

# I. Activity Center 5

## Key Findings

### Existing Conditions

- AC 5 is comprised of 670 gross acres. By subtracting roads and drainage rights-of-ways, a net of 513 acres remain as ‘buildable’ area. Based on Sarasota County Property Appraisers data, 81 acres have been developed, leaving 431 acres not built. There are 133 acres of development either built or going through City review at this time, leaving 298 acres or 45% remaining for development.
- Proposals for a mixed use development that would include retail, office professional, commercial, and residential uses are currently under review. The Pattern Book should be utilized for upcoming development within this Activity Center.
- Due to the amount of density and uses in this Activity Center, it should be well-linked to adjacent neighborhoods and schools, and be pedestrian friendly to the greatest extent possible.
- Currently, the only existing/operational development within this Activity Center is the King Plastics plant located at the northeast quadrant of this intersection.
- Municipal water and sewer lines already are in the area of this Activity Center

### Existing relationship of Land Use to Tax Base

- AC 5 has a taxable value of over \$56 million, \$9.5 million of which is the only built structure to date on the tax rolls.

### Future Development

- A potential of 627,264 square feet of office space.
- A potential of 1.8 million square feet of commercial uses.
- A potential of over 200,000 square feet of institutional uses.

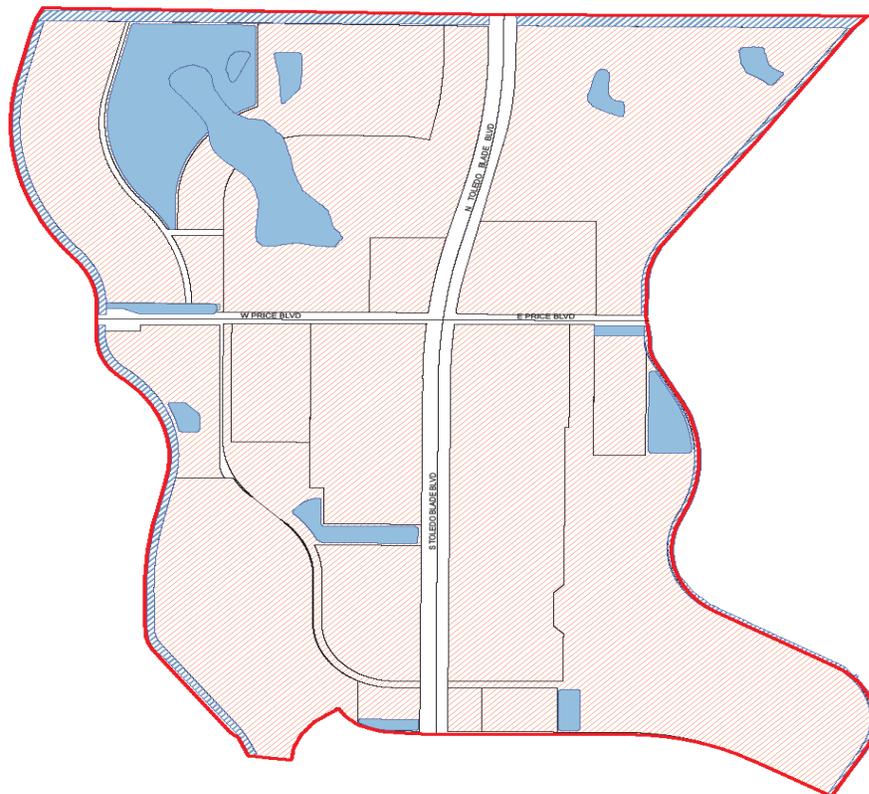
### Relationship of Land Use to Jobs, Housing, & the Tax Base Potential

- By using possible square footage for AC 5, over 6,658 jobs may be created, 390 very low income households and 711 low income households may be created.
- 1,266 residential units are planned for AC 5 which will be priced at a levels affordable to workforce income households.

