

Charlotte County Impact Fee Update Study

TECHNICAL REPORT



Prepared for:

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**Charlotte County
Impact Fee Update Study
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I. Introduction

Charlotte County's implemented impact fees in six program areas to fund adequate capital facilities for expected growth. The County's Impact Fee Ordinance was most recently updated in 2009. Since 2009, annual indexing adjustments have been applied to the fee rates, and in July 2012, the County decided to implement a moratorium on impact fees for all program areas, with the exception of transportation. The moratorium is set to expire on October 1, 2014. Charlotte County has retained Tindale-Oliver & Associates, Inc. (TOA) to prepare an update study to reflect changes to the cost, credit, and demand components since 2009 for all impact fee program areas. The update of the transportation impact fee program was completed in September 2013. This report provides the impact fee calculations and updated fee schedules for the remaining five program areas. It should be noted that figures calculated in this study represent the technically defensible level of impact fees that the County could charge; however, the Board of County Commissioners may choose to discount the fees as a policy decision.

Following this introduction, this report provides the results of the fee analysis for the following program areas:

- Public Buildings
- Libraries
- Fire/Emergency Medical Services
- Law Enforcement & Correctional Facilities
- Parks & Recreation

The methodology used to update the County's impact fee program is a consumption-based impact fee methodology, which is used through Florida. This methodology was also used in preparing the 2009 technical report for Charlotte County and is the basis for the current adopted fees.

A consumption-based impact fee charges new growth the proportionate share of the cost of providing additional infrastructure available for use by new growth based upon the burden placed on services from each land use (demand). Cost estimates reflect the current value of capital assets for each program area (i.e., the cost to buy or build the same asset today). In addition, per legal requirements, a credit is subtracted from the total cost to account for future contributions of the new development toward any capacity expansion projects

through other revenue sources. Contributions used to calculate the credit component include estimates of future non-impact fee revenues generated by the new development that will be used toward capacity expansion projects. In other words, case law requires that the new development should not be charged twice for the same service. Finally, for impact fee calculations, level of service (LOS) is measured in terms of the net capital asset dollar value per resident. However, for planning and tracking purposes, it is typically attached to a unit measure (such as officers per population, fire/EMS stations per population, etc.).

The following sections provide an explanation of the data and calculations used to update fee schedules for each program. In addition, an administrative fee of 2.46% is added to the calculated fees following the practice used in the County's last technical study.

II. Public Buildings

Public buildings impact fees are used to fund the land purchases, capital construction & expansion of facilities, and capital equipment required to support the additional government service demand created by growth.

There are several major elements associated with the development of the public buildings impact fee. These include:

- Facility Inventory
- Service Area and Population
- Level-of-Service
- Cost Component
- Credit Component
- Net Public Buildings Impact Cost
- Calculated Public Buildings Impact Fee Schedule
- Public Buildings Impact Fee Schedule Comparison

Facility Inventory

The public facilities inventory includes facilities that are primarily for the provision of essential county services and do not include any of the buildings included in the calculation of other impact fees.

According to the information provided by Charlotte County, the County has approximately 745,000 square feet of general public facility space. This includes the square footage of both primary and support buildings. Support facilities are defined as trailers, facilities without air-conditioning, or facilities that are unlikely to be occupied by personnel.

Table II-1 shows a summary of the public buildings inventory and the current value of buildings and land. As presented, the inventory includes a total of 669,000 square feet of primary building space and 76,000 square feet of support space.

The building value of the facilities included in the inventory were estimated based on insurance values, estimates for future buildings, and cost information obtained from other

jurisdictions. This analysis resulted in an estimated cost of \$200 per square foot for primary buildings and \$75 per square foot for support buildings.

In addition to building value, land values were estimated for future land purchases. Land value was determined primarily through a review of the value of parcels where the current public buildings are located, as reported by the Charlotte County Property Appraiser, an analysis of vacant land sales and values of 0.5- to 15-acre lots in Charlotte County, and discussions with the County representatives. This analysis resulted in an average land value of \$100,000 per acre. Additional information is included in Appendix B.

**Table II-1
Summary of Public Buildings Inventory**

Building Type	Land	Square Feet ⁽¹⁾	Building Value per Square Foot ⁽²⁾	Building and Land Value ⁽³⁾
Primary Buildings		668,511	\$200	\$133,702,200
Support Buildings		76,092	\$75	\$5,706,900
Total		744,603	-	\$139,409,100
Total Acreage ⁽⁴⁾	106.32			-
Land Value per Acre ⁽⁵⁾	\$100,000			\$10,632,000
Total Building and Land Value⁽⁶⁾				\$150,041,100

(1) Source: Appendix C, Table C-1

(2) Building value (Item 3) divided by square feet (Item 1)

(3) Primary buildings estimated at \$200 per square foot. The average cost of support buildings is estimated at \$75 per square foot. Appendix B provides further detail.

(4) Source: Appendix C, Table C-2

(5) Source: Appendix B

(6) Sum of the total value (Item 3) for primary buildings, support buildings, and land

Service Area and Population

Charlotte County provides all residents, workers, and visitors the benefit of government services. As such, the service area was determined to be the entire county.

To be consistent with the County’s Comprehensive Plan, for purposes of this technical analysis, the weighted seasonal population is used in all population estimates and projections. As mentioned previously, weighted seasonal population projections used in the impact fee analysis reflect estimates provided by the Charlotte County Community Development Department for permanent and seasonal residents. In addition, public

buildings is one of the program areas where functional population is used to capture the presence of all people within the community (including residents, workers, and visitors) to arrive at a total estimate of effective population that needs to be served. A more detailed explanation of weighted and functional population estimates is provided in Appendix A.

Level-of-Service

Based on the information provided by the County, Charlotte County’s 2014 achieved level-of-service (LOS) is 3.71 square feet of primary facilities per weighted resident. Table IV-2 presents the calculation of the existing LOS as well as the calculation of the existing LOS per functional resident. As shown, the 2014 LOS is 3.99 square feet per functional resident.

**Table II-2
Current Level-of-Service**

Component	Year 2014	
	Weighted Population	Functional Population
Population ⁽¹⁾	180,425	167,563
Primary Building Square Footage ⁽²⁾	668,511	668,511
Achieved LOS (Sq. Ft. per Resident) ⁽³⁾	3.71	3.99

(1) Source: Appendix A, Tables A-1 and A-8

(2) Source: Table II-1

(3) Total square footage (Item 2) divided by the countywide population (Item 1)

Cost Component

The cost component of the study evaluates the cost of capital items, including buildings and land. Table II-3 provides a summary of all capital costs, which amounts to \$225 per square foot of primary public buildings, and \$896 per functional resident.

**Table II-3
Total Public Buildings Impact Cost per Functional Resident**

Cost Component	Figure	Percent of Total Value
Total Building Value ⁽¹⁾	\$139,409,100	92.9%
Total Land Value ⁽²⁾	\$10,632,000	7.1%
Total Building and Land Value ⁽³⁾	\$150,041,100	100.0%
Primary Building Square Footage ⁽⁴⁾	668,511	
Total Building and Land Value per Square Foot ⁽⁵⁾	\$224.44	
Current LOS - Bldg Sq Ft per Functional Resident ⁽⁶⁾	3.99	
Total Impact Cost per Functional Resident⁽⁷⁾	\$895.52	

(1) Source: Table II-1

(2) Source: Table II-1

(3) Sum of building value (Item 1) and land value (Item 2)

(4) Source: Table II-1

(5) Total building and land value (Item 3) divided by primary building square footage (Item 4)

(6) Source: Table II-2

(7) Building and land value per square foot (Item 5) multiplied by building square footage per functional resident (Item 6)

Credit Component

To avoid overcharging development for the public buildings impact fee, a review of the capital financing program for public buildings was conducted. The purpose of this review was to determine any potential revenue credits that should be considered for revenues generated by new development that could be used for capital facilities and land expansion for public buildings. To estimate an average annual non-impact fee expenditure, capital projects funded during the past five years and programmed for the next six years were reviewed. Historically, the County funded public buildings primarily with ad valorem and impact fee revenues. Based on this trend, an average credit of \$0.17 per resident is calculated as shown in Table II-4.

It is important to note one of revenues sources currently available to the County is the local government infrastructure surtax or local discretionary sales surtax, which is going to expire at the end of 2014. Historically, revenues from the sales tax were used for other program areas; however, if re-adopted in 2015, a portion of the revenues is expected to be allocated to public buildings capacity projects. Given this, another credit scenario is calculated, which results in an average revenue credit of \$25 per functional resident.

**Table II-4
Public Buildings Capital Expansion Project Funding⁽¹⁾**

Description	FY 2009 to FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Total
Ad Valorem								
Health and Human Services Building	\$311,557	-	-	-	-	-	-	\$311,557
Sales Tax								
Family Services Center Ph. I	-	-	\$1,199,000	\$1,199,000	\$1,199,000	\$1,199,000	\$1,199,000	\$5,995,000
West County Annex Replacement/Expansion	-	-	\$689,000	\$689,000	\$689,000	\$689,000	\$689,000	\$3,445,000
Justice Center Expansion	-	-	\$7,220,362	\$7,220,362	\$7,220,362	\$7,220,362	\$7,220,364	\$36,101,812
Total (Ad Valorem & Sales Tax)	\$311,557	\$0	\$9,108,362	\$9,108,362	\$9,108,362	\$9,108,362	\$9,108,364	\$45,853,369
Total Public Buildings Expansion Expenditures per Year⁽²⁾								\$4,168,488
Average Annual Functional Population⁽³⁾								168,046
Annual Public Buildings Expansion Expenditures per Resident⁽⁴⁾								\$24.81
Total (Ad Valorem ONLY)								
	\$311,557	\$0	\$0	\$0	\$0	\$0	\$0	\$311,557
Total Public Buildings Expansion Expenditures per Year⁽²⁾								\$28,323
Average Annual Functional Population⁽³⁾								168,046
Annual Public Buildings Expansion Expenditures per Resident⁽⁴⁾								\$0.17

(1) Source: Charlotte County

(2) Total public buildings expenditures divided by 11 years

(3) Source: Appendix A, Table A-10. Average annual population from 2009 to 2019.

(4) Public buildings expansion expenditures per year (Item 3) divided by the average annual functional population (Item 4)

It should be noted that the credit component does not include any capital renovation, maintenance, or operations expenses, as these types of expenditures cannot be funded with impact fee revenue.

Net Public Buildings Impact Cost

The net impact fee per functional resident is the difference between the Cost Component and the Credit Component. Table II-5 presents the calculation of the net public buildings facilities impact cost per functional resident.

The first section of Table II-5 identifies the total impact cost as \$896 per functional resident. The second section of the table identifies the capital expansion expenditure credits for the public buildings facilities impact fee. Due to the uncertainty of future sales tax revenues, two scenarios have been developed: one that accounts for potential sales tax revenue availability and one that excludes any future sales tax revenue contributions.

The net impact cost per functional resident (third section of the table) is the difference between the total impact cost per functional resident of \$896 and the total revenue credit of \$388 per functional resident for Scenario 1 (with sales tax revenues) and \$3 per functional resident for Scenario 2 (without sales tax revenues). The result is a net impact cost of \$508 per functional resident for Scenario 1 and \$893 per functional resident for Scenario 2.

Table II-5

Net Public Building Impact Cost per Functional Resident

Impact Cost / Credit Element	With Sales Tax		Without Sales Tax	
	Impact Cost	Revenue Credits	Impact Cost	Revenue Credits
Impact Cost				
Total Impact Cost per Functional Resident ⁽¹⁾	\$895.52	-	\$895.52	-
Impact Credit				
Avg Annual Capital Improvement Credit Amount per Func. Res. ⁽²⁾		\$24.81	-	\$0.17
Capitalization Rate		4.0%	-	4.0%
Capitalization Period (in years)		25	-	25
Capital improvement credit per Resident ⁽³⁾		\$387.58	-	\$2.66
Net Impact Cost				
Net Impact Cost per Functional Resident ⁽⁴⁾	\$507.94	-	\$892.86	-

(1) Source: Table II-3

(2) Source: Table II-4

(3) Average annual capital improvement credit per functional resident (Item 2) with a capitalization rate of 4.0% for 25 years

(4) Total impact cost per functional resident (Item 1) less the total credit per functional resident (Item 3) for each scenario

Calculated Public Buildings Impact Fee Schedule

Based on the analysis conducted in this section, two public buildings impact fee schedules were developed for residential and non-residential land uses in Charlotte County.

Scenario 1:

Table II-6 presents the calculated impact fee schedule based on availability of sales tax revenues. This scenario estimates a higher credit and therefore a lower calculated impact fee.

Scenario 2:

Table II-7 presented the calculated impact fee schedule excluding future sales tax funding. This scenario estimates a lower credit and therefore a higher calculated impact fee.

**Table II-6
Calculated Public Buildings Impact Fee Schedule (Scenario 1)**

ITE LUC	Land Use	Impact Unit	Functional Resident Coefficient ⁽¹⁾	Calculated Impact Fee ⁽²⁾	Administrative Fee @ 2.46% ⁽³⁾	Total Impact Fee ⁽⁴⁾	Current Impact Fee ⁽⁵⁾	Percent Change ⁽⁶⁾
RESIDENTIAL:								
210	Single Family (Detached)	du	1.42	\$721.27	\$17.74	\$739	\$378	95.5%
220/230	Multi-Family/Single Family Attached	du	0.75	\$380.96	\$9.37	\$390	\$253	54.2%
240	Mobile Home	du	0.77	\$391.11	\$9.62	\$401	\$267	50.2%
253	Congregate Care Facility	du	0.83	\$421.59	\$10.37	\$432	n/a	n/a
LODGING:								
310	Hotel	room	0.55	\$279.37	\$6.87	\$286	\$291	-1.7%
320	Motel	room	0.51	\$259.05	\$6.37	\$265	\$291	-8.9%
RECREATION:								
416	RV Park	site	0.50	\$253.97	\$6.25	\$260	n/a	n/a
420	Marina	boat berth	0.19	\$96.51	\$2.37	\$99	n/a	n/a
430	Golf Course	hole	1.08	\$548.58	\$13.50	\$562	n/a	n/a
444	Movie Theater w/Matinee	1,000 sf	5.98	\$3,037.48	\$74.72	\$3,112	\$2,230	39.6%
492	Health/Fitness Club	1,000 sf	3.09	\$1,569.53	\$38.61	\$1,608	n/a	n/a
INSTITUTIONS:								
520	Elementary School (Private)	student	0.06	\$30.48	\$0.75	\$31	n/a	n/a
522	Middle School (Private)	student	0.07	\$35.56	\$0.87	\$36	n/a	n/a
530	High School (Private)	student	0.08	\$40.64	\$1.00	\$42	n/a	n/a
540	Univ./Jr. College (7,500 or fewer students) (Private)	student	0.10	\$50.79	\$1.25	\$52	n/a	n/a
550	Univ./Jr. College (more than 7,500 students) (Private)	student	0.07	\$35.56	\$0.87	\$36	n/a	n/a
560	Church	1,000 sf	0.51	\$259.05	\$6.37	\$265	\$143	85.3%
565	Day Care	1,000 sf	0.89	\$452.07	\$11.12	\$463	\$305	51.8%
610	Hospital	1,000 sf	1.37	\$695.88	\$17.12	\$713	\$355	100.8%
620	Nursing Home	1,000 sf	1.72	\$873.66	\$21.49	\$895	\$155	477.4%
OFFICE:								
710	General Office 100,000 sf or less	1,000 sf	1.19	\$604.45	\$14.87	\$619	\$238	160.1%
	General Office 100,001-200,000 sf	1,000 sf	1.01	\$513.02	\$12.62	\$526	\$214	145.8%
	General Office 200,001-400,000 sf	1,000 sf	0.85	\$431.75	\$10.62	\$442	\$209	111.5%
	General Office greater than 400,000 sf	1,000 sf	0.77	\$391.11	\$9.62	\$401	\$196	104.6%
720	Medical Office/Clinic 10,000 sf or less	1,000 sf	1.14	\$579.05	\$14.24	\$593	\$325	82.5%
	Medical Office/Clinic greater than 10,000 sf	1,000 sf	1.74	\$883.82	\$21.74	\$906	\$325	178.8%
RETAIL:								
820	Retail 100,000 sf gla or less	1,000 sf gla	2.11	\$1,071.75	\$26.37	\$1,098	\$262	319.1%
	Retail 100,001-200,000 sf gla	1,000 sf gla	2.12	\$1,076.83	\$26.49	\$1,103	\$366	201.4%
	Retail 200,001-400,000 sf gla	1,000 sf gla	2.34	\$1,188.58	\$29.24	\$1,218	\$494	146.6%
	Retail greater than 400,000 sf gla	1,000 sf gla	2.44	\$1,239.37	\$30.49	\$1,270	\$453	180.4%
841	New/Used Auto Sales	1,000 sf	1.47	\$746.67	\$18.37	\$765	\$621	23.2%
849	Tire Superstore	service bay	1.34	\$680.64	\$16.74	\$697	n/a	n/a
850	Supermarket	1,000 sf	2.05	\$1,041.28	\$25.62	\$1,067	n/a	n/a
851	Convenience Market (24 hour)	1,000 sf	5.47	\$2,778.43	\$68.35	\$2,847	\$1,183	140.7%
853	Convenience Market w/Gas Pumps	1,000 sf	5.83	\$2,961.29	\$72.85	\$3,034	\$1,183	156.5%
862	Home Improvement Superstore	1,000 sf	1.81	\$919.37	\$22.62	\$942	n/a	n/a
880/881	Pharmacy/Drug Store with or w/o Drive-Thru	1,000 sf	1.96	\$995.56	\$24.49	\$1,020	\$239	326.8%
890	Furniture Store	1,000 sf	0.23	\$116.83	\$2.87	\$120	n/a	n/a
911	Bank/Savings Walk-In	1,000 sf	2.23	\$1,132.71	\$27.86	\$1,161	\$468	148.1%
912	Bank/Savings Drive-In ⁽⁷⁾	1,000 sf	2.28	\$1,158.10	\$28.49	\$1,187	\$515	130.5%
931	Quality Restaurant	1,000 sf	6.82	\$3,464.15	\$85.22	\$3,549	\$1,182	200.3%
932	High-Turnover Restaurant	1,000 sf	6.78	\$3,443.83	\$84.72	\$3,529	\$1,473	139.6%
934	Fast Food Rest. w/Drive-Thru	1,000 sf	8.90	\$4,520.67	\$111.21	\$4,632	\$1,473	214.5%
940	Bread/Donut/Bagel Shop w/Drive-Thru	1,000 sf	5.80	\$2,946.05	\$72.47	\$3,019	\$540	459.1%
944/946	Gasoline/Service Station with or w/o Car Wash	fuel pos.	1.91	\$970.17	\$23.87	\$994	\$93	968.8%
947	Self-Service Car Wash	service bay	0.87	\$441.91	\$10.87	\$453	n/a	n/a
n/a	Convenience/Gasoline/Fast Food	1,000 sf	7.15	\$3,631.77	\$89.34	\$3,721	\$1,183	214.5%
INDUSTRIAL:								
110	General Light Industrial	1,000 sf	0.69	\$350.48	\$8.62	\$359	\$131	174.0%
120	General Heavy Industrial	1,000 sf	0.49	\$248.89	\$6.12	\$255	\$131	94.7%
140	Manufacturing	1,000 sf	0.50	\$253.97	\$6.25	\$260	\$131	98.5%
150	Warehousing	1,000 sf	0.28	\$142.22	\$3.50	\$146	\$68	114.7%
151	Mini-Warehouse	1,000 sf	0.06	\$30.48	\$0.75	\$31	\$26	19.2%

- (1) Source: Appendix A, Table A-11 for residential and lodging land uses and Table A-13 for non-residential land uses
(2) Calculated impact fee determined by multiplying the net impact cost per functional resident (Table II-5) by the functional resident coefficient (Item 1) for each land use
(3) Calculated impact fee (Item 2) multiplied by 2.46% to determine the administrative fee
(4) Sum of the calculated impact fee (Item 2) and the administrative fee (Item 3)
(5) Source: Charlotte County Community Development Department; Includes a 2.46% administrative fee; fees are currently suspended
(6) Percent change from the current adopted fee rate (Item 5) to the total impact fee (Item 4)
(7) The current adopted fee rate (Item 5) is charged "per lane"

**Table II-7
Calculated Public Buildings Impact Fee Schedule (Scenario 2)**

ITE LUC	Land Use	Impact Unit	Functional Resident Coefficient ⁽¹⁾	Calculated Impact Fee ⁽²⁾	Administrative Fee @ 2.46% ⁽³⁾	Total Impact Fee ⁽⁴⁾	Current Impact Fee ⁽⁵⁾	Percent Change ⁽⁶⁾
RESIDENTIAL:								
210	Single Family (Detached)	du	1.42	\$1,267.86	\$31.19	\$1,299	\$378	243.7%
220/230	Multi-Family/Single Family Attached	du	0.75	\$669.65	\$16.47	\$686	\$253	171.1%
240	Mobile Home	du	0.77	\$687.50	\$16.91	\$704	\$267	163.7%
253	Congregate Care Facility	du	0.83	\$741.07	\$18.23	\$759	n/a	n/a
LODGING:								
310	Hotel	room	0.55	\$491.07	\$12.08	\$503	\$291	72.9%
320	Motel	room	0.51	\$455.36	\$11.20	\$467	\$291	60.5%
RECREATION:								
416	RV Park	site	0.50	\$446.43	\$10.98	\$457	n/a	n/a
420	Marina	boat berth	0.19	\$169.64	\$4.17	\$174	n/a	n/a
430	Golf Course	hole	1.08	\$964.29	\$23.72	\$988	n/a	n/a
444	Movie Theater w/Matinee	1,000 sf	5.98	\$5,339.30	\$131.35	\$5,471	\$2,230	145.3%
492	Health/Fitness Club	1,000 sf	3.09	\$2,758.94	\$67.87	\$2,827	n/a	n/a
INSTITUTIONS:								
520	Elementary School (Private)	student	0.06	\$53.57	\$1.32	\$55	n/a	n/a
522	Middle School (Private)	student	0.07	\$62.50	\$1.54	\$64	n/a	n/a
530	High School (Private)	student	0.08	\$71.43	\$1.76	\$73	n/a	n/a
540	Univ./Jr. College (7,500 or fewer students) (Private)	student	0.10	\$89.29	\$2.20	\$91	n/a	n/a
550	Univ./Jr. College (more than 7,500 students) (Private)	student	0.07	\$62.50	\$1.54	\$64	n/a	n/a
560	Church	1,000 sf	0.51	\$455.36	\$11.20	\$467	\$143	226.6%
565	Day Care	1,000 sf	0.89	\$794.65	\$19.55	\$814	\$305	166.9%
610	Hospital	1,000 sf	1.37	\$1,223.22	\$30.09	\$1,253	\$355	253.0%
620	Nursing Home	1,000 sf	1.72	\$1,535.72	\$37.78	\$1,574	\$155	915.5%
OFFICE:								
710	General Office 100,000 sf or less	1,000 sf	1.19	\$1,062.50	\$26.14	\$1,089	\$238	357.6%
	General Office 100,001-200,000 sf	1,000 sf	1.01	\$901.79	\$22.18	\$924	\$214	331.8%
	General Office 200,001-400,000 sf	1,000 sf	0.85	\$758.93	\$18.67	\$778	\$209	272.2%
	General Office greater than 400,000 sf	1,000 sf	0.77	\$687.50	\$16.91	\$704	\$196	259.2%
720	Medical Office/Clinic 10,000 sf or less	1,000 sf	1.14	\$1,017.86	\$25.04	\$1,043	\$325	220.9%
	Medical Office/Clinic greater than 10,000 sf	1,000 sf	1.74	\$1,553.58	\$38.22	\$1,592	\$325	389.8%
RETAIL:								
820	Retail 100,000 sf gla or less	1,000 sf gla	2.11	\$1,883.93	\$46.34	\$1,930	\$262	636.6%
	Retail 100,001-200,000 sf gla	1,000 sf gla	2.12	\$1,892.86	\$46.56	\$1,939	\$366	429.8%
	Retail 200,001-400,000 sf gla	1,000 sf gla	2.34	\$2,089.29	\$51.40	\$2,141	\$494	333.4%
	Retail greater than 400,000 sf gla	1,000 sf gla	2.44	\$2,178.58	\$53.59	\$2,232	\$453	392.7%
841	New/Used Auto Sales	1,000 sf	1.47	\$1,312.50	\$32.29	\$1,345	\$621	116.6%
849	Tire Superstore	service bay	1.34	\$1,196.43	\$29.43	\$1,226	n/a	n/a
850	Supermarket	1,000 sf	2.05	\$1,830.36	\$45.03	\$1,875	n/a	n/a
851	Convenience Market (24 hour)	1,000 sf	5.47	\$4,883.94	\$120.14	\$5,004	\$1,183	323.0%
853	Convenience Market w/Gas Pumps	1,000 sf	5.83	\$5,205.37	\$128.05	\$5,333	\$1,183	350.8%
862	Home Improvement Superstore	1,000 sf	1.81	\$1,616.08	\$39.76	\$1,656	n/a	n/a
880/881	Pharmacy/Drug Store with or w/o Drive-Thru	1,000 sf	1.96	\$1,750.01	\$43.05	\$1,793	\$239	650.2%
890	Furniture Store	1,000 sf	0.23	\$205.36	\$5.05	\$210	n/a	n/a
911	Bank/Savings Walk-In	1,000 sf	2.23	\$1,991.08	\$48.98	\$2,040	\$468	335.9%
912	Bank/Savings Drive-In ⁽⁷⁾	1,000 sf	2.28	\$2,035.72	\$50.08	\$2,086	\$515	305.0%
931	Quality Restaurant	1,000 sf	6.82	\$6,089.31	\$149.80	\$6,239	\$1,182	427.8%
932	High-Turnover Restaurant	1,000 sf	6.78	\$6,053.59	\$148.92	\$6,203	\$1,473	321.1%
934	Fast Food Rest. w/Drive-Thru	1,000 sf	8.90	\$7,946.45	\$195.48	\$8,142	\$1,473	452.7%
940	Bread/Donut/Bagel Shop w/Drive-Thru	1,000 sf	5.80	\$5,178.59	\$127.39	\$5,306	\$540	882.6%
944/946	Gasoline/Service Station with or w/o Car Wash	fuel pos.	1.91	\$1,705.36	\$41.95	\$1,747	\$93	1778.5%
947	Self-Service Car Wash	service bay	0.87	\$776.79	\$19.11	\$796	n/a	n/a
n/a	Convenience/Gasoline/Fast Food	1,000 sf	7.15	\$6,383.95	\$157.05	\$6,541	\$1,183	452.9%
INDUSTRIAL:								
110	General Light Industrial	1,000 sf	0.69	\$616.07	\$15.16	\$631	\$131	381.7%
120	General Heavy Industrial	1,000 sf	0.49	\$437.50	\$10.76	\$448	\$131	242.0%
140	Manufacturing	1,000 sf	0.50	\$446.43	\$10.98	\$457	\$131	248.9%
150	Warehousing	1,000 sf	0.28	\$250.00	\$6.15	\$256	\$68	276.5%
151	Mini-Warehouse	1,000 sf	0.06	\$53.57	\$1.32	\$55	\$26	111.5%

- (1) Source: Appendix A, Table A-11 for residential and lodging land uses and Table A-13 for non-residential land uses
- (2) Calculated impact fee determined by multiplying the net impact cost per functional resident (Table II-3) by the functional resident coefficient (Item 1) for each land use
- (3) Calculated impact fee (Item 2) multiplied by 2.46% to determine the administrative fee
- (4) Sum of the calculated impact fee (Item 2) and the administrative fee (Item 3)
- (5) Source: Charlotte County Community Development Department; Includes a 2.46% administrative fee; fees are currently suspended
- (6) Percent change from the current adopted fee rate (Item 5) to the total impact fee (Item 4)
- (7) The current adopted fee rate (Item 5) is charged "per lane"

Public Buildings Impact Fee Schedule Comparison

As part of the work effort in updating Charlotte County's public buildings impact fee schedule, the County's calculated impact fee schedule was compared to the adopted fee schedules in similar or nearby jurisdictions. Table II-8 presents this comparison. As presented, the calculated fees for the County under Scenario 1 are in the range of other jurisdictions and higher than other jurisdictions under Scenario 2, when non-impact fee funding availability is limited, resulting in a low credit and higher impact fee.

TECHNICAL

**Table II-8
Public Buildings Impact Fee Schedule Comparison**

Land Use	Unit ⁽²⁾	Charlotte County			Collier County ⁽⁶⁾	Martin County ⁽⁷⁾	Indian River County ⁽⁸⁾	Sarasota County ⁽⁹⁾	Desoto County ⁽¹⁰⁾	City of Punta Gorda ⁽¹¹⁾	City of North Port ⁽¹²⁾	City of Venice ⁽¹³⁾
		Calculated (Scenario 1) ⁽³⁾	Calculated (Scenario 2) ⁽⁴⁾	Existing ⁽⁵⁾								
Date of Last Update	-	2014	2014	2009	2010	2012	2005/14	2007	2006	2006	2011	n/a
Adoption % ⁽¹⁾	-	100%	100%	62%	100%	100%	100%/26%	100%	100%	100%	33%	n/a
Residential:												
Single Family (2,000 sq ft)	du	\$739	\$1,299	\$378	\$766	\$656	\$211	\$347	\$763	\$723	\$144	\$73
Non-Residential:												
Light Industrial	1,000 sf	\$359	\$631	\$131	\$271	\$185	\$88	\$108	\$460	\$261	\$57	\$22
Office (50,000 sq ft)	1,000 sf	\$619	\$1,089	\$238	\$558	\$321	\$128	\$181	\$780	\$468	\$116	\$38
Retail (125,000 sq ft)	1,000 sf	\$1,103	\$1,939	\$366	\$883	\$559	\$303	\$451	\$440	\$496	\$176	\$94
Bank w/Drive-In	1,000 sf	\$1,187	\$2,086	\$515	\$895	\$562	\$292	\$451	\$440	\$675	\$187	\$94
Fast Food w/Drive-Thru	1,000 sf	\$4,632	\$8,142	\$1,473	\$3,539	\$2,519	\$1,139	\$451	\$440	\$1,633	\$739	\$94

- (1) Represents the portion of the maximum calculated fee that was originally adopted
- (2) du = dwelling unit
- (3) Source: Table II-6
- (4) Source: Table II-7
- (5) Source: Charlotte County Community Development Department; Fees include 2.46% administrative charge; Fees were adopted at 62% in 2009 and have been reduced approximately 20% since 2009 through annual indexing; Bank w/Drive-In is measured "per lane"; **Fees are currently suspended**
- (6) Source: Collier County Impact Fee Administration Department
- (7) Source: Martin County Growth Management Department; Fees include 1.5% administration fee
- (8) Source: Indian River County Planning Division; Fees include 2.5% administration fee. **Fees are currently suspended for residential land uses.** IRC is in the process of updating its impact fee program. The County adopted the calculated non-residential impact fees in April of 2014 and is finalizing the calculations for residential land uses. Non-residential fees were adopted at 26%.
- (9) Source: Sarasota County Planning & Development Services; Fees include 2.25% administration fee
- (10) Source: Desoto County Planning & Zoning Department; **Fees are currently suspended through November 2014**
- (11) Source: City of Punta Gorda Zoning Department. City collects a "general government" fee as well as the County's public buildings fee. **Both fees are currently suspended**
- (12) Source: City of North Port Economic Development Department
- (13) Source: City of Venice Building and Code Enforcement; City charges approximately 21% of the County fee; Fees include 2.25% administration fee

III. Libraries

Library impact fees are used to fund the capital construction and expansion of library services related buildings, land, and materials/equipment required to support the additional library facilities demand created by new growth. This section provides the results of the library impact fee analysis. There are several major elements associated with the development of the library facilities impact fee:

- Facility Inventory
- Service Area and Population
- Level-of-Service
- Cost Component
- Credit Component
- Net Library Facilities Impact Cost
- Calculated Library Facilities Impact Fee Schedule
- Library Facilities Impact Fee Schedule Comparison

These various elements are summarized in this section. It should be noted that library impact fees are charged to residential land uses only.

Facility Inventory

The Charlotte County Library Service operates four libraries with a total square footage of 73,000. The acreage associated with this square footage (3.02 acres) includes only the portion of the land associated with the library building. Of the four libraries, three are co-located with other facilities. As such, either the acreage is included in another impact fee program area, such as parks, or distributed among all of the buildings. Table III-1 presents the details of the library inventory.

The building value is estimated at \$240 per square foot based on recent library construction, insurance values of existing libraries, and information from other Florida jurisdictions. Land value for library buildings is estimated at \$100,000 per acre based on value of current parcels, an analysis of recent vacant land sales and values, and discussion with County representatives. Appendix B provides additional information on building and land value estimates.

