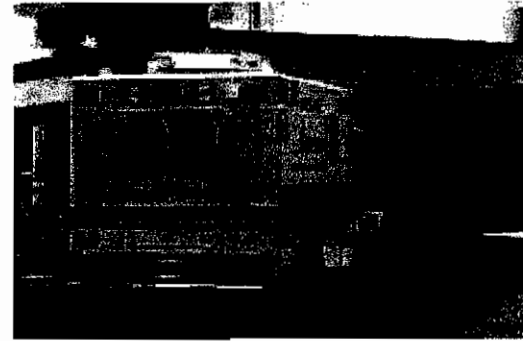
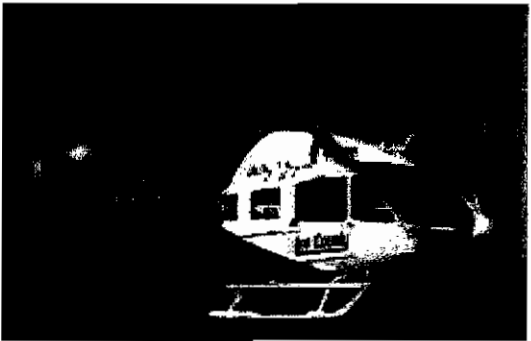
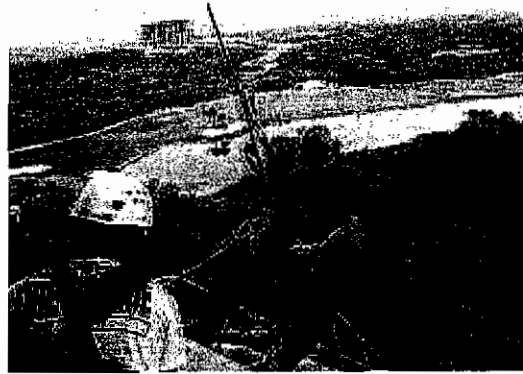


Fire/EMS Impact Fee Study



Lee County, Florida

duncan | associates

December 2005

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INTRODUCTION

Fire, rescue and emergency medical services (EMS) in Lee County are provided by the County, independent fire districts and 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 geographic areas 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 fire departments and districts also provide advanced life support, but do not, with the two exceptions noted, provide patient transportation.

The Lee County Board of County Commissioners first adopted fire/rescue and EMS impact fees in 1989. A comprehensive update of the fire/rescue impact fees was completed in 1999, and the EMS fees were updated in 2001. Both fire/rescue and EMS impact fees were most recently updated in 2003.¹

Legal Framework

Impact fees are a way for local governments to require new developments to pay a proportionate share of the infrastructure costs they impose on the community. In contrast to traditional “negotiated” developer exactions, impact fees are charges that are assessed on new development using a standard formula based on objective characteristics, such as the number of dwelling units constructed. The fees are one-time, up-front charges, with the payment usually made at the time of building permit issuance. Essentially, impact fees require that each new development project pay its pro-rata share of the cost of new capital facilities required to serve that development.

Since impact fees were pioneered in states like Florida that lacked specific enabling legislation, such fees have generally been legally defended as an exercise of local government’s broad “police power” to regulate land development in order to protect the health, safety and welfare of the community. The courts have developed guidelines for constitutionally valid impact fees, based on “rational nexus” standards.² The standards set by court cases generally require that an impact fee meet a two-part test:

- 1) The need for new facilities must be created by new development; and
- 2) The expenditure of impact fee revenues must provide benefit to the fee-paying development.

¹ The fire/rescue and EMS impact fees were updated by Ordinance No. 03-08, effective January 28, 2003.

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*, 583 So. 2d 635, 637 (Fla. 1991).

A Florida district court of appeals described the dual rational nexus test in 1983 as follows, and this language was quoted and followed by the Florida Supreme Court in its 1991 *St. Johns County* decision:³

In order to satisfy these requirements, the local government must demonstrate a reasonable connection, or rational nexus, between the need for additional capital facilities and the growth in population generated by the subdivision. In addition, the government must show a reasonable connection, or rational nexus, between the expenditures of the funds collected and the benefits accruing to the subdivision. In order to satisfy this latter requirement, the ordinance must specifically earmark the funds collected for use in acquiring capital facilities to benefit the new residents.

The Need Test

To meet the first prong of the dual rational nexus test, it is necessary to demonstrate that new development creates the need for additional fire/rescue and EMS facilities. As shown in Table 1, the permanent, year-round population of the county grew 32 percent during the 1990s. While the population of the unincorporated area has been reduced by the incorporation of two new municipalities during the decade, it has still continued to grow at a significant pace.

**Table 1
POPULATION GROWTH, 1990-2000**

Jurisdiction	1990	2000	Increase
Fort Myers	45,206	48,208	7%
Cape Coral	74,991	102,286	36%
Sanibel	5,468	6,064	11%
Fort Myers Beach	n/a	6,561	n/a
Bonita Springs	n/a	32,797	n/a
Subtotal, Incorporated	125,665	195,916	56%
Subtotal, Unincorporated*	209,448	244,972	17%
Total, County-Wide	335,113	440,888	32%

* 1990 figure includes area that is not Fort Myers Beach and Bonita Springs
Source: U.S. Census Bureau (Fort Myers Beach incorporated 12/31/95, Bonita Springs incorporated 12/31/99)

There is every indication that the strong growth the county has experienced in recent years will continue. The population of the county, which increased by 2.8 percent annually from 1990 to 2000, accelerated to 3.6% annually since 2000, with the 2004 U.S. Census population estimate showing Lee County's population at 508,634. Population projections prepared by the Southwest Florida Regional Planning Council indicate that the county will continue to add about 10,000 new residents each year through the year 2020.⁴ Only after 2020 will the growth begin to taper off, as illustrated in Figure 1. Continuing strong growth in the county, both residential and nonresidential, will create growing demands for fire/rescue and EMS facilities and equipment.

³ *Hollywood, Inc. v. Broward County*, 431 So. 2d 606, 611-12 (Fla. 4th DCA), review denied, 440 So. 2d 352 (Fla. 1983), quoted and followed in *St. Johns County v. Northeast Florida Builders Ass'n*, 583 So. 2d 635, 637 (Fla. 1991).

⁴ Southwest Florida Regional Planning Council, *Volume One of the Strategic Regional Policy Plan*, March 2002 projects that Lee County's population will increase from 440,888 in 2000 to 642,222 in 2020.

The County's fire/rescue and EMS impact fees are proportional to the demand for such services arising from various land use types based on an analysis of calls-for-service over the last several years. This methodology ensures that the fire/rescue and EMS impact fees assessed are proportional to the impacts of the development. In addition, the fire/rescue and EMS impact fee ordinance contains a provision allowing an applicant who believes that his development will have less impact than indicated by the fee schedules to submit an independent fee calculation study.⁵

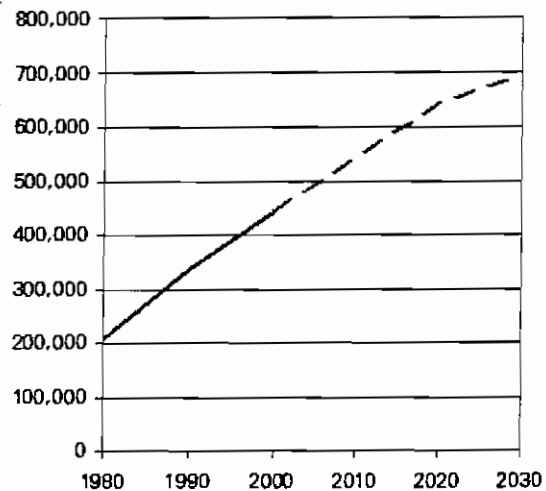
The Benefit Test

To meet the second prong of the dual rational nexus test, it is necessary to demonstrate that new development subject to the fee will benefit from the expenditure of the impact fee funds. One requirement is that the fees actually be used to fill the need that serves as the justification for the fees under the first part of the test. The fire/rescue and EMS impact fee ordinance contain a provision requiring that impact fee revenues be spent only on growth-related capital improvements for the type of facility (fire/rescue or EMS) for which the fee was collected, and within the benefit district in which the fees were collected:

Funds collected from fire and EMS impact fees must be used for the purpose of capital improvements to and expansion of fire protection and emergency medical services. Fire and EMS impact fee collections, including any interest earned thereon, less administrative costs retained pursuant to subsection (e) of this section, will be used exclusively for capital improvements or expansion within or for the benefit of the fire and EMS impact fee benefit district from which the funds were collected. These impact fee funds must be segregated from other kinds and expended in the order in which they are collected. Funds may be used or pledged in the course of bonding or other lawful financing techniques, so long as the proceeds raised thereby are used for the purpose of land acquisition and capital improvements to and expansion within or for the benefit of the fire and EMS impact fee benefit district from which the funds were used or pledged. If these funds or pledge of funds are combined with other revenue sources in a dual or multipurpose bond issue or other revenue-raising device, then the proceeds raised thereby must be divided and segregated in a manner that will cause the amount of the proceeds reserved for the benefit of the participating fire and EMS impact fee benefit district to bear the same ratio to the total funds collected as the amount of the participating fire and EMS impact fee benefit district funds used or pledged bears to the total funds used or pledged.⁶

These provisions ensure that fire/rescue and EMS impact fee revenues are spent on improvements and equipment that expand the capacity of the County or participating fire districts to accommodate new development, rather than on the maintenance or rehabilitation of existing facilities or equipment or other purposes unrelated to the impacts of growth on fire/rescue and EMS services.

**Figure 1
LEE COUNTY POPULATION**



⁵ Lee County Land Development Code, Sec. 2-386(d)

⁶ Lee County Land Development Code, Sec. 2-390(a)

Another way to ensure that the fees be spent for their intended purpose is to require that the fees be refunded if they have not been used within a reasonable period of time. The Florida District Court of Appeals upheld Palm Beach County's road impact fee in 1983, in part because the ordinance included refund provisions for unused fees.⁷ Lee County's fire/rescue and EMS impact fee ordinance contains provisions requiring that the fees be returned to the fee payer if they have not been spent or encumbered within six years of fee payment.⁸

In sum, ordinance provisions requiring the earmarking of funds, restriction of impact fee revenues to be spent within the benefit districts in which they were collected and refunding of unexpended funds to fee payers ensure that the fees are spent to benefit the fee-paying development.

⁷ *Home Builders Ass'n v. Board of County Commissioners of Palm Beach County*, 446 So. 2d 140 (Fla. Dist. Ct. App. 1983)

⁸ Lee County Land Development Code, Sec. 2-391(b)

FIRE/RESCUE

In Lee County, fire and rescue services and advanced life support services are provided by 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 contractual basis. The fees collected by the County on behalf of the districts are turned over to the districts to be spent on eligible capital expenditures pursuant to interlocal agreements.

Lee County originally adopted fire/rescue impact fees in 1989, and updated the fees for two of the fire districts in 1995. The original 1989 fire/rescue impact fee study and the 1995 update for the Estero and San Carlos Park districts were prepared by Dr. James C. Nicholas.⁹ A comprehensive update of the fire/rescue fees was undertaken in 1999, based on a study by Duncan Associates.¹⁰ The 1999 fire/rescue impact fee update involved a major change in the methodology by which the fees were calculated. This was followed by another fee update using the same methodology in 2003.¹¹ This update retains the methodology used in the prior two studies.

Benefit Districts

The current fire/rescue impact fee ordinance includes fee schedules for 18 benefit districts. The current benefit districts include 16 independent fire districts, the Fort Myers municipal fire department and the Lee County Airports Fire Department. Not participating in the County's fire/rescue 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/rescue fees are calculated in this report for the following 18 benefit districts.

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

⁹James 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.

