

Impact Fee Study Update

BCC workshop 1-19-2021



CHARLOTTE COUNTY
FLORIDA

Existing Fees

- Currently in place at 50.64% of the recommended rates
- Study revised and adopted 2015
 - Study began in 2013 by Tindale-Oliver
 - Impact fees in place in various forms since 1986
 - Annual indexing has occurred yearly

What does North Port charge?

Impact Fee Category	North Port (Proposed Increase)	North Port (CURRENT)
General Government	\$ 441.70	\$ 331.28
Fire and Rescue	\$ 486.03	\$ 364.52
Law Enforcement	\$ 388.66	\$ 291.50
Parks	\$ 1,314.52	\$ 985.89
Solid Waste	\$ 299.32	\$ 224.49
Transportation	\$ 4,537.00	\$ 3,402.75
Water & Sewer	x	x
Mobility	x	x
ALS (Advanced Life Support)	x	x
Road	x	x
School/Education	x	x
Library	x	x
Public Buildings	x	x
Other Surcharges and Admin. Fees	\$ 112.01	\$ 314.01
IMPACT FEE(S) PAYABLE (City only)	\$ 7,579.24	\$ 5,914.44
County Transportation	\$ 342.54	\$ 342.54
County All Other Categories	\$ 3,790.57	\$ 3,790.57
Total	\$ 11,712.35	\$ 10,047.55

North Port Utilities

- Impact fee as shown above
- Capacity Fees; Equivalent Residential Connection (ERC)
 - Water - \$1,872/ERC
 - Sewer - \$2,213/ERC

Utilities Installation Comparison

- Charlotte County Utilities (CCU) - \$13,193
 - All in cost with a $\frac{3}{4}$ " water meter and service connection (NOTE: we charge the same fee for long and short service connections)
- City of North Port - \$12,475
 - Assumption of an 80 ft road frontage lot NOTE: they have a line extension (LE) fee of 43.75/Linear Foot (LF) on utility installed lines
- Englewood Water District (EWD) - \$14,401
 - All in cost with a $\frac{3}{4}$ " meter and long service connection

Total for New Construction

Fee Type	Charlotte County	City of North Port
Impact Fee (currently assessed, including County fees if applicable)	\$4,409 (50.64% of max fee)	\$10,047.55 (75% of max fee)
Utilities Fee (including capacity and connection fees)	\$13,193	\$12,475
Total	\$17,602	\$22,522.55

Scrub Jay Variable

- Charlotte County
 - Habitat Conservation Plan (HCP)
 - \$2,200 per quarter acre lot (0.23-0.49 acres)
- City of North Port
 - No HCP
 - Each homeowner must negotiate directly with Service
 - Typically much higher fee



County Plan vs. Federal Plan

		U.S. Fish and Wildlife Permitting	
	Charlotte County Habitat Conservation Plan	Standard HCP	State-wide Umbrella Plan
Parcel size	All	Over 1 acre	Under 1 acre
Permit review time	Standard BCS permitting	2-5 years	1-3 years
Application fee	n/a	\$100	\$50
Survey	n/a	Starting at \$1750 (based on parcel size)	\$1,750
Consultant fees	n/a	\$5,000-\$10,000	\$5,000
Mitigation fees (acres)		* estimated fees provided by FWS Jan 2015	
.00-.22	\$1,100	n/a	\$8,700-\$31,400
.23-.49	\$2,200	n/a	\$9,100-\$69,900
.50-1.00	\$5,500	n/a	\$19,800-\$142,700
1.01-3.00	\$12,800	\$40,100-\$428,100	n/a
3.01-5.00	\$34,100	\$119,700-\$713,600	n/a
5.01-20.00	\$76,700	\$199,300-\$2,800,000	n/a
20.01-99.99	\$319,000	\$796,100-\$14,200,000	n/a
100.00+	\$1,240,000	\$3,900,000-\$14,200,000	n/a
Total plan cost	\$56 Million over 30 years	\$140-\$350 Million (at 2012 values)	
Where money goes	Charlotte County	Federally designated; currently Brevard County	

Average New Construction Sales

(past 180 days)

