

Table 1: Summary of Development Potentials, 2000-2030
Sarasota County MEC Study

	Scenario 1		Scenario 2		Scenario 3	
	Undeveloped Land @ Current FARs		Undeveloped Land @ Higher FARs		Use Existing Acreage @ Higher FARs	
	Office	Industrial	Office	Industrial	Office	Industrial
Market Demand (in sq. ft. - 2000-2030):	11,760,000	8,205,000	11,760,000	8,205,000	11,760,000	8,205,000
Net-Redevelopment Opportunities: (1)						
Zone A: Lakewood Ranch	4,311,000	755,000	8,623,000	2,537,000	15,000	17,000
Zone B: Sarasota Center	362,000	1,481,000	612,000	2,456,000	10,000	84,000
Zone C: Cattlemen Road/I-75 Corridor	1,105,000	3,336,000	2,210,000	4,083,000	57,000	114,000
Zone D: Rte. 301 (Northgate)	7,000	364,000	64,000	433,000	137,000	190,000
Zone E: Clark Road	118,000	2,382,000	505,000	2,566,000	269,000	62,000
Zone F: South County	272,000	3,115,000	1,076,000	4,740,000	235,000	61,000
Scenario Can Accommodate:	6,175,000	11,433,000	13,090,000	16,815,000	723,000	528,000
Under (over) supply of area: (2)	5,585,000	(3,228,000)	(1,330,000)	(8,610,000)	11,037,000	7,677,000
TOTAL		2,357,000		(9,940,000)		18,714,000
Under Assumed Densities (FAR) @		0.15		0.30		0.30
Additional Acres Required: (3)		361		-		1,432

(1) Undeveloped land includes vacant-private land, agriculture-native range, and agriculture-intensive.

(2) The under (or over) supply of office and industrial space to meet future demand was calculated by calculating the future square feet of market demand from employment and determining how much of that space that each scenario can accommodate. Scenario One assumes no change from current development patterns and undeveloped land is developed under current typical patterns. Scenario Two assumes undeveloped land is developed at a higher density (.30 FAR). And Scenario Three assumes that the current supply is redeveloped at higher densities.

(3) Scenario 3 includes no additional development, only redevelopment of the existing acreage.

Source: Sarasota County Property Appraiser; Economics Research Associates, March 2007.