## Recommendations

- Ensure connectivity to surrounding neighborhoods and school facilities.
- Encourage multi-modal means of transportation throughout this corridor as well as pedestrian level features in order to enhance safety and stimulate social activity.
- Complete a pattern book which will aid design guidelines within AC 5. This book would illustrate pedestrian features such as sidewalks, street trees, lighting, and benches. A particular theme would be in place that would be used in choices of colors and public art.

# ACTIVITY CENTER 5



## II. Existing Conditions

Activity Center 5 (AC 5) is located on all four quadrants of the intersection of Toledo Blade Boulevard and Price Boulevard, both of which are arterial roadways in the City. This Activity Center actually abuts Activity Center 4 at the Snover Waterway, essentially creating a continuous Activity Center from I-75 to just south of Price Boulevard, a distance of approximately three miles. The 1997 Comprehensive Plan characterizes this Activity Center as automobile dependent and will provide for commercial, residential densities, motels, hospital, and industrial uses.

Currently, the only existing/operational development within this Activity Center is the King Plastics plant located at the northeast quadrant of this intersection. Proposals for a mixed use development that would include retail, office professional, commercial, and residential uses are currently under review by the City. It is important that this Activity Center be well-linked to adjacent neighborhoods and schools, and be pedestrian friendly to the greatest extent possible.

With the current and expected growth in Activity Center 5, and residential growth on nearby platted lots it was imperative that the City find a way to add capacity to both Toledo Blade Boulevard and Price Boulevard, and to determine other techniques or systems to lessen potential congestion in the area and to improve quality of life for citizens. The City has entered a Public/Private partnership that will result in the four laning of Toledo Blade Boulevard from I-75 to the Charlotte County line. The City's CIP indicates that the widening of Toledo Blade is expected to be completed around 2010/11. The City will also soon be in the design phase for the widening of Price Boulevard, although plans for the widening of the Toledo Blade/Price intersection are well underway. The development of an internal loop road linking all four quadrants will reduce movements on both Toledo Blade and Price Boulevard by providing internal connectivity. The loop road is included in the plans currently under review by staff. Bike lanes and paths will also be a component of the transportation network in and around this Activity Center, and Sarasota County Area Transit has buses running past this intersection several times a day. Therefore, planning for development of this Activity Center will include provisions for bus stops at appropriate locations.

As with all of the Activity Centers in North Port, AC 5 is easily accessible to workforce housing and a growing population of possible employees as shown in Figure 5.1. Toledo Blade Elementary school is located less than one mile east of this Activity Center and 233 acres of school board property are set aside for a high and middle school campus planned for the future in the Panacea development, not far from Activity Center 5.

