

City Commission Budget Workshop

March 13, 2026



NORTH PORT
FLORIDA

PILLARS IN PROGRESS



ANNUAL REPORT 2024-25



What Works Cities Certification

An international program that sets the standard of excellence for well-managed, data-driven local government.

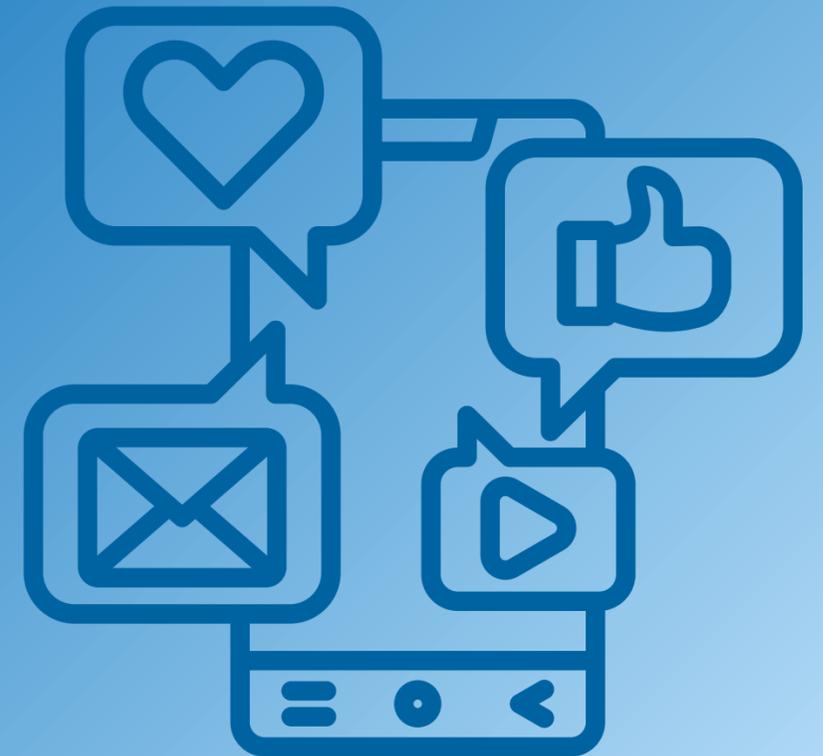
NORTH PORT PROGRESS:

- Submitted initial assessment for feedback
- Received credit for 3 criteria
- Partnered with a coach from Results for America and formed a cross-departmental team to identify improvement opportunities
- Provided additional data & documentation
- As of March 2026, we have been awarded 9 criteria (out of 22 required for certification)

Additional criteria are in progress as we continue expanding data- and evidence-driven decision making across the organization.

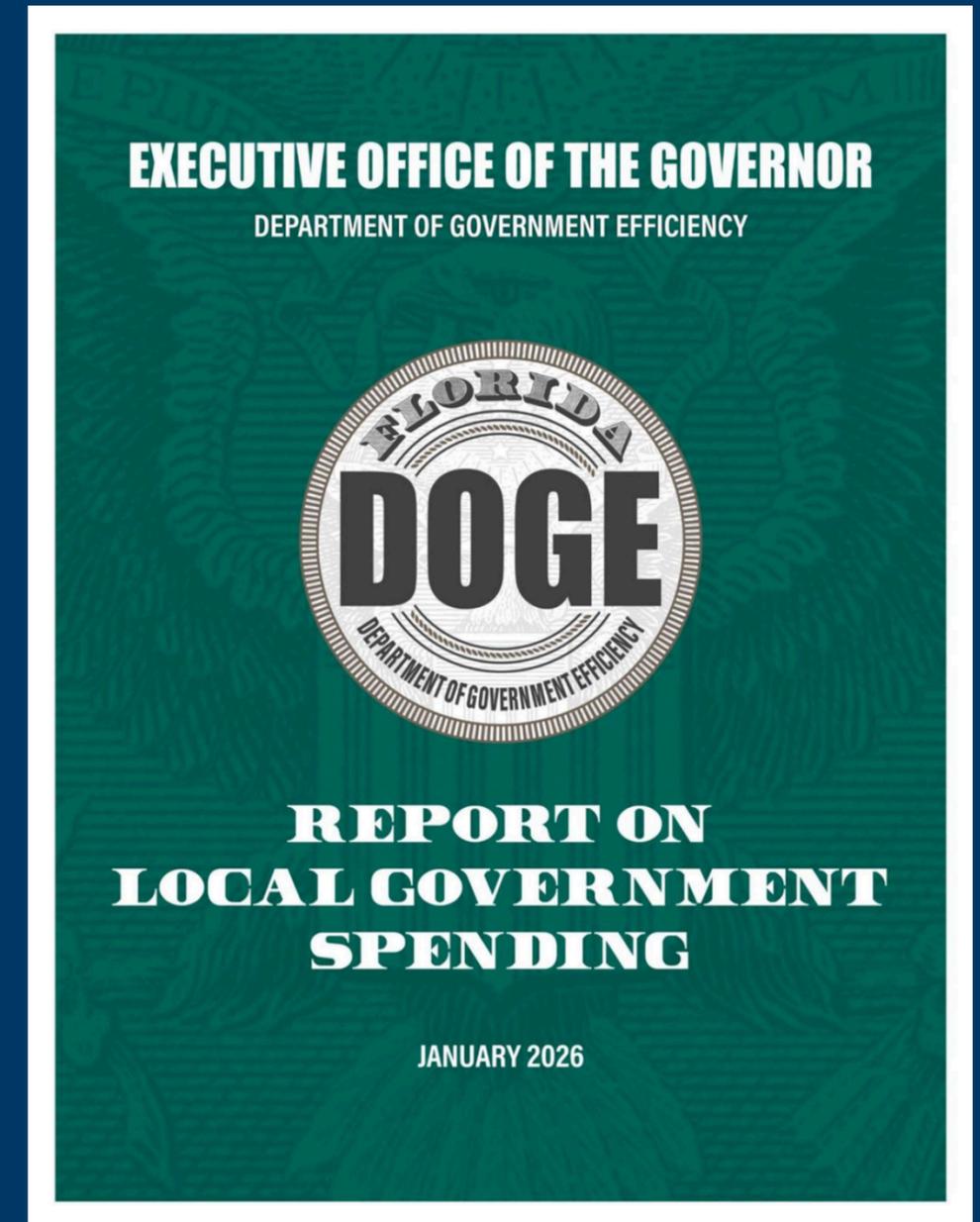


We heard you, North Port!



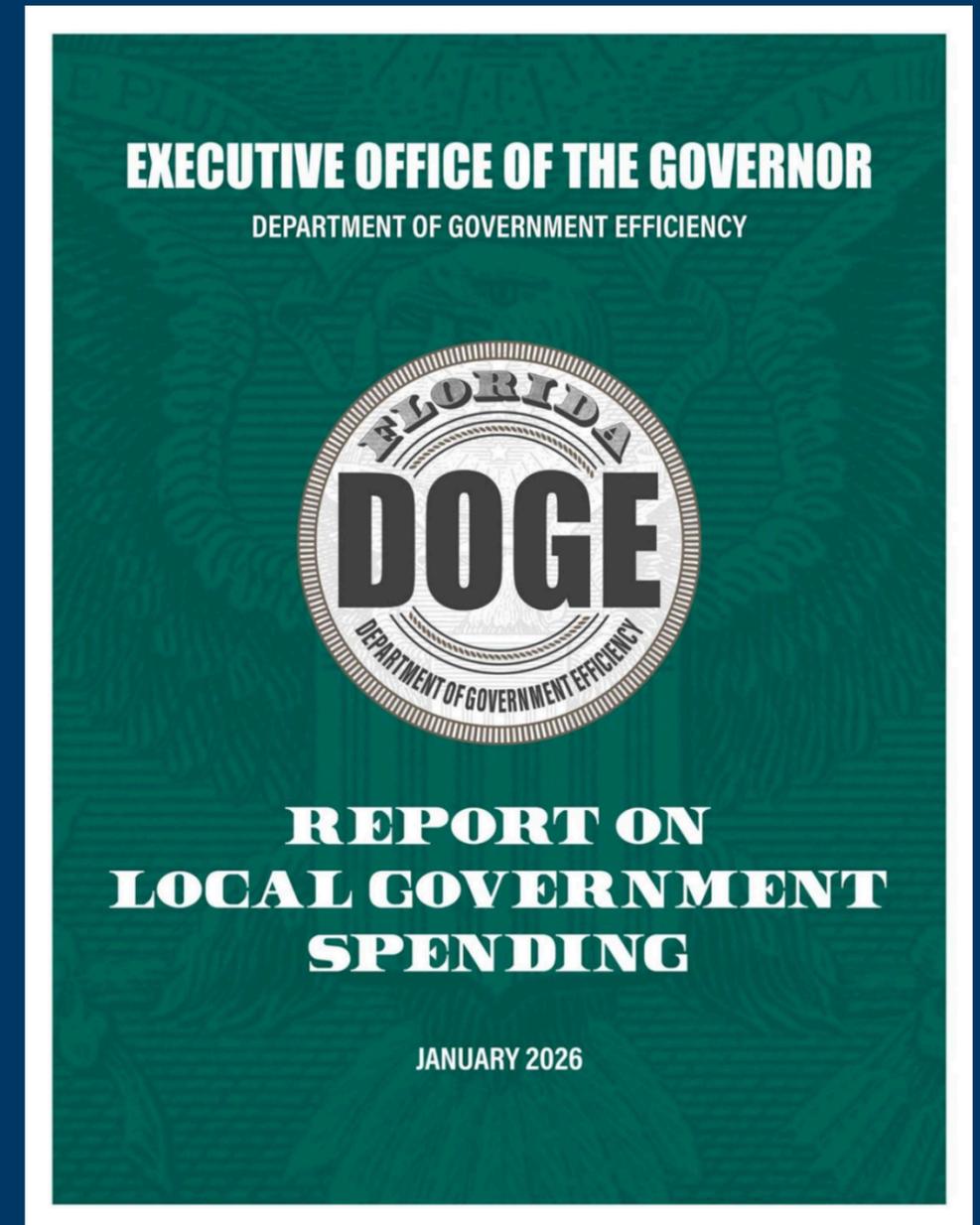
Florida DOGE Report on Local Government Spending

- Transparency and accountability in budgeting
- Spending growth relative to population and inflation
- Growth in personnel costs
- Spending on “enhanced” services not tied to core government services
- Policies such as DEI initiatives or climate programs



Florida DOGE Report on Local Government Spending *Continued*

- Non-profit grants
- Personnel cost containment (merit, vacancy, overtime)
- Parks & Recreation cost recovery
- Fleet optimization
- CIP prioritization



Applying Florida DOGE Efforts to North Port

Transparency and accountability in budgeting

- Public budget workshops with City Commission
- Budget documents and presentations available online
- Community budget input process online and in person
- Two public hearings prior to adopting the budget
- Publication of the City Manager's Adopted Budget
- Online expenditure and salary transparency reporting
- Annual Comprehensive Financial Report (ACFR)
- Independent external financial audits
- Compliance with state financial reporting requirements
- Commission review and approval of contracts
- Strategic planning, performance measurement and dashboards

North Port already incorporates many of the principles emphasized by Florida DOGE, including transparent budgeting, public oversight and responsible financial management.



