

Impact Fee Update

Board of County Commissioners

February 18, 2014

Impact Fee Update

- March 12, 2013 (Lee County Ordinance 13-06)
- Impact fees temporarily reduced by 80%
 - Roads
 - Parks
 - Schools
 - Excludes fire and EMS
- 2-year reduction provision (through March 13, 2015)
- 1-year review

1-year review of economic indicators to include (per Ordinance 13-06):

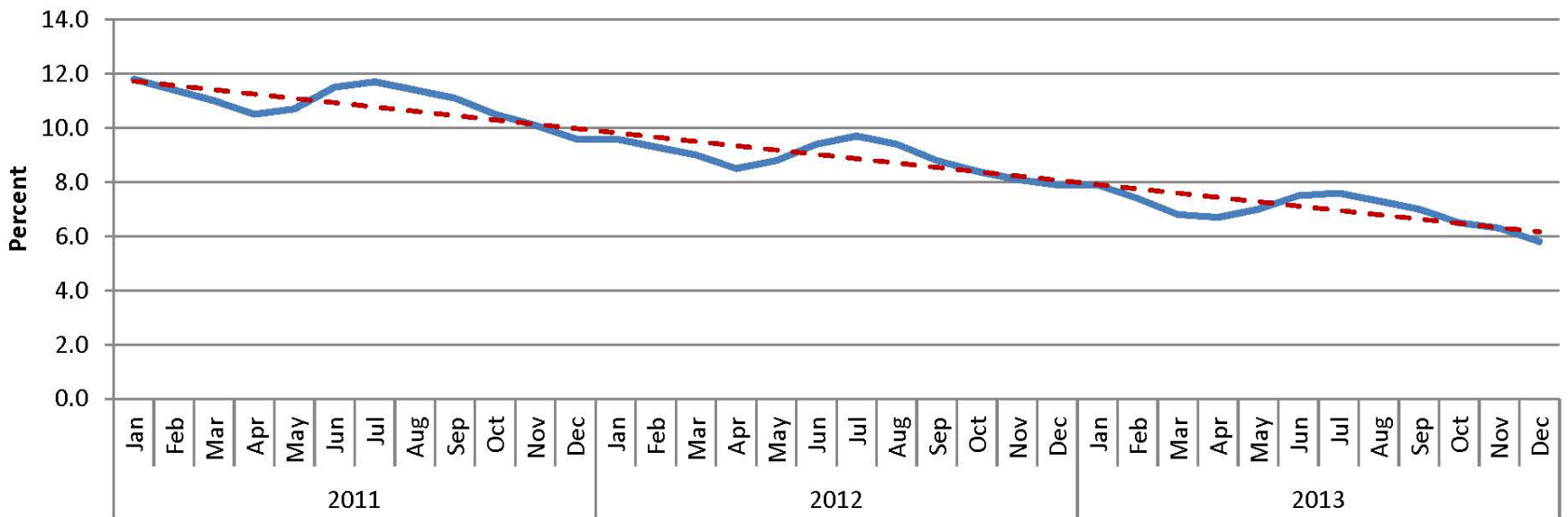
- Employment
- Taxable sales
- Permitting activity

Lee County Unemployment Rate (%)

	2011	2012	2013
Jan	11.8	9.6	7.9
Feb	11.4	9.3	7.4
Mar	11.0	9.0	6.8
Apr	10.5	8.5	6.7
May	10.7	8.8	7.0
Jun	11.5	9.4	7.5
Jul	11.7	9.7	7.6
Aug	11.4	9.4	7.3
Sep	11.1	8.8	7.0
Oct	10.5	8.4	6.5
Nov	10.1	8.1	6.3
Dec	9.6	7.9	5.8

