



2023

City of North Port, Florida

Warm Mineral Springs Park Community Survey

Findings Report



ETC
INSTITUTE

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Executive Summary

2023 City of North Port Warm Mineral Springs Park Community Survey Executive Summary

Overview

ETC Institute administered a community survey for the City of North Port during the months of spring 2023. The purpose of the survey was to help the City of North Port collect resident input to help determine priorities that should be considered while pursuing a potential public-private partnership for the future development of Warm Mineral Springs Park.

Methodology

ETC Institute mailed a survey packet to a random sample of households in the City of North Port. Each survey packet contained a cover letter, a copy of the survey, and a postage-paid return envelope. Residents who received the survey were given the option of returning the survey by mail or completing it online at *WarmMineralSpringsSurvey.org*.

After the surveys were mailed, ETC Institute followed up with residents to encourage participation. To prevent people who were not residents of North Port from participating, everyone who completed the survey online was required to enter their home address prior to submitting the survey. ETC Institute then matched the addresses that were entered online with the addresses that were originally selected for the random sample. If the address from a survey completed online did not match one of the addresses selected for the sample, the online survey was not included in the final database for this report.

The goal was to collect a minimum of 500 completed surveys from city residents. The goal was met with 959 completed surveys collected. The overall results for the sample of 959 households have a precision of at least +/-3.1 at the 95% level of confidence.

This report contains the following:

- Charts showing the overall results of the survey (Section 2)
- Tabular data showing the overall results for all questions on the survey (Section 3)
- Answers to open-ended questions (Section 4)
- A copy of the survey instrument (Section 5)

The major findings of the survey are summarized on the following pages.

Major Findings

Use of Warm Mineral Springs. Most respondents (90%) report visiting Warm Mineral Springs Park. Over the past two years, those respondents most often report visiting frequently (monthly) (30%) or very frequently (weekly) (30%)

Financial Impact

Funding Methods. Most respondents (82%) either agree (24%) or strongly agree (58%) with the use of tax-generated revenue being used towards the restoration and improvement of Warm Mineral Springs. Respondents were then asked to select all types of funding mechanisms they would be willing to invest in towards the improvement of Warm Mineral Springs Park: revenues generated by Warm Mineral Springs (88%), property tax proceeds (58%), and a tax-supported bond issue (57%) were the most supported methods.

Ownership of Warm Mineral Springs. Respondents were asked to reflect upon what they would like the city commission to do if faced with having to decide to sell or transfer a portion of Warm Mineral Springs. Most respondents (73%) would like the city commission to do neither and 18% would accept a total sale of the Warm Mineral Springs land.

Economic Development

Development of Amenities. Respondents would most like to see wellness services (86%), spa (85%), and restaurant (72%) developed at Warm Mineral Springs. With the addition of commercial amenities, most respondents (62%) said how often they visit would either significantly decrease (43%) or somewhat decrease (19%). Most respondents (54%) are not sure/need more information to determine if Warm Mineral Springs is a revenue-generating asset, 38% say it is a revenue-generating asset.

Support for Levels of Development. Respondents were asked to rate their level of support for three levels of development of Warm Mineral Springs: low, medium, and high intensity. Respondents most supported (selecting “very supportive” or “somewhat supportive”) low intensity development (92%), 65% supported medium intensity development, and only 7% supported high intensity development. When asked to select one level of intensity, most respondents (82%) preferred a low-intensity development.

Recreational Use/ Quality of Life

Support for Expansions Respondents were asked to rate their support for 9 potential actions to expand the recreational amenities and facilities at Warm Mineral Springs Park. Respondents most supported (rating “very supportive” or “somewhat supportive”) the addition of trailhead, restroom, and parking to support a connection to Legacy Trail Extension (93%), the construction of a looped trail system with canopy walk (92%), the development and placement of historic exhibits throughout the grounds (88%). These are also the three actions respondents would be most willing to fund with additional tax dollars.

Health and Wellness

Use of Wellness Spa. Respondents most often said they would be somewhat likely (55%) to visit a full-service wellness spa at Warm Mineral Springs Park.

Most Important Aspects of Health at Warm Mineral Springs: Respondents were asked to rate the importance of three aspects of overall health at Warm Mineral Springs. Most respondents thought all three aspects were important or very important: clean and safe amenities and facilities (91%), year-round fitness and recreation opportunities (63%), and healthy food options (62%).

Cultural and Natural Resource Protection and Restoration

Importance of Natural Spaces. Respondents thought it was more important (rating “important” or “very important”) for Warm Mineral Springs to have natural spaces to access (88%) than natural and cultural education activities (19%).

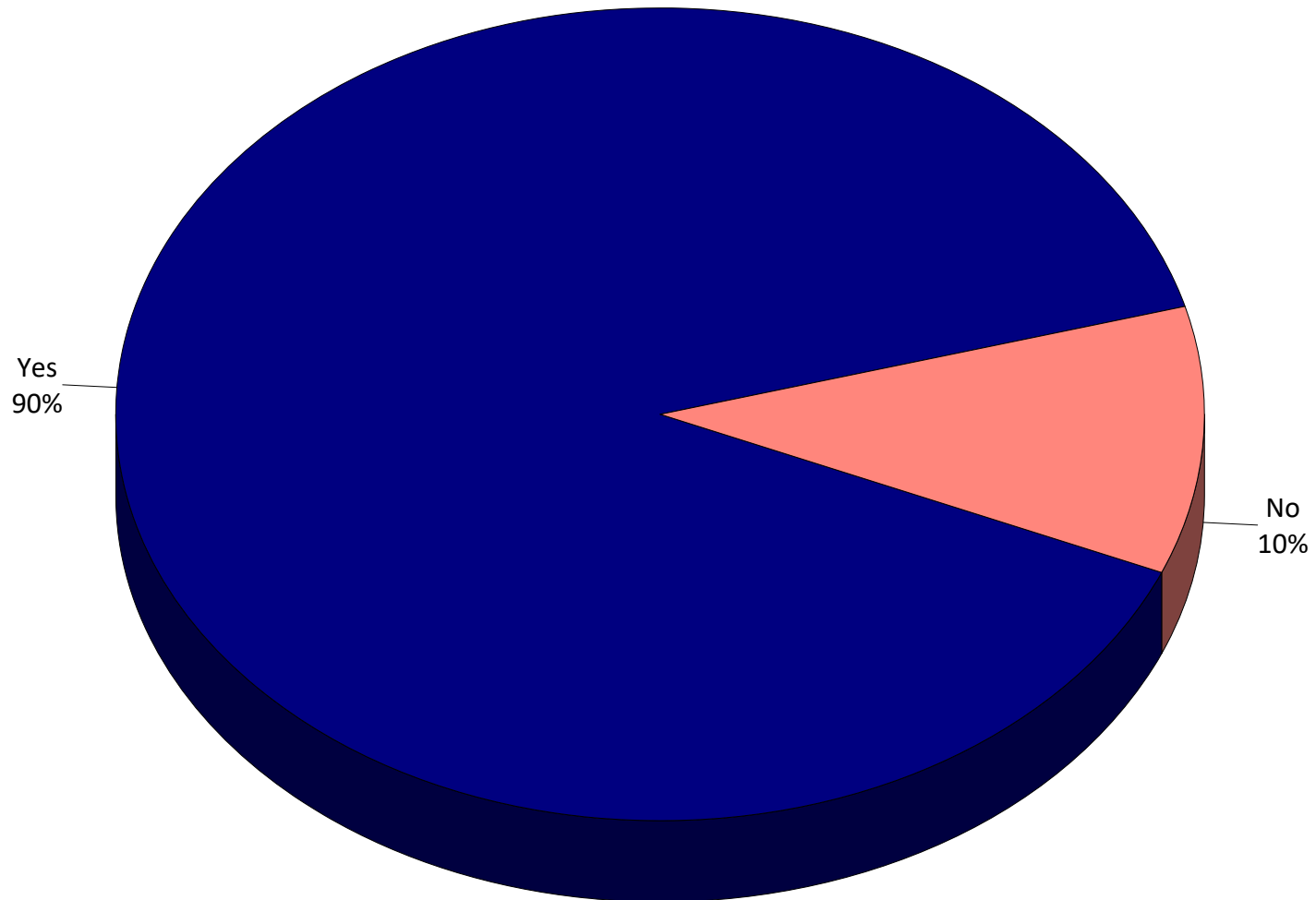
Use of Natural Spaces: Respondents were asked to select all of the ways they used natural areas around Warm Mineral Springs within the last two years. Respondents most often used the areas for walking/hiking (75%), photography/wildlife watching (69%), and socialization/unstructured play (53%).

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Charts & Graphs

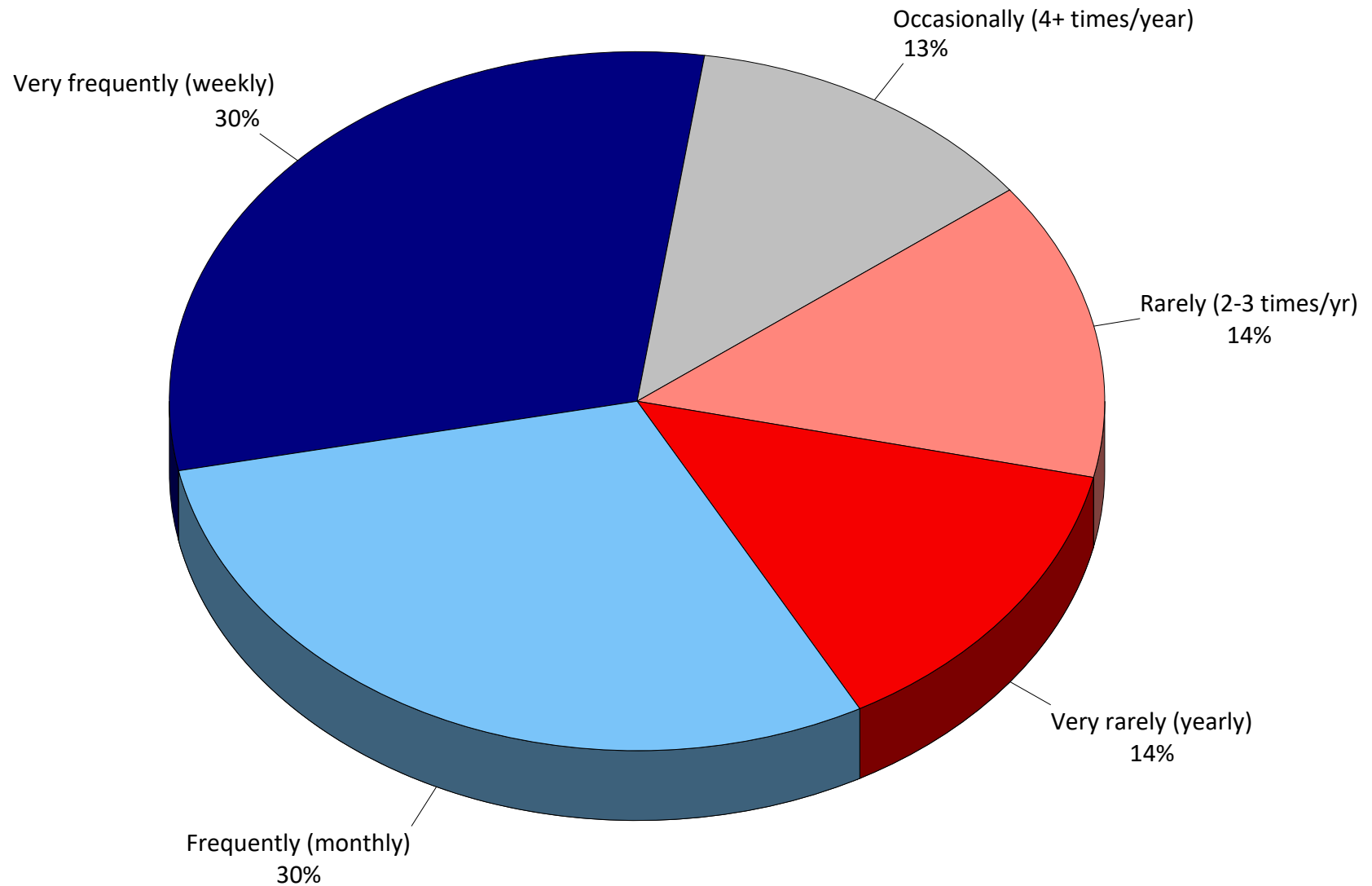
Q1. Have you ever visited Warm Mineral Springs Park?

by percentage of respondents



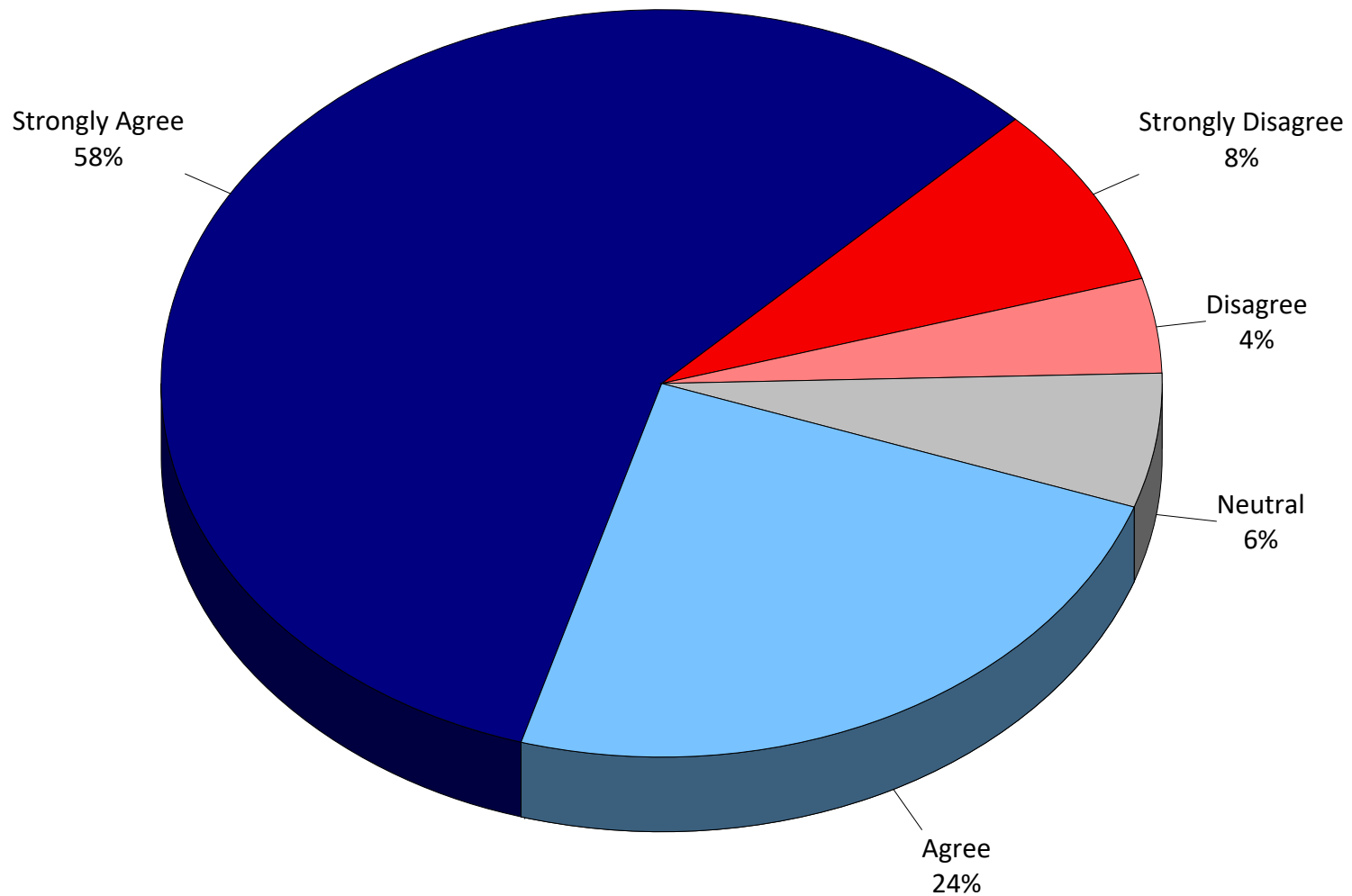
Q2. How often have you visited Warm Mineral Springs Park in the past two years?

by percentage of respondents (excluding "not provided")