- **DEEP CREEK (33 sales)**
 - Average is a 3 bedroom, 2 bath, 2015 square feet, sold for **\$258,248 (\$130/sqft)**
- **ROTONDA (62 sales)**
 - Average is a 3 bedroom, 2 bath, 1785 square feet, sold for **\$281,224 (\$157/sqft)**
- **SOUTH GULF COVE (49 sales)**
 - Average is a 3 bedroom, 2 bath, 2004 square feet, sold for **\$356,913 (\$177/sqft)**
- **ROTONDA, DEEP CREEK, AND SOUTH GULF COVE (144 sales)**
 - Average is a 3 bedroom, 2 bath, 1912 square feet, sold for **\$301,714 (\$157/sqft)**
- **NORTH PORT (116 sales)**
 - Average is a 3 bedroom, 2 bath, 1783 square feet, sold for **\$262,119 (\$146/sqft)**



Impact Fee Update

Presentation to Charlotte County
Board of County Commissioners
January 19, 2021

duncan | associates

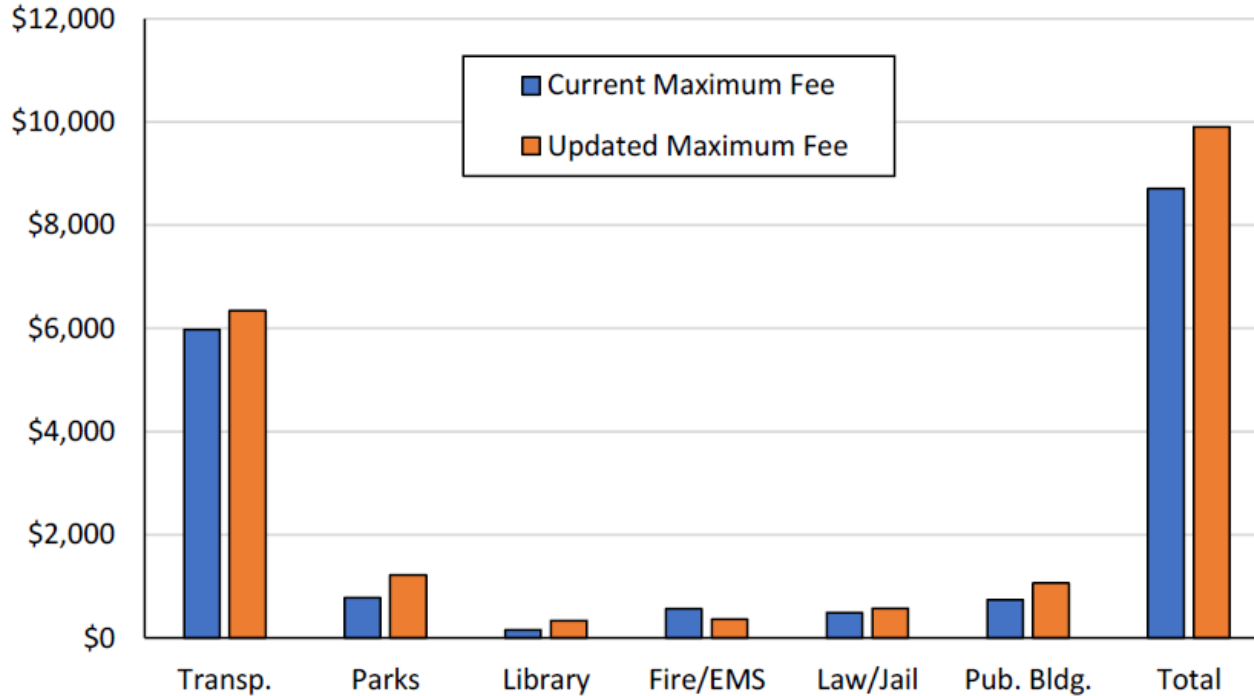
Current Impact Fees, Selected Uses

Land Use	Unit	Transport.	Parks	Library	Fire/EMS	Law/Jail	Public Bldgs.	Total
Current Fees Assessed at 50.64% (with 2.46% admin. fee)								
Single-Family, Detached	Dwelling	\$3,025	\$393	\$81	\$286	\$250	\$374	\$4,409
Multi-Family	Dwelling	\$1,956	\$208	\$43	\$152	\$132	\$198	\$2,689
Mobile Home Park	Space	\$1,110	\$211	\$44	\$156	\$135	\$203	\$1,859
Recreational Vehicle Park	Space	\$432	n/a	n/a	\$95	\$88	\$132	\$747
Motel	Room	\$1,089	\$133	n/a	\$97	\$90	\$134	\$1,543
Retail, 100,001-200,000 sfgla	1,000 sfgla	\$4,803	n/a	n/a	\$403	\$373	\$559	\$6,138
Fast Food Rest. w/Drive-Thru	1,000 sq. ft.	\$33,669	n/a	n/a	\$1,693	\$1,564	\$2,346	\$39,272