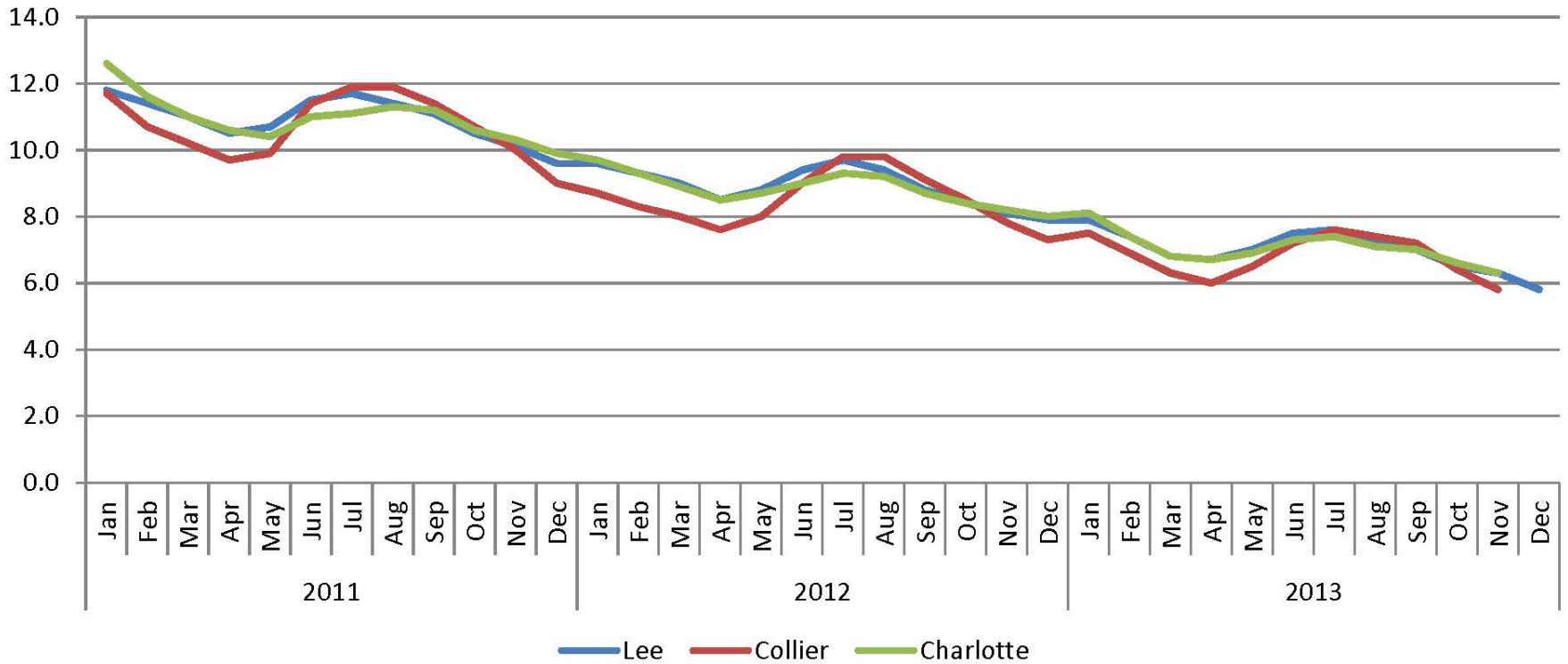
Source: U.S. Department of Labor: Bureau of Labor Statistics

Lee County Unemployment Rate (%)