Applying Florida DOGE Efforts to North Port

Spending growth relative to population and inflation

DOGE evaluated spending growth using the following benchmark:

FY20 Budget x Population Growth x 26% Inflationary Factor = FY25 Expected Budget

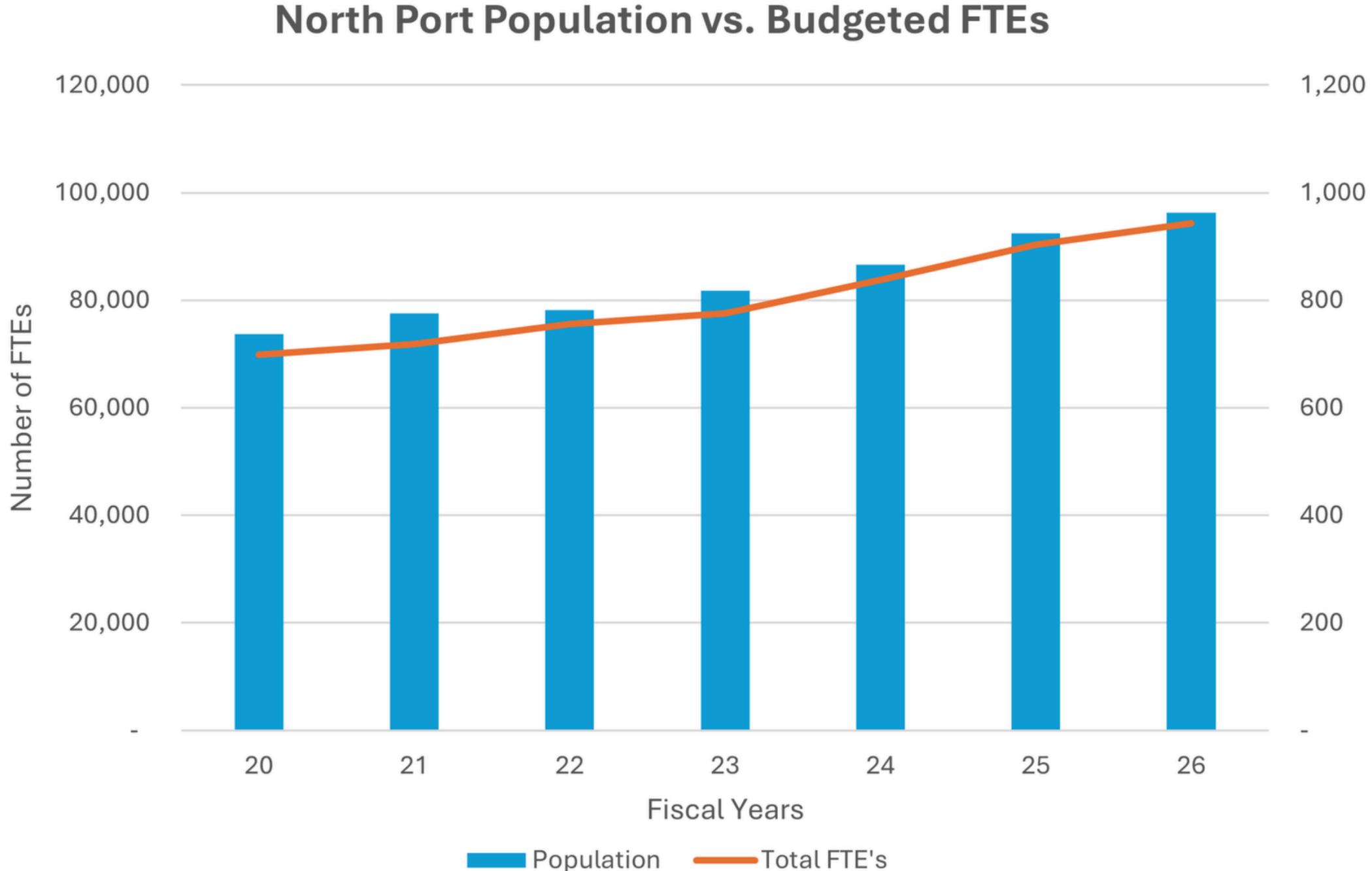
FY20 North Port City-Wide Adopted Budget	\$175,310,470
North Port Population Growth	30.8%
Inflationary Factor used by DOGE	26%
FY25 North Port DOGE Expected Budget	\$288,925,679
FY25 North Port City-Wide Adopted Budget	\$288,510,770



North Port's spending growth aligns with population growth and inflation.

Applying Florida DOGE Efforts to North Port

Growth in personnel costs
Personnel growth is driven by the need to serve a rapidly growing community. Staffing levels have increased in line with population growth and service demand.



Applying Florida DOGE Efforts to North Port

Core government services

One of the core principles highlighted by DOGE is focusing spending on essential government functions:



Police



Infrastructure



Fire Rescue



Utilities



Applying Florida DOGE Efforts to North Port

Enhanced services

DEI Programs

North Port does not have a DEI office or program budget

Environmental Programs

- North Port does not allocate funds on programs such as Environmental and Social Governance (ESG) or Other “Climate Change” Efforts
- The City’s Natural Resources Division is funded by the City’s Environmental Protection Fund, which is supported by developer mitigation fees. The Division’s salaries and programs are not paid by taxpayer dollars.

Funding for nonprofits

North Port & Non-Profits United (NP²) program



Personnel Cost Containment

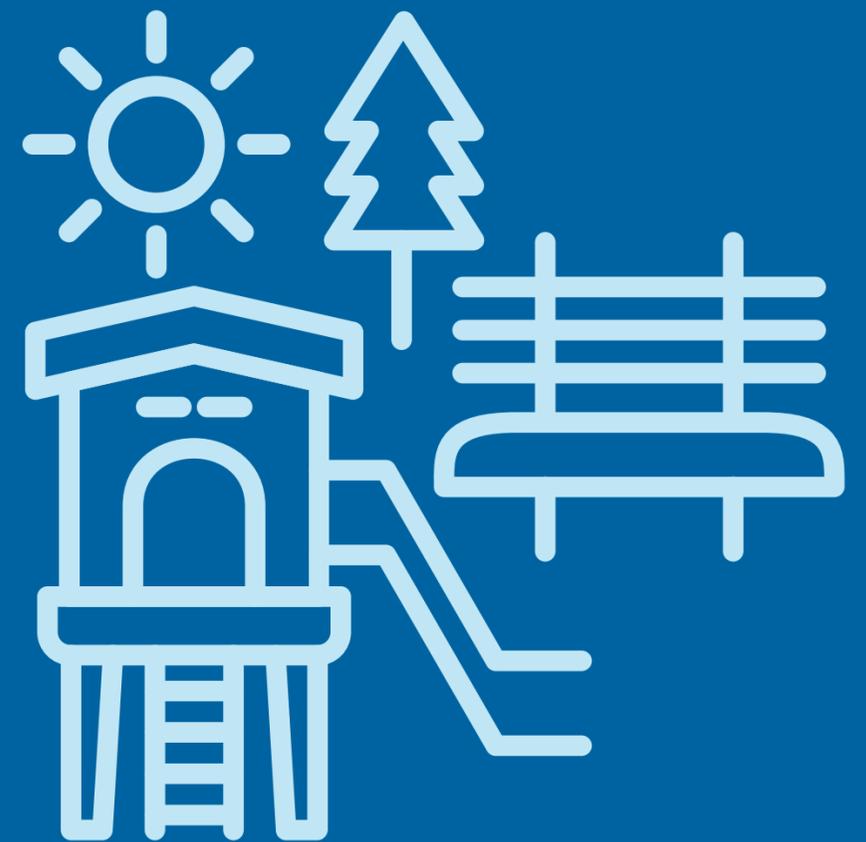
- Finding a way to reduce merit increases without reducing morale
- Vacancy overview
- Current hiring scrutiny
- Agency-wide overtime analysis



Parks & Recreation Cost Recovery

The Parks & Recreation Department as a whole achieved a cost recovery rate (not including free events) of 51.3% in FY25, nearly double the national average.

The Recreation Division generated almost \$618,000 in revenue and experienced a cost recovery rate of 34.05%. Signature event expenses are reflected in the Recreation Division budget at a cost of \$145,000, not including direct staff costs for Public Works, Police, Fire or any indirect costs across Departments. These events are offered free to the community.



Parks & Recreation Cost Recovery *Continued*



North Port Aquatic Center generated \$1.1 million+ in revenue with 115,000+ visitors. Cost recovery was tracked seasonally to reflect the operational impact of the waterpark:

Summer: 111.8%

Spring: 76.6%

Fall: 41%

Winter: 12.77%

(outside peak season)



Warm Mineral Springs Park welcomed 153,714 visitors, generated \$1.9 million+ in revenue with a cost recovery of 148.97%. Daily admission fees for this park have remained consistent since the property was jointly purchased by the City & County in 2012. In FY26, the 66.76% discount applied to the 30-visit pass fee was reduced to 50%, resulting in an increase in the fee charged for the pass. A multi-year phased reduction to the discount applied to multi-visit passes is planned through FY28.

WMS Fund 125 fully supports park personnel and operating costs and has historically generated positive gains that can be reinvested in infrastructure improvements and long-term capital needs.

Agency-wide Fleet Optimization

- Take-home vehicle policy
- Underutilized vehicles
- Replacement policy



A waterfront scene featuring a wooden pier extending into the water. In the background, there is a gazebo, several buildings, and a parking lot with cars. The sky is overcast with light clouds. The word "Questions?" is overlaid in white text in the center of the image.

Questions?

