

March 7, 2025

## TECHNICAL MEMORANDUM

TO: Jaime Vidales, Engineer II, Public Works, City of North Port

FROM: Vita Quinn, Director of Management Services – SCS Engineers

SUBJECT: Linear Parking Assessment

This memorandum presents the results of an analysis to develop a non-ad valorem special assessment program (Assessment or Program) for a linear parking project (Project) to be completed along Tamiami Trail S in the City of North Port (City). SCS Engineers' Management Services group (SCS) provides rate, fee, and assessment consulting services to local governments. The City requested that SCS perform a Linear Parking Assessment Study (Study) to create a special assessment that would recover the cost of building and maintaining the Project.

## BACKGROUND

The proposed linear parking area (Assessment Area) includes three sections of Tamiami Trail S in North Port, FL. Tamiami Trail is a main thoroughfare of North Port and a part of US Highway 41. Two portions of the Assessment Area are on the south side of the highway broken by the San Pedro Catholic Church. The southwestern portion of the Assessment Area extends from Bolander Terrace to North Port Blvd, and the southeastern portion runs from Landover Terrace to Almonte Terrace. The northern portion ranges from North Port Blvd to Espanola Ave. The Assessment Area includes a total of 36 parcels. Five of these parcels are empty lots with no structures, and three of them are dedicated parking for one restaurant. Approximately 60 businesses lie in the project area.



Many of the businesses along this stretch of Tamiami Trail suffer from insufficient parking to accommodate their customer base. Their patrons have been parking along the access road between Tamiami Trail and the establishments, and some have attempted to arrange with other nearby businesses to allow their patrons to use their parking facilities. The City is considering building linear parking spaces along these access roads to alleviate the issue and bring order to the parking behavior of these businesses' customers. To recover the construction and maintenance costs of the Project, the City is considering a special assessment to be billed on the annual tax bills of the parcels in the Assessment Area.

## **PROJECT OBJECTIVE**

The objectives of the study were to:

- Develop a Linear Parking Assessment Program in accordance with Florida law and judicial standards established through case law to recover costs associated with building and maintaining Linear Parking facilities along Tamiami Trail S.
- Assist in implementation of the Program to be included on property owners' tax bills as a special assessment.

## **SOURCE DATA & ASSUMPTIONS**

### **Source Data**

Following a meeting with City staff who provided knowledge of current issues and historical context, SCS requested a range of data for accurate financial modelling and cost projection. City staff provided SCS with the following:

#### **Parcel Roll**

The parcel roll includes pertinent data regarding the properties to be assessed including parcel numbers, addresses, and square footage.

#### **Business Roll**

The business roll includes information regarding parcels to be assessed, including business names and descriptions for each parcel. This information was used to classify businesses into types such as restaurants, offices, retail, etc. The data collected were further validated by researching individual businesses.

#### **Construction Cost Estimates**

The City provided itemized estimates on the costs associated with building the north and south sides of linear parking project.

#### **Supplemental Data**

SCS validated and supplemented parcel data using the Sarasota County Property Appraiser's database. The Institute of Transport Engineers' trip generation data was used to determine a trip generation rate per 1,000 square feet for each business according to its property use classification.

## Assumptions

All assumptions reflected in the study were discussed with City staff.

### Parking Meters

Costs associated with parking meter installation and enforcement are assumptions based on a combination of market research and assumptions provided by the City. Assumptions regarding the parking meters' pricing and charged parking time periods are meant to be starting points to facilitate the City's policy decisions.

### Cost Escalation

Cost projections and escalation factors used for various ongoing expenses beginning in FY 2027 were based upon historical trends, industry experience, and discussions with City staff.

### Trip Generation Rates

Trip generation rates are based on each individual business' use.

## METHODOLOGY

### Florida Law Regarding Special Assessments

Special assessments, or non-ad valorem assessments, are a local government revenue source that can be used to fund all, or a portion, of the costs associated with the provision of services and improvements. The amount levied to recover these costs is apportioned among the assessed properties in accordance with the benefits or relief of burden provided by the proposed linear parking spaces.

Florida case law regarding special assessments has determined that two basic requirements, known as the two-pronged test, must be met:

1. The services or improvements paid for by the assessments must convey a special benefit to the real property subject to the assessment.
2. The total amount imposed must be fairly and reasonably apportioned among the benefiting properties.

Florida courts have given local governments considerable latitude in determining special benefit and reasonable apportionment of costs. The Florida Supreme Court has held that, although valid alternative apportionment methodologies may exist, unless the legislative body's determination is found to be arbitrary, a court should not substitute its judgement for that of the local entity.

### Determination of Special Benefit

In considering special benefit, it is important to consider whether the special benefit is derived by all the properties in the Assessment Area, even if some of the parcels are currently unimproved. The apportionment methodology used in this Study uses billing units calculated for each parcel based on its businesses' trip generation rates and the number of existing parking spaces available to it. The number of net billable trips allocated to a property becomes the basis for

apportioning the costs to be recovered by the Assessment. Properties are attributed more billing units when they generate more trips and/or have fewer currently available parking spaces. This methodology spreads the expense of the assessment equitably according to each property's relative benefit.

The trip generation rate for each business is determined by utilizing the trip generation data from the Institute of Transport Engineers (ITE) and the square footage of the buildings provided by the Sarasota County Property Appraiser. In cases where there are multiple businesses in a building, GIS data and street-level imaging were used to estimate the area of individual businesses. Where those sources proved inconclusive, it was assumed that businesses in the same building had similar square footage. ITE's trip generation data provides the assumed number of trips generated by a given property use in terms of trips per 1,000 square feet. This value is then multiplied by the number of 1,000 square feet for each establishment to give the number of trips generated, as illustrated below.

$$[\textit{Trip Generation}] = [\textit{ITE Trip Generation Rate}] * \frac{[\textit{Business Sqft}]}{1,000}$$

In many cases there is only one business to a parcel, but there are several instances of locations like strip malls that house multiple businesses. Because of these cases, the sum of all businesses' trip generation is aggregated at the parcel level. After that, the number of available parking spaces for each parcel is subtracted from the aggregate trip generation to determine the number of billable trips for each parcel.