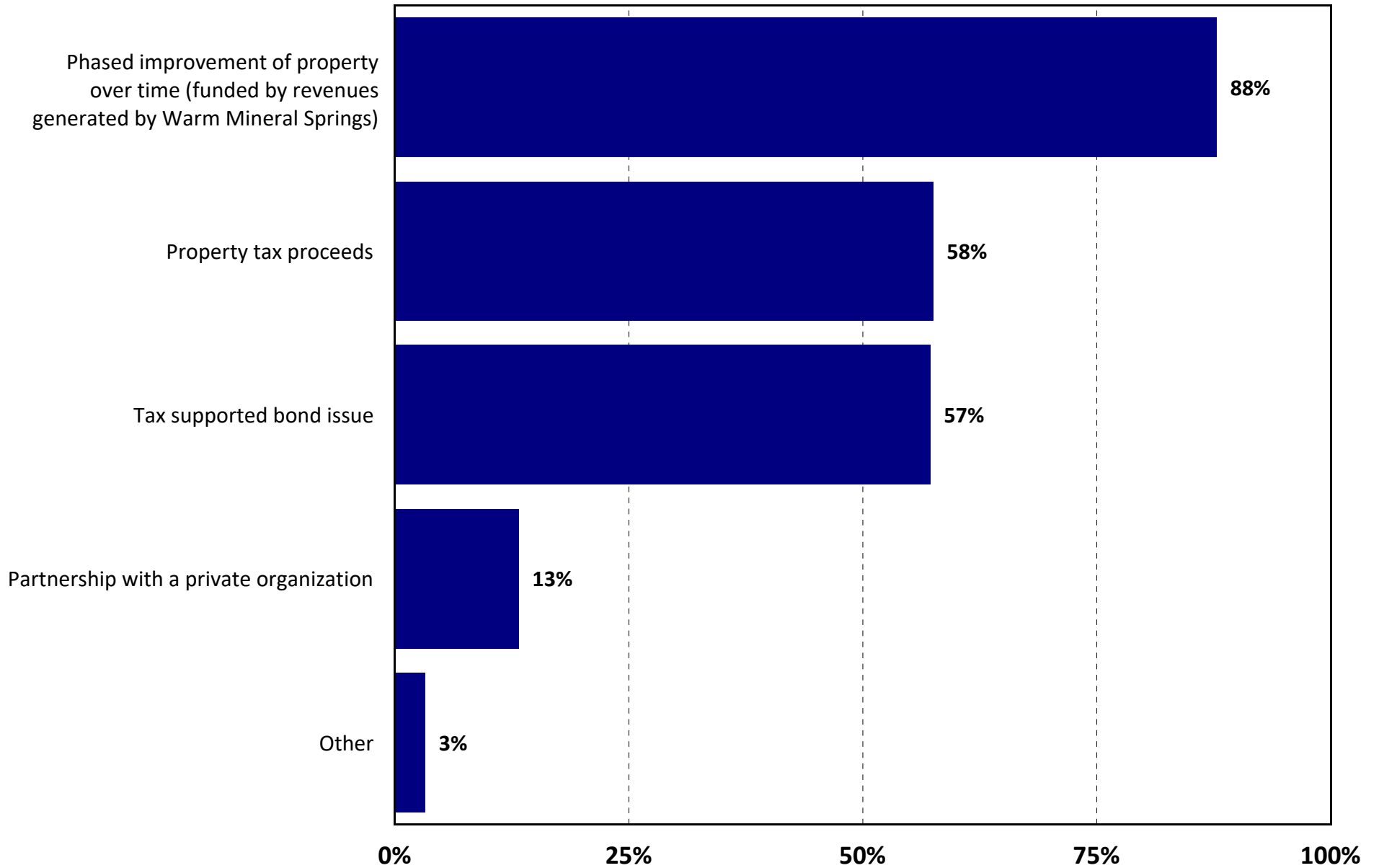
Q3. What is your level of agreement with the City investing North Port property tax proceeds, or other tax-generated revenue, in the restoration and improvement of Warm Mineral Springs Park?

by percentage of respondents (excluding "not provided")



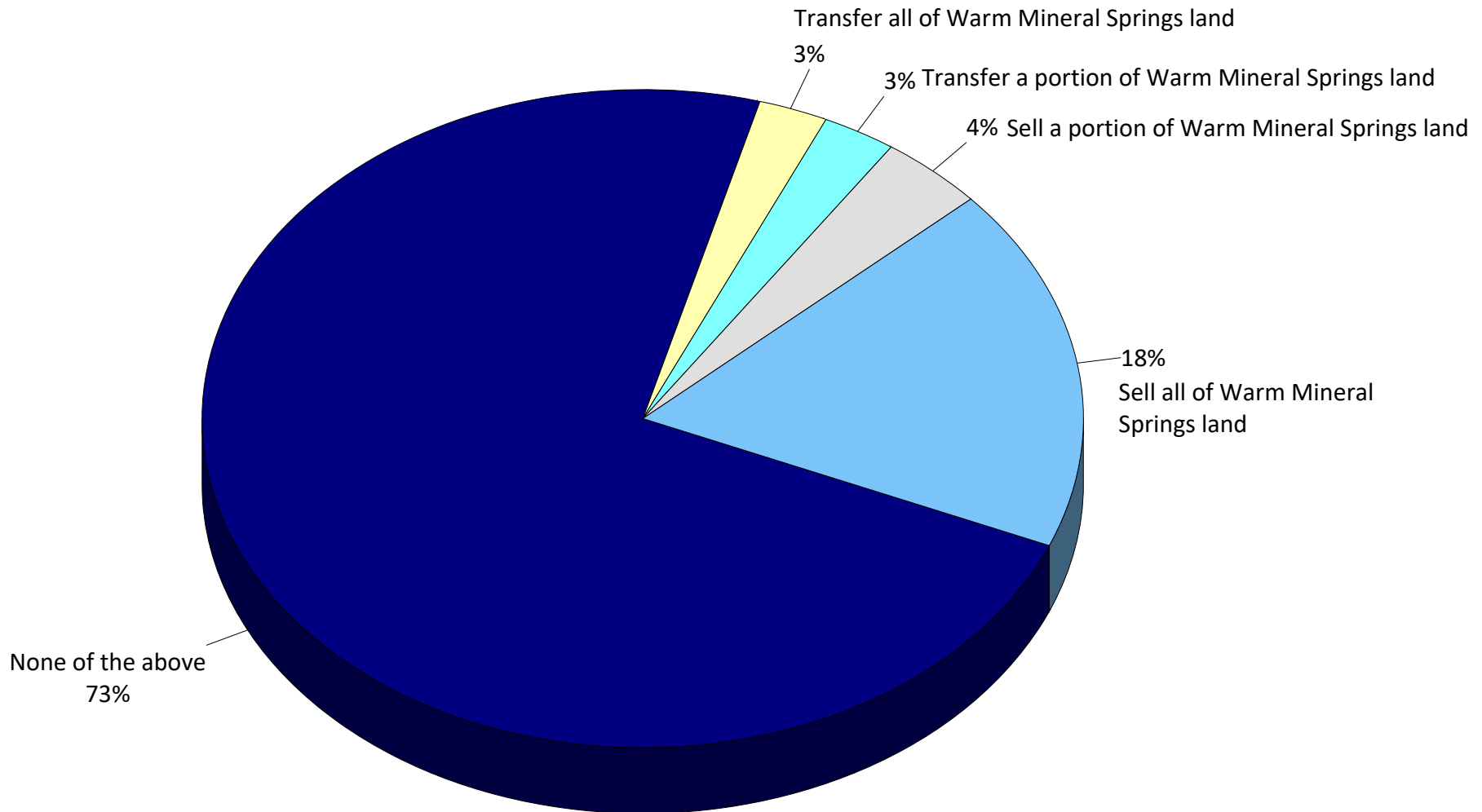
Q4. What funding mechanisms would you be willing to invest in the improvement of Warm Mineral Springs Park?

by percentage of respondents (multiple selections could be made)



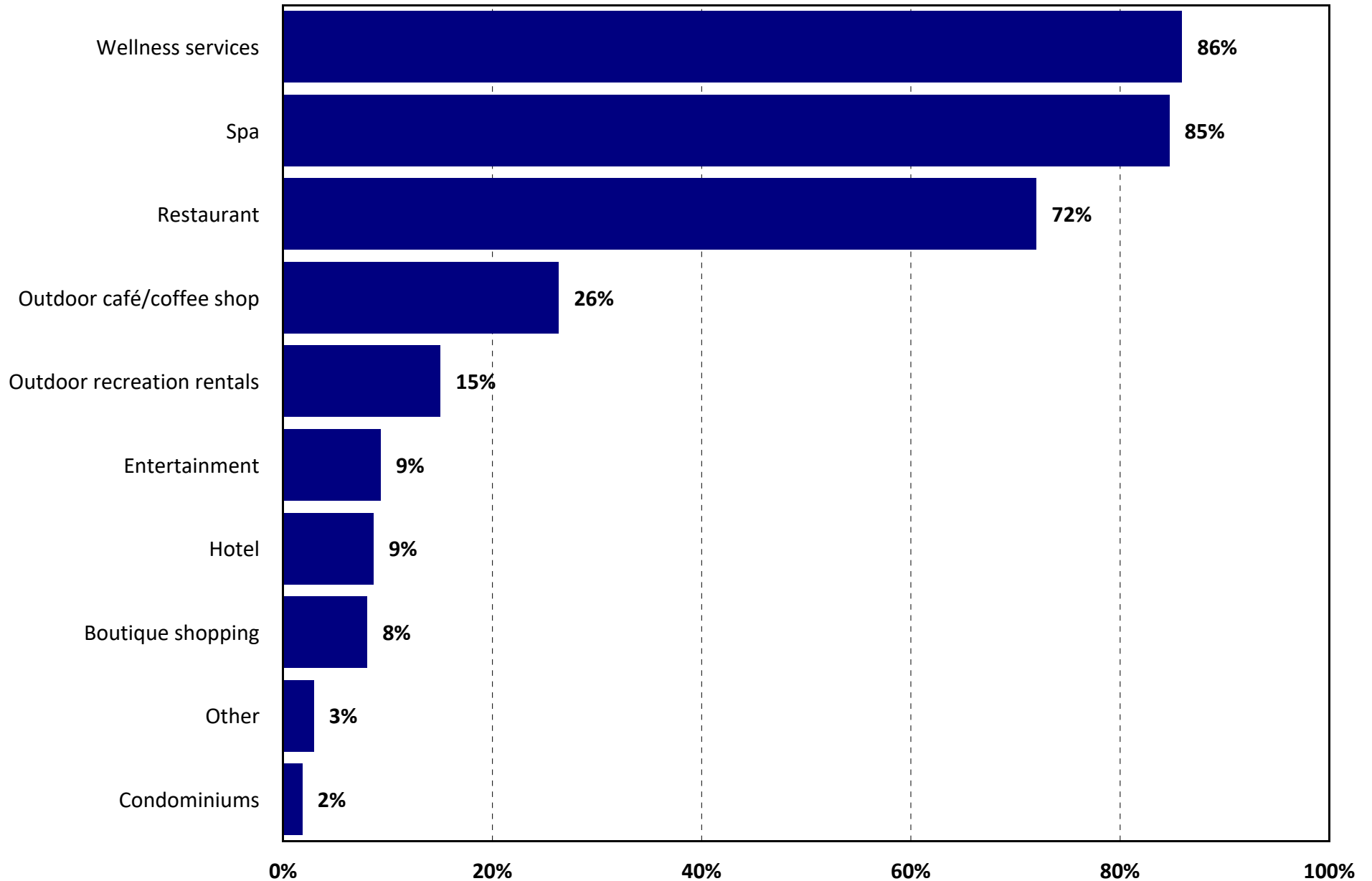
Q5. It is possible that in the future, the City Commission may be faced with having to decide to sell or transfer all or a portion of Warm Mineral Springs. In your opinion, what would you want to see the City do?

by percentage of respondents (excluding "not provided")



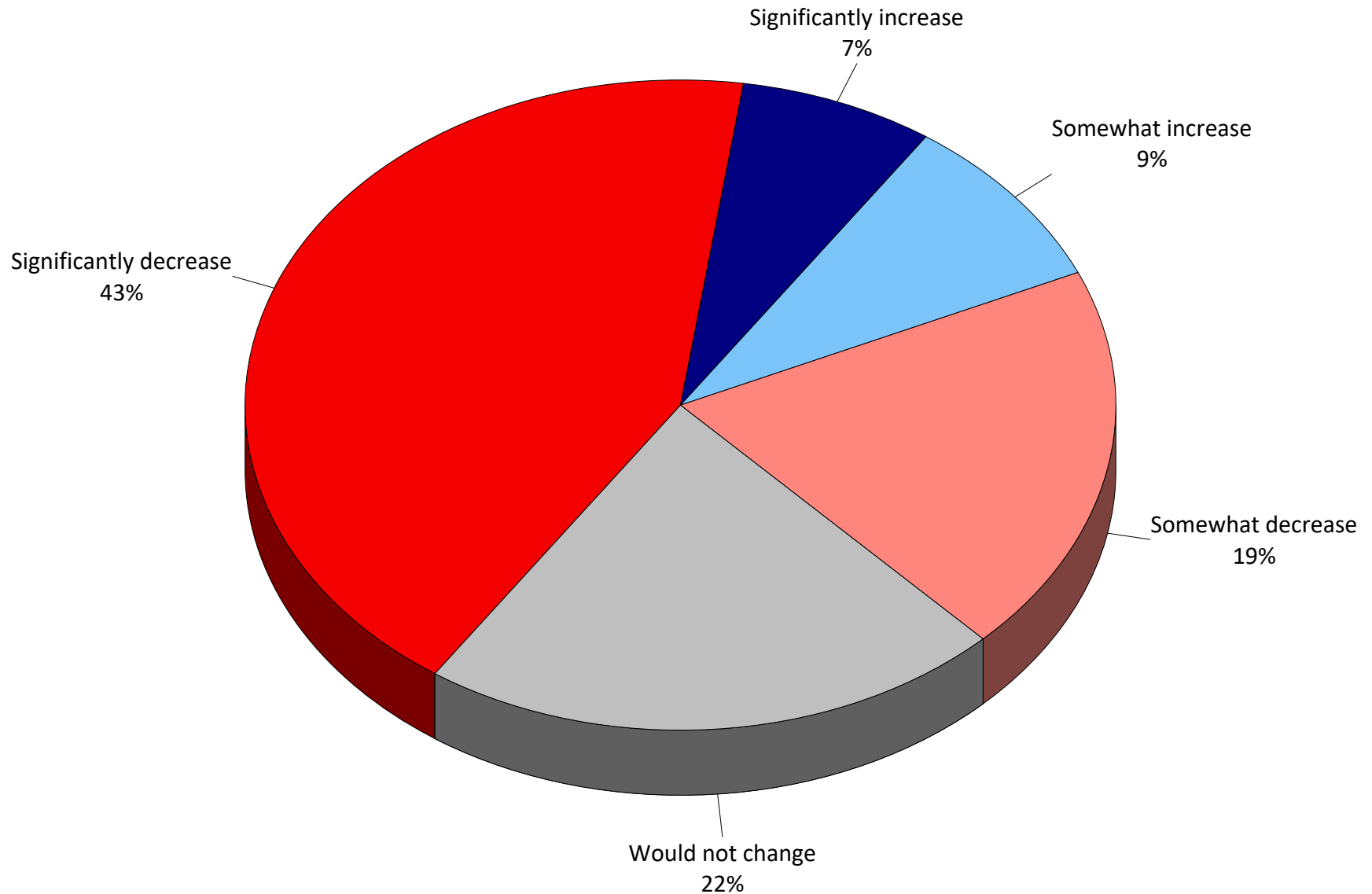
Q6. What commercial amenities would you most like to see at Warm Mineral Springs Park?

by percentage of respondents (excluding "none of the above")



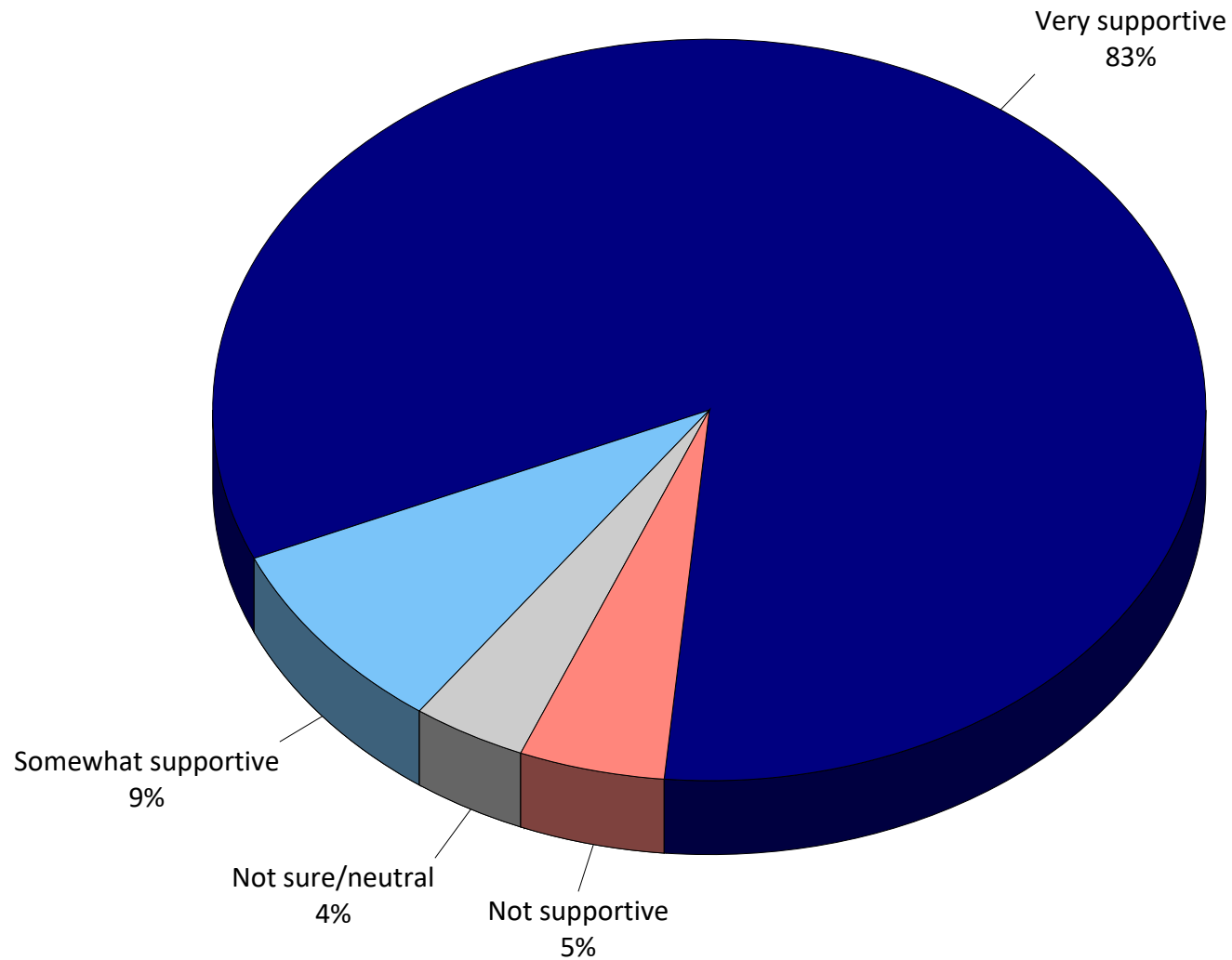
Q7. If Warm Mineral Springs Park included attractions such as a hotel, restaurant, spa, or shopping, how would that impact how often you visit the Park?

