

I. Activity Center 4

Key Findings

Existing Conditions

- Included in this Activity Center are portions of the Panacea Development of Regional Impact (DRI) which are now under development, the North Port Park of Commerce and Industrial Park, and the North Port Gardens DRI, which is currently under review.
- Activity Center 4 is the largest of all 8 Activity Centers yet is only 6% built as of the end of 2005.
- Over half of all the square feet built in AC 4 are industrial, followed by 40% multi-family.

Existing relationship of Land Use to Tax Base

- Light industrial uses currently generate 36% of the taxable value in AC 4.
- The North Port Gardens DRI has the potential to generate \$12.5 million in ad valorem taxes by the year 2016.

Consistency with Comprehensive Plan

- Current and proposed land uses are consistent with the guidelines in Figure 1 of the Future Land Use Element of the Comprehensive Plan.

Future Development

- The two DRI's in this Activity Center, either adopted or under review, together propose:
 - 3 million square feet of commercial/retail
 - 515,000 square feet of office
 - 871,200 square feet of light industrial
- North Port Park of Commerce, with current and upcoming development, will have over 480,000 square feet of light industrial uses.
- 90 acres of vacant commercial land is available.
- Including approved development in the Panacea DRI, the proposed North Port Gardens DRI, and built parcels within the North Port Park of Commerce, only 123 acres or 8% remain for development

Tax Base Potential

- The North Port Gardens DRI has the potential to generate \$12.5 million in ad valorem taxes by the year 2016.

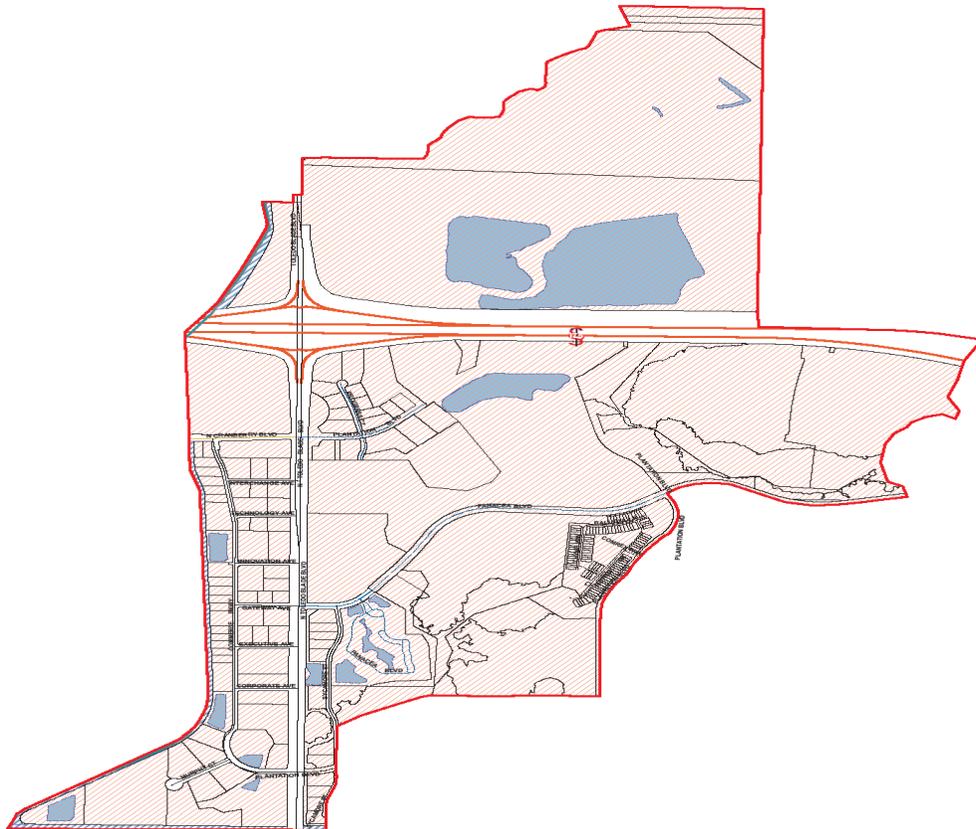
Relationship of Land Use to Jobs, Housing

- AC 4 has the potential to produce a strong mix of jobs categories.
- The two DRI's either adopted or proposed, could generate over 7,000 jobs.
- The DRI's, development in North Port Park of Commerce, along with development under review could generate 9,876 jobs.
- Current development and development under review has the potential to create 1,679 very low to low income units.
- Riley Chase Apartments, within the boundary of AC 4 offers 312 units for low income categories.