Each parcel with a Trip Generation Rate greater than the number of its currently available parking spaces benefits from the additional spaces provided by the linear parking project. Vacant parcels or parking lots generate zero trips, and therefore, do not benefit from the construction of any additional parking spaces. There are five parcels with no structures and three parcels that are dedicated parking lots for a restaurant in an adjacent parcel within the Assessment Area. Since they do not generate trips, they are assigned zero billing units.

**Therefore, the first prong of the two-pronged test (the property burdened by the assessment must derive a special benefit from the service provided by the assessment) is met.**

### **Fair and Reasonable Apportionment of Costs**

In considering the assessment methodology, the second prong of the two-pronged test requires that the costs of the assessment must be fairly and reasonably apportioned among the properties that receive the special benefit. In this Study, we have developed an apportionment methodology based on billing units that are calculated using the trips generated by the property's use and its currently available parking spaces.

This methodology allows properties that generate high trip volume, and therefore require more parking to accommodate their patrons, to bear more of the burden than those properties that generate low trip volume. For example, restaurants generate high trip volume due to high demand for their services and frequent turnover compared to businesses like law offices. A law office may only see a few trips generated per day, whereas the restaurant could see hundreds.

Further, the proposed methodology also accounts for the number of parking spaces already available to each parcel. Since having a greater number of previously existing parking spaces lowers the benefit that a property gains from additional parking, the billing unit calculation's output decreases when a property has more existing parking.

$$[\text{Net Parking Requirement}] = [\text{Trip Generation}] - [\text{Existing Parking Spaces}]$$

Additionally, there are three businesses where the nature of their trip generation, to a significant extent, does not involve parking. These include a bank with a drive-through, a gas station, and an automatic car wash. Due to this, only a fraction of the total trip generation for these businesses is counted towards their Net Parking Requirement. For the bank, it is assumed that 50% of trips require parking for visitors who enter the bank, and the other 50% are solely drive-through customers and do not require parking. For the gas station and car wash, it is assumed that only 5% of trips would require parking spaces as most visitors to the gas station park at the pumps, and most visitors to the car wash would not park.

This per unit methodology represents a fair and reasonable method of allocating construction, maintenance, and service costs and benefits among the properties to be assessed.

**Therefore, the second prong of the two-pronged test is met by the recommended fair apportionment of costs based upon benefit embodied in this cost apportionment approach.**

## ANALYSIS

### Project Cost

The total amount that will be assessed is based on the Net Revenue Requirement (NRR). The NRR for the Assessment was based on the revenue requirement for FY 2026. These costs are described in the table below.

Items	Unit Cost	Units	Total Cost	Useful Life	Annual Cost	Escalator
North Side Construction	\$ 949,674	1	\$ 949,674	20	\$47,484	0.00%
South Side Construction	\$ 1,186,044	1	\$ 1,186,044	20	\$59,302	0.00%
Parking Meter Installation	\$ 9,773	22	\$ 215,000	10	\$21,500	0.00%
Maintenance (Annual)	\$ 25,000	1	\$ 25,000	1	\$25,000	3.00%
Parking Meter Operation Costs	\$ 78,036	1	\$ 78,036	1	\$78,036	3.00%
Sweeping (Annual)	\$ 575	12	\$ 6,900	1	\$6,900	3.00%
<b>Total Cost</b>			<b>\$ 2,460,654</b>		<b>\$ 238,222</b>	

The City provided cost estimates for the North and South Side Construction costs as well as for the installation costs of 22 parking meter kiosks. These three items represent the costs to be amortized over the course of the Assessment period according to their expected useful lives as provided by City staff. Maintenance, parking meter enforcement, and monthly sweeping are annual costs that are assumed to increase in each subsequent year, using cost escalators shown in the table above.

It is important to note that the parking meter cost and costs of maintenance, enforcement, and sweeping are all assumptions that the City may want to refine as it moves forward with the

Project and gets quotes for actual costs of meters and labor costs for the enforcement and sweeping.

### Offsetting Revenues

Some of the Project costs are expected to be recovered by collecting revenue from the parking meters. Assumptions about annual parking meter revenue are included in the table below. The anticipated revenues generated from these conservative assumptions suggest that the parking meters are justifiable throughout the course of the Study through FY 2035 at 11% percent meter utilization.

<b>Parking Meter Revenue Assumptions</b>	
Number of Parking Spaces	154
Meter Rate (\$/hr)	\$2.50
Meter Utilization	11%
Paid Parking Hours per Day	10
Paid Parking Days per Year	312
<b>Annual Revenue</b>	<b>\$132,132</b>

The annual revenue generated from parking meters is calculated according to the following method.

#### Parking Meter Assumptions

Number of Parking Spaces	154
Meter Rate (\$/hr)	The charge per hour for a person to park their vehicle in a parking space.
Meter Utilization	The percentage of time that spaces are occupied.
Paid Parking Hours per Day	The number of hours per day where parking is not free. Many municipalities only charge during portions of the day and permit free parking during the rest of the day.
Paid Parking Days per Year	The number of days per year where parking is not free. Many municipalities offer free parking on some days such as Sundays or holidays. This assumes 6 days per week.
Annual Revenue	$(\text{Number of Parking Spaces}) \times (\text{Meter Rate}) \times (\text{Meter Utilization}) \times (\text{Paid Parking Hours per Day}) \times (\text{Paid Parking Days per Year})$



## Net Revenue Requirement

The Net Revenue Requirement (NRR) for the Assessment is based on the revenue requirement for the Project. This annual cost rises over time due to the expected increases in the costs of maintenance, parking meter enforcement, and sweeping. The expected schedule of these increases is illustrated in the table below.