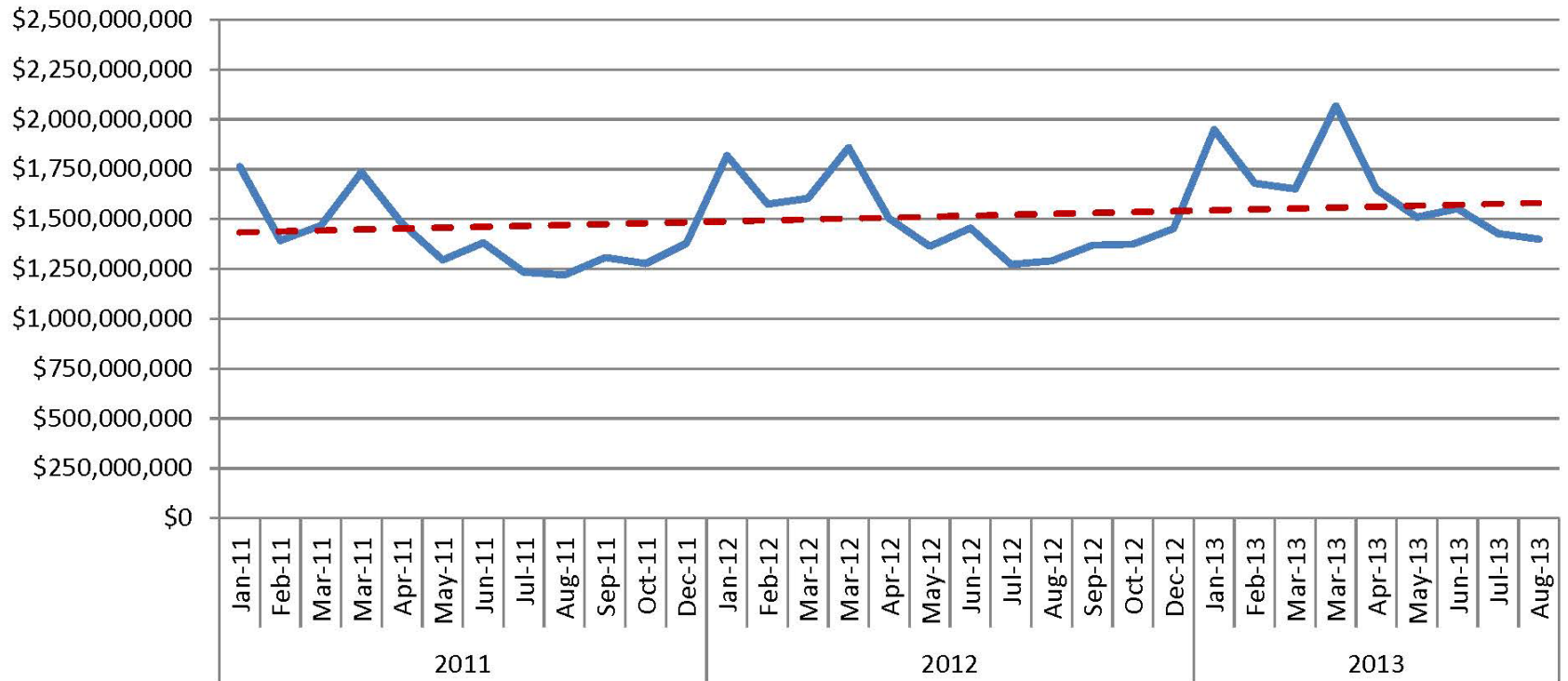
Source: U.S. Department of Labor: Bureau of Labor Statistics

Lee, Collier & Charlotte Counties Unemployment Rate (%)



Source: U.S. Department of Labor: Bureau of Labor Statistics

Lee County Gross Sales January 2011 - August 2013



LEE COUNTY SALES TAX COLLECTIONS			
	2011	2012	2013
Jan	\$54,450,707	\$58,401,950	\$62,603,558
Feb	\$50,486,225	\$55,149,258	\$59,382,769
Mar	\$55,018,583	\$59,696,164	\$62,682,673
Apr	\$63,025,876	\$66,516,016	\$70,874,392
May	\$52,104,164	\$52,767,715	\$58,804,547
Jun	\$45,086,669	\$47,559,030	\$51,564,412
Jul	\$44,088,160	\$46,022,187	\$49,719,157
Aug	\$41,615,145	\$44,402,282	\$48,873,678
Sep	\$40,714,920	\$43,371,076	\$47,562,378
Oct	\$40,896,848	\$43,199,027	\$47,069,423
Nov	\$45,037,225	\$48,224,463	\$53,100,166
Dec	\$51,300,084	\$54,057,917	n/a
TOTAL	\$583,824,606	\$619,367,085	\$612,237,153