Recommendations

- This Activity Center has the potential to have an excellent diversity of land uses in terms of actual square feet and residential units. There are no recommendations for Activity Center 4.
- The City should ensure that AC 4 has points of connectivity to the platted neighborhoods adjacent to the North Port Park of Commerce and the commercial property on the northwest and southwest corners of I-75.
- Figure 1 of the Future Land Use Element should not be changed for AC 4.

ACTIVITY CENTER 4



II. Existing Conditions

This large Activity Center is located around the I-75/Toledo Blade Boulevard interchange and extends southward to the banks of the Snover Waterway. Included in this Activity Center are portions of the Panacea Development of Regional Impact (DRI) which are now under development, the North Port Park of Commerce and Industrial Park, and the North Port Gardens DRI, a large 500+ acre area at the

northeast quadrant of the interchange that came into the City as part of an annexation in the year 2000 – an area that had been indicated for annexation in the 1997 Comprehensive Plan.

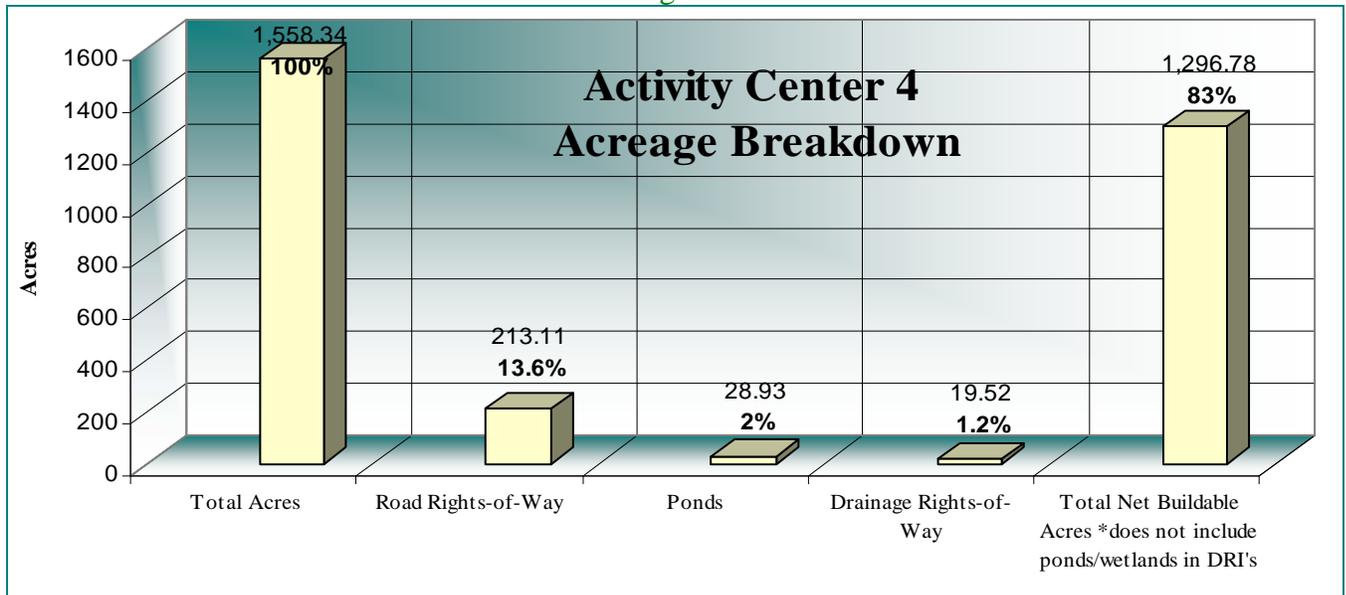
This Activity Center helps the City implement its economic development/neighborhood concept of having workforce housing in locations where citizens could walk or bike to their job. Just across Toledo Blade Boulevard from the rapidly filling Park of Commerce is the Riley Chase Apartment complex, which is an affordable living complex. Most of the single-family housing surrounding this Activity Center also falls into the workforce category.

The large amounts of acreage available for development, the location of the Activity Center at the interchange, and a nearby work force make this Activity Center one of the areas of greatest potential for economic development in North Port. Enhancing the suitability for development is the fact that within three years, according to the City’s adopted CIP, Toledo Blade Boulevard will be four-laned. Municipal water and sewer lines either already service existing development or are planned to be extended to development as it comes online through the developers agreement process. Sarasota County Area Transit serves the Riley Chase Apartments and the North Port Park of Commerce, and this interchange is essentially located equidistant (less than an hour drive) from the Sarasota-Bradenton International Airport and the Southwest Florida International Airport.

