

NorthPort

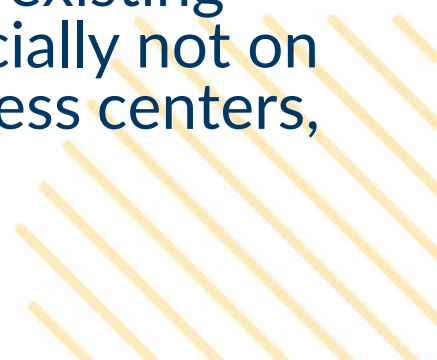
FLORIDA

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Comp plan review *Low-Intensity*

- Residential 0 dwelling units per acre. Survey results show 2% would like to see condominiums; this could not be accomplished under the Low-Intensity option.
- Non-residential development at a maximum intensity/floor area ratio (FAR) of 0.15 (6,534 square feet of non-residential building square footage per acre over a total of 3.26 acres, yields 21,300 SF for the Low-Intensity option).
- Survey results show 83% very supportive of low intensity; however, 86% would like to see wellness services, 85% a spa, and 72% a restaurant. Under the Low-Intensity option, only 4,124 square feet are available for expansion of the existing buildings, all the services may not be possible, especially not on a scale that is consistent with renowned spas, wellness centers, or even a typical sit-down restaurant.



Comp plan review *Medium-Intensity*

- Residential at a density of 0 to 4 dwelling units per acre on 59.9 acres (max 238 units).
- Non-residential development at a maximum intensity/floor area ratio (FAR) of 0.135 on 8.66 acres and a FAR of 0.15 on 59.9 acres (5,880 square feet of non-residential building square footage per acre on 8.66 acres (park area), plus 6,534 square feet of non-residential building square footage per acre on 59.9 acres – Total yield of 442,311 SF on the Medium-Intensity option).
- Survey results show 8% very supportive of medium-intensity development; however, 86% would like to see wellness services, 85% a spa, 72% a restaurant, 26% outdoor café/coffee shop, 15% outdoor recreational rentals; 9% entertainment; 9% hotel; 8% boutique shopping, 3% other, and 2% condominiums. Under the Medium-Intensity option, some but not all of the desired improvements may be made. For example, a hotel with a wellness center and spa may be possible, but conference space and additional amenity event/performance space may not be possible.

Comp plan review

High-Intensity

- Residential at density of 0 to 6 dwelling units per acre on 59.9 acres (359 units).
- Non-residential development at a maximum intensity/floor area ratio (FAR) of 0.135 on 8.66 acres and a FAR of 0.30 on 59.9 acres (5,880 square feet of non-residential building square footage per acre on 8.66 acres (park area), plus 13,068 square feet of non-residential building square footage per acre on 59.9 acres – Total yield of 839,357 SF on the High-Intensity option).
- Survey results show 5% very supportive of high-intensity development. Under the High-Intensity option, all desired improvements would be possible.



Density and intensity

The density and intensity in mixed-use districts throughout Florida vary broadly based on the city's level of urbanization (i.e. City of Sarasota allows densities from 12 units per acre to 50 units per acre and FARs from 0.5 to no maximum). The following is a conservative example of low, medium, and high-intensity mixed-use development standards (from a small inland Florida city):

- **Low-Intensity:** Residential at 0 to 12 dwelling units per acre. On 59.9 acres, the maximum yield would equal 718 units. Non-residential development intensity in neighborhoods FAR of 0.35, which would yield 913,235 square feet.

Density and intensity, cont.

- **Medium-Intensity:** Residential at 0 to 12 dwelling units per acre. On 59.9 acres, the maximum yield would equal 718 units. Non-residential development intensity in centers FAR of 2.0, which would yield over 5 million square feet. (Achievable square footage may be further limited by building height maximums and other applicable regulations).
- **High-Intensity:** Residential at 0 to 40 dwelling units per acre. On 59.9 acres, the maximum yield would equal 2,396 units. Non-residential development intensity in centers FAR of 3.0, which would yield over 7 million square feet. (Achievable square footage may be further limited by building height maximums and other applicable regulations).

