

Charlotte County Impact Fee Update Study



October 21, 2014



GREAT INSIGHTS. GREATER OUTCOMES.



Presentation Overview

- 1 Overview of Methodology**
- 2 Summary of Calculated Fees**
- 3 Affordable Growth Approach**



Methodology

◎ **Impact fee definition:**

- **One-time capital charge to new development**
- **Covers the cost of new capital facility capacity**
- **Implements the CIE and CIP**



Methodology

○ Basic Impact Fee Formula:

Net Impact Fee =

(Cost – Credit) x Demand



Asset Value



Non-Impact
Fee Revenue



Population
VMT



Methodology

● **Cost:**

- **Current value of all capital assets**
- **Does not include cost associated with operations, maintenance, replacement**

● **Credit:**

- **Contributions of new development from all non-impact fee revenue sources (fuel tax, sales tax, ad valorem tax, etc.) used to fund capacity**



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Summary of Calculated Fees

● Total Fee Rate Comparison (**Current Rate**):

Land Use	Scenario 1 (w/Sales Tax)	Scenario 2 (w/o Sales Tax)	Charlotte (Urban)	Charlotte (Rural 1&2)	% Change (using Sc. #2)
Study Date	2013-2014	2013-2014	2009	2009	-
Adoption %	n/a	n/a	<u>0-100%</u>	<u>0-100%</u>	-
Single Family	\$8,704	\$10,406	\$1,726	\$8,555	+503 / +22%
Light Industrial	\$4,652	\$5,285	\$1,113	\$6,325	+375 / -16%
Office (50k)	\$8,618	\$9,772	\$579	\$3,361	+1,588 / +191%
Retail (125k)	\$12,120	\$14,024	\$2,154	\$12,559	+551 / +12%
Fast Food w/DT*	\$77,551	\$88,163	\$3,545	\$20,634	+2,387 / +327%

*DT = drive-thru

Single family is measured per dwelling unit; all other uses are per 1,000 sf



Summary of Calculated Fees

● Total Fee Rate Comparison (**Current Rate**):

Land Use	Scenario 1 (w/Sales Tax)	Scenario 2 (w/o Sales Tax)	Lee	Sarasota	Desoto	City of North Port*
Study Date	2013-2014	2013-2014	2011-2012	2004-2007	2006	2011
Adoption %	n/a	n/a	<u>19-92%</u>	<u>0-100%</u>	<u>0%</u>	<u>0-50%</u>
Single Family	\$8,704	\$10,406	\$2,907	\$7,448	\$0	\$3,120
Light Industrial	\$4,652	\$5,285	\$1,065	\$1,983	\$0	\$921
Office (50k)	\$8,618	\$9,772	\$1,337	\$3,964	\$0	\$1,347
Retail (125k)	\$12,120	\$14,024	\$2,150	\$8,009	\$0	\$2,559
Fast Food w/DT**	\$77,551	\$88,163	\$7,017	\$16,150	\$0	\$4,947

* Includes Sarasota County fees collected in North Port

**DT = drive-thru

Single family is measured per dwelling unit; all other uses are per 1,000 sf



Summary of Calculated Fees

● Total Fee Rate Comparison (**Current Rate**):

Land Use	Scenario 1 (w/Sales Tax)	Scenario 2 (w/o Sales Tax)	Collier	Polk	Pasco	Indian River
Study Date	2013-2014	2013-2014	2006-2011	2009-2010	2001-2011	2014
Adoption %	n/a	n/a	<u>50-100%</u>	<u>0-44%</u>	<u>100%</u>	<u>0-100%</u>
Single Family	\$8,704	\$10,406	\$17,347	\$4,160	\$14,401	\$8,623
Light Industrial	\$4,652	\$5,285	\$5,605	\$0	\$1,549	\$1,661
Office (50k)	\$8,618	\$9,772	\$11,243	\$0	\$1,723	\$2,579
Retail (125k)	\$12,120	\$14,024	\$12,993	\$0	\$7,717	\$4,392
Fast Food w/DT*	\$77,551	\$88,163	\$83,808	\$0	\$46,762	\$26,446