**Table III-1
Library Land & Building Inventory**

Facility Description	Address	Year Built ⁽¹⁾	Acres ⁽¹⁾	Library Square Footage ⁽¹⁾	Total Square Footage on Site ⁽¹⁾	Allocated Acreage ⁽²⁾	Land Value ⁽³⁾	Building Value ⁽⁴⁾	Total Building and Land Value ⁽⁵⁾
Port Charlotte Library	2280 Aaron Street	1968	8.02	12,556	130,758	0.77	\$77,000	\$3,013,440	\$3,090,440
Punta Gorda Library	424 W Henry St	1974	1.24	9,145	9,145	1.24	\$124,000	\$2,194,800	\$2,318,800
Englewood Library	3450 North Access Rd	1989	n/a ⁽⁶⁾	7,185	19,850	n/a ⁽⁶⁾	n/a ⁽⁶⁾	\$1,724,400	\$1,724,400
Mid County Regional Library	2050 Forest Nelson Blvd	1988	5.17	43,860	225,205	1.01	\$101,000	\$10,526,400	\$10,627,400
Total			14.43	72,746	384,958	3.02	\$302,000	\$17,459,040	\$17,761,040
Building Value per Square Foot ⁽⁷⁾								\$240	
Land Value per Acre ⁽⁸⁾							\$100,000		

(1) Source: Charlotte County

(2) Library square footage divided by total square footage and multiplied by acres

(3) Allocated acreage (Item 2) multiplied by the land value per acre (Item 8)

(4) Library square footage multiplied by the building value per square foot (Item 7)

(5) Sum of land value (Item 3) and building value (Item 4)

(6) Land acreage is included in the parks inventory since Englewood Library is located in Tringali Park

(7) Based on recent construction costs, insurance values, and information from other Florida jurisdictions. See Appendix B for additional detail.

(8) Based on a review of land value of parcels where existing buildings are located as well as an analysis of vacant land sales and values. See Appendix B for additional detail.

The library facilities identified in Table III-1 house a wide variety of materials available to the public. Table III-2 presents the inventory of library materials.

**Table III-2
Library Material Inventory**

Description	Units	Unit Cost	Total Cost
<i>Books:</i>			
Reference, Genealogy, Non-Fiction Books	63,030	\$85	\$5,357,550
Adult Fiction Books	75,785	\$26	\$1,970,410
Juvenile/YA Reference Books	527	\$19	\$10,013
Juvenile/YA Non-Fiction Books	19,785	\$19	\$375,915
Juvenile/YA Fiction	38,906	\$15	\$583,590
Paperbacks	2,118	\$6	\$12,708
Books on Tape/CD	9,482	\$30	\$284,460
Electronic Books	1,415	\$30	\$42,450
Total - Books	211,048	-	\$8,637,096
<i>Other Library Items:</i>			
Music CDs	10,870	\$14	\$152,180
DVDs	29,321	\$19	\$557,099
Videos	2,833	\$25	\$70,825
Print Subscriptions	3,446	\$9	\$31,014
Other Print Materials	2,997	\$15	\$44,955
Total - Other Library Items	49,467	-	\$856,073
Total - All Library Materials	260,515	-	\$9,493,169

Source: Charlotte County

In addition to the available material, the Charlotte County Library System owns a variety of equipment, both for public use and for its own operations. Table III-3 presents the inventory of equipment for public versus operational use. It should be noted that impact fee standards are based on the equipment for public use, excluding the equipment used by the library staff.

**Table III-3
Library Equipment Inventory**

Equipment	Number of Items			Unit Value	Total Value
	Public	Staff	Total		
Black & White Laser Printers	6	7	13	\$1,500	\$19,500
Color Laser Printers	1	8	9	\$2,800	\$25,200
Computers	<u>165</u>	<u>61</u>	<u>226</u>	\$1,000	\$226,000
Total - All Items	172	76	248	-	\$270,700
Total - All (excluding computers)	7	15	22	-	\$44,700

Source: Charlotte County

Service Area and Population

Library services are provided on a countywide basis and the impact fee is charged only to residential land uses. As such, consistent with the County's Comprehensive Plan, countywide weighted seasonal population is used in the calculation. The County's current population estimates and future population projections are provided in Appendix A, Table A-1.

Level-of-Service

The following table provides a summary of the current achieved LOS for library buildings, books, other library materials, and computers in Charlotte County.

**Table III-4
Library Facilities Level-of-Service (2014)**

Item	Sq. Footage/ Count ⁽¹⁾	Population ⁽²⁾	LOS (per 1,000 Residents)
Library Buildings (sf)	72,746	180,425	403
Library Materials (items)	260,515	180,425	1,444
Computers ⁽³⁾	165	180,425	0.91

(1) Source: Table III-1 for buildings, Table III-2 for materials, and Table III-3 for computers

(2) Source: Appendix A, Table A-1

(3) Only computers available for public use are included

A comparison of the current Charlotte County LOS and the suggested State standards is presented in Table III-5.

**Table III-5
Comparison of Charlotte County Current LOS to Florida Standards**

Item	Charlotte LOS (per 1,000 Residents) ⁽¹⁾	FL Public Library Standards ⁽²⁾		
		Essential	Enhanced	Exemplary
Library Buildings (sq. ft.)	403	600	700	1,000
Library Materials ⁽³⁾	1,444	2,000	3,000	4,000
Computers	0.91	0.30	0.50	1.00

(1) Source: Table III-4

(2) Source: *Standards for Florida Public Libraries*, 2004; Updated April 2013

(3) Library materials include books, online resources, subscriptions, and other library items

Charlotte County's achieved LOS for buildings and library materials do not meet the Florida Library Association's (FLA) essential standards. However, the County's LOS for computers is between the enhanced and exemplary LOS standards established by the State.

The following table provides a comparison of the current Charlotte County LOS to other counties with a population of 100,000 to 750,000, and is based on the information obtained from the *Library Directory with Statistics*, published by the Department of State, Division of Library and Information Services. Charlotte County's LOS ranks in the middle for building square footage and relatively low in terms of library materials. In terms of computers, Charlotte County is higher than the average of peer counties and for the average of all counties statewide.

**Table III-6
Comparison of Charlotte County Current LOS to Peer Counties
(per 1,000 residents)**

Jurisdiction	LOS Per 1,000 Residents		
	Library Buildings (square feet)	Library Materials ⁽¹⁾	Computers ⁽²⁾
Pasco County	242	1,204	0.39
Polk County	314	1,346	0.45
Manatee County	335	1,401	0.38
Marion County	350	1,684	0.64
Desoto County	390	2,438	0.66
Charlotte County (Existing)	403	1,444	0.91
Lee County	420	2,378	0.70
Collier County	549	2,026	0.64
Sarasota County	603	2,437	0.65
Brevard County	698	2,493	0.78
Lake County	727	2,257	1.47
Martin County	747	2,482	1.26
Indian River County	791	4,074	1.00
Peer Group (Excl. Charlotte County)	437	1,828	0.69
State of Florida (Excl. Charlotte County)	503	2,014	0.81

(1) Library materials for Charlotte include books, CDs, DVDs, videos, and print materials. Library materials for other counties include books, serial subscriptions, and Audio/video volumes

(2) Source: Department of State – Division of Library & Information Services, 2011/12 Library Directory with Statistics; Includes public computers only. Peer counties are defined as Florida counties with a population of 100,000 to 750,000.

Cost Component

Costs are calculated separately for facilities and items/equipment. Facility costs are based on the estimated cost to add the next library building, and the cost of library items and equipment is based on the estimated current value per unit.

Table III-7 summarizes the calculation of library facility, land values, and materials/equipment values. The total impact cost or total value per resident for library buildings and land in Charlotte County is \$153.

**Table III-7
Total Library Facilities Impact Cost per Resident**

Element	Cost	Percent of Total Value ⁽⁷⁾
Total Building Value ⁽¹⁾	\$17,459,040	63.43%
Total Land Value ⁽²⁾	\$302,000	1.10%
Total Library Materials & Equipment ⁽³⁾	\$9,763,869	35.47%
Total Capital Asset Value ⁽⁴⁾	\$27,524,909	100.00%
Population ⁽⁵⁾	180,425	
Total Impact Cost per Resident⁽⁶⁾	\$152.56	

- (1) Source: Table III-1
- (2) Source: Table III-1
- (3) Source: Tables III-2 and III-3
- (4) Sum of building (Item 1), land (Item 2), and materials & equipment (Item 3) values
- (5) Source: Appendix A, Table A-1
- (6) Total asset value (Item 4) divided by the population (Item 5)
- (7) Distribution of building, land, and materials & equipment values

Credit Component

To avoid overcharging new development, a review of funding for library capital expansion projects over the past five years and those programmed for the next six years was completed. The purpose of this review was to determine any potential revenues generated by new development, other than impact fees, that are likely to be used to fund the expansion of capital facilities, land, and materials for the County’s libraries program. This review suggests that historically the County used primarily ad valorem revenues to fund capacity expansion over the past five years and will continue to use ad valorem, and potentially sales tax revenues, for future expenditures. It should be noted that the credit component does not include any capital renovation, maintenance, or operations expenses, as these types of expenditures cannot be funded with impact fee revenue.

Capital Improvement Credit

Table III-8 summarizes the library related capital expansion projects that are funded ad valorem and sales tax. The table includes historical and future planned projects for the years 2009 through 2019. The average annual capital expansion expenditure is \$4.79 per resident for Scenario 1, which includes potential sales tax contributions. If the sales tax is not renewed, the average annual expenditure per resident drops to \$1.33 based on the ad valorem contributions, as shown for Scenario 2.

**Table III-8
Library Facility Capital Expansion Funding⁽¹⁾**

Project Description	FY 2009 to FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Total
Ad Valorem Tax:								
Englewood Library Expansion	\$1,397,423	\$0	\$0	\$0	\$0	\$0	\$0	\$1,397,423
Library Books and Material	\$0	\$190,000	\$190,000	\$190,000	\$190,000	\$190,000	\$190,000	\$1,140,000
Library Master Facility Plan	\$0	\$0	\$100,000	\$0	\$0	\$0	\$0	\$100,000
Sales Tax:								
South County Library & Archive	\$0	\$0	\$1,380,200	\$1,380,200	\$1,380,200	\$1,380,200	\$1,380,200	\$6,901,000
Total (AdVal & Sales Tax)	\$1,397,423	\$190,000	\$1,670,200	\$1,570,200	\$1,570,200	\$1,570,200	\$1,570,200	\$9,538,423
Average Annual Expenditures⁽²⁾								\$867,129
Average Annual Population⁽³⁾								180,941
Average Annual Expenditures by Resident⁽⁴⁾								\$4.79
Total (AdVal ONLY)	\$1,397,423	\$190,000	\$290,000	\$190,000	\$190,000	\$190,000	\$190,000	\$2,637,423
Average Annual Expenditures⁽⁵⁾								\$239,766
Average Annual Population⁽⁶⁾								180,941
Average Annual Expenditures by Resident⁽⁷⁾								\$1.33

- (1) Source: Charlotte County Staff; Capital Improvement Program
- (2) Total ad valorem and sales tax revenues, divided by 11 years
- (3) Source: Appendix A, Table A-1; Average annual population from 2009 to 2019
- (4) Average annual expenditures (Item 3) divided by the average annual population (Item 4)
- (5) Total ad valorem revenues only, divided by 11 years
- (6) Source: Appendix A, Table A-1; Average annual population from 2009 to 2019
- (7) Average annual expenditures (Item 6) divided by the average annual population (Item 7)

Net Library Facilities Impact Cost

The net impact fee per residence is the difference between the cost component and the credit component. Table III-9 summarizes the calculation of the net library impact cost per resident with and without the renewal of the sales tax.

**Table III-9
Net Library Facilities Impact Cost per Resident**

Impact Cost/Credit Element	With Sales Tax		Without Sales Tax	
	Impact Cost	Revenue Credit	Impact Cost	Revenue Credit
Impact Cost				
Total Impact Cost per Resident ⁽¹⁾	\$152.56	-	\$152.56	-
Revenue Credit				
Average Annual Capital Expansion Credit per Resident ⁽²⁾		\$4.79	-	\$1.33
Capitalization Rate		4.0%	-	4.0%
Capitalization Period (in years)		25	-	25
Capital Expansion Credit per Resident ⁽³⁾		\$74.83	-	\$20.78
Net Impact Cost				
Net Impact Cost per Resident ⁽⁴⁾	\$77.73	-	\$131.78	-

(1) Source: Table III-7

(2) Source: Table III-8

(3) Present value of the capital expansion credit per resident (Item 2) at a discount rate of 4.0 percent with a capitalization period of 25 years

(4) Total impact cost per resident (Item 1) less the capital expansion credit per resident (Item 3)

Calculated Library Facilities Impact Fee Schedule

The calculated library impact fee for each residential land use is presented in Table III-10. The net impact cost per resident calculated in the previous section is applied to the average persons per unit by land use. For Scenario 1 (including sales tax funding), the resulting total impact fees per dwelling unit range from \$84 for the multi-family/single family attached land use to \$159 for the single family land use. For Scenario 2 (excluding sales tax funding), the resulting total impact fees per dwelling unit range from \$143 for the multi-family/single family attached land use to \$270 for the single family land use.

**Table III-10
Calculated Library Facilities Impact Fee Schedule**

ITE LUC	Residential Land Use	Unit	Residents per Unit ⁽¹⁾	Net Cost per Resident ⁽²⁾	Impact Fee ⁽³⁾	Administrative Fee ⁽⁴⁾	Total Impact Fee ⁽⁵⁾	Adopted Impact Fee ⁽⁶⁾	Percent Change ⁽⁷⁾
<i>Credit Scenario 1 (With Sales Tax)</i>									
210	Single Family (Detached)	du	2.00	\$77.73	\$155.46	\$3.82	\$159	\$133	20%
220/230	Multi-Family/Single Family Attached	du	1.06	\$77.73	\$82.39	\$2.03	\$84	\$90	-7%
240	Mobile Home	du	1.09	\$77.73	\$84.73	\$2.08	\$87	\$94	-7%
<i>Credit Scenario 2 (Without Sales Tax)</i>									
210	Single Family (Detached)	du	2.00	\$131.78	\$263.56	\$6.48	\$270	\$133	103%
220/230	Multi-Family/Single Family Attached	du	1.06	\$131.78	\$139.69	\$3.44	\$143	\$90	59%
240	Mobile Home	du	1.09	\$131.78	\$143.64	\$3.53	\$147	\$94	56%

(1) Source: Appendix A, Table A-2

(2) Source: Table III-9

(3) Residents per unit (Item 1) multiplied by net cost per resident (Item 2)

(4) Impact fee (Item 3) multiplied by 2.46% to calculate the administrative fee

(5) Sum of the impact fee (Item 3) and the administrative fee (Item 4)

(6) Source: Charlotte County Community Development Department; Fees shown include a 2.46% administrative fee; Fees as currently suspended

(7) Percent change from the current adopted rates (Item 6) to the total impact fee (Item 5)

Library Facilities Impact Fee Schedule Comparison

As part of the work effort in updating Charlotte County’s library facilities impact fee program, a comparison of library facilities impact fee schedules was completed for other Florida counties. Table III-11 presents this comparison.

TECHNICAL

**Table III-11
Library Facilities Impact Fee Schedule Comparison**

Land Use	Unit ⁽²⁾	Charlotte County			Polk County ⁽⁵⁾	Pasco County ⁽⁶⁾	Collier County ⁽⁷⁾	Lake County ⁽⁸⁾	Martin County ⁽⁹⁾	Indian River County ⁽¹⁰⁾	Sarasota County ⁽¹¹⁾	Brevard County ⁽¹²⁾	Desoto County ⁽¹³⁾	City of Punta Gorda ⁽¹⁴⁾	City of Venice ⁽¹⁵⁾
		Calculated (Scenario 1) ⁽³⁾	Calculated (Scenario 2) ⁽³⁾	Existing ⁽⁴⁾											
Date of Last Update	-	2014	2014	2009	2009	2002	2010	2003	2012	2009	2007	2001	2006	n/a	n/a
Adoption % ⁽¹⁾	-	100%	100%	78%	50%	100%	100%	95%	100%	100%	100%	100%	100%	100%	n/a
Residential:															
Single Family (2,000 sf)	du	\$159	\$270	\$133	\$84	\$145	\$315	\$197	\$534	\$495	\$389	\$64	\$128	\$133	\$389
Multi-Family	du	\$84	\$143	\$90	\$61	\$97	\$160	\$150	\$534	\$292	\$389	\$38	\$128	\$90	\$389
Mobile Home	du	\$87	\$147	\$94	\$54	\$97	\$237	\$157	\$534	\$358	\$259	\$46	\$128	\$94	\$259

(1) Represents the portion of the maximum calculated fee that was originally adopted

(2) Du = dwelling unit

(3) Source: Table III-10; Includes 2.46% administrative charge

(4) Source: Charlotte County Community Development Department; Includes 2.46% administrative charge; Fees have been reduced approximately 20% since 2009 through annual indexing; Fee is currently suspended

(5) Source: Polk County Building & Construction Department; Fee is currently suspended through July 2015

(6) Source: Pasco County Central Permitting Department

(7) Source: Collier County Impact Fee Administration Department

(8) Source: Lake County Growth Management Department; Includes 3.0% administrative charge

(9) Source: Martin County Growth Management Department; Includes 1.5% administrative charge

(10) Source: Indian River County Planning Division; Includes 2.5% administrative charge

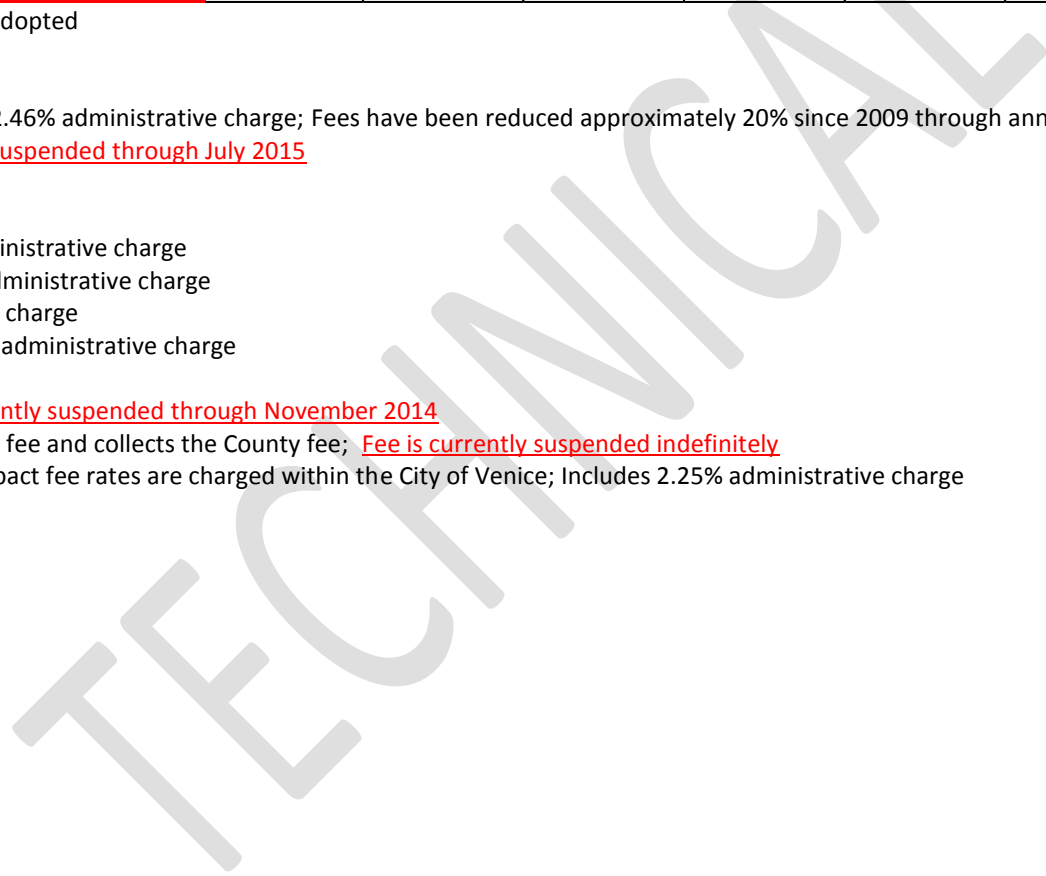
(11) Source: Sarasota County Planning & Development Services; Includes 2.25% administrative charge

(12) Source: Brevard County Planning & Development Department

(13) Source: Source: Desoto County Planning & Zoning Department; Fee is currently suspended through November 2014

(14) Source: City of Punta Gorda Zoning Department; City does not have its own fee and collects the County fee; Fee is currently suspended indefinitely

(15) Source: City of Venice Building and Code Enforcement; Sarasota County impact fee rates are charged within the City of Venice; Includes 2.25% administrative charge



IV. Fire/Emergency Medical Services

This section provides the results of the fire and emergency medical services (EMS) impact fee analysis. There are several major elements associated with the development of the Fire/EMS impact fee:

- Facility Inventory
- Service Area and Population
- Level-of-Service
- Cost Component
- Credit Calculation
- Net Fire/EMS Impact Cost
- Calculated Fire/EMS Impact Fee Schedule
- Fire/EMS Impact Fee Schedule Comparison

These various elements are summarized in the remainder of this section with the result being the calculated Fire/Emergency Medical Services impact fee schedule.

Facility Inventory

Table IV-1 presents the building and land inventory for Charlotte County. Charlotte County currently has a total of 8 fire/EMS stations, 6 fire (only) stations, 2 EMS (only) stations and one fire/EMS vehicle maintenance building. Table IV-1 summarizes the County's fire and emergency medical services land and building inventory. The value of buildings and land are based on insurance and land values of the existing facilities, vacant land sales and values of parcels with similar characteristics, and information obtained from other jurisdictions. A more detailed explanation of building and land value estimates is included in Appendix B.

**Table IV-1
Fire/EMS Land and Building Inventory**

Facility Description	Address	Year Acquired/ Built	Number of Bays ⁽¹⁾	Total Acres ⁽²⁾	Allocated Acres ⁽³⁾	Total Square Feet ⁽⁴⁾	Allocated Square Feet ⁽⁵⁾	Land Value ⁽⁶⁾	Building Value ⁽⁷⁾	Total Building and Land Value ⁽⁸⁾
Fire										
Station #1	3625 Tamiami Trail, Port Charlotte	2006	3	0.62	0.47	8,437	6,328	\$28,200	\$1,455,440	\$1,483,640
Station #2	1493 Collingswood Blvd, Port Charlotte	1985	4	1.05	0.79	6,135	4,601	\$47,400	\$1,058,230	\$1,105,630
Station #3	4322 El Jobean Rd, El Jobean	1978	2	0.39	0.29	4,809	3,607	\$17,400	\$829,610	\$847,010
Station #4	13600 Marathon Blvd, Gulf Cove	1987	2	1.00	1.00	3,805	3,805	\$60,000	\$875,150	\$935,150
Station #5	26287 Notre Dame Blvd, Punta Gorda	1974	3	0.72	0.54	5,521	4,141	\$32,400	\$952,430	\$984,830
Station #6	27589 Disston Ave, Punta Gorda	1982	3	0.73	0.55	5,400	4,050	\$33,000	\$931,500	\$964,500
Station #7	27137 Mooney Ave, Punta Gorda	2007	2	(Airport)	N/A ⁽⁹⁾	6,882	5,162	N/A ⁽⁹⁾	\$1,187,260	\$1,187,260
Station #8	21500 Clinton Ave, Port Charlotte	2006	2	6.32	4.74	6,440	4,830	\$284,400	\$1,110,900	\$1,395,300
Station #9	12900 SR 31, Punta Gorda	1986	2	1.00	1.00	2,976	2,976	\$60,000	\$684,480	\$744,480
Station #10	101 Gasparilla Way, Englewood	1991	2	1.00	1.00	3,220	3,220	\$60,000	\$740,600	\$800,600
Station #11	27055 Rushmore Ave, Harbor Heights	2008	2	0.31	0.31	5,105	5,105	\$18,600	\$1,174,150	\$1,192,750
Station #12	2001 Luther Rd, Port Charlotte	1998	3	2.80	2.10	9,632	7,224	\$126,000	\$1,661,520	\$1,787,520
Station #15	13190 Eisenhower Dr, Port Charlotte	2007	2	1.00	1.00	6,449	6,449	\$60,000	\$1,483,270	\$1,543,270
Station #16	29400 Palm Shores Blvd, Punta Gorda	2007	2	2.00	2.00	6,533	6,533	\$120,000	\$1,502,590	\$1,622,590
Vehicle Maintenance	26581 Airport Road, Punta Gorda	2007	7	44.20	1.97	369,641	16,500	\$118,200	\$2,722,500	\$2,840,700
Subtotal -- Fire					17.76		84,531	\$1,065,600	\$18,369,630	\$19,435,230
EMS										
Station #1	3625 Tamiami Trail, Port Charlotte	2006	3	0.62	0.15	8,437	2,109	\$9,000	\$485,070	\$494,070
Station #2	1493 Collingswood Blvd, Port Charlotte	1985	4	1.05	0.26	6,135	1,534	\$15,600	\$352,820	\$368,420
Station #3	4322 El Jobean Rd, El Jobean	1978	2	0.39	0.10	4,809	1,202	\$6,000	\$276,460	\$282,460
Station #5	26287 Notre Dame Blvd, Punta Gorda	1974	3	0.72	0.18	5,521	1,380	\$10,800	\$317,400	\$328,200
Station #6	27589 Disston Ave, Punta Gorda	1982	3	0.73	0.18	5,400	1,350	\$10,800	\$310,500	\$321,300
Station #7	27137 Mooney Ave, Punta Gorda	2007	2	(Airport)	N/A ⁽⁹⁾	6,882	1,720	N/A ⁽⁹⁾	\$395,600	\$395,600
Station #8	21500 Clinton Ave, Port Charlotte	2006	2	6.32	1.58	6,440	1,610	\$94,800	\$370,300	\$465,100
Station #12	2001 Luther Rd, Port Charlotte	1998	3	2.80	0.70	9,632	2,408	\$42,000	\$553,840	\$595,840
Station #13	6868 San Casa Rd, Englewood	2004	2	11.30	2.09	22,073	4,078	\$125,400	\$937,940	\$1,063,340
Station #14	9495 Placida Rd, Placida	2004	2	1.23	1.23	4,013	4,013	\$73,800	\$922,990	\$996,790
Vehicle Maintenance	26581 Airport Road, Punta Gorda	2007	7	44.20	0.66	369,641	5,500	\$39,600	\$907,500	\$947,100
Subtotal -- EMS					7.13		26,904	\$427,800	\$5,830,420	\$6,258,220
Total Value -- Fire/EMS					24.89		111,435	\$1,493,400	\$24,200,050	\$25,693,450
Building Cost per Square Foot ⁽¹⁰⁾									\$217	
Land Value per Acre ⁽¹¹⁾								\$60,000		

(1) Source: Charlotte County

(2) Source: Charlotte County

(3) Total acres (Item 2) divided by total square footage (Item 4) and multiplied by the allocated square footage (Item 5)

(4) Source: Charlotte County

(5) Source: Charlotte County. For facilities offering both fire and EMS services, 75 percent of the square footage was allocated for "Fire" and 25 percent was allocated to "EMS."

(6) Allocated acres (Item 3) multiplied by the average land cost per acre (Item 11)

(7) Allocated square feet (Item 5) multiplied by the average building cost per square foot, which was estimated at \$230 per sq. ft. for stations and \$165 per sq. ft. for maintenance buildings

(8) Sum of the land value (Item 6) and the building value (Item 7)

(9) Land is leased from the Airport Authority

(10) Total building value (Item 7) divided by the total allocated square footage (Item 5). Additional information on building values is included in Appendix B

(11) Source: Appendix B

In addition to land and buildings, the Charlotte County fire and EMS inventories include the necessary vehicles and equipment required to perform its services. As presented in Table IV-2, the total vehicle cost is approximately \$22 million.

**Table IV-2
Fire/EMS Vehicle Inventory and Values**

Description	Units ⁽¹⁾	Unit Cost ⁽¹⁾	Total Value ⁽²⁾
Fire Vehicles			
Staff Vehicle	21	\$29,000	\$609,000
Truck, Tanker	2	\$350,000	\$700,000
Truck, Air	1	\$325,000	\$325,000
Truck, Pumper	18	\$563,000	\$10,134,000
Truck, Aerial Platform	1	\$1,000,000	\$1,000,000
ATV	2	\$35,000	\$70,000
Trailer, Utility	3	\$4,000	\$12,000
Boat	2	\$225,000	\$450,000
Truck, Cab & Chassis	1	\$700,000	\$700,000
Truck, HazMat	1	\$500,000	\$500,000
Truck, HazMat	1	\$900,000	\$900,000
Truck, Ladder	1	\$767,600	\$767,600
Truck, Water/Fuel	1	\$125,000	\$125,000
Truck, High Water	1	\$27,500	\$27,500
Trailer, Boat	2	\$9,000	\$18,000
Truck, Brush	4	\$150,000	\$600,000
Subtotal - Fire	62		\$16,938,100
EMS Vehicles			
Staff Vehicle	7	\$29,000	\$203,000
Ambulance	17	\$268,000	\$4,556,000
Subtotal - EMS	24		\$4,759,000
Total	86		\$21,697,100

(1) Source: Charlotte County

(2) Units multiplied by unit cost

Table IV-3 presents the equipment inventory and related asset value for fire and EMS facilities in Charlotte County. The equipment included in Table IV-3 represents equipment in addition to that already accounted for as part of the vehicle value.

**Table IV-3
Fire/EMS Equipment Inventory and Values**

Description	Total Units ⁽¹⁾	Unit Cost ⁽²⁾	Total Value ⁽³⁾
Fire Equipment			
Radio, Portable	83	\$2,116	\$175,655
Tank Fill Station	1	\$34,853	\$34,853
Radio, Base	21	\$3,891	\$81,712
Lifepak Charger	3	\$1,334	\$4,001
Lifepak 12	4	\$21,244	\$84,976
TV Receiver	3	\$1,912	\$5,735
Penetrating Nozzle	1	\$1,575	\$1,575
Mower, Riding	4	\$5,312	\$21,250
Deck Gun	3	\$1,238	\$3,713
Pump, Floating	3	\$1,567	\$4,700
Water Tank, Portable	1	\$1,465	\$1,465
Waterous pump	1	\$3,610	\$3,610
Generator	1	\$1,500	\$1,500
Lifepak AED	4	\$2,093	\$8,372
Lighting System	1	\$1,026	\$1,026
Multi-Press Machine	1	\$2,430	\$2,430
Treadmill	1	\$3,759	\$3,759
Generator	2	\$1,259	\$2,518
Freezer	1	\$2,200	\$2,200
Electronic Siren	1	\$1,050	\$1,050
Gym System	2	\$1,134	\$2,268
Ice Machine	1	\$1,596	\$1,596
Range, Gas	1	\$3,280	\$3,280
Valve, Manifold	1	\$1,600	\$1,600
Fire Gear Rack, Mobile	1	\$8,891	\$8,891
Air Mask	1	\$3,997	\$3,997
Booster Hose Reel	1	\$1,072	\$1,072
Water Tank	1	\$2,700	\$2,700
Battery Support System	1	\$1,517	\$1,517
Crane	1	\$1,571	\$1,571
Hose Tester	1	\$1,523	\$1,523
Generator Welder	1	\$2,001	\$2,001
Torque Wrench	1	\$2,479	\$2,479
Air Compressor	1	\$1,466	\$1,466
Jack	1	\$1,850	\$1,850
Jack, Transmission	1	\$1,240	\$1,240
Trailer, Trauma	1	\$5,472	\$5,472

Table IV-3 (continued)
Fire/EMS Equipment Inventory and Values

Description	Total Units ⁽¹⁾	Unit Cost ⁽²⁾	Total Value ⁽³⁾
Fire Equipment			
Hydraulic Oil Filter	1	\$1,141	\$1,141
A/C Recovery System	1	\$3,867	\$3,867
Shipping Container	1	\$2,600	\$2,600
Stud Puller	1	\$2,659	\$2,659
Fork Lift	1	\$19,818	\$19,818
Scrubber	1	\$3,655	\$3,655
Refridgerant Reclaimer	1	\$2,525	\$2,525
Tank, Water	1	\$16,990	\$16,990
Storage Container	1	\$4,450	\$4,450
Valve, Intake	2	\$1,053	\$2,107
GPS Receiver	1	\$1,550	\$1,550
Camera, ID Kit	1	\$3,499	\$3,499
Phone	2	\$1,236	\$2,472
Rehab Station	2	\$2,595	\$5,190
Handheld Oximeter	4	\$2,695	\$10,780
Pump, Water	1	\$5,495	\$5,495
Welder	2	\$3,059	\$6,119
Rescue System	1	\$1,075	\$1,075
Test Scoring Machine	1	\$2,226	\$2,226
Somso Trunk	1	\$1,073	\$1,073
Smoke Machine	1	\$1,300	\$1,300
Star/Smart Board	1	\$2,695	\$2,695
Binding Machine	1	\$3,153	\$3,153
Projector, Digital	1	\$1,626	\$1,626
Camcorder	2	\$2,842	\$5,684
Gear Dryer	1	\$7,277	\$7,277
Uniforms	172	\$324	\$55,687
Safety Gear	224	\$2,918	\$653,551
Subtotal - Fire			\$1,320,887
EMS Equipment			
Radio, Portable	24	\$2,079	\$49,893
Breathing Apparatus	3	\$1,996	\$5,988
Radio, Base	5	\$3,868	\$19,339
Lifepak Charger	13	\$1,611	\$20,942
TV Receiver	1	\$2,095	\$2,095
Freezer	1	\$2,040	\$2,040
Gym System	1	\$1,134	\$1,134

Table IV-3 (continued)
Fire/EMS Equipment Inventory and Values

Description	Total Units ⁽¹⁾	Unit Cost ⁽²⁾	Total Value ⁽³⁾
EMS Equipment			
Battery Support System	1	\$1,195	\$1,195
Valve, Intake	1	\$1,053	\$1,053
EMS Mannequin	2	\$1,100	\$2,200
Rhythm Simulator	7	\$1,030	\$7,210
Airway MGT Trainer	8	\$1,237	\$9,895
Mannequin (STAT)	3	\$2,965	\$8,896
Mannequin (TRAUMA)	1	\$1,120	\$1,120
Auscultation Trainer	1	\$2,545	\$2,545
Mannequin	3	\$1,043	\$3,129
Arrhythmia Simulator	3	\$1,002	\$3,006
Uniforms	57	\$324	\$18,454
Subtotal - EMS			\$160,134
Total			\$1,481,021

(1) Source: Charlotte County

(2) Total value (Item 3) divided by total units (Item 1)

(3) Source: Charlotte County

Service Area and Population

Charlotte County provides emergency medical services countywide. In terms of fire rescue, the City of Punta Gorda maintains its own fire department, as does the Englewood Fire District. Therefore, the proper benefit district for fire services is the unincorporated county excluding the Englewood Fire District. For impact fee calculations, the current 2014 countywide functional population estimate was used for EMS impact fee calculations and functional population for unincorporated county excluding Englewood Fire District was used for fire impact fee calculations, which are provided in Appendix A.

