

Hi Hector,

Attached is the Consultant's fee comparison report requested by Commissioner Doherty.

Also attached, is an excel document that shows the fee levels for the past 3 years, *Fee Totals worksheet*, provided by the Consultant, and permit data, *Permits worksheet*, *Fees to Permit worksheet*, that I have provided to address Commissioner Constance's request.

Please let me know if you have any questions...thanks.

Roger Davis
Financial Consultant
Budget & Administrative Services
Phone #941-743-1542

From: Nilgun Kamp [<mailto:NKamp@tindaleoliver.com>]
Sent: Thursday, May 22, 2014 5:13 PM
To: Davis, Roger
Cc: Burger, Gordon; Jubb, Claire
Subject: BOCC Request #2

Hi Roger;

Attached are Excel and PDF versions of the fee comparisons requested by Commissioner Doherty. More specifically,

- The top table shows current rates, including moratoriums.
- The middle table shows the adoption level fees, but excludes additional decreases/moratoriums.
- The bottom table shows the full calculated rates.

I am sending the Excel version in case you find the middle scenario confusing and want to hide it before submitting to the Board. Basically, we were trying to show (from bottom up) what the full calculated fee was (bottom table), at what level it was adopted (middle table), and what the final/current fee is (top table), including any additional discounts (like Lee County) or moratoriums (DeSoto County). Also, the Excel file has the additional jurisdictions we showed on the same page, but to the right of the jurisdictions the Commissioners were focusing on.

I think this completes what we were supposed to provide, but I am going to send another item just as a reference.

Thank you.
Nilgün

Nilgün Kamp, AICP
Associate Principal



Non-Utility Impact Fee Comparison

Current Fee Rates

Land Use	Unit	Charlotte (w/Sales Tax)	Charlotte (w/o Sales Tax)	Charlotte (Urban)	Charlotte (Rural 1 & 2)	Desoto County	Lee County	City of Cape Coral*	Sarasota County	City of Sarasota**	City of Venice**	City of North Port**
Date of Last Update	-	2013-14	2013-14	2009	2009	2006	2011-12	2009-2012	2004-07	2004-2007	2004-2007	2011
Adoption %	-	100%	100%	0-100%	0-100%	0%	19-92%	20%-100%	0-100%	0-100%	0-100%	0-50%
Residential:												
Single Family (2,000 sq ft)	du	\$8,704	\$10,406	\$1,726	\$8,555	\$0	\$2,907	\$6,472	\$7,448	\$7,249	\$6,628	\$2,968
Non-Residential:												
Light Industrial	1,000 sf	\$4,652	\$5,285	\$1,113	\$6,325	\$0	\$1,065	\$2,626	\$1,983	\$1,920	\$1,726	\$829
Office (50,000 sq ft)	1,000 sf	\$8,618	\$9,772	\$579	\$3,361	\$0	\$1,337	\$2,950	\$3,964	\$3,860	\$3,535	\$1,296
Retail (125,000 sq ft)	1,000 sf	\$12,120	\$14,024	\$2,154	\$12,559	\$0	\$2,150	\$6,025	\$8,009	\$7,750	\$6,941	\$2,453
Bank w/Drive-In	1,000 sf	\$22,841	\$25,754	\$2,800	\$16,321	\$0	\$4,019	\$9,372	\$8,451	\$8,191	\$7,382	\$2,552
Fast Food w/Drive-Thru	1,000 sf	\$77,551	\$88,163	\$3,545	\$20,634	\$0	\$7,017	\$14,696	\$16,150	\$15,891	\$15,082	\$4,155

Adopted Fee Rates (Disregards Moratoriums, Suspensions, Reductions)