by percentage of respondents (excluding "not provided")



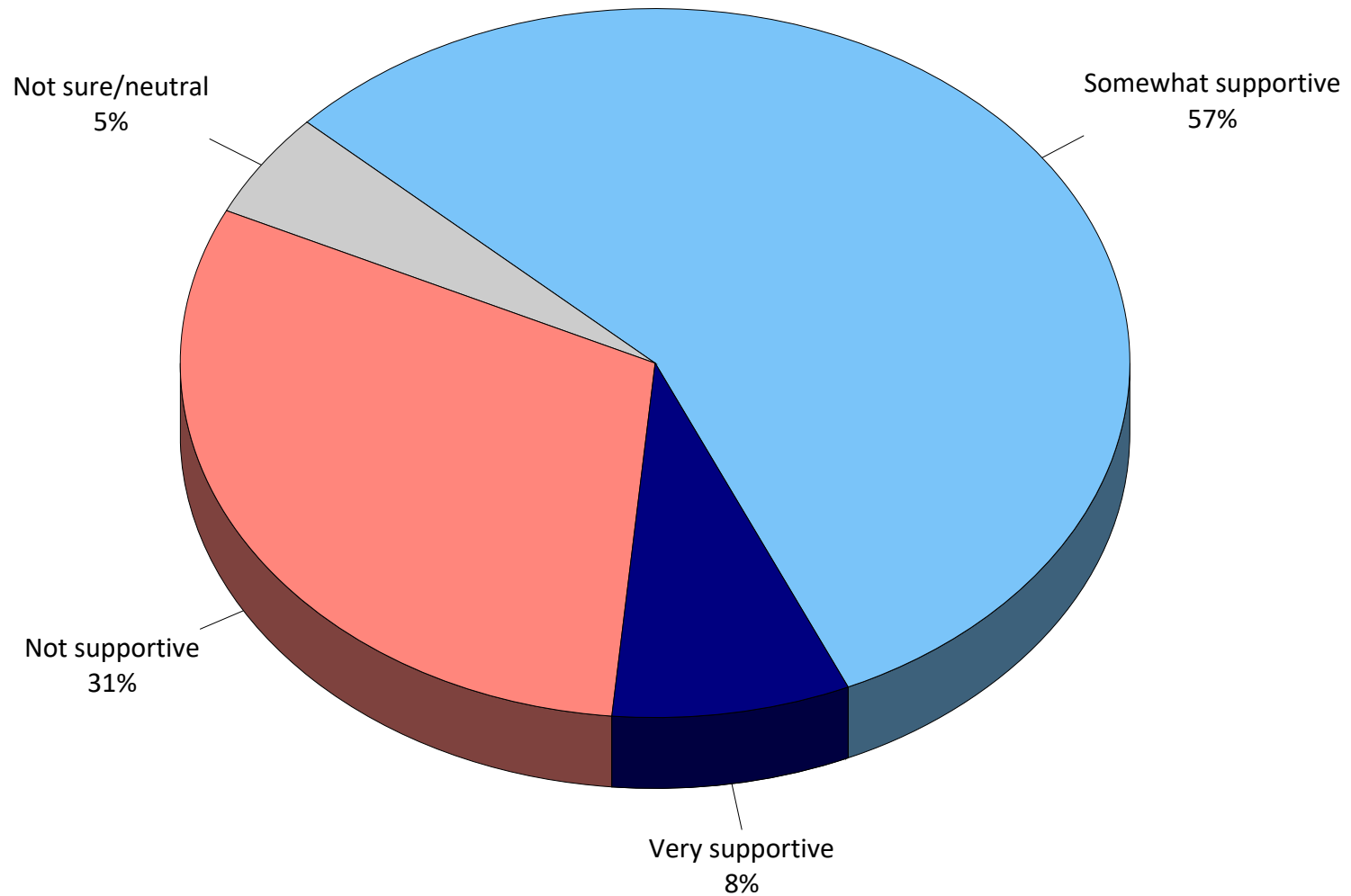
Q8. What is your level of support for a low intensity development of the Springs?

by percentage of respondents (excluding "not provided")



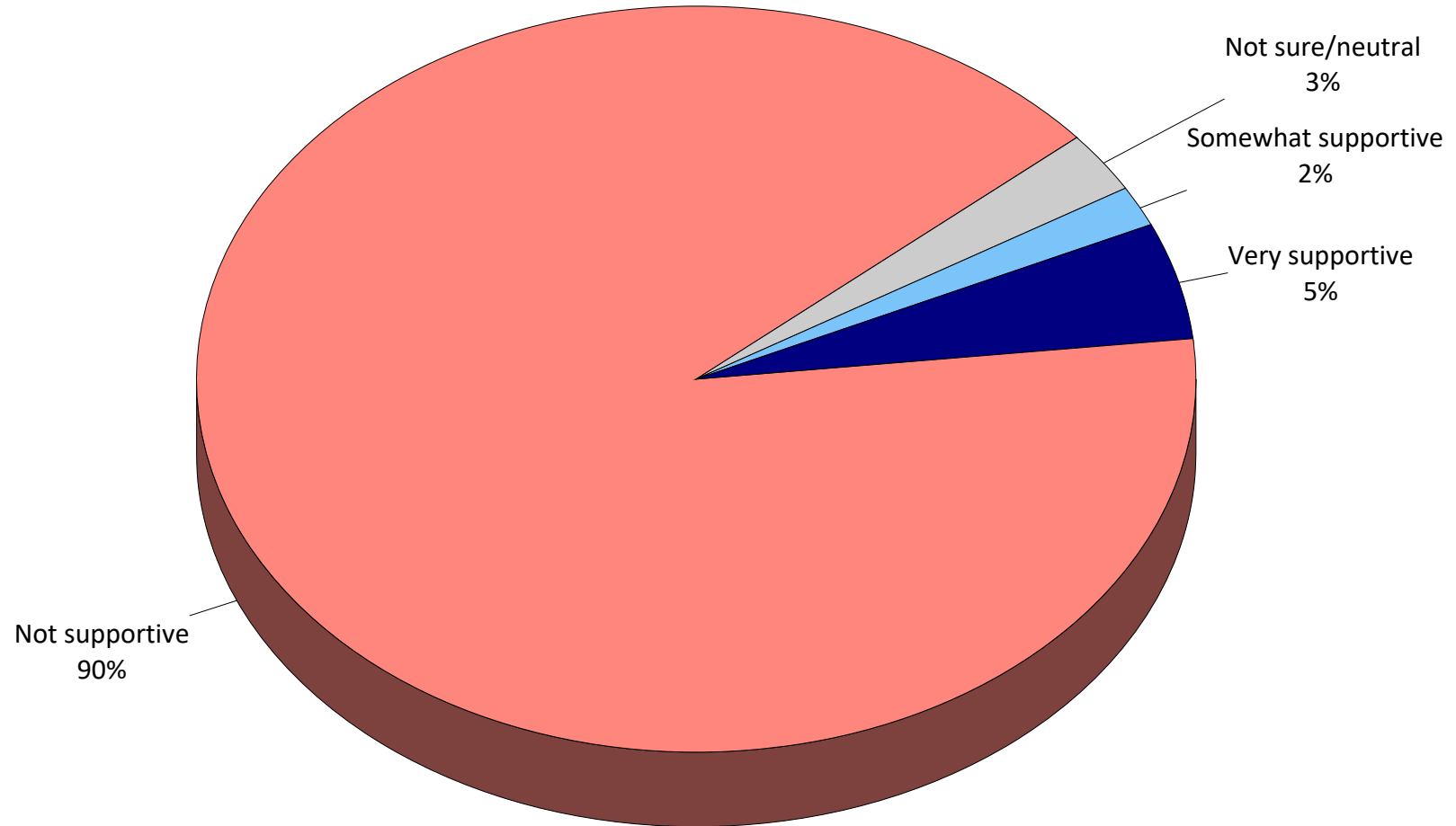
Q9. What is your level of support for a medium intensity development of the Springs?

by percentage of respondents (excluding "not provided")



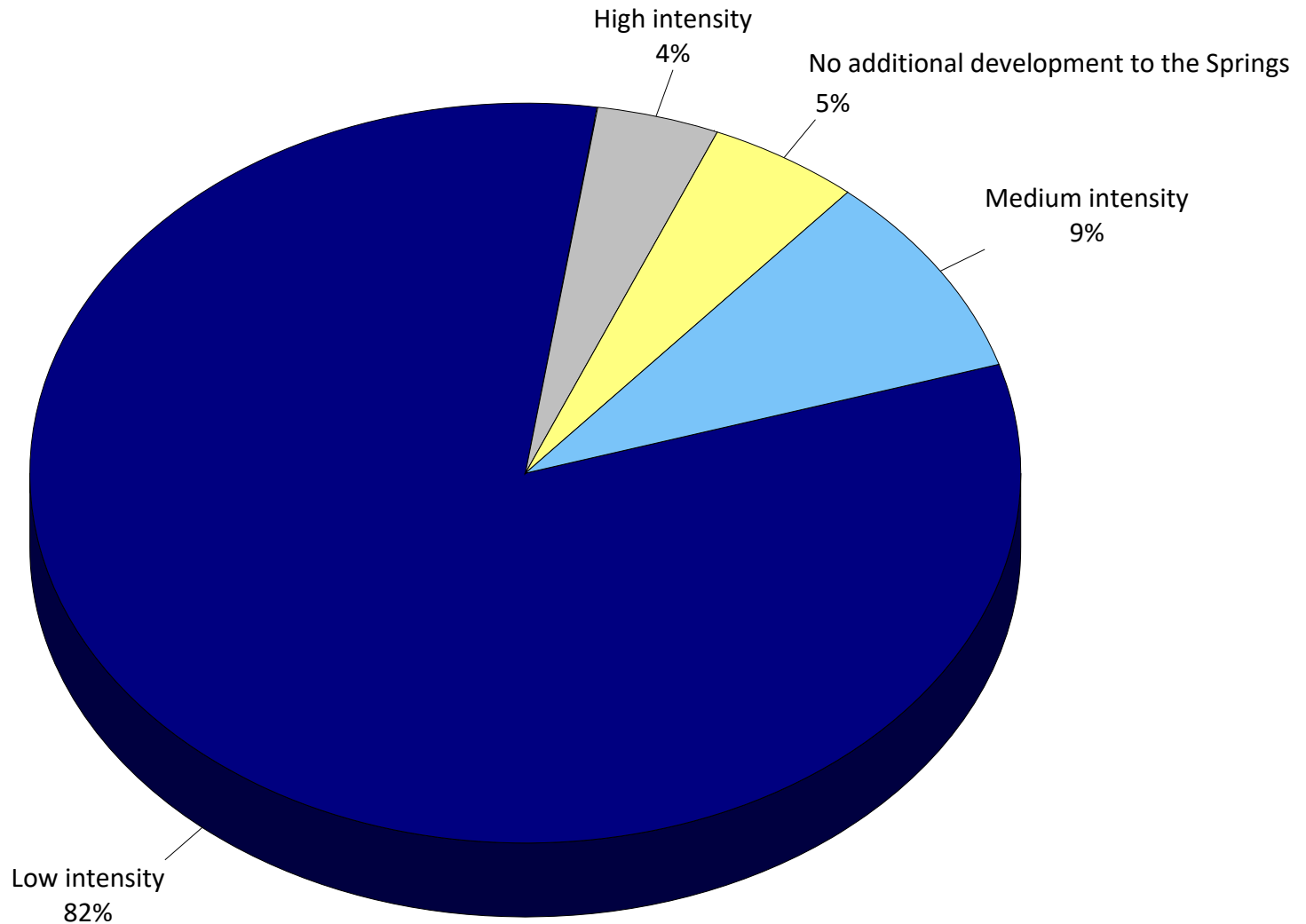
Q10. What is your level of support for a high intensity development of the Springs?

by percentage of respondents (excluding "not provided")



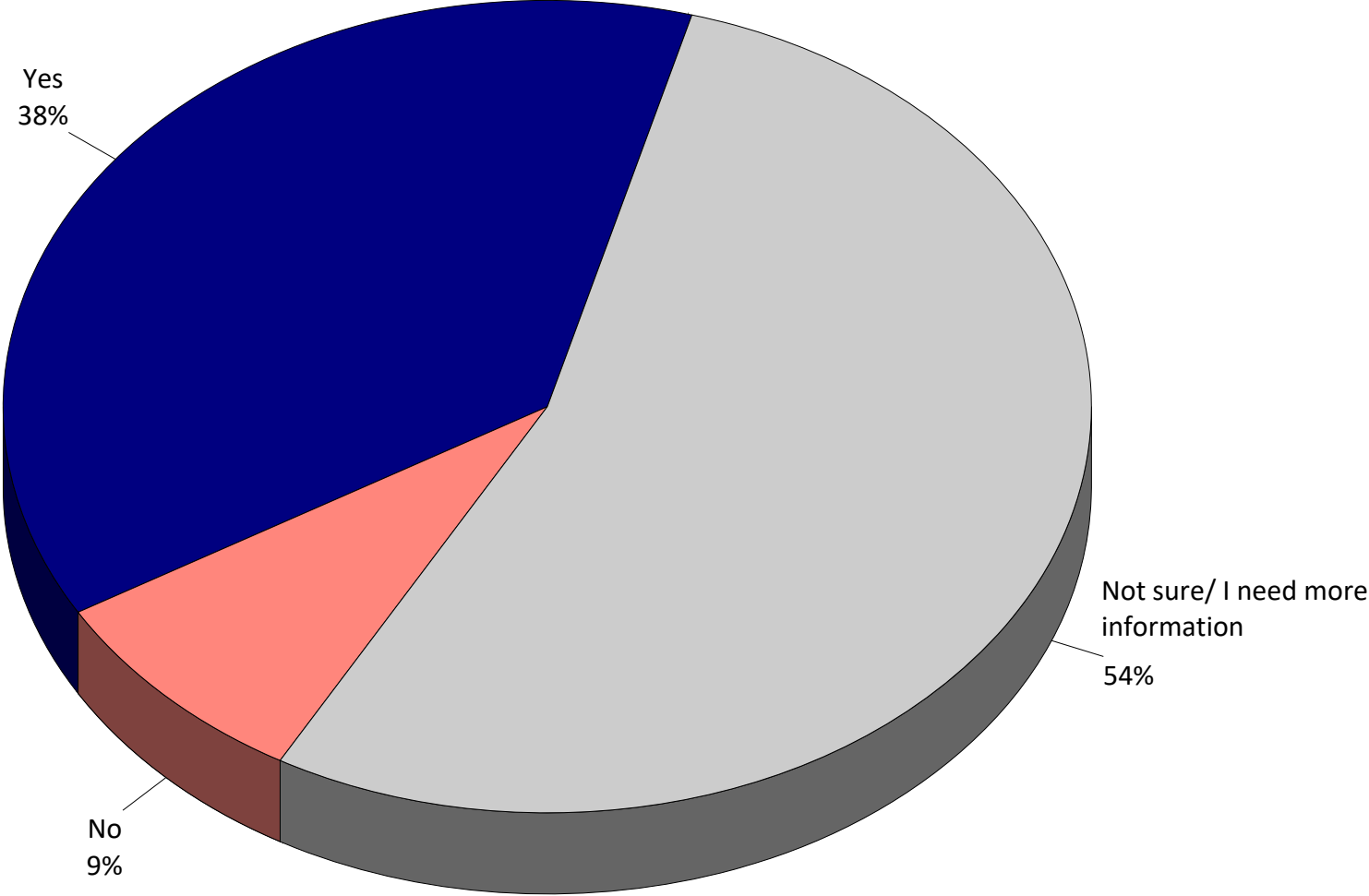
Q11. Out of the three levels of development, which intensity of development would you MOST like to see at the Springs?

by percentage of respondents (excluding "not provided")



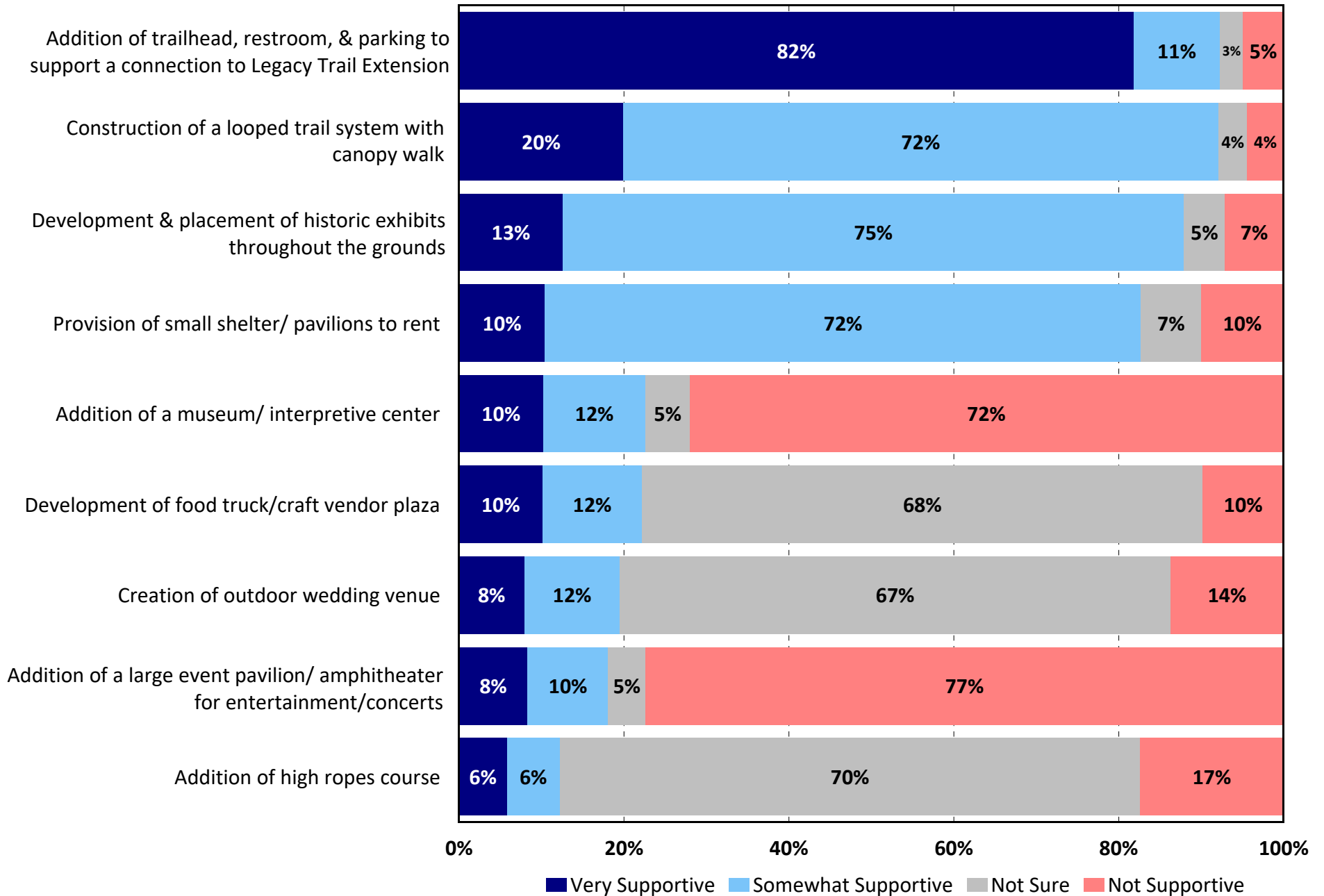
Q12. Do you see Warm Mineral Springs Park as a revenue-generating asset in North Port?

