

**Lee County Board of County Commissioners
Agenda Item Summary**

DATE CRITICAL
Blue Sheet No. 20021266

1. REQUESTED MOTION:

ACTION REQUESTED: Direct amendments to the Land Development Code (LDC) pertaining to the Fire and EMS Impact Fee Update. Recommended hearing dates are as follows: LDC Advisory Committee (LDCAC): 11/8/02
 Management & Planning (M&P): 11/4/02
 Executive Regulatory Oversight Committee (EROC): 11/13/02
 Local Planning Agency: 11/25/02
 First Public Hearing: 11/26/02
 Second Public Hearing: 12/10/02

WHY ACTION IS NECESSARY: Public hearings are required to adopt amendments to the LDC.

WHAT ACTION ACCOMPLISHES: Sets hearings dates for the Board of County Commissioners for advertising purposes.

2. DEPARTMENTAL CATEGORY: 04
COMMISSION DISTRICT #CW

A12A

3. MEETING DATE:

11-12-2002

4. AGENDA:

CONSENT _____
 ADMINISTRATIVE
 APPEALS _____
 PUBLIC _____
 WALK ON _____
 TIME REQUIRED: 15 Minutes

5. REQUIREMENT/PURPOSE:
(Specify)

STATUTE _____
 ORDINANCE (LDC)
 ADMIN. CODE _____
 OTHER _____

6. REQUESTOR OF INFORMATION:

A. COMMISSIONER _____
 B. DEPARTMENT County Attorney
 C. DIVISION Land Use
 BY: *John J. Fredyma*
 John J. Fredyma, Asst. Cty Atty

7. BACKGROUND:

An update of Fire and EMS impact fees has been prepared by Duncan Associates pursuant to County Contract and the Lee County Land Development Code (LDC) §2-386(f), wherein the Fire and EMS Impact Fee schedules are to be reviewed and updated every three years if necessary. The last review was conducted in 1999. A copy of the draft Impact Fee Study is attached, along with a draft copy of the applicable sections of LDC Chapter 2. Staff is requesting direction to public hearing at this time to provide advance information and notice to the general public as to the anticipated changes.

Attachments: (1) Fire/EMS Impact Fee Update, prepared for Lee County, Florida by Duncan Associates. Public Review Draft, October 2002 (Labeled "October 23, 2002 DRAFT" in the Footer)
 (2) Draft Ordinance labeled "Draft One" in the footer.

8. MANAGEMENT RECOMMENDATIONS:

9. RECOMMENDED APPROVAL:

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services				G County Manager
N/A	N/A	N/A	N/A	<i>WLC</i>	<i>QA</i>	<i>OM</i>	<i>RISK</i>	<i>GC</i>	<i>[Signature]</i>
					<i>10/31/02</i>	<i>10/31/02</i>	<i>10/31/02</i>	<i>10/31/02</i>	

10. COMMISSION ACTION:

_____ APPROVED
 _____ DENIED
 _____ DEFERRED
 _____ OTHER

CO. ATTY.
FORWARDED TO CC
10/29/02 3PF

IN. RK

 COUNTY ADMIN.
 FORWARDED TO: *PL*
10/31/02
2:20PM

LEE COUNTY ORDINANCE NO. 02- __

AN ORDINANCE AMENDING THE LEE COUNTY LAND DEVELOPMENT CODE (LDC) TO AMEND CHAPTER 2 (ADMINISTRATION); AMENDING IMPOSITION (§2-385); REPEALING AND REPLACING TABLES 1 THROUGH AND INCLUDING 18 IN THEIR ENTIRETY AND AMENDING AND RENUMBERING TABLE 19 WITHIN COMPUTATION OF AMOUNT (§2-386); AMENDING EXEMPTIONS (§2-394); AND PROVIDING FOR CONFLICTS OF LAW, SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS AND AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Lee County, Florida has adopted a comprehensive Land Development Code; and

WHEREAS, the Board of County Commissioners has the authority to adopt this division pursuant to Article VIII of the Constitution of the State, F.S. Ch. 125 and F.S. §§163.3201, 163.3202 and 380.06(16); and

WHEREAS, Goal 24 of the Lee County Comprehensive Land Use Plan (Lee Plan) mandates that the county maintain clear, concise, and enforceable development regulations that fully address on-site and off-site development impacts, yet function in a streamlined manner; and

WHEREAS, the Board initially adopted Fire and Emergency Medical Service (EMS) impact regulations and an impact fee schedule in 1989 based upon the best information available at that time; and

WHEREAS, in 1999, the Board approved Lee County Ordinance No. 99-10, adding a provision to Lee County Land Development Code (LDC) in Chapter 2, Section 2-386(f), requiring the impact fee schedules set forth in Section 2-386 to be reviewed every three years and updated if necessary; and

WHEREAS, in 2002, the Board approved a contract with Duncan Associates for the review and updating of Fire and EMS impact fee rates; and

WHEREAS, the *EMS Impact Fee Update prepared for Lee County, Florida*, prepared by Duncan Associates, dated October 2002, forms the basis of the proposed amendments; and

WHEREAS, the Fire and EMS impact fee study generated better and more competent data allowing the use of a more sophisticated methodology to determine the impacts of development and to evaluate and establish appropriate impact fees; and

WHEREAS, on November 8, 2002, the Land Development Code Advisory Committee (LDCAC) reviewed and (endorsed) the proposed amendments to LDC Chapter 2 regarding Fire and EMS impact fees; and

WHEREAS, on November 13, 2002, the Executive Regulatory Oversight Committee (EROC) reviewed and (endorsed) the proposed amendments to the LDC Chapter 2 regarding Fire and EMS impact fees; and

WHEREAS, on November 25, 2002, the Local Planning Agency (LPA) reviewed the proposed amendments and found them (consistent) with the Lee Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA:

SECTION ONE: AMENDMENT TO LAND DEVELOPMENT CODE CHAPTER 2

Lee County Land Development Code Chapter 2, Article VI, Division 5 is amended to read as follows with strike through identifying deleted language and underline identifying new language:

CHAPTER 2

ARTICLE VI. IMPACT FEES

DIVISION 5. FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES IMPACT FEE

Sec. 2-385. Imposition.

(a) - (c) Unchanged.

- (d) On January 1, 2000, the increased fee schedule adopted in section 2-386 will automatically become effective within the Lee County Airports Fire Department service area. As of January 1, 2000, the County will not collect or impose impact fees in any other fire district or municipality unless, prior to January 1, 2000, the county receives a duly executed resolution from the fire district board or city council establishing the entity's agreement to the collection of impact fees in accordance with the fee schedule set forth in section 2-386. This resolution may provide for the collection of impact fees at a percentage less than 100% of the adopted fee schedule.

After January 1, 2000, the district or municipality may amend or establish the fee schedule collection percentage once per year by adopting an appropriate resolution. All such fee schedule changes will become effective on the first day of January following timely receipt by the county of a copy of the amending or establishing resolution. For purposes of this section, "timely receipt" requires written notice of the amendment, which includes a copy of the amending resolution, to the county attorney's office at least 120 days prior to the effective date (i.e January 1 of the subsequent year) of the fee schedule change.

The impact fee schedules in effect prior to ~~August, 1999~~ 200, will remain in effect through ~~December 31, 1999~~ 200. However, the schedules will be amended to reflect applicable decreases as identified in section 2-385(e)(1).

- (e) The fee schedules set forth in section 2-386 were amended in ~~August 1999~~ December, 2002. Any changes resulting from this amendment will be treated as follows:

(1) Any decrease from the existing fee for a particular use type will become effective ~~September 1, 1999~~ 2002.

(2) Any increase from existing fees will become effective, in full, on ~~January 1, 2000~~ 200.

Sec. 2-386. Computation of amount.

- (a) At the option of the feepayer, the amount of the fire and EMS impact fees may be determined by the schedules shown in this subsection. The reference in the schedules to square feet refers to the gross square footage of each floor of a building measured to the exterior walls, and not to usable, interior, rentable, non-common or other forms of net square footage. The reference in the schedules to recreational vehicles refers to the number of recreational vehicle sites permitted by the applicable final development order. If a building permit is requested for a building with mixed uses, as defined in section 2-384, then the fee will be determined according to the schedule by apportioning the total space within the building according to the space devoted to each principal use. If a permit application involves a type of development not specified on the schedule, then the county manager will use the fee applicable to the most nearly comparable type of land use on the schedule.

Note: The fee schedules adopted prior to August, 1999 _____, 2000, will be deleted from the LDC. However, these fee schedules, as modified in accordance with section 2-385, will remain in effect through December 31, 1999 _____ 2000. As of January 1, 2000 _____, 2003, these tables will no longer be of any force or effect, except as to determining fees for permits issued prior to January 1, 2000 _____, 2000.

[EDITOR'S NOTE: EXISTING TABLES 1 THROUGH AND INCLUDING 18 ARE DELETED IN THEIR ENTIRETY AND REPLACED BY A NEW TABLE 1 WHICH INCORPORATES THE FIRE IMPACT FEES PREVIOUSLY LISTED WITHIN A SEPARATE TABLE FOR EACH FIRE DISTRICT.]

[EDITOR'S NOTE: THE EMS IMPACT FEE RATES IN TABLE 19 ARE BEING AMENDED, AND TABLE 19 IS BEING RE-NUMBERED TO BECOME NEW TABLE 2.]

TABLE 1. FIRE IMPACT FEE SCHEDULE

FIRE DISTRICT	Use and Development Unit								
	Single-family residence or mobile home on individual lot	Multi-family	Mobile home or recreational vehicle in mobile home/RV park	Hotel/motel	Retail	Office	Public or institutional use	General industrial	Public or private warehouse
	Per Dwelling	Per Dwelling	Per Space	Per Room	Per 1,000 sq. ft.	Per 1,000 sq. ft.	Per 1,000 sq. ft.	Per 1,000 sq. ft.	Per 1,000 sq. ft.
Alva ¹	\$560	\$269	\$308	\$308	\$549	\$594	\$549	\$207	\$123
	\$667	\$334	\$334	\$514	\$820	\$307	\$820	\$167	\$ 87
Bayshore ²	\$560	\$269	\$308	\$308	\$549	\$594	\$549	\$207	\$123
	\$667	\$334	\$334	\$514	\$820	\$307	\$820	\$167	\$ 87
Bonita Springs ¹	\$290	\$139	\$160	\$160	\$284	\$307	\$284	\$107	\$ 64
	\$340	\$170	\$170	\$262	\$418	\$156	\$418	\$ 85	\$ 44
Captive Island ³	\$560	\$269	\$308	\$308	\$549	\$594	\$549	\$207	\$123
	\$667	\$334	\$334	\$514	\$820	\$307	\$820	\$167	\$ 87

FIRE DISTRICT	Use and Development Unit								
	Single-family residence or mobile home on individual lot	Multi-family	Mobile home or recreational vehicle in mobile home/RV park	Hotel/motel	Retail	Office	Public or institutional use	General industrial	Public or private warehouse
	Per Dwelling	Per Dwelling	Per Space	Per Room	Per 1,000 sq. ft.	Per 1,000 sq. ft.	Per 1,000 sq. ft.	Per 1,000 sq. ft.	Per 1,000 sq. ft.
<u>Estero²</u>	\$524	\$252	\$288	\$288	\$514	\$555	\$514	\$194	\$115
	\$446	\$223	\$223	\$343	\$549	\$205	\$549	\$112	\$ 58
<u>Fort Myers⁴</u>	\$493	\$237	\$274	\$274	\$483	\$523	\$483	\$482	\$108
	\$382	\$191	\$191	\$294	\$470	\$176	\$470	\$ 96	\$ 50
<u>Fort Myers Beach³</u>	\$560	\$269	\$308	\$308	\$549	\$594	\$549	\$207	\$123
	\$528	\$264	\$264	\$407	\$649	\$243	\$649	\$132	\$ 69
<u>Fort Myers Shores²</u>	\$560	\$269	\$308	\$308	\$549	\$594	\$549	\$207	\$123
	\$498	\$249	\$249	\$383	\$613	\$229	\$613	\$125	\$ 65
<u>Iona-McGregor²</u>	\$286	\$137	\$157	\$157	\$288	\$303	\$288	\$106	\$ 63
	\$282	\$141	\$141	\$217	\$347	\$130	\$347	\$ 71	\$ 37
<u>Lee County Airports⁵</u>	\$560	\$269	\$308	\$308	\$549	\$594	\$549	\$207	\$123
	\$667	\$334	\$334	\$514	\$820	\$307	\$820	\$167	\$ 87
<u>Lehigh Acres¹</u>	\$376	\$180	\$207	\$207	\$368	\$399	\$368	\$139	\$ 83
	\$372	\$186	\$186	\$286	\$458	\$171	\$458	\$ 93	\$ 48
<u>Matlacha-Pine Island³</u>	\$560	\$269	\$308	\$308	\$549	\$594	\$549	\$207	\$123
	\$667	\$334	\$334	\$514	\$820	\$307	\$820	\$167	\$ 87
<u>North Fort Myers³</u>	\$175	\$ 84	\$ 96	\$ 96	\$172	\$186	\$172	\$ 65	\$ 39
	\$289	\$145	\$145	\$223	\$355	\$133	\$355	\$ 72	\$ 38
<u>San Carlos Park¹</u>	\$422	\$203	\$232	\$232	\$414	\$447	\$414	\$156	\$ 93
	\$402	\$201	\$201	\$310	\$494	\$185	\$494	\$101	\$ 52
<u>Sanibel³</u>	\$498	\$239	\$274	\$274	\$488	\$528	\$488	\$184	\$110
	\$553	\$277	\$277	\$426	\$680	\$254	\$680	\$138	\$ 72
<u>South Trail²</u>	\$224	\$106	\$122	\$122	\$217	\$234	\$217	\$ 82	\$ 49
	\$352	\$176	\$176	\$271	\$433	\$162	\$433	\$ 88	\$ 46
<u>Tice²</u>	\$560	\$269	\$308	\$308	\$549	\$594	\$549	\$207	\$123
	\$667	\$334	\$334	\$514	\$820	\$307	\$820	\$167	\$ 87
<u>Upper Captiva²</u>	\$560	\$269	\$308	\$308	\$549	\$594	\$549	\$207	\$123
	\$667	\$334	\$334	\$514	\$820	\$307	\$820	\$167	\$ 87

Notes:

¹ Fire Control and Rescue Service District

² Fire Protection and Rescue Service District

³ Fire Control District

⁴ Municipality of Fort Myers

⁵ Fire Department

[EDITOR'S NOTE: THE EMS IMPACT FEE RATES IN TABLE 19 ARE BEING AMENDED, AND TABLE 19 IS BEING RE-NUMBERED TO BECOME NEW TABLE 2.]

