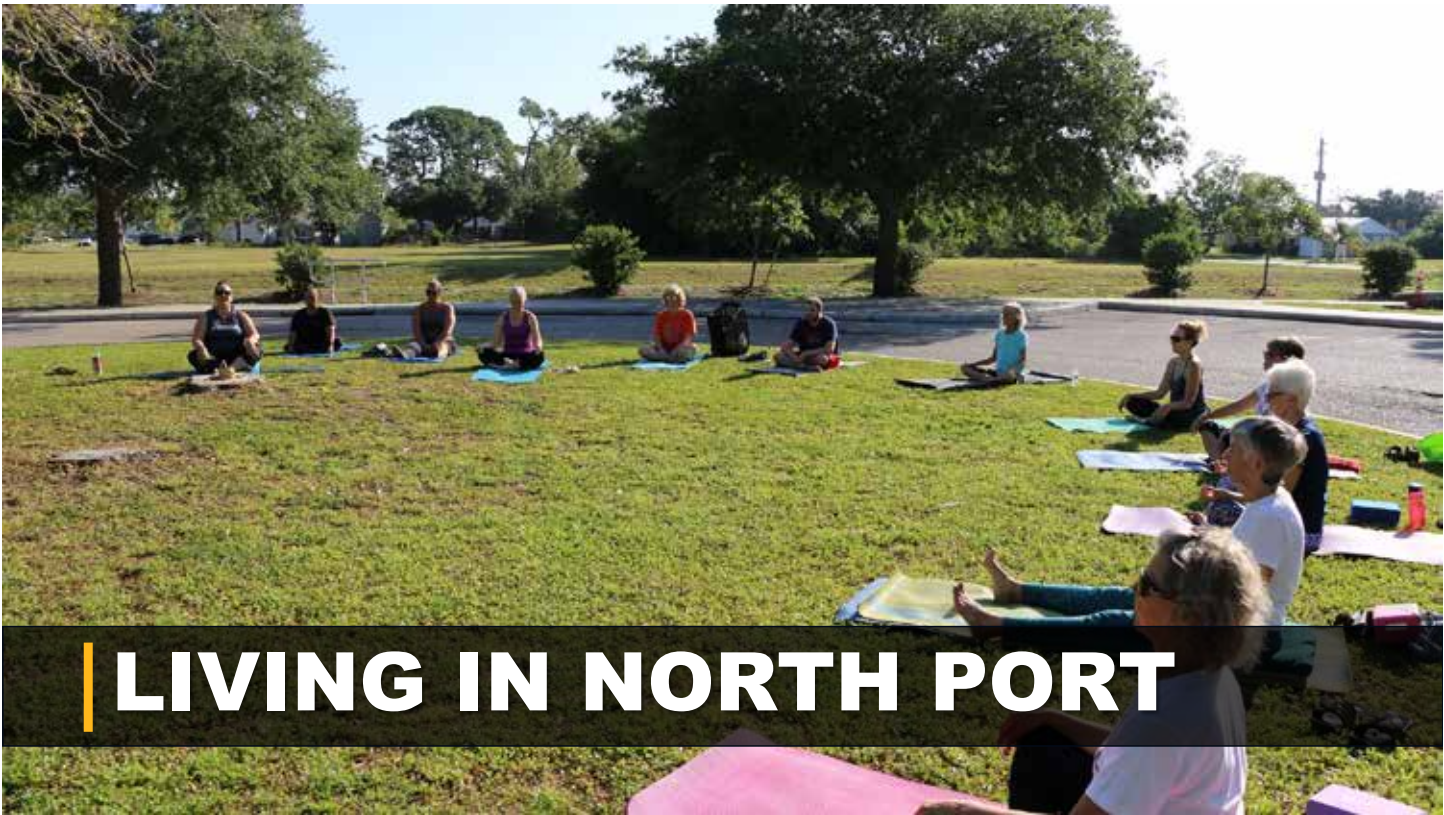


Respondents from both samples express there is room for improvement in the City of North Port's communication efforts on parks and recreation. Nearly half (47%) of the Invite sample rated North Port communications as not effective (1 or 2), averaging 2.8 on the 5-point scale. The Open sample was more neutral, with an average rating of 3.1 and 28% rating effectiveness a 1 or 2. Across both samples, residents prefer direct, digital communication—especially email and social media—over traditional or incidental channels.



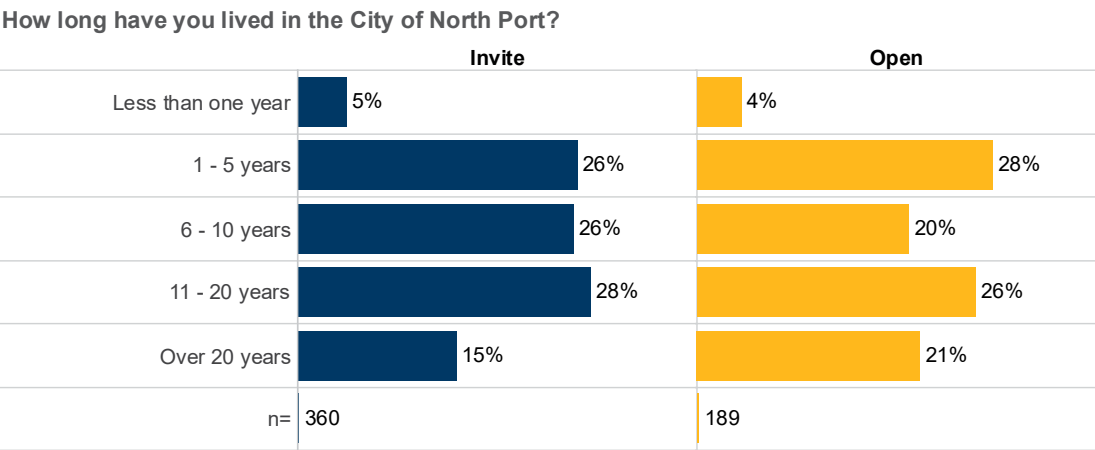
10

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LENGTH OF TIME IN NORTH PORT

Both samples are made up of a mix of long-time and newer residents of North Port, with 43% of Invite respondents, and 47% of Open respondents, having lived in North Port for over 10 years.



Source: RRC Associates, 2025 North Port, FL PRCAMP Study Survey



LOCATION IN NORTH PORT

Respondent from both samples are distributed throughout the City of North Port.

In which area do you live in the City of North Port?

| | Invite | Open |
|--|--------|------|
| Central/North 1 (Zip Codes 34287, 34291) | 41% | 40% |
| East (Zip Codes 34288, 34289) | 36% | 25% |
| Central/North 2 (Zip Code 34286) | 22% | 28% |
| West (Zip Codes 34293, 34223, 34224) | | 5% |
| Non-North Port Resident | | 3% |
| n= | 382 | 227 |

Source: RRC Associates, 2025 North Port, FL PRCAMP Study Survey



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GATED COMMUNITY

The majority of respondents in both samples do not live in gated communities. However, 13% of the Invite sample and 11% of the Open sample do, most commonly in Bobcat Trail, Heron Creek, and Cypress Falls for the Invite sample.

Do you live in a gated community with restricted public access?

| | Invite | Open |
|------------|--------|------|
| Yes | 13% | 11% |
| No | 86% | 89% |
| Don't know | 1% | 0.4% |
| n= | 382 | 227 |

If yes, which one?

| | Invite | Open |
|-----------------|--------|------|
| Bobcat Trail | 19% | 9% |
| Heron Creek | 17% | 4% |
| Cypress Falls | 17% | 4% |
| Holiday Park | 14% | 0% |
| Sabal Trace | 10% | 9% |
| La Casa | 7% | 0% |
| Charleston Park | 5% | 4% |
| Talon Bay | 2% | 4% |
| Sabal Trace II | 2% | 13% |
| Harbor Isles | 2% | 4% |
| Other* | 5% | 48% |
| n= | 42 | 23 |

Source: RRC Associates, 2025 North Port, FL PRCAMP Study Survey

*Includes write in communities from single responses only.

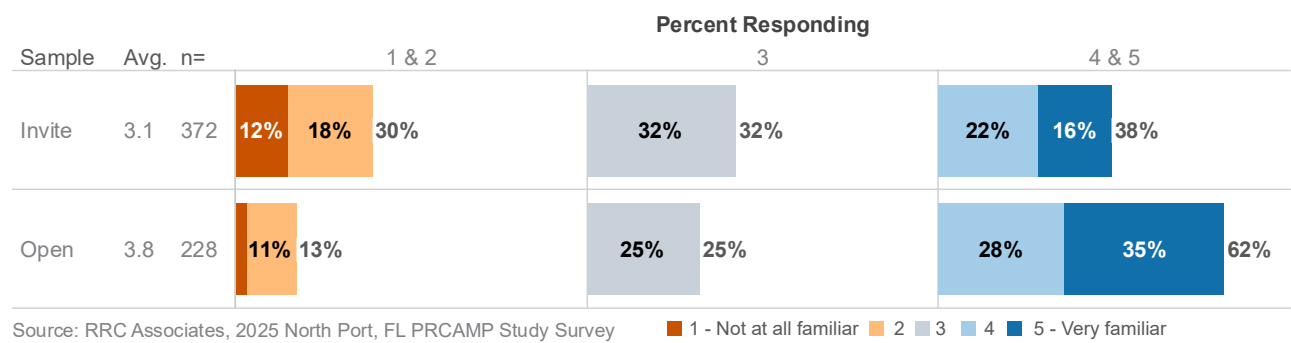


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FAMILIARITY WITH PARKS AND RECREATION

- Among the Invite sample, familiarity with the City of North Port’s parks and recreation offerings is moderate, with an average rating of 3.1 out of 5.
- Open link respondents are more familiar with an average rating of 3.4 out 5. The slightly higher familiarity in the Open link sample likely reflects a greater proportion of active users compared to the broader resident population.

How familiar is your household with parks, facilities, and programs provided by the City of North Port?



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CURRENT USAGE

AMENITY USE

SLIDE 1 OF 2

Invite respondent usage is relatively focused on general access amenities, such as trails, natural areas, and the Aquatic Center, with paved and primitive walking/biking trails and the aquatic center being used by the most survey respondents. Park specific features, including natural areas, picnic areas, playground equipment, and the dog park were also popular.

Open respondents heavily favored the Aquatic Center and playground equipment, indicating a higher concentration of families and frequent users among those who self-selected to participate.

Which of the following amenities does your household use when visiting parks and recreation facilities?

| | Invite | Open |
|---------------------------------|--------|------|
| Walking/Biking Trails-Paved | 53% | 54% |
| Walking/Biking Trails-Primitive | 44% | 36% |
| Aquatic Center | 43% | 58% |
| Paved Trail | 38% | 29% |
| Natural Area | 38% | 35% |
| Picnic Area | 34% | 36% |
| Playground Equipment | 34% | 47% |
| Dog Park | 31% | 23% |
| Fishing Area | 30% | 25% |
| Canoe/Kayak Launch | 27% | 18% |
| Warm Mineral Springs Park | 27% | 16% |
| Greenspace | 21% | 35% |
| Splash Pad | 19% | 31% |
| Indoor Fitness Center | 19% | 15% |
| Pavilion | 18% | 24% |
| Indoor Gym | 17% | 12% |
| Soccer Field | 16% | 17% |
| n= | 386 | 222 |

Source: RRC Associates, 2025 North Port, FL PRCAMP Study Survey



AMENITY USE

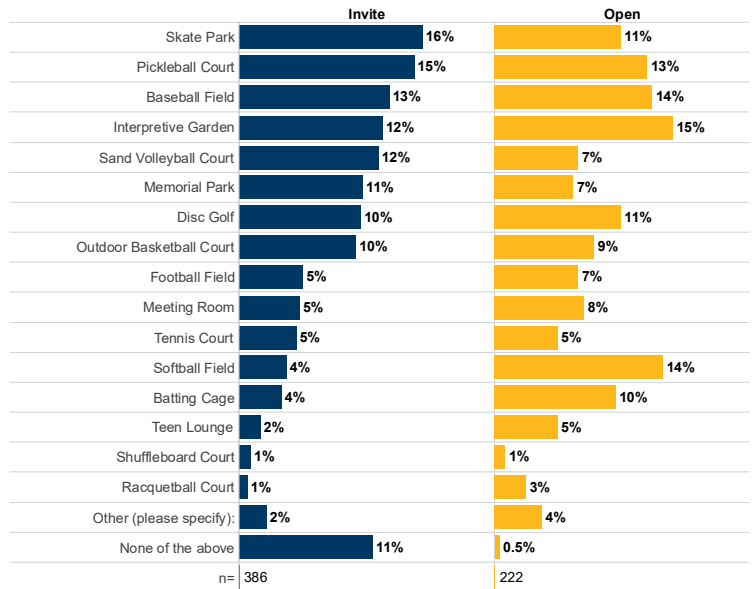
SLIDE 2 OF 2

Among amenities used by smaller portions of respondents, specific-use amenities are less common among Invite respondents when compared with the Open sample, such as the football field, meeting room, tennis court, softball field, batting cage, and teen lounge.

This result is common as the Invite sample is representative of the full community and the Open sample tends to have more engaged users, and users who are interested in specific amenities and activities such as softball fields and batting cages.



Which of the following amenities does your household use when visiting parks and recreation facilities?

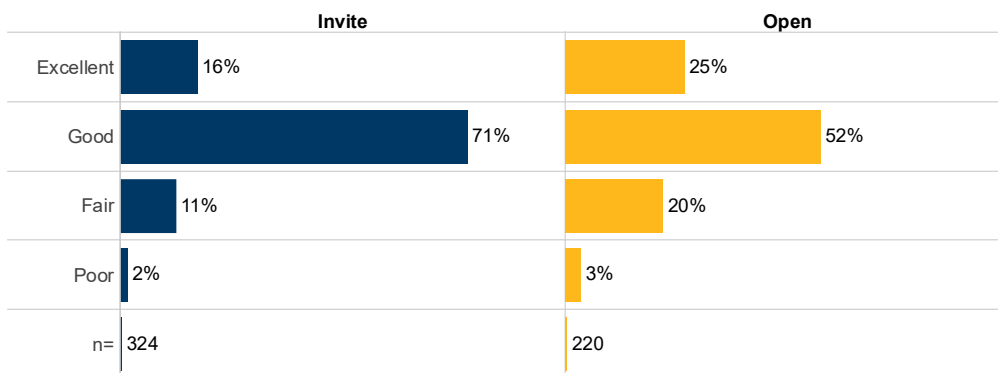


Source: RRC Associates, 2025 North Port, FL PRCAMP Study Survey

CONDITION OF FACILITIES/AMENITIES

- Overall, Invite respondents rate the physical condition of North Port facilities and amenities positively, with 71% rating the quality as “good” and 16% as “excellent.”
- Open respondents, were slightly more negative, with 20% rating the quality as “poor” (+9 percentage points more than the Invite), however, the majority (52%) still rate the condition as “good.”

Of the facilities/amenities you have visited, how would you rate the overall physical condition?



Source: RRC Associates, 2025 North Port, FL PRCAMP Study Survey



TRANSPORTATION

The vast majority of respondents drive vehicles to visit parks or facilities, but a substantial portion walk or run as well. Among the Invite sample, 22% indicate they walk or run while 18% bike. Approximately 1/10th of the Invite sample responded that they do not use parks or recreation facilities.

When you and/or your household visit parks and/or recreation facilities, which mode(s) of transportation do you typically use?

| | Invite | Open |
|---|--------|------|
| Motor vehicle (e.g., car, motorcycle) | 84% | 91% |
| Walking/running | 22% | 17% |
| Bicycle | 18% | 13% |
| Electric vehicle | 2% | 5% |
| Public transportation | 0.3% | |
| Other | 0.3% | 0.4% |
| N/A - Household does not use parks or recreation facilities | 9% | 2% |
| n= | 386 | 223 |



Source: RRC Associates, 2025 North Port, FL PRCAMP Study Survey

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DISTANCE TO MOST VISITED PARK

In both samples, the largest shares only need to drive 5-10 minutes, and nearly a third travel 10-14 minutes to get to their most visited park. Only a small minority (9% Invite, 13% Open) travel for more than 15 minutes.

How long does it take you to drive to your most visited park?

| | Invite | Open |
|----------------------|--------|------|
| Less than 5 minutes | 15% | 21% |
| 5-10 minutes | 48% | 37% |
| 10-15 minutes | 29% | 29% |
| More than 15 minutes | 9% | 13% |
| n= | 341 | 222 |

Source: RRC Associates, 2025 North Port, FL PRCAMP Study Survey



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FACILITIES & SERVICES – IMPORTANCE

North Port residents highly value outdoor, nature centered facilities and services based on the **Invite** respondent's ratings of the importance of a variety of facilities and services.

- **Highest-Rated:**
 - Nature/Bike/Multi-use trails
 - Community parks
 - Nature-based experiences/programs
 - Activity/Rec/Community Centers
- **Mid-range:**
 - Special events
 - Playgrounds
 - Athletic courts
- **Lowest-rated:**
 - Dog parks
 - Rectangle athletic fields
 - Diamond athletic fields

Please rate how important the following facilities and services are to your household. Please provide an answer even if you have not used the facility or service.

Invite only

■ 1 - Not at all Important ■ 2 ■ 3 ■ 4 ■ 5 - Very important

| Rating Category | Avg. | n= | Percent Responding | | | | |
|--|------|-----|--------------------|-----|-----|-----|-------|
| | | | 1 & 2 | 3 | 4 | 5 | 4 & 5 |
| Nature / Bike / Multi-use trails | 4.2 | 346 | 9% | 14% | 22% | 56% | 77% |
| Community parks | 4.1 | 353 | 8% | 19% | 21% | 52% | 74% |
| Nature-based experiences and programs | 3.8 | 340 | 19% | 14% | 24% | 43% | 67% |
| Activity / Rec / Community Centers | 3.7 | 342 | 20% | 18% | 20% | 41% | 62% |
| Special events | 3.2 | 340 | 31% | 22% | 19% | 28% | 47% |
| Playgrounds | 3.2 | 332 | 26% | 37% | 12% | 36% | 51% |
| Athletic courts (e.g., basketball, tennis, pickleball) | 3.0 | 333 | 28% | 38% | 19% | 18% | 26% |
| Dog parks | 3.0 | 335 | 31% | 40% | 19% | 28% | 41% |
| Rectangle athletic fields (e.g., soccer, football) | 2.7 | 321 | 36% | 48% | 17% | 23% | 35% |
| Diamond athletic fields (e.g., softball, baseball) | 2.3 | 324 | 44% | 60% | 16% | 24% | |
| Other | 3.6 | 60 | 26% | 30% | 5% | 53% | 66% |



Source: RRC Associates, 2025 North Port, FL PRCAMP Study Survey

FACILITIES & SERVICES – IMPORTANCE

Open link respondents share similar values in the most important facilities and services, with outdoor, nature-focused offerings receiving the highest average ratings, although the rank order differs from the Invite sample.

- **Highest-Rated:**
 - Community parks
 - Nature/Bike/Multi-use trails
 - Nature-based experiences/programs
- **Mid-range:**
 - Playgrounds
 - Activity/Rec/Community Centers
 - Special events
 - Athletic courts
- **Lowest-rated:**
 - Rectangle athletic fields
 - Diamond athletic fields
 - Dog parks

Please rate how important the following facilities and services are to your household. Please provide an answer even if you have not used the facility or service.

Open only

1 - Not at all Important 2 3 4 5 - Very important

| Rating Category | Avg. | n= | Percent Responding | | | |
|--|------|-----|--------------------|-----|-------|-----|
| | | | 1 & 2 | 3 | 4 & 5 | |
| Community parks | 4.4 | 206 | 5% | 9% | 65% | 86% |
| Nature / Bike / Multi-use trails | 4.2 | 210 | 10% | 14% | 56% | 76% |
| Nature-based experiences and programs | 4.0 | 206 | 14% | 14% | 49% | 72% |
| Playgrounds | 3.9 | 202 | 19% | 10% | 52% | 71% |
| Activity / Rec / Community Centers | 3.8 | 205 | 15% | 24% | 38% | 60% |
| Special events | 3.6 | 203 | 18% | 28% | 33% | 54% |
| Athletic courts (e.g., basketball, tennis, pickleball) | 3.5 | 202 | 25% | 22% | 34% | 52% |
| Diamond athletic fields (e.g., softball, baseball) | 3.2 | 200 | 35% | 22% | 30% | 44% |
| Rectangle athletic fields (e.g., soccer, football) | 3.1 | 199 | 25% | 37% | 28% | 43% |
| Dog parks | 2.8 | 204 | 32% | 44% | 23% | 34% |
| Other | 4.0 | 41 | 22% | 22% | 5% | 66% |

Source: RRC Associates, 2025 North Port, FL PRCAMP Study Survey



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FACILITIES & SERVICES – NEEDS MET

In terms of how well North Port facilities and services are meeting the needs of the community, the Invite sample generally provided higher ratings for all categories (all categories were given a rating of 4 or 5 by the majority of respondents and nearly all received 3.8 out of 5 or higher avg. scores).

- **Highest-Rated:**
 - Community parks
 - Playgrounds
 - Nature/Bike/Multi-use trails
- **Mid-range:**
 - Rectangle athletic fields
 - Activity/Rec/Community Centers
 - Diamond athletic fields
 - Athletic courts
- **Lowest-rated:**
 - Nature-based experiences/programs
 - Special events
 - Dog parks

Please rate how they are currently meeting the needs of the community. Please provide an answer even if you have not used the facility or service.

