



Park Impact Fee Study for Lee County, Florida

prepared by

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February 2012



Fire/EMS Impact Fee Study for Lee County, Florida

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January 2012

Addendum to Park and Fire/EMS Impact Fee Studies for Lee County, Florida

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April 2012

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ADDENDUM

This addendum to the park and fire/EMS impact fee studies¹ depicts the fee schedules in the event that the County wishes to adopt fee decreases but not increases. It would be preferable to adopt updated fees at a reduced percentage for all land use categories rather than to leave any of the current fees in place. The reason is to avoid a situation where some of the fees are based on the most recent studies, while other fees are based on older studies. (This is not an issue with the school impact fees, because the updated fees are lower for all land use categories.)

For example, the EMS fee for a single-family unit is currently \$94 and the updated fee is \$85, while the current fee per 1,000 square feet of industrial is \$14 and the updated fee is \$24. If the Commission adopts the updated single-family fee at 100%, but leaves the industrial fee as it is, the industrial fee will be at only 58.3% of the updated amount. Adopting fees for different land use categories at different percentages of the maximum fees results in fees that are not proportional to impact.

The more defensible approach is to adopt fees for all land use categories at the same percentage of the maximum updated fees. In order to avoid any increases, it is necessary to identify the land use category with the highest percentage potential increase, and adopt that fee at the current amount. The fees for all other land use categories are then adopted at the same percentage of the maximum fees.

Emergency Medical Services

As described above in the example given, the EMS fees would need to be adopted at 58.3% for all land use categories to avoid any fee increases, since industrial fee would increase the most. These fees are shown in Table 1 below.

Table 1. EMS Fees – No Increases

Land Use	Unit	Current Fee	Updated Fee (100%)	Updated Fee* (no increases)
Single-Family Detached	Dwelling	\$94	\$85	\$50
Multi-Family	Dwelling	\$71	\$64	\$37
Mobile Home/RV Park	Space	\$69	\$59	\$34
Hotel/Motel	Room	\$32	\$52	\$30
Retail	1,000 sq. ft.	\$138	\$100	\$58
Office	1,000 sq. ft.	\$66	\$47	\$27
Public/Institutional	1,000 sq. ft.	\$138	\$31	\$18
Industrial	1,000 sq. ft.	\$14	\$24	\$14
Warehouse	1,000 sq. ft.	\$7	\$11	\$6

* adoption percentage of 58.33%

¹ Duncan Associates, *Park Impact Fee Update for Lee County, Florida*, February 2012 and *Fire/EMS Impact Fee Study for Lee County, Florida*, January 2012

Community and Regional Parks

A similar process is followed for community and regional park fees. In this case, the hotel/motel fees would increase by the greatest percentage, and therefore “no-increase” fees for hotel/motels would be equal to current fees. This dictates that community park fees be adopted at 98.7% of the updated amounts for all land uses, and that regional park fees be adopted at 95.8% of the updated amounts, as presented in Table 2.

Table 2. Park Fees – No Increases

Land Use	Unit	Current Fee	Updated Fee (100%)	Updated Fee* (no increases)
Community Park Fees				
Single-Family Detached	Dwelling	\$788	\$793	\$780
Multi-Family/Timeshare	Dwelling	\$591	\$590	\$581
Mobile Home/RV Park	Pad	\$576	\$550	\$541
Hotel/Motel	Room	\$363	\$369	\$363
Regional Park Fees **				
Single-Family Detached	Dwelling	\$691	\$713	\$683
Multi-Family/Timeshare	Dwelling	\$518	\$530	\$508
Mobile Home/RV Park	Pad	\$504	\$495	\$474
Hotel/Motel	Room	\$318	\$332	\$318

* adoption percentages: 98.37% for community parks and 95.78% for regional parks

** regional park fees shown are based on the “no water access” option calculated in the study

Fire Rescue

Fire fees are somewhat more complex because of the multitude of districts, but the same principle applies. Fees in ten of the 19 fire districts could be adopted at 100% without causing any increases, since the updated fees are lower than existing fees for all land use categories. In addition, fees for the newly participating Boca Grande fire district should probably be adopted at 100%, since they have no fees now. The fees for Boca Grande would not go into effect for 90 days per Florida statutory requirements for new or increased fees. The fees for the fire districts are summarized in the following tables.

The fire fees for eight of the fire districts would need to be adopted at less than 100%. Since the greatest potential percentage fee increase is for the office land use category, the updated “no-increase” fees for office are the same as the current fees, while the others are recommended to be adopted at the same percentage as office. The percentage varies for each district. The recommended “no-increase” fees are provided in the following tables.

