

I. Activity Center 7

Key Findings

Existing Conditions

- In 2002/03 the Warm Mineral Springs complex and several adjacent properties annexed into the City.
- AC 7 is established to provide for protection of the Springs while permitting a limited mixture of residential, office, professional, institutional and commercial uses intended to complement the existing uses at the Springs and to create an internationally recognized wellness center.
- No new development has occurred at the Springs since its annexation into the City, however the health club has been in existence since 1960.

Existing relationship of Land Use to Tax Base

- Currently, the health club is the only structure on the tax rolls.

Future Development

- 37% of this Activity Center is protected due to environmental and archeological uses.
- The developer has brought plans to the City in past years but has yet to move forward with development activity.
- Future plans included 62,000 square feet of commercial (including a day spa), 45,000 square feet of conference and lecture halls, with a healing center.
- County roads surrounding this Activity Center are rural with no sidewalks and have a lack of pedestrian connectivity and landscaping.

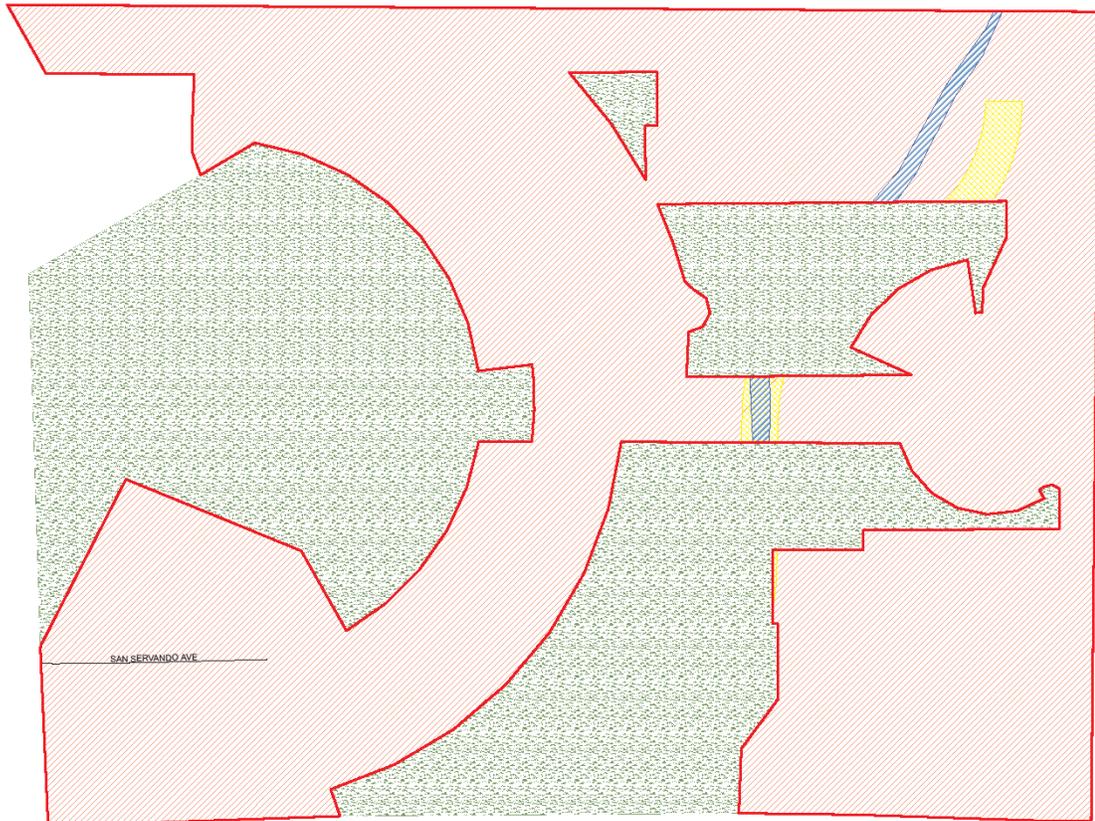
Relationship of Land Use to Jobs, Housing, & the Tax Base Potential

- If future plans are developed, the uses have a potential to create 9 very low, 18 low, and 29 moderate income households.
- Future plans also include 270 residential dwelling units giving workers the opportunity to live and work in the same area. This Activity Center is also surrounded by neighborhoods (most of which are in Sarasota County) that have a large percentage of affordable and workforce housing units.

Recommendations

- Coordinate with Sarasota County to improve pedestrian access and aesthetics such as landscaping and the connection of missing sidewalk linkage.
- Efforts should be made to improve the entrance to Warm Mineral Springs which will also showcase this attraction and further enhance this area as one of the gateways into the City.

