

# I. Activity Center 3

## Key Findings

### Existing Conditions

- AC 3 is comprised of 177 gross acres.
- Although a prime location with four quadrants adjacent to I-75, no development has taken place to date.

### Consistency with Comprehensive Plan

- If development occurs according to the guidelines in the 1997 Comprehensive Plan, a possible 28 acres of office, 90 acres commercial, and 2.5 acres of industrial land are available.

### Future Development

- There are currently no development plans under review for AC 3, however ±42 acres were recently purchased by the Sarasota Hospital Board.
- Using Figure 1 from the Future Land Use Element of the existing Comprehensive Plan as a guide, 1,176,120 square feet of commercial, 365,904 square feet of office, and 32,670 square feet of industrial development are possible.
- An alternative land use scenario utilizes land recently purchased by the Sarasota County Hospital Board. Those acres include:
 

|                                  |          |
|----------------------------------|----------|
| Institutional (hospital related) | 32 Acres |
| Commercial                       | 66 Acres |
| Hotel                            | 11 Acres |
| Office                           | 12 Acres |
- The potential Hospital may spur continued development throughout the City.

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

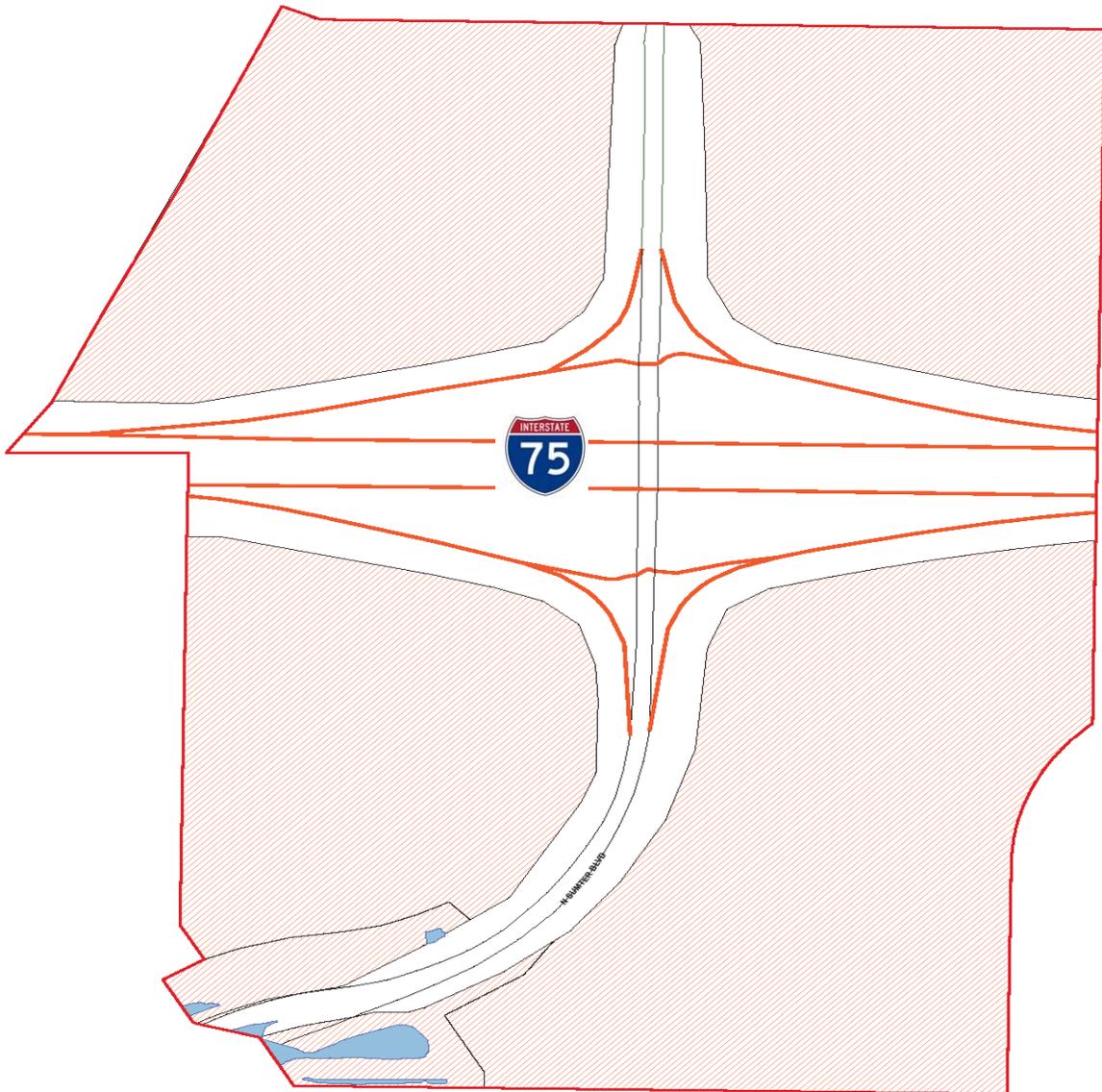
- A potential of 3,615 jobs could be created utilizing the existing parameters in Figure 1 as a guide.
- A potential of 4,859 jobs could be created under the alternative scenario, including hospital employees assuming a size facility similar to that of Venice Hospital. A larger facility could increase employees by an additional 1000.
- Over a 30 year cumulative period, assuming AC 3 is built out within the next 15 years, the City may gain \$16 million in revenue utilizing the current Figure 1 as a development guideline.
- Using alternative land uses assuming the hospital will utilize a quadrant of AC 3, build out within 15 years, AC 3 will run in a deficit of a 30 year cumulative time period due to the tax exempt status of the facility.

