

MASTER PLAN

JULY 2025

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NorthPort FLORIDA PARKS & RECREATION MASTER PLAN

JULY 2025

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Blue Ridge Kayak Launch

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Introduction

To be completed at project completion.

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Purpose

Timeline



Boundless Adventure Park



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 650 acres of parkland with 33 properties, including two recreational facilities and one aquatic center. Of these, 31 properties have been developed into parks, while two remain undeveloped.

The park system offers a wide array of active amenities, including sports fields, a disc golf course, skatepark, an extensive trail system, and a blueway system for water-based recreation which include kayak/canoe launches and boat ramps. In addition, the parks feature passive amenities such as playgrounds and pavilions.

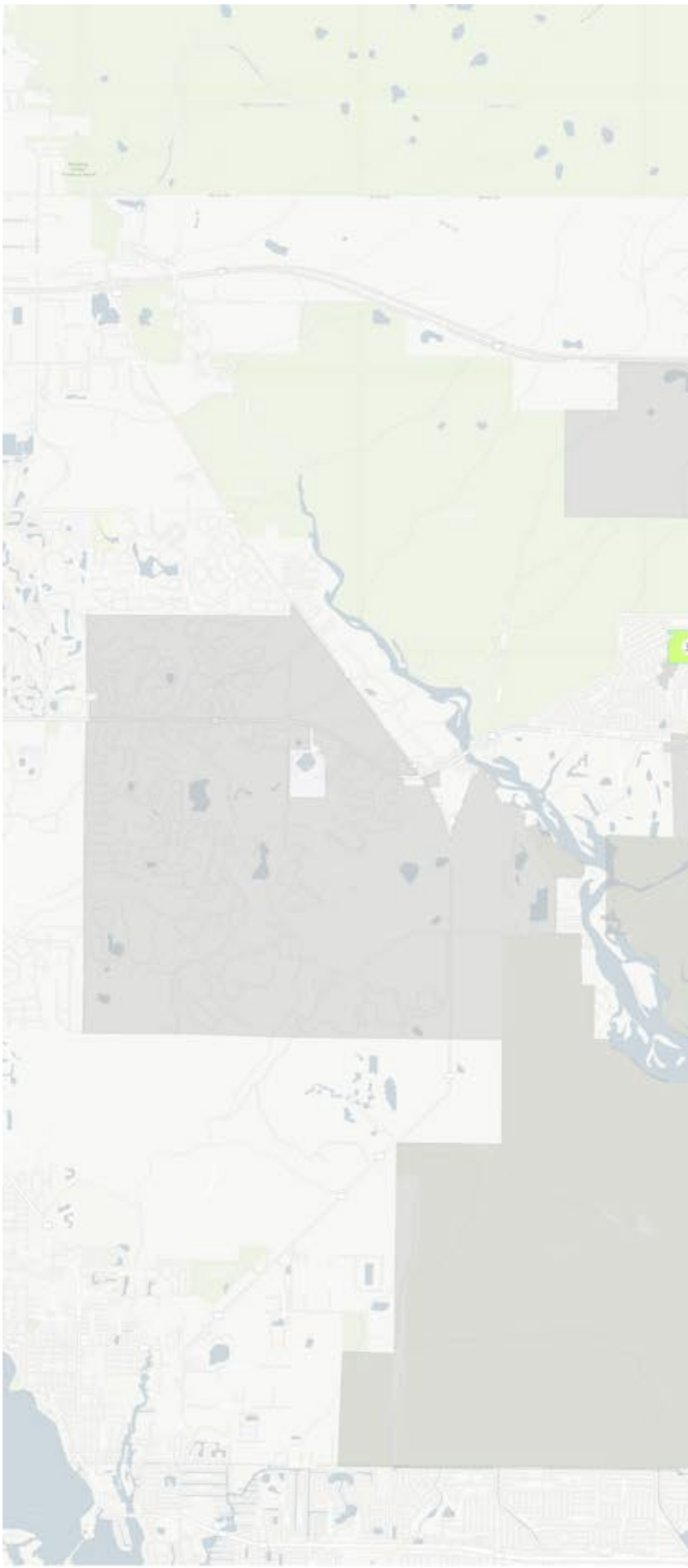
The following section provides a comprehensive overview of the park system, highlighting the various park properties and the services available within them.

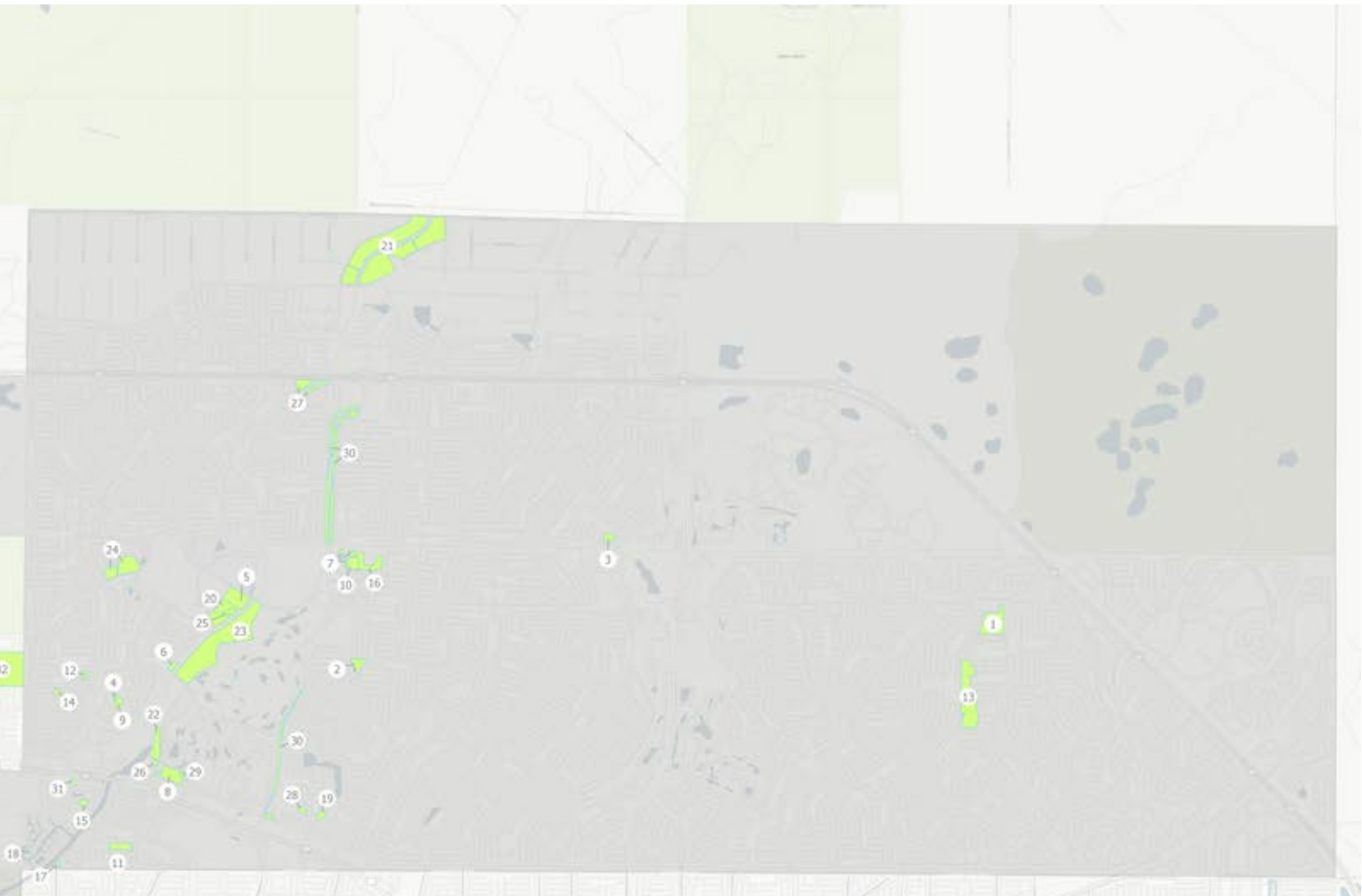
Park Inventory

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 helps guide future recommendations as to how existing parks could provide improved level of service for residents and where targeted investments may be needed.

Park inventory consisted of a team of landscape architects and architects conducting site evaluations on-site in 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.

Map 1 | Parks System Map





Park Legend

ID	Park Name	Acres
1	Atwater Community Park	26.40
2	Blue Ridge Park	6.29
3	Boca Chica Park	4.18
4	Boundless Adventures Playground	0.59
5	Butler Park	30.41
6	Canine Club Dog Park	2.86
7	City Center Front Green	4.32
8	Dallas White Park	13.98
9	Garden of the Five Senses Park	4.34
10	George Mullen Activity Center	6.99
11	Highland Ridge Park	7.99
12	Hope Park	1.89
13	Italy Ave Park	47.65
14	Kirk Park	2.01
15	LaBrea Park	2.79
16	Larry Thoennissen Athletic Fields	13.41

ID	Park Name	Acres
17	Marina Park	1.05
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	81.57

GIS Inventory

The GIS inventory gathered information on existing amenities such as courts, fields, and playgrounds. Items were individually rated as Exceeds Expectations (3), Meets Expectations (2), Below Expectations (1), 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. 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 which 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.

Park Scores

Based on this assessment, park scores are aggregated into an overall park score for each park. The overall park score takes into consideration both the existing condition of the amenities as well as the user experience of the park. By comparing park scores within the system to each other, park improvements can be prioritized to address inequities within the system. Facility scores have been included within this overall park score. Review of vertical structures can be found in the Facilities Inventory section.

The following pages provide a summary of the aggregate park scores.

Table 1 | Park Scores

	Atwater Community Park	Butler Park	Blue Ridge Park	Boundless Adventures Playground	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 SCORE	**2.2**	**1.9**	**2.0**	**2.3**	**2.1**	**2.1**	**1.5**	**2.4**	**2.3**	**2.1**	**2.0**	**2.2**	**1.9**
GIS Asset Score	**2.3**	**1.8**	**2.0**	**2.3**	**2.0**	**2.0**	**1.3**	**2.3**	**2.8**	**2.0**	**1.9**	**2.3**	**1.8**
Park D&A Score	**2.2**	**2.1**	**2.0**	**2.3**	**2.1**	**2.1**	**1.8**	**2.5**	**1.9**	**2.2**	**2.1**	**2.1**	**2.0**
First Impression	3	3	2	3	3	2	2	3	2	3	2	2	2
Comfort	2	3	2	2	2	3	2	3	2	2	2	2	2
Things to Do	2	2	3	3	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	2	3	3	3	3	1	3	1	3	3	3	2
Inclusivity	2	2	1	3	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	3	2	3	2	2	2	3	3	3	2	2	2
Infrastructure	2	2	2	3	2		2	2	3	2	2	2	1
Maintenance	3	2	3	3	3	3	2	2	3	3	3	3	2
Design & Ambiance	**2.4**	**2.4**	**2.3**	**2.8**	**2.4**	**2.6**	**1.9**	**2.5**	**2.2**	**2.7**	**2.3**	**2.3**	**2.0**
Pedestrian Access	2	2	1	3	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	2	1	2	2	2	3	2	3	2	2	3
ADA Accessibility	2	1	1	3	2	2	1	2	1	2	2	2	1
Accessibility	**2.3**	**1.8**	**1.5**	**2.3**	**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	3	2	2	2	2	1	3	2	2	2	2	2
Safety	**2.0**	**2.3**	**2.0**	**2.0**	**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	1	2	2	2	2	2	1	1	2	2	1
Stormwater Management	3	2	2	3	2	2	2	3	3	2	2	2	2
Community Engagement		2	3	1			2	3					
Sustainability	**2.0**	**1.8**	**2.0**	**2.0**	**2.3**	**2.0**	**2.0**	**2.8**	**2.0**	**1.7**	**2.0**	**2.0**	**1.7**
Active Amenities	2.3	2	1.6	2.5	2		1	2	3	2	2	3	2
Buildings	2	1.8	2		2		1.8	2	3	2	2	2	2
Parking Lots	2	2	2.5		2	2	1	2	3	2	2	2	1
Signage	2	2	2	2	2		1.5	3	2	2	1.5	3	3
Sports Courts		1					1.6			1.9		2	1
Sports Fields	3	2				2	1			2	2	2	
GIS Assets	**2.3**	**1.8**	**2.0**	**2.3**	**2.0**	**2.0**	**1.3**	**2.3**	**2.8**	**2.0**	**1.9**	**2.3**	**1.8**

Larry Thoennissen 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
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
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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
	3		2		2	1	2					1				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**
	3		1.4	2	2		2	2	2.6		2	2	2	1.4		2
1.25		2	2	3	0			2	2		2		2			
	2		2	2				1	3			2	2	2		2
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			1.8										2			
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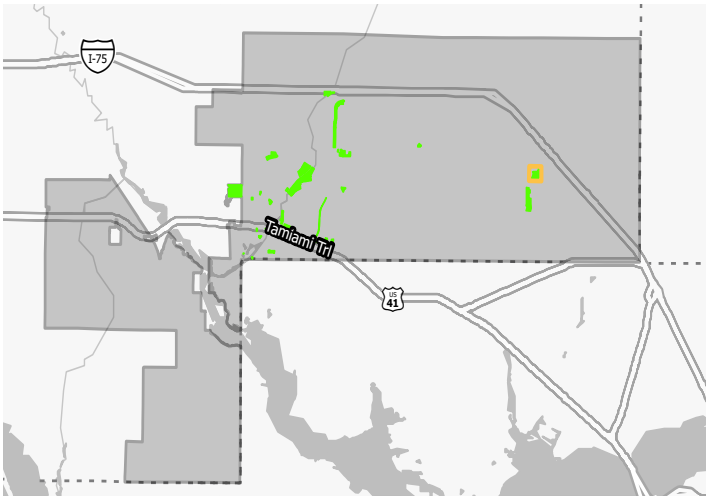
1.8	**2.3**	**1.8**	**1.8**	**2.3**	**1.3**	**2.0**		**1.8**	**2.6**	**2.0**	**2.0**	**1.8**	**2.0**	**1.7**	**2.3**	**2.0**

Atwater Community Park

Atwater Community Park is located within a residential area, abutting an elementary school. It offers passive and active amenities, with an overall baseball theme. The park consists of well-maintained baseball fields with dugouts, batting cages and bullpens. On site, there is also a splash pad with textured rubber surfacing and a nearby pavilion offering shaded seating for parents to 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 shaded parking, the park is an ideal location to host baseball events, allowing families to entertain children of all ages. The park is accessible to the nearby neighborhoods with 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 nearby water fountain may need to be replaced, due to clogs and rust.



Location	4475 Skyway Ave
Type	Recreational/Sports Facility
Acreage	26.40 AC
Inventory Rating	2.2 - Exceeds Expectations



Splashpad



Playrgound Climbing Tubes



Concession Stand

Figure 1 | Park Inventory





Batting Cages



Bullpen

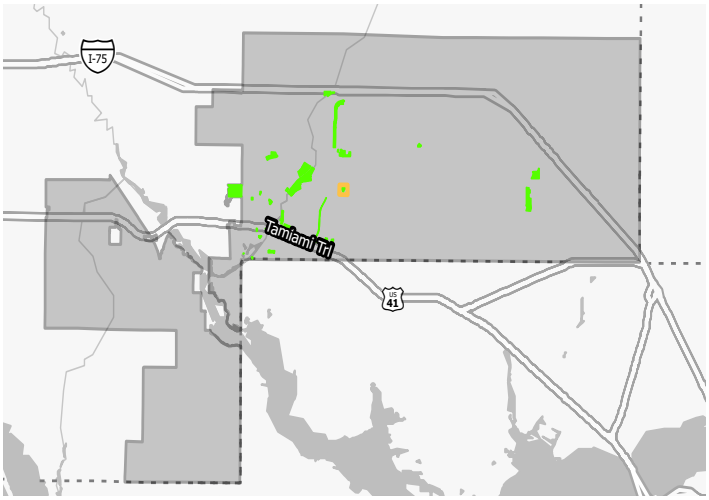


Baseballl Field

Blue Ridge Park

Surrounded by residential areas, 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 green space. 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, with 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
Inventory Rating	2.0 - Meets Expectations



