

I. Activity Center 2

Key Findings

Existing Conditions

- AC 2 is comprised of 599 gross acres. By subtracting the 13% of road and drainage rights-of-way, approximately 520 acres remain as ‘buildable’ area. Based on property appraiser data, 327 acres have been developed (including a portion of a 27 hole golf course), leaving 194 acres for development. Development projects in the review process submitted after the 2006 Property Appraisers update account for a potential 57 acres, leaving only 23% of AC 2 for development.
- The neighborhood to the west has strong connectivity to AC 2 including roads and sidewalks although connectivity could be enhanced to the east.
- The existence of the City Hall center containing the City Hall, Police Department, Fire Station, George Mullen Activity Center, and the Post Office, distinguishes this Activity Center from the others.

Existing relationship of Land Use to Tax Base

- This Activity Center has a mixture of residential, government and recreation, all within close proximity to a community park and school campus area containing an elementary, middle, and high school. Also in close proximity is the Performing Arts Center, Little Salt Springs, and the Myakkahatchee Creek greenway corridor.
- The predominance of higher value residential homes in this Activity Center is reflective of the amount of taxes generated overall. Almost 60% of all taxable value in AC 2 is currently generated by residential development. The large amount of government uses in this Activity Center that do not generate taxes reduces the overall taxable dollars in contrast to overall square footage. Upcoming commercial development, if brought to fruition, will expand and diversify the tax base.

Consistency with Comprehensive Plan

- Currently, fiscal sustainability for AC 2 is from residential use. With upcoming commercial development and vacant commercial land yet available, a mixture of uses will benefit the city’s tax base and will enhance the livability of the Activity Center for those who reside both within AC 2 and also the surrounding the area.
- There are virtually no rental units in AC 2, but this will be rectified due to specifications identified in the Development of Regional Impact (DRI) process. This process identifies the amount of affordable housing to be placed within a DRI according to a formula utilized throughout the State, plus the Heron Creek Pattern Book requires housing to be built on the northwest quadrant of the Activity Center.

Future Development

- Due to the once yearly property appraiser update, many projects are not reflected in current data. Currently, there 418,575 additional square feet of non-residential development either constructed or in review. That is 7 times what is currently on the tax rolls for non-residential. This will bring commercial development almost equal to that of the current residential square footage, which is currently the dominant land use in this Activity Center.

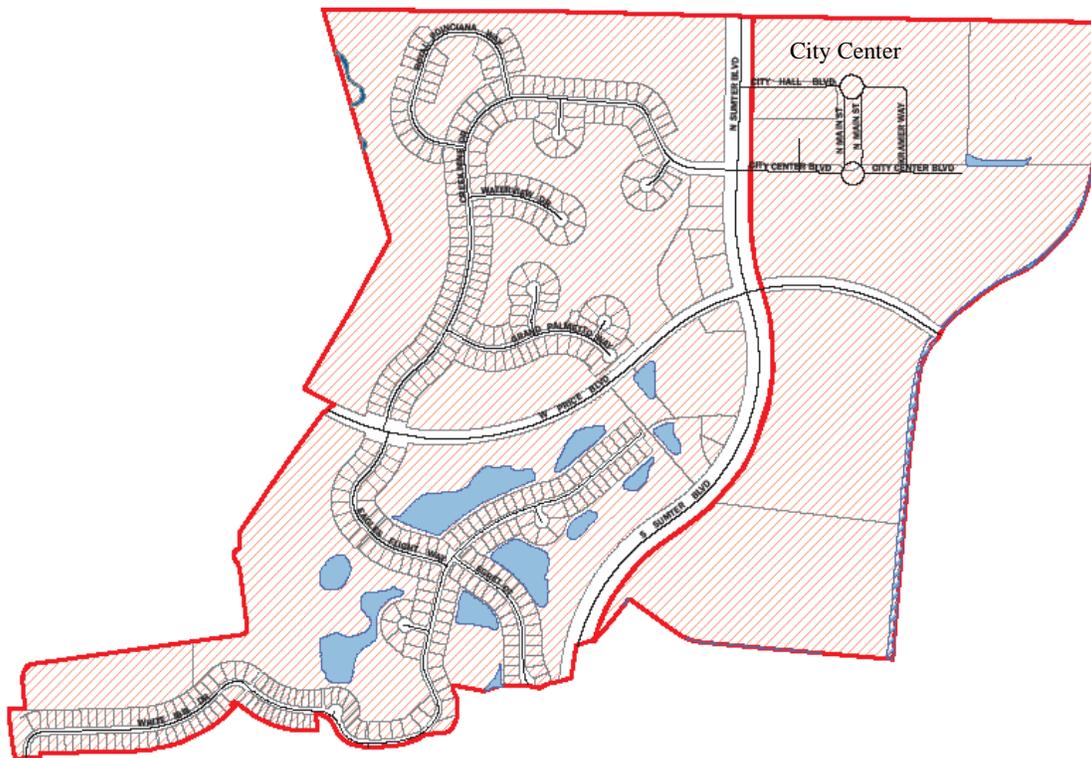
Relationship of Land Use to Jobs, Housing, & the Tax Base Potential