Actual Changes in Fund Balance, 3-Year Review FY23, FY24 & FY25

Major Operating Fund Balance Analysis	General Fund	Road & Drainage District	Fire Rescue District	Solid Waste District	Building Fund
Fiscal Year 2023					
Beginning Fund Balance	\$ 24,634,945	\$ 24,660,731	\$ 6,215,868	\$ 6,912,045	\$ 8,766,537
Revenues	70,217,433	57,992,730	16,139,144	12,815,973	9,640,869
Expenditures	(66,123,004)	(70,306,681)	(15,096,714)	(13,230,688)	(7,086,281)
Ending Fund Balance	\$ 28,729,374	\$ 12,346,780	\$ 7,258,298	\$ 6,497,330	\$ 11,321,125
Fiscal Year 2024					
Beginning Fund Balance	\$ 28,729,374	\$ 12,346,780	\$ 7,258,298	\$ 6,497,330	\$ 11,321,125
Revenues	83,583,115	40,632,340	18,548,239	15,017,801	8,964,029
Expenditures	(78,023,595)	(28,308,327)	(15,997,359)	(13,569,363)	(8,627,583)
Ending Fund Balance	\$ 34,288,894	\$ 24,670,793	\$ 9,809,178	\$ 7,945,768	\$ 11,657,571
Fiscal Year 2025					
Beginning Fund Balance	\$ 34,288,894	\$ 24,670,793	\$ 9,809,178	\$ 7,945,768	\$ 11,657,571
Revenues	98,681,533	35,360,750	20,681,210	17,636,669	8,851,528
Expenditures	(99,717,609)	(27,673,178)	(18,523,928)	(16,255,339)	(9,278,341)
Ending Fund Balance	\$ 33,252,818	\$ 32,358,365	\$ 11,966,460	\$ 9,327,098	\$ 11,230,758

Note: The “Ending Fund Balance” shown does not reflect the City’s 20% Emergency and Disaster Reserve.

Fund Balance Analysis FY26

Major Operating Fund Balance Analysis	General Fund	Road & Drainage District	Fire Rescue District	Solid Waste District	Building Fund
Fiscal Year 2026					
Beginning Fund Balance	\$ 33,252,818	\$ 32,358,365	\$ 11,966,460	\$ 9,327,098	\$ 11,230,758
Budgeted (Use) or Reserve of Fund Balance	(321,850)	1,796,280	923,820	(1,380,730)	(2,046,270)
Committed Fund Balance- Amendments, Reappropriated Projects and Encumbrances	(6,292,539)	(19,171,531)	(3,945,865)	(1,480,952)	(2,372,795)
Emergency & Disaster Reserve (20%)	(19,491,106)	(6,185,776)	(4,107,766)	(4,104,360)	(1,913,754)
Projected "Available" Fund Balance	\$ 7,147,323	\$ 8,797,338	\$ 4,836,649	\$ 2,361,056	\$ 4,897,939

Note: The GFOA recommends, at a minimum, that general-purpose governments maintain a fund balance reserve in the General Fund of no less than two months, or approximately 17% of expenditures. Many Florida municipalities maintain reserves closer to 20% to ensure financial stability due to hurricane risks.

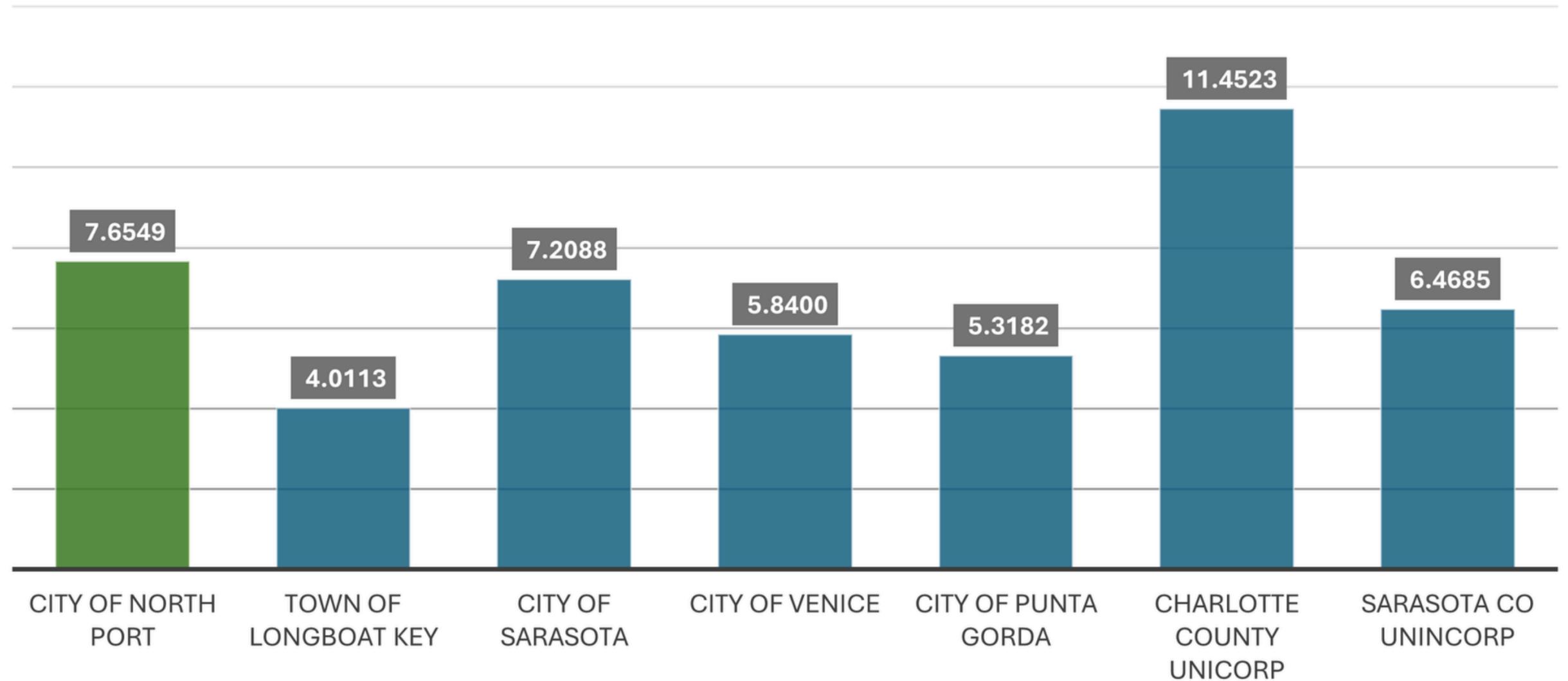
General Fund Ad Valorem Assumptions

- Overall taxable value projections assume a conservative growth rate of 3%
- Budget ad valorem revenue at 96.5% collection rate
- Homestead residential properties make up about 45% of total taxes levied
- These assumptions will bring in an additional \$1,231,600 at the same millage rate of 3.7667



Local Municipalities & Counties

Effective Millage & Service Cost Rate Per \$1,000

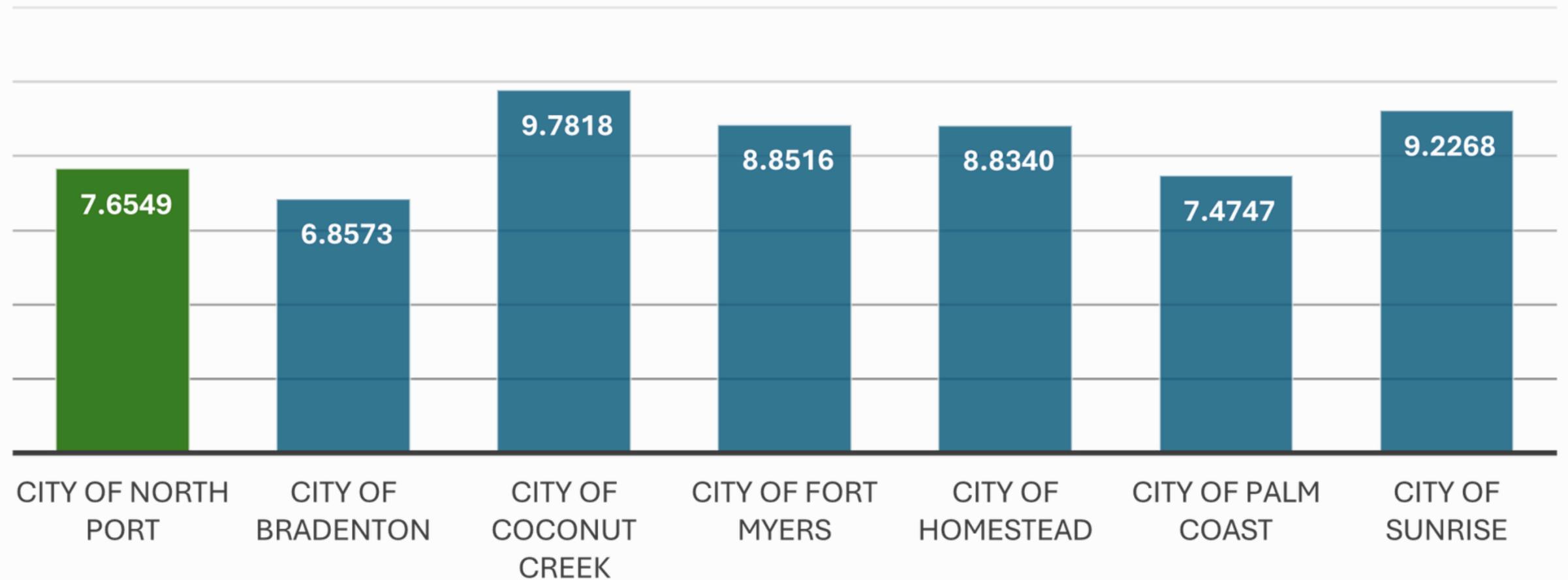


Analysis includes Fire, Road & Drainage, and Solid Waste service costs. For comparability, charges billed via non-ad valorem assessments or municipal utility billing are treated equivalently.

Comparisons across local jurisdictions are not directly comparable due to differences in taxable base, geographic characteristics, coastal access, service responsibilities and revenue structures

