



City of North Port  
Site Selection and Design  
Services for Utilities  
Administration and Warehouse  
Facilities

Report to the City Commission  
April 9, 2019

Presentation Team:  
Tim Hancock, AICP  
Stephen MacEachern, PE





# Agenda

1. Scope of Work
2. Site Selection Criteria
3. Site Selection Process
4. Recommendation
5. Next Steps

# Summary Scope of Work

The City of North Port Utilities (NPU) Administration, warehouse and storage facility has served the City for over 25 years in it's current location. NPU has outgrown the current facility and the City has engaged Stantec to assist in the site selection, programming, design and permitting of a new facility to serve the city for the foreseeable future. This effort includes:

- Site Analysis and Selection (on-going)
- Architectural Programming (on-going)
- Site Layout and Preliminary Design
- Site Permitting
- Final Building Design
- Bidding and Construction Administration Services



# Initial Site Selection Criteria

Working with NPU Staff and Leadership, a broad set of initial criteria was established to ensure a high number of candidate sites for consideration.

## Parcel Size

Minimum of 10+ Net Acres, 15 Preferred.

## Proposed Uses

Utility Administration  
Small equipment Repair  
Laydown Yard  
Communication antenna (SCADA)

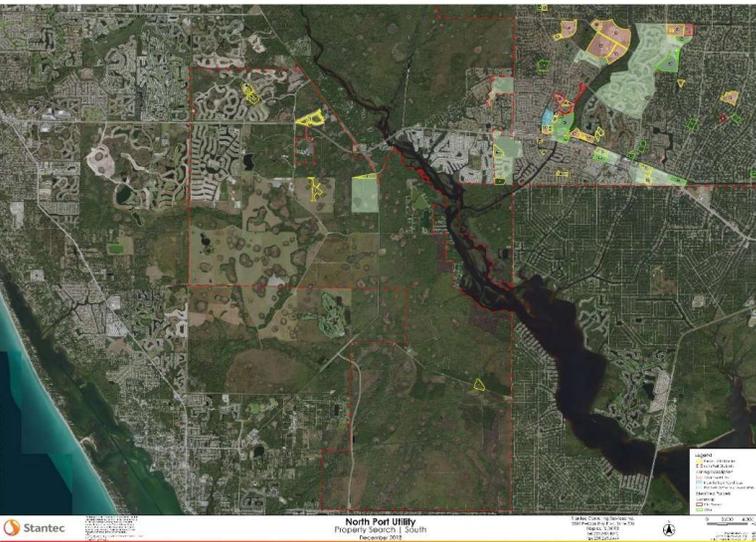
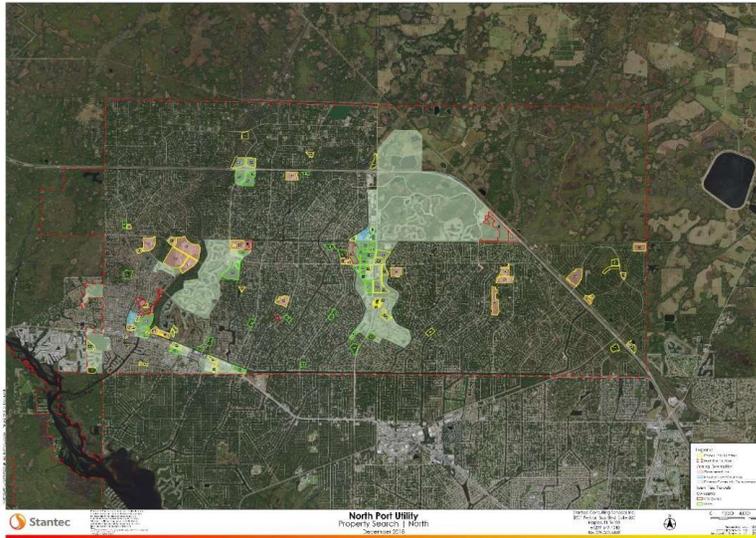
Generators  
Fuel and Chemical Storage  
Equipment Storage

## Possible Zoning Categories

- PCD (subject to verification)
- GU – Government Use
- ILW – Light Industrial and Warehousing