TABLE 19: 2 EMS IMPACT FEE SCHEDULE FOR LEE COUNTY EMS SERVICE AREA		
<i>Land Use</i>	<i>Development Unit</i>	<i>EMS Impact Fee Per Unit</i>
Single-family residence or mobile home on individual lot	Dwelling	\$ 27.00 <u>\$ 33.00</u>
Multi-family [includes timeshare]	Dwelling	\$ 21.00 <u>\$ 25.00</u>
Mobile home or recreational vehicle in mobile home/RV park	Space	\$ 21.00 <u>\$ 25.00</u>
Hotel/motel	Room	\$ 17.00 <u>\$ 19.00</u>
Retail	1,000 sq. ft.	\$ 52.00 <u>\$ 53.00</u>
Office	1,000 sq. ft.	\$ 52.00 <u>\$ 53.00</u>
Public or institutional use	1,000 sq. ft.	\$ 5.00 <u>\$ 4.00</u>
General industrial	1,000 sq. ft.	\$ 5.00 <u>\$ 4.00</u>
Public or private warehouse	1,000 sq. ft.	\$ 5.00 <u>\$ 4.00</u>

(b) through (f) Unchanged.

Sec. 2-394. Exemptions.

- (a) The following are exempted from payment of the fire and EMS impact fees:
- (1) Alteration or expansion of an existing building or use of land where no additional living units will be produced, where the use is not changed, and where no additional demand for fire protection or EMS will be produced.
 - (2) The construction of accessory buildings or structures that will not produce additional living units and where no additional demand for fire protection or EMS will be produced.
 - (3) The replacement of an existing lawfully permitted building, mobile home, park trailer or structure, where the original permit was issued on or before October 1, 1989. However, if any such building, mobile home, park trailer or structure is destroyed, demolished or removed from the property voluntarily or involuntarily; then any replacement will be required to pay the appropriate impact fee, unless:
 - a. a lawful permit is issued for the replacement within five years after such destruction, demolition or removal; and,
 - b. construction commences within said five-year period; and

- c. such construction continues in good faith without abandonment, expiration or loss of permits.
- (4) The replacement of a building, mobile home, park trailer or structure, that was constructed or placed after October 1, 1989 and where the correct fire or EMS impact fee was paid or otherwise provided for, with a new building, mobile home, park trailer or structure of the same use and at the same location, provided no additional living units or fire protection or EMS demands will be produced than those produced by the original use of the land.
 - (5) An amendment to a recreational vehicle development order, provided the amendment does not increase the number of recreational vehicle units permitted or increase the need for fire protection or EMS.
 - (6) A building permit obtained by or for the United State of America, the State of Florida or the Lee County School Board.
 - (7) A building permit, mobile home move-on permit or recreational vehicle development order for which the fire and EMS impact thereof has been or will be paid or provided for pursuant to a written agreement, zoning approval or development order that, by the written terms thereof, clearly and unequivocally was intended to provide for the full mitigation of the project impact.
 - (8) A building permit, mobile home move-on permit or recreational vehicle development order that does not result in an increased need for fire protection or emergency medical services.
 - (9) ~~A building permit for residential construction in Harlem Heights, Charleston park, or the Dunbar Enterprise Zone as those areas are described in Appendix J.~~
 - (10) ~~A building permit for construction included in the City of Sanibel's below market rate housing (BMRH) program established under the Sanibel Land Development Code.~~
 - (11) ~~Building permits issued in a redevelopment area or enterprise zone, or for low or moderate-income housing in the City of Fort Myers, but only when the permit is identified by the type of land use and by the land area or housing or redevelopment program in question by explicit language included in an appropriate interlocal agreement.~~
- (b) Exemptions must be claimed by the feepayer at the time of the application for building permit, mobile home move-on permit or recreational vehicle development order. Any exemptions not so claimed will be deemed waived by the feepayer.

SECTION TWO: CONFLICTS OF LAW

Whenever the requirements or provisions of this Ordinance are in conflict with the requirements or provisions of any other lawfully adopted ordinance or statute, the most restrictive requirements will apply.

SECTION THREE: SEVERABILITY

It is the Board of County Commissioner's intent that if any section, subsection, clause or provision of this ordinance is deemed invalid or unconstitutional by a court of competent jurisdiction, such portion will be considered a separate provision and will not affect the remaining provisions of this ordinance. The Board of County Commissioners further declares its intent that this ordinance would have been adopted if such invalid or unconstitutional provision was not included.

SECTION FOUR: CODIFICATION AND SCRIVENER'S ERRORS

The Board of County Commissioners intend that this ordinance will be made part of the Lee County Code; and that sections of this ordinance can be renumbered or relettered and that the word "ordinance" can be changed to "section", "article" or some other appropriate word or phrase to accomplish codification, and regardless of whether this ordinance is ever codified, the ordinance can be renumbered or relettered and typographical errors that do not affect the intent can be corrected with the authorization of the County Manager, or his designee, without the need for a public hearing.

SECTION FIVE: EFFECTIVE DATE

The ordinance will take effect upon its filing with the Office of the Secretary of the Florida Department of State.

THE FOREGOING ORDINANCE was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and, being put to a vote, the vote was as follows:

ROBERT P. JANES	_____
DOUGLAS ST. CERNY	_____
RAY JUDAH	_____
ANDREW W. COY	_____
JOHN E. ALBION	_____

DULY PASSED AND ADOPTED THIS _____ day of December, 2002.

ATTEST:
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

By: _____
Deputy Clerk

By: _____
Chairman

APPROVED AS TO FORM:

By: _____
Office of County Attorney

FIRE/EMS IMPACT FEE UPDATE

prepared for **LEE COUNTY, FLORIDA**



prepared by **duncan** associates

PUBLIC REVIEW DRAFT

October 2002

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INTRODUCTION

Fire, rescue and emergency medical services (EMS) in Lee County are provided by the County, 17 fire districts and two municipalities. The services provided can be grouped in three broad categories. The first is fire service, which includes fire suppression, fire safety, inspections and other activities related to fire prevention. The second is rescue service, which incorporates all responses of an emergency nature other than for fire or EMS. The third is EMS, which includes the provision of advanced life support and patient transportation.

The County provides EMS service to most of the county. The exceptions are Fort Myers Beach and the Lehigh Acres Fire Protection and Rescue District, which provide their own primary EMS service. The County also provides fire and rescue service to the airports. Municipal fire departments or independent fire districts provide fire/rescue service in the remainder of the county.

The Lee County Board of County Commissioners first adopted fire and EMS impact fees in 1989. A comprehensive update of the fire impact fees was completed in 1999, and the EMS fees were updated in 2001.¹ Both fire and EMS impact fees will be updated by this study.

Legal Framework

Since impact fees were pioneered in Florida and other states that lacked specific enabling legislation, such fees have generally been legally defended as an exercise of local government's broad "police power" to protect the health, safety and welfare of the community. The courts have gradually developed guidelines for constitutionally valid impact fees, based on a "rational nexus" that must exist between the regulatory fee or exaction and the development activity that is being regulated.² The standards set by court cases generally require that an impact fee meet a three-part test:

- 1) The need for new facilities must be created by new development;
- 2) The amount of fee charged must not exceed a proportional fair share of the cost to serve new development; and
- 3) All fee revenues must be spent within a reasonable period of time and benefit the fee-paying development.

These principles have some important corollaries, which may be broadly categorized under the headings of "proportionality," "credits" and "benefit." The proportionality rules require that the fees cover only

¹ The fire impact fees were updated by Ordinance No. 99-10, effective August 24, 1999; the EMS impact fees were updated by Ordinance No. 01-02, effective February 27, 2001.

² There are six Florida cases that have guided the development of impact fees in the state: *Contractors and Builders Association of Pinellas County v. City of Dunedin*, 329 So.2d 314 (Fla. 1976); *Hollywood, Inc. v. Broward County*, 431 So.2d 606 (Fla. 1976); *Home Builders and Contractors Association of Palm Beach County, Inc. v. Board of County Commissioners of Palm Beach County*, 446 So.2d 140 (Fla. 4th DCA 1983); *Seminole County v. City of Casselberry*, 541 So.2d 666 (Fla. 5th DCA 1989); *City of Ormond Beach v. County of Volusia*, 535 So.2d 302 (Fla. 5th DCA 1988); and *St. Johns County v. Northeast Florida Builders Association*, 16 FLW S264 (April 18, 1991).

those costs that can be attributed to new development. In addition, applicants must have the option of attempting to demonstrate that their development will have less impact on the need for public facilities than is indicated by the fee schedule.

The credit rules are designed to ensure that new development is not overcharged. These rules address both revenue credits, which are calculated up-front in the preparation of the fee schedule, and construction credits, which are determined on a case-by-case basis prior to fee payment. Revenue credits reduce the impact fee schedules to account for any other revenues that will be generated by new development and used to retire debt for existing facilities or to construct new facilities. Construction credits are used on a case-by-case basis to offset an individual development's impact fees by the value of required land dedications or other developer improvements or contributions for the same types of facilities.

Finally, the benefit rules require that the fee revenues be spent within a reasonable period of time and within a reasonable proximity to the fee-paying development. The Florida courts have ruled that earmarking of funds for expenditure in proximity to where they were collected is sufficient to establish reasonable benefit.

Growth Context

Lee County is growing rapidly, resulting in the need for new and expanded fire and EMS facilities. One measure of this growth is the permanent residential population reported by the U.S. Census Bureau. As shown in Table 1, the population of the county as a whole has been increasing by 2.8 percent annually since 1990, and the growth rate has been even higher in the unincorporated areas of the county. The county population in 2002 is estimated to be 464,720.³

Table 1
POPULATION GROWTH, 1990-2000

Jurisdiction	1990	2000	Annual Increase
Cape Coral	74,991	102,286	3.2%
Fort Myers	44,947	48,208	0.7%
Sanibel	5,468	6,064	1.0%
Remainder of County*	209,707	284,330	3.1%
Total Lee County Population	335,113	440,888	2.8%

* includes unincorporated area as well as recently incorporated municipalities of Fort Myers Beach and Bonita Springs
Source: U.S. Census.

³ Lee County, *The Fiscal Year 2001-2002 Operating and Capital Budget*

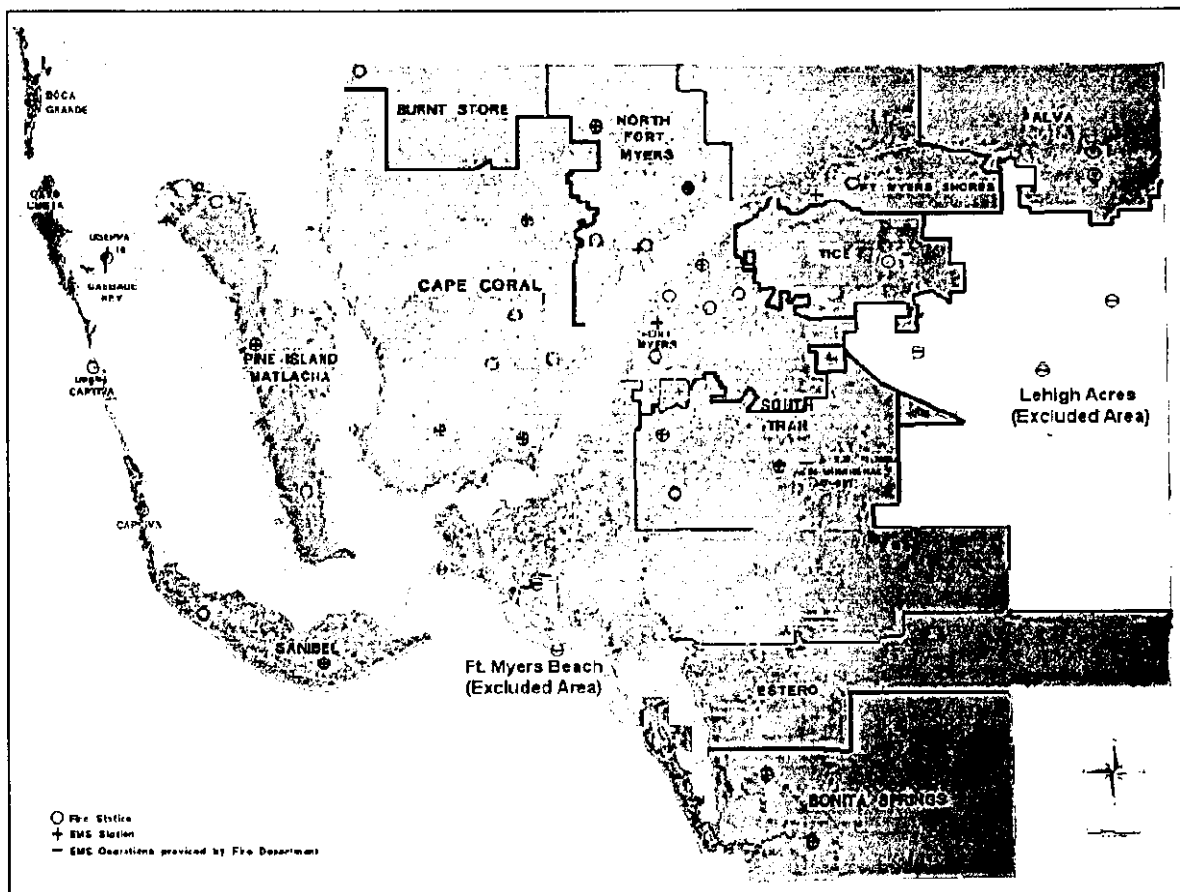
EMERGENCY MEDICAL SERVICES

Lee County provides emergency medical service (EMS), which includes the provision of advanced life support and patient transportation, throughout most of the county. Capital facilities that support these services include portions of several fire stations, a fleet of ambulances and other vehicles, including a helicopter, and communications and medical equipment. The County has charged an impact fee for EMS facilities since 1989. The EMS impact fees were updated in February 2001. This section calculates the updated maximum impact fees that can be charged by the County to recover the cost of EMS facilities required to serve new development at the existing level of service.

Service Area

Lee County provides primary EMS service to all of the incorporated and unincorporated areas of the county, with the exception of the Fort Myers Beach Fire Control District and the Lchigh Acres Fire Protection and Rescue Service District. The area of the county for which County EMS provides primary service is shown in Figure 1.