Peer Municipalities

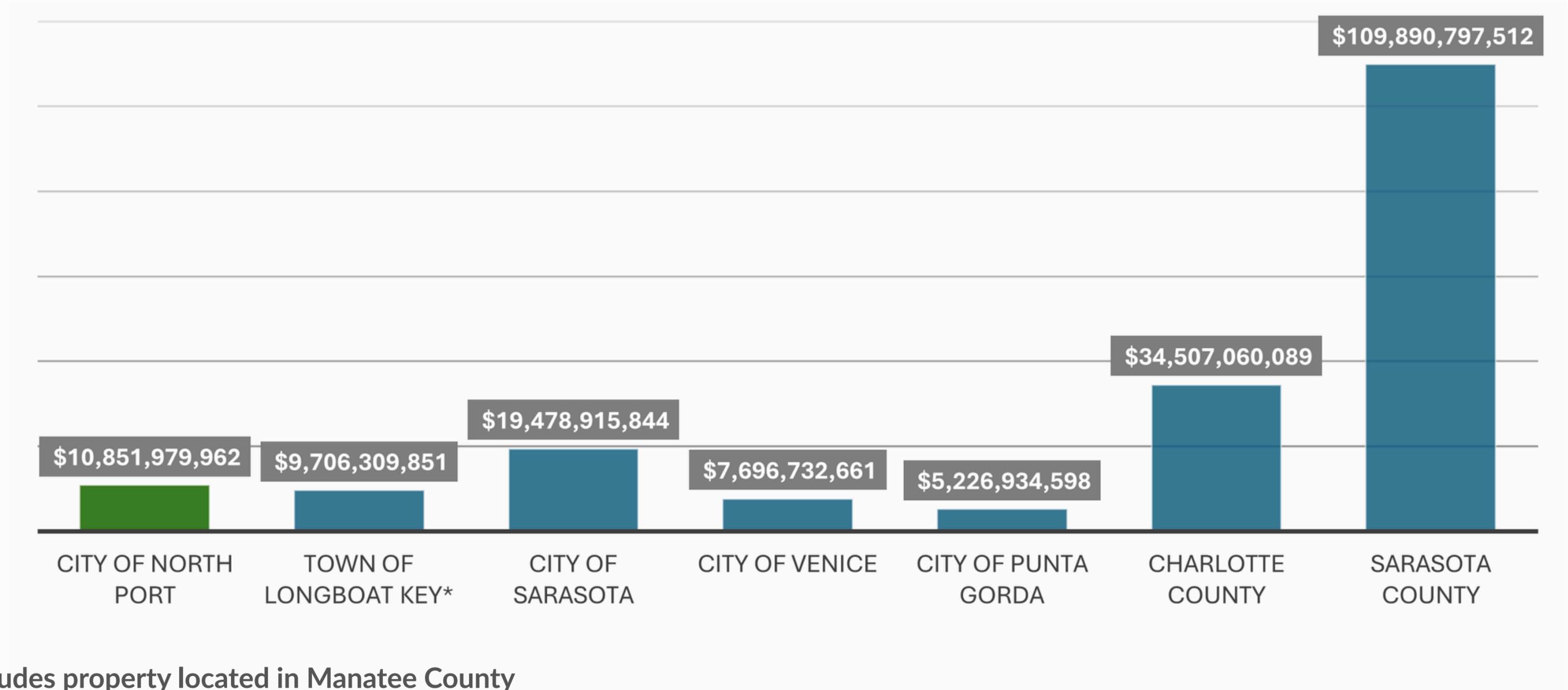
Effective Millage and Service Cost Rate per \$1,000 Comparison to Peers



Analysis includes Fire, Road & Drainage, and Solid Waste service costs. For comparability, charges billed via non-ad valorem assessments or municipal utility billing are treated equivalently.

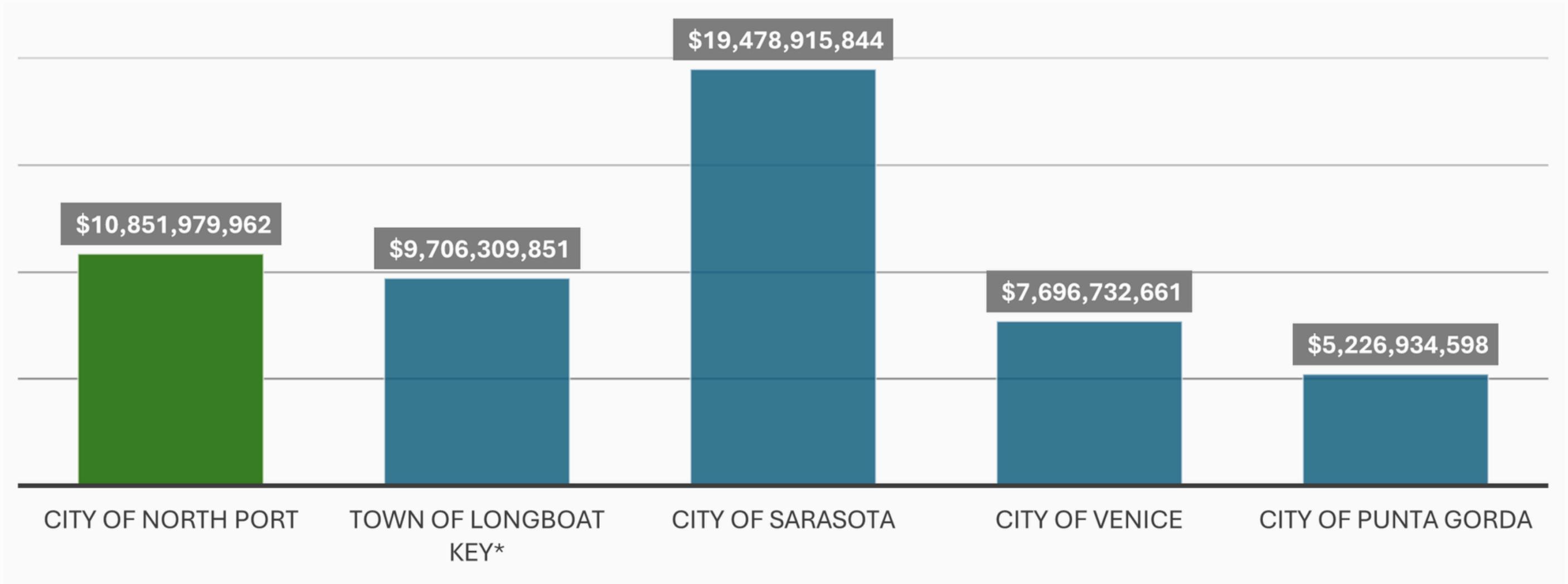
Local Municipalities & Counties

2025 Taxable Value in \$



*Includes property located in Manatee County

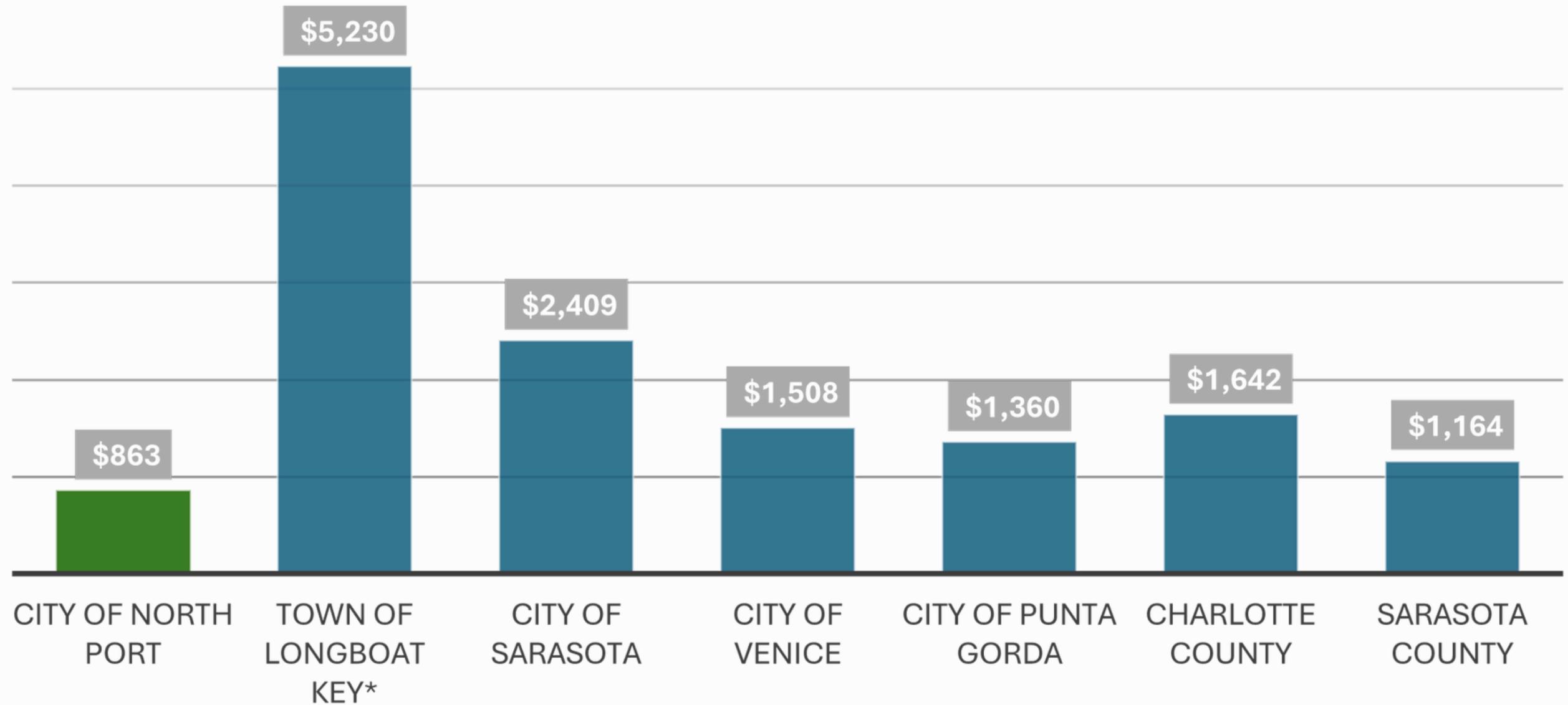
Local Municipalities only 2025 Taxable Value in \$



*Includes property located in Manatee County

Local Municipalities & Counties

Per Capita Revenue Estimate Based on Effective Millage Rate



*Includes property and 2,663 residents located in Manatee County

Active Grants

Funding Summary

Applying:	\$0.00
Submitted:	\$15,419,494.72
Awarded:	\$34,256,385.21
Total:	\$49,675,879.93

Organization Totals - All Departments [Click on any linked number for a detailed report](#)

Open Projects	Active Grants	Applications:	Funding:	Reports:
		Due Submitted	Awarded Allocated	Due Submitted
88	52	0 17	6 0	19 58

Department Summary [Click on any linked number for a detailed report](#)

<input checked="" type="radio"/> Departments with Grant Activity <input type="radio"/> All Departments		Open Projects	Active Grants	Applications:	Funding:	Reports:
Department	Due Submitted			Awarded Allocated	Due Submitted	
City Manager	2	1	0 1	0 0	0 0	
Development Services	6	3	0 2	0 0	0 1	
Fire Rescue	4	3	0 2	1 0	0 0	
Grants	6	5	0 0	1 0	0 0	
Information Technology	1	0	0 0	0 0	0 0	
Parks	10	5	0 3	0 0	2 7	
Police	22	12	0 4	0 0	7 0	
Public Works	20	11	0 1	2 0	7 31	
Social Services	6	3	0 1	0 0	0 0	
Utilities	11	9	0 3	2 0	3 19	

Overall Budget Assumptions

- Identify potential reductions of approximately 5% from the adopted FY26 budget
- No new positions; maintain current staffing levels
- Evaluate staffing and operational needs and potential impacts on service levels
- Consider cost impacts associated with capital projects, including ongoing operating and maintenance expenses
- Prioritize maintenance of existing infrastructure to avoid higher long-term costs from deferred maintenance
- Maintain adequate reserves to support financial stability
- Create budget capacity for potential future debt service payments

Compensation Impacts

Employee Group	Compensation Structure	Notes	# of Positions
Non-Union Employees (current merit structure)	<ul style="list-style-type: none"> • 1.5% COLA (CPI-W) • 1% Minimum Wage Adjustment • 3–4% Merit 	Multi-component model combining inflation, State minimum wage adjustment, and performance	480
Non-Union Employees (proposed merit structure)	<ul style="list-style-type: none"> • 1.5% COLA (CPI-W) • 1.5% Across the Board (ATB) 	Across the board, combining inflation and market-based structure	480
PBA (Police) Union Employees	<ul style="list-style-type: none"> • 2.5% Market Adjustment • 3–6% PDP Increase 	Increase determined by Professional Development Plan	159
IAFF (Fire) Union Employees	<ul style="list-style-type: none"> • PDP-Based Step Increases - average 8% 	Increase determined by Professional Development Plan	141
AFSCME Union Employees	<ul style="list-style-type: none"> • 2.5% Market Adjustment • 2% Merit Increase 	Performance and market-based structure	171

General Fund Estimated Changes 2026-2027

Union increases	\$2,752,999
Non-union increases	\$775,856
Health insurance	\$750,518
Operating costs inflationary increase	\$1,005,772
Reduction in various levels of service	(\$4,872,777)
Total	\$412,369

Note: Salaries & benefits account for approximately 76% of the total General Fund budget



Questions?