Invite only

1 - Not at all 2 3 4 5 - Completely

| Rating Category | Avg. | n= | Percent Responding | | | |
|--|------|-----|--------------------|-----|-------|-----|
| | | | 1 & 2 | 3 | 4 & 5 | |
| Community parks | 4.0 | 259 | 5% | 20% | 42% | 32% |
| Playgrounds | 4.0 | 217 | 6% | 19% | 44% | 32% |
| Nature / Bike / Multi-use trails | 3.9 | 255 | 4% | 28% | 36% | 32% |
| Rectangle athletic fields (e.g., soccer, football) | 3.8 | 170 | 8% | 25% | 38% | 29% |
| Activity / Rec / Community Centers | 3.8 | 211 | 15% | 16% | 37% | 32% |
| Diamond athletic fields (e.g., softball, baseball) | 3.8 | 166 | 8% | 30% | 31% | 31% |
| Athletic courts (e.g., basketball, tennis, pickleball) | 3.8 | 191 | 10% | 27% | 38% | 25% |
| Nature-based experiences and programs | 3.7 | 219 | 14% | 21% | 39% | 27% |
| Special events | 3.6 | 216 | 14% | 30% | 32% | 25% |
| Dog parks | 3.5 | 200 | 15% | 30% | 30% | 25% |
| Other | 3.0 | 46 | 29% | 43% | 13% | 24% |

Source: RRC Associates, 2025 North Port, FL PRCAMP Study Survey



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FACILITIES & SERVICES – NEEDS MET

Open link respondents provide slightly lower average ratings across all categories than the Invite sample, however, still generally feel that the facilities and services are adequately meeting the needs of the community.

Highest-Rated:

- Playgrounds
- Community parks
- Nature/Bike/Multi-use trails
- Activity/Rec/Community Centers
- Athletic courts

Mid-range:

- Diamond athletic fields
- Rectangle athletic fields
- Special events

Lowest-rated:

- Nature-based experiences/programs
- Dog parks

Please rate how they are currently meeting the needs of the community. Please provide an answer even if you have not used the facility or service.

Open only

| Rating Category | Avg. | n= | Percent Responding | | | | |
|--|------|-----|--------------------|-----|-------|-----|-----|
| | | | 1 & 2 | 3 | 4 & 5 | | |
| Playgrounds | 3.9 | 163 | 10% | 22% | 36% | 32% | 68% |
| Community parks | 3.8 | 169 | 9% | 25% | 40% | 26% | 66% |
| Nature / Bike / Multi-use trails | 3.8 | 166 | 11% | 19% | 45% | 25% | 70% |
| Activity / Rec / Community Centers | 3.7 | 159 | 13% | 21% | 46% | 21% | 67% |
| Athletic courts (e.g., basketball, tennis, pickleball) | 3.7 | 139 | 12% | 27% | 37% | 24% | 61% |
| Diamond athletic fields (e.g., softball, baseball) | 3.6 | 129 | 18% | 23% | 30% | 29% | 59% |
| Rectangle athletic fields (e.g., soccer, football) | 3.6 | 126 | 17% | 24% | 32% | 27% | 59% |
| Special events | 3.6 | 151 | 13% | 30% | 37% | 20% | 57% |
| Nature-based experiences and programs | 3.5 | 151 | 15% | 31% | 36% | 19% | 54% |
| Dog parks | 3.3 | 126 | 27% | 29% | 24% | 21% | 44% |
| Other | 2.7 | 21 | 38% | 52% | 5% | 29% | 43% |

Source: RRC Associates, 2025 North Port, FL PRCAMP Study Survey



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AVERAGE IMPORTANCE- PERFORMANCE MATRIX

Understanding the Importance-Performance Matrix:

The following pages provide a graphical importance/satisfaction matrix comparing the average rating for importance, and the average rating for meeting the needs of the community, for each of the facilities and services rated by respondents. This matrix provides four quadrants in relation to the average ratings from all rated categories. These quadrants help to highlight the level of interest and performance of each, while identifying areas of focus.

High Importance / Low Needs Met

These are key areas for improvement. Enhancing these facilities/programs could significantly improve overall community satisfaction.

High Importance / High Needs Met

Important amenities that currently meet community needs. Maintenance should continue, but major improvements are a lower priority.

Low Importance / Low Needs Met

Niche facilities/programs with a small but dedicated audience. Tracking participation can guide future planning.

Low Importance / High Needs Met

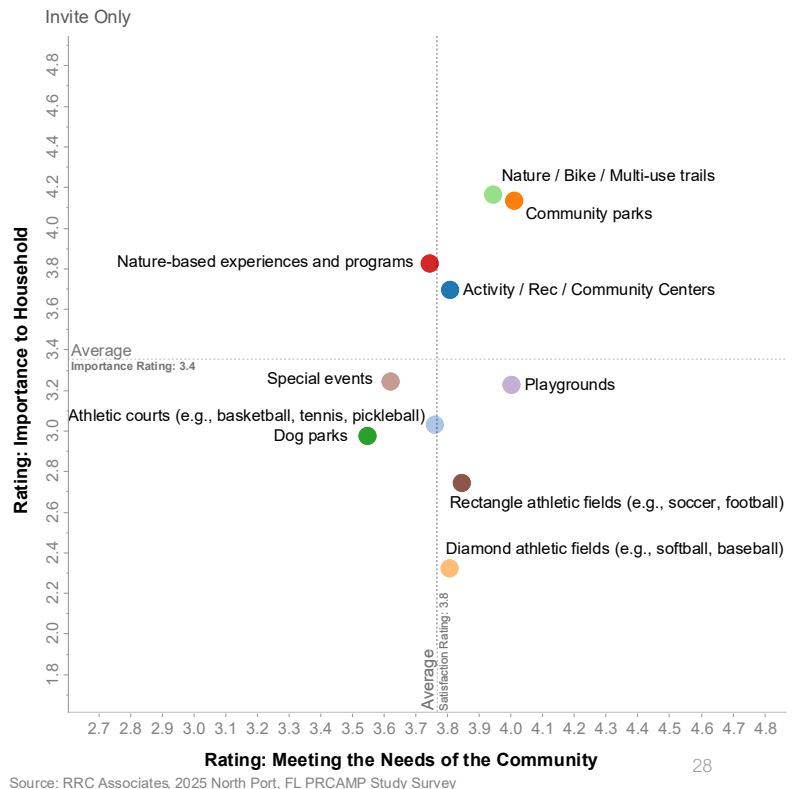
Adequately supported amenities. Future discussions may consider whether current resource allocation aligns with long-term benefits.



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IMPORTANCE/NEEDS MET MATRIX INVITE SAMPLE

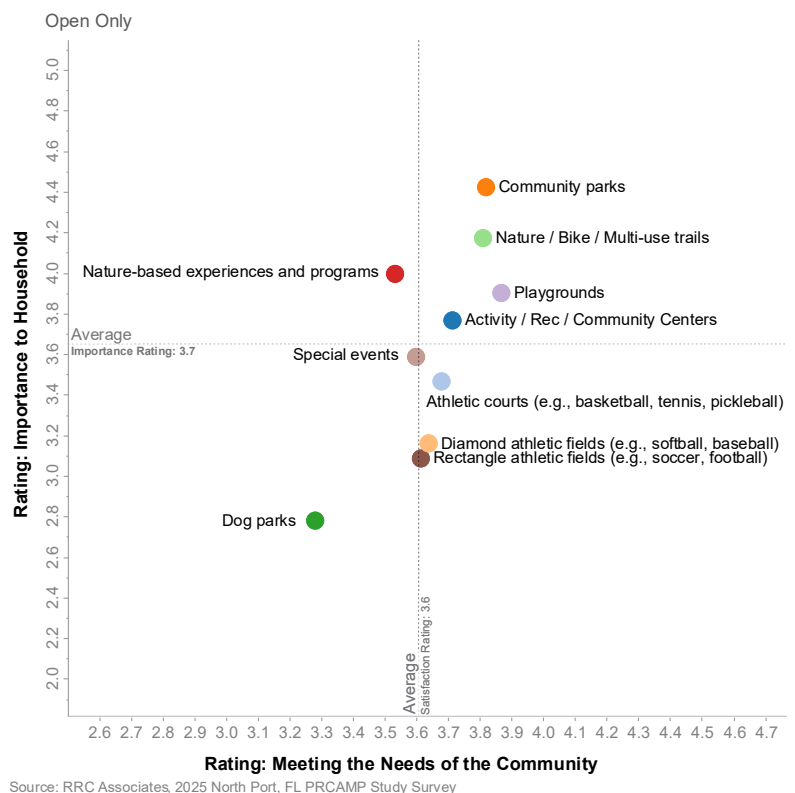
- Community parks and nature/bike/multi-use trails are top-performing essentials. These amenities fall into the *High Importance / High Needs Met quadrant*, reflecting their broad appeal and effective delivery. Continued investment in maintenance will help preserve satisfaction.
- Nature-based experiences and programs and activity/rec/community centers are high priorities but are very close to the average satisfaction overall, indicating they are valued by residents but may have some room for improvement.
- Playgrounds and both rectangle and diamond athletic fields, are delivering relatively well but are not top priorities. These amenities land in the *Low Importance / High Needs Met quadrant*. While they're adequately supported, their broader impact on community satisfaction is limited.
- Dog parks and special events fall below average in both importance and performance, while athletic courts fall below average for importance, and is equal to the average for performance. Positioned in the *Low Importance / Low Needs Met quadrant*, these are amenities that may serve a more limited audience. Ongoing monitoring of participation can help guide resource allocation.



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IMPORTANCE/NEEDS MET MATRIX OPEN LINK SAMPLE

- Among **Open** link respondents, nature-based experiences and programs are the only service that falls into the *High Importance / Low Needs Met quadrant*, though it is again close to the overall average for satisfaction, while activity/rec/community centers fall into the *High Importance / High Needs Met quadrant* for the Open link sample.
- Other *High Importance / High Needs Met quadrant* facilities include community parks, nature/bike/multi-use trails, and playgrounds.
- Athletic courts, and both rectangle and diamond athletic fields, still land in the *Low Importance / High Needs Met quadrant*, as with the Invite sample.
- Additionally, dog parks and special events both fall below average in both importance and performance, however, special events is nearly equal to the overall average for both importance and meeting the needs, indicating an appropriate level of prioritization.

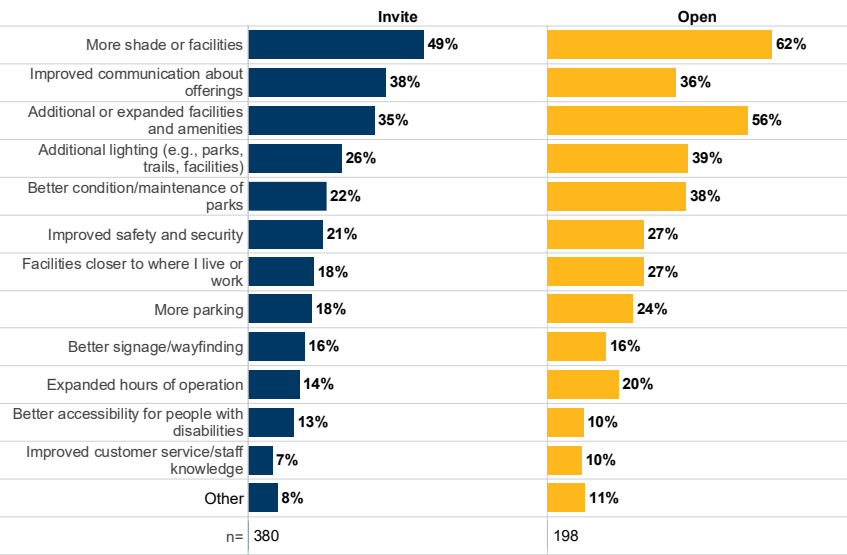


INCREASING USE

Overall, the most important area to address, for both the Invite and Open sample, is adding more shade or facilities.

- For Invite respondents, this is followed by improved communication and additional expanded facilities and amenities.
- For Open respondents, additional or expanded facilities was more important, followed by additional lighting and improved condition/ maintenance of parks.

What are the most important areas, that if addressed, would increase your use of parks and recreation facilities, programs, and services?



Source: RRC Associates, 2025 North Port, FL PRCAMP Study Survey



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PARTICIPATION IN ORGANIZED SPORTS

- In the Invite sample, 19% of respondents have children in their household that participate in City of North Port organized sports.
- The Open sample, however, represents far more households (approximately 1/3rd) with participant children.

Do any children in your household under the age of 18 participate in organized sports at facilities owned by the City of North Port?

| | Invite | Open |
|---------------------------|--------|------|
| Yes: How many child(ren)? | 19% | 32% |
| No | 81% | 68% |
| n= | 363 | 221 |

Source: RRC Associates, 2025 North Port, FL PRCAMP Study Survey

How many child(ren) participate in organized sports at facilities owned by the City of North Port

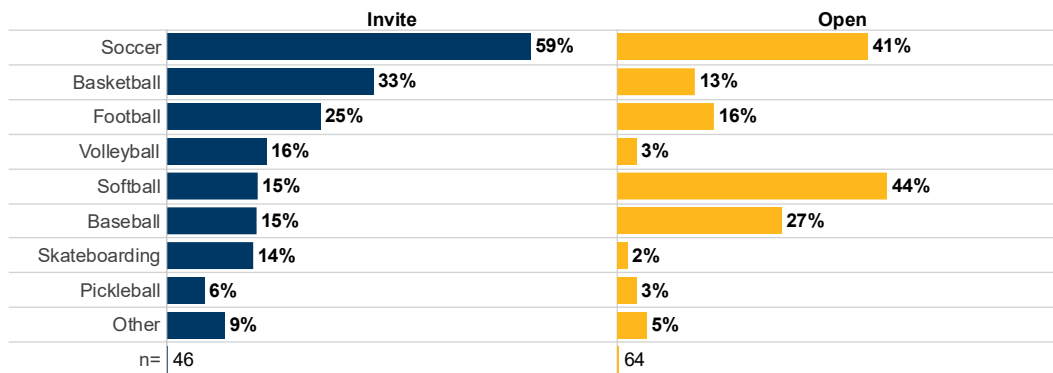
| | Invite | Open |
|------|--------|------|
| 1 | 48% | 34% |
| 2 | 37% | 35% |
| 3+ | 15% | 31% |
| n= | 48 | 70 |
| Avg. | 1.8 | 1.9 |

Source: RRC Associates, 2025 North Port, FL PRCAMP Study Survey

TYPE OF ORGANIZED SPORTS

Among households with children who participate in youth sports, soccer is most represented, as 59% of Invite sample households have participating children, and 41% among those in the Open sample. Basketball and football were also represented by a substantial portion of the respondents. Notably, Softball and Baseball were significantly more represented in the Open sample.

Which organized sports does your child(ren) participate in at City of North Port facilities?



Source: RRC Associates, 2025 North Port, FL PRCAMP Study Survey

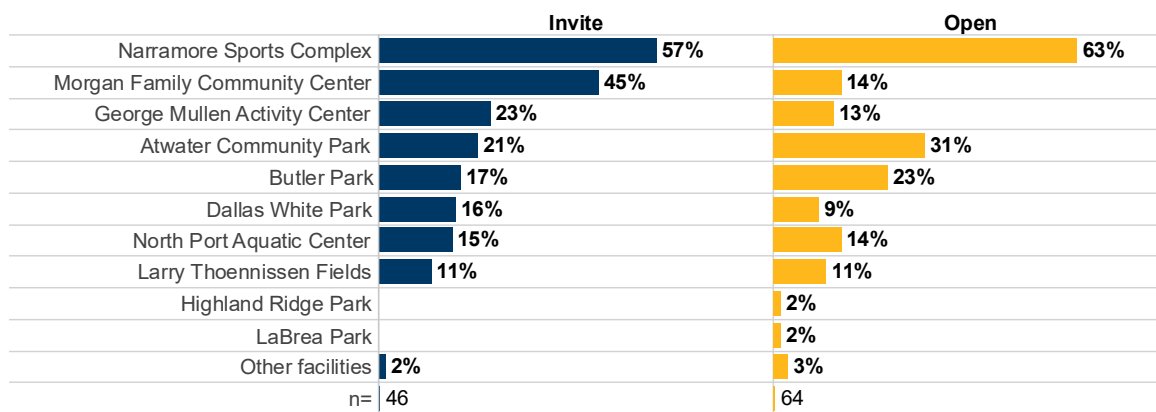


33

LOCATION OF ORGANIZED SPORTS

The Narramore Sports Complex hosts the organized sports for the largest share of both samples, with 57% among Invite households with participating children, and 63% of those in the Open sample. The Open sample is more likely to utilize Atwater Community Park and Bulter Park compared to the Invite sample.

At which City of North Port-owned facilities does your child(ren) participate in organized sports?



Source: RRC Associates, 2025 North Port, FL PRCAMP Study Survey

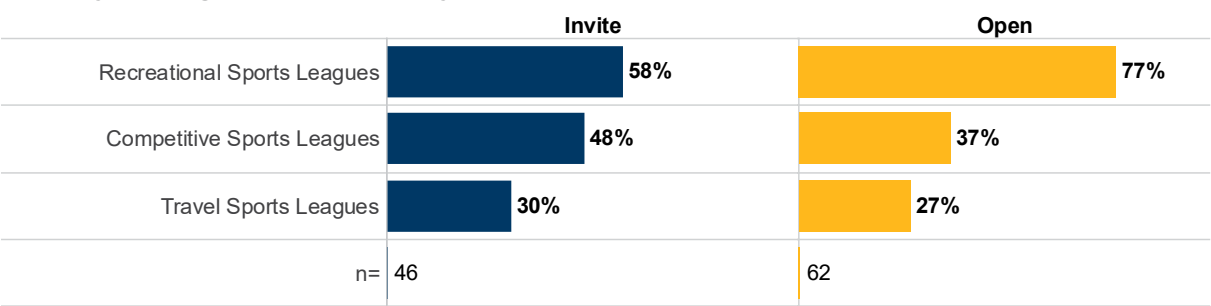


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ORGANIZED SPORTS

The majority of children participating in organized sports leagues participate in recreational sports for both sample, followed by competitive sports and traveling sports leagues.

Which type of organized sports does your child(ren) participate in?



Source: RRC Associates, 2025 North Port, FL PRCAMP Study Survey



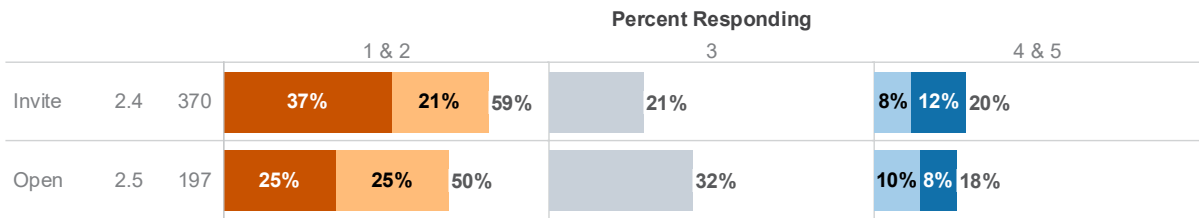
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FAMILIARITY WITH ECO-TOURISM

- Most respondents from both samples are unfamiliar with nature-based opportunities in North Port, with 59% of the Invite sample responding 1 or 2 on the 5-point scale, where 1 is “not at all familiar.”
- This unfamiliarity indicates a need for the City to promote its existing offerings as eco-tourism activities were rated highly important to the majority of the sample (ex. 67% of the Invite rated nature-based experiences/programs as a 4, or 5 – very important).

How familiar are you with nature-based opportunities in North Port (e.g., guided nature walks, birdwatching, kayaking, environmental education)?
Invite & Open



Source: RRC Associates, 2025 North Port, FL PRCAMP Study Survey 1 – Not at all Familiar 2 3 4 5 – Very Familiar



ECO-TOURISM OPPORTUNITIES

Invite respondents express a strong interest in public access nature-based areas such as trails, paths, and viewing areas. Scheduled events and programs were also considered important investments.

Highest-Rated:

- Legacy Trail access and connectivity across the City
- Promoting wildlife viewing and birding opportunities
- Creating ADA-accessible paths, boardwalks and viewing areas
- Eco-themed events

Mid-range:

- Citizen-science and volunteer stewardship programs
- Guided nature/environmental education programs
- Developing signage/app tours highlighting ecology, history, and indigenous heritage
- Expanded fishing

Lowest-rated:

- Kayak/Canoe rental improvements
- Warm Mineral Springs improvements
- Equestrian trails and amenities



How important is it to you that North Port invest in the following nature-based related opportunities?

Invite only



Source: RRC Associates, 2025 North Port, FL PRCAMP Study Survey

ECO-TOURISM OPPORTUNITIES

Open respondents express similar priorities to the Invite sample; prioritizing investments that improve access first, eco-themed events and guided programs.