Figure 1
COUNTY EMS SERVICE AREA



The EMS impact fee service area includes all of the county except the Town of Fort Myers Beach and the Lehigh Acres Fire Control and Rescue Service District. While each EMS unit has a designated primary response area, it will respond to calls in neighboring response areas if required. In addition, specialized equipment that supports all units, such as communications and dispatch equipment and a helicopter, are centralized. Consequently, the entire service area is appropriately designated as a single benefit district for the purpose of EMS impact fees.

Methodology

As with the last update, the revised EMS impact fees will be based on the current level of service. The methodology divides the replacement cost of the County's existing EMS capital facilities by the number of existing EMS service units, then deducts a revenue credit for future grants. Service units, or "equivalent dwelling units" (EDUs), represent the demand for EMS service generated by a single-family dwelling, and are based on the annual number of EMS calls per development unit for various land use categories. The recommended formula for calculating the EMS impact fees is shown in Figure 1.

**Figure 1
EMS IMPACT FEE FORMULA**

MAXIMUM FEE	=	PROJECT EDUs multiplied by NET COST/EDU
EDU	=	Equivalent Dwelling Unit, representing the demand for EMS services equivalent to that demanded by a single-family dwelling unit
PROJECT EDUs	=	Total EDUs for a development, calculated by multiplying UNITS for each land use category by the EDUs/UNIT for that land use category and summing for all land use categories
UNITS	=	Development units, expressed in residential dwelling units, hotel/motel rooms, or thousands of square feet for other nonresidential development
EDUs/UNIT	=	The number of EDUs associated with a development unit of a particular land use category
NET COST/EDU	=	COST/EDU less CREDIT/EDU
COST/EDU	=	COST divided by TOTAL EDUs
COST	=	Replacement cost of the County's existing EMS capital facilities
TOTAL EDUs	=	Total EDUs for the County EMS service area, calculated by multiplying UNITS for each land use category by the EDUs/UNIT for that land use category and summing for all land use categories
CREDIT/EDU	=	Anticipated grant or debt service funding per EDU

Service Unit

Different types of development must be translated into a common unit of measurement that reflects the impact of new development on the demand for EMS service. This unit of measurement is called a "service unit." A common service unit used in impact fee analysis is the "equivalent dwelling unit" or EDU, which represents the impact of a typical single-family dwelling.

The relative demand for EMS facilities and services required to serve development units of various land use types is measured in terms of the number of EMS calls reported during a 12-month period. Detailed data on EMS calls by land use categories for the last four and a half years was provided by the Lee County Division of Public Safety. About one-third of the calls could not be directly classified according to a land use category, and half of those were related to accidents or other incidents that occurred on roadways. The road-related calls were allocated to land uses based on relative trip generation. Roughly 16 percent of calls could not be classified according to a land use and were not included in the total attributable calls used in developing the percentages. As can be seen from Table 2, the distribution of calls by land use has remained remarkably consistent over the last four and a half years, with residential uses accounting for just over 60 percent of EMS calls.

Table 2
COUNTY EMS CALLS, 1994-2002

	1998	1999	2000	2001	2002*	Average
Residential	20,107	21,370	21,736	22,163	10,523	
Hotel/Motel	414	384	374	393	201	
Office/Commercial	10,507	11,006	11,812	12,334	5,748	
Industrial	71	52	59	66	36	
Subtotal, Direct	31,099	32,812	33,981	34,956	16,508	
Road-Related	7,872	8,349	8,745	8,217	4,661	
Unclassified Calls	7,325	8,025	8,707	8,602	3,822	
Total Calls	46,296	49,186	51,433	51,775	24,991	
Residential	24,122	25,628	26,196	26,354	12,900	
Hotel/Motel	571	551	549	557	294	
Office/Commercial	13,892	14,596	15,572	15,867	7,752	
Industrial	386	386	409	395	222	
Total Attributable	38,971	41,161	42,726	43,173	21,168	
Residential	61.9%	62.3%	61.3%	61.0%	61.0%	61.4%
Hotel/Motel	1.5%	1.3%	1.3%	1.3%	1.4%	1.4%
Office/Commercial	35.6%	35.5%	36.4%	36.8%	36.6%	36.2%
Industrial	1.0%	0.9%	1.0%	0.9%	1.0%	1.0%
Total Percent	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

* partial year

Source: Lee County Division of Public Safety, "Incident Location/Type Summary" for calendar years, printed June 8, 2000 and June 14, 2002; in attributable calls, road-related calls have been allocated to land use categories based on relative average daily trips, using land use data from Table 6 and trip generation rates from Institute of Transportation Engineers (ITE), *Trip Generation*, 6th edition, 1997, resulting in road-related calls being allocated 51% to residential, 2% to hotel/motel, 43% to office/commercial and 4% to industrial.

Existing land use data for the area of the county served by Lee County EMS was derived from property appraisal records. This data is much more consistent than the land use data used in the previous study, which was derived from several different sources. The existing land use data is summarized in Table 6.

**Table 3
EXISTING LAND USE, COUNTY EMS SERVICE AREA**

Land Use	Unit of Measure	County-Wide	Ft. Myers Beach	Lehigh Acres	Area Served
Single-Family	Dwelling	140,896	3,346	13,336	124,214
Multi-Family	Dwelling	89,929	6,808	2,543	80,578
Mobile Home Park	Space	26,782	1,368	0	25,414
Total Residential	Dwelling/Space	257,607	11,522	15,879	230,206
Hotel/Motel	Rooms	9,463	1,364	130	7,969
Retail	1,000 sf	41,440	988	1,438	39,014
Office	1,000 sf	14,950	141	307	14,502
Institutional	1,000 sf	23,205	218	898	22,089
Total Commercial	1,000 sf	79,595	1,347	2,643	75,605
Light Industry	1,000 sf	4,349	18	154	4,177
Warehousing	1,000 sf	24,725	381	430	23,914
Total Industrial	1,000 sf	29,074	399	584	28,091

Source: Lee County Property Appraiser, August 2002 (area served is county-wide less Fort Myers Beach and Lehigh Acres).

The combination of these two data sets—existing land use and EMS call distribution—yields EMS equivalent dwelling units per development unit for various land use categories. Since call data was not available by type of residential unit, it is assumed that calls to multi-family and mobile home units are lower than for single-family units proportional to average household size. This assumption is a common one in public safety impact fee methodology and is particularly appropriate for EMS impact fees, since EMS calls are in response to medical emergencies and may reasonably be assumed to be proportional to the presence of people. As shown in Table 4, multi-family and mobile home units generate about three-quarters of the EMS demand of a single-family unit, while 1,000 square feet of commercial development generates 58 percent more EMS demand than a single-family dwelling.

**Table 4
EMS EQUIVALENT DWELLING UNITS BY LAND USE**

Land Use	Unit of Measure	Existing Units	EMS Call Distribution	EDUs/ Unit	Total EDUs
Single-Family/Mobile Home	Dwelling	124,214	n/a	1.00	124,214
Multi-Family	Dwelling	80,578	n/a	0.75	60,434
Mobile Home Park	Space	25,414	n/a	0.74	18,806
Subtotal, Residential		230,206	61.4%	0.88	203,454
Hotel/Motel	Room	7,969	1.4%	0.58	4,622
Commercial	1,000 sq. ft.	75,605	36.2%	1.58	119,456
Industrial	1,000 sq. ft.	28,091	1.0%	0.12	3,371
Total			100.0%		330,903

Source: Existing units county-wide, excluding Fort Myers Beach and Lehigh Acres, from Table 3; EMS call distribution from Table 2; EDUs/unit is one for single-family by definition; multi-family and mobile home EDUs/unit are based on ratio of average household size to single-family according to 2000 census data for Lee County; EDUs per residential unit subtotal is total residential EDUs divided by total residential units; EDUs/unit for other land uses based on ratios of percent of calls and units [(% calls/residential % calls) / (units/residential units) x 0.88 EDUs per residential dwelling]; total EDUs is product of existing units times EDUs/unit.

Cost per Service Unit

The capital facilities that are used to support the provision of County EMS services include portions of fire stations used by EMS, ambulances and support vehicles, communications equipment, breathing systems and specialized extrication equipment.

Portions of three stations owned by the County are occupied by EMS, and the County also paid for a portion of one of the new Estero stations to be used by EMS. In addition, the EMS helicopter is housed in a County-owned hangar. At current replacement costs, the buildings owned by the County and housing EMS personnel and equipment represent an investment of about \$0.9 million, as summarized in Table 5.

**Table 5
EMS BUILDING COST**

Station	EMS Sq. Ft.	Cost/ Sq. Ft.	Building Cost
Estero Fire Station #3	725	\$120	\$87,000
East Ft. Myers Station	2,400	\$120	\$288,000
North Ft. Myers Station	2,030	\$120	\$243,600
Ft. Myers Shores Station	1,440	\$120	\$172,800
Helicopter Hangar	1,200	\$60	\$72,000
Total	7,795		\$863,400

Source: Lee County Public Safety Division, October 23, 2002 memorandum.

The County operates a fleet of EMS vehicles, including 38 ambulances, a helicopter and several other support vehicles. Based on current replacement costs, the existing fleet of EMS vehicles has a total cost of \$10.3 million (see Table 6).

**Table 6
EMS VEHICLE COST**

Vehicle Type	Number	Unit Cost	Total Cost
Ambulance, Ford F-350	17	\$105,055	\$1,785,935
Ambulance, Freightliner	21	\$196,690	\$4,130,490
Helicopter	1	\$3,800,000	\$3,800,000
Aircraft Tug	2	\$10,000	\$20,000
Flight Operations Trailer	1	\$4,000	\$4,000
Chevrolet Caprice	2	\$12,590	\$25,180
Chevrolet Van	1	\$23,694	\$23,694
Chevrolet 2500 Suburban	1	\$32,185	\$32,185
Chevrolet S-10 Truck	1	\$14,503	\$14,503
Dodge D-3500 Utility Truck	2	\$36,750	\$73,500
Ford Bronco	2	\$25,694	\$51,388
Ford Crown Victoria	3	\$20,740	\$62,220
Ford Expedition	4	\$29,249	\$116,996
Ford F-250 Utility Truck	1	\$23,452	\$23,452
Ford E-450 S.D. Van	1	\$31,807	\$31,807
Ford E-350 S.D. Van	1	\$26,118	\$26,118
Ford E-250 Van	1	\$21,362	\$21,362
Wells Cargo Trailer	4	\$5,617	\$22,468
Daewoo Forklift	1	\$21,362	\$21,362
John Deere Tractor	2	\$8,964	\$17,928
Columbia Golf Cart	1	\$11,513	\$11,513
Total Vehicle Cost			\$10,316,101

Source: Lee County Public Safety Division, August 1, 2002 memorandum.

In addition to buildings and vehicles, a significant amount of capital equipment is required to support EMS service. Required equipment includes communications equipment, computers, medical and rescue equipment, and office equipment. The cost of existing EMS equipment was estimated from original acquisition costs from the County's fixed asset listings. County Public Safety Division staff assisted in identifying the EMS share of the existing equipment inventory. The total cost of EMS equipment is \$1.9 million, as summarized in Table 7.

**Table 7
EMS EQUIPMENT COST**

Electronic & Communication Equipment	\$755,795
Medical & Rescue Equipment	\$789,513
Office Equipment	\$342,398
Other	\$31,286
Total Equipment Cost	\$1,918,992

Source: Lee County Finance Department, Fixed Asset Listings; Lee County Public Safety Division.

The total cost of EMS facilities, including buildings, vehicles and equipment, is approximately \$13.1 million. Dividing this total capital cost by total existing service units yields a cost of \$40 per EDU, as summarized in Table 8.

**Table 8
EMS COST PER SERVICE UNIT**

Station Replacement Cost	\$863,400
Vehicle Replacement Cost	\$10,316,101
Equipment Cost	\$1,918,992
Total Facility and Equipment Cost	\$13,098,493
Total Existing Equivalent Dwelling Units (EDUs)	330,903
Cost per EDU	\$39.58

Source: Station cost from Table 5; vehicle cost from Table 6; equipment cost from Table 7; total EDUs from Table 4.

Net Cost per Service Unit

While the County has no outstanding debt for EMS facilities, it has received some grant funding in recent years. New development should not have to pay for that share of new EMS facilities that will be funded through state or federal grants or other outside funding sources. The grant funding for EMS equipment received by the County over the last five years is summarized in Table 9.

**Table 9
EMS GRANT FUNDING, 1997-2001**

Grant	Amount
Automatic Vehicle Locator Matching Grant	\$228,116
Air Flight Tracking Grant	\$41,827
Public Information Grant (PIER)	\$23,400
Electronic Data Systems Grant	\$176,946
Paramedic Bicycle Response Team Grant	\$9,375
Automatic External Defibrillator Grant	\$73,230
Helicopter 12 Lead Grant	\$15,182
Bio-Medical Supply / Equipment Trailer Grant	\$30,000
EMS Station Computer Grant	\$48,000
EMS Data Collection Grant (Co. Award)	\$18,000
Ambulance Golf Cart (Co. Award)	\$10,000
10 HP Defibrillators (Co. Award)	\$80,000
800 MHz Radios (Ft. Myers Beach)	\$11,120
1 12 Lead Unit & 5 Pulse Oximeters (Lehigh)	\$11,120
3 Automatic External Defibrillators (Lehigh)	\$6,585
1 Life Pak 12 Defibrillator (Lehigh)	\$6,913
AED Training Mannequin & Power Point	\$10,000
Kronos Imagekeeper ID Printer	\$14,128
Total Grant Funding, 1997-2001	\$813,942
Average Annual Grant Funding	\$162,788

Source: Lee County Public Safety Division, July 1, 2002 memorandum.

Assuming that the County continues to receive EMS grants proportional to the amount of development it serves, over the typical 20-year financing period for capital facilities the County will receive the equivalent of a current lump-sum contribution of \$6.16 per service unit.

**Table 10
EMS GRANT FUNDING CREDIT**

Annual EMS Grant Funding	\$162,788
Total Existing EMS Equivalent Dwelling Units (EDUs)	330,903
Annual EMS Grant Funding per EDU	\$0.49
Net Present Value Factor for Future Funding	12.57
EMS Grant Funding Credit per EDU	\$6.16

Source: Annual grant funding from Table 9; existing EDUs from Table 4; net present value factor based on 20 years at 4.9% discount rate; discount rate is average interest rate on 20-year AAA municipal bonds as of August 2, 2002 according to bloomberg.com, fmsbonds.com and bondsonline.com..

Reducing the cost per service unit by the anticipated grant funding per service unit over the next 20 years leaves a net cost per service unit of \$33.42 per equivalent dwelling unit, as shown in Table 11.