Because simply using weighted population does not fully address all of the benefactors of fire and EMS, the “functional” weekly 24-hour population approach is used to establish a common unit of demand across different land uses (See Appendix A for further information).

Level-of-Service

Typically, level of service for fire/EMS is expressed in terms of stations per 1,000 residents. Using this method, Charlotte County’s current level of service (LOS) is 1 station per 9,381 residents or 0.107 stations per 1,000 residents for fire services. In the case of EMS, the LOS is 1 station per 18,000 residents or 0.055 stations per 1,000 residents.

As mentioned in the previous sections, LOS needs to be measured using functional population to capture all residents, workers, and visitors that benefit from emergency services. In terms of functional population, LOS is calculated at 0.115 stations per 1,000 functional residents for fire services. For EMS, the LOS is calculated at 0.060 stations per 1,000 functional residents. Table IV-4 summarizes the calculation of the LOS using the 2014 population and functional population.

**Table IV-4
Fire/EMS Level-of-Service (2014)**

Calculation Step	Year 2014	
	Weighted Population	Functional Population
<i>Fire (excluding Englewood Fire District):</i>		
Population ⁽¹⁾	131,332	121,954
Number of Stations ⁽²⁾	14	14
Population per Station ⁽³⁾	9,381	8,711
LOS (Stations per 1,000 Residents)⁽⁴⁾	0.107	0.115
<i>EMS:</i>		
Population ⁽⁵⁾	180,425	167,563
Number of Stations ⁽⁶⁾	10	10
Population per Station ⁽⁷⁾	18,043	16,756
LOS (Stations per 1,000 Residents)⁽⁸⁾	0.055	0.060

(1) Source: Appendix A, Table A-1 for population and A-9 for functional population

(2) Source: Table IV-1

(3) Population (Item 1) divided by the number of stations (Item 2)

(4) Number of stations (Item 2) divided by the population (Item 1) and multiplied by 1,000

(5) Source: Appendix A, Table A-1 for population and A-8 for functional population

(6) Source: Table IV-1

(7) Population (Item 5) divided by the number of station (Item 6)

(8) Number of stations (Item 6) divided by the population (Item 5) and multiplied by 1,000

Table IV-5 compares the levels of service for other Florida counties as well as the state of Florida. The LOS is displayed in terms of permanent population for 2013 for the service area of all entities.

**Table IV-5
Level-of-Service Comparison**

Jurisdiction	Service Area Population (2013) ⁽¹⁾	Number of Stations ⁽²⁾	Residents per Station ⁽³⁾
Pasco County	432,770	27	16,029
Polk County	381,496	32	11,922
Collier County	333,663	28	11,917
City of North Port	59,231	5	11,846
Sarasota County	247,767	22	11,262
Lee County	643,367	60	10,723
Manatee County	333,880	32	10,434
Marion County	270,338	27	10,013
Charlotte County (Existing)	146,592	16	9,162
Desoto County	26,827	3	8,942
Martin County	129,133	15	8,609
Lake County	155,998	21	7,428
Indian River County	92,382	13	7,106
City of Venice	21,117	3	7,039
Brevard County	206,365	33	6,253
City of Punta Gorda	17,087	3	5,696
Florida	19,259,543	2,050	9,395

(1) Source: BEBR, 2013 final population estimates

(2) Source: County websites and the U.S. Fire Administration, National Fire Department Census

(3) Service area population (Item 1) divided by number of stations (Item 2)

Cost Component

Table IV-6 summarizes the total current value of land, buildings, and equipment for fire and emergency medical services, including:

- Fourteen fire stations with a total asset value of \$19.4 million for buildings and land and \$18.3 million for vehicles and equipment, for a total asset value of \$37.7 million.

- Ten EMS stations with a total asset value of \$6.3 million for buildings and land and \$4.9 million for vehicles and equipment, for a total asset value of \$11.2 million.

Table IV-6 presents the total impact cost per functional resident for fire and EMS facilities in Charlotte County, which is calculated by multiplying the net asset value per station by the LOS (stations per 1,000 functional residents) and dividing that figure by 1,000.

**Table IV-6
Total Fire/EMS Facility Impact Cost per Resident**

Description	Figure	Percent of Total Value ⁽⁷⁾
<i>Fire (excluding Englewood Fire District):</i>		
Building Value ⁽¹⁾	\$18,369,630	48.73%
Land Value ⁽¹⁾	\$1,065,600	2.83%
Vehicle & Equipment Value ⁽²⁾	\$18,258,987	48.44%
Total Asset Value	\$37,694,217	100.00%
Number of Stations ⁽³⁾	14	
Cost per Station ⁽⁴⁾	\$2,692,444	
Level-of-Service (Stations per 1,000 Functional Residents) ⁽⁵⁾	0.115	
Total Impact Cost per Resident ⁽⁶⁾	\$309.63	
<i>EMS:</i>		
Building Value ⁽¹⁾	\$5,830,420	52.16%
Land Value ⁽¹⁾	\$427,800	3.83%
Vehicle & Equipment Value ⁽²⁾	\$4,919,134	44.01%
Total Asset Value	\$11,177,354	100.00%
Number of Stations ⁽³⁾	10	
Cost per Station ⁽⁴⁾	\$1,117,735	
Level-of-Service (Stations per 1,000 Functional Residents) ⁽⁵⁾	0.060	
Total Impact Cost per Resident ⁽⁶⁾	\$67.06	

(1) Source: Table IV-1

(2) Source: Tables IV-2 and IV-3

(3) Source: Table IV-4

(4) Total asset value divided by the number of stations (Item 3) for fire and EMS, respectively

(5) Source: Table IV-4

(6) Cost per station (Item 4) multiplied by the LOS (Item 5) and divided by 1,000 for fire and EMS, respectively

(7) Distribution of building, land, and vehicle/equipment values for fire and EMS, respectively

Credit Component

To avoid overcharging new development for the fire/EMS impact fee, a review of the capital financing program for fire/EMS services was completed. The purpose of this review was to determine any potential revenue credits generated by new development that are being used for expansion of capital facilities, land, vehicles, and equipment included in the inventory. It should be noted that the credit component does not include any capital renovation, maintenance, or operations expenses, as these types of expenditures cannot be funded with impact fee revenue.

Capital Expansion Expenditure Credit

To calculate the capital expansion expenditure credit per functional resident, the historical capital expansion projects and those programmed in the CIP are reviewed. During the time period from 2009 through 2019, the County allocated an average annual non-impact fee funding of \$57,000 toward fire capital facilities and \$28,000 toward EMS capital facilities. The annual capital expansion expenditures for both fire and EMS were divided by the average functional residents for the same period in order to calculate the average capital expansion cost per functional resident.

As presented in Table IV-7, the result is an average annual expansion cost of \$0.47 per functional resident for fire and \$0.17 per functional resident for EMS.

**Table IV-7
Fire/EMS Facility Capacity Expansion Funding**

Expenditure ⁽¹⁾	FY 2009 to FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Total
Fire:								
Ad Valorem and Communication Fund:								
Public Radio System Upgrade	\$53,906	\$113,670	\$743	\$0	\$0	\$0	\$0	\$168,319
New Life Pack 12 (3 units)	\$0	\$48,674	\$0	\$0	\$0	\$0	\$0	\$48,674
P25 Digital Communications System	\$0	\$0	\$0	\$411,750	\$0	\$0	\$0	\$411,750
Total Capital Expenditures	\$53,906	\$162,344	\$743	\$411,750	\$0	\$0	\$0	\$628,743
Average Annual Capital Expenditures (Fire)⁽²⁾								\$57,158
Average Functional Population⁽³⁾								122,306
Average Annual Capital Expansion Expenditures (Fire) per Functional Resident⁽⁴⁾								\$0.47
EMS:								
Ad Valorem and Communication Fund:								
Public Radio System Upgrade	\$17,969	\$37,890	\$248	\$0	\$0	\$0	\$0	\$56,107
Mobile Technology	\$95,171	\$0	\$0	\$0	\$0	\$0	\$0	\$95,171
New Life Pack 12 (3 units)	\$0	\$23,974	\$0	\$0	\$0	\$0	\$0	\$23,974
P25 Digital Communications System	\$0	\$0	\$0	\$137,250	\$0	\$0	\$0	\$137,250
Total Capital Expenditures	\$113,140	\$61,864	\$248	\$137,250	\$0	\$0	\$0	\$312,502
Average Annual Capital Expenditures (EMS)⁽²⁾								\$28,409
Average Functional Population⁽³⁾								168,046
Average Annual Capital Expansion Expenditures (EMS) per Functional Resident⁽⁴⁾								\$0.17

(1) Source: Charlotte County. Only the expansion portion of the project is included.

(2) Total capital expansion expenditures divided by 11 years for fire and EMS, respectively

(3) Source: Appendix A, Table A-10. Average annual population for the 11-year time period

(4) Average annual capital expansion expenditures (Item 2) divided by average functional population (Item 3) for fire and EMS, respectively

Net Fire/Emergency Medical Services Impact Cost

The net impact fee per functional resident is the difference between the cost component and the credit component. Table IV-8 summarizes the calculation of the net Fire/EMS impact cost per functional resident.

The first section of this table identifies the total impact cost as \$310 per functional resident for fire facilities and \$67 per functional resident for EMS facilities. The second section of the table identifies the revenue credits for the fire and EMS emergency services based on the historical and planned improvements from Table IV-7. The net impact cost per functional resident is the difference between the total impact cost and the total revenue credit. This results in a net impact cost of \$302 per functional resident for fire facilities and \$64 per functional resident for EMS facilities.

**Table IV-8
Net Impact Cost per Functional Resident**

Impact Cost / Credit Element	Fire (excluding Englewood Fire District)		EMS	
	Impact Cost	Revenue Credits	Impact Cost	Revenue Credits
Impact Cost				
Total Impact Cost per Functional Resident ⁽¹⁾	\$309.63	-	\$67.06	-
Revenue Credit				
Avg Annual Capital Improvement Credit per Functional Resident ⁽²⁾		\$0.47	-	\$0.17
Capitalization Rate		4.0%	-	4.0%
Capitalization Period (in years)		25	-	25
Capital Improvement Credit per Resident ⁽³⁾		\$7.34	-	\$2.66
Net Impact Cost				
Net Impact Cost per Functional Resident ⁽⁴⁾	\$302.29	-	\$64.40	-

(1) Source: Table IV-6

(2) Source: Table IV-7

(3) Average annual capital improvement credit per functional resident (Item 2) with a capitalization rate of 4.0% for 25 years

(4) Total impact cost per functional resident (Item 1) less the total revenue credit per functional resident (Item 3) for fire and EMS, respectively

Calculated Fire/Emergency Medical Services Impact Fee Schedule

Table IV-9 presents the calculated fire impact fee schedule developed for Charlotte County for both residential and non-residential land uses, based on the net impact cost per functional resident for fire (\$302) previously presented in Table IV-8. These fees will only apply to development in the unincorporated county and outside of the Englewood Fire District.

Table IV-10 presents the calculated emergency medical services impact fee schedule for Charlotte County for both residential and non-residential and uses, based on the net impact cost per functional resident for EMS (\$64) previously presented in Table IV-8. These fees will apply to development countywide, including Punta Gorda and the Englewood Fire District.

Table IV-11 presents the combined fire and EMS fee rates that will be charged to development in the unincorporated county, outside of the Englewood Fire District. The County will only charge the EMS fee, presented in Table IV-10, to development within Punta Gorda or the Englewood Fire District.

Fire/Emergency Medical Services Impact Fee Schedule Comparison

As part of the work effort in updating Charlotte County's fire and EMS impact fee program, a comparison of impact fee schedules was completed for other Florida counties. Table IV-12 presents this comparison. The fees shown for Charlotte County are applicable to development in the unincorporated county, outside of the Englewood Fire District, only.

**Table IV-9
Calculated Fire Impact Fee Schedule**

ITE LUC	Land Use	Impact Unit	Functional Resident Coefficient ⁽¹⁾	Calculated Impact Fee ⁽²⁾	Administrative Fee @2.46% ⁽³⁾	Total Impact Fee ⁽⁴⁾
RESIDENTIAL:						
210	Single Family (Detached)	du	1.52	\$459.48	\$11.30	\$471
220/230	Multi-Family/Single Family Attached	du	0.81	\$244.85	\$6.02	\$251
240	Mobile Home	du	0.83	\$250.90	\$6.17	\$257
253	Congregate Care Facility	du	0.87	\$262.99	\$6.47	\$269
LODGING:						
310	Hotel	room	0.55	\$166.26	\$4.09	\$170
320	Motel	room	0.51	\$154.17	\$3.79	\$158
RECREATION:						
416	RV Park	site	0.50	\$151.15	\$3.72	\$155
420	Marina	boat berth	0.19	\$57.44	\$1.41	\$59
430	Golf Course	hole	1.08	\$326.47	\$8.03	\$335
444	Movie Theater w/Matinee	1,000 sf	5.98	\$1,807.69	\$44.47	\$1,852
492	Health/Fitness Club	1,000 sf	3.09	\$934.08	\$22.98	\$957
INSTITUTIONS:						
520	Elementary School (Private)	student	0.06	\$18.14	\$0.45	\$19
522	Middle School (Private)	student	0.07	\$21.16	\$0.52	\$22
530	High School (Private)	student	0.08	\$24.18	\$0.59	\$25
540	Univ./Jr. College (7,500 or fewer students) (Private)	student	0.10	\$30.23	\$0.74	\$31
550	Univ./Jr. College (more than 7,500 students) (Private)	student	0.07	\$21.16	\$0.52	\$22
560	Church	1,000 sf	0.51	\$154.17	\$3.79	\$158
565	Day Care	1,000 sf	0.89	\$269.04	\$6.62	\$276
610	Hospital	1,000 sf	1.37	\$414.14	\$10.19	\$424
620	Nursing Home	1,000 sf	1.72	\$519.94	\$12.79	\$533
OFFICE:						
710	General Office 100,000 sf or less	1,000 sf	1.19	\$359.73	\$8.85	\$369
	General Office 100,001-200,000 sf	1,000 sf	1.01	\$305.31	\$7.51	\$313
	General Office 200,001-400,000 sf	1,000 sf	0.85	\$256.95	\$6.32	\$263
	General Office greater than 400,000 sf	1,000 sf	0.77	\$232.76	\$5.73	\$238
720	Medical Office/Clinic 10,000 sf or less	1,000 sf	1.14	\$344.61	\$8.48	\$353
	Medical Office/Clinic greater than 10,000 sf	1,000 sf	1.74	\$525.98	\$12.94	\$539
RETAIL:						
820	Retail 100,000 sfgla or less	1,000 sfgla	2.11	\$637.83	\$15.69	\$654
	Retail 100,001-200,000 sfgla	1,000 sfgla	2.12	\$640.85	\$15.76	\$657
	Retail 200,001-400,000 sfgla	1,000 sfgla	2.34	\$707.36	\$17.40	\$725
	Retail greater than 400,000 sfgla	1,000 sfgla	2.44	\$737.59	\$18.14	\$756
841	New/Used Auto Sales	1,000 sf	1.47	\$444.37	\$10.93	\$455
849	Tire Superstore	service bay	1.34	\$405.07	\$9.96	\$415
850	Supermarket	1,000 sf	2.05	\$619.69	\$15.24	\$635
851	Convenience Market (24 hour)	1,000 sf	5.47	\$1,653.53	\$40.68	\$1,694
853	Convenience Market w/Gas Pumps	1,000 sf	5.83	\$1,762.35	\$43.35	\$1,806
862	Home Improvement Superstore	1,000 sf	1.81	\$547.14	\$13.46	\$561
880/881	Pharmacy/Drug Store with or w/o Drive-Thru	1,000 sf	1.96	\$592.49	\$14.58	\$607
890	Furniture Store	1,000 sf	0.23	\$69.53	\$1.71	\$71
911	Bank/Savings Walk-In	1,000 sf	2.23	\$674.11	\$16.58	\$691
912	Bank/Savings Drive-In	1,000 sf	2.28	\$689.22	\$16.95	\$706
931	Quality Restaurant	1,000 sf	6.82	\$2,061.62	\$50.72	\$2,112
932	High-Turnover Restaurant	1,000 sf	6.78	\$2,049.53	\$50.42	\$2,100
934	Fast Food Rest. w/Drive-Thru	1,000 sf	8.90	\$2,690.38	\$66.18	\$2,757
940	Bread/Donut/Bagel Shop w/Drive-Thru	1,000 sf	5.80	\$1,753.28	\$43.13	\$1,796
944/946	Gasoline/Service Station with or w/o Car Wash	fuel pos.	1.91	\$577.37	\$14.20	\$592
947	Self-Service Car Wash	service bay	0.87	\$262.99	\$6.47	\$269
n/a	Convenience/Gasoline/Fast Food	1,000 sf	7.15	\$2,161.37	\$53.17	\$2,215
INDUSTRIAL:						
110	General Light Industrial	1,000 sf	0.69	\$208.58	\$5.13	\$214
120	General Heavy Industrial	1,000 sf	0.49	\$148.12	\$3.64	\$152
140	Manufacturing	1,000 sf	0.50	\$151.15	\$3.72	\$155
150	Warehousing	1,000 sf	0.28	\$84.64	\$2.08	\$87
151	Mini-Warehouse	1,000 sf	0.06	\$18.14	\$0.45	\$19

- (1) Source: Appendix A, Table A-12 for residential land uses and A-13 for non-residential land uses
(2) Net impact cost per resident for Fire from Table IV-8 multiplied by the functional resident coefficient (Item 1)
(3) Source: Calculated at 2.46% of the calculated impact fee (Item 2)
(4) Sum of the net impact fee (Item 2) and the administrative fee (Item 3)

**Table IV-10
Calculated EMS Impact Fee Schedule**

ITE LUC	Land Use	Impact Unit	Functional Resident Coefficient ⁽¹⁾	Calculated Impact Fee ⁽²⁾	Administrative Fee @2.46% ⁽³⁾	Total Impact Fee ⁽⁴⁾	Current Impact Fee ⁽⁵⁾	Percent Change ⁽⁶⁾
RESIDENTIAL:								
210	Single Family (Detached)	du	1.42	\$91.45	\$2.25	\$94	\$51	84%
220/230	Multi-Family/Single Family Attached	du	0.75	\$48.30	\$1.19	\$49	\$34	44%
240	Mobile Home	du	0.77	\$49.59	\$1.22	\$51	\$36	42%
253	Congregate Care Facility	du	0.83	\$53.45	\$1.31	\$55	n/a	n/a
LODGING:								
310	Hotel	room	0.55	\$35.42	\$0.87	\$36	\$38	-5%
320	Motel	room	0.51	\$32.84	\$0.81	\$34	\$38	-11%
RECREATION:								
416	RV Park	site	0.50	\$32.20	\$0.79	\$33	n/a	n/a
420	Marina	boat berth	0.19	\$12.24	\$0.30	\$13	n/a	n/a
430	Golf Course	hole	1.08	\$69.55	\$1.71	\$71	n/a	n/a
444	Movie Theater w/Matinee	1,000 sf	5.98	\$385.11	\$9.47	\$395	\$299	32%
492	Health/Fitness Club	1,000 sf	3.09	\$199.00	\$4.90	\$204	n/a	n/a
INSTITUTIONS:								
520	Elementary School (Private)	student	0.06	\$3.86	\$0.09	\$4	n/a	n/a
522	Middle School (Private)	student	0.07	\$4.51	\$0.11	\$5	n/a	n/a
530	High School (Private)	student	0.08	\$5.15	\$0.13	\$5	n/a	n/a
540	Univ./Jr. College (7,500 or fewer students) (Private)	student	0.10	\$6.44	\$0.16	\$7	n/a	n/a
550	Univ./Jr. College (more than 7,500 students) (Private)	student	0.07	\$4.51	\$0.11	\$5	n/a	n/a
560	Church	1,000 sf	0.51	\$32.84	\$0.81	\$34	\$20	70%
565	Day Care	1,000 sf	0.89	\$57.32	\$1.41	\$59	\$40	48%
610	Hospital	1,000 sf	1.37	\$88.23	\$2.17	\$90	\$48	88%
620	Nursing Home	1,000 sf	1.72	\$110.77	\$2.72	\$113	\$22	414%
OFFICE:								
710	General Office 100,000 sf or less	1,000 sf	1.19	\$76.64	\$1.89	\$79	\$31	155%
	General Office 100,001-200,000 sf	1,000 sf	1.01	\$65.04	\$1.60	\$67	\$29	131%
	General Office 200,001-400,000 sf	1,000 sf	0.85	\$54.74	\$1.35	\$56	\$28	100%
	General Office greater than 400,000 sf	1,000 sf	0.77	\$49.59	\$1.22	\$51	\$26	96%
720	Medical Office/Clinic 10,000 sf or less	1,000 sf	1.14	\$73.42	\$1.81	\$75	\$43	74%
	Medical Office/Clinic greater than 10,000 sf	1,000 sf	1.74	\$112.06	\$2.76	\$115	\$43	167%
RETAIL:								
820	Retail 100,000 sfgla or less	1,000 sfgla	2.11	\$135.88	\$3.34	\$139	\$36	286%
	Retail 100,001-200,000 sfgla	1,000 sfgla	2.12	\$136.53	\$3.36	\$140	\$49	186%
	Retail 200,001-400,000 sfgla	1,000 sfgla	2.34	\$150.70	\$3.71	\$154	\$66	133%
	Retail greater than 400,000 sfgla	1,000 sfgla	2.44	\$157.14	\$3.87	\$161	\$60	168%
841	New/Used Auto Sales	1,000 sf	1.47	\$94.67	\$2.33	\$97	\$84	15%
849	Tire Superstore	service bay	1.34	\$86.30	\$2.12	\$88	n/a	n/a
850	Supermarket	1,000 sf	2.05	\$132.02	\$3.25	\$135	n/a	n/a
851	Convenience Market (24 hour)	1,000 sf	5.47	\$352.27	\$8.67	\$361	\$159	127%
853	Convenience Market w/Gas Pumps	1,000 sf	5.83	\$375.45	\$9.24	\$385	\$159	142%
862	Home Improvement Superstore	1,000 sf	1.81	\$116.56	\$2.87	\$119	n/a	n/a
880/881	Pharmacy/Drug Store with or w/o Drive-Thru	1,000 sf	1.96	\$126.22	\$3.11	\$129	\$32	303%
890	Furniture Store	1,000 sf	0.23	\$14.81	\$0.36	\$15	n/a	n/a
911	Bank/Savings Walk-In	1,000 sf	2.23	\$143.61	\$3.53	\$147	\$63	133%
912	Bank/Savings Drive-In ⁽⁷⁾	1,000 sf	2.28	\$146.83	\$3.61	\$150	\$69	117%
931	Quality Restaurant	1,000 sf	6.82	\$439.21	\$10.80	\$450	\$159	183%
932	High-Turnover Restaurant	1,000 sf	6.78	\$436.63	\$10.74	\$447	\$197	127%
934	Fast Food Rest. w/Drive-Thru	1,000 sf	8.90	\$573.16	\$14.10	\$587	\$197	198%
940	Bread/Donut/Bagel Shop w/Drive-Thru	1,000 sf	5.80	\$373.52	\$9.19	\$383	\$73	425%
944/946	Gasoline/Service Station with or w/o Car Wash	fuel pos.	1.91	\$123.00	\$3.03	\$126	\$12	950%
947	Self-Service Car Wash	service bay	0.87	\$56.03	\$1.38	\$57	n/a	n/a
n/a	Convenience/Gasoline/Fast Food	1,000 sf	7.15	\$460.46	\$11.33	\$472	\$159	197%
INDUSTRIAL:								
110	General Light Industrial	1,000 sf	0.69	\$44.44	\$1.09	\$46	\$18	156%
120	General Heavy Industrial	1,000 sf	0.49	\$31.56	\$0.78	\$32	\$18	78%
140	Manufacturing	1,000 sf	0.50	\$32.20	\$0.79	\$33	\$18	83%
150	Warehousing	1,000 sf	0.28	\$18.03	\$0.44	\$18	\$8	125%
151	Mini-Warehouse	1,000 sf	0.06	\$3.86	\$0.09	\$4	\$4	0%

- (1) Source: Appendix A, Table A-11 for residential land uses and A-13 for non-residential land uses
(2) Net impact cost per resident for EMS from Table IV-8 multiplied by the functional resident coefficient (Item 1)
(3) Source: Calculated at 2.46% of the calculated impact fee (Item 2)
(4) Sum of the net impact fee (Item 2) and the administrative fee (Item 3)
(5) Source: Charlotte County Community Development Department; Includes a 2.46% administrative charge; Fee is currently suspended
(6) Percent change from the current adopted fee rate (Item 5) to the total impact fee (Item 4)
(7) The current adopted fee rate (Item 5) is charged "per lane"

**Table IV-11
Calculated Fire/EMS Impact Fee Schedule**

ITE LUC	Land Use	Impact Unit	Fire Impact Fee ⁽¹⁾	EMS Impact Fee ⁽²⁾	Administrative Fee @2.46% ⁽³⁾	Total Impact Fee ⁽⁴⁾	Current Impact Fee ⁽⁵⁾	Percent Change ⁽⁶⁾
RESIDENTIAL:								
210	Single Family (Detached)	du	\$459.48	\$91.45	\$13.55	\$564	\$171	230%
220/230	Multi-Family/Single Family Attached	du	\$244.85	\$48.30	\$7.21	\$300	\$114	163%
240	Mobile Home	du	\$250.90	\$49.59	\$7.39	\$308	\$122	152%
253	Congregate Care Facility	du	\$262.99	\$53.45	\$7.78	\$324	n/a	n/a
LODGING:								
310	Hotel	room	\$166.26	\$35.42	\$4.96	\$207	\$132	57%
320	Motel	room	\$154.17	\$32.84	\$4.60	\$192	\$132	45%
RECREATION:								
416	RV Park	site	\$151.15	\$32.20	\$4.51	\$188	n/a	n/a
420	Marina	boat berth	\$57.44	\$12.24	\$1.71	\$71	n/a	n/a
430	Golf Course	hole	\$326.47	\$69.55	\$9.74	\$406	n/a	n/a
444	Movie Theater w/Matinee	1,000 sf	\$1,807.69	\$385.11	\$53.94	\$2,247	\$1,013	122%
492	Health/Fitness Club	1,000 sf	\$934.08	\$199.00	\$27.87	\$1,161	n/a	n/a
INSTITUTIONS:								
520	Elementary School (Private)	student	\$18.14	\$3.86	\$0.54	\$23	n/a	n/a
522	Middle School (Private)	student	\$21.16	\$4.51	\$0.63	\$26	n/a	n/a
530	High School (Private)	student	\$24.18	\$5.15	\$0.72	\$30	n/a	n/a
540	Univ./Jr. College (7,500 or fewer students) (Private)	student	\$30.23	\$6.44	\$0.90	\$38	n/a	n/a
550	Univ./Jr. College (more than 7,500 students) (Private)	student	\$21.16	\$4.51	\$0.63	\$26	n/a	n/a
560	Church	1,000 sf	\$154.17	\$32.84	\$4.60	\$192	\$65	195%
565	Day Care	1,000 sf	\$269.04	\$57.32	\$8.03	\$334	\$138	142%
610	Hospital	1,000 sf	\$414.14	\$88.23	\$12.36	\$515	\$161	220%
620	Nursing Home	1,000 sf	\$519.94	\$110.77	\$15.52	\$646	\$71	810%
OFFICE:								
710	General Office 100,000 sf or less	1,000 sf	\$359.73	\$76.64	\$10.73	\$447	\$108	314%
	General Office 100,001-200,000 sf	1,000 sf	\$305.31	\$65.04	\$9.11	\$379	\$97	291%
	General Office 200,001-400,000 sf	1,000 sf	\$256.95	\$54.74	\$7.67	\$319	\$94	239%
	General Office greater than 400,000 sf	1,000 sf	\$232.76	\$49.59	\$6.95	\$289	\$90	221%
720	Medical Office/Clinic 10,000 sf or less	1,000 sf	\$344.61	\$73.42	\$10.28	\$428	\$148	189%
	Medical Office/Clinic greater than 10,000 sf	1,000 sf	\$525.98	\$112.06	\$15.70	\$654	\$148	342%
RETAIL:								
820	Retail 100,000 sfgla or less	1,000 sfgla	\$637.83	\$135.88	\$19.03	\$793	\$120	561%
	Retail 100,001-200,000 sfgla	1,000 sfgla	\$640.85	\$136.53	\$19.12	\$797	\$165	383%
	Retail 200,001-400,000 sfgla	1,000 sfgla	\$707.36	\$150.70	\$21.11	\$879	\$225	291%
	Retail greater than 400,000 sfgla	1,000 sfgla	\$737.59	\$157.14	\$22.01	\$917	\$207	343%
841	New/Used Auto Sales	1,000 sf	\$444.37	\$94.67	\$13.26	\$552	\$282	96%
849	Tire Superstore	service bay	\$405.07	\$86.30	\$12.09	\$503	n/a	n/a
850	Supermarket	1,000 sf	\$619.69	\$132.02	\$18.49	\$770	n/a	n/a
851	Convenience Market (24 hour)	1,000 sf	\$1,653.53	\$352.27	\$49.34	\$2,055	\$537	283%
853	Convenience Market w/Gas Pumps	1,000 sf	\$1,762.35	\$375.45	\$52.59	\$2,190	\$537	308%
862	Home Improvement Superstore	1,000 sf	\$547.14	\$116.56	\$16.33	\$680	n/a	n/a
880/881	Pharmacy/Drug Store with or w/o Drive-Thru	1,000 sf	\$592.49	\$126.22	\$17.68	\$736	\$109	575%
890	Furniture Store	1,000 sf	\$69.53	\$14.81	\$2.07	\$86	n/a	n/a
911	Bank/Savings Walk-In	1,000 sf	\$674.11	\$143.61	\$20.12	\$838	\$212	295%
912	Bank/Savings Drive-In ⁽⁷⁾	1,000 sf	\$689.22	\$146.83	\$20.57	\$857	\$234	266%
931	Quality Restaurant	1,000 sf	\$2,061.62	\$439.21	\$61.52	\$2,562	\$536	378%
932	High-Turnover Restaurant	1,000 sf	\$2,049.53	\$436.63	\$61.16	\$2,547	\$669	281%
934	Fast Food Rest. w/Drive-Thru	1,000 sf	\$2,690.38	\$573.16	\$80.28	\$3,344	\$669	400%
940	Bread/Donut/Bagel Shop w/Drive-Thru	1,000 sf	\$1,753.28	\$373.52	\$52.32	\$2,179	\$245	789%
944/946	Gasoline/Service Station with or w/o Car Wash	fuel pos.	\$577.37	\$123.00	\$17.23	\$718	\$41	1651%
947	Self-Service Car Wash	service bay	\$262.99	\$56.03	\$7.85	\$327	n/a	n/a
n/a	Convenience/Gasoline/Fast Food	1,000 sf	\$2,161.37	\$460.46	\$64.50	\$2,686	\$537	400%
INDUSTRIAL:								
110	General Light Industrial	1,000 sf	\$208.58	\$44.44	\$6.22	\$259	\$59	339%
120	General Heavy Industrial	1,000 sf	\$148.12	\$31.56	\$4.42	\$184	\$59	212%
140	Manufacturing	1,000 sf	\$151.15	\$32.20	\$4.51	\$188	\$59	219%
150	Warehousing	1,000 sf	\$84.64	\$18.03	\$2.53	\$105	\$31	239%
151	Mini-Warehouse	1,000 sf	\$18.14	\$3.86	\$0.54	\$23	\$12	92%

(1) Source: Table IV-9, Item 2

(2) Source: Table IV-10, Item 2

(3) Source: Calculated at 2.46% of the sum of the fire impact fee (Item 1) and the EMS impact fee (Item 2)

(4) Sum of the fire impact fee (Item 1), the EMS impact fee (Item 2), and the administrative fee (Item 3)

(5) Source: Charlotte County Community Development Department; Includes a 2.46% administrative charge; Fee is currently suspended

(6) Percent change from the current adopted fee rate (Item 5) to the total impact fee (Item 4)

(7) The current adopted fee rate (Item 5) is charged "per 1,000 sf"

(8) The current adopted fee rate (Item 5) is charged "per lane"

**Table IV-12
Fire/Emergency Medical Services Impact Fee Schedule Comparison**

Land Use	Unit ⁽²⁾	Charlotte County		Polk County ⁽⁵⁾	Pasco County ⁽⁶⁾	Collier County ⁽⁷⁾	Lake County ⁽⁸⁾	Lee County ⁽⁹⁾	Martin County ⁽¹⁰⁾	Indian River County ⁽¹¹⁾	Marion County ⁽¹²⁾	Manatee County ⁽¹³⁾	Sarasota County ⁽¹⁴⁾	Brevard County ⁽¹⁵⁾	Desoto County ⁽¹⁶⁾	City of Punta Gorda ⁽¹⁷⁾	City of North Port ⁽¹⁸⁾
		Calculated ⁽³⁾	Existing ⁽⁴⁾														
Date of Last Update	-	2014	2009	2009	2003	2010	2003	2011	2012	2005/14	2005	2011	2007	2001	2006	2006	2011
Adoption % ⁽¹⁾	-	100%	100%	50%	100%	100%	95%	91%	100%	100%	100%	100%	100%	100%	100%	100%	42%
Residential:																	
Single Family (2,000 sq ft)	du	\$564	\$171	\$126	\$420	\$1,065	\$390	\$375	\$608	\$285	\$287	\$319	\$347	\$93	\$313	\$197	\$207
Non-Residential:																	
Light Industrial	1,000 sf	\$259	\$59	\$20	\$549	\$676	\$104	\$105	\$12	\$142	\$119	\$76	\$108	n/a	\$190	\$48	\$82
Office (50,000 sq ft)	1,000 sf	\$447	\$108	\$125	\$549	\$725	\$1,301	\$206	\$81	\$206	\$209	\$133	\$182	\$44	\$320	\$112	\$167
Retail (125,000 sq ft)	1,000 sf	\$797	\$165	\$149	\$549	\$795	\$1,301	\$441	\$324	\$489	\$505	\$128	\$452	\$129	\$180	\$250	\$252
Bank w/Drive-In	1,000 sf	\$857	\$234	\$149	\$549	\$783	\$1,301	\$441	\$81	\$470	\$372	\$128	\$452	\$105	\$230	\$350	\$269
Fast Food w/Drive-Thru	1,000 sf	\$3,344	\$669	\$149	\$549	\$1,233	\$1,301	\$441	\$584	\$1,837	\$2,081	\$128	\$452	\$552	\$230	\$481	\$1,063

(1) Represents the portion of the maximum calculated fee that was originally adopted

(2) du = dwelling unit

(3) Source: Table VI-11

(4) Source: Charlotte County Community Development Department; Includes 2.46% administrative charge; Bank w/Drive-in is measured "per lane"; Fee is currently suspended

(5) Source: Polk County Building & Construction Department; Fire and EMS fees are combined; Fee is currently suspended through July 2015

(6) Source: Pasco County Central Permitting Department; Fire combat and fire rescue combined

(7) Source: Collier County Impact Fee Administration Department; Fees shown include the EMS fee and an average fire fee across all districts

(8) Source: Lake County Growth Management Department, Development Processing Division

(9) Source: Lee County Community Development Department; Fees include 1.0% administrative fee

(10) Source: Martin County Growth Management Department; Fees include 1.5% administrative fee

(11) Source: Indian River County Planning Division; Fees include 2.5% administrative fee. IRC is in the process of updating its impact fee program. The County adopted the calculated non-residential impact fees in April of 2014 and is finalizing the calculations for residential land uses. Non-residential fees were adopted at 100%.