Convenience Market w/Gas	1,000 sq. ft.	\$17,629	n/a	n/a	\$1,109	\$1,025	\$1,536	\$21,299
General Office, 100,001-200,000 sf	1,000 sq. ft.	\$3,062	n/a	n/a	\$192	\$178	\$266	\$3,698
General Light Industrial	1,000 sq. ft.	\$1,922	n/a	n/a	\$131	\$121	\$182	\$2,356
Warehousing	1,000 sq. ft.	\$976	n/a	n/a	\$53	\$49	\$74	\$1,152
Mini-Warehouse	1,000 sq. ft.	\$352	n/a	n/a	\$11	\$11	\$16	\$390
Nursing Home	1,000 sq. ft.	\$987	n/a	n/a	\$327	\$302	\$453	\$2,069
Maximum Fees from Previous Studies (with 2.46% admin. fee)								
Single-Family, Detached	Dwelling	\$5,973	\$776	\$159	\$564	\$493	\$739	\$8,704
Multi-Family	Dwelling	\$3,862	\$411	\$84	\$300	\$260	\$390	\$5,307
Mobile Home Park	Space	\$2,193	\$418	\$87	\$308	\$267	\$401	\$3,674
Recreational Vehicle Park	Space	\$852	n/a	n/a	\$188	\$174	\$260	\$1,474
Motel	Room	\$2,151	\$263	n/a	\$192	\$177	\$265	\$3,048
Retail, 100,001-200,000 sfgla	1,000 sfgla	\$9,484	n/a	n/a	\$797	\$736	\$1,103	\$12,120
Fast Food Rest. w/Drive-Thru	1,000 sq. ft.	\$66,486	n/a	n/a	\$3,344	\$3,089	\$4,632	\$77,551
Convenience Market w/Gas	1,000 sq. ft.	\$34,813	n/a	n/a	\$2,190	\$2,023	\$3,034	\$42,060
General Office, 100,001-200,000 sf	1,000 sq. ft.	\$6,046	n/a	n/a	\$379	\$351	\$526	\$7,302
General Light Industrial	1,000 sq. ft.	\$3,795	n/a	n/a	\$259	\$239	\$359	\$4,652
Warehousing	1,000 sq. ft.	\$1,928	n/a	n/a	\$105	\$97	\$146	\$2,276
Mini-Warehouse	1,000 sq. ft.	\$696	n/a	n/a	\$23	\$21	\$31	\$771
Nursing Home	1,000 sq. ft.	\$1,950	n/a	n/a	\$646	\$597	\$895	\$4,088