**Table 11
EMS NET COST PER SERVICE UNIT**

EMS Cost per EDU	\$39.58
EMS Grant Funding Credit per EDU	\$6.16
EMS Net Cost per EDU	\$33.42

Source: Cost per EDU from Table 8; credit per EDU from Table 10.

Maximum Fee Schedule

The maximum EMS impact fees that may be adopted by the County can be calculated by multiplying the number of equivalent dwelling units (EDUs) per unit associated with various land uses by the net cost per EDU of maintaining the existing level of service. The EMS impact fee calculations are presented in Table 12.

**Table 12
MAXIMUM EMS IMPACT FEES**

Land Use	Unit	EDUs/ Unit	Net Cost/ EDU	Proposed Fee/Unit
Single-Family Detached	Dwelling	1.00	\$33.42	\$33
Multi-Family	Dwelling	0.75	\$33.42	\$25
Mobile Home Park	Space	0.74	\$33.42	\$25
Hotel/Motel	Room	0.58	\$33.42	\$19
Office/Commercial	1,000 sq. ft.	1.58	\$33.42	\$53
Industrial	1,000 sq. ft.	0.12	\$33.42	\$4

Source: EDUs per unit from Tables 4; net cost per EDU from Table 11.

The potential EMS fees calculated above are compared with the County's current EMS fees in Table 13. In general, the residential fees will increase by about 20 percent, while the fees for most office and commercial uses will not change.

**Table 13
COMPARISON OF CURRENT AND POTENTIAL EMS FEES**

Land Use	Unit	Current Fee	Potential Fee	Potential Change	Percent Change
Single-Family Detached	Dwelling	\$27	\$33	\$6	22%
Multi-Family	Dwelling	\$21	\$25	\$4	19%
Mobile Home/RV Park	Space	\$21	\$25	\$4	19%
Hotel/Motel	Room	\$17	\$19	\$2	12%
Office/Commercial	1,000 sq. ft.	\$52	\$53	\$1	2%
Industrial	1,000 sq. ft.	\$5	\$4	(\$1)	-20%

FIRE

Fire and rescue services in Lee County are provided municipal fire departments and independent fire protection districts. Although the County does not directly provide fire and rescue services, the County does collect the fees for the fire districts in the unincorporated area and for several municipalities for which the County issues building permits on a contract basis.

Lee County originally adopted fire impact fees in 1989, and updated the fees for two of the fire districts in 1995. The original 1989 fire impact fee study and the 1995 update for the Estero and San Carlos Park districts were prepared by Dr. James C. Nicholas.⁴ A comprehensive update of the fire impact fees was undertaken in 1999, based on a study by Duncan Associates.⁵ The 1999 fire impact fee update involved a major change in the methodology by which the fees were calculated. This update retains the methodology used in the last study. The major improvement in this update is that it is based on more consistent land use data than was available in 1999.

Service Areas

The current fire impact fee ordinance includes fee schedules for 18 service areas. The service areas include 16 independent fire districts, the Fort Myers municipal fire department and the County Airports Fire Department. Not participating in the County's fire impact fee study are the City of Cape Coral and the Burnt Store Fire Protection and Rescue District, which is served by contract by the City of Cape Coral. Fire impact fees are recalculated in this report for the following 18 service areas. The service areas are shown in Figure 2.

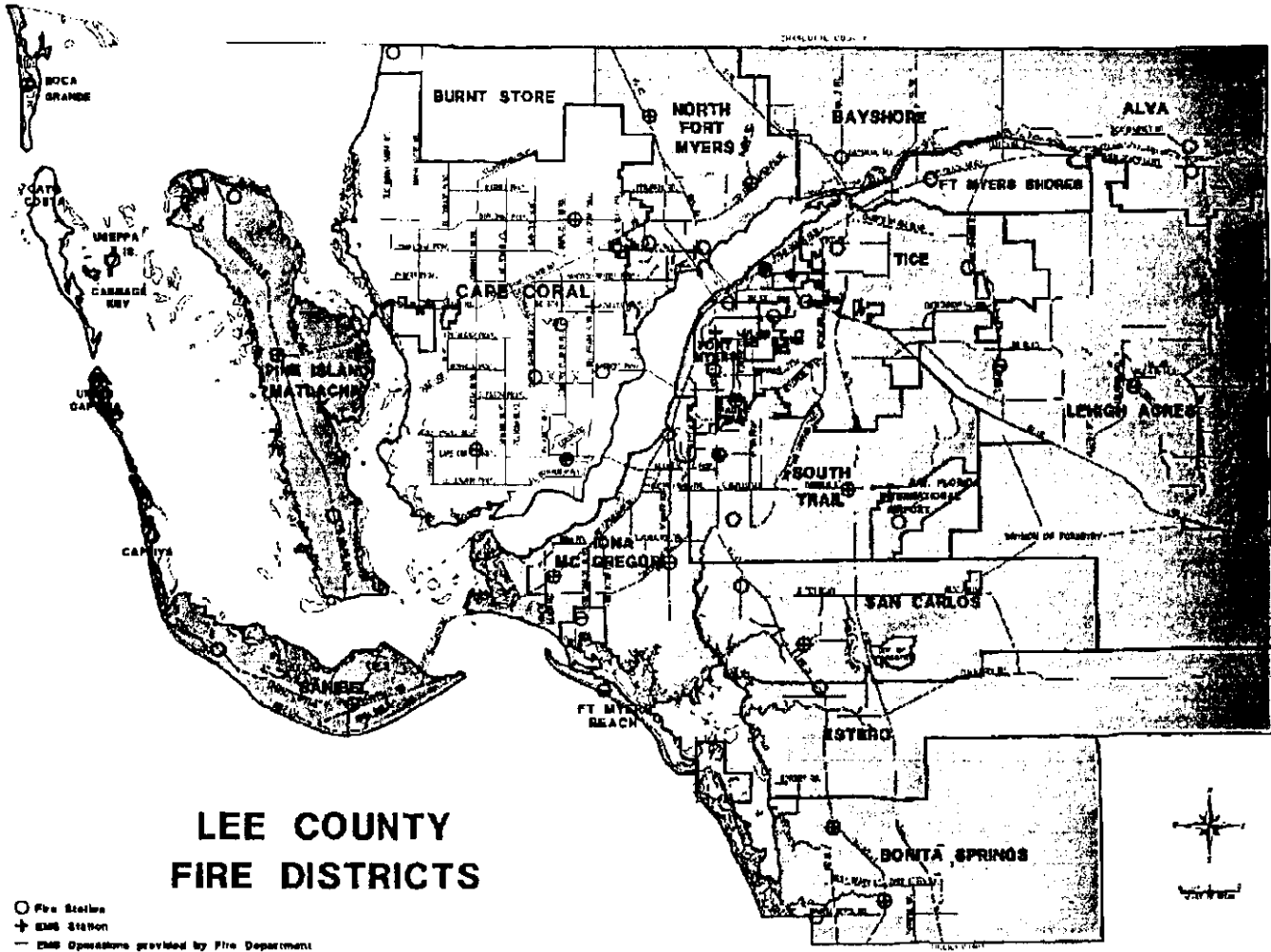
- Alva Fire Control and Rescue Service District
- Bayshore Fire Protection and Rescue Service District
- Bonita Springs Fire Control and Rescue District
- Captiva Island Fire Control District
- Estero Fire Protection and Rescue Service District
- Fort Myers Fire Department
- Fort Myers Beach Fire Control District
- Fort Myers Shores Fire Protection and Rescue District
- Iona-McGregor Fire Protection and Rescue Service District
- Lehigh Acres Fire Control and Rescue Service District
- Lee County Airports Fire Department
- Matlacha-Pine Island Fire Control District
- North Fort Myers Fire Control and Rescue Service District
- San Carlos Park Fire Control and Rescue Service District
- Sanibel Fire Control District
- South Trail Fire Protection and Rescue Service District

⁴James C. Nicholas, PhD, "Technical Memorandum on the Methods used to Calculate the Lee County Fire Impact Fees," April 1989; "Technical Memorandum of the Methods Used to Calculate the Revised San Carlos Park Fire Protection and Rescue Service District Impact Fees," October 1995.

⁵Duncan Associates, *Fire Impact Fee Update for Lee County*, August 1999

Tice Fire Protection and Rescue Service District
 Upper Captiva Fire Protection and Rescue Service District

Figure 2
FIRE IMPACT FEE SERVICE AREAS



Source: Lee County Property Appraiser's Office

Methodology

The calculation of fire impact fees is based on the existing level of service in each district, although it is recommended that the fees continue to be capped to avoid excessively high fees and to recognize excess capacity in the fire districts with the least amount of development. The methodology divides the net cost of each district's existing capital facilities (replacement cost less outstanding debt) by the number of existing fire service units. Fire service units, or "equivalent dwelling units" (EDUs), represent the

demand for fire/rescue service generated by a single-family dwelling, and are based on the annual number of fire/rescue incidents per development unit for various land use categories. The recommended formula for calculating the fire impact fees is shown in Figure 1.

**Figure 1
FIRE IMPACT FEE FORMULA**

UNITS	= Development units, expressed in residential dwelling units, hotel/motel rooms, or thousands of square feet for other nonresidential development.
EDU	= Equivalent Dwelling Unit, representing the demand for fire/rescue services equivalent to that demanded by a single-family dwelling unit
EDU MULTIPLIER	= The number of EDUs associated with a development unit of a particular land use category
PROJECT EDUs	= Total EDUs for a development, calculated by multiplying UNITS for each land use category by the EDU MULTIPLIER for that land use category and summing for all land use categories
DISTRICT EDUs	= Total EDUs for a fire district, calculated by multiplying UNITS for each land use category by the EDU MULTIPLIER for that land use category and summing for all land use categories
CAPITAL COST	= Replacement cost of existing capital facilities of the fire district.
DEBT	= Outstanding debt for the fire district's capital facilities.
NET COST	= CAPITAL COST less DEBT
COST PER EDU	= NET COST divided by DISTRICT EDUs
MAX FEE	= COST PER EDU or \$667, whichever is less
IMPACT FEE	= PROJECT EDUs multiplied by MAX FEE

Service Unit

Disparate types of development must be translated into a common unit of measurement that reflects the impact of new development on the demand for fire/rescue service. This unit of measurement is called a "service unit." A common service unit used in impact fee analysis is the "equivalent dwelling unit" or EDU, which represents the impact of a typical single-family dwelling.

The relative demand for fire/rescue facilities and services required to serve development units of various land use types is measured in terms of the number of fire/rescue incidents reported during a recent 12-month period. Detailed data on fire/rescue incidents by land use categories for the previous year was provided by eight of the fire districts in Lee County. These eight fire districts account for about 85 percent of all residential dwelling units in the county. This is a very large sample, and the EDUs per development unit derived from these eight districts should be representative of the rest of the county.

Some incidents are not directly related to existing land uses, but typically occur on streets or in parking lots (e.g., car accidents, car fires) and are related to movement between land uses. These incidents, which amount to about 18 percent of all fire/rescue incidents, can be indirectly attributed to specific land uses by allocating them according to the percentage of daily vehicular trips generated by each land use category. A residual 7 percent of all incidents cannot be directly or indirectly attributed to specific land uses, and these incidents were excluded in calculating EDUs per development unit.

Existing land use data for those eight districts was derived from current property appraisal records. The combination of these two data sets yields fire/rescue incidents per development unit for various land use categories. These are then converted into EDUs, as shown in Table 14.

Table 14
FIRE SERVICE UNITS BY LAND USE

Land Use	Development Units	Existing Development Units, 2002	Fire/Rescue Incidents		Annual Incidents per Unit	Equivalent Dwelling Units
			Total	Attributable		
Single-Family	Dwelling	92,493	12,061	13,984	0.151	1.00
Multi-Family	Dwelling	55,653	3,245	4,156	0.075	0.50
Hotel/Motel	Room	5,928	678	689	0.116	0.77
Retail	1,000 sq. ft.	22,925	2,576	4,234	0.185	1.23
Office	1,000 sq. ft.	11,622	488	803	0.069	0.46
Institutional	1,000 sq. ft.	16,403	3,669	4,116	0.251	1.66
Industrial	1,000 sq. ft.	2,492	49	93	0.037	0.25
Warehouse	1,000 sq. ft.	17,369	129	344	0.020	0.13
Road-Related			5,524	n/a		
Unclassified			2,197	n/a		
Total			30,616	28,419		

Source: All data is aggregated for the following eight fire districts: Bonita Springs, Estero, Fort Myers Beach, Iona McGregor, Lehigh Acres, North Fort Myers, San Carlos Park and South Trail; number of dwelling units (single-family includes mobile home spaces), hotel rooms and nonresidential square feet from Lee County Property Appraiser, August 2002 (see Table 16); fire incidents for September 2001 through August 2002 for Bonita Springs, Fort Myers Beach, Iona McGregor and South Trail; October 2001 through September 2002 for Lehigh Acres; August 2001 through August 2001 for North Fort Myers (deflated by 1/13 to estimate yearly total); and January through December 2001 for Estero and San Carlos Park; land uses categorized by following Fixed Property Use Codes: single-family (400-419), multi-family (429), hotel/motel (440-484), retail (100-199, 500-589), office (590-599) institutional (200-299, 300-399, 888), industrial (700-751) and warehouse (800-885, 890-891); attributable incidents allocates responses to road-related sites on the basis of average daily trip generation using trip rates from the Institute of Transportation Engineers (ITE), *Trip Generation*, 6th edition, 1997 and existing land uses from Table 16.

As can be seen in Table 15, the current land use and incident data used in this study result in significantly different fire service units per development unit than the last study for most land use categories. The changes are largely attributable to more consistent land use data, as well as greater detail in the incident data, which allowed EDUs to be calculated for public/institutional uses, which were categorized with office uses in the last study.

**Table 15
COMPARATIVE FIRE SERVICE UNITS BY LAND USE**

Land Use	Development Units	EDUs per Dev't Unit		Percent Change
		Previous Study	This Study	
Single-Family/Mobile Home	Dwelling	1.00	1.00	0%
Multi-Family	Dwelling	0.48	0.50	4%
Mobile Home Park	Space	0.55	0.50	-9%
Hotel/Motel	Room	0.55	0.77	40%
Retail	1,000 sq. ft.	0.98	1.23	26%
Office	1,000 sq. ft.	1.06	0.46	-57%
Institutional	1,000 sq. ft.	1.06	1.66	57%
Industrial	1,000 sq. ft.	0.37	0.25	-32%
Warehouse	1,000 sq. ft.	0.22	0.13	-41%

Source: EDUs/unit for previous study from Duncan Associates, *Fire Impact Fee Update for Lee County*, August 1999, EDUs/unit for this study from Table 14.