(12) Source: Marion County Planning Department; Fee is currently suspended through December 2014

(13) Source: Manatee County Financial Management Department, Impact Fee Administration

(14) Source: Sarasota County Planning & Development Services; Fire and EMS combined; Fees include 2.25% administrative fee

(15) Source: Brevard County Planning & Development Department; Fire/Rescue and EMS rates are combined; Industrial land used are exempt from impact fees

(16) Source: Desoto County Planning & Zoning Department; Fee is currently suspended through November 2014

(17) Source: City of Punta Gorda Zoning Department; City collects its own fire fee and 100% of the County's EMS fee. Both City and County fees are currently suspended

(18) Source: City of North Port Economic Development Department

V. Law Enforcement & Correctional Facilities

Law enforcement/correctional facilities impact fees are typically used to fund the capital construction and expansion of land, facilities and capital equipment required to support the additional law enforcement and correctional facility service demand created by new growth. In the case of Charlotte County's impact fee program, law enforcement and correctional facilities are combined under the same impact fee program. More often, these two services are charged separately under two different impact fee program areas. In addition, the County's current adopted fee includes only the vehicles and equipment associated with law enforcement services in the impact fee and the buildings and land are included in the public buildings impact fee. In an effort to combine related assets together, this study includes all capital assets related to law enforcement and correctional facilities in the same program area. This section of the report presents the results of the law enforcement/correctional facilities impact fee update study for Charlotte County and will serve as the technical support document for the calculated impact fee schedule.

There are several major elements associated with the development of the law enforcement & correctional facilities impact fee. These include:

- Facility Inventory
- Service Area and Population
- Level-of-Service
- Cost Component
- Credit Component
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- Calculated Law Enforcement/Correctional Facilities Impact Fee Schedule
- Law Enforcement/Correctional Facilities Impact Fee Schedule Comparison

Facility Inventory

The facility inventory includes law enforcement and correctional facilities and does not include any of the buildings included in the calculation of other impact fees.

According to the information provided by Charlotte County, the County has approximately 400,000 square feet of law/corrections facility space. This includes the square footage of

both primary and support buildings. Support facilities are defined as trailers, facilities without air-conditioning, or facilities that are unlikely to be occupied by personnel.

Table V-1 shows a summary of the law enforcement and correctional facilities inventory and the current value of buildings and land. As presented, the inventory includes a total of 382,000 square feet of primary building space and 18,000 square feet of support space. The building value of the facilities included in the inventory were estimated based on insurance values, estimates for future buildings, and cost information obtained from other jurisdictions. This analysis resulted in an estimated cost of \$250 per square foot for correctional facilities, \$200 per square foot for all other primary buildings, and \$75 per square foot for support buildings.

In addition to building value, land values were estimated for future land purchases. Land value was determined primarily through a review of the value of parcels where the current buildings are located, as reported by the Charlotte County Property Appraiser, an analysis of vacant land sales and values of 0.5- to 15-acre lots in Charlotte County, and discussions with the County representatives. This analysis resulted in an average land value of \$100,000 per acre. Additional information is included in Appendix B.

Table V-1
Summary of Law Enforcement and Correctional Facilities Inventory

Building Type	Land	Square Feet ⁽¹⁾	Building Value per Square Foot ⁽²⁾	Building and Land Value ⁽³⁾
Primary Buildings		381,968	\$239	\$91,159,200
Support Buildings		18,460	\$75	\$1,384,500
Total		400,428	-	\$92,543,700
Total Acreage ⁽⁴⁾	53.10			-
Land Value per Acre ⁽⁵⁾	\$100,000			\$5,310,000
Total Building and Land Value⁽⁶⁾				\$97,853,700

(1) Source: Appendix C, Table C-1

(2) Building value (Item 3) divided by square feet (Item 1)

(3) Primary buildings estimated at \$200 per square foot, except for the jail, which is estimated at \$250 per square foot. The average cost of support buildings is estimated at \$75 per square foot. Appendix B provides further detail.

(4) Source: Appendix C, Table C-2

(5) Source: Appendix B

(6) Sum of the total value (Item 3) for primary buildings, support buildings, and land

In addition for buildings and land, Charlotte County owns approximately \$20.4 million worth of vehicles and equipment associated with law enforcement, correctional facilities, and the court system. Using the current figure of 257 sworn officers, this resulted in a calculated cost of approximately \$79,000 per officer, as shown in Table V-2.

**Table V-2
Equipment and Vehicle Inventory**

Equipment	Units ⁽¹⁾	Average Unit Cost ⁽¹⁾	Asset Value
Law Enforcement			
Vehicles	379	\$21,952.62	\$8,320,043
Vehicle Related Equipment	28	\$5,110.00	\$143,080
Radio	888	\$2,661.00	\$2,362,968
Aircraft	8	\$25,050.00	\$200,400
Aircraft Related Equipment	44	\$13,190.00	\$580,360
Weapons	716	\$443.43	\$317,496
Building & Grounds Maintenance Equipment	11	\$3,823.00	\$42,053
Canine	2	\$6,800.00	\$13,600
Computer Equipment	734	\$3,999.00	\$2,935,266
Kitchen Equipment	4	\$2,727.00	\$10,908
Marine Equipment	43	\$10,000.00	\$430,000
Office Equipment	8	\$2,075.00	\$16,600
Office Furniture	10	\$1,337.62	\$13,376
Other Fixed Assets	90	\$3,190.07	\$287,106
Audio/Video Equipment	137	\$3,819.09	\$523,215
Radar	117	\$1,735.00	\$202,995
Shop Equipment	2	\$1,425.44	\$2,851
Physical Fitness Equipment	25	\$1,884.98	\$47,125
Uniforms	273	\$2,137.00	\$583,401
Duty Gear	273	\$1,079.00	\$294,567
Ballistic Vest	273	\$594.00	\$162,162
Subtotal -- Law Enforcement	4,065		\$17,489,572
Corrections			
Vehicles	21	\$24,172.20	\$507,616
Vehicle Related Equipment	9	\$8,445.00	\$76,005
Radio	256	\$2,587.00	\$662,272
Weapons	55	\$599.00	\$32,945
Building & Grounds Maintenance Equipment	10	\$3,495.00	\$34,950
Computer Equipment	115	\$3,127.96	\$359,715
Jail Equipment	13	\$3,397.00	\$44,161
Kitchen Equipment	33	\$6,500.00	\$214,500
Office Equipment	6	\$1,875.62	\$11,254
Other Fixed Assets	8	\$9,929.10	\$79,433
Audio/Video Equipment	5	\$10,710.00	\$53,550
Uniforms	147	\$2,137.00	\$314,139
Duty Gear	147	\$1,079.00	\$158,613
Subtotal -- Corrections	825		\$2,549,153

**Table V-1 (continued)
Equipment and Vehicle Inventory**

Equipment	Units⁽¹⁾	Average Unit Cost⁽¹⁾	Asset Value
Courts			
Vehicles	7	\$21,361.30	\$149,529
Radio	26	\$2,587.00	\$67,262
Weapons	35	\$645.00	\$22,575
Computer Equipment	13	\$1,454.40	\$18,907
Audio/Video Equipment	6	\$6,435.52	\$38,613
Uniforms	19	\$2,137.00	\$40,603
Duty Gear	19	\$1,079.00	\$20,501
Ballistic Vest	19	\$594.00	\$11,286
Subtotal -- Courts	144		\$369,276
Total Vehicle and Equipment Cost			\$20,408,001
# of Officers⁽²⁾			257
Cost per Officer			\$79,409

(1) Source: Charlotte County Sheriff's Office

(2) Source: Charlotte County Sheriff's Office; Current staffing of sworn officers

Service Area and Population

Charlotte County Sheriff provides law enforcement services in unincorporated county. In addition, the Sheriff's office provides support services to the City of Punta Gorda Police Department. Correctional facility services are provided countywide. Therefore, the proper benefit district for law enforcement and correctional facility services is the entire county, and the countywide weighted seasonal population is used in the impact fee calculations. In addition, because law enforcement and correctional facility services are provided to all land uses and all residents, visitors, and workers, the countywide "functional" population is calculated and used as well. Appendix A provides further information on population estimates.

Level-of-Service

Based on the information provided by Charlotte County, the 2014 level-of-service is 1.42 sworn officers per 1,000 weighted residents. Table V-3 presents the calculation of the existing LOS.

While the 2014 LOS is 1.42 officers per 1,000 weighted residents, in order to calculate the law enforcement impact fee, the LOS needs to be calculated in terms of officers per 1,000 functional residents. Table V-3 also illustrates the calculation of the current LOS using the total functional residents within the service area. The current LOS of law enforcement services is 1.53 officers per 1,000 functional residents.

**Table V-3
Level-of-Service (2014)**

Component	Year 2014	
	Weighted Population	Functional Population
Population ⁽¹⁾	180,425	167,563
Number of Officers -- Law Enforcement ⁽²⁾	257	257
Residents per Officer ⁽³⁾	702	652
LOS (officers per 1,000 residents)⁽⁴⁾	1.42	1.53

- (1) Source: Appendix A, Table A-1 for weighted population and Table A-8 for functional population; Countywide population
- (2) Source: Table V-1
- (3) Population (Item 1) divided by the number of officers (Item 2)
- (4) Number of officers (Item 2) divided by the population (Item 1) and multiplied by 1,000

Table V-4 summarizes a LOS comparison between Charlotte County and other Florida counties. The LOS is displayed in terms of permanent population for all jurisdictions because a functional population analysis has not been completed for these entities. The LOS comparison is based on the permanent population for 2012, as this is the most recent population data available for all jurisdictions. For consistency purposes, all data was retrieved from the FDLE Criminal Justice Agency Profile Report.

**Table V-4
Level-of-Service Comparison**

Jurisdiction	Service Area Population (2012)⁽¹⁾	Number of Officers⁽¹⁾	LOS (Officers per 1,000 Residents)⁽²⁾
Collier County	293,744	270	0.92
Marion County	269,657	256	0.95
Pasco County	430,872	424	0.98
Lee County	404,521	414	1.02
Charlotte County (Existing)	146,373	189	1.29
Lake County	165,664	215	1.30
Manatee County	259,732	339	1.31
Sarasota County	247,070	329	1.33
Desoto County	26,823	37	1.38
Polk County	398,796	560	1.40
Martin County	128,656	183	1.42
Indian River County	92,795	140	1.51
City of North Port	58,674	95	1.62
City of Punta Gorda	16,984	34	2.00
City of Venice	20,918	44	2.10
Brevard County	223,781	474	2.12

(1) Source: Florida Department of Law Enforcement Criminal Justice Agency Profile Report, 2012

(2) Permanent population (Item 1) divided by the number of officers (Item 2) and multiplied by 1,000

Cost Component

The cost component of the study evaluates the cost of buildings, land, and vehicles/equipment associated with law enforcement and correctional facilities. Table V-5 provides a summary of all capital costs, which amounts to approximately \$440,000 per sworn officer.

Table V-5 also presents the cost per functional resident for the impact fee analysis. This cost was calculated as the total capital cost of approximately \$440,000 per officer multiplied by the LOS of 1.53 officers per 1,000 functional residents divided by 1,000. As shown in the following table, the total impact cost per resident is approximately \$672 for law enforcement and correctional facilities.

**Table V-5
Total Impact Cost per Functional Resident**

Component	Cost	Percent of Total Value ⁽⁸⁾
Building Value ⁽¹⁾	\$91,159,200	80.7%
Land Value ⁽¹⁾	\$1,384,500	1.2%
Vehicle and Equipment Value ⁽²⁾	<u>\$20,408,001</u>	<u>18.1%</u>
Total Asset Value⁽³⁾	\$112,951,701	100.0%
Number of Law Enforcement Officers ⁽⁴⁾	257	
Total Asset Value per Officer⁽⁵⁾	\$439,501	
Level-of-Service (Officers/1,000 Func. Residents) ⁽⁶⁾	1.53	
Total Impact Cost per Functional Resident⁽⁷⁾	\$672.44	

(1) Source: Table V-1

(2) Source: Table V-2

(3) Sum of building, land, and vehicle/equipment value

(4) Source: Table V-2

(5) Total asset value (Item 3) divided by the number of law enforcement officers (Item 4)

(6) Source: Table V-3

(7) Total asset value per officer (Item 5) multiplied by the LOS (Item 6) and divided by 1,000

(8) Distribution of building, land, and vehicle/equipment values as part of the total asset value

Credit Component

To avoid overcharging new development for the law enforcement and correctional facility impact fee, a review of the capital financing program for these services was completed. The purpose of this review was to determine potential revenues generated by new development that are being used for the purchase of vehicles and equipment included in the inventory. It should be noted that the credit component does not include any capital renovation, maintenance, or operations expenses, as these types of expenditures cannot be funded with impact fee revenue.

Capital Expansion Expenditure Credit

To calculate the capital expansion expenditure credit per functional resident, the historical capital expansion projects were reviewed. During the time period from 2009 through 2019, the County and Sheriff's Office allocated an average annual ad valorem revenues of \$2.5 million toward buildings, vehicles and equipment. The annual capital expansion expenditures were divided by the average functional residents for the same period in order to calculate the average capital expansion cost per functional resident. As presented in Table V-6, the result is an average annual expansion cost of \$15 per functional resident.

It is important to note one of revenues sources currently available to the County is the local government infrastructure surtax or local discretionary sales surtax, which is going to expire at the end of 2014. Historically, revenues from the sales tax were used for other program areas; however, if re-adopted in 2015, a portion of the revenues is expected to be allocated to law enforcement/correctional facility capacity projects. Given this, another credit scenario is calculated, which results in an average revenue credit of \$21 per functional resident.

TECHNICAL

**Table V-6
Law Enforcement/Correctional Facility Capital Expansion Funding**

Description	FY 2009 to FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Total
Ad Valorem								
Jail Expansion	\$26,305,133	-	-	-	-	-	-	\$26,305,133
Sheriff Firing Range/Training Center/District 3 HQ	-		\$168,750	-	-	-	-	\$168,750
Sheriff District 1 (West County) HQ	-	\$300,000	-	-	-	-	-	\$300,000
APC Symmetra UPS	\$0	\$14,000	-	-	-	-	-	\$14,000
Ballistic Shield	\$6,200	\$0	-	-	-	-	-	\$6,200
Binoculars	\$3,977	\$0	-	-	-	-	-	\$3,977
Canine	\$13,300	\$0	-	-	-	-	-	\$13,300
Car Video System	\$10,260	\$0	-	-	-	-	-	\$10,260
Crime Scene Light Guide	\$2,176	\$0	-	-	-	-	-	\$2,176
Dell Sonicwall	\$0	\$15,000	-	-	-	-	-	\$15,000
Drysuit	\$3,400	\$0	-	-	-	-	-	\$3,400
DVR	\$32,178	\$0	-	-	-	-	-	\$32,178
Facemask	\$9,130	\$0	-	-	-	-	-	\$9,130
Firewall	\$6,044	\$0	-	-	-	-	-	\$6,044
Freezer	\$1,886	\$0	-	-	-	-	-	\$1,886
Gym Equipment	\$33,779	\$0	-	-	-	-	-	\$33,779
Handguns	\$8,180	\$0	-	-	-	-	-	\$8,180
Light Bars	\$0	\$51,700	-	-	-	-	-	\$51,700
Melon Peeler	\$1,146	\$0	-	-	-	-	-	\$1,146
Metal Detector	\$6,794	\$0	-	-	-	-	-	\$6,794
Multifunction Display	\$6,200	\$0	-	-	-	-	-	\$6,200
Network Switch	\$37,037	\$0	-	-	-	-	-	\$37,037
Night Vision Goggles	\$25,638	\$0	-	-	-	-	-	\$25,638
Night Vision Scope	\$16,974	\$0	-	-	-	-	-	\$16,974
Panasonic Toughbooks	\$0	\$26,325	-	-	-	-	-	\$26,325
Pole	\$2,152	\$0	-	-	-	-	-	\$2,152
Privacy Screen	\$3,398	\$0	-	-	-	-	-	\$3,398
Radios	\$0	\$118,525	-	-	-	-	-	\$118,525
Receiver	\$1,025	\$0	-	-	-	-	-	\$1,025
Refrigerator	\$2,717	\$0	-	-	-	-	-	\$2,717
Transmitter	\$4,512	\$0	-	-	-	-	-	\$4,512
Vehicles	\$0	\$163,800	-	-	-	-	-	\$163,800
Xio ISE-2 Storage	\$0	\$110,000	-	-	-	-	-	\$110,000
Sales Tax								
Jail Expansion Ph. I	-	-	\$1,822,053	\$1,822,053	\$1,822,053	\$1,822,053	\$1,822,052	\$9,110,264
Sheriff District 1 (West County) HQ	-	-	\$608,000	\$608,000	\$608,000	\$608,000	\$608,000	\$3,040,000
Total (Ad Valorem & Sales Tax)	\$26,543,236	\$799,350	\$2,430,053	\$2,430,053	\$2,430,053	\$2,430,053	\$2,430,052	\$39,492,850
Total Law Enforcement/Correctional Facility Capital Expansion Expenditures per Year⁽²⁾								\$3,590,259
Average Annual Functional Population⁽³⁾								168,046
Annual Law Enforcement/Correctional Facility Capacity Expansion Expenditures per Resident⁽⁴⁾								\$21.36
Total (Ad Valorem ONLY)	\$26,543,236	\$799,350	\$168,750	\$0	\$0	\$0	\$0	\$27,511,336
Total Law Enforcement/Correctional Facility Capital Expansion Expenditures per Year⁽²⁾								\$2,501,031
Average Annual Functional Population⁽³⁾								168,046
Annual Law Enforcement/Correctional Facility Capacity Expansion Expenditures per Resident⁽⁴⁾								\$14.88

- (1) Source: Charlotte County Sheriff's Office and Charlotte County
(2) Total capital expansion expenditures divided by 11 years
(3) Source: Average population from Appendix A, Table A-10 for 2009 through 2019
(4) Average annual expenditures (Item 3) divided by the average annual population (Item 4)

Net Law Enforcement and Correctional Facilities Impact Cost

The net impact fee per functional resident is the difference between the cost component and the credit component. Table V-7 summarizes the calculation of the net law enforcement and correctional facilities impact cost per functional resident.

The first section of Table V-7 identifies the total impact cost as \$672 per functional resident. The second section of the table identifies the capital expansion expenditure credits for the law enforcement and correctional facilities impact fee. Due to the uncertainty of future sales tax revenues, two scenarios have been developed: one that accounts for potential sales tax expenditures and one that excludes any future sales tax contributions.

The net impact cost per functional resident (third section of the table) is the difference between the total impact cost per functional resident of \$672 and the total revenue credit of \$334 per functional resident for Scenario 1 and \$232 per functional resident for Scenario 2. The result is a net impact cost of approximately \$339 per functional resident for Scenario 1 and \$440 per functional resident for Scenario 2.

Table V-7
Net Impact Cost per Functional Resident

Impact Cost / Credit Element	With Sales Tax		Without Sales Tax	
	Impact Cost	Revenue Credits	Impact Cost	Revenue Credits
Impact Cost				
Total Impact Cost per Functional Resident ⁽¹⁾	\$672.44	-	\$672.44	-
Revenue Credit				
Avg Annual Capital Improvement Credit per Functional Resident ⁽²⁾		\$21.36	-	\$14.88
Capitalization Rate		4.0%	-	4.0%
Capitalization Period (in years)		25	-	25
Capital Improvement Credit per Resident ⁽³⁾		\$333.69	-	\$232.46
Net Impact Cost				
Net Impact Cost per Functional Resident ⁽⁴⁾	\$338.75	-	\$439.98	-

(1) Source: Table V-5

(2) Source: Table V-6

(3) Average annual capital improvement credit per functional resident (Item 2) with a capitalization rate of 4 percent for 25 years

(4) Total impact cost per functional resident (Item 1) less total revenue credit per functional resident (Item 3)

Calculated Law Enforcement and Correctional Facilities Impact Fee Schedule

Based on the analysis conducted in this section, two law enforcement/correctional facilities impact fee schedules were developed for residential and non-residential land uses in Charlotte County.

Scenario 1:

Table V-8 presents the calculated impact fee schedule utilizing future sales tax credits. This scenario estimates a higher credit and therefore a lower calculated impact fee.

Scenario 2:

Table V-9 presented the calculated impact fee schedule excluding future sales tax credit. This scenario estimates a lower credit and therefore a higher calculated impact fee.

Law Enforcement and Correctional Facilities Impact Fee Schedule Comparison

As part of the work effort in updating Charlotte County's law enforcement impact fee schedule, the County's calculated impact fee schedule was compared to the adopted fee schedule and those in similar or nearby jurisdictions. Table V-10 presents this comparison. Because Charlotte County's impact fee program is combined for law enforcement and correctional facilities, the comparison includes jurisdictions that have both of these fees for a more "apples-to-apples" comparison. In addition, because the County's current adopted fee includes only vehicles and equipment in this program area while including related buildings and land in the public buildings impact fee, the calculated fee for law enforcement/correctional facilities is higher than the adopted fee.

**Table V-8
Calculated Law Enforcement and Correctional Facilities Impact Fee Schedule (Scenario 1 – With Sales Tax)**

ITE LUC	Land Use	Impact Unit	Functional Resident Coefficient ⁽¹⁾	Calculated Impact Fee ⁽²⁾	Administrative Fee @2.46% ⁽³⁾	Total Impact Fee ⁽⁴⁾	Current Impact Fee ⁽⁵⁾	Percent Change ⁽⁶⁾
RESIDENTIAL:								
210	Single Family (Detached)	du	1.42	\$481.03	\$11.83	\$493	\$78	532.1%
220/230	Multi-Family/Single Family Attached	du	0.75	\$254.06	\$6.25	\$260	\$51	409.8%
240	Mobile Home	du	0.77	\$260.84	\$6.42	\$267	\$55	385.5%
253	Congregate Care Facility	du	0.83	\$281.16	\$6.92	\$288	n/a	n/a
LODGING:								
310	Hotel	room	0.55	\$186.31	\$4.58	\$191	\$59	223.7%
320	Motel	room	0.51	\$172.76	\$4.25	\$177	\$59	200.0%
RECREATION:								
416	RV Park	site	0.50	\$169.38	\$4.17	\$174	n/a	n/a
420	Marina	boat berth	0.19	\$64.36	\$1.58	\$66	n/a	n/a
430	Golf Course	hole	1.08	\$365.85	\$9.00	\$375	n/a	n/a
444	Movie Theater w/Matinee	1,000 sf	5.98	\$2,025.73	\$49.83	\$2,076	\$459	352.3%
492	Health/Fitness Club	1,000 sf	3.09	\$1,046.74	\$25.75	\$1,072	n/a	n/a
INSTITUTIONS:								
520	Elementary School (Private)	student	0.06	\$20.33	\$0.50	\$21	n/a	n/a
522	Middle School (Private)	student	0.07	\$23.71	\$0.58	\$24	n/a	n/a
530	High School (Private)	student	0.08	\$27.10	\$0.67	\$28	n/a	n/a
540	Univ./Jr. College (7,500 or fewer students) (Private)	student	0.10	\$33.88	\$0.83	\$35	n/a	n/a
550	Univ./Jr. College (more than 7,500 students) (Private)	student	0.07	\$23.71	\$0.58	\$24	n/a	n/a
560	Church	1,000 sf	0.51	\$172.76	\$4.25	\$177	\$29	510.3%
565	Day Care	1,000 sf	0.89	\$301.49	\$7.42	\$309	\$63	390.5%
610	Hospital	1,000 sf	1.37	\$464.09	\$11.42	\$476	\$73	552.1%
620	Nursing Home	1,000 sf	1.72	\$582.65	\$14.33	\$597	\$32	1765.6%
OFFICE:								
710	General Office 100,000 sf or less	1,000 sf	1.19	\$403.11	\$9.92	\$413	\$49	742.9%
	General Office 100,001-200,000 sf	1,000 sf	1.01	\$342.14	\$8.42	\$351	\$43	716.3%
	General Office 200,001-400,000 sf	1,000 sf	0.85	\$287.94	\$7.08	\$295	\$42	602.4%
	General Office greater than 400,000 sf	1,000 sf	0.77	\$260.84	\$6.42	\$267	\$39	584.6%
720	Medical Office/Clinic 10,000 sf or less	1,000 sf	1.14	\$386.18	\$9.50	\$396	\$66	500.0%
	Medical Office/Clinic greater than 10,000 sf	1,000 sf	1.74	\$589.43	\$14.50	\$604	\$66	815.2%
RETAIL:								
820	Retail 100,000 sf gla or less	1,000 sf gla	2.11	\$714.76	\$17.58	\$732	\$54	1255.6%
	Retail 100,001-200,000 sf gla	1,000 sf gla	2.12	\$718.15	\$17.67	\$736	\$76	868.4%
	Retail 200,001-400,000 sf gla	1,000 sf gla	2.34	\$792.68	\$19.50	\$812	\$102	696.1%
	Retail greater than 400,000 sf gla	1,000 sf gla	2.44	\$826.55	\$20.33	\$847	\$94	801.1%
841	New/Used Auto Sales	1,000 sf	1.47	\$497.96	\$12.25	\$510	\$128	298.4%
849	Tire Superstore	service bay	1.34	\$453.93	\$11.17	\$465	n/a	n/a
850	Supermarket	1,000 sf	2.05	\$694.44	\$17.08	\$712	n/a	n/a
851	Convenience Market (24 hour)	1,000 sf	5.47	\$1,852.96	\$45.58	\$1,899	\$244	678.3%
853	Convenience Market w/Gas Pumps	1,000 sf	5.83	\$1,974.91	\$48.58	\$2,023	\$244	729.1%
862	Home Improvement Superstore	1,000 sf	1.81	\$613.14	\$15.08	\$628	n/a	n/a
880/881	Pharmacy/Drug Store with or w/o Drive-Thru	1,000 sf	1.96	\$663.95	\$16.33	\$680	\$49	1287.8%
890	Furniture Store	1,000 sf	0.23	\$77.91	\$1.92	\$80	n/a	n/a
911	Bank/Savings Walk-In	1,000 sf	2.23	\$755.41	\$18.58	\$774	\$97	697.9%
912	Bank/Savings Drive-In ⁽⁷⁾	1,000 sf	2.28	\$772.35	\$19.00	\$791	\$106	646.2%
931	Quality Restaurant	1,000 sf	6.82	\$2,310.28	\$56.83	\$2,367	\$244	870.1%
932	High-Turnover Restaurant	1,000 sf	6.78	\$2,296.73	\$56.50	\$2,353	\$303	676.6%
934	Fast Food Rest. w/Drive-Thru	1,000 sf	8.90	\$3,014.88	\$74.17	\$3,089	\$303	919.5%
940	Bread/Donut/Bagel Shop w/Drive-Thru	1,000 sf	5.80	\$1,964.75	\$48.33	\$2,013	\$111	1713.5%
944/946	Gasoline/Service Station with or w/o Car Wash	fuel pos.	1.91	\$647.01	\$15.92	\$663	\$19	3389.5%
947	Self-Service Car Wash	service bay	0.87	\$294.71	\$7.25	\$302	n/a	n/a
n/a	Convenience/Gasoline/Fast Food	1,000 sf	7.15	\$2,422.06	\$59.58	\$2,482	\$244	917.2%
INDUSTRIAL:								
110	General Light Industrial	1,000 sf	0.69	\$233.74	\$5.75	\$239	\$27	785.2%
120	General Heavy Industrial	1,000 sf	0.49	\$165.99	\$4.08	\$170	\$27	529.6%
140	Manufacturing	1,000 sf	0.50	\$169.38	\$4.17	\$174	\$27	544.4%
150	Warehousing	1,000 sf	0.28	\$94.85	\$2.33	\$97	\$13	646.2%
151	Mini-Warehouse	1,000 sf	0.06	\$20.33	\$0.50	\$21	\$6	250.0%

Note: GSF = gross square feet

- (1) Functional resident coefficients from Appendix A, Table A-11 for residential and transient, assisted/group land uses and Table A-13 for non-residential land uses
- (2) Calculated impact fee determined by multiplying the net impact cost per functional resident (Table V-7) by the functional resident coefficient (Item 1) for each land use
- (3) Calculated fee per unit (Item 2) multiplied by 2.46 percent to determine the administrative fee
- (4) Sum of the calculated fee per unit (Item 2) and the administrative fee (Item 3)
- (5) Source: Charlotte County Community Development Department; Includes a 2.46 percent administrative charge
- (6) Percent change from the current adopted fee rate (Item 5) to the total impact fee (Item 4)
- (7) The current adopted fee rate (Item 5) is charged "per lane"

**Table V-9
Calculated Law Enforcement and Correctional Facilities Impact Fee Schedule (Scenario 2 – Without Sales Tax)**