Highest-Rated:

- Legacy Trail access and connectivity across the City
- Creating ADA-accessible paths, boardwalks and viewing areas
- Eco-themed festivals & events

Mid-range:

- Citizen-science and volunteer stewardship programs
- Promoting wildlife viewing and birding opportunities
- Expanded fishing
- Guided nature/environmental education programs
- Developing signage/app tours highlighting ecology, history, and indigenous heritage

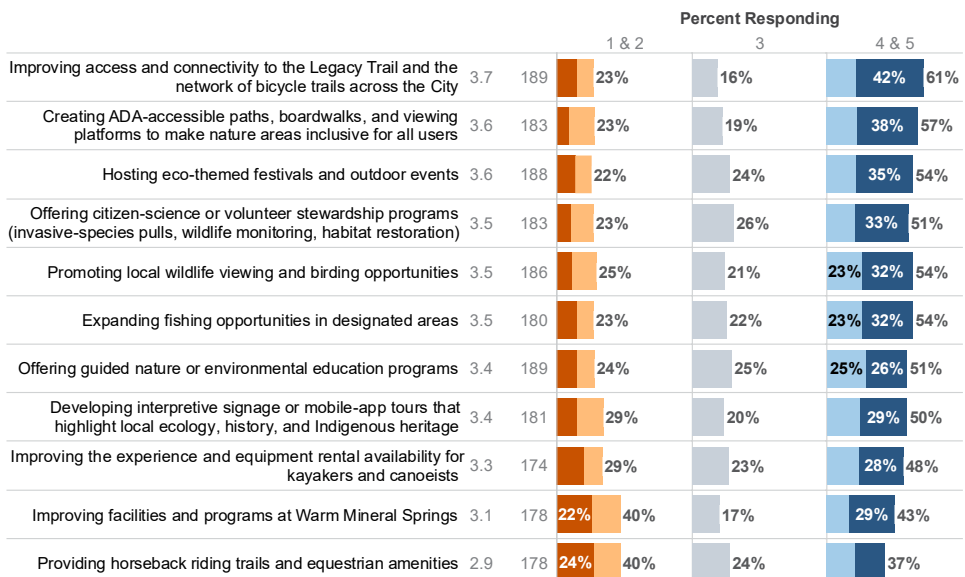
Lowest-rated:

- Kayak/Canoe rental improvements
- Warm Mineral Springs improvements
- Equestrian trails and amenities



How important is it to you that North Port invest in the following nature-based related opportunities?

Open only



Source: RRC Associates, 2025 North Port, FL PRCAMP Study Survey



SPORTS FIELDS

- The **Invite** responses show the greatest perceived need is for skate parks, with 45% of respondents wanting more. Other high-demand facilities include basketball, outdoor volleyball, multi-sport, indoor volleyball, and pickleball courts.
- In contrast, adult-sized fields for baseball, football, softball, lacrosse, and soccer received the lowest demand, with most respondents indicating there are already enough of these facilities.
- Overall, most facility types had low “too many” responses, with pickleball courts being the highest at just 12% and a majority of respondents express there are already enough for all categories.

Below please find a list of recreation facilities and amenities. Please specify whether you or any member of your household feels there is a need for more, believes there are already enough, or thinks there are too many of the listed parks and recreation facilities below.

Invite only

| Rating Category n= | | Percent Responding | | |
|---|-----|--------------------|-----|-----|
| Skate parks | 148 | 45% | 50% | 5% |
| Basketball courts (full-court) | 126 | 39% | 55% | 5% |
| Outdoor volleyball courts | 116 | 39% | 56% | |
| Multi-sport courts (lined for various activities) | 128 | 39% | 54% | 7% |
| Indoor volleyball courts | 119 | 36% | 58% | 6% |
| Basketball courts (half-court) | 122 | 36% | 59% | 5% |
| Pickleball courts | 152 | 33% | 56% | 12% |
| Softball fields (youth-sized) | 118 | 28% | 66% | 6% |
| Soccer fields (youth-sized) | 133 | 25% | 71% | 4% |
| Tennis courts | 130 | 24% | 71% | 5% |
| Football fields (youth-sized) | 121 | 24% | 72% | 4% |
| Baseball fields (youth-sized) | 122 | 23% | 70% | 6% |
| Lacrosse fields (youth-sized) | 91 | 20% | 73% | 7% |
| Soccer fields (adult-sized) | 121 | 20% | 77% | 4% |
| Lacrosse fields (adult-sized) | 87 | 19% | 74% | 7% |
| Softball fields (adult-sized) | 109 | 19% | 75% | 6% |
| Football fields (adult-sized) | 110 | 15% | 82% | 4% |
| Baseball fields (adult-sized) | 114 | 14% | 78% | 8% |

1 - Need More 2 - Already Enough 3 - Too Many



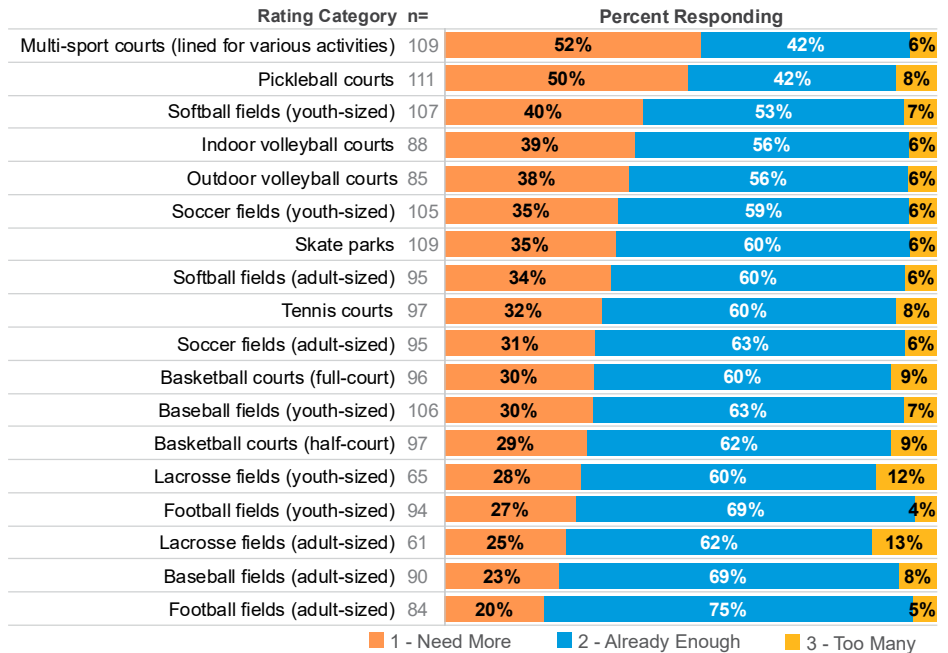
Source: RRC Associates, 2025 North Port, FL PRCAMP Study Survey

SPORTS FIELDS

- In the **Open** sample, the greatest needs were for multi-sport courts (52%) and pickleball courts (50%), both notably higher than in the Invite sample. Youth softball fields, volleyball courts, and youth soccer fields also ranked high.
- While skate parks remained a top need, their priority was slightly lower than in the Invite sample.
- Across both samples, adult-sized fields—particularly for football, baseball, and lacrosse—consistently showed the lowest demand, with most respondents indicating enough already exist.
- The Open sample tended to report higher need percentages overall compared to the Invite sample.

Below please find a list of recreation facilities and amenities. Please specify whether you or any member of your household feels there is a need for more, believes there are already enough, or thinks there are too many of the listed parks and recreation facilities below.

Open only



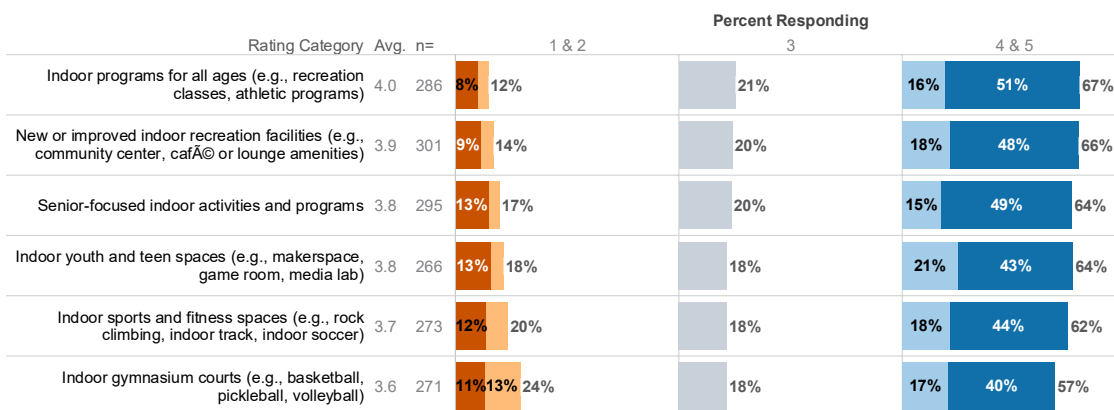
Source: RRC Associates, 2025 North Port, FL PRCAMP Study Survey

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INDOOR RECREATION

For the **Invite** sample, the highest priorities for indoor recreation are programs for all ages (67%) and new or improved facilities (66%), followed closely by senior-focused activities and youth/teen spaces (64% each). Sports and fitness spaces (62%) and gymnasium courts (57%) are somewhat lower but still seen as important by a majority. Few respondents rated any indoor recreation category as unimportant.

How important is it to add, expand, or improve the following indoor recreation opportunities?
Invite only



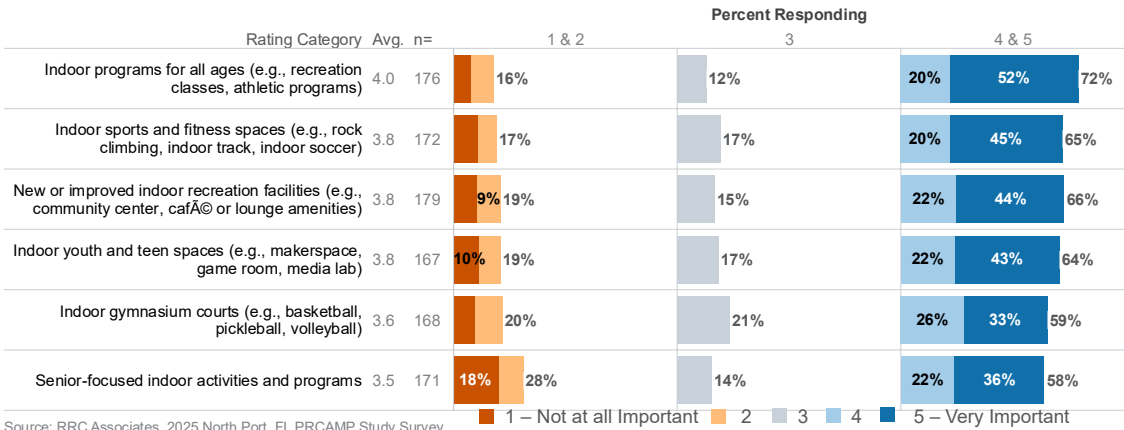
Source: RRC Associates, 2025 North Port, FL PRCAMP Study Survey

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INDOOR RECREATION

Open respondents also indicate indoor programs for all ages as the highest priority, with 72% rating them as a 4 or 5; exceeding the Invite sample's rating. New or improved recreation facilities, sports/fitness spaces, and youth/teen spaces also ranked high. Senior programs and gymnasium courts were lower priorities, but still important to most. Compared to the Invite sample, the Open respondents showed higher overall importance ratings for several categories but also more polarized views, especially for senior-focused programs.

How important is it to add, expand, or improve the following indoor recreation opportunities?
Open only



Source: RRC Associates, 2025 North Port, FL PRCAMP Study Survey

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EFFECTIVENESS OF COMMUNICATION

- Respondents from both samples express there is room for improvement in the City of North Port's communication efforts on parks and recreation.
- Nearly half (47%) of the Invite sample rated North Port communications as not effective (1 or 2), averaging 2.8 on the 5-point scale.
 - The Open sample was more neutral, with an average rating of 3.1 and 28% rating effectiveness a 1 or 2.

How effective is North Port at reaching you with information on parks and recreation facilities, services, and programs?

1 – Not at all Effective 2 3 4 5 – Very Effective

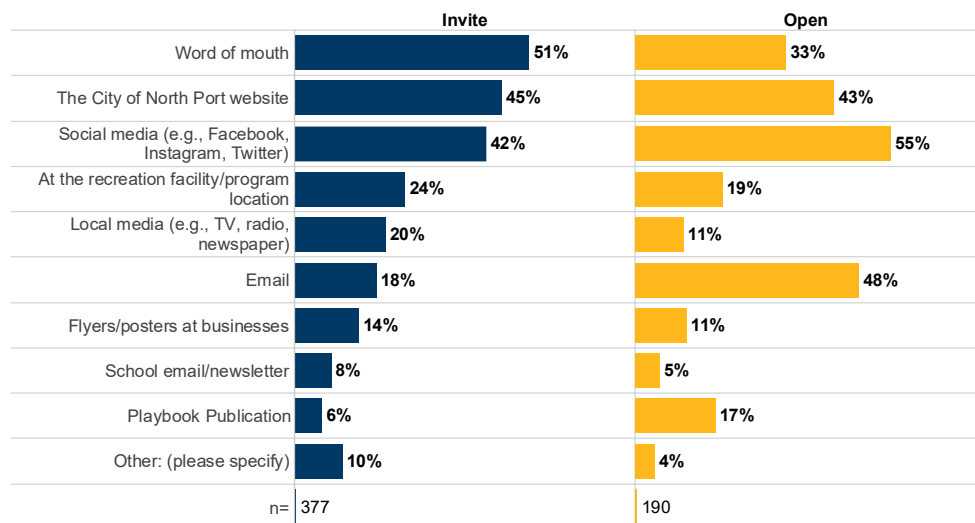
| Sample | Avg. | n= | Percent Responding | | | | | | | |
|--------|------|-----|--------------------|-----|-----|-----|-------|-----|-----|-----|
| | | | 1 & 2 | | | 3 | 4 & 5 | | | |
| Invite | 2.8 | 350 | 20% | 27% | 47% | 25% | | 12% | 15% | 27% |
| Open | 3.1 | 190 | 15% | 14% | 28% | 36% | | 21% | 15% | 35% |

Source: RRC Associates, 2025 North Port, FL PRCAMP Study Survey

CURRENT COMMUNICATION METHODS

- Invite respondents most often hear about North Port's parks and recreation offerings through word of mouth and the City website, while Open respondents rely more heavily on social media and email.
- Open participants also show higher use of the Playbook publication, whereas Invite respondents use local media and on-site sources more frequently.
- Overall, Invite respondents lean more on interpersonal and traditional channels while Open respondents tend to use digital and direct communication.

How do you currently receive information on parks and recreation facilities, programs, and services offered by North Port?



Source: RRC Associates, 2025 North Port, FL PRCAMP Study Survey

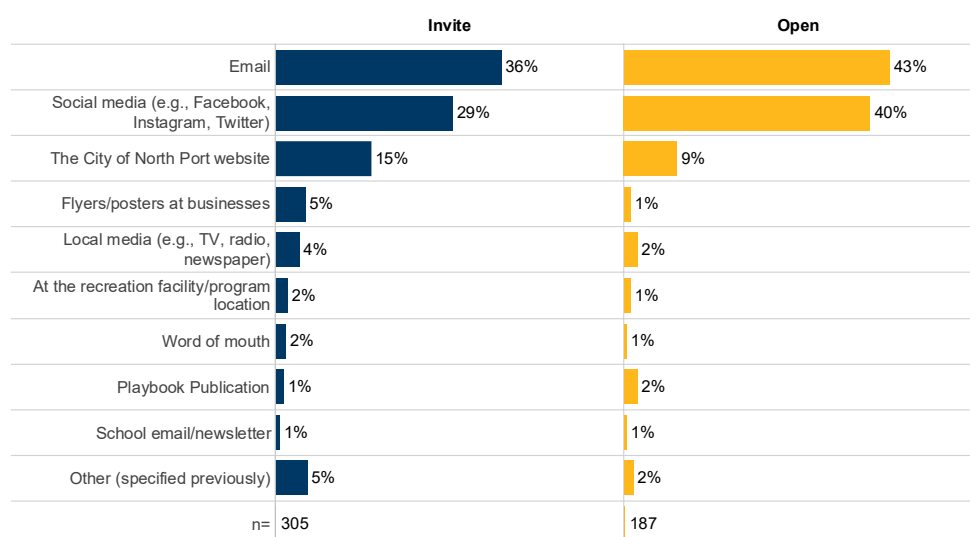


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PREFERRED COMMUNICATIONS

- Across both samples, residents prefer direct, digital communication—especially email and social media—over traditional or incidental channels.
- The Open sample's preferences align closely with their current information sources, while the Invite sample shows a gap between current reliance on word of mouth and a preference for email and social media.
- These findings, combined with the earlier effectiveness ratings, suggest an opportunity to shift communication strategies toward more proactive digital outreach to meet resident preferences.

What is the preferred way for you to receive information on parks and recreation facilities, programs, and services?



Source: RRC Associates, 2025 North Port, FL PRCAMP Study Survey



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ADDITIONAL COMMENTS & SUGGESTIONS

At the end of the survey, respondents were given the opportunity to provide any additional comments or suggestions for the City of North Port Parks and Recreation Department. A total of 156 comments were collected from both samples and common themes are highlighted below.



Expanded Sports and Athletic Facilities

- High demand for more baseball, softball, soccer, and pickleball courts, with emphasis on equitable upgrades for girls' and boys' facilities.
- Need for both indoor and outdoor sports spaces to accommodate seasonal weather and growing participation.
- Calls for distributing facilities more evenly across the city.



Aquatic Facilities and Water-Based Recreation

- Calls to expand the North Port Aquatic Center and improve shade, attractions, and party rentals.
- Requests for more kayak/canoe launches and canal access.
- Mixed views on investing in Warm Mineral Springs versus limiting development there.



Indoor and All-Weather Recreation Options

- Requests for indoor playgrounds, sports courts, and multipurpose community centers.
- Interest in affordable passes, more rental spaces, and programs accessible during hot summer months.



Youth and Teen Engagement

- Desire for more activities, facilities, and programs designed for children and teens.
- Suggestions include adventure-based programs, rock climbing, archery, and social spaces.



Nature Preservation and Trail Expansion

- Support for protecting natural areas, adding trails, and offering environmental education programs.
- Concerns about overdevelopment and desire for more native landscaping and edible plantings.



Maintenance, Safety, and Accessibility

- Concerns about shade, parking lot repairs, restroom cleanliness, and equipment upkeep.
- Requests for safety improvements like lighting, netting, and ADA access.



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DEMOGRAPHICS

GENDER & AGE

- The Invite sample was weighted by age, Hispanic ethnicity, gender, and housing tenure (own/rent) using U.S. Census data to better reflect North Port demographics.
- After weighting, the distribution of age cohorts in the Invite sample are well distributed.
- The Open sample, which was available to all North Port constituents, is more impacted by self-selection bias, but provides valuable data from frequent users and engaged members of the community.

Please indicate the gender with which you identify:

| | Invite | Open |
|--------|--------|------|
| Female | 52% | 71% |
| Male | 48% | 28% |
| Other: | | 1% |
| n= | 371 | 191 |

What is your age?

| | Invite | Open |
|------------|--------|------|
| 18 – 24 | 10% | 2% |
| 25 – 34 | 12% | 11% |
| 35 – 44 | 15% | 27% |
| 45 – 54 | 15% | 16% |
| 55 – 64 | 15% | 27% |
| 65 – 74 | 19% | 16% |
| 75 or over | 14% | 1% |
| n= | 371 | 187 |

Source: RRC Associates, 2025 North Port, FL PRCAMP Study Survey



HOUSEHOLD MAKEUP

Which of these categories best applies to your household?

| | Invite | Open |
|---|--------|------|
| Couple with children at home | 25% | 41% |
| Couple, children no longer at home (empty nester) | 21% | 18% |
| Couple, no children | 21% | 17% |
| Single, no children | 15% | 5% |
| Multi-generational home (grandparents, parents, children) | 9% | 10% |
| Single, children no longer at home (empty nester) | 4% | 5% |
| Single with children at home | 6% | 3% |
| n= | 363 | 189 |

Source: RRC Associates, 2025 North Port, FL PRCAMP Study Survey



CHILDREN IN HOUSEHOLD

How many people in your household are in the following age groups?

| | Invite | | | | Open | | | |
|------|--------------|------------|--------------|--------------|--------------|------------|--------------|--------------|
| | Ages under 5 | Ages 5 - 9 | Ages 10 - 14 | Ages 15 - 17 | Ages under 5 | Ages 5 - 9 | Ages 10 - 14 | Ages 15 - 17 |
| None | 39% | 48% | 48% | 49% | 68% | 64% | 64% | 73% |
| 1 | 51% | 19% | 15% | 14% | 17% | 27% | 22% | 21% |
| 2 | 4% | 32% | 4% | 2% | 12% | 8% | 14% | 5% |
| 3 | 3% | 1% | 33% | | 3% | 1% | | 1% |
| 4 | 3% | | | 34% | 1% | | | 1% |
| n= | 154 | 107 | 110 | 102 | 121 | 118 | 113 | 106 |
| Avg. | 0.8 | 0.8 | 1.2 | 1.6 | 0.5 | 0.5 | 0.5 | 0.4 |

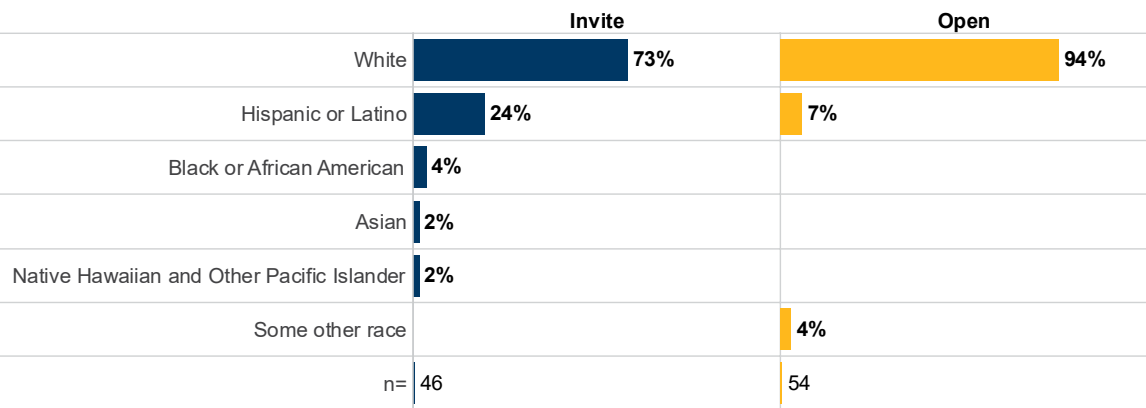
Source: RRC Associates, 2025 North Port, FL PRCAMP Study Survey



ETHNICITY & RACE

After weighting, respondents who are Hispanic or Latino are well represented in the Invite sample. Hispanic/Latino respondents are underrepresented in the Open link sample, emphasizing the importance of statistical weighting to ensure accurate representation in the statistically valid Invite survey.