Annual Costs	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
North Construction	\$ 47,484	47,484	47,484	47,484	47,484	47,484	47,484	47,484	47,484	47,484
South Construction	59,302	59,302	59,302	59,302	59,302	59,302	59,302	59,302	59,302	59,302
Meter Installation	21,500	21,500	21,500	21,500	21,500	21,500	21,500	21,500	21,500	21,500
Maintenance	25,000	25,750	26,523	27,318	28,138	28,982	29,851	30,747	31,669	32,619
Meter Enforcement	78,036	80,377	82,788	85,272	87,830	90,465	93,179	95,974	98,854	101,819
Sweeping	6,900	7,107	7,320	7,540	7,766	7,999	8,239	8,486	8,741	9,003
Mailing Costs	18	-	-	-	-	-	-	-	-	-
<b>Total Cost</b>	<b>\$ 238,240</b>	<b>241,520</b>	<b>244,917</b>	<b>248,416</b>	<b>252,020</b>	<b>255,732</b>	<b>259,555</b>	<b>263,493</b>	<b>267,549</b>	<b>271,727</b>

The NRR subtracts anticipated offsetting revenues from the revenue requirement and adds an allowance for the 4.00% prepayment discount for property owners who pay their tax bills early, 1.00% for the Sarasota County Property Appraiser, and 1.00% for the Sarasota County Tax Collector. The FY 2026 annual cost at 100% cost recovery is reflected in the table below.

### Required Annual Revenue for FY 2026 Assessment Calculation

		Annual With Parking Meters	Annual Without Parking Meters
Revenue Requirement for Linear Parking Project	\$	238,222	138,686
Less: Offsetting Revenue	\$	(132,132)	-
<b>Net Revenue Requirement for Linear Parking Project</b>	<b>\$</b>	<b>106,090</b>	<b>138,686</b>
Plus: Property Appraiser Expense	1% \$	1,061	1,387
Plus: Tax Collector Expense	1% \$	1,061	1,387
Plus: Prepayment Discount	4% \$	4,244	5,547
Plus: Costs of Mailing	\$	18	\$ 18
<b>Net Revenue Requirement for Assessment</b>	<b>\$</b>	<b>112,473</b>	<b>147,025</b>
% Cost Recovery		100.00%	100.00%
<b>Apportioned Revenue Requirement for Assessment</b>	<b>\$</b>	<b>112,473</b>	<b>147,025</b>
Less: Costs of Administration, Prepayment, Mailing	\$	(6,383)	(8,339)
<b>Estimated Net Collected Revenue</b>	<b>\$</b>	<b>106,090</b>	<b>138,686</b>

To determine the revenue requirement for each billing unit, the total number of available billing units was calculated as the sum of the net parking requirement for all parcels. We have created two potential methodologies to determine each parcel's total billed Assessment, described in the sections below.

### Actual Trip Generation by Business Use

The first methodology uses each individual business' assumed weekday trip generation per 1,000 square feet according to its business use (small office, medical/dental office, restaurant, etc.). The revenue requirement for the Assessment for FY 2026 is then divided by the total billable trips for all businesses on all parcels in the Assessment Area, as shown in the table below.

	With Parking Meters	Without Parking Meters
Annual Net Revenue Requirement: \$	112,473	147,025
Billable Trips (Rounded)	4,274	4,274
<b>Cost per Billable Trip</b>	<b>\$ 26.32</b>	<b>\$ 34.40</b>

### Average Trip Generation by Class

The second methodology first uses each individual business' assumed weekday trip generation per 1,000 square feet according to its business use, then classifies each business as either a restaurant or non-restaurant entity and uses the weighted average of non-restaurant and restaurant trip generation rates per 1,000 square feet based on business square footage.

The reason for the distinction between restaurant and non-restaurant uses is two-fold. First, restaurants generally have significantly higher trip generation rates than non-restaurant uses. Second, when one considers the future use of these establishments, restaurants are rarely converted to non-restaurant uses due to the required improvements, while the opposite is more likely, but still an infrequent occurrence. This makes it less likely that the City will need to update the Assessment as businesses in the Assessment Area change. The revenue requirement for the FY 2026 Assessment is then divided by the total billable trips for all businesses on all parcels in the Assessment Area, as shown below.

	With Parking Meters	Without Parking Meters
Annual Net Revenue Requirement: \$	112,473	147,025
Billable Trips (Rounded)	4,075	4,075
<b>Cost per Billable Trip</b>	<b>\$ 27.60</b>	<b>\$ 36.08</b>

These costs per billable trip are used to calculate the total billed Assessment according to the procedure detailed in the table on the next page.



### Billed Assessment Calculation Procedure

Trip Generation Rate per 1,000 Square Feet (Sq Ft).	Each business is assigned a trip generation rate per 1,000 square feet, based on the nature of the business.
Number of 1,000 Sq Ft (rounded)	Business square footage divided by 1,000, rounded down to 1 decimal place.
Business-Level Trip Generation	<i>(Trip Generation Rate per 1,000 Sq Ft) x (Number of 1,000 Sq Ft).</i>
Parcel-Level Trip Generation	Sum of all Business-Level Trip Generation per parcel
Existing Parking Spaces	The number of existing parking spaces available to a parcel and its businesses.
Billable Trips	<i>(Parcel-Level Trip Generation) – (Existing Parking Spaces)</i>
Cost per Billable Trip (with Parking Meters)	<p>Actual Trip Generation by Business Use FY 2026: \$26.32 Max Cost through FY 2035: \$34.62</p> <p>Average Trip Generation by Class FY 2026: \$27.60 Max Cost through FY 2035: \$36.31</p>
Cost per Billable Trip (without Parking Meters)	<p>Actual Trip Generation by Business Use FY 2026: \$34.30 Max Cost through FY 2035: \$36.81</p> <p>Average Trip Generation by Class FY 2026: \$36.08 Max Cost through FY 2035: \$38.60</p>
Assessment Calculation	<i>(Cost per Billable Trip) x (Billable Trips)</i>
Billing	Billed annually on property tax bill.