Feedback from Advisory Boards & stakeholders

Development Services staff presented Warm Mineral Springs AC7 Potential Comprehensive Plan Amendments to the Community Economic Development Advisory Board (CEDAB), Parks and Recreation Advisory Board (PRAB) and the Environmental Advisory Board (EAB) with the following input received from the boards:

- CEDAB recommend adoption of Option 4 (High Intensity).
- PRAB recommended adoption of a scenario between Options 2 (Low Intensity - Park Only) and 3 (Medium Intensity) with the following criteria:
 1. Add a minimum open space requirement 35%.
 2. Add maximum impervious surface area 30%.
 3. Require low impact development (LID) and minimization of site disturbance.
 4. Require native landscaping.
 5. Maximum building height (ULDC) 40-feet (3-story).
- EAB recommend adoption of Option 2 (Low Intensity - Park Only).



Pathways: Seminole Tribe

Key Considerations

- Donation of property.
- Tribe considers WMS a graveyard; closed to public/swimming.
- Remains would be repatriated, and artifacts would not likely be displayed in an onsite museum.

Pathways: Outstanding Florida Springs

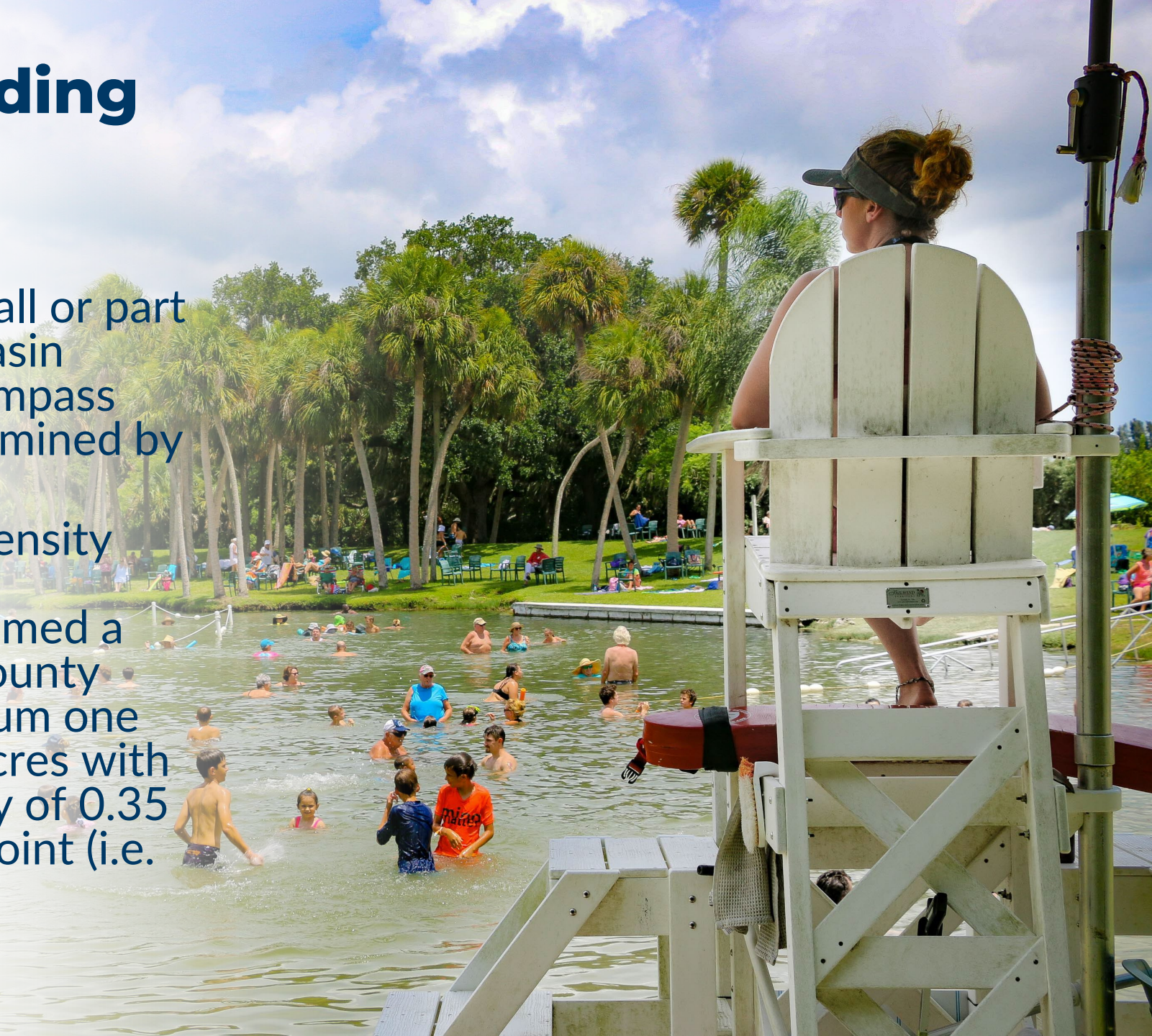
Key Considerations

- Budgetary commitments and impact to growth and economic development potential.
- A basin action management plan (BMAP) would determine the priority focus area for Warm Mineral Springs:
 - The priority focus areas for existing springs designated as OFS vary, with the smallest comprising 3,089 acres (Gemini) and the largest 395,764 (Troy Peacock Lafayette Blue Falmouth, which includes three river basins).

Pathways: Outstanding Florida Springs

Key Considerations

- A WMS BMAP could include all or part of the Lower Myakka River basin (14,017-acres), or could encompass more than one basin, as determined by FDEP.
- Outcomes for density and intensity would be determined by BMAP. Deleon Springs is deemed a rural community in Volusia County comprehensive plan – maximum one unit per acre (1 unit per 2.5 acres with septic) and maximum intensity of 0.35 only within 1 mile of a focal point (i.e. intersection of rural roads).