III. Land Use by Acreage

AC 4 has a total of 1,558.34 acres, 261.56 of which are road and drainage rights-of-ways, leaving 1,296.78 acres for development as illustrated in Figure 4.1, although hundreds of acres will be set aside for wetland, upland, and open space preserve areas specified within both the Panacea and North Port Gardens DRI. Due to the complexity of this Activity Center, Exhibit A provides specific parcels that have been developed as well as those under review, and includes the location of both DRI’s. Due to the unique nature of the land uses in this Activity Center, the acreage breakdowns are shown individually by both of the DRI’s and North Port Park of Commerce, including individual commercial land near the interstate as shown in Figures 4.2 - 4.4.

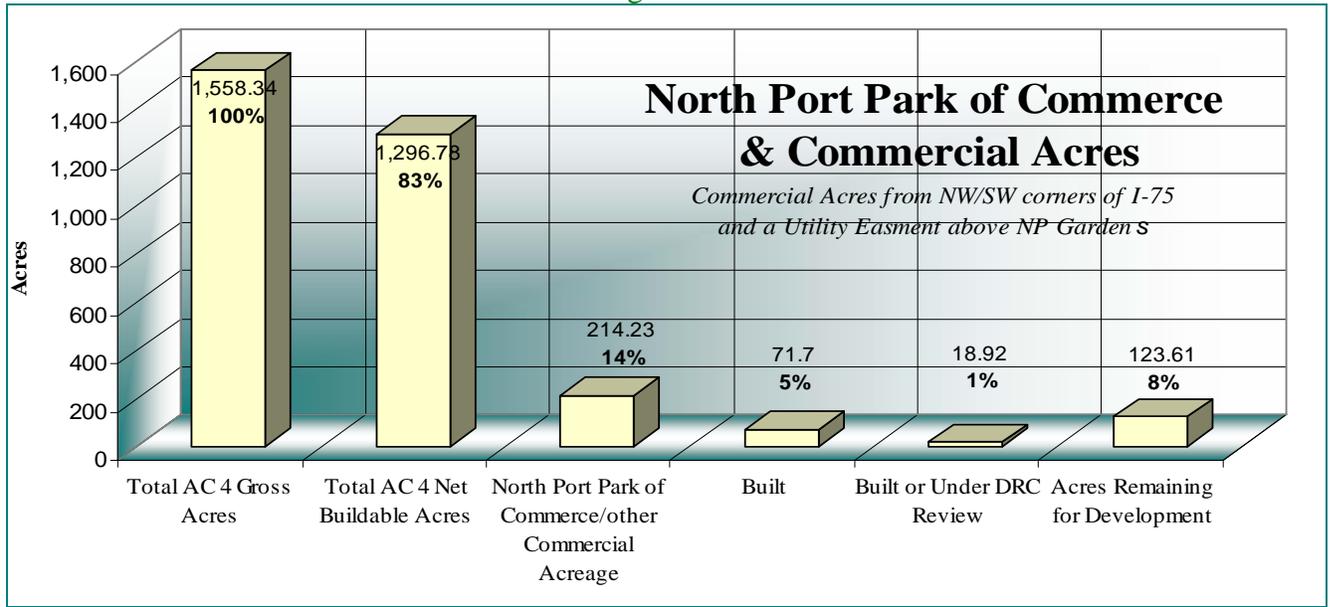
Figure 4.1



Information based on 2006 Sarasota County Property Appraiser data

Figure 4.2 focuses on the North Port Park of Commerce and other acres not included within a DRI. As illustrated, the Park of Commerce as well as vacant commercial land on the NW and SW corners of I-75 total 214.23 acres. Currently, there are 90.62 acres either built or under review, leaving 123.61 acres for development. The remaining 123.61 acres are an important figure due to the fact the remainder of this Activity Center (the two DRI's) is either approved for development or under review for development.

