
Planning & Zoning Board

Impact Fees

June 19, 2018

Purpose of Impact Fees

- Used as a method to offset costs of new growth
- Used in State of Florida for many years, and in Lee County since the late 1980's
- Impact Fees are used to pay for Capital Costs:
 - Build Roads
 - Fire and EMS stations
 - Parks
 - Schools
- Impact Fees cannot be used to fund operation and maintenance



Impact Fees

County Consultant prepared updated studies in January & February 2018 for:

Schools

Fire

EMS

Roads

Parks

Schools

- **School Impact Fees are adopted by county and apply to all cities and unincorporated county**
- **County adopted updated study fee at collection rate of 45% which applies countywide**
- **New fees will be effective June 4, 2018**
- **Collection rate automatically increases from 45% to 47.5% on March 7, 2019 (escalator clause)**

School Impact Fees (Collected at 45% of adopted rate)

<u>Category</u>	<u>Current Fee (\$)</u>	<u>June 4th Fee (\$)</u>
Single Family	2,043.00	2,467.80
Multi-Family	609.30	955.35
Mobile Home	553.95	531.90*

* Decrease effective March 12, 2018

Schools



Next Steps:

- *No action required by Village*
- *Staff has updated the fee schedule in order to collect fee at issuance of building permit*

Fire & EMS

- **County adopted updated fees at 100% collection rate**
- **New fees will be effective June 4, 2018**

Fire Impact Fees (Commercial per 1,000 S.F.)

ESTERO FIRE DEPARTMENT

<u>Category</u>	<u>Current Fee (\$)</u>	<u>June 4th Fee (\$)</u>
Single-Family	357	766
Multi-Family	268	582
Hotel/Motel	218	368
Mobile Home (Park)	247	559
Retail	421	820
Office	197	398
Institutional	129	237
Industrial	100	146
Warehouse	47	84

Village of Estero

Note: All categories increase

EMS Impact Fees*

<u>Category</u>	<u>Current Fees (\$)</u>	<u>June 4th Fee (\$)</u>
Single-Family	50	55
Multi-Family	37	42
Hotel/Motel	30	26
Mobile Home (Park)	34	40
Retail	58	59
Office	27	29
Institutional	18	17
Industrial	14	10
Warehouse	6	6

Note: Decrease for hotel, institutional and industrial categories

***Commercial per 1,000 S.F.**

Fire & EMS



Next Steps:

- *No action required by Village*
- *Staff has updated the fee schedule in order to collect fee at issuance of building permit*

Roads and Parks

- **Consultant study provided updated fees**
- **Village has jurisdiction to set Park & Road Fees**
- **Ordinance needed to adopt updated fees**
- **Fee increases are not effective for 90 days per Florida Statute**

(Decreases are effective upon ordinance adoption)

Village of Estero

Road Impact Fees

- **Recent County study shows increases in most categories***
- **Study also identified new categories of road fees****
 - **Multi-family (low-rise, mid-rise, high-rise)**
 - **Super-Convenience Stores**
 - **Continuing Care Retirement Community**
 - **Fast Casual Restaurants**

* **Decrease in industrial and general warehouse categories**

** **Based on *Institute of Traffic Engineers Trip Generation Study***

Road Impact Fees (Commercial per 1,000 S.F.)

<u>Selected Categories</u>	<u>Current Fee (\$)</u>	<u>Updated Fee (\$)</u>
Single-Family	6,458	9,996
Multi-Family	4,517	7,750
Mobile Home (Park)	3,391	5,293
Adult Living Facility	1,369	2,138
Hotel/Motel	3,745	4,947
Shopping Center	7,648	11,476
Restaurant	14,240	22,019
Fast Food	31,053	48,912
Office	5,191	7,614
Industrial	4,407	3,380

Note: Decrease in industrial and general warehouse categories

Road Impact Fees



**Council Consensus from Workshop on
May 23, 2018 - Adopt revised fees at 100 %**

Next Steps –

- **Ordinance reviewed by Planning & Zoning Board**
- **Recommendation to Village Council**

Park Impact Fees

- There are 2 categories of park fees:
 - Community
 - Regional
- Recent park study by consultant resulted in lower regional park fees, and higher community park fees (based on land costs)



The net combined effect is an overall increase of 5-10%

Park Impact Fees (Community & Regional)

<u>Selected Category</u>	<u>Current Fee (\$)</u>	<u>Updated Fee (\$)</u>	<u>% Change</u>
Single-Family	1,463	1,535	+ 4.9
Multi-Family/Timeshare	1,089	1,162	+ 6.7
Hotel	681	734	+ 7.8
Mobile Home (Park)	1,015	1,125	+ 10.8

Village of Estero

Park Impact Fees



**Council Consensus from Workshop on
May 23, 2018 - Adopt revised fees at 100 %**

Next Steps –

- **Ordinance reviewed by Planning & Zoning Board**
- **Recommendation to Village Council**

Ordinance Process

- 1. PZB Recommendation June 19**
- 2. Council First Reading June 27**
- 3. Council Second Reading July 11**

(Increases become effective 90 days after adoption)

Questions



Impact Fees - Single Family Home

	Current Fee (\$)	Proposed Fee (\$)
ROADS	6,458	9,996
PARKS	1,463	1,535
FIRE*	357-474*	766
EMS	50	55
SCHOOLS	2043	2,468
TOTAL	\$10,371 – \$10,488	\$14,820

Village of Estero

* Estero Fire District and San Carlos FD