# Round 1 Parcel Maps

- All parcels meeting the minimum size and zoning criteria were identified.
- 107 parcels were mapped.
- In a meeting with NPU staff, each parcel was discussed and exclusionary criteria was developed, including:
  - The site being partially or fully developed
  - Located predominantly in a residential area
  - No utilities available
  - Not central to the primary service area
  - Access issues or constraints
  - Irregular shape or insufficient net acreage
  - Rezoning required and not likely due to compatibility
  - Predominantly in Flood Zone AE, not Zone X



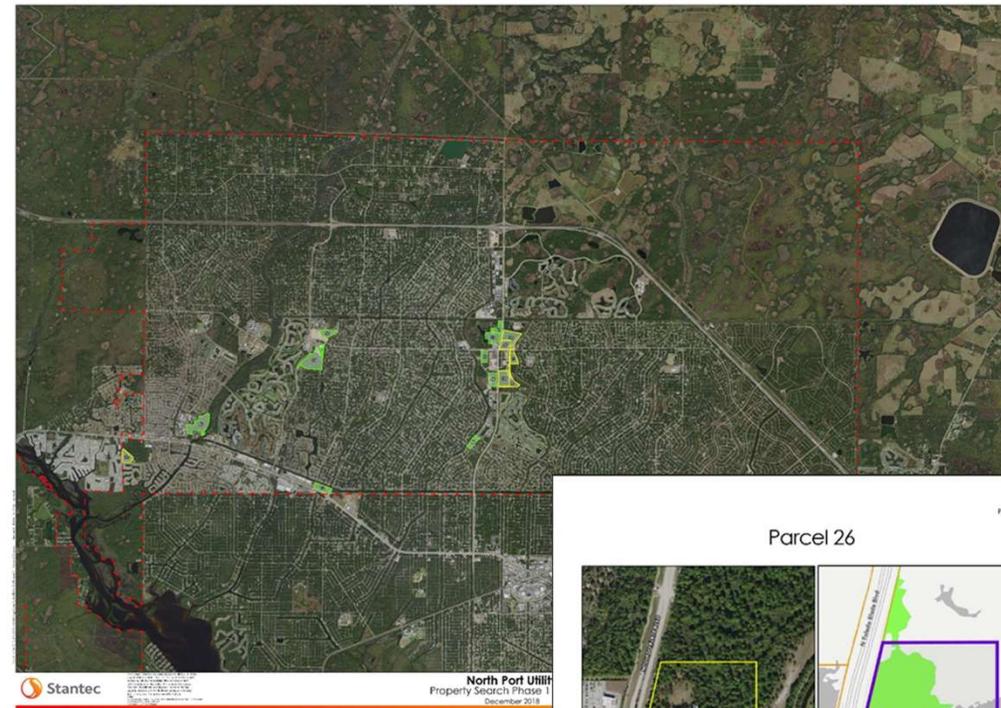
# Round 2 – Site Selection

Applying Exclusionary Criteria, the number of eligible sites was reduced from 107 to 15.

Parcel Information Sheets incorporating more detail on each parcel were developed and reviewed with NPU staff in more detail.

Three parcels were eliminated due to pending development or flood zone concerns.

12 parcels remained to be scored using a scoring matrix.



Parcel 26 Page 3 of 15

**Ownership:**  
PRICE AND FOREIGN INC.  
1100 N ROBERTO BLVD, NORTH PORT, FL 34288-6494

**Site Address:**  
F PRICE BLVD, NORTH PORT, FL 34288

**Parcel:** 11172601010

**Land Area:** 750,940 SQ FT  
Subdivision: 0000 - NOT PART OF A SUBDIVISION  
Property Use: 6300 - AG - Growing Food for Consumption  
Class

**Sec/Type/Use:** 19-205-27E  
Zoning: FC20N - PLANNED COMMUNITY DEVELOPMENT

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap
2018	\$991,200	\$0	\$0	\$991,200	\$6,300	\$0	\$6,300	\$104,400

**Sales & Transfers**

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
4/21/2013	\$1,100,000	2013084403	01	SCHALK, TEE STEPHEN L	WD

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**Not central to Utilities. Too far east, few customers in area.  
It is believed to be owned by Kings Plastic and likely not for sale.  
Appears to be some wetlands on parcel.**