ITE LUC	Land Use	Impact Unit	Functional Resident Coefficient ⁽¹⁾	Calculated Impact Fee ⁽²⁾	Administrative Fee @2.46% ⁽³⁾	Total Impact Fee ⁽⁴⁾	Current Impact Fee ⁽⁵⁾	Percent Change ⁽⁶⁾
RESIDENTIAL:								
210	Single Family (Detached)	du	1.42	\$624.77	\$15.37	\$640	\$78	720.5%
220/230	Multi-Family/Single Family Attached	du	0.75	\$329.99	\$8.12	\$338	\$51	562.7%
240	Mobile Home	du	0.77	\$338.78	\$8.33	\$347	\$55	530.9%
253	Congregate Care Facility	du	0.83	\$365.18	\$8.98	\$374	n/a	n/a
LODGING:								
310	Hotel	room	0.55	\$241.99	\$5.95	\$248	\$59	320.3%
320	Motel	room	0.51	\$224.39	\$5.52	\$230	\$59	289.8%
RECREATION:								
416	RV Park	site	0.50	\$219.99	\$5.41	\$225	n/a	n/a
420	Marina	boat berth	0.19	\$83.60	\$2.06	\$86	n/a	n/a
430	Golf Course	hole	1.08	\$475.18	\$11.69	\$487	n/a	n/a
444	Movie Theater w/Matinee	1,000 sf	5.98	\$2,631.08	\$64.72	\$2,696	\$459	487.4%
492	Health/Fitness Club	1,000 sf	3.09	\$1,359.54	\$33.44	\$1,393	n/a	n/a
INSTITUTIONS:								
520	Elementary School (Private)	student	0.06	\$26.40	\$0.65	\$27	n/a	n/a
522	Middle School (Private)	student	0.07	\$30.80	\$0.76	\$32	n/a	n/a
530	High School (Private)	student	0.08	\$35.20	\$0.87	\$36	n/a	n/a
540	Univ./Jr. College (7,500 or fewer students) (Private)	student	0.10	\$44.00	\$1.08	\$45	n/a	n/a
550	Univ./Jr. College (more than 7,500 students) (Private)	student	0.07	\$30.80	\$0.76	\$32	n/a	n/a
560	Church	1,000 sf	0.51	\$224.39	\$5.52	\$230	\$29	693.1%
565	Day Care	1,000 sf	0.89	\$391.58	\$9.63	\$401	\$63	536.5%
610	Hospital	1,000 sf	1.37	\$602.77	\$14.83	\$618	\$73	746.6%
620	Nursing Home	1,000 sf	1.72	\$756.77	\$18.62	\$775	\$32	2321.9%
OFFICE:								
710	General Office 100,000 sf or less	1,000 sf	1.19	\$523.58	\$12.88	\$536	\$49	993.9%
	General Office 100,001-200,000 sf	1,000 sf	1.01	\$444.38	\$10.93	\$455	\$43	958.1%
	General Office 200,001-400,000 sf	1,000 sf	0.85	\$373.98	\$9.20	\$383	\$42	811.9%
	General Office greater than 400,000 sf	1,000 sf	0.77	\$338.78	\$8.33	\$347	\$39	789.7%
720	Medical Office/Clinic 10,000 sf or less	1,000 sf	1.14	\$501.58	\$12.34	\$514	\$66	678.8%
	Medical Office/Clinic greater than 10,000 sf	1,000 sf	1.74	\$765.57	\$18.83	\$784	\$66	1087.9%
RETAIL:								
820	Retail 100,000 sf gla or less	1,000 sf gla	2.11	\$928.36	\$22.84	\$951	\$54	1661.1%
	Retail 100,001-200,000 sf gla	1,000 sf gla	2.12	\$932.76	\$22.95	\$956	\$76	1157.9%
	Retail 200,001-400,000 sf gla	1,000 sf gla	2.34	\$1,029.55	\$25.33	\$1,055	\$102	934.3%
	Retail greater than 400,000 sf gla	1,000 sf gla	2.44	\$1,073.55	\$26.41	\$1,100	\$94	1070.2%
841	New/Used Auto Sales	1,000 sf	1.47	\$646.77	\$15.91	\$663	\$128	418.0%
849	Tire Superstore	service bay	1.34	\$589.57	\$14.50	\$604	n/a	n/a
850	Supermarket	1,000 sf	2.05	\$901.96	\$22.19	\$924	n/a	n/a
851	Convenience Market (24 hour)	1,000 sf	5.47	\$2,406.69	\$59.20	\$2,466	\$244	910.7%
853	Convenience Market w/Gas Pumps	1,000 sf	5.83	\$2,565.08	\$63.10	\$2,628	\$244	977.0%
862	Home Improvement Superstore	1,000 sf	1.81	\$796.36	\$19.59	\$816	n/a	n/a
880/881	Pharmacy/Drug Store with or w/o Drive-Thru	1,000 sf	1.96	\$862.36	\$21.21	\$884	\$49	1704.1%
890	Furniture Store	1,000 sf	0.23	\$101.20	\$2.49	\$104	n/a	n/a
911	Bank/Savings Walk-In	1,000 sf	2.23	\$981.16	\$24.14	\$1,005	\$97	936.1%
912	Bank/Savings Drive-In ⁽⁷⁾	1,000 sf	2.28	\$1,003.15	\$24.68	\$1,028	\$106	869.8%
931	Quality Restaurant	1,000 sf	6.82	\$3,000.66	\$73.82	\$3,074	\$244	1159.8%
932	High-Turnover Restaurant	1,000 sf	6.78	\$2,983.06	\$73.38	\$3,056	\$303	908.6%
934	Fast Food Rest. w/Drive-Thru	1,000 sf	8.90	\$3,915.82	\$96.33	\$4,012	\$303	1224.1%
940	Bread/Donut/Bagel Shop w/Drive-Thru	1,000 sf	5.80	\$2,551.88	\$62.78	\$2,615	\$111	2255.9%
944/946	Gasoline/Service Station with or w/o Car Wash	fuel pos.	1.91	\$840.36	\$20.67	\$861	\$19	4431.6%
947	Self-Service Car Wash	service bay	0.87	\$382.78	\$9.42	\$392	n/a	n/a
n/a	Convenience/Gasoline/Fast Food	1,000 sf	7.15	\$3,145.86	\$77.39	\$3,223	\$244	1220.9%
INDUSTRIAL:								
110	General Light Industrial	1,000 sf	0.69	\$303.59	\$7.47	\$311	\$27	1051.9%
120	General Heavy Industrial	1,000 sf	0.49	\$215.59	\$5.30	\$221	\$27	718.5%
140	Manufacturing	1,000 sf	0.50	\$219.99	\$5.41	\$225	\$27	733.3%
150	Warehousing	1,000 sf	0.28	\$123.19	\$3.03	\$126	\$13	869.2%
151	Mini-Warehouse	1,000 sf	0.06	\$26.40	\$0.65	\$27	\$6	350.0%

Note: GSF = gross square feet

- (1) Functional resident coefficients from Appendix A, Table A-11 for residential and transient, assisted/group land uses and Table A-13 for non-residential land uses
- (2) Calculated impact fee determined by multiplying the net impact cost per functional resident (Table V-7) by the functional resident coefficient (Item 1) for each land use
- (3) Calculated fee per unit (Item 2) multiplied by 2.46 percent to determine the administrative fee
- (4) Sum of the calculated fee per unit (Item 2) and the administrative fee (Item 3)
- (5) Source: Charlotte County Community Development Department; Includes a 2.46 percent administrative charge
- (6) Percent change from the current adopted fee rate (Item 5) to the total impact fee (Item 4)
- (7) The current adopted fee rate (Item 5) is charged "per lane"

**Table V-10
Law Enforcement and Correctional Facilities Impact Fee Schedule Comparison**

Land Use	Unit ⁽²⁾	Charlotte County			Polk County ⁽⁶⁾	Collier County ⁽⁷⁾	Indian River County ⁽⁸⁾	Sarasota County ⁽⁹⁾
		Calculated (Scenario 1) ⁽³⁾	Calculated (Scenario 2) ⁽⁴⁾	Existing ⁽⁵⁾				
Date of Last Update	-	2014	2014	2009	2009	2010	2005/14	2007
Adoption % ⁽¹⁾	-	100%	100%	100%	50%	100%	100%/0%	100%
Residential:								
Single Family (2,000 sq ft)	du	\$493	\$640	\$78	\$245	\$937	\$425	\$1,013
Non-Residential:								
Light Industrial	1,000 sf	\$239	\$311	\$27	\$60	\$325	\$194	\$318
Office (50,000 sq ft)	1,000 sf	\$413	\$536	\$49	\$552	\$669	\$281	\$530
Retail (125,000 sq ft)	1,000 sf	\$736	\$956	\$76	\$508	\$1,082	\$666	\$1,320
Bank w/Drive-In	1,000 sf	\$791	\$1,028	\$106	\$508	\$1,097	\$641	\$1,320
Fast Food w/Drive-Thru	1,000 sf	\$3,089	\$4,012	\$303	\$508	\$4,242	\$2,500	\$1,320

(1) Represents the portion of the maximum calculated fee that was originally adopted

(2) Du = dwelling unit

(3) Source: Table V-8; Includes 2.46% administrative charge

(4) Source: Table V-9; Includes 2.46% administrative charge

(5) Source: Charlotte County Community Development Department; Includes 2.46% administrative charge; Bank w/Drive-In is measured per "lane"; Fee is currently suspended

(6) Source: Polk County Building & Construction Department; Fee is currently suspended through July 2015

(7) Source: Collier County Impact Fee Administration Department

(8) Source: Indian River County Planning Division; Includes 2.5% administration fee. IRC is in the process of updating its impact fee program. The County adopted the calculated non-residential impact fees in April of 2014 and is finalizing the calculations for residential land uses. Non-residential fees were adopted at approximately 60% combined for law enforcement (100% adoption) and correctional facilities (0% adoption).

(9) Source: Sarasota County Planning & Development Services; Includes 2.25% administration fee

VI. Parks & Recreation Facilities

This section discusses the analysis used in the update of the parks and recreation impact fee. To update the parks and recreation impact fee schedule, there are several major elements that need to be addressed, including:

- Inventory of Land and Recreation Facilities
- Service Area and Population
- Level-of-Service
- Cost Component
- Credit Component
- Net Parks & Recreation Facilities Impact Cost
- Calculated Parks & Recreation Facilities Impact Fee Schedule
- Parks & Recreation Facilities Impact Fee Schedule Comparison

These elements are summarized throughout this section, with the result being the proposed parks and recreation impact fee schedule.

Inventory of Land and Recreation Facilities

Charlotte County parks inventory used to calculate the impact fee includes community, regional and specialty parks. Of these, community parks impact fee is only collected in the unincorporated county since the City of Punta Gorda provides its own community parks. Regional and specialty parks impact fee is collected countywide due to the larger service area of these types of parks. Smaller parks such as neighborhood and mini parks, are not included in the inventory because of their limited service areas. The Recreation and Open Space Data and Analysis section of the Smart Charlotte 2050 includes definitions of each park type.

As shown in Table VI-1, the County owns 8 community parks and 25 regional and specialty parks. Of these, land for Anger Fishing Pier is not owned by the County, but the facilities are. As such, only the facilities in this park are included in the inventory. In addition, recreation facilities that generate capital revenue (such as the stadium at the Charlotte Sports Park) are also excluded from the inventory.

**Table VI-1
Parks & Recreation Facilities Inventory⁽¹⁾**

Parcel ID	Name of the Facility	Total Acreage	Type/Class	Basketball Court	Baseball Fields	Boat Ramp	Community Center (sf)	Fishing Pier (sf)	Football Field	Picnic Pavilion	Play-ground	Restrooms	Soccer Field	Softball Field	Swimming Pool	Tennis Courts	Trails	Volleyball Court
412008104001	Ainger Creek Park	1.93	Specialty	-	-	1	-	-	3	-	-	-	-	-	-	-	-	-
412006302003	Anger Fishing Pier	n/a ⁽²⁾	Specialty	-	-	-	-	340	-	-	-	-	-	-	-	-	-	-
412009376001	Ann Dever Memorial Regional Park	50.00	Regional	2	-	-	-	150	-	2	2	1	-	-	1	2	3.75	-
412006101003	Bay Heights Park	2.57	Specialty	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
402236106001	Bayshore Live Oak Park	10.32	Specialty	-	-	-	-	621	-	2	1	2	-	-	-	-	1.00	-
422035102001	Boca Grande Fishing Pier (north and south)	4.50	Specialty	-	-	-	-	1,075	-	-	-	-	-	-	-	-	-	-
412105481003	Cape Haze Pioneer Trail	67.60	Specialty	-	-	-	-	-	-	1	-	1	-	-	-	-	8.40	-
412309100001	Carmalita Park	55.42	Community	-	-	-	-	-	2	-	2	3	-	5	-	-	-	-
411912403003	Chadwick Park/Englewood Beach	12.16	Specialty	1	-	-	-	265	-	5	1	1	-	-	-	-	-	2
412306301003	Charlotte Harbor Event and Conference Center	7.95	Specialty	-	-	-	47,443	-	-	-	-	-	-	-	-	-	-	-
402114100007	Charlotte Sports Park	82.00	Specialty	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-
402236229003	Chester Roberts Park	0.32	Specialty	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
422012328001	Coral Creek Fishing Pier	1.15	Specialty	-	-	-	-	251	-	-	-	-	-	-	-	-	-	-
402333427001	Darst Boat Ramp	0.53	Specialty	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-
402128276001	El Jobean Boat Ramp	1.33	Specialty	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-
402128451001	El Jobean Fishing Pier	4.69	Specialty	-	-	-	-	945	-	-	-	-	-	-	-	-	-	-
402208401003	Franz Ross Park	33.00	Community	-	-	-	-	-	3	-	1	1	-	-	-	4	0.09	-
402212229001	Harold Avenue Park	41.30	Community	2	4	-	15,915	-	-	-	1	-	-	3	-	4	-	-
402426102001	Hathaway Park	29.00	Community	-	-	1	-	-	-	-	-	-	-	-	-	-	1.00	-
402226401005	Hickory Bluff Park	32.82	Specialty	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
412108479001	Holiday Lakes Boat Ramp	6.20	Specialty	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-
402111251001	North Charlotte Regional Park	103.30	Regional	-	4	-	-	-	-	-	-	-	4	1	-	-	-	-
402232126011	O'Hare Canoe/Kayak Launch	11.58	Specialty	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
422012301003	Placida Boat Ramp	5.62	Specialty	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-
422012328001	Placida Fishing Pier	2.54	Specialty	-	-	-	-	75	-	-	-	-	-	-	-	-	-	-
402228451001	Port Charlotte Beach Park	16.08	Community	1	-	2	8,000	1,112	-	-	1	1	-	-	1	1	-	1
402325237009	Riverside Park	0.56	Specialty	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-
412024301001	Rotonda Park	32.13	Community	-	-	-	-	-	-	-	1	1	-	-	-	2	0.75	-
412305376001	South County Regional Park	90.31	Regional	3	4	-	16,325	3,500	-	1	1	-	4	1	1	2	-	2
402221351001	Spring Lake Park	8.11	Specialty	-	-	1	-	150	-	1	-	1	-	-	-	-	0.50	-
412110300002	St. Paul Linear Park	8.33	Specialty	-	-	-	-	684	-	-	-	-	-	-	-	-	1.00	-
402228226001	Sunrise Park	40.28	Community	-	-	-	-	-	-	-	-	1	-	-	-	2	-	-
412003433001	Tringali Park	8.02	Community	3	-	-	12,665	-	-	-	1	-	-	-	-	4	-	2
	Total (County Owned)	771.65		12	12	11	100,348	9,168	8	12	13	14	8	10	3	21.0	16.49	7
Count	Summary of Parks & Recreation Facilities	Total Acreage		Basketball Court	Baseball Fields	Boat Ramp	Community Center (sf)	Fishing Pier (sf)	Football Field	Picnic Pavilion	Play-ground	Restrooms	Soccer Field	Softball Field	Swimming Pool	Tennis Courts	Trails	Volleyball Court
8	Community Parks	255.23		6	4	3	36,580	1,112	5	0	7	7	0	8	1	17	1.84	3
22	Specialty Parks	272.81		1	0	8	47,443	4,406	3	9	3	6	0	0	0	0	10.90	2
3	Regional Parks	243.61		5	8	0	16,325	3,650	0	3	3	1	8	2	2	4	3.75	2
33	Total	771.65		12	12	11	100,348	9,168	8	12	13	14	8	10	3	21	16.49	7

(1) Source: Charlotte County

(2) Land is leased

Service Area and Population

As mentioned previously, Charlotte County provides community parks and recreation facilities and services in the unincorporated areas of the county. The City of Punta Gorda provides these facilities and services within its jurisdiction. As a result, the community parks and recreation impact fee analysis will consider only unincorporated county area population. In the case of regional and specialty parks, the services are provided countywide. Appendix A, Table A-1, provides the estimated countywide and unincorporated area population for 2014 and the projected population through 2040. Parks impact fees are charged only to residential land uses. As such, the weighted seasonal population per housing unit is used to measure demand from each residential land use.

Level-of-Service

The current LOS for all county-owned and maintained community parks LOS is 1.57 acres per 1,000 residents and is calculated based on unincorporated county population. The regional/specialty parks LOS is 2.86 acres per 1,000 residents based on countywide population. Table VI-2 presents these calculations. The County’s LOS standard is calculated on a point-system, based on a combination of acreage and recreational facilities. As mentioned previously, for the purposes of impact fee calculations, LOS is measured in terms of the net capital asset value per resident. However, for planning and tracking purposes, it is typically attached to acreage in the case of parks impact fees.

**Table VI-2
Current Level-of-Service (2014)**

Location	2014 Population ⁽¹⁾	Park Acreage ⁽²⁾	Current Achieved LOS ⁽³⁾
Unincorporated Charlotte County	162,382		
Countywide	180,425		
Parks & Recreation Level-of-Service (acres per 1,000 residents)			
Community Parks		255.23	1.57
Regional/Specialty Parks		516.42	2.86
Total (All Parks)		771.65	4.43

(1) Source: Appendix A, Table A-1; Unincorporated County

(2) Source: Table VI-1

(3) Park acreage (Item 2) divided by the population (Item 1) and multiplied by 1,000 residents

Table VI-3 presents a comparison of the parks and recreation adopted LOS standards of other Florida counties to Charlotte County’s achieved LOS. Based on this comparison, Charlotte County’s LOS is in the range of the required acreage per 1,000 residents in other communities.

**Table VI-3
Level-of-Service Comparison**

Jurisdiction	LOS Standard (Acres per 1,000 Residents) ⁽¹⁾
Marion County ⁽¹⁾	2.00
Brevard County ⁽²⁾	3.00
City of North Port ⁽³⁾	3.00
Lake County ⁽⁴⁾	4.00
Collier County ⁽⁵⁾	4.10
Charlotte County (Achieved)⁽⁶⁾	4.43
City of Punta Gorda ⁽⁷⁾	5.00
Indian River County ⁽⁸⁾	6.61
Polk County ⁽⁹⁾	6.95
City of Venice ⁽¹⁰⁾	7.00
Sarasota County ⁽¹¹⁾	7.00
Lee County ⁽¹²⁾	8.00
Pasco County ⁽¹³⁾	12.00

- (1) Source: Marion County 2035 Comprehensive Plan
- (2) Source: Brevard County Comprehensive Plan
- (3) Source: North Port Evaluation and Appraisal Report
- (4) Source: Lake County Comprehensive Plan
- (5) Source: Collier County Parks and Recreation Master Plan
- (6) Source: Table VI-2
- (7) Source: City of Punta Gorda Comprehensive Plan
- (8) Source: Indian River County 2030 Comprehensive Plan
- (9) Source: Polk County Comprehensive Plan
- (10) Source: City of Venice Comprehensive Plan
- (11) Source: Sarasota County Comprehensive Plan
- (12) Source: Lee County Concurrency Report
- (13) Source: Pasco County 2025 Comprehensive Plan

Cost Component

The total cost per resident for parks and recreation facilities consists of two components: the cost of purchasing and developing land for each park and the cost of facilities and equipment located at each park.

Land Cost

Because of recent fluctuations in land values statewide, a detailed analysis of land values for each type of park (and the geographic subareas within the county) was conducted. This analysis takes into consideration current land value of the existing parks as reported by the Charlotte County Property Appraiser as well as an analysis of recent sales of vacant land similar in size and location to Charlotte County's parks. Based on this analysis, an average land value of \$15,000 per acre is used in the case of community parks and \$50,000 per acre is used for regional/specialty parks in the impact fee calculations. Appendix B provides the data used for this analysis.

The cost of land for parks and recreation facilities includes more than just the purchase cost of the land. Landscaping/site improvement and utilities/paving costs are also considered. These costs can vary greatly, depending on the type of services offered at each park. Based on information provided by the County, as well as information from similarly sized jurisdictions and park types, basic landscaping, site preparation, and irrigation costs were estimated and are presented in Table VI-5.

Facility and Equipment Cost

The second step in calculating the total cost for parks and recreation services in Charlotte County involves estimating the current value of recreational facilities. When available, the value for the parks facilities and equipment is estimated based on recent bids or purchases made by the County for its park facilities. When recent bid/purchase information was not available, unit costs from the County's insurance reports and recent costs for similar facilities from other jurisdictions were used. These figures were refined based on discussions with and information provided by the County's Facilities Construction and Maintenance Department.

As presented in Table VI-4, the total park facility value is \$27.8 million for community parks and \$43.1 million for regional parks, for a combined total of \$70.9 million, including facilities, equipment, and architecture and engineering (A&E) costs.

**Table VI-4
Recreational Facility Value**

Facility ⁽¹⁾		Unit Value ⁽²⁾	Community Parks		Regional/Specialty Parks		Total Value ⁽⁷⁾	
Description	Unit		Count ⁽³⁾	Total Value ⁽⁴⁾	Count ⁽⁵⁾	Total Value ⁽⁶⁾		
Baseball Field (lighted)	field	\$850,000	4	\$3,400,000	8	\$6,800,000	\$10,200,000	
Basketball Court	court	\$55,000	4	\$220,000	1	\$55,000	\$275,000	
Basketball Court (lighted)	court	\$90,000	2	\$180,000	5	\$450,000	\$630,000	
Boat Ramp Lane	ramp lane	\$240,000	3	\$720,000	8	\$1,920,000	\$2,640,000	
Community Center	sq ft	\$235	36,580	\$8,596,300	63,768	\$14,985,480	\$23,581,780	
Fishing Pier	sq ft	\$65	1,112	\$72,280	8,056	\$523,640	\$595,920	
Football Field (lighted)	field	\$600,000	5	\$3,000,000	3	\$1,800,000	\$4,800,000	
Picnic Pavilion	pavilion	\$136,000	0	\$0	12	\$1,632,000	\$1,632,000	
Playground	playground	\$175,000	7	\$1,225,000	6	\$1,050,000	\$2,275,000	
Restroom	restrooms	\$200,000	7	\$1,400,000	7	\$1,400,000	\$2,800,000	
Soccer Field (lighted)	field	\$375,000	0	\$0	8	\$3,000,000	\$3,000,000	
Softball Field (lighted)	field	\$450,000	8	\$3,600,000	2	\$900,000	\$4,500,000	
Swimming Pool	pool	\$950,000	1	\$950,000	2	\$1,900,000	\$2,850,000	
Tennis Court (unlit)	court	\$70,000	17	\$1,190,000	4	\$280,000	\$1,470,000	
Trail (unpaved)	miles	\$120,000	1.84	\$220,800	14.65	\$1,758,000	\$1,978,800	
Volleyball Court	court	\$7,000	3	\$21,000	4	\$28,000	\$49,000	
Facilities Value						\$24,795,380	\$38,482,120	\$63,277,500
Architecture, Engineering, and Inspection @ 12%⁽⁸⁾						\$2,975,446	\$4,617,854	\$7,593,300
Total Facilities Value⁽⁹⁾						\$27,770,826	\$43,099,974	\$70,870,800
Total Number of Acres⁽¹⁰⁾						255.23	516.42	771.65
Total Facilities Value per Acre⁽¹¹⁾						\$108,807	\$83,459	\$91,843

(1) Source: Table VI-1

(2) Source: Recent bids and information provided by the Charlotte County Facilities Construction and Maintenance Department, Charlotte County insurance reports, and recent costs from other jurisdictions

(3) Source: Table VI-1; Distribution of lighted and un-lit units was provided by County Staff

(4) Unit value (Item 2) multiplied by the number of units (Item 3)

(5) Source: Table VI-1

(6) Unit value (Item 2) multiplied by the number of units (Item 5)

(7) Sum of the total value for community parks (Item 4) and the total value for regional/specialty parks (Item 6)

(8) Facility value multiplied by 12% based on discussions with the Charlotte County Facilities Construction and Maintenance Department for both park types

(9) Sum of the facilities value and the architecture, engineering, and inspection cost (Item 8) for each park type

(10) Source: Table VI-1

(11) Facilities value (Item 9) divided by the total number of acres (Item 10) for each park type

Total Impact Cost per Resident

Table VI-5 presents the total impact cost per resident for parks and recreation facilities in Charlotte County. Using the current achieved LOS, as previously presented in Table VI-2, the total cost for community parks in Charlotte County is \$226 per resident and the total cost for regional/specialty parks is \$439 per resident.

**Table VI-5
Total Parks and Recreation Impact Cost per Resident**

Facility/Calculation Step	Park Type	
	Community	Regional/ Specialty
Land Purchase Cost per Acre ⁽¹⁾	\$15,000	\$50,000
Landscaping, Site Preparation, Irrigation & Parking Costs (per acre) ⁽²⁾	\$20,000	\$20,000
Recreational Facility Cost ⁽³⁾	\$108,807	\$83,459
Total Land & Facility Cost per Acre ⁽⁴⁾	\$143,807	\$153,459
Parks LOS / LOS Standard (acres per 1,000 Residents) ⁽⁵⁾	1.57	2.86
Parks & Recreation Total Impact Cost per Resident ⁽⁶⁾	\$225.78	\$438.89

(1) Source: Appendix B

(2) Source: Charlotte County

(3) Source: Table VI-4

(4) Sum of land purchase cost (Item 1), landscaping/site prep/irrigation cost (Item 2), and recreational facility cost (Item 3)

(5) Source: Table VI-2

(6) Total land and facility cost per acre (Item 4) multiplied by the LOS (Item 5) and divided by 1,000

Credit Component

To avoid overcharging new development for the capital cost of providing parks and recreation services, a review of the capital financing program for the parks and recreation program was completed. The purpose of this review was to estimate any future revenues generated by new development, other than impact fees, which will be used to fund the expansion of capital facilities and land related to Charlotte County's parks and recreation program.

Capital Expansion Expenditures Credit

Between 2009 and 2019, Charlotte County spent or is planning to spend a total of \$35.9 million for capital expansion of parks. These expenditures were, or will be, funded with sales tax revenue, grants/donations/parking fees, and ad valorem revenues. As shown in Table VI-6, approximately \$6.7 million is allocated to community parks, which includes a

portion of the countywide park improvements (50 percent). Similarly, the \$29.2 million for regional/specialty parks also includes portion of countywide improvements (50 percent). Since the review of these expenditures spanned 2009 through 2019, the average annual capital expansion cost is divided by the average population for this same period. As presented in Table VI-6, the average annual capital expansion expenditure is approximately \$4 per resident for community parks and \$15 per resident for regional/specialty parks.

Given that the local option sales tax in Charlotte County will expire at the end of 2014, which could potentially eliminate sales tax as a parks and recreation funding source, an additional credit scenario that excludes future sales tax funding was developed. As presented in Table VI-7, the average annual capital expansion expenditure is approximately \$2 per resident for community parks and \$3 per resident for regional/specialty parks under the assumption that sales tax revenues will no longer be available for parks and recreation capacity projects.

**Table VI-6
Parks and Recreation Capital Expansion Funding (with Sales Tax)⁽¹⁾**

Project Description	Park Type ⁽²⁾	FY 2009 to FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Total
Sales Tax:									
Bayshore Live Oak Park	R/S	\$55,527	\$0	\$0	\$0	\$0	\$0	\$0	\$55,527
North Charlotte Regional Park (Rec Center)	R/S	\$1,254,955		\$1,626,400	\$1,626,400	\$1,626,400	\$1,626,400	\$1,626,400	\$9,386,955
South County Regional Park (Rec Center)	R/S	\$750		\$99,400	\$99,400	\$99,400	\$99,400	\$99,400	\$497,750
Harold Ave Park (Rec Center)	C	\$0		\$488,000	\$488,000	\$488,000	\$488,000	\$488,000	\$2,440,000
Tringali Park (Rec Center)	C	\$0		\$121,400	\$121,400	\$121,400	\$121,400	\$121,400	\$607,000
Bay Heights Park (West County Boat Ramp)	R/S	\$2,686,000	\$0	\$0	\$0	\$0	\$0	\$0	\$2,686,000
Ann Dever Regional Park (Rec Center)	R/S	\$0		\$1,807,200	\$1,807,200	\$1,807,200	\$1,807,200	\$1,807,200	\$9,036,000
Oyster Creek Pool (Ann Dever)	R/S	\$0		\$52,000	\$52,000	\$52,000	\$52,000	\$52,000	\$260,000
Veterans Memorial Park	R/S	\$0		\$138,538	\$138,538	\$138,538	\$138,538	\$138,540	\$692,692
Sales Tax Funding -- Subtotal	-	\$3,997,232	\$0	\$4,332,938	\$4,332,938	\$4,332,938	\$4,332,938	\$4,332,940	\$25,661,924
Grants/Donations/Parking Fees:									
Ainger Creek Boat Ramp	R/S	\$35,000	\$0	\$0	\$0	\$0	\$0	\$0	\$35,000
Cattledock	R/S	\$179,021	\$0	\$0	\$0	\$0	\$0	\$0	\$179,021
Bay Heights Park (West County Boat Ramp)	R/S	\$0	\$629,000	\$0	\$0	\$0	\$0	\$0	\$629,000
Grants/Donations/Parking Fees Funding -- Subtotal	-	\$214,021	\$629,000	\$0	\$0	\$0	\$0	\$0	\$843,021
Ad Valorem:									
Bayshore Live Oak Park	R/S	\$102,251	\$975,000	\$60,000	\$0	\$0	\$0	\$0	\$1,137,251
Port Charlotte Beach Park (Pool Deck/Floating Dock)	C	\$252,436	\$165,000	\$0	\$0	\$0	\$0	\$0	\$417,436
North Charlotte Regional Park	R/S	\$4,573	\$0	\$0	\$0	\$0	\$0	\$0	\$4,573
Charlotte Sports Park	R/S	\$34,974	\$0	\$0	\$0	\$0	\$0	\$0	\$34,974
South County Regional Park (Concession Stand)	R/S	\$13,963	\$70,000	\$325,000	\$0	\$0	\$0	\$0	\$408,963
Ainger Creek Boat Ramp	R/S	\$149,270	\$0	\$0	\$0	\$0	\$0	\$0	\$149,270
Bay Heights Park (West County Boat Ramp)	R/S	\$1,166,003	\$2,688,000	\$0	\$0	\$0	\$0	\$0	\$3,854,003
Concession Stands	C	\$912,045	\$885,000	\$126,000	\$600,000	\$500,000	\$0	\$0	\$3,023,045
Parks Comprehensive Master Plan	CW	\$0	\$200,000	\$0	\$0	\$0	\$0	\$0	\$200,000
Portable Stage	CW	\$0	\$0	\$0	\$0	\$175,000	\$0	\$0	\$175,000
Ad Valorem Tax Funding -- Subtotal	-	\$2,635,515	\$4,983,000	\$511,000	\$600,000	\$675,000	\$0	\$0	\$9,404,515
Total (All Funding Sources)		\$6,846,768	\$5,612,000	\$4,843,938	\$4,932,938	\$5,007,938	\$4,332,938	\$4,332,940	\$35,909,460
Total Expenditures (Community Parks)		\$1,164,481	\$1,150,000	\$735,400	\$1,209,400	\$1,196,900	\$609,400	\$609,400	\$6,674,981
Average Annual Expenditures⁽³⁾									\$606,816
Average Annual Population⁽⁴⁾									162,579
Average Annual Expenditures by Resident⁽⁵⁾									\$3.73
Total Expenditures (Regional/Specialty Parks)		\$5,682,287	\$4,462,000	\$4,108,538	\$3,723,538	\$3,811,038	\$3,723,538	\$3,723,540	\$29,234,479
Average Annual Expenditures⁽³⁾									\$2,657,680
Average Annual Population⁽⁴⁾									180,941
Average Annual Expenditures by Resident⁽⁵⁾									\$14.69

(1) Source: Charlotte County Capital Improvement Program

(2) "C" = Community; "R/S" = Regional/Specialty; Countywide parks were equally distributed between the community and regional/specialty expenditures

(3) Source: Total expenditures for community of regional/specialty parks divided by 11 year

(4) Source: Appendix A, Table A-1. Average annual weighted seasonal population for 2009 to 2019; "unincorporated" for community parks and "countywide" for regional/specialty parks

(5) Average annual capacity expansion expenditures divided by the average annual population

**Table VI-7
Parks and Recreation Capital Expansion Funding (without Sales Tax)⁽¹⁾**

Project Description	Park Type ⁽²⁾	FY 2009 to FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Total
Grants/Donations/Parking Fees:									
Ainger Creek Boat Ramp	R/S	\$35,000	\$0	\$0	\$0	\$0	\$0	\$0	\$35,000
Cattledock	R/S	\$179,021	\$0	\$0	\$0	\$0	\$0	\$0	\$179,021
Bay Heights Park (West County Boat Ramp)	R/S	\$0	\$629,000	\$0	\$0	\$0	\$0	\$0	\$629,000
Grants/Donations/Parking Fees Funding -- Subtotal	-	\$214,021	\$629,000	\$0	\$0	\$0	\$0	\$0	\$843,021
Ad Valorem:									
Bayshore Live Oak Park	R/S	\$102,251	\$975,000	\$60,000	\$0	\$0	\$0	\$0	\$1,137,251
Port Charlotte Beach Park	C	\$252,436	\$165,000	\$0	\$0	\$0	\$0	\$0	\$417,436
North Charlotte Regional Park	R/S	\$4,573	\$0	\$0	\$0	\$0	\$0	\$0	\$4,573
Charlotte Sports Park	R/S	\$34,974	\$0	\$0	\$0	\$0	\$0	\$0	\$34,974
South County Regional Park	R/S	\$13,963	\$70,000	\$325,000	\$0	\$0	\$0	\$0	\$408,963
Ainger Creek Boat Ramp	R/S	\$149,270	\$0	\$0	\$0	\$0	\$0	\$0	\$149,270
Bay Heights Park (West County Boat Ramp)	R/S	\$1,166,003	\$2,688,000	\$0	\$0	\$0	\$0	\$0	\$3,854,003
Concession Stands	C	\$912,045	\$885,000	\$126,000	\$600,000	\$500,000	\$0	\$0	\$3,023,045
Parks Comprehensive Master Plan	CW	\$0	\$200,000	\$0	\$0	\$0	\$0	\$0	\$200,000
Portable Stage	CW	\$0	\$0	\$0	\$0	\$175,000	\$0	\$0	\$175,000
Ad Valorem Tax Funding -- Subtotal	-	\$2,635,515	\$4,983,000	\$511,000	\$600,000	\$675,000	\$0	\$0	\$9,404,515
Total (All Funding Sources)		\$2,849,536	\$5,612,000	\$511,000	\$600,000	\$675,000	\$0	\$0	\$10,247,536
Total Expenditures (Community Parks)		\$1,164,481	\$1,150,000	\$126,000	\$600,000	\$587,500	\$0	\$0	\$3,627,981
Average Annual Expenditures⁽³⁾									\$329,816
Average Annual Population⁽⁴⁾									162,579
Average Annual Expenditures by Resident⁽⁵⁾									\$2.03
Total Expenditures (Regional/Specialty Parks)		\$1,685,055	\$4,462,000	\$385,000	\$0	\$87,500	\$0	\$0	\$6,619,555
Average Annual Expenditures⁽³⁾									\$601,778
Average Annual Population⁽⁴⁾									180,941
Average Annual Expenditures by Resident⁽⁵⁾									\$3.33

(1) Source: Source: Charlotte County Capital Improvement Program

(2) "C" = Community; "R/S" = Regional/Specialty; "CW" = Countywide. Countywide parks were equally distributed between the community and regional/specialty expenditures

(3) Source: Total expenditures for community of regional/specialty parks divided by 11 year

(4) Source: Appendix A, Table A-1. Average annual weighted seasonal population for 2009 to 2019; "unincorporated" for community parks and "countywide" for regional/specialty parks

(5) Average annual capacity expansion expenditures divided by the average annual population

Net Impact Cost per Resident

The net impact fee per functional resident is the difference between the Cost Component and the Credit Component. Table VI-8 summarizes the calculation of the net impact cost per resident for Community Parks for both credit scenarios.

