

A large, stylized graphic in the background featuring a yellow sun with rays on the left and a green leaf on the right, both with white outlines. A light blue wave-like shape is positioned below the sun and leaf.

Impact Fee Study Update

BCC workshop 3-16-2021

****Added slide 5, 3/11/2011****



CHARLOTTE COUNTY
FLORIDA

Decision at 2-9-2021 BCC Meeting

- Commissioners adopted the Duncan Associates Detailed Categories Technical Report
 - Instructed Staff to bring forward Ordinance adopting new schedule
 - Public Hearing set for 3-23-2021

Updated Fees – Detailed Categories

Land Use	Unit	Trans.	Parks	Lib.	Fire	Law	Public	Total
Single-Family, Detached	Dwelling	\$6,289	\$1,156	\$337	\$362	\$573	\$1,072	\$9,789
Multi-Family (1-2 stories)	Dwelling	\$4,231	\$913	\$267	\$223	\$354	\$659	\$6,647
Multi-Family (3+ stories)	Dwelling	\$3,143	\$844	\$246	\$204	\$323	\$604	\$5,364
Mobile Home Park	Space	\$2,607	\$924	\$270	\$213	\$338	\$632	\$4,984
Recreational Vehicle Park	Space	\$2,607	n/a	n/a	\$213	\$338	\$632	\$3,790
Hotel/Motel	Room	\$1,083	\$591	n/a	\$229	\$362	\$678	\$2,943
General Retail/Comm./Shop. Ctr	1,000 sq. ft.	\$7,509	n/a	n/a	\$563	\$892	\$1,666	\$10,630
New/Used Auto Sales	1,000 sq. ft.	\$11,144	n/a	n/a	\$412	\$652	\$1,218	\$13,426
Tire Superstore	1,000 sq. ft.	\$5,398	n/a	n/a	\$431	\$681	\$1,273	\$7,783
Supermarket	1,000 sq. ft.	\$14,067	n/a	n/a	\$768	\$1,216	\$2,271	\$18,322
Home Improvement Superstore	1,000 sq. ft.	\$5,299	n/a	n/a	\$474	\$751	\$1,401	\$7,925
Pharmacy/Drug Store	1,000 sq. ft.	\$6,795	n/a	n/a	\$1,211	\$1,917	\$3,581	\$13,504
Furniture Store	1,000 sq. ft.	\$2,255	n/a	n/a	\$146	\$230	\$431	\$3,062
Bank, Walk-In	1,000 sq. ft.	\$7,606	n/a	n/a	\$461	\$730	\$1,365	\$10,162
Bank, Drive-In	1,000 sq. ft.	\$12,825	n/a	n/a	\$406	\$642	\$1,200	\$15,073
Movie Theater	1,000 sq. ft.	\$34,576	n/a	n/a	\$2,332	\$3,692	\$6,895	\$47,495
Quality Restaurant	1,000 sq. ft.	\$22,969	n/a	n/a	\$1,236	\$1,957	\$3,654	\$29,816
High-Turnover Restaurant	1,000 sq. ft.	\$28,610	n/a	n/a	\$1,245	\$1,971	\$3,682	\$35,508
Fast Food Rest. w/Drive-Thru	1,000 sq. ft.	\$63,451	n/a	n/a	\$1,388	\$2,197	\$4,103	\$71,139
Gasoline/Service Station	1,000 sq. ft.	\$31,663	n/a	n/a	\$2,689	\$4,255	\$7,949	\$46,556
Conv. Market w/Gas Pumps	1,000 sq. ft.	\$44,081	n/a	n/a	\$1,682	\$2,662	\$4,973	\$53,398
Super Conv. Market (10+Pumps)	1,000 sq. ft.	\$46,166	n/a	n/a	\$2,224	\$3,520	\$6,576	\$58,486
Self-Service Car Wash	Serv. Bay	\$18,142	n/a	n/a	\$691	\$1,093	\$2,042	\$21,968
Marina	Berth	\$1,439	n/a	n/a	\$74	\$118	\$219	\$1,850
Golf Course	Hole	\$18,219	n/a	n/a	\$914	\$1,446	\$2,701	\$23,280
General Office	1,000 sq. ft.	\$5,228	n/a	n/a	\$270	\$427	\$797	\$6,722
Medical Office/Clinic	1,000 sq. ft.	\$19,479	n/a	n/a	\$606	\$961	\$1,795	\$22,841
Industrial Park	1,000 sq. ft.	\$1,886	n/a	n/a	\$81	\$128	\$238	\$2,333
Manufacturing	1,000 sq. ft.	\$2,187	n/a	n/a	\$83	\$132	\$247	\$2,649
General Light Industrial	1,000 sq. ft.	\$2,783	n/a	n/a	\$92	\$147	\$275	\$3,297
Warehousing	1,000 sq. ft.	\$977	n/a	n/a	\$58	\$93	\$174	\$1,302
Mini-Warehouse	1,000 sq. ft.	\$549	n/a	n/a	\$18	\$29	\$55	\$651
Nursing Home	1,000 sq. ft.	\$1,734	n/a	n/a	\$127	\$201	\$375	\$2,437