Land Use	Unit	Charlotte (w/Sales Tax)	Charlotte (w/o Sales Tax)	Charlotte (Urban)	Charlotte (Rural 1 & 2)	Desoto County	Lee County	City of Cape Coral*	Sarasota County	City of Sarasota**	City of Venice**	City of North Port**
Date of Last Update	-	2013-14	2013-14	2009	2009	2006	2011-12	2009-2012	2004-07	2004-07	2004-07	2011
Adoption %	-	100%	100%	36-100%	36-100%	100%	58-100%	100%	68-100%	68-100%	68-100%	65-100%
Residential:												
Single Family (2,000 sq ft)	du	\$8,704	\$10,406	\$3,158	\$9,987	\$6,393	\$12,674	\$9,683	\$12,432	\$12,232	\$11,612	\$10,263
Non-Residential:												
Light Industrial	1,000 sf	\$4,652	\$5,285	\$1,330	\$6,542	\$2,760	\$4,803	\$2,626	\$3,430	\$3,368	\$3,174	\$3,706
Office (50,000 sq ft)	1,000 sf	\$8,618	\$9,772	\$974	\$3,756	\$5,840	\$5,664	\$2,950	\$7,036	\$6,932	\$6,606	\$7,738
Retail (125,000 sq ft)	1,000 sf	\$12,120	\$14,024	\$2,761	\$13,166	\$10,410	\$8,560	\$6,025	\$13,797	\$13,537	\$12,728	\$9,155
Bank w/Drive-In	1,000 sf	\$22,841	\$25,754	\$3,655	\$17,176	\$14,380	\$17,906	\$9,372	\$14,680	\$14,420	\$13,612	\$17,228
Fast Food w/Drive-Thru	1,000 sf	\$77,551	\$88,163	\$5,990	\$23,079	\$14,380	\$32,896	\$14,696	\$30,079	\$29,819	\$29,010	\$57,298

Full Calculated Fee Rates

Land Use	Unit	Charlotte (w/Sales Tax)	Charlotte (w/o Sales Tax)	Charlotte (Urban)	Charlotte (Rural 1 & 2)	Desoto County	Lee County	City of Cape Coral*	Sarasota County	City of Sarasota**	City of Venice**	City of North Port**
Date of Last Update	-	2013-14	2013-14	2009	2009	2006	2011-12	2009-2012	2004-07	2004-07	2004-07	2011
Adoption %	-	100%	100%	100%	100%	100%	100%	100%	100%	100%	68-100%	100%
Residential:												
Single Family (2,000 sq ft)	du	\$8,704	\$10,406	\$4,598	\$11,427	\$6,393	\$12,786	\$9,683	\$15,231	\$15,032	\$14,411	\$11,368
Non-Residential:												
Light Industrial	1,000 sf	\$4,652	\$5,285	\$1,410	\$6,622	\$2,760	\$4,822	\$2,626	\$4,804	\$4,741	\$4,547	\$4,234
Office (50,000 sq ft)	1,000 sf	\$8,618	\$9,772	\$1,119	\$3,901	\$5,840	\$5,702	\$2,950	\$9,949	\$9,845	\$9,519	\$8,966
Retail (125,000 sq ft)	1,000 sf	\$12,120	\$14,024	\$2,983	\$13,388	\$10,410	\$8,641	\$6,025	\$19,285	\$19,026	\$18,217	\$10,463
Bank w/Drive-In	1,000 sf	\$22,841	\$25,754	\$3,970	\$17,491	\$14,380	\$17,987	\$9,372	\$20,588	\$20,328	\$19,520	\$19,969
Fast Food w/Drive-Thru	1,000 sf	\$77,551	\$88,163	\$6,891	\$23,980	\$14,380	\$32,977	\$14,696	\$43,291	\$43,031	\$42,222	\$67,085

Notes:

- Fee rates include impact fees for all applicable program areas, including Transportation, Public Buildings, Law Enforcement, Correctional Facilities, Fire/EMS, Libraries, Parks & Recreation, Schools, and Solid Waste
- All Charlotte County Fees include a 2.46% administrative fee
- For the transportation impact fee update, Charlotte County impact fee rates will be assessed on a county-wide level. Previous impact fee districts (Urban, Rural 1, Rural 2) will no longer exist.
- For the existing transportation impact fee rates in Charlotte County, the average of Rural 1 and Rural 2 is shown for comparison purposes.
- *Development in Cape Coral is charged the City fee as well as a portion of select Lee County impact fee rates. This scenario includes both the City and County fees combined.
- **Development in City of Sarasota, Venice, and North Port are charged the City fee as well as a portion of select Sarasota County impact fee rates. This scenario includes both the City and County fees combined.