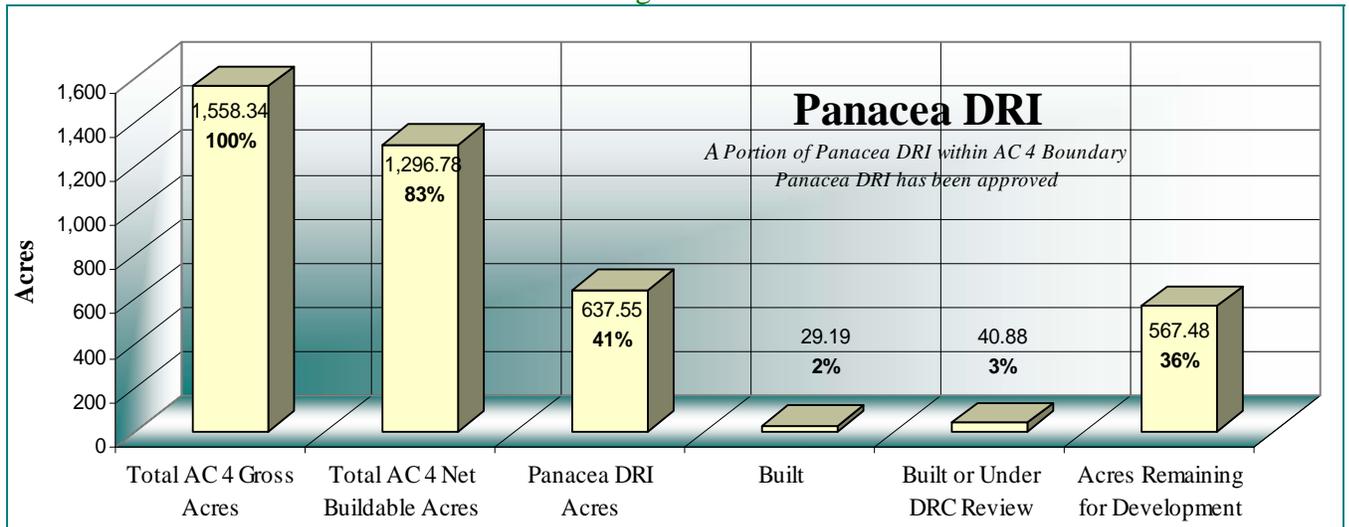
Figure 4.2



Information based on 2006 Sarasota County Property Appraiser data and DRC applications

Figure 4.3 focuses on the Panacea DRI. Note that only 637.55 acres of this 2,265 acre DRI is located within the designated AC 4 boundary. Of the approximately 637.55 acres, very little development has taken place within this portion of the Activity Center to date. As shown below, just over 70 acres have been built or are under review. Specific development details for this DRI are located in Section VI.

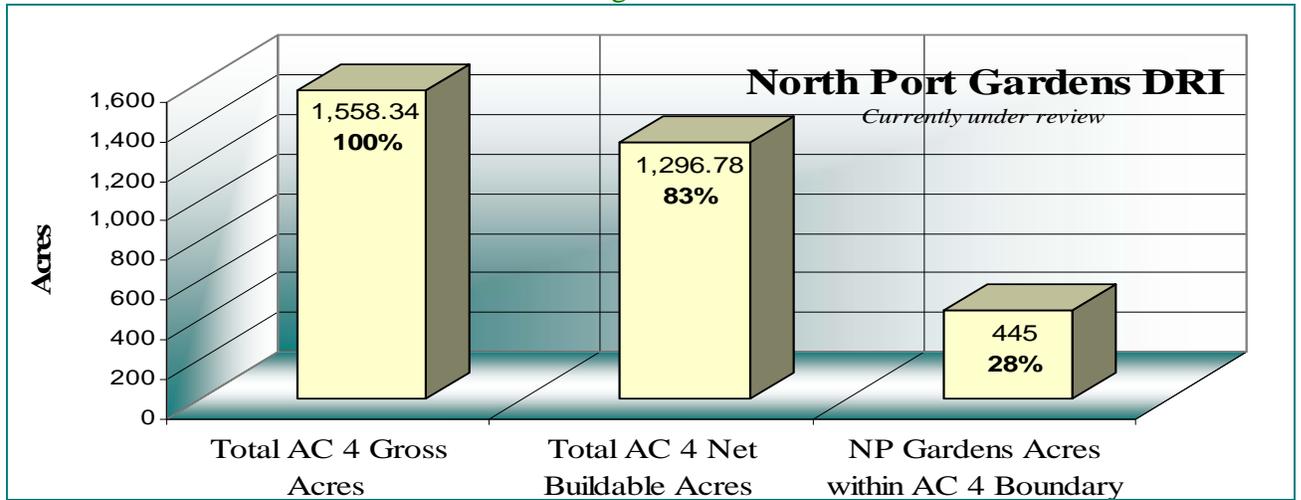
Figure 4.3



Information based on 2006 Sarasota County Property Appraiser data, DRC applications, and Panacea DRI documentation

Figure 4.4 focuses on the North Port Gardens DRI which is currently under review per the state-mandated DRI review process. Virtually all of this DRI is located within the boundary of AC 4 with the exception of a 62 acre wetland area on the western edge of the site, which is slated for preservation. Specific development details for this DRI are located in Section VI.