The next step is to determine the number of existing service units for each fire district. Data on existing development in each district derived from 2002 property appraisal records was multiplied by the EDUs per development unit calculated above to determine total fire service units. These data and calculations are presented in Table 16.

**Table 16
EXISTING SERVICE UNITS BY FIRE DISTRICT**

Fire District	Single-Family (unit)	Multi-Family (unit)	MH/RV Park (pad)	Hotel/Motel (room)	Retail (1000 sf)	Office (1000 sf)	Public/Institut. (1000 sf)	Industrial (1000 sf)	Ware-house (1000 sf)	Total
Alva	1,251	51	0	0	57	26	195	7	215	1,802
Bayshore	1,569	171	1,153	0	64	36	129	10	120	3,252
Bonita Springs	10,392	10,420	3,411	847	3,783	1,108	879	167	1,453	32,460
Captiva	526	659	0	332	223	64	4	4	11	1,823
Estero	5,642	4,600	550	462	1,217	337	811	12	186	13,817
Fort Myers	8,099	14,161	639	1,826	9,891	5,757	6,966	810	5,465	53,614
Fort Myers Beach	3,346	6,808	1,368	1,364	988	141	218	18	381	14,632
Fort Myers Shores	2,701	347	498	15	405	79	376	29	120	4,570
Iona-McGregor	12,729	14,414	4,007	857	3,758	1,378	2,729	101	1,075	41,048
Lehigh Acres	13,336	2,543	0	130	1,438	307	898	154	430	19,236
Lee County Airports	0	0	0	0	49	80	449	0	248	826
Matlacha-Pine Island	5,114	720	1,033	52	441	70	179	17	251	7,877
North Fort Myers	8,825	3,356	10,868	708	3,557	556	1,602	276	1,951	31,699
San Carlos Park	8,292	2,787	972	50	1,323	205	974	180	1,162	15,945
Sanibel	3,440	3,595	326	543	1,013	172	223	20	63	9,395
South Trail	7,236	10,725	1,519	1,510	6,861	1,974	1,544	792	5,647	37,808
Tice	5,783	1,164	368	116	1,068	239	1,339	1,059	3,159	14,295
Upper Captiva	241	41	0	0	9	4	5	0	1	301
Total Units	98,522	76,562	26,712	8,812	36,145	12,533	19,520	3,656	21,938	304,400
EDUs per Unit	1.00	0.50	0.50	0.77	1.23	0.46	1.23	0.25	0.13	
Alva	1,251	26	0	0	70	12	240	2	28	1,629
Bayshore	1,569	86	577	0	79	17	159	3	16	2,506
Bonita Springs	10,392	5,210	1,706	652	4,653	510	1,081	42	189	24,435
Captiva	526	330	0	256	274	29	5	1	1	1,422
Estero	5,642	2,300	275	356	1,497	155	998	3	24	11,250
Fort Myers	8,099	7,081	320	1,406	12,166	2,648	8,568	203	710	41,201
Fort Myers Beach	3,346	3,404	684	1,050	1,215	65	268	5	50	10,087
Fort Myers Shores	2,701	174	249	12	498	36	462	7	16	4,155
Iona-McGregor	12,729	7,207	2,004	660	4,622	634	3,357	25	140	31,378
Lehigh Acres	13,336	1,272	0	100	1,769	141	1,105	39	56	17,818
Lee County Airports	0	0	0	0	60	37	552	0	32	681
Matlacha-Pine Island	5,114	360	517	40	542	32	220	4	33	6,862
North Fort Myers	8,825	1,678	5,434	545	4,375	256	1,970	69	254	23,406
San Carlos Park	8,292	1,394	486	39	1,627	94	1,198	45	151	13,326
Sanibel	3,440	1,798	163	418	1,246	79	274	5	8	7,431
South Trail	7,236	5,363	760	1,163	8,439	908	1,899	198	734	26,700
Tice	5,783	582	184	89	1,314	110	1,647	265	411	10,385
Upper Captiva	241	21	0	0	11	2	6	0	0	281
Total EDUs	98,522	38,286	13,359	6,786	44,457	5,765	24,009	916	2,853	234,953

Source: Existing units from the Lee County Property Appraiser, August 2002; Equivalent Dwelling Units (EDUs) per unit from Table 14 (mobile home/RV based on multi-family).

Net Capital Costs

Because of the number of fire districts in Lee County, a somewhat standardized approach was developed to measure the replacement value of each fire district's capital facilities. An average building cost of \$155 per square foot, which includes furniture, fixtures and equipment but does not include fire-fighting apparatus and associated fire and medical equipment, was used to estimate the replacement cost of existing fire stations, based on the cost of two recently-built fire stations and another fire station under construction in the Estero Fire District, as summarized in the following table.

Table 17
FIRE BUILDING COST PER SQUARE FOOT

Station	Completion Date	Total Cost	Total Sq. Feet	Cost per Sq. Foot
8631 County Road	07/2002	\$974,000	5,905	\$165
21510 Three Oaks Parkway	03/2002	\$871,000	5,733	\$152
21300 Fire House Lane	12/2002	\$880,000	5,905	\$149
Average Cost per Sq. Foot				\$155

Source: Estero Fire and Rescue District, September 13, 2002, memorandum.

The replacement cost of fire apparatus and other vehicles were based on current pricing for fully-equipped vehicles meeting federal and state laws and National Fire Protection Association requirements, as shown below. Land costs were based on Lee County Property Appraiser's value for each existing fire station parcel.

Table 18
FIRE EQUIPMENT REPLACEMENT COSTS

Equipment	Apparatus	Fire Equipment	Medical Equipment	Total Cost
Mini-Pumper	\$100,800	\$27,546	\$7,568	\$136,000
Pumper, Contender Series	\$239,000	\$135,704	\$7,568	\$382,000
Tanker	\$226,400	\$20,676	NA	\$247,000
Wildland Brush Truck	\$161,500	\$32,782	\$7,568	\$202,000
Hazardous Material Truck	\$255,300	\$129,657	NA	\$385,000
Aerial Ladder 75'	\$507,200	\$50,838	\$7,568	\$566,000
Aerial Ladder 105'	\$604,505	\$45,578	\$7,568	\$658,000
Aerial Platform 100'	\$826,000	\$32,633	\$7,568	\$866,000
Command Vehicle	\$62,484	\$25,637	NA	\$88,000
Staff Vehicle	\$30,000	NA	NA	\$30,000

Source: Manufacturer's bid sheets, 2002.

As noted earlier, new development should not be required to pay for fire/rescue facilities twice—once through impact fees and again through property taxes or other taxes or fees used to retire outstanding debt for existing capital facilities. To avoid double-charging, the amount of outstanding debt on existing capital facilities in each fire district has been deducted from the estimated replacement cost of existing facilities to determine the net capital cost used to calculate the impact fees.

Based on these costs and an inventory of existing facilities and information on outstanding debt provided by each fire district, the net cost of existing capital facilities was determined for each district. These calculations are presented in Appendix B.

Another issue is excess capacity. Because there is a minimum amount of capital equipment required to provide fire service, the cost is much higher per service unit in fire districts with very little development. For example, a minimum of one fire station and one pumper is required to provide fire protection to even the smallest development, but these same facilities could provide fire protection to a larger developed area without additional capital equipment. The cost per station averages about \$2.5 million, and a station can serve as few as 3,750 EDUs even in relatively large districts with three or more stations. These figures are used as a reasonable threshold to establish an upper limit for fire impact fees assessed in Lee County of \$667 per service unit, as shown in Table 19.

**Table 19
FIRE CAPITAL COST PER SERVICE UNIT**

Fire District	Stations	Replacement Cost	EDUs	Cost/Station	EDUs/Station	Cost/EDU
Fort Myers	4	\$15,728,519	41,201	\$3,932,130	10,300	\$382
South Trail	4	\$9,828,550	26,700	\$2,457,138	6,675	\$368
North Fort Myers	4	\$6,915,040	23,406	\$1,728,760	5,852	\$295
Bonita Springs	3	\$8,832,150	24,435	\$2,944,050	8,145	\$361
Tice	3	\$8,843,545	10,385	\$2,947,848	3,462	\$852
Iona McGregor	3	\$8,858,025	31,378	\$2,952,675	10,459	\$282
Estero	3	\$7,141,987	11,250	\$2,380,662	3,750	\$635
Lehigh Acres	3	\$7,361,430	17,818	\$2,453,810	5,939	\$413
Matlacha-Pine Island	3	\$5,804,260	6,862	\$1,934,753	2,287	\$846
Lee County Airports	2	\$7,496,120	681	\$3,748,060	341	\$11,008
San Carlos Park	2	\$5,918,425	13,326	\$2,959,213	6,663	\$444
Bayshore	2	\$4,780,990	2,506	\$2,390,495	1,253	\$1,908
Fort Myers Beach	2	\$5,533,105	10,087	\$2,766,553	5,044	\$549
Sanibel	2	\$4,106,585	7,431	\$2,053,293	3,716	\$553
Alva	1	\$2,629,140	1,629	\$2,629,140	1,629	\$1,614
Fort Myers Shores	1	\$2,068,860	4,155	\$2,068,860	4,155	\$498
Captiva	1	\$1,936,240	1,422	\$1,936,240	1,422	\$1,362
Upper Captiva	1	\$1,726,500	281	\$1,726,500	281	\$6,144
Maximum Fee				\$2,500,000	3,750	\$667

Source: Station and replacements costs from Appendix B; EDUs from Appendix B.

Net Cost per Service Unit

The fire impact fees imposed by Lee County may not exceed the net cost per service unit calculated in this study. As noted earlier, the net cost per service unit is calculated by dividing the net cost of a fire district's existing capital facilities (replacement cost less outstanding debt) by the existing number of fire service units (Equivalent Dwelling Units or EDUs) in the district. In addition, it is recommended that the fire impact fees be capped so as not to exceed \$667 per service unit, to ensure that the fees are not based on large amounts of existing excess capacity. The recommended maximum fees per service unit are shown in Table 20.

Table 20
FIRE NET COST PER SERVICE UNIT BY DISTRICT

Fire District	Capital Cost	Outstanding Debt	Net Cost	EDUs	Net Cost/EDU	Max. Fee/EDU
Alva	\$2,629,140	\$114,000	\$2,515,140	1,629	\$1,544	\$667
Bayshore	\$4,780,990	\$444,585	\$4,336,405	2,506	\$1,730	\$667
Bonita Springs	\$8,832,150	\$525,972	\$8,306,178	24,435	\$340	\$340
Captiva	\$1,936,240	\$0	\$1,936,240	1,422	\$1,362	\$667
Estero	\$7,141,987	\$2,128,648	\$5,013,339	11,250	\$446	\$446
Fort Myers	\$15,728,519	\$0	\$15,728,519	41,201	\$382	\$382
Fort Myers Beach	\$5,533,105	\$203,713	\$5,329,392	10,087	\$528	\$528
Fort Myers Shores	\$2,068,860	\$0	\$2,068,860	4,155	\$498	\$498
Iona-McGregor	\$8,858,025	\$0	\$8,858,025	31,378	\$282	\$282
Lehigh Acres	\$7,361,430	\$740,007	\$6,621,423	17,818	\$372	\$372
Lee County Airports	\$7,496,120	\$0	\$7,496,120	681	\$11,008	\$667
Matlacha-Pine Island	\$5,804,260	\$479,122	\$5,325,138	6,862	\$776	\$667
North Fort Myers	\$6,915,040	\$157,682	\$6,757,358	23,406	\$289	\$289
San Carlos Park	\$5,918,425	\$567,300	\$5,351,125	13,326	\$402	\$402
Sanibel	\$4,106,585	\$0	\$4,106,585	7,431	\$553	\$553
South Trail	\$9,828,550	\$431,985	\$9,396,565	26,700	\$352	\$352
Tice	\$8,843,545	\$427,966	\$8,415,579	10,385	\$810	\$667
Upper Captiva	\$1,726,500	\$150,000	\$1,576,500	281	\$5,610	\$667

Source: Capital cost, outstanding debt and net cost from Appendix B; Equivalent Dwelling Units (EDUs) from Table 16; maximum fee per EDU is capped as described in the text preceding Table 19.

The net cost per service unit and recommended fees calculated in this update can be directly compared with the calculated net costs and adopted fees for single-family dwellings. As shown in Table 21 below, the recommended fees would represent a significant increase in fees for most of the fire districts.

**Table 21
EXISTING AND RECOMMENDED FIRE FEES PER SINGLE-FAMILY UNIT**

Fire District	Current Fee			Recommended Fee			Percent Change
	Net Cost	Percent	Fee	Net Cost	Percent	Fee	
Alva	\$2,335	24%	\$560	\$1,544	43%	\$667	19%
Bayshore	\$666	84%	\$560	\$1,730	39%	\$667	19%
Bonita Springs	\$290	100%	\$290	\$340	100%	\$340	17%
Captiva	\$1,999	28%	\$560	\$1,362	49%	\$667	19%
Estero	\$524	100%	\$524	\$446	100%	\$446	-15%
Fort Myers	\$493	100%	\$493	\$382	100%	\$382	-23%
Fort Myers Beach	\$573	98%	\$560	\$528	100%	\$528	-6%
Fort Myers Shores	\$594	94%	\$560	\$498	100%	\$498	-11%
Iona-McGregor	\$257	100%	\$257	\$282	100%	\$282	10%
Lehigh Acres	\$376	100%	\$376	\$372	100%	\$372	-1%
Lee County Airports	\$27,065	2%	\$560	\$11,008	6%	\$667	19%
Matlacha-Pine Island	\$818	68%	\$560	\$776	86%	\$667	19%
North Fort Myers	\$175	100%	\$175	\$289	100%	\$289	65%
San Carlos Park	\$422	100%	\$422	\$402	100%	\$402	-5%
Sanibel	\$498	100%	\$498	\$553	100%	\$553	11%
South Trail	\$221	100%	\$221	\$352	100%	\$352	59%
Tice	\$560	100%	\$560	\$810	82%	\$667	19%
Upper Captiva	\$6,309	9%	\$560	\$5,610	12%	\$667	19%

Source: Currently adopted fees and percent of net costs from Section 2-386 of Lee County Land Development Code; recommended net costs and maximum fees from Table 20.

Maximum Fee Schedules

As noted earlier, the fee change for land uses other than single-family will differ from the percentages shown above. For example, in the Alva district, where the single-family fee will increase by 19 percent, the fees for office, industrial and warehouse development will decrease by 19 percent or more, while the fees for retail, public/institutional and hotel/motel development will increase by 49 percent or more. The following recommended fee schedules show the changes by land use for each fire district.