Defining Commissioners' Priorities



Safe Community



Quality of Life



Economic Development &
Growth Management



Environmental Resiliency
& Sustainability



Infrastructure & Facilities
Integrity

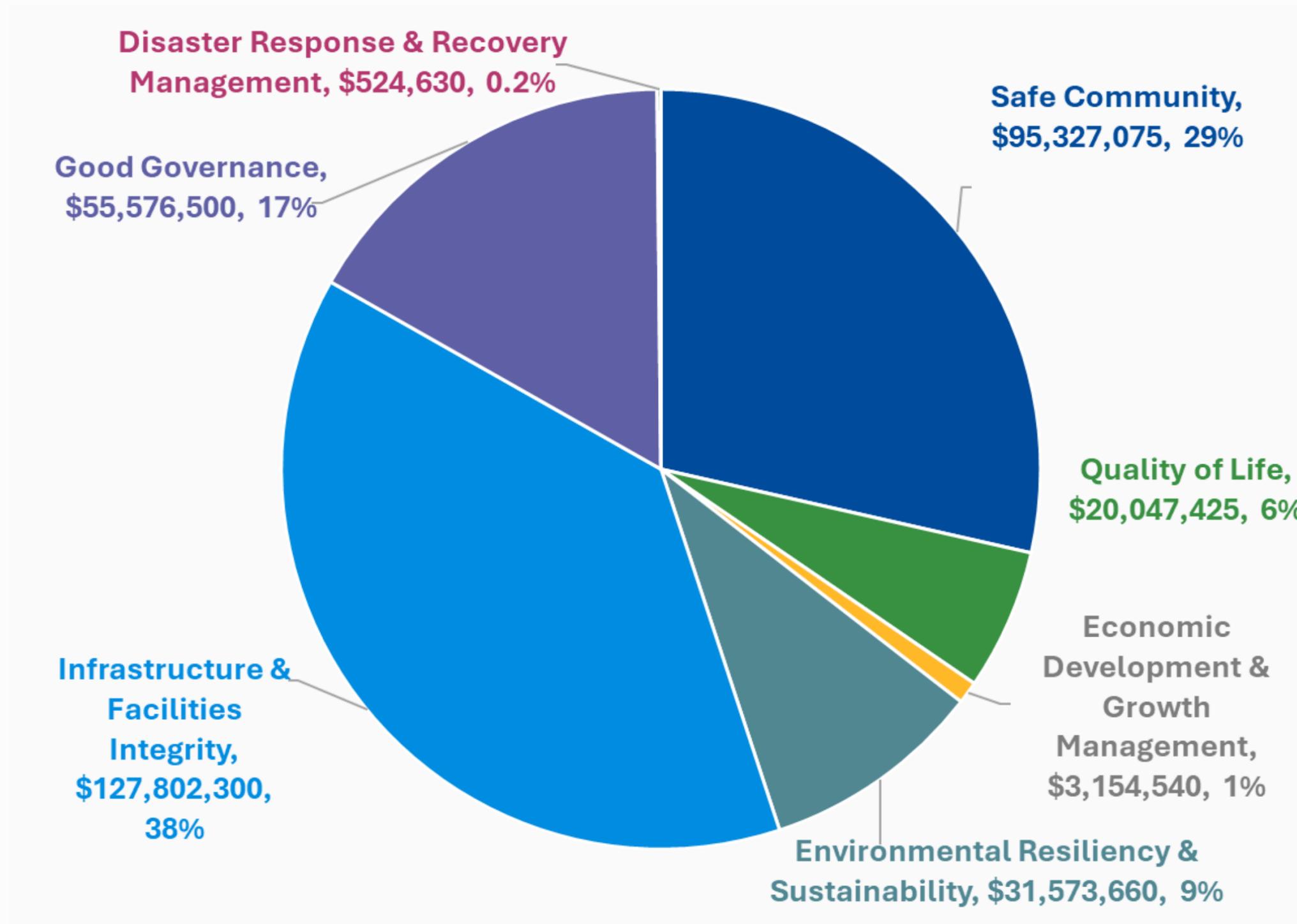


Good Governance

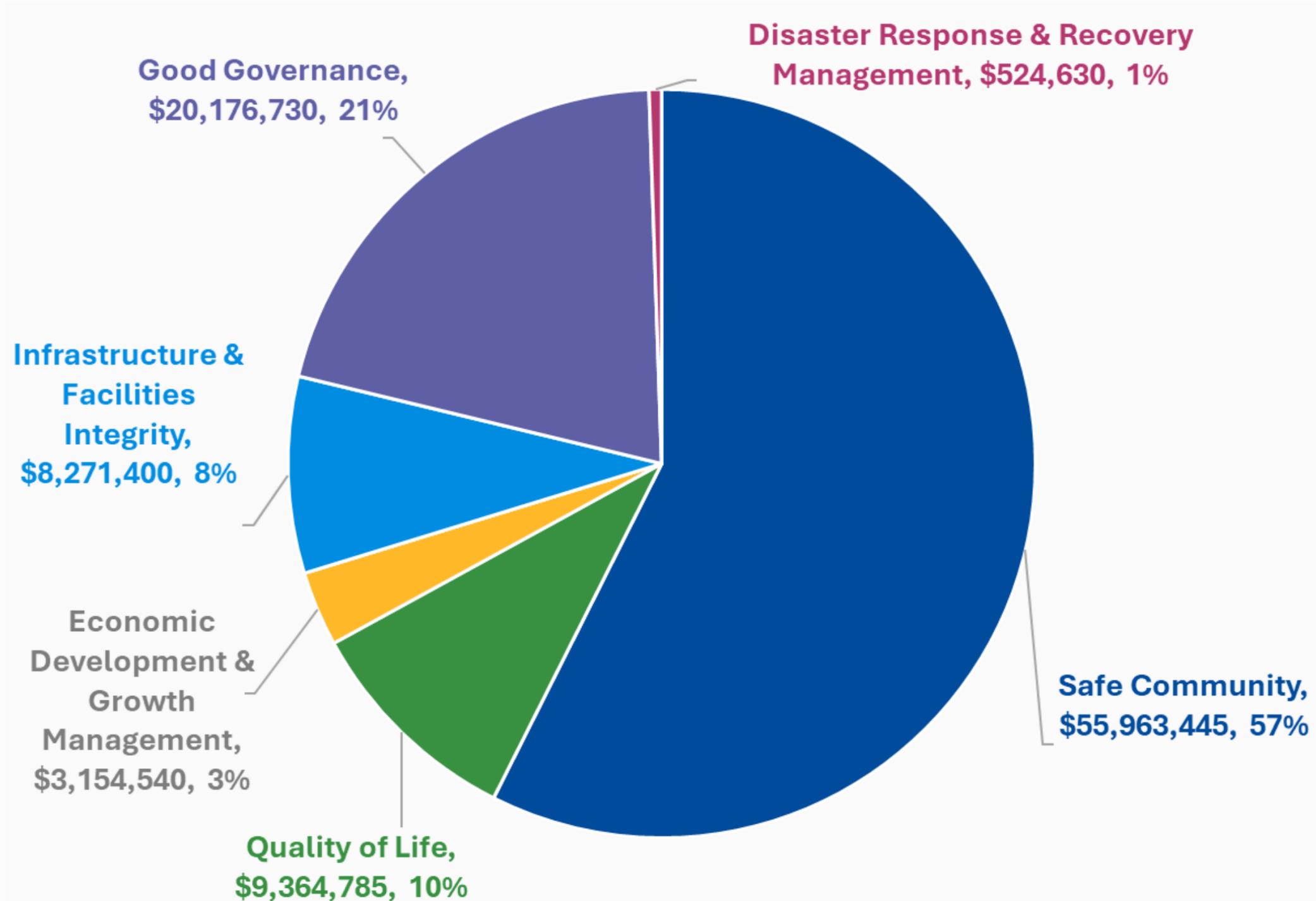


Disaster Response &
Recovery Management

FY 2026 Adopted Budget by Pillar All Funds



FY 2026 Adopted Budget by Pillar General Fund



Reductions to Electric Public Service Tax

On Jan. 13, 2026, the City Commission discussed the Electric Public Service Tax on Florida Power & Light (FPL) electric service bills and options to reduce the impact of FPL rate increases on North Port residents.

COMMISSION DIRECTION

Review impacts to customers and City revenues under the following scenarios:

- Revenue neutral approach (gradually reduce Electric Public Service Tax to offset FPL rate increases)
- Reduce Electric Public Service Tax to 6%

Revenue Neutral Approach

Electric Public Service Tax (PUT) Revenue Neutral Approach

Estimated Monthly Electric Bill	2026		2027		2028		2029	
Electric Bill at 10% PUT	\$	158.37	\$	165.79	\$	169.49	\$	171.71
Electric Bill at PUT Revenue Neutral	\$	158.37	\$	164.90	\$	168.16	\$	170.12
Customer Savings	\$	-	\$	(0.90)	\$	(1.33)	\$	(1.58)
PUT rate		10%		9.4%		9.1%		8.9%
Estimated Annual PUT Revenue to the City								
PUT Revenue at 10%	\$	7,496,740	\$	7,997,895	\$	8,247,900	\$	8,392,692
PUT Revenue Neutral	\$	7,496,740	\$	7,496,740	\$	7,496,740	\$	7,496,740
Lost Revenue	\$	-	\$	(501,155)	\$	(751,160)	\$	(895,952)

Reduction to 6%

Electric Public Service Tax (PUT) Reduction to 6%

Estimated Monthly Electric Bill	2026		2027		2028		2029	
Electric Bill at 10% PUT	\$	158.37	\$	165.79	\$	169.49	\$	171.71
Electric Bill at 6% PUT	\$	158.37	\$	151.63	\$	155.01	\$	157.04
Customer Savings	\$	-	\$	(14.16)	\$	(14.48)	\$	(14.67)
Estimated Annual PUT Revenue to the City								
PUT Revenue at 10%	\$	7,496,740	\$	7,997,895	\$	8,247,900	\$	8,392,692
PUT Revenue at 6%	\$	7,496,740	\$	4,798,737	\$	4,948,740	\$	5,035,615
Lost Revenue	\$	-	\$	(3,199,158)	\$	(3,299,160)	\$	(3,357,077)

Timeline



2 readings
Ordinance adoption



**at least 120 days
before effective date**
Notification to Florida
Department of Revenue



**at least 60 days
before effective date**
Notification to Florida
Power & Light (FPL)

Reduction to Payment in Lieu of Franchise Fee (PILOF) on Solid Waste

Impacts of reducing the PILOF on Solid Waste from 9% to 8%

FY27 residential rate: \$460.76

New Proposed Rate: \$455.00

Customer Savings: \$5.76

Results in a \$257,212.34 decrease in revenue to the General Fund

Note: Based on FY27 proposed rate of \$460.76, which includes the Solid Waste Transfer Station one-time assessment, not the current rate.