What race do you consider yourself to be?



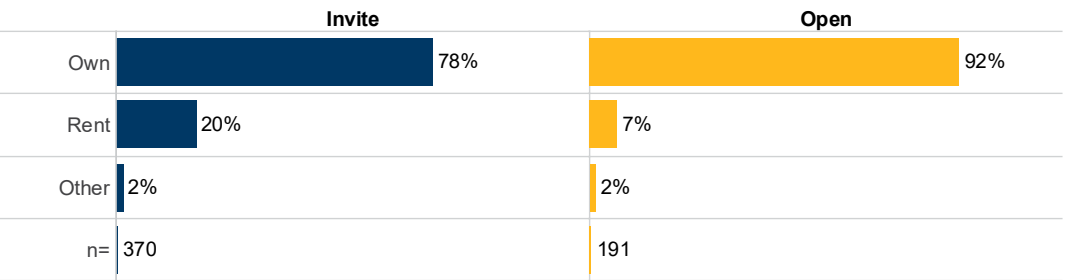
Source: RRC Associates, 2025 North Port, FL PRCAMP Study Survey



HOMEOWNERSHIP

Renters are often underrepresented in open public surveys. The statistically valid Invite survey relies on a systematic random sampling approach to ensure renters are represented in the sample and employs statistical weighting matching the 2023 ACS 5-Year Estimates provided by the US Census Department. Overall, 78% of the Invite sample are homeowners, compared to 92% of Open link respondents.

Do you rent or own your residence

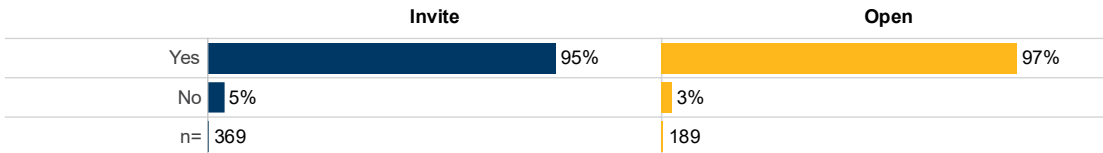


Source: RRC Associates, 2025 North Port, FL PRCAMP Study Survey

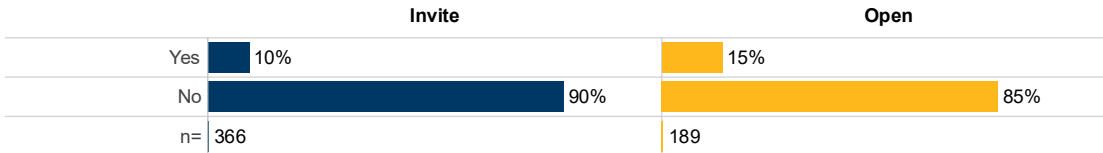


DEMOGRAPHIC CHARACTERISTICS

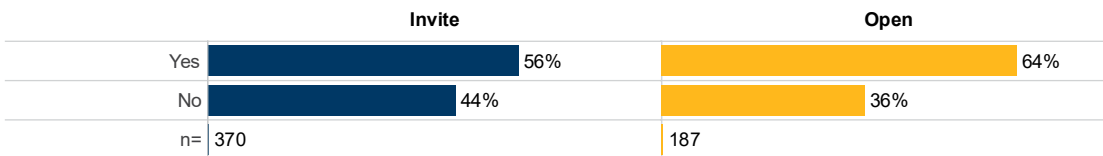
Are you a registered voter?



Does your household have a need for ADA-accessible (Americans with Disabilities) facilities and services?



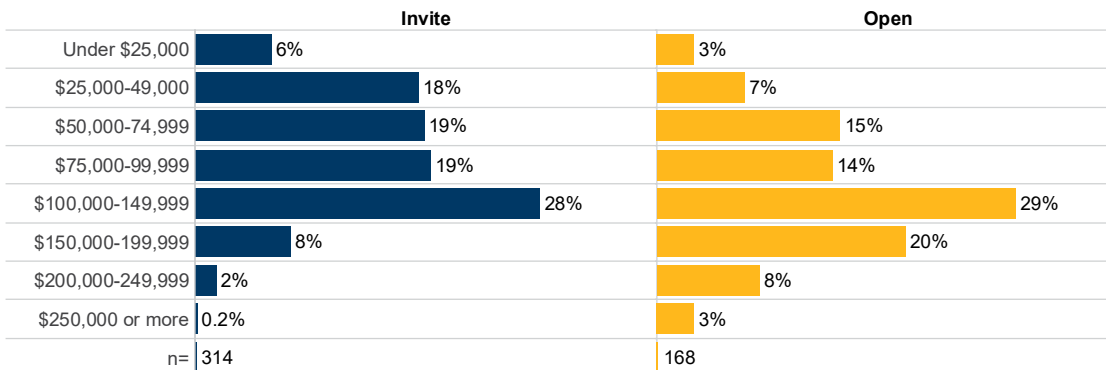
Do you or a member of your household own a dog?



Source: RRC Associates, 2025 North Port, FL PRCAMP Study Survey

INCOME

Which of these categories best describes the total gross annual income of your household (before taxes)?



Source: RRC Associates, 2025 North Port, FL PRCAMP Study Survey







D. Italy Avenue Park

To understand the scope of the program needed within Italy Avenue Park, the project team developed a program statement based on public engagement and youth sports analysis to develop a conceptual layout for the future development of this park. The goal of the site plan is to meet the needs of the community by providing recreational amenities needed in an existing service area gap. Additionally, the site plan reflects the vision of the master plan providing access to recreational amenities, incorporating trails and connectivity, and celebrating natural assets of the parks.

Public Engagement

Survey

The survey effort included questions regarding indoor recreation to understand desired amenities which may be provided within a community center at this park. Among the Invite and Open sample surveys, the highest priorities for indoor recreation are programs for all ages and new or improved facilities, followed closely by senior-focused activities and youth/teen spaces. Compared to the Invite sample, the Open respondents showed higher overall importance ratings for several categories but also more polarized views, especially for senior-focused programs.

Public Workshops

Italy Avenue Station

The Italy Avenue Station specifically focused on community desires for the new park. Participants were asked to place dots on any amenity they would like to incorporate into the design of the new park, i.e., indoor gymnasium courts, nature trails, and senior-focused social activities. Participants were provided with unlimited dot stickers as part of the visioning exercise, allowing participants to share all of their future desires for the park. They could also write in any needs and desires not represented within the board.

The station facilitator engaged community members in meaningful dialogue about the new park location and the current conditions. These conversations shed light on what the community values and needs, guiding the project team in designing a park that responds to those gaps.

Participants in the public workshop overwhelmingly voted to have nature trails at Italy Avenue Park. Other top amenities included an indoor track, indoor rock climbing, senior-focused social activities, and indoor gymnasium courts. Priorities that were written included multi-generational playgrounds, access to the waterway/kayak launch, outdoor racquetball wall, an indoor and outdoor archery area, outdoor pickleball court, tennis only courts, a community center, drive-in theater, pool, and splash pad(s).

Table 26 | Dot Voting Counts

| Italy Avenue Dot Voting Station | |
|---|----|
| Nature Trails | 32 |
| Indoor Track | 19 |
| Rock Climbing | 13 |
| Senior-Focused Social Activities | 13 |
| Indoor Gymnasium Courts | 12 |
| Senior-Focused Lifelong Learning Workshops | 11 |
| Diamond Fields | 11 |
| Flexible Multi-purpose Room (accommodate broad programming such as before and after school programs, homeschooling, etc.) | 10 |
| Playgrounds | 10 |
| Indoor Pickleball | 10 |
| Maker Space | 9 |
| Café | 9 |
| Fitness Equipment | 9 |
| Indoor Soccer | 7 |
| Reading or Social Nook | 6 |
| Rectangle Fields | 6 |
| Multi-Generational Playgrounds | 6 |
| Game Room | 5 |
| Media Lab | 5 |
| Community Seating Area | 5 |

Other Citywide Takeaways

Additionally, public engagement noted a strong support for an expansion of natural experiences as well as unique experiences at each park.

Needs Analysis

Rectangular Fields

The City of North Port is experiencing strong demand for rectangular fields. In fiscal year 2024, the City had 2,596 youth sports players on league rosters, of which 1,883 of those were soccer athletes. In total, there were 3,609 field reservations in fiscal year 2024. Strong demand has led to individual league reservation requests not able to be completed due to limited field availability. These included about 519 denials for adult soccer, 227 denials for youth soccer, and 88 denials for football. In fiscal year 2024, not including scheduled maintenance or rain cancellations, there were only 23 days that did not have field reservations on multi-purpose fields. Additionally, the youth sports analysis indicates that the City will need a total of 7 additional rectangle fields by 2044 to meet the needs of the growing population.

Currently, the City manages nine natural turf rectangular fields. Field Maintenance schedules are configured to align with league schedules as best as possible. However, natural turf fields require rotation and closing of fields to maintain dense turf cover that can outgrow damage from play which can reduce the availability of fields further straining the ability to provide fields for the community. One possible solution is to install new synthetic turf fields to provide relief to the existing system. Synthetic turf fields are durable over a wide range of weather conditions and better withstand intense, prolonged use scheduling over a short time span.

With the proximity of Atwater Community Park providing diamond fields and no existing rectangular fields on the east of the city, providing rectangular fields at Italy Avenue Park would help fill a citywide gap while providing access to a variety of opportunities for residents of this area.

Community Center

Additionally, the youth sports analysis indicates a need for two additional community centers throughout the city with an additional center needed as soon as 2029. This analysis also indicated a need for more indoor volleyball courts. These needs are supplemented by responses from the survey and public workshops specifying indoor recreational needs.

Program Statement

The following program addresses the key summary points from the public workshops and youth sports analysis.

Site plan needs to accommodate:

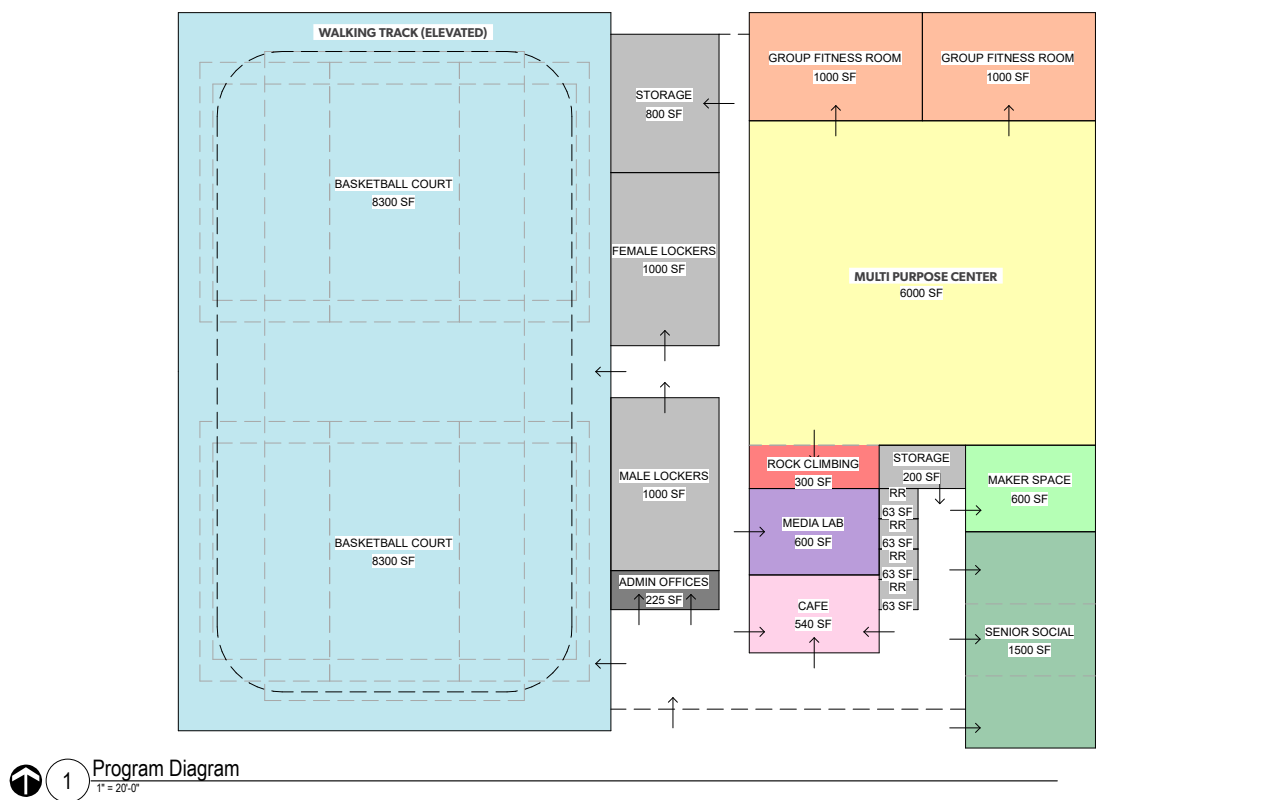
- Nature Trails
- Community Center
- Rectangular youth fields – potentially synthetic turf, sized to accommodate both soccer and football as needed
- Playground
- Dog Park
- Support amenities: parking & pavilions and picnic areas

After carefully considering the identified needs, feedback gathered through the Community Survey, and analyzing the prevailing trends in recreation, a comprehensive facility program has been formulated and proposed to effectively address the present and future requirements.

Table 27 | Community Center Program Breakdown

| Space | Indoor Programming Product/Service | Count | Approx. SF each | Total SF |
|----------------------|---|---------------|----------------------------|----------|
| Courts | Basketball Courts (84' x50') | 2 | 8,320 | 16,640 |
| | Pickleball Courts | 6 | Over basketball courts | |
| | Indoor Soccer | 1 | Over basketball courts | |
| | Rock Climbing | 1 | 300 | 300 |
| | Indoor Track | 1 | Suspended above all courts | |
| | Total Court Square Footage | 16,940 | | |
| Multi-Purpose | Maker Space Studio | 1 | 600 | 600 |
| | Senior-Focused Social Activities | 1 | 1,500 | 1,500 |
| | Senior-Focused Lifelong Learning Workshops | 1 | Within multi-purpose space | |
| | Total Multi-Purpose Square Footage | 2,100 | | |
| Multi-Purpose Center | Multi-Purpose Center | 1 | 6,000 | 6,000 |
| | Group Exercise/Dance/Wellness Room | 2 | 1,050 | 2,100 |
| | Total Fitness Square Footage | 8,100 | | |
| Cafe | Cafe | 1 | 540 | 540 |
| | Reading / Social Nook | 1 | Within Cafe | |
| | Total Cafe Square Footage | 540 | | |
| Media | Media Lab | 1 | | 600 |
| | Game Room | 1 | Within Lab | |
| | Total Media Square Footage | 600 | | |
| | Total Programmatic Square Footage | 28,280 | | |
| | Mechanical, Electrical, Storage, etc. 10% of programmatic sf | 2,828 | | |
| | Common Area, Stairs, Circulation, etc. 15% of programmatic sf | 4,242 | | |
| | Total Building Square Footage | 35,350 | | |

Figure 5 | Potential Building Layout



Conceptual Master Plan

Based on the developed Program Statement, a Conceptual Master Plan was developed to incorporate the elements needed on the site. The Master Plan locates various entry points with the primary point of entry located along San Mateo Drive and crossing the canal into the main park. Additional entry points to the north, east, and south provide neighborhood entry points into the park. Additionally, a trail running north to south connects the new park with the existing Atwater Community Park and provides additional trail opportunities within the city.

The Master Plan is organized into various zones. The primary entry point at San Mateo Drive includes a passive park leading park users across the canal and onto the spine road. If traveling south, the spine road leads to the more active portion of the park, which includes new artificial turf multi-purpose fields as well as a community center. Parking has been provided for both uses while maintaining strong pedestrian connections. If traveling north, the spine road passes through a natural area, including nature trails and canal access points and eventually leading to the neighborhood park portion of the site. This area includes a play area, sports courts, and a dog park. The proposed uses would maintain and add buffer vegetation against the existing residential uses. Walking trails throughout the park provide pedestrian connectivity throughout the site.

The following pages include enlargements of the Conceptual Master Plan and additional detail on the proposed amenities.

Figure 6 | Italy Avenue Park Conceptual Master Plan



Figure 7 | Italy Avenue Park Conceptual Master Plan Enlargement - North



Figure 8 | Italy Avenue Park Conceptual Master Plan Enlargement - South







E. Capital Improvement Plan

This section provides a detailed review of the Capital Improvement Plan (CIP) for each park in the City of North Port's park and recreation system. These recommendations include the equitable improvement of parks through the newly established Site Equity Standards, as well as site-specific enhancements based on each park's inventory. Items identified through the Parks and Recreation Master Plan process have been integrated into the Parks and Recreation Department's existing 10-year CIP, both funded and unfunded. In addition, an Amenity Replacement Plan is included for items funded through the operating budget. These items should be incorporated into the Department's existing Amenity Replacement Plan. The land acquisition was based on the assumption that the median value of vacant property in North Port is approximately \$60,000 per acre.