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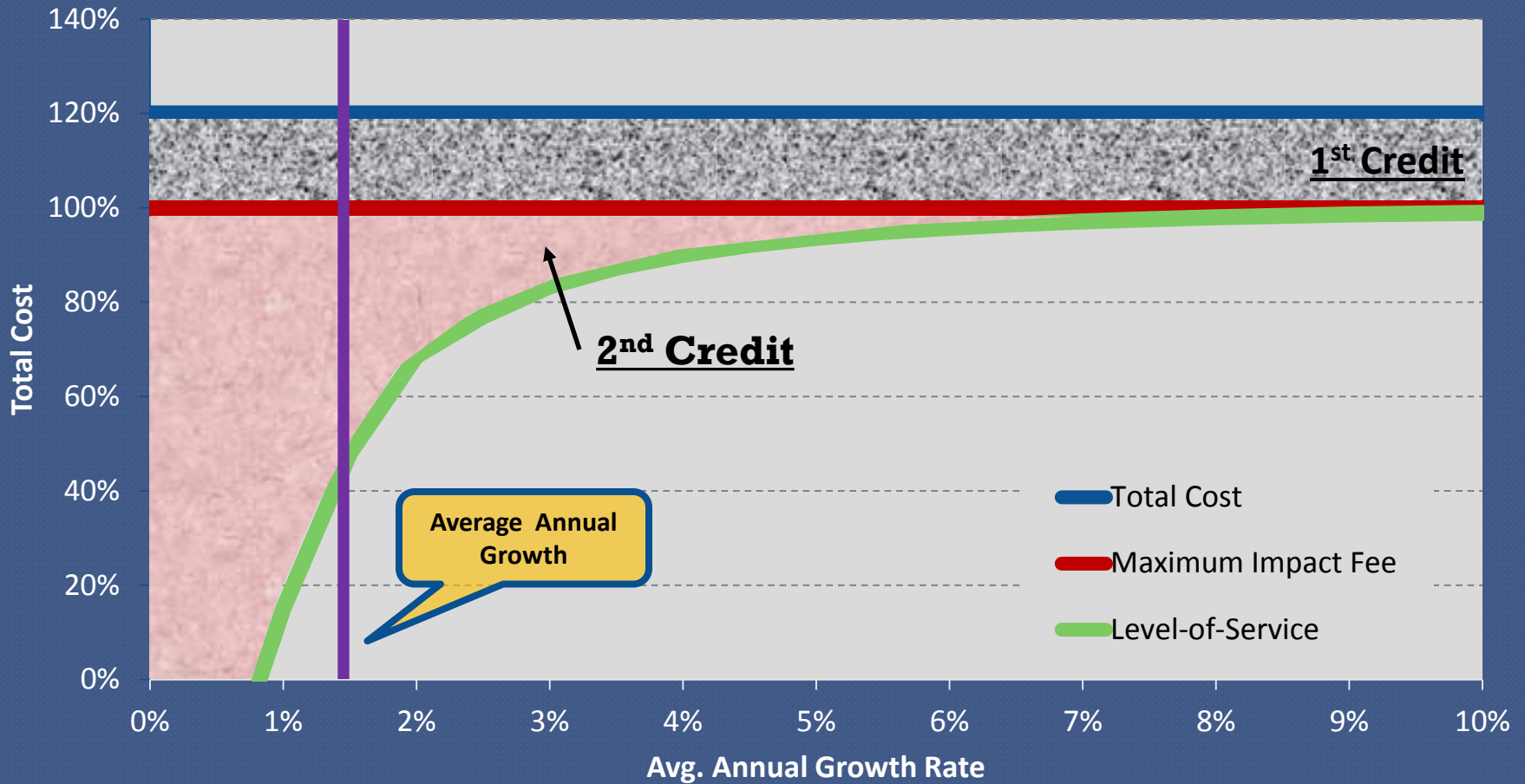


Affordable Growth Approach

- Based on future growth rate & available funding
- Buy-down (subsidy) options
- Tool to assist with policy decisions
- Not legally required



Affordable Growth LOS Curve





○ Questions?