Reduction to Payment in Lieu of Tax (PILOT) on Water Sales

Impacts of reducing the PILOT on water sales from 5% to 4%

The average residential account bill would be reduced by approximately \$0.48 per month.

Customer Savings: \$5.76

Results in approximately \$160,000 decrease in revenue to the General Fund

Property Tax Reform



What are Property Taxes?

- The taxable value of property times the millage rate
- The amount of money you get taxed based on the taxable value of your home

These taxes fund North Port's essential public services:

- Police
- Emergency Medical Services
- Parks & Recreation
- Code Enforcement
- Emergency Management
- General Government Services



What affects your property tax bill?

Several factors influence your property tax bill:

- **Assessed Value:** Determined by the county property appraiser, based on the market value of your property
- **Exemptions:** Homestead and other exemptions can reduce your taxable value
- **Millage Rates:** Set by local taxing authorities
- **Assessment Caps:** For homestead properties, the “Save Our Homes” cap limits annual increases in assessed value to 3% or the rate of inflation, whichever is lower



What is a Millage?

- A Millage rate is the amount of tax per \$1,000 of taxable property value
- A Millage rate of 3.7667 means you pay \$3.7667 in taxes for every \$1,000 of your property's taxable value
- If taxable value is \$250,000, property owner pays \$941.68 in property tax or ~\$2.58 per day

Taxable value

÷

1,000

×

Millage Rate

=

Property tax owed

Who sets taxable values?

- The property value is set by the Property Appraiser
- Homestead property values:
 - Save Our Homes (SOH) → 3% increase cap or Consumer Price Index (CPI), whichever is less
 - Other Exemptions (senior citizens, widow/widower, Veterans, etc.)
- Non homestead property → 10% increase cap
- SOH allows residents to transfer tax benefits up to \$500,000 from a Florida home with a homestead exemption to a new home within Florida that qualifies for a homestead exemption



Formula for determining Taxable Value

Just Value (Market Value)

-Assessment Differential
(e.g. Save our Homes)

Assessed Value

-Exemptions
(e.g. Homestead)

Taxable Value

North Port Millage Rate History

	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Millage Rate	3.5974	3.477	3.407	3.407	3.8735	3.7667	3.7667	3.7667	3.7667	3.7667	3.7667

Who sets Millage Rates?

Millage rates are set annually by local taxing authorities, such as county governments, school boards, special districts and municipalities.

These rates are determined based on budgetary needs and are subject to public hearings and state oversight.



How your tax dollar is spent

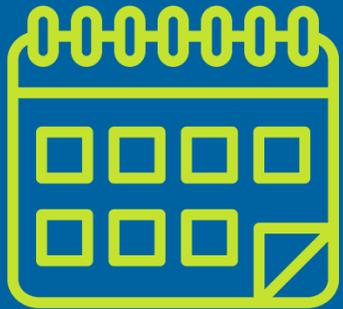


<p>SARASOTA COUNTY SCHOOL DISTRICT 42 ¢</p>	<p>CITY OF NORTH PORT 26 ¢</p>	<p>SARASOTA COUNTY* 23 ¢</p>	<p>OTHER 9 ¢</p>
<p>State and local</p>	<p>Police, Emergency Medical Services, Development Services, Parks & Recreation, Facilities, Charter Offices and Administration & Management.</p>	<p>Sarasota County, Sarasota County Debt, Mosquito Control and Legacy Trail.</p>	<p>+</p>

*Sarasota County provides several regional services to North Port residents, including libraries, court services, property appraiser and tax collector functions, supervisor of elections services, county jail and detention facilities, and other county-operated services.

+OTHER includes Sarasota Memorial Hospital, Southwest Florida Water Management District and West Coast Inland Navigation.

What your local taxes do for you



\$78/per month in North Port property taxes pay for \$194/per month in city services



For every \$1 in local taxes, North Port delivers about \$2.47 in essential services



Where North Port property tax dollars go

Based on a average
\$250,000 taxable value
(\$942 North Port taxes)

General Fund Departments/Divisions	Per Household (Monthly)
Police	\$32.11
Fire Rescue: Emergency Medical Services	\$12.30
Public Works: Facilities Maintenance	\$6.87
Parks & Recreation: Administration, Recreation, Aquatics, Maintenance	\$6.50
Information Technology	\$4.57
Development Services: Planning & Zoning, Economic Development, Code Enforcement	\$3.42
Finance	\$2.64
Non-departmental	\$1.70
City Manager's Office	\$1.68
Legal	\$1.66
Human Resources & Risk Management	\$1.56
Communications	\$1.08
City Clerk	\$0.77
Social Services	\$0.60
Commission	\$0.59
Emergency Management	\$0.42

\$78.47

Proposed Property Tax Reform

Florida House Bills



- Multiple house bill proposals filed this session and being heard in Committees
- House amended and approved HB/HJR 203, which is now in Senate
- Voters will decide on the November 2026 ballot
- All proposals exempt school taxes

Proposed Property Tax Reform *Continued*



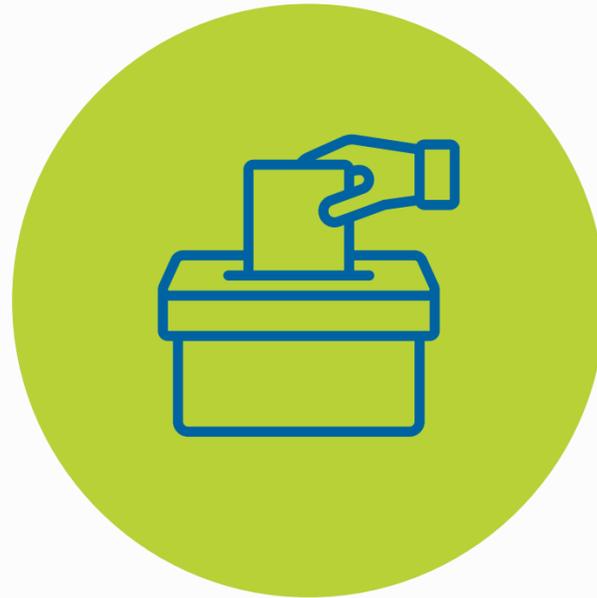
Florida House Bills

- All proposals prohibit reduction of law enforcement funding, and some prohibit reduction of fire and emergency medical services
- No implementing bills now - framework will be set after voter decisions
- Potential impact to North Port: \$18 million
- Effective Jan. 1, 2027 for FY28 budget

Timeline of Key Elements



March 13, 2026
Legislative
Session Ends -
Possible extensions
and Special Sessions



Nov. 3, 2026
Election
(Property Tax
Reform
Determination)



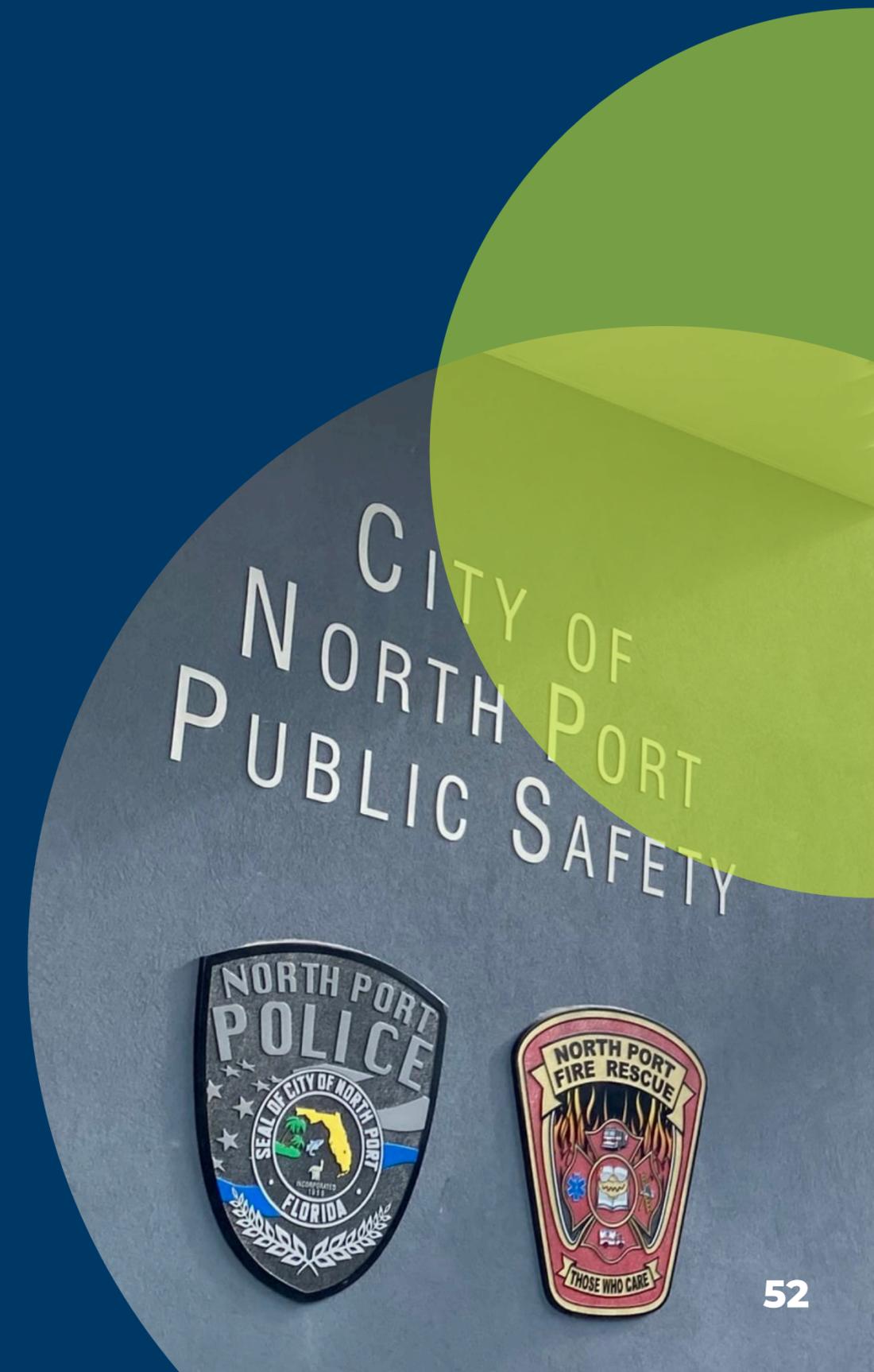
Jan. 1, 2027
Property
Reform Goes
Into Effect