Figure 5.1



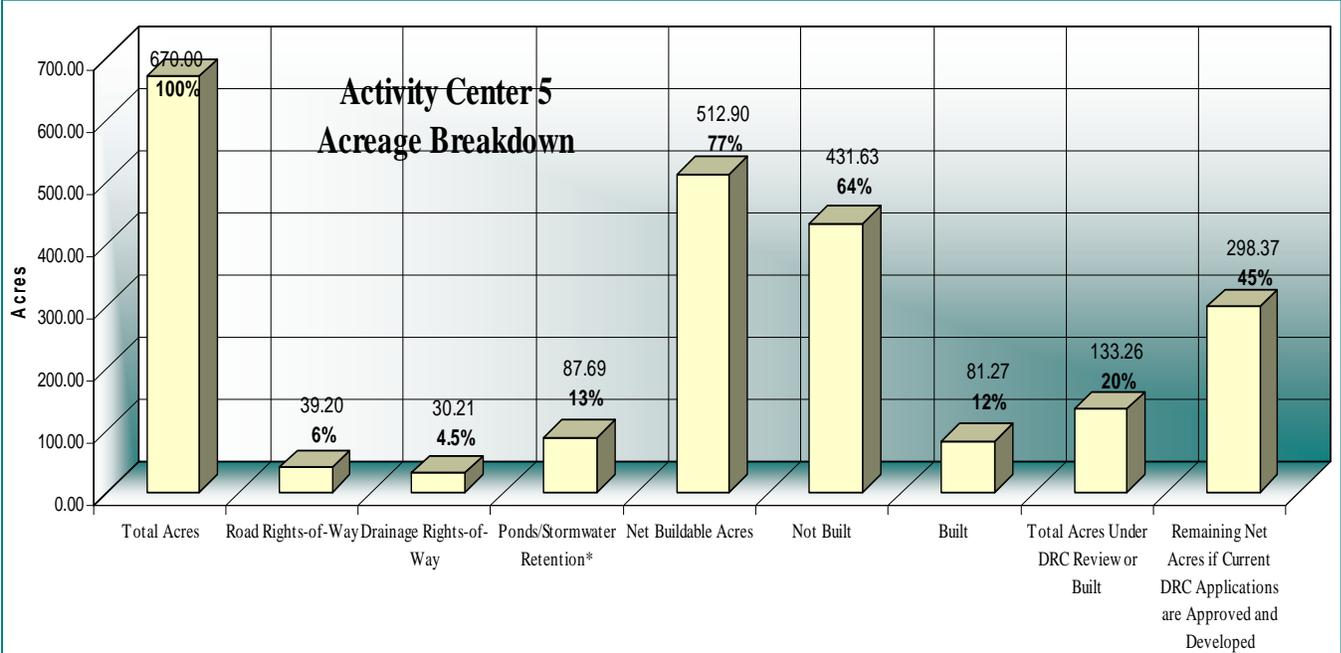
Municipal water and sewer lines already are in the area of this Activity Center, and future businesses will be served by these City services as they develop.

**Findings:** AC 5 is located in an area of high growth. In fact, proposed plans for three quadrants of AC 5, in conjunction with the industrial and commercial uses in AC 4 to the south of I-75 and the proposed mall to the north of I-75, could make this area a high density urban corridor. A mix of industrial, commercial, residential, and office uses will aid in sustaining this area. The four laning of Toledo Blade along with the construction of a loop road (Citizen Parkway) thru the AC 5 development will assist in congestion management although connectivity to residential neighborhoods should be examined to ensure multi-modal means of transportation are available.

**III. Land Use by Acreage**

Activity Center 5 encompasses 670 total acres, less 69.41 acres of road and drainage rights-of-way, and an additional 87.69 acres of proposed ponds and stormwater retention<sup>1</sup> for a net of 513 buildable acres as illustrated in Figure 5.2 below. An 81.27 acre industrial parcel (King Plastic’s) has been built and is currently on the tax rolls. The City of North Port Road and Drainage District owns a 35.35 area on the west side AC 5. There is development activity taking place in this Activity Center and is illustrated in more depth in section VI.