## Recommendations

- Due to the recent hospital purchase, institutional should be included in the land use breakdown in Figure 1 of the Comprehensive Plan. Because of their tax exempt status, land uses should be crafted to maximize revenue and minimize additional expenditures.
- The extension of water and sewer to this area may spur development.
- Due to the small amount of acreage as compared to other Activity Centers, careful consideration should be made to take advantage of any area that can be utilized as an amenity for those who work in that area including connectivity to the future Creek Park area (walking paths, outdoor eating areas...).

- Monitor housing stock surrounding AC 3 to ensure an appropriate amount of residential units are available in affordable income ranges. The addition of residential units within AC 3 should also be considered.

# ACTIVITY CENTER 3



## II. Existing Conditions

Activity Center 3 (AC 3) is located on all four quadrants of the I-75/Sumter Boulevard interchange and is established to provide for lower intensity highway uses such as motels, restaurants, or other highway uses primarily serving interstate commuters, and for economic development opportunities. This Activity Center

is currently not served by municipal water or sewer service. Development has yet to occur within this Activity Center however the prime interstate location should eventually result in development similar to that found just north of the area at the interchange of Jacaranda Boulevard and I-75. In fact, Sarasota Memorial Hospital Board has recently purchased the 42 acre southeast quadrant. The need for a Hospital and medical facilities is listed in the approved Evaluation and Appraisal Report as a major issue due to the groundswell of public support and City Commission direction.

### Neighboring Features

The northwest and southwest quadrants of this Activity Center abut the Myakkahatchee Creek as shown below in **Figure 3.1**, which is a water source for the City, and therefore would require an assessment of impacts to the creek during the plan review stage for developments. Future plans for the Creek area include a passive linear park system that must also be taken into consideration in terms of connectivity not only from the AC 3 but surrounding neighborhoods as well, due to the fact that all four quadrants are bordered by residential platted lots as also shown in **Figure 3.1**. A staff site visit confirms a sizable drainage area on the northeast and southeast quadrants that would inhibit expansion of this Activity Center, yet provides a buffer to the neighboring residential lots. County transit does not come up Sumter Boulevard to this location at this time, however a primarily city owned area near the interchange has been considered for a park and ride lot – in fact some citizens are now doing this at an area near the southeast quadrant of the interchange.

