



The Florida Senate

Local Funding Initiative Request

Fiscal Year 2020-2021

LFIR # 2579

1. **Project Title** North Port Warm Mineral Springs Water and Sewer Utilities2. **Senate Sponsor** Joe Gruters3. **Date of Request** 02/04/20204. **Project/Program Description**

This project is to provide central water and sewer service to Warm Mineral Springs Park and surrounding vacant commercial properties to increase tourism, reduce impacts to the spring, and create jobs. The City of North Port owns Warm Mineral Springs Park, a property designated on the Historic Register of Historic Places, which averages 110,000 visitors per year from all over the world who swim in its mineral-rich waters. A Master Plan to provide future springs services and amenities was approved by City Commission in April 2019. The springs is surrounded by vacant commercial properties with potential for wellness-based development. The project is in an Opportunity Zone, area of high social vulnerability and has a high percentage of low to moderate income households.

5. **State Agency to receive requested funds** Department of Environmental ProtectionState Agency contacted? ☐ Yes ☒ No6. **Amount of the Nonrecurring Request for Fiscal Year 2020-2021**

Type of Funding	Amount
Operations	000
Fixed Capital Outlay	875,000
Total State Funds Requested	875,000

7. **Total Project Cost for Fiscal Year 2020-2021 (including matching funds available for this project)**

Type of Funding	Amount	Percentage
Total State Funds Requested (from question #6)	875000	50.0 %
Matching Funds		
Federal	00	0 %
State (excluding the amount of this request)	00	0 %
Local	875,000	50 %
Other	00	0 %
Total Project Costs for Fiscal Year 2020-2021	1,750,000	100 %

8. **Has this project previously received state funding?** ☐ Yes ☒ No

If yes, provide the most recent instance:

Fiscal Year (yyyy-yy)	Amount		Specific Appropriation #	Vetoed
	Recurring	Nonrecurring		

9. **Is future-year funding likely to be requested?** ☐ Yes ☒ No

If yes, indicate nonrecurring amount per year.



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Fiscal Year 2020-2021

LFIR # 2579

10. Details on how the requested state funds will be expended

Spending Category	Description	Amount
Administrative Costs:		
Executive Director/Project Head Salary and Benefits		
Other Salary and Benefits		
Expense/Equipment/Travel/Supplies/Other		
Consultants/Contracted Services/Study		
Operational Costs: Other		
Salary and Benefits		
Expense/Equipment/Travel/Supplies/Other		
Consultants/Contracted Services/Study		
Fixed Capital Construction/Major Renovation:		
Construction/Renovation/Land/Planning Engineering	Funds will be used to design, permit and construct water and sewer service to Warm Mineral Springs and surrounding commercial properties.	875,000
Total State Funds Requested (must equal total from question #6)		875,000



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Fiscal Year 2020-2021

LFIR # 2579

11. Program Performance

a. What specific purpose or goal will be achieved by the funds requested?

The goal of this project is run central water and sewer service to the historic Warm Mineral Springs Park buildings and surrounding vacant commercial lots. The buildings at Warm Mineral Spring Park are currently supplied utilities by a well and an undersized and unreliable sewer service. No central sewer or water service is available to the vacant commercial lots. Installation of central water and sewer service will allow the City to expand offerings to visitors of the springs and mitigate any environmental impact from potential sewer overflow. The availability of central water and sewer to the vacant commercial lots will make the lots more attractive to developers which will bring much needed jobs to the City of North Port.

b. What activities and services will be provided to meet the intended purpose of these funds?

The funds will be used to design, permit and construct approximately 6,550 lineal feet of water line and 5,330 of sewer line with a lift station to provide central utility services to the historic Warm Mineral Springs Park buildings and surrounding vacant commercial lots.

c. What direct services will be provided to citizens by the appropriation project?

The project will increase international and local tourism by providing a utility framework needed for implementing the Master Plan. The Master Plan calls for additional restrooms, reopening of a restaurant and education center. By establishing a reliable sewer connection to the buildings, the springs and public will be protected from a potential negative environmental impact. The project has the potential to add 400 professional health and wellness jobs to the commercial properties. The City of North Port has a young, skilled workforce but only 22% of employed residents work within City limits. A high concentration of the residents are employed in medical services. This project will bring jobs to the residents of North Port in area of need. Commercial development and increased tourism will reduce tax burden to residents. Proposed property plans include medical commercial, conference and lecture halls, and a healing center.

d. Who is the target population served by this project? How many individuals are expected to be served?

The project is targeting employment for local residents and tourist population. The project is located in a low/moderate income census tract and Opportunity Zone. Warm Mineral Springs Park currently averages approximately 110,000 visitors per year from all over the world. With the availability of water and sewer, the economic opportunity for the 4,000 residents in this census tract, and 75,000 residents across the City will increase.

e. What is the expected benefit or outcome of this project? What is the methodology by which this outcome will be measured?

The outcome of this project is to provide water and sewer service to Warm Mineral Springs Park and the surrounding vacant commercial lots. The City will hire an engineering firm, through a proposal process, to design and permit the project. Once design is complete, the City will hire a construction firm, through a competitive process, to construct the water and sewer utilities. Buildings at Warm Mineral Springs Park will be connected to the system, and vacant commercial parcels will connect to the system as they are developed.

f. What are the suggested penalties that the contracting agency may consider in addition to its standard penalties for failing to meet deliverables or performance measures provided for in the contract?

Suggested penalty would be repayment of the appropriation amount with interest, and refusal to accept future proposals from the municipality for up to five years.



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LFIR # 2579

12. **The owners of the facility to receive, directly or indirectly, any fixed capital outlay funding. Include the relationship between the owners of the facility and the entity.**

The City of North Port owns and operates historical Warm Mineral Springs park and spa, and the facility will directly benefit from the project. The project will also benefit any private developers who wish to develop the commercial lots surrounding the Springs. The City owns the public water and sewer utilities.

13. **Requestor Contact Information**

- a. First Name Last Name
- b. Organization
- c. E-mail Address
- d. Phone Number Ext.

14. **Recipient Contact Information**

- a. Organization
- b. Municipality and County
- c. Organization Type
- ☐ For-profit Entity
 - ☐ Non-Profit 501(c) (3)
 - ☐ Non-Profit 501(c) (4)
 - ☒ Local Entity
 - ☐ University or College
 - ☐ Other (please specify)
- d. First Name Last Name
- e. E-mail Address
- f. Phone Number

15. **Lobbyist Contact Information**

- a. Name
- b. Firm Name
- c. E-mail Address
- d. Phone Number Ext.



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Local Funding Initiative Request

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Please complete the questions below for Water Projects only.

16. **Have you applied for alternative state funding?**

- ☐ Waste Water Revolving Loan
- ☐ Drinking Water Revolving Loan
- ☐ Small Community Wastewater Treatment Grant
- ☒ Other (please specify)
- ☐ N/A

17. **What is the population economic status?**

- ☐ Financially Disadvantaged Community (ch. 62-552, F.A.C.)
- ☐ Financially Disadvantaged Municipality (ch. 62-552, F.A.C.)
- ☐ Rural Area of Economic Concern
- ☐ Rural Area of Opportunity (s. 288.0656, Florida Statutes)
- ☒ N/A

18. **What is the status of construction?**

19. **What percentage of the construction has been completed?**

20. **What is the estimated completion date of construction?**

The information provided will be posted to the Florida Senate website for public viewing if sponsored by a Senator.