Table 3. Fire Fees for Bonita Springs – No Increases

Land Use	Unit	Current Fee	Updated Fee (100%)	Updated Fee* (no increases)
Single-Family Detached	Dwelling	\$660	\$474	\$437
Multi-Family	Dwelling	\$517	\$356	\$328
Mobile Home/RV Park	Space	\$481	\$327	\$301
Hotel/Motel	Room	\$542	\$289	\$266
Retail	1,000 sq. ft.	\$515	\$559	\$515
Office	1,000 sq. ft.	\$240	\$261	\$240
Public/Institutional	1,000 sq. ft.	\$515	\$171	\$158
Industrial	1,000 sq. ft.	\$248	\$133	\$123
Warehouse	1,000 sq. ft.	\$234	\$62	\$57

* adoption percentage of 91.95%

Table 4. Fire Fees for Estero – No Increases

Land Use	Unit	Current Fee	Updated Fee (100%)	Updated Fee* (no increases)
Single-Family Detached	Dwelling	\$540	\$430	\$357
Multi-Family	Dwelling	\$423	\$323	\$268
Mobile Home/RV Park	Space	\$540	\$297	\$247
Hotel/Motel	Room	\$444	\$262	\$218
Retail	1,000 sq. ft.	\$421	\$507	\$421
Office	1,000 sq. ft.	\$197	\$237	\$197
Public/Institutional	1,000 sq. ft.	\$421	\$155	\$129
Industrial	1,000 sq. ft.	\$203	\$120	\$100
Warehouse	1,000 sq. ft.	\$191	\$56	\$47

* adoption percentage of 83.12%

Table 5. Fire Fees for Fort Myers Beach – No Increases

Land Use	Unit	Current Fee	Updated Fee (100%)	Updated Fee* (no increases)
Single-Family Detached	Dwelling	\$610	\$474	\$404
Multi-Family	Dwelling	\$478	\$356	\$303
Mobile Home/RV Park	Space	\$445	\$327	\$278
Hotel/Motel	Room	\$501	\$289	\$246
Retail	1,000 sq. ft.	\$476	\$559	\$476
Office	1,000 sq. ft.	\$222	\$261	\$222
Public/Institutional	1,000 sq. ft.	\$476	\$171	\$146
Industrial	1,000 sq. ft.	\$229	\$133	\$113
Warehouse	1,000 sq. ft.	\$216	\$62	\$53

* adoption percentage of 85.06%

Table 6. Fire Fees for Iona-McGregor – No Increases

Land Use	Unit	Current Fee	Updated Fee (100%)	Updated Fee* (no increases)
Single-Family Detached	Dwelling	\$488	\$377	\$323
Multi-Family	Dwelling	\$382	\$283	\$242
Mobile Home/RV Park	Space	\$356	\$260	\$223
Hotel/Motel	Room	\$401	\$230	\$197
Retail	1,000 sq. ft.	\$381	\$445	\$381
Office	1,000 sq. ft.	\$178	\$207	\$177
Public/Institutional	1,000 sq. ft.	\$381	\$136	\$116
Industrial	1,000 sq. ft.	\$183	\$106	\$91
Warehouse	1,000 sq. ft.	\$173	\$49	\$42

* adoption percentage of 85.51%

Table 7. Fire Fees for Lehigh Acres – No Increases

Land Use	Unit	Current Fee	Updated Fee (100%)	Updated Fee* (no increases)
Single-Family Detached	Dwelling	\$465	\$454	\$307
Multi-Family	Dwelling	\$364	\$341	\$231
Mobile Home/RV Park	Space	\$339	\$313	\$212
Hotel/Motel	Room	\$382	\$277	\$188
Retail	1,000 sq. ft.	\$363	\$536	\$363
Office	1,000 sq. ft.	\$169	\$250	\$169
Public/Institutional	1,000 sq. ft.	\$363	\$163	\$110
Industrial	1,000 sq. ft.	\$175	\$127	\$86
Warehouse	1,000 sq. ft.	\$165	\$59	\$40

* adoption percentage of 67.60%

Table 8. Fire Fees for North Fort Myers – No Increases

Land Use	Unit	Current Fee	Updated Fee (100%)	Updated Fee* (no increases)
Single-Family Detached	Dwelling	\$307	\$231	\$203
Multi-Family	Dwelling	\$240	\$173	\$152
Mobile Home/RV Park	Space	\$224	\$159	\$140
Hotel/Motel	Room	\$252	\$141	\$124
Retail	1,000 sq. ft.	\$240	\$273	\$240
Office	1,000 sq. ft.	\$112	\$127	\$112
Public/Institutional	1,000 sq. ft.	\$240	\$83	\$73
Industrial	1,000 sq. ft.	\$115	\$65	\$57
Warehouse	1,000 sq. ft.	\$109	\$30	\$26