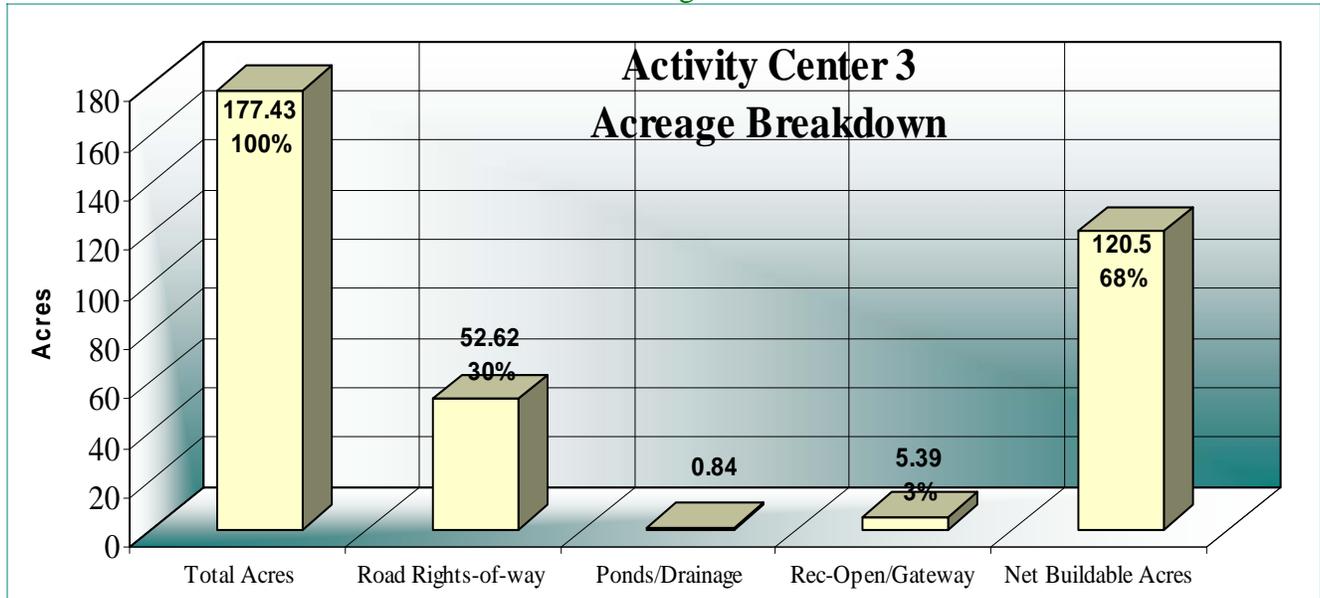
Figure 3.1



### Land Use by Acreage

Activity Center 3 is comprised of 177 gross acres, less 58.85 for road rights-of-ways, ponds, and open space, leaving 120 developable acres as illustrated in Figure 3.2.

Figure 3.2



Information based on 2006 Sarasota County Property Appraiser data

Based on Figure 1 in the Future Land Use Element of the Comprehensive Plan, the standards for Activity Center 3 are broken down by three land uses.

- Professional Office 23% or 28 buildable acres
- Commercial 75% or 90 buildable acres
- Industrial 2% or 2.5 buildable acres

In the advent of a potential hospital, the following land uses by acre are a proposed alternative to the preceding Comprehensive Plan standards. As shown, this alternative reflects a slight reduction of 13 acres of commercial, the introduction of 32 institutional acres and a reduction of office by 14 acres (although it is possible that the hospital will not use all 32 acres and will have numerous medical office outparcels or on site housing). These acres were derived with the assistance of the North Port Fiscal Analysis Model which is explained in further detail in section IV.

- Institutional 32 Acres *(some of these acres may be dedicated to medical office and/or employee housing)*
- Commercial 66 Acres
- Hotel 11 Acres
- Office 12 Acres

**Findings:** A change in land uses and land use percentages in Figure 1 of the Future Land Use Element should be changed to reflect a future hospital under an institutional land use.

### III. Land Use by Square Footage

As previously noted, the Sarasota County Public Hospital Board has purchased 42 acres of the southeast quadrant of AC 3. Although the anticipated size or number of beds for a future hospital is unknown, by using Sarasota Memorial as an example of intensity and square feet, some approximations can be made, keeping in mind that the North Port site is almost twice that of the Sarasota site which utilizes a parking garage, has multiple annex buildings adjacent to the hospital, and is a very intense and compact area. If similar sized facilities are constructed in North Port, staff expects approximately 1.6 million square feet of facilities and 500,000 square feet of parking facilities. If the size of the Venice Hospital is used as an example, this facility sits on approximately 6 acres with just under 500,000 square feet. If Doctor’s Hospital in Sarasota is used as an example, this facility encompasses 27 acres with 392,873 square feet and 147 beds, with an additional facility on 1.16 acres with 127,397 square feet. Again, if a potential hospital does not utilize the entire site, additional medical office facilities and/or employee housing may be added. Along with possible future hospital, the following potential acres/square footage is also proposed:

- 66 acres of commercial, at a .30 floor area ratio, 862,000 square feet would be produced.
- 11 acres of Hotels, could produce 440 rooms.
- 12 acres of office, at a .30 floor area ratio, 156,000 square feet would be produced.