## RECOMMENDATIONS

Based on the results of this study it is recommended that:

- The City should adopt an apportionment methodology for allocating the Linear Parking Assessments based on one of the methodologies described herein. These methodologies represent fair and reasonable methods of allocating costs and benefits among the properties to be assessed.
- The assessment should be adopted at 100% cost recovery to fully recover the costs of construction, maintenance, and parking meter installation.
- Provided that the installed parking meters can achieve 11% utilization, the City should consider using parking meters to generate revenue that will offset some of the costs of the Assessment.

### Property Database

Accompanying this memorandum, SCS has provided a Microsoft Excel file with the anticipated assessment amounts for each parcel in the Assessment Area by each apportionment methodology. Once the City decides the apportionment methodology to be used in the Assessment, the costs/assumptions to be used in the final calculations, and adopts the Assessment Program, the final roll will need to be provided to the Sarasota County Tax Collector to be included on the tax bills as a non-ad valorem special assessment.

We appreciate your participation in the analysis and the opportunity to be of service to the City. We look forward to continuing to work with you in the future. If you have any questions or would like to discuss this further, please call me anytime at (386) 546-7719.

Regards,



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							Actual Trip Generation by Business Use					Average Trip Generation by Business Use				
Parcel No	Name1	Name_Add2	LOCN	StreetName	StreetSuffix	LIVING SQFT	Billable	Rate/ Billable	With	Rate/ Billable	No Meters	Billable	Rate/ Billable	With	Rate/ Billable	No Meters
							Trips	Trip	Meters	Trip		Trips	Trip	Meters	Trip	
0997-03-4917	NORTH PORT LODGE NO 764	LOYAL ORDER OF THE MOOSE INC	14224	TAMIAMI	TRL	2800	32.33	\$26.32	\$850.93	\$34.40	\$1,112.15	48.69	\$27.60	\$1,343.84	\$36.08	\$1,756.74
0997-03-4907	NORTH PORT LODGE NO 764	LOYAL ORDER OF THE MOOSE INC	14156	TAMIAMI	TRL	4001	89.28	\$26.32	\$2,349.85	\$34.40	\$3,071.23	62.13	\$27.60	\$1,714.79	\$36.08	\$2,241.65
0997-03-4915	QUALITY TV SALES & SERVICE INC	<Null>	14212	TAMIAMI	TRL	4148	59.38	\$26.32	\$1,562.88	\$34.40	\$2,042.67	83.34	\$27.60	\$2,300.18	\$36.08	\$3,006.91
0997-03-4909	APBCM LLC	<Null>	14164	TAMIAMI	TRL	1930	0	\$26.32	\$0.00	\$34.40	\$0.00	33.86	\$27.60	\$934.54	\$36.08	\$1,221.67
0997-03-4912	<Null>	<Null>	14180	TAMIAMI	TRL	<Null>	0	\$26.32	\$0.00	\$34.40	\$0.00	0	\$27.60	\$0.00	\$36.08	\$0.00
0997-03-4911	<Null>	<Null>	14172	TAMIAMI	TRL	<Null>	0	\$26.32	\$0.00	\$34.40	\$0.00	0	\$27.60	\$0.00	\$36.08	\$0.00
0999-02-0001	DRP COMPANY OF ALABAMA INC	<Null>	14554	TAMIAMI	TRL	4000	15.56	\$26.32	\$409.54	\$34.40	\$535.26	67.13	\$27.60	\$1,852.79	\$36.08	\$2,422.05
0997-03-4913	<Null>	<Null>	14188	TAMIAMI	TRL	<Null>	0	\$26.32	\$0.00	\$34.40	\$0.00	0	\$27.60	\$0.00	\$36.08	\$0.00
0999-03-4623	SHARKS FISH HOUSE RESTAURANT II LLC	<Null>	14595	TAMIAMI	TRL	1650	167.49	\$26.32	\$4,408.34	\$34.40	\$5,761.66	167.49	\$27.60	\$4,622.72	\$36.08	\$6,043.04
0999-03-4646	NORTH PORT 14375 LLC	<Null>	14375	TAMIAMI	TRL	2300	27.24	\$26.32	\$716.96	\$34.40	\$937.06	40.68	\$27.60	\$1,122.77	\$36.08	\$1,467.73
0999-03-4701	AARON MEMON DMD PA	<Null>	14500	TAMIAMI	TRL	3177	92.88	\$26.32	\$2,444.60	\$34.40	\$3,195.07	53.3	\$27.60	\$1,471.08	\$36.08	\$1,923.06
0999-03-4707	GENDRON GROUP HOLDINGS OF NORTH PORT LLC	<Null>	14538	TAMIAMI	TRL	3169	14.19	\$26.32	\$373.48	\$34.40	\$488.14	32.3	\$27.60	\$891.48	\$36.08	\$1,165.38