Charlotte County (Urban Zone)**Total (Urban Zone)**

Land Use	Unit	2011	2012	2013	Current
Single Family (2,000 sf)	du	\$1,832	\$1,845	\$1,726	\$1,726
Light Industrial	1,000 sf	\$1,182	\$1,190	\$1,113	\$1,113
Office (50,000 sq ft)	1,000 sf	\$615	\$619	\$579	\$579
Retail (125,000 sq ft)	1,000 sf	\$2,287	\$2,303	\$2,154	\$2,154
Bank w/Drive-In	Lane	\$2,972	\$2,993	\$2,800	\$2,800
Fast Food w/Drive-Thru	1,000 sf	\$3,763	\$3,789	\$3,545	\$3,545

All non-transportation impact fees were waived in July, 2011 (still suspended)

Charlotte County (Rural 1 & 2)**Total (Rural 1 & 2)**

Land Use	Unit	2011	2012	2013	Current
Single Family (2,000 sf)	du	\$9,081	\$9,144	\$8,555	\$8,555
Light Industrial	1,000 sf	\$6,714	\$6,761	\$6,325	\$6,325
Office (50,000 sq ft)	1,000 sf	\$3,567	\$3,592	\$3,361	\$3,361
Retail (125,000 sq ft)	1,000 sf	\$13,331	\$13,425	\$12,559	\$12,559
Bank w/Drive-In	Lane	\$17,324	\$17,446	\$16,321	\$16,321
Fast Food w/Drive-Thru	1,000 sf	\$21,903	\$22,057	\$20,634	\$20,634

Transportation is an average of Rural 1 and Rural 2

All non-transportation impact fees were waived in July, 2011 (still suspended)

Desoto County**Total**

Land Use	Unit	2011	2012	2013	Current
Single Family (2,000 sf)	du	\$0	\$0	\$0	\$0
Light Industrial	1,000 sf	\$0	\$0	\$0	\$0
Office (50,000 sq ft)	1,000 sf	\$0	\$0	\$0	\$0
Retail (125,000 sq ft)	1,000 sf	\$0	\$0	\$0	\$0
Bank w/Drive-In	1,000 sf	\$0	\$0	\$0	\$0
Fast Food w/Drive-Thru	1,000 sf	\$0	\$0	\$0	\$0

Last update in 2006; Fees suspended in 2008

Lee County**Total**

Land Use	Unit	2011	2012	2013	Current
Single Family (2,000 sf)	du	\$13,165	\$12,674	\$2,907	\$2,907
Light Industrial	1,000 sf	\$4,932	\$4,803	\$1,065	\$1,065
Office (50,000 sq ft)	1,000 sf	\$5,713	\$5,664	\$1,337	\$1,337
Retail (125,000 sq ft)	1,000 sf	\$8,660	\$8,560	\$2,150	\$2,150
Bank w/Drive-In	1,000 sf	\$18,006	\$17,906	\$4,019	\$4,019
Fast Food w/Drive-Thru	1,000 sf	\$32,996	\$32,896	\$7,017	\$7,017

Transportation fee updated in 2011 and reduced by 80% in 2013 (still reduced)

School and Parks fees updated in 2012 and reduced by 80% in 2013 (still reduced)

Fire and EMS fees updated in 2012, not subject to reduction

Sarasota County**Total**

Land Use	Unit	2011	2012	2013	Current
Single Family (2,000 sf)	du	\$7,448	\$7,448	\$7,448	\$7,448
Light Industrial	1,000 sf	\$1,983	\$1,983	\$1,983	\$1,983
Office (50,000 sq ft)	1,000 sf	\$3,964	\$3,964	\$3,964	\$3,964
Retail (125,000 sq ft)	1,000 sf	\$8,009	\$8,009	\$8,009	\$8,009
Bank w/Drive-In	1,000 sf	\$8,451	\$8,451	\$8,451	\$8,451
Fast Food w/Drive-Thru	1,000 sf	\$16,150	\$16,150	\$16,150	\$16,150

