



Warm Mineral Springs Park Master Plan

PROJECT FACT SHEET

On April 5, 2018, City Commission approved Agreement #2017-40 with Kimley-Horn & Associates, Inc. for development of a comprehensive Master Plan.

On April 9, 2019, City Commission adopted the Warm Mineral Springs Park Master Plan.

- A large portion of the plan's creation included community input. The City of North Port and consultants from Kimley-Horn & Associates hosted a series of stakeholder meetings and community engagement sessions in September 2018. A survey was also conducted for public input on Warm Mineral Springs Park.
- The Master Plan includes a comprehensive analysis of the entire 81.6 acres and provides conceptual recommendations for future services and amenities.
- No financial commitments have been made for project construction.
- The total estimated cost to complete all four (4) phases of the Master Plan was \$19.5 million in April 2019. Each phase of design/engineering and construction will be presented to the City Commission for approval.

On February 25, 2020, the City Commission approved a contract amendment with Kimley-Horn & Associates for professional design and engineering services for the initial phase of improvements at a cost of \$1,374,125.

- This phase includes restoration of the existing National Historic Registered buildings, improvements to utility infrastructure, and the parking lot.
- The preliminary construction estimate for this phase is \$9.2 million, which includes a 10% contingency.

On July 13, 2021, the City Commission approved the second reading of a budget amendment to support the funding needed for initial construction.

- The project is being funded through a combination of impact fees, surtax, and revenue from the Warm Mineral Springs Park fund balance.
- To date, no ad valorem taxes (commonly called property taxes) have been spent on this project.

HISTORICAL FACTS & FINANCIAL PERFORMANCE

- The springs and buildings are listed on the U.S. National Register of Historic Places.
- Evidence of prehistoric man, saber-toothed tigers and giant sloths have been discovered here, and date back more than 10,000 years.
- The buildings were built in 1959 to celebrate Florida's Quadricentennial.
- The City purchased Sarasota County's interest in the Springs in 2014 for \$2.75 million.
- Since owning the park, the fund balance has posted positive gains every year.
- In FY19/20, Warm Mineral Springs Park collected over \$990,000 in revenue and welcomed more than 84,000 visitors, despite closures due to the pandemic. In FY18/19, the park collected nearly \$1.3 million in revenue and had more than 117,000 visitors.
- The FY21 adopted budget for the park includes \$902,060 in expenditures with revenue projections of \$1,272,600.
 - As of July 31, 2021 there were a total of 118,915 visits to the park with \$1,520,811 in revenue collected.

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