In contrast, the following square footage would be produced utilizing the current **Figure 1** standards in the Comprehensive Plan.

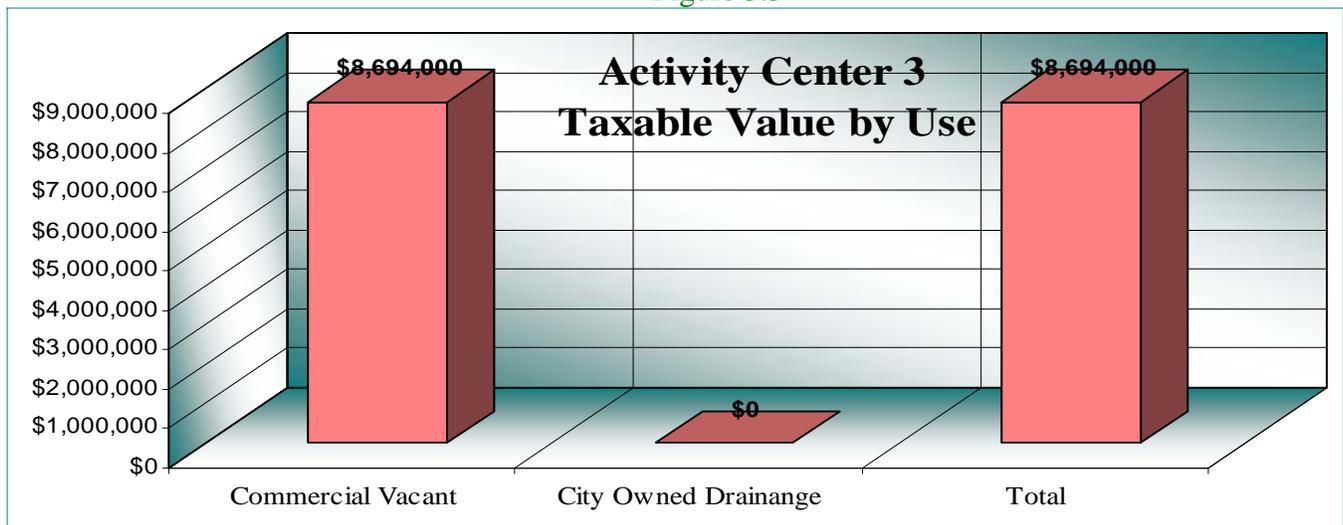
- 90 acres of commercial at a .30 floor area ratio would produce 1,175,000 square feet.
- 28 acres of office at a .30 floor area ratio would produce 365,000 square feet.
- 2.5 acres of industrial at a .30 floor area ratio would produce 32,000 square feet.

**Findings:** *The land uses illustrated in Figure 1 have an adequate mix square footage for AC 3. Although it is unknown when or if a hospital will be constructed, by using regional facilities as examples, estimates from a high of 1.6 million square feet to a respectable 392,873 square feet may be anticipated.*

### IV. Existing Relationship of Land Use to Tax Base

Currently, there are no structures constructed in AC 3. **Figure 3.3** illustrates the taxable value of the vacant land.

Figure 3.3



Information based on 2006 Sarasota County Property Appraiser data

Utilizing the North Port Fiscal Analysis Model (NP FAM), incorporating numerous assumptions such as a .30 floor area ratio and build out in the next 15 years, the land uses with Figure 1 as a guideline, as shown in Table 3.1, could produce over \$16 million in revenue for the City over a cumulative 30 year period. In addition, over \$23 million in impact fees would be collected at build out of AC 3.