Source: Florida Department of Revenue

**LEE COUNTY
2011 - 2013**

IMPACT FEE REVENUES (excluding Fire & EMS)*						
	2011		2012		2013	
	Parks/Roads	Schools	Parks/Roads	Schools	Parks/Roads	Schools
Jan	\$158,378	\$227,961	\$654,237	\$267,780	\$166,052	\$336,633
Feb	\$504,836	\$69,172	\$215,890	\$244,200	\$443,726	\$408,691
Mar	\$78,747	\$383,773	\$99,894	\$229,272	**\$384,546	**\$190,448
Apr	\$69,293	\$365,344	\$175,799	\$499,580	\$186,192	\$322,004
May	\$168,812	\$354,888	\$363,083	\$594,694	\$154,655	\$107,914
Jun	\$270,271	\$249,408	\$265,720	\$461,154	\$222,899	\$179,228
Jul	\$112,694	\$198,283	\$172,502	\$584,997	\$316,879	\$148,110
Aug	\$118,252	\$378,532	\$183,673	\$379,871	\$183,899	\$144,987
Sep	\$180,517	\$310,212	\$568,669	\$268,441	\$174,753	\$111,563
Oct	\$110,782	\$156,408	\$185,428	\$336,247	\$135,134	\$102,091
Nov	\$84,328	\$299,526	\$241,614	\$386,866	\$100,773	\$135,081
Dec	\$384,680	\$196,712	\$323,302	\$546,983	\$123,117	\$98,609
SUB-TOTAL	\$2,241,590	\$3,190,219	\$3,449,811	\$4,800,085	\$2,592,625	\$2,285,359
TOTAL	\$5,431,809		\$8,249,896		\$4,877,984	

* Fire & EMS fees were not reduced

** Impact fees reduced March 2013

Source: Lee County Department of Community Development

9 Months
IMPACT FEE REVENUES
(03/13/2013 thru 12/21/2013)

	COLLECTED	*FULL RATE	DIFFERENCE
Community Parks	\$164,369.08	\$821,845.40	\$657,476.32
Regional Parks	\$202,320.25	\$1,011,601.25	\$809,281.00
Roads	\$1,312,822.86	\$6,564,114.30	\$5,251,291.44
Schools	\$1,380,723.88	\$6,903,619.40	\$5,522,895.52
	\$3,060,236.07	\$15,301,180.35	\$12,240,944.28

Amount in escrow that was refunded between 2/13/13 - 3/12/13	\$784,387.00
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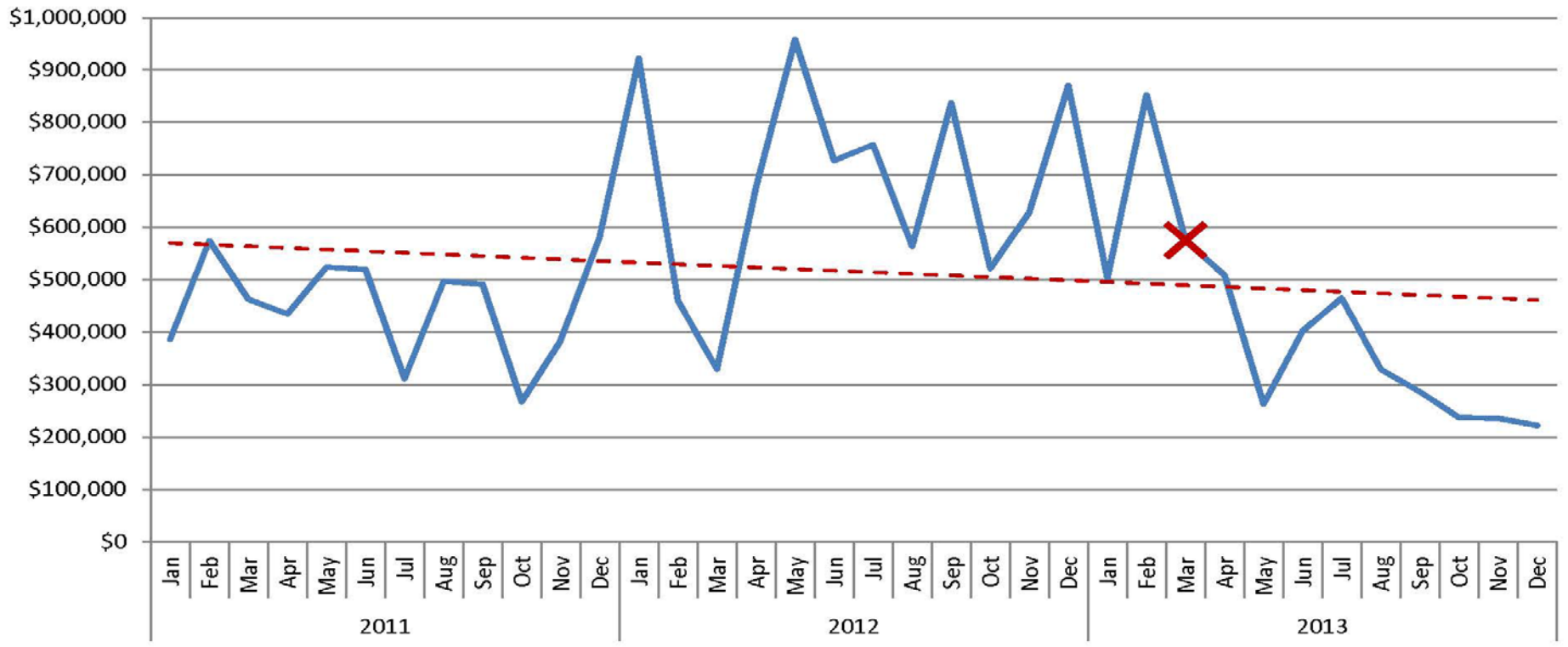
TOTAL DIFFERENCE	\$13,025,331.28
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*Assuming same level of permit activity