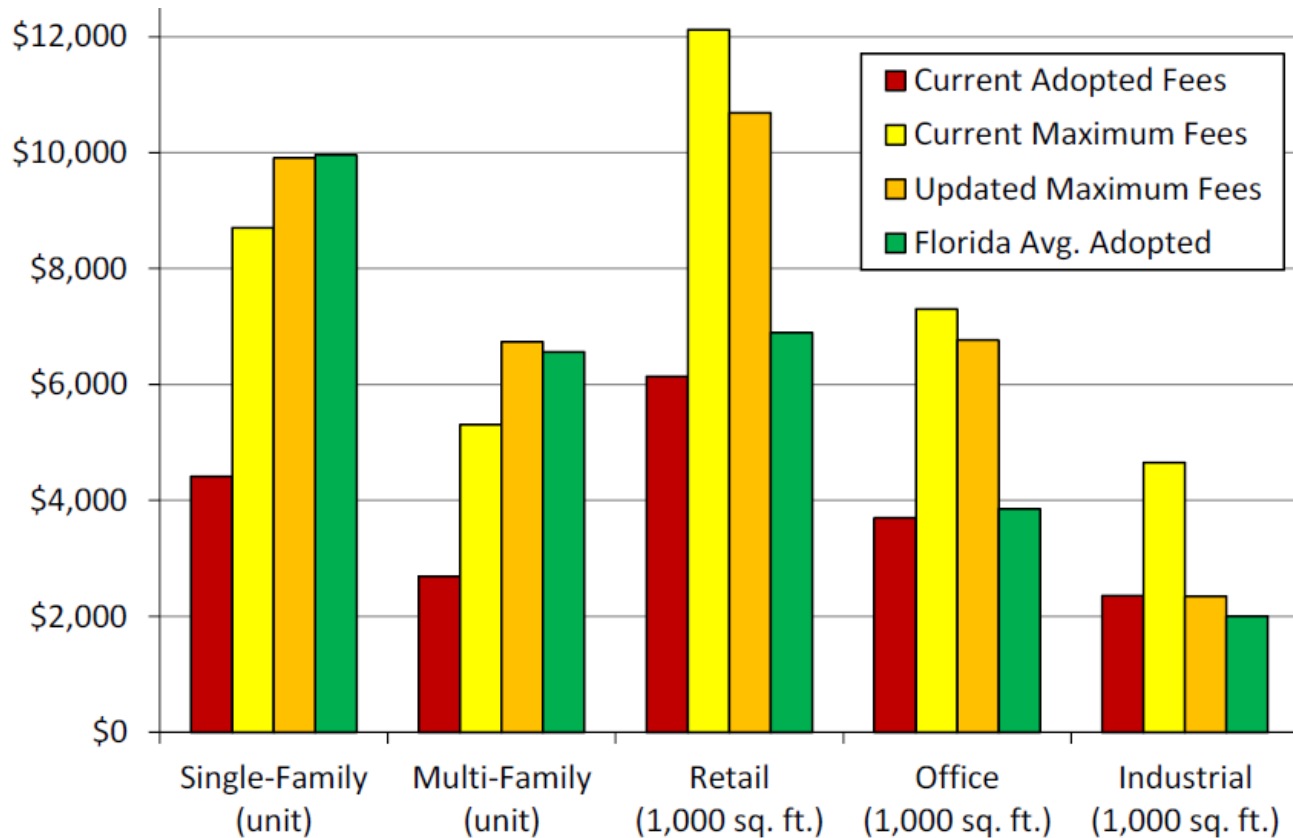
Updated Impact Fees

Land Use	Unit	Trans- port.	Com./ Reg. Parks	Lib- rary	Fire/ EMS	Law/ Jail	Public Bldgs	Total
Updated Fees with 2.55% Administrative Fee								
Single-Family Detached	Dwelling	\$6,346	\$1,159	\$337	\$360	\$575	\$1,064	\$9,841
Multi-Family (1-2 stories)	Dwelling	\$4,269	\$916	\$267	\$222	\$354	\$655	\$6,683
Multi-Family (3+ stories)	Dwelling	\$3,172	\$846	\$246	\$203	\$324	\$600	\$5,391
Mobile Home Park	Space	\$2,630	\$927	\$270	\$212	\$339	\$628	\$5,006
Recreational Vehicle Park	Space	\$2,630	n/a	n/a	\$212	\$339	\$628	\$3,809
Hotel/Motel	Room	\$1,093	\$593	n/a	\$228	\$364	\$673	\$2,951
Retail/Commercial	1,000 sq. ft.	\$7,576	n/a	n/a	\$560	\$894	\$1,655	\$10,685
Fast Food Rest. w/Drive-Thru	1,000 sq. ft.	\$64,025	n/a	n/a	\$3,156	\$5,039	\$9,333	\$81,553
Convenience Market w/Gas	1,000 sq. ft.	\$44,480	n/a	n/a	\$2,064	\$3,296	\$6,104	\$55,944
Office	1,000 sq. ft.	\$5,276	n/a	n/a	\$268	\$428	\$792	\$6,764
Industrial	1,000 sq. ft.	\$1,902	n/a	n/a	\$80	\$127	\$237	\$2,346
Warehouse	1,000 sq. ft.	\$986	n/a	n/a	\$58	\$93	\$173	\$1,310
Mini Warehouse	1,000 sq. ft.	\$554	n/a	n/a	\$18	\$29	\$54	\$655
Public/Institutional	1,000 sq. ft.	\$1,750	n/a	n/a	\$126	\$201	\$373	\$2,450
Percent Change from Current Maximum Fees								
Single-Family Detached	Dwelling	6%	49%	112%	-36%	17%	44%	13%
Multi-Family (1-2 stories)	Dwelling	11%	123%	218%	-26%	36%	68%	26%
Multi-Family (3+ stories)	Dwelling	-18%	106%	193%	-32%	25%	54%	2%
Mobile Home Park	Space	20%	122%	210%	-31%	27%	57%	36%
Recreational Vehicle Park	Space	209%	n/a	n/a	13%	95%	142%	158%
Hotel/Motel	Room	-49%	125%	n/a	19%	106%	154%	-3%
Retail/Commercial	1,000 sq. ft.	-20%	n/a	n/a	-30%	21%	50%	-12%
Fast Food Rest. w/Drive-Thru	1,000 sq. ft.	-4%	n/a	n/a	-6%	63%	101%	5%
Convenience Market w/Gas	1,000 sq. ft.	28%	n/a	n/a	-6%	63%	101%	33%
Office	1,000 sq. ft.	-13%	n/a	n/a	-29%	22%	51%	-7%
Industrial	1,000 sq. ft.	-50%	n/a	n/a	-69%	-47%	-34%	-50%
Warehouse	1,000 sq. ft.	-49%	n/a	n/a	-45%	-4%	18%	-42%
Mini Warehouse	1,000 sq. ft.	-20%	n/a	n/a	-22%	38%	74%	-15%
Public/Institutional	1,000 sq. ft.	-10%	n/a	n/a	-80%	-66%	-58%	-40%