# Scoring Criteria

Each Attribute on a 5 point scale

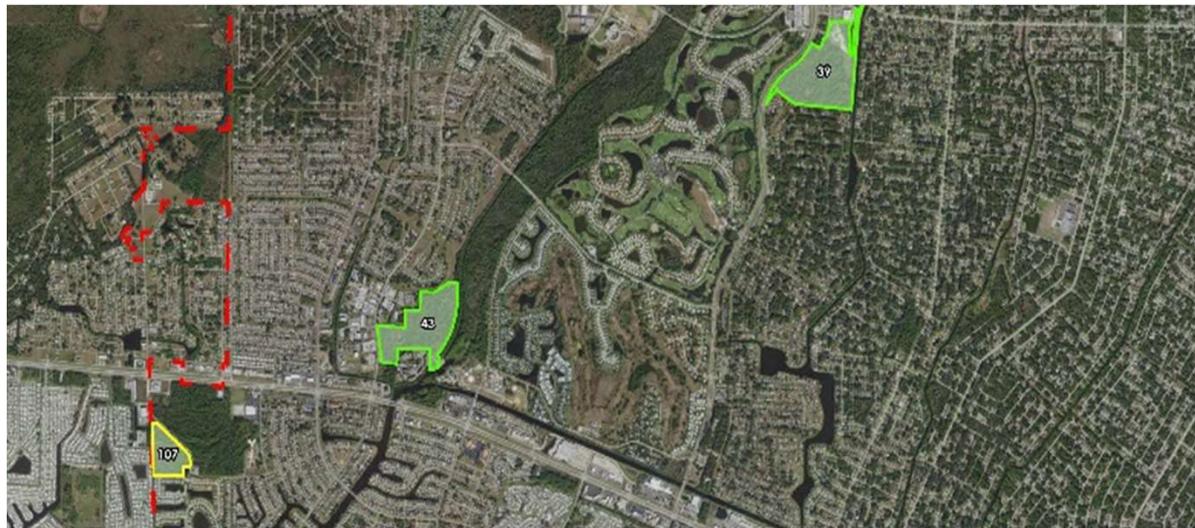
- **Proximity to Core Service Area**
- **Hurricane Zones**
- **Absence of Known Environmental Issues**
- **Ease of Access**
- **Availability of Water and Sewer**
- **Proximity to Residential – Compatibility**
- **Flood Zones**

# Round 3 Scoring

Map ID	Parcel ID	Owner Name	Acres	Proximity to Service Area	Hurricane Zone	Environmental	Access	Water/Sewer	Compatibility	Flood Zones	Total Score
107	791080007	FILEMAN ARIANA R (TTEE)	18.26	4	3	2	4	5	3	4	25
39	978010006	MARSH CREEK HOLDINGS LTD	62.1	4	3	3	2	4	3	5	24
43	996001000	5400 GROUP LLC	48.57	5	2	2	3	5	4	3	24
13	1118010010	AMERICAN MOMENTUM BANK	13.33	1	3	4	2	3	5	4	22
44	984030010	AMERICAN MOMENTUM BANK	12.61	1	3	4	1	2	5	5	21
48	984040010	AMERICAN MOMENTUM BANK	18.51	1	3	4	1	2	5	5	21
50	979110001	MARSH CREEK HOLDINGS LTD	17.14	3	3	2	3	1	4	5	21
106	1117001100	J S D LIMITED PRSHP	34.4	1	3	3	4	3	4	3	21
42	983020010	AMERICAN MOMENTUM BANK	12.74	1	3	3	2	3	5	3	20
26	1117001010	PRICE AND TOLEDO LLC	16.96	1	3	2	3	3	5	2	19
53	983050010	AMERICAN MOMENTUM BANK	24.77	1	3	3	2	2	5	2	18
20	1118020010	NORTH PORT ACTIVITY CENTER FIVE ASSN INC	16.38	1	3	2	1	1	5	2	15

# Ranking and Selection

Map ID	Parcel ID	Owner Name	Acres	Proximity to Service Area	Hurricane Zone	Environmental	Access	Water/Sewer	Compatibility	Flood Zones	Total Score
107	791080007	FILEMAN ARIANA R (TTEE)	18.26	4	3	2	4	5	3	4	25
43	996001000	5400 GROUP LLC	48.57	5	2	2	3	5	4	3	24
39	978010006	MARSH CREEK HOLDINGS LTD	62.1	4	3	3	2	4	3	5	24



After presenting the scoring results to the City Manager and Assistant City Manager, Parcel 39 was removed from consideration due to compatibility issues and being located within the Heron Creek Activity Center.