NOTE: Includes schools, parks and roads (excludes fire and EMS impact fees which were not reduced)

Source: Lee County Department of Community Development

Lee County Impact Fee Revenues 2011 - 2013



NOTE: Includes schools, parks and roads (excludes fire and EMS impact fees which were not reduced)

X-Impact fees reduced March 2013

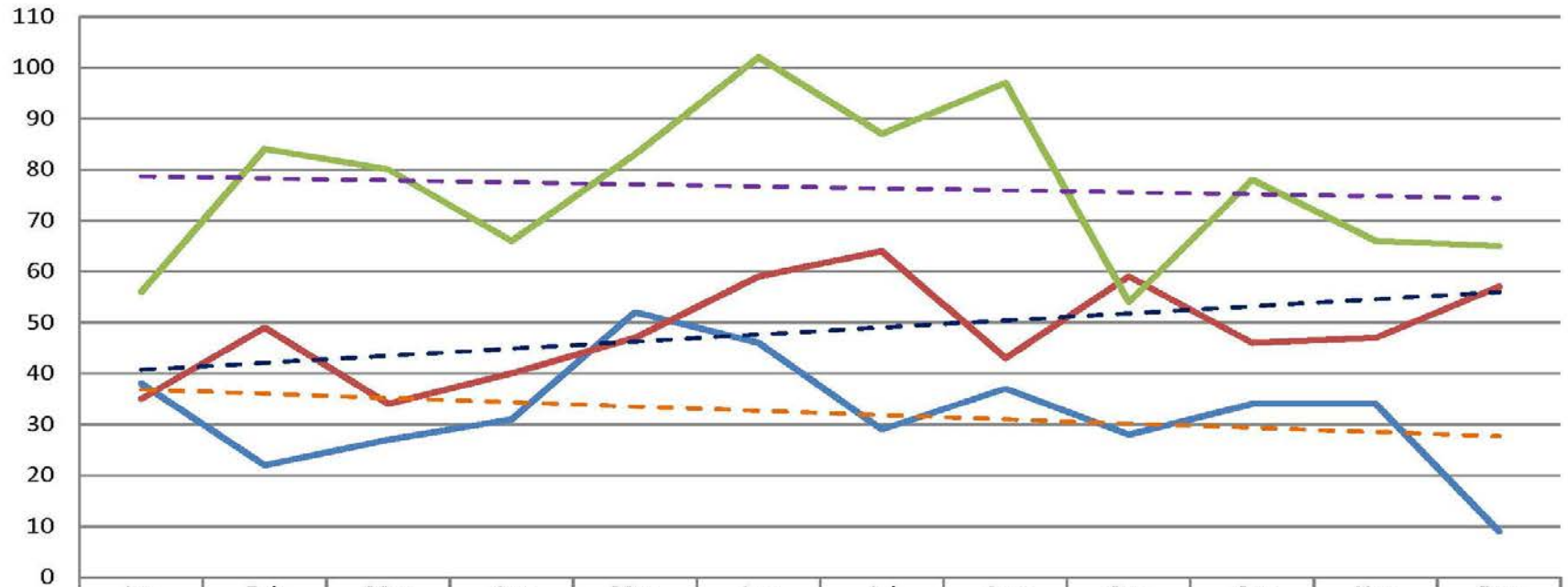
Source: Lee County Department of Community Development