ACTIVITY CENTER 7



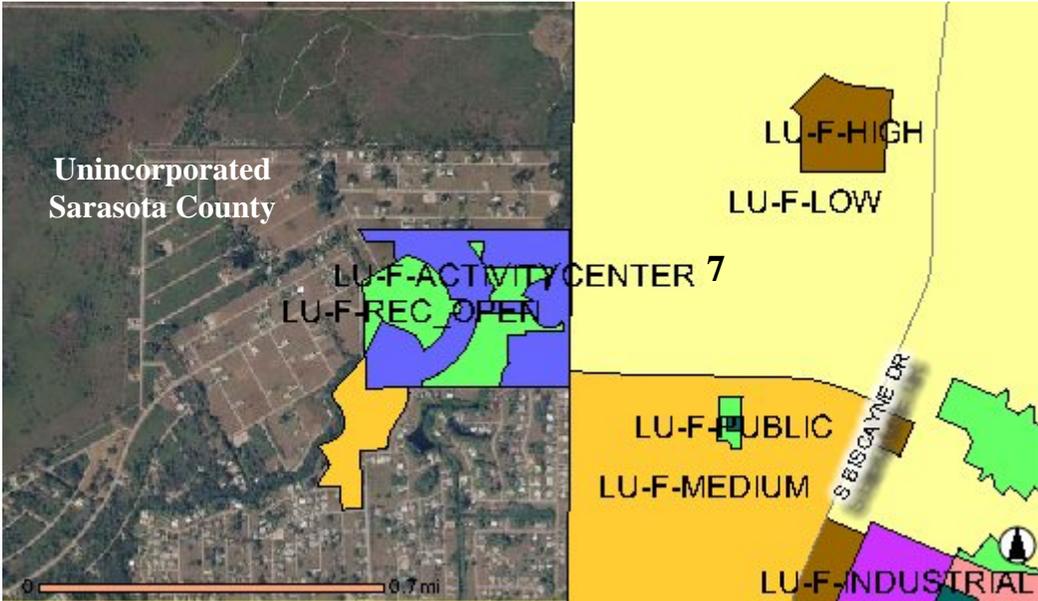
II. Existing Conditions

The Warm Mineral Springs (Springs) complex has long been a cultural/tourist destination in Southwest Florida due to its constantly warm waters and the therapeutic values those waters have on human beings. In 2002/03, the owner(s) of the Warm Mineral Springs complex and several adjacent properties completed a voluntary annexation, per Florida Statutes, into the City. The City then designated this

complex as Activity Center 7 (AC 7) on the Future Land Use Map. AC 7 is established to provide for protection of the Springs while permitting a limited mixture of residential, office, professional, institutional and commercial uses intended to complement the existing uses at the Springs and to create an internationally recognized wellness center.

No new development has occurred at the Springs since its annexation into the City. Again, though, it is vitally important that any future development not be detrimental to the actual spring and the creek flowing out of the spring, which eventually flows into the Myakka River and is a haven for manatees. Therefore, the City established a 1.41 acre conservation buffer around those waterbodies, and established policies to coordinate with environmental agencies. Figure 7.1 illustrates AC 7 as it projects into unincorporated Sarasota County platted area (aerial view) and the North Port City limits (color view).