0999-03-4635	DPB HOLDINGS INC	<Null>	14487	TAMIAMI	TRL	2707	41.05	\$26.32	\$1,080.44	\$34.40	\$1,412.12	42.49	\$27.60	\$1,172.72	\$36.08	\$1,533.04
0997-03-4903	FIRST ONE SOUTH OF THE BORDER LLC	<Null>	14132	TAMIAMI	TRL	5665	580.21	\$26.32	\$15,271.13	\$34.40	\$19,959.22	580.21	\$27.60	\$16,013.80	\$36.08	\$20,933.98
0999-03-4702	DEAN PJ MCCONVILLE PROPERTIES LLC	<Null>	14506	TAMIAMI	TRL	3520	44.67	\$26.32	\$1,175.71	\$34.40	\$1,536.65	65.12	\$27.60	\$1,797.31	\$36.08	\$2,349.53
0999-03-5113	EATON WILLIAM J	EATON ISABELLE	14400	TAMIAMI	TRL	6000	176.8	\$26.32	\$4,653.38	\$34.40	\$6,081.92	100.2	\$27.60	\$2,765.52	\$36.08	\$3,615.22
0999-03-4638	AUSTIN MICHAEL D	AUSTIN KELLY S	14463	TAMIAMI	TRL	<Null>	0	\$26.32	\$0.00	\$34.40	\$0.00	0	\$27.60	\$0.00	\$36.08	\$0.00
0997-03-4914	<Null>	<Null>	14196	TAMIAMI	TRL	<Null>	0	\$26.32	\$0.00	\$34.40	\$0.00	0	\$27.60	\$0.00	\$36.08	\$0.00
0997-03-4905	NORTH PORT AREA CHAMBER OF COMMERCE	<Null>	14140	TAMIAMI	TRL	2300	25.24	\$26.32	\$664.32	\$34.40	\$868.26	38.68	\$27.60	\$1,067.57	\$36.08	\$1,395.57
0997-03-4916	NORTH PORT LODGE NO 764	LOYAL ORDER OF THE MOOSE INC	14218	TAMIAMI	TRL	<Null>	0	\$26.32	\$0.00	\$34.40	\$0.00	0	\$27.60	\$0.00	\$36.08	\$0.00
0999-03-4639	AUSTIN MICHAEL D	AUSTIN KELLY S	14455	TAMIAMI	TRL	<Null>	0	\$26.32	\$0.00	\$34.40	\$0.00	0	\$27.60	\$0.00	\$36.08	\$0.00
0999-03-4632	ASHLEY PROPERTIES SOUTH INC	<Null>	14503	TAMIAMI	TRL	3960	64.96	\$26.32	\$1,709.75	\$34.40	\$2,234.62	62.1	\$27.60	\$1,713.96	\$36.08	\$2,240.57
0999-03-4923	KOSTOV SAM	<Null>	14260	TAMIAMI	TRL	9700	120.42	\$26.32	\$3,169.45	\$34.40	\$4,142.45	176.52	\$27.60	\$4,871.95	\$36.08	\$6,368.84
0000-00-7945	SEVEN TS CONDO ASSN INC	<Null>	14385	TAMIAMI	TRL	<Null>	28.39	\$26.32	\$747.22	\$34.40	\$976.62	40.08	\$27.60	\$1,106.21	\$36.08	\$1,446.09
0999-03-4644	AUSTIN MICHAEL D	AUSTIN KELLY S	14415	TAMIAMI	TRL	2108	183.58	\$26.32	\$4,831.83	\$34.40	\$6,315.15	183.58	\$27.60	\$5,066.81	\$36.08	\$6,623.57
0999-03-4628	SHILCAYO LLC	<Null>	14525	TAMIAMI	TRL	8800	411.28	\$26.32	\$10,824.89	\$34.40	\$14,148.03	456.8	\$27.60	\$12,607.68	\$36.08	\$16,481.34
0999-03-4918	EYETOOTH LLC	<Null>	14236	TAMIAMI	TRL	4033	119.73	\$26.32	\$3,151.29	\$34.40	\$4,118.71	69.93	\$27.60	\$1,930.07	\$36.08	\$2,523.07
0999-03-4651	ARC SBNPTFL001 LLC	<Null>	5900	NORTH PO BLV		4978	217.1	\$26.32	\$5,714.07	\$34.40	\$7,468.24	79.96	\$27.60	\$2,206.90	\$36.08	\$2,884.96
0999-03-4625	WILTSHIRE REALTY CORP	WILTSHIRE LLC	14569	TAMIAMI	TRL	6500	153.08	\$26.32	\$4,029.07	\$34.40	\$5,265.95	107.82	\$27.60	\$2,975.83	\$36.08	\$3,890.15
0999-03-4637	AUSTIN MICHAEL D	AUSTIN KELLY S	14471	TAMIAMI	TRL	<Null>	0	\$26.32	\$0.00	\$34.40	\$0.00	0	\$27.60	\$0.00	\$36.08	\$0.00
0999-03-4640	AUSTIN MICHAEL D	AUSTIN KELLY S	14415	TAMIAMI	TRL	7141	744.48	\$26.32	\$19,594.71	\$34.40	\$25,610.11	744.48	\$27.60	\$20,547.65	\$36.08	\$26,860.84
0999-03-4926	BMCK INC	<Null>	14290	TAMIAMI	TRL	3078	165.42	\$26.32	\$4,353.85	\$34.40	\$5,690.45	51.1	\$27.60	\$1,410.36	\$36.08	\$1,843.69
0999-03-4920	MANGIONE HOLDING COMPANY LLC	<Null>	14242	TAMIAMI	TRL	2220	25.62	\$26.32	\$674.32	\$34.40	\$881.33	38.47	\$27.60	\$1,061.77	\$36.08	\$1,388.00
0999-03-4703	JCU ALL IN ENTERPRISES LLC	<Null>	14512	TAMIAMI	TRL	8720	238.94	\$26.32	\$6,288.90	\$34.40	\$8,219.54	300.55	\$27.60	\$8,295.18	\$36.08	\$10,843.84
0000-00-7998	MISSION PLAZA CONDOMINIUM ASSOCIATION INC	<Null>	14580	TAMIAMI	TRL	<Null>	157.07	\$26.32	\$4,134.08	\$34.40	\$5,403.21	157.2	\$27.60	\$4,338.72	\$36.08	\$5,671.78
0999-03-4647	NPT LLC	<Null>	14355	TAMIAMI	TRL	9919	277.33	\$26.32	\$7,299.33	\$34.40	\$9,540.15	191.13	\$27.60	\$5,275.19	\$36.08	\$6,895.97

