

NORTH PORT UNITED

WELLEN PARK IS PART OF OUR COMMUNITY OF UNITY



High service levels

As the largest municipality in Sarasota County, the City of North Port (pop. 80,000) delivers a variety of services to its residents, including police, fire rescue, solid waste & recycling, water & wastewater and parks and recreation. Cities provide a higher level of service tailored to the unique needs of the community when compared to counties.



Low tax rate

The City's operating millage rate of 3.7667 per \$1,000 assessed taxable valuation has remained the same for the past three years and is one of the lowest in Florida. Over the past decade, North Port's ad valorem millage rate has been significantly lower than comparable cities, including Bradenton, Fort Myers & Palm Coast. Only 30 cents of every dollar paid by the average homeowner in Wellen Park on their annual tax bill is collected by the City.



Economic growth

North Port is growing rapidly - and not just in Wellen Park. Millions of square feet of commercial development are projected for health care, hotel, industrial and other uses in Legacy North Port in the near future, creating new tax revenue. The City is also working on a Master Plan for a large part of undeveloped eastern North Port that would significantly increase the percentage of land designated for commercial and industrial development.



**NO. 2
FASTEST
GROWING
CITY IN U.S.**



**MORE THAN
400 ACRES
OF PARKLAND**

**FLIP FOR THE FACTS
ABOUT DE-ANNEXATION**



DE-ANNEXATION MYTH VS. FACT



MYTH: De-annexation would lower property taxes and save Wellen Park homeowners money.

FACT: While ad valorem taxes might be lower, it's very likely that assessments to homeowners would increase in order to pay off existing infrastructure costs - and unlike property taxes, these assessments can't be written off. The Wellen Park developer is still owed about \$100 million in impact fees currently being collected by the City to pay for the wastewater treatment plant, public safety complex and road network in Wellen Park, costs that would likely be passed on to Wellen Park residents if de-annexation occurred.

MYTH: Wellen Park would receive the same or better services if it was not part of North Port.

FACT: There is no assurance that public safety response times would remain the same if de-annexation occurs. Solid waste rates are likely to increase, whether switching to a private hauler that is not currently prepared to take on additional customers, or by contracting with the City of North Port for service. And even if de-annexed, the City would still provide water and sewer services to Wellen Park, but fees would increase. By state law, the City currently charges a 15 percent surcharge for service outside its municipal boundary. The City can charge up to a 25 percent surcharge without a public meeting and can charge between 26 and 50 percent surcharge after a public meeting.



WHERE ARE WE?

Despite its Venice mailing address, Wellen Park is located in North Port, well outside the City of Venice limits. The City of North Port is re-engaging the U.S. Postal Service to either change all City mailing addresses to "North Port" or create a "Wellen Park" mailing address.

MYTH: The City is fiscally irresponsible and spends emergency funds to balance its budget.

FACT: Due to sound financial planning and fiscal responsibility, the City has built up healthy reserves over the years - as demonstrated by significant fund balances that are now being utilized to help pay for emergency expenses due to Hurricane Ian. Using fund balances - not emergency reserves - is a common practice in governmental budgeting. North Port has earned the Distinguished Budget Presentation Award from the Government Finance Officers Association, the highest form of recognition in governmental budgeting, 15 years in a row. Fitch Ratings affirmed the City's "AA" bond rating in 2022, and the City's issuer rating and non-ad valorem bonds were upgraded by Moody's Investors Service to "Aa2" in February 2023.

WANT MORE INFORMATION?

Explore more facts at NorthPortFL.gov/Facts