Capital Improvement Plan Summary

| Park Name | Short (1-2 years) | Mid-Term (3-5 years) | Long-Term (5+ years) | Upgrade Enhancement Total |
|--|----------------------|-------------------------|-------------------------|---------------------------|
| Atwater Community Park | \$ 1,335,500 | \$ 555,000 | \$ 325,000 | \$ 2,215,500 |
| Blue Ridge Park | \$ 255,000 | \$ 375,000 | \$ 50,000 | \$ 680,000 |
| Boca Chica Park | \$ - | \$ - | \$ - | \$ - |
| Butler Park | \$ 225,805 | \$ 830,000 | \$ 705,000 | \$ 1,760,805 |
| Canine Club Dog Park | \$ 116,000 | \$ 285,000 | \$ 470,000 | \$ 871,000 |
| City Center Front Green | \$ - | \$ 234,500 | \$ 2,345,000 | \$ 2,579,500 |
| Dallas White Park | \$ 58,800 | \$ - | \$ 385,000 | \$ 443,800 |
| Garden of the Five Senses Park | \$ 260,000 | \$ 1,010,000 | \$ 1,435,000 | \$ 2,705,000 |
| George Mullen Activity Center | \$ 2,383,223 | \$ 764,563 | \$ 2,196,000 | \$ 5,343,786 |
| Highland Ridge Park | \$ 470,500 | \$ 126,000 | \$ 65,000 | \$ 661,500 |
| Hope Park | \$ 52,550 | \$ - | \$ - | \$ 52,550 |
| Italy Avenue Park | \$ - | \$ 1,060,000 | \$ 21,200,000 | \$ 22,260,000 |
| Kirk Park | \$ 13,700 | \$ - | \$ 400,000 | \$ 413,700 |
| LaBrea Park | \$ 353,000 | \$ 30,000 | \$ - | \$ 383,000 |
| Larry Thoenissen Athletic Fields | \$ 30,000 | \$ 70,000 | \$ - | \$ 100,000 |
| Marina Park | \$ 4,800 | \$ 18,000 | \$ - | \$ 22,800 |
| Marius Park | \$ 2,000 | \$ 13,000 | \$ - | \$ 15,000 |
| McKibben Park | \$ 102,800 | \$ 200,000 | \$ 415,000 | \$ 717,800 |
| Morgan Family Community Center | \$ 356,848 | \$ 96,342 | \$ 2,097,421 | \$ 2,550,611 |
| Myakkahatchee Creek Environmental Park | \$ 20,000 | \$ 50,000 | \$ - | \$ 70,000 |
| Myakkahatchee Creek Greenway Disc Golf | \$ 5,000 | \$ - | \$ - | \$ 5,000 |
| Myakkahatchee Creek Greenway Trail | \$ - | \$ - | \$ 3,700,000 | \$ 3,700,000 |
| Narramore Sports Complex | \$ 1,412,200 | \$ 595,000 | \$ 250,000 | \$ 2,257,200 |
| North Port Aquatic Center | \$ - | \$ 205,000 | \$ 165,000 | \$ 370,000 |
| North Port Skate Park | \$ 18,970 | \$ 414,800 | \$ - | \$ 433,770 |
| Oaks Park | \$ 26,815 | \$ - | \$ - | \$ 26,815 |
| Pine Park | \$ - | \$ - | \$ 450,000 | \$ 450,000 |
| Scout House | \$ 28,605 | \$ - | \$ - | \$ 28,605 |
| Sumter Blvd Linear Park | \$ - | \$ 66,000 | \$ 36,000 | \$ 102,000 |
| Veterans Park | \$ - | \$ 4,800 | \$ - | \$ 4,800 |
| Warm Mineral Springs Park | \$ - | \$ - | \$ 14,000,000 | \$ 14,000,000 |
| Other Projects | \$ 2,480,000 | \$ 19,065,000 | \$ 22,025,000 | \$ 43,570,000 |
| GRAND TOTAL | \$ 10,012,116 | \$ 26,068,005 | \$ 72,714,421 | \$ 108,794,542 |

Amenity Replacement Plan (Operating Budget)

| Park Name | Short (1-2 years) | Mid-Term (3-5 years) | Long-Term (5+ years) | Upgrade Enhancement Total |
|--|----------------------|-------------------------|-------------------------|---------------------------|
| Atwater Community Park | \$ 11,500.00 | \$ 12,000.00 | \$ - | \$ 23,500.00 |
| Blue Ridge Park | \$ 8,000.00 | \$ 12,000.00 | \$ - | \$ 20,000.00 |
| Boca Chica Park | \$ - | \$ - | \$ - | \$ - |
| Butler Park | \$ 6,000.00 | \$ 32,000.00 | \$ - | \$ 38,000.00 |
| Canine Club Dog Park | \$ - | \$ - | \$ - | \$ - |
| City Center Front Green | \$ - | \$ - | \$ - | \$ - |
| Dallas White Park | \$ - | \$ 16,000.00 | \$ - | \$ 16,000.00 |
| Garden of the Five Senses Park | \$ - | \$ - | \$ - | \$ - |
| George Mullen Activity Center | \$ - | \$ - | \$ - | \$ - |
| Highland Ridge Park | \$ 21,400.00 | \$ 12,000.00 | \$ - | \$ 33,400.00 |
| Hope Park | \$ 8,000.00 | \$ - | \$ - | \$ 8,000.00 |
| Italy Avenue Park | \$ - | \$ - | \$ - | \$ - |
| Kirk Park | \$ - | \$ - | \$ - | \$ - |
| LaBrea Park | \$ 10,000.00 | \$ - | \$ - | \$ 10,000.00 |
| Larry Thoenissen Athletic Fields | \$ - | \$ - | \$ - | \$ - |
| Marina Park | \$ - | \$ - | \$ - | \$ - |
| Marius Park | \$ - | \$ - | \$ - | \$ - |
| McKibben Park | \$ - | \$ - | \$ - | \$ - |
| Morgan Family Community Center | \$ - | \$ - | \$ - | \$ - |
| Myakkahatchee Creek Environmental Park | \$ - | \$ - | \$ - | \$ - |
| Myakkahatchee Creek Greenway Disc Golf | \$ - | \$ - | \$ - | \$ - |
| Myakkahatchee Creek Greenway Trail | \$ - | \$ - | \$ - | \$ - |
| Narramore Sports Complex | \$ - | \$ - | \$ - | \$ - |
| North Port Aquatic Center | \$ - | \$ - | \$ - | \$ - |
| North Port Skate Park | \$ - | \$ - | \$ - | \$ - |
| Oaks Park | \$ - | \$ - | \$ - | \$ - |
| Pine Park | \$ - | \$ - | \$ - | \$ - |
| Scout House | \$ - | \$ - | \$ - | \$ - |
| Sumter Blvd Linear Park | \$ - | \$ - | \$ - | \$ - |
| Veterans Park | \$ 7,000.00 | \$ - | \$ - | \$ 7,000.00 |
| Warm Mineral Springs | \$ - | \$ - | \$ - | \$ - |
| GRAND TOTAL | \$ 71,900.00 | \$ 84,000.00 | \$ - | \$ 155,900.00 |

| Atwater Community Park | | Cost | short | mid | long | Notes |
|--------------------------------------|--------------|------|--------------|------------|------------|--|
| Amenities Replacement Plan | | | | | | |
| Park benches in the playground area | \$ 8,000 | | | | | Bench \$3,500/EA + concrete bench pad \$12/sq ft |
| Bench pads under existing benches | \$ 500 | | | | | Concrete bench pad for existing bench in playground. |
| Water fountain replacement | \$ 3,000 | | | | | Water fountain and installation for Little League field |
| Benches for new walking loop | \$ 12,000 | | | \$ 12,000 | | Bench every 200' @ \$4,000 EA (3) = 12,000 |
| | \$ 23,500 | | \$ 11,500 | \$ 12,000 | \$ - | |
| Provide for Today | | | | | | |
| Walking loop with shade | \$ 50,500 | | | | | 5' width 600' concrete path 3,000sqft concrete @ \$12/sqft= 36,000 Canopy trees every 50' @ \$1,200 EA (12)= 14,4000 |
| Pedestrian Lighting for walking loop | \$ 60,000 | | | | \$ 60,000 | Lighting every 50' of pedestrian walkway. |
| Splashpad Rehabilitation | \$ 125,000 | | | | \$ 125,000 | Planned in CIP for 2035 |
| Playground replacement | | | | | | Funded and underway |
| Baseball field renovations | \$ 650,000 | | \$ 120,000 | \$ 390,000 | \$ 140,000 | Planned in CIP for 2028-2032 |
| | \$ 885,500 | | \$ 170,500 | \$ 390,000 | \$ 325,000 | |
| Plan for the Future | | | | | | |
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| | \$ - | | \$ - | \$ - | \$ - | |
| Enhance User Experience | | | | | | |
| Little League LED conversion | \$ 800,000 | | \$ 800,000 | | | Planned in CIP for 2027 |
| Regulation Field LED conversion | \$ 365,000 | | \$ 365,000 | | | Planned in CIP for 2027 |
| Parking Lot LED conversion | \$ 165,000 | | \$ 165,000 | | | Planned in CIP for 2031 |
| | \$ 1,330,000 | | \$ 1,165,000 | \$ 165,000 | \$ - | |
| Connect People to Parks | | | | | | |
| Crosswalk standardization | | | | | | Coordinate with Public Works |
| | \$ - | | \$ - | \$ - | \$ - | |
| Expand Access to Nature | | | | | | |
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| | \$ - | | \$ - | \$ - | \$ - | |
| | \$ 2,215,500 | | \$ 1,335,500 | \$ 555,000 | \$ 325,000 | |
| CIP Total | | | | | | |

| Blue Ridge Park | | Cost | short | mid | long | Notes |
|---|-------------------|------|-------------------|-------------------|------------------|---|
| Amenities Replacement Plan | | | | | | |
| Additional benches | \$ 8,000 | | | | | Bench \$3,500/EA + concrete bench pad \$12/sq ft |
| Benches for new walking loop | \$ 12,000 | | | \$ 12,000 | | Bench every 200' @ \$4,000 EA (3) = 12,000 |
| Subtotal | \$ 20,000 | | \$ 8,000 | \$ 12,000 | \$ - | |
| Provide for Today | | | | | | |
| Walking loop with shade | \$ 253,000 | | | | | 5' width 500' concrete path 2,500sqft concrete @ \$12/sqft= 30,000 |
| Pedestrian Lighting for walking loop | \$ 50,000 | | | | | Canopy trees every 50' @ \$1,200 EA (10)= 12,000 |
| Playground replacement | \$ 375,000 | | | \$ 375,000 | \$ 50,000 | Lighting every 50' of pedestrian walkway. Planned in CIP for 2029 |
| Subtotal | \$ 678,000 | | \$ 253,000 | \$ 375,000 | \$ 50,000 | |
| Plan for the Future | | | | | | |
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| Subtotal | \$ - | | \$ - | \$ - | \$ - | |
| Enhance User Experience | | | | | | |
| Switchback sidewalk to benches and kayak launch | \$ 2,000 | | | | | |
| Subtotal | \$ 2,000 | | \$ 2,000 | \$ - | \$ - | |
| Connect People to Parks | | | | | | |
| Crosswalk standardization | | | | | | Coordinate with Public Works |
| Subtotal | \$ - | | \$ - | \$ - | \$ - | |
| Expand Access to Nature | | | | | | |
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| | | | | | | |
| Subtotal | \$ - | | \$ - | \$ - | \$ - | |
| CIP Total | \$ 680,000 | | \$ 255,000 | \$ 375,000 | \$ 50,000 | |

| Boca Chica Park | | Cost | short | mid | long | Notes |
|-----------------------------------|----------|------|-------|------|------|------------------|
| Amenities Replacement Plan | | | | | | |
| | | | | | | |
| | Subtotal | \$ - | \$ - | \$ - | \$ - | |
| Provide for Today | | | | | | |
| | | | | | | |
| | | | | | | |
| | Subtotal | \$ - | \$ - | \$ - | \$ - | |
| Plan for the Future | | | | | | |
| Implement Site Plan | | | | | | Currently funded |
| | | | | | | |
| | Subtotal | \$ - | \$ - | \$ - | \$ - | |
| Enhance User Experience | | | | | | |
| | | | | | | |
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| | Subtotal | \$ - | \$ - | \$ - | \$ - | |
| Connect People to Parks | | | | | | |
| | | | | | | |
| | | | | | | |
| | Subtotal | \$ - | \$ - | \$ - | \$ - | |
| Expand Access to Nature | | | | | | |
| | | | | | | |
| | | | | | | |
| | Subtotal | \$ - | \$ - | \$ - | \$ - | |
| CIP Total | | \$ - | \$ - | \$ - | \$ - | |

| Canine Club Dog Park | Cost | short | mid | long | Notes |
|---------------------------------------|------------|------------|------------|------------|---|
| Amenities Replacement Plan | | | | | |
| | | | | | |
| | | | | | |
| | | \$ - | \$ - | \$ - | |
| Subtotal | \$ - | | | | |
| Provide for Today | | | | | |
| Restoration and Repairs | \$ 705,000 | \$ 110,000 | \$ 125,000 | \$ 470,000 | Planned in CIP every two years |
| Plan for the Future | | | | | |
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| | | \$ - | \$ - | \$ - | |
| Subtotal | \$ - | | | | |
| Enhance User Experience | | | | | |
| Continue to add trees throughout park | \$ 10,000 | | \$ 10,000 | | |
| Replace surface | \$ 150,000 | | \$ 150,000 | | 13,000 SF of artificial turf (upper section) \$10/SF, 40,000 SF of Bahia sod .40/SF (back section, and 300 ft concrete curbing between the surfaces \$15/SF |
| Dog wash station through vendor | \$ 6,000 | \$ 6,000 | | | Dog wash unit, plumbing, concrete pad |
| Subtotal | \$ 166,000 | \$ 6,000 | \$ 160,000 | \$ - | |
| Connect People to Parks | | | | | |
| Crosswalk standardization | | | | | Coordination with Public Works |
| Expand Access to Nature | | | | | |
| | | | | | |
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| | | | | | |
| Subtotal | \$ - | \$ - | \$ - | \$ - | |
| CIP Total | \$ 871,000 | \$ 116,000 | \$ 285,000 | \$ 470,000 | |

| Dallas White Park | | Cost | short | mid | long | Notes |
|--|--|------------|-----------|-----------|------------|---|
| Amenities Replacement Plan | | | | | | |
| Benches for new walking loop | | \$ 16,000 | | \$ 16,000 | | Bench every 200' @ \$4,000 EA (4) = 16,000 |
| Subtotal | | \$ 16,000 | \$ - | \$ 16,000 | \$ - | |
| Provide for Today | | | | | | |
| Walking loop with shade around the entire facility | | \$ 58,800 | \$ 58,800 | | | 5' width 700' concrete path 3,500sqft concrete @ \$12/sqft= 42,000 Canopy trees every 50' @ \$1,200 EA (14)= 16,800 |
| Lighting for walking loop | | \$ 70,000 | | | \$ 70,000 | Lighting every 50' of pedestrian walkway. |
| Playground replacement | | \$ 300,000 | | | \$ 300,000 | Planned in CIP for 2035 |
| Conversion of softball field to rectangular field | | | | | | Funded and underway |
| Subtotal | | \$ 428,800 | \$ 58,800 | \$ - | \$ 370,000 | |
| Plan for the Future | | | | | | |
| Subtotal | | \$ - | \$ - | \$ - | \$ - | |
| Enhance User Experience | | | | | | |
| Lighting for playground | | \$ 15,000 | | | \$ 15,000 | |
| Implement ADA Accessibility Plan | | | | | | Project underway and funded |
| Subtotal | | \$ 15,000 | \$ - | \$ - | \$ 15,000 | |
| Connect People to Parks | | | | | | |
| Crosswalk standardization | | | | | | Coordination with Public Works |
| Subtotal | | \$ - | \$ - | \$ - | \$ - | |
| Expand Access to Nature | | | | | | |
| Subtotal | | \$ - | \$ - | \$ - | \$ - | |
| CIP Total | | \$ 443,800 | \$ 58,800 | \$ - | \$ 385,000 | |

| Garden of the Five Senses | | Cost | short | mid | long | Notes |
|---|------------------|--------------|------------|--------------|--------------|-------------------------------------|
| Amenities Replacement Plan | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | \$ - | \$ - | \$ - | |
| | Subtotal | \$ - | | | | |
| Provide for Today | | | | | | |
| Playground replacement | | \$ 750,000 | | \$ 750,000 | | Planned in CIP for 2031 |
| Playground Surface Maintenance/Replacement | | \$ 805,000 | \$ 250,000 | \$ 120,000 | \$ 435,000 | Planned in CIP for 2028, 2030, 2032 |
| | Subtotal | \$ 1,555,000 | \$ 250,000 | \$ 870,000 | \$ 435,000 | |
| Plan for the Future | | | | | | |
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| | | | | | | |
| | | | \$ - | \$ - | \$ - | |
| Enhance User Experience | | | | | | |
| Shade trees along the southwest section | | \$ 140,000 | | \$ 140,000 | | |
| Lighting for playground and walking loop | | \$ 1,000,000 | | | \$ 1,000,000 | |
| | Subtotal | \$ 1,140,000 | \$ - | \$ 140,000 | \$ 1,000,000 | |
| Connect People to Parks | | | | | | |
| Crosswalk standardization | | | | | | Coordinate with Public Works |
| | | | | | | |
| | Subtotal | \$ - | \$ - | \$ - | \$ - | |
| Expand Access to Nature | | | | | | |
| Additional and replacement of environmental signage | | \$ 10,000 | \$ 10,000 | | | |
| | | | | | | |
| | Subtotal | \$ 10,000 | \$ 10,000 | \$ - | \$ - | |
| | CIP Total | \$ 2,705,000 | \$ 260,000 | \$ 1,010,000 | \$ 1,435,000 | |

| George Mullen Activity Center | | Cost | short | mid | long | Notes |
|---|--------------|--------------|--------------|------------|--------------|------------------------------|
| Amenities Replacement Plan | | | | | | |
| | | | | | | |
| | | | | | | |
| | Subtotal | \$ - | \$ - | \$ - | \$ - | |
| Provide for Today | | | | | | |
| Playground replacement | \$ 300,000 | | | | \$ 300,000 | Planned in CIP for 2035 |
| Plan for the Future | | | | | | |
| | Subtotal | \$ 300,000 | \$ - | \$ - | \$ 300,000 | |
| | | | | | | |
| | | | | | | |
| | Subtotal | \$ - | \$ - | \$ - | \$ - | |
| Enhance User Experience | | | | | | |
| Shade trees throughout site and parking lot | \$ 12,000 | | \$ 12,000 | | | |
| Lighting for playground | \$ 10,000 | | | | \$ 10,000 | |
| Implement of Facilities Assessment Plan | \$ 4,496,786 | | \$ 2,371,223 | \$ 239,563 | \$ 1,886,000 | |
| Football Field 1 LED conversion | \$ 325,000 | | | \$ 325,000 | | Planned in CIP for 2029 |
| Parking lot LED conversion | \$ 200,000 | | | \$ 200,000 | | Planned in CIP for 2031 |
| | Subtotal | \$ 5,043,786 | \$ 2,383,223 | \$ 764,563 | \$ 1,896,000 | |
| Connect People to Parks | | | | | | |
| Crosswalk standardization | | | | | | Coordinate with Public Works |
| | | | | | | |
| | | | | | | |
| | | | \$ - | \$ - | \$ - | |
| Expand Access to Nature | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | Subtotal | \$ - | \$ - | \$ - | \$ - | |
| | CIP Total | \$ 5,343,786 | \$ 2,383,223 | \$ 764,563 | \$ 2,196,000 | |

| Highland Ridge Park | | Cost | short | mid | long | Notes |
|--------------------------------------|-----------------------------|------|------------|------------|-----------|--|
| Amenities Replacement Plan | | | | | | |
| Replace benches | \$ 20,000 | | | | | |
| Replace grills | \$ 1,400 | | | | | |
| Benches for new walking loop | \$ 12,000 | | | \$ 12,000 | | Bench every 200' @ \$4,000 EA (3) = 12,000 |
| | Subtotal \$ 33,400 | | \$ 21,400 | \$ 12,000 | \$ - | |
| Provide for Today | | | | | | |
| Racquetball court resurfacing | \$ 7,500 | | | | | |
| Shuffleboard court resurfacing | \$ 3,000 | | | | | |
| Playground replacement | \$ 300,000 | | | | | Planned in current CIP |
| | \$ 36,000 | | \$ 36,000 | | | 5' width 420' concrete path 2,100sqft concrete @ \$12/sqft= 25,200 Canopy trees every 50' @ \$1,200 EA (9)= 10,800 |
| Walking loop with shade and seating | \$ 45,000 | | | | \$ 45,000 | Lighting every 50' of pedestrian walkway. |
| Pedestrian Lighting for walking loop | \$ 391,500 | | \$ 310,500 | \$ 36,000 | \$ 45,000 | |
| | Subtotal \$ 391,500 | | | | | |
| Plan for the Future | | | | | | |
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| | | | | | | |
| | Subtotal \$ - | | \$ - | \$ - | \$ - | |
| Enhance User Experience | | | | | | |
| Lighting for playground | \$ 20,000 | | | | \$ 20,000 | |
| Basketball LED conversion | \$ 60,000 | | | | | Planned in CIP for 2028 |
| Pickleball LED conversion | \$ 100,000 | | | | | Planned in CIP for 2028 |
| Tennis LED conversion | \$ 90,000 | | \$ 90,000 | | | Planned in CIP for 2029 |
| | Subtotal \$ 270,000 | | \$ 160,000 | \$ 90,000 | \$ 20,000 | |
| Connect People to Parks | | | | | | |
| Crosswalk standardization | | | | | | Coordinate with Public Works |
| | | | | | | |
| | | | | | | |
| | Subtotal \$ - | | \$ - | \$ - | \$ - | |
| Expand Access to Nature | | | | | | |
| | | | | | | |
| | | | | | | |
| | Subtotal \$ - | | \$ - | \$ - | \$ - | |
| | CIP Total \$ 661,500 | | \$ 470,500 | \$ 126,000 | \$ 65,000 | |

| Hope Park | Cost | short | mid | long | Notes |
|--|------------------|------------------|-------------|-------------|---|
| Amenities Replacement Plan | | | | | |
| Additional benches near playground | \$ 8,000 | \$ 8,000 | | | |
| Subtotal | \$ 8,000 | \$ 8,000 | \$ - | \$ - | |
| Provide for Today | | | | | |
| Relocate the sidewalk to in front of parking lot | \$ 25,000 | \$ 25,000 | | | |
| Buffer along east side of park | \$ 15,050 | \$ 15,050 | | | 350 Linear feet of buffer (1,700sq ft with a 5' width buffer) Shrubs \$15 + Mulch \$2+ Irrigation \$2/sq ft=6,650 7 Trees @1,200= 8,400 |
| Subtotal | \$ 40,050 | \$ 40,050 | \$ - | \$ - | |
| Plan for the Future | | | | | |
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| | | | | | |
| Enhance User Experience | | | | | |
| Shade trees throughout park | \$ 6,000 | \$ 6,000 | | | Coordinate with Nature Resources |
| ADA Parking Space | \$ 6,500 | \$ 6,500 | | | Concrete pad, signage, striping, wheel stop |
| Subtotal | \$ 12,500 | \$ 12,500 | \$ - | \$ - | |
| Connect People to Parks | | | | | |
| Crosswalk standardization | | | | | Coordinate with Public Works |
| | | | | | |
| | | | | | |
| Expand Access to Nature | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| Subtotal | \$ - | \$ - | \$ - | \$ - | |
| CIP Total | \$ 52,550 | \$ 52,550 | \$ - | \$ - | |