by percentage of respondents



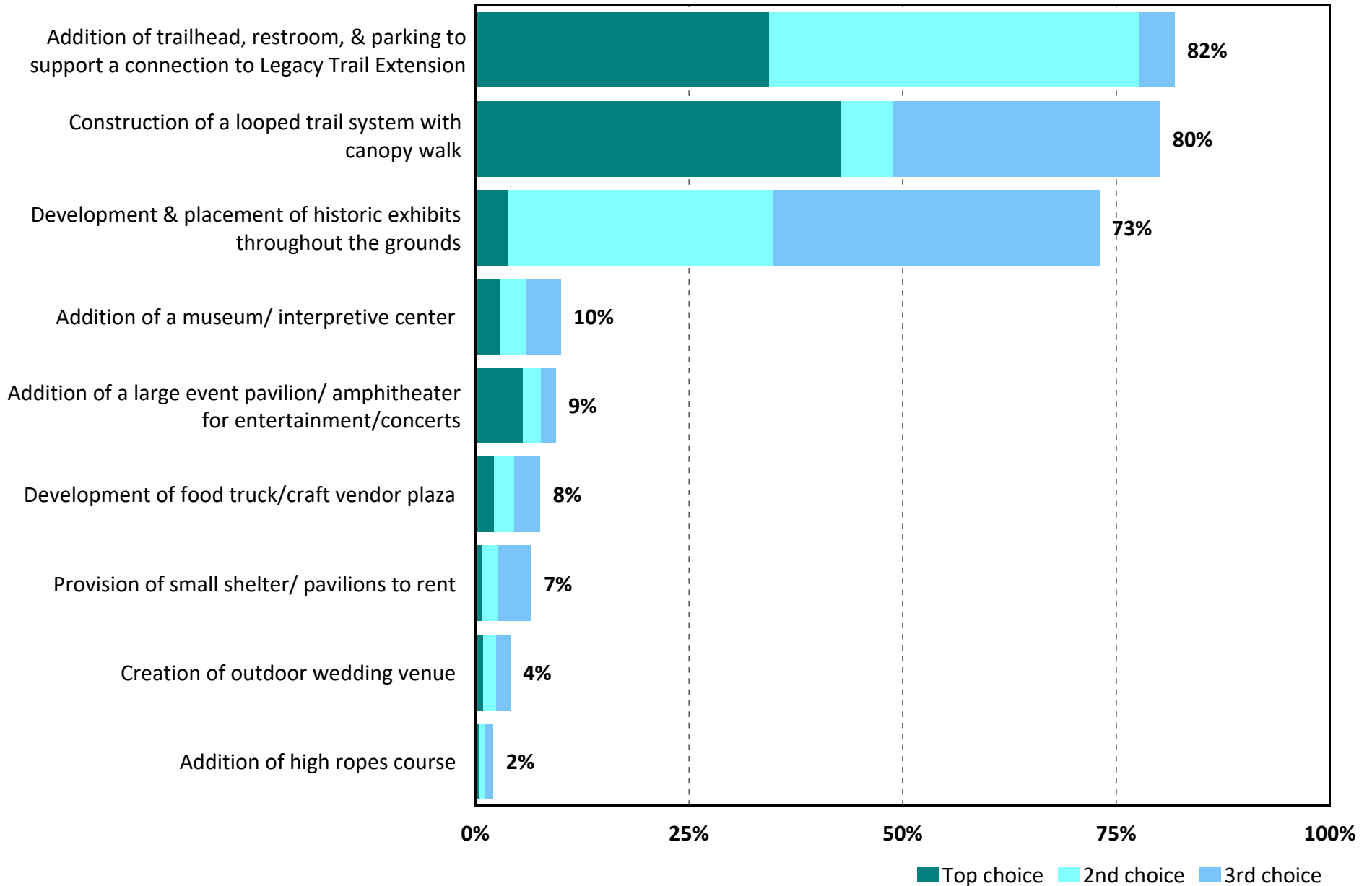
Q13. Support for Potential Actions

by percentage of respondents



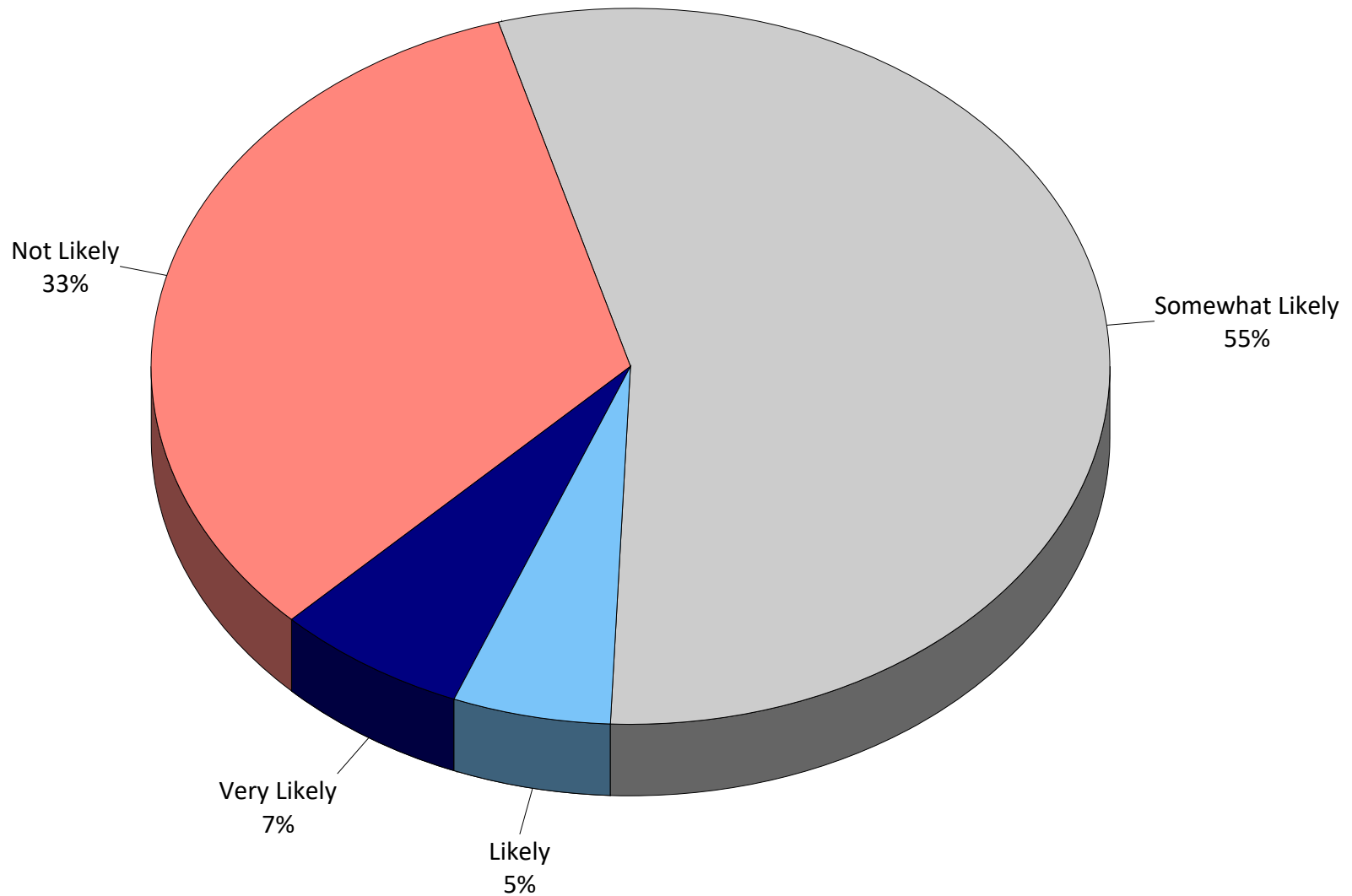
Q14. Which THREE actions are you MOST WILLING to fund with additional tax dollars allocated for parks and recreation amenity/facility improvements?

by percentage of respondents who selected the items as one of their top three choices



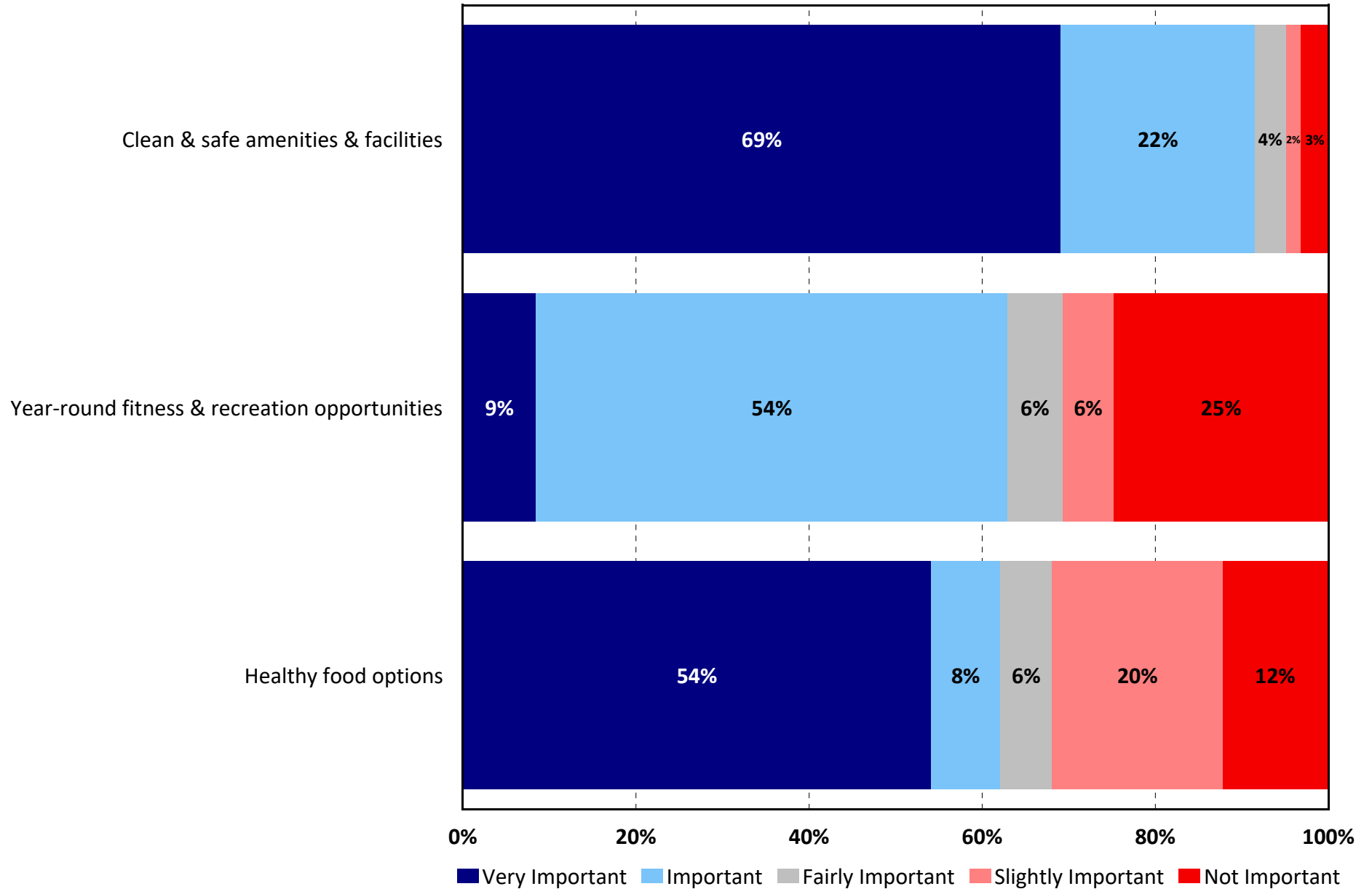
Q15. How likely would you be to visit a full-service Wellness Spa at Warm Mineral Springs Park offering amenities such as thermal suites and saunas, hydrotherapy pools, massage, and other treatments?

by percentage of respondents (excluding "not provided")



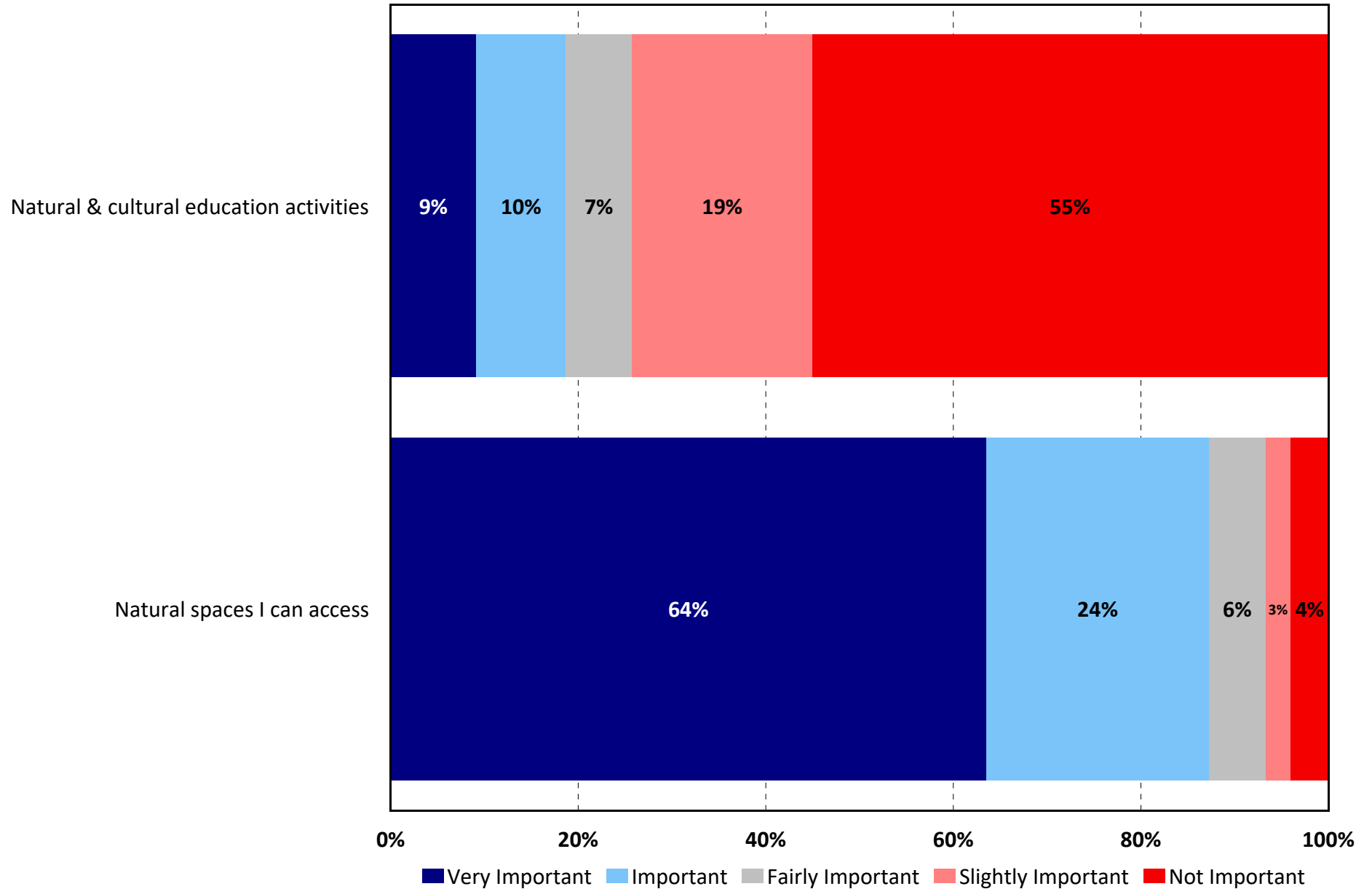
Q16. How important are the following to you and your household's health and well being in relation to visiting Warm Mineral Springs?

by percentage of respondents (excluding "not provided")