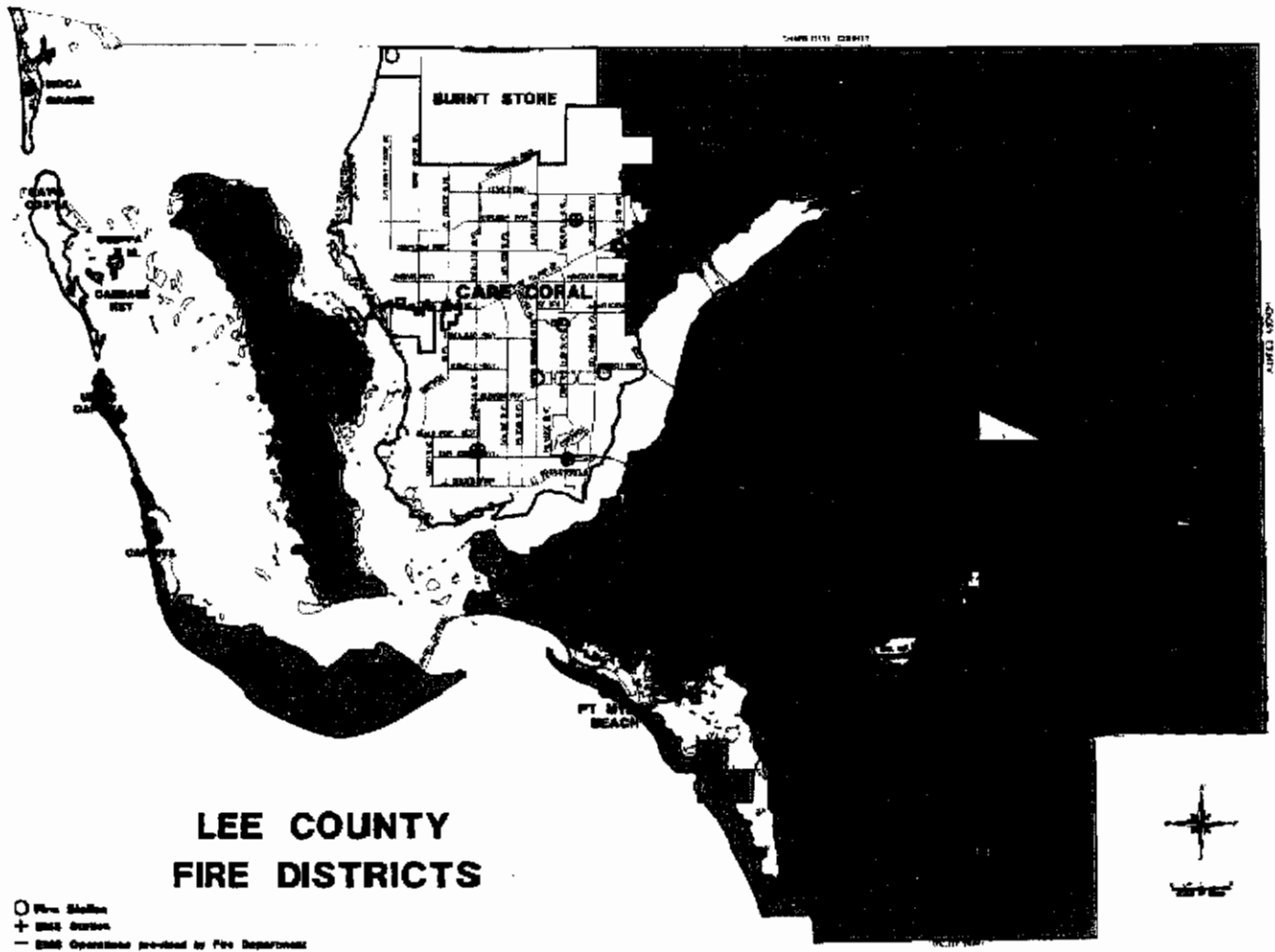
¹⁰Duncan Associates, *Fire Impact Fee Update for Lee County*, August 1999.

¹¹Duncan Associates, *Fire/EMS Impact Fee Update for Lee County*, December 2002.

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

The fire/rescue impact fee benefit districts are shown in Figure 2.

Figure 2
FIRE/RESCUE IMPACT FEE BENEFIT DISTRICTS



Methodology

The calculation of fire/rescue impact fees is based on the existing level of service in each district. That level of service is expressed as the ratio of the equity value of existing facilities and equipment to existing service units. Fire/rescue service units, or “equivalent dwelling units” (EDUs), represent the demand for fire/rescue service generated by a typical single-family dwelling, and are based on the annual number of fire/rescue calls per development unit for various land use categories. To ensure that new development does not pay twice for the same level of service, outstanding debt on existing facilities is netted out of replacement value. While a credit is not necessarily required for grant funding, which is not assured, equipment that had been funded by grants during the last five years was also netted out. 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 recommended formula for calculating the fire/rescue fees is shown in Figure 3.

**Figure 3
FIRE/RESCUE IMPACT FEE FORMULA**

IMPACT FEE	= PROJECT EDUs multiplied by MAX FEE
MAX FEE	= NET COST/EDU or \$760, whichever is less
NET COST/EDU	= NET COST divided by DISTRICT EDUs
NET COST	= CAPITAL COST less CREDIT
CAPITAL COST	= Replacement cost of existing capital facilities of the fire district
CREDIT	= Outstanding debt on the fire district's existing capital facilities plus capital grants received during the last five years
EDU	= Equivalent Dwelling Unit, representing the demand for fire/rescue services equivalent to that generated by a single-family dwelling unit
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 UNIT of a particular land use category
PROJECT EDUs	= Total EDUs for a development project, calculated by multiplying UNITS for each land use category in the development project by the EDUs/UNIT 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 in the fire district by the EDUs/UNIT for that land use category and summing for all land use categories

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 based on the number of fire/rescue calls reported during a recent three-year period. Detailed data on fire/rescue calls by land use categories for the past three years was provided by 14 of the fire districts in Lee County. These 14 districts account for almost 95% of all residential dwelling units in the county. This is a very large sample, and the EDUs per development unit derived from these 14 districts should be reasonably representative of the rest of the county.

Some calls 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 27 percent of all fire/rescue calls, 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 2.9 percent of all calls cannot be directly or indirectly attributed to specific land uses, and these calls were excluded in calculating EDUs per development unit. Existing land use data for the 14 districts that submitted complete call data is weighted based on the relative vehicle-miles of travel (VMT) generated for each land use. The relative weight attached to each land use was determined by multiplying the total units in each land use by the daily VMT associated with each land-use from the latest Lee County road impact fee study. The shares of VMT by land-use shown in Table 2 are used to allocate the road-related fire/rescue calls.

**Table 2
ALLOCATION OF ROAD-RELATED CALLS**

Land Use	Units	Existing Units	VMT/Unit	Total VMT	Share of VMT
Single-Family Detached*	Dwelling	126,343	29.41	3,715,748	40.0%
Duplex	Dwelling	11,528	20.38	234,941	2.5%
Mobile Home/RV Park	Space	8,253	14.73	121,567	1.3%
Subtotal, Single-Family, Duplex and Mobile Home				4,072,256	43.8%
Multi-Family	Dwelling	77,165	20.38	1,572,623	17.0%
Hotel/Motel	Room	13,205	22.15	292,491	3.2%
Retail	1,000 sq. ft.	33,921	50.13	1,700,466	18.3%
Office	1,000 sq. ft.	13,873	23.13	320,888	3.5%
Institutional	1,000 sq. ft.	20,830	50.13	1,044,208	11.3%
Subtotal, Commercial/Institutional				3,065,562	33.1%
Industrial	1,000 sq. ft.	7,409	20.30	150,413	1.6%
Warehouse	1,000 sq. ft.	12,243	9.75	119,366	1.3%
Subtotal, Industrial/Warehouse.				269,779	2.9%
Total				9,272,711	100.0%

* includes mobile home on individual lot

Source: Existing unit data from Table 6 aggregated for all fire districts except Alva, Lee County Airport, Sanibel and Upper Captiva; VMT/unit for each land use from Duncan Associates, *Road Impact Fee Update for Lee County*, July 2003.

In Table 3 below, aggregated fire/rescue call data from the 14 fire districts over the last three years is shown in the upper third of the table. In the middle third of the table, road-related calls are allocated to land use categories based on relative shares of VMT from Table 2—the resulting calls are referred to as “attributable” calls (unclassified calls are not allocated). The bottom third of the table shows the

percent of attributable calls associated with each land use category. The distribution of calls by land use remained relatively consistent from 2002 through 2004, with residential uses accounting for just over three-quarters of fire/rescue calls.

**Table 3
FIRE/RESCUE CALLS BY LAND USE, 2002-2004**

Land Use	2002	2003	2004	Average
Single-Family/Duplex/MH	15,733	17,756	20,224	17,904
Multi-Family	7,034	7,563	9,032	7,876
Hotel/Motel	1,335	1,254	1,598	1,396
Commercial/Institutional	3,229	3,672	4,541	3,814
Industrial	231	244	313	263
Warehouse	516	519	629	555
Subtotal, Direct	28,078	31,008	36,337	31,808
Road-Related	10,965	11,934	13,877	12,259
Unclassified	1,200	1,018	1,740	1,319
Total Calls	40,243	43,960	51,954	45,386
Single-Family/Duplex/MH	20,536	22,983	26,302	23,274
Multi-Family	8,898	9,592	11,391	9,960
Hotel/Motel	1,686	1,636	2,042	1,788
Commercial/Institutional	6,858	7,622	9,134	7,871
Industrial	406	435	535	459
Warehouse	659	674	809	714
Total Attributable*	39,043	42,942	50,213	44,066
Single-Family/Duplex/MH	52.6%	53.5%	52.4%	52.8%
Multi-Family	22.8%	22.3%	22.7%	22.6%
Hotel/Motel	4.3%	3.8%	4.1%	4.1%
Commercial/Institutional	17.6%	17.8%	18.2%	17.9%
Industrial	1.0%	1.0%	1.1%	1.0%
Warehouse	1.7%	1.6%	1.6%	1.6%
Total Attributable*	100.0%	100.0%	100.0%	100.0%

* allocates road-related calls based on relative VMT and excludes unclassified calls

Source: Call data provided by all fire districts except Alva, Lee County Airports, Sanibel and Upper Captiva in June 2005; attributable calls allocates road-related calls based on the share of VMT from Table 2.

Existing land use data for the area of the county contained within the 14 fire districts for which call data is available was derived from data provided by the Lee County Community Development Department. The combination of the existing land use and fire/rescue call distribution data sets yields fire/rescue calls per development unit for various land use categories. These are then converted to EDUs, as shown in Table 4. While call data was combined for single-family detached, duplex and mobile home units, it is assumed that calls to duplex and mobile home/recreational vehicle park units are lower than to single-family units proportional to average household size. Similarly, while call data was combined for retail/institutional and office uses, calls were allocated between them proportional to vehicle-miles of travel generated.

**Table 4
FIRE/RESCUE EQUIVALENT DWELLING UNITS BY LAND USE**

Land Use	Unit of Measure	Existing Units	Avg. Annual Calls	Annual Calls/Unit	EDUs/Unit
Single-Family Detached*	Dwelling	126,343	20,819	0.165	1.00
Duplex	Dwelling	11,528	1,463	0.127	0.77
Mobile Home/RV Park	Space	8,253	992	0.120	0.73
Single-Family/Duplex/Mobile Home	Dwelling/Space	146,124	23,274	0.159	0.97
Multi-Family	Dwelling	77,165	9,960	0.129	0.78
Hotel/Motel	Room	13,205	1,788	0.135	0.82
Retail/Institutional	1,000 sq. ft.	54,751	7,039	0.129	0.78
Office	1,000 sq. ft.	13,873	832	0.060	0.36
Commercial/Institutional	1,000 sq. ft.	68,624	7,871	0.115	0.70
Industrial	1,000 sq. ft.	7,409	459	0.062	0.38
Warehouse	1,000 sq. ft.	12,243	714	0.058	0.35

* includes mobile homes (manufactured housing) on individual lots

Source: Existing units for the 14 fire districts from Table 6; average annual calls by land use from Table 3; calls allocated among single-family detached, duplex and mobile home/RV park units relative to average household size from 2000 Census for Lee County; calls allocated among retail/institutional and office by allocating calls based on relative VMT from Table 2; annual calls per unit calculated by dividing annual average calls by existing units; EDUs/unit by land use is ratio of annual calls per unit to annual calls per single-family unit.