**Table VI-8
Net Impact Cost per Resident (Community Parks)**

Community Parks Impact Cost / Credit Element	W/Sales Tax		W/O Sales Tax	
	Impact Cost	Revenue Credits	Impact Cost	Revenue Credits
Impact Cost				
Total Impact Cost per Resident ⁽¹⁾	\$225.78	-	\$225.78	-
Revenue Credit				
Avg Annual Capital Expansion Credit per Resident ⁽²⁾		\$3.73		\$2.03
Capitalization Rate		4.0%		4.0%
Capitalization Period (in years)		25		25
Capital Expansion Credit per Resident ⁽³⁾		\$58.27		\$31.71
Net Impact Cost				
Net Impact Cost per Resident ⁽⁴⁾	\$167.51	-	\$194.07	-

(1) Source: Table VI-5

(2) Source: Table VI-6 (w/Sales Tax) and Table VI-7 (w/o Sales Tax)

(3) Average annual capital expansion credit per resident (Item 2) with a capitalization rate of 4 percent for 25 years

(4) Total impact cost per resident (Item 1) less the total revenue credit per functional resident (Item 3)

Table VI-9 summarizes the net impact cost for Regional/Specialty Parks for both credit scenarios. As previously presented, Scenario 1 includes sales tax revenues in the credit and Scenario 2 excludes sales tax revenues from the credit component.

**Table VI-9
Net Impact Cost per Resident (Regional/Specialty Parks)**

Regional/Specialty Parks Impact Cost / Credit Element	W/Sales Tax		W/O Sales Tax	
	Impact Cost	Revenue Credits	Impact Cost	Revenue Credits
Impact Cost				
Total Impact Cost per Resident ⁽¹⁾	\$438.89	-	\$438.89	-
Revenue Credit				
Avg Annual Capital Expansion Credit per Resident ⁽²⁾		\$14.69		\$3.33
Capitalization Rate		4.0%		4.0%
Capitalization Period (in years)		25		25
Capital Expansion Credit per Resident ⁽³⁾		\$229.49		\$52.02
Net Impact Cost				
Net Impact Cost per Resident ⁽⁴⁾	\$209.40	-	\$386.87	-

(1) Source: Table VI-5

(2) Source: Table VI-6 (w/Sales Tax) and Table VI-7 (w/o Sales Tax)

(3) Average annual capital expansion credit per resident (Item 2) over a capitalization rate of 4 percent for 25 years

(4) Total impact cost per resident (Item 1) less the total revenue credit per functional resident (Item 3)

Calculated Parks & Recreation Impact Fee Schedule

Table VI-10 presents the updated Community parks and recreation impact fee schedule for residential land uses in Charlotte County. Table VI-10 also presents the fee rates for both credit scenarios as well as the difference between the current and calculated impact fee rates.

Table VI-11 presents the updated Regional/Specialty parks and recreation impact fee schedule for residential land uses in Charlotte County. Table VI-11 also presents the fee rates for both credit scenarios as well as the difference between the current and calculated impact fee rates.

Table VI-12 presents a comparison of the calculated fee rates to the current fee rates in Charlotte County. As shown, the Regional Parks fee rates that will be paid in the City of Punta Gorda and the total parks fee rate for the unincorporated county (combined Community and Regional/Specialty Parks) rate are compared to the current fee rates.

**Table VI-10
Calculated Parks & Recreation Impact Fee Schedule (Community Parks)**

ITE LUC	Land Use	Unit	Uninc. County Residents per Unit ⁽¹⁾	Community Parks			
				Net Cost per Resident ⁽²⁾	Net Impact Fee ⁽³⁾	Admin. Fee ⁽⁴⁾	Total Impact Fee ⁽⁵⁾
<i>With Sales Tax Credit</i>							
210	Single Family (Detached)	du	2.02	\$167.51	\$338.37	\$8.32	\$347
220/230	Multi-Family/Single Family Attached	du	1.07	\$167.51	\$179.24	\$4.41	\$184
240	Mobile Home	du	1.07	\$167.51	\$179.24	\$4.41	\$184
310/320	Hotel/Motel	room	0.68	\$167.51	\$113.91	\$2.80	\$117
<i>Without Sales Tax Credit</i>							
210	Single Family (Detached)	du	2.02	\$194.07	\$392.02	\$9.64	\$402
220/230	Multi-Family/Single Family Attached	du	1.07	\$194.07	\$207.65	\$5.11	\$213
240	Mobile Home	du	1.07	\$194.07	\$207.65	\$5.11	\$213
310/320	Hotel/Motel	room	0.68	\$194.07	\$131.97	\$3.25	\$135

(1) Source: Appendix A, Table A-3, except hotel/motel, which is Table A-11

(2) Source: Table VI-8

(3) Residents per unit (Item 1) for each land use category multiplied by the net cost per resident (Item 2)

(4) An administrative fee is assessed at 2.46% of the net impact fee (Item 3)

(5) Sum of the net impact fee (Item 3) and the administrative fee (Item 4)

**Table VI-11
Calculated Parks & Recreation Impact Fee Schedule (Regional/Specialty Parks)**

ITE LUC	Land Use	Unit	Countywide Residents per Unit ⁽¹⁾	Regional/Specialty Parks			
				Net Cost per Resident ⁽²⁾	Net Impact Fee ⁽³⁾	Admin. Fee ⁽⁴⁾	Total Impact Fee ⁽⁵⁾
<i>With Sales Tax Credit</i>							
210	Single Family (Detached)	du	2.00	\$209.40	\$418.80	\$10.30	\$429
220/230	Multi-Family/Single Family Attached	du	1.06	\$209.40	\$221.96	\$5.46	\$227
240	Mobile Home	du	1.09	\$209.40	\$228.25	\$5.61	\$234
310/320	Hotel/Motel	room	0.68	\$209.40	\$142.39	\$3.50	\$146
<i>Without Sales Tax Credit</i>							
210	Single Family (Detached)	du	2.00	\$386.87	\$773.74	\$19.03	\$793
220/230	Multi-Family/Single Family Attached	du	1.06	\$386.87	\$410.08	\$10.09	\$420
240	Mobile Home	du	1.09	\$386.87	\$421.69	\$10.37	\$432
310/320	Hotel/Motel	room	0.68	\$386.87	\$263.07	\$6.47	\$270

(1) Source: Appendix A, Table A-2, except hotel/motel, which is Table A-11

(2) Source: Table VI-9

(3) Residents per unit (Item 1) for each land use category multiplied by the net cost per resident (Item 2)

(4) An administrative fee is assessed at 2.46% of the net impact fee (Item 3)

(5) Sum of the net impact fee (Item 3) and the administrative fee (Item 4)

**Table VI-12
Calculated Parks & Recreation Impact Fee Schedule**

ITE LUC	Land Use	Unit	Regional/Specialty Parks			Community & Regional/Specialty Parks		
			Calculated Impact Fee ⁽¹⁾	Adopted Impact Fee ⁽²⁾	Percent Change ⁽³⁾	Calculated Impact Fee ⁽⁴⁾	Adopted Impact Fee ⁽⁵⁾	Percent Change ⁽⁶⁾
With Sales Tax Credit								
210	Single Family (Detached)	du	\$429	\$672	-36.2%	\$776	\$672	15.5%
220/230	Multi-Family/Single Family Attached	du	\$227	\$449	-49.4%	\$411	\$449	-8.5%
240	Mobile Home	du	\$234	\$475	-50.7%	\$418	\$475	-12.0%
310/320	Hotel/Motel	room	\$146	\$147	-0.7%	\$263	\$147	78.9%
Without Sales Tax Credit								
210	Single Family (Detached)	du	\$793	\$672	18.0%	\$1,195	\$672	77.8%
220/230	Multi-Family/Single Family Attached	du	\$420	\$449	-6.5%	\$633	\$449	41.0%
240	Mobile Home	du	\$432	\$475	-9.1%	\$645	\$475	35.8%
310/320	Hotel/Motel	room	\$270	\$147	83.7%	\$405	\$147	175.5%

(1) Source: Table VI-11

(2) Source: Charlotte County Community Development Department; Fees include 2.46% administrative fee; Fees have been adopted at 36% in 2009 and reduced approximately 20% since 2009 through annual indexing; **Fees are currently suspended**

(3) Percent change from the adopted fee rate (Item 2) to the calculated fee rate (Item 1)

(4) Sum of the total impact fee (Item 5) from Table VI-10 and the total impact fee (Item 5) from Table VI-11 for each land use

(5) Source: Charlotte County Community Development Department; Fees include 2.46% administrative fee; Fees have been reduced approximately 20% since 2009 through annual indexing; **Fees are currently suspended**

(6) Percent change from the adopted fee rate (Item 5) to the calculated fee rate (Item 4)

Parks & Recreation Impact Fee Schedule Comparison

As part of the work effort in updating Charlotte County’s parks & recreation impact fee schedule, the County’s calculated impact fee schedule was compared to the adopted fee schedule and those in similar or nearby jurisdictions. Table VI-13 presents this comparison.

TECHNICAL

**Table VI-13
Calculated Parks & Recreation Impact Fee Schedule Comparison**

Land Use	Unit ⁽²⁾	Charlotte County			Polk County ⁽⁶⁾	Pasco County ⁽⁷⁾	Collier County ⁽⁸⁾	Lake County ⁽⁹⁾	Lee County ⁽¹⁰⁾	Martin County ⁽¹¹⁾	Indian River County ⁽¹²⁾	Manatee County ⁽¹³⁾	Sarasota County ⁽¹⁴⁾	Desoto County ⁽¹⁵⁾	City of Punta Gorda ⁽¹⁶⁾	City of North Port ⁽¹⁷⁾	City of Venice ⁽¹⁸⁾
		All Parks ⁽³⁾		Existing ⁽⁵⁾													
		Scenario 1 (w/ST)	Scenario 2 (w/o ST)														
Date of Last Update	-	2014	2014	2009	2009	2001	2010	2003	2011	2012	2009	2011	2007	2006	2011	2011	n/a
Adoption % ⁽¹⁾	-	100%	100%	36%	50%	100%	100%	95%	100%	100%	100%	100%	100%	100%	100%	43%	n/a
Residential:																	
Single Family (2,000 sf)	du	\$776	\$1,195	\$672	\$242	\$892	\$3,133	\$222	\$1,521	\$2,001	\$1,500	\$1,494	\$2,401	\$291	\$1,162	\$559	\$2,401
Multi-Family	du	\$411	\$633	\$449	\$181	\$627	\$1,685	\$171	\$1,131	\$2,001	\$906	\$1,286	\$2,401	\$291	\$614	\$329	\$2,401
Mobile Home	du	\$418	\$645	\$475	\$173	\$627	\$2,393	\$177	\$1,055	\$2,001	\$966	\$559	\$1,594	\$291	\$631	\$274	\$1,594

(1) Represents the portion of the maximum calculated fee that was originally adopted
(2) Du = dwelling unit
(3) Source: Table VI-12, calculated impact fee (Item 4) for Scenario 1
(4) Source: Table VI-12, calculated impact fee (Item 4) for scenario 2
(5) Source: Charlotte County Community Development Department; Fees include 2.46% administrative fee; Fees have been adopted at 36% in 2009 and been reduced approximately 20% since 2009 through annual indexing; Fees are currently suspended
(6) Source: Polk County Building & Construction Department; Sum of "regional" and "area" parks. Fees are currently suspended through July 2015
(7) Source: Pasco County Central Permitting Department
(8) Source: Collier County Impact Fee Administration Department; Sum of "community" and "regional" parks
(9) Source: Lake County Growth Management Department, Development Processing Division
(10) Source: Lee County Community Development Department; Sum of "community" and "regional" parks; Fees include 1.0% administration fee; Fees are currently reduced by 80% through March 2015
(11) Source: Martin County Growth Management Department; Fees include 1.5% administration fee
(12) Source: Indian River County Planning Division; Fees include 2.5% administration fee
(13) Source: Manatee County Financial Management Department, Impact Fee Administration
(14) Source: Sarasota County Planning & Development Services; Fees include 2.25% administration fee
(15) Source: Desoto County Planning & Zoning Department; Fees are currently suspended through November 2014
(16) Source: City of Punta Gorda Zoning Department; City charges its own fee as well as a portion of the County's fee; County fee is currently suspended
(17) Source: City of North Pot Economic Development Department
(18) Source: City of Venice Building and Code Enforcement; Sarasota County impact fee rates are charged within the City of Venice; Fees include 2.25% administration fee

VII. Indexing

In many cases, impact fee revenues are reviewed periodically (every three to five years, etc.) as opposed to being reviewed on an annual basis. If no adjustment to the impact fee schedule is made during this period, a situation can be created where major adjustment to the impact fee schedule likely become necessary due to the time between adjustments. During periods of cost increases, the need for significant adjustments also creates major concerns in the development community. To address this issue, the calculated fees included in this report could be indexed annually for construction, land, and equipment cost increases, as appropriate.

It should be noted that indexing has been a common practice used by several jurisdictions until recently, when costs, after a period of sharp increase, started to decrease. Given this large fluctuation and, in the case of building and equipment costs, inability of national indices to reflect the changes in local costs, some jurisdictions started to either supplement indexing calculations with local bids, use a shorter time period than five years, or a combination of both.

The remainder of this section details the method for developing an index for each of the fee areas in Charlotte County. Cost trends and indices since 2000 are used for illustrative purposes, but it is important to supplement this data with changes observed through recent purchases and construction.

Land Cost

As shown in Table VII-1, between 2000 and 2013, the just value of vacant land fluctuated significantly. Although the overall increase between 2000 and 2013 figures results in an annualized average increase of 2.15 percent countywide, an average of annual changes would have resulted in an increase of 9.3 percent. Figure 1 presents the change in the County's taxable values since 1977. As shown in the graph, the period between 2003 and 2011 was highly volatile and is not representative of a longer term trend. As such, the County should use caution when calculating the land index and supplement it by a longer trend and changes observed through recent purchases.

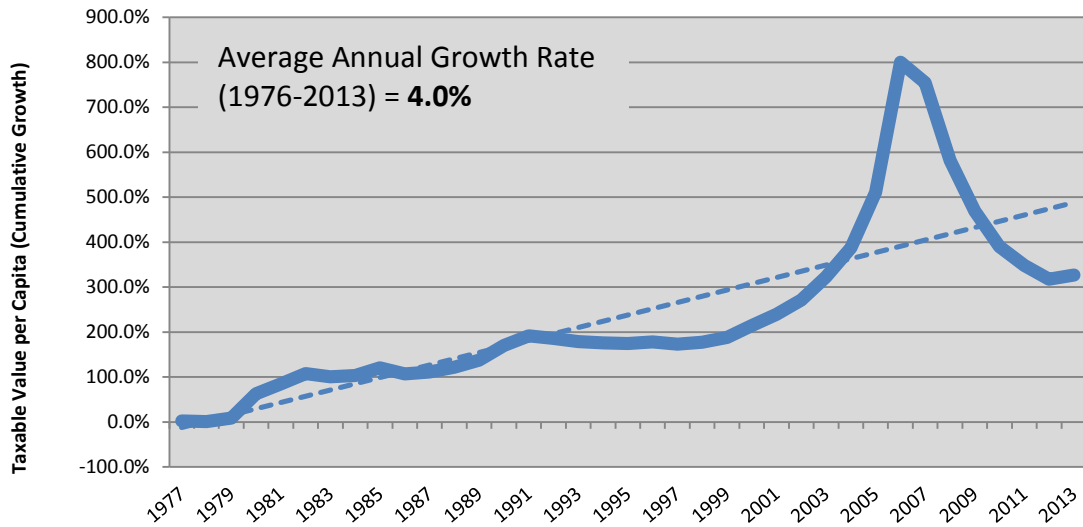
Table VII-1
Charlotte County Property Value Increase

Year	Just Value (Vacant Property)	Percent Change
2000	\$930,718,326	-
2001	\$1,020,780,321	9.68%
2002	\$1,153,329,441	12.99%
2003	\$1,548,444,689	34.26%
2004	\$2,269,823,838	46.59%
2005	\$4,074,592,365	79.51%
2006	\$7,949,446,892	95.10%
2007	\$6,279,250,817	-21.01%
2008	\$3,657,028,346	-41.76%
2009	\$2,300,510,454	-37.09%
2010	\$1,743,546,928	-24.21%
2011	\$1,450,472,557	-16.81%
2012	\$1,269,664,808	-12.47%
2013	\$1,226,982,019	-3.36%
Average (2000-2013)⁽¹⁾		2.15%

Source: Florida Property Valuations and Tax Databook. Real Property Only

(1) Calculated based on the difference between 2000 and 2013, distributed evenly over time. An average of annual percent change results in an average change of 9.3% due to the large fluctuations.

**Figure VII-1
Charlotte County Taxable Value per Capita (Cumulative Growth)**



FDOT Project Cost

The Florida Department of Transportation (FDOT) provides projected inflation rates for transportation project costs, which are presented in Table VII-2. These inflation rates were applied to the design, construction, and construction engineering/inspection components of the transportation impact fee unit construction cost.

**Table VII-2
FDOT Project Cost Inflation Index**

Year	Inflation Factor
2013	Base
2014	3.1%
2015	2.9%
2016	2.9%
2017	2.9%
2018	2.9%
2019	3.0%
2020	3.1%
2021	3.2%
2022	3.3%
2023	3.3%
Avg.	3.1%

Source: FDOT Policy Planning Department, March 2013

Building Construction Cost

For building construction costs, a common index used in the building cost index provided by Engineering-News Record for indexing purposes. Table VII-3 presents the annual construction cost change over the past 14 years, which average 3.14 percent annually.

**Table VII-3
Building Construction Cost Index**

Year	Annual Avg Cost Index	Percent Change
2000	3,539	-
2001	3,574	0.99%
2002	3,623	1.37%
2003	3,693	1.93%
2004	3,984	7.88%
2005	4,205	5.55%
2006	4,369	3.90%
2007	4,485	2.66%
2008	4,691	4.59%
2009	4,769	1.66%
2010	4,883	2.39%
2011	5,058	3.58%
2012	5,174	2.29%
2013	5,278	2.01%
Average (2000-2013)		3.14%

Source: Engineering News-Record (ENR)
historical building cost indices

Equipment Cost

For equipment costs, it is recommended that the Consumer Price Index (CPI) provided by the US Department of Labor, Bureau of Labor Statistics, be used for indexing purposes. Table VII-4 presents the annual CPI cost increase over the last 14 years, which averages 2.31 percent annually.

**Table VII-4
Equipment Cost Index – South Region**

Year	Annual Avg Cost Index	Percent Change
2000	107.40	-
2001	109.60	2.05%
2002	110.80	1.09%
2003	113.10	2.08%
2004	116.20	2.74%
2005	120.00	3.27%
2006	123.90	3.25%
2007	127.42	2.84%
2008	132.62	4.08%
2009	132.07	-0.41%
2010	134.41	1.77%
2011	139.20	3.57%
2012	142.07	2.06%
2013	144.32	1.58%
Average (2000-2013)		2.31%

Source: Bureau of Labor Statistics (BLS),
Consumer Price Index (CPI); South Region

Application

The following sub-sections present the calculated indices for each of the fee areas previously presented in this study, as well as the transportation impact fee.

Indexing for the Transportation Impact Fee Schedule

To index Charlotte County’s transportation impact fee schedule, a combined index must first be calculated. Table VII-5 presents the distribution of the phase costs from the Charlotte County Transportation Impact Fee Technical Study completed in September 2013, as well as the percent of the total costs for these phases. The FDOT project cost index (Table VII-2) and the land cost index (Table VII-1) were then weighted by this distribution to develop the total applicable index for the transportation impact fee. To calculate the indexed impact fee, the total impact fee should be increased by 2.8 percent.

**Table VII-5
Transportation Indexing Application**

Calculation Step	Distribution of Phase Costs ⁽¹⁾	Percent of Total Cost ⁽²⁾	Annual Increase ⁽³⁾	Index ⁽⁴⁾
Design/Construction/CEI	\$2,709,600	71.9%	3.1%	2.2%
Right-of-Way	\$1,061,260	28.1%	2.2%	0.6%
Total Unit Construction Cost	\$3,770,860			
Total Applicable Index⁽⁵⁾				2.8%

(1) Source: Charlotte County Transportation Impact Fee Technical Report, September 2013; Table 3

(2) Distribution of design/construction/CEI and ROW as part of the total unit construction cost

(3) Source: Table VII-1 for right-of-way and Table VII-2 for design/construction/CEI

(4) Percent of total cost (Item 2) for each component multiplied by the annual increase (Item 3)

(5) Sum of the index components (Item 4) for design/construction/CEI and right-of-way

Indexing for the Public Buildings Impact Fee Schedule

Similar to transportation, a combined index was calculated for the public buildings impact fee schedule. Table VII-6 presents the distribution of the County's inventory of land and building costs for public buildings. The land cost index (Table VII-1) and the building construction cost index (Table VII-3) were then weighted by this distribution to develop the total applicable index for the public buildings impact fee. To calculate the indexed impact fee, the fees should be increased by 3.1 percent.

**Table VII-6
Public Buildings Indexing Application**

Calculation Step	Distribution of Inventory ⁽¹⁾	Percent of Total Cost ⁽²⁾	Annual Increase ⁽³⁾	Index ⁽⁴⁾
Land Value	\$10,632,000	7.1%	2.2%	0.2%
Building Value	\$139,409,100	92.9%	3.1%	2.9%
Total Asset Value	\$150,041,100			
Total Applicable Index⁽⁵⁾				3.1%

(1) Source: Table II-4

(2) Distribution of land and building inventory as part of the total asset value

(3) Source: Table VII-1 for land and Table VII-3 for buildings

(4) Percent of total cost (Item 2) for each component multiplied by the annual increase (Item 3)

(5) Sum of the index components (Item 4) for land and buildings

Indexing for the Library Facilities Impact Fee Schedule

Similar to other program areas, a combined index was calculated for the library facilities impact fee schedule. Table VII-7 presents the distribution of the County's inventory of land, building, and equipment costs for library facilities. The land cost index (Table VII-1), the

building construction cost index (Table VII-3), and the equipment cost index (Table VII-4) were then weighted by this distribution to develop the total applicable index for the library facilities impact fee. To calculate the indexed impact fee, the fees should be increased by 2.8 percent.

**Table VII-7
Library Facilities Indexing Application**

Calculation Step	Distribution of Inventory ⁽¹⁾	Percent of Total Cost ⁽²⁾	Annual Increase ⁽³⁾	Index ⁽⁴⁾
Land Value	\$302,000	1.1%	2.2%	0.0%
Building Value	\$17,459,040	63.4%	3.1%	2.0%
Materials/Equipment Value	\$9,763,869	35.5%	2.3%	0.8%
Total Asset Value	\$27,524,909			
Total Applicable Index⁽⁵⁾				2.8%

(1) Source: Table III-7

(2) Distribution of the land, building, and materials/equipment value as part of the total asset value

(3) Source: Table VII-1 for land, Table VII-3 for buildings, and Table VII-4 for materials/equipment

(4) Percent of total cost (Item 2) for each component multiplied by the annual increase (Item 3)

(5) Sum of the index components (Item 4) for land, buildings, and materials/equipment

Indexing for the Fire/EMS Impact Fee Schedule

Similar to other program areas, a combined index was calculated for the Fire/EMS impact fee schedule. Table VII-8 presents the distribution of the County's inventory of land, building, and equipment costs for Fire/EMS facilities. The land cost index (Table VII-1), the building construction cost index (Table VII-3), and the equipment cost index (Table VII-4) were then weighted by this distribution to develop the total applicable index for the Fire/EMS impact fee. To calculate the indexed impact fee, the impact fees should be increased by 2.7 percent.

**Table VII-8
Fire/EMS Indexing Application**

Calculation Step	Distribution of Inventory ⁽¹⁾	Percent of Total Cost ⁽²⁾	Annual Increase ⁽³⁾	Index ⁽⁴⁾
Land Value	\$1,493,400	3.1%	2.2%	0.1%
Building Value	\$24,200,050	49.5%	3.1%	1.5%
Vehicle/Equipment Value	\$23,178,121	47.4%	2.3%	1.1%
Total Asset Value	\$48,871,571			
Total Applicable Index⁽⁵⁾				2.7%

- (1) Source: Table IV-6; Fire and EMS combined
- (2) Distribution of the land, building, and vehicle/equipment values as part of the total asset value
- (3) Source: Table VII-1 for land, Table VII-3 for buildings, and Table VII-4 for vehicles/equipment
- (4) Percent of total cost (Item 2) multiplied by the annual increase (Item 3)
- (5) Sum of the index components (Item 4) for land, building, and vehicles/equipment

Indexing for the Law Enforcement/Correctional Facilities Impact Fee Schedule

Similar to other program areas, a combined index was calculated for the Law Enforcement and Correctional Facilities impact fee schedule. Table VII-8 presents the distribution of the County's inventory of land, building, and equipment costs for these facilities. The land cost index (Table VII-1), the building construction cost index (Table VII-3), and the equipment cost index (Table VII-4) were then weighted by this distribution to develop the total applicable index for the law enforcement and correctional facilities impact fee. To calculate the indexed impact fee, the impact fees should be increased by 2.9 percent.

**Table VII-9
Law Enforcement/Correctional Facility Indexing Application**

Calculation Step	Distribution of Inventory ⁽¹⁾	Percent of Total Cost ⁽²⁾	Annual Increase ⁽³⁾	Index ⁽⁴⁾
Land Value	\$1,384,500	1.2%	2.2%	0.0%
Building Value	\$91,159,200	80.7%	3.1%	2.5%
Vehicle/Equipment Value	\$20,408,001	18.1%	2.3%	0.4%
Total Asset Value	\$112,951,701			
Total Applicable Index⁽⁵⁾				2.9%

- (1) Source: Table V-5
- (2) Distribution of land, building, and vehicle/equipment value as part of the total asset value
- (3) Source: Table VII-1 for land, Table VII-3 for buildings, and Table VII-4 for vehicles/equipment
- (4) Percent of total cost (Item 2) multiplied by the annual increase (Item 3)
- (5) Sum of the index components (Item 4) for land, building, and vehicles/equipment

Indexing for the Parks & Recreation Impact Fee Schedule

Similar to other program areas, a combined index was calculated for the Parks & Recreation impact fee schedule. Table VII-10 presents the distribution of the County’s inventory of land, building, and equipment costs for Parks & Recreation facilities. The land cost index (Table VII-1) and the equipment cost index (Table VII-4) were then weighted by this distribution to develop the total applicable index for the Parks & Recreation impact fee. To calculate the indexed impact fee, the impact fees should be increased by 2.3 percent.

**Table VII-10
Parks & Recreation Indexing Application**

Calculation Step	Distribution of Inventory ⁽¹⁾	Percent of Total Cost ⁽²⁾	Annual Increase ⁽³⁾	Index ⁽⁴⁾
Community Parks:				
Land Value	\$3,828,450	10.4%	2.2%	0.2%
Facility/Equipment Value	<u>\$32,875,411</u>	89.6%	2.3%	2.1%
Total Asset Value	\$36,703,861			
Total Applicable Index⁽⁵⁾				2.3%
Regional/Specialty Parks:				
Land Value	\$25,821,000	32.6%	2.2%	0.7%
Facility/Equipment Value	<u>\$53,428,297</u>	67.4%	2.3%	1.6%
Total Asset Value	\$79,249,297			
Total Applicable Index⁽⁵⁾				2.3%

- (1) Source: Tables VI-1 and VI-5
- (2) Distribution of the land and facility/equipment values as part of the total asset value
- (3) Source: Table VII-1 for land and Table VII-4 for facilities/equipment
- (4) Percent of total cost (Item 2) multiplied by the annual increase (Item 3)
- (5) Sum of the index components (Item 4) for land and facilities/equipment

TECHNICAL

Appendix A
Supplemental Population Information

Functional Population

All impact fee program areas included in this report require the use of population data in calculating current levels-of-service, performance standards, and future demand for capital facilities. With this in mind, a consistent approach to developing population estimates and projections is an important component of the data compilation process. To accurately determine demand for services, Charlotte County's Comprehensive Plan considers not only the resident, or permanent population of the County, but also the seasonal residents and visitors as well. Seasonal residents include visitors to hotel and motel facilities, visitors to RV parks, visitors that stay with relatives and friends, and part-time residents, which are defined as living in Charlotte County for less than six months each year. Therefore, for purposes of calculating future demand for capital facilities for each impact fee program area, the weighted average seasonal population will be used in all population estimates and projections. References to population contained in subsequent chapters of this report pertain to the weighted average seasonal population, unless otherwise noted.

Charlotte County provides all of the services included in the impact fee program countywide, with the exception of the following program areas:

- Community parks and recreation services, which are provided in the unincorporated county;
- Fire services, which are provided in the unincorporated county with the exception of the Englewood Fire District

Given the differences in service areas, population estimates and projections are provided separately for these three areas.

Table A-1 presents the population trend for Charlotte County. The projections indicate that the population of Charlotte County is projected to increase by 25 percent between 2014 and 2040 countywide.

**Table A-1
Weighted Population Trends and Projections**

Year	Weighted Seasonal Population		
	Countywide ⁽¹⁾	Unincorporated County ⁽²⁾	Unincorporated w/o Englewood Fire District ⁽³⁾
2000	154,274	138,649	112,099
2001	157,659	141,892	114,760
2002	161,245	145,121	117,371
2003	164,360	147,923	119,638
2004	167,951	151,156	122,252
2005	166,670	150,004	121,320
2006	170,042	153,038	123,774
2007	173,790	156,412	126,503
2008	174,278	156,850	126,857
2009	173,886	156,497	126,571
2010	174,168	156,051	126,077
2011	174,755	156,523	126,447
2012	177,752	159,271	128,680
2013	178,177	159,576	128,913
2014	180,425	162,382	131,332
2015	182,707	164,436	132,992
2016	184,455	166,010	134,265
2017	186,220	167,598	135,550
2018	188,001	169,201	136,846
2019	189,800	170,820	138,156
2020	191,636	172,473	139,492
2021	193,320	173,987	140,717
2022	195,020	175,518	141,955
2023	196,736	177,063	143,204
2024	198,466	178,620	144,463
2025	200,237	180,213	145,753
2026	201,858	181,672	146,932
2027	203,493	183,143	148,122
2028	205,142	184,628	149,324
2029	206,804	186,123	150,532
2030	208,491	187,643	151,761
2031	209,913	188,921	152,795
2032	211,345	190,211	153,838
2033	212,788	191,509	154,888
2034	214,242	192,818	155,946
2035	215,706	194,135	157,012
2036	217,180	195,463	158,085
2037	218,664	196,797	159,165
2038	220,158	198,142	160,252
2039	221,662	199,496	161,348
2040	223,154	200,839	162,434

(1) Source: Appendix A, Table A-14

(2) Source: Appendix A, Table A-15

(3) Source: Appendix A, Table A-16

Apportionment of Demand by Residential Unit Type and Size

The residential land uses to be used for the impact fee calculations are the following:

- Single Family Detached
- Multi-Family/Single Family Attached
- Mobile Home

Table A-2 presents the number of residents per housing unit for the residential categories identified above in Charlotte County. This analysis includes all housing units, both occupied and vacant. Because the 2010 Census data does not provide population by land use, a comparison of weighted average population per housing units between the 2000 and the 2010 Census data sets was conducted and the resulting ratio was applied to the residents per housing unit figure for each land use.