Figure 4.4



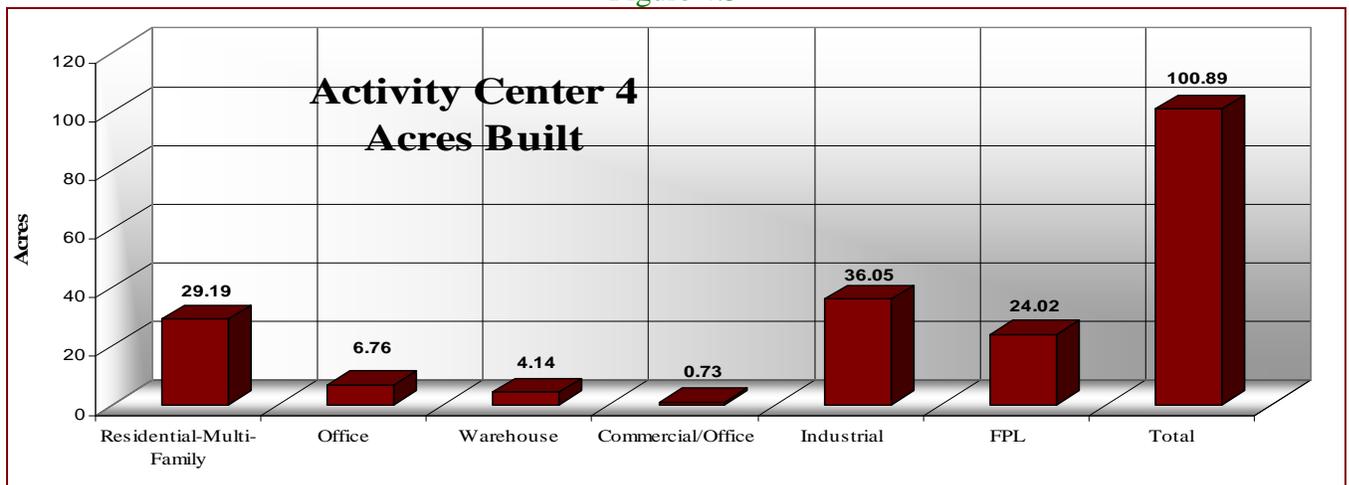
Information based on 2006 Sarasota County Property Appraiser data and North Port Gardens DRI application

These figures show that although Activity Center 4 is one of the City’s largest designated Activity Centers, little development has taken place to date with the exception of the North Port Park of Commerce. However, when you take into consideration the fact that with the approvals within the Panacea DRI, and the likely approval of the North Port Gardens DRI, a mere 123.61 acres actually remains for development within this Activity Center.

Acres Built by Use

Figure 4.5 breaks down the 100.89 built acreage in AC 4 by use. Light industrial uses encompass the majority of acreage in the North Port Park of Commerce, followed by multi-family (Riley Chase Apartments).

Figure 4.5



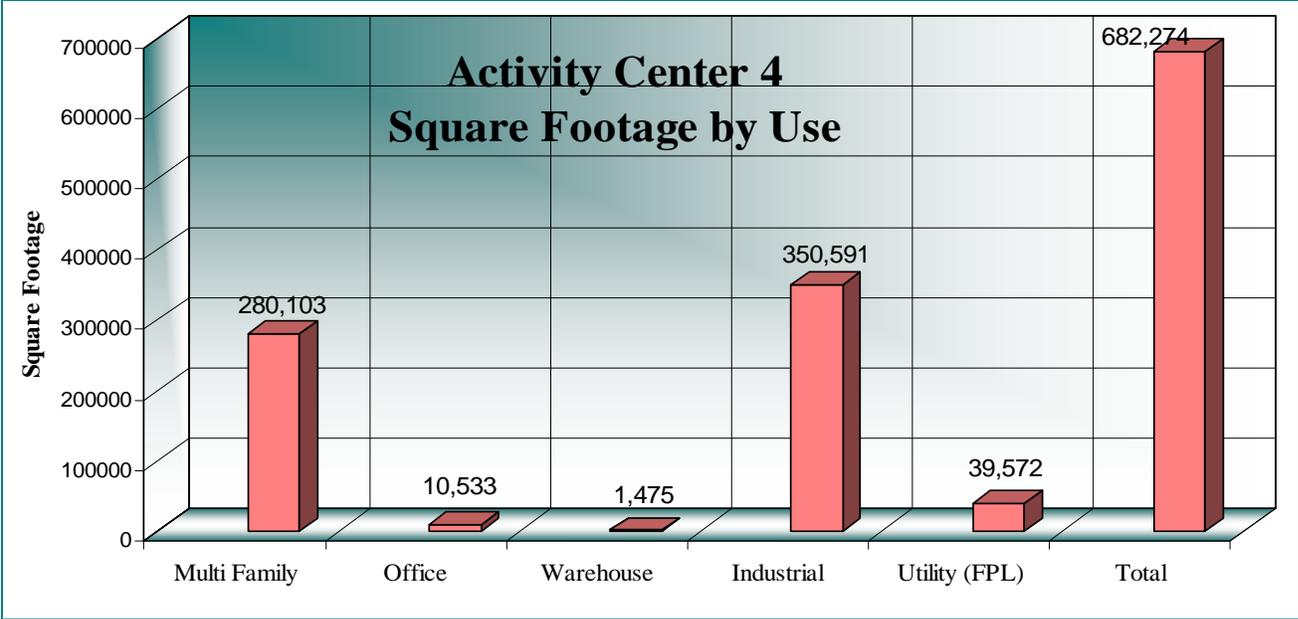
Information based on 2006 Sarasota County Property Appraiser data