Playground

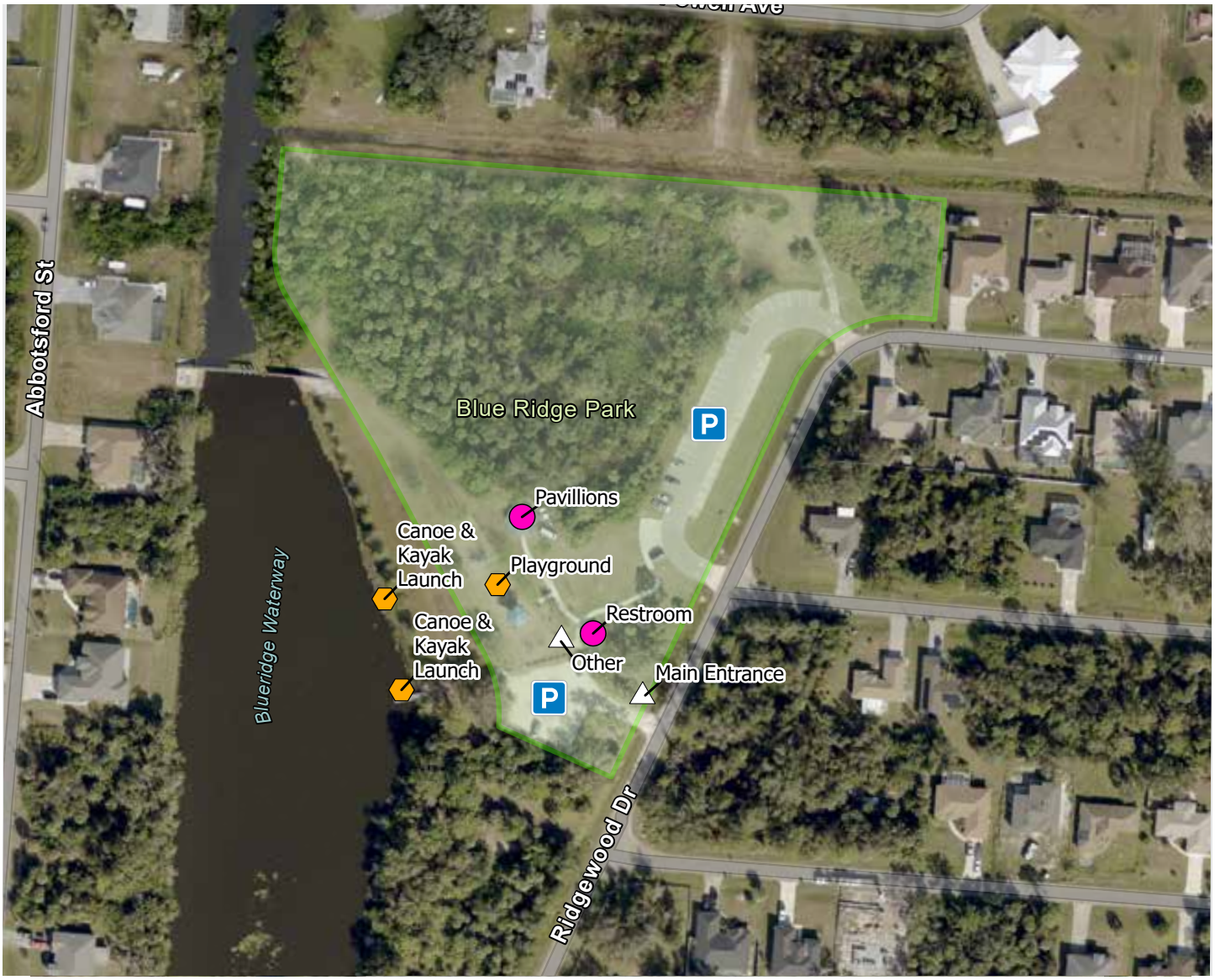


Seating



Zipline

Figure 2 | Park Inventory





Pavilion



Kayak/Canoe Launch



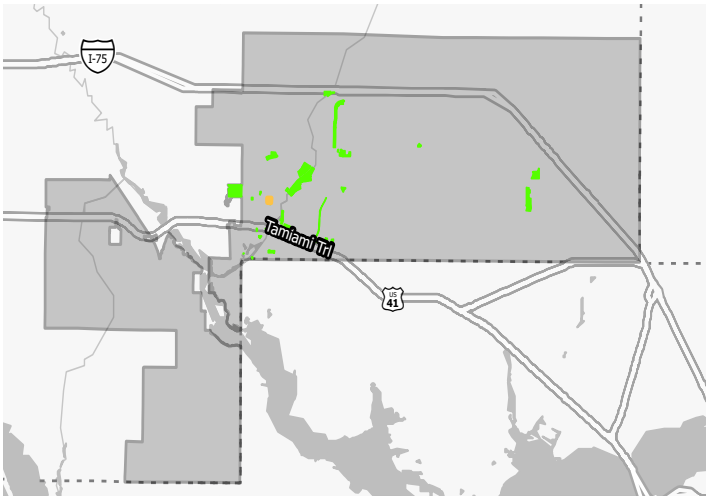
Restrooms

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 aged 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 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
Inventory Rating	2.3 - Exceeds Expectations



Entry Sign



3-5 Year Old Playground



5-12 Year Old Playground

Figure 3 | Park Inventory





Climbing Net



Drums



Story Stroll

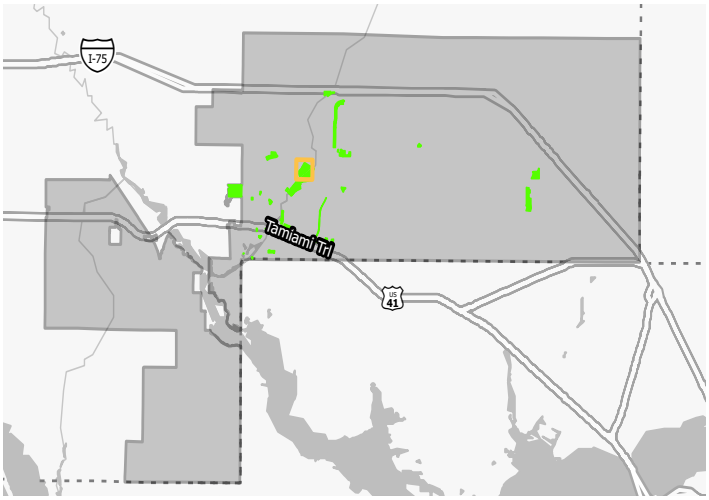
Butler Park

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 green space, 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 walking loops, and increased shade through tree canopy along the sidewalks and extending shade structures to the team benches and bleachers. As well as, adding in some shaded picnic tables 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/Activity Center
Acreage	30.41 AC
Inventory Rating	1.9 - Below Expectations



Entry Sign

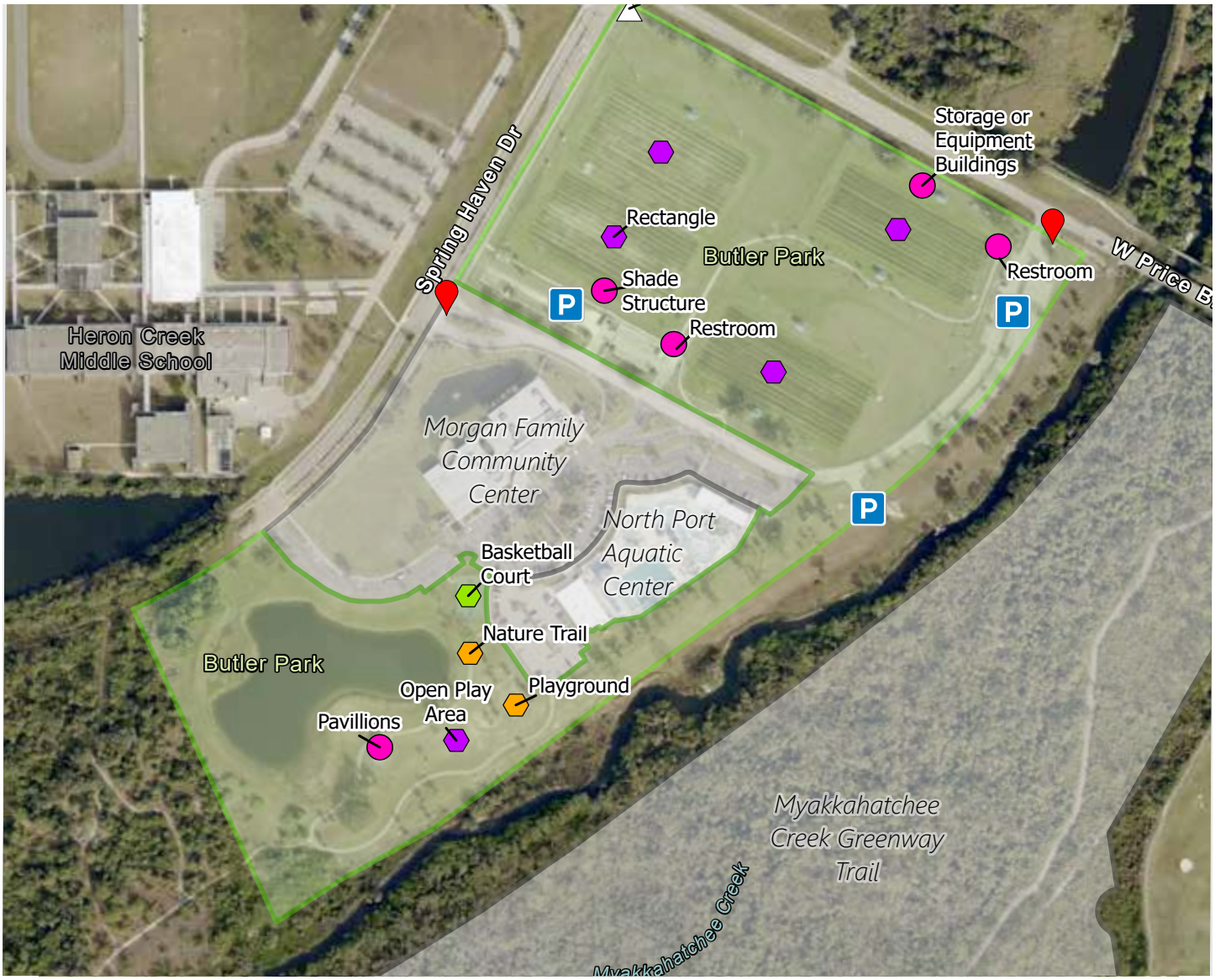


Shaded Bleachers



Kayak/Canoe Launch

Figure 4 | Park Inventory





Playground



Pavilion



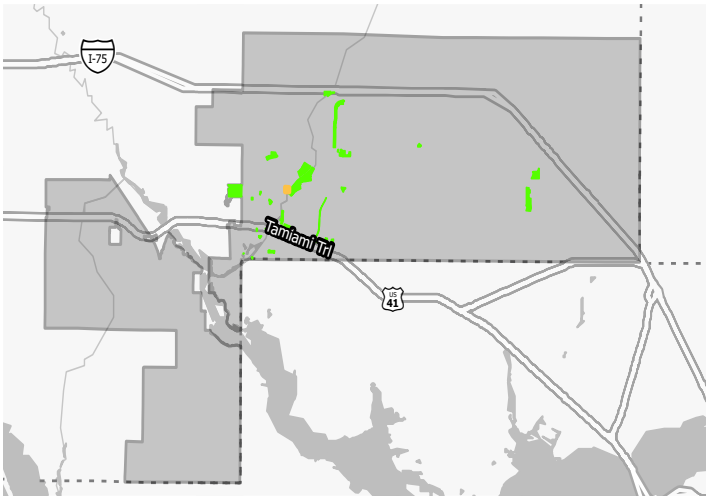
Basketball Court

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. Furthermore, installing a dog water fountain on each side would be a valuable amenity, ensuring convenient hydration for visiting pets.



Location	6700 Appomatox Dr
Type	Special Use Facility
Acreage	2.86 AC
Inventory Rating	2.1 - Exceeds Expectations



Dog Park Entry



Small Dog Area



Pavilion on Small Dog Area

Figure 5 | Park Inventory





Large Dog Area



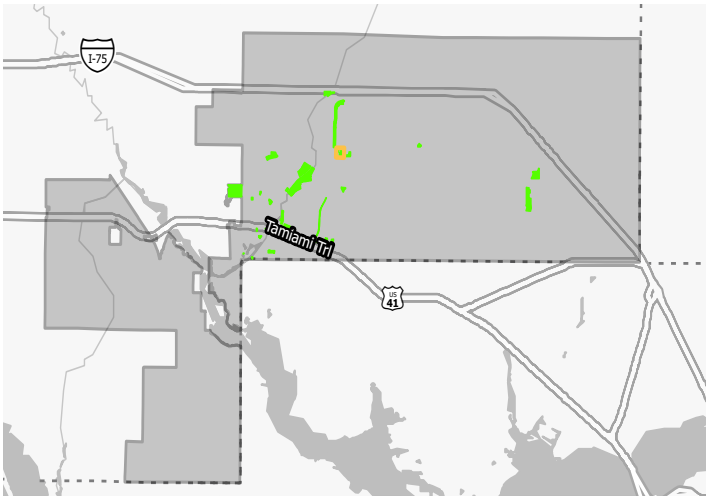
Large Dog Area



Large Dog Area

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 green space 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 or function as a more natural passive walking trail, both of which account for public events. Due to its proximity to the City Hall, it can be a space the city can use to hosts multiple events throughout the year.



Location	4970 City Hall Blvd
Type	Special Use Facility
Acreage	4.32 AC
Inventory Rating	2.1 - Exceeds Expectations



Open Space



Open Space



Picnic Tables

MAP WILL BE UPDATED TO INCLUDE INVENTORY POINTS AT FINAL DOCUMENT

Figure 6 | Park Inventory





Open Space



Open Space

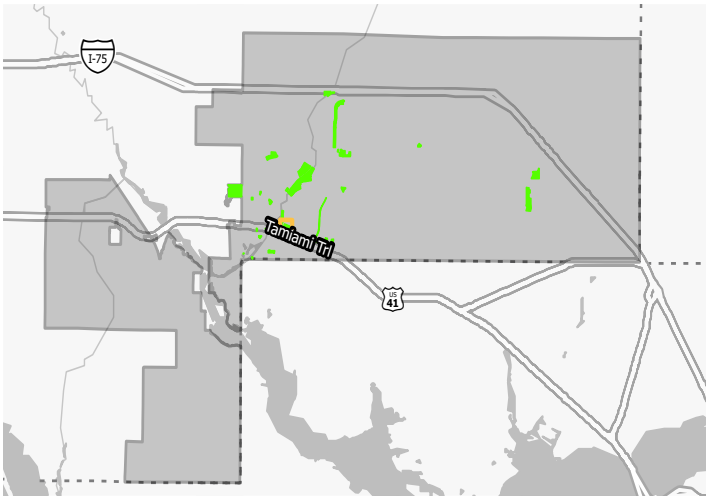


Open Space

Dallas White Park

Located behind the Fire station, abutting the Cocoplum Waterway and the North Port Scout House, Dallas White Park consists of a baseball field, sand volleyball court, a playground, and a tennis court. The softball field is in good condition with shaded bleachers. However, the dugouts are missing fencing and shade structures. The dugouts' walls prevent visibility into both the dugouts and the fields creating a CPTED blind spot. 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 with a kayak/canoe launch and boat ramp that are currently non-functional. Although there is a clear vehicular access point into the park, there is no clear pedestrian circulation within the park, connecting the variety of amenities it offers. There are some signs of undesirable uses within the park which may be avoided by increasing regular park users and enhancing the park with CPTED strategies.

Future plans for the site include the replacement of the softball field with a multipurpose field as well as general ADA enhancements throughout the site.



Location	5900 Sam Shapos Way
Type	Community/Activity Center
Acreage	13.98 AC
Inventory Rating	1.5 - Below Expectations



Playground Slide



Kayak/Canoe Launch



Bleachers

Figure 7 | Park Inventory





Softball Field



Sand Volleyball Court



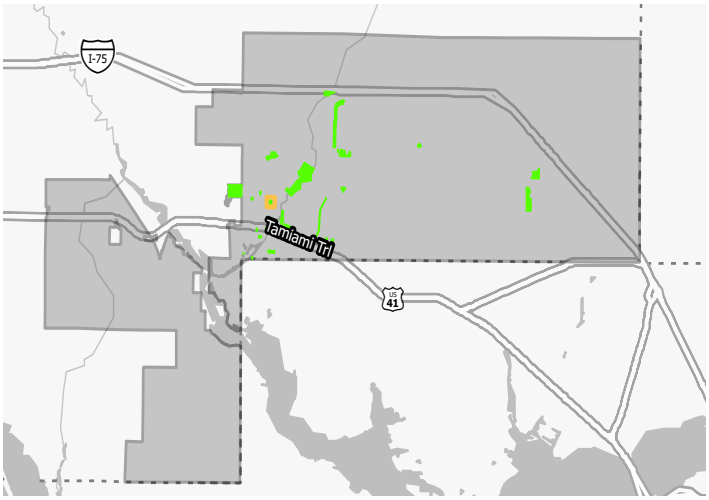
Tennis Court

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 pavilions with picnic tables, providing 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. Additionally, the park's entrance signage differs from standard City of North Port Parks signs. Installing an additional standard park sign and with its current monument sign would help reinforce its identity as a city operated park.