Single-Family Fee Changes

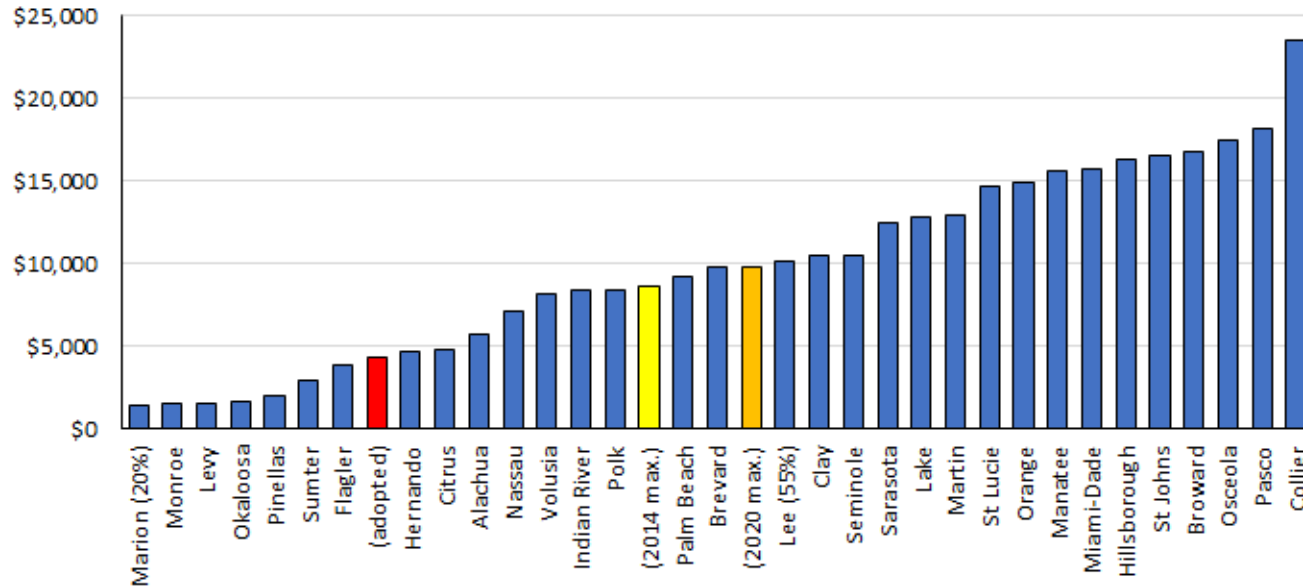


Changes in Total Fees



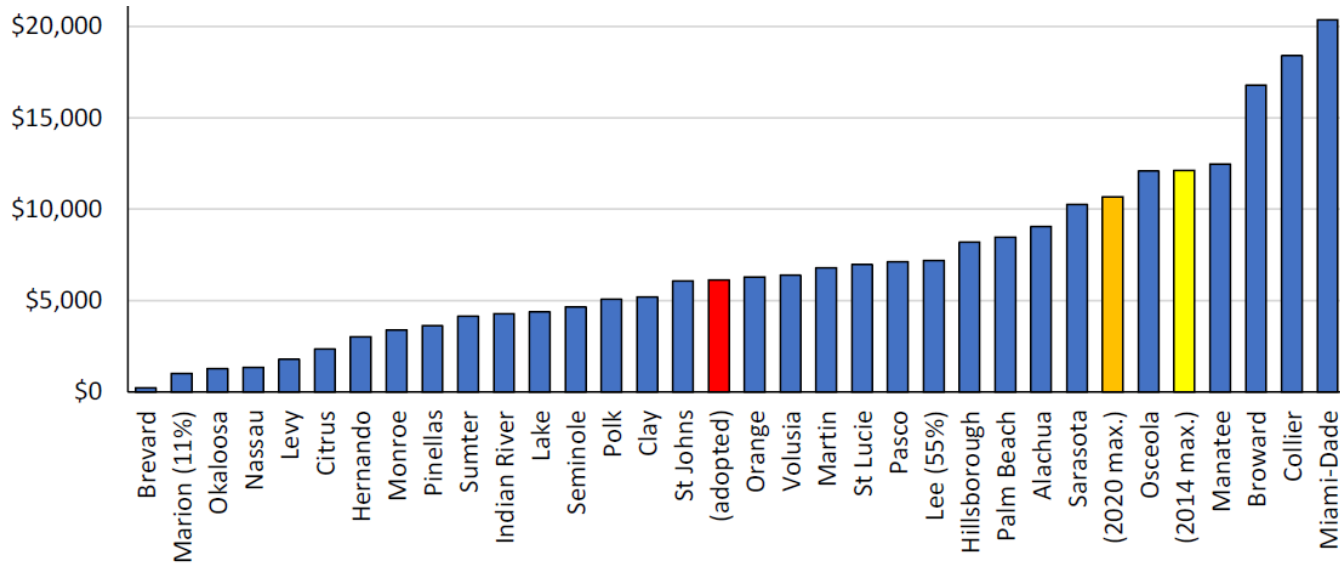
Fee Comparison – Single-Family

Total Impact Fees per Single-Family Unit, Florida Counties



Retail Commercial (ITE Code 820)

Total Impact Fees per 1,000 sq. ft. Retail, Florida Counties



Basis for Broad Land Use Categories

- Retail/commercial
 - Broad category based on average long-term impact (shopping center)
 - Separate categories for uses with distinctive physical characteristics (e.g., fast food restaurant with drive-through, convenience store with gas pumps)

- Office and public/institutional
 - Broad categories based on lowest impact (general office and nursing home)

- Use of land outside of buildings
 - Assess fees based on usage of outdoor space (e.g., storage)

Land Use Categories

Proposed Categories	Unit	Current Categories	Unit
Single-Family Detached	Dwelling	Single-Family Detached Mobile Home (not in MH Park)	Dwelling Dwelling