## Ranking and Selection – Next Steps

Map ID	Parcel ID	Owner Name	Acres	Proximity to Service Area	Hurricane Zone	Environmental	Access	Water/Sewer	Compatibility	Flood Zones	Total Score
107	791080007	FILEMAN ARIANA R (TTEE)	18.26	4	3	2	4	5	3	4	25
43	996001000	5400 GROUP LLC	48.57	5	2	2	3	5	4	3	24

For the remaining parcels, Stantec was directed to further investigate the following:

1. Are the owners willing sellers?
2. If so, is there an established sales price?
3. Review Land Use issues on each parcel to identify any zoning issues.

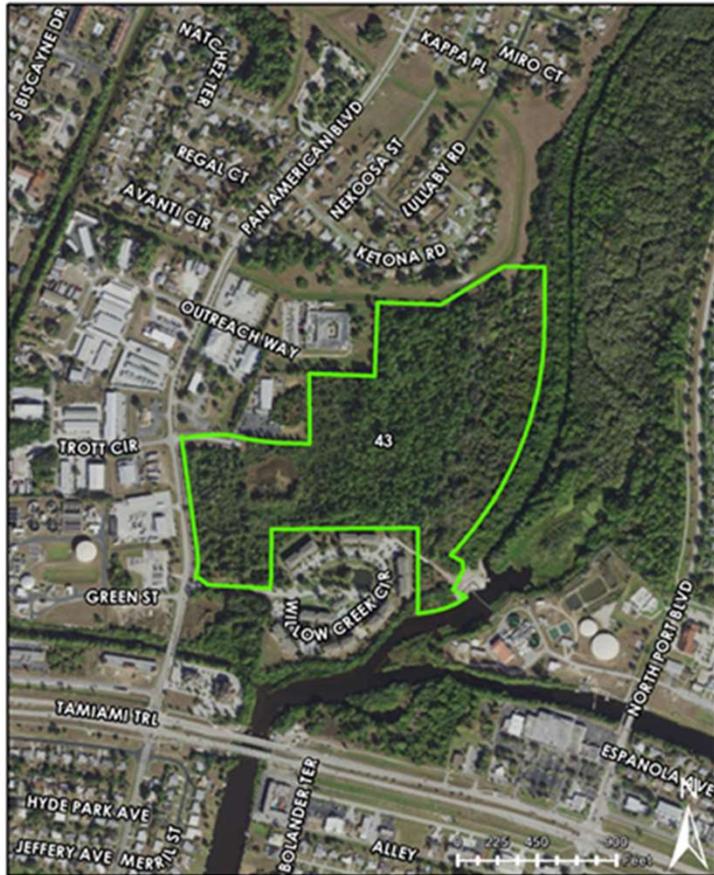
# Parcel 43, Pan American Blvd.



## Key Features:

- ±47.11 acre parcel
- Property is available for purchase, either a portion of in it's entirety.
- Pricing is flexible, depending on location, from \$3 to \$6 per square foot for 15 net acres.
- Parcel 43 is in an area near existing water and wastewater treatment plants, which may promote a higher degree of synergy.
- Access onto Pan American can be poor at times due to background traffic.
- Potable water, wastewater and reclaimed water service is available at the site.

# Parcel 43, Pan American Blvd.



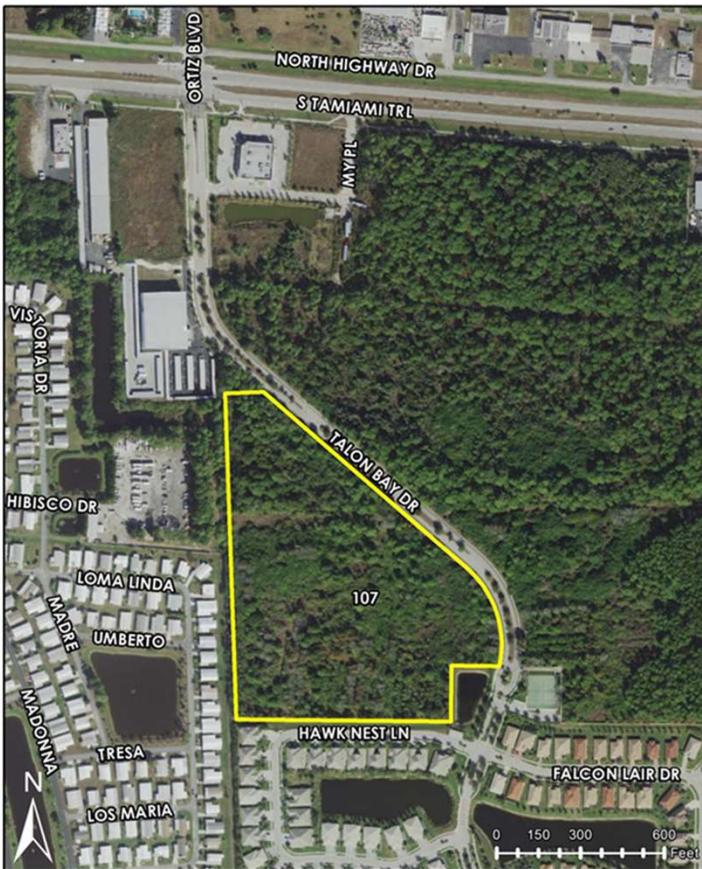
## Additional Considerations:

- Access to Pan American Boulevard would be either direct or via Children's Way, providing access to the light at Pan American and US 41 if heading South. Access to the North via Pan American, however, will traverse a residential area.
- Proximity to Myakkahatchee Creek, the known presence of wetlands and the presence of Gopher Tortoise on site may present more permitting challenges.
- Floodplain compensation may be required for development, requiring additional land. This may be offset by the owner's offer to provide additional lands at no charge, subject to a purchase and sale agreement.
- The site has been previously permitted for development.
- Depending on the final site location, residential adjacencies could be minimized.

# Parcel 107, Talon Bay Drive

## Key Features:

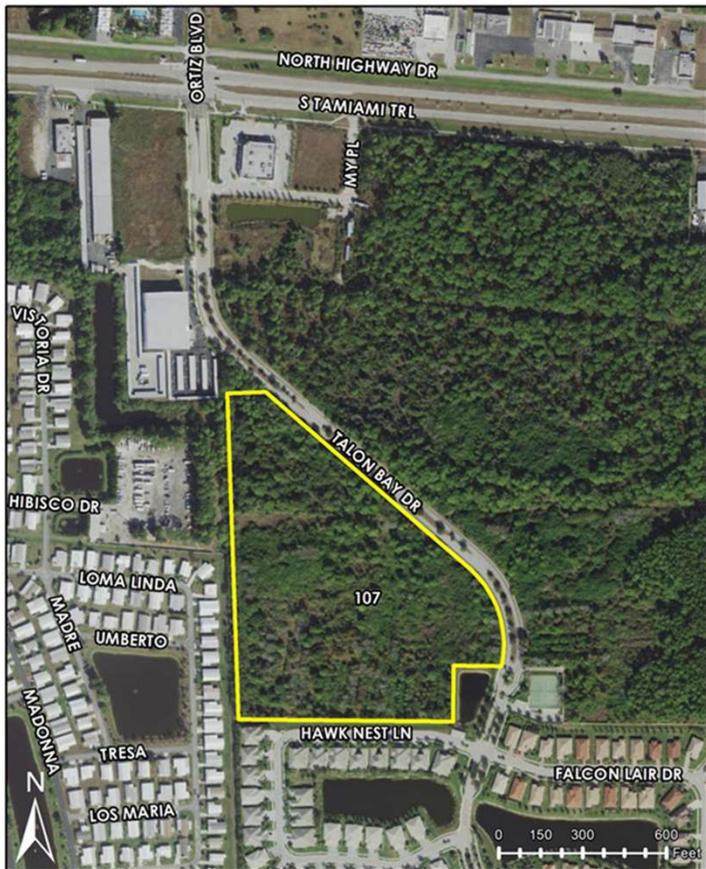
- ±18 acre parcel
- Entire Parcel is being offered for sale.
- Pricing is based on the purchase of 15 acres and the donation of 3 acres, resulting in a net price for all 18 acres of approximately \$1.50 per square foot.
- Off-site utility improvements would be limited to constructing a sanitary gravity sewer to the existing lift station, unless natural gas is required in which case a connection will be required to the existing line at US 41.
- The site is previously disturbed, which may help facilitate the permitting process and no listed species or habitat has been identified on this parcel.



# Parcel 107, Talon Bay Drive

## Additional Considerations:

- Traffic volumes on Talon Bay Drive are low but are also predominantly residential in nature.
- Reclaimed water is not available, but this service is anticipated to be available in the future.
- Residential adjacencies cannot be avoided but could be mitigated through site design.