Findings: Light industrial uses encompass the majority of built acres on the 2006 tax rolls, followed by residential multi-family (Riley Chase Apartments).

IV. Land Use by Square Footage

As with the acreage figures, light industrial uses in the North Port Park of Commerce dominate the currently built square footage of AC4, followed by Riley Chase Apartments as shown in Figure 4.6, for a total of 682,274 square feet.

Figure 4.6



Information based on 2006 Sarasota County Property Appraiser data

Findings: Square footage of light industrial use accounts for the greatest percentage of square feet, followed by multi-family residential uses.

V. Existing Relationship of Land Use to Tax Base

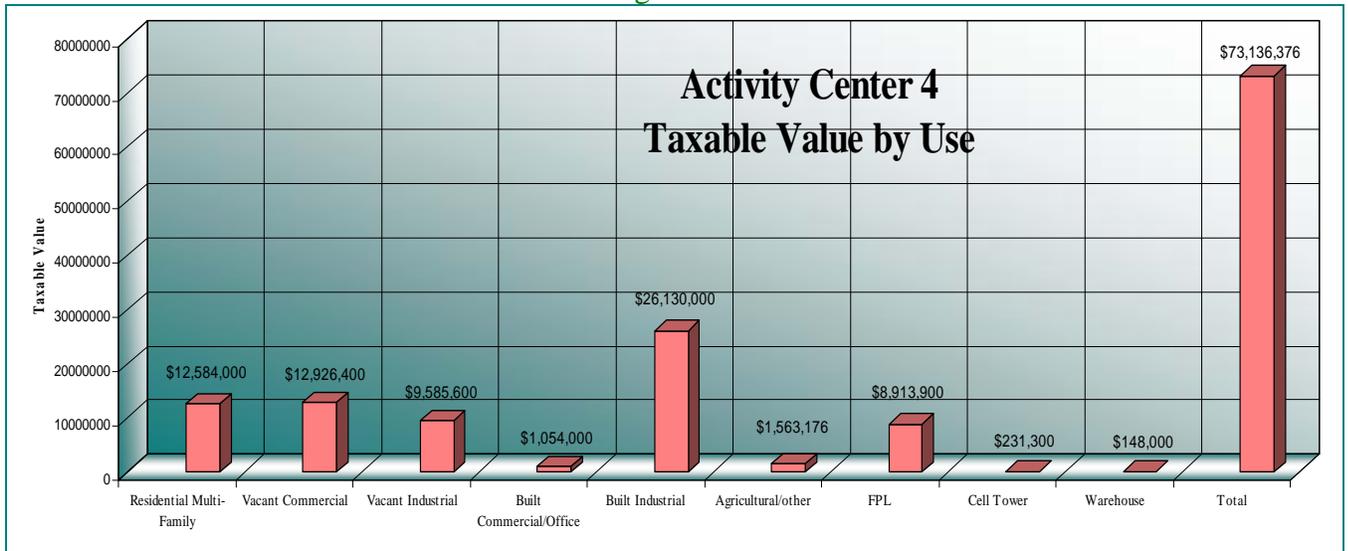
Activity Center 4 has a total taxable value of \$73.1 million, over \$26 million of which is generated by light industrial uses as illustrated in Figure 4.7. Currently, 975 acres of this Activity Center (portions of the Panacea and North Port Gardens DRI's) has a tax code of Agricultural-grazing, and although the Panacea DRI has been in existence for over 10 years, development has been slow to occur, therefore, this area has generated very little in terms of tax dollars to date. The only developments within the Panacea DRI that are generating taxes are the Riley Chase Apartments and the Lakeside Market Place. There has been residential development activity since the last property update. These updated numbers will be reflected in the 2007 Sarasota County Property Appraisers update.