Location	4299 Pan American Blvd
Type	Special Use Facility
Acreage	4.34 AC
Inventory Rating	2.4 - Exceeds Expectations



Fern Garden



Succulent Garden



Shaded Walkways

Figure 8 | Park Inventory





Butterfly Garden



Pavilion

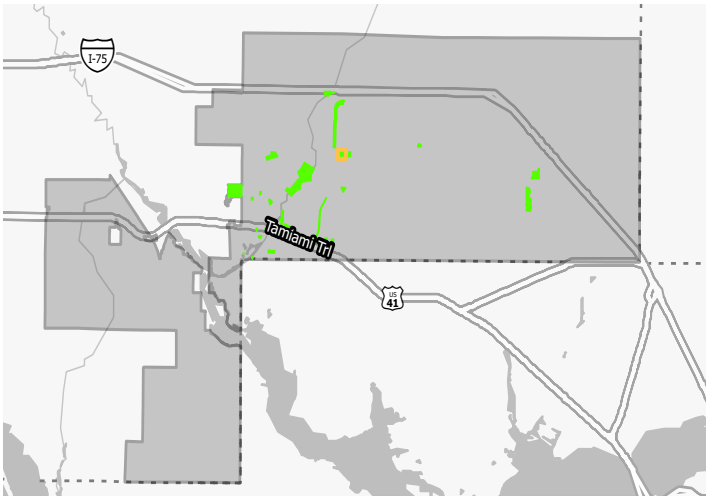


Zen Garden

George Mullen Activity Center

George Mullen Activity Center is located next to the 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 shade and 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	Community/Activity Center
Acreage	6.99 AC
Inventory Rating	2.3 - Exceeds Expectations



Playground

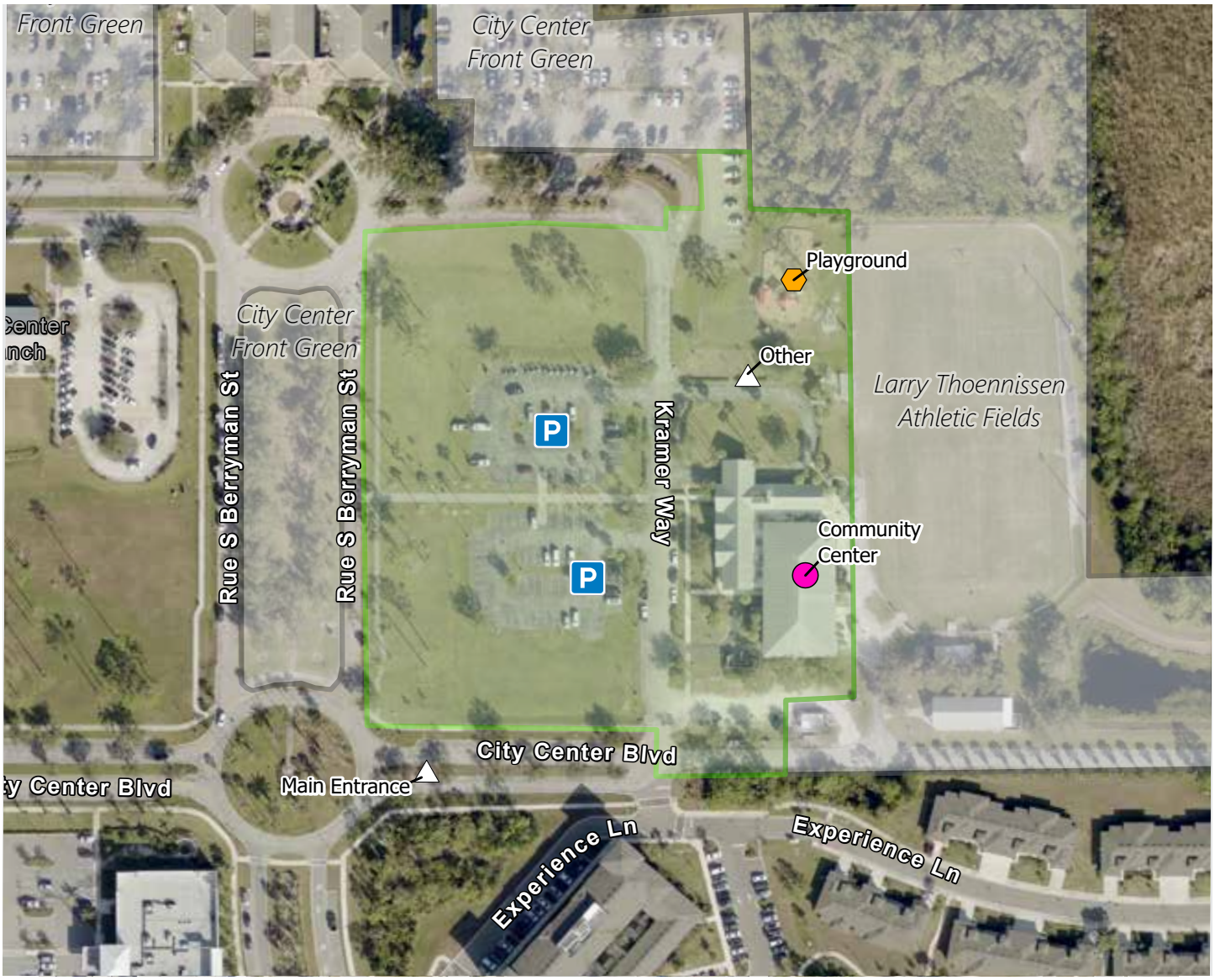


Play Pieces



Playground Slides

Figure 9 | Park Inventory





Swings

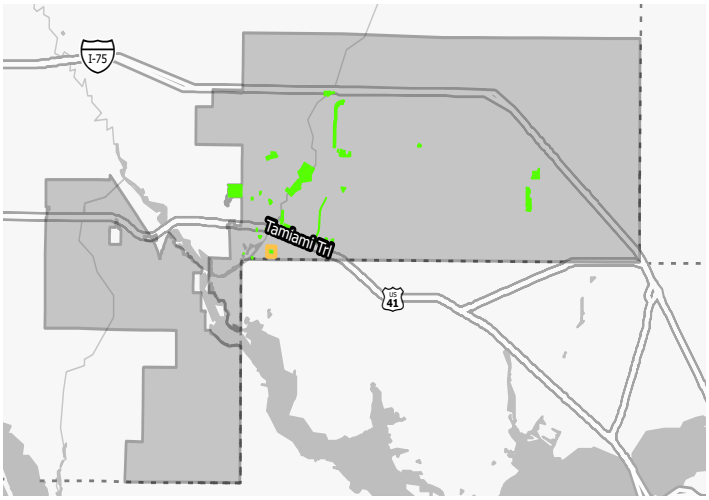


ADA Ramp



Playground

Highland Ridge Park



Enclosed 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 shuffle ball court is in fair condition, but it is in the need of updates, including resurfacing and restriping. The playground on site is mainly in good condition, but is displaying some signs of rusting. The pickleball courts on site are in good condition and get lots of use on site. 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 green space surrounded by seating under the perimeter canopy trees. The site includes 3 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 replacements, 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
Inventory Rating	2.1 - Exceeds Expectations



Playground

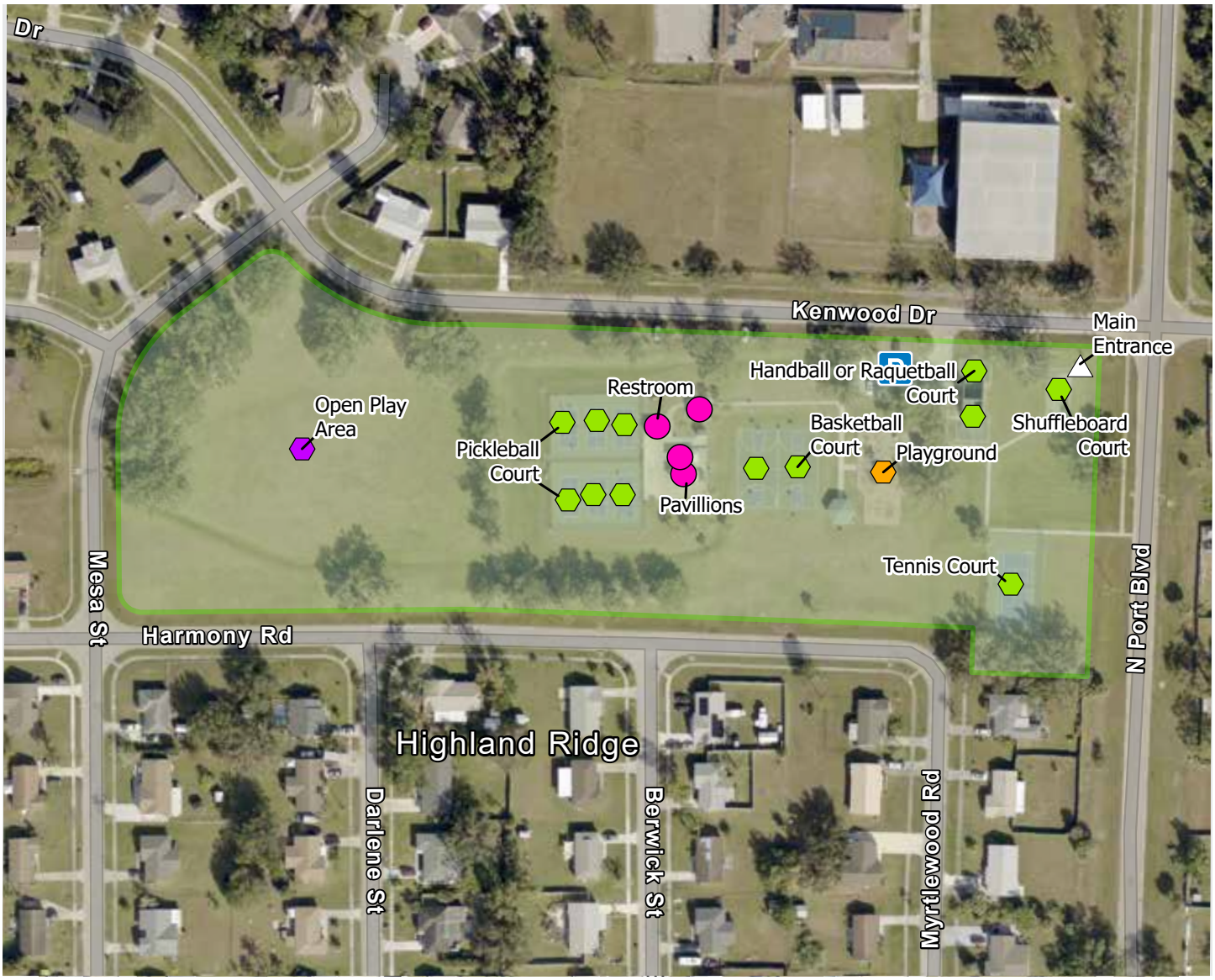


Basketball Court



Handball Court

Figure 10 | Park Inventory





Pickleball Court



Shuffleboard Court

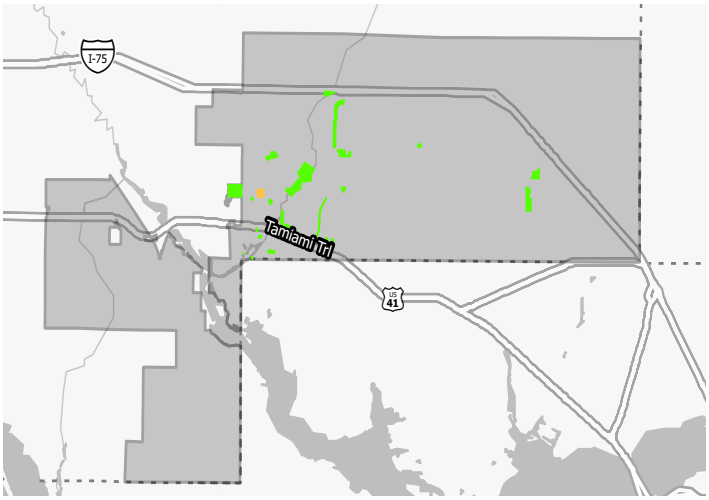


Tennis Court

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 green space, 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 green space 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 in 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 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
Inventory Rating	2.0 - Meets Expectations



Playground

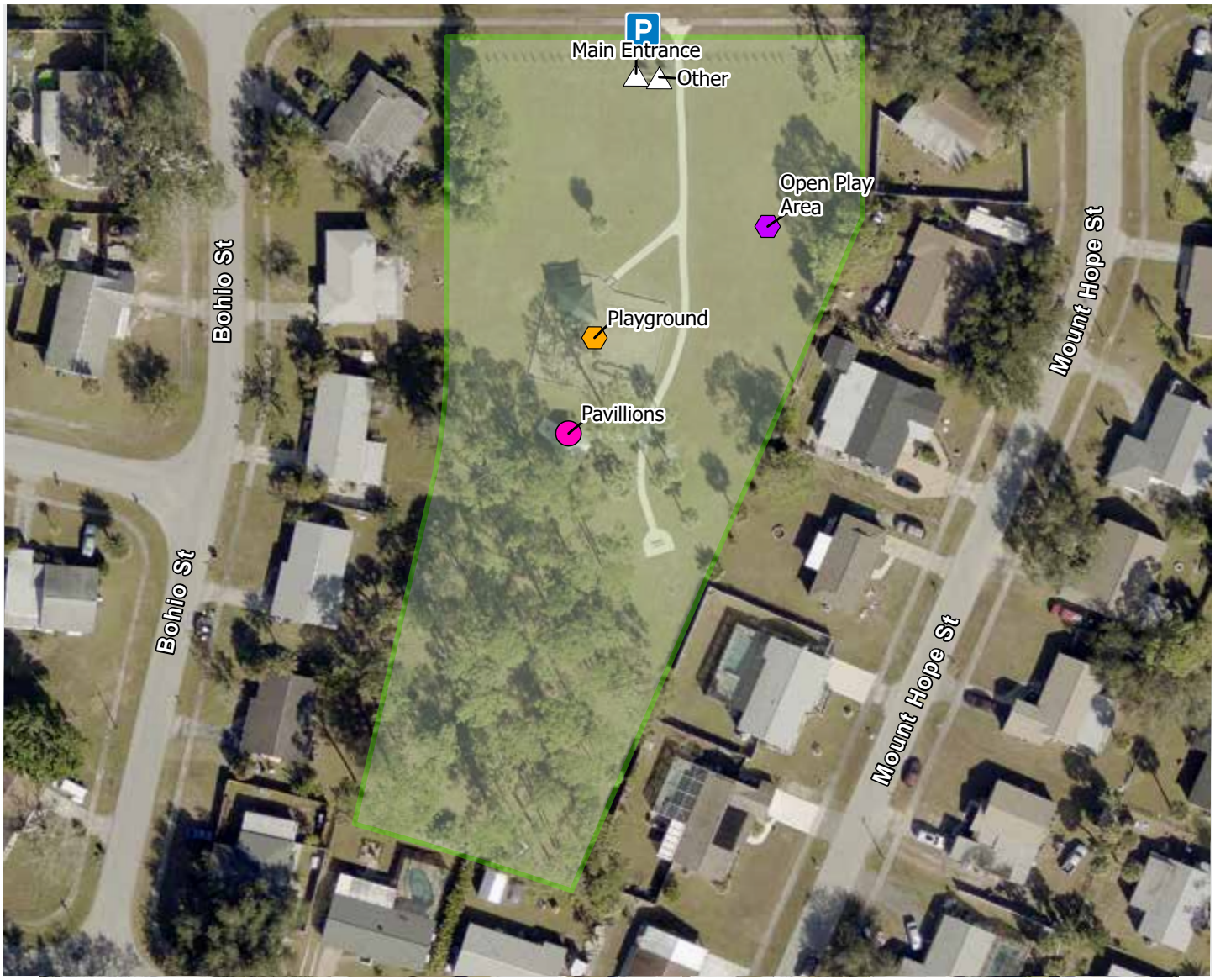


Climbing Structure



Balance Course

Figure 11 | Park Inventory





ADA Accessible Entrance



Pavilion

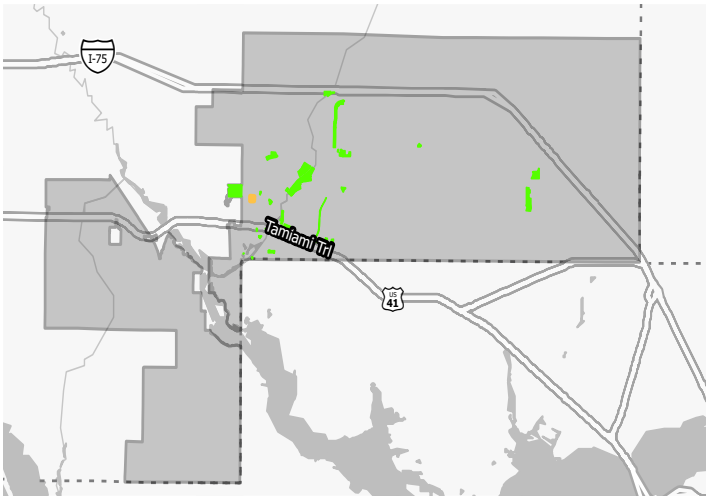


Parking

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 green space, 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 and more defined playing area. Consideration could also be given to removing the fencing around the basketball court to create a more open layout, improving the overall flow of the park. 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
Inventory Rating	2.2 - Exceeds Expectations