								Actual Trip Generation by Business Use					Average Trip Generation by Business Use				
Parcel No	BusinessName (BusinessData)	BusinessName (StreetView)	LOCN	StreetName	StreetSuffix	Unit	LIVING SQFT	Billable Trips	Rate/ Billable Trip	With Meters	Rate/ Billable Trip	No Meters	Billable Trips	Rate/ Billable Trip	With Meters	Rate/ Billable Trip	No Meters
0997-03-4917	YANKEE CLIPPER, LLC	Hair Care Center	14224	TAMIAM	TRL		2800	32.33	\$26.32	\$850.93	\$34.40	\$1,112.15	48.69	\$27.60	\$1,343.84	\$ 36.08	\$1,756.74
0997-03-4907	NORTH PORT MOOSE LODGE 764	North Port Moose Lodge 764	14156	TAMIAM	TRL		4001	89.28	\$26.32	\$2,349.85	\$34.40	\$3,071.23	62.13	\$27.60	\$1,714.79	\$ 36.08	\$2,241.65
0997-03-4915	AMERICAN DREAM BUILDERS, QUALITY TV	Quality TV	14212	TAMIAM	TRL	SWD B	4148	59.38	\$26.32	\$1,562.88	\$34.40	\$2,042.67	83.34	\$27.60	\$2,300.18	\$ 36.08	\$3,006.91
0997-03-4909	MR. B CAR WASH LLC	North Port Car Wash	14164	TAMIAM	TRL	FICT	1930	0	\$26.32	\$0.00	\$34.40	\$0.00	33.86	\$27.60	\$934.54	\$ 36.08	\$1,221.67
0997-03-4912		Empty	14180	TAMIAM	TRL		0	0	\$26.32	\$0.00	\$34.40	\$0.00	0	\$27.60	\$0.00	\$ 36.08	\$0.00
0997-03-4911		Empty	14172	TAMIAM	TRL		0	0	\$26.32	\$0.00	\$34.40	\$0.00	0	\$27.60	\$0.00	\$ 36.08	\$0.00
0999-02-0001	SHERWIN WILLIAMS	Sherwin Williams Paints	14554	TAMIAM	TRL	FICT	4000	15.56	\$26.32	\$409.54	\$34.40	\$535.26	67.13	\$27.60	\$1,852.79	\$ 36.08	\$2,422.05
0997-03-4913		Empty	14188	TAMIAM	TRL		0	0	\$26.32	\$0.00	\$34.40	\$0.00	0	\$27.60	\$0.00	\$ 36.08	\$0.00
0999-03-4623	STRABERRY DELIGHT, SHARKS FISH HOUSE REST II	sharks fish house restaurant	14595	TAMIAM	TRL	FICT	1650	167.49	\$26.32	\$4,408.34	\$34.40	\$5,761.66	167.49	\$27.60	\$4,622.72	\$ 36.08	\$6,043.04
	DEYLOFF JERRY, THIS-N-THAT, LIFE PLANNING LAW FIRM	Elder Law	14375	TAMIAM	TRL	FICT	2300	27.24	\$26.32	\$716.96	\$34.40	\$937.06	40.68	\$27.60	\$1,122.77	\$ 36.08	\$1,467.73
0999-03-4701	DR. AARON MEMON DMD	Dentist Aaron Memon, DMD	14500	TAMIAM	TRL	FICT	3177	92.88	\$26.32	\$2,444.60	\$34.40	\$3,195.07	53.3	\$27.60	\$1,471.08	\$ 36.08	\$1,923.06
0999-03-4707	GENDRON FUNERAL	Gendron Funeral	14538	TAMIAM	TRL	FICT	3169	14.19	\$26.32	\$373.48	\$34.40	\$488.14	32.3	\$27.60	\$891.48	\$ 36.08	\$1,165.38
0999-03-4635	UNITED VETERINARY CARE LLC	North Port Animal Hospital	14487	TAMIAM	TRL	FICT	2707	41.05	\$26.32	\$1,080.44	\$34.40	\$1,412.12	42.49	\$27.60	\$1,172.72	\$ 36.08	\$1,533.04
0997-03-4903	Anna Maria Oyster Bar	FTR Restaurant	14132	TAMIAM	TRL		5665	580.21	\$26.32	\$15,271.13	\$34.40	\$19,959.22	580.21	\$27.60	\$16,013.80	\$ 36.08	\$20,933.98
0999-03-4702	STATE FARM INSURANCE AGENCY	Dean McConville StateFarm Insurance	14506	TAMIAM	TRL	FICT	3520	44.67	\$26.32	\$1,175.71	\$34.40	\$1,536.65	65.12	\$27.60	\$1,797.31	\$ 36.08	\$2,349.53
	Pregnancy Solutions Inc., Community Physicians of NP, Charlotte County Family YMCA	Community Physicians of North Port	14400	TAMIAM	TRL	FICT	6000	176.8	\$26.32	\$4,653.38	\$34.40	\$6,081.92	100.2	\$27.60	\$2,765.52	\$ 36.08	\$3,615.22
0999-03-4638		Parking (Austin's Restaurant)	14463	TAMIAM	TRL		0	0	\$26.32	\$0.00	\$34.40	\$0.00	0	\$27.60	\$0.00	\$ 36.08	\$0.00
0997-03-4914		0 Empty	14196	TAMIAM	TRL		0	0	\$26.32	\$0.00	\$34.40	\$0.00	0	\$27.60	\$0.00	\$ 36.08	\$0.00
0997-03-4905	NORTH PORT AREA CHAMBER OF COM	North Port Area Chamber of Commerce (N	14140	TAMIAM	TRL	SWD A	2300	25.24	\$26.32	\$664.32	\$34.40	\$868.26	38.68	\$27.60	\$1,067.57	\$ 36.08	\$1,395.57
0997-03-4916		0 Empty	14218	TAMIAM	TRL		0	0	\$26.32	\$0.00	\$34.40	\$0.00	0	\$27.60	\$0.00	\$ 36.08	\$0.00
0999-03-4639		Parking (Austin's Restaurant)	14455	TAMIAM	TRL		0	0	\$26.32	\$0.00	\$34.40	\$0.00	0	\$27.60	\$0.00	\$ 36.08	\$0.00
0999-03-4632	ACTIVE LEARNING ACADEMY INC	Progressive Inurance	14503	TAMIAM	TRL	C	792	30.33	\$26.32	\$798.29	\$34.40	\$1,043.35	12.42	\$27.60	\$342.79	\$ 36.08	\$448.11
0999-03-4632	QUALITY SOLID SURFACE	Strawberry Moon	14503	TAMIAM	TRL	B	792	9.64	\$26.32	\$253.72	\$34.40	\$331.62	12.42	\$27.60	\$342.79	\$ 36.08	\$448.11
0999-03-4632	Fine Bait & Tackle Plaza	Fine Bait and Tackle	14503	TAMIAM	TRL	A	792	8.33	\$26.32	\$219.25	\$34.40	\$286.55	12.42	\$27.60	\$342.79	\$ 36.08	\$448.11
0999-03-4632		CBD Store	14503	TAMIAM	TRL	D	792	8.33	\$26.32	\$219.25	\$34.40	\$286.55	12.42	\$27.60	\$342.79	\$ 36.08	\$448.11
0999-03-4632		Joe's Barber Shop	14503	TAMIAM	TRL	E	792	8.33	\$26.32	\$219.25	\$34.40	\$286.55	12.42	\$27.60	\$342.79	\$ 36.08	\$448.11