Table 3.1

**CITY OF NORTH PORT, FLORIDA  
BUDGET BASED, MODIFIED PER-CAPITA  
DEVELOPMENT FISCAL IMPACT MODEL  
ACTIVITY CENTER 3 @ .30 FLOOR AREA RATIO per FIGURE 1  
SUMMARY OF FISCAL IMPACTS**

| <b>I. OPERATING REVENUE IMPACT</b>        | <u>Years 1 - 5</u> | <u>Years 6 - 10</u> | <u>Years 11 - 15</u> | <u>Years 16 - 20</u> | <u>Years 21 - 25</u> | <u>Years 26 - 30</u> | <u>Years 1 - 30</u> |
|---|--------------------|---------------------|----------------------|----------------------|----------------------|----------------------|---------------------|
| A. Taxes                                  |                    |                     |                      |                      |                      |                      |                     |
| 1 Ad Valorem Taxes                        | \$0                | \$0                 | \$1,585,934          | \$4,162,222          | \$7,702,829          | \$9,823,351          | \$23,274,336        |
| 2 Other Taxes & Franchise Fees            | \$0                | \$0                 | \$884,315            | \$1,955,845          | \$3,259,593          | \$3,993,132          | \$10,092,885        |
| Total Taxes                               | \$0                | \$0                 | \$2,470,249          | \$6,118,067          | \$10,962,423         | \$13,816,482         | \$33,367,221        |
| B. Licenses and Permits                   | \$0                | \$0                 | \$233,251            | \$556,213            | \$992,810            | \$1,232,041          | \$3,014,314         |
| C. Intergovernmental Revenue              | \$0                | \$0                 | \$287,972            | \$686,702            | \$1,225,726          | \$1,521,082          | \$3,721,481         |
| D. Charges for Services                   | \$0                | \$0                 | \$2,695,540          | \$6,427,825          | \$11,473,322         | \$14,237,978         | \$34,834,665        |
| E. Fines, Fees, & Forfeitures             | \$0                | \$0                 | \$23,547             | \$56,151             | \$100,227            | \$124,378            | \$304,304           |
| F. Miscellaneous Revenues/Other Sources   | \$0                | \$0                 | \$0                  | \$0                  | \$0                  | \$0                  | \$0                 |
| <b>TOTAL OPERATING REVENUE IMPACT</b>     | <b>\$0</b>         | <b>\$0</b>          | <b>\$5,710,558</b>   | <b>\$13,844,958</b>  | <b>\$24,754,508</b>  | <b>\$30,931,962</b>  | <b>\$75,241,986</b> |
| <b>II. OPERATING EXPENDITURE IMPACT</b>   | <u>Years 1 - 5</u> | <u>Years 6 - 10</u> | <u>Years 11 - 15</u> | <u>Years 16 - 20</u> | <u>Years 21 - 25</u> | <u>Years 26 - 30</u> | <u>Years 1 - 30</u> |
| A. General Government                     | \$0                | \$0                 | \$627,346            | \$1,495,979          | \$2,670,242          | \$3,313,673          | \$8,107,239         |
| B. Economic Development                   | \$0                | \$0                 | \$10,510             | \$25,063             | \$44,735             | \$55,515             | \$135,823           |
| C. Parks and Recreation                   | \$0                | \$0                 | \$0                  | \$0                  | \$0                  | \$0                  | \$0                 |
| D. Police                                 | \$0                | \$0                 | \$574,586            | \$1,370,167          | \$2,445,674          | \$3,034,993          | \$7,425,420         |
| E. Fire Rescue - EMS                      | \$0                | \$0                 | \$291,996            | \$696,298            | \$1,242,854          | \$1,542,337          | \$3,773,484         |
| F. Fire Rescue - Emergency Management     | \$0                | \$0                 | \$3,696              | \$8,815              | \$15,734             | \$19,525             | \$47,770            |