5-12 Year Old Playground

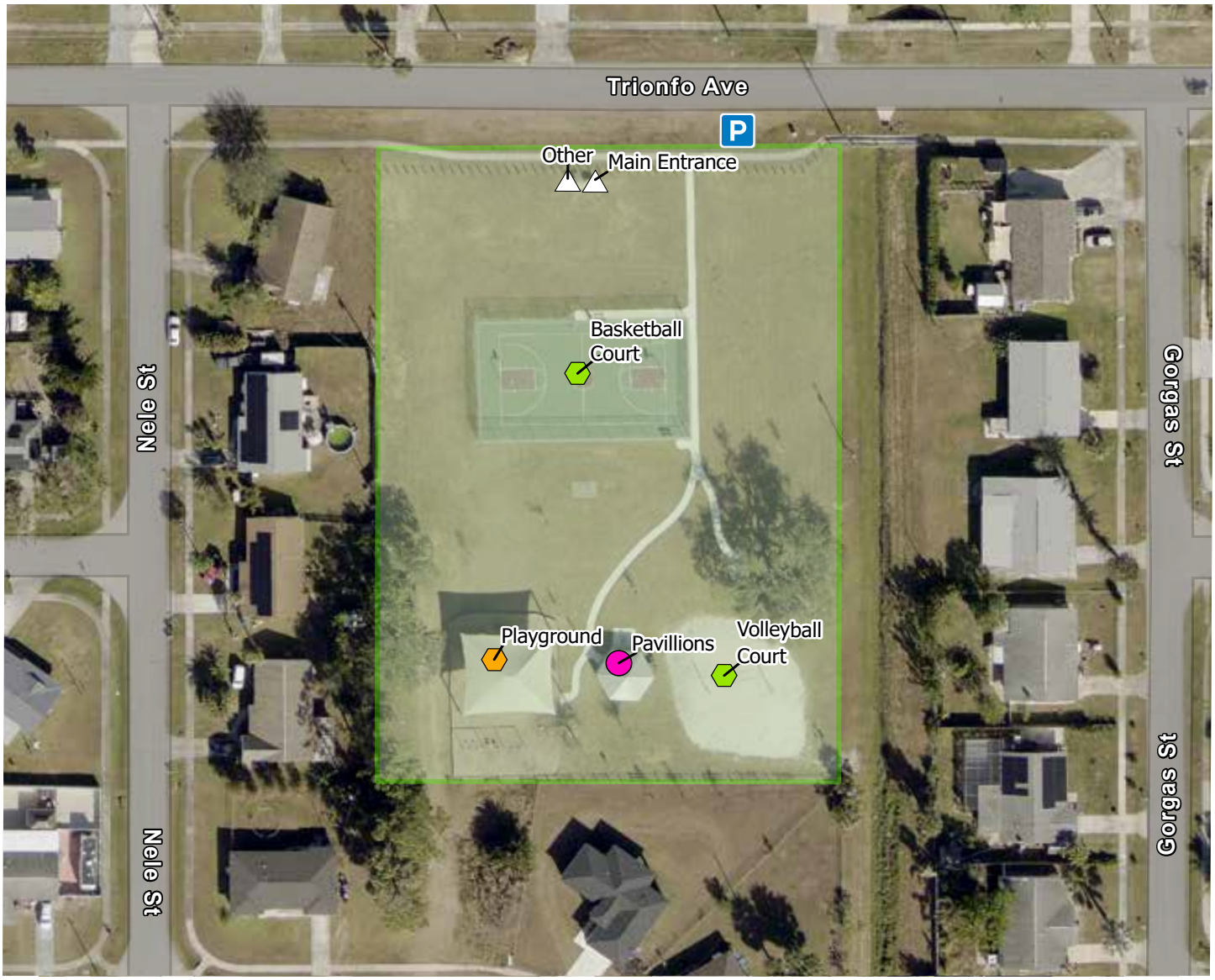


3-5 Year Old Playground



Playground Rocking Swing

Figure 12 | Park Inventory





Pavilion



Basketball Court



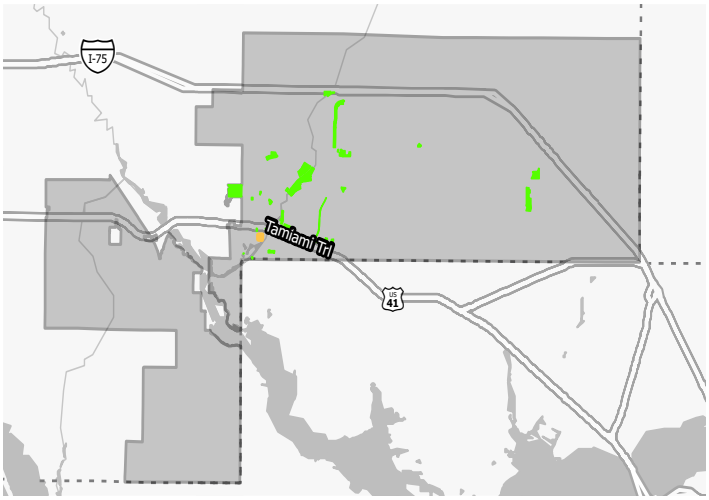
Sand Volleyball Court

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 would improving 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 the scope is not up to ADA code, there are no handicapped parking space, and no accessible access point. The parking lot is also in need of restriping.

Additionally, the basketball court lights remain illuminated throughout the night, creating the impression that the park is open after designated hours. Implementing a timer system would help regulate lighting and discourage late-night occupancy. Lastly, addressing traffic concerns along Sydney Avenue by introducing traffic-calming measures would improve pedestrian safety and create a more secure environment for park visitors.



Location	6340 La Brea St
Type	Neighborhood Park
Acreage	2.79 AC
Inventory Rating	1.9 - Below Expectations



Pavilion

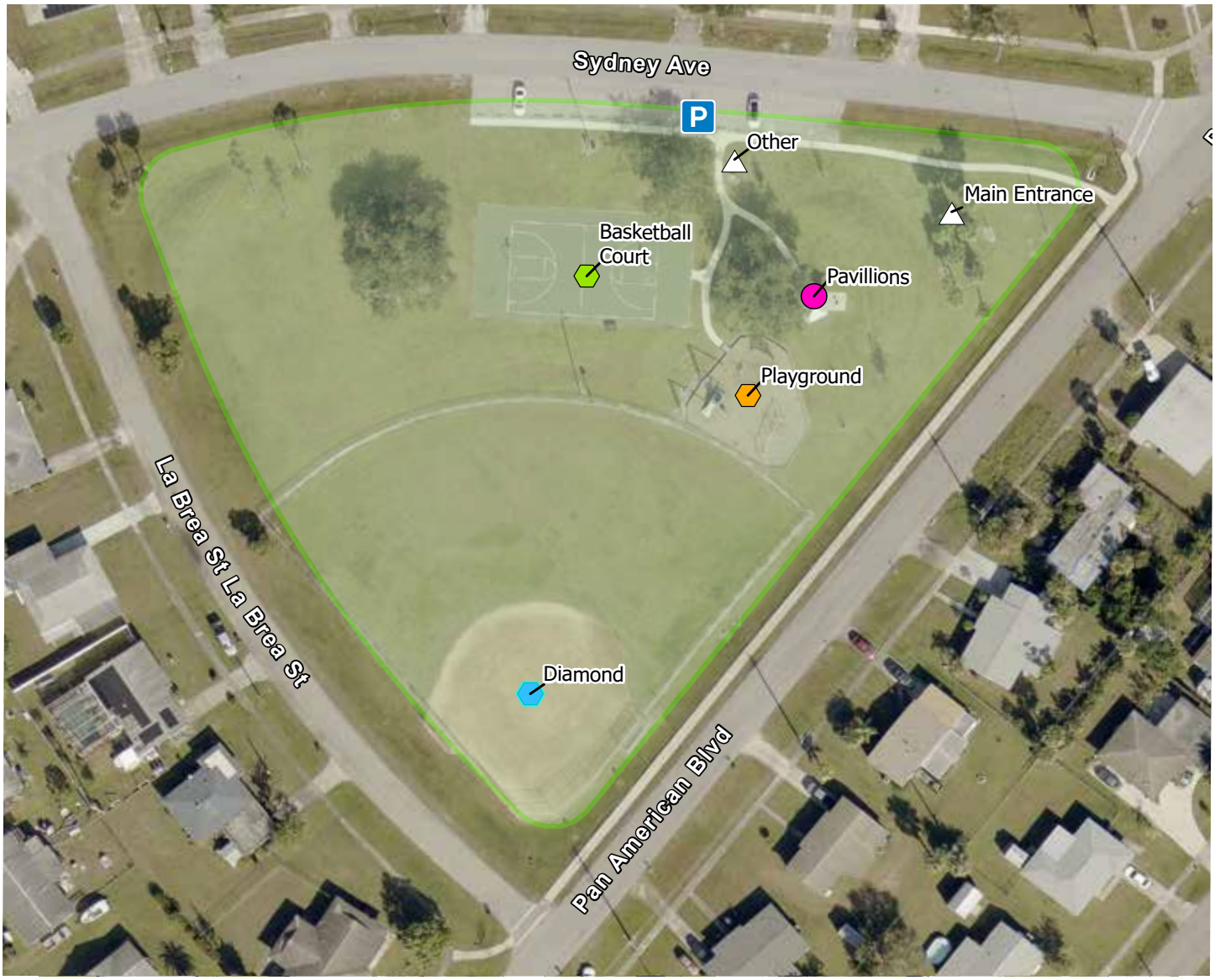


Playground



Swingset

Figure 13 | Park Inventory





Basketball Court



Playground Climbing Wall

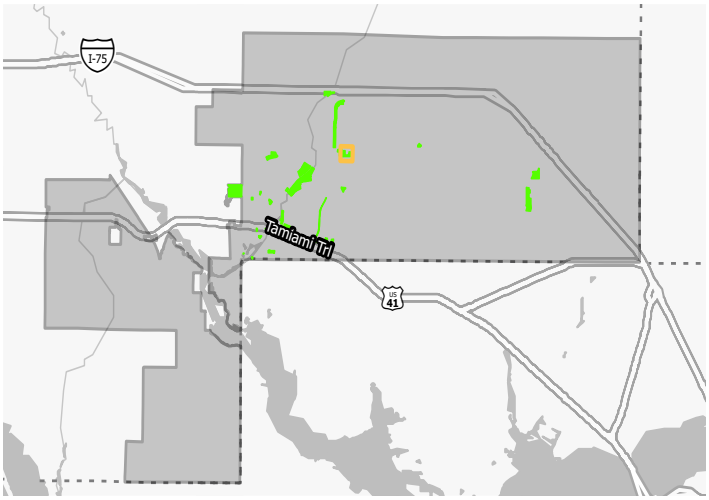


Softball Infield

Larry Thoennissen Athletic Fields

Larry Thoennissen Athletic Fields is located adjacent to George Mullen Activity Center, near the City Hall. The facilities this park offers, includes 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. The shaded bleachers for the fields need replacements. 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 northern part of the site and has no signage or defined formal parking. The practice field is also in good condition and is currently going through renovations for the goal posts. 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	Community/Activity Center
Acreage	13.41 AC
Inventory Rating	1.9 - Below Expectations



Western Multi-Use Field



Bleachers



Bleachers

Figure 14 | Park Inventory





Eastern Multi-Use Field



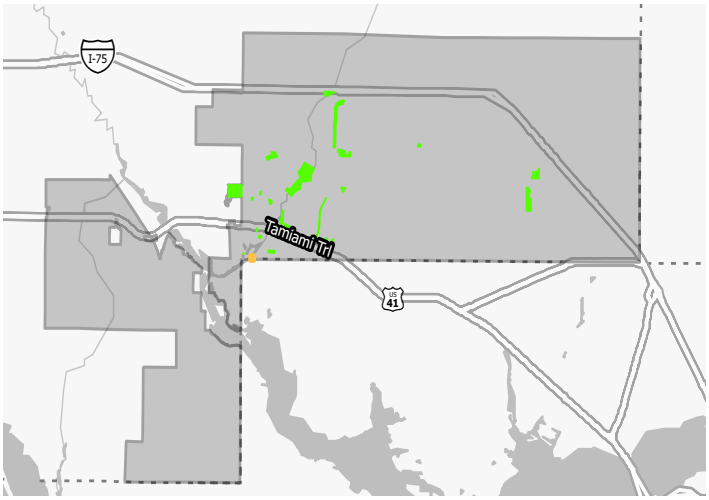
Concession Stand



Concession Stand Seating

Marina Park

Located in a residential area, 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 site includes the coast guard facility, which includes a dock and a building. Overall, the site is in good condition and the boardwalks seem to be new additions. With the lack of shade within the park, there is an opportunity to integrate additional tree canopy into the site.



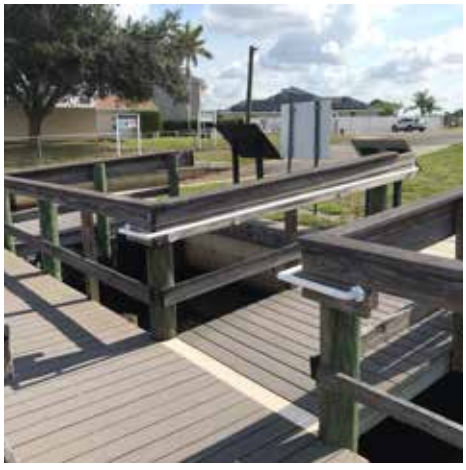
Location	7030 Chancellor Blvd
Type	Special Use Facility
Acreage	1.05 AC
Inventory Rating	2.1 - Exceeds Expectations



Kayak/Canoe Launch

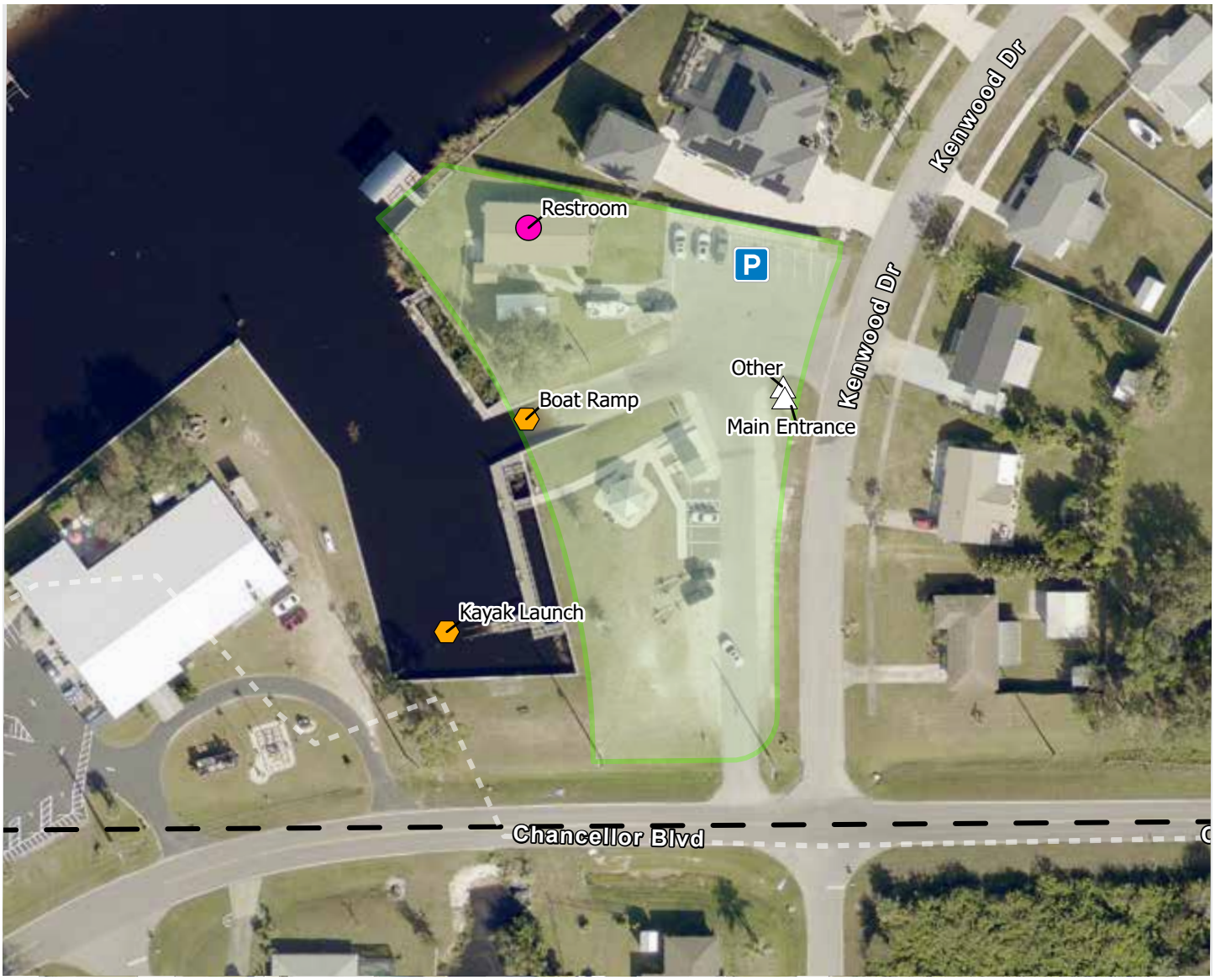


Kayak/Canoe Launch Dock



Kayak/Canoe Launch Dock

Figure 15 | Park Inventory





Restroom Building



Kayak/Canoe Launch Dock

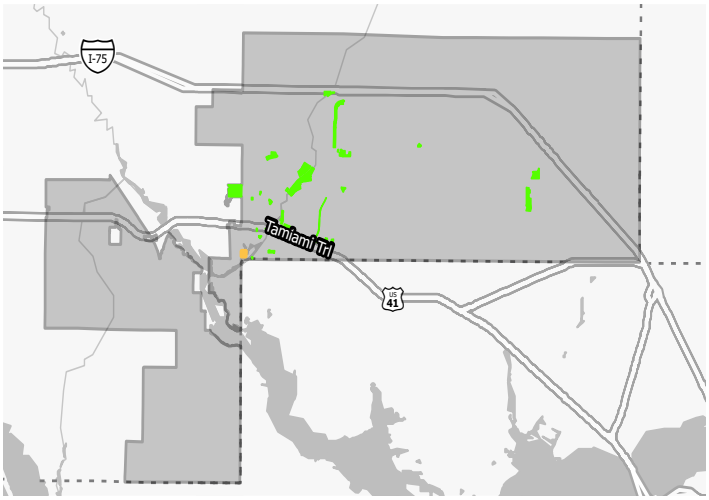


Kayak/Canoe Launch Dock

Marius Park

Marius Park is a neighborhood green space nestled within a residential area, offering a peaceful environment for visitors. The park features a public art installation 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. Installing a small playground or a fitness equipment loop would provide recreational options for residents and promote community engagement. 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
Inventory Rating	1.7 - Below Expectations