0999-03-4923	CENTURY 21 SUNBELT REALTY	Real RE Real Estate Office	14260	TAMIAM	TRL	FICT	4850	60.21	\$26.32	\$1,584.73	\$34.40	\$2,071.22	88.26	\$27.60	\$2,435.98	\$ 36.08	\$3,184.42
0999-03-4923	AAWARD ASSOCIATES, INC.	Hive Cowork Office Spaces	14260	TAMIAM	TRL	FICT	4850	60.21	\$26.32	\$1,584.73	\$34.40	\$2,071.22	88.26	\$27.60	\$2,435.98	\$ 36.08	\$3,184.42
0999-20-1001	Hair Studio	Hair Studio	14385	TAMIAM	TRL	SWD B	903	13.24	\$26.32	\$348.48	\$34.40	\$455.46	18.5	\$27.60	\$510.60	\$ 36.08	\$667.48
0999-20-1002	Luxury Closets	City Vapor & E-Cig	14385	TAMIAM	TRL	SWD C	602	8.38	\$26.32	\$220.56	\$34.40	\$288.27	11.89	\$27.60	\$328.16	\$ 36.08	\$428.99
0999-20-1003	Veterans Matttress	Berkshire Hathaway HomeServices Florida	14385	TAMIAM	TRL	SWD A	516	6.77	\$26.32	\$178.19	\$34.40	\$232.89	9.69	\$27.60	\$267.44	\$ 36.08	\$349.62
0999-03-4644		Austin's Restaurant	14415	TAMIAM	TRL		2108	183.58	\$26.32	\$4,831.83	\$34.40	\$6,315.15	183.58	\$27.60	\$5,066.81	\$ 36.08	\$6,623.57
0999-03-4628	The 100 Church	The 100 Church	14525	TAMIAM	TRL	SWD 8	1760	4.42	\$26.32	\$116.33	\$34.40	\$152.05	30.06	\$27.60	\$829.66	\$ 36.08	\$1,084.56
0999-03-4631	Coastal Air, INC	Blossom Music	14525	TAMIAM	TRL	FICT	1760	20.12	\$26.32	\$529.56	\$34.40	\$692.13	30.06	\$27.60	\$829.66	\$ 36.08	\$1,084.56
0999-03-4628	Paradise Restaurant	PARADISE RESTAURANT	14525	TAMIAM	TRL	SWD 4	1760	183.31	\$26.32	\$4,824.72	\$34.40	\$6,305.86	183.31	\$27.60	\$5,059.36	\$ 36.08	\$6,613.82
0999-03-4628	Malecon	MALECON	14525	TAMIAM	TRL	FICT	1760	20.12	\$26.32	\$529.56	\$34.40	\$692.13	30.06	\$27.60	\$829.66	\$ 36.08	\$1,084.56
0999-03-4628	Blue Tequila	BLUE TEQUILLA	14525	TAMIAM	TRL	SWD 5	1760	183.31	\$26.32	\$4,824.72	\$34.40	\$6,305.86	183.31	\$27.60	\$5,059.36	\$ 36.08	\$6,613.82
0999-03-4918	KEVIN SCHAPLEY	Kevin Schapley, DMD dental office	14236	TAMIAM	TRL	1	1344	39.91	\$26.32	\$1,050.43	\$34.40	\$1,372.90	23.31	\$27.60	\$643.36	\$ 36.08	\$841.02
0999-03-4918	KEVIN SCHAPLEY	amedisys	14236	TAMIAM	TRL	2	1344	39.91	\$26.32	\$1,050.43	\$34.40	\$1,372.90	23.31	\$27.60	\$643.36	\$ 36.08	\$841.02
0999-03-4918	KEVIN SCHAPLEY	AA Insurance Central (Progressive)	14236	TAMIAM	TRL	3	1344	39.91	\$26.32	\$1,050.43	\$34.40	\$1,372.90	23.31	\$27.60	\$643.36	\$ 36.08	\$841.02
0999-03-4651	SUN TRUST GULF COAST	Truist Bank	5900	NORTH PORT	BLV		4978	217.1	\$26.32	\$5,714.07	\$34.40	\$7,468.24	79.96	\$27.60	\$2,206.90	\$ 36.08	\$2,884.96
0000-00-7945		0 Parent Parcel	14385	TAMIAM	TRL		674	0	\$26.32	\$0.00	\$34.40	\$0.00	13.22	\$27.60	\$364.87	\$ 36.08	\$476.98
0999-03-4625	BAYFRONT HEALTH PUNTA GORDA	Tyler M Blackenburg, DMD Office	14569	TAMIAM	TRL	B	2167	62.75	\$26.32	\$1,651.58	\$34.40	\$2,158.60	35.94	\$27.60	\$991.94	\$ 36.08	\$1,296.72
0999-03-4625	Charlotte Heart & Vascular / Wiltshire Realestate	Charlotte Heart & Vascular Institute	14569	TAMIAM	TRL	A	2167	62.75	\$26.32	\$1,651.58	\$34.40	\$2,158.60	35.94	\$27.60	\$991.94	\$ 36.08	\$1,296.72
0999-03-4625	Allstate Builders	Cabinet Store & More	14569	TAMIAM	TRL		2167	27.58	\$26.32	\$725.91	\$34.40	\$948.75	35.94	\$27.60	\$991.94	\$ 36.08	\$1,296.72
0999-03-4637		Parking (Austin's Restaurant)	14471	TAMIAM	TRL		0	0	\$26.32	\$0.00	\$34.40	\$0.00	0	\$27.60	\$0.00	\$ 36.08	\$0.00
0999-03-4640		Austin's Restaurant	14415	TAMIAM	TRL		7141	744.48	\$26.32	\$19,594.71	\$34.40	\$25,610.11	744.48	\$27.60	\$20,547.65	\$ 36.08	\$26,860.84
0999-03-4926	GO FLORIDA PETROLEUM LLC	Shell Station	14290	TAMIAM	TRL		3078	165.42	\$26.32	\$4,353.85	\$34.40	\$5,690.45	51.1	\$27.60	\$1,410.36	\$ 36.08	\$1,843.69
0999-03-4920	PORT CITY PAWN	Port City pawn	14242	TAMIAM	TRL		2220	25.62	\$26.32	\$674.32	\$34.40	\$881.33	38.47	\$27.60	\$1,061.77	\$ 36.08	\$1,388.00
0999-03-4703	SCOTTYS PUB C/O LESLIE PINES	Scotty's Pub	14512	TAMIAM	TRL	5	1744	11.31	\$26.32	\$297.68	\$34.40	\$389.06	29.46	\$27.60	\$813.10	\$ 36.08	\$1,062.92
0999-03-4703	SECOND CHANCE HOME FURNISHINGS	Second Chance Home Furnishings	14512	TAMIAM	TRL	4	1744	2.71	\$26.32	\$71.33	\$34.40	\$93.22	29.46	\$27.60	\$813.10	\$ 36.08	\$1,062.92
0999-03-4703	THE KING OF VAPE	The King of Vape	14512	TAMIAM	TRL	3	1744	19.52	\$26.32	\$513.77	\$34.40	\$671.49	29.46	\$27.60	\$813.10	\$ 36.08	\$1,062.92
0999-03-4703	PREMIER KITCHENS & FLOORING	Premier Kitchen's and Floorings	14512	TAMIAM	TRL	2	1744	22.69	\$26.32	\$597.20	\$34.40	\$780.54	29.46	\$27.60	\$813.10	\$ 36.08	\$1,062.92
0999-03-4703	ALVARO'S	Alvaro's Restaurant	14512	TAMIAM	TRL	1	1744	182.71	\$26.32	\$4,808.93	\$34.40	\$6,285.22	182.71	\$27.60	\$5,042.80	\$ 36.08	\$6,592.18