Figure 5.2

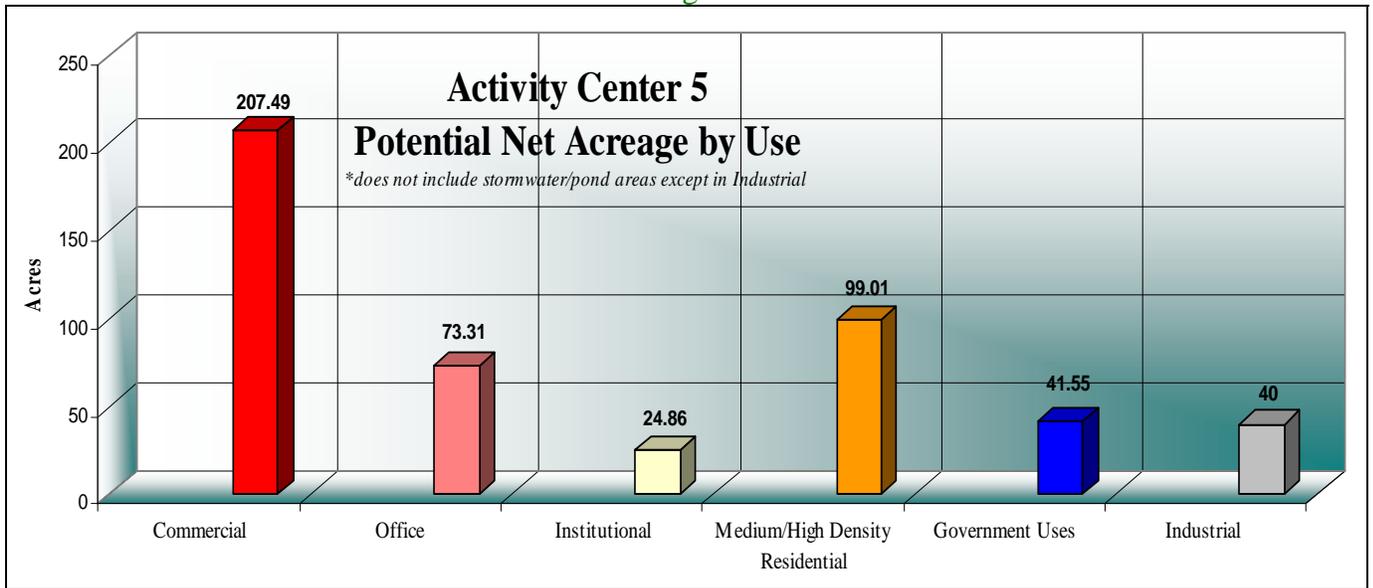


Information based on 2006 Sarasota County Property Appraiser data, un-adopted DCP 05-117, AutoCAD drawings, and development files

Using conceptual drawings and plans for 3 out of the 4 quadrant, along with property appraiser information, Figure 5.3 illustrates potential acreage by use. The majority of acres are comprised of commercial, followed by medium/high density residential. Forty acres of the 80 acre King Plastic site has been added to commercial as shown below.

<sup>1</sup> Figures derived from an un-adopted DCP and AutoCAD drawings for 3 quadrants of AC 5.

Figure 5.3



Information based on 2006 Sarasota County Property Appraiser data, un-adopted DCP 05-117, AutoCAD drawings, and development files

**Findings:** A total of 670 acres makes up AC 5, less roads and drainage areas, a net of 513 acres remain. Several development plans have been submitted for the area including plans for 99 acres of medium and high density housing complexes on different quadrants. If development plans follow submitted but un-adopted plans, a total of 207 acres of commercial, and 73 acres of office uses will be developed.

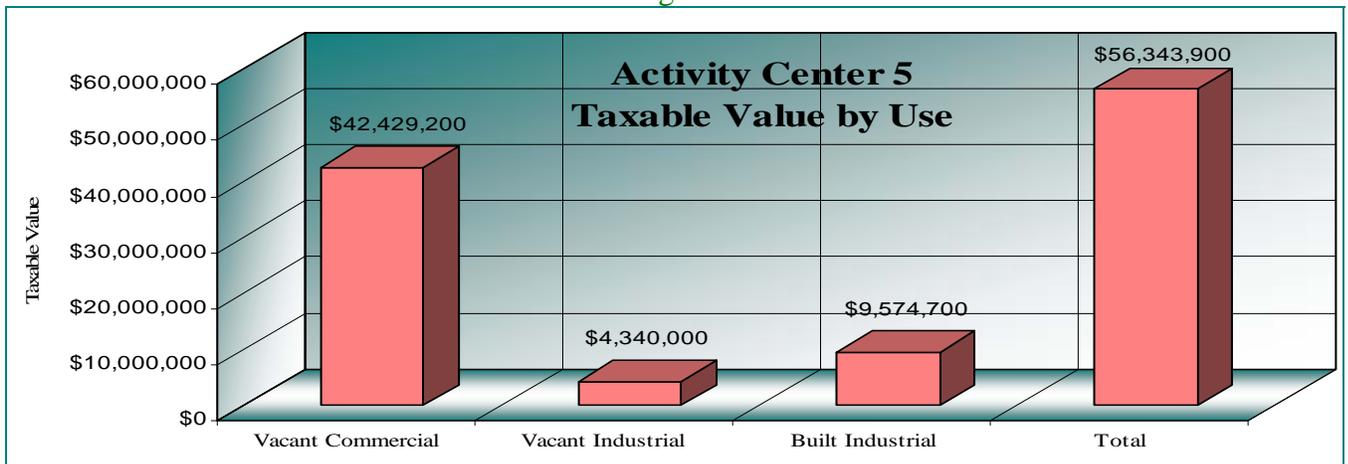
**IV. Land Use by Square Footage**

Currently, there is one structure in AC 5 on the tax roll which is 146,421 square feet of industrial use (King Plastics).