Oct. 1, 2027
(FY28) Reduced
Property Tax
Revenue

General Fund Impact

- The City of North Port does not have a significant commercial tax base. Approximately 87% are residential properties, and 45% are homesteaded
- Public Safety costs \$55 million (\$40 million for police and \$15 million for Fire/EMS), which consumes 57% of the General Fund. This is more than the entire property tax revenue of \$39 million
- Protecting public safety while significantly reducing property taxes creates a structural imbalance



General Fund Impact

- Maintaining Public Safety funding at FY26 or FY27 levels would effectively require real budget reductions due to inflationary and growth-related cost increases
- Potential reductions in service effectiveness may occur, particularly from weakened support functions that enable police and emergency medical services



General Fund Impact



CURRENT

\$97 million revenues

- \$55 million Police & Fire/EMS

\$42 million remaining

*(\$26 million personnel and
\$16 million operating)*



PROPOSED

\$97 million revenues

- \$18 million Ad Valorem loss due to homestead exclusion
- \$55 million Police & Fire/EMS

\$24 million remaining

*(not enough to cover \$26 million
of personnel costs)*

Potential Service Impacts & Funding Options

- Explore creation of special assessments such as park and recreation assessments, infrastructure and community development districts, dedicated EMS millage
- Increased reliance on fees or other charges to sustain services
- Deferred maintenance of facilities and infrastructure
- Reduced capacity for capital projects and growth-related investments
- Reduced staffing and service levels in quality-of-life programs, facilities maintenance, planning and development and cybersecurity
- Adjusted support functions for police, fire and emergency services
- Adjusted emergency management and disaster response capabilities

Value of Winchester Ranch annexation

The average home price in Wellen Park is \$400,000. Assuming 40% of the 9,000 homes are homesteaded, the following approximate property taxes would be:

$$3,600 \times \$350,000 \times 3.7667 \text{ Millage} = \$4,746,042$$

$$5,400 \times \$400,000 \times 3.7667 \text{ Millage} = \$8,136,072$$

$$\text{Total annual property tax} = \$12,882,114$$

$$9,000 \times (\$13,594/\text{impact fees} + \$6,655/\text{utility capacity fees}) = \\ \$180,224,100 \text{ (one time)}$$

Value of Winchester Ranch annexation *Continued*

The developer will be responsible for building all infrastructure required to serve the potential annexed area, including:

- Public safety buildings
- Parks
- Utility lines & plant improvements
- Transportation network
- Stormwater system



Most of these investments will be repaid to the developer from impact fees paid by the developer. However, the developer will not be made whole in full by their infrastructure investment. Builders will pay for Solid Waste infrastructure through Solid Waste Impact Fees.

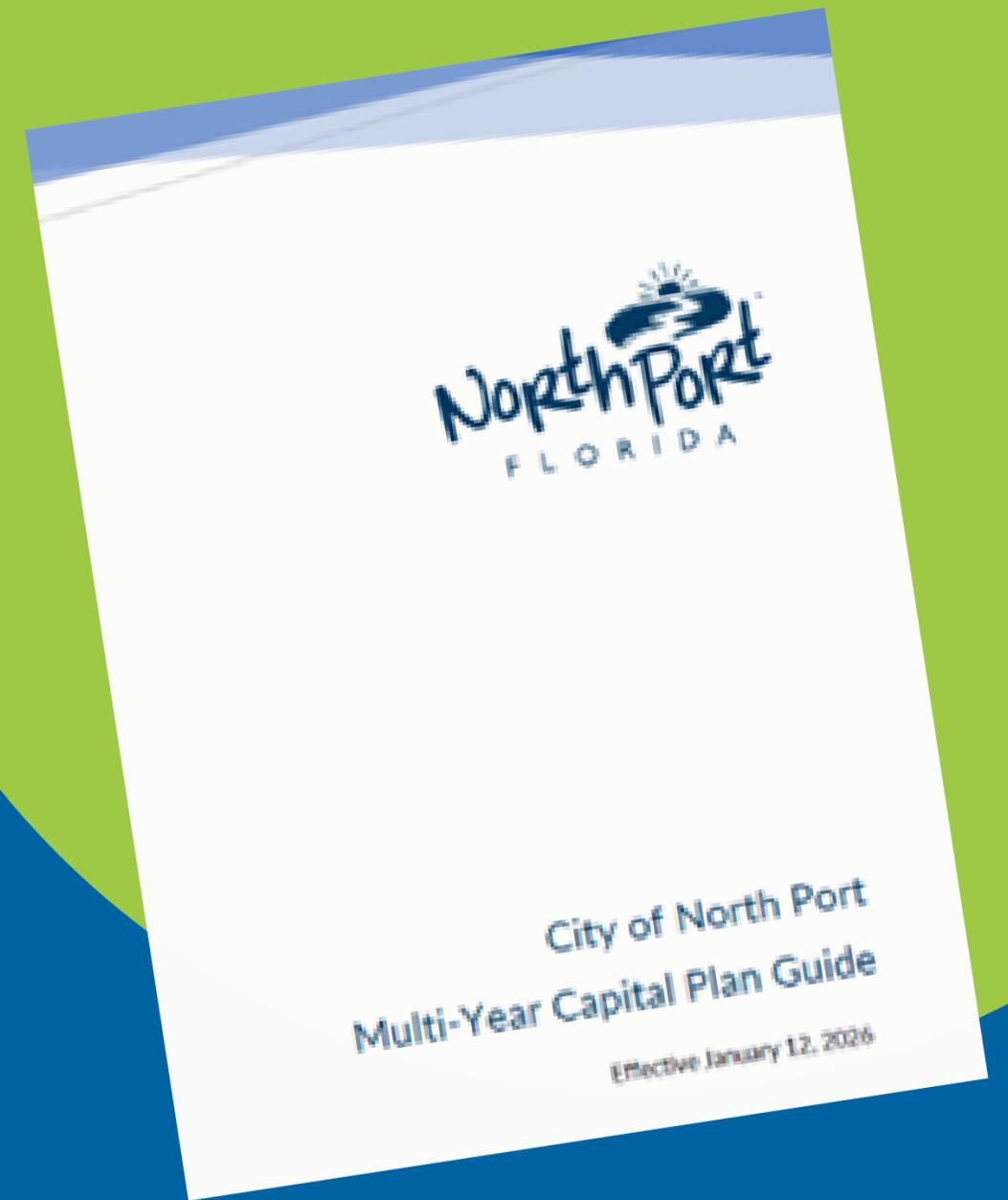
A person is walking away from the camera on a dirt path that winds through a dense, lush forest. The path is flanked by tall, slender trees with large, fan-shaped palm fronds. The sunlight filters through the canopy, creating a dappled light effect on the ground. The overall atmosphere is serene and natural.

Questions?

Capital Improvement Program

10-Year Capital Needs Assessment

- ➡ Identify Capital Needs
- ➡ Confirm Eligibility
- ➡ Develop Cost Estimates
- ➡ Identify Potential Funding Sources
- ➡ Update Project Information
- ➡ CIP Review Committee Independently Scores
- ➡ Committee Reviews Ranked List and Evaluates Funding Allocation
- ➡ Commission Workshop Review of Ranked 10-Year Capital Needs Assessment



Why Capital Planning Matters



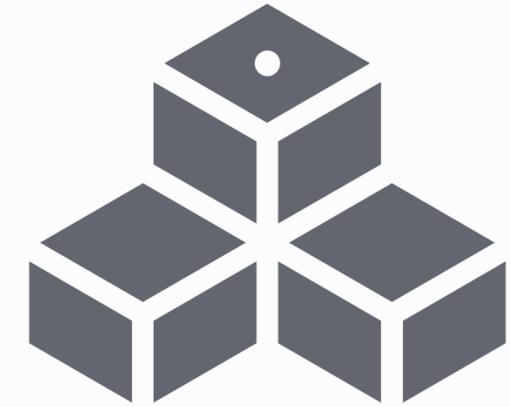
Plans how limited funding is allocated, sequenced and evaluated



Helps prioritize high-priority needs first- Not every project moves forward, the process forces tradeoff