- Although this Activity Center has the potential to produce over 2,500 jobs with current, upcoming, and future development, 75% of those will be in commercial/retail.
- Approximately 158 very low-low income households will be created. Through the DRI process, it is anticipated that affordable units will be constructed within the area, increasing the possibility to live and work in the same general area.

Recommendations

- Continue to implement the approved development per the DRI, and the Heron Creek Pattern Book.
- Strengthen connectivity of adjacent neighborhoods to the east of AC 2.

ACTIVITY CENTER 2



II. Existing Conditions

Activity Center 2 (AC 2) is located on all four quadrants at the intersection of Sumter Boulevard and Price Boulevard. AC 2 provides for governmental, low, medium, and high density residential, offices, and commercial. This rapidly developing Activity Center includes a portion of the Heron Creek development, which is a Development of Regional Impact (DRI). It is also the location of the new City Center complex which includes City Hall, Police headquarters, Fire Rescue headquarters, Mullen Center recreation facility containing 2 football fields, a gymnasium, meeting and weight rooms, and civic development including a post office. There is also land available for future offices for other governmental and civic agencies.

Landscape/Natural Features

The Myakkahatchee Creek runs parallel to Sumter Boulevard, adjacent to AC 2. A Creek Greenway Master Plan is nearing completion and will serve as a guide for the development of a passive linear park at the Activity Center boundary, and will serve as a recreational amenity for all citizens of North Port.



Neighboring Features

AC 2 is surrounded by platted residential lots that offer affordable and workforce housing units for workers nearby. Within 2 miles to the west of this Activity Center are the North Port High School and Performing Arts Center, the Heron Creek Middle School, and Butler Park. Two elementary schools are also very close to this Activity Center as well as an archeological site listed on the National Register of

Historic Places. The Myakkahatchee Creek greenway runs along side this Activity Center parallel to Sumter Boulevard.

Access

AC 2 is located on all four quadrants at the intersection of Sumter Boulevard and Price Boulevard which are both arterial roadways, and is located within 2 miles of the I-75/Sumter Boulevard Interchange which offers easy access to the area. The Activity Center is served by Sarasota County Area Transit at both City Hall and adjacent to shopping centers. Careful consideration of connectivity to new commercial development areas into the surrounding residential platted areas to the east will ensure multi-modal means of transportation and lessen vehicular traffic which is in keeping of the City’s Comprehensive Plan.