**V. Existing Relationship of Land Use to Tax Base**

Currently, AC 5 has a taxable value of over \$56 million, \$9.5 million of which is the only built structure to date on the tax rolls as illustrated in Figure 5.4.

Figure 5.4



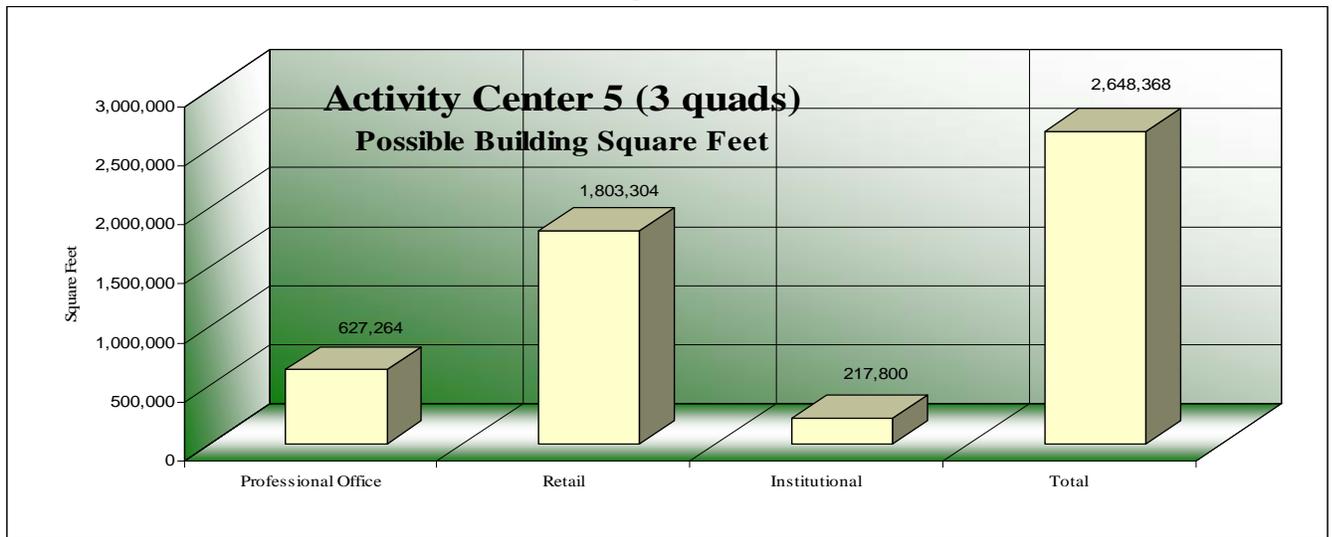
Information based on 2006 Sarasota County Property Appraiser data and North Port DRC data

**Findings:** Currently, the majority of taxable value in AC 5 is vacant commercial land. Also, \$9.5 million constitutes the only structure, which is an industrial use.