**Table A-2
Residents per Housing Unit (Countywide)**

Housing Type	Population ⁽¹⁾	Housing Units ⁽²⁾	Residents / Housing Units ⁽³⁾	Residents / Housing Units with 2010 Adj ⁽⁴⁾
Single Family Detached	120,159	53,539	2.24	2.00
Multi-Family	16,819	14,079	1.19	1.06
Mobile Home	14,169	11,611	1.22	1.09
Total/Weighted Average	151,147	79,229	1.91	1.70

(1) Source: 2000 Census, Table H-33 (adjusted for weighted seasonal population)

(2) Source: 2000 Census, Table H-30

(3) Population (Item 1) divided by housing units (Item 2)

(4) Residents per housing unit based on Census 2000 are adjusted downward by 10.9% to reflect the decrease in people per housing unit between 2000 and 2010

Tables A-3 and A-4 present the residents per housing analysis for the unincorporated and the unincorporated excluding Englewood Fire District study areas, respectively.

**Table A-3
Residents per Housing Unit (Unincorporated)**

Housing Type	Population ⁽¹⁾	Housing Units ⁽²⁾	Residents / Housing Units ⁽³⁾	Residents / Housing Units with 2010 Adj ⁽⁴⁾
Single Family Detached	108,737	47,873	2.27	2.02
Multi-Family	13,848	11,528	1.20	1.07
Mobile Home	13,105	10,913	1.20	1.07
Total/Weighted Average	135,690	70,314	1.93	1.72

- (1) Source: 2000 Census, Table H-33 (adjusted for weighted seasonal population)
- (2) Source: 2000 Census, Table H-30
- (3) Population (Item 1) divided by housing units (Item 2)
- (4) Residents per housing unit based on Census 2000 are adjusted downward by 10.9% to reflect the decrease in people per housing unit between 2000 and 2010

**Table A-4
Residents per Housing Unit (Unincorporated & excluding Englewood Fire District)**

Housing Type	Population ⁽¹⁾	Housing Units ⁽²⁾	Residents / Housing Units ⁽³⁾	Residents / Housing Units with 2010 Adj ⁽⁴⁾
Single Family Detached	87,415	36,412	2.40	2.14
Multi-Family	12,236	9,575	1.28	1.14
Mobile Home	10,308	7,897	1.31	1.17
Total/Weighted Average	109,959	53,884	2.04	1.82

- (1) Source: 2000 Census, Table H-33 (adjusted for weighted seasonal population)
- (2) Source: 2000 Census, Table H-30
- (3) Population (Item 1) divided by housing units (Item 2)
- (4) Residents per housing unit based on Census 2000 are adjusted downward by 10.9% to reflect the decrease in people per housing unit between 2000 and 2010

Functional Population

Functional population, as used in the impact fee analysis, is a generally accepted methodology for several impact fee areas and is based on the assumption that demand for certain facilities is generally proportional to the presence of people at a land use, including residents, employees, and visitors. It is not enough to simply add resident population to the number of employees, since the service-demand characteristics can vary considerably by type of industry.

Functional population is the equivalent number of people occupying space within a community on a 24-hour-day, 7-days-a-week basis. A person living and working in the community will have the functional population coefficient of 1.0. A person living in the community but working elsewhere may spend only 16 hours per day in the community on weekdays and 24 hours per day on weekends for a functional population coefficient of 0.76 (128-hour presence divided by 168 hours in one week). A person commuting into the county to work five days per week would have a functional population coefficient of 0.30 (50-hour presence divided by 168 hours in one week). Similarly, a person traveling into the community to shop at stores, perhaps averaging 8 hours per week, would have a functional population coefficient of 0.05.

Functional population thus tries to capture the presence of all people within the community, whether residents, workers, or visitors, to arrive at a total estimate of effective population need to be served.

This form of adjusting population to help measure real facility needs replaces the population approach of merely weighting residents two-thirds and workers one-third (Nelson and Nicholas 1992). By estimating the functional and weighted population per unit of land use across all major land uses in a community, an estimate of the demand for certain facilities and services in the present and future year can be calculated. The following paragraphs explain how functional population is calculated for residential and non-residential land uses.

Residential Functional Population

Developing the residential component of functional population is simpler than developing the non-residential component. It is generally estimated that people spend one-half to three-fourths of their time at home and the rest of each 24-hour day away from their place of residence. In developing the residential component of the Charlotte County functional population, an analysis of the County's population and employment characteristics was conducted. Based on this analysis, it was estimated that people, on average, spend 16.4 hours, or approximately 71 percent, of each 24-hour day at their place of residence and the other 29 percent away from home. This analysis is presented in Tables A-5 and A-6.

Table A-5
Charlotte County Population & Employment Characteristics

Item/Calculation Step	Figure
Workers who live and work in Charlotte County (2010) ⁽¹⁾	41,516
Workers who live in Charlotte County but work elsewhere (2010) ⁽¹⁾	14,956
Total workers living in the Charlotte ⁽²⁾	56,472
Charlotte County Census population (2010) ⁽³⁾	159,978
Total workers as a percent of population ⁽⁴⁾	35.3%
School age population (5-17 years) (2010) ⁽⁵⁾	17,333
School age population as a percent of population ⁽⁶⁾	10.8%
Population net of workers and school age population ⁽⁷⁾	86,173
Other population as a percent of total population ⁽⁸⁾	53.9%

- (1) Source: Estimated based on data from the 2010 U.S. Census and the Bureau of Transportation Statistics, Census Transportation Planning Package (CTOO) Pt. 3
- (2) Sum of workers who live/work in Charlotte and workers who live elsewhere but work in Charlotte
- (3) Source: 2010 U.S. Census
- (4) Total workers living in Charlotte (Item 2) divided by the census population (Item 3)
- (5) Source: 2010 U.S. Census
- (6) School age population (Item 5) divided by the census population (Item 3)
- (7) Census population (Item 3) less total workers living in Charlotte County (Item 2) and school age population (Item 5)
- (8) Population net of worker and school age population (Item 7) divided by census population (Item 3)

Table A-6
Residential Coefficient for Functional Population

Pop. Group	Hours at Residence ⁽¹⁾	Percent of Population ⁽²⁾	Effective Hours ⁽³⁾
Workers	13	35.3%	4.6
Students	15	10.8%	1.6
Other	20	53.9%	10.8
Total Hours at Residence ⁽⁴⁾			17.0
Residential Functional Population Coefficient⁽⁵⁾			70.8%

- (1) Source: Assumed
- (2) Source: Table A-5
- (3) Hours at residence (Item 1) multiplied by percent of population (Item 2)
- (4) Sum of effective hours (Item 3)
- (5) Total hours at residence (Item 4) divided by 24

The resulting percentage from Table A-6 is used in the calculation of the residential coefficient for the 24-hour functional population. These actual calculations are presented in Table A-8.

Non-Residential Functional Population

Given the varying characteristics of non-residential land uses, developing the estimates of functional residents for non-residential land uses is more complicated than developing estimated functional residents for residential land uses. The method for estimating functional resident population uses trip generation data from the Institute of Transportation Engineers' (ITE) Trip Generation Manual and TOA's Trip Characteristics Database, information of passengers per vehicle, workers per vehicle, length of time spent at the land use, and other variables. Specific calculations include:

- Total one-way trips per employee (ITE trips multiplied by 50 percent to avoid double counting entering and exiting trips as two trips).
- Visitors per impact unit based on occupants per vehicle (trips multiplied by occupants per vehicle less employees).
- Worker hours per week per impact unit (such as nine worker-hours per day multiplied by five days in a work week).
- Visitor hours per week per impact unit (visitors multiplied by number of hours per day times relevant days in a week, such as five for offices and seven for retail shopping).
- Functional population coefficients per employee developed by estimating time spent by employees and visitors at each land use.

Table A-7 also shows the functional population coefficients for non-residential uses in Charlotte County. The functional population coefficients in Table A-7 were used to estimate the County's functional population in Table A-8 (for Countywide) and in Table A-9 (for unincorporated excluding Englewood Fire District).

**Table A-7
General Functional Population Coefficients**

Population/ Employment Category	ITE LUC	Employee Hours In- Place ⁽¹⁾	Trips per Employee ⁽²⁾	One-Way Trips per Employee ⁽³⁾	Journey-to- Work Occupants per Trip ⁽⁴⁾	Daily Occupants per Trip ⁽⁵⁾	Visitors per Employee ⁽⁶⁾	Visitor Hours per Trip ⁽¹⁾	Days per Week ⁽⁷⁾	Functional Population Coefficient ⁽⁸⁾
Population										0.708
Natural Resources	n/a	9.00	3.02	1.51	1.32	1.38	0.09	1.00	7.00	0.379
Construction	110	9.00	3.02	1.51	1.32	1.38	0.09	1.00	5.00	0.271
Manufacturing	140	9.00	2.13	1.07	1.32	1.38	0.06	1.00	5.00	0.270
Transportation, Communication, Utilities	110	9.00	3.02	1.51	1.32	1.38	0.09	1.00	5.00	0.271
Wholesale Trade	150	9.00	3.89	1.95	1.32	1.38	0.12	1.00	5.00	0.271
Retail Trade	820	9.00	52.41	26.20	1.24	1.73	12.84	1.50	7.00	1.177
Finance, Insurance, Real Estate	710	9.00	3.32	1.66	1.24	1.73	0.81	1.00	5.00	0.292
Services ⁽⁹⁾	n/a	9.00	28.17	14.09	1.24	1.73	6.90	1.00	6.00	0.568
Government ⁽¹⁰⁾	730	9.00	11.95	5.98	1.24	1.73	2.93	1.00	7.00	0.497

(1) Assumed

(2) Trips per employee represents all trips divided by the number of employees and is based on Trip Generation 9th Edition (Institute of Transportation Engineers 2012) as follows:

ITE Code 110 at 3.02 weekday trips per employee, page 93.

ITE Code 140 at 2.13 weekday trips per employee, page 164.

ITE Code 150 at 3.89 weekday trips per employee, page 193.

ITE Code 710 at 3.32 weekday trips per employee, page 1252.

ITE Code 730 at 11.95 weekday trips per employee, page 1304.

ITE Code 820 based on blended average of trips by retail center size calculated below, adapted from page 1561.

Trips per retail employee from the following table:

<i>Retail Scale</i>	<i>Assumed Center Size</i>	<i>Trip Rate per 1ksf</i>	<i>Trip Rate per sf</i>	<i>Sq Ft per Employee⁽¹¹⁾</i>	<i>Trips per Employee</i>	<i>Share</i>	<i>Weighted Trips</i>
Neighborhood <50k sq.ft.	50	86.56	0.087	802	69.77	40.0%	27.91
Community 50k-250k sq.ft.	250	49.28	0.049	975	47.78	30.0%	14.33
Regional 250k-500k sq.ft.	500	38.66	0.039	1,043	40.68	20.0%	8.14
Super Reg. 500k-1000k sq.ft.	1,000	30.33	0.030	676	20.28	10.0%	2.03
Sum of Weighted Trips/1k sq.ft.							52.41

(3) Trip per employee (Item 2) multiplied by 0.5.

(4) Journey-to-Work Occupants per Trip from 2001 Nationwide Household Travel Survey (FHWA 2001) as follows:

1.32 occupants per Construction, Manufacturing, TCU, and Wholesale trip

1.24 occupants per Retail Trade, FIRE, and Services trip

(5) Daily Occupants per Trip from 2001 Nationwide Household Travel Survey (FHWA 2001) as follows:

1.38 occupants per Construction, Manufacturing, TCU, and Wholesale trip

1.73 occupants per Retail Trade, FIRE, and Services trip

(6) [Daily occupants per trip (Item 5) multiplied by one-way trips per employee (Item 3)] - [(Journey-to-Work occupants per trip (Item 4) multiplied by one-way trips per employee (Item 3)]

(7) Typical number of days per week that indicated industries provide services and relevant government services are available.

(8) The equation to determine the Functional Population Coefficient per Employee for all land-use categories except residential includes the following:

$$\frac{((\text{Days per Week} \times \text{Employee Hours in Place}) + (\text{Visitors per Employee} \times \text{Visitor Hours per Trip} \times \text{Days per Week}))}{(24 \text{ Hours per Day} \times 7 \text{ Days per Week})}$$

(9) Trips per employee for the services category is the average trips per employee for the following service related land use categories: quality restaurant, high-turnover restaurant, supermarket, hotel, motel, elementary school, middle school, high school, hospital, medical office, and church. Source for the trips per employee figure from ITE, 9th ed., when available, or else derived from the square feet per employee for the appropriate land use category from the Energy Information Administration from Table B-1 of the Commercial Energy Building Survey (2003).

(10) Includes Federal Civilian Government, Federal Military Government, and State and Local Government categories.

(11) Square feet per retail employee from the Energy Information Administration from Table B-1 of the Commercial Energy Building Survey, 2003

**Table A-8
Countywide Functional Population – Year 2014**

Population Category	2014 Charlotte Baseline Data⁽¹⁾	Functional Resident Coefficient⁽²⁾	Functional Population⁽³⁾
2014 Total Weighted Population	180,425	0.708	127,741
<i>Employment Category</i>			
Natural Resources	1,683	0.379	638
Construction	4,144	0.271	1,123
Manufacturing	779	0.270	210
Transportation, Communication, and Utilities	1,778	0.271	482
Wholesale Trade	1,009	0.271	273
Retail Trade	10,870	1.177	12,794
Finance, Insurance, and Real Estate	9,154	0.292	2,673
Services	32,445	0.568	18,429
Government Services	6,439	0.497	3,200
Total Employment by Category Population			39,822
2014 Total Functional Population⁽⁴⁾			167,563

(1) Source: Table A-1 for population and 2013 Woods & Poole for employment data

(2) Source: Table A-7

(3) The functional population is Charlotte County baseline data (Item 1) multiplied by the functional resident coefficient (Item 2)

(4) The total employment population by category is the sum of the employment figures from the nine employment categories (e.g., natural resources, construction, etc.)

(5) The total functional population is the sum of the residential functional population (127,741) and employment functional population (39,822)

Table A-9

Unincorporated & Excluding Englewood Fire District Functional Population – Year 2014

Population Category	2014 Charlotte Baseline Data⁽¹⁾	Functional Resident Coefficient⁽²⁾	Functional Population⁽³⁾
2014 Total Weighted Population	131,332	0.708	92,983
<i>Employment Category</i>			
Natural Resources	1,224	0.379	464
Construction	3,015	0.271	817
Manufacturing	567	0.270	153
Transportation, Communication, and Utilities	1,293	0.271	350
Wholesale Trade	734	0.271	199
Retail Trade	7,908	1.177	9,308
Finance, Insurance, and Real Estate	6,660	0.292	1,945
Services	23,604	0.568	13,407
Government Services	4,684	0.497	2,328
Total Employment by Category Population			28,971
2014 Total Functional Population⁽⁴⁾			121,954

(1) Source: Table A-1 for population and 2013 Woods & Poole for employment data

(2) Source: Table A-7

(3) The functional population is Charlotte County baseline data (Item 1) multiplied by the functional resident coefficient (Item 2)

(4) The total employment population by category is the sum of the employment figures from the nine employment categories (e.g., natural resources, construction, etc.)

(5) The total functional population is the sum of the residential functional population (92,983) and employment functional population (28,971)

Table A-10 presents the County’s annual functional population figures from 2000 through 2040, based on the 2014 functional population figures from Table 8 and Table 9 and the annual population growth rates from the population figures previously presented in Table A-1.

Table A-10

Charlotte County Functional Population (2000-2040)

Year	Functional Population Projections	
	Countywide ⁽¹⁾	Unincorporated w/o Englewood Fire District ⁽²⁾
2000	143,307	104,300
2001	146,445	106,584
2002	149,769	109,003
2003	152,660	111,107
2004	155,988	113,529
2005	154,802	112,666
2006	157,929	114,942
2007	161,403	117,471
2008	161,855	117,800
2009	161,499	117,541
2010	161,757	117,729
2011	162,307	118,129
2012	165,082	120,149
2013	165,478	120,437
2014	167,563	121,954
2015	169,674	123,491
2016	171,303	124,677
2017	172,948	125,874
2018	174,608	127,082
2019	176,284	128,302
2020	177,994	129,547
2021	179,560	130,687
2022	181,140	131,837
2023	182,734	132,997
2024	184,342	134,167
2025	185,983	135,361
2026	187,489	136,457
2027	189,008	137,562
2028	190,539	138,676
2029	192,082	139,799
2030	193,657	140,945
2031	194,974	141,903
2032	196,300	142,868
2033	197,635	143,840
2034	198,979	144,818
2035	200,332	145,803
2036	201,694	146,794
2037	203,066	147,792
2038	204,447	148,797
2039	205,837	149,809
2040	207,216	150,813

(1) Source: Table A-8 for 2014 total functional population

(2) Source: Table A-9 for 2014 total functional population

Functional Residents by Specific Land Use Category

When a wide range of land uses impact services, an estimate of that impact is needed for each land use. This section presents functional population estimates by residential and non-residential land uses.

Residential and Transient Land Uses

As previously mentioned, the average number of persons per housing unit in Charlotte County was calculated for the single family, multi-family, and mobile home land uses, based on information obtained from the 2000 U.S. Census. Besides the residential land uses, the table also includes transient land uses, such as hotels, motels, nursing homes, and congregate care facilities. Secondary sources, such as the local Convention and Visitors Bureau (CVB) and the Florida Department of Elderly Affairs, are used to determine the occupancy rate for hotels, motels, and nursing homes land uses. As mentioned before, different functional population coefficients must be developed for each of the impact fee areas to be analyzed. For residential and transient land uses, these coefficients are displayed in Tables A-11 and A-12.

Non-Residential Land Uses

A similar approach is used to estimate functional residents for non-residential land uses. Table A-13 reports basic assumptions and calculations, such as trips per unit, trips per employee, employees per impact unit, one-way trips per impact unit, worker hours, occupants per vehicle trip, visitors (patrons, etc.) per impact unit, visitor hours per trip, and days per week for non-residential land uses. The final column in the tables shows the estimated functional resident coefficients by land use. These coefficients by land use create the demand component for the certain impact fee programs and will be used in the calculation of the cost per unit for each land use category in the select impact fee schedules.

Table A-11
Functional Residents for Residential and Transient Land Uses - Countywide

Residential Land Use	Impact Unit	ITE LUC ⁽¹⁾	Residents/Visitors Per Unit ⁽²⁾	Occupancy Rate ⁽³⁾	Adjusted Residents Per Unit ⁽⁴⁾	Peak Visitor Hours at Place ⁽⁵⁾	Workers Per Unit ⁽⁶⁾	Work Day Hours ⁽⁷⁾	Days Per Week ⁽⁸⁾	Work Week Residents Per Unit ⁽⁹⁾
Residential										
Single Family Detached	du	210	2.00							1.42
Multi-Family	du	220	1.06							0.75
Mobile Home	du	240	1.09							0.77
Transient/Assisted, Group										
Congregate Care Facility	du	253	1.20	82%	0.98	16	0.45	9	7	0.83
Hotel	room	310	1.70	40%	0.68	12	0.57	9	7	0.55
Motel	room	320	1.70	40%	0.68	12	0.44	9	7	0.51
Nursing Home	1,000 sf	620	1.00	82%	0.82	16	0.84	9	7	1.72

(1) Land use code from the Institute of Transportation Engineers (ITE) Trip Generation Handbook, 9th Edition
(2) Estimates for the single family, multi-family, and mobile home land use from Table A-2; estimates for the hotel/motel land use is based on data obtained from other Florida jurisdictions. One person per bed is assumed for nursing homes. Estimate for Congregate Care Facility is based on people per household figures for single and multi-family homes, adjusted for the residents over 55 years of age based on information obtained from the 2001 National Household Travel Survey, prepared by the US Department of Transportation.
(3) Source for hotel/motel occupancy: Charlotte County Tourism. Source for nursing home/Congregate Care occupancy rate is based on occupancy information provided by the Florida Department of Elderly Affairs for Charlotte County for 2012 and 2013.
(4) Residents per unit times occupancy rate
(5), (7), (8) Estimated
(6) Adapted from ITE Trip Generation Handbook, 9th Edition
(9) For residential this is Residents Per Unit times 0.708. For Transient, Assisted, and Group it is:
[(Adjusted Residents per Unit X Hours at Place X Days per Week) + (Workers Per Unit X Work Hours Per Day X Days per Week)]
(24 Hours per Day X 7 Days per Week)
For nursing homes, this formula is multiplied by 2 to convert per bed figure to per 1,000 sf, based on the assumption of 2 beds per 1,000 sf.

Table A-12

Functional Residents for Residential and Transient Land Uses – Unincorporated & Excluding Englewood Fire District

Residential Land Use	Impact Unit	ITE LUC ⁽¹⁾	Residents/Visitors Per Unit ⁽²⁾	Occupancy Rate ⁽³⁾	Adjusted Residents Per Unit ⁽⁴⁾	Peak Visitor Hours at Place ⁽⁵⁾	Workers Per Unit ⁽⁶⁾	Work Day Hours ⁽⁷⁾	Days Per Week ⁽⁸⁾	Work Week Residents Per Unit ⁽⁹⁾
Residential										
Single Family Detached	du	210	2.14							1.52
Multi-Family	du	220	1.14							0.81
Mobile Home	du	240	1.17							0.83
Transient/Assisted, Group										
Congregate Care Facility	du	253	1.28	82%	1.05	16	0.45	9	7	0.87
Hotel	room	310	1.70	40%	0.68	12	0.57	9	7	0.55
Motel	room	320	1.70	40%	0.68	12	0.44	9	7	0.51
Nursing Home	1,000 sf	620	1.00	82%	0.82	16	0.84	9	7	1.72

(1) Land use code from the Institute of Transportation Engineers (ITE) Trip Generation Handbook, 9th Edition

(2) Estimates for the single family, multi-family, and mobile home land use from Table A-4; estimates for the hotel/motel land use is based on data obtained from other Florida jurisdictions. One person per bed is assumed for nursing homes. Estimate for Congregate Care Facility is based on people per household figures for single and multi-family homes, adjusted for the residents over 55 years of age based on information obtained from the 2001 National Household Travel Survey, prepared by the US Department of Transportation.

(3) Source for hotel/motel occupancy: Charlotte County Tourism. Source for nursing home/Congregate Care occupancy rate is based on occupancy information provided by the Florida Department of Elderly Affairs for Charlotte County for 2012 and 2013.

(4) Residents per unit times occupancy rate

(5), (7), (8) Estimated

(6) Adapted from ITE Trip Generation Handbook, 9th Edition

(9) For residential this is Residents Per Unit times 0.708. For Transient, Assisted, and Group it is:

$$\frac{[(\text{Adjusted Residents per Unit} \times \text{Hours at Place} \times \text{Days per Week}) + (\text{Workers Per Unit} \times \text{Work Hours Per Day} \times \text{Days per Week})]}{(24 \text{ Hours per Day} \times 7 \text{ Days per Week})}$$

For nursing homes, this formula is multiplied by 2 to convert per bed figure to per 1,000 sf, based on the assumption of 2 beds per 1,000 sf.

Table A-13
Functional Residents for Non-Residential Land Uses

Land Use	Impact Unit	ITE LUC ⁽¹⁾	Trips Per Unit ⁽²⁾	Trips Per Employee ⁽³⁾	Employees Per Unit ⁽⁴⁾	One-Way Factor @ 50% ⁽⁵⁾	Worker Hours ⁽⁶⁾	Occupants Per Trip ⁽⁷⁾	Visitors ⁽⁸⁾	Visitor Hours Per Trip ⁽⁹⁾	Days Per Week ⁽¹⁰⁾	Functional Resident Coefficient ⁽¹¹⁾
Recreational												
RV Park	site	416	1.62	n/a	1.20	0.81	9	2.39	0.74	1.50	7	0.50
Marina	boat berth	420	2.96	20.52	0.14	1.48	9	2.39	3.40	1.00	7	0.19
Golf Course	hole	430	35.74	20.52	1.74	17.87	9	2.39	40.97	0.25	7	1.08
Movie Theater w/Matinee	1,000 sf	444	106.63	53.12	2.01	53.32	9	2.39	125.42	1.00	7	5.98
Health/Fitness Club	1,000 sf	492	32.93	n/a	2.00	16.47	9	2.39	37.36	1.50	7	3.09
Institutional												
Elementary School (private)	student	520	1.29	15.71	0.08	0.65	9	1.11	0.64	2.00	5	0.06
Middle School (private)	student	522	1.62	17.73	0.09	0.81	9	1.11	0.81	2.00	5	0.07
High School (private)	student	530	1.71	19.74	0.09	0.86	9	1.11	0.86	2.00	5	0.08
University/Jr College; <7,500 students (private)	student	540/550	2.00	12.26	0.16	1.00	9	1.11	0.95	2.00	5	0.10
University/Jr College; >7,500 students (private)	student	540/550	1.50	12.26	0.12	0.75	9	1.11	0.71	2.00	5	0.07
Church	1,000 sf	560	9.11	20.64	0.44	4.56	9	1.90	8.22	1.00	7	0.51
Day Care Center	1,000 sf	565	71.88	26.73	2.69	35.94	9	1.11	37.20	0.15	5	0.89
Hospital	1,000 sf	610	13.22	4.50	2.94	6.61	9	1.42	6.45	1.00	7	1.37
Office												
General Office 100,000 sf or less	1,000 sf	710	13.13	3.32	3.95	6.57	9	1.28	4.46	1.00	5	1.19
General Office 100,001-200,000 sf	1,000 sf	710	11.12	3.32	3.35	5.56	9	1.28	3.77	1.00	5	1.01
General Office 200,001-400,000 sf	1,000 sf	710	9.41	3.32	2.83	4.71	9	1.28	3.20	1.00	5	0.85
General Office greater than 400,000 sf	1,000 sf	710	8.54	3.32	2.57	4.27	9	1.28	2.90	1.00	5	0.77
Medical Office/Clinic 10,000 sf or less	1,000 sf	720	23.83	8.91	2.67	11.92	9	1.42	14.26	1.00	5	1.14
Medical Office/Clinic greater than 10,000 sf	1,000 sf	720	36.35	8.91	4.08	18.18	9	1.42	21.74	1.00	5	1.74
Retail												
Retail 100,000 sfgla or less	1,000 sfgla	820	67.91	n/a	2.50	33.96	9	1.73	56.25	0.50	7	2.11
Retail 100,001-200,000 sfgla	1,000 sfgla	820	53.28	n/a	2.50	26.64	9	1.73	43.59	0.65	7	2.12
Retail 200,001-400,000 sfgla	1,000 sfgla	820	41.80	n/a	2.50	20.90	9	1.73	33.66	1.00	7	2.34
Retail greater than 400,000 sfgla	1,000 sfgla	820	36.27	n/a	2.50	18.14	9	1.73	28.88	1.25	7	2.44
New/Used Auto Sales	1,000 sf	841	28.25	21.14	1.34	14.13	9	1.73	23.10	1.00	7	1.47
Tire Superstore	service bay	849	30.55	43.02	0.71	15.28	9	1.73	25.72	1.00	7	1.34
Supermarket	1,000 sf	850	103.38	87.82	1.18	51.69	9	1.52	77.39	0.50	7	2.05
Convenience Market (24 hour)	1,000 sf	851	719.18	n/a	2.50	359.59	9	1.52	544.08	0.20	7	5.47
Convenience Market w/Gas Pumps	1,000 sf	853	775.14	n/a	2.50	387.57	9	1.52	586.61	0.20	7	5.83
Home Improvement Superstore	1,000 sf	862	30.74	n/a	2.50	15.37	9	1.52	20.86	1.00	7	1.81
Pharmacy/Drug Store with of w/o Drive-Thru	1,000 sf	880/881	95.96	n/a	2.50	47.98	9	1.52	70.43	0.35	7	1.96
Furniture Store	1,000 sf	890	5.06	12.19	0.42	2.53	9	1.52	3.43	0.50	7	0.23

Table A-13 (continued)
Functional Residents for Non-Residential Land Uses

Land Use	Impact Unit	ITE LUC ⁽¹⁾	Trips Per Unit ⁽²⁾	Trips Per Employee ⁽³⁾	Employees Per Unit ⁽⁴⁾	One-Way Factor @ 50% ⁽⁵⁾	Worker Hours ⁽⁶⁾	Occupants Per Trip ⁽⁷⁾	Visitors ⁽⁸⁾	Visitor Hours Per Trip ⁽⁹⁾	Days Per Week ⁽¹⁰⁾	Functional Resident Coefficient ⁽¹¹⁾
Retail												
Bank/Savings Walk-In	1,000 sf	911	121.30	34.69	3.50	60.65	9	1.52	88.69	0.35	6	2.23
Bank Savings Drive-In	1,000 sf	912	159.34	30.94	5.15	79.67	9	1.52	115.95	0.15	6	2.28
Quality Restaurant	1,000 sf	931	91.10	n/a	9.92	45.55	9	1.85	74.35	1.00	7	6.82
High-Turnover Restaurant	1,000 sf	932	116.60	n/a	9.92	58.30	9	1.85	97.94	0.75	7	6.78
Fast Food Restaurant w/Drive-Thru	1,000 sf	934	511.00	n/a	10.90	255.50	9	1.85	461.78	0.25	7	8.90
Bread/Donut/Bagel Shop w/Drive-Thru	1,000 sf	940	189.90	n/a	10.90	94.95	9	1.85	164.76	0.25	7	5.80
Gasoline/Service Station with or w/o Car Wash	fuel pos.	944/946	157.33	n/a	2.50	78.67	9	1.52	117.08	0.20	7	1.91
Self-Service Car Wash	service bay	947	43.94	n/a	0.50	21.97	9	1.52	32.89	0.50	7	0.87
Convenience/Gasoline/Fast Food	1,000 sf	n/a	984.59	n/a	2.50	492.30	9	1.52	745.80	0.20	7	7.15
Industrial												
General Light Industrial	1,000 sf	110	6.97	3.02	2.31	3.49	9	1.38	2.51	1.00	5	0.69
General Heavy Industrial	1,000 sf	120	1.50	0.82	1.83	0.75	9	1.38	0.00	1.00	5	0.49
Manufacturing	1,000 sf	140	3.82	2.13	1.79	1.91	9	1.38	0.85	1.00	5	0.50
Warehouse	1,000 sf	150	3.56	3.89	0.92	1.78	9	1.38	1.54	0.75	5	0.28
Mini-Warehouse	1,000 sf	151	2.15	61.90	0.03	1.08	9	1.38	1.46	0.75	7	0.06
Sources:												
(1) Land use code found in the Institute of Transportation Engineers (ITE) Trip Generation Handbook, 9th Edition												
(2) Land uses and trip generation rates consistent with those included in the proposed 2013 Transportation Impact Fee calculated for Charlotte County												
(3) Trips per worker from ITE Trip Generation Handbook, 9th Edition, when available												
(4) Trips per impact unit divided by trips per person (usually employee). When trips per person are not available, the employees per unit is estimated.												
(5) Trips per unit (Item 2) multiplied by 50 percent												
(6), (9), (10) Estimated												
(7) Nationwide Personal Transportation Survey												
(8) [(One-way Trips/Unit X Occupants/Trip) - Employees]												
(11) [(Workers X Hours/Day X Days/Week) + (Visitors X Hours/Visit X Days/Week)]/(24 Hours x 7 Days)												

Table A-14
Total Weighted Seasonal Population Projections
(Countywide)

Year	Permanent Population ⁽¹⁾	Seasonal Population (Weighted) ⁽¹⁾	Hotel/Motel ⁽¹⁾	Total Weighted Seasonal Population ⁽²⁾
2000	141,627	9,772	2,875	154,274
2001	144,866	9,885	2,908	157,659
2002	148,304	10,000	2,941	161,245
2003	151,269	10,116	2,975	164,360
2004	154,709	10,233	3,009	167,951
2005	153,274	10,352	3,044	166,670
2006	156,491	10,472	3,079	170,042
2007	160,083	10,593	3,114	173,790
2008	160,412	10,716	3,150	174,278
2009	159,860	10,840	3,186	173,886
2010	159,978	10,966	3,224	174,168
2011	160,463	11,045	3,247	174,755
2012	163,357	11,125	3,270	177,752
2013	163,679	11,205	3,293	178,177
2014	165,823	11,286	3,316	180,425
2015	168,000	11,369	3,338	182,707
2016	169,663	11,433	3,359	184,455
2017	171,343	11,497	3,380	186,220
2018	173,039	11,561	3,401	188,001
2019	174,752	11,626	3,422	189,800
2020	176,500	11,692	3,444	191,636
2021	178,106	11,748	3,466	193,320
2022	179,727	11,804	3,489	195,020
2023	181,363	11,861	3,512	196,736
2024	183,013	11,918	3,535	198,466
2025	184,701	11,978	3,558	200,237
2026	186,252	12,027	3,579	201,858
2027	187,817	12,076	3,600	203,493
2028	189,395	12,126	3,621	205,142
2029	190,986	12,176	3,642	206,804
2030	192,601	12,225	3,665	208,491
2031	193,968	12,259	3,686	209,913
2032	195,345	12,293	3,707	211,345
2033	196,732	12,327	3,729	212,788
2034	198,129	12,362	3,751	214,242
2035	199,536	12,397	3,773	215,706
2036	200,953	12,432	3,795	217,180
2037	202,380	12,467	3,817	218,664
2038	203,817	12,502	3,839	220,158
2039	205,264	12,537	3,861	221,662
2040	206,701	12,568	3,885	223,154