Based on a fiscal impact analysis, the North Port Gardens DRI is projected to generate \$12.5 million in ad valorem operating revenue to the City of North Port and a minimum of \$18.8 million in development impact fees¹.

¹ North Port Gardens DRI, Table 11.1 Fiscal Impact Analysis, July 2007

Because of the age of the Panacea DRI, there is no current fiscal impact analysis to utilize as part of this report.

Figure 4.7



Information based on 2006 Sarasota County Property Appraiser data

Findings: Industrial uses currently generate 36% of the taxable value in AC 4. Recent data shows that the North Port Gardens DRI has the potential to generate \$12.5 million in ad valorem taxes by the year 2016.

VI. Future Development

This Activity Center has a portion of the approved Panacea DRI, the North Port Gardens DRI which is currently under review, and a mix of commercial and industrial, and multi-family uses within its boundary.

The Panacea DRI encompasses 2,285 total acres, of which approximately 367 acres are part of Activity Center 4 (which includes roughly 250 acres designated as open space and wetland areas). The DRI in its entirety will have 3,500 residential units, although it is unknown at this time how many of those units will be located in AC 4. Also, within the DRI, but outside of the AC 4 limits will include a high and middle school campus. All of the commercial, office, and light industrial uses will be located within the boundary of AC 4. According to the 2005 Panacea DRI update, the following uses are projected:

Commercial **987,000 square feet**
Office **365,000 square feet**
Light Industrial **871,200 square feet**

Development for this DRI is projected through the year 2013.

The North Port Gardens DRI encompasses 513 acres of which approximately 445 acres are part of this Activity Center. From the overall 513 acres, 259 acres are proposed for development and 254 acres will

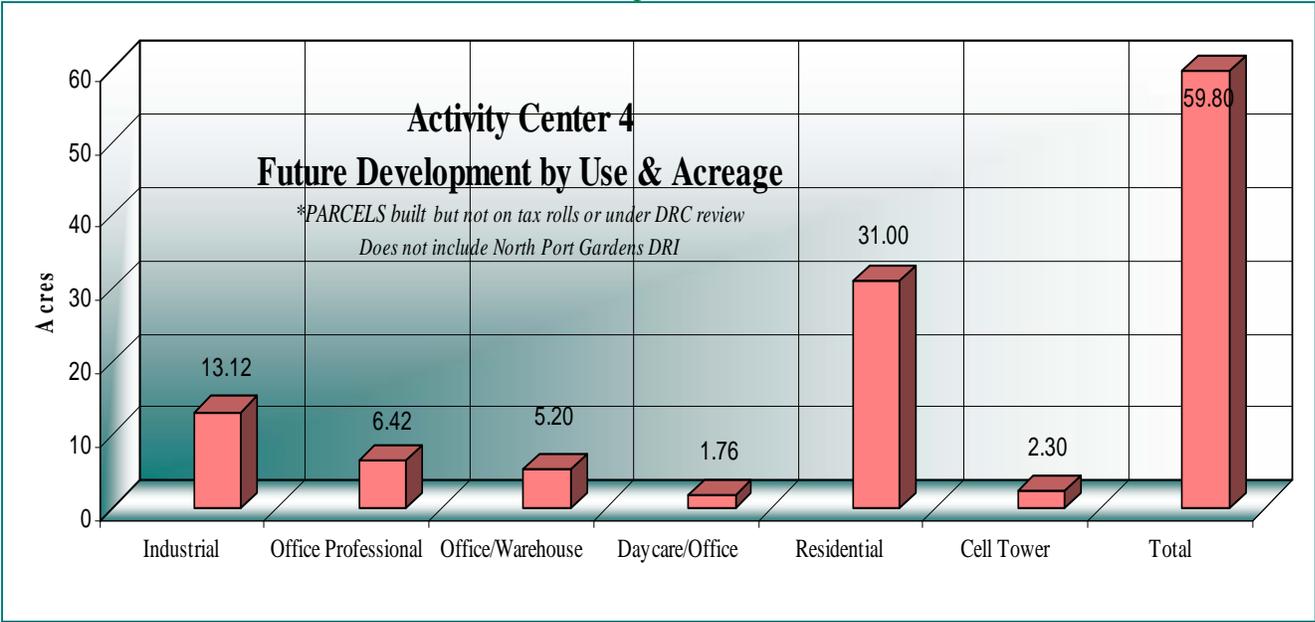
be designated as wetland (conservation), utility, and buffer areas. North Port Gardens is projecting the following land uses:

Residential dwelling units	500
Hotel Rooms	450
Office	150,000 square feet
Retail	2,000,000 square feet

Development for this DRI, if approved, is projected through the year 2016.