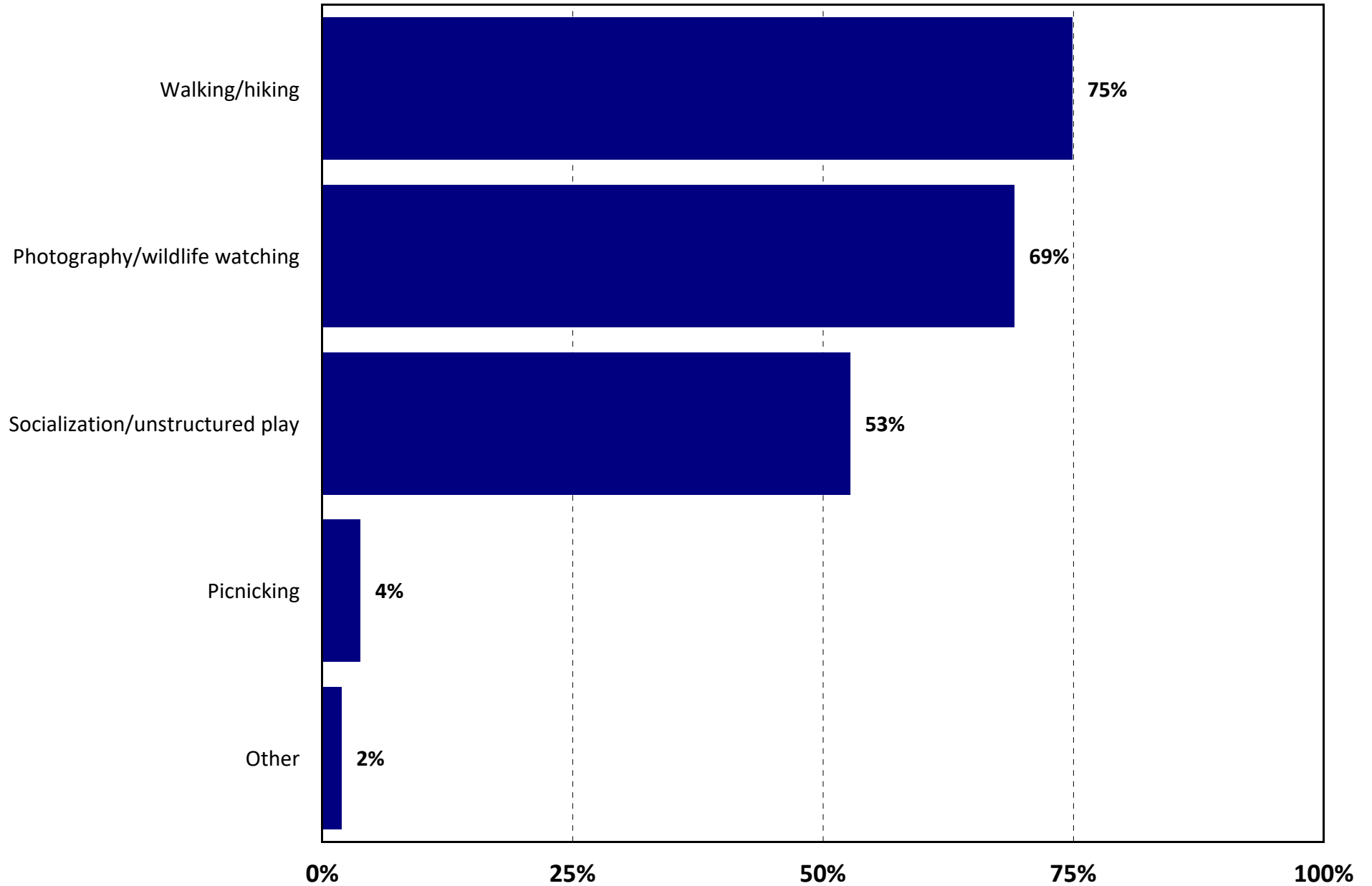
Q17. Regarding Warm Mineral Springs, how important are the following to you and your household?

by percentage of respondents (excluding "not provided")



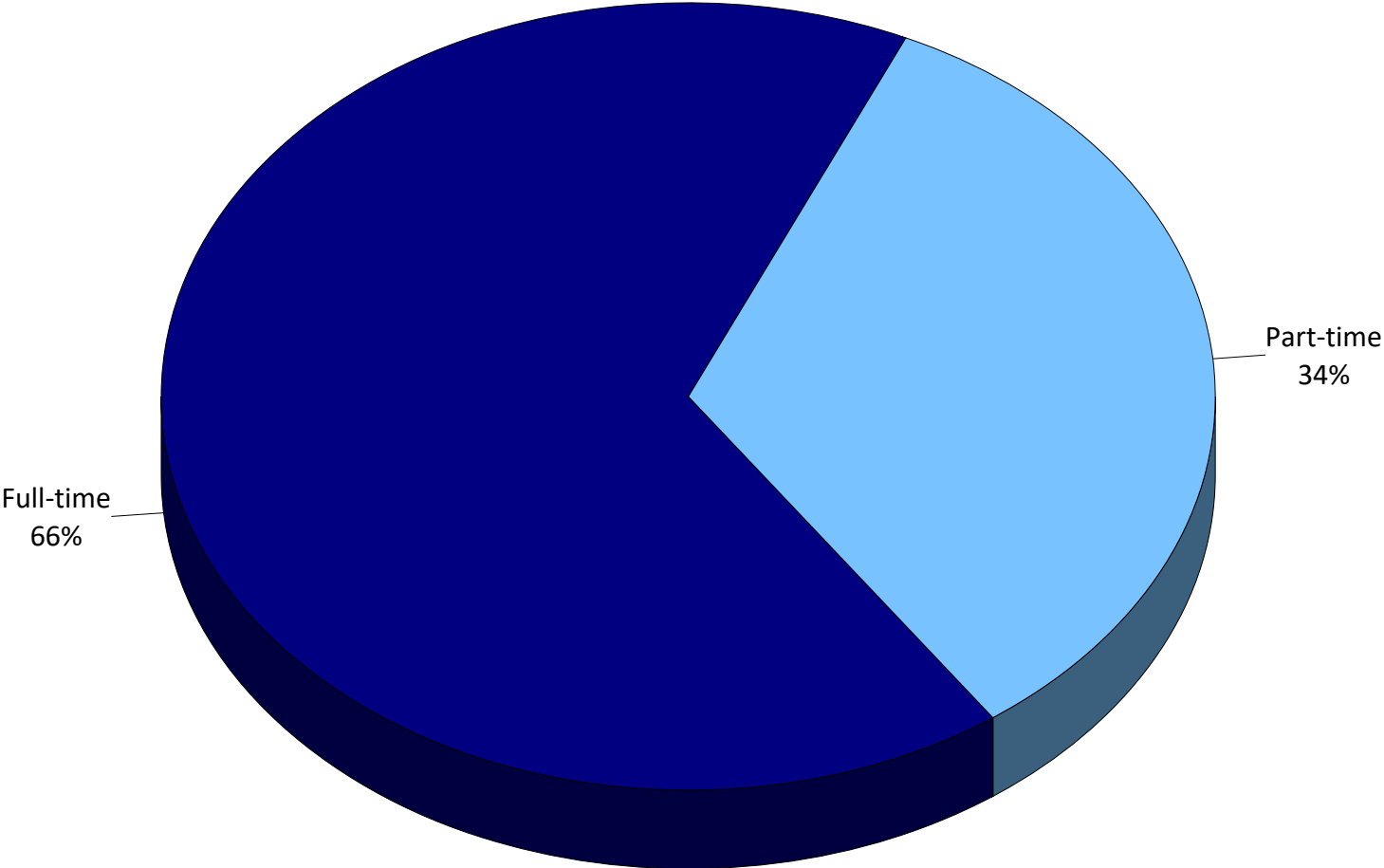
Q18. Within the last two years, have you used the natural area around Warm Mineral Springs for any of the following?

by percentage of respondents



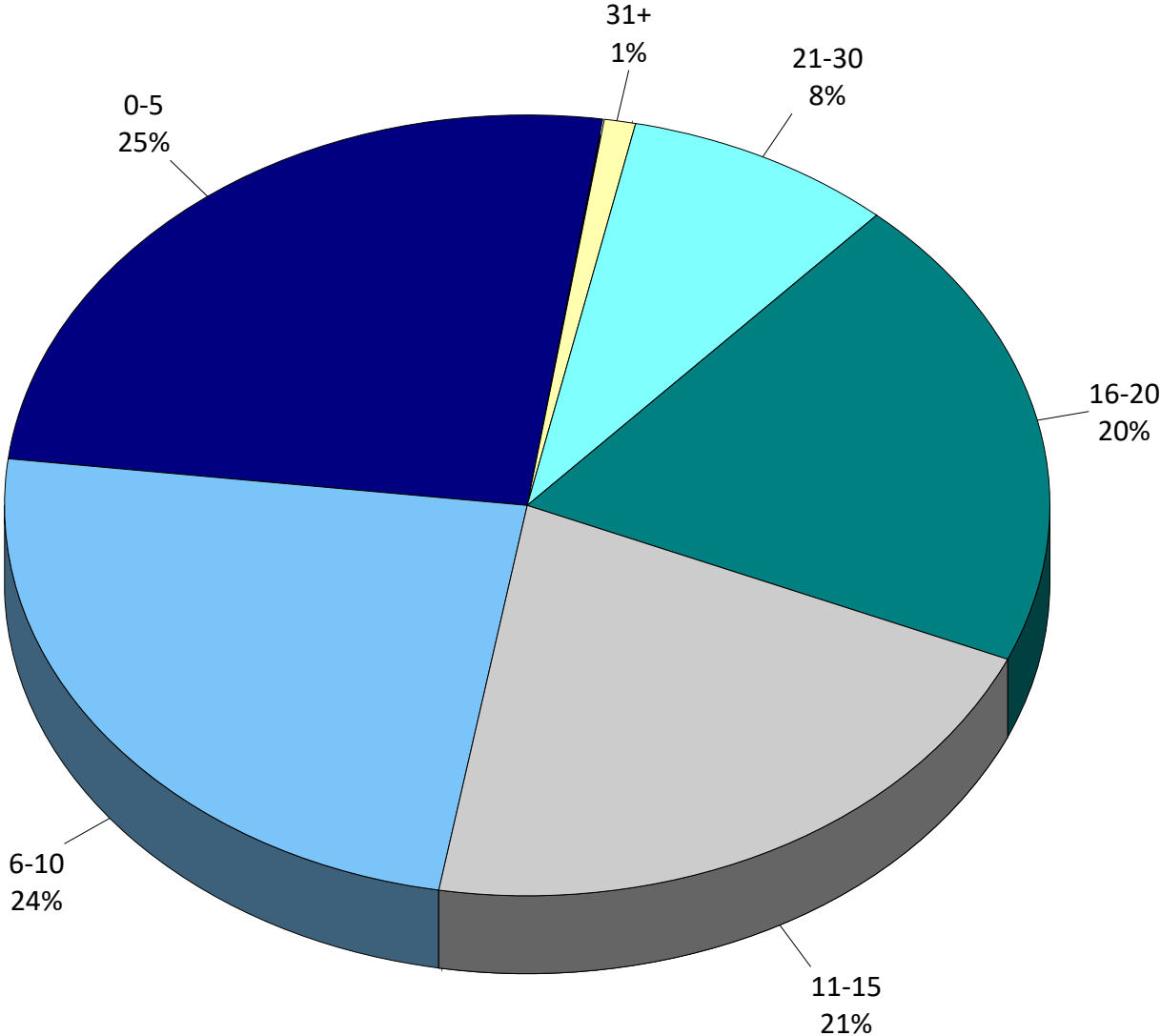
Q19. Are you a full-time or part-time resident?

by percentage of respondents (excluding "not provided")



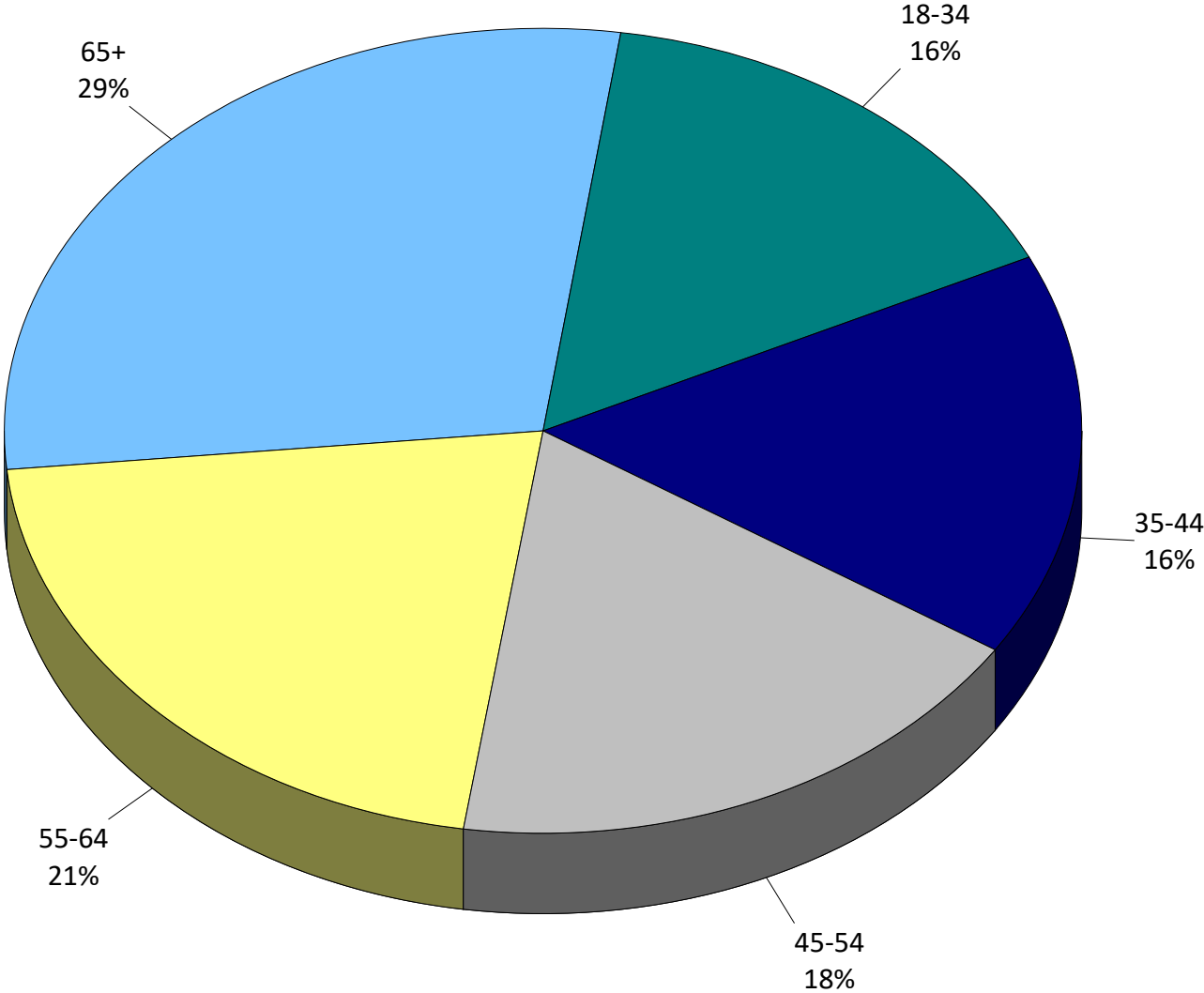
Q20. How many years have you lived in the City of North Port?

by percentage of respondents (excluding "not provided")



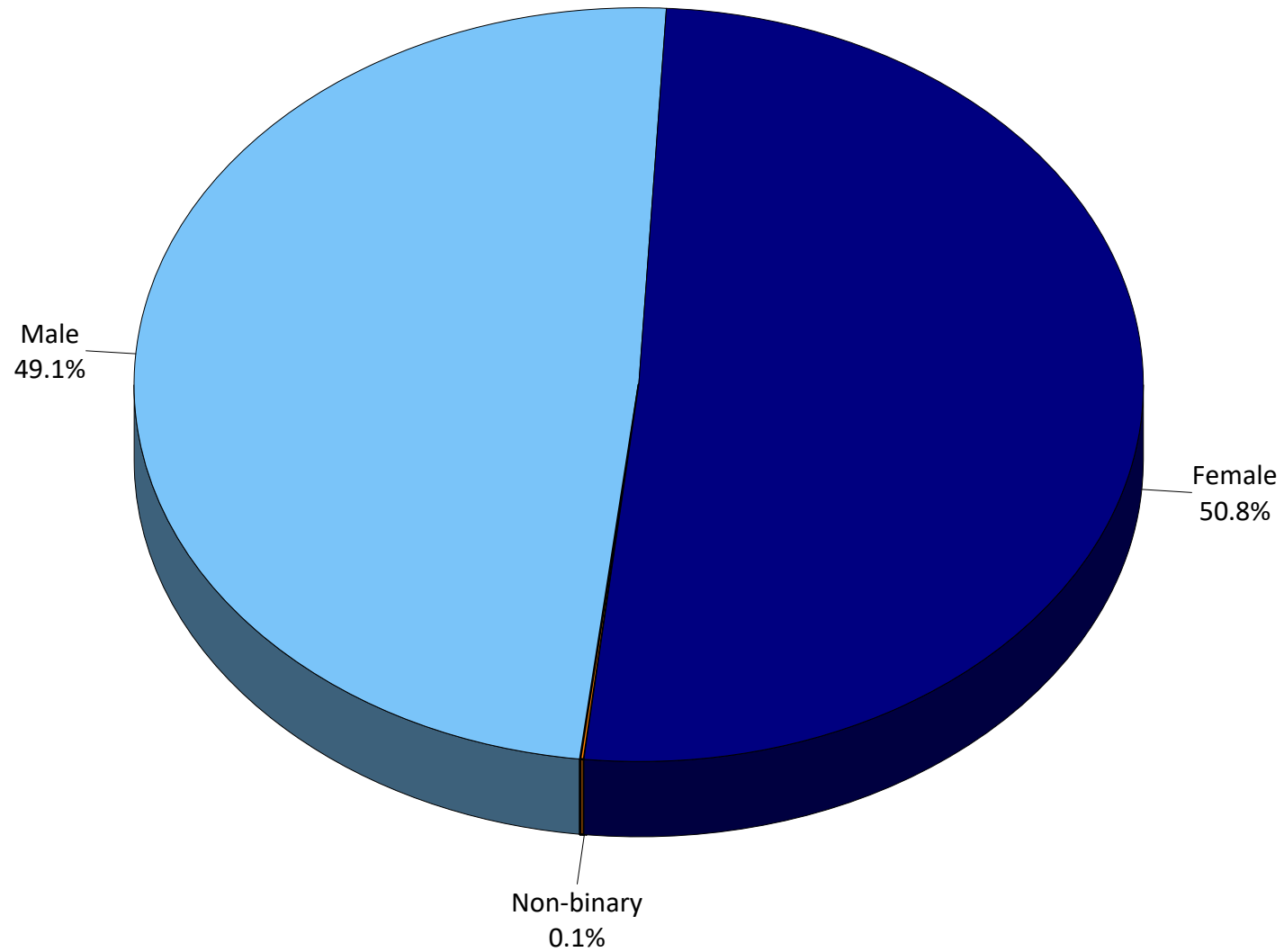
Q21. What is your age?