Figure 7.1

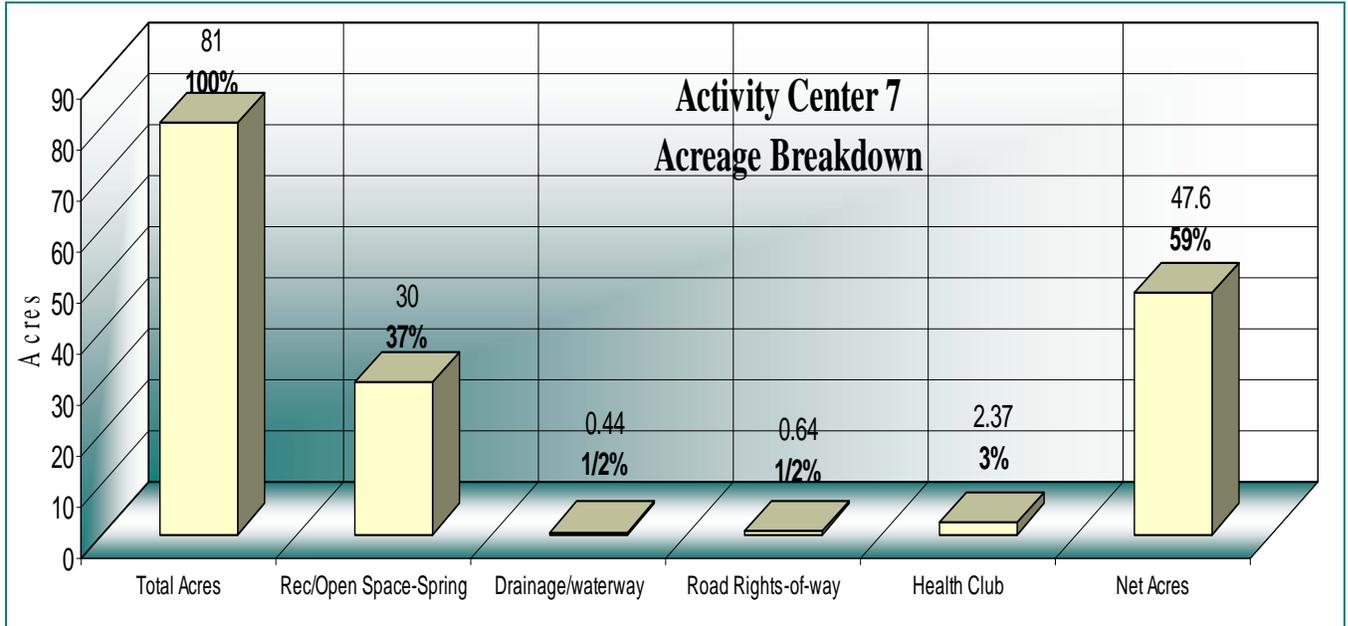


This Activity Center is easily accessed via Ortiz Avenue and Trionfo Avenue, both of which are designated collector roadways. Ortiz Avenue provides access to US 41 and Activity Center #1, improvements should be coordinated with Sarasota County to improve pedestrian connectivity and landscaping which is lacking along Ortiz and Trionfo Avenue. This Activity Center is also served by City of North Port water and sewer service.

III. Land Use by Acreage

Figure 7.2 shows Activity Center 7 with 81 acres, 30 of which are conservation areas including the Springs itself.

Figure 7.2



Information based on 2006 Sarasota County Property Appraiser data

IV. Land Use by Square Footage

Currently, a 15,953 square foot health club is the only structure listed on the tax rolls for this Activity Center.

V. Existing Relationship of Land Use to Tax Base

The Warm Mineral Springs Health Club has a taxable value of \$593,800.

VI. Future Development

The current aerial view of Activity Center 7 is shown below in Figure 7.3.

Figure 7.3



Image from Google Earth

Figure 7.4 illustrates a preliminary master plan submitted to the City in 2003. Although no development plans are currently in review, it is hoped that this plan will one day come to fruition. The anticipated development would encompass approximately, 62,000 square feet of commercial (including a day spa), 45,000 square feet of conference and lecture halls with a healing center, and 270 residential dwelling units.

Figure 7.4



Warm Mineral Springs Development Concept Plan

VII. Potential Relationship of Land Use to Jobs & Housing¹

Using a previous development concept plan as a guide to future development in Activity Center 7, there is a potential for 161 employment opportunities as illustrated in Table 7.1. Plans also include 270 residential units to allow for a live-work opportunity which is consistent with the Comprehensive Plan. Currently, this area is surrounded by a large amount of affordable and workforce housing units which is part of the older portion of the City.

Table 7.1

Activity Center 7			
Potential Employment Opportunities			
Current Jobs	Future Jobs		Total
37	124		161
Projected Unit Demand by Households and Income			
Income Ranges	Current Unit Demand	Potential Unit Demand	Total
Very Low Income	2	7	9
Low Income	4	14	18
Moderate Income	7	22	29

¹ Current jobs derived with employee per square feet ratio: Retail 1/400: Office 1/280: Industrial 1/500: Warehouse 1/1000. Future jobs derived with more conservative employee per square feet ratio: Retail 1/500: Office 1/300: Industrial 1/750. Income ratio's derived from employees at very low/17%: low/31%: moderate 51%.

Totals	13	43	56
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Future jobs based on DCP 03-03. Economic ratio's were used to calculate jobs and households.

Total jobs converted to households, less 13% for market incomes (over 120%).

Development/employment forecast ratio's derived with assistance from Florida Economic advisors

Findings: *This Activity Center will not produce a large amount of affordable or workforce housing, although plans include residential units along with commercial giving the option to live and work within the same area. Activity Center 7 is currently surrounded by affordable and workforce housing.*