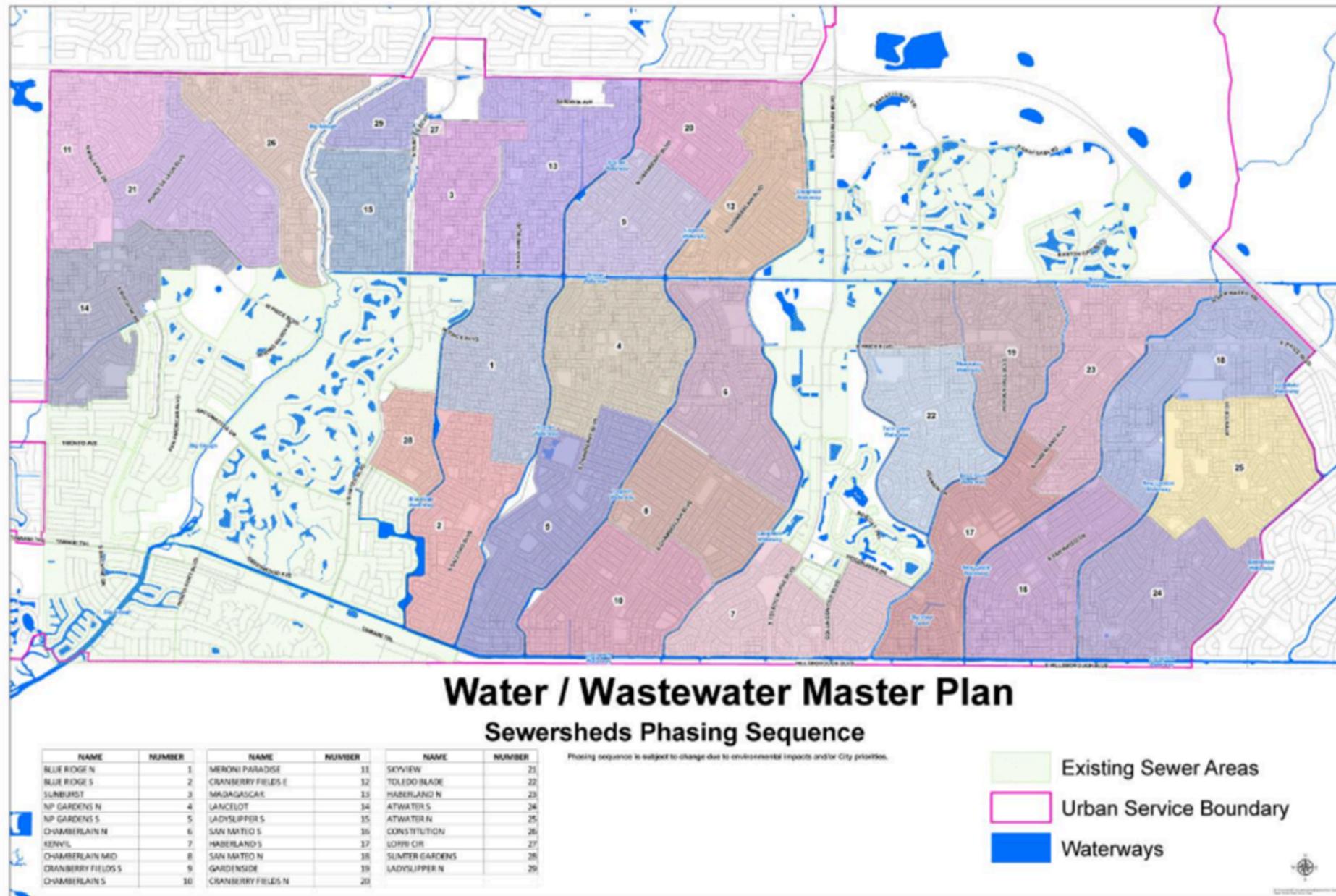


Ensures decisions advance- Service reliability, public safety, regulatory compliance, responsible growth management



Builds trust through: A transparent process, consistent criteria, equitable allocation of resources

Utilities Water / Wastewater Master Plan



- Created following Senate Bill 712
- Addresses connections throughout the City
- Based on projected available funding, the plan has been divided into multiple phases, and will take until 2915 to complete

How Projects Enter the Capital Plan



Identifying Needs

- Asset condition, service needs, and growth demand
- Safety, regulatory, and strategic plan alignment
- Commission and community input
- Repair vs. replace and renovate vs. build analysis



Eligibility Criteria

- Represent significant (non-routine) investment
- Deliver long-term community value
 - Address at least one priority area:
 - Public health & safety
 - Aging or failing infrastructure
 - Legal/regulatory compliance
 - Planned service expansion
 - Economic development



Project Cost and Funding

- Costs reflect full project lifecycle
- Funding may include surtax, fees, grants, pay-as-you-go, or limited debt
- Projects may remain unfunded pending sources
- All funding is preliminary and finalized through the annual budget process

Project Evaluation & Ranking Process

1. Committee kick-off and reviewed scoring process
2. Committee members independently scored all projects using a pre-determined scoring rubric:
 - Regulatory & Compliance
 - Health, Safety & Environment
 - Asset Condition & Operational Efficiency
 - Capacity & Growth
 - Financial Impacts
 - Customer Service or Quality of Life
 - Strategic & Master Plan Alignment
 - Project Feasibility or Readiness
3. Finance aggregated scores and compiled ranked list
4. Committee reviewed results and discussed potential reallocation of funding



10-Year Capital Needs at a Glance

- Total project costs: \$1.161 billion
- Appropriated to date: \$129 million
- Future funded: \$543 million
- Unfunded: \$489 million (\$58 million potential grants or cost sharing)

This excludes commenced projects



Capital Needs Summary (FY27 - FY36)

CITY OF NORTH PORT 10-YEAR CAPITAL NEEDS ASSESSMENT BY DIVISION *(excludes commenced projects)*

Division	Total CIP through FY36	Appropriated	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036
AQUATIC CENTER	500,000	-	-	-	-	-	-	500,000	-	-	-	-
BUILDING	6,500,000	-	500,000	-	-	-	-	6,000,000	-	-	-	-
CODE ENFORCEMENT	718,983	718,983	-	-	-	-	-	-	-	-	-	-
FACILITY MAINTENANCE	20,674,265	2,938,865	7,444,150	8,291,250	-	2,000,000	-	-	-	-	-	-
FIRE RESCUE	81,051,640	5,425,750	11,093,160	-	-	17,941,730	16,175,000	3,000,000	-	27,416,000	-	-
FLEET MAINTENANCE	6,500,000	-	-	-	-	-	500,000	-	1,000,000	-	-	5,000,000
INFORMATION TECHNOLOGY	14,900,000	-	1,800,000	10,000,000	-	500,000	400,000	2,200,000	-	-	-	-
NATURAL RESOURCES	2,700,000	2,700,000	-	-	-	-	-	-	-	-	-	-
PARKS & RECREATION	126,679,014	23,770,614	7,233,500	10,095,000	4,514,800	1,200,100	37,825,000	8,070,000	6,380,000	6,430,000	2,770,000	18,390,000
PARKS MAINTENANCE	3,701,350	350,350	-	-	-	300,000	-	876,000	375,000	100,000	475,000	1,225,000
POLICE	173,642,789	8,713,016	-	130,625,875	2,350,000	11,496,298	19,297,600	150,000	150,000	860,000	-	-
ROAD & DRAINAGE	492,129,198	38,308,563	60,627,558	20,325,040	60,183,160	41,509,820	32,791,193	24,293,803	71,520,510	24,762,885	61,970,585	55,836,081
SOLID WASTE	44,975,310	4,305,220	16,170,090	500,000	-	7,000,000	7,000,000	-	10,000,000	-	-	-
UTILITIES FIELD OPERATION	30,766,347	6,363,847	3,467,500	3,467,500	3,467,500	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
WASTEWATER SYSTEM	100,029,909	29,654,715	12,867,000	7,413,480	7,642,160	10,656,790	7,187,844	6,267,770	4,410,120	3,930,030	5,000,000	5,000,000
WATER SYSTEM	55,098,845	5,277,895	5,624,950	7,558,000	8,815,000	665,000	5,536,000	7,440,000	5,812,000	3,670,000	3,600,000	1,100,000
Grand Total	1,160,567,650	128,527,818	126,827,908	198,276,145	86,972,620	95,269,738	128,712,637	60,797,573	101,647,630	69,168,915	75,815,585	88,551,081

Capital Needs Summary (FY27 - FY36)

Top 10 unfunded projects

Project #	Project Title	Unfunded portion	Total Project Estimate	Year(s) needed
PD21PE	New Police Headquarters	130,625,875	139,100,429	FY2028
PD29MR	Mobile Radio Replacement - In Vehicle	1,650,000	1,650,000	FY2029
I27VIR	Virtual Infrastructure Replacement	666,670	1,000,000	FY2027
I31UPS	UPS Replacement	200,000	200,000	FY2031
F24S87	Future Fire Station A with Apparatus	9,161,160	14,500,000	FY2027
F31FSB	Future Fire Station B with Apparatus	2,945,000	16,175,000	FY2031
R23S57	Water Control Structure FW 157	710,000	2,149,293	FY2027
GM20AT	Phased ADA Transition Plan	426,000	776,350	FY2030/FY2032
FM27TP	Facility ADA Transition Plan	500,000	500,000	FY2027
I25ERP	Enterprise Resource Planning (ERP) Systems Replacement	10,000,000	10,000,000	FY2028

Potential Projects for Borrowing

Projects	Loan Amt	Annual Debt Payment	Potential Repayment Source	Notes
Fire Station A	8,000,000	650,000	Fire assessments/GF	
Community Service Center	9,000,000	730,000	GF	per CIP \$2M for Community Center and \$7M Art Center
Water/Wastewater Extension	20,000,000	1,615,000	Utilities/Capacity fees	
Effluent Pump Station	17,000,000	1,375,000	Utilities/Capacity fees	SRF loan
Public Safety Driving Track	3,800,000	310,000	GF/Surtax	
Public Safety Training Complex (Fire)	14,000,000	1,615,000	Fire assessments/Surtax	
Public Safety Training Complex (PD) and Shoothouse	21,100,000	1,705,000	GF/Surtax	Previously Surtax - \$9M of Surtax from PD and Fire was reallocated to EOC
Park Maintenance Operations Building / Complex	7,000,000	570,000	GF/Parks Impact Fees/Surtax	
Enterprise Resource Planning (ERP) System	10,000,000	810,000	Multiple Funds	
Italy Avenue Community Park	16,200,000	1,310,000	GF/Parks Impact Fees/Surtax	per Parks, high commission/community priority
Legacy Trail Connection to Warm Mineral Springs	4,000,000	325,000	GF/Parks Impact Fees/Surtax	per Parks, high commission/community priority
*Assumption: 20-year loan at 4.5% rate				

Projects recommended for CIP removal

CM26SC – City Contribution to Suncoast Technical College Expansion	Contribution to STC, not a North Port capital project, no asset ownership
F26STR – Replacement Stretchers and Stair Chairs	Replacement of equipment, not a capital project
F27EXT – Replacement Extrication Equipment	Replacement of equipment, not a capital project
F30TRT – Replacement Technical Rescue Team Tools	Routine replacement of tools, not a capital project
P27SIG – Replacement Park Entrance & Rules Signs	Replacement of signs, not a capital project

These projects do not meet established Capital Improvement Program eligibility criteria and will be submitted as Budget Proposals for future funding

Projects recommended for CIP closure

PZ25AC - Activity Center 6 & 10 Master Plan	Master Plan will be revisited at a later date; project does not meet current CIP criteria
R23CTI - Cranberry & Toledo Blade Blvd. Improvements	Developer has withdrawn; project is no longer necessary
BD26PH - Renovation of the NPPD HQ for the Building Division	Requested to be unfunded and recommended to consolidate with FM29PD - (Current PDHQ reset for other City Staff) for future appropriation
P26DOG - Dog Park East of Toledo Blade Blvd	Recommended to consolidate with P19AP4 - Italy Avenue Community Park

Recreation District

May offer a viable long-term funding option for parks and recreation services.
Outlined in Florida Statute Chapter 418

Required steps for establishing:

1. Definition of proposed district (boundaries, purpose, scope, etc.)
2. Selection of governance structure
3. Preparation of Charter ordinance
4. Determination of creation method
 - a. Majority-elector petition, or
 - b. Referendum
5. Adoption and filing of ordinance



Recreation District *Continued*

6. Establishment of governing body

- a. Conduct an election for Board of Supervisors, or
- b. Implement Commission governance & advisory board if desired

7. Implementation of District Operations

8. Observation of statutory challenge period (limited window)

Note: City of Sarasota created a park district framework in 2018 but did not establish an independent district under Chapter 418 or adopt voter-approved taxing authority. It continues to fund parks primarily through General Fund.



Closing