by percentage of respondents (excluding "not provided")



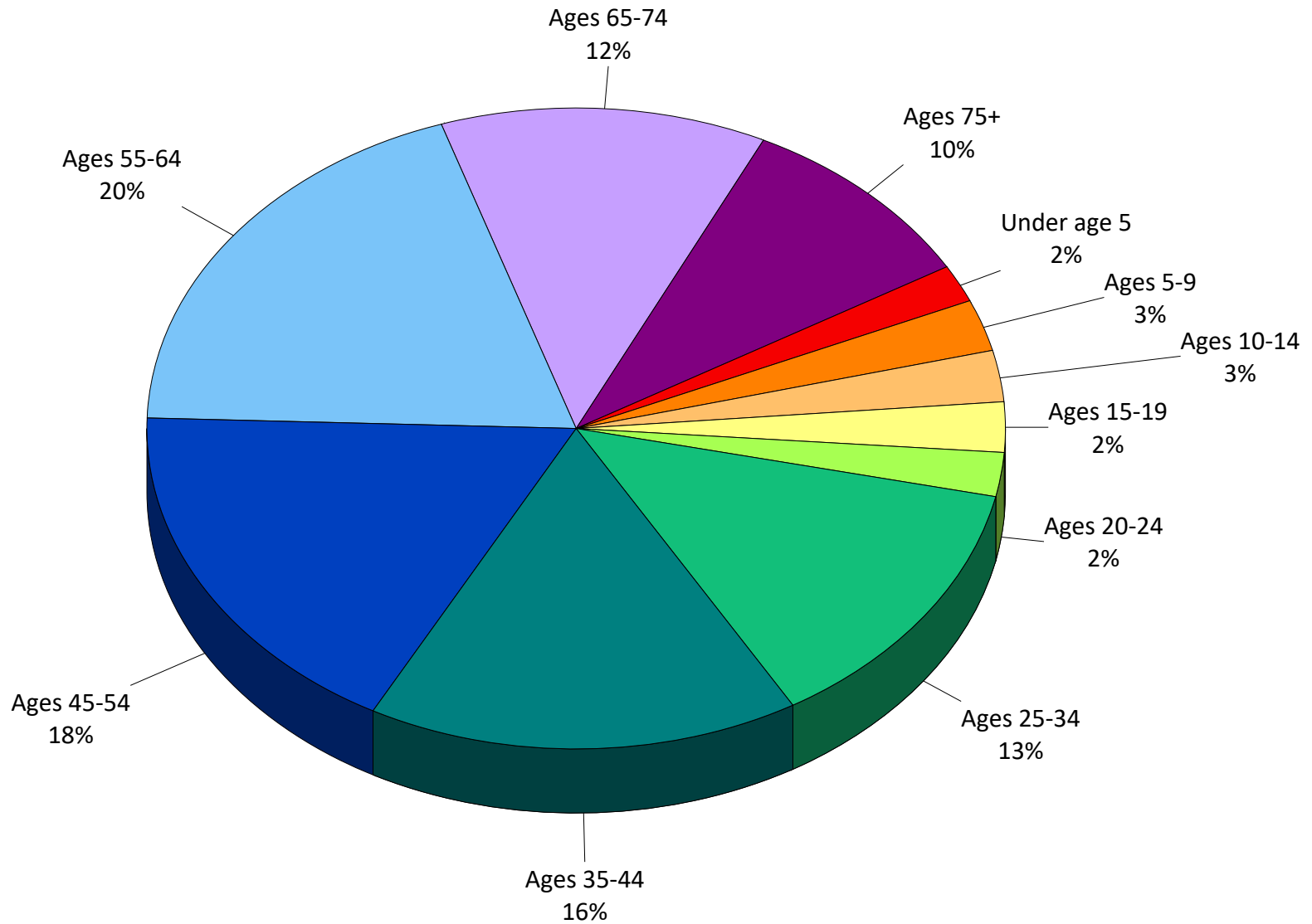
Q22. What is your gender?

by percentage of respondents (excluding "not provided")



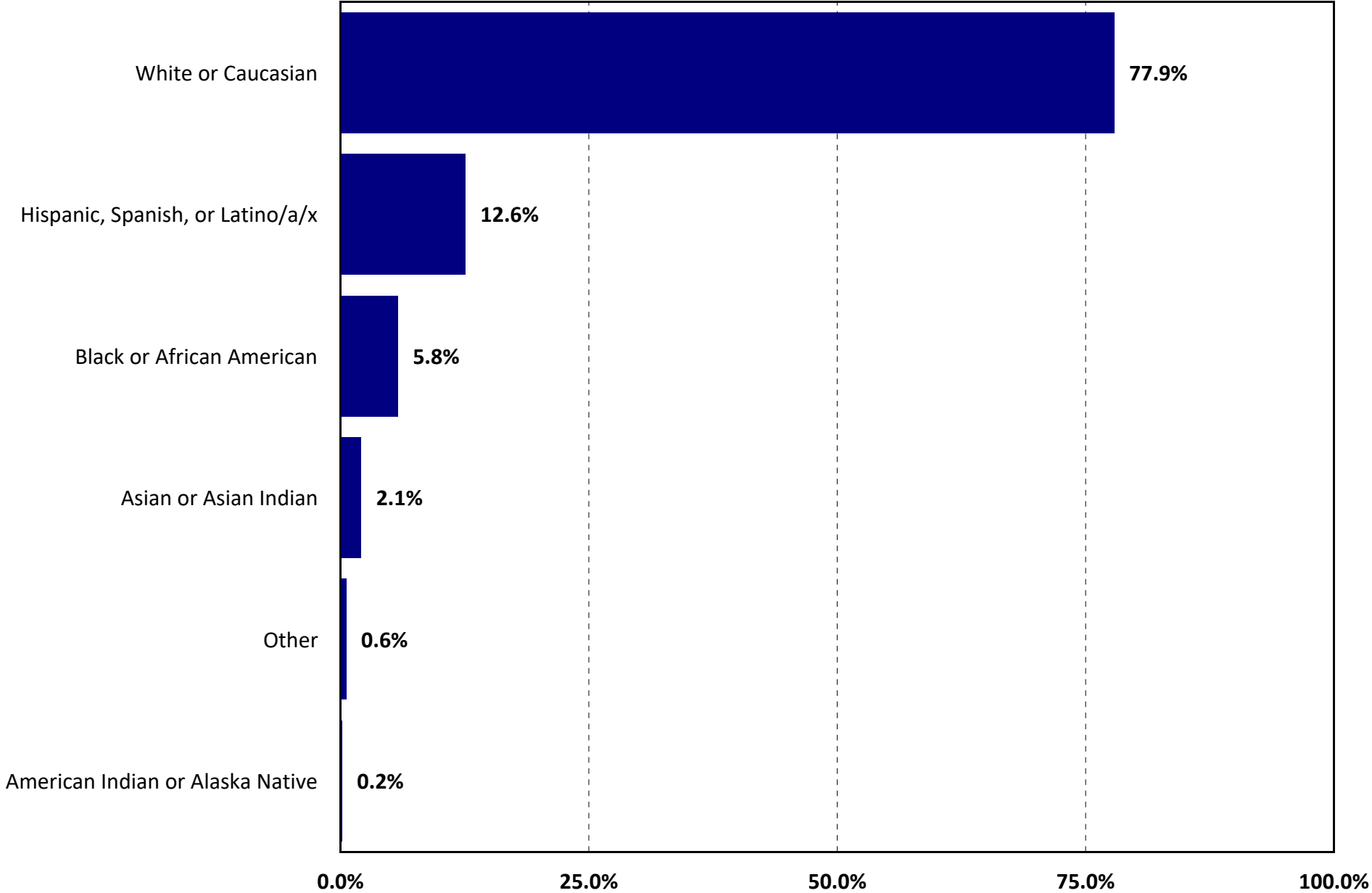
Q23. Including yourself, how many people in your household are in the following age groups?

by percentage of persons in household



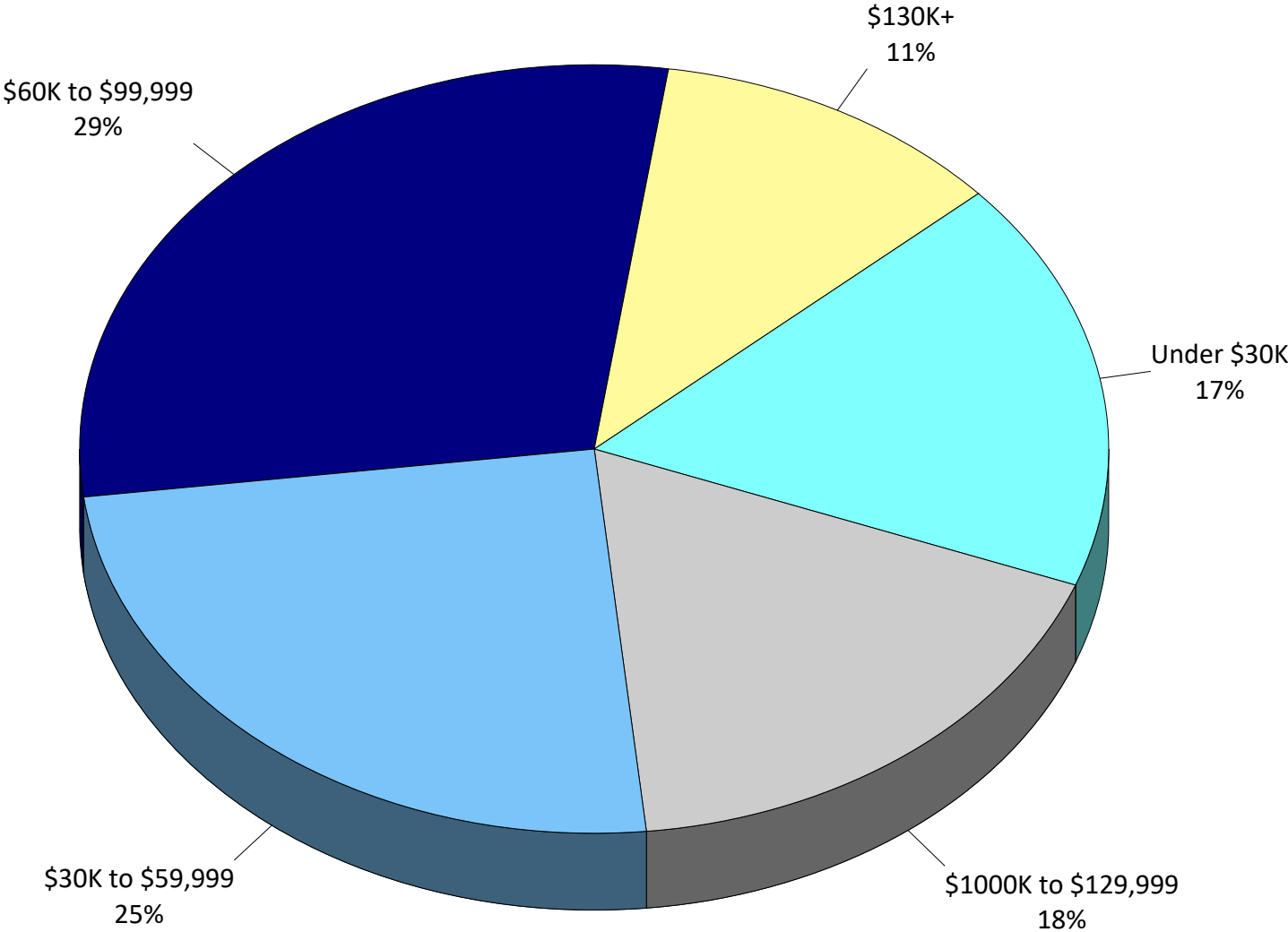
Q24. Which of the following best describes your race?

by percentage of respondents



Q25. What is your annual household income?

by percentage of respondents (excluding "not provided")



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Q1. Have you ever visited Warm Mineral Springs Park?

Q1. Have you ever visited Warm Mineral Springs Park	Number	Percent
Yes	859	89.6 %
No	100	10.4 %
Total	959	100.0 %

Q2. How often have you visited Warm Mineral Springs Park in the past two years?

Q2. How often have you visited Warm Mineral Springs Park in past two years	Number	Percent
Very frequently (weekly)	257	29.9 %
Frequently (monthly)	252	29.3 %
Occasionally (4+ times/year)	106	12.3 %
Rarely (2-3 times/year)	116	13.5 %
Very rarely (only once a year)	117	13.6 %
Not provided	11	1.3 %
Total	859	100.0 %

(WITHOUT "NOT PROVIDED")**Q2. How often have you visited Warm Mineral Springs Park in the past two years? (without "not provided")**

Q2. How often have you visited Warm Mineral Springs Park in past two years	Number	Percent
Very frequently (weekly)	257	30.3 %
Frequently (monthly)	252	29.7 %
Occasionally (4+ times/year)	106	12.5 %
Rarely (2-3 times/year)	116	13.7 %
Very rarely (only once a year)	117	13.8 %
Total	848	100.0 %

Q3. What is your level of agreement with the City investing North Port property tax proceeds, or other tax-generated revenue in the restoration and improvement of Warm Mineral Springs Park?

Q3. Your level of agreement with City investing North Port property tax proceeds or other tax-generated revenue	Number	Percent
Strongly agree	553	57.7 %
Agree	230	24.0 %
Neutral	54	5.6 %
Disagree	38	4.0 %
Strongly disagree	77	8.0 %
Not provided	7	0.7 %
Total	959	100.0 %

(WITHOUT "NOT PROVIDED")**Q3. What is your level of agreement with the City investing North Port property tax proceeds, or other tax-generated revenue in the restoration and improvement of Warm Mineral Springs Park? (without "not provided")**

Q3. Your level of agreement with City investing North Port property tax proceeds or other tax-generated revenue

	Number	Percent
Strongly agree	553	58.1 %
Agree	230	24.2 %
Neutral	54	5.7 %
Disagree	38	4.0 %
Strongly disagree	77	8.1 %
Total	952	100.0 %

Q4. What funding mechanisms would you be willing to invest in the improvement of Warm Mineral Springs Park?

Q4. What funding mechanisms would you be willing to invest in

	Number	Percent
Property tax proceeds	551	57.5 %
Partnership with a private organization	127	13.2 %
Tax supported bond issue	549	57.2 %
Phased improvement of property over time (funded by revenues generated by Warm Mineral Springs)	842	87.8 %
Other	31	3.2 %
Total	2100	

Q5. It is possible that in the future, the City Commission may be faced with having to decide to sell or transfer all or a portion of Warm Mineral Springs. In your opinion, what would you want to see the City do?

Q5. What would you want to see City do	Number	Percent
Sell a portion of Warm Mineral Springs land	37	3.9 %
Sell all of Warm Mineral Springs land	168	17.5 %
Transfer a portion of Warm Mineral Springs land	26	2.7 %
Transfer all of Warm Mineral Springs land	24	2.5 %
None of the above	688	71.7 %
Not provided	16	1.7 %
Total	959	100.0 %

(WITHOUT "NOT PROVIDED")**Q5. It is possible that in the future, the City Commission may be faced with having to decide to sell or transfer all or a portion of Warm Mineral Springs. In your opinion, what would you want to see the City do? (without "not provided")**

Q5. What would you want to see City do	Number	Percent
Sell a portion of Warm Mineral Springs land	37	3.9 %
Sell all of Warm Mineral Springs land	168	17.8 %
Transfer a portion of Warm Mineral Springs land	26	2.8 %
Transfer all of Warm Mineral Springs land	24	2.5 %
None of the above	688	73.0 %
Total	943	100.0 %

Q6. What commercial amenities would you most like to see at Warm Mineral Springs Park?

Q6. What commercial amenities would you most like to see at Warm Mineral Springs Park	Number	Percent
Restaurant	629	65.6 %
Entertainment	81	8.4 %
Spa	740	77.2 %
Wellness services	751	78.3 %
Hotel	75	7.8 %
Condominiums	16	1.7 %
Boutique shopping	70	7.3 %
Outdoor café/coffee shop	230	24.0 %
Outdoor recreation rentals	131	13.7 %
Other	25	2.6 %
None of the above	85	8.9 %
Total	2833	

(WITHOUT "NONE OF THE ABOVE")**Q6. What commercial amenities would you most like to see at Warm Mineral Springs Park? (without "none of the above")**

Q6. What commercial amenities would you most like to see at Warm Mineral Springs Park	Number	Percent
Restaurant	629	72.0 %
Entertainment	81	9.3 %
Spa	740	84.7 %
Wellness services	751	85.9 %
Hotel	75	8.6 %
Condominiums	16	1.8 %
Boutique shopping	70	8.0 %
Outdoor café/coffee shop	230	26.3 %
Outdoor recreation rentals	131	15.0 %
Other	25	2.9 %
Total	2748	

Q7. If Warm Mineral Springs Park included attractions such as a hotel, restaurant, spa, or shopping, how would that impact how often you visit the Park compared to now?