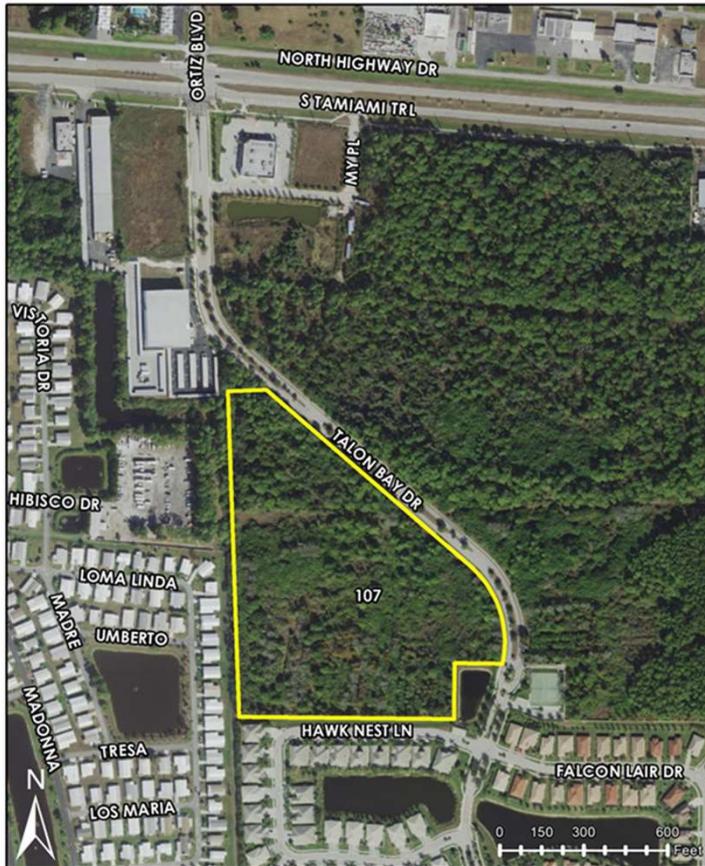
# Parcel Comparison

## KEY DIFFERENCES:

- Parcel 43 has known species present (Gopher Tortoise Burrows) and contains Jurisdictional Wetlands. Environmental impacts on Parcel 43 may be greater in comparison.
- Parcel 107 is near an upsized lift station, reducing site infrastructure costs. Parcel 43 would require a lift station to be constructed.
- Parcel 43 has Reclaimed water currently available. Parcel 107 will have reclaimed near the site in the future.
- Talon Bay Drive (Parcel 107) is less congested than Pan American, making access to the site easier for Utility vehicles.
- Parcel 107 will not require the extension of an access drive.
- Parcel 107 may be significantly less expensive based on initial pricing conversations.
- Parcel 43 allows for options to purchase more land if desired and the owners are willing to be flexible on purchase terms.

	Parcel 43	Parcel 107	Notes
Size (15 - 18 net acres)	✓	✓	
Flood Zone X	✓	✓	Portions of Parcel 43 are in AE but can be avoided.
Limited wetlands on site	✓	✓	Wetlands on Parcel 43 but can be avoided
Lack of impact to species or habitat		✓	Gopher Tortoises documented on Parcel 43, avoidance required.
Water and Sewer availability	✓	✓	
Lift Station not required		✓	Parcel 43 will require a lift station and associated infrastructure
Reclaimed available	✓		Reclaimed will be available at US 41 and Talon Bay Drive in the future.
Limited residential adjacency	✓	✓	50% or less of the property line adjacent to residential.
Ease of access		✓	Traffic on Pan American can be heavy at times, making access more difficult.
Limited infrastructure improvements		✓	Entry / access drive and extension of utilities will be required on Parcel 43.
Proximity to service area	✓	✓	
Limited traffic conflicts (school zones)	✓	✓	
Zoning in place			Both will require rezoning and a Comp. Plan Amendment and Rezone.
Willing seller	✓	✓	
Lower offering price		✓	Initial inquiry only, subject to appraisal.
	9 out of 15	13 out of 15	

# Next Steps



The utility department seeks direction from the City Commission to move forward on the negotiation to purchase the top ranked parcel, Parcel 107 (Talon Bay Drive) for the Utilities and Administration and Warehouse Facility.

If negotiations fail, recommend to move to negotiate with the second ranked property.