



Legislation Text

File #: 20-1751, Version: 1

R+D DISTRICT MEETING JULY 28, 2020

**TO:** Honorable Mayor & Members of the North Port Commission  
**FROM:** Peter D. Lear, CPA, CGMA, City Manager  
**TITLE:** Presentation for the Tax Bill Based Assessment for the Tamiami Trail Linear Parking

**Recommended Action**

No action required.

**Background Information**

The following provides a chronological order of events regarding the Tax Bill-Based Assessment for the Tamiami Trail Linear Parking:

- July 17, 2019: During the City Commission Workshop, the Commission directed staff to push out the Tamiami Trail Linear Parking for one year and explore the possibility of commercial businesses along the proposed parking to subsidize the off-street parking next to their business.
- October 8, 2019: Staff reached out to the American Public Works Association (APWA) regarding their *Info Now Program*, seeking information from other municipal and county governments across the United States which may have Capital Improvement Programs for Off-Street Parking Facilities Projects and Assessment of Fees for said parking facilities to the owners of the commercially zoned properties. Unfortunately, APWA did not receive any responses from other municipal and county governments pertinent to Capital Improvement Programs for Off-Street Parking Facilities Projects and Assessment of Fees for said parking facilities to commercial property owners.
- November - December 2019: Staff conducted research with the Sarasota County Property Appraiser's Office and Sarasota County Tax Collector's Office regarding the procedure that would need to be undertaken to institute Tax Bill-Based Assessment for owners of the commercially zoned properties adjacent to the south side of US 41 between Bolander Terrace and North Port Boulevard and between North Port Boulevard and Almonte Terrace and adjacent to the north side of US 41 between North Port Boulevard and Espanola Avenue. The purpose of the Tax Bill Based Assessment would be to fund the construction of off-street parking facilities to accommodate their businesses.

If most of the owners of commercially zoned properties are in favor of paying a Tax Bill Based Assessment to fund the construction of off-street parking facilities to accommodate their businesses, then staff will work with a Financial Consultant to create a Tax Bill Based Assessment. However, if most of the owners of commercially zoned properties do not want a Tax Bill Based Assessment, then staff will present the City Commission with other options to fund the off-street parking for the commercial businesses.

- February - March 2020: Staff identified the commercial properties and compiled the names and addresses of the property owners to receive letters regarding the Tax Bill-Based Assessment. In addition, staff prepared the letters to the property owners. However, due to the COVID-19 Pandemic, many commercial businesses were temporarily closed, and some businesses permanently closed. As such, staff has been waiting until the COVID-19 Pandemic improves and more businesses are open before sending transmitting the letters to the commercial

property owners.

- June 18, 2020: During the City Commission Budget Workshop, there was a consensus by the Commission to keep \$25,000 in each of the Tamiami Trail Parking South and Tamiami Trail Parking North Projects and utilize the remainder budgeted on the Tropicaire Boulevard Pedestrian/Bicycle Shared-Use Path and Sidewalk. (Refer to Attachments 1, 2 and 3). Accordingly, these two Projects will not move forward if funding is not secured.

Therefore, as soon as the COVID-19 Pandemic improves, and more businesses are open staff will transmit letters to the commercial property owners.

## **Strategic Plan**

Infrastructure

## **Financial Impact**

Pursuant to the Commission direction, the following budget transfers were completed:

1. Tamiami Trail Parking South, Project Number R16TTP, Account Number 306-5000-541.63-00

▪ Appropriated:	\$461,200.00
▪ Expenditures:	\$33,394.00
▪ Balance:	\$427,806
▪ Transfer to Tamiami Trail Parking North	\$6,409.70
Project R19TTP:	
▪ Transfer to Tropicaire Boulevard Road	\$396,396.30
Reconstruction Project, Project R19TRR:	
▪ Remaining:	\$25,000.00

2. Tamiami Trail Parking North, Project Number R19TTP, Account Number 306-5000-541.63-00

▪ Appropriated:	\$82,950.00
▪ Expenditures:	\$45,965.20
▪ Encumbered:	\$18,394.50
▪ Balance:	\$18,590.30
▪ Transfer from Tamiami Trail Parking South	\$6,409.70
Project R16TTP:	
▪ Remaining:	\$25,000.00

These two Projects will not move forward if funding is not secured.

## **Procurement**

Not applicable.

Attachments:

1. CIP Detail Sheets Project R16TTP Tamiami Trail Parking - South
2. CIP Detail Sheets Project R19TTP Tamiami Trail Parking - North
3. Spreadsheet for CIP Funding and Transfer of Funds

**Prepared by:** Juliana B. Bellia, Public Works Director

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