Multi-Family (1-2 stories)	Dwelling	Multi-Family & Condo/Townhouse	Dwelling
Multi-Family (3+ stories)	Dwelling		
Mobile Home Park	Space	Mobile Home Park	Space
Recreational Vehicle Park	Space	RV Park	Space
Hotel/Motel	Room	Hotel Motel	Room Room
Retail/Commercial	1,000 sq. ft.	(22 separate categories)	1,000 sq. ft.
Fast Food Restaurant w/Drive-Thru	1,000 sq. ft.	Fast Food Restaurant w/Drive-Thru	1,000 sq. ft.
Convenience Market w/Gas Pumps	1,000 sq. ft.	Convenience Market w/Gas Pumps	1,000 sq. ft.
		Convenience/Gasoline/Fast Food	1,000 sq. ft.
Office	1,000 sq. ft.	General Office (4 size categories)	1,000 sq. ft.
		Medical Office/Clinic (2 size categories)	1,000 sq. ft.
Public/Institutional	1,000 sq. ft.	(10 separate categories)	1,000 sq. ft.
		General Light Industrial	1,000 sq. ft.
Industrial	1,000 sq. ft.	General Heavy Industrial	1,000 sq. ft.
		Manufacturing	1,000 sq. ft.
Warehouse	1,000 sq. ft.	Warehousing	1,000 sq. ft.
Mini-Warehouse	1,000 sq. ft.	Mini-Warehouse	1,000 sq. ft.