Pathways: Outstanding Florida Springs

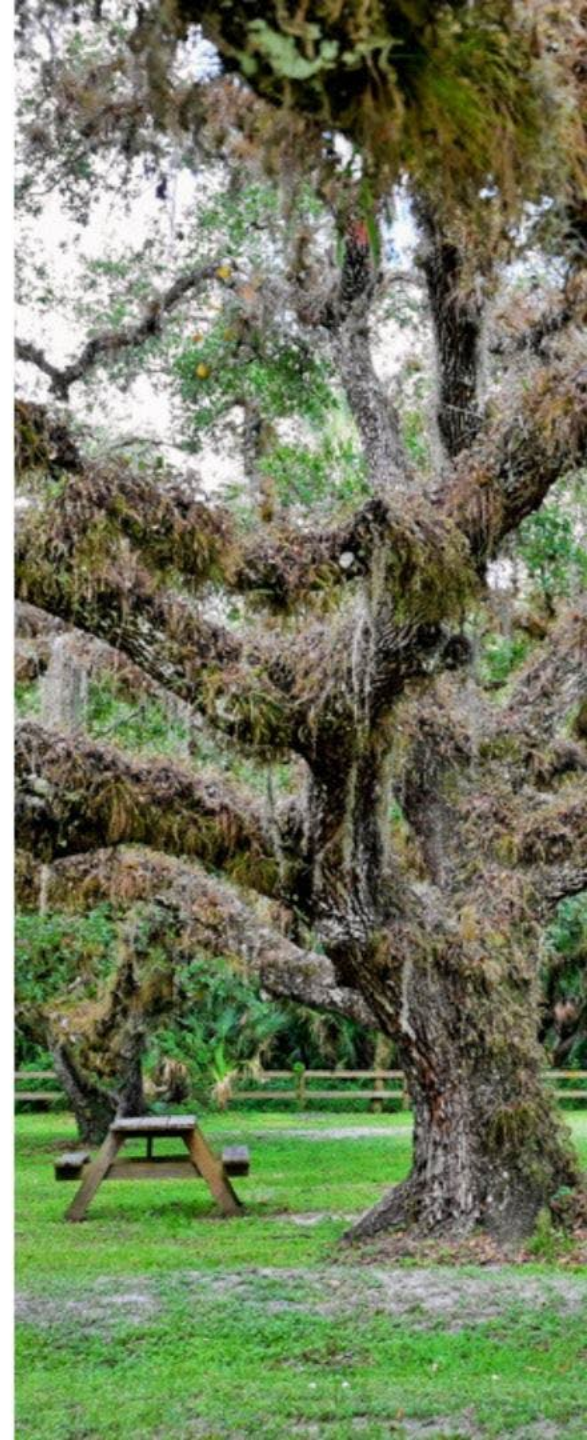
Key Considerations

- Comprehensive Plan and ULDC amendments including, but not limited to the following, would be required to address agricultural best practices, conservation/limitations on development intensity and impervious surfaces, erosion control, fertilizer, stormwater and pollution control, reclaimed water, recharge areas, prohibition of septic tanks on smaller lots (as determined by FDEP, and water quality monitoring.
- BMAP requirements: Wastewater treatment plan to provide for construction, expansion, or upgrades necessary to achieve the total maximum daily load requirements applicable to the domestic wastewater treatment facility. A wastewater remediation plan to provide for elimination of existing onsite wastewater management systems would also be mandatory.

Pathways: Nature Conservancy

Key Considerations

- May involve the sale, conveyance or transfer of rights to property.



Pathways: State Park

Key Considerations

- May involve the sale, conveyance or transfer of rights to property.
- Florida Department of Environmental Protection (FDEP).
- Division of State Lands can purchase conservation property that's within a project on an approved Florida Forever acquisition list.
- Application can be made to the Division of State Lands Office Environmental Services for a new project to be considered for placement on a Florida Forever list.
- Division of State Lands Bureau of Real Estate Services is responsible for acquiring conservation property.

Pathways: 2019 Master Plan

Key Considerations

- Phase 1 design plans (June 2021) may need to be updated to meet current codes
- Re-evaluation of current building conditions may be required
- Funding deficit for Phase 1 Building Restoration & Improvements estimated between \$5.5 and \$8.3 million