The EDUs per unit for duplex and other multi-family uses are close enough to be within the margin of error for the type of analysis performed in the table above, and for administrative simplicity duplexes will continue to be grouped in the multi-family category. As can be seen in Table 5, the current land use and call data used in this study result in somewhat different fire/rescue EDUs per development unit than the last study.

**Table 5
COMPARATIVE FIRE/RESCUE SERVICE UNITS BY LAND USE**

Land Use	Unit of Measure	EDUs per Unit		
		Previous Study	This Study	Percent Change
Single-Family Detached*	Dwelling	1.00	1.00	0%
Multi-Family	Dwelling	0.63	0.78	24%
Mobile Home/RV Park	Space	0.63	0.73	16%
Hotel/Motel	Room	1.02	0.82	-19%
Retail	1,000 sq. ft.	1.28	0.78	-39%
Office	1,000 sq. ft.	0.60	0.36	-39%
Public/Institutional	1,000 sq. ft.	1.28	0.78	-39%
Industrial	1,000 sq. ft.	0.30	0.38	25%
Warehouse	1,000 sq. ft.	0.16	0.35	121%

* includes mobile home on individual lot

Source: EDUs/unit for previous study from Duncan Associates, *Fire/EMS Impact Fee Update for Lee County*, December 2002, EDUs/unit for this study from Table 4 (mobile home/RV based on single-family and public/institutional based on retail).

The next step is to determine the number of existing service units for each fire district. Data on existing development in each district was multiplied by the EDUs per development unit calculated above to determine total fire/rescue service units. These data and calculations are presented in Table 6.

**Table 6
EXISTING SERVICE UNITS BY FIRE DISTRICT**

Fire District	Single-Family (unit)	Duplex (unit)	Multi-Family (unit)	Mobile Home (unit)	MH/RV Park (space)	Hotel/Motel (room)	Retail (1000 sf)	Office (1000 sf)	Public/Instit. (1000 sf)	Industrial (1000 sf)	Warehouse (1000 sf)	Total
Alva	1,042	24	3	303	0	10	35	15	141	6	7	1,586
Bayshore	1,436	8	160	658	571	129	52	24	161	64	52	3,315
Bonita Springs	10,273	1,984	8,478	4,036	598	2,451	4,212	2,248	466	313	713	35,772
Captiva	496	40	200	0	0	494	456	8	4	0	0	1,698
Estero	6,147	530	6,196	907	1,688	582	1,900	466	2,516	0	9	20,941
Fort Myers	10,500	166	18,002	208	0	1,328	6,264	4,110	11,840	2,520	5,382	60,321
Ft Myers Beach	2,618	662	6,591	1,373	642	1,633	1,046	116	60	17	14	14,772
Ft Myers Shores	2,729	278	646	447	0	134	382	71	314	203	84	5,288
Iona-McGregor	10,889	732	19,651	3,053	3,074	1,451	4,258	1,445	1,084	277	286	46,199
Lehigh Acres	16,674	2,498	1,786	112	0	132	1,707	352	760	0	0	24,021
Lee Co Airports	0	0	0	0	0	0	430	183	1,496	0	174	2,283
Matlacha-Pine Is.	3,811	288	418	2,101	21	666	427	99	38	63	93	8,025
North Fort Myers	8,348	556	1,669	14,381	984	1,277	3,598	500	1,017	325	1,018	33,672
San Carlos Park	8,387	1,180	2,464	402	373	1,026	1,299	353	405	614	690	17,192
Sanibel	3,676	157	3,196	1	0	2,363	578	97	394	3	8	10,473
South Trail	9,493	2,330	10,882	1,692	59	1,421	7,536	3,945	1,322	2,359	3,115	44,154
Tice	3,999	276	22	1,173	243	481	783	136	845	655	786	9,399
Upper Captiva	278	10	33	0	0	0	5	0	4	0	0	330
Total Units	100,796	11,719	80,397	30,847	8,253	15,578	34,968	14,168	22,865	7,418	12,431	339,441
EDUs per Unit	1.00	0.77	0.78	1.00	0.73	0.82	0.78	0.36	0.78	0.38	0.35	
Alva	1,042	18	2	303	0	8	27	5	110	2	2	1,519
Bayshore	1,436	6	125	658	417	106	41	9	126	24	18	2,966
Bonita Springs	10,273	1,528	6,641	4,036	436	2,014	3,286	818	363	118	252	29,765
Captiva	496	31	157	0	0	406	356	3	3	0	0	1,452
Estero	6,147	408	4,853	907	1,231	478	1,482	170	1,963	0	3	17,642
Fort Myers	10,500	128	14,101	208	0	1,091	4,887	1,496	9,238	948	1,905	44,502
Ft Myers Beach	2,618	510	5,163	1,373	468	1,342	816	42	47	7	5	12,391
Ft Myers Shores	2,729	214	506	447	0	110	298	26	245	76	30	4,681
Iona-McGregor	10,889	564	15,393	3,053	2,242	1,192	3,322	526	845	104	101	38,231
Lehigh Acres	16,674	1,924	1,399	112	0	108	1,332	128	593	0	0	22,270
Lee Co Airports	0	0	0	0	0	0	335	67	1,167	0	62	1,631
Matlacha-Pine Is.	3,811	222	327	2,101	15	547	333	36	29	24	33	7,478
North Fort Myers	8,348	428	1,307	14,381	718	1,049	2,807	182	793	122	360	30,495
San Carlos Park	8,387	909	1,930	402	272	843	1,013	128	316	231	244	14,675
Sanibel	3,676	121	2,503	1	0	1,942	451	35	307	1	3	9,040
South Trail	9,493	1,794	8,524	1,692	43	1,168	5,880	1,436	1,032	887	1,102	33,051
Tice	3,999	213	17	1,173	177	395	611	49	659	246	278	7,817
Upper Captiva	278	8	26	0	0	0	4	0	3	0	0	319
Total EDUs	100,796	9,026	62,974	30,847	6,019	12,799	27,281	5,156	17,839	2,790	4,398	279,925

Source: Existing units from the Lee County Department of Community Development, October 2005. Equivalent Dwelling Units (EDUs) per unit from Table 4 (public/institutional based on retail/office).

Capital Costs

Because of the large 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 \$170 per square foot, which includes furniture, fixtures and equipment but does not include fire-fighting apparatus and associated fire/rescue and medical equipment, was used to estimate the replacement cost of existing fire stations, based on the cost of eight recently-built fire stations, as summarized in the following table.

Table 7
FIRE/RESCUE BUILDING COST PER SQUARE FOOT

Station	Completion Date	Original Cost	Inflation Factor	Current Cost	Square Feet	Cost/Sq. Ft.
Bonita Springs #2	05/2005	\$1,611,700	1.033	\$1,664,886	9,295	\$179
Bonita Springs #4	01/2004	\$5,279,252	1.149	\$6,065,861	30,000	\$202
Fort Myers #5	02/2005	\$2,800,000	1.052	\$2,945,600	11,200	\$263
Iona-McGregor #4	08/2003	\$2,800,000	1.166	\$3,264,800	27,035	\$121
San Carlos Park #3	11/2003	\$3,436,826	1.150	\$3,952,350	26,671	\$148
Sanibel #1	07/2005	\$2,750,000	1.031	\$2,835,250	14,000	\$203
Tice Main Station	11/2004	\$1,640,000	1.049	\$1,720,360	13,764	\$125
Total				\$22,449,107	131,965	\$170

Source: Survey of Lee County fire districts, June 2005; construction costs adjusted to December 2005 costs with *Engineering News-Record* Building Cost Index (ENR-BCI).

Land costs for 15 of the 18 fire districts were based on an analysis conducted by a local real estate appraisal firm (land costs were considered irrelevant in the other four districts, since the fees were going to far exceed the maximum recommended in this report).¹² Since some of the fire districts were considered to be very similar in terms of average market values, the appraiser used only nine study areas. Estero and Bonita Springs were looked at as a single market area, as were South Trail and San Carlos. North Fort Myers, Bayshore, Alva, Tice and Fort Myers Shores also utilize the same sales.

The appraiser identified 116 sales throughout Lee County that were deemed comparables for fire station sites within the various fire districts. Comparable sales were generally defined as between one to three acres in size, although in some cases, such as Fort Myers Beach, land is at an extreme premium and a station may be located on a very small site with a more vertical orientation. In some of the more rural districts, sales of larger tracts were included due to the unavailability of smaller subdivided tracts. Comparable sales were located along major roadways, or at least just off of major roads with relatively easy access. For the most part, the sales were commercial, although some industrial sales and residential sites were also included. In some cases the sales were just outside a fire district boundary, but were considered comparable in terms of estimated market value of property within the fire district. Virtually all of the sales occurred in 2004 or 2005.

The appraiser interviewed either the buyer, seller or agent involved in each transaction to verify the selling price, financing, motivation to purchase and sell and any lease and/or income expense

¹² Maxwell & Hendry Valuation Services, *Lee County Fire District Land Cost Study*, November 2005.

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.. Equipment funded by grants over the last five years has also been excluded from the net replacement value.

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

Another issue is potential excess capacity. Because there is a minimum amount of capital equipment required to provide fire/rescue 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. Consequently, it is recommended that the Board of County Commissioners establish a uniform upper limit on the amount of fire/rescue impact fees that it adopts for any district. While this is essentially a policy issue, rather than a technical matter, a generalized analysis has been performed to come up with a recommended cap. As shown in Table 10, the total capital cost among the districts averages \$3.8 million per station. The five smallest districts with four or more stations serve an average of about 5,000 EDUs. These figures are used as a reasonable threshold to establish an upper limit for fire/rescue impact fees assessed in Lee County of \$760 per service unit,

**Table 10
FIRE/RESCUE CAPITAL COST PER SERVICE UNIT**

Fire District	No. of Stations	Replacement Capital Cost	EDUs	Capital/ Station	EDUs/ Station	Cost/ EDU
Bonita Springs	5	\$25,645,220	29,765	\$5,129,044	5,953	\$862
Fort Myers	4	\$22,039,875	44,502	\$5,509,969	11,126	\$495
Iona McGregor	4	\$19,402,246	38,231	\$4,850,562	9,558	\$508
South Trail	4	\$13,545,468	33,051	\$3,386,367	8,263	\$410
North Fort Myers	4	\$9,348,035	30,495	\$2,337,009	7,624	\$307
Estero	4	\$14,327,508	17,642	\$3,581,877	4,411	\$812
San Carlos Park	4	\$18,361,628	14,675	\$4,590,407	3,669	\$1,251
Tice	4	\$10,365,856	7,817	\$2,591,464	1,954	\$1,326
Lehigh Acres	3	\$10,860,930	22,270	\$3,620,310	7,423	\$488
Fort Myers Beach	3	\$7,629,594	12,391	\$2,543,198	4,130	\$616
Matlacha-Pine Island	3	\$7,203,582	7,478	\$2,401,194	2,493	\$963
Sanibel	2	\$9,494,040	9,040	\$4,747,020	4,520	\$1,050
Bayshore	2	\$4,610,950	2,966	\$2,305,475	1,483	\$1,555
Fort Myers Shores	1	\$3,693,695	4,681	\$3,693,695	4,681	\$789
Lee County Airports	1	\$8,834,420	1,631	\$8,834,420	1,631	\$5,417
Captiva	1	\$2,125,000	1,452	\$2,125,000	1,452	\$1,463
Alva	1	\$3,770,380	1,519	\$3,770,380	1,519	\$2,482
Upper Captiva	1	\$1,957,000	319	\$1,957,000	319	\$6,135
Recommended Impact Fee Cap				\$3,800,000	5,000	\$760

Source: Number of stations from information provided by fire districts in June 2005; replacements costs from Appendix; EDUs from Table 6; upper limit cost based on average cost per station divided by average EDUs per station for the five districts with the fewest EDUs of districts with four or more stations.