| Kirk Park | Cost | | short | mid | long | Notes |
|---|----------------------|--|-----------|------|------------|---|
| Amenities Replacement Plan | | | | | | |
| | | | | | | |
| | | | | | | |
| | Subtotal \$ - | | \$ - | \$ - | \$ - | |
| Provide for Today | | | | | | |
| Playground replacement | \$ 400,000 | | | | \$ 400,000 | In CIP for 2034 |
| | Subtotal \$ 400,000 | | \$ - | \$ - | \$ 400,000 | |
| Plan for the Future | | | | | | |
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| | | | | | | |
| | Subtotal \$ - | | \$ - | \$ - | \$ - | |
| Enhance User Experience | | | | | | |
| Shade trees | \$ 6,000 | | \$ 6,000 | | | |
| Sidewalk connecting to volleyball court | \$ 1,200 | | \$ 1,200 | | | |
| ADA Parking | \$ 6,500 | | \$ 6,500 | | | Concrete pad, signage, striping, wheel stop |
| | Subtotal \$ 13,700 | | \$ 13,700 | \$ - | \$ - | |
| Connect People to Parks | | | | | | |
| Crosswalk standardization | | | | | | Coordinate with Public Works |
| | | | | | | |
| | | | | | | |
| | Subtotal \$ - | | \$ - | \$ - | \$ - | |
| Expand Access to Nature | | | | | | |
| | | | | | | |
| | | | | | | |
| | Subtotal \$ - | | \$ - | \$ - | \$ - | |
| | CIP Total \$ 413,700 | | \$ 13,700 | \$ - | \$ 400,000 | |

| Marina Park | Cost | | | short | mid | long | Notes |
|--|-----------|-----------|-----------|-----------|------|------|---|
| Amenities Replacement Plan | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | Subtotal | \$ - | \$ - | \$ - | \$ - | | |
| Provide for Today | | | | | | | |
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| | Subtotal | \$ - | \$ - | \$ - | \$ - | | |
| Plan for the Future | | | | | | | |
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| | | | | | | | |
| | Subtotal | \$ - | \$ - | \$ - | \$ - | | |
| Enhance User Experience | | | | | | | |
| Shade trees | | \$ 4,800 | \$ 4,800 | | | | |
| | | | | | | | |
| | Subtotal | \$ 4,800 | \$ 4,800 | \$ - | \$ - | | |
| Connect People to Parks | | | | | | | |
| Crosswalk standardization | | | | | | | Coordinate with Public Works |
| | | | | | | | |
| | Subtotal | \$ - | \$ - | \$ - | \$ - | | |
| Expand Access to Nature | | | | | | | |
| Add rentable kayak and paddleboard station | | \$ 18,000 | \$ 18,000 | | | | 8 unit kiosk station \$15,000, concrete pad \$3,000 |
| | | | | | | | |
| | Subtotal | \$ 18,000 | \$ 18,000 | \$ - | \$ - | | |
| | CIP Total | \$ 22,800 | \$ 4,800 | \$ 18,000 | \$ - | | |

| Marius Park | Cost | short | mid | long | Notes |
|--|--------------------|----------|-----------|------|--|
| Amenities Replacement Plan | | | | | |
| | | | | | |
| | | | | | |
| | Subtotal \$ - | \$ - | \$ - | \$ - | |
| Provide for Today | | | | | |
| Update signage | \$ 2,000 | \$ 2,000 | | | |
| Provide sidewalk access to passive amenities | \$ 13,000 | | \$ 13,000 | | 5' width 150' concrete path 750 sqft concrete @ \$12/sqft= 9,000 Canopy trees every 50' @ \$1,200 EA (3)=3,600 |
| | | | | | |
| Plan for the Future | Subtotal \$ 15,000 | \$ 2,000 | \$ 13,000 | \$ - | |
| | | | | | |
| | | | | | |
| Enhance User Experience | Subtotal \$ - | \$ - | \$ - | \$ - | |
| | | | | | |
| | | | | | |
| Connect People to Parks | Subtotal \$ - | \$ - | \$ - | \$ - | |
| Crosswalk standardization | | | | | Coordinate with Public Works |
| | | | | | |
| Expand Access to Nature | Subtotal \$ - | \$ - | \$ - | \$ - | |
| | | | | | |
| | | | | | |
| | Subtotal \$ - | \$ - | \$ - | \$ - | |
| CIP Total | \$ 15,000 | \$ 2,000 | \$ 13,000 | \$ - | |

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| Oaks Park | Cost | short | mid | long | Notes |
|--|--------------------|------------------|-------------|-------------|------------------------------|
| Amenities Replacement Plan | | | | | |
| | | | | | |
| | | | | | |
| | Subtotal \$ - | \$ - | \$ - | \$ - | |
| Provide for Today | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | Subtotal \$ - | \$ - | \$ - | \$ - | |
| Plan for the Future | | | | | |
| | | | | | |
| | | | | | |
| | Subtotal \$ - | \$ - | \$ - | \$ - | |
| Enhance User Experience | | | | | |
| Implement ADA Accessibility Plan | \$ 13,815 | \$ 13,815 | | | |
| | | | | | |
| | Subtotal \$ 13,815 | \$ 13,815 | \$ - | \$ - | |
| Connect People to Parks | | | | | |
| Wayfinding signage and maps throughout park including information about mountain biking trails | \$ 3,000 | \$ 3,000 | | | |
| Crosswalk standardization | | | | | Coordinate with Public Works |
| | Subtotal \$ 3,000 | \$ 3,000 | \$ - | \$ - | |
| Expand Access to Nature | | | | | |
| Interpretive educational signage | \$ 10,000 | \$ 10,000 | | | |
| | | | | | |
| | Subtotal \$ 10,000 | \$ 10,000 | \$ - | \$ - | |
| CIP Total | \$ 26,815 | \$ 26,815 | \$ - | \$ - | |

| Pine Park | Cost | | short | mid | long | Notes |
|-----------------------------------|-----------|------------|-------|------|------------|---|
| Amenities Replacement Plan | | | | | | |
| | | | | | | |
| | | | | | | |
| | Subtotal | \$ - | \$ - | \$ - | \$ - | |
| Provide for Today | | | | | | |
| Playground replacement | | | | | | Funded and underway |
| | | | | | | |
| | | | | | | |
| | Subtotal | \$ - | \$ - | \$ - | \$ - | |
| Plan for the Future | | | | | | |
| | | | | | | |
| | | | | | | |
| | Subtotal | \$ - | \$ - | \$ - | \$ - | |
| Enhance User Experience | | | | | | |
| Splash pad | | \$ 450,000 | | | \$ 450,000 | Mid-size splash pad: play features, plumbing, brushed concrete surfacing, electrical and controls, installation |
| | | | | | | |
| | Subtotal | \$ 450,000 | \$ - | \$ - | \$ 450,000 | |
| Connect People to Parks | | | | | | |
| Crosswalk standardization | | | | | | Coordinate with Public Works |
| | | | | | | |
| | | | | | | |
| | Subtotal | \$ - | \$ - | \$ - | \$ - | |
| Expand Access to Nature | | | | | | |
| | | | | | | |
| | | | | | | |
| | Subtotal | \$ - | \$ - | \$ - | \$ - | |
| | CIP Total | \$ 450,000 | \$ - | \$ - | \$ 450,000 | |

| Veterans Park | | Cost | short | mid | long | Notes |
|-----------------------------------|--------------------|------|----------|----------|------|------------------------------|
| Amenities Replacement Plan | | | | | | |
| Benches | \$ 7,000 | | \$ 7,000 | | | |
| | Subtotal \$ 7,000 | | \$ 7,000 | \$ - | \$ - | |
| Provide for Today | | | | | | |
| Plan for the Future | | | | | | |
| | Subtotal \$ - | | \$ - | \$ - | \$ - | |
| Enhance User Experience | | | | | | |
| Shade trees | \$ 4,800 | | | \$ 4,800 | | |
| | Subtotal \$ 4,800 | | \$ - | \$ 4,800 | \$ - | |
| Connect People to Parks | | | | | | |
| Crosswalk standardization | | | | | | Coordinate with Public Works |
| Expand Access to Nature | | | | | | |
| | Subtotal \$ - | | \$ - | \$ - | \$ - | |
| | Subtotal \$ - | | \$ - | \$ - | \$ - | |
| | CIP Total \$ 4,800 | | \$ - | \$ 4,800 | \$ - | |

| Warm Mineral Springs Park | | Cost | short | mid | long | Notes |
|-----------------------------------|--|--|-------|------|---------------|----------------------------------|
| Amenities Replacement Plan | | | | | | |
| | | | | | | |
| | | | | | | |
| | | Subtotal \$ - | \$ - | \$ - | \$ - | |
| Provide for Today | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | Subtotal \$ - | \$ - | \$ - | \$ - | |
| Plan for the Future | | | | | | |
| | | Implement Master Plan | | | \$ 14,000,000 | Planned in CIP for 2033 and 2034 |
| | | | | | | |
| | | Subtotal \$ 14,000,000 | \$ - | \$ - | \$ 14,000,000 | |
| Enhance User Experience | | | | | | |
| | | | | | | |
| | | Subtotal \$ - | \$ - | \$ - | \$ - | |
| Connect People to Parks | | | | | | |
| | | Legacy Trail connection implementation | | | | Funded and underway |
| | | Crosswalk standardization | | | | Coordinate with Public Works |
| | | | | | | |
| | | Subtotal \$ - | \$ - | \$ - | \$ - | |
| Expand Access to Nature | | | | | | |
| | | | | | | |
| | | | | | | |
| | | Subtotal \$ - | \$ - | \$ - | \$ - | |
| | | CIP Total \$ 14,000,000 | \$ - | \$ - | \$ 14,000,000 | |

| Other Projects | | Cost | | short | mid | long | Notes |
|---|-----------------|----------------------|--|---------------------|----------------------|----------------------|---|
| Provide for Today | | | | | | | |
| Pavilion Replacement Plan | \$ 1,080,000 | | | \$ 205,000 | \$ 225,000 | \$ 650,000 | Planned in CIP for annual replacement of a pavilion |
| Sports Court Resurfacing & Fencing Replacement Schedule | \$ 295,000 | | | \$ 60,000 | \$ 60,000 | \$ 175,000 | Planned in CIP for annual resurfacing of a court |
| | Subtotal | \$ 1,375,000 | | \$ 265,000 | \$ 285,000 | \$ 825,000 | |
| Plan for the Future | | | | | | | |
| New Community Park 'A' | \$ 5,600,000 | | | | | | |
| Land Acquisition | \$ 600,000 | | | \$ 600,000 | | | Assuming a median acre value of vacant property in North Port at \$60k/acre |
| Master Plan and Implementation | \$ 5,000,000 | | | | \$ 5,000,000 | | |
| New Community Park 'B' | \$ 5,600,000 | | | | | | |
| Land Acquisition | \$ 600,000 | | | \$ 600,000 | | | Assuming a median acre value of vacant property in North Port at \$60k/acre |
| Master Plan and Implementation | \$ 5,000,000 | | | | \$ 5,000,000 | | |
| New Community Park 'C' | \$ 5,600,000 | | | | | | |
| Land Acquisition | \$ 600,000 | | | | \$ 600,000 | | Assuming a median acre value of vacant property in North Port at \$60k/acre |
| Master Plan and Implementation | \$ 5,000,000 | | | | | \$ 5,000,000 | |
| New Community Park 'D' | \$ 5,600,000 | | | | | | |
| Land Acquisition | \$ 600,000 | | | | \$ 600,000 | | Assuming a median acre value of vacant property in North Port at \$60k/acre |
| Master Plan and Implementation | \$ 5,000,000 | | | | | \$ 5,000,000 | |
| New Neighborhood Park 'A' | \$ 2,800,000 | | | | | | |
| Land Acquisition | \$ 300,000 | | | \$ 300,000 | | | Assuming a median acre value of vacant property in North Port at \$60k/acre |
| Master Plan and Implementation | \$ 2,500,000 | | | | \$ 2,500,000 | | |
| New Neighborhood Park 'B' | \$ 2,800,000 | | | | | | |
| Land Acquisition | \$ 300,000 | | | \$ 300,000 | | | Assuming a median acre value of vacant property in North Port at \$60k/acre |
| Master Plan and Implementation | \$ 2,500,000 | | | | \$ 2,500,000 | | |
| New Neighborhood Park 'C' | \$ 2,800,000 | | | | | | |
| Land Acquisition | \$ 300,000 | | | \$ 300,000 | | | Assuming a median acre value of vacant property in North Port at \$60k/acre |
| Master Plan and Implementation | \$ 2,500,000 | | | | \$ 2,500,000 | | |
| New Neighborhood Park 'D' | \$ 2,800,000 | | | | | | |
| Land Acquisition | \$ 300,000 | | | | | \$ 300,000 | Assuming a median acre value of vacant property in North Port at \$60k/acre |
| Master Plan and Implementation | \$ 2,500,000 | | | | | \$ 2,500,000 | |
| New Neighborhood Park 'E' | \$ 2,800,000 | | | | | | |
| Land Acquisition | \$ 300,000 | | | | | \$ 300,000 | Assuming a median acre value of vacant property in North Port at \$60k/acre |
| Master Plan and Implementation | \$ 2,500,000 | | | | | \$ 2,500,000 | |
| New Neighborhood Park 'F' | \$ 2,800,000 | | | | | | |
| Land Acquisition | \$ 300,000 | | | | | \$ 300,000 | Assuming a median acre value of vacant property in North Port at \$60k/acre |
| Master Plan and Implementation | \$ 2,500,000 | | | | | \$ 2,500,000 | |
| New Neighborhood Park 'G' | \$ 2,800,000 | | | | | | |
| Land Acquisition | \$ 300,000 | | | | | \$ 300,000 | Assuming a median acre value of vacant property in North Port at \$60k/acre |
| Master Plan and Implementation | \$ 2,500,000 | | | | | \$ 2,500,000 | |
| | Subtotal | \$ 42,000,000 | | \$ 2,100,000 | \$ 18,700,000 | \$ 21,200,000 | |
| Enhance User Experience | | | | | | | |





F. Strategic Funding Plan

The development of the Capital Improvement Plan (CIP) for the new Parks and Recreation Master Plan allows the City to explore grant funding options for the implementation of the park projects identified in the CIP. The development of a Strategic Funding Plan is an integral part of the master planning process and provides a road map for the City to take advantage of grant funding for the implementation of many of the projects identified in the CIP.

To keep the Strategic Funding Plan effective as priorities or project elements evolve, grants were identified based on categories of recreational facilities rather than tied to specific projects. Many of the listed grant programs support multiple facility types, allowing them to be applied across a range of categories. For example, a Land and Water Conservation Fund (LWCF) grant could fund basketball and tennis courts in one cycle, and later be used for an outdoor stage and performance space at a different site. This approach links grant opportunities to various aspects of a project, regardless of the park, making the plan more flexible and dynamic.

In addition to identifying grant opportunities for categories and types of recreational facilities, the plan includes developing grant opportunities for two priority park projects listed in the CIP. For both Italy Avenue Park and City Center Front Green, potential grants were identified based on the proposed facilities planned for each project. Each specific park plan includes grant programs that could potentially fund different aspects of each park project. While many of these grant opportunities can be obtained and used at the same time, it is not possible to utilize all of the listed grant programs for a single phased project due to each program's specific requirements. However, by phasing a project, many of the grants could be obtained multiple times, funding eligible facilities in each phase, thereby maximizing the total amount of grant funding available.



STRATEGIC FUNDING PLAN

4970 CITY HALL BOULEVARD
NORTH PORT, FL 34286

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Community & Neighborhood Parks

| Funding Program | Grant Amount | Match Requirement | Types of Eligible Elements | Anticipated Deadline |
|---|---------------|-------------------|--|----------------------|
| AARP Community Challenge | \$50,000* | 100% | Park Improvements, Mobility, Public Health | April |
| Community Development Block Grant | \$300,000* | 0% | Park improvements, open space, ADA access | March |
| Coastal Partnership Initiative (CPI) | \$60,000 | 100% | Water Access, Beach Access, Kayak/Canoe, Native Planting, Exotic Removal, Education | October |
| Cultural Facilities Grant Program | \$500,000 | 200% | Educational, Amphitheater, Nature, Art Elements | June |
| Florida Recreational Development Assistance Program (FRDAP) | \$200,000 | 100% | Ballfields, Courts, Trails, Fishing Facilities, Playground, Restrooms, Shade Structures, Lighting, Landscaping | September |
| Land and Water Conservation Fund Program (LWCF) | \$1,500,000 | 100% | Ballfields, Courts, Trails, Fishing Facilities, Playground, Restrooms, Shade Structures, Lighting, Landscaping | December |
| Our Town Grant | \$150,000 | 100% | Innovative Public Art Projects | August |
| Outdoor Recreation Legacy Partnership Program | \$15,000,000* | 100% | Land Acquisition and Development for Outdoor Recreation Facilities | April |
| Recreational Trails Program (RTP) | \$400,000 | 20% | Construction of Trails and Support Facilities | March |
| SWFWMD Cooperative Water Program | \$100,000* | 50% | Irrigation, Plumbing Fixtures | October |
| Urban & Community Forestry Capacity Grants | \$50,000 | 100% | Tree Planting | October |
| Urban & Community Forestry IRA | \$75,000 | 0% | Tree Planting and Tree Maintenance | November |
| Urban Waters Restoration | \$35,000 | 100% | Urban Wildlife Corridors, Green Infrastructure, Stormwater | January |

*Approximate Grant Award Amount

Youth Sports Facilities

| Funding Program | Grant Amount | Match Requirement | Types of Eligible Elements | Anticipated Deadline |
|---|---------------|-------------------|---|----------------------|
| Florida Communities Trust | \$5,000,000 | 25% | Land Acquisition of passive and active recreational facilities including trails, water access and active parks. | January |
| Florida Recreational Development Assistance Program (FRDAP) | \$200,000 | 100% | Ballfields, Courts, Fields, Rinks, Shade Structures, Lighting, Landscaping, Support Facilities | September |
| Land and Water Conservation Fund Program (LWCF) | \$1,500,000 | 100% | Ballfields, Courts, Fields, Rinks, Shade Structures, Lighting, Landscaping, Support Facilities | December |
| Outdoor Recreation Legacy Partnership Program | \$15,000,000* | 100% | Ballfields, Courts, Fields, Rinks, Shade Structures, Lighting, Landscaping, Support Facilities | April |

Park Land Acquisition

| Funding Program | Grant Amount | Match Requirement | Types of Eligible Elements | Anticipated Deadline |
|---|---------------|-------------------|---|----------------------|
| Florida Communities Trust | \$5,000,000 | 25% | Land Acquisition of passive and active recreational facilities including trails, water access and active parks. | January |
| Florida Recreational Development Assistance Program (FRDAP) | \$200,000 | 100% | Land Acquisition of Passive and Active Recreational Facilities | September |
| Land and Water Conservation Fund Program (LWCF) | \$1,500,000 | 100% | Land Acquisition of Passive and Active Recreational Facilities | December |
| OGT Land Acquisition Program | \$1,000,000* | 0% | Acquisition of Trails/Greenways that Enhance the State System | October |
| Outdoor Recreation Legacy Partnership Program | \$15,000,000* | 100% | Land Acquisition for Outdoor Recreation Facilities | April |

*Approximate Grant Award Amount

Multi-use Pathways / Neighborhood Trails / Bike Lanes

| Funding Program | Grant Amount | Match Requirement | Types of Eligible Elements | Anticipated Deadline |
|---|---------------------|--------------------------|--|-----------------------------|
| AARP Community Challenge | \$50,000* | 100% | Park Improvements, Mobility, Public Health | April |
| BUILD Grant Funding | \$5,000,000* | 20% | Non-motorized transportation elements, safe streets | March |
| Building Resilient Infrastructure and Communities (BRIC) | \$1,000,000* | 25% | Stormwater, including integrations with open space and trails | November |
| Florida Recreational Development Assistance Program (FRDAP) | \$200,000 | 100% | Ballfields, Courts, Trails, Fishing Facilities, Playground, Restrooms, Shade Structures, Lighting, Landscaping | September |
| Land and Water Conservation Fund Program (LWCF) | \$1,500,000 | 100% | Trails, Parking, Landscaping, and Other Support Facilities | December |
| Outdoor Recreation Legacy Partnership Program | \$15,000,000 | 100% | Land Acquisition and Development for Outdoor Recreation Facilities | April |
| Recreational Trails Program (RTP) | \$400,000 | 20% | Construction of Trails and Support Facilities | March |
| RTC Trail Grants | \$25,000 | 0% | Multi-Use Trails | July |
| Safe Streets for All (SSFA) | \$1,000,000 | 20% | Planning & Construction of Traffic Safety Elements, including Multi-Modal Elements | July |
| Section 319(h) Nonpoint Source Implementation Grant | \$400,000* | 40% | Stormwater/Water Quality Projects | August/April |
| SUN Trail | \$1,000,000* | 0% | Development of Trails/Greenways that Enhance the designated State System | December |
| TRAIL GO | \$200,000* | 0% | Trail renovation, equipment | August |
| Transportation Alternative Program (TAP) | \$1,000,000 | 0% | Pedestrian & Bicycle Trails and Greenways | February |
| Urban & Community Forestry IRA | \$75,000 | 0% | Tree Planting and Tree Maintenance | November |
| Urban & Community Forestry Grants (UCF) | \$50,000 | 100% | Tree Plans/Programs, and Planting | October |
| Urban Waters Restoration | \$35,000 | 100% | Urban Wildlife Corridors, Green Infrastructure, Stormwater | January |