Style & Amenities

To develop this Activity Center, City staff worked with the property owners and developers of the Heron Creek DRI to develop a unique planning document to guide development. This document is termed the Heron Creek Pattern Book. The Pattern Book examines existing development trends and zoning rules and attempts to relate them to the Town Center, develops a conceptual plan for the Town Center, applies lessons learned from prior development concepts, designs a framework of pedestrian and vehicular movement, blends architectural styles in harmony, creates identity and a sense of place for the Town Center, and promotes an atmosphere of subtle but sensible planning. The master site plan is illustrated in Figure 2.1.

Figure 2.1

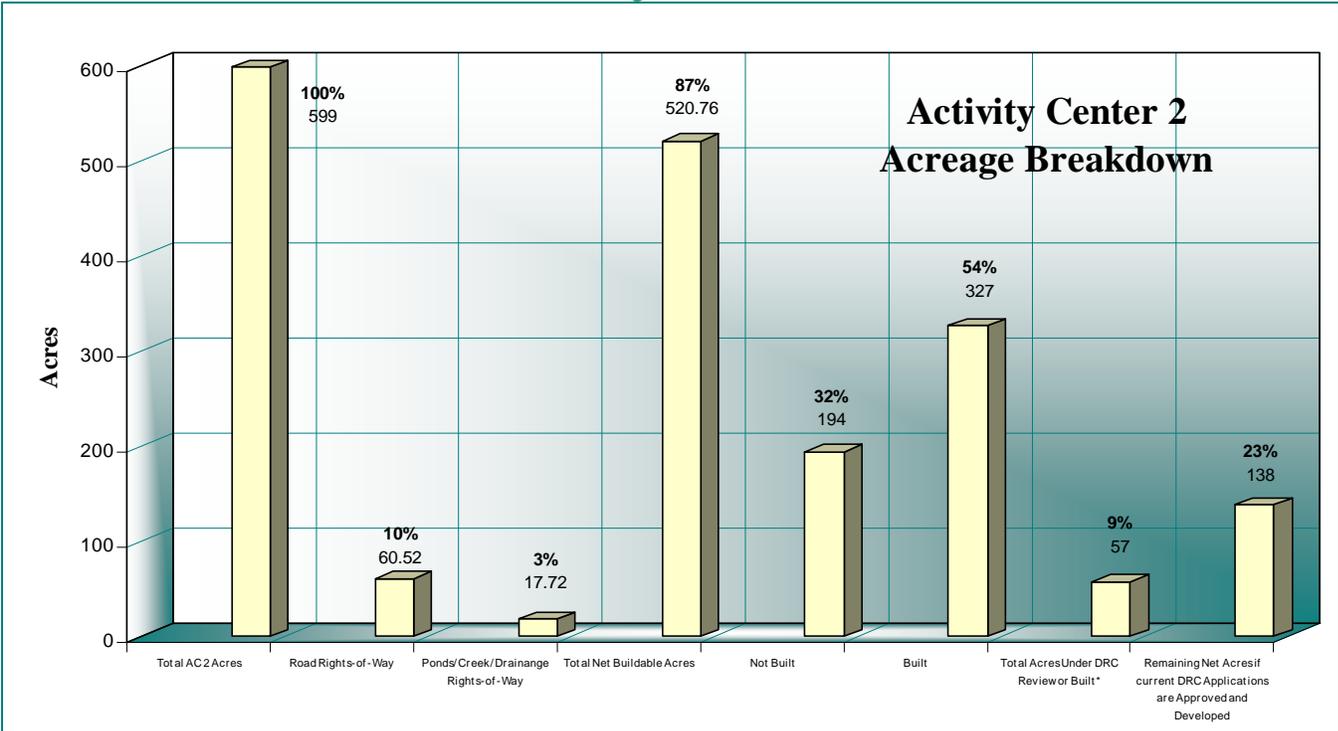


Findings: AC 2 encompasses a portion of the Heron Creek DRI with four quadrants intersected by two arterial roadways. A mix of government, schools, recreation, shopping, and connectivity to residential areas either within or adjacent, makes this area successful and sustainable in terms of quality of life for those who live in or near this Activity Center.