Net Cost per Service Unit

The fire/rescue impact fees imposed by Lee County should not charge new development twice for the same level of service. To ensure that this does not occur, outstanding debt on existing facilities is subtracted from the replacement cost of existing facilities before calculating the impact fee.

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 and capital grants received over the last five years) by the existing number of fire/rescue service units (Equivalent Dwelling Units or EDUs) in the district. In addition, it is recommended that the fire/rescue impact fees be capped so as not to exceed \$760 per service unit, to ensure that the fees are not based on large amounts of existing excess capacity. The calculated net costs per service unit and recommended maximum fees per service unit for each fire district are shown in Table 11.

Table 11
FIRE/RESCUE NET COST PER SERVICE UNIT BY DISTRICT

Fire District	Capital Cost	Debt & Grants	Net Cost	EDUs	Net Cost/EDU	Max. Fee/EDU
Alva	\$3,770,380	\$115,281	\$3,655,099	1,519	\$2,406	\$760
Bayshore	\$4,610,950	\$755,000	\$3,855,950	2,966	\$1,300	\$760
Bonita Springs	\$25,645,220	\$6,008,874	\$19,636,346	29,765	\$660	\$660
Captiva	\$2,125,000	\$0	\$2,125,000	1,452	\$1,463	\$760
Estero	\$14,327,508	\$3,571,245	\$10,756,263	17,642	\$610	\$610
Fort Myers	\$22,039,875	\$240,000	\$21,799,875	44,502	\$490	\$490
Fort Myers Beach	\$7,629,594	\$75,902	\$7,553,692	12,391	\$610	\$610
Fort Myers Shores	\$3,693,695	\$110,383	\$3,583,312	4,681	\$766	\$760
Iona-McGregor	\$19,402,246	\$1,318,698	\$18,083,548	38,231	\$473	\$473
Lehigh Acres	\$10,860,930	\$508,859	\$10,352,071	22,270	\$465	\$465
Lee County Airports	\$8,834,420	\$0	\$8,834,420	1,631	\$5,417	\$760
Matlacha-Pine Island	\$7,203,582	\$346,414	\$6,857,168	7,478	\$917	\$760
North Fort Myers	\$9,348,035	\$0	\$9,348,035	30,495	\$307	\$307
San Carlos Park	\$18,361,628	\$3,746,124	\$14,615,504	14,675	\$996	\$760
Sanibel	\$9,494,040	\$3,369,260	\$6,124,780	9,040	\$678	\$678
South Trail	\$13,545,468	\$0	\$13,545,468	33,051	\$410	\$410
Tice	\$10,365,856	\$1,668,025	\$8,697,831	7,817	\$1,113	\$760
Upper Captiva	\$1,957,000	\$150,000	\$1,807,000	319	\$5,665	\$760

Source: Capital cost, outstanding debt and net cost from Appendix; Equivalent Dwelling Units (EDUs) from Table 6; maximum fee per EDU is net cost per EDU or recommended upper limit calculated in Table 10, whichever is less.

information. The appraiser's opinion of average acquisition costs for fire station sites as of October 13, 2005 is presented in Table 8.

**Table 8
AVERAGE LAND COST BY FIRE DISTRICT**

Alva	\$108,900
Bayshore	\$108,900
Bonita Springs	\$435,600
Estero	\$435,600
Fort Myers, City of	\$326,700
Fort Myers Beach, Town of	\$2,526,480
Fort Myers Shores	\$152,460
Iona	\$326,700
Lehigh Acres	\$261,360
North Fort Myers	\$152,460
Pine Island/Matlacha	\$217,800
San Carlos Park	\$435,600
Sanibel, City of	\$871,200
South Trail	\$435,600
Tice	\$152,460

Source: Maxwell & Hendry Valuation Services, inc., Lee County Fire District Land Cost Study, November 2005.

The replacement costs of fire-fighting 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 in Table 9.

**Table 9
FIRE/RESCUE EQUIPMENT REPLACEMENT COSTS**

Equipment	Apparatus	Fire Equipment	Medical Equipment	Total Cost
Mini-Pumper	\$142,800	\$45,419	\$40,400	\$229,000
Pumper, Dash	\$483,000	\$158,188	\$40,400	\$682,000
Tanker	\$276,000	\$23,801	NA	\$300,000
Wildland Brush Truck, Large	\$226,000	\$52,793	\$8,400	\$287,000
Wildland Brush Truck, Small	\$121,000	\$45,000	NA	\$166,000
Hazardous Material Truck	\$431,000	\$205,777	\$8,400	\$645,000
Aerial Ladder 75'	\$633,000	\$158,926	\$8,400	\$800,000
Aerial Ladder 105'	\$754,000	\$158,926	NA	\$913,000
Aerial Platform 100'	\$892,000	\$158,926	NA	\$1,051,000
Command Vehicle	\$92,000	\$31,893	\$8,400	\$132,000
Staff/Support Vehicle	\$47,500	NA	\$8,400	\$56,000

Source: Apparatus cost from manufacturer's bid sheets, 2005 (totals rounded to nearest thousand dollars); fire and medical equipment cost per vehicle from Administrative Services Coordinator, Bonita Springs Fire Control and Rescue District, November 10, 2005 memorandum.

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 12 below, the updated fees represent a significant increase in fees for most of the fire districts.

**Table 12
COMPARATIVE FIRE/RESCUE FEES PER SINGLE-FAMILY UNIT**

Fire District	Current Fee	Potential Fee	Percent Change
Alva	\$622	\$760	22%
Bayshore	\$622	\$760	22%
Bonita Springs	\$373	\$660	77%
Captiva	\$622	\$760	22%
Estero	\$495	\$610	23%
Fort Myers	\$354	\$490	38%
Fort Myers Beach	\$485	\$610	26%
Fort Myers Shores	\$565	\$760	35%
Iona-McGregor	\$387	\$473	22%
Lehigh Acres	\$388	\$465	20%
Lee County Airports	\$622	\$760	22%
Matlacha-Pine Island	\$622	\$760	22%
North Fort Myers	\$287	\$307	7%
San Carlos Park	\$470	\$760	62%
Sanibel	\$535	\$678	27%
South Trail	\$358	\$410	15%
Tice	\$600	\$760	27%
Upper Captiva	\$622	\$760	22%

Source: Currently adopted fees from Section 2-386 of Lee County Land Development Code; potential fees from Table 11.

Recommended 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 22 percent, the fees for most other land uses will increase by even more. The major exceptions are the fees for retail and public/institutional uses, which will decrease by 26 percent. The following recommended fee schedules show the changes by land use for each fire district.

**Table 13
UPDATED FIRE IMPACT FEE SCHEDULE, ALVA**

Land Use	Unit	EDUs/ Unit	Max. Fee/ EDU	Max. Fee/ Unit	Current Fee	Change
Single-Family Detached*	Dwelling	1.00	\$760	\$760	\$622	22%
Multi-Family	Dwelling	0.78	\$760	\$595	\$392	52%
Mobile Home/RV Park	Space	0.73	\$760	\$554	\$392	41%
Hotel/Motel	Room	0.82	\$760	\$625	\$634	-1%
Retail	1,000 sq. ft.	0.78	\$760	\$593	\$796	-26%
Office	1,000 sq. ft.	0.36	\$760	\$277	\$393	-30%
Public/Institutional	1,000 sq. ft.	0.78	\$760	\$593	\$796	-26%
Industrial	1,000 sq. ft.	0.38	\$760	\$286	\$187	53%
Warehouse	1,000 sq. ft.	0.35	\$760	\$269	\$100	169%

* includes mobile home (manufactured housing) on individual lot

Source: EDUs per unit from Table 4; maximum fee per EDU from Table 10; current fees from Section 2-386 of Lee County Land Development Code; single-family dwelling includes mobile home on individual lot

**Table 14
UPDATED FIRE IMPACT FEE SCHEDULE, BAYSHORE**

Land Use	Unit	EDUs/ Unit	Max. Fee/ EDU	Max. Fee/ Unit	Current Fee	Change
Single-Family Detached*	Dwelling	1.00	\$760	\$760	\$622	22%
Multi-Family	Dwelling	0.78	\$760	\$595	\$392	52%
Mobile Home/RV Park	Space	0.73	\$760	\$554	\$392	41%
Hotel/Motel	Room	0.82	\$760	\$625	\$634	-1%
Retail	1,000 sq. ft.	0.78	\$760	\$593	\$796	-26%
Office	1,000 sq. ft.	0.36	\$760	\$277	\$373	-26%
Public/Institutional	1,000 sq. ft.	0.78	\$760	\$593	\$796	-26%
Industrial	1,000 sq. ft.	0.38	\$760	\$286	\$187	53%
Warehouse	1,000 sq. ft.	0.35	\$760	\$269	\$100	169%

* includes mobile home (manufactured housing) on individual lot

Source: EDUs per unit from Table 4; maximum fee per EDU from Table 10, current fees from Section 2-386 of Lee County Land Development Code.

**Table 15
UPDATED FIRE IMPACT FEE SCHEDULE, BONITA SPRINGS**

Land Use	Unit	EDUs/ Unit	Max. Fee/ EDU	Max. Fee/ Unit	Current Fee	Change
Single-Family Detached*	Dwelling	1.00	\$660	\$660	\$373	77%
Multi-Family	Dwelling	0.78	\$660	\$517	\$235	120%
Mobile Home/RV Park	Space	0.73	\$660	\$481	\$235	105%
Hotel/Motel	Room	0.82	\$660	\$542	\$380	43%
Retail	1,000 sq. ft.	0.78	\$660	\$515	\$477	8%
Office	1,000 sq. ft.	0.36	\$660	\$240	\$224	7%
Public/Institutional	1,000 sq. ft.	0.78	\$660	\$515	\$477	8%
Industrial	1,000 sq. ft.	0.38	\$660	\$248	\$112	121%
Warehouse	1,000 sq. ft.	0.35	\$660	\$234	\$60	290%

* includes mobile home (manufactured housing) on individual lot

Source: EDUs per unit from Table 4; maximum fee per EDU from Table 10; current fees from Section 2-386 of Lee County Land Development Code

**Table 16
UPDATED FIRE IMPACT FEE SCHEDULE, CAPTIVA**

Land Use	Unit	EDUs/ Unit	Max. Fee/ EDU	Max. Fee/ Unit	Current Fee	Change
Single-Family Detached*	Dwelling	1.00	\$760	\$760	\$622	22%
Multi-Family	Dwelling	0.78	\$760	\$595	\$392	52%
Mobile Home/RV Park	Space	0.73	\$760	\$554	\$392	41%
Hotel/Motel	Room	0.82	\$760	\$625	\$634	-1%
Retail	1,000 sq. ft.	0.78	\$760	\$593	\$796	-26%
Office	1,000 sq. ft.	0.36	\$760	\$277	\$373	-26%
Public/Institutional	1,000 sq. ft.	0.78	\$760	\$593	\$796	-26%
Industrial	1,000 sq. ft.	0.38	\$760	\$286	\$187	53%
Warehouse	1,000 sq. ft.	0.35	\$760	\$269	\$100	169%

* includes mobile home (manufactured housing) on individual lot

Source: EDUs per unit from Table 4; maximum fee per EDU from Table 10; current fees from Section 2-386 of Lee County Land Development Code.