Since the 2006 Sarasota County Property Appraiser update, several projects have either been constructed, are under construction, or are in review. The latest information from the Planning and Zoning Department shows an additional 59.8 acres of new development as illustrated in Figure 4.8. This new development will produce an additional 72,954 square feet of professional office uses along with a day care facility within the Panacea DRI area, plus 179,121 square feet of additional light industrial, office/warehouse facilities within the North Port Park of Commerce. Most of these developments will be reflected during the 2007 Sarasota County Property Appraiser update.

Figure 4.8



Development Review application/City of North Port Building Permits

Note that Figure 4.8 illustrates actual parcels that have either been constructed or are under review. Although North Port Gardens DRI is currently under review, it was not included in the figure nor was the Panacea DRI as a whole. Only individual MAS or DCP applications are reflected. Development taking place in the Panacea DRI are reflected in the overall data provided in previous paragraphs.

Consistency with the Comprehensive Plan

The mix of land uses in Activity Center 4, from residential densities, non-residential uses, and open space areas illustrated in both DRI’s as well as the Park of Commerce and designated commercial land is consistent with the guidelines set forth in Figure 1 of the Comprehensive Plan and Future Land Use Element. To be consistent with the Comprehensive Plan, connectivity to adjacent residential platted

neighborhoods will aid in traffic flow and allow neighboring workers the ability to walk or bike to work. Currently a canal system separates the residential areas from the adjacent Park of Commerce.

Findings: The two DRI's in this Activity Center either adopted or under review, together propose 3 million square feet of commercial/retail, 515,000 square feet of office, and 871,200 square feet of light industrial. In addition, North Port Park of Commerce, with current and upcoming development, will have over 480,000 square feet of light industrial uses. There is also just over 50 acres of vacant commercial which are not part of either DRI that are yet to be developed as well. This Activity Center has the potential to have a diverse mix of land uses in terms of actual square feet and residential units. The current and proposed land uses for AC 4 are consistent with the guidelines in the Comprehensive Plan, although connectivity from the commercial and Park of Commerce areas should be addressed during development.

VII. Potential Relationship of Land Use to Jobs & Housing²

Table 4.1 illustrates employment opportunities calculated for current and upcoming development. Data found in the Panacea and North Port Gardens applications were utilized for the DRI employment figures below. The total employment opportunities for both DRI's, built, and development under review has the potential to produce 9,876 jobs, which may in turn generate a demand for 604 very low, 1,075 low, and 1,598 moderate income households. Households encompass heads-of-household, single worker household, or multi-worker. Currently, Riley Chase Apartments offers 312 units that fall into these income categories.

Table 4.1

Activity Center 4 Potential Employment Opportunities							
	Jobs in Park of Commerce	Possible Jobs w/ development built or under review (not including DRI Areas)	Possible Jobs w/Remaining Vacant Land (not including DRI Areas)		Panacea DRI Potential Jobs	North Port Gardens DRI Potential Jobs	Totals
Commercial/Retail			900		1,973	2,287	5,160
Office	37	163			1,216	391	1,807
Industrial	700	126	333		1,161		2,320
Warehouse	2	4	260				266
Utility	156						156
Hotel						167	167
Totals	895	293	1,493		4,350	2,845	9,876

Projected Unit Demand by Households and Income							
Income Ranges	Current Unit Demand	Possible Unit Demand w/ development built or under review	Possible Units w/Remaining Vacant Land (not including DRI Areas)		Panacea DRI Potential Unit Demand	North Port Gardens DRI Potential Unit Demand	Totals
Very Low Income	53	17	89		259	186	604
Low Income	97	31	162		473	312	1,075
Moderate Income	160	52	267		778	341	1,598
Totals	310	100	518		1,510	839	3,277

Development trends, assumptions, and DRI applications were used to estimate future development, jobs, and households. Total jobs converted to households, less 13% for market incomes (over 120% AMI).

Employment/households forecast ratios from Florida Economic Advisors

² 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%.

Findings: Due to the land use mixes proposed in the adopted and proposed DRI's as well as the industrial park, this Activity Center has the potential to produce a strong mix of jobs categories. The two DRI's, either adopted or proposed, both predict 7,195 jobs. Those jobs, combined with current jobs, those created with development under review, and future jobs total 9,876.

Current development and development under review has the potential to create 1,679 very low to low income units. Riley Chase Apartments, within the boundary of AC 4 offers 312 units for these income categories. Mixes of housing types and affordability within an Activity Center, such as this, incorporates the overall vision and quality of life for North Port citizens into the future.