Updated Fees – Detailed Categories

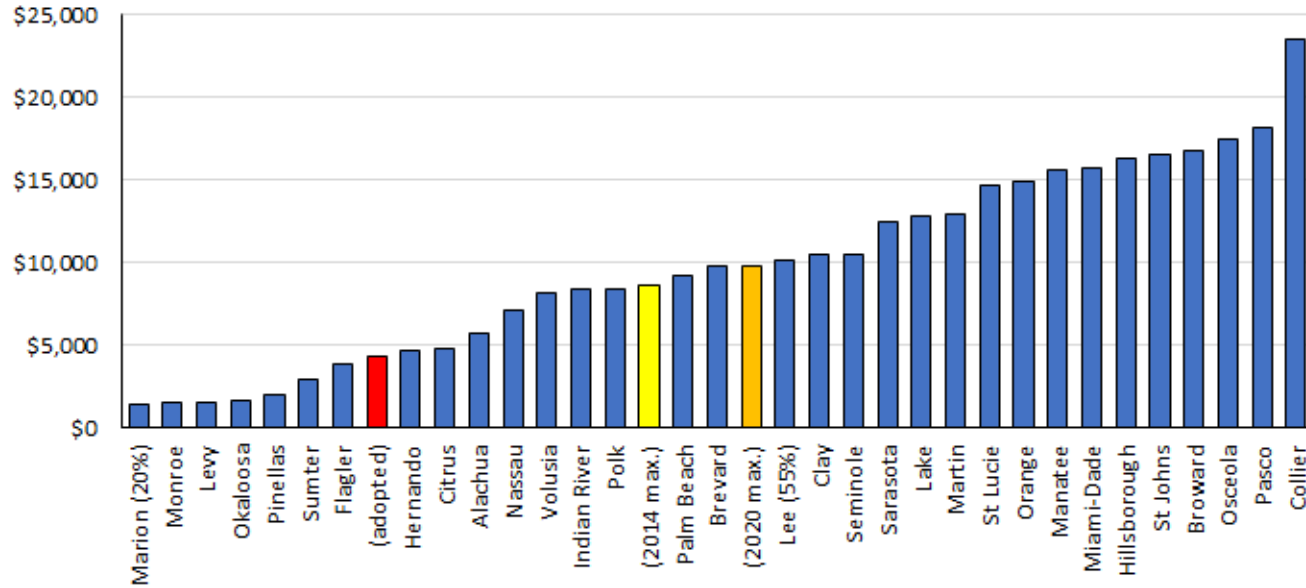
Land Use	Unit	Trans.	Parks	Lib.	Fire	Law	Public	Total
Single-Family, Detached	Dwelling	5%	49%	112%	-36%	16%	45%	12%
Multi-Family (1-2 stories)	Dwelling	10%	122%	218%	-26%	36%	69%	25%
Multi-Family (3+ stories)	Dwelling	-19%	105%	193%	-32%	24%	55%	1%
Mobile Home Park	Space	19%	121%	210%	-31%	27%	58%	36%
Recreational Vehicle Park	Space	206%	n/a	n/a	13%	94%	143%	157%
Hotel/Motel	Room	-50%	125%	n/a	19%	105%	156%	-3%
General Retail/Comm./Shop. Ctr	1,000 sq. ft.	-21%	n/a	n/a	-29%	21%	51%	-12%
New/Used Auto Sales	1,000 sq. ft.	-1%	n/a	n/a	-25%	28%	59%	2%
Tire Superstore	1,000 sq. ft.	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Supermarket	1,000 sq. ft.	7%	n/a	n/a	0%	71%	113%	16%
Home Improvement Superstore	1,000 sq. ft.	-3%	n/a	n/a	-30%	20%	49%	3%
Pharmacy/Drug Store	1,000 sq. ft.	-3%	n/a	n/a	65%	182%	251%	43%
Furniture Store	1,000 sq. ft.	24%	n/a	n/a	70%	188%	259%	45%
Bank, Walk-In	1,000 sq. ft.	-50%	n/a	n/a	-45%	-6%	18%	-44%
Bank, Drive-In	1,000 sq. ft.	-36%	n/a	n/a	-53%	-19%	1%	-34%
Movie Theater	1,000 sq. ft.	51%	n/a	n/a	4%	78%	122%	56%
Quality Restaurant	1,000 sq. ft.	-7%	n/a	n/a	-52%	-17%	3%	-10%
High-Turnover Restaurant	1,000 sq. ft.	-4%	n/a	n/a	-51%	-16%	4%	-7%
Fast Food Rest. w/Drive-Thru	1,000 sq. ft.	-5%	n/a	n/a	-58%	-29%	-11%	-8%
Gasoline/Service Station	1,000 sq. ft.	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Conv. Market w/Gas Pumps	1,000 sq. ft.	27%	n/a	n/a	-23%	32%	64%	27%
Super Conv. Market (10+ Pumps)	1,000 sq. ft.	-50%	n/a	n/a	-17%	42%	77%	-43%
Self-Service Car Wash	Serv. Bay	153%	n/a	n/a	111%	262%	351%	166%
Marina	Berth	-29%	n/a	n/a	4%	79%	121%	-18%
Golf Course	Hole	-26%	n/a	n/a	125%	286%	381%	-10%
General Office	1,000 sq. ft.	-14%	n/a	n/a	-29%	22%	52%	-8%
Medical Office/Clinic	1,000 sq. ft.	55%	n/a	n/a	-7%	59%	98%	55%
Industrial Park	1,000 sq. ft.	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Manufacturing	1,000 sq. ft.	6%	n/a	n/a	-56%	-24%	-5%	-2%
General Light Industrial	1,000 sq. ft.	-27%	n/a	n/a	-64%	-38%	-23%	-29%
Warehousing	1,000 sq. ft.	-49%	n/a	n/a	-45%	-4%	19%	-43%
Mini-Warehouse	1,000 sq. ft.	-21%	n/a	n/a	-22%	38%	77%	-16%
Nursing Home	1,000 sq. ft.	-11%	n/a	n/a	-80%	-66%	-58%	-40%

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

Fee Comparison – Single-Family

Total Impact Fees per Single-Family Unit, Florida Counties



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 initial assessment rate could be 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

Questions?