- Consideration of potential phasing options presented 9/8/2022:
 - Offsite utilities for water/wastewater \$2.4 - 2.6 million
 - Spa/Café Building \$3.6 – 4.3 million
 - Admissions/Welcome Building \$1.4 - \$1.7 million
 - Site work, including on site utilities \$4.1 – 4.6 million
 - Cyclorama \$1.3 – 1.6 million

Pathways: Public-Private Partnership (P3)

Key Considerations

- Provides needed funding for Maser Plan Phase 1 building restoration and improvements without burdening City taxpayers
- May involve long term lease or sale of portion of property
- Management of park and ongoing maintenance outsourced with dedicated annual revenue stream
- Facilitates implementation of future services and amenities on undeveloped 60 acres
- Comp Plan Amendment

Pathways: Parks & Recreation Department

Key Considerations

- Management structure to transition to year-round operation
- Impacts to FICA, FRS, and health benefits as a result of staffing transition from temporary to year-round and seasonal
- Requirement to install fire sprinkler system and alarm to temporary buildings by April 5, 2024 (364 days)
- Temporary buildings covered under Emergency Order No. 2022-17, set to expire the earlier of December 1, 2024 or expiration of state of local emergency
- Evaluation of discounted admission rates
- FY24 budget impact
- Direction for existing buildings and plan for permanent facility



Funding considerations

- Project budget \$9,345,470
 - Funded through a combination of park revenues, surtax and park impact fees
 - Single bid received in response to construction RFB 2022-22 - \$17,602,166
- WMS Fund 125
 - Projected Fund Balance as of 9/30/23: \$2,469,959



Discussion on upcoming charrettes

Gulf Coast Community Foundation is sponsoring Dr. Brain, New College, as an independent facilitator of upcoming community engagement meetings to help further define public input and vision.





Next steps?