Entry Sign



One Side of the Carved Tree



The Other Side of the Carved Tree

Figure 16 | Park Inventory





Bench Swing under Tree



Park Signage

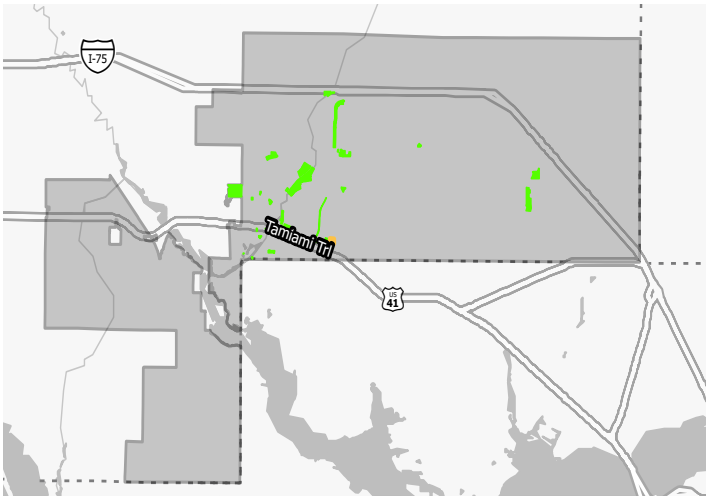


View of the Carved Tree

McKibben Park

McKibben Park caters to all ages with a variety of amenities, including a racquetball court, basketball court, tennis courts, shuffleboard courts, playground, open green space, and kayak/canoe launches. The sport courts surfacing is in good condition, although the basketball nets and backboards will need replacements 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 offers users multiple places to rest, with views of the waterway. However, the park would benefit with integrating more shade into the park 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
Inventory Rating	2.0 - Meets Expectations



Kayak/Canoe Launch



Kayak/Canoe Launch



Playground

Figure 17 | Park Inventory





Handball Court



Shuffle Board Court

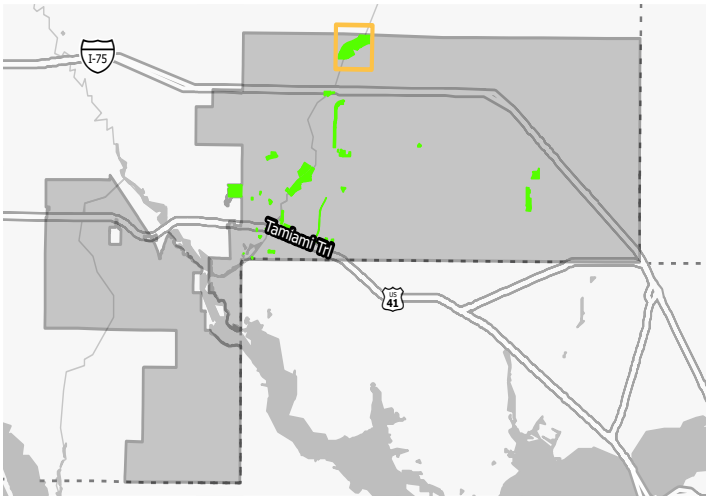


Tennis Court

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.



Location	6968 Reisterstown Road
Type	Conservation Lands
Acreage	165.57 AC
Inventory Rating	1.8 - Below Expectations



Trail Map



Wayfinding Signage



Trail Bridge

Figure 18 | Park Inventory





Trails



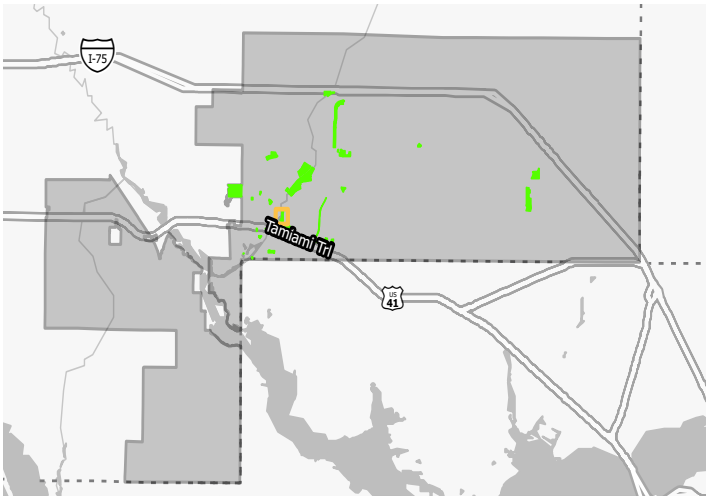
Trails



Trails

Myakkahatchee Creek Greenway Disc Golf Course

The Myakkahatchee Creek Greenway Disc Golf Course, adjacent to North Port Skate Park, offers 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. Although the park provides a map at the entry, it may benefit from a passive trail that guides users through the course, as well as additional signage along the course.



Location	Myakkahatchee Creek Greenway
Type	Special Use Facility
Acreage	11.91 AC
Inventory Rating	2.0 - Meets Expectations



Disc Golf Map



Disc Golf Course



Disc Golf Basket

Figure 19 | Park Inventory





Disc Golf Course



Disc Golf Hole Signage

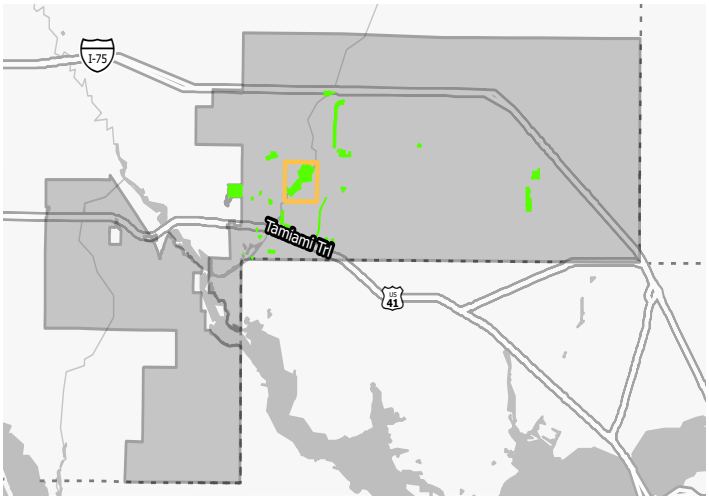


Disc Golf Signage

Myakkahatchee Creek Greenway Trail

The Myakkahatchee Creek Greenway Trail is a newly established one-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, there remain opportunities 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
Inventory Rating	2.1 - Exceeds Expectations

Figure 20 | Park Inventory





Trail Boardwalk



Trail Environment

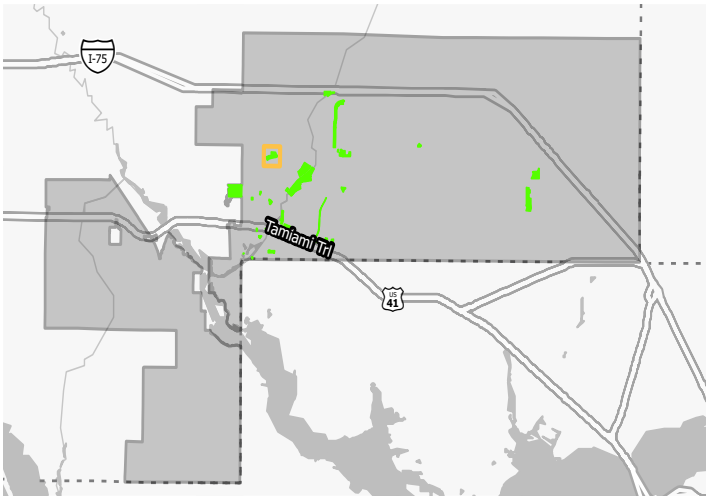


Paved Trail

Narramore Sport 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 the ability 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	Recreational/Sports Facility
Acreage	23.87 AC
Inventory Rating	1.9 - Below Expectations



Southern Multi-Use Field



Northeast Multi-Use Field



Concession Stand

Figure 21 | Park Inventory





Concession Stand



Softball Field



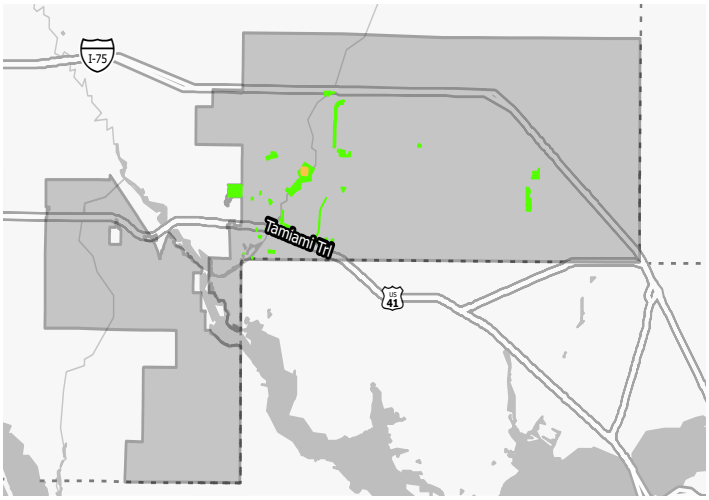
Batting Cages

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 splash pad.

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.



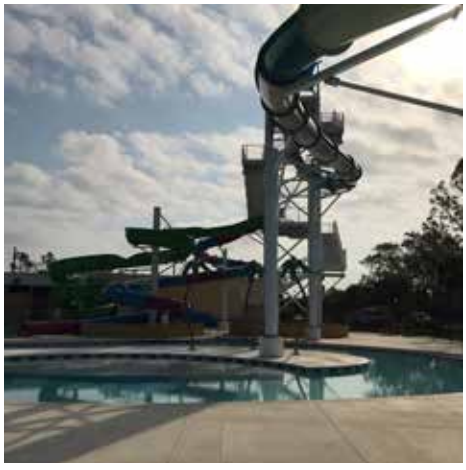
Location	6205 West Price Blvd
Type	Special Use Facility
Acreage	2.85 AC
Inventory Rating	2.6 - Exceeds Expectations



Shaded Picnic Table Area



Lap Pool



Lazy River and Water Slides

Figure 22 | Park Inventory





Water Slides



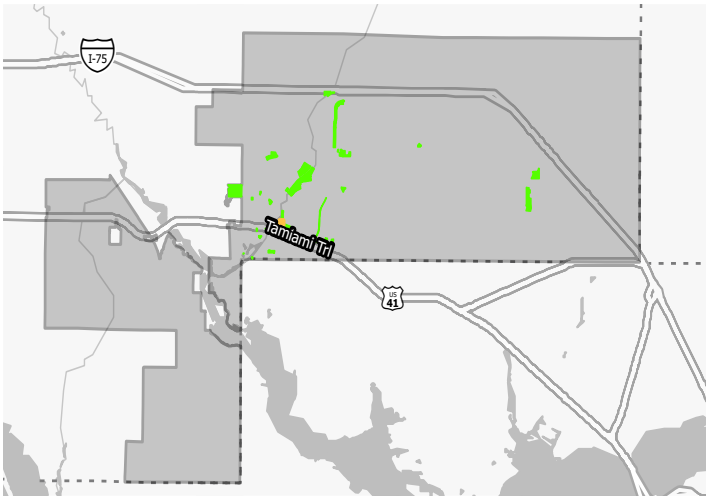
Lazy River



Splash Pad

North Port Skate Park

Located in front of the Fire Station and adjacent to the Myakkahatchee 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 a 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 park would benefit from shade and signage for where to park, since there is no onsite parking.



Location	5651 North Port Blvd
Type	Special Use Facility
Acreage	1.48 AC
Inventory Rating	2.0 - Meets Expectations



A-Frame Ramp



Obstacles



Ledge

Figure 23 | Park Inventory





Bowl



Mini Ramp

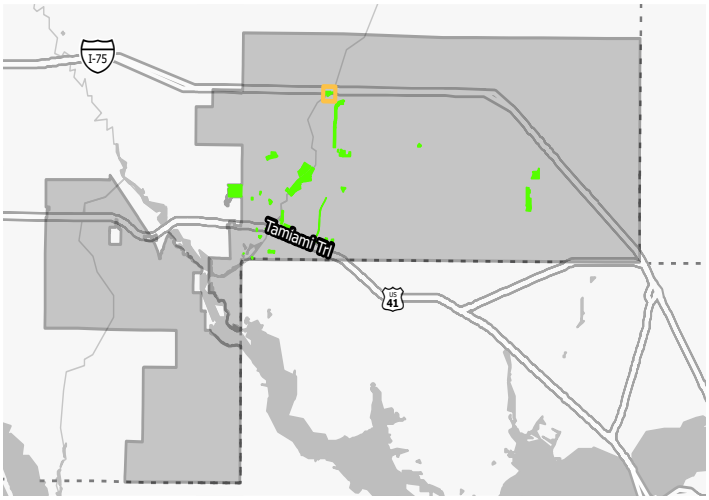


Launch Ramp

Oaks Park

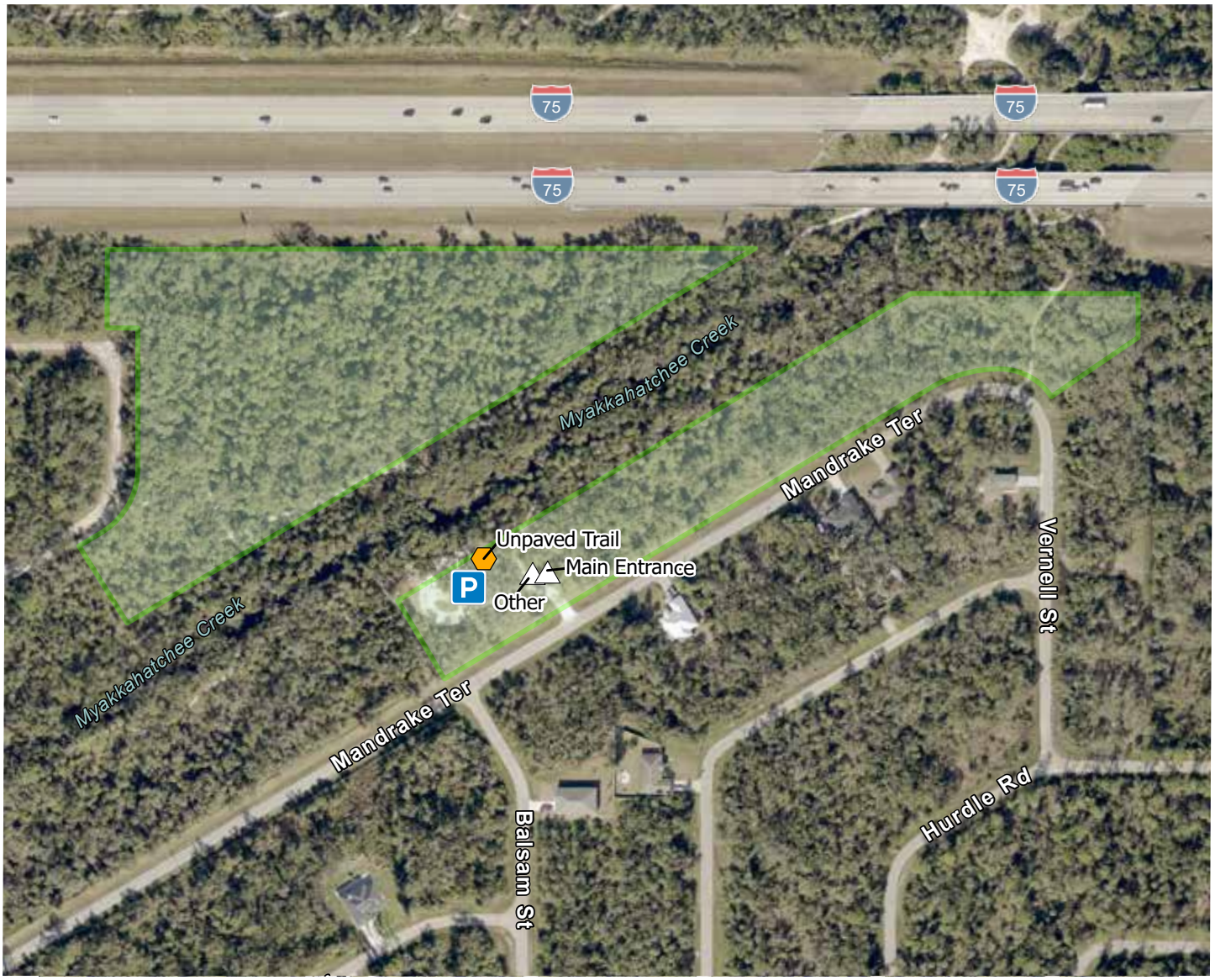
Oaks Park is a natural preserve situated along the Myakkahatchee Creek, offering visitors a serene environment with scenic trails that weave throughout the landscape. The trail system is suitable for both hiking and mountain biking. At the entrance, a few picnic tables are available, shaded naturally 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	Neighborhood Park
Acreage	11.75 AC
Inventory Rating	2.0 - Meets Expectations

Figure 24 | Park Inventory





Parking Lot Area



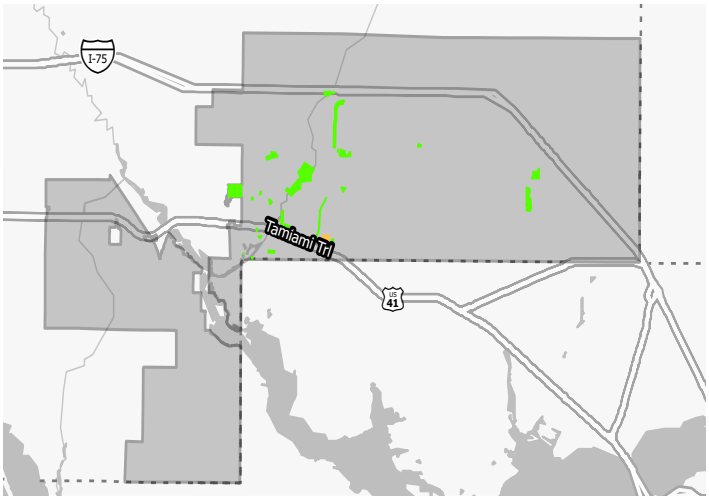
Entrance



Park Sign

Pine Park

Fully enclosed with residential homes, Pine Park is a neighborhood consisting of a sand volleyball court, a small playground, shaded seating, pavilions and an open green space. 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. In addition, the shade structure for the playground will need to be replaced. The pavilions are in good condition, although some soil erosion is present around the concrete slab.