**Table 22
RECOMMENDED FIRE IMPACT FEE SCHEDULE, ALVA**

Land Use	Unit	EDUs/ Unit	Max. Fee/ EDU	Max. Fee/ Unit	Current Fee	Change
Single-Family	Dwelling	1.00	\$667	\$667	\$560	19%
Multi-Family	Dwelling	0.50	\$667	\$334	\$269	24%
Mobile Home/RV	Site	0.50	\$667	\$334	\$308	8%
Hotel/Motel	Room	0.77	\$667	\$514	\$308	67%
Retail	1,000 sq. ft.	1.23	\$667	\$820	\$549	49%
Office	1,000 sq. ft.	0.46	\$667	\$307	\$594	-48%
Public/Institutional	1,000 sq. ft.	1.23	\$667	\$820	\$549	49%
Industrial	1,000 sq. ft.	0.25	\$667	\$167	\$207	-19%
Warehouse	1,000 sq. ft.	0.13	\$667	\$87	\$123	-29%

Source: EDUs per unit from Table 14 (mobile home/RV uses multi-family); maximum fee per EDU from Table 19; current fees from Section 2-386 of Lee County Land Development Code; single-family dwelling includes mobile home on individual lot.

**Table 23
RECOMMENDED FIRE IMPACT FEE SCHEDULE, BAYSHORE**

Land Use	Unit	EDUs/ Unit	Max. Fee/ EDU	Max.Fee/ Unit	Current Fee	Change
Single-Family	Dwelling	1.00	\$667	\$667	\$560	19%
Multi-Family	Dwelling	0.50	\$667	\$334	\$269	24%
Mobile Home/RV	Site	0.50	\$667	\$334	\$308	8%
Hotel/Motel	Room	0.77	\$667	\$514	\$308	67%
Retail	1,000 sq. ft.	1.23	\$667	\$820	\$549	49%
Office	1,000 sq. ft.	0.46	\$667	\$307	\$594	-48%
Public/Institutional	1,000 sq. ft.	1.23	\$667	\$820	\$549	49%
Industrial	1,000 sq. ft.	0.25	\$667	\$167	\$207	-19%
Warehouse	1,000 sq. ft.	0.13	\$667	\$87	\$123	-29%

Source: EDUs per unit from Table 14 (mobile home/RV uses multi-family); maximum fee per EDU from Table 19; current fees from Section 2-386 of Lee County Land Development Code; single-family dwelling includes mobile home on individual lot.

**Table 24
RECOMMENDED FIRE IMPACT FEE SCHEDULE, BONITA SPRINGS**

Land Use	Unit	EDUs/ Unit	Max. Fee/ EDU	Max. Fee/ Unit	Current Fee	Change
Single-Family	Dwelling	1.00	\$340	\$340	\$290	17%
Multi-Family	Dwelling	0.50	\$340	\$170	\$139	22%
Mobile Home/RV	Site	0.50	\$340	\$170	\$160	6%
Hotel/Motel	Room	0.77	\$340	\$262	\$160	64%
Retail	1,000 sq. ft.	1.23	\$340	\$418	\$284	47%
Office	1,000 sq. ft.	0.46	\$340	\$156	\$307	-49%
Public/Institutional	1,000 sq. ft.	1.23	\$340	\$418	\$284	47%
Industrial	1,000 sq. ft.	0.25	\$340	\$85	\$107	-21%
Warehouse	1,000 sq. ft.	0.13	\$340	\$44	\$64	-31%

Source: EDUs per unit from Table 14 (mobile home/RV uses multi-family); maximum fee per EDU from Table 19; current fees from Section 2-386 of Lee County Land Development Code; single-family dwelling includes mobile home on individual lot.

**Table 25
RECOMMENDED FIRE IMPACT FEE SCHEDULE, CAPTIVA**

Land Use	Unit	EDUs/ Unit	Max. Fee/ EDU	Max. Fee/ Unit	Current Fee	Change
Single-Family	Dwelling	1.00	\$667	\$667	\$560	19%
Multi-Family	Dwelling	0.50	\$667	\$334	\$269	24%
Mobile Home/RV	Site	0.50	\$667	\$334	\$308	8%
Hotel/Motel	Room	0.77	\$667	\$514	\$308	67%
Retail	1,000 sq. ft.	1.23	\$667	\$820	\$549	49%
Office	1,000 sq. ft.	0.46	\$667	\$307	\$594	-48%
Public/Institutional	1,000 sq. ft.	1.23	\$667	\$820	\$549	49%
Industrial	1,000 sq. ft.	0.25	\$667	\$167	\$207	-19%
Warehouse	1,000 sq. ft.	0.13	\$667	\$87	\$123	-29%

Source: EDUs per unit from Table 14 (mobile home/RV uses multi-family); maximum fee per EDU from Table 19; current fees from Section 2-386 of Lee County Land Development Code; single-family dwelling includes mobile home on individual lot.

**Table 26
RECOMMENDED FIRE IMPACT FEE SCHEDULE, ESTERO**

Land Use	Unit	EDUs/ Unit	Max. Fee/ EDU	Max. Fee/ Unit	Current Fee	Change
Single-Family	Dwelling	1.00	\$446	\$446	\$524	-15%
Multi-Family	Dwelling	0.50	\$446	\$223	\$252	-12%
Mobile Home/RV	Site	0.50	\$446	\$223	\$288	-23%
Hotel/Motel	Room	0.77	\$446	\$343	\$288	19%
Retail	1,000 sq. ft.	1.23	\$446	\$549	\$514	7%
Office	1,000 sq. ft.	0.46	\$446	\$205	\$555	-63%
Public/Institutional	1,000 sq. ft.	1.23	\$446	\$549	\$514	7%
Industrial	1,000 sq. ft.	0.25	\$446	\$112	\$194	-42%
Warehouse	1,000 sq. ft.	0.13	\$446	\$58	\$115	-50%

Source: EDUs per unit from Table 14 (mobile home/RV uses multi-family); maximum fee per EDU from Table 19; current fees from Section 2-386 of Lee County Land Development Code; single-family dwelling includes mobile home on individual lot.

**Table 27
RECOMMENDED FIRE IMPACT FEE SCHEDULE, FORT MYERS**

Land Use	Unit	EDUs/ Unit	Max. Fee/ EDU	Max. Fee/ Unit	Current Fee	Change
Single-Family	Dwelling	1.00	\$382	\$382	\$493	-23%
Multi-Family	Dwelling	0.50	\$382	\$191	\$237	-19%
Mobile Home/RV	Site	0.50	\$382	\$191	\$271	-30%
Hotel/Motel	Room	0.77	\$382	\$294	\$271	8%
Retail	1,000 sq. ft.	1.23	\$382	\$470	\$483	-3%
Office	1,000 sq. ft.	0.46	\$382	\$176	\$523	-66%
Public/Institutional	1,000 sq. ft.	1.23	\$382	\$470	\$483	-3%
Industrial	1,000 sq. ft.	0.25	\$382	\$96	\$182	-47%
Warehouse	1,000 sq. ft.	0.13	\$382	\$50	\$108	-54%

Source: EDUs per unit from Table 14 (mobile home/RV uses multi-family); maximum fee per EDU from Table 19; current fees from Section 2-386 of Lee County Land Development Code; single-family dwelling includes mobile home on individual lot.

**Table 28
RECOMMENDED FIRE IMPACT FEE SCHEDULE, FORT MYERS BEACH**

Land Use	Unit	EDUs/ Unit	Max. Fee/ EDU	Max. Fee/ Unit	Current Fee	Change
Single-Family	Dwelling	1.00	\$528	\$528	\$560	-6%
Multi-Family	Dwelling	0.50	\$528	\$264	\$269	-2%
Mobile Home/RV	Site	0.50	\$528	\$264	\$308	-14%
Hotel/Motel	Room	0.77	\$528	\$407	\$308	32%
Retail	1,000 sq. ft.	1.23	\$528	\$649	\$549	18%
Office	1,000 sq. ft.	0.46	\$528	\$243	\$594	-59%
Public/Institutional	1,000 sq. ft.	1.23	\$528	\$649	\$549	18%
Industrial	1,000 sq. ft.	0.25	\$528	\$132	\$207	-36%
Warehouse	1,000 sq. ft.	0.13	\$528	\$69	\$123	-44%

Source: EDUs per unit from Table 14 (mobile home/RV uses multi-family); maximum fee per EDU from Table 19; current fees from Section 2-386 of Lee County Land Development Code; single-family dwelling includes mobile home on individual lot.

**Table 29
RECOMMENDED FIRE IMPACT FEE SCHEDULE, FORT MYERS SHORES**

Land Use	Unit	EDUs/ Unit	Max. Fee/ EDU	Max. Fee/ Unit	Current Fee	Change
Single-Family	Dwelling	1.00	\$498	\$498	\$560	-11%
Multi-Family	Dwelling	0.50	\$498	\$249	\$269	-7%
Mobile Home/RV	Site	0.50	\$498	\$249	\$308	-19%
Hotel/Motel	Room	0.77	\$498	\$383	\$308	24%
Retail	1,000 sq. ft.	1.23	\$498	\$613	\$549	12%
Office	1,000 sq. ft.	0.46	\$498	\$229	\$594	-61%
Public/Institutional	1,000 sq. ft.	1.23	\$498	\$613	\$549	12%
Industrial	1,000 sq. ft.	0.25	\$498	\$125	\$207	-40%
Warehouse	1,000 sq. ft.	0.13	\$498	\$65	\$123	-47%

Source: EDUs per unit from Table 14 (mobile home/RV uses multi-family); maximum fee per EDU from Table 19; current fees from Section 2-386 of Lee County Land Development Code; single-family dwelling includes mobile home on individual lot.

**Table 30
RECOMMENDED FIRE IMPACT FEE SCHEDULE, IONA-MCGREGOR**

Land Use	Units	EDUs/ Unit	Max. Fee/ EDU	Max. Fee/ Unit	Current Fee	Change
Single-Family	Dwelling	1.00	\$282	\$282	\$257	10%
Multi-Family	Dwelling	0.50	\$282	\$141	\$123	15%
Mobile Home/RV	Site	0.50	\$282	\$141	\$141	0%
Hotel/Motel	Room	0.77	\$282	\$217	\$141	54%
Retail	1,000 sq. ft.	1.23	\$282	\$347	\$252	38%
Office	1,000 sq. ft.	0.46	\$282	\$130	\$272	-52%
Public/Institutional	1,000 sq. ft.	1.23	\$282	\$347	\$252	38%
Industrial	1,000 sq. ft.	0.25	\$282	\$71	\$95	-25%
Warehouse	1,000 sq. ft.	0.13	\$282	\$37	\$57	-35%

Source: EDUs per unit from Table 14 (mobile home/RV uses multi-family); maximum fee per EDU from Table 19; current fees from Section 2-386 of Lee County Land Development Code; single-family dwelling includes mobile home on individual lot.

**Table 31
RECOMMENDED FIRE IMPACT FEE SCHEDULE, LEE COUNTY AIRPORTS**

Land Use	Unit	EDUs/ Unit	Max. Fee/ EDU	Max. Fee/ Unit	Current Fee	Change
Single-Family	Dwelling	1.00	\$667	\$667	\$560	19%
Multi-Family	Dwelling	0.50	\$667	\$334	\$269	24%
Mobile Home/RV	Site	0.50	\$667	\$334	\$308	8%
Hotel/Motel	Room	0.77	\$667	\$514	\$308	67%
Retail	1,000 sq. ft.	1.23	\$667	\$820	\$549	49%
Office	1,000 sq. ft.	0.46	\$667	\$307	\$594	-48%
Public/Institutional	1,000 sq. ft.	1.23	\$667	\$820	\$549	49%
Industrial	1,000 sq. ft.	0.25	\$667	\$167	\$207	-19%
Warehouse	1,000 sq. ft.	0.13	\$667	\$87	\$123	-29%

Source: EDUs per unit from Table 14 (mobile home/RV uses multi-family); maximum fee per EDU from Table 19; current fees from Section 2-386 of Lee County Land Development Code; single-family dwelling includes mobile home on individual lot.

**Table 32
RECOMMENDED FIRE IMPACT FEE SCHEDULE, LEHIGH ACRES**

Land Use	Unit	EDUs/ Unit	Max. Fee/ EDU	Max. Fee/ Unit	Current Fee	Change
Single-Family	Dwelling	1.00	\$372	\$372	\$376	-1%
Multi-Family	Dwelling	0.50	\$372	\$186	\$180	3%
Mobile Home/RV	Site	0.50	\$372	\$186	\$207	-10%
Hotel/Motel	Room	0.77	\$372	\$286	\$207	38%
Retail	1,000 sq. ft.	1.23	\$372	\$458	\$368	24%
Office	1,000 sq. ft.	0.46	\$372	\$171	\$399	-57%
Public/Institutional	1,000 sq. ft.	1.23	\$372	\$458	\$368	24%
Industrial	1,000 sq. ft.	0.25	\$372	\$93	\$139	-33%
Warehouse	1,000 sq. ft.	0.13	\$372	\$48	\$83	-42%

Source: EDUs per unit from Table 14 (mobile home/RV uses multi-family); maximum fee per EDU from Table 19; current fees from Section 2-386 of Lee County Land Development Code; single-family dwelling includes mobile home on individual lot.

**Table 33
RECOMMENDED FIRE IMPACT FEE SCHEDULE, MATLACHA-PINE ISLAND**

Land Use	Unit	EDUs/ Unit	Max. Fee/ EDU	Max. Fee/ Unit	Current Fee	Change
Single-Family	Dwelling	1.00	\$667	\$667	\$560	19%
Multi-Family	Dwelling	0.50	\$667	\$334	\$269	24%
Mobile Home/RV	Site	0.50	\$667	\$334	\$308	8%
Hotel/Motel	Room	0.77	\$667	\$514	\$308	67%
Retail	1,000 sq. ft.	1.23	\$667	\$820	\$549	49%
Office	1,000 sq. ft.	0.46	\$667	\$307	\$594	-48%
Public/Institutional	1,000 sq. ft.	1.23	\$667	\$820	\$549	49%
Industrial	1,000 sq. ft.	0.25	\$667	\$167	\$207	-19%
Warehouse	1,000 sq. ft.	0.13	\$667	\$87	\$123	-29%

Source: EDUs per unit from Table 14 (mobile home/RV uses multi-family); maximum fee per EDU from Table 19; current fees from Section 2-386 of Lee County Land Development Code; single-family dwelling includes mobile home on individual lot.