							Actual Trip Generation by Business Use					Average Trip Generation by Business Use					
							Rate/ Billable	With Meters	Rate/ Billable			Rate/ Billable	With Meters	Rate/ Billable			
Parcel No	BusinessName (BusinessData)	BusinessName (StreetView)	LOCN	StreetName	StreetSuffix	Unit	LIVING SQFT	Billable Trips	Trip	Meters	Trip	No Meters	Trips	Trip	Meters	Trip	No Meters
0000-00-7998	MISSIONS PLAZA CONDO	Parent Parcel	14580	TAMIAMI	TRL	Parent	8199	0	\$26.32	\$0.00	\$34.40	\$0.00	178.47	\$27.60	\$4,925.77	\$ 36.08	\$6,439.20
0000-00-7998	MISSIONS PLAZA CONDO	Louie's Bicycles	14580	TAMIAMI	TRL	1	1014	13.81	\$26.32	\$363.48	\$34.40	\$475.06	19.65	\$27.60	\$542.34	\$ 36.08	\$708.97
0000-00-7998	MISSIONS PLAZA CONDO	Louie's Bicycles	14580	TAMIAMI	TRL	2	1014	13.81	\$26.32	\$363.48	\$34.40	\$475.06	19.65	\$27.60	\$542.34	\$ 36.08	\$708.97
0000-00-7998	MISSIONS PLAZA CONDO	Louie's Bicycles	14580	TAMIAMI	TRL	3	1014	13.81	\$26.32	\$363.48	\$34.40	\$475.06	19.65	\$27.60	\$542.34	\$ 36.08	\$708.97
0000-00-7998	MISSIONS PLAZA CONDO	Total Therapy Florida	14580	TAMIAMI	TRL	4	1050	32.42	\$26.32	\$853.29	\$34.40	\$1,115.25	19.65	\$27.60	\$542.34	\$ 36.08	\$708.97
0000-00-7998	MISSIONS PLAZA CONDO	Total Therapy Florida	14580	TAMIAMI	TRL	5	1050	32.42	\$26.32	\$853.29	\$34.40	\$1,115.25	19.65	\$27.60	\$542.34	\$ 36.08	\$708.97
0000-00-7998	MISSIONS PLAZA CONDO	North Port Alteration	14580	TAMIAMI	TRL	6	1014	13.81	\$26.32	\$363.48	\$34.40	\$475.06	19.65	\$27.60	\$542.34	\$ 36.08	\$708.97
0000-00-7998	MISSIONS PLAZA CONDO	First Tabernacle Baptist Church	14580	TAMIAMI	TRL	7	1014	4.57	\$26.32	\$120.28	\$34.40	\$157.21	19.65	\$27.60	\$542.34	\$ 36.08	\$708.97
0000-00-7998	MISSIONS PLAZA CONDO	North Port & Englewood Podiatry	14580	TAMIAMI	TRL	8	1029	32.42	\$26.32	\$853.29	\$34.40	\$1,115.25	19.65	\$27.60	\$542.34	\$ 36.08	\$708.97
0999-03-4647	Mobil Home Depot	Mobil Home Depot (Ace Hardware)	14355	TAMIAMI	TRL		9919	277.33	\$26.32	\$7,299.33	\$34.40	\$9,540.15	191.13	\$27.60	\$5,275.19	\$ 36.08	\$6,895.97