III. Land Use by Acreage

AC 2 is a total of 599 acres, 72 of which are road and drainage right of ways, leaving 520 acres for development. Of that, 327 acres have been developed and another 57 acres either have been constructed or are in review. This leaves 138 acres remaining for development as shown below in Figure 2.2 and Exhibit A.

Figure 2.2



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

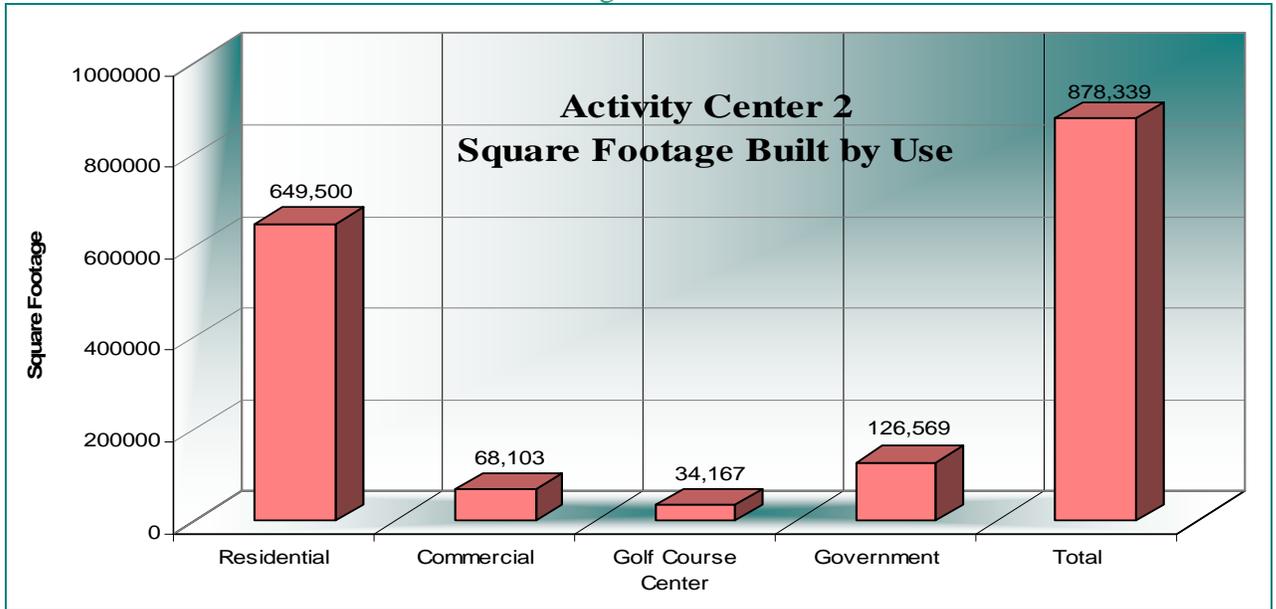
Findings: Including current and upcoming development, AC 2 has 23% of net buildable acres remaining for development, contingent upon the approval of projects continuing through to occupancy.

IV. Land Use by Square Footage

Square Footage by Use

As shown in Figure 2.3, residential development currently dominates the amount of square footage in AC 2. According to the Sarasota County Property Appraiser information, 74% of the built square footage is residential, 14% are government buildings, 8% commercial development, and 4% golf course structures. This Activity Center has seen an increase in commercial development within the last year which is reflected in Section VI of this report, because these developments have yet to be added to the tax rolls. According to the October 2006 Heron Creek bi-ennial monitoring report, a total of 43,000 square feet of professional medical, 40,000 square feet of office, and 745,500 square feet of retail will be constructed by the end of 2017.