**Table 17
UPDATED FIRE IMPACT FEE SCHEDULE, ESTERO**

Land Use	Unit	EDUs/ Unit	Max. Fee/ EDU	Max. Fee/ Unit	Current Fee	Change
Single-Family Detached*	Dwelling	1.00	\$610	\$610	\$495	23%
Multi-Family	Dwelling	0.78	\$610	\$478	\$312	53%
Mobile Home/RV Park	Space	1.00	\$610	\$610	\$312	96%
Hotel/Motel	Room	0.82	\$610	\$501	\$505	-1%
Retail	1,000 sq. ft.	0.78	\$610	\$476	\$634	-25%
Office	1,000 sq. ft.	0.36	\$610	\$222	\$297	-25%
Public/Institutional	1,000 sq. ft.	0.78	\$610	\$476	\$634	-25%
Industrial	1,000 sq. ft.	0.38	\$610	\$229	\$149	54%
Warehouse	1,000 sq. ft.	0.35	\$610	\$216	\$79	173%

* includes mobile home (manufactured housing) on individual lot

Source: EDUs per unit from Table 4; maximum fee per EDU from Table 10; current fees from Section 2-386 of Lee County Land Development Code.

**Table 18
UPDATED FIRE IMPACT FEE SCHEDULE, FORT MYERS**

Land Use	Unit	EDUs/ Unit	Max. Fee/ EDU	Max. Fee/ Unit	Current Fee	Change
Single-Family Detached*	Dwelling	1.00	\$490	\$490	\$354	38%
Multi-Family	Dwelling	0.78	\$490	\$384	\$223	72%
Mobile Home/RV Park	Space	0.73	\$490	\$357	\$223	60%
Hotel/Motel	Room	0.82	\$490	\$403	\$361	12%
Retail	1,000 sq. ft.	0.78	\$490	\$382	\$453	-16%
Office	1,000 sq. ft.	0.36	\$490	\$178	\$212	-16%
Public/Institutional	1,000 sq. ft.	0.78	\$490	\$382	\$453	-16%
Industrial	1,000 sq. ft.	0.38	\$490	\$184	\$106	74%
Warehouse	1,000 sq. ft.	0.35	\$490	\$173	\$57	204%

* includes mobile home (manufactured housing) on individual lot

Source: EDUs per unit from Table 4; maximum fee per EDU from Table 10; current fees from Section 2-386 of Lee County Land Development Code.

**Table 19
UPDATED FIRE IMPACT FEE SCHEDULE, FORT MYERS BEACH**

Land Use	Unit	EDUs/ Unit	Max. Fee/ EDU	Max. Fee/ Unit	Current Fee	Change
Single-Family Detached*	Dwelling	1.00	\$610	\$610	\$485	26%
Multi-Family	Dwelling	0.78	\$610	\$478	\$306	56%
Mobile Home/RV Park	Space	0.73	\$610	\$445	\$306	45%
Hotel/Motel	Room	0.82	\$610	\$501	\$495	1%
Retail	1,000 sq. ft.	0.78	\$610	\$476	\$621	-23%
Office	1,000 sq. ft.	0.36	\$610	\$222	\$291	-24%
Public/Institutional	1,000 sq. ft.	0.78	\$610	\$476	\$621	-23%
Industrial	1,000 sq. ft.	0.38	\$610	\$229	\$146	57%
Warehouse	1,000 sq. ft.	0.35	\$610	\$216	\$78	177%

* includes mobile home (manufactured housing) on individual lot

Source: EDUs per unit from Table 4; maximum fee per EDU from Table 10; current fees from Section 2-386 of Lee County Land Development Code.

**Table 20
UPDATED FIRE IMPACT FEE SCHEDULE, FORT MYERS SHORES**

Land Use	Unit	EDUs/ Unit	Max. Fee/ EDU	Max. Fee/ Unit	Current Fee	Change
Single-Family Detached*	Dwelling	1.00	\$760	\$760	\$565	35%
Multi-Family	Dwelling	0.78	\$760	\$595	\$356	67%
Mobile Home/RV Park	Space	0.73	\$760	\$554	\$356	56%
Hotel/Motel	Room	0.82	\$760	\$625	\$576	9%
Retail	1,000 sq. ft.	0.78	\$760	\$593	\$723	-18%
Office	1,000 sq. ft.	0.36	\$760	\$277	\$339	-18%
Public/Institutional	1,000 sq. ft.	0.78	\$760	\$593	\$723	-18%
Industrial	1,000 sq. ft.	0.38	\$760	\$286	\$170	68%
Warehouse	1,000 sq. ft.	0.35	\$760	\$269	\$90	199%

* includes mobile home (manufactured housing) on individual lot

Source: EDUs per unit from Table 4; maximum fee per EDU from Table 10; current fees from Section 2-386 of Lee County Land Development Code

**Table 21
UPDATED FIRE IMPACT FEE SCHEDULE, IONA-MCGREGOR**

Land Use	Units	EDUs/ Unit	Max. Fee/ EDU	Max. Fee/ Unit	Current Fee	Change
Single-Family Detached*	Dwelling	1.00	\$473	\$473	\$387	22%
Multi-Family	Dwelling	0.78	\$473	\$371	\$244	52%
Mobile Home/RV Park	Space	0.73	\$473	\$345	\$244	41%
Hotel/Motel	Room	0.82	\$473	\$389	\$395	-2%
Retail	1,000 sq. ft.	0.78	\$473	\$369	\$495	-25%
Office	1,000 sq. ft.	0.36	\$473	\$172	\$232	-26%
Public/Institutional	1,000 sq. ft.	0.78	\$473	\$369	\$495	-25%
Industrial	1,000 sq. ft.	0.38	\$473	\$178	\$116	53%
Warehouse	1,000 sq. ft.	0.35	\$473	\$167	\$62	169%

* includes mobile home (manufactured housing) on individual lot

Source: EDUs per unit from Table 4; maximum fee per EDU from Table 10; current fees from Section 2-386 of Lee County Land Development Code.

**Table 22
UPDATED FIRE IMPACT FEE SCHEDULE, LEE COUNTY AIRPORTS**

Land Use	Unit	EDUs/ Unit	Max. Fee/ EDU	Max. Fee/ Unit	Current Fee	Change
Single-Family Detached*	Dwelling	1.00	\$760	\$760	\$622	22%
Multi-Family	Dwelling	0.78	\$760	\$595	\$392	52%
Mobile Home/RV Park	Space	0.73	\$760	\$554	\$392	41%
Hotel/Motel	Room	0.82	\$760	\$625	\$634	-1%
Retail	1,000 sq. ft.	0.78	\$760	\$593	\$796	-26%
Office	1,000 sq. ft.	0.36	\$760	\$277	\$373	-26%
Public/Institutional	1,000 sq. ft.	0.78	\$760	\$593	\$796	-26%
Industrial	1,000 sq. ft.	0.38	\$760	\$286	\$187	53%
Warehouse	1,000 sq. ft.	0.35	\$760	\$269	\$100	169%

* includes mobile home (manufactured housing) on individual lot

Source: EDUs per unit from Table 4; maximum fee per EDU from Table 10; current fees from Section 2-386 of Lee County Land Development Code.

**Table 23
UPDATED FIRE IMPACT FEE SCHEDULE, LEHIGH ACRES**

Land Use	Unit	EDUs/ Unit	Max. Fee/ EDU	Max. Fee/ Unit	Current Fee	Change
Single-Family Detached*	Dwelling	1.00	\$465	\$465	\$388	20%
Multi-Family	Dwelling	0.78	\$465	\$364	\$244	49%
Mobile Home/RV Park	Space	0.73	\$465	\$339	\$244	39%
Hotel/Motel	Room	0.82	\$465	\$382	\$396	-4%
Retail	1,000 sq. ft.	0.78	\$465	\$363	\$497	-27%
Office	1,000 sq. ft.	0.36	\$465	\$169	\$233	-27%
Public/Institutional	1,000 sq. ft.	0.78	\$465	\$363	\$497	-27%
Industrial	1,000 sq. ft.	0.38	\$465	\$175	\$116	51%
Warehouse	1,000 sq. ft.	0.35	\$465	\$165	\$62	166%

* includes mobile home (manufactured housing) on individual lot

Source: EDUs per unit from Table 4; maximum fee per EDU from Table 10; current fees from Section 2-386 of Lee County Land Development Code.

**Table 24
UPDATED FIRE IMPACT FEE SCHEDULE, MATLACHA-PINE ISLAND**

Land Use	Unit	EDUs/ Unit	Max. Fee/ EDU	Max. Fee/ Unit	Current Fee	Change
Single-Family Detached*	Dwelling	1.00	\$760	\$760	\$622	22%
Multi-Family	Dwelling	0.78	\$760	\$595	\$392	52%
Mobile Home/RV Park	Space	0.73	\$760	\$554	\$392	41%
Hotel/Motel	Room	0.82	\$760	\$625	\$634	-1%
Retail	1,000 sq. ft.	0.78	\$760	\$593	\$796	-26%
Office	1,000 sq. ft.	0.36	\$760	\$277	\$373	-26%
Public/Institutional	1,000 sq. ft.	0.78	\$760	\$593	\$796	-26%
Industrial	1,000 sq. ft.	0.38	\$760	\$286	\$187	53%
Warehouse	1,000 sq. ft.	0.35	\$760	\$269	\$100	169%

* includes mobile home (manufactured housing) on individual lot

Source: EDUs per unit from Table 4; maximum fee per EDU from Table 10, current fees from Section 2-386 of Lee County Land Development Code.

**Table 25
UPDATED FIRE IMPACT FEE SCHEDULE, NORTH FORT MYERS**

Land Use	Unit	EDUs/ Unit	Max. Fee/ EDU	Max. Fee/ Unit	Current Fee	Change
Single-Family Detached*	Dwelling	1.00	\$307	\$307	\$287	7%
Multi-Family	Dwelling	0.78	\$307	\$240	\$181	33%
Mobile Home/RV Park	Space	0.73	\$307	\$224	\$181	24%
Hotel/Motel	Room	0.82	\$307	\$252	\$293	-14%
Retail	1,000 sq. ft.	0.78	\$307	\$240	\$367	-35%
Office	1,000 sq. ft.	0.36	\$307	\$112	\$172	-35%
Public/Institutional	1,000 sq. ft.	0.78	\$307	\$240	\$367	-35%
Industrial	1,000 sq. ft.	0.38	\$307	\$115	\$86	34%
Warehouse	1,000 sq. ft.	0.35	\$307	\$109	\$46	137%

* includes mobile home (manufactured housing) on individual lot

Source: EDUs per unit from Table 4; maximum fee per EDU from Table 10; current fees from Section 2-386 of Lee County Land Development Code.

**Table 26
UPDATED FIRE IMPACT FEE SCHEDULE, SAN CARLOS PARK**

Land Use	Unit	EDUs/ Unit	Max. Fee/ EDU	Max. Fee/ Unit	Current Fee	Change
Single-Family Detached*	Dwelling	1.00	\$760	\$760	\$470	62%
Multi-Family	Dwelling	0.78	\$760	\$595	\$296	101%
Mobile Home/RV Park	Space	0.73	\$760	\$554	\$296	87%
Hotel/Motel	Room	0.82	\$760	\$625	\$479	30%
Retail	1,000 sq. ft.	0.78	\$760	\$593	\$602	-1%
Office	1,000 sq. ft.	0.36	\$760	\$277	\$282	-2%
Public/Institutional	1,000 sq. ft.	0.78	\$760	\$593	\$602	-1%
Industrial	1,000 sq. ft.	0.38	\$760	\$286	\$141	103%
Warehouse	1,000 sq. ft.	0.35	\$760	\$269	\$75	259%

* includes mobile home (manufactured housing) on individual lot

Source: EDUs per unit from Table 4; maximum fee per EDU from Table 10; current fees from Section 2-386 of Lee County Land Development Code.