**Table 34
RECOMMENDED FIRE IMPACT FEE SCHEDULE, NORTH FORT MYERS**

Land Use	Unit	EDUs/ Unit	Max. Fee/ EDU	Max. Fee/ Unit	Current Fee	Change
Single-Family	Dwelling	1.00	\$289	\$289	\$175	65%
Multi-Family	Dwelling	0.50	\$289	\$145	\$84	73%
Mobile Home/RV	Site	0.50	\$289	\$145	\$96	51%
Hotel/Motel	Room	0.77	\$289	\$223	\$96	132%
Retail	1,000 sq. ft.	1.23	\$289	\$355	\$172	106%
Office	1,000 sq. ft.	0.46	\$289	\$133	\$186	-28%
Public/Institutional	1,000 sq. ft.	1.23	\$289	\$355	\$172	106%
Industrial	1,000 sq. ft.	0.25	\$289	\$72	\$65	11%
Warehouse	1,000 sq. ft.	0.13	\$289	\$38	\$39	-3%

Source: EDUs per unit from Table 14 (mobile home/RV uses multi-family); maximum fee per EDU from Table 19; current fees from Section 2-386 of Lee County Land Development Code; single-family dwelling includes mobile home on individual lot.

**Table 35
RECOMMENDED FIRE IMPACT FEE SCHEDULE, SAN CARLOS PARK**

Land Use	Unit	EDUs/ Unit	Max. Fee/ EDU	Max. Fee/ Unit	Current Fee	Change
Single-Family	Dwelling	1.00	\$402	\$402	\$422	-5%
Multi-Family	Dwelling	0.50	\$402	\$201	\$203	-1%
Mobile Home/RV	Site	0.50	\$402	\$201	\$232	-13%
Hotel/Motel	Room	0.77	\$402	\$310	\$232	34%
Retail	1,000 sq. ft.	1.23	\$402	\$494	\$414	19%
Office	1,000 sq. ft.	0.46	\$402	\$185	\$447	-59%
Public/Institutional	1,000 sq. ft.	1.23	\$402	\$494	\$414	19%
Industrial	1,000 sq. ft.	0.25	\$402	\$101	\$156	-35%
Warehouse	1,000 sq. ft.	0.13	\$402	\$52	\$93	-44%

Source: EDUs per unit from Table 14 (mobile home/RV uses multi-family); maximum fee per EDU from Table 19; current fees from Section 2-386 of Lee County Land Development Code; single-family dwelling includes mobile home on individual lot.

**Table 36
RECOMMENDED FIRE IMPACT FEE SCHEDULE, SANIBEL**

Land Use	Unit	EDUs/ Unit	Max. Fee/ EDU	Max. Fee/ Unit	Current Fee	Change
Single-Family	Dwelling	1.00	\$553	\$553	\$498	11%
Multi-Family	Dwelling	0.50	\$553	\$277	\$239	16%
Mobile Home/RV	Site	0.50	\$553	\$277	\$274	1%
Hotel/Motel	Room	0.77	\$553	\$426	\$274	55%
Retail	1,000 sq. ft.	1.23	\$553	\$680	\$488	39%
Office	1,000 sq. ft.	0.46	\$553	\$254	\$528	-52%
Public/Institutional	1,000 sq. ft.	1.23	\$553	\$680	\$488	39%
Industrial	1,000 sq. ft.	0.25	\$553	\$138	\$184	-25%
Warehouse	1,000 sq. ft.	0.13	\$553	\$72	\$110	-35%

Source: EDUs per unit from Table 14 (mobile home/RV uses multi-family); maximum fee per EDU from Table 19; current fees from Section 2-386 of Lee County Land Development Code; single-family dwelling includes mobile home on individual lot.

**Table 37
RECOMMENDED FIRE IMPACT FEE SCHEDULE, SOUTH TRAIL**

Land Use	Units	EDUs/ Unit	Max. Fee/ EDU	Max. Fee/ Unit	Current Fee	Change
Single-Family	Dwelling	1.00	\$352	\$352	\$221	59%
Multi-Family	Dwelling	0.50	\$352	\$176	\$106	66%
Mobile Home/RV	Site	0.50	\$352	\$176	\$122	44%
Hotel/Motel	Room	0.77	\$352	\$271	\$122	122%
Retail	1,000 sq. ft.	1.23	\$352	\$433	\$217	100%
Office	1,000 sq. ft.	0.46	\$352	\$162	\$234	-31%
Public/Institutional	1,000 sq. ft.	1.23	\$352	\$433	\$217	100%
Industrial	1,000 sq. ft.	0.25	\$352	\$88	\$82	7%
Warehouse	1,000 sq. ft.	0.13	\$352	\$46	\$49	-6%

Source: EDUs per unit from Table 14 (mobile home/RV uses multi-family); maximum fee per EDU from Table 19; current fees from Section 2-386 of Lee County Land Development Code; single-family dwelling includes mobile home on individual lot.

**Table 38
RECOMMENDED FIRE IMPACT FEE SCHEDULE, TICE**

Land Use	Unit	EDUs/ Unit	Max. Fee/ EDU	Max. Fee/ Unit	Current Fee	Change
Single-Family	Dwelling	1.00	\$667	\$667	\$560	19%
Multi-Family	Dwelling	0.50	\$667	\$334	\$269	24%
Mobile Home/RV	Site	0.50	\$667	\$334	\$308	8%
Hotel/Motel	Room	0.77	\$667	\$514	\$308	67%
Retail	1,000 sq. ft.	1.23	\$667	\$820	\$549	49%
Office	1,000 sq. ft.	0.46	\$667	\$307	\$594	-48%
Public/Institutional	1,000 sq. ft.	1.23	\$667	\$820	\$549	49%
Industrial	1,000 sq. ft.	0.25	\$667	\$167	\$207	-19%
Warehouse	1,000 sq. ft.	0.13	\$667	\$87	\$123	-29%

Source: EDUs per unit from Table 14 (mobile home/RV uses multi-family); maximum fee per EDU from Table 19; current fees from Section 2-386 of Lee County Land Development Code; single-family dwelling includes mobile home on individual lot.

**Table 39
RECOMMENDED FIRE IMPACT FEE SCHEDULE, UPPER CAPTIVA**

Land Use	Unit	EDUs/ Unit	Max. Fee/ EDU	Max. Fee/ Unit	Current Fee	Change
Single-Family	Dwelling	1.00	\$667	\$667	\$560	19%
Multi-Family	Dwelling	0.50	\$667	\$334	\$269	24%
Mobile Home/RV	Site	0.50	\$667	\$334	\$308	8%
Hotel/Motel	Room	0.77	\$667	\$514	\$308	67%
Retail	1,000 sq. ft.	1.23	\$667	\$820	\$549	49%
Office	1,000 sq. ft.	0.46	\$667	\$307	\$594	-48%
Public/Institutional	1,000 sq. ft.	1.23	\$667	\$820	\$549	49%
Industrial	1,000 sq. ft.	0.25	\$667	\$167	\$207	-19%
Warehouse	1,000 sq. ft.	0.13	\$667	\$87	\$123	-29%

Source: EDUs per unit from Table 14 (mobile home/RV uses multi-family); maximum fee per EDU from Table 19; current fees from Section 2-386 of Lee County Land Development Code; single-family dwelling includes mobile home on individual lot.

Appendix: Net Capital Cost by Fire District

Table 40
FIRE NET CAPITAL COST, ALVA

Capital Equipment	Units	Unit Price	Total Cost
Mini-Pumper		\$136,000	\$0
Pumper, Contender Series	2	\$382,000	\$764,000
Tanker	1	\$247,000	\$247,000
Wildland Brush Truck	2	\$202,000	\$404,000
Hazardous Material Truck		\$385,000	\$0
Aerial Ladder 75'		\$566,000	\$0
Aerial Ladder 105'		\$658,000	\$0
Aerial Platform 100'		\$866,000	\$0
Command Vehicle	1	\$88,000	\$88,000
Staff Vehicle		\$30,000	\$0
Building (square feet)	7,040	\$155	\$1,091,200
Land (acres)	4.39	\$7,959	\$34,940
Total Capital			\$2,629,140
Outstanding Debt			\$114,000
Net Capital			\$2,515,140

Source: Inventory units and outstanding debt from Alva Fire Control and Rescue Service District; unit prices for vehicles from Table 18; building cost per square foot from Table 17; total square feet, total acres and cost per acre from the Lee County Property Appraiser.

**Table 41
FIRE NET CAPITAL COST, BAYSHORE**

Capital Equipment	Units	Unit Price	Total Cost
Mini-Pumper	1	\$136,000	\$136,000
Pumper, Contender Series	2	\$382,000	\$764,000
Tanker	2	\$247,000	\$494,000
Wildland Brush Truck	3	\$202,000	\$606,000
Hazardous Material Truck		\$385,000	\$0
Aerial Ladder 75'		\$566,000	\$0
Aerial Ladder 105'		\$658,000	\$0
Aerial Platform 100'		\$866,000	\$0
Command Vehicle	1	\$88,000	\$88,000
Staff Vehicle	1	\$30,000	\$30,000
Building (square feet)	16,826	\$155	\$2,608,030
Land (acres)	5.46	\$10,066	\$54,960
Total Capital			\$4,780,990
Outstanding Debt			\$444,585
Net Capital			\$4,336,405

Source: Inventory units and outstanding debt from Bayshore Fire Protection and Rescue Service District; unit prices for vehicles from Table 18; building cost per square foot from Table 17; total square feet, total acres and cost per acre from the Lee County Property Appraiser.

**Table 42
FIRE NET CAPITAL COST, BONITA SPRINGS**

Capital Equipment	Units	Unit Price	Total Cost
Mini-Pumper		\$136,000	\$0
Pumper, Contender Series	5	\$382,000	\$1,910,000
Tanker		\$247,000	\$0
Wildland Brush Truck	2	\$202,000	\$404,000
Hazardous Material Truck	1	\$385,000	\$385,000
Aerial Ladder 75'	1	\$566,000	\$566,000
Aerial Ladder 105'		\$658,000	\$0
Aerial Platform 100'		\$866,000	\$0
Command Vehicle		\$88,000	\$0
Staff Vehicle	14	\$30,000	\$420,000
Boat	1	\$51,000	\$51,000
Building (square feet)	27,882	\$155	\$4,321,710
Land (acres)	8.52	\$90,897	\$774,440
Total Capital			\$8,832,150
Outstanding Debt			\$525,972
Net Capital			\$8,306,178

Source: Inventory units and outstanding debt from Bonita Springs Fire Control and Rescue District; unit prices for vehicles except boat from Table 18; unit price for boat assumed; building cost per square foot from Table 17; total square feet, total acres and cost per acre from the Lee County Property Appraiser.

**Table 43
FIRE NET CAPITAL COST, CAPTIVA**

Capital Equipment	Units	Unit Price	Total Cost
Mini-Pumper	1	\$136,000	\$136,000
Pumper, Contender Series	2	\$382,000	\$764,000
Tanker		\$247,000	\$0
Wildland Brush Truck		\$202,000	\$0
Hazardous Material Truck		\$385,000	\$0
Aerial Ladder 75'		\$566,000	\$0
Aerial Ladder 105'		\$658,000	\$0
Aerial Platform 100'		\$866,000	\$0
Command Vehicle		\$88,000	\$0
Staff Vehicle	1	\$30,000	\$30,000
Building (square feet)	3,238	\$155	\$501,890
Land (acres)	0.26	\$1,939,808	\$504,350
Total Capital			\$1,936,240
Outstanding Debt			\$0
Net Capital			\$1,936,240

Source: Inventory units and outstanding debt from Captiva Island Fire Control District; unit prices for vehicles from Table 18; building cost per square foot from Table 17; total square feet, total acres and cost per acre from the Lee County Property Appraiser.

**Table 44
FIRE NET CAPITAL COST, ESTERO**

Capital Equipment	Units	Unit Price	Total Cost
Mini-Pumper		\$136,000	\$0
Pumper, Contender Series	4	\$382,000	\$1,528,000
Tanker	1	\$247,000	\$247,000
Wildland Brush Truck	2	\$202,000	\$404,000
Hazardous Material Truck		\$385,000	\$0
Aerial Ladder 75'	1	\$566,000	\$566,000
Aerial Ladder 105'		\$658,000	\$0
Aerial Platform 100'	1	\$866,000	\$866,000
Command Vehicle		\$88,000	\$0
Staff Vehicle	11	\$30,000	\$330,000
Building (square feet)	16,818	\$155	\$2,606,790
Land (acres)	5.72	\$103,881	\$594,197
Total Capital			\$7,141,987
Outstanding Debt			\$2,128,648
Net Capital			\$5,013,339

Source: Inventory units and outstanding debt from Estero Fire Protection and Rescue Service District; unit prices for vehicles from Table 18; building cost per square foot from Table 17; total square feet, total acres and cost per acre from Estero Fire Protection and Rescue Service District (square feet excludes 725 square feet of Station #3 paid for and used by County EMS).

**Table 45
FIRE NET CAPITAL COST, FORT MYERS**

Capital Equipment	Units	Unit Price	Total Cost
Mini-Pumper	2	\$136,000	\$272,000
Pumper, Contender Series	6	\$382,000	\$2,292,000
Tanker		\$247,000	\$0
Wildland Brush Truck	2	\$202,000	\$404,000
Hazardous Material Truck	1	\$385,000	\$385,000
Aerial Ladder 75'	1	\$566,000	\$566,000
Aerial Ladder 105'	1	\$658,000	\$658,000
Aerial Platform 100'	1	\$866,000	\$866,000
Command Vehicle	2	\$88,000	\$176,000
Staff Vehicle	7	\$30,000	\$210,000
Technical Rescue Trailer	1	\$90,000	\$90,000
Boat, 24' Captiva	1	\$80,000	\$80,000
Building (square feet)	49,851	\$155	\$7,726,905
Land (acres)	43.19	\$46,368	\$2,002,614
Total Capital			\$15,728,519
Outstanding Debt			\$0
Net Capital			\$15,728,519

Source: Inventory units and outstanding debt from City of Fort Myers Fire Department; unit prices for vehicles except boats and technical rescue trailer from Table 18; unit price for boats and technical rescue trailer from the City of Fort Myers Fire Department, Chief Sam Bissell, September 10, 2002; building cost per square foot from Table 17; total square feet, total acres and cost per acre from the Lee County Property Appraiser (includes training facility on 3 acres); capital excludes 22' Boston Whaler boat purchased with grant.

