

Wellfield Regional Park Improvements Update

**Joint Meeting
May 16, 2025**

Background

- Since 2018, the County and City of Venice have been discussing a new interlocal agreement with a focus on the County's role as a regional park provider as outlined in the 2016 Parks Master Plan and the transition of non-regional parks back to the City for operations.
- Interlocal Negotiation Strategy:
 1. Improving Staff-level Relationships
 2. Joint Capital Parks Planning and Joint Projects
 3. Accepting City/County Park Management Roles
 4. Emergency Collaboration

Background

- The future of Wellfield Park was a focal point in the City and County negotiations.
- Significant athletic facility serving the mid-county region.
- Cost-sharing became key to upgrade this facility and offer mutual benefit to both City and County.
- Positive Board support and collaboration.
- In the Fall of 2024, both Boards approved the new parks interlocal agreement between the City of Venice and Sarasota County, an agreement for conveyance of Wellfield Park and a funding agreement for the redevelopment of Wellfield Park as a Regional Park.

Interlocal Agreement

- The new interlocal agreement takes effect on October 1, 2026, at the end of the term of the existing interlocal agreement and includes:
 - The County continuing operation of the Designated Regional City Parks, including the beaches and Marina Park and Boat Ramp in the Interlocal.
 - The return of seven parks to the City of Venice for operations.
 - Continued operation of Pinebrook Park as an extension of Wellfield Park.
 - Chuck Reiter Park will be returned to City operations no later than October 1, 2029.
- The term of the interlocal agreement is ten years, commencing on October 1, 2026, and shall be automatically renewed in two additional five-year increments.

Conveyance Agreement

- The Agreement for Conveyance of Real Property describes the transfer of the Wellfield Park property from the City to the County, subject to easements, reservations and restrictions of record.
- The County has agreed to perpetually operate the Regional Park Property as a regional athletic park, consistent with its current use subject to appropriations for funding and budgetary considerations.
- Upon closing and conveyance of Wellfield Park to the County, all operations, maintenance, repair and replacement including capital improvements will become the responsibility of Sarasota County.

