

**From:** Robert Fournier  
**Sent:** 10/3/2021 1:39 PM  
**To:** [Jen Ahearn-Koch](#); [Scott Macdonald](#); [Alexya Alvarenga](#)  
**Cc:** [Hagen Brody](#); [Erik Arroyo](#); [Liz Alpert](#); [Kyle Battie](#); [Marlon Brown](#); [Shayla Griggs](#); [Pat Robinson](#); [Kelly Strickland](#)  
**Subject:** Re: Fillmore Parking Lot

The land that now contains the Fillmore Drive surface parking lot was purchased by the City in 1996 for \$1,075,000. To pay for the lot, the City levied a special assessment on the properties within the Commercial Tourist zone district on St. Armands Key.

The idea was that since the lot was being purchased to provide public parking to benefit the businesses on St. Armands Circle, that those businesses should fund the purchase.

The special assessment was collected over a twenty (20) year period from 1996 to 2016 and was paid in the form of an annual assessment added on ad valorem real property tax bills each year. I think it is fair to say that tenants as well as property owners funded the cost to purchase as well because so many commercial leases are "triple net" leases where the property taxes are passed on to the tenant and the annual assessment was included with the annual property taxes. The City paid to pave and stripe the lot, but the businesses on the Circle paid to acquire the property.

Considering the above background, it seems reasonable to me to take into account what those business owners who paid to purchase the lot in order to have sufficient parking for their businesses have to say about the proposed sale and development of the lot. They may think that their businesses would benefit from the proposed sale and development of the lot or they may be more concerned about a net loss of parking spaces. They may think that the sale and development of the lot should only be allowed to happen if all of the 268 surface parking spaces there right now that would be temporarily lost during construction are going to be permanently replaced after construction.

The subject of replacement parking spaces for those spaces that will be temporarily lost during construction is integral to the report to be given to the City Commission tomorrow. The City Manager and I believe it is important to make the City Commission aware of how the replacement parking issue could impact the sales price of the lot and could impact the City's ability to comply with the "no impairment" clause in the bond covenants before an offer is presented. (Bond covenants in this context refers to the bond issue utilized to fund the construction of the new St. Armands parking garage.) The City Commission may, but is not required, to act on this information tomorrow.

Robert M. Fournier  
City Attorney  
City of Sarasota  
Phone: (941) 906-1199  
Fax: (941) 362-0137

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**From:** Jen Ahearn-Koch <[Jen.Ahearn-Koch@sarasotaFL.gov](mailto:Jen.Ahearn-Koch@sarasotaFL.gov)>  
**Sent:** Saturday, October 2, 2021 9:32 PM  
**To:** Scott Macdonald <[czechmac1978@gmail.com](mailto:czechmac1978@gmail.com)>; Alexya Alvarenga <[Alexya.Alvarenga@sarasotaFL.gov](mailto:Alexya.Alvarenga@sarasotaFL.gov)>; Robert Fournier <[Robert.Fournier@sarasotaFL.gov](mailto:Robert.Fournier@sarasotaFL.gov)>  
**Subject:** Re: Fillmore Parking Lot

Thank you Scott for your email. You make some excellent points about the Fillmore lot, which I have heard from others on the Circle. Mainly, the issue with having a bond to purchase the lot and then paying it off for the lot over 20+years.

I have copied the City attorney on this to comment (please).

Thanks,  
Jen

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Jen Ahearn-Koch  
City Commissioner At-Large  
City of Sarasota  
cell 941.914.7646  
[Jen.Ahearn-Koch@sarasotaFL.gov](mailto:Jen.Ahearn-Koch@sarasotaFL.gov)  
Sent from my iPhone

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**From:** Scott Macdonald <czechmac1978@gmail.com>

**Sent:** Saturday, October 2, 2021 16:49

**To:** Jen Ahearn-Koch; Liz Alpert; Erik Arroyo; Kyle Battie; Hagen Brody; Marlon Brown

**Subject:** Fillmore Parking Lot

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RE: City Commission Meeting regarding Fillmore Parking Lot To: Sarasota City Commission & Staff

I am writing you regarding Monday's Commission meeting about the potential sale of the Fillmore parking lot. My family's business the Crab & Fin is located next to the Fillmore lot. We have operated in this location since 1978 and were involved in the original 1996 bond issue in which we agreed to assess ourselves an additional ad valorem tax for the purchase of the land which was converted into the parking lot. The businesses of Saint Armand's Circle paid for this development over 20 years because of how strong the need for parking is on the circle. After the original bond was paid off in 2016 and after several more parking studies showing how deficit we are on parking we agreed to another ad valorem tax for the North Adams parking garage at a monumental expense.

I'll keep this email brief with everything you all have to address. Parking is crucial to the success for all Saint Armand's businesses. My understanding is the current proposed development of the Fillmore lot would house a market, hotel, and private residences. The developer would reproduce the current 268 spots I believe we currently have in the Fillmore lot. I hope whatever development that does get approved would require the developer not only to reproduce the 268 spots but also require an increase in additional spots for the added parking needs that this massive development would require. If a project like this gets approved without additional parking, we will be going backward in our parking needs after having self- taxed ourselves for the past 25 years.

I am just asking when making these decisions regarding the Fillmore lot to please protect the people that paid for this lot by allowing our businesses to have access to the parking that we paid for. If this lot is sold to a private entity and we lose our parking lot and the new development does not increase parking accordingly to the land use, this will be detrimental to the parking needs and success of Saint Armand's.

Thank you for your time and your contributions to the city of Sarasota.

Scott Macdonald

Crab & Fin