| G. Engineering                            | \$0                | \$0                 | \$85,638             | \$204,214            | \$364,511            | \$452,345            | \$1,106,709         |
| H. Non-Departmental                       | \$0                | \$0                 | \$202,400            | \$482,645            | \$861,496            | \$1,069,086          | \$2,615,627         |
| I. Fire Rescue District                   | \$0                | \$0                 | \$334,573            | \$797,828            | \$1,424,081          | \$1,767,233          | \$4,323,715         |
| J. Road and Drainage District             | \$0                | \$0                 | \$846,943            | \$2,019,633          | \$3,604,936          | \$4,473,596          | \$10,945,108        |
| K. Solid Waste District                   | \$0                | \$0                 | \$353,412            | \$842,752            | \$1,504,267          | \$1,866,741          | \$4,567,173         |
| L. Utilities District                     | \$0                | \$0                 | \$872,296            | \$2,080,091          | \$3,712,851          | \$4,607,514          | \$11,272,753        |
| M. Building & Fleet Maintenance           | \$0                | \$0                 | \$341,683            | \$814,784            | \$1,454,345          | \$1,804,790          | \$4,415,602         |
| <b>TOTAL OPERATING EXPENDITURE IMPACT</b> | <b>\$0</b>         | <b>\$0</b>          | <b>\$4,545,080</b>   | <b>\$10,838,269</b>  | <b>\$19,345,727</b>  | <b>\$24,007,348</b>  | <b>\$58,736,424</b> |
| <b>III. NET OPERATING SURPLUS/DEFICIT</b> | <u>Years 1 - 5</u> | <u>Years 6 - 10</u> | <u>Years 11 - 15</u> | <u>Years 16 - 20</u> | <u>Years 21 - 25</u> | <u>Years 26 - 30</u> | <u>Years 1 - 30</u> |
|   | <b>\$0</b>         | <b>\$0</b>          | <b>\$1,165,478</b>   | <b>\$3,006,689</b>   | <b>\$5,408,781</b>   | <b>\$6,924,614</b>   | <b>\$16,505,562</b> |
| <b>IV. AD VALOREM INCREMENTAL REVENUE</b> | <u>Years 1 - 5</u> | <u>Years 6 - 10</u> | <u>Years 11 - 15</u> | <u>Years 16 - 20</u> | <u>Years 21 - 25</u> | <u>Years 26 - 30</u> | <u>Years 1 - 30</u> |
|   | <b>\$0</b>         | <b>\$0</b>          | <b>\$1,506,637</b>   | <b>\$3,954,110</b>   | <b>\$7,317,688</b>   | <b>\$9,332,183</b>   | <b>\$22,110,619</b> |
| <b>V. TOTAL IMPACT FEES</b>               | <u>Years 2 - 6</u> | <u>Years 7 - 11</u> | <u>Years 12 - 16</u> | <u>Years 17 - 21</u> | <u>Years 22 - 26</u> | <u>Years 27 - 31</u> | <u>Years 2 - 31</u> |
| Law Enforcement                           | \$0                | \$0                 | \$306,837            | \$193,537            | \$296,611            | \$12,036             | \$809,020           |
| Fire                                      | \$0                | \$0                 | \$925,214            | \$583,748            | \$894,603            | \$36,342             | \$2,439,907         |
| Parks & Recreation                        | \$0                | \$0                 | \$0                  | \$0                  | \$0                  | \$0                  | \$0                 |
| Transportation                            | \$0                | \$0                 | \$7,461,828          | \$4,705,917          | \$7,212,883          | \$292,501            | \$19,673,129        |
| Solid Waste                               | \$0                | \$0                 | \$0                  | \$0                  | \$0                  | \$0                  | \$0                 |
| General Government                        | \$0                | \$0                 | \$314,155            | \$198,242            | \$303,831            | \$12,349             | \$828,577           |
| <b>TOTAL IMPACT FEES</b>                  | <b>\$0</b>         | <b>\$0</b>          | <b>\$9,008,034</b>   | <b>\$5,681,444</b>   | <b>\$8,707,927</b>   | <b>\$353,228</b>     | <b>\$23,750,633</b> |