Q7. How would that impact how often you visit Warm Mineral Springs Park compared to now	Number	Percent
Significantly increase	69	7.2 %
Somewhat increase	85	8.9 %
Would not change	206	21.5 %
Somewhat decrease	184	19.2 %
Significantly decrease	406	42.3 %
Not provided	9	0.9 %
Total	959	100.0 %

(WITHOUT "NOT PROVIDED")**Q7. If Warm Mineral Springs Park included attractions such as a hotel, restaurant, spa, or shopping, how would that impact how often you visit the Park compared to now? (without "not provided")**

Q7. How would that impact how often you visit Warm Mineral Springs Park compared to now	Number	Percent
Significantly increase	69	7.3 %
Somewhat increase	85	8.9 %
Would not change	206	21.7 %
Somewhat decrease	184	19.4 %
Significantly decrease	406	42.7 %
Total	950	100.0 %

Q8. What is your level of support for a low intensity development of the Springs?

Q8. Your level of support for a low intensity development of the Springs	Number	Percent
Very supportive	792	82.6 %
Somewhat supportive	83	8.7 %
Not sure/neutral	36	3.8 %
Not supportive	45	4.7 %
Not provided	3	0.3 %
Total	959	100.0 %

(WITHOUT "NOT PROVIDED")**Q8. What is your level of support for a low intensity development of the Springs? (without "not provided")**

Q8. Your level of support for a low intensity development of the Springs	Number	Percent
Very supportive	792	82.8 %
Somewhat supportive	83	8.7 %
Not sure/neutral	36	3.8 %
Not supportive	45	4.7 %
Total	956	100.0 %

Q9. What is your level of support for a medium intensity development of the Springs?

Q9. Your level of support for a medium intensity development of the Springs	Number	Percent
Very supportive	76	7.9 %
Somewhat supportive	540	56.3 %
Not sure/neutral	47	4.9 %
Not supportive	292	30.4 %
Not provided	4	0.4 %
Total	959	100.0 %

(WITHOUT "NOT PROVIDED")**Q9. What is your level of support for a medium intensity development of the Springs? (without "not provided")**

Q9. Your level of support for a medium intensity development of the Springs	Number	Percent
Very supportive	76	8.0 %
Somewhat supportive	540	56.5 %
Not sure/neutral	47	4.9 %
Not supportive	292	30.6 %
Total	955	100.0 %

Q10. What is your level of support for a high intensity development of the Springs?

Q10. Your level of support for a high intensity development of the Springs	Number	Percent
Very supportive	48	5.0 %
Somewhat supportive	17	1.8 %
Not sure/neutral	26	2.7 %
Not supportive	866	90.3 %
Not provided	2	0.2 %
Total	959	100.0 %

(WITHOUT "NOT PROVIDED")**Q10. What is your level of support for a high intensity development of the Springs? (without "not provided")**

Q10. Your level of support for a high intensity development of the Springs	Number	Percent
Very supportive	48	5.0 %
Somewhat supportive	17	1.8 %
Not sure/neutral	26	2.7 %
Not supportive	866	90.5 %
Total	957	100.0 %

Q11. Out of the three levels of development, which intensity of development would you MOST like to see at the Springs?

Q11. Which intensity of development would you most like to see at the Springs	Number	Percent
Low intensity development	781	81.4 %
Medium intensity development	87	9.1 %
High intensity development	38	4.0 %
No additional development to the Springs	48	5.0 %
Not provided	5	0.5 %
Total	959	100.0 %

(WITHOUT "NOT PROVIDED")**Q11. Out of the three levels of development, which intensity of development would you MOST like to see at the Springs? (without "not provided")**

Q11. Which intensity of development would you most like to see at the Springs	Number	Percent
Low intensity development	781	81.9 %
Medium intensity development	87	9.1 %
High intensity development	38	4.0 %
No additional development to the Springs	48	5.0 %
Total	954	100.0 %

Q12. Do you see Warm Mineral Springs Park as a revenue-generating asset in North Port?

Q12. Do you see Warm Mineral Springs Park as a revenue-generating asset in North Port	Number	Percent
Yes	360	37.5 %
No	82	8.6 %
Not sure/I need more information	517	53.9 %
Total	959	100.0 %

Q13. The following are actions the City of North Port could take to expand the recreational amenities and facilities at Warm Mineral Springs Park. Please indicate how supportive you would be for the following potential actions.

(N=959)

	Very supportive	Somewhat supportive	Not sure	Not supportive
Q13-1. Addition of a large event pavilion/ amphitheater for entertainment/concerts	8.3%	9.8%	4.5%	77.4%
Q13-2. Addition of a museum/ interpretive center	10.2%	12.4%	5.4%	71.9%
Q13-3. Development & placement of historic exhibits throughout the grounds	12.6%	75.3%	5.0%	7.1%
Q13-4. Construction of a looped trail system with canopy walk	19.9%	72.2%	3.5%	4.4%
Q13-5. Addition of trailhead, restroom, & parking to support a connection to Legacy Trail Extension	81.8%	10.5%	2.8%	4.9%
Q13-6. Provision of small shelter/ pavilions to rent	10.4%	72.3%	7.3%	10.0%
Q13-7. Development of food truck/craft vendor plaza	10.1%	12.1%	68.0%	9.8%
Q13-8. Addition of high ropes course	5.8%	6.4%	70.4%	17.4%
Q13-9. Creation of outdoor wedding venue	7.9%	11.6%	66.8%	13.7%

Q14. Which THREE actions from the list in Question 13 are you MOST WILLING to fund with additional tax dollars allocated for parks and recreation amenity/facility improvements?

<u>Q14. Top choice</u>	<u>Number</u>	<u>Percent</u>
Addition of a large event pavilion/amphitheater for entertainment/concerts	54	5.6 %
Addition of a museum/interpretive center	28	2.9 %
Development & placement of historic exhibits throughout the grounds	36	3.8 %
Construction of a looped trail system with canopy walk	411	42.9 %
Addition of trailhead, restroom, & parking to support a connection to Legacy Trail Extension	330	34.4 %
Provision of small shelter/pavilions to rent	8	0.8 %
Development of food truck/craft vendor plaza	21	2.2 %
Addition of high ropes course	5	0.5 %
Creation of outdoor wedding venue	9	0.9 %
None chosen	57	5.9 %
Total	959	100.0 %

Q14. Which THREE actions from the list in Question 13 are you MOST WILLING to fund with additional tax dollars allocated for parks and recreation amenity/facility improvements?

<u>Q14. 2nd choice</u>	<u>Number</u>	<u>Percent</u>
Addition of a large event pavilion/amphitheater for entertainment/concerts	20	2.1 %
Addition of a museum/interpretive center	29	3.0 %
Development & placement of historic exhibits throughout the grounds	297	31.0 %
Construction of a looped trail system with canopy walk	58	6.0 %
Addition of trailhead, restroom, & parking to support a connection to Legacy Trail Extension	414	43.2 %
Provision of small shelter/pavilions to rent	18	1.9 %
Development of food truck/craft vendor plaza	23	2.4 %
Addition of high ropes course	7	0.7 %
Creation of outdoor wedding venue	14	1.5 %
None chosen	79	8.2 %
Total	959	100.0 %

Q14. Which THREE actions from the list in Question 13 are you MOST WILLING to fund with additional tax dollars allocated for parks and recreation amenity/facility improvements?

Q14. 3rd choice	Number	Percent
Addition of a large event pavilion/amphitheater for entertainment/concerts	16	1.7 %
Addition of a museum/interpretive center	39	4.1 %
Development & placement of historic exhibits throughout the grounds	366	38.2 %
Construction of a looped trail system with canopy walk	299	31.2 %
Addition of trailhead, restroom, & parking to support a connection to Legacy Trail Extension	40	4.2 %
Provision of small shelter/pavilions to rent	36	3.8 %
Development of food truck/craft vendor plaza	29	3.0 %
Addition of high ropes course	9	0.9 %
Creation of outdoor wedding venue	16	1.7 %
None chosen	109	11.4 %
Total	959	100.0 %

Q14. Which THREE actions from the list in Question 13 are you MOST WILLING to fund with additional tax dollars allocated for parks and recreation amenity/facility improvements? (top 3)

Q14. Top choice	Number	Percent
Addition of a large event pavilion/amphitheater for entertainment/concerts	90	9.4 %
Addition of a museum/interpretive center	96	10.0 %
Development & placement of historic exhibits throughout the grounds	699	72.9 %
Construction of a looped trail system with canopy walk	768	80.1 %
Addition of trailhead, restroom, & parking to support a connection to Legacy Trail Extension	784	81.8 %
Provision of small shelter/pavilions to rent	62	6.5 %
Development of food truck/craft vendor plaza	73	7.6 %
Addition of high ropes course	21	2.2 %
Creation of outdoor wedding venue	39	4.1 %
None chosen	57	5.9 %
Total	2689	

Q15. How likely would you be to visit a full-service Wellness Spa at Warm Mineral Springs Park offering amenities such as thermal suites and saunas, hydrotherapy pools, massage, and other treatments?

Q15. How likely would you be to visit a full-service Wellness Spa at Warm Mineral Springs Park	Number	Percent
Very likely	63	6.6 %
Likely	50	5.2 %
Somewhat likely	524	54.6 %
Not likely	316	33.0 %
Not provided	6	0.6 %
Total	959	100.0 %

(WITHOUT "NOT PROVIDED")**Q15. How likely would you be to visit a full-service Wellness Spa at Warm Mineral Springs Park offering amenities such as thermal suites and saunas, hydrotherapy pools, massage, and other treatments? (without "not provided")**

Q15. How likely would you be to visit a full-service Wellness Spa at Warm Mineral Springs

Park	Number	Percent
Very likely	63	6.6 %
Likely	50	5.2 %
Somewhat likely	524	55.0 %
Not likely	316	33.2 %
Total	953	100.0 %

Q16. How important are the following to you and your household's health and well being in relation to visiting Warm Mineral Springs?

(N=959)

	Very important	Important	Fairly important	Slightly important	Not important	Not provided
Q16-1. Year-round fitness & recreation opportunities	8.4%	53.9%	6.4%	5.8%	24.6%	0.8%
Q16-2. Healthy food options	53.4%	7.9%	5.9%	19.5%	12.0%	1.3%
Q16-3. Clean & safe amenities & facilities	68.4%	22.2%	3.5%	1.7%	3.2%	0.9%

(WITHOUT "NOT PROVIDED")**Q16. How important are the following to you and your household's health and well being in relation to visiting Warm Mineral Springs? (without "not provided")**

(N=959)

	Very important	Important	Fairly important	Slightly important	Not important
Q16-1. Year-round fitness & recreation opportunities	8.5%	54.4%	6.4%	5.9%	24.8%
Q16-2. Healthy food options	54.1%	8.0%	6.0%	19.7%	12.1%
Q16-3. Clean & safe amenities & facilities	69.1%	22.4%	3.6%	1.7%	3.3%

Q17. Regarding Warm Mineral Springs, how important are the following to you and your household?

(N=959)

	Very important	Important	Fairly important	Slightly important	Not important	Not provided
Q17-1. Natural & cultural education activities	9.1%	9.5%	7.0%	19.2%	54.4%	0.8%
Q17-2. Natural spaces I can access	63.0%	23.6%	5.9%	2.7%	4.0%	0.8%

(WITHOUT "NOT PROVIDED")**Q17. Regarding Warm Mineral Springs, how important are the following to you and your household? (without "not provided")**

(N=959)

	Very important	Important	Fairly important	Slightly important	Not important
Q17-1. Natural & cultural education activities	9.1%	9.6%	7.0%	19.3%	54.9%
Q17-2. Natural spaces I can access	63.5%	23.8%	6.0%	2.7%	4.0%

Q18. Within the last two years, have you used the natural area around Warm Mineral Springs for any of the following?

Q18. What following have you used natural area around Warm Mineral Springs within last two years

	Number	Percent
Walking/hiking	718	74.9 %
Photography/wildlife watching	663	69.1 %
Socialization/unstructured play	505	52.7 %
Picnicking	36	3.8 %
Other	18	1.9 %
Total	1940	

Q19. Are you a full-time or part-time resident?

Q19. Are you a full-time or part-time resident	Number	Percent
Full-time resident	631	65.8 %
Part-time resident	319	33.3 %
Not provided	9	0.9 %
Total	959	100.0 %

(WITHOUT "NOT PROVIDED")**Q19. Are you a full-time or part-time resident? (without "not provided")**

Q19. Are you a full-time or part-time resident	Number	Percent
Full-time resident	631	66.4 %
Part-time resident	319	33.6 %
Total	950	100.0 %

Q20. How many years have you lived in the City of North Port?

Q20. How many years have you lived in City of

North Port	Number	Percent
0-5	241	25.1 %
6-10	230	24.0 %
11-15	202	21.1 %
16-20	187	19.5 %
21-30	80	8.3 %
31+	9	0.9 %
Not provided	10	1.0 %
Total	959	100.0 %

(WITHOUT "NOT PROVIDED")**Q20. How many years have you lived in the City of North Port? (without "not provided")**

Q20. How many years have you lived in City of

North Port	Number	Percent
0-5	241	25.4 %
6-10	230	24.2 %
11-15	202	21.3 %
16-20	187	19.7 %
21-30	80	8.4 %
31+	9	0.9 %
Total	949	100.0 %

Q21. What is your age?

Q21. Your age	Number	Percent
18-34	150	15.6 %
35-44	153	16.0 %
45-54	173	18.0 %
55-64	202	21.1 %
65+	273	28.5 %
Not provided	8	0.8 %
Total	959	100.0 %

(WITHOUT "NOT PROVIDED")**Q21. What is your age? (without "not provided")**

Q21. Your age	Number	Percent
18-34	150	15.8 %
35-44	153	16.1 %
45-54	173	18.2 %
55-64	202	21.2 %
65+	273	28.7 %
Total	951	100.0 %

Q22. What is your gender?

<u>Q22. Your gender</u>	<u>Number</u>	<u>Percent</u>
Male	469	48.9 %
Female	486	50.7 %
Non-binary	1	0.1 %
Not provided	3	0.3 %
Total	959	100.0 %

(WITHOUT "NOT PROVIDED")**Q22. What is your gender? (without "not provided")**

<u>Q22. Your gender</u>	<u>Number</u>	<u>Percent</u>
Male	469	49.1 %
Female	486	50.8 %
Non-binary	1	0.1 %
Total	956	100.0 %

Q23. Counting yourself, how many people in your household are...

	<u>Mean</u>	<u>Sum</u>
number	2.1	1983
Under 5 years	0.0	38
5-9 years	0.1	52
10-14 years	0.1	50
15-19 years	0.1	48
20-24 years	0.0	43
25-34 years	0.3	265
35-44 years	0.3	319
45-54 years	0.4	352
55-64 years	0.4	387
65-74 years	0.2	239
75+ years	0.2	190

Q24. Which of the following best describes your race?

Q24. Your race	Number	Percent
Asian or Asian Indian	20	2.1 %
Black or African American	56	5.8 %
American Indian or Alaska Native	2	0.2 %
White or Caucasian	747	77.9 %
Hispanic, Spanish, Latino/a/x	121	12.6 %
Other	6	0.6 %
Total	952	

Q24-7. Self-describe your race:

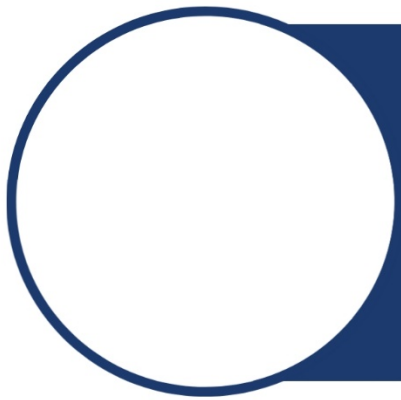
Q24-7. Self-describe your race	Number	Percent
Mixed	2	40.0 %
More than one	1	20.0 %
Middle Eastern	1	20.0 %
Multi-ethnic White	1	20.0 %
Total	5	100.0 %

Q25. What is your annual household income?

Q25. Your annual household income	Number	Percent
Less than \$30K	141	14.7 %
\$30K to \$59,999	202	21.1 %
\$60K to \$99,999	239	24.9 %
\$100K to \$129,999	146	15.2 %
\$130K+	92	9.6 %
Not provided	139	14.5 %
Total	959	100.0 %

(WITHOUT "NOT PROVIDED")**Q25. What is your annual household income? (without "not provided")**

Q25. Your annual household income	Number	Percent
Less than \$30K	141	17.2 %
\$30K to \$59,999	202	24.6 %
\$60K to \$99,999	239	29.1 %
\$100K to \$129,999	146	17.8 %
\$130K+	92	11.2 %
Total	820	100.0 %



Open-Ended Responses

Open-Ended Question Responses

Q4—“Other”: What funding mechanisms would you be willing to invest in the improvement of Warm Mineral Springs Park?

- A non-commercial partnership that protects all of the NP owned land. Must find the balance of profitability to sustain the property forever without commercial "for profit" operations such as townhomes and offices. None of the land should ever be sold off. However, it should be properly managed in partnership with NP, and it's residents. Let's keep in mind, it's not a tourist attraction. It is a historical marker in the state of Florida that should be maintained, protected, preserved and improved.
- All types of Donations & money creating events for all historical reasons, events to be held there like a "" pop up"" public evening event charitable night, educational funds involving local schools, colleges and technical colleges, applying or requesting any/all available government grants. Events at the springs to include Crowd funding sources & once a month craft, art, health, science & medical visionary subject lectures with donations from food trucks/ catering where proceeds go direct to the wms fund to have a very small but continual source of money, marketing and constant public input. Thanking you in advance for all these ideas Oh also considering the people in the neighborhood as Ortiz is a two way dangerous street if used constantly there is no sidewalks. Bike riders & people walking are at the mercy of the drivers at all hours!!!!!!
- Cheap rates for north port locals and the higher price for everyone else.
- City needs to not be involved in it at all
- County managed environmentally sensitive lands tax approved periodically at referendum by Sarasota County voters.
- Create a charitable foundation to raise funds to support the ongoing operation and maintenance of WMS.
- Does not need to be developed!
- Fundraising event at WMS specifically to benefit the springs. Festivals, carnivals, etc.. ALL proceeds going to WMS improvements.
- Grants, partnership with nonprofits or silent partners who have no interest in developing the site for personal financial gain
- I am not in favor of taxing residents at this time. I am clearly not in favor of a private partnership. You need to expand your vision for the Springs. Put some cottages on the property for use by people giving family reunions, boy/girl scout camp opportunities, artist exhibits, music festivals, etc. Also purchase that dump of a hotel at the entrance to the Springs and provide a conference center. Advertise the Springs in other states as a family friendly resort.
- I don't know why the Springs have not been designated historical/archaeological which would make it eligible for federal monies.
- I firmly believe that Warm Mineral Springs could benefit from state ownership. The Florida Forever project, in which proposals may be submitted for acquisition by the state exists as a viable option.
- I would like to see the entire property given to the state of Florida for a state park. To be enjoyed forever at a low cost it would be wonderful! The state would staff and do all the maintenance. Everyone wins.