(1) Source: Charlotte County Staff (Table WSW-1). Interim years were interpolated based on annualized population growth rates

(2) Sum of the permanent population, seasonal population, and the hotel/motel population

Table A-15
Total Weighted Seasonal Population Projections
(Unincorporated)

Year	Permanent Population ⁽¹⁾	Seasonal Population (Weighted) ⁽¹⁾	Hotel/Motel ⁽¹⁾	Total Weighted Seasonal Population ⁽²⁾
2000	127,283	8,782	2,584	138,649
2001	130,379	8,896	2,617	141,892
2002	133,474	9,000	2,647	145,121
2003	136,142	9,104	2,677	147,923
2004	139,238	9,210	2,708	151,156
2005	137,947	9,317	2,740	150,004
2006	140,842	9,425	2,771	153,038
2007	144,075	9,534	2,803	156,412
2008	144,371	9,644	2,835	156,850
2009	143,874	9,756	2,867	156,497
2010	143,337	9,825	2,889	156,051
2011	143,722	9,893	2,908	156,523
2012	146,373	9,968	2,930	159,271
2013	146,592	10,035	2,949	159,576
2014	149,241	10,157	2,984	162,382
2015	151,200	10,232	3,004	164,436
2016	152,697	10,290	3,023	166,010
2017	154,209	10,347	3,042	167,598
2018	155,735	10,405	3,061	169,201
2019	157,277	10,463	3,080	170,820
2020	158,850	10,523	3,100	172,473
2021	160,295	10,573	3,119	173,987
2022	161,754	10,624	3,140	175,518
2023	163,227	10,675	3,161	177,063
2024	164,712	10,726	3,182	178,620
2025	166,231	10,780	3,202	180,213
2026	167,627	10,824	3,221	181,672
2027	169,035	10,868	3,240	183,143
2028	170,456	10,913	3,259	184,628
2029	171,887	10,958	3,278	186,123
2030	173,341	11,003	3,299	187,643
2031	174,571	11,033	3,317	188,921
2032	175,811	11,064	3,336	190,211
2033	177,059	11,094	3,356	191,509
2034	178,316	11,126	3,376	192,818
2035	179,582	11,157	3,396	194,135
2036	180,858	11,189	3,416	195,463
2037	182,142	11,220	3,435	196,797
2038	183,435	11,252	3,455	198,142
2039	184,738	11,283	3,475	199,496
2040	186,031	11,311	3,497	200,839

- (1) Source: Charlotte County Staff (Table WSW-1). The unincorporated population is estimated to be 90 percent of the countywide population based on the unincorporated to countywide ratios from 2000, and 2010 through 2013. This ratio was assumed to remain the same through 2040. Interim years were interpolated based on annualized population growth rates
- (2) Sum of the permanent population, seasonal population, and the hotel/motel population

Table A-16
Total Weighted Seasonal Population Projections
(Unincorporated & Excluding Englewood Fire District)

Year	Permanent Population ⁽¹⁾	Seasonal Population (Weighted) ⁽¹⁾	Hotel/Motel ⁽¹⁾	Total Weighted Seasonal Population ⁽²⁾
2000	102,909	7,101	2,089	112,099
2001	105,448	7,195	2,117	114,760
2002	107,951	7,279	2,141	117,371
2003	110,109	7,363	2,166	119,638
2004	112,613	7,449	2,190	122,252
2005	111,569	7,535	2,216	121,320
2006	113,910	7,623	2,241	123,774
2007	116,525	7,711	2,267	126,503
2008	116,764	7,800	2,293	126,857
2009	116,362	7,890	2,319	126,571
2010	115,805	7,938	2,334	126,077
2011	116,106	7,992	2,349	126,447
2012	118,259	8,054	2,367	128,680
2013	118,423	8,107	2,383	128,913
2014	120,703	8,215	2,414	131,332
2015	122,287	8,275	2,430	132,992
2016	123,498	8,322	2,445	134,265
2017	124,721	8,369	2,460	135,550
2018	125,955	8,415	2,476	136,846
2019	127,202	8,463	2,491	138,156
2020	128,474	8,511	2,507	139,492
2021	129,643	8,551	2,523	140,717
2022	130,823	8,592	2,540	141,955
2023	132,014	8,634	2,556	143,204
2024	133,215	8,675	2,573	144,463
2025	134,444	8,719	2,590	145,753
2026	135,573	8,754	2,605	146,932
2027	136,712	8,790	2,620	148,122
2028	137,861	8,827	2,636	149,324
2029	139,018	8,863	2,651	150,532
2030	140,194	8,899	2,668	151,761
2031	141,189	8,923	2,683	152,795
2032	142,192	8,948	2,698	153,838
2033	143,201	8,973	2,714	154,888
2034	144,218	8,998	2,730	155,946
2035	145,242	9,024	2,746	157,012
2036	146,274	9,049	2,762	158,085
2037	147,312	9,075	2,778	159,165
2038	148,358	9,100	2,794	160,252
2039	149,412	9,126	2,810	161,348
2040	150,458	9,148	2,828	162,434

(1) Source: Charlotte County Staff (Table WSW-1). The unincorporated population excluding the Englewood Fire District is estimated to be approximately 73 percent of the countywide population based on the unincorporated to countywide ratios from 2000, and 2010 through 2013 and the Englewood Fire District population to the countywide population from 2010. These ratios were assumed to remain the same through 2040. Interim years were interpolated based on annualized population growth rates

(2) Sum of the permanent population, seasonal population, and the hotel/motel population

Appendix B
Cost Component – Supplemental Information

This Appendix provides a summary of building and land value estimates for the impact fee program areas presented in this update.

Building Values

For each of the program areas, the following information was reviewed to estimate building values:

- Recent construction completed by Charlotte County (if any);
- Estimates for any planned facilities;
- Insurance values of existing facilities;
- Data from other jurisdictions for recently completed facilities; and
- Discussions with architects/contractors as well as the County representatives.

The following paragraphs provide a summary for each program area.

Public Buildings, Law Enforcement and Correctional Facilities

Public buildings and law enforcement facilities tend to include a wide range of buildings, such as offices, courthouses, maintenance buildings, parking garages, etc. as well as prime versus support buildings. Correctional facilities/jails and Emergency Operations Centers (EOC) tend to be more expensive to construct than typical public buildings or law enforcement facilities primarily due to the security features and regulations. Given this, a separate construction cost estimate for correctional facilities was prepared. Because the County is unlikely to build another EOC facility, the average public buildings value was used for this building also.

Charlotte County has not built a new jail over the past few years. As presented in Table B-1, insurance values of the existing jail buildings ranged from \$245 to \$265 per square foot. The low end of this range represents building value only and the high end represents building and content value per square foot. It is important to note insurance values are considered to provide estimates below the full cost since they typically do not take into consideration certain building components, such as foundation, architectural/design cost, furniture/fixture/equipment, security features, etc.

Recent jail construction in other Florida counties and estimates obtained from construction companies and architects suggested a range of \$225 to \$445 per square foot. Given this

information, a unit cost of \$250 per square foot for jail buildings is used in the study, which represents a relatively conservative estimate.

The most recent public buildings/law enforcement facilities constructed in Charlotte County were completed in 2011, at a cost of \$230 per square foot. The County has plans to add several facilities over the next five years, and the construction cost associated with these facilities is estimated at \$265 per square foot while the total cost is estimated at \$300 to \$325 per square foot. As presented in Table B-1, the insurance value of existing prime buildings (excluding jail and EOC) averaged \$175 per square foot to \$200 per square foot and the value of support buildings averaged \$55 per square foot to \$100 per square foot. The low end of these ranges represents insured building value only and the high end represents insured building and content value. Finally, the building value of prime and support facilities in other Florida jurisdictions for which information was available, range from \$135 to \$200 per square foot.

Given this information, the building value of prime facilities is estimated at \$200 per square foot and support buildings at \$75 per square foot for both public buildings and law enforcement facilities. This results in a weighted average value of \$200 per square foot for all buildings, including correctional facilities, which is within the range of other jurisdiction.

Table B-1
Value of Public Facilities, Law Enforcement and Correctional Facilities

Source	Year	Building Cost per Square Foot
<i>Jail:</i>		
Insurance Values of Existing Jail Buildings ⁽¹⁾	2014	\$245 - \$260
Recent Jail Construction in Other Florida Counties ⁽²⁾	2009, 2013	\$225
Estimates from National Construction Companies ⁽³⁾	2013	\$270-\$300
Estimates from Florida Architects ⁽⁴⁾	2013	\$285-\$445
Used in the Study	2014	\$250
<i>Public Buildings & Law Enforcement (Excluding Jail):</i>		
Human Services Building ⁽⁵⁾	2011	\$230
Future Planned Facilities ⁽⁶⁾	N/A	\$265 - \$325
Insurance Values of Existing Buildings (prime) ⁽⁷⁾	2014	\$175 - \$200
Insurance Values of Existing Buildings (support) ⁽⁸⁾	2014	\$55 - \$100
Recent Public Building Construction in Other Florida Counties ⁽⁹⁾	2010-2012	\$135 - \$200
Used in the Study -- Prime Buildings	2014	\$200
Used in the Study -- Support Buildings	2014	\$75

(1) Source: Charlotte County

(2) Source: AJAX Engineering and Florida Department of Correctional Facilities, figures rounded to nearest \$10

(3) Source: Reed Construction

(4) Based on discussions with industry architects for a range of a typical jail in Florida based on their experience

(5) Source: Charlotte County

(6) Source: Charlotte County

(7) Source: Charlotte County

(8) Source: Charlotte County

(9) Source: Florida jurisdictions

Libraries

The most recent library construction in Charlotte County was completed in 2013 with the expansion and renovation of the Englewood Library, for a cost of \$329 per square foot. The current average insurance value of existing libraries is \$190 per square foot for buildings only and \$295 per square foot for buildings and contents. Insurance values tend to represent a conservative estimate. Finally, recent library construction in other Florida jurisdictions provided an average building cost of \$245 per square foot. Given this information, a building value of \$240 per square foot is used in the library impact fee calculations. This figure takes into consideration that insurance values of the contents includes library materials, which are accounted separately in impact fee calculations and therefore should not be included in the building value.

**Table B-2
Library Building Value**

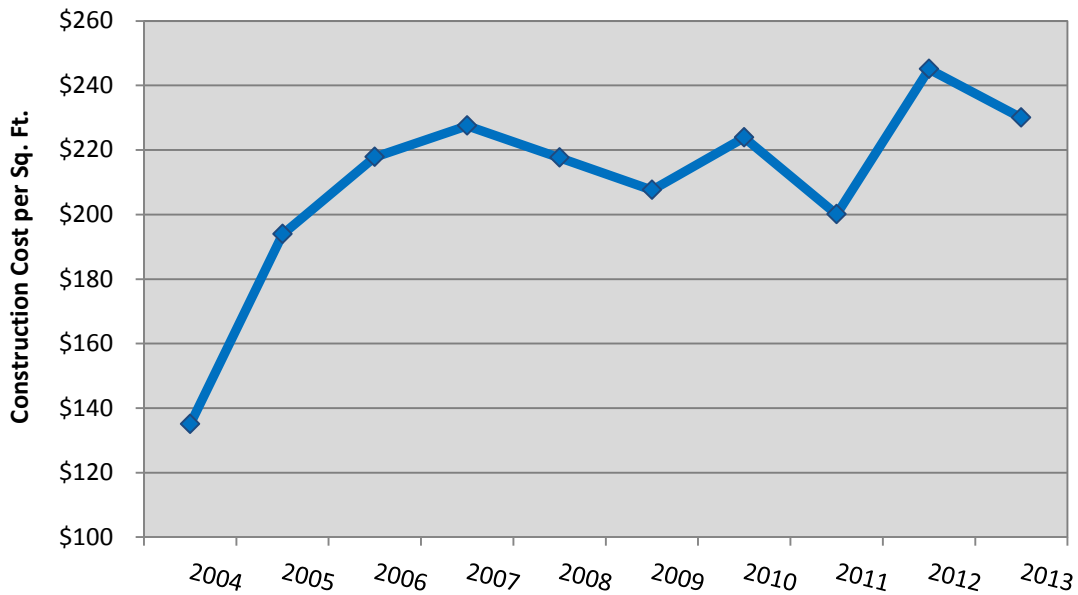
Source	Year	Building Cost per Square Foot
Englewood Library Expansion ⁽¹⁾	2013	\$329
Insurance Values of Existing Libraries ⁽²⁾	2013	\$190 - \$295
Recent Library Construction in Other Florida Counties ⁽³⁾	2010-2012	\$245
Used in the Study	2014	\$240

- (1) Source: Charlotte County
- (2) Source: Charlotte County
- (3) Source: Recent impact fee studies

Fire/EMS Facilities

As part of this analysis, TOA contacted several Florida jurisdictions to obtain more recent cost information. The bids and estimates received since 2010 for facilities built in 2010 or 2012 range from \$190 to \$300 per square foot (excluding furniture/fixture/equipment, site preparation cost, permits, fees and other similar expenses). The following chart presents the building construction cost trends based on bids, estimates, and other information obtained during the previous impact fee studies completed by TOA. As presented, the variation in station costs is relatively minor over the past few years.

**Figure B-1
Fire/EMS Station Construction Cost per Square Foot**



Source: Fire station construction cost data collected from Florida jurisdictions

In determining the appropriate unit cost for station construction in Charlotte County, in addition to these trends, the following data was evaluated:

- The County has not built any fire stations over the past three to four years and there are no new fire stations in the current CIP.
- The insurance value of existing fire stations is \$190 per square foot for building value only and \$200 per square foot for building and content value. As discussed previously, insurance values are considered to represent a conservative estimate.

Based on the information summarized in Table B-3, a unit cost of \$230 per square foot is used for fire/EMS station building value. This figure is based primarily on recent construction cost data from other Florida jurisdictions and is also consistent with Charlotte County’s insurance values.

**Table B-3
Fire/EMS Station Building Value**

Source	Year	Building Cost per Square Foot
Insurance Values of Existing Fire/EMS Stations ⁽¹⁾	2014	\$190 - \$200
Recent Fire Station Construction in Other Florida Counties ⁽²⁾	2010-2013	\$190 - \$300
Estimates from Florida Architects ⁽³⁾	2013	\$230 - \$280
Used in the Study	2014	\$230

(1) Source: Charlotte County, figures rounded to nearest \$10

(2) Source: Individual jurisdictions

(3) Based on discussions with industry architects for a range of a typical fire station in Florida based on their experience (includes adjustment for ff&e, site preparation, permits, etc.)

In addition to fire stations, the fire/EMS building inventory includes the Vehicles Maintenance Building, which has an insurance value of \$140 per square foot for building only and \$165 per square foot for building and content value. A unit value of \$165 per square foot is used for this building in the impact fee calculations.

Parks & Recreation Facilities

The parks and recreation facilities impact fee inventory includes several recreational facilities. The value of these facilities is based on insurance values, information from other jurisdictions and discussions with the County staff.

Land Values

For each impact fee program area, land values were determined based on the following analysis, as data available:

- Recent land purchases for the related infrastructure (if any);
- Value of current parcels as reported by the Charlotte County Property Appraiser;
- Value of vacant land by size and by land use; and
- Vacant land sales over the past four years by size and by land use.

As shown in Tables B-4 and B-5, the land value and sales analysis suggested that sales data indicate higher values than estimates included in the Property Appraiser's database for those vacant properties that have not been sold for a while. This may be due to a lag in the update of land values. The following paragraphs summarize the data used for each program area.

Table B-4 includes parcels located within Charlotte County and Punta Gorda, while Table B-5 only includes parcels in the unincorporated county.

**Table B-4
Vacant Land Sales and Value Analysis (per Acre); Countywide**

Acreage	Vacant Land Sales 2010-2013 (per acre)			Vacant Land Values (per acre)		
	Count	Median	Average	Count	Median	Average
<i>Vacant Residential</i>						
0.5 to 4	465	\$44,611	\$168,957	2,340	\$18,656	\$57,389
4 to 6	14	\$15,157	\$32,960	91	\$14,710	\$28,305
6 to 15	18	\$29,733	\$102,360	56	\$17,962	\$33,742
15 to 25	5	\$289,097	\$310,736	20	\$16,686	\$23,380
20 to 60	4	\$410,055	\$320,487	16	\$20,132	\$24,364
60 to 100	1	\$10,158	\$10,158	2	\$20,000	\$19,053
40 to 130	1	\$10,158	\$10,158	3	\$18,000	\$18,818
100+	0	N/A	N/A	0	N/A	N/A
<i>Vacant Commercial</i>						
0.5 to 4	50	\$114,547	\$237,767	803	\$58,806	\$91,996
4 to 6	7	\$72,632	\$101,065	77	\$28,314	\$57,644
6 to 15	9	\$58,104	\$115,368	56	\$41,110	\$51,183
15 to 25	2	\$19,657	\$19,648	16	\$37,998	\$56,096
20 to 60	1	\$71,429	\$71,429	13	\$29,303	\$30,474
60 to 100	2	\$32,894	\$31,998	4	\$36,677	\$37,882
40 to 130	2	\$32,894	\$31,998	8	\$32,052	\$33,016
100+	0	\$0	N/A	1	\$32,132	\$32,132
<i>Vacant Industrial</i>						
0.5 to 4	6	\$117,404	\$145,166	132	\$56,629	\$77,398
4 to 6	4	\$172,851	\$169,802	24	\$50,094	\$51,238
6 to 15	0	N/A	N/A	7	\$54,450	\$48,322
15 to 25	0	N/A	N/A	0	N/A	N/A
20 to 60	0	N/A	N/A	2	\$94,319	\$86,138
60 to 100	0	N/A	N/A	0	N/A	N/A
40 to 130	0	N/A	N/A	0	N/A	N/A
100+	0	N/A	N/A	1	\$10,338	\$10,338

Source: Charlotte County Property Appraiser Database

**Table B-5
Vacant Land Sales and Value Analysis (per Acre); Unincorporated County**

Acreage	Vacant Land Sales (per acre)			Vacant Land Values (per acre)		
	Count	Median	Average	Count	Median	Average
<i>Vacant Residential</i>						
0.5 to 4	411	\$36,303	\$93,869	2,202	\$18,064	\$56,366
4 to 6	13	\$15,074	\$31,931	88	\$13,792	\$24,335
6 to 15	16	\$26,566	\$103,634	50	\$16,943	\$29,855
15 to 25	5	\$289,097	\$310,736	20	\$16,686	\$23,380
20 to 60	4	\$410,055	\$320,487	15	\$20,000	\$24,098
60 to 100	1	\$10,158	\$10,158	2	\$20,000	\$19,053
40 to 130	1	\$10,158	\$10,158	3	\$18,000	\$18,818
100+	0	N/A	N/A	0	N/A	N/A
<i>Vacant Commercial</i>						
0.5 to 4	48	\$109,253	\$234,409	749	\$56,628	\$85,306
4 to 6	7	\$72,632	\$101,065	69	\$26,136	\$48,025
6 to 15	9	\$58,104	\$115,368	54	\$41,110	\$50,834
15 to 25	2	\$19,657	\$19,648	16	\$37,998	\$56,096
20 to 60	1	\$71,429	\$71,429	13	\$29,303	\$30,474
60 to 100	2	\$32,894	\$31,998	4	\$36,677	\$37,882
40 to 130	2	\$32,894	\$31,998	8	\$32,052	\$33,016
100+	0	N/A	N/A	1	\$32,132	\$32,132
<i>Vacant Industrial</i>						
0.5 to 4	6	\$117,404	\$145,166	127	\$65,341	\$73,468
4 to 6	4	\$172,851	\$169,802	24	\$50,094	\$51,238
6 to 15	0	N/A	N/A	7	\$54,450	\$48,322
15 to 25	0	N/A	N/A	0	N/A	N/A
20 to 60	0	N/A	N/A	2	\$94,319	\$86,138
60 to 100	0	N/A	N/A	0	N/A	N/A
40 to 130	0	N/A	N/A	0	N/A	N/A
100+	0	N/A	N/A	1	\$10,338	\$10,338

Source: Charlotte County Property Appraiser Database

Public Buildings, Law Enforcement and Correctional Facilities

Public buildings and law enforcement facilities include a range of facilities from County offices, courthouses, and other similar facilities that need to be in central locations to maintenance facilities that have more flexibility in location. The County's last land purchase for public buildings was completed in 2006 for approximately \$250,000 per acre. Given that there are no recent purchases and no programmed land purchases at this time, the land value of parcels where the existing buildings are located is evaluated. This analysis resulted

in a range of \$13,000 per acre to \$340,000 per acre, depending on location. Based on discussions with County representatives, \$100,000 per acre is used in the impact fee calculations.

Libraries

Similar to public buildings, the County has not bought any land for libraries in recent years and there are no plans to do so over the next few years. The current value of land where existing libraries are located averages \$90,000 per acre, with a range of \$55,000 per acre to \$183,000 per acre. This information along with discussions with County representatives suggests that an average land value of \$100,000 per acre is a reasonable estimate.

Fire/EMS

Typically, fire/EMS stations need to be located at or near major intersections and not in residential areas, for better access and minimum disturbance. As such, land value of these facilities tends to be higher. However, in more rural areas, land values for fire stations are likely to be more reasonable. This type of variation can be seen in the current land value of existing fire stations, which average \$43,000 per acre with a range of \$10,000 per acre to \$345,000 per acre. Based on this information and discussions with County representatives, land value for fire/EMS stations is estimated at \$60,000 per acre for impact fee calculations.

Parks

Charlotte County's parks inventory includes community, regional and specialty parks. In the case of community parks, the park parcels range from 8 to 55 acres. The value shown for these parcels in the Property Appraiser's database ranges from \$1,300 per acre to \$55,000 per acre, with an average of \$15,000 per acre. In the case of regional and specialty parks, parcel size ranges from 0.3 acres to 103 acres. The value of these parcels averages \$50,000 per acre with a range of \$2,400 per acre to \$865,000 per acre. Given this information and discussion with the County representatives, an average value of \$15,000 per acre is used for community parks and \$50,000 per acre is used for regional and specialty parks.

Appendix C
Law Enforcement/Correctional/Public Buildings Inventory

This Appendix provides the detailed inventory of public buildings.

**Table C-1
Summary of Law Enforcement/Correctional/Public Buildings Facilities Inventory**

Facility	Building Square Feet ⁽¹⁾	Program Area
Primary Buildings		
Charlotte County Jail	295,312	Law Enf.
Historic Courthouse	17,000	Public Bldgs.
Public Safety - EOC	28,970	Public Bldgs.
Administration Center A	94,194	Public Bldgs.
Administration Center B	35,200	Public Bldgs.
Facilities Management	4,345	Public Bldgs.
Octagon Bldg	1,525	Public Bldgs.
Building Construction Services Building	17,578	Public Bldgs.
Cultural - Conference Center	45,665	Public Bldgs.
Cultural - Theater	11,754	Public Bldgs.
Cultural - Senior Lounge	37,992	Public Bldgs.
Cultural - Learning Center	22,176	Public Bldgs.
Family Service Center	28,763	Public Bldgs.
South Punta Gorda Heights Civic Ctr	4,024	Public Bldgs.
Justice Center Building	207,238	Public Bldgs.
PW - New Operations Bldg	7,342	Public Bldgs.
Human Service Bldg	2,200	Public Bldgs.
Health Department	12,440	Public Bldgs.
New Health Department	47,500	Public Bldgs.
Human Services/Health Clinic	12,500	Public Bldgs.
CARE	5,074	Public Bldgs.
Sheriff's Administration	61,956	Law Enf.
Englewood Annex - Admin. Bldg	10,363	Public Bldgs.
Englewood Annex - Admin. Bldg Sheriff	2,600	Law Enf.
San Casa Yard - Mosquito Control	2,100	Public Bldgs.
Harbour Heights	4,807	Public Bldgs.
Medical Examiner	7,581	Public Bldgs.
Work Release Bldg	12,954	Law Enf.
Video Visitation	3,505	Law Enf.
Training Armory	3,482	Law Enf.
Maintenance Bldg	2,159	Law Enf.
Tom Adams Bridge - Bridge Tender Bldg	180	Public Bldgs.
Subtotal - Primary Buildings	1,050,479	-
Subtotal - Primary Buildings (Public Buildings)	668,511	-
Subtotal - Primary Buildings (Law Enforcement)	381,968	-

Table C-1 (continued)
Summary of Law Enforcement/Correctional/Public Buildings Facilities Inventory

Facility	Building Square Feet ⁽¹⁾	Program Area
Support Buildings		
Chiller Bldg	3,536	Public Bldgs.
Code Compliance Portable Bldg	1,488	Public Bldgs.
Cultural - Gazebo	615	Public Bldgs.
JB Yard	4,920	Public Bldgs.
PW - Engineering Bldg	3,750	Public Bldgs.
PW - Sign Shop Bldg	1,800	Public Bldgs.
PW - Sign Shop Storage Bldg	192	Public Bldgs.
PW - Traffic Engineering Portable Bldg	672	Public Bldgs.
PW - Lighting District Admin. Bldg	1,800	Public Bldgs.
PW - Lighting District Tech Bldg	1,800	Public Bldgs.
PW - Lighting District Metal Storage Shed	1,080	Public Bldgs.
PW - Fuel Storage Control Bldg	1,875	Public Bldgs.
PW - Toy Shop Metal Bldg	3,200	Public Bldgs.
PW - IT Network Bldg	64	Public Bldgs.
Fuel Station Canopy	3,100	Public Bldgs.
Airport Road Annex - Supv of Elections Warehouse	3,895	Public Bldgs.
Airport Road Annex - Supv of Elections Office/Storage Bldg	900	Public Bldgs.
Airport Road Annex - Main Building/Warehouse	14,760	Law Enf.
Airport Road Annex - Sheriff's Storage Bldg	760	Law Enf.
Airport Road Annex - Old Radio Tower Bldg	216	Public Bldgs.
Airport Road Annex - New Radio Tower Bldg	216	Public Bldgs.
Airport Road Annex - Transit Bldg	3,195	Public Bldgs.
Airport Road Annex - Gun Range	2,940	Law Enf.
Airport Road Annex - Radio Tower	216	Public Bldgs.
Storage	196	Public Bldgs.
San Casa Yard - Public Works	2,736	Public Bldgs.
South County Annex	34,630	Public Bldgs.
Subtotal - Support Buildings	94,552	-
Subtotal - Support Buildings (Public Buildings)	76,092	-
Subtotal - Support Buildings (Law Enforcement)	18,460	-
All Public Buildings	1,145,031	-

(1) Source: Charlotte County

Note: Buildings indicated as "Law Enforcement" include both law enforcement buildings and correctional facilities.

**Table C-2
Summary of Law Enforcement/Correctional/Public Buildings Land and Facilities**

Facility	Address ⁽¹⁾	Year Built ⁽¹⁾	Total Acreage ⁽¹⁾	Building Square Feet ⁽¹⁾	Total Square Footage ⁽²⁾	Allocated Acreage ⁽³⁾	Program Area
Administration Center A	18500 Murdock Circle	1989	22.01	94,194	157,866	13.13	Public Bldgs.
Administration Center B		1981		35,200		4.91	Public Bldgs.
Chiller Building		1981		3,536		0.49	Public Bldgs.
Facilities Management		1983		4,345		0.61	Public Bldgs.
Code Compliance Portable Building		1994		1,488		0.21	Public Bldgs.
Octagon Building		1989		1,525		0.21	Public Bldgs.
Building Construction Services Building		1989		17,578		2.45	Public Bldgs.
Cultural - Conference Center		2280 Aaron Street		2002		8.02	45,665
Cultural - Theater	1971		11,754	0.72	Public Bldgs.		
Cultural - Senior Lounge	1971		37,992	2.33	Public Bldgs.		
Cultural - Learning Center	1967		22,176	1.36	Public Bldgs.		
Cultural - Gazebo	1971		615	0.04	Public Bldgs.		
Family Service Center	21450 Gibraltar Dr	1980	3.17	28,763	28,763	3.17	Public Bldgs.
JB Yard	19815 Kenilworth Blvd	1987	8.08	4,920	4,920	8.08	Public Bldgs.
South Punta Gorda Heights Civic Ctr	11200 First St	1995	1.93	4,024	4,024	1.93	Public Bldgs.
Justice Center Building	350 E Marion St	1998	10.02	207,238	207,238	10.02	Public Bldgs.
PW - Engineering Building	7001 Florida St	1981	30.53	3,750	49,215	2.33	Public Bldgs.
PW - Sign Shop Building		1981		1,800		1.12	Public Bldgs.
PW - Sign Shop Storage Building		2005		192		0.12	Public Bldgs.
PW - Traffic Engineering Portable Building		2004		672		0.42	Public Bldgs.
PW - Lighting District Administrative Building		1990		1,800		1.12	Public Bldgs.
PW - Lighting District Technology Building		1990		1,800		1.12	Public Bldgs.
PW - Lighting District Metal Storage Shed		1992		1,080		0.67	Public Bldgs.
PW - Fuel Storage Control Building		2005		1,875		1.16	Public Bldgs.
PW - Toy Shop Metal Building		1981		3,200		1.99	Public Bldgs.
PW - IT Network Building		2005		64		0.04	Public Bldgs.
PW - New Operations Building		2007		7,342		4.55	Public Bldgs.
Fuel Station Canopy		6905 Florida Street		1991			3,100
Historic Courthouse	226 Taylor St	1928	0.50	17,000	17,000	0.50	Public Bldgs.
Human Service Building	512 E. Grace St	1969	2.87	2,200	14,640	0.43	Public Bldgs.
Health Department	514 E. Grace St	1969		12,440		2.44	Public Bldgs.
New Health Department	1100 Loveland Blvd	2010	10.30	47,500	60,000	8.15	Public Bldgs.
Human Services/Health Clinic	1050 Loveland Blvd	2011		12,500		2.15	Public Bldgs.
CARE	1501 Cooper St	2002	1.93	5,074	5,074	1.93	Public Bldgs.
Airport Road Annex - Supv of Elections Warehouse	25500 Airport Rd	1997	20.27	3,895	27,098	2.91	Public Bldgs.
Airport Road Annex - Supv of Elections Office/Storage Bldg.		1997		900		0.67	Public Bldgs.
Airport Road Annex - Main Building/Warehouse		1997		14,760		11.04	Law Enf.
Airport Road Annex - Sheriff's Storage Bldg.		1997		760		0.57	Law Enf.
Airport Road Annex - Old Radio Tower Bldg.		1997		216		0.16	Public Bldgs.
Airport Road Annex - New Radio Tower Bldg.		2002		216		0.16	Public Bldgs.
Airport Road Annex - Transit Bldg.		1992		3,195		2.39	Public Bldgs.
Airport Road Annex - Gun Range		N/A		2,940		2.20	Law Enf.
Airport Road Annex - Radio Tower		2002		216		0.16	Public Bldgs.
Sheriff's Administration ⁽⁴⁾		7474 Utilities Rd		1993		N/A	61,956
Englewood Annex - Admin Building	6868 San Casa Dr	1989	11.30	10,363	22,073	5.31	Public Bldgs.
Englewood Annex - Admin Building Sheriff	6868 San Casa Dr	1989		2,600		1.33	Law Enf.
Storage	N/A	N/A		196		0.10	Public Bldgs.
San Casa Yard - Mosquito Control	6890 San Casa Dr.	1992		2,100		1.08	Public Bldgs.
San Casa Yard - Public Works		2009		2,736		1.40	Public Bldgs.
Harbour Heights ⁽⁵⁾	27420 Voyageur Dr	1936	N/A	4,807	N/A	N/A	Public Bldgs.
South County Annex	410 Taylor Rd	1976	2.95	34,630	34,630	2.95	Public Bldgs.
Medical Examiner	18130 Paulson Dr	1998	0.82	7,581	7,581	0.82	Public Bldgs.
Charlotte County Jail	26601 Airport Rd	2000	44.20	295,312	369,641	35.31	Law Enf.
Public Safety - EOC		2007		28,970		3.46	Public Bldgs.
Work Release Building		2007		12,954		1.55	Law Enf.
Video Visitation		2008		3,505		0.42	Law Enf.
Training Armory		2008		3,482		0.42	Law Enf.
Maintenance Building		2008		2,159		0.26	Law Enf.
Tom Adams Bridge - Bridge Tender Building	1385 Beach Road	1975	0.13	180	180	0.13	Public Bldgs.
Total - All Buildings			179.03	1,145,031		159.42	-
Subtotal - Public Buildings				744,603		106.32	-
Subtotal - Law Enforcement Buildings				400,428		53.10	-

(1) Source: Charlotte County

(2) Represents total square footage on each parcel. Some of the buildings on a site may be related to other service areas

(3) Total acres divided by total square footage (Item 2) and multiplied by the building square footage

Note: Buildings indicated as "Law Enforcement" include both law enforcement buildings and correctional facilities.