Location	4556 McKibben Drive
Type	Neighborhood Park
Acreage	2.60 AC
Inventory Rating	2.0 - Meets Expectations



Playground



Playground Area



Swings

Figure 25 | Park Inventory





Pavilion



Park Sign

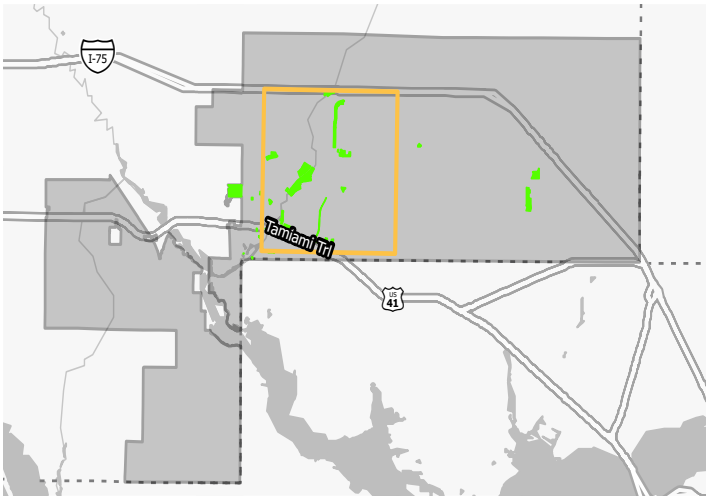


Sand Volleyball Court

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, whether 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, making 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.



Location	Sumter Blvd
Type	Recreational/Sports Facility
Acreage	56.82 AC
Inventory Rating	2.0 - Meets Expectations



Trail

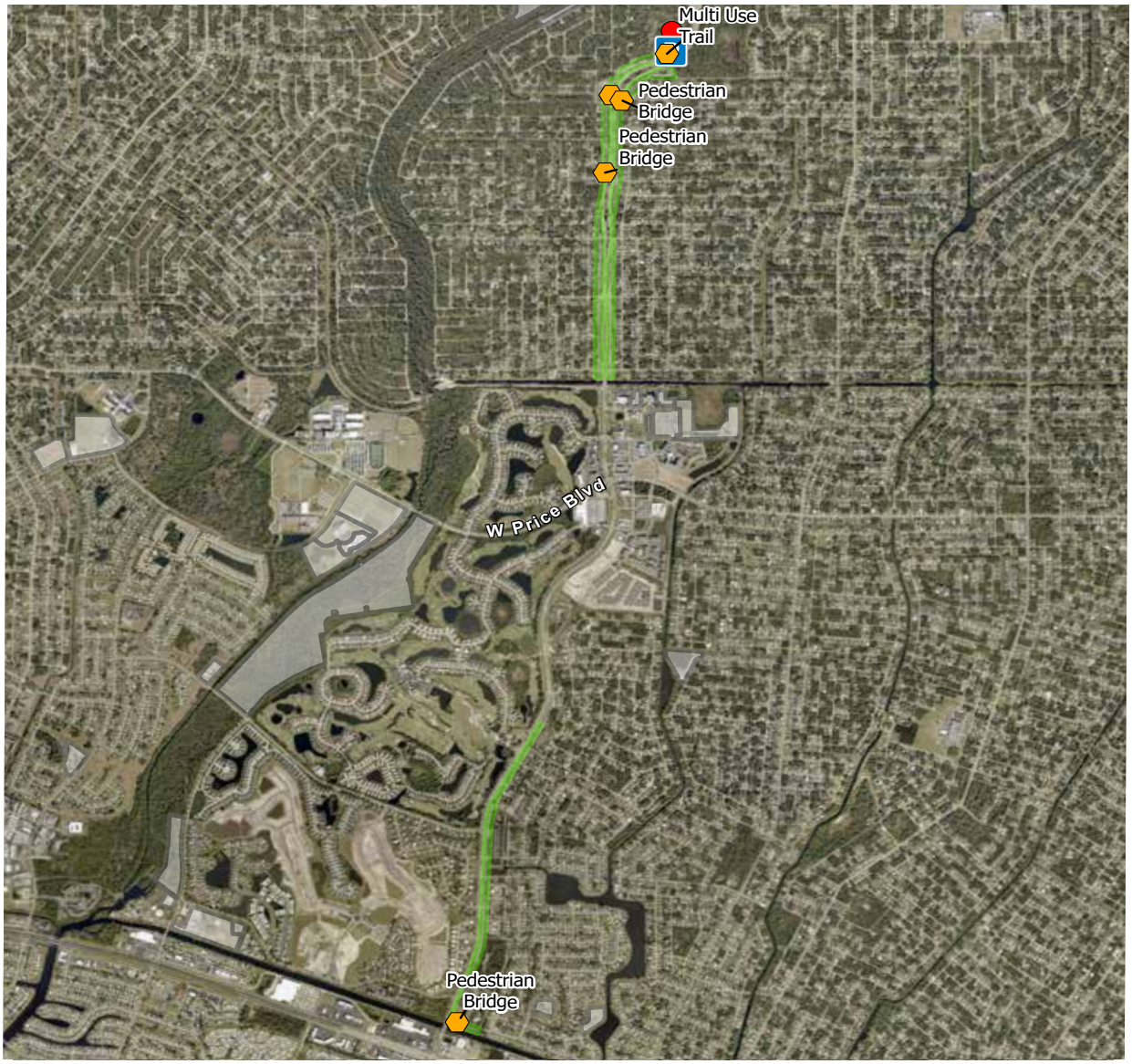


Bridge



Pavilion

Figure 26 | Park Inventory





Trail Map



Park Trailhead at Cocopalm

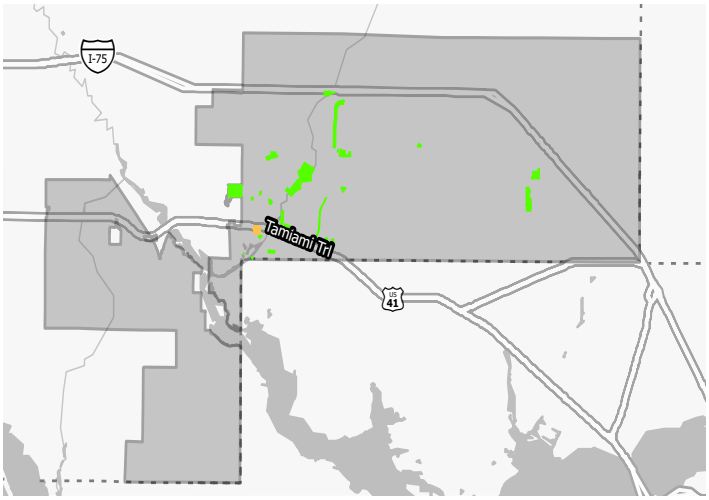


Trail

Veterans Memorial Park

Veterans Memorial Park is a small, yet meaningful space dedicated to honoring the 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 adding 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. Additionally, 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	Neighborhood Park
Acreage	1.59 AC
Inventory Rating	2.2 - Exceeds Expectations

Figure 27 | Park Inventory





Veterans Memorial



Statue

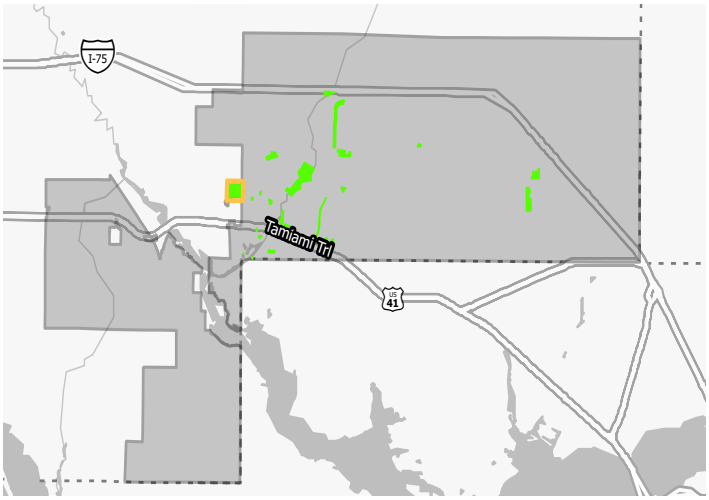


Park Sign

Warm Mineral Springs

Located at the edge of the City, Warm Mineral Springs Park consists of natural, vegetated area, a parking lot, structures, open green space, and the warm mineral spring. The Park creates a glimpse back into time to Old Florida from back in the 1950's. Surrounding the mineral spring is open green space sloping down towards 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. Lawn chairs were often clustered in areas that were shaded, illustrating the need for additional shade throughout the site. The site also includes historical buildings that are currently being renovated.

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 green space.



Location	12200 San Servando Ave
Type	Special Use Facility
Acreage	81.57 AC
Inventory Rating	2.0 - Meets Expectations