## VI. Future Development

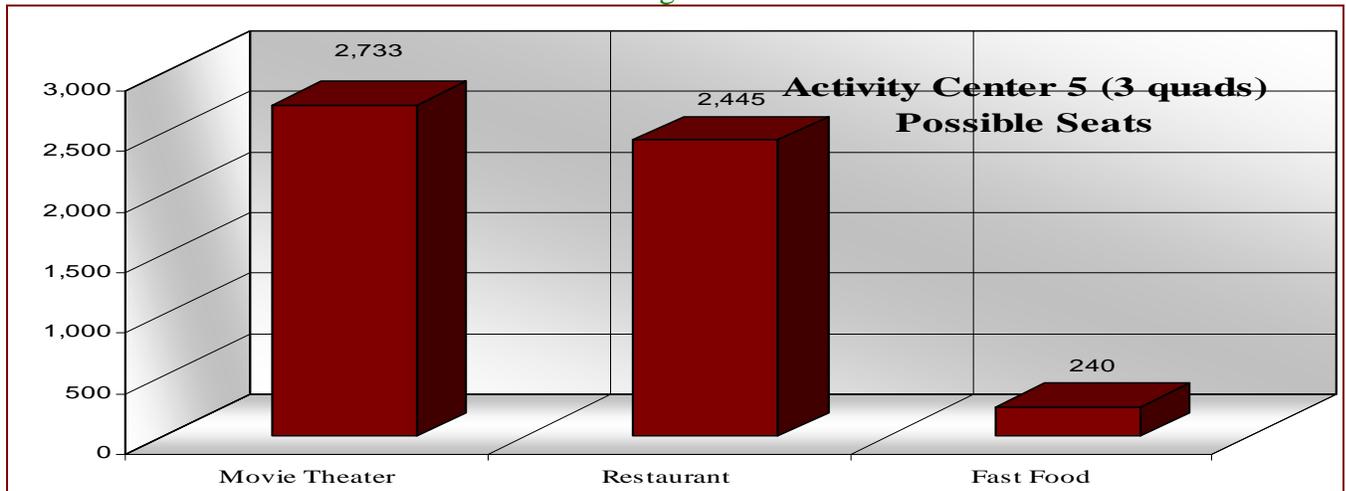
Although an overall development concept plan has not been approved for the three quadrants of AC 5, the 4th quadrant being the King Plastic’s area, the development breakdowns are shown below in **Figures 5.5 – 5.7** are based on both developer plans as well as an acre-to-square foot formula. Although several individual development concept plans and/or major site plans have been submitted and are either under construction or in review, the information listed below is conceptual but gives an indication as to potential uses. In summary, a potential of 627,264 square feet of office uses, 1.8 million square feet of commercial uses, and over 200,000 square feet of institutional uses are possible for three quadrants of AC 5.

Figure 5.5



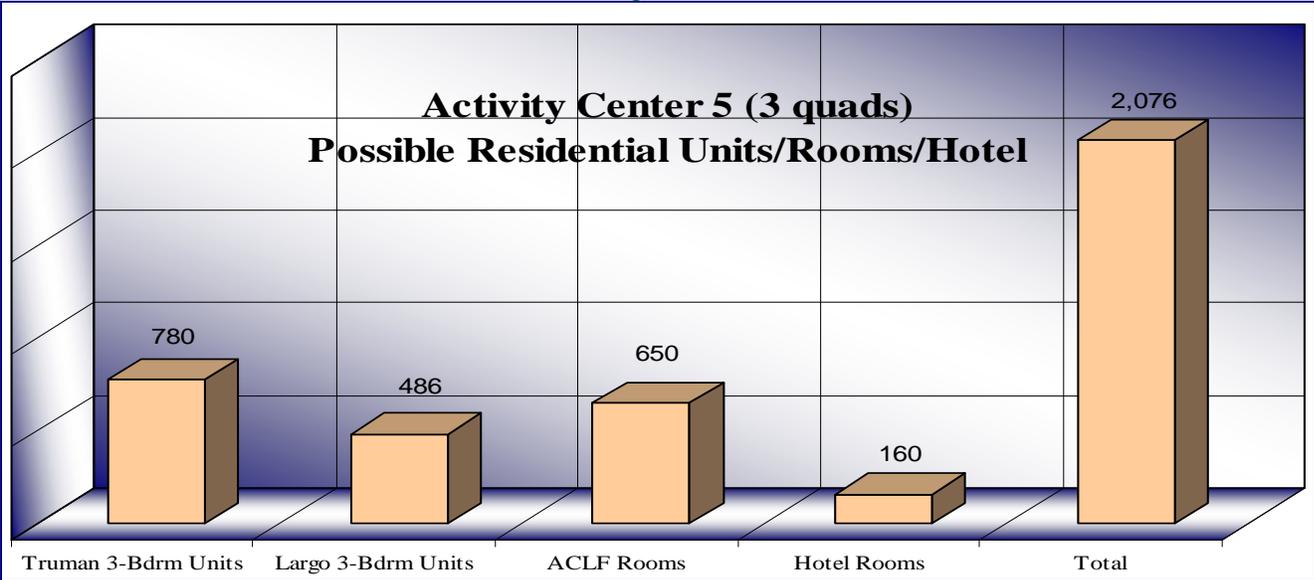
Information based on AUTOCAD drawing submitted by developer for proposed but not approved DCP 06-92/93/94