Figure 2.3



Information based on 2006 Sarasota County Property Appraiser data

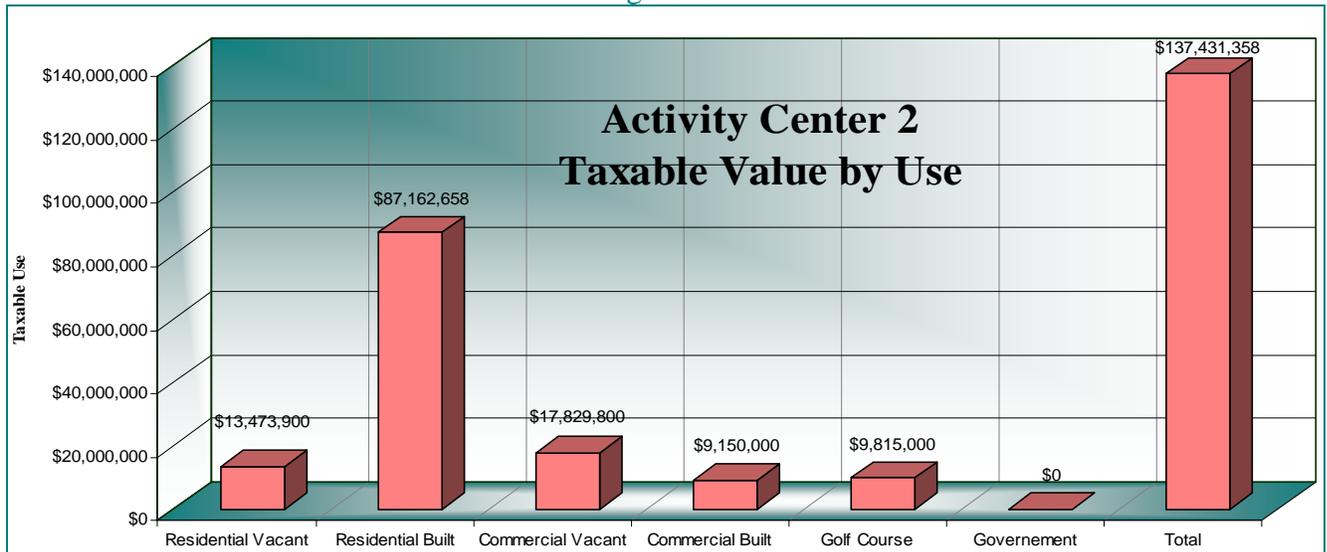
Findings: Residential square footage currently dominates this Activity Center.

V. Existing Relationship of Land Use to Tax Base

Taxable Value by Use

The value of property is determined by several factors such as income potential, purchase price, and similar property transactions. Government uses such as City Hall and the George Mullen Center are exempt from taxes, plus 167 single family homes within this Activity Center qualify for the homestead exemption. Even with over \$4 million in exemptions, as shown in Figure 2.4 built residential has the highest taxable value compared to other land uses.