Transportation fee updated in 2006 and reduced by 50% in early 2011 (still reduced)

School fee updated in 2004 and placed under moratorium in 2010 (still suspended)

City of North Port**Total**

Land Use	Unit	2011	2012	2013	Current
Single Family (2,000 sf)	du	\$6,376	\$2,968	\$2,968	\$2,968
Light Industrial	1,000 sf	\$2,915	\$829	\$829	\$829
Office (50,000 sq ft)	1,000 sf	\$4,379	\$1,296	\$1,296	\$1,296
Retail (125,000 sq ft)	1,000 sf	\$7,772	\$2,453	\$2,453	\$2,453
Bank w/Drive-In	1,000 sf	\$10,694	\$2,552	\$2,552	\$2,552
Fast Food w/Drive-Thru	1,000 sf	\$17,323	\$4,155	\$4,155	\$4,155

All City fees include 1.5% service charge and County fees include 2.25% service charge

Sarasota County fees also charged in North Port: Portion of Transportation; 12% of Public Bldgs; 94% of Justice; 100% of Schools

For 2011, Sarasota County fee portions are assumed to be the same as 2012 values

Transportation and Solid Waste placed under moratorium in 2012 (still suspended); County transportation portion is still collected

Public Bldgs, Fire, Law, and Parks updated in 2011 and reduced in 2012 (still reduced)

City of Venice**Total**

Land Use	Unit	2011	2012	2013	Current
Single Family (2,000 sf)	du	\$6,628	\$6,628	\$6,628	\$6,628
Light Industrial	1,000 sf	\$1,726	\$1,726	\$1,726	\$1,726
Office (50,000 sq ft)	1,000 sf	\$3,535	\$3,535	\$3,535	\$3,535
Retail (125,000 sq ft)	1,000 sf	\$6,941	\$6,941	\$6,941	\$6,941
Bank w/Drive-In	1,000 sf	\$7,382	\$7,382	\$7,382	\$7,382
Fast Food w/Drive-Thru	1,000 sf	\$15,082	\$15,082	\$15,082	\$15,082

Sarasota County fees also charged in North Port: 100% of Transportation; 21% of Public Bldgs; 100% of Justice; 100% of Library; 100% of Schools

Sarasota County Law, Fire, and EMS only charged in Unincorporated County

City of Sarasota**Total**

Land Use	Unit	2011	2012	2013	Current
Single Family (2,000 sf)	du	\$7,249	\$7,249	\$7,249	\$7,249
Light Industrial	1,000 sf	\$1,920	\$1,920	\$1,920	\$1,920
Office (50,000 sq ft)	1,000 sf	\$3,860	\$3,860	\$3,860	\$3,860
Retail (125,000 sq ft)	1,000 sf	\$7,750	\$7,750	\$7,750	\$7,750
Bank w/Drive-In	1,000 sf	\$8,191	\$8,191	\$8,191	\$8,191
Fast Food w/Drive-Thru	1,000 sf	\$15,891	\$15,891	\$15,891	\$15,891

Sarasota County fees also charged in City of Sarasota: 100% of Transportation; 100% of Public Bldgs; 100% of Justice; 100% of Fire Rescue; 100% of EMS; 100% of Library; 100% of Parks & Rec; 100% of Schools

City of Cape Coral**Total**

Land Use	Unit	2011	2012	2013	Current
Single Family (2,000 sf)	du	\$9,879	\$9,683	\$6,472	\$6,472
Light Industrial	1,000 sf	\$2,622	\$2,622	\$2,622	\$2,622
Office (50,000 sq ft)	1,000 sf	\$2,950	\$2,950	\$2,950	\$2,950
Retail (125,000 sq ft)	1,000 sf	\$6,025	\$6,025	\$6,025	\$6,025
Bank w/Drive-In	1,000 sf	\$9,372	\$9,372	\$9,372	\$9,372
Fast Food w/Drive-Thru	1,000 sf	\$14,696	\$14,696	\$14,696	\$14,696