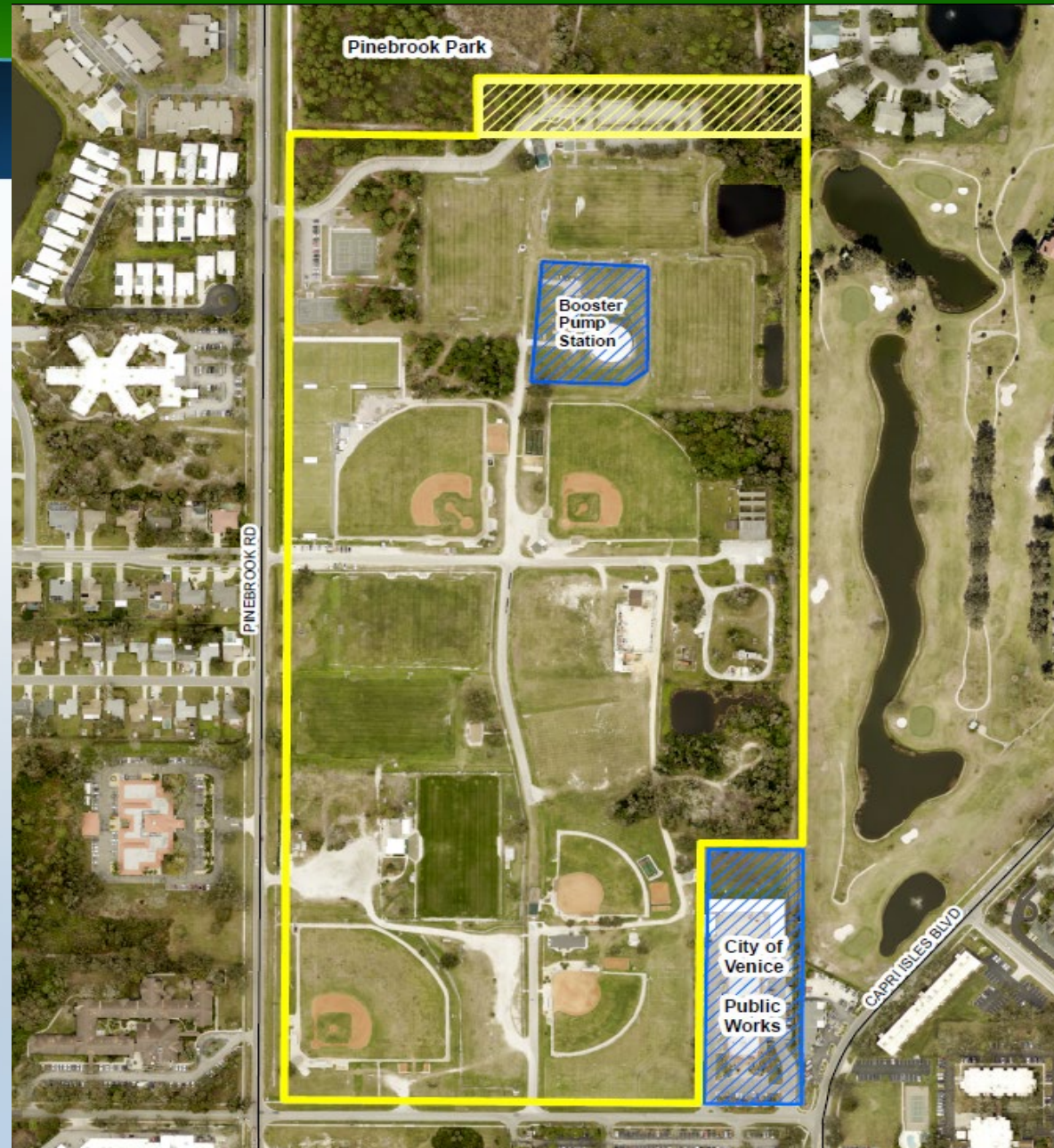
Funding Agreement

- The Funding Agreement for Wellfield Park/Regional Park Project describes the partnership between the County and the City and sets forth the specific funding associated with the redevelopment project, which is estimated to cost a minimum of \$40 million.
- The City has agreed to provide funding in the amount of \$20 million for the Regional Park Project.
- The County has agreed to provide a minimum of \$20 million for the development of the Regional Park.

Vicinity Map



Wellfield Park



Wellfield Regional Park Improvements Project

- Wellfield Park currently has aging infrastructure with many amenities and facilities at end of life and in need of complete replacement.
- A CIP project to prepare for design and pre-construction services following successful conveyance of the park property has been established.
- The CIP project will include planning, design and permitting to reorganize and redevelop the park into the south county regional sports complex.



Regional Park Project Milestones and Timeline



- Solicit and award design and construction manager contracts
Fall 2025
- Begin initial master/concept planning and community engagement
Late 2025 - Early 2026
- Design and Permitting
Spring 2026 - Spring 2027
- Begin Phased Construction
Spring 2027



Community Engagement and Master Planning

Community engagement will be key to the successful redevelopment of Wellfield Park and the surrounding parks and preserves.

- Wellfield Park
 - Optimization and efficiency of space allocation
 - Modernization of facilities and understanding changes in youth sports
 - Increasing sports tourism opportunities
- Pinebrook Park
 - Connectivity and parking
 - Possible relocation, replacement, or development of amenities
- Bypass Park/Foxworthy Campus
 - Complementary amenities and facilities
 - Utilization of space for overflow, tournament and temporary uses

Initial Funding Plan

Funding Source	FY25	FY26	FY27	Out Years	Estimated Totals
County					
South County Park Impact Fees	\$1,000,000	\$2,000,000	\$2,500,000	\$7,000,000	\$12,500,000
Surtax IV		\$4,300,000	\$1,700,000		\$6,000,000
Tourist Development Tax		\$1,500,000			\$1,500,000
City					
COV Initial Payment		\$5,000,000			\$5,000,000
COV Park Impact Fees	\$2,000,000	\$1,000,000	\$2,000,000	\$10,000,000	\$15,000,000
Totals	\$3,000,000	\$13,800,000	\$6,200,000	\$17,000,000	\$40,000,000*

* Anticipated to be the initial project funding and represents the City's contribution and the County's committed funding match.

Next Steps

- Staff are working to complete due diligence and related actions to complete conveyance of Wellfield Park to Sarasota County.
- Upon award of solicitation for Design Contractor and Construction Manager at Risk staff will begin initial concept planning and community engagement efforts.



Questions