*Approximate Grant Award Amount

Cultural Facilities/Community Centers/Education Facilities

| Funding Program | Grant Amount | Match Requirement | Types of Eligible Elements | Anticipated Deadline |
|---|---------------------|--------------------------|---|-----------------------------|
| Building Resilient Infrastructure and Communities (BRIC) | \$1,000,000* | 25% | Structure Hardening, Flood Protection | November |
| Coastal Partnership Initiative (CPI) | \$60,000 | 100% | Water Access, Beach Access, Kayak/Canoe, Native Planting, Exotic Removal, Education Fac. | October |
| Cultural Facilities Grant Program | \$500,000 | 200% | Educational, Nature, Art Elements, Amphitheater | June |
| Community Development Block Grant | \$300,000* | 0% | Park improvements, open space, ADA access | March |
| Environmental Education Grants | \$91,000* | 25% | Educational Elements, Signage, Nature Trails, Internet Applications | April |
| Florida Recreational Development Assistance Program (FRDAP) | \$200,000 | 100% | Outdoor Performance area, stages, Lighting, restrooms, landscaping | September |
| Gulf Coast Community Foundation | \$500,000* | 0% | Cultural/Performing Facilities/Open Space | Multiple |
| Hazard Mitigation Grant Program | \$1,500,000 | 25% | Structure Hardening, Flood Protection | TBD |
| Land and Water Conservation Fund Program (LWCF) | \$1,500,000 | 100% | Outdoor Classroom, Amphitheater, Performance Areas, Restrooms, Trails, Support Facilities | December |
| National Leadership Grants for Museums | \$500,000 | 100% | Nature Centers, Museums, Botanical Gardens, Children's Museums | December |
| Our Town Grant | \$150,000 | 100% | Innovative Public Art Projects | August |
| Outdoor Recreation Legacy Partnership Program | \$15,000,000 | 100% | Land Acquisition and Development of Outdoor Recreation Facilities | April |
| Section 319(h) Nonpoint Source Implementation Grant | \$400,000* | 40% | Stormwater/Water Quality Projects | April/October |
| SWFWMD Cooperative Water Program | \$100,000* | 50% | Irrigation, Plumbing Fixtures | October |
| Small Matching Grant Program | \$50,000 | 100% | Survey and Planning for Historical Resources and Exhibits | June |
| Special Category Grant | \$1,000,000 | 100% | Restoration of Historical Structures. Museum improvements | June |
| Urban Waters Restoration | \$35,000 | 100% | Urban Wildlife Corridors, Green Infrastructure, Stormwater | January |

*Approximate Grant Award Amount

Waterfront Facilities

| Funding Program | Grant Amount | Match Requirement | Types of Eligible Elements | Anticipated Deadline |
|---|---------------------|--------------------------|--|-----------------------------|
| AARP Community Challenge | \$50,000* | 100% | Park Improvements, Mobility, Public Health | April |
| Building Resilient Infrastructure and Communities (BRIC) | \$1,000,000* | 25% | Structure Hardening, Flood Protection | November |
| Florida Boating Improvement Program (FBIP) | \$200,000* | 5% | Boating Ramps, Day Docks, Other Boat Facilities | April |
| Land and Water Conservation Fund Program (LWCF) | \$1,500,000 | 100% | Boating Facilities, Kayak/Canoe, Courts, Fields, Trails, Fishing Facilities, Outdoor Classroom, Restrooms, Shade Structures, Lighting, and Landscaping | December |
| Outdoor Recreation Legacy Partnership Program | \$15,000,000 | 100% | Land Acquisition for Outdoor Recreation Facilities | April |
| Rebuild Florida Mitigation General Infrastructure Program | \$5,000,000* | 0% | Waterfront Infrastructure, Resiliency Improvements (Seawalls, LID, Flood Prevention) | July |
| Recreational Trails Program (RTP) | \$400,000 | 20% | Waterway Trails, Kayak/Canoe, Trailhead Facilities | March |
| Resilient Florida Grant | \$500,000* | 0% | Nature Based Stormwater Management, Elevation of Public Facilities, Hardening | September |
| Urban & Community Forestry IRA | \$75,000 | 0% | Tree Planting and Tree Maintenance | November |
| Urban & Community Forestry Grants (UCF) | \$50,000 | 100% | Tree Plans/Programs, and Planting | October |
| Urban Waters Restoration | \$35,000 | 100% | Urban Wildlife Corridors, Green Infrastructure, Stormwater | January |

*Approximate Grant Award Amount

Ecotourism Facilities

| Funding Program | Grant Amount | Match Requirement | Types of Eligible Elements | Anticipated Deadline |
|---|---------------------|--------------------------|--|-----------------------------|
| AARP Community Challenge | \$50,000* | 100% | Park Improvements, Mobility, Public Health | April |
| Coastal Partnership Initiative (CPI) | \$60,000 | 100% | Water Access, Beach Access, Kayak/Canoe, Native Planting, Exotic Removal, Education Facilities | October |
| Cultural Facilities Grant Program | \$500,000 | 200% | Educational, Amphitheater, Nature, Art Elements | June |
| Environmental Education Grants | \$91,000* | 25% | Educational Elements, Signage, Nature Trails, Internet Applications | April |
| Florida Boating Improvement Program (FBIP) | \$200,000* | 5% | Boating Ramps, Day Docks, Other Boat Facilities | April |
| Florida Recreational Development Assistance Program (FRDAP) | \$200,000 | 100% | Ballfields, Courts, Trails, Fishing Facilities, Playground, Restrooms, Shade Structures, Lighting, Landscaping | September |
| Land and Water Conservation Fund Program (LWCF) | \$1,500,000 | 100% | Trails, Parking, Landscaping, and Other Support Facilities | December |
| Outdoor Recreation Legacy Partnership Program | \$15,000,000 | 100% | Land Acquisition and Development of Outdoor Recreation Facilities | April |
| Recreational Trails Program (RTP) | \$400,000 | 20% | Construction of Trails and Support Facilities | March |
| Resilient Florida Grant | \$500,000* | 0% | Nature-Based Stormwater Management, Living Shorelines, Elevation of Public Facilities, Hardening | September |
| RTC Trail Grants | \$25,000 | 0% | Multi-Use Trails | July |
| Section 319(h) Nonpoint Source Implementation Grant | \$400,000* | 40% | Stormwater/Water Quality Projects | August/April |
| SUN Trail | \$1,000,000* | 0% | Development of Trails/Greenways that Enhance the designated State System | December |
| TRAIL GO | \$200,000* | 0% | Trail Renovation, Equipment | August |

*Approximate Grant Award Amount

Ecotourism Facilities (continued)

| Funding Program | Grant Amount | Match Requirement | Types of Eligible Elements | Anticipated Deadline |
|--|--------------|-------------------|--|----------------------|
| Transportation Alternative Program (TAP) | \$1,000,000 | 0% | Pedestrian & Bicycle Trails and Greenways | February |
| Urban & Community Forestry IRA | \$75,000 | 0% | Tree Planting and Tree Maintenance | November |
| Urban & Community Forestry Grants (UCF) | \$50,000 | 100% | Tree Plans/Programs, and Planting | October |
| Urban Waters Restoration | \$35,000 | 100% | Urban Wildlife Corridors, Green Infrastructure, Stormwater | January |

Mini Parks

| Funding Program | Grant Amount | Match Requirement | Types of Eligible Elements | Anticipated Deadline |
|---|--------------|-------------------|--|----------------------|
| AARP Community Challenge | \$50,000* | 100% | Park Improvements, Mobility, Public Health | April |
| Bank of America Community Resilience Grant | \$50,000 | 0% | Landscaping, Stormwater, LID Elements | March |
| Coastal Partnership Initiative (CPI) | \$60,000 | 100% | Water Access, Beach Access, Kayak/Canoe, Native Planting, Exotic Removal, Education | October |
| Community Development Block Grant | \$300,000* | 0% | Park Improvements, Open Space, ADA Access | March |
| Cultural Facilities Grant Program | \$500,000 | 200% | Educational, Amphitheater, Nature, Art Elements | June |
| Florida Recreational Development Assistance Program (FRDAP) | \$200,000 | 100% | Ballfields, Courts, Trails, Fishing Facilities, Playground, Restrooms, Shade Structures, Lighting, Landscaping | September |
| Land and Water Conservation Fund Program (LWCF) | \$1,500,000 | 100% | Ballfields, Courts, Trails, Fishing Facilities, Playground, Restrooms, Shade Structures, Lighting, Landscaping | December |
| Our Town Grant | \$150,000 | 100% | Innovative Public Art Projects | August |
| Recreational Trails Program (RTP) | \$400,000 | 20% | Construction of Trails and Support Facilities | March |
| SWFWMD Cooperative Water Program | \$100,000* | 50% | Irrigation, Plumbing Fixtures | February |

*Approximate Grant Award Amount

Mini Parks (continued)

| Funding Program | Grant Amount | Match Requirement | Types of Eligible Elements | Anticipated Deadline |
|---|--------------|-------------------|--|----------------------|
| Urban & Community Forestry IRA | \$75,000 | 0% | Tree Planting and Tree Maintenance | November |
| Urban & Community Forestry Grants (UCF) | \$50,000 | 100% | Tree Plans/Programs, and Planting | October |
| Urban Waters Restoration | \$35,000 | 100% | Urban Wildlife Corridors, Green Infrastructure, Stormwater | January |

Stormwater/Emergency Management

| Funding Program | Grant Amount | Match Requirement | Types of Eligible Elements | Anticipated Deadline |
|--|--------------|-------------------|---|----------------------|
| Building Resilient Infrastructure and Communities (BRIC) | \$1,000,000* | 25% | Structure Hardening, Flood Protection | November |
| Hazard Mitigation Grant Program (HMGP) | \$1,500,000* | 25% | Structure Hardening, Flood Protection | TBD |
| Resilient Florida Grant | \$500,000* | 0% | Nature Based Stormwater Management, Elevation of Public Facilities, Hardening | September |
| Section 319(h) Nonpoint Source Implementation Grant | \$400,000* | 40% | Stormwater, Water Quality, LID Projects | August/April |
| Urban Waters Restoration | \$35,000 | 100% | Urban Wildlife Corridors, Green Infrastructure, Stormwater | January |
| Water Project Funding (Legislative) | \$500,000* | 100% | Stormwater, Water Quality, Alternative Water | November |
| Water Quality Restoration Grant (SWAG) | \$500,000* | 50% | Stormwater, Water Quality Projects | July |

The integration of stormwater and other emergency management features into projects such as a recreation center or recreation trail can significantly increase the grant funding opportunities available to the City. Examples of design features that would introduce additional grant opportunities would include the construction of parking areas to act as drainage basins for severe weather events, stormwater retention ponds that alleviate localized flooding as part of park or trail project, and the hardening of an indoor facility such as a recreation center to act as a shelter and/or public outreach center before and after a disaster.

*Approximate Grant Award Amount

ITALY AVE PARK

| Funding Program | Grant Amount | Match Requirement | Types of Eligible Elements | Anticipated Deadline |
|---|---------------------|--------------------------|--|-----------------------------|
| AARP Community Challenge | \$50,000* | 100% | Park Improvements, Mobility, Public Health | April |
| Cultural Facilities Grant Program | \$500,000 | 200% | Exterior/Interior Construction Community Center | June |
| Florida Recreational Development Assistance Program (FRDAP) | \$200,000 | 100% | Athletic fields, Courts, Trails, Playground, Dog Park, Shade Structures, Parking, Lighting, Roadway, Landscaping | September |
| Land and Water Conservation Fund Program (LWCF) | \$1,500,000 | 100% | Athletic fields, Courts, Trails, Playground, Dog Park, Shade Structures, Parking, Lighting, Roadway, Landscaping | December |
| Outdoor Recreation Legacy Partnership Program | \$15,000,000* | 100% | Athletic fields, Courts, Trails, Playground, Dog Park, Shade Structures, Parking, Lighting, Roadway, Landscaping | April |
| Recreational Trails Program (RTP) | \$400,000 | 20% | Construction of Trails and Support Facilities | March |
| RTC Trail Grants | \$25,000 | 0% | Multi-Use Trails | July |
| Section 319(h) Nonpoint Source Implementation Grant | \$400,000* | 40% | Stormwater, Water Quality, LID Projects | April/August |
| Urban & Community Forestry IRA | \$75,000 | 0% | Tree Planting and Tree Maintenance | November |
| Urban & Community Forestry Grants (UCF) | \$50,000 | 100% | Tree Plans/Programs, and Planting | October |
| Water Quality Restoration Grant (SWAG) | \$500,000* | 50% | Stormwater, Water Quality Projects | July |

*Approximate Grant Award Amount

CITY CENTER FRONT GREEN

| Funding Program | Grant Amount | Match Requirement | Types of Eligible Elements | Anticipated Deadline |
|---|---------------------|--------------------------|---|-----------------------------|
| AARP Community Challenge | \$50,000* | 100% | Park Improvements, Mobility, Public Health | April |
| Cultural Facilities Grant Program | \$500,000 | 200% | Exterior/Interior Construction Community Center | June |
| Florida Recreational Development Assistance Program (FRDAP) | \$200,000 | 100% | Covered Performance Area, Shade Structures, Parking, Lighting, Roadway, Landscaping | September |
| Gulf Coast Community Foundation | \$500,000* | 0% | Cultural/Performing Facilities/Open Space | Multiple |
| Land and Water Conservation Fund Program (LWCF) | \$1,500,000 | 100% | Covered Performance Area, Shade Structures, Parking, Lighting, Roadway, Landscaping | December |
| Outdoor Recreation Legacy Partnership Program | \$15,000,000* | 100% | Covered Performance Area, Shade Structures, Parking, Lighting, Roadway, Landscaping | April |
| Urban & Community Forestry Grants (UCF) | \$50,000 | 0% | Tree Planting | October |

*Approximate Grant Award Amount

FUNDING OPPORTUNITIES by Facility Type

[illegible]

Glossary of Funding Opportunities

The following reference tool presents details on a variety of funding opportunities. These grantor organizations periodically re-evaluate and reconfigure specifics involved with their programs, which may result in changes to the information in this document. Matching fund requirements are presented as a ratio. The first number refers to the amount that may be funded by the grantor. The second number represents the percentage of local match required of the grant applicant.

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| FLORIDA COMMUNITIES TRUST (FCT) | |
|---------------------------------|---|
| Level of Funding: | State |
| Management Agency: | Florida Department of Environmental Protection 3900 Commonwealth Blvd. Tallahassee, FL 32399 |
| Website: | https://floridadep.gov/lands/land-and-recreation-grants/content/fct-florida-communities-trust-home |
| Description: | The Florida Communities Trust is a state program that provides grants for the acquisition of land for community-based parks, open spaces, stormwater parks, and greenways and trails that further the outdoor recreation and natural resource protection needs identified in local government comprehensive plans. Properties to be purchased in the next two years, and purchases of properties that have been acquired within the last two years. |
| Project Examples: | Parks Trails Conservation Areas |
| Grant Amount: | \$5,000,000 |
| Match: | 25% |
| Application Deadline: | January |

| URBAN WATERS RESTORATION | |
|------------------------------|---|
| Level of Funding: | Federal |
| Management Agency: | Environmental Protection Agency 1200 Pennsylvania Avenue, N.W. Washington, DC 20460 |
| Website: | https://www.epa.gov/urbanwaters/urban-waters-small-grants |
| Description: | The mission of EPA's Urban Waters Program is to help local residents and their organizations, particularly those in underserved communities, restore their urban waters in ways that also benefit community and economic revitalization. This program recognizes that healthy and accessible urban waters can help grow local businesses and enhance educational, recreational, social, and employment opportunities in nearby communities. |
| Project Examples: | Urban Wildlife Corridors Green Infrastructure Stormwater |
| Grant Amount: | \$35,000* |
| Match: | 100% |
| Application Deadline: | January |

| SFWMD ALTERNATIVE WATER SUPPLY | |
|--------------------------------|---|
| Level of Funding: | District |
| Management Agency: | Southwest Florida Water Management District. 2379 Broad Street, Brooksville, FL 34604 |
| Website: | https://www.sfwmd.gov/ |
| Description: | The objective of the program is to assist local governments, public and private water providers, and other entities with the construction and/or implementation of AWS and WC projects that support or complement the District's mission. AWS projects are associated with the development of nontraditional water sources and/or storage to meet current and future water demands. WC projects are associated with the use of hardware and/or technology to increase water use efficiency. |
| Project Examples: | <ul style="list-style-type: none"> - AWS raw water transmission lines - Reclaimed water storage tanks - Reverse osmosis trains, pumps, and associated appurtenances - Aquifer storage and recovery wells, brackish water production wells, and concentrate disposal wells - Associated with the development of an AWS source |
| Grant Amount: | \$100,000* |
| Match: | 50% |
| Application Deadline: | February |

| TRANSPORTATION ALTERNATIVE PROGRAM (TAP) | |
|--|--|
| Level of Funding: | State |
| Management Agency: | Florida Department of Transportation (Miami Dade MPO) |
| Description: | The Transportation Alternatives Program (TAP) provides funding for programs and projects defined as transportation alternatives, including on- and off-road pedestrian and bicycle facilities, infrastructure projects for improving non-driver access to public transportation and enhanced mobility, community improvement activities, and environmental mitigation; recreational trail program projects; safe routes to school projects; and projects for the planning, design or construction of boulevards and other roadways largely in the right-of-way of former Interstate System routes or other divided highways. |
| Project Examples: | Multi-use Trails, Sidewalks, Complete Streets Elements |
| Grant Amount: | \$1,000,000 |
| Match: | 0% |
| Application Deadline: | February |

| BANK OF AMERICA COMMUNITY RESILIENCE GRANT | |
|--|--|
| Level of Funding: | Non-profit |
| Management Agency: | Arbor Day Foundation |
| Description: | Bank of America and the Arbor Day Foundation have partnered to create this \$50,000 grant opportunity, designed to amplify resiliency projects within low-to-moderate income (LMI) neighborhoods, increasing green infrastructure in the areas that need it most. Through this program, Bank of America and the Arbor Day Foundation will support community resilience in two ways: Resilience Project and Tree Distributions. |
| Project Examples: | Landscaping, Stormwater, LID Elements |
| Grant Amount: | \$50,000 |
| Match: | 0% |
| Application Deadline: | March |

| BUILD TRANSPORTATION GRANT | |
|------------------------------|---|
| Level of Funding: | Federal |
| Management Agency: | Office of Infrastructure Finance and Innovation 1200 New Jersey Ave, SE Washington, DC 20590 |
| Website: | https://www.transportation.gov/BUILDgrants |
| Description: | Funding provided under National Infrastructure Investments have supported capital projects which repair bridges or improve infrastructure to a state of good repair; projects that implement safety improvements to reduce fatalities and serious injuries, including improving grade crossings or providing shorter or more direct access to critical health services; projects that connect communities and people to jobs, services, and education; and, projects that anchor economic revitalization and job growth in communities. |
| Project Examples: | Regional Transportation and Transit Projects |
| Grant Amount: | \$5,000,000* |
| Match: | 20% |
| Application Deadline: | March |

| COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) | |
|--|--|
| Level of Funding: | County (Federal) |
| Management Agency: | Sarasota Office of Housing and Community Development 1575 2nd Street Sarasota, FL 34236 |
| Website: | https://www.sarasotafl.gov/Department-Pages/Office-of-Housing-and-Community-Development |
| Description: | Sarasota County is an entitlement community that receives CDBG funds directly from HUD. In Sarasota County, CDBG funds are focused on community development activities. Communities are provided the funding from the County for selected projects. |
| Project Examples: | Local projects include water and wastewater systems, street lighting, drainage improvements, streetscaping, neighborhood signage, Americans with Disabilities Act (ADA) enhancements, community centers, non-profit facilities, park improvements, and a host of other activities. |
| Grant Amount: | \$300,000* |
| Match: | 0% |
| Application Deadline: | March |

| RECREATIONAL TRAILS PROGRAM (RTP) | |
|-----------------------------------|--|
| Level of Funding: | Federal (State) |
| Management Agency: | Florida Department of Environmental Protection 3901 Commonwealth Boulevard Tallahassee, Florida 32399-3000 |
| Website: | https://floridadep.gov/lands/land-and-recreation-grants/content/lwcf-assistance |
| Description: | The U.S. Department of Transportation, through the State of Florida, funds projects that construct, renovate, or maintain recreational trails, trailheads, and trailside facilities. |
| Project Examples: | Trail Construction, Trail Renovation, Trailhead Facilities, Trailside facilities |
| Grant Amount: | \$400,000 |
| Match: | 20% |
| Application Deadline: | March |

| AARP COMMUNITY CHALLENGE | |
|------------------------------|--|
| Level of Funding: | Non-profit |
| Management Agency: | AARP 601 E Street, NW Washington DC 20049 |
| Website: | www.aarp.org/livable-communities/about/info-2017/aarp-community-challenge.html |
| Description: | AARP Community Challenge grants can be used to support the following types of projects in the community. Proposed project types described below will be prioritized over those that support ongoing programming or events. |
| Project Examples: | <ul style="list-style-type: none"> - Permanent physical improvements in the community - Temporary demonstrations that lead to long-term change - New, innovative programming or services |
| Grant Amount: | \$50,000* |
| Match: | 100% |
| Application Deadline: | April |

| ENVIRONMENTAL EDUCATION GRANTS | |
|--------------------------------|---|
| Level of Funding: | Federal |
| Management Agency: | U.S. Environmental Protection Agency |
| Description: | Under the Environmental Education Grants Program, EPA seeks grant applications from eligible applicants to support environmental education projects that promote environmental awareness and stewardship and help provide people with the skills to take responsible actions to protect the environment. This grant program provides financial support for projects that design, demonstrate, and/or disseminate environmental education practices, methods, or techniques. |
| Project Examples: | Educational Elements, Signage, Nature Trails, Internet Applications |
| Grant Amount: | \$91,000 |
| Match: | 25% |
| Application Deadline: | April |