NP FAM analysis for AC 3 utilizing Figure 1 in Future Land Use Element

In anticipation of a future hospital, alternative land uses as illustrated in previous sections which incorporates the hospital at a .45 floor area ratio, gives a different set of findings altogether. This is due to the fact that, although a hospital utilizes City services, the facility is considered a non-profit which is exempt from Ad Valorem and non Ad Valorem taxes. In turn, the City will have \$1-3 million per year in personnel, operating, and capital expenditures. As shown in Table 3.2, AC 3 may have an operating deficit over a cumulative 30 year period. Using multiple floor area ratio's from .25 to .40, along with land uses scenario's such as commercial, hotel, office at differing acres, the most beneficial at this point is the .30 to .40 commercial/office FAR with a 440 room hotel. A lower density of hotel rooms, for example a 165 room facility would be \$10 million difference in revenue. This overall deficit would be countered by the nearly 1,000 additional employees than with the Figure 1 scenario.

*(\*assumptions used in NP FAM may vary over time: changes in exemption status, millage rates, floor area ratio's, impact fee's, build-out timeline, and any other policy or fiscal change will affect outcomes).*

Table 3.2

| I. OPERATING REVENUE IMPACT             | <u>Years 1 - 5</u> | <u>Years 6 - 10</u> | <u>Years 11 - 15</u> | <u>Years 16 - 20</u> | <u>Years 21 - 25</u> | <u>Years 26 - 30</u> | <u>Years 1 - 30</u> |
|---|--------------------|---------------------|----------------------|----------------------|----------------------|----------------------|---------------------|
| A. Taxes                                |                    |                     |                      |                      |                      |                      |                     |
| 1 Ad Valorem Taxes                      | \$0                | \$739,068           | \$4,958,851          | \$7,095,086          | \$7,822,249          | \$8,221,263          | \$28,836,517        |
| 2 Other Taxes & Franchise Fees          | \$0                | \$445,637           | \$2,382,388          | \$2,853,631          | \$2,925,056          | \$3,000,125          | \$11,606,838        |
| Total Taxes                             | \$0                | \$1,184,705         | \$7,341,240          | \$9,948,717          | \$10,747,306         | \$11,221,388         | \$40,443,355        |
| B. Licenses and Permits                 | \$0                | \$139,694           | \$795,843            | \$950,470            | \$950,470            | \$950,470            | \$3,786,946         |
| C. Intergovernmental Revenue            | \$0                | \$172,467           | \$982,550            | \$1,173,453          | \$1,173,453          | \$1,173,453          | \$4,675,375         |
| D. Charges for Services                 | \$0                | \$1,614,362         | \$9,197,089          | \$10,984,022         | \$10,984,022         | \$10,984,022         | \$43,763,516        |
| E. Fines, Fees, & Forfeitures           | \$0                | \$14,103            | \$80,343             | \$95,953             | \$95,953             | \$95,953             | \$382,303           |
| F. Miscellaneous Revenues/Other Sources | \$0                | \$0                 | \$0                  | \$0                  | \$0                  | \$0                  | \$0                 |
| <b>TOTAL OPERATING REVENUE IMPACT</b>   | <b>\$0</b>         | <b>\$3,125,330</b>  | <b>\$18,397,064</b>  | <b>\$23,152,614</b>  | <b>\$23,951,203</b>  | <b>\$24,425,285</b>  | <b>\$93,051,496</b> |

| II. OPERATING EXPENDITURE IMPACT          | Years 1 - 5 | Years 6 - 10       | Years 11 - 15       | Years 16 - 20       | Years 21 - 25       | Years 26 - 30       | Years 1 - 30         |
|---|-------------|--------------------|---------------------|---------------------|---------------------|---------------------|----------------------|
| A. General Government                     | \$0         | \$556,683          | \$3,624,397         | \$4,486,659         | \$4,486,659         | \$4,486,659         | \$17,641,059         |
| B. Economic Development                   | \$0         | \$9,326            | \$60,721            | \$75,166            | \$75,166            | \$75,166            | \$295,546            |
| C. Parks and Recreation                   | \$0         | \$0                | \$0                 | \$0                 | \$0                 | \$0                 | \$0                  |
| D. Police                                 | \$0         | \$509,866          | \$3,319,585         | \$4,109,331         | \$4,109,331         | \$4,109,331         | \$16,157,445         |
| E. Fire Rescue - EMS                      | \$0         | \$259,106          | \$1,686,962         | \$2,088,299         | \$2,088,299         | \$2,088,299         | \$8,210,964          |
| F. Fire Rescue - Emergency Management     | \$0         | \$3,280            | \$21,356            | \$26,437            | \$26,437            | \$26,437            | \$103,946            |
| G. Engineering                            | \$0         | \$75,992           | \$494,762           | \$612,468           | \$612,468           | \$612,468           | \$2,408,159          |
| H. Non-Departmental                       | \$0         | \$179,602          | \$1,169,334         | \$1,447,524         | \$1,447,524         | \$1,447,524         | \$5,691,509          |
| I. Fire Rescue District                   | \$0         | \$296,888          | \$1,932,946         | \$2,392,804         | \$2,392,804         | \$2,392,804         | \$9,408,246          |
| J. Road and Drainage District             | \$0         | \$751,545          | \$4,893,086         | \$6,057,175         | \$6,057,175         | \$6,057,175         | \$23,816,157         |
| K. Solid Waste District                   | \$0         | \$313,605          | \$2,041,786         | \$2,527,537         | \$2,527,537         | \$2,527,537         | \$9,938,003          |
| L. Utilities District                     | \$0         | \$774,043          | \$5,039,562         | \$6,238,499         | \$6,238,499         | \$6,238,499         | \$24,529,102         |
| M. Building & Fleet Maintenance           | \$0         | \$303,197          | \$1,974,025         | \$2,443,656         | \$2,443,656         | \$2,443,656         | \$9,608,189          |
| <b>TOTAL OPERATING EXPENDITURE IMPACT</b> | <b>\$0</b>  | <b>\$4,033,135</b> | <b>\$26,258,522</b> | <b>\$32,505,557</b> | <b>\$32,505,557</b> | <b>\$32,505,557</b> | <b>\$127,808,327</b> |