LEE COUNTY ONE & TWO FAMILY PERMITS			
	2011	2012	2013
Jan	38	35	56
Feb	22	49	84
Mar	27	34	*80
Apr	31	40	66
May	52	47	83
Jun	46	59	102
Jul	29	64	87
Aug	37	43	97
Sep	28	59	54
Oct	34	46	78
Nov	34	47	66
Dec	9	57	65
TOTAL	387	580	918

*Impact fees reduced March 2013

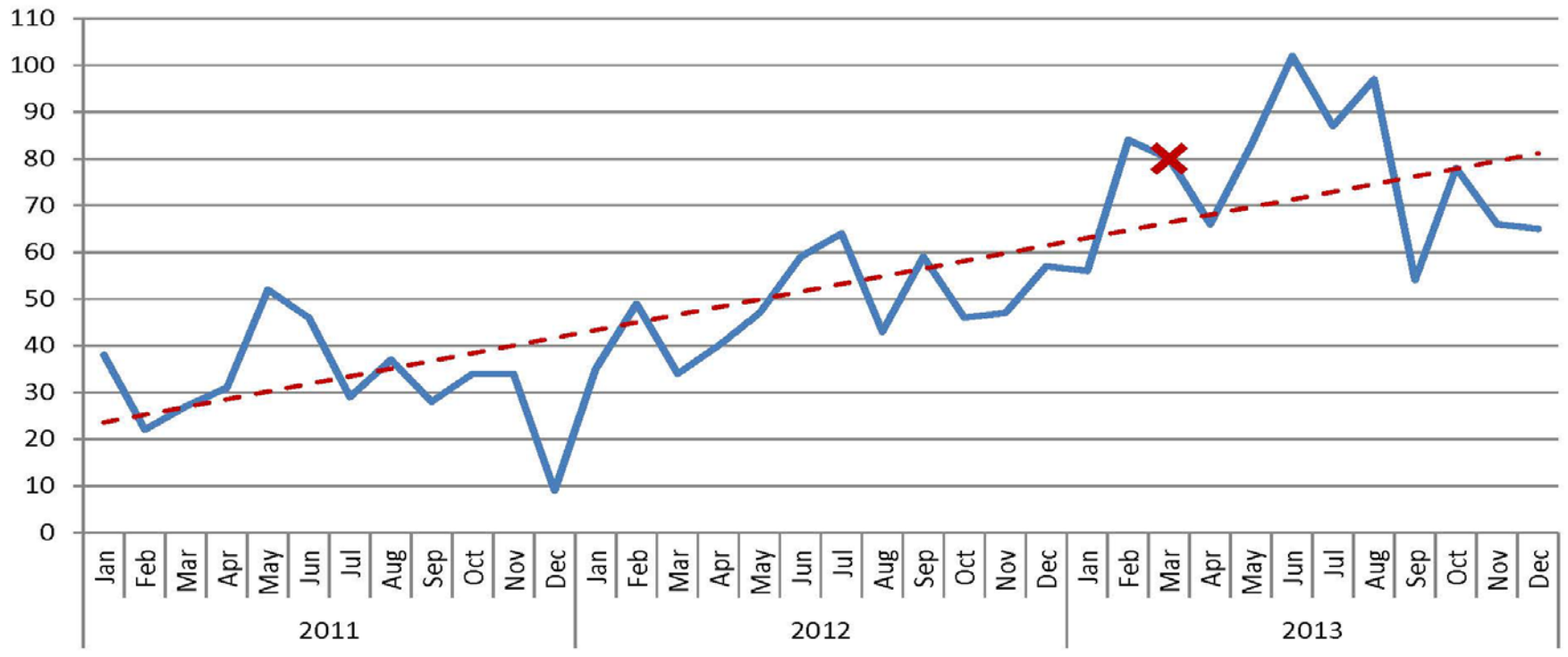
Source: Lee County Department of Community Development

