

IMPACT FEE ITEM SUMMARY SHEET
PLANNING AND ZONING BOARD MEETING
JUNE 19, 2018

Action Requested:

Recommendation to Council to adopt roads and parks impact fee ordinances

Background:

Impact fees are a means to offset the costs of new growth. They have been utilized in the State of Florida for many years, and in Lee County since the late 1980's. Impact fees can be used to pay for capital costs (such as building new roads, parks, schools, fire stations) but cannot be used for operation and maintenance expenses.

Lee County has impact fees for:

- Schools
- Parks
- Fire
- EMS
- Roads

The County recently updated all its impact fees. A countywide study was done by the consultant, Duncan Associates, identifying the new fees. As part of the County's action, the fees were adopted at the new rate identified in the study, but the County also adopted an ordinance for a lower collection rate of 45% for schools, parks and roads. The fire and EMS impact fees were adopted at the full 100% rate indicated in the study.

Schools –

The school impact fees are adopted by the County Commission for all municipalities in the County. Thus, the 45% collection rate (of the new updated fee) applies in the Village, effective June 4th. This means that school fees will increase for single and multiple family uses, but will decrease slightly for mobile homes.

Staff has updated its fee "schedule" in order to collect the correct amount of money when building permits are issued.

Fire and EMS –

The fire and EMS fees are set by the County study through interlocal agreements with the fire departments. The majority of fees increased on June 4th (a few EMS categories decreased).

Staff has updated its fee schedule effective June 4th in order to collect the correct fees when building permits are issued.

Roads –

Recent action by the County adopted the new study rates and also adopted a lower rate of collection (45%). The Village's fees are different from the County fees because when the Village incorporated, it was not subject to the lower collection rate.

Staff recommends that the Village adopt the new fees identified in the County study at 100%.

Parks –

The regional and community park fees are collected by the Village and used for Village purposes. The Village is not bound by County action on these fees.

Staff recommends that the Village adopt the new fees identified in the County study at 100%.

Attachments:

1. Power Point Presentation
2. Road Impact Fee Ordinance
3. Park Impact Fee Ordinance