Retail/Commercial Categories

Land Use	ITE Code	Unit	Current Fee		Updated Fee at 100%	
			at 50.64%	at 100%	Detailed	General
Retail/Commercial (Shopping Center)	820	1,000 sq. ft.	\$6,138	\$12,120	\$10,685	\$10,685
New/Used Auto Sales	841	1,000 sq. ft.	\$6,635	\$13,102	\$13,517	\$10,685
Tire Superstore	849	1,000 sq. ft.	\$7,273	\$14,361	\$7,822	\$10,685
Supermarket	850	1,000 sq. ft.	\$7,972	\$15,744	\$22,140	\$10,685
Home Improvement Superstore	862	1,000 sq. ft.	\$3,913	\$7,728	\$7,962	\$10,685
Pharmacy/Drug Store	880	1,000 sq. ft.	\$4,777	\$9,433	\$13,536	\$10,685
Furniture Store	890	1,000 sq. ft.	\$1,069	\$2,110	\$3,080	\$10,685
Bank, Walk-In	911	1,000 sq. ft.	\$9,117	\$18,005	\$10,221	\$10,685
Bank, Drive-In	912	1,000 sq. ft.	\$11,567	\$22,841	\$16,923	\$10,685
Movie Theater	444	1,000 sq. ft.	\$15,383	\$30,377	\$47,754	\$10,685
Quality Restaurant	931	1,000 sq. ft.	\$16,843	\$33,259	\$29,994	\$10,685
High-Turnover Restaurant	932	1,000 sq. ft.	\$19,286	\$38,084	\$35,739	\$10,685
Self-Service Car Wash	947	Serv. Bay	\$4,175	\$8,244	\$25,909	*
Marina	420	Berth	\$1,148	\$2,269	\$2,238	*
Golf Course	430	Hole	\$13,148	\$25,964	\$28,190	*
Gasoline/Service Station	944	1,000 sq. ft.	n/a**	n/a**	\$53,528	\$10,685
Convenience Market w/Gas Pumps	853	1,000 sq. ft.	\$21,299	\$42,060	\$55,944	\$55,944
Super Conv. Market w/10+ Pumps	960	1,000 sq. ft.	\$51,625	\$101,945	\$61,788	\$55,944
Fast Food Restaurant w/Drive-Thru	934	1,000 sq. ft.	\$39,272	\$77,551	\$81,553	\$81,553

* \$10,685 per 1,000 sq. ft.

** current fee is per fueling station

Land Use Category Options

■ Retail/Commercial

- Adopt recommended broad category based on long-term impact
 - may separate out additional specialized uses with distinctive physical characteristics (e.g., self-service car wash, marina, golf course, gas station, drive-in bank)
- Keep current detailed categories

■ Office

- Adopt recommended combined category (based on general office)
- Break out general and medical office separately

■ Public/Institutional

- Adopt recommended broad category (based on nursing home)
- Keep current detailed categories

Implementation Options

- Adopt at less than 100%
 - The percentage should apply uniformly to all land uses to keep the fees proportional to the impact of the development
 - Percentages can differ by type of fee
- Phase-in updated fees
 - The assessment rate could be set low, then automatically increased by set increments over a period of years

Impact Fee Collections

	2020	Each Additional 10%
Transportation	6,539,498	1,159,485
Public Buildings	830,301	147,216
Library	154,845	27,455
Fire/EMS	673,805	119,469
Sheriff	582,754	103,325
Parks	766,855	135,967
	9,548,058	1,692,918

Study Related Discussion Points

- Structure of new fees options
 - Consultant recommendations (total collapse)
 - Breakout specific uses (gas stations, fast food, stand alone retail), collapse others (partial collapse)
 - Keep commercial categories as currently in effect, collapse all other categories (partial collapse)
 - Leave all categories as currently in effect (no collapse)

Study Related Decision Point

- Structure of new fees options
 - Which of the above do we move forward with?

Ordinance Related Discussion Points

- How frequently do you want the study updated?
 - Previous workshop landed on following Sales Tax Referendum
- Annual Indexing
 - Based on initial adoption rate
 - If 100%, annual indexing
 - If less than, implementation schedule to get to 100%

Ordinance Related Discussion Points

- How do we address redevelopment?
 - Assess new fees?
 - How do we credit existing?
 - Currently we do the use and fee as currently adopted

Proposed Next Steps

- First BCC meeting in February
 - Set Public Hearing for second meeting in February
- Second February BCC meeting
 - Adopt Ordinance
- New fees become effective 90 days later
 - Statutory time

Questions?