- If this is truly a world class natural feature, then we should charge a substantial price for access to something so unique. In other words, let the entrance fees support the project.
- Leave it as it is. Stop trying to develop it.
- Maybe it doesn't need to be improved as much as North Port thinks. Look at other Springs in Central Florida that don't need such investments.
- Pursue grant opportunities also to support it. Any historical grants, mitigation grants from Ian, HMGP grants,
- Research the possibilities of making the Warm Mineral Springs a national or Florida State Park.
- Sell it off! Dump it!
- Sell the park to the highest bidder.
- sell to a private enterprise and collect tax revenue.
- Sell WMS to interested parties with the caveat of restricted build criteria. Build criteria to be developed by group of NP residents and reviewed and approved by residents
- Should be completely privatized
- Showers and bathrooms on property.
- State of Florida should cover this as a Florida State Park.
- Surtax
- There is already money voted on by the citizens of North Port to fix the historic buildings. Grants could be applied for to fix the health of the tributary that feeds the springs. Don't let it dry up like so many other springs in Florida that had active activity and recreation buildings that went bust.
- With its historical significance it should be a state park, not a city facility. With that being said, no developers should be involved.
- Without "over developing".
- WMS takes in enough money to appropriately handle funding.
- Work towards transitioning WMS to the Sarasota County Park System as one of their specialty parks connecting to the legacy trail

Q6—"Other": What commercial amenities would you most like to see at Warm Mineral Springs Park?

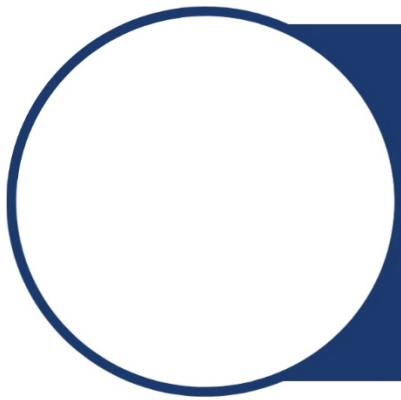
- A museum, nature center, and/or historical tours.
- A park similar to lakes park in fort myers
- At the start of this expansion project, the proposed plans included more outdoor recreation elements that could potentially protect the native animals, trees, plants, etc., on the property. The latest proposal from the P3 partner is far more invasive with a hotel, condos, private homes, etc. I prefer the initial city plans.
- Bike Path, Amphitheatre, All People's Park, Lighting, Better Parking, Artist Corners, Farmers Market, Artisan and Craft Events. A place for our community to gather and support each other physically, mentally, spiritually, and holistically. Peace and comfort should abound.
- Camping
- Community gardens, outdoor classes, trails, etc.
- connection to Legacy Trail, walking trails, museum about historical significance, picnic, gardens, towers, wedding area, food truck area, outside activities (similar to City Hall park area) and other low-impact activities

- Connection to the North Port Legacy Trail Connector.
- Eco camping, eco tours
- Florida natural and cultural history museum
- Freediving should be allowed, rules can easily be put in place if necessary.
- Health and Wellness Retreats, Water Education, Fossil Education, Gardens/ Edible Forest Garden, Crystal Bowl Meditations, Reiki Practitioners, Meditation Hours, Silent Retreats, Historians, Drum Circles, Earth Day Celebrations, Land Education Time
- Hiking trails and camping sites. I am okay with an outdoor amphitheater like was in the 2019 plan.
- I think it should be kept recreational as a spa/outdoor park - quiet space for people to enjoy the area - there is enough building going up everywhere in North Port that we should be able to keep this land as a park for the people who use it - walking trails would be nice - the Bobby Jones golf course in Sarasota is being done over for the people of the community we should be able to do the same
- I want it to feel like Disney Wilderness Lodge.
- I would like to see the current buildings rebuilt to current hurricane standards. I would also like to see public water, sewer and internet infrastructure brought to this area. The office should have a gift shop.
- Local music and activities to listen to there like Venice has downtown.
- Natural history museum.
- No one likes CHANGE but CHANGE is inevitable so we must bring our city into the future soundly & show how proud we are through this blessing. We need to reach out to all ethnic groups, tax payers, renters, restaurants, churches & local business to stand by our community together. Warm Mineral Springs & North Port must be marketed throughout the USA As a group & family oriented city. We must show all that is offered through the amenities. We should be lowering the price at the pool on Price. It should NOT cost more to use it. The hours are not consistent, nor long.. It's brand new and EXTREMELY EXPENSIVE, it was supposed to become a benefit of this city. It's a damn shame we can utilize the springs easier than the tax payer pool !!!!!. Start to combine them both to get the word out. We are a HUGE SINGLE FAMILY CITY WE NEED TO ACT LIKE IT !!!!! Amend our thoughts process as we are a city not a business. We have a VERY bad rap through construction/ repair/ handyman companies already when it comes to creating or building things with permits. Everyone comments that's it's a city run as a HOA. This is embarrassing they say it's all about money money money we need to change the thought process as I said above...it's all about the word "CHANGE".
- Nothing commercialized! It's a park!! Treehouses for rental, walking paths, bike trails, places to view nature. Don't take away our nature!!!
- Primitive camping, Small amphitheater
- Snack Shop
- Tourist type businesses that are compatible with a tasteful nature/wellness theme. No industrial or chain looking businesses with plenty of space between them to respect the nature, e.g., an attractive bed and breakfast or spa and wellness retreat. No more dollar generals or over developed areas of business or housing
- Transfer ownership of the whole property 80+ acres to Sarasota county and let the Sarasota county park system run the venue. Let the county decide on the renovations and policies.

- Would like to see clean and opened public bathrooms for visitors to use year-round. The gift shop could be expanded and repaired for visitors to shop. Food trucks would be a good idea for food and beverages for visitors. Federal grant money and state financial support needs to be explored. This is a historical landmark, it should be kept as such, and not used for commercial and private business owners use, and profit. Hotels, restaurants etc. would not be a good idea in the park.

Q18—“Other”: Within the last two years, have you used the natural area around Warm Mineral Springs for any of the following?

- Biking
- Biking
- Birding
- Cycling the NP connector, viewing the manatees in Salt Creek, Kayaking Deer Prairie Creek and Bob Johnson Landing
- Freediving. Stop trying to take our spring away.
- It’s impossible to use this space as it has been closed most of the last three years. The city has no business running any business and using taxpayers dollars to subsidize its substandard and poor management. The City is not using taxpayer dollars in a responsible way at all
- Meetings
- My mother-in-law and wife soaked in the springs
- Only swimming
- Only used the walking circle in the springs.
- Primarily swimming and free dive training.
- small gathering/meetings - book group, embroidery
- sunbathing
- Swimming
- Swimming
- The health benefits of the water
- toured sight
- Work



Survey Instrument



NorthPortFL.gov

4970 City Hall Blvd.

North Port, FL 34286

941-429-7000

Dear City of North Port resident,

The City is exploring a potential public-private (P3) partnership for the future development of Warm Mineral Springs Park. Ideally, this partner would align with our shared vision for the future of the park; and would help enhance and protect this important asset without burdening City taxpayers. It will be imperative to ensure residents have easy and affordable access to the park, while welcoming new visitors from outside the area. Public feedback for this process is important to our negotiations team, as they will help us determine priorities that should be considered while exploring this opportunity.

Your household has been randomly selected to take part in the survey, therefore, your participation is critical to helping us understand the community's needs and desires. We know your time is valuable and appreciate the 15-20 minutes it will take you to answer all the questions in the enclosed survey.

For ease of completion and in recognition of the varying ways residents enjoy providing input, there are two ways of completing the survey:

1. Complete the enclosed paper survey and return it in the enclosed postage-pre-paid envelope within the next two weeks.
2. Or, complete the survey online by going to WarmMineralSpringsSurvey.org.

Conducting this survey and analyzing the results on behalf of the City of North Port is ETC Institute. ETC Institute is a national leading market research firm that specializes in the design and administration of market research for governmental organizations. ETC Institute's major areas of emphasis include customer satisfaction surveys, community planning surveys, and parks and recreation needs assessments. During the past five years, ETC Institute has conducted projects in more than 1,000 cities and counties throughout the United States. Your information will remain completely confidential, and responses will only be delivered in an aggregate format to ensure your anonymity. If you have any questions, you may reach out to Esther Campbell, ETC Institute's Project Manager, at Esther.Campbell@ETCInstitute.com or (913) 254-4528.

Your feedback is important and valuable to us! Once we have collected the survey responses, ETC Institute will compile the data, analyze it, provide a written report, and ensure we understand the community's needs and desires. Following completion of the survey analysis, the City will be hosting facilitated community engagement meetings to share the results of the survey and proposed next steps for Warm Mineral Springs Park. Please visit NorthPortFL.gov/WMSPMasterPlan to register for eNotifications to stay up to date on upcoming meetings regarding this project.

Sincerely,

A. Jerome Fletcher II, ICMA-CM

City Manager



2023 Warm Mineral Springs Park Community Survey

The City of North Port would like your input to help determine priorities that should be considered while pursuing a potential public-private partnership for the future development of Warm Mineral Springs Park. This survey will take 15-20 minutes to complete. When you are finished, return your survey in the enclosed postage-paid envelope. If you prefer, you can complete the survey online at WarmMineralSpringsSurvey.org. We greatly appreciate your time!

1. Have you ever visited Warm Mineral Springs Park?

(1) Yes [Answer Question 2.] (2) No [Skip to Question 3.]

2. How often have you visited Warm Mineral Springs Park in the past two years?

(5) Very frequently (weekly) (2) Rarely (2-3 times/year)
 (4) Frequently (monthly) (1) Very rarely (only once a year)
 (3) Occasionally (4+ times/year)

Financial Impact

3. What is your level of agreement with the City investing North Port property tax proceeds, or other tax-generated revenue in the restoration and improvement of Warm Mineral Springs Park?

(5) Strongly agree (2) Disagree
 (4) Agree (1) Strongly disagree
 (3) Neutral

4. What funding mechanisms would you be willing to invest in the improvement of Warm Mineral Springs Park? [Check ALL that apply.]

(1) Property tax proceeds (4) Phased improvement of the property over time (funded by the revenues generated by Warm Mineral Springs)
 (2) Partnership with a private organization
 (3) Tax supported bond issue (5) Other: _____

5. It is possible that in the future, the City Commission may be faced with having to decide to sell or transfer all or a portion of Warm Mineral Springs. In your opinion, what would you want to see the City do?

(1) Sell a portion of Warm Mineral Springs land (4) Transfer all of Warm Mineral Springs land
 (2) Sell all of Warm Mineral Springs land (5) None of the above
 (3) Transfer a portion of Warm Mineral Springs land

Economic Development

6. What commercial amenities would you most like to see at Warm Mineral Springs Park? [Check ALL that apply.]

(01) Restaurant (07) Boutique shopping
 (02) Entertainment (08) Outdoor café/coffee shop
 (03) Spa (09) Outdoor recreation rentals
 (04) Wellness services (10) Other: _____
 (05) Hotel (11) None of the above
 (06) Condominiums

7. If Warm Mineral Springs Park included attractions such as a hotel, restaurant, spa, or shopping, how would that impact how often you visit the Park compared to now?

(5) Significantly increase (2) Somewhat decrease
 (4) Somewhat increase (1) Significantly decrease
 (3) Would not change

8. **What is your level of support for a low intensity development of the Springs?** *[Low intensity development of the Springs would potentially include: garden(s), trail(s), park(s), playground(s), and outdoor recreation.]*
 ____ (4) Very supportive ____ (3) Somewhat supportive ____ (2) Not sure/neutral ____ (1) Not supportive
9. **What is your level of support for a medium intensity development of the Springs?** *[Medium intensity development of the Springs would potentially include: garden(s), trail(s), park(s), playground(s), outdoor recreation, museum(s), wellness center, restaurant(s), boutique retailer(s), and professional office.]*
 ____ (4) Very supportive ____ (3) Somewhat supportive ____ (2) Not sure/neutral ____ (1) Not supportive
10. **What is your level of support for a high intensity development of the Springs?** *[High intensity development of the Springs would potentially include: garden(s), trail(s), park(s), playground(s), outdoor recreation, museum(s), wellness center, restaurant(s), boutique retailer(s), professional office, resort facility, and destination residential units (e.g., condos).]*
 ____ (4) Very supportive ____ (3) Somewhat supportive ____ (2) Not sure/neutral ____ (1) Not supportive
11. **Out of the three levels of development, which intensity of development would you MOST like to see at the Springs?**
 ____ (1) Low intensity development ____ (3) High intensity development
 ____ (2) Medium intensity development ____ (4) No additional development to the Springs
12. **Do you see Warm Mineral Springs Park as a revenue-generating asset in North Port?**
 ____ (1) Yes ____ (2) No ____ (3) Not sure/I need more information

Recreational Use/Quality of Life

13. **The following are actions the City of North Port could take to expand the recreational amenities and facilities at Warm Mineral Springs Park. Please indicate how supportive you would be for the following potential actions.**

		Very Supportive	Somewhat Supportive	Not Sure	Not Supportive
1.	Addition of a large event pavilion/amphitheater for entertainment/concerts	4	3	2	1
2.	Addition of a museum/interpretive center	4	3	2	1
3.	Development and placement of historic exhibits throughout the grounds	4	3	2	1
4.	Construction of a looped trail system with canopy walk	4	3	2	1
5.	Addition of trailhead, restroom, and parking to support a connection to the Legacy Trail Extension	4	3	2	1
6.	Provision of small shelter/pavilions to rent	4	3	2	1
7.	Development of food truck/craft vendor plaza	4	3	2	1
8.	Addition of high ropes course	4	3	2	1
9.	Creation of outdoor wedding venue	4	3	2	1

14. **Which THREE actions from the list in Question 13 are you MOST WILLING to fund with additional tax dollars allocated for parks and recreation amenity/facility improvements?** *[Write in your answers below using the numbers from the list in Question 13, or circle "NONE."]*
 1st: ____ 2nd: ____ 3rd: ____ NONE

Health and Wellness

15. **How likely would you be to visit a full-service Wellness Spa at Warm Mineral Springs Park offering amenities such as thermal suites and saunas, hydrotherapy pools, massage, and other treatments?**
 ____ (4) Very likely ____ (3) Likely ____ (2) Somewhat likely ____ (1) Not likely

16. household's health and wellbeing in relation to visiting Warm Mineral Springs?		Very Important	Important	Fairly Important	Slightly Important	Not Important
1.	Year-round fitness and recreation opportunities	5	4	3	2	1
2.	Healthy food options	5	4	3	2	1
3.	Clean and safe amenities and facilities	5	4	3	2	1

Cultural and Natural Resource Protection and Restoration

17. Regarding Warm Mineral Springs, how important are the following to you and your household?		Very Important	Important	Fairly Important	Slightly Important	Not Important
1.	Natural and cultural education activities	5	4	3	2	1
2.	Natural spaces I can access	5	4	3	2	1

18. Within the last two years, have you used the natural area around Warm Mineral Springs for any of the following? [Check ALL that apply.]

- (1) Walking/hiking
- (2) Photography/wildlife watching
- (3) Socialization/unstructured play
- (4) Picnicking
- (5) Other: _____

Demographics

The demographic questions below are about you and your household. These questions are asked to ensure we have reached all groups in the City of North Port and that the results are statistically valid. Statistically valid data means that the results will represent the opinions and needs of the community. Your individual responses will remain confidential.

19. Are you a full-time or part-time resident? (1) Full-time resident (2) Part-time resident

20. How many years have you lived in the City of North Port? _____ years

21. What is your age? _____ years

22. What is your gender?

- (1) Male
- (2) Female
- (3) Non-binary
- (4) Prefer to self-describe: _____

23. Counting yourself, how many people in your household are...

- Under 5 years: _____
- 5 - 9 years: _____
- 10 - 14 years: _____
- 15 - 19 years: _____
- 20 - 24 years: _____
- 25 - 34 years: _____
- 35 - 44 years: _____
- 45 - 54 years: _____
- 55 - 64 years: _____
- 65 - 74 years: _____
- 75+ years: _____

24. Which of the following best describes your race? [Check ALL that apply.]

- (01) Asian or Asian Indian
- (02) Black or African American
- (03) American Indian or Alaska Native
- (04) White or Caucasian
- (05) Native Hawaiian or other Pacific Islander
- (06) Hispanic, Spanish, Latino/a/x
- (99) Other: _____

25. What is your annual household income?

- (1) Less than \$30,000
- (2) \$30,000 to \$59,999
- (3) \$60,000 to \$99,999
- (4) \$100,000 to \$129,999
- (5) \$130,000 or more

26. Would you be willing to participate in future surveys sponsored by the City of North Port?

____(1) Yes [*Please answer Q26a.*] ____ (2) No

26a. Please provide your contact information.

Mobile Phone Number: _____

Email Address: _____

This concludes the survey. Thank you for your time!

Please return your completed survey in the enclosed return-reply envelope addressed to:
ETC Institute, 725 W. Frontier Circle, Olathe, KS 66061

Your responses will remain **completely** confidential.
The information above will ONLY be used to help
formulate plans for the future of Warm Mineral
Springs Park. Thank you!