Figure 2.4

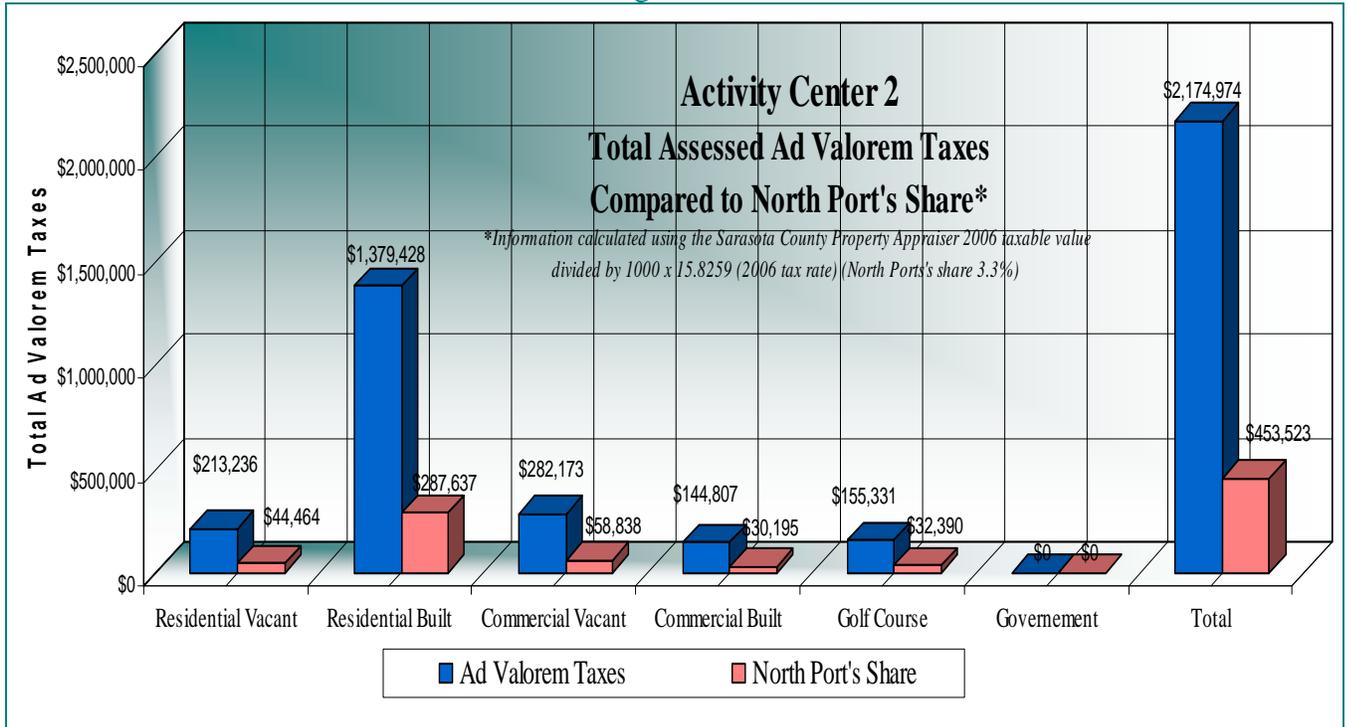


Information based on 2006 Sarasota County Property Appraiser data

Assessed Taxes

Figure 2.5 illustrates the assessed taxes for AC 2 by use, and shows an approximation of the amount of taxes received by the City of North Port based on the 2006 Ad Valorem rate of 3.3%, which was previously 4.9%. The total assessed taxes generated for AC 2 are estimated at over \$2 million, with just under \$500,000 of those dollars going to North Port.