Florida Historical Marker

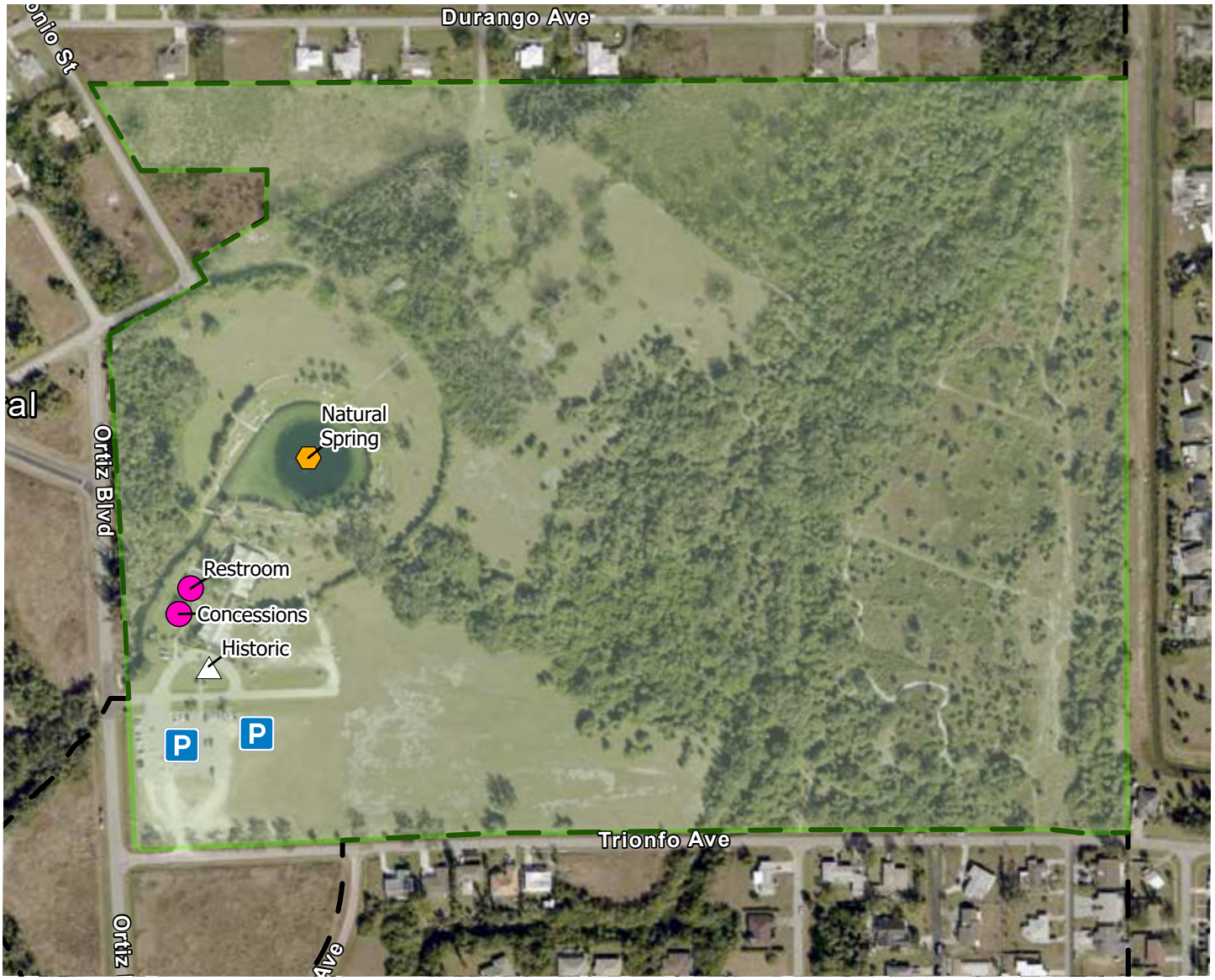


Picnic Table Area



Open Space and Springs

Figure 28 | Park Inventory





Seating Area



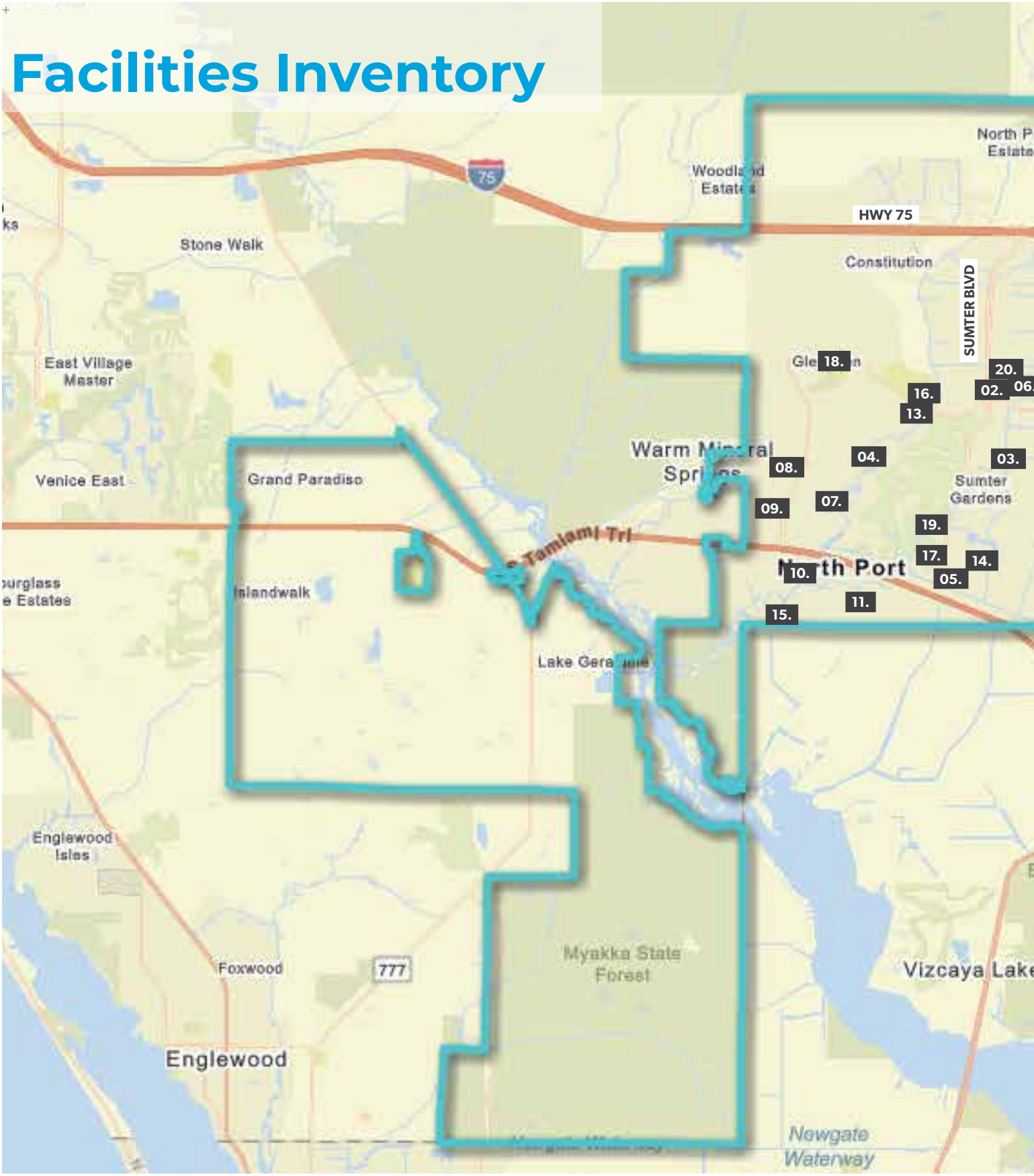
Spring Entries

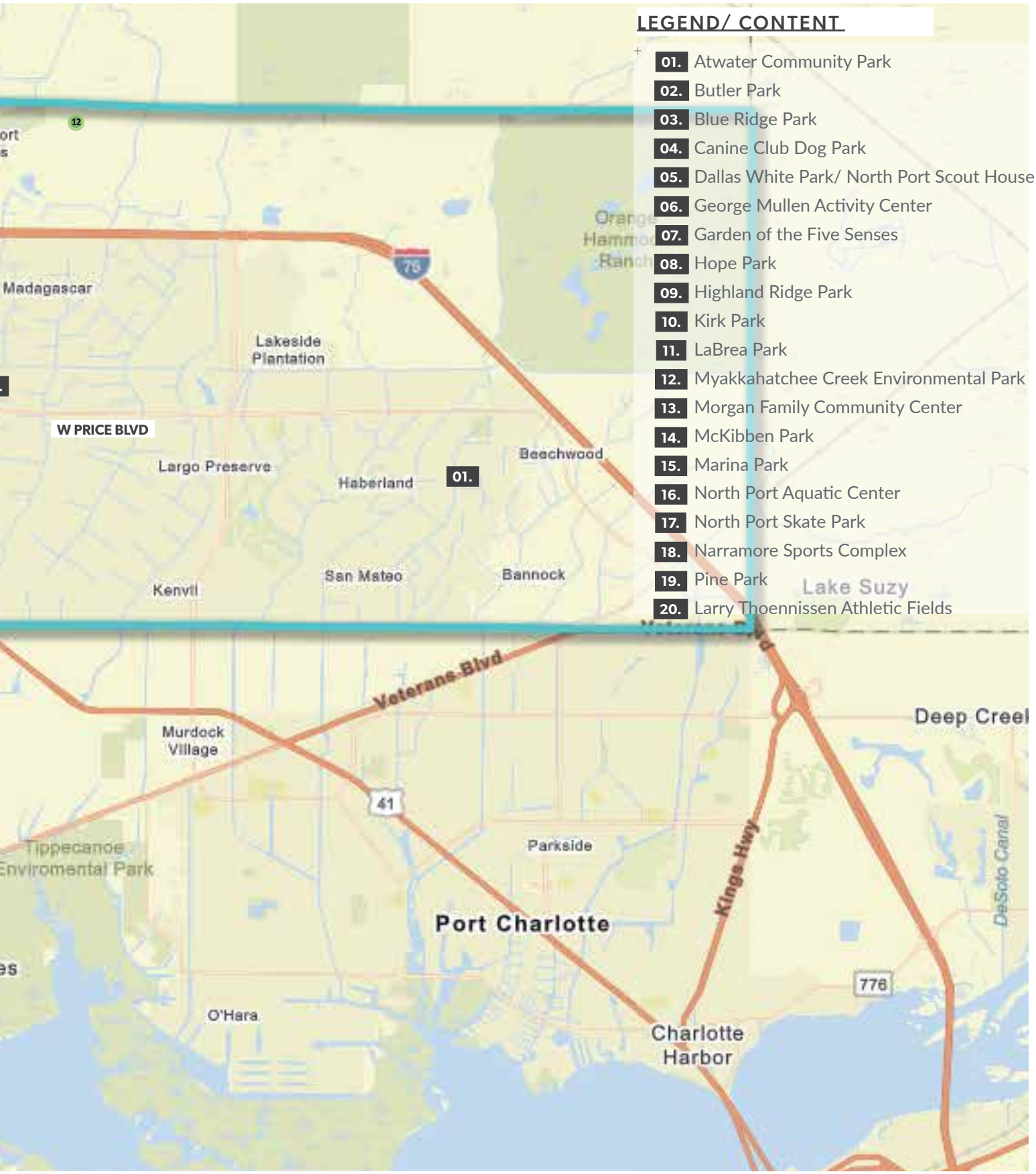


Spring

Map 2 | Vertical Facilities Map

Facilities Inventory




LEGEND/ CONTENT
01. Atwater Community Park
02. Butler Park
03. Blue Ridge Park
04. Canine Club Dog Park
05. Dallas White Park/ North Port Scout House
06. George Mullen Activity Center
07. Garden of the Five Senses
08. Hope Park
09. Highland Ridge Park
10. Kirk Park
11. LaBrea Park
12. Myakkahatchee Creek Environmental Park
13. Morgan Family Community Center
14. McKibben Park
15. Marina Park
16. North Port Aquatic Center
17. North Port Skate Park
18. Narramore Sports Complex
19. Pine Park
20. Larry Thoennissen Athletic Fields
XX Building
City Limits
W PRICE BLVD
Madagascar
Lakeside Plantation
Largo Preserve
Haberland
Beechwood
San Mateo
Bannock
Kenvil
Lake Suzy
Veterans Blvd
Murdock Village
Deep Creek
Tippecanoe Enviromental Park
Parkside
Kings Hwy
DeSoto Canal
Port Charlotte
O'Hara
Charlotte Harbor
75
41
776
01.

DRAFT FOR REVIEW PURPOSES ONLY.



George Mullen Activity Center

The George Mullen Activity Center, opened in 1998, is a one 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 out of 8 inch CMU block and supported on a concrete slab supported 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 roof top split-system and grade level split system with air handlers. There are two metal overhead rolling doors.



Figure 29 | South Elevation

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 with toilets, lockers, and showers. A 275 square foot fitness area is included. There are two 700 square foot meeting rooms, each divided by an operable partition. A 3,150 square foot multipurpose 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.

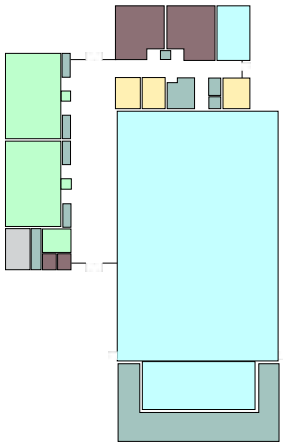


Figure 30 | Community Center Floor plan

LEGEND

- Gathering Space
- Kitchenette
- Storage/ Utility
- Restrooms
- Offices
- Fitness



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 south 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 which allows 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, they include 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 grade: 2


ORGAN FAMILY COMMUNITY

Morgan Family Community Center

The Morgan Family Community Center is an existing one-story community facility located in the northwest area of the city. Originally constructed in 2011, the building serves as a multi-use facility and includes a gymnasium, fitness center, studio, teen lounge, game room, multi-purpose room, meeting space, art room, commercial kitchen, and an outdoor patio area.

Location	6207 West Price Boulevard West North Port, FL 34291
Square Footage	33,300 SF

Building Envelope & Structural Systems

The building is constructed out of 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 multipurpose room includes a kitchenette.

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 | Community Center Floor plan

LEGEND

- Gathering Space
- Storage/ Utility
- Restrooms
- Kitchenette
- Offices
- Fitness



Ambulatory Water Closet Stall



Men's Lockeroom; Showers Beyond



Building Truss and Roof System

Accessibility

The Community Center is provided with designated accessible parking spaces in the south 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 which allows 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, they include 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 parapet roof also appears to be in good condition, with no visible deterioration or water damage. 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 in good condition. 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 grade: 2

North Port Scout House



Youth Center

Building Program

The building includes gender specific toilet rooms with one fixture each. Toilet fixtures are separated by a service chase between buildings, full service kitchen area, and storage areas.

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, they include 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 concrete masonry units (CMU) with painted stucco finishes. The roof assembly consists of wood truss system with supported by steel trusses. The roof structure is protected by a roof assembly consisting of wood truss system with typical asphalt shingles with gutters and downspouts. The building is conditioned with a split-system HVAC with interior air handlers.

Building Condition

The exterior envelope is in good 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 good condition, with adequate natural light present throughout. Restroom fixtures and finishes show typical wear and out dated, but remain functional and in acceptable condition.

Overall, the building is in good condition with no significant deficiencies observed in either the exterior or interior systems.

Overall Building Condition Grade: 2

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.

Atwater Community Park



Concessions Building

Building Program

The Concessions / Press box building at Atwater Park is two levels. The ground floor includes restrooms, a concessions area, and storage rooms. The second floor contains multiple press boxes, a meeting room, and a balcony.

Accessibility

The concessions 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. Access to the second floor is provided via an elevator and a designated accessible entrance.

Restrooms meet accessibility requirements, they include 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 out of 8 inch CMU block and supported on a spread foundation. The exterior walls are finished with stone veneer and painted stucco. The roof structure is protected by a standing seam metal roofing 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 and wall louvers and ventilation.

Building Condition

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.

Overall Building Condition Grade: 2



Restrooms Building

Building Program

The restroom building includes two gender specific toilet rooms with 2 fixtures. Toilet fixtures are separated by a service chase between buildings.

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, they include 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 a prefabricated structure with a concrete slab. Exterior walls are composed of concrete precast panels. The roof assembly consists of a painted precast concrete. The building is non-conditioned with wall louvers and ventilation.

Building Condition

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.

Overall Building Condition Grade: 2



Fabric Shade Structure and Picnic Pavilions

Building Program

Shade and seating

Accessibility

Fabric Shade Structure

The fabric shade structure includes an accessible route from the adjacent parking area and pedestrian path, with firm, stable, and slip-resistant surfaces. Accessible parking spaces are located within the required proximity, marked with compliant signage and adequate access aisles. The area beneath the shade structure has a level surface, with no steps or abrupt elevation changes. Circulation paths in and around the structure meet accessible width requirements, allowing for unobstructed access and full maneuverability. All elements stated meet the minimum Florida Accessibility Standards.

Picnic Pavilion

The picnic pavilion is connected to the adjacent parking area and pedestrian routes by an accessible path constructed of firm, stable, and slip-resistant materials. Designated accessible parking spaces are located nearby and include proper signage and access aisles.

The pavilion provides a level entry with no vertical transitions, and clear circulation routes around the picnic tables. All elements stated meet the minimum Florida Accessibility Standards.

Building Envelope & Structural Systems

Picnic Pavilion

The building is constructed using a pre-engineered structural steel frame system. The roof is composed of aluminum panels, supported by the steel framing.

Fabric Shade Structure The building is constructed using a pre-engineered structural steel frame system. The roof is composed of canvas fabric, supported by the steel framing.

Building Condition

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.

Overall Building Condition Grade: 2

Picnic Pavilion

The exterior structural components of the picnic pavilion is 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 structure is considered to be in good overall condition, with no major issues affecting performance or safety.

Overall Building Condition Grade: 2



Trash Enclosure

Building Program

Storage

Accessibility

N/A

Building Envelope & Structural Systems

Trash enclosure is constructed of CMU block on spread foundations. The block is finished w/ stucco that's been painted. The gates for the trash enclosure are aluminum. The enclosure sits on a concrete slab.

Building Condition

The trash enclosure is well maintained and functioning as designed.

Overall Building Condition Grade: 2

Butler Park



Restrooms Building

Building Program

The restroom building includes two gender specific toilet rooms w/ one fixture. Toilet fixtures are separated by a service chase between buildings.

Accessibility

The restroom building is provided with an accessible route from the adjacent parking area and pedestrian path, with firm, stable, and slip-resistant surfaces. Accessible parking spaces are not located within the required proximity, marked with compliant signage and adequate access aisles.. The level landing allows for proper wheelchair maneuvering and simultaneous door operation.

Restrooms meet accessibility requirements, they include 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 a prefabricated structure with a concrete slab. Exterior walls are composed of concrete precast panels. The roof assembly consists of a painted precast concrete. The building is non-conditioned with wall louvers and ventilation.

Building Condition

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.

Overall Building Condition Grade: 2



Concessions & Storage Building

Building Program

Storage for equipment and athletic equipment and concessions with overhead window.

Accessibility

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.

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 block and painted stucco. The roof assembly consists of wood truss system with typical asphalt shingles.

Building Condition

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, 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 with wall unit (undetermined if it is in working condition). There is a overhead rolling window in working condition.

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

Overall, the building appears to be under-maintained, with obvious deficiencies observed in either the exterior or interior systems. There is noticeable stepped cracking along the north wall and interior repairs needed.

Overall Building Condition Grade: 1



Restrooms Bldg

Building Program

The restroom building includes two gender specific toilet rooms with 2 fixtures. Toilet fixtures are separated by a service chase between buildings.

Accessibility

The restroom building is provided with an accessible route from the adjacent parking area and pedestrian path, with firm, stable, and slip-resistant surfaces. Accessible parking spaces are located within the required proximity, marked with compliant signage and adequate access aisles.. The level landing allows for proper wheelchair maneuvering and simultaneous door operation.

Restrooms meet accessibility requirements, they include 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 a prefabricated structure with a concrete slab. Exterior walls are composed of concrete precast panels. The roof assembly consists of a painted precast concrete. The building is non-conditioned with wall louvers and ventilation.

Building Condition

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 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.

Overall Building Condition Grade: 2



Shade Structure

Building Program

Shade and seating

Building Envelope & Structural Systems

The building is constructed using a pre-engineered structural steel frame system. The roof is composed of canvas fabric, supported by the steel framing

Accessibility

Not available according to the Florida Accessibility Standards.

Building Condition

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.

Overall Building Condition Grade: 2

Blue Ridge Park



Restrooms Bldg

Building Program

The restroom building includes two gender specific toilet rooms with one fixture. Toilet fixtures are separated by a service chase between buildings.

Accessibility

The restroom building provided with an accessible route from the adjacent parking area and pedestrian path, with firm, stable, and slip-resistant surfaces. Accessible parking spaces are located within the required proximity, marked with compliant signage and adequate access aisles. The level landing allows for proper wheelchair maneuvering and simultaneous door operation.

Restrooms meet accessibility requirements, they include 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 a prefabricated structure with a concrete slab. Exterior walls are composed of concrete precast panels. The roof assembly consists of a painted precast concrete. The building is non-conditioned with wall louvers and ventilation.

Building Condition

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.

Overall Building Condition Grade: 2

Canine Club Dog Park



Restrooms Bldg

Building Program

The restroom building includes two gender specific toilet rooms with one fixture. Toilet fixtures are separated by a service chase between buildings.

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, they include 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 a prefabricated structure with a concrete slab. Exterior walls are composed of concrete precast panels. The roof assembly consists of a painted precast concrete. The building is non-conditioned with wall louvers and ventilation.

Building Condition

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.

Overall Building Condition Grade: 2



Shade Pavilions

Building Program

Shade and seating

Accessibility

The picnic pavilion is connected to the adjacent parking area and pedestrian routes by an accessible path constructed of firm, stable, and slip-resistant materials. Designated accessible parking spaces are located nearby and include proper signage and access aisles.

The pavilion provides a level entry with no vertical transitions, and clear circulation routes around the picnic tables. All elements stated meet the minimum Florida Accessibility Standards.

Building Envelope & Structural Systems

The structure is constructed using a structural wood frame system. The roof is composed of aluminum panels supported by wood trusses, wood beams and wood columns set in concrete.

Building Condition

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.

Overall Building Condition Grade: 2

Dallas White Park



Picnic Pavilion

Building Program

Shade and seating

Accessibility

The picnic pavilion is connected to the adjacent parking area and pedestrian routes by an accessible path constructed of firm, stable, and slip-resistant materials. Designated accessible parking spaces are located nearby and include proper signage and access aisles.
The pavilion provides a level entry with no vertical transitions, and clear circulation routes around the picnic tables. All elements stated meet the minimum Florida Accessibility Standards.

Building Envelope & Structural Systems

The structure is constructed using a wood frame system. The roof is composed of typical asphalt shingles, supported by the wood truss framing.

Building Condition

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.

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

Overall Building Condition Grade: 2



Shade Structures

Building Program

Shade and seating

Accessibility

The shade structure does not include an accessible route from the adjacent parking area or pedestrian path, with no accessible path to and from the parking lot.

The structure has level entry with no steps or abrupt changes in elevation. There is no accessible seating available and has no accessible circulation.

Building Envelope & Structural Systems

The structure is constructed using a structural wood frame system. The roof is composed of aluminum panels supported by wood trusses, wood beams and wood columns set in concrete.

Building Condition

The exterior structural components of the shade pavilion is in good shape, with minor abrasions and there is typical wear visible on exposed framing. Concrete pad is in good condition.

The structure is considered to be in good condition, with no major issues affecting performance or safety with the exception of the concrete pad not being reliable for accessibility.

Overall Building Condition Grade: 2



Restrooms Bldg

Building Program

The restroom building includes 4 gender specific toilet rooms with one fixture. Toilet fixtures are separated by a service chase between buildings.

Accessibility

The park is provided with designated accessible parking spaces from the parking lot. Parking spaces are not located within distance 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, they include 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 a prefabricated structure with a concrete slab. Exterior walls are composed of concrete precast panels. The roof assembly consists of a painted precast concrete. The building is non-conditioned with wall louvers and ventilation.

Building Condition

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.

Overall Building Condition Grade: 2



Storage Bldg

Building Program

Storage

Accessibility

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.

Building Envelope & Structural Systems

The building is constructed with a concrete slab supported on a spread foundation. Exterior walls are composed of 8-inch concrete masonry units (CMU) and painted stucco. The roof assembly consists of wood truss system with typical asphalt shingles.

Building Condition

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 with wall unit (undetermined if it is in working condition).

Overall, the building appears to be under-maintained, with minor deficiencies observed in either the exterior or interior systems. There is noticeable stepped cracking along the north wall and interior repairs needed.

Overall Building Condition Grade: 1

Larry Thoennissen Athletic Field



Concessions & Restrooms

Building Program

The building includes gender specific toilet rooms with multiple fixtures. Toilet fixtures are separated by a service chase between buildings, full service concessions area, and storage areas.

Accessibility

The concession building does not include designated ADA parking spaces 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 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 into the concessions area that has a +/- 2" threshold.

Building Envelope & Structural Systems

The building is constructed with a concrete slab supported on a spread foundation. Exterior walls are composed of 8-inch concrete masonry units (CMU) with painted stucco finishes. The roof assembly consists of wood truss system with typical asphalt shingles with gutters and downspouts. 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 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.