| FLORIDA BOATING IMPROVEMENT PROGRAM (FBIP) | |
|--|--|
| Level of Funding: | State |
| Management Agency: | Florida Fish and Wildlife Conservation 620 S. Meridian St. Tallahassee, FL |
| Website: | https://myfwc.com/ |
| Description: | The Florida Fish and Wildlife Conservation Commission provides funding through the Florida Boating Improvement Program's competitive grants for boating access projects and other boating-related activities on coastal and/or inland waters of Florida. |
| Project Examples: | Boating Ramps, Day Docks, Other Boat Facilities |
| Grant Amount: | \$200,000* |
| Match: | 5% |
| Application Deadline: | April |

| OUTDOOR RECREATION LEGACY PARTNERSHIP PROGRAM | |
|---|--|
| Level of Funding: | Federal (State) |
| Management Agency: | National Park Service 1849 C Street NW (RM-1353) Washington, DC 20240 |
| Website: | https://www.nps.gov/subjects/lwcf/index.htm |
| Description: | The U.S. Department of the Interior provides funds for both the acquisition of land and the development of outdoor recreation and open space facilities, neighborhoods that are CEJST disadvantaged and are underserved or lacking in such opportunities. Local communities must apply through states. |
| Project Examples: | Acquisition and Development of Outdoor Recreational Facilities All types of outdoor elements are eligible, including both active and passive facilities. |
| Grant Amount: | \$15,000,000 |
| Match: | 100% |
| Application Deadline: | April |

| SECTION 319(h) NONPOINT SOURCE IMPLEMENTATION GRANT | |
|---|--|
| Level of Funding: | Federal (State) |
| Management Agency: | Florida Department of Environmental Protection 3900 Commonwealth Boulevard Tallahassee, Florida 32399-3000 |
| Website: | https://floridadep.gov/wra/319-tmdl-fund |
| Description: | The Nonpoint Source Management Section administers grant money it receives from EPA through Section 319(h) of the Federal Clean Water Act. Grant funds can be used to implement projects or programs that will help to reduce nonpoint sources of pollution. Projects or programs must be conducted within the state's NPS priority watersheds, which are the state's SWIM watersheds and National Estuary Program waters. |
| Project Examples: | Stormwater/Water Quality Projects |
| Grant Amount: | \$400,000* |
| Match: | 40% |
| Application Deadline: | April/August |

| CULTURAL FACILITIES GRANT | |
|------------------------------|---|
| Level of Funding: | State |
| Management Agency: | Florida Department of State Division of Cultural Affairs 500 South Bronough Street Tallahassee, Florida 32399-0250 |
| Website: | https://dos.myflorida.com/cultural/ |
| Description: | The Florida Department of State, through the Division of Cultural Affairs, provides financial support for the renovation, construction, and acquisition of cultural and community facilities. |
| Project Examples: | Outdoor Amphitheater/Bandhills, Performing Arts Centers, Theaters, Cultural Centers, Education Facilities, Community Centers |
| Grant Amount: | \$500,000 |
| Match: | 200% |
| Application Deadline: | June |

| HISTORIC PRESERVATION SMALL MATCHING GRANT | |
|--|--|
| Level of Funding: | State |
| Management Agency: | Florida Department of State Division of Cultural Affairs 502 South Bronough Street Tallahassee, Florida 32399-0250 |
| Website: | https://dos.fl.gov/historical/grants/small-matching-grants/ |
| Description: | The purpose of the Small Matching Grant is to assist in the identification, excavation, protection, and rehabilitation of historic and archaeological sites in Florida; to provide public information about these important resources; and to encourage historic preservation in smaller cities through the Florida Main Street program. |
| Project Examples: | Survey and Planning Activities Community Education, Museum Projects |
| Grant Amount: | \$50,000 |
| Match: | 100% (0% for certified communities) |
| Application Deadline: | June |

| SPECIAL CATEGORY GRANT | |
|------------------------------|---|
| Level of Funding: | State |
| Management Agency: | Florida Department of State Division of Cultural Affairs 501 South Bronough Street Tallahassee, Florida 32399-0250 |
| Website: | https://dos.fl.gov/historical/grants/ |
| Description: | The Florida Department of State, through the Division of Cultural Affairs, provides financial support for the renovation, construction, and acquisition of cultural and community facilities. |
| Project Examples: | Outdoor Amphitheater/Bandhills, Performing Arts Centers, Theaters, Cultural Centers, Education Facilities, Community Centers |
| Grant Amount: | \$1,000,000 |
| Match: | 100% |
| Application Deadline: | June |

| SAFE STREETS FOR ALL (SS4A) | |
|------------------------------|--|
| Level of Funding: | Federal |
| Management Agency: | USDOT 1200 New Jersey Avenue, SE Washington, DC 20590 |
| Website: | www.transportation.gov/grants/SS4A |
| Description: | The SS4A program funds regional, local, and Tribal initiatives through grants to prevent roadway deaths and serious injuries. Grants are plan and implementation projects and strategies identified in an Action Plan to address a roadway safety problem. Eligible projects and strategies can be infrastructural, behavioral, and/or operational activities. |
| Project Examples: | Safety Action Plan Demonstration Projects Capital Construction of Motorized and Non-motorized Facilities |
| Grant Amount: | 10,000,000 (Planning) and \$25,000,000 (Implementation) |
| Match: | 20% |
| Application Deadline: | July |

| WATER QUALITY RESTORATION GRANT (SWAG) | |
|--|--|
| Level of Funding: | State |
| Management Agency: | Florida Department of Environmental Protection Nonpoint Source Management Section 3900 Commonwealth Boulevard Tallahassee, Florida 32399-3000 |
| Website: | https://floridadep.gov/wra/319-tmdl-fund |
| Description: | Three times a year, funding is awarded for the implementation of best management practices designed to reduce pollutant loads to impaired waters from urban stormwater discharges. This funding is administered by the Florida Department of Environmental Protection as the TMDL Water Quality Restoration Grant Program. |
| Project Examples: | Bioswales, Canal Restoration, Retention Ponds, LID Elements |
| Grant Amount: | \$500,000* |
| Match: | 50% |
| Application Deadline: | July |

| FLORIDA RECREATIONAL DEVELOPMENT ASSISTANCE PROGRAM (FRDAP) | |
|---|--|
| Level of Funding: | State |
| Management Agency: | Land and Recreation Grants Section Florida Department of Environmental Protection 3900 Commonwealth Blvd. MS 585 Tallahassee, FL 32399 (850) 245-2501 |
| Website: | https://floridadep.gov/Grants |
| Description: | The Florida Recreational Development Assistance Program (FRDAP) provides grants for the acquisition or development of recreational facilities. Applicants may submit up to two applications for up to \$200,000 each during the funding cycle. Each agency may only have a total of three active projects, including any applications being submitted. |
| Project Examples: | Basketball Courts, Field Lighting, Boating Facilities, Beach Access, Playgrounds, Soccer Fields, Tennis Courts, Baseball/Softball Facilities, Sports lighting, Trails, Picnic Facilities, Fishing/Nature Piers, Outdoor Amphitheaters, Dog Parks, Cultural Facilities, Support Facilities, and any other Outdoor Recreation or Open Space Elements |
| Grant Amount: | \$200,000 |
| Match: | 100% |
| Application Deadline: | August |

| OUR TOWN GRANT | |
|------------------------------|---|
| Level of Funding: | Federal |
| Management Agency: | National Endowment for the Arts |
| Website: | http://www.nea.gov/grants/apply/OurTown/index.html |
| Description: | Grants are for creative placemaking projects that contribute towards the livability of communities and help transform them into lively, beautiful, and resilient places with the arts at their core. Our Town prioritizes partnerships between arts organizations and government, private, and nonprofit organizations to achieve livability goals for communities. |
| Project Examples: | Arts Engagement, Cultural Planning, Design, Artist and Creative Industry Support |
| Grant Amount: | \$150,000 |
| Match: | 100% |
| Application Deadline: | August |

| TRAIL GO | |
|------------------------------|--|
| Level of Funding: | State |
| Management Agency: | FDEP Office of Greenways and Trails 3900 Commonwealth Boulevard Tallahassee, Florida 32399-3000 |
| Website: | https://floridadep.gov/parks/ogt/content/trail-go-local-trail-management-grant |
| Description: | Funding for local governmental entities for the operation and maintenance of trails located within the Florida Greenways and Trails System (FGTS). Links to the FGTS Land Trails and Paddling Trails are provided below. |
| Project Examples: | Purchase of equipment and capital assets. Funding necessary repairs to ensure the safety of trail users. Other necessary maintenance, such as pressure washing, bush pruning, and clearing debris. |
| Grant Amount: | \$200,000 |
| Match: | 0% |
| Application Deadline: | August |

| RESILIENT FLORIDA GRANT | |
|------------------------------|---|
| Level of Funding: | State |
| Management Agency: | Florida Department of Environmental Protection Resilient Florida Program 2600 Blair Stone Road Tallahassee, FL 32399 850-245-7600 |
| Website: | https://floridadep.gov/ResilientFlorida |
| Description: | This competitive grant program funds projects that address drainage and critical facility hardening that is needed due to sea-level rise and other impacts of climate change. This can include natural drainage systems, traditional conveyance systems, and other flood protection structures. |
| Project Examples: | Nature-based Stormwater Management, Elevation of Public Facilities |
| Grant Amount: | \$500,000 |
| Match: | 100% |
| Application Deadline: | September |

GREENWAYS AND TRAILS LAND ACQUISITION PROGRAM

| | |
|------------------------------|---|
| Level of Funding: | State |
| Management Agency: | Florida Office of Greenways and Trails |
| Website: | http://www.dep.state.fl.us/gwt/ |
| Description: | Funding for the acquisition of land to develop trails and greenways. The project must enhance or provide a connection to the State's designated trail system. |
| Project Examples: | Acquisition of Trails/Greenways that enhance the state system |
| Grant Amount: | \$1,000,000* |
| Match: | 0% |
| Application Deadline: | October |

URBAN & COMMUNITY FORESTRY CAPACITY GRANTS (UCF)

| | |
|------------------------------|---|
| Level of Funding: | State |
| Management Agency: | Florida Department of Agriculture Plaza Level 10, The Capitol Tallahassee, FL 32399-0800 |
| Website: | https://www.freshfromflorida.com/Divisions-Offices/Florida-Forest-Service/For-Communities/Urban-Forestry/Florida-Urban-and-Community-Forestry-Grant-Program |
| Description: | The UCF Program provides grants to develop or enhance their urban and community forestry programs. |
| Project Examples: | Tree Planting, Tree Ordinances, Tree Inventories, Management Plans, Master Plans, In-house Training, Staffing, Student Internships, Tree Planting, Tree Protection and Maintenance Projects, Educational Programs, Arbor Day Programs, Developing Brochures, and Purchasing Exhibits |
| Grant Amount: | \$50,000 |
| Match: | 100% |
| Application Deadline: | October |

BUILDING RESILIENT INFRASTRUCTURE AND COMMUNITIES (BRIC)

| | |
|------------------------------|--|
| Level of Funding: | Federal (State) |
| Management Agency: | FEMA & Florida Division of Emergency Management |
| Description: | Building Resilient Infrastructure and Communities (BRIC) will support states, local communities, tribes, and territories as they undertake hazard mitigation projects, reducing the risks they face from disasters and natural hazards. The program funds cost-effective mitigation projects that reduce the overall risk to people and property, while also minimizing the cost of disaster recovery. |
| Project Examples: | Infrastructure Hardening, Stormwater, Resilience Projects |
| Grant Amount: | \$1,000,000* |
| Match: | 25% |
| Application Deadline: | November |

| URBAN & COMMUNITY FORESTRY IRA GRANTS (UCF) | |
|---|---|
| Level of Funding: | State |
| Management Agency: | Florida Department of Agriculture Plaza Level 10, The Capitol Tallahassee, FL 32399-0800 |
| Website: | https://www.freshfromflorida.com/Divisions-Offices/Florida-Forest-Service/For-Communities/Urban-Forestry/Florida-Urban-and-Community-Forestry-Grant-Program |
| Description: | The UCF-IRA Program provides grants to develop or enhance their urban and community forestry programs. |
| Project Examples: | Tree Planting, Tree Maintenance |
| Grant Amount: | \$75,000 |
| Match: | 0% |
| Application Deadline: | November |

| WATER PROJECT FUNDING | |
|------------------------------|---|
| Level of Funding: | State |
| Management Agency: | Florida Department of Environmental Protection Bureau of Water Facility Funding 3900 Commonwealth Blvd. Tallahassee, FL 32399 |
| Website: | www.dep.state.fl.us |
| Description: | This program funds drinking water, wastewater, stormwater, surface water restoration, and other water management projects. Funding list submitted by the Department of Environmental Protection to the Florida Legislature for appropriation must have a legislative sponsor. |
| Project Examples: | Stormwater, Water Quality, Alternative Water |
| Grant Amount: | \$500,000* |
| Match: | 100% |
| Application Deadline: | November |

| LAND AND WATER CONSERVATION FUND PROGRAM (LWCF) | |
|---|--|
| Level of Funding: | Federal (State) |
| Management Agency: | Florida Department of Environmental Protection 3900 Commonwealth Boulevard Tallahassee, Florida 32399-3000 |
| Website: | https://floridadep.gov/lands/land-and-recreation-grants/content/lwcf-assistance |
| Description: | The U.S. Department of the Interior provides funds, administered by the State of Florida. The program funds both the acquisition of land and the development of outdoor recreation and open space facilities. |
| Project Examples: | Development: Eligible facilities include picnic areas, trails, pools, ball fields, courts for tennis, basketball, and volleyball, playgrounds, and boating and fishing features. Associated support facilities such as lighting, parking, restrooms, concessions, and landscaping are eligible |
| Grant Amount: | \$1,500,000 |
| Match: | 100% |
| Application Deadline: | December |

| HAZARD MITIGATION GRANT PROGRAM (HMGP) | |
|--|---|
| Level of Funding: | Federal |
| Management Agency: | FEMA & Florida Division of Emergency Management |
| Website: | www.fema.gov or www.floridadisaster.org |
| Description: | Federal Hazard Mitigation Grant Program funds made available by a declared disaster can provide up to 75% of the costs of an approved mitigation project. The remaining project costs must be met by the applicant. Generally, other funding sources such as Community Development Block Grant, local and/or state general revenue, and private non-profit funds are used to provide the 25% local/state match, and they may be in the form of cash, in-kind resources, or third-party in-kind contributions. |
| Project Examples: | Structure Hardening, Natural Drainage, Flood Protection |
| Grant Amount: | \$1,500,000* |
| Match: | 25% |
| Application Deadline: | TBD (Disaster Declaration) |

| GULF COAST COMMUNITY FOUNDATION GRANTS | |
|--|---|
| Level of Funding: | Non-Profit |
| Management Agency: | Gulf Coast Community Foundation 601 Tamiami Trail South Venice, FL 34285 |
| Website | https://www.gulfcoastcf.org/grants |
| Description: | Organizations serving Sarasota County, Charlotte County, DeSoto County, Boca Grande, Lakewood Ranch, and Longboat Key, Florida, that are classified as tax-exempt public charities by the Internal Revenue Service are eligible to receive funding. |
| Project Examples: | Projects addressing the Gulf Coast's current priorities of Affordable Housing, Water Quality & Access to Green Space, and Mental Health. |
| Grant Amount: | \$500,000* |
| Match: | 0% |
| Application Deadline: | Multiple |

“GRANT STACKING” MAXIMIZING FUNDING OPPORTUNITIES

Utilizing multiple funding sources has become the most effective way to maximize the amount of funding a community can obtain. “Grant Stacking” allows a project to draw funding from several sources. The idea of “Grant Stacking” refers to the grouping of grants of varying levels (federal, state, and local) to support one project. Careful selection of grants can result in one grant providing the matching funds requirement for another grant and the reciprocal as well. This process can address acquisition and development in phases to best meet a project’s intent and time schedule.

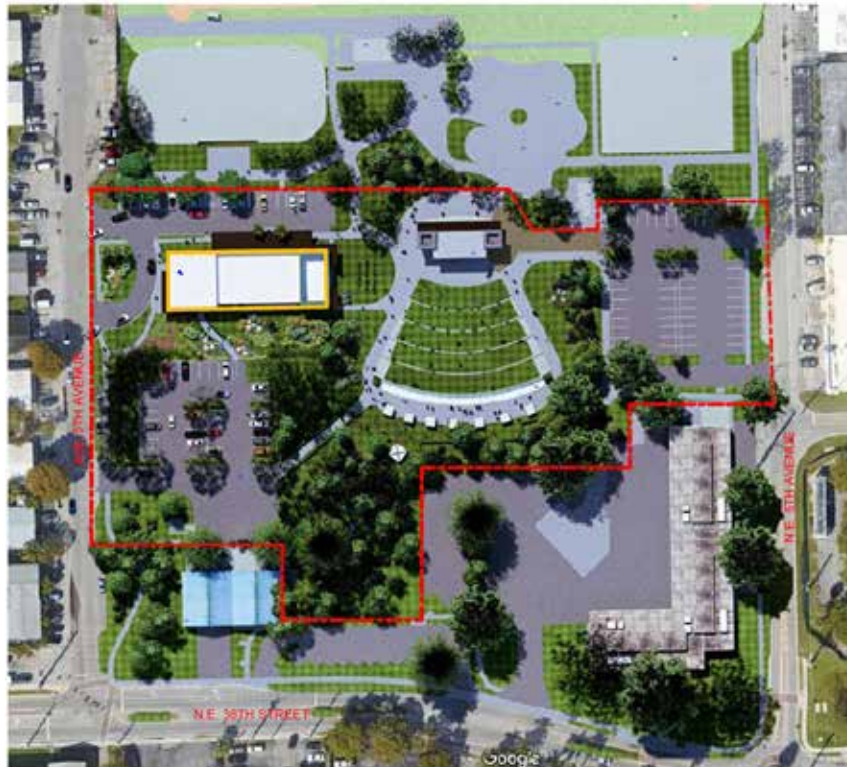
The following project examples demonstrate how this process can be successfully completed.



Land Acquisition

Development

Total Grant Funding \$1,528,759



City of Oakland Park **City Park Redevelopment**

AWARDED FUNDING

| | |
|---|-------------|
| Outdoor Recreation Legacy Partnership Program | \$2,500,000 |
| Resilient Florida Grant | \$1,209,130 |
| Library Construction Grant | \$500,000 |
| Multi-Purpose Community Facilities Grant | \$2,000,000 |
| Florida Recreational Development Assistance Program | \$200,000 |
| Urban Forestry Grant Program | \$50,000 |

TOTAL: \$6,459,130

PENDING GRANT FUNDING

| | |
|--|-----------|
| Florida Cultural Facilities Grant | \$500,000 |
| Broward County Cultural Facilities Grant | \$500,000 |
| Non-Point Pollution Grant | \$275,000 |

TOTAL: \$1,275,000



Project Examples

City of Homestead Biscayne Everglades Greenway

Land Acquisition

| | |
|--|-----------|
| Florida Communities Trust (Losner Trailhead) | \$528,759 |
|--|-----------|

Development

| | |
|---|-------------|
| Shared Use (SUN) Trail Funding (Design) | \$206,000 |
| Transportation Alternative Program | \$1,000,000 |
| Shared Use (SUN) Trail Funding | \$1,843,910 |
| Shared Use (SUN) Trail Funding (Design) | \$68,000 |
| Transportation Alternative Program | \$1,000,000 |

| | |
|----------------------------|--------------------|
| Total Grant Funding | \$4,117,910 |
|----------------------------|--------------------|



Project Examples

City of Clermont Victory Pointe Park

Land Acquisition

| | |
|---------------------------|-----------|
| Florida Communities Trust | \$165,000 |
|---------------------------|-----------|

Development

| | |
|--------------------------------------|-----------|
| SJWMD Cooperative Funding | \$940,608 |
| Land and Water Conservation Fund | \$200,000 |
| Section 319 Non-Point Solution Grant | \$412,060 |
| Florida Cultural Facilities Grant | \$500,000 |
| Land and Water Conservation Fund | \$200,000 |
| Recreational Trails Program Grant | \$200,000 |
| Urban and Community Forestry Grant | \$8,500 |

| | |
|----------------------------|--------------------|
| Total Grant Funding | \$2,626,168 |
|----------------------------|--------------------|



**Project Examples
Village of Wellington
Town Center Complex**

Awarded Grants

| | |
|---|--------------------|
| Hazard Mitigation Grant Program (HMGP) | \$250,000 |
| Cultural Facility Grant Program (CFP) | \$500,000 |
| Land and Water Conservation Fund (LWCF) | \$200,000 |
| Florida Recreational Development Assistance Program | \$50,000 |
| Land and Water Conservation Fund (LWCF) | \$200,000 |
| TOTAL: | \$1,200,000 |

Pending/Planned Grants (Phase II)

| | |
|--|--------------------|
| Hazard Mitigation Grant Program (HMGP) | \$580,000 |
| Cultural Facility Grant (CFP) | \$500,000 |
| Land and Water Conservation (LWCF) | \$1,000,000 |
| TOTAL: | \$2,080,000 |



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