| V. TOTAL IMPACT FEES     | Years 2 - 6 | Years 7 - 11        | Years 12 - 16       | Years 17 - 21 | Years 22 - 26 | Years 27 - 31 | Years 2 - 31        |
|--------------------------|-------------|---------------------|---------------------|---------------|---------------|---------------|---------------------|
| Law Enforcement          | \$0         | \$340,454           | \$455,819           | \$0           | \$0           | \$0           | \$796,273           |
| Fire                     | \$0         | \$1,027,047         | \$1,375,559         | \$0           | \$0           | \$0           | \$2,402,606         |
| Parks & Recreation       | \$0         | \$0                 | \$0                 | \$0           | \$0           | \$0           | \$0                 |
| Transportation           | \$0         | \$9,653,691         | \$13,499,622        | \$0           | \$0           | \$0           | \$23,153,313        |
| Solid Waste              | \$0         | \$0                 | \$0                 | \$0           | \$0           | \$0           | \$0                 |
| General Government       | \$0         | \$348,818           | \$467,123           | \$0           | \$0           | \$0           | \$815,940           |
| <b>TOTAL IMPACT FEES</b> | <b>\$0</b>  | <b>\$11,370,009</b> | <b>\$15,798,123</b> | <b>\$0</b>    | <b>\$0</b>    | <b>\$0</b>    | <b>\$27,168,132</b> |

**Findings:** By changing land uses in AC 3 to incorporate a possible future hospital, this Activity Center, using numerous assumptions, will not likely operate with a surplus due to the tax exempt status of the hospital facility. Although this AC will run with a deficit, the overall positive effects of a Hospital on the community overall, far outweigh the fiscal aspects.

## V. Future Development

Although the Sarasota County Public Hospital board has recently purchased the southeast quadrant for a future hospital site, no applications have been submitted for this Activity Center.

**VI. Potential Relationship of Land Use to Jobs & Housing**

Using Sarasota Memorial as a baseline for square footage, a possible 4,000 employment opportunities may be created when a hospital facility is constructed. Using Venice Hospital, approximately 1,250 employment opportunities may be created.

Employees generated with Table 3.1 and Figure 1 land uses at a .30 FAR could generate 3,615 jobs, whereas the alternative land uses incorporating a possible hospital could generate 4,859 jobs.

Ultimately, square feet and employment projections are purely speculative at this time, but are helpful in forecasting and planning for infrastructure and housing needs. Table 3.1 utilizes the Figure 1 scenario to forecast the creation of a potential 608 very low – low income dwelling units, although Figure 1 in the Comprehensive Plan calls for no residential units in AC 3. The alternative scenario, with the hospital incorporated, was not included in Table 3.1 due to lack of forecast ratio’s for hospital employment, which is to dissimilar to customary commercial/office/industrial data.

Table 3.1

| Projected Unit Demand by Households and Income |  |
|--|--|
| Income Ranges                                  | Potential Units w/Figure 1 assumptions |
| Very Low Income                                | 215                                    |
| Low Income                                     | 393                                    |
| Moderate/above Income                          | 481                                    |
| <b>Totals</b>                                  | <b>1089</b>                            |

*Development trends and assumptions were used to estimate future development, jobs, and households. Economic employment ratio’s were used to calculate jobs based on possible use and square feet. Income ranges based on either commercial or office professional heavy Activity Center. Total jobs converted to households, less 13% for market incomes (over 120%).*

Source: Development/employment/income range forecast ratios with assistance Florida Economic Advisors

**Findings:** *Because this Activity Center is vacant, Figure 1 from the Comp Plan along with reasonable FAR’s were used to determine a potential of 3,615 jobs not including hospital employees which could range anywhere from 1,250 to 4,000 depending on the size of the facilities and satellite office. Some onsite multi-family development would also be appropriate in order to reduce employee commuting expenses.*