Figure 5.6



Information based on AUTOCAD drawing submitted by developer for proposed but not approved DCP 06-92/93/94

Figure 5.7



Information based on AUTOCAD drawing submitted by developer for proposed but not approved DCP 06-92/93/94

*Findings:* Over 2 million square feet of retail and office development is possible for AC 5 plus a large amount of residential units priced in the workforce range. Additional studies should take place regarding the number of school children this will produce and the impacts on surrounding educational facilities to handle this growth. The transportation system should also be examined to ensure that 2 million square feet of commercial/retail development plus 1,266 residential units can be accommodated within the adopted levels of service.

**VII. Potential Relationship of Land Use to Jobs & Housing<sup>2</sup>**

Using current development for one quadrant of AC 5, along with development information for the remaining 3 quadrants, possible employment opportunities were derived as shown in Table 5.1. A potential of 6,658 jobs may be created. From that data, a possible 390 very low, and 711 low income households may be created. There are plans for 486 residential units currently approved and under construction with an additional 780 residential units proposed. All 1,266 units are fee-simple and priced in the workforce housing range, or 80-100% of the Area Median Income. These units are not in an affordable range for households in the very low income category.

<sup>2</sup> Current jobs derived with employee per square feet ratio: Retail 1/400: Office 1/280: Industrial Actual Employees: Warehouse 1/1000. Future jobs derived with more conservative employee per square feet ratio: Retail 1/500: Office 1/300: Industrial 1/750: Institutional 1/350. Income ratio's derived from employees at very low/17%: low/31%: moderate 51%.

Table 5.1

Activity Center 5 Potential Employment Opportunities			
	Current Jobs	Potential Jobs w/ Development Proposed*	Totals
Industrial	115		115
Commercial Retail		3,606	3,606
Professional Office		2,090	2,090
Financial Institution		73	73
Institutional		557	557
Service Station		20	20
Government		19	19
Restaurant		115	115
Hotel		63	63
<b>Totals</b>	<b>115</b>	<b>6,543</b>	<b>6,658</b>

Projected Unit Demand by Households and Income			
Income Ranges	Current Unit Demand	Potential Unit Demand w/ Possible Development*	Totals
Very Low Income	7	390	397
Low Income	12	711	723
Moderate Income	20	1,170	1190
<b>Totals</b>	<b>39</b>	<b>2,271</b>	<b>2,310</b>

*\*With the exception of Industrial, guidelines for jobs were based on documentation provided by the developer of 3 quadrants. Overall land uses are anticipated yet subject to change. Trends and assumptions were used to estimate jobs and households. Economic employment ratio's were used to calculate jobs based on use/possible use and square feet/possible square feet. Trends and assumptions were used to estimate jobs and households. Economic employment ratio's were used to calculate jobs based on use/possible use and square feet/possible square feet. Total jobs converted to households, less 13% for market incomes (over 120% AMI). ACLF employees were derived using an average from both local and regional facilities of a similar size.*

Development/employment forecast ratio's calculated with the assistance of Florida Economic Advisors

**Findings:** By using current and possible square footage for AC 5, 6,162 jobs may be created. Those jobs may in turn create approximately 1,120 very low to low income households. Development plans include 1,266 residential units that are priced at levels considered moderate (80% - 100% AMI) or workforce housing.