* adoption percentage of 88.19%

Table 9. Fire Fees for Sanibel – No Increases

Land Use	Unit	Current Fee	Updated Fee (100%)	Updated Fee* (no increases)
Single-Family Detached	Dwelling	\$678	\$474	\$449
Multi-Family	Dwelling	\$531	\$356	\$337
Mobile Home/RV Park	Space	\$495	\$327	\$309
Hotel/Motel	Room	\$557	\$289	\$273
Retail	1,000 sq. ft.	\$529	\$559	\$529
Office	1,000 sq. ft.	\$247	\$261	\$247
Public/Institutional	1,000 sq. ft.	\$529	\$171	\$162
Industrial	1,000 sq. ft.	\$255	\$133	\$126
Warehouse	1,000 sq. ft.	\$240	\$62	\$59

* adoption percentage of 94.64%

Table 10. Fire Fees for South Trail – No Increases

Land Use	Unit	Current Fee	Updated Fee (100%)	Updated Fee* (no increases)
Single-Family Detached	Dwelling	\$410	\$379	\$271
Multi-Family	Dwelling	\$321	\$284	\$203
Mobile Home/RV Park	Space	\$299	\$262	\$188
Hotel/Motel	Room	\$337	\$231	\$165
Retail	1,000 sq. ft.	\$320	\$447	\$320
Office	1,000 sq. ft.	\$149	\$208	\$149
Public/Institutional	1,000 sq. ft.	\$320	\$136	\$97
Industrial	1,000 sq. ft.	\$154	\$106	\$76
Warehouse	1,000 sq. ft.	\$145	\$49	\$35

* adoption percentage of 71.63%

Updated fire fees for 10 of the districts could be adopted at 100% without any fee increases, because the updated fees are lower than current fees for all land use categories. For 9 of the 10 districts, the current and updated fees are the same. The fees for these 9 fire districts are summarized in Table 11.

Table 11. Fire Fees for Alva, Bayshore, Captiva, Fort Myers Shores, Lee County Airports, Matlacha-Pine Island, San Carlos Park, Tice, and Upper Captiva - 100%

Land Use	Unit	Current Fee	Updated Fee (100%)
Single-Family Detached	Dwelling	\$760	\$474
Multi-Family	Dwelling	\$595	\$356
Mobile Home/RV Park	Space	\$554	\$327
Hotel/Motel	Room	\$625	\$289
Retail	1,000 sq. ft.	\$593	\$559
Office	1,000 sq. ft.	\$277	\$261
Public/Institutional	1,000 sq. ft.	\$593	\$171
Industrial	1,000 sq. ft.	\$286	\$133
Warehouse	1,000 sq. ft.	\$269	\$62

Updated fire fees can also be adopted at 100% for the Fort Myers fire district without causing any fee increases. The updated fees for Fort Myers are presented in Table 12.

Table 12. Fire Fees for Fort Myers - 100%

Land Use	Unit	Current Fee	Updated Fee (100%)
Single-Family Detached	Dwelling	\$490	\$321
Multi-Family	Dwelling	\$384	\$241
Mobile Home/RV Park	Space	\$357	\$221
Hotel/Motel	Room	\$403	\$196
Retail	1,000 sq. ft.	\$382	\$379
Office	1,000 sq. ft.	\$178	\$177
Public/Institutional	1,000 sq. ft.	\$382	\$116
Industrial	1,000 sq. ft.	\$184	\$90
Warehouse	1,000 sq. ft.	\$173	\$42

Finally, the fees for Boca Grande are new fees, since the Boca Grande Fire Control District does not currently participate in the County's fire impact fees. These fees would not be able to go into effect for 90 days following adoption, per Florida statutory requirements for new or increased fees.

Table 13. Fire Fees for Boca Grande – New

Land Use	Unit	Current Fee	New Fee (100%)
Single-Family Detached	Dwelling	\$0	\$474
Multi-Family	Dwelling	\$0	\$356
Mobile Home/RV Park	Space	\$0	\$327
Hotel/Motel	Room	\$0	\$289
Retail	1,000 sq. ft.	\$0	\$559
Office	1,000 sq. ft.	\$0	\$261
Public/Institutional	1,000 sq. ft.	\$0	\$171
Industrial	1,000 sq. ft.	\$0	\$133
Warehouse	1,000 sq. ft.	\$0	\$62