Lee County One & Two Family Permits 2011 - 2013



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	38	22	27	31	52	46	29	37	28	34	34	9
2012	35	49	34	40	47	59	64	43	59	46	47	57
2013	56	84	80	66	83	102	87	97	54	78	66	65

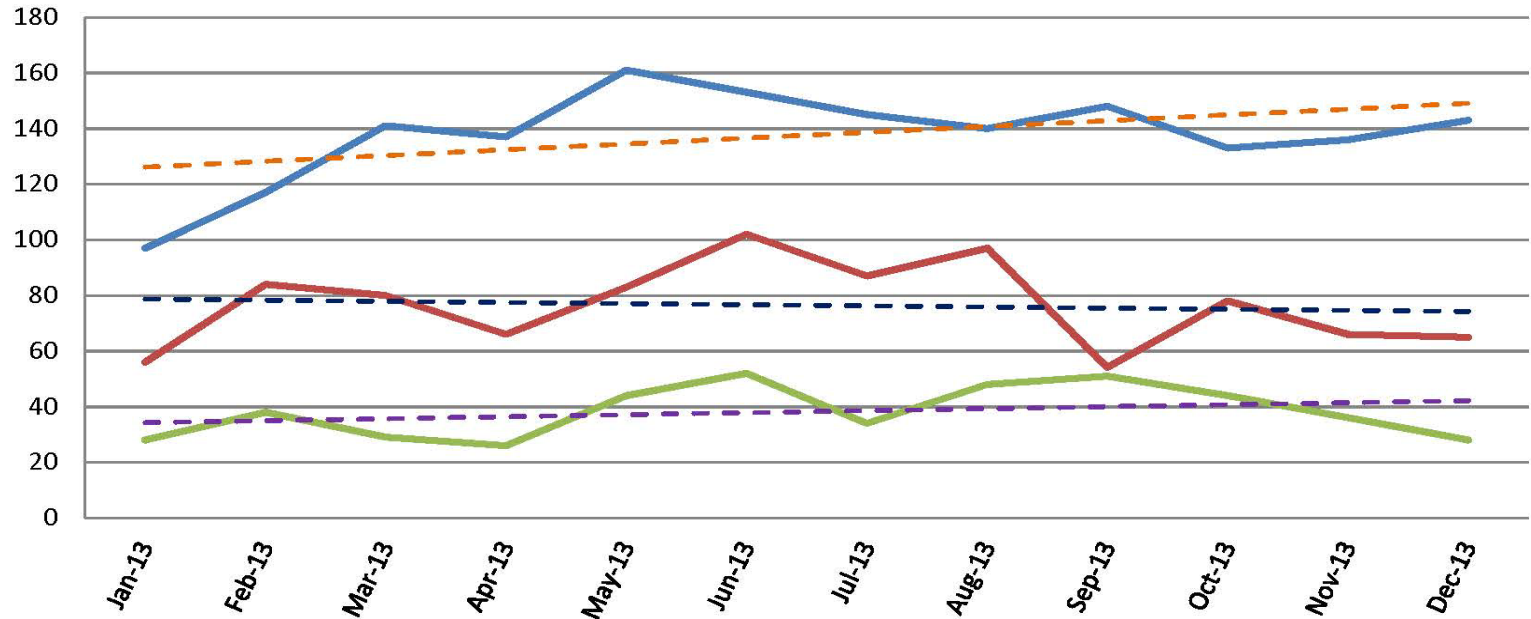
Lee County One & Two Family Permits 2011 - 2013



X-Impact fees reduced March 2013

Source: Lee County Department of Community Development

Lee, Collier and Charlotte County One & Two Family Permits 2013



	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13
Collier County	97	117	141	137	161	153	145	140	148	133	136	143
Lee County	56	84	80	66	83	102	87	97	54	78	66	65
Charlotte County	28	38	29	26	44	52	34	48	51	44	36	28

Note: Collier County phased in road impact fee reductions (averaging 40%), resulting from an impact fee update study by its consultant in October 2010 and March 2011; Charlotte County reduced road fees by 6.5% in 2009 and waived parks and fire fees from April 2012 – 2014

Source: Lee County Department of Community Development, Collier and Charlotte County