**Table 46
FIRE NET CAPITAL COST, FORT MYERS BEACH**

Capital Equipment	Units	Unit Price	Total Cost
Mini-Pumper		\$136,000	\$0
Pumper, Contender Series	3	\$382,000	\$1,146,000
Tanker		\$247,000	\$0
Wildland Brush Truck		\$202,000	\$0
Hazardous Material Truck		\$385,000	\$0
Aerial Ladder 75'		\$566,000	\$0
Aerial Ladder 105'		\$658,000	\$0
Aerial Platform 100'	1	\$866,000	\$866,000
Command Vehicle	1	\$88,000	\$88,000
Staff Vehicle	3	\$30,000	\$90,000
Ambulance	4	\$196,690	\$786,760
Building (square feet)	14,705	\$155	\$2,279,275
Land (acres)	0.85	\$325,965	\$277,070
Total Capital			\$5,533,105
Outstanding Debt			\$203,713
Net Capital			\$5,329,392

Source: Inventory units and outstanding debt from Fort Myers Beach Fire Control District; unit prices for vehicles from Table 18; building cost per square foot from Table 17; total square feet, total acres and cost per acre from the Lee County Property Appraiser.

**Table 47
FIRE NET CAPITAL COST, FORT MYERS SHORES**

Capital Equipment	Units	Unit Price	Total Cost
Mini-Pumper		\$136,000	\$0
Pumper, Contender Series	3	\$382,000	\$1,146,000
Tanker		\$247,000	\$0
Wildland Brush Truck		\$202,000	\$0
Hazardous Material Truck		\$385,000	\$0
Aerial Ladder 75'		\$566,000	\$0
Aerial Ladder 105'		\$658,000	\$0
Aerial Platform 100'		\$866,000	\$0
Command Vehicle		\$88,000	\$0
Staff Vehicle		\$30,000	\$0
Building (square feet)	5,460	\$155	\$846,300
Land (acres)	0.50	\$153,120	\$76,560
Total Capital			\$2,068,860
Outstanding Debt			\$0
Net Capital			\$2,068,860

Source: Inventory units and outstanding debt from Fort Myers Shores Fire Protection and Rescue District; unit prices for vehicles from Table 18; building cost per square foot from Table 17; total square feet, total acres and cost per acre from the Lee County Property Appraiser.

**Table 48
FIRE NET CAPITAL COST, IONA-MCGREGOR**

Capital Equipment	Units	Unit Price	Total Cost
Mini-Pumper		\$136,000	\$0
Pumper, Contender Series	4	\$382,000	\$1,528,000
Tanker		\$247,000	\$0
Wildland Brush Truck		\$202,000	\$0
Hazardous Material Truck		\$385,000	\$0
Aerial Ladder 75'	1	\$566,000	\$566,000
Aerial Ladder 105'		\$658,000	\$0
Aerial Platform 100'	1	\$866,000	\$866,000
Command Vehicle	1	\$88,000	\$88,000
Staff Vehicle	4	\$30,000	\$120,000
Heavy Rescue/Hazmat/Light/Air	1	\$170,000	\$170,000
Boat	1	\$45,000	\$45,000
Building (square feet)	27,705	\$155	\$4,294,275
Land (acres)	14.41	\$81,940	\$1,180,750
Total Capital			\$8,858,025
Outstanding Debt			\$0
Net Capital			\$8,858,025

Source: Inventory units and outstanding debt from Iona-McGregor Fire Protection and Rescue Service District; unit prices for vehicles except boat from Table 18; unit price for boat and heavy rescue vehicle from Fire Chief, October 18, 2002 teleconference; building cost per square foot from Table 17; total square feet, total acres and cost per acre from the Lee County Property Appraiser.

**Table 49
FIRE NET CAPITAL COST, LEHIGH ACRES**

Capital Equipment	Units	Unit Price	Total Cost
Mini-Pumper		\$136,000	\$0
Pumper, Contender Series	4	\$382,000	\$1,528,000
Tanker	1	\$247,000	\$247,000
Wildland Brush Truck	4	\$202,000	\$808,000
Hazardous Material Truck		\$385,000	\$0
Ambulance	5	\$196,690	\$983,450
Aerial Ladder 75'		\$566,000	\$0
Aerial Ladder 105'		\$658,000	\$0
Aerial Platform 100'		\$866,000	\$0
Command Vehicle	1	\$88,000	\$88,000
Staff Vehicle	10	\$30,000	\$300,000
Building (square feet)	20,778	\$155	\$3,220,590
Land (acres)	3.59	\$51,919	\$186,390
Total Capital			\$7,361,430
Outstanding Debt			\$740,007
Net Capital			\$6,621,423

Source: Inventory units and outstanding debt from Lehigh Acres Fire Control and Rescue Service District; unit prices for vehicles from Table 18; unit cost for ambulances from Table 6; building cost per square foot from Table 17; total square feet, total acres and cost per acre from the Lee County Property Appraiser.

**Table 50
FIRE NET CAPITAL COST, LEE COUNTY AIRPORTS**

Capital Equipment	Units	Unit Price	Total Cost
Mini-Pumper		\$136,000	\$0
Pumper, Contender Series	2	\$382,000	\$764,000
Tanker		\$247,000	\$0
Wildland Brush Truck	1	\$202,000	\$202,000
Hazardous Material Truck		\$385,000	\$0
Command	3	\$53,000	\$159,000
Staff Vehicle	2	\$30,000	\$60,000
Oshkosh, T-1500	1	\$400,000	\$400,000
Oshkosh, T-6	1	\$400,000	\$400,000
Oshkosh, T-12	1	\$750,000	\$750,000
8x8 Titan	1	\$1,000,000	\$1,000,000
Wells Cargo EW 1622 Trailers	2	\$5,370	\$10,740
Building (square feet)	24,196	\$155	\$3,750,380
Total Capital			\$7,496,120
Outstanding Debt			\$0
Net Capital			\$7,496,120

Source: Inventory units and outstanding debt from Lee County Port Authority - Aircraft Rescue, and Fire Fighting; unit prices for vehicles except Oshkosh vehicles, 8x8 Titan, and Wells Cargo EW Trailers from Table 18; unit prices for Oshkosh vehicles and 8x8 Titan from Philip H. Crittenden, Lee County Port Authority, September 19, 2002, memorandum; unit price for Wells Cargo EW Trailers from Battalion Chief Howard, September 19, 2002, memorandum; building cost per square foot from Table 17; total square feet from the Lee County Property Appraiser.

**Table 51
FIRE NET CAPITAL COST, MATLACHA-PINE ISLAND**

Capital Equipment	Units	Unit Price	Total Cost
Mini-Pumper	1	\$136,000	\$136,000
Pumper, Contender Series	4	\$382,000	\$1,528,000
Tanker	1	\$247,000	\$247,000
Wildland Brush Truck	6	\$202,000	\$1,212,000
Hazardous Material Truck		\$385,000	\$0
Aerial Ladder 75'		\$566,000	\$0
Aerial Ladder 105'		\$658,000	\$0
Aerial Platform 100'		\$866,000	\$0
Command Vehicle		\$88,000	\$0
Staff Vehicle	4	\$30,000	\$120,000
Boat	1	\$51,000	\$51,000
Building (square feet)	15,822	\$155	\$2,452,410
Land (acres)	1.89	\$30,608	\$57,850
Total Capital			\$5,804,260
Outstanding Debt			\$479,122
Net Capital			\$5,325,138

Source: Inventory units and outstanding debt from Matlacha-Pine Island Fire Control District; unit prices for vehicles except boat from Table 18; unit price for boat assumed; building cost per square foot from Table 17; total square feet, total acres and cost per acre from the Lee County Property Appraiser.

**Table 52
FIRE NET CAPITAL COST, NORTH FORT MYERS**

Capital Equipment	Units	Unit Price	Total Cost
Mini-Pumper		\$136,000	\$0
Pumper, Contender Series	6	\$382,000	\$2,292,000
Tanker	1	\$247,000	\$247,000
Wildland Brush Truck	3	\$202,000	\$606,000
Hazardous Material Truck		\$385,000	\$0
Aerial Ladder 75'		\$566,000	\$0
Aerial Ladder 105'		\$658,000	\$0
Aerial Platform 100'		\$866,000	\$0
Command Vehicle	3	\$88,000	\$264,000
Staff Vehicle	7	\$30,000	\$210,000
Building (square feet)	20,478	\$155	\$3,174,090
Land (acres)	4.33	\$28,164	\$121,950
Total Capital			\$6,915,040
Outstanding Debt			\$157,682
Net Capital			\$6,757,358

Source: Inventory units and outstanding debt from North Fort Myers Fire Control and Rescue Service District; unit prices for vehicles from Table 18; building cost per square foot from Table 17; total square feet, total acres and cost per acre from the Lee County Property Appraiser.

**Table 53
FIRE NET CAPITAL COST, SAN CARLOS PARK**

Capital Equipment	Units	Unit Price	Total Cost
Mini-Pumper	2	\$136,000	\$272,000
Pumper, Contender Series	3	\$382,000	\$1,146,000
Tanker		\$247,000	\$0
Wildland Brush Truck	4	\$202,000	\$808,000
Hazardous Material Truck		\$385,000	\$0
Aerial Ladder 75'	1	\$566,000	\$566,000
Aerial Ladder 105'		\$658,000	\$0
Aerial Platform 100'		\$866,000	\$0
Command Vehicle	4	\$88,000	\$352,000
Staff Vehicle	3	\$30,000	\$90,000
Building (square feet)	15,017	\$155	\$2,327,635
Land (acres)	16.42	\$21,729	\$356,790
Total Capital			\$5,918,425
Outstanding Debt			\$567,300
Net Capital			\$5,351,125

Source: Inventory units and outstanding debt from San Carlos Park Fire Protection and Rescue Service District; unit prices for vehicles from Table 18; building cost per square foot from Table 17; total square feet, total acres and cost per acre from the Lee County Property Appraiser.

**Table 54
FIRE NET CAPITAL COST, SANIBEL**

Capital Equipment	Units	Unit Price	Total Cost
Mini-Pumper		\$136,000	\$0
Pumper, Contender Series	2	\$382,000	\$764,000
Tanker		\$247,000	\$0
Wildland Brush Truck	1	\$202,000	\$202,000
Hazardous Material Truck		\$385,000	\$0
Aerial Ladder 75'	1	\$566,000	\$566,000
Aerial Ladder 105'		\$658,000	\$0
Aerial Platform 100'		\$866,000	\$0
Command Vehicle	3	\$88,000	\$264,000
Staff Vehicle	1	\$30,000	\$30,000
Boat	1	\$51,000	\$51,000
Building (square feet)	11,695	\$155	\$1,812,725
Land (acres)	0.25	\$1,667,440	\$416,860
Total Capital			\$4,106,585
Outstanding Debt			\$0
Net Capital			\$4,106,585

Source: Inventory units and outstanding debt from San Carlos Park Fire Protection and Rescue Service District; unit prices for vehicles from Table 18; building cost per square foot from Table 17; boat cost assumed; rescue vehicle coded as staff vehicle; total square feet, total acres and cost per acre from the Lee County Property Appraiser.

**Table 55
FIRE NET CAPITAL COST, SOUTH TRAIL**

Capital Equipment	Units	Unit Price	Total Cost
Mini-Pumper		\$136,000	\$0
Pumper, Contender Series	5	\$382,000	\$1,910,000
Tanker		\$247,000	\$0
Wildland Brush Truck	1	\$202,000	\$202,000
Hazardous Material Truck		\$385,000	\$0
Aerial Ladder 75'	2	\$566,000	\$1,132,000
Aerial Ladder 105'		\$658,000	\$0
Aerial Platform 100'		\$866,000	\$0
Command Vehicle	2	\$88,000	\$176,000
Staff Vehicle	11	\$30,000	\$330,000
Boat	1	\$51,000	\$51,000
Building (square feet)	34,980	\$155	\$5,421,900
Land (acres)	3.82	\$158,547	\$605,650
Total Capital			\$9,828,550
Outstanding Debt			\$431,985
Net Capital			\$9,396,565

Source: Inventory units and outstanding debt from South Trail Fire Protection and Rescue Service District; unit prices for vehicles except boat from Table 18; unit price for boat assumed; building cost per square foot from Table 17; total square feet, total acres and cost per acre from the Lee County Property Appraiser.

**Table 56
FIRE NET CAPITAL COST, TICE**

Capital Equipment	Units	Unit Price	Total Cost
Mini-Pumper		\$136,000	\$0
Pumper, Contender Series	6	\$382,000	\$2,292,000
Tanker		\$247,000	\$0
Wildland Brush Truck	3	\$202,000	\$606,000
Hazardous Material Truck		\$385,000	\$0
Aerial Ladder 75'	1	\$566,000	\$566,000
Aerial Ladder 105'		\$658,000	\$0
Aerial Platform 100'		\$866,000	\$0
Command Vehicle	1	\$88,000	\$88,000
Staff Vehicle	1	\$30,000	\$30,000
Light & Air Supply Truck	1	\$80,000	\$80,000
Building (square feet)	30,597	\$155	\$4,742,535
Land (acres)	22.94	\$19,137	\$439,010
Total Capital			\$8,843,545
Outstanding Debt			\$427,966
Net Capital			\$8,415,579

Source: Inventory units and outstanding debt from Tice Fire Protection and Rescue Service District; unit prices for vehicles from Table 18; unit price for light and air supply truck from Fire Chief Bradley, October 17, 2002 teleconference; building cost per square foot from Table 17; total square feet, total acres and cost per acre from the Lee County Property Appraiser.

**Table 57
FIRE NET CAPITAL COST, UPPER CAPTIVA**

Capital Equipment	Units	Unit Price	Total Cost
Mini-Pumper		\$136,000	\$0
Pumper, Contender Series	1	\$382,000	\$382,000
Tanker	1	\$247,000	\$247,000
Wildland Brush Truck	1	\$202,000	\$202,000
Hazardous Material Truck		\$385,000	\$0
Aerial Ladder 75'		\$566,000	\$0
Aerial Ladder 105'		\$658,000	\$0
Aerial Platform 100'		\$866,000	\$0
Command Vehicle		\$88,000	\$0
Staff Vehicle	2	\$30,000	\$60,000
Building (square feet)	4,100	\$155	\$635,500
Land (acres)	0.25	\$800,000	\$200,000
Total Capital			\$1,726,500
Outstanding Debt			\$150,000
Net Capital			\$1,576,500

Source: Inventory units and outstanding debt from Upper Captiva Fire Protection and Rescue Service District; unit prices for vehicles from Table 18; building cost per square foot from Table 17; total square feet, total acres and cost per acre from Upper Captiva Fire Protection and Rescue Service District.