Overall Building Condition Grade: 1

Garden of the Five Senses



Restrooms Bldg

Building Program

The restroom building includes two gender specific toilet rooms with one fixture. Toilet fixtures are separated by a service chase between buildings.

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, they include 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 a prefabricated structure with a concrete slab. Exterior walls are composed of concrete precast panels. The roof assembly consists of a painted precast concrete. The building is non-conditioned with wall louvers and ventilation.

Building Condition

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.

Overall Building Condition Grade: 2



Picnic Pavilions

Building Program

Shade and seating

Building Envelope & Structural Systems

The structure is constructed using a structural wood frame system. The roof is composed of aluminum panels supported by wood trusses, wood beams and wood columns set in concrete.

Accessibility

The picnic pavilion is connected to the adjacent parking area and pedestrian routes by an accessible path constructed of firm, stable, and slip-resistant materials. Designated accessible parking spaces are located nearby and include proper signage and access aisles.
The pavilion provides a level entry with no vertical transitions, and clear circulation routes around the picnic tables. All elements stated meet the minimum Florida Accessibility Standards.

Building Condition

The exterior structural components of the picnic pavilion is in great 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.

Overall Building Condition Grade: 2

Highland Ridge Park



Storage Bldg

Building Program

The building includes storage space and overhead doors.

Accessibility

The Storage 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 which allows proper wheelchair maneuvering and simultaneous door operation. Door widths meet minimum clearance requirements, and circulation paths are wide and unobstructed. 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 concrete precast panels. The roof assembly consists of a painted precast concrete. The building is conditioned with a mini split unit and wall louvers. Includes multiple rolling overhead doors and windows.

Building Condition

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.

Overall Building Condition Grade: 2



Restrooms Bldg

Building Program

The restroom building includes two gender specific toilet rooms with one fixture. Toilet fixtures are separated by a service chase between buildings.

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, they include 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 a prefabricated structure with a concrete slab. Exterior walls are composed of concrete precast panels. The roof assembly consists of a painted precast concrete. The building is non-conditioned with wall louvers and ventilation.

Building Condition

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.

Overall Building Condition Grade: 2



Utility Bldg

Building Program

The building is used for utilities.

Accessibility

The building is not required to meet requirements of the Florida accessibility Standards

Building Envelope & Structural Systems

The building is a prefabricated structure with a concrete slab. Exterior walls are composed of concrete precast panels. The roof assembly consists of a painted precast concrete. The building is non-conditioned with wall louvers and ventilation.

Building Condition

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.
Overall Building Condition Grade: 2



Picnic Pavilion

Building Program

Shade and seating

Accessibility

The picnic pavilion is connected to the adjacent parking area and pedestrian routes by an accessible path constructed of firm, stable, and slip-resistant materials. Designated accessible parking spaces are located nearby and include proper signage and access aisles.
The pavilion provides a level entry with no vertical transitions, and clear circulation routes around the picnic tables. All elements stated meet the minimum Florida Accessibility Standards.

Building Envelope & Structural Systems

The structure is constructed using a pre-engineered structural steel frame system. The roof is composed of aluminum panels, supported by the steel framing.

Building Condition

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.

Overall Building Condition Grade: 2

Hope Park



Picnic Pavilion

Building Program

Shade and seating

Accessibility

The picnic pavilion is connected to the adjacent parking area and pedestrian routes by an accessible path constructed of firm, stable, and slip-resistant materials. Designated accessible parking spaces are located nearby and include proper signage and access aisles.
The pavilion provides a level entry with no vertical transitions, and clear circulation routes around the picnic tables. All elements stated meet the minimum Florida Accessibility Standards.

Building Envelope & Structural Systems

The structure is constructed using a structural wood frame system. The roof is composed of aluminum panels supported by wood trusses, wood beams and wood columns set in concrete.

Building Condition

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.

Overall Building Condition Grade: 2

Kirk Park



Picnic Pavilion

Building Program

Shade and seating

Accessibility

The picnic pavilion is connected to the adjacent parking area and pedestrian routes by an accessible path constructed of firm, stable, and slip-resistant materials. Designated accessible parking spaces are located nearby and include proper signage and access aisles.
The pavilion provides a level entry with no vertical transitions, and clear circulation routes around the picnic tables. All elements stated meet the minimum Florida Accessibility Standards.

Building Envelope & Structural Systems

The structure is constructed using a structural wood frame system. The roof is composed of aluminum panels supported by wood trusses, wood beams and wood columns set in concrete.

Building Condition

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.

Overall Building Condition Grade: 2

LaBrea Park



Picnic Pavilion

Building Program

Shade and seating

Building Envelope & Structural Systems

The structure is constructed using a structural wood frame system. The roof is composed of aluminum panels supported by wood trusses, wood beams and wood columns set in concrete.

Accessibility

The picnic pavilion is connected to the adjacent parking area and pedestrian routes by an accessible path constructed of firm, stable, and slip-resistant materials. Designated accessible parking spaces are located nearby and include proper signage and access aisles.
The pavilion provides a level entry with no vertical transitions, and clear circulation routes around the picnic tables. All elements stated meet the minimum Florida Accessibility Standards.

Building Condition

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.

Overall Building Condition Grade: 2

Marina Park



Picnic Pavilion

Building Program

Shade and seating

Accessibility

The pavilion includes an accessible route from the adjacent parking area and pedestrian path, with firm, stable, and slip-resistant surfaces. Accessible parking spaces are located within the required proximity, marked with compliant signage and adequate access aisles.
The area beneath the shade structure has a level surface, with no steps or abrupt elevation changes. Circulation paths in and around the structure meet accessible width requirements, allowing for unobstructed access and full maneuverability. All elements stated meet the minimum Florida Accessibility Standards.

Building Envelope & Structural Systems

The structure is constructed using a pre-engineered structural steel frame system. The roof is composed of aluminum panels, supported by the steel framing.

Building Condition

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.
Overall Building Condition Grade: 3



Restrooms / Mechanical Bldg

Building Program

The restroom building includes gender specific toilet rooms w/ one fixture. Toilet fixtures are separated by a service chase between buildings.

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, they include 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 a prefabricated structure with a concrete slab. Exterior walls are composed of concrete precast panels. The roof assembly consists of a painted precast concrete. The building is non-conditioned with wall louvers and ventilation.

Building Condition

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.

Overall Building Condition Grade: 3

McKibben Park



Restrooms Bldg

Building Program

The restroom building includes two gender specific toilet rooms w/one fixture. Toilet fixtures are separated by a service chase between buildings.

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, they include 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 a prefabricated structure with a concrete slab. Exterior walls are composed of concrete precast panels. The roof assembly consists of a painted precast concrete. The building is non-conditioned with wall louvers and ventilation.

Building Condition

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.

Overall Building Condition Grade: 2



Picnic Pavilion

Building Program

Shade and seating

Accessibility

The picnic pavilion is connected to the adjacent parking area and pedestrian routes by an accessible path constructed of firm, stable, and slip-resistant materials. Designated accessible parking spaces are located nearby and include proper signage and access aisles.
The pavilion provides a level entry with no vertical transitions, and clear circulation routes around the picnic tables. All elements stated meet the minimum Florida Accessibility Standards.

Building Envelope & Structural Systems

The structure is constructed using a structural wood frame system. The roof is composed of aluminum panels supported by wood trusses, wood beams and wood columns set in concrete.

Building Condition

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.

Overall Building Condition Grade: 2

Myakkahatchee Creek Environmental Park



Picnic Pavilion

Building Program

Shade and seating

Accessibility

The picnic pavilion does not meet the minimum Florida Accessibility Standards. There is not an accessible route from an adjacent parking area and pedestrian path, with firm, stable, and slip-resistant surfaces.

Building Envelope & Structural Systems

The structure is constructed using a structural wood frame system. The roof is composed of aluminum panels supported by wood trusses, wood beams and wood columns set in concrete.

Building Condition

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.

Overall Building Condition Grade: 2

Narramore Sports Complex



Soccer Concessions and Restrooms

Building Program

The building includes gender specific toilet rooms with multiple fixtures. Toilet fixtures are separated by a service chase between buildings, concessions area, and storage areas.

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 which allows 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, they include 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 painted 8-inch concrete masonry units (CMU). The roof assembly consists of wood truss system with typical asphalt shingles with gutters and downspouts. The building is non-conditioned with wall louvers and ventilation. Includes multiple overhead rolling doors and windows.

Building Condition

The exterior envelope is in good condition. It shows 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 is in good condition, with inadequate ventilation. Restroom fixtures and finishes show typical wear but remain functional and in acceptable condition.

Overall, the building appears to be maintained, with no significant deficiencies observed in either the exterior or interior systems. A decent amount of wear and tear.

Overall Building Condition Grade: 2



Softball Concessions and Restrooms

Building Program

The building includes gender specific toilet rooms with multiple fixtures. Toilet fixtures are separated by a service chase between buildings, concessions area, and storage areas.

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 which allows 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, they include 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 painted 8-inch concrete masonry units (CMU). The roof assembly consists of wood truss system with typical asphalt shingles with gutters and downspouts. The building is non-conditioned with wall louvers and ventilation. Includes multiple overhead rolling doors and windows.

Building Condition

The exterior envelope is in good condition. It shows 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 is in good condition, with inadequate ventilation. Restroom fixtures and finishes show typical wear but remain functional and in acceptable condition.

Overall, the building appears to be maintained, with no significant deficiencies observed in either the exterior or interior systems. A decent amount of wear and tear.

Overall Building Condition Grade: 2



Shade Structure

Building Program

Shade and seating

Accessibility

Not available according to the Florida Accessibility Standards.

Building Envelope & Structural Systems

The building is constructed using a pre-engineered structural steel frame system. The roof is composed of canvas fabric, supported by the steel framing

Building Condition

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.

Overall Building Condition Grade: 2

North Port Aquatic Center



Main Bldg

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 which allows proper wheelchair maneuvering and simultaneous door operation. Restrooms meet accessibility requirements, they include 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 concrete masonry units (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 and wall louvers and ventilation.

Building Condition

The exterior envelope is in great shape. 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 Bldg

Building Program

The building is a single story building with two programs. The restroom portion includes gender specific toilet rooms w/ 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, they include 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 concrete masonry units (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. 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

North Port Skate Park



Restroom and Concessions

Building Program

The restroom building includes two gender specific toilet rooms with 1 fixture. Toilet fixtures are separated by a service chase between buildings.

Accessibility

The building does not include designated accessible parking spaces, or a designated parking lot. Which does not meet Florida accessibility standards. An accessible path is provided from the road to the main entrance. The main entrance is equipped with a level landing, which is required by the accessibility code which allows proper wheelchair maneuvering and simultaneous door operation. Restrooms meet accessibility requirements, they include 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 a prefabricated structure with a concrete slab. Exterior walls are composed of concrete precast panels and brick veneer. The roof assembly consists of a painted precast concrete. The building is non-conditioned with wall louvers and ventilation. As well as multiple rolling overhead doors and windows.

Building Condition

The exterior envelope is in fair shape. 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.

Overall Building Condition Grade: 2



Picnic Pavilion

Building Program

Shade and seating

Accessibility

The picnic pavilion is not connected to a parking area. There is pedestrian routes by an accessible path constructed of firm, stable, and slip-resistant materials which is further then Florida accessibility standards. Designated accessible parking spaces are located nearby and include proper signage and access aisles.
The pavilion provides a level entry with no vertical transitions, and clear circulation routes around the picnic tables. All elements stated meet the minimum Florida Accessibility Standards.

Building Envelope & Structural Systems

The structure is constructed using a structural wood frame system. The roof is composed of aluminum panels supported by wood trusses, wood beams and wood columns set in concrete.

Building Condition

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.
Overall Building Condition Grade: 2

Pine Park



Picnic Pavilion

Building Program

Shade and seating

Accessibility

The picnic pavilion is connected to the adjacent parking area and pedestrian routes by an accessible path constructed of firm, stable, and slip-resistant materials. Designated accessible parking spaces are located nearby and include proper signage and access aisles.
The pavilion provides a level entry with no vertical transitions, and clear circulation routes around the picnic tables. All elements stated meet the minimum Florida Accessibility Standards.

Building Envelope & Structural Systems

The structure is constructed using a structural wood frame system. The roof is composed of aluminum panels supported by wood trusses, wood beams and wood columns set in concrete.

Building Condition

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.

Overall Building Condition Grade: 2

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
- Comprehensive Plan
- 2018 Parks and Recreation Master Plan
- Aquatic Facilities Master Plan (2010)
- Canal and Creek System Master Plan (2010)

Park-Specific Master Plans

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

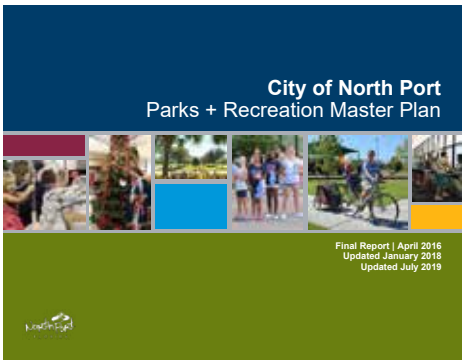
Building Usage Studies

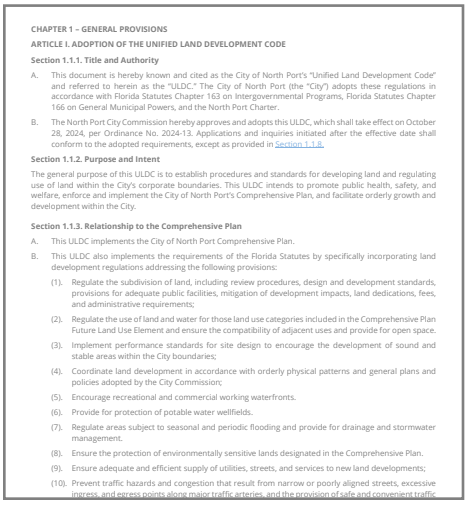
- George Mullen Activity Center (2024)
- Morgan Family Community Center (2024)
- Play Book (2024, 2025)

Funding Mechanisms

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

Sample Plans Reviewed





CHAPTER 1 – GENERAL PROVISIONS

ARTICLE I. ADOPTION OF THE UNIFIED LAND DEVELOPMENT CODE

Section 1.1.1. Title and Authority

A. This document is hereby known and cited as the City of North Port's "Unified Land Development Code" and referred to herein as the "ULDC." The City of North Port (the "City") adopts these regulations in accordance with Florida Statutes Chapter 163 on Intergovernmental Programs, Florida Statutes Chapter 166 on General Municipal Powers, and the North Port Charter.

B. The North Port City Commission hereby approves and adopts this ULDC, which shall take effect on October 28, 2024, per Ordinance No. 2024-13. Applications and inquiries initiated after the effective date shall conform to the adopted requirements, except as provided in Section 1.1.8.

Section 1.1.2. Purpose and Intent

The general purpose of this ULDC is to establish procedures and standards for developing land and regulating use of land within the City's corporate boundaries. This ULDC intends to promote public health, safety, and welfare, enforce and implement the City of North Port's Comprehensive Plan, and facilitate orderly growth and development within the City.

Section 1.1.3. Relationship to the Comprehensive Plan

A. This ULDC implements the City of North Port Comprehensive Plan.

B. This ULDC also implements the requirements of the Florida Statutes by specifically incorporating land development regulations addressing the following provisions:

(1). Regulate the subdivision of land, including review procedures, design and development standards, provisions for adequate public facilities, mitigation of development impacts, land dedications, fees, and administrative requirements;

(2). Regulate the use of land and water for those land use categories included in the Comprehensive Plan Future Land Use Element and ensure the compatibility of adjacent uses and provide for open space.

(3). Implement performance standards for site design to encourage the development of sound and stable areas within the City boundaries;

(4). Coordinate land development in accordance with orderly physical patterns and general plans and policies adopted by the City Commission;

(5). Encourage recreational and commercial working waterfronts.

(6). Provide for protection of potable water wellfields.

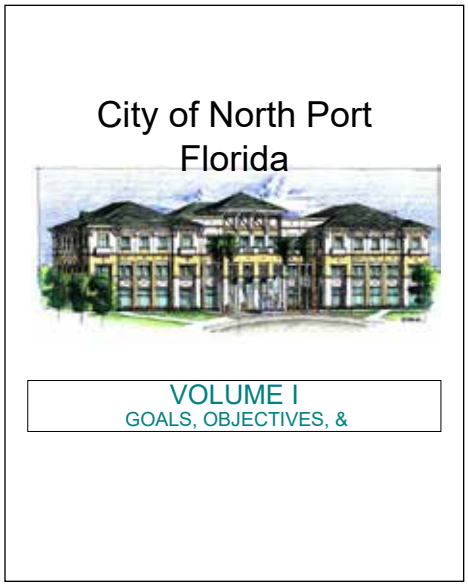
(7). Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management.

(8). Ensure the protection of environmentally sensitive lands designated in the Comprehensive Plan.

(9). Ensure adequate and efficient supply of utilities, streets, and services to new land developments;

(10). Prevent traffic hazards and congestion that result from narrow or poorly aligned streets, excessive ingress, and egress points along major traffic arteries, and the provision of safe and convenient traffic









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 (2018)

- 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, CoolToday Park, blueway initiation, new parks (Oaks Park, City Center Front Green, Myakkahatchee Creek Environmental Park).

Canal & Creek System Master Plan (2010)

- Converts drainage canals into multi-use recreation and education spaces.
- Vision: Citywide blueway linking parks, neighborhoods, and civic areas.

Myakkahatchee Creek Greenway Master Plan (2007)

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

Warm Mineral Springs 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.