Lee County School Impact Fee is charged within City. All other fees are set by City

Charlotte County (Urban Zone)

Land Use	Unit	Total (Urban Zone)			
		2011	2012	2013	Current
Single Family (2,000 sf)	du	\$1,832	\$1,845	\$1,726	\$1,726

All non-transportation impact fees were waived in July, 2011 (still suspended)

Permits Issued			% Change in Permits		
2011	2012	2013	11 to 12	12 to 13	11 to 13
274	264	461	-4%	75%	68%

Charlotte County (Rural 1 & 2)

Land Use	Unit	Total (Rural 1 & 2)			
		2011	2012	2013	Current
Single Family (2,000 sf)	du	\$9,081	\$9,144	\$8,555	\$8,555

Transportation is an average of Rural 1 and Rural 2

All non-transportation impact fees were waived in July, 2011 (still suspended)

Desoto County

Land Use	Unit	Total			
		2011	2012	2013	Current
Single Family (2,000 sf)	du	\$0	\$0	\$0	\$0

Last update in 2006; Fees suspended in 2008

Permits Issued			% Change in Permits		
2011	2012	2013	11 to 12	12 to 13	11 to 13
95	99	117	4%	18%	23%

Lee County

Land Use	Unit	Total			
		2011	2012	2013	Current
Single Family (2,000 sf)	du	\$13,165	\$12,674	\$2,907	\$2,907

Transportation fee updated in 2011 and reduced by 80% in 2013 (still reduced)

School and Parks fees updated in 2012 and reduced by 80% in 2013 (still reduced)

Fire and EMS fees updated in 2012, not subject to reduction

Permits Issued			% Change in Permits		
2011	2012	2013	11 to 12	12 to 13	11 to 13
403	591	962	47%	63%	133%

Sarasota County

Land Use	Unit	Total			
		2011	2012	2013	Current
Single Family (2,000 sf)	du	\$7,448	\$7,448	\$7,448	\$7,448

Transportation fee updated in 2006 and reduced by 50% in early 2011 (still reduced)

School fee updated in 2004 and placed under moratorium in 2010 (still suspended)

Permits Issued			% Change in Permits		
2011	2012	2013	11 to 12	12 to 13	11 to 13
425	698	952	64%	36%	124%

City of North Port

Land Use	Unit	Total			
		2011	2012	2013	Current
Single Family (2,000 sf)	du	\$6,376	\$2,968	\$2,968	\$2,968

All City fees include 1.5% service charge and County fees include 2.25% service charge

Sarasota County fees also charged in North Port: Portion of Transportation; 12% of Public Bldgs; 94% of Justice; 100% of Schools

For 2011, Sarasota County fee portions are assumed to be the same as 2012 values

Transportation and Solid Waste placed under moratorium in 2012 (still suspended); County transportation portion is still collected

Public Bldgs, Fire, Law, and Parks updated in 2011 and reduced in 2012 (still reduced)

Permits Issued			% Change in Permits		
2011	2012	2013	11 to 12	12 to 13	11 to 13
94	206	313	119%	52%	233%

City of Venice

Land Use	Unit	Total			
		2011	2012	2013	Current
Single Family (2,000 sf)	du	\$6,628	\$6,628	\$6,628	\$6,628

Sarasota County fees also charged in North Port: 100% of Transportation; 21% of Public Bldgs; 100% of Justice; 100% of Library; 100% of Schools

Sarasota County Law, Fire, and EMS only charged in Unincorporated County

Permits Issued			% Change in Permits		
2011	2012	2013	11 to 12	12 to 13	11 to 13
77	116	152	51%	31%	97%

City of Sarasota

Land Use	Unit	Total			
		2011	2012	2013	Current
Single Family (2,000 sf)	du	\$7,249	\$7,249	\$7,249	\$7,249