**Table 27
UPDATED FIRE IMPACT FEE SCHEDULE, SANIBEL**

Land Use	Unit	EDUs/ Unit	Max. Fee/ EDU	Max. Fee/ Unit	Current Fee	Change
Single-Family Detached*	Dwelling	1.00	\$678	\$678	\$535	27%
Multi-Family	Dwelling	0.78	\$678	\$531	\$337	58%
Mobile Home/RV Park	Space	0.73	\$678	\$495	\$337	47%
Hotel/Motel	Room	0.82	\$678	\$557	\$546	2%
Retail	1,000 sq. ft.	0.78	\$678	\$529	\$685	-23%
Office	1,000 sq. ft.	0.36	\$678	\$247	\$321	-23%
Public/Institutional	1,000 sq. ft.	0.78	\$678	\$529	\$685	-23%
Industrial	1,000 sq. ft.	0.38	\$678	\$255	\$161	58%
Warehouse	1,000 sq. ft.	0.35	\$678	\$240	\$86	179%

* includes mobile home (manufactured housing) on individual lot

Source: EDUs per unit from Table 4; maximum fee per EDU from Table 10; current fees from Section 2-386 of Lee County Land Development Code.

**Table 28
UPDATED FIRE IMPACT FEE SCHEDULE, SOUTH TRAIL**

Land Use	Units	EDUs/ Unit	Max. Fee/ EDU	Max. Fee/ Unit	Current Fee	Change
Single-Family Detached*	Dwelling	1.00	\$410	\$410	\$358	15%
Multi-Family	Dwelling	0.78	\$410	\$321	\$226	42%
Mobile Home/RV Park	Space	0.73	\$410	\$299	\$226	32%
Hotel/Motel	Room	0.82	\$410	\$337	\$365	-8%
Retail	1,000 sq. ft.	0.78	\$410	\$320	\$458	-30%
Office	1,000 sq. ft.	0.36	\$410	\$149	\$215	-31%
Public/Institutional	1,000 sq. ft.	0.78	\$410	\$320	\$458	-30%
Industrial	1,000 sq. ft.	0.38	\$410	\$154	\$107	44%
Warehouse	1,000 sq. ft.	0.35	\$410	\$145	\$57	154%

* includes mobile home (manufactured housing) on individual lot

Source: EDUs per unit from Table 4; maximum fee per EDU from Table 10; current fees from Section 2-386 of Lee County Land Development Code.

**Table 29
UPDATED FIRE IMPACT FEE SCHEDULE, TICE**

Land Use	Unit	EDUs/ Unit	Max. Fee/ EDU	Max. Fee/ Unit	Current Fee	Change
Single-Family Detached*	Dwelling	1.00	\$760	\$760	\$600	27%
Multi-Family	Dwelling	0.78	\$760	\$595	\$378	57%
Mobile Home/RV Park	Space	0.73	\$760	\$554	\$378	47%
Hotel/Motel	Room	0.82	\$760	\$625	\$612	2%
Retail	1,000 sq. ft.	0.78	\$760	\$593	\$768	-23%
Office	1,000 sq. ft.	0.36	\$760	\$277	\$360	-23%
Public/Institutional	1,000 sq. ft.	0.78	\$760	\$593	\$768	-23%
Industrial	1,000 sq. ft.	0.38	\$760	\$286	\$180	59%
Warehouse	1,000 sq. ft.	0.35	\$760	\$269	\$96	180%

* includes mobile home (manufactured housing) on individual lot

Source: EDUs per unit from Table 4; maximum fee per EDU from Table 10; current fees from Section 2-386 of Lee County Land Development Code.

**Table 30
UPDATED FIRE IMPACT FEE SCHEDULE, UPPER CAPTIVA**

Land Use	Unit	EDUs/ Unit	Max. Fee/ EDU	Max. Fee/ Unit	Current Fee	Change
Single-Family Detached*	Dwelling	1.00	\$760	\$760	\$622	22%
Multi-Family	Dwelling	0.78	\$760	\$595	\$392	52%
Mobile Home/RV Park	Space	0.73	\$760	\$554	\$392	41%
Hotel/Motel	Room	0.82	\$760	\$625	\$634	-1%
Retail	1,000 sq. ft.	0.78	\$760	\$593	\$796	-26%
Office	1,000 sq. ft.	0.36	\$760	\$277	\$373	-26%
Public/Institutional	1,000 sq. ft.	0.78	\$760	\$593	\$796	-26%
Industrial	1,000 sq. ft.	0.38	\$760	\$286	\$187	53%
Warehouse	1,000 sq. ft.	0.35	\$760	\$269	\$100	169%

* includes mobile home (manufactured housing) on individual lot

Source: EDUs per unit from Table 4; maximum fee per EDU from Table 10; current fees from Section 2-386 of Lee County Land Development Code.

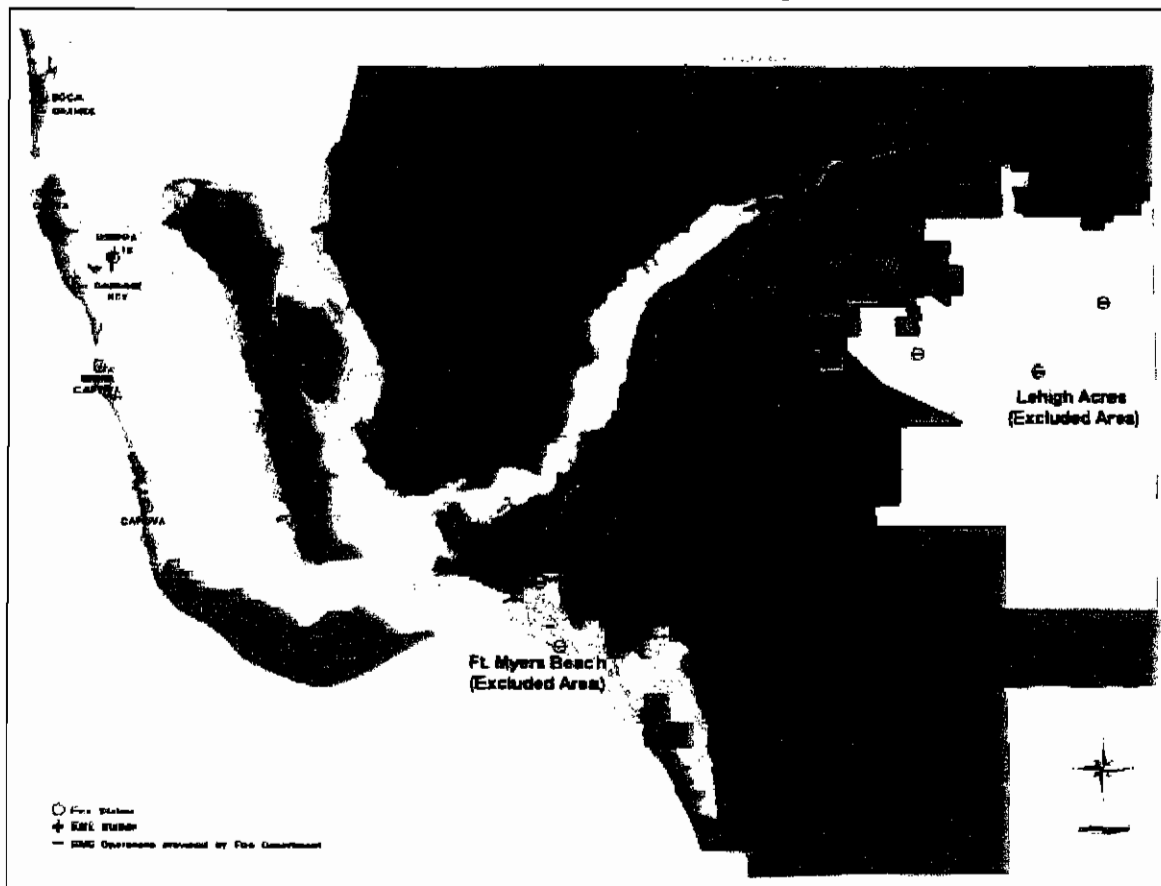
EMERGENCY MEDICAL SERVICES

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 and January 2003. 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.

Benefit District

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 Lehigh Acres Fire Protection and Rescue Service District. The area of the county for which County EMS provides primary service is shown in Figure 4.

Figure 4
COUNTY EMS BENEFIT 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 two helicopters, 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 and equipment by the number of existing EMS service units, then deducts a revenue credit for outstanding debt. A credit has also been provided for grant funding, even though this source of funding is not assured in the future. 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 5.

Figure 5
EMS IMPACT FEE FORMULA

MAXIMUM FEE	=	PROJECT EDUs multiplied by NET COST/EDU
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
CREDIT/EDU	=	Outstanding debt on existing facilities and equipment divided by TOTAL EDUs plus grant credit per EDU
EDU	=	Equivalent Dwelling Unit, representing the demand for EMS services equivalent to that generated by a single-family dwelling unit
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
PROJECT EDUs	=	Total EDUs for a development project, calculated by multiplying UNITS for each land use category in the development project by the EDUs/UNIT for that land use category and summing for all land use categories
TOTAL EDUs	=	Total EDUs for the County EMS service area, calculated by multiplying UNITS for each land use category in the service area by the EDUs/UNIT for that land use category and summing for all land use categories

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. Detailed data on EMS calls by land use categories is available for the last two years that the County has on the current reporting system. About one-fourth of the calls could not be directly classified according to a land use category, and most 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. A small percentage (5.4 percent) of calls could not be classified according to a land use, and these calls were not included in the total attributable calls used in developing the percentages. As can be seen from Table 31, the distribution of calls by land use fluctuated somewhat over the two-year period, with residential uses averaging about two-thirds of attributable EMS calls.

Table 31
COUNTY EMS CALLS, 2004-2005

	2003/04	2004/05	Average
Residential	28,754	44,087	36,421
Hotel/Motel	604	410	507
Commercial/Institutional	16,676	14,229	15,453
Industrial	59	57	58
Subtotal, Direct	46,093	58,783	52,439
Road-Related	13,581	12,376	12,979
Unclassified Calls	3,619	3,864	3,742
Total Calls	63,293	75,023	69,160
Residential	37,011	51,612	44,312
Hotel/Motel	1,039	806	923
Commercial/Institutional	21,171	18,325	19,748
Industrial	453	416	435
Total Attributable	59,674	71,159	65,418
Residential	62.0%	72.5%	67.7%
Hotel/Motel	1.7%	1.1%	1.4%
Commercial/Institutional	35.5%	25.8%	30.2%
Industrial	0.8%	0.6%	0.7%
Total Percent	100.0%	100.0%	100.0%

Source: Lee County Division of Public Safety, data on all calls (cancelled or not cancelled) for FY 2004 and 2005 (October 1 - September 30). attributable calls allocate responses to road-related sites based on the share of VMT from Table 2; percent distribution is based on attributable calls only.

The area served by County EMS is the entire county, less Fort Myers Beach and Lehigh Acres. The existing land use data is summarized in Table 32.

