



MEMORANDUM

Date: 1-14-2021
To: Honorable Board of County Commissioners
From: Shaun Cullinan, Planning and Zoning Official
Subject: Impact Fee Study Information - **Revised**

Honorable Board of County Commissioners, at your last Board workshop regarding the currently underway revisions to the County's Impact Fee Study, several follow-up items were requested. While we have provided a number of those items already, we felt that a complete package at this time would be most appropriate.

I have attached the study and the most recent Executive Summary.

At the workshop held on December 15, 2020 questions that arose as action items for staff to follow up on include the following.

What North Port residents would potentially pay as they do not currently have a Habitat Conservation Plan and must work directly with Fish and Wildlife, which is both costly and time consuming. Natural Resources staff researched the issue, and a comparison is attached.

Another action item was home sale values for new construction, for both the City of North Port and Charlotte County. Staff had Real Estate Services research this, and for comparison we used areas in Charlotte County where we are seeing the most growth, South Gulf Cove, Rotonda, and Deep Creek, the numbers for each area are attached, and a synopsis is below.

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)



The final action item was the “all-in” cost for utilities connection for the City of North Port, Englewood Water District (EWD), and Charlotte County Utilities (CCU).

CCU - \$13,193 (all in cost with a ¾” water meter and service connection NOTE: we charge the same fee for long and short service connections)

EWD - \$14,401 (all in cost with a ¾” meter and long service connection)

North Port - \$12,475 (assumption of an 80 ft road frontage lot NOTE: North Port has a line extension (LE) fee of 43.75/Linear Foot (LF) on utility installed lines)

Should you need any further information, as always, do not hesitate to contact us.

Revised:

Commissioners, Staff received new data from the City of North Port regarding their impact fees which I have previously discussed and distributed to you. There was a discrepancy between what their Impact Fee Administrator sent to me previously, and this new information. First off, the City does not have a Water Sewer Impact Fee, only capacity fees, just as we do. Secondly, the total amounts were different. Please see below for the most recent data. Please note they are moving forward with 100% adoption in February.



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