Thank You!





Summary of Calculated Fees

Single Family Home

Land Use	Scn 1 (w/ Sales Tax)	Scn 2 (wo/ Sales Tax)	Current (Countywide)		% Change (Range)
			2009 (Urban)	2009 (Rural)	
Study Date	2014	2014	2009 (Urban)	2009 (Rural)	-
Public Buildings	\$739	\$1,299	\$378	\$378	+96% / +244%
Libraries	\$159	\$270	\$133	\$133	+20% / +103%
Fire/EMS	\$564	\$564	\$171	\$171	+230%
Law/Corrections	\$493	\$640	\$78	\$78	+524% / +721%
Parks*	\$776	\$1,195	\$672	\$672	+15% / +78%
Transportation**	<u>\$5,973</u>	<u>\$6,438</u>	<u>\$1,726</u>	<u>\$8,555</u>	-30% to +273%
Total	\$8,704	\$10,406	\$3,158	\$9,987	-13% to 230%

*Represents the combined Community & Regional/Specialty Parks impact fee rate

**Current rural rate is the average of the Rural 1 and Rural 2 fee rates



Summary of Calculated Fees

● Total Fee Rate Comparison (**Full Calculated Rate**):

Land Use	Scenario 1 (w/Sales Tax)	Scenario 2 (w/o Sales Tax)	Charlotte (Urban)	Charlotte (Rural 1&2)	% Change (using Sc. #2)
Study Date	2013-2014	2013-2014	2009	2009	-
Adoption %	n/a	n/a	100%	100%	-
Single Family	\$8,704	\$10,406	\$4,598	\$11,427	+126 / -9%
Light Industrial	\$4,652	\$5,285	\$1,410	\$6,622	+275 / -20%
Office (50k)	\$8,618	\$9,772	\$1,119	\$3,901	+773 / +150%
Retail (125k)	\$12,120	\$14,024	\$2,983	\$13,388	+370 / +5%
Fast Food w/DT*	\$77,551	\$88,163	\$6,891	\$23,980	+1,179 / +268%

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Summary of Calculated Fees

● Total Fee Rate Comparison (**Full Calculated Rate**):

Land Use	Scenario 1 (w/Sales Tax)	Scenario 2 (w/o Sales Tax)	Lee	Sarasota	Desoto	City of North Port*
Study Date	2013-2014	2013-2014	2011-2012	2004-2007	2006	2011
Adoption %	n/a	n/a	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>
Single Family	\$8,704	\$10,406	\$12,786	\$15,277	\$6,393	\$9,428
Light Industrial	\$4,652	\$5,285	\$4,822	\$4,804	\$2,760	\$4,289
Office (50k)	\$8,618	\$9,772	\$5,702	\$9,949	\$5,840	\$9,089
Retail (125k)	\$12,120	\$14,024	\$8,641	\$19,285	\$10,410	\$10,595
Fast Food w/DT**	\$77,551	\$88,163	\$32,977	\$43,291	\$14,380	\$68,072

* Includes Sarasota County fees collected in North Port

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Summary of Calculated Fees

● Total Fee Rate Comparison (**Full Calculated Rate**):

Land Use	Scenario 1 (w/Sales Tax)	Scenario 2 (w/o Sales Tax)	Collier	Polk	Pasco	Indian River
Study Date	2013-2014	2013-2014	2006-2011	2009-2010	2001-2011	2014
Adoption %	n/a	n/a	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>
Single Family	\$8,704	\$10,406	\$23,105	\$15,750	\$13,838	\$15,238
Light Industrial	\$4,652	\$5,285	\$5,891	\$838	\$1,549	\$3,556
Office (50k)	\$8,618	\$9,772	\$11,857	\$6,565	\$1,723	\$5,533
Retail (125k)	\$12,120	\$14,024	\$13,670	\$8,169	\$7,717	\$9,293
Fast Food w/DT*	\$77,551	\$88,163	\$88,751	\$66,511	\$46,762	\$57,017

*DT = drive-thru

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