**Table 32
EXISTING LAND USE, COUNTY EMS SERVICE AREA**

Land Use	Unit of Measure	County-Wide	Ft. Myers Beach	Lehigh Acres	Area Served
Single-Family Detached/Mobile Home	Dwelling	132,499	3,991	16,786	111,722
Multi-Family	Dwelling	92,487	7,253	4,284	80,950
Mobile Home/RV Park	Space	8,253	642	0	7,611
Total Residential	Dwelling/Space	233,239	11,886	21,070	200,283
Hotel/Motel	Rooms	15,832	1,633	132	14,067
Retail	1,000 sf	35,369	1,046	1,707	32,616
Office	1,000 sf	14,186	116	352	13,718
Institutional	1,000 sf	22,917	60	760	22,097
Total Commercial/Institutional	1,000 sf	72,472	1,222	2,819	68,431
Light Industry	1,000 sf	7,418	17	0	7,401
Warehousing	1,000 sf	12,457	14	0	12,443
Total Industrial/Warehouse	1,000 sf	19,875	31	0	19,844

Source: Lee County Community Development Department, October 2005 (area served is county-wide less Fort Myers Beach and Lehigh Acres).

The combination of these two data sets—existing land use and EMS calls—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.

While EMS call data was combined for residential units, it is assumed that calls to duplex and mobile home/recreational vehicle park units are lower than to single-family units proportional to average household size. Similarly, while call data was combined for retail/institutional and office uses, direct calls were allocated between them proportional to square footage and road-related calls were allocated proportional to vehicle-miles of travel generated. As shown in Table 33, 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 100 percent more EMS demand than a single-family dwelling.

**Table 33
EMS EQUIVALENT DWELLING UNITS BY LAND USE**

Land Use	Unit of Measure	Existing Units	Average EMS Calls	Calls/Unit	EDUs/Unit	Total EDUs
Single-Family Detached*	Dwelling	111,722	27,814	0.249	1.00	111,722
Multi-Family	Dwelling	80,950	15,115	0.187	0.75	60,713
Mobile Home/RV Park	Space	7,611	1,383	0.182	0.73	5,556
Subtotal, Residential		200,283	44,312	0.221		177,991
Hotel/Motel	Room	14,067	923	0.066	0.27	3,798
Retail/Institutional	1,000 sq. ft.	54,713	17,660	0.323	1.30	71,127
Office	1,000 sq. ft.	13,718	2,088	0.152	0.61	8,368
Commercial/Institutional		68,431	19,748	0.289		79,495
Industrial	1,000 sq. ft.	7,401	240	0.032	0.13	962
Warehouse	1,000 sq. ft.	12,443	195	0.016	0.06	747
Industrial/Warehouse		19,844	435	0.022		1,709
Total			65,418			262,993

* includes mobile homes (manufactured housing) on individual lots

Source: Existing units county-wide, excluding Fort Myers Beach and Lehigh Acres, from Table 32; average EMS calls from Table 31; calls allocated among single-family detached, multi-family and mobile home/RV park units relative to average household size from 2000 Census for Lee County; calls allocated among retail/institutional versus office and industrial versus warehouse based on relative VMT from Table 2; annual calls per unit calculated by dividing annual average calls by existing units; EDUs/unit is ratio of annual calls per unit to annual calls per single-family unit..

Capital Costs

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.

Four stations owned by the County are occupied by EMS, and the County also paid for and occupies a portion of four fire district stations. The EMS helicopters are currently housed in a leased facility with a new County-owned hangar in the planning process. At current replacement costs, the buildings owned (or paid for) by the County and housing EMS personnel and equipment represent an investment of about \$2.8 million, as summarized in Table 34.

**Table 34
EMS BUILDING COST**

Station	EMS Sq. Ft.	Cost/ Sq. Ft.	Building Cost
East Ft. Myers Station	2,400	\$170	\$408,000
North Ft. Myers Station	2,030	\$170	\$345,100
Ft. Myers Shores Station	1,440	\$170	\$244,800
Cape Coral Station	1,331	\$170	\$226,270
Estero Fire Station #3	750	\$170	\$127,500
Iona McGregor Station (S Pt)	1,378	\$170	\$234,260
San Carlos Station (BH Griffin)	4,274	\$170	\$726,580
Tice Station (Lexington)	3,153	\$170	\$536,010
Helicopter Hangar/Office*	NA	NA	NA
Total	5,870		\$2,848,520

* The County EMS helicopters are currently housed in leased space.
Source: Station square footage from Lee County Public Safety Division, October 23, 2002 memorandum; cost per square foot based on average fire station construction cost from Table 7.

The County operates a fleet of EMS vehicles, including 44 ambulances, two helicopters and other support vehicles. Based on current replacement costs, the existing fleet of EMS vehicles has a total cost of \$15.6 million (see Table 35).

**Table 35
EMS VEHICLE COST**

Vehicle Type	Number	Unit Cost	Total Cost
Ambulance, Freightliner Sprinter	2	\$58,600	\$117,200
Ambulance, Freightliner	39	\$169,500	\$6,610,500
Helicopter (Bolkow BO-105)	1	\$2,000,000	\$2,000,000
Helicopter (Eurocopter EC-145)	1	\$5,700,000	\$5,700,000
Ford F-150 Pick Up	1	\$15,900	\$15,900
Ford Crown Victoria	5	\$28,700	\$143,500
Ford Expedition/Chevy Suburban	9	\$38,000	\$342,000
Ford F-350 Ambulance	3	\$124,000	\$372,000
Ford F-350 Crew Cab	1	\$25,000	\$25,000
Ford E-250	1	\$25,000	\$25,000
Ford E-450 S.D. Cargo Box	2	\$42,600	\$85,200
Ford E-350 Van	1	\$20,000	\$20,000
Ford E-350 SD Ambulance	1	\$124,000	\$124,000
Total Vehicle Cost			\$15,580,300

Source: Lee County Public Safety Division, June 24 and June 27, 2005.

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 for EMS functions. The total cost of EMS equipment is \$14.9 million, as summarized in Table 36.

**Table 36
EMS EQUIPMENT COST**

Radios and Communication Equipment	\$6,918,716
Medical and Rescue Equipment	\$5,290,004
Computers and Office Equipment	\$2,206,819
Other Equipment	\$496,560
Total Equipment Cost	\$14,912,099

Source: Lee County Public Safety Division, original costs from fixed asset listings for EMS, November 29, 2005. .

The total cost of EMS facilities, including buildings, vehicles and equipment, is approximately \$33.3 million. Dividing this total capital cost by total existing service units yields a cost of \$127 per EDU, as summarized in Table 37.

**Table 37
EMS COST PER SERVICE UNIT**

Station Replacement Cost	\$2,848,520
Vehicle Replacement Cost	\$15,580,300
Equipment Cost	\$14,912,099
Total Facility and Equipment Cost	\$33,340,919
Total Existing Equivalent Dwelling Units (EDUs)	262,993
Cost per EDU	\$126.77

Source: Station cost from Table 34; vehicle cost from Table 35; equipment cost from Table 36; total EDUs from Table 33.

Net Cost per Service Unit

While the County has no outstanding debt for EMS facilities, it has received some grant funding in recent years. The grant funding for EMS equipment received by the County from 2000 through 2005 is summarized in Table 38.

Table 38
EMS GRANT FUNDING, 2000-2005

38 Automatic External Defibrillators	\$73,230
Public Education Grant	\$29,400
Electronic Data Systems Grant	\$176,946
4 Automatic External Defibrillators (Bike Team)	\$9,375
1 12-Lead EKG Monitor/Defibrillator	\$15,182
First Responder Trailer	\$30,000
Night Vision Goggle System	\$60,000
6 Hammerhead Computers	\$50,613
29 Mobile Data Terminals	\$209,844
8 Mobile Data Terminals	\$57,888
Total Grant Funding, 2000-2005	\$712,478
Average Annual Grant Funding	\$118,746

Source: Lee County Public Safety Division, June 27, 2005.

While this source of funding is uncertain and a credit is not necessarily required, one will be given in this study. 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 \$5.88 per service unit.

Table 39
EMS GRANT FUNDING CREDIT

Annual EMS Grant Funding	\$118,746
Total Existing EMS Equivalent Dwelling Units (EDUs)	262,993
Annual EMS Grant Funding per EDU	\$0.45
Present Value Factor (20 years at 4.45%)	13.06
EMS Grant Funding Credit per EDU	\$5.88

Source: Annual grant funding from Table 38; existing EDUs from Table 33; present value factor based on average rate on 20-year, tax-exempt AAA municipal bonds reported by fmsbonds.com on November 3, 2005.

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 \$120.89 per equivalent dwelling unit, as shown in Table 40.

**Table 40
EMS NET COST PER SERVICE UNIT**

EMS Cost per EDU	\$126.77
EMS Grant Funding Credit per EDU	\$5.88
EMS Net Cost per EDU	\$120.89

Source: Cost per EDU from Table 37; credit per EDU from Table 39.

Recommended 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 41.

**Table 41
UPDATED EMS IMPACT FEES**

Land Use	Unit	EDUs/ Unit	Net Cost/ EDU	Proposed Fee/Unit
Single-Family Detached*	Dwelling	1.00	\$120.89	\$121
Multi-Family	Dwelling	0.75	\$120.89	\$91
Mobile Home/RV Park	Space	0.73	\$120.89	\$88
Hotel/Motel	Room	0.27	\$120.89	\$33
Retail	1,000 sq. ft.	1.30	\$120.89	\$157
Office	1,000 sq. ft.	0.61	\$120.89	\$74
Public/Institutional	1,000 sq. ft.	1.30	\$120.89	\$157
Industrial	1,000 sq. ft.	0.13	\$120.89	\$16
Warehouse	1,000 sq. ft.	0.06	\$120.89	\$7

* includes mobile home (manufactured housing) on individual lot

Source: EDUs per unit from Table 33; net cost per EDU is cost per EDU from Table 37.

The updated EMS fees calculated above are compared with the County's current EMS fees in Table 42. Impact fees for most land use categories could more than triple, although the amounts are rather modest in absolute terms.

**Table 42
COMPARISON OF CURRENT AND POTENTIAL EMS FEES**

Land Use	Unit	Current Fee	Potential Fee	Potential Change	Percent Change
Single-Family Detached*	Dwelling	\$30	\$121	\$91	303%
Multi-Family	Dwelling	\$22	\$91	\$69	314%
Mobile Home/RV Park	Space	\$22	\$88	\$66	300%
Hotel/Motel	Room	\$17	\$33	\$16	94%
Retail	1,000 sq. ft.	\$47	\$157	\$110	234%
Office	1,000 sq. ft.	\$47	\$74	\$27	57%
Public/Institutional	1,000 sq. ft.	\$4	\$157	\$153	3825%
Industrial	1,000 sq. ft.	\$4	\$16	\$12	300%
Warehouse	1,000 sq. ft.	\$4	\$7	\$3	75%

* includes mobile home (manufactured housing) on individual lot

Source: Current fees from Section 2-386 of Lee County Land Development Code; potential fee from Table 41.

APPENDIX: NET CAPITAL COST BY FIRE DISTRICT

Table 43
FIRE/RESCUE NET CAPITAL COST, ALVA

Capital Equipment	Units	Unit Price	Total Cost
Mini-Pumper	1	\$229,000	\$229,000
Pumper, Dash Series	2	\$682,000	\$1,364,000
Tanker	1	\$300,000	\$300,000
Wildland Brush Truck, Large		\$287,000	\$0
Wildland Brush Truck, Small	2	\$166,000	\$332,000
Hazardous Material Truck		\$645,000	\$0
Aerial Ladder 75'		\$800,000	\$0
Aerial Ladder 105'		\$913,000	\$0
Aerial Platform 100'		\$1,051,000	\$0
Command Vehicle		\$132,000	\$0
Staff Vehicle		\$56,000	\$0
Building (square feet)	6,400	\$170	\$1,088,000
Land (acres)	4.20	\$108,900	\$457,380
Total Capital Cost			\$3,770,380
Outstanding Debt			\$71,530
Capital Grants, 2000-2005			\$43,751
Net Capital Cost			\$3,655,099

Source: Inventory units, building square feet, land, grants and outstanding debt from Alva Fire Control and Rescue Service District, June 2005; unit prices for vehicles from Table 9; building cost per square foot from Table 7; cost per acre from Maxwell & Hendry Valuation Services, *Lee County Fire District Land Cost Study*, November 2005.