Sarasota County fees also charged in City of Sarasota: 100% of Transportation; 100% of Public Bldgs; 100% of Justice; 100% of Fire Rescue; 100% of EMS;

100% of Library; 100% of Parks & Rec; 100% of Schools

Permits Issued			% Change in Permits		
2011	2012	2013	11 to 12	12 to 13	11 to 13
44	40	66	-9%	65%	50%

City of Cape Coral

Land Use	Unit	Total			
		2011	2012	2013	Current
Single Family (2,000 sf)	du	\$9,879	\$9,683	\$6,472	\$6,472

Lee County School Impact Fee is charged within City. All other fees are set by City

Permits Issued			% Change in Permits		
2011	2012	2013	11 to 12	12 to 13	11 to 13
269	330	492	23%	49%	83%

Residential Building Permits Issued

COUNTY / CITY	2011	2012	2013
Marion County	322	356	498
Lake County	289	503	685
Pasco County	884	1138	1471
Brevard County	365	471	536
Polk County	713	865	1127
Indian River County	247	288	351
Martin County	183	272	422
Manatee County	1142	1470	2105

% Change From 11 to 12	% Change From 12 to 13	% Change From 11 to 13
11%	40%	55%
74%	36%	137%
29%	29%	66%
29%	14%	47%
21%	30%	58%
17%	22%	42%
49%	55%	131%
29%	43%	84%

Sarasota County	425	698	952
City of Sarasota	44	40	66
City of Venice	77	116	152
City of North Port	94	206	313
Charlotte County	274	264	461
Desoto County	95	99	117
City of Cape Coral	269	330	492
Lee County	403	591	962
Collier County	812	1109	1531

64%	36%	124%
-9%	65%	50%
51%	31%	97%
119%	52%	233%
-4%	75%	68%
4%	18%	23%
23%	49%	83%
47%	63%	139%
37%	38%	89%

IMPACT FEE CHANGES

Fees have been suspended for 2011, 2012, and 2013

Fees still in place, no recent reduction/suspension

Fees still in place, no recent reduction/suspension

Fees have been suspended for 2011, 2012, and 2013

Fees have been suspended for 2011, 2012, and 2013

Fees still in place, no recent reduction/suspension

Fees still in place, no recent reduction/suspension (only reviewed 2012/13)

Fees have been suspended for 2011, 2012, and 2013

TIF reduced by 50% in 2011, School fee suspended since 2010, other fees are still in place

see Sarasota County notes

see Sarasota County notes

TIF and SW suspended in 2011, other areas reduced by 50% in 2012; Sarasota portion still collected

TIF still collected, non-TIF suspended mid-2011 (still suspended)

Fees have been suspended for 2011, 2012, and 2013

Fees still in place, recent reduction to Lee County School IF (2013) has in turn reduced the CC total IF

Transportation, Schools, and Parks reduced by 80% in 2013

Fees still in place, no recent reduction/suspension

From: Jubb, Claire
Sent: Friday, May 23, 2014 2:58 PM
To: Flores, Hector
Subject: Commercial and residential

Jurisdiction	New Commercial			Single Family Residence		
	2011	2012	2013	2011	2012	2013
Charlotte County	19	20	47	274	264	461
City of Venice	2	7	8	77	116	152
City of North Port	46	48	51	94	206	313
Desoto County				95	99	117
Brevard County	1146	1343	1309	365	471	536
City of Sarasota				44	40	66
Manatee County	49	55	46	1142	1470	2105
Marion County	30	27	32	322	356	498
Indian River County	26	18	21	247	288	351
Martin County	12	7	12	183	272	422
Lee County	118	186	134	403	591	962
Lake County				289	503	685
Collier County				812	1109	1531
Pasco County				884	1138	1471
Polk County	164	223	165	713	865	1127
City of Cape Coral	13	8	6	269	330	492
City of Punta Gorda	0	2	2	28	63	88
Sarasota County	343	350	373	425	698	952

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"To Exceed Expectations in the Delivery of Public Services"

