



Road and Drainage District Assessment

*North Port, FL
Public Hearing*

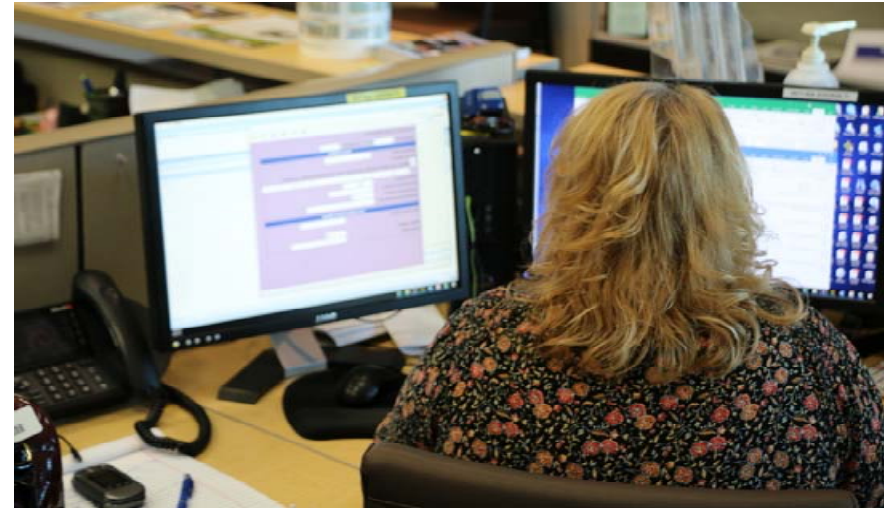
July 23, 2019





Overview

1. Road and Drainage District
2. Purpose of this Presentation
3. Methodology and Structure
4. Proposed FY20 Assessment Rates
5. Sample Property Impacts
6. Discussion



ADMINISTRATION



ROADS: Base and Enhanced



DRAINAGE:
Swales, Outfalls,
Retention Ditches,
Waterways, Creeks

Purpose of this Presentation

- **January 7th, 2019** – Commission Workshop was held to discuss potential modifications to the Road and Drainage District's (District) Assessment Methodology
- **April 1st, 2019** – Commission Workshop was held to review and discuss the impacts of the potential assessment structure modifications agreed upon by Commissioners at the January 7th Workshop
- **Today** – Review the updated methodology and rate structure agreed upon by Commissioners at the April 1st Workshop and discuss rates included in Mailed Public Notices and sample property impacts

Commission Direction from January 7, 2019

At the end of the Workshop, the Commission provided staff with the following consensus items:

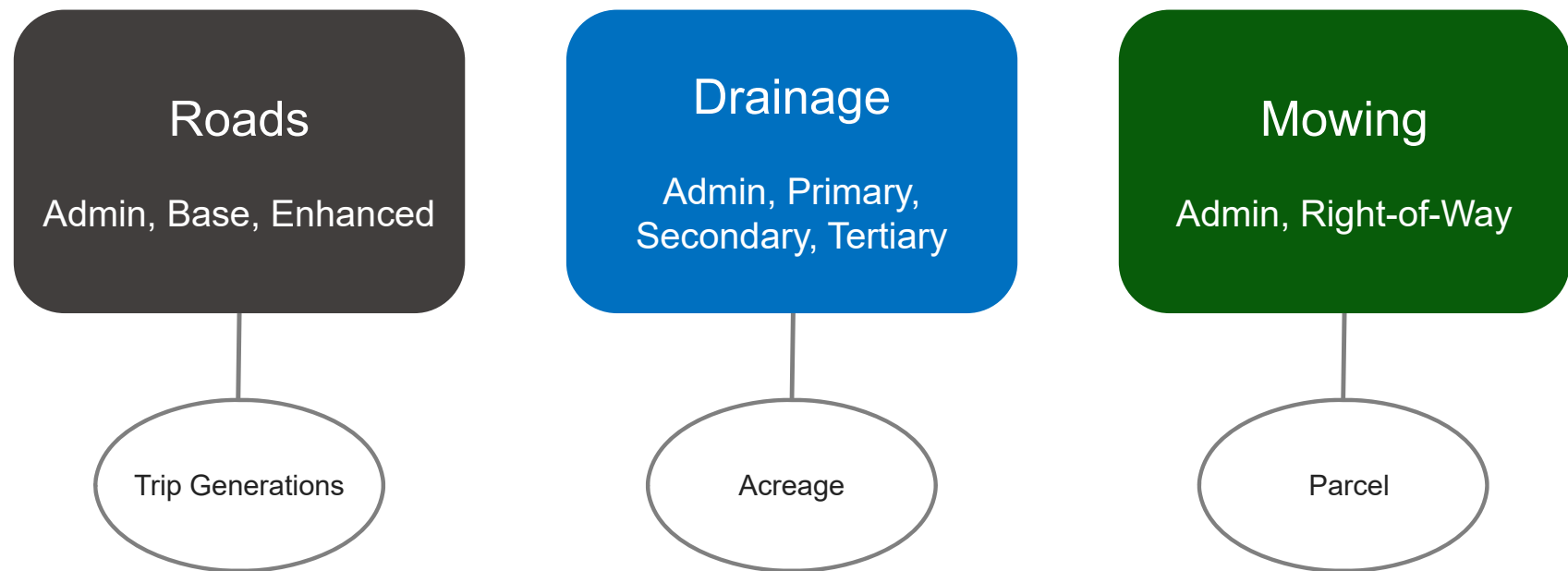
- Continue using the existing Institute of Transportation Engineers Trip Generation Manual for Road methodology
- Keep the current Drainage methodology
- Consolidate the Administrative charges
- Absorb Mowing Services into Road and Drainage Assessment
 - Road Benefit: Clear line-of-sight for traffic safety, road signs, and hazards
 - Drainage Benefit: Improved drainage network hydraulic functionality

Commission Direction from April 1, 2019

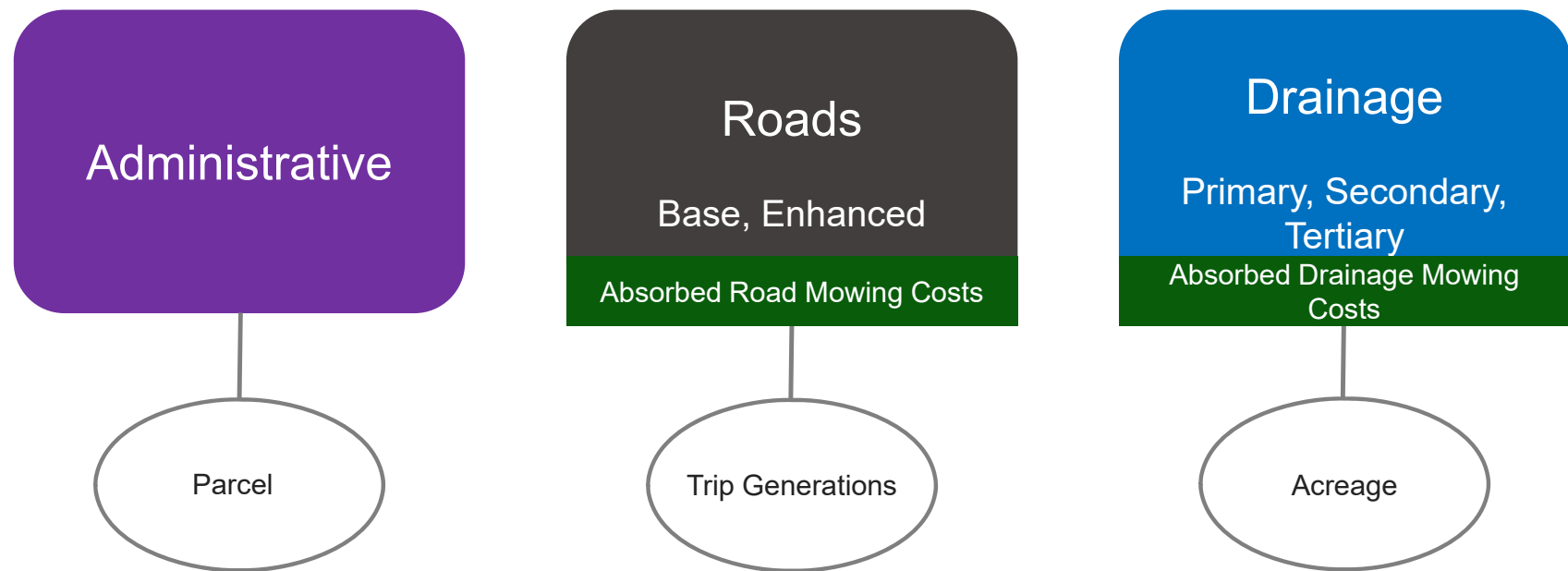
At the end of the Workshop, Commission consensus was to continue with:

- Consolidating the Administrative Charges
- Absorbing the Mowing Services into Road and Drainage

Current Assessment Structure



Proposed Assessment Structure



Assessment Rate Comparison

	Current FY 19	<i>Proposed FY 20</i>
Administrative	\$ -	\$ 3.77
Road Admin	\$ 4.40	\$ -
Base Road	\$ 11.94	\$ 17.70
Enhanced Road	\$ 30.53	\$ 40.74
Drainage Admin	\$ 5.27	\$ -
Primary Drainage	\$ 34.50	\$ 32.18
Secondary Drainage	\$ 20.04	\$ 27.09
Tertiary Drainage	\$ 21.29	\$ 50.08
Mowing Admin	\$ 3.99	\$ -
Right-of-Way Mowing	\$ 51.64	\$ -

Sample Property Impacts Comparison

Description	FY 19 Assessment	Proposed FY 20 Assessment	Annual Dollar Change
Residential			
Vacant .23 acres	\$ 183.60	\$ 171.56	\$ (12.04)
Single Family .23 acre	\$ 127.97	\$ 171.56	\$ 43.59
Single Family .14 acre in Lakeside Plantation	\$ 86.64	\$ 94.39	\$ 7.75
Vacant 3.01 acres in North Port Estates	\$ 346.61	\$ 391.35	\$ 44.74
Single Family 3.01 acres in North Port Estates	\$ 290.98	\$ 391.35	\$ 100.37
Vacant 5 acres in North Port Estates	\$ 508.00	\$ 608.96	\$ 100.96
Single Family 4.99 acres in North Port Estates	\$ 451.57	\$ 607.87	\$ 156.30
Single Family .16 acres in West Villages	\$ 16.34	\$ 21.47	\$ 5.13

Sample Property Impacts Comparison

Description	FY 19 Assessment	Proposed FY 20 Assessment	Annual Dollar Change
Small Non-Residential & Multi-Family			
Commercial Condo-Office	\$ 244.68	\$ 317.08	\$ 72.40
Residential Multi-family: Victoria Point	\$ 785.64	\$ 826.55	\$ 40.91
Commercial -Strip store .17 acres	\$ 561.06	\$ 711.55	\$ 150.49
Commercial -Strip store .52 acres	\$ 1,521.42	\$ 1,908.98	\$ 387.56
Commercial -Strip store 1.93 acres	\$ 3,168.86	\$ 3,970.75	\$ 801.89

Sample Property Impacts Comparison

Description	FY 19 Assessment	Proposed FY 20 Assessment	Annual Dollar Change
Large Non-Residential			
Commercial Department Store: Wal-Mart	\$ 56,525.69	\$ 70,155.94	\$ 13,630.25
Commercial Department Store: Home Depot	\$ 28,983.18	\$ 35,947.31	\$ 6,964.13
Commercial Golf Course 340.12 acres	\$ 5,483.70	\$ 4,709.45	\$ (774.25)
Commercial Golf Course 403.06 acres	\$ 19,516.33	\$ 16,751.07	\$ (2,765.26)
Vacant Collector Large Lot	\$ 142.27	\$ 94.39	\$ (47.88)

Commission Action

- Adopt updated methodology and associated assessment rates
 - Consolidating Administrative Charges into one charge applied equally per parcel
 - Absorbing Mowing Services into Road and Drainage Assessment

Next Step: Finalize assessment roll