Figure 2.5



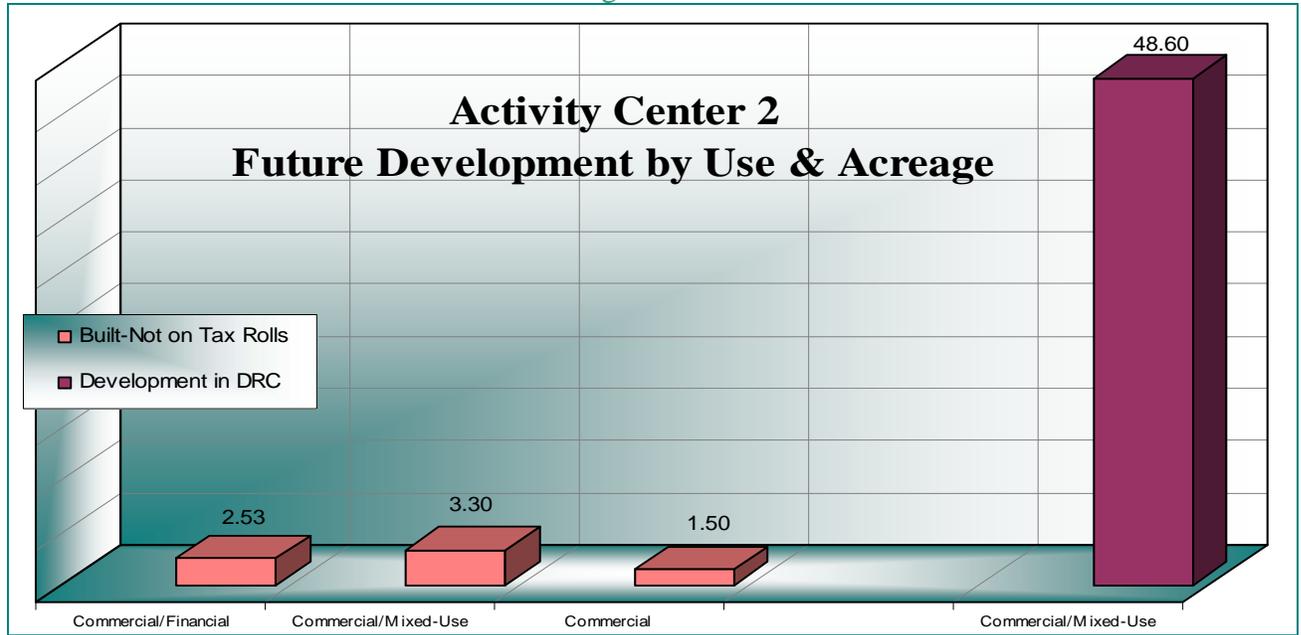
Information based on 2006 Sarasota County Property Appraiser data

Findings: Close to 60% of all taxable value in AC 2 is currently generated by residential development. Similarly, 63% of the total taxes collected by North Port are from residential development. Due to the large amount of government uses in this Activity Center that do not generate taxes, this will reduce the overall taxable dollars in contrast to overall square footage.

VI. Future Development

Figure 2.6 shows development that has been constructed or is in the review process and is not reflected on the Property Appraisers Data at the time of this report. Two banks and a Walgreens have been completed and a 48 acre, 365,315 square foot commercial development is currently in the review process totaling 56 acres.

Figure 2.6



Source: Development Review Applications/City of North Port Building Permits

Findings: Future non-residential development either constructed or in review will result in 418,575 additional square feet on approximately 57 acres. This will bring commercial development almost equal to that of the current residential square footage as shown in Figure 2.3.

VII. Potential Relationship of Land Use to Jobs & Housing

Development either current, under review, or future, has the potential to produce 2,572 employment opportunities although the majority are or will be commercial/retail in nature as illustrated in Table 2.1. Government and financial uses aid in diversifying employment opportunities within this Activity Center. This table also illustrates a demand for 153 very low and 267 low income units. Although rental units are non-existent in this Activity Center at this time, when available, affordable units will aid those working in retail by limiting the cost of driving to other areas for employment.

Table 2.1

Activity Center 2 Potential Employment Opportunities				
	Current Jobs	Possible Jobs w/ Development Under Review	Possible Jobs w/ Remaining Vacant Land	Totals
Commercial/Retail	170	1,026	875	2,071
Government	347			347
Financial Institution		30	35	65
Other			89	89
Totals	517	1,056	999	2,572

Projected Unit Demand by Households and Income				
Income Ranges	Current Units	Possible Units w/development Under Review	Possible Units w/ Remaining Vacant Land	Totals
Very Low Income	31	63	59	153
Low Income	45	114	108	267
Moderate (workforce) Income	92	188	178	458
Totals	168	365	345	878

Source: Development/employment forecast ratios from Florida Economic Advisors

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

Findings: *Although current development and applications under review have the potential to produce over 2,500 jobs, 75% of those will be in commercial/retail. With current and upcoming development, a potential of 878 households may be created, 153 very low, 267 low, and 458 workforce income households. Currently, there are no rental units in AC 2.*