**Table 44
FIRE/RESCUE NET CAPITAL COST, BAYSHORE**

Capital Equipment	Units	Unit Price	Total Cost
Mini-Pumper		\$229,000	\$0
Pumper, Dash Series	1	\$682,000	\$682,000
Tanker	1	\$300,000	\$300,000
Wildland Brush Truck, Large	1	\$287,000	\$287,000
Wildland Brush Truck, Small	1	\$166,000	\$166,000
Hazardous Material Truck		\$645,000	\$0
Aerial Ladder 75'		\$800,000	\$0
Aerial Ladder 105'		\$913,000	\$0
Aerial Platform 100'		\$1,051,000	\$0
Command Vehicle		\$132,000	\$0
Staff Vehicle	1	\$56,000	\$56,000
Support Vehicle	1	\$56,000	\$56,000
Building (square feet)	14,500	\$170	\$2,465,000
Land (acres)	5.50	\$108,900	\$598,950
Total Capital Cost			\$4,610,950
Outstanding Debt			\$610,000
Capital Grants, 2000-2005			\$145,000
Net Capital Cost			\$3,855,950

Source: Inventory units, building square feet, land, grants and outstanding debt from Bayshore Fire Protection and Rescue Service District, June 2005; unit prices for vehicles from Table 9; building cost per square foot from Table 7; cost per acre from Maxwell & Hendry Valuation Services, *Lee County Fire District Land Cost Study*, November 2005.

**Table 45
FIRE/RESCUE NET CAPITAL COST, BONITA SPRINGS**

Capital Equipment	Units	Unit Price	Total Cost
Mini-Pumper	1	\$229,000	\$229,000
Pumper, Dash Series	6	\$682,000	\$4,092,000
Tanker		\$300,000	\$0
Wildland Brush Truck, Large	2	\$287,000	\$574,000
Wildland Brush Truck, Small		\$166,000	\$0
Hazardous Material Truck	1	\$645,000	\$645,000
Aerial Ladder 75'	1	\$800,000	\$800,000
Aerial Ladder 105'		\$913,000	\$0
Aerial Platform 100'		\$1,051,000	\$0
Command Vehicle		\$132,000	\$0
Staff Vehicle	20	\$56,000	\$1,120,000
Support Vehicle	2	\$56,000	\$112,000
Boat	1	\$27,150	\$27,150
Building (square feet)	60,031	\$170	\$10,205,270
Land (acres)	18.00	\$435,600	\$7,840,800
Total Capital Cost			\$25,645,220
Outstanding Debt			\$6,000,340
Capital Grants, 2000-2005			\$8,534
Net Capital Cost			\$19,636,346

Source: Inventory units, building square feet, land, grants and outstanding debt from Bonita Springs Fire Control and Rescue District, June 2005; unit prices for vehicles except boat from Table 9; unit price for boat based on Bonita Springs Fire Control and Rescue District, 2002 value updated by Bureau of Labor Statistics (BLS) Consumer Price Index (CPI), U.S. City Average All Items (2002 to August 2005 = 1.086); building cost per square foot from Table 7; cost per acre from Maxwell & Hendry Valuation Services, *Lee County Fire District Land Cost Study*, November 2005.

**Table 46
FIRE/RESCUE NET CAPITAL COST, CAPTIVA**

Capital Equipment	Units	Unit Price	Total Cost
Mini-Pumper	1	\$229,000	\$229,000
Pumper, Dash Series	2	\$682,000	\$1,364,000
Tanker		\$300,000	\$0
Wildland Brush Truck, Large		\$287,000	\$0
Wildland Brush Truck, Small		\$166,000	\$0
Hazardous Material Truck		\$645,000	\$0
Aerial Ladder 75'		\$800,000	\$0
Aerial Ladder 105'		\$913,000	\$0
Aerial Platform 100'		\$1,051,000	\$0
Command Vehicle		\$132,000	\$0
Staff Vehicle	1	\$56,000	\$56,000
Building (square feet)	2,800	\$170	\$476,000
Land (acres)	0.50	NA	NA
Total Capital Cost			\$2,125,000
Outstanding Debt			\$0
Capital Grants, 2000-2005			\$0
Net Capital Cost			\$2,125,000

Source: Inventory units, building square feet, land, grants and outstanding debt from Captiva Island Fire Control District, June 2005; unit prices for vehicles from Table 9; building cost per square foot from Table 7.

**Table 47
FIRE/RESCUE NET CAPITAL COST, ESTERO**

Capital Equipment	Units	Unit Price	Total Cost
Mini-Pumper		\$229,000	\$0
Pumper, Dash Series	4	\$682,000	\$2,728,000
Tanker	1	\$300,000	\$300,000
Wildland Brush Truck, Large	1	\$287,000	\$287,000
Wildland Brush Truck, Small	1	\$166,000	\$166,000
Hazardous Material Truck		\$645,000	\$0
Aerial Ladder 75'	1	\$800,000	\$800,000
Aerial Ladder 105'		\$913,000	\$0
Aerial Platform 100'	1	\$1,051,000	\$1,051,000
Command Vehicle	1	\$132,000	\$132,000
Staff Vehicle	10	\$56,000	\$560,000
Building (square feet)*	25,578	\$170	\$4,348,260
Land (acres)	9.08	\$435,600	\$3,955,248
Total Capital Cost			\$14,327,508
Outstanding Debt			\$3,563,167
Capital Grants, 2000-2005			\$8,078
Net Capital Cost			\$10,756,263

* excludes 750 sq. ft. paid for by County and occupied by County EMS

Source: Inventory units, building square feet, land, grants and outstanding debt from Estero Fire Protection and Rescue Service District (square feet excludes 725 square feet of Station #3 paid for and used by County EMS), June 2005; unit prices for vehicles from Table 9; building cost per square foot from Table 7; cost per acre from Maxwell & Hendry Valuation Services, *Lee County Fire District Land Cost Study*, November 2005.

**Table 48
FIRE/RESCUE NET CAPITAL COST, FORT MYERS**

Capital Equipment	Units	Unit Price	Total Cost
Mini-Pumper		\$229,000	\$0
Pumper, Dash Series	7	\$682,000	\$4,774,000
Tanker		\$300,000	\$0
Wildland Brush Truck, Large		\$287,000	\$0
Wildland Brush Truck, Small	2	\$166,000	\$332,000
Hazardous Material Truck	1	\$645,000	\$645,000
Aerial Ladder 75'		\$800,000	\$0
Aerial Ladder 105'	1	\$913,000	\$913,000
Aerial Platform 100'	1	\$1,051,000	\$1,051,000
Command Vehicle	1	\$132,000	\$132,000
Staff Vehicle	6	\$56,000	\$336,000
Support Vehicle	9	\$56,000	\$504,000
Rescue Squad	2	\$124,000	\$248,000
Technical Rescue Trailer	2	\$97,700	\$195,400
Boats	2	\$86,900	\$173,800
Building (square feet)	36,000	\$170	\$6,120,000
Land (acres)	20.25	\$326,700	\$6,615,675
Total Capital Cost			\$22,039,875
Outstanding Debt			\$0
Capital Grants, 2000-2005			\$240,000
Net Capital Cost			\$21,799,875

Source: Inventory units, building square feet, land, and debt from City of Fort Myers Fire Department; unit prices for vehicles except boats and technical rescue trailer from Table 9; rescue squad unit price from County EMS replacement cost for Ford F-350 ambulance from Table 36; unit price for boats and technical rescue trailer from the City of Fort Myers Fire Department, Chief Sam Bissell, September 10, 2002, value updated with BLS CPI, U.S. City Average All Items (2002 to August 2005 = 1.086); total cost per square foot from Table 7; cost per acre from Maxwell & Hendry Valuation Services, *Lee County Fire District Land Cost Study*, November 2005.

**Table 49
FIRE/RESCUE NET CAPITAL COST, FORT MYERS BEACH**

Capital Equipment	Units	Unit Price	Total Cost
Mini-Pumper		\$229,000	\$0
Pumper, Dash Series	3	\$682,000	\$2,046,000
Tanker		\$300,000	\$0
Wildland Brush Truck, Large		\$287,000	\$0
Wildland Brush Truck, Small		\$166,000	\$0
Hazardous Material Truck		\$645,000	\$0
Aerial Ladder 75'		\$800,000	\$0
Aerial Ladder 105'		\$913,000	\$0
Aerial Platform 100'		\$1,051,000	\$0
Command Vehicle	1	\$132,000	\$132,000
Staff Vehicle	5	\$56,000	\$280,000
Support Vehicle	2	\$56,000	\$112,000
Ambulance	3	\$137,412	\$412,236
Building (square feet)	14,705	\$170	\$2,499,850
Land (acres)	0.85	\$2,526,480	\$2,147,508
Total Capital Cost			\$7,629,594
Outstanding Debt			\$0
Capital Grants, 2000-2005			\$75,902
Net Capital Cost			\$7,553,692

Source: Inventory units and debt from Fort Myers Beach Fire Control District, June 2005; unit prices for vehicles from Table 9; building cost per square foot from Table 7; total square feet and total acres from the Lee County Property Appraiser (2002); cost per acre from Maxwell & Hendry Valuation Services, *Lee County Fire District Land Cost Study*, November 2005.

**Table 50
FIRE/RESCUE NET CAPITAL COST, FORT MYERS SHORES**

Capital Equipment	Units	Unit Price	Total Cost
Mini-Pumper		\$229,000	\$0
Pumper, Dash Series	3	\$682,000	\$2,046,000
Tanker		\$300,000	\$0
Wildland Brush Truck, Large		\$287,000	\$0
Wildland Brush Truck, Small		\$166,000	\$0
Hazardous Material Truck		\$645,000	\$0
Aerial Ladder 75'		\$800,000	\$0
Aerial Ladder 105'		\$913,000	\$0
Aerial Platform 100'		\$1,051,000	\$0
Command Vehicle	1	\$132,000	\$132,000
Staff Vehicle		\$56,000	\$0
Trailer	1	\$56,000	\$56,000
Building (square feet)	7,017	\$170	\$1,192,890
Land (acres)	1.75	\$152,460	\$266,805
Total Capital Cost			\$3,693,695
Outstanding Debt			\$110,383
Capital Grants, 2000-2005			\$0
Net Capital Cost			\$3,583,312

Source: Inventory units, building square feet, land, grants and outstanding debt from Fort Myers Shores Fire Protection and Rescue District, June 2005; unit prices for vehicles from Table 9; building cost per square foot from Table 7; cost per acre from Maxwell & Hendry Valuation Services, *Lee County Fire District Land Cost Study*, November 2005

**Table 51
FIRE/RESCUE NET CAPITAL COST, IONA-MCGREGOR**

Capital Equipment	Units	Unit Price	Total Cost
Mini-Pumper		\$229,000	\$0
Pumper, Dash Series	4	\$682,000	\$2,728,000
Tanker		\$300,000	\$0
Wildland Brush Truck, Large		\$287,000	\$0
Wildland Brush Truck, Small		\$166,000	\$0
Hazardous Material Truck		\$645,000	\$0
Aerial Ladder 75'	1	\$800,000	\$800,000
Aerial Ladder 105'		\$913,000	\$0
Aerial Platform 100'	1	\$1,051,000	\$1,051,000
Command Vehicle	1	\$132,000	\$132,000
Staff Vehicle	12	\$56,000	\$672,000
Support Vehicle	5	\$56,000	\$280,000
Boat	1	\$48,900	\$48,900
Building (square feet)*	53,473	\$170	\$9,090,410
Land (acres)	14.08	\$326,700	\$4,599,936
Total Capital Cost			\$19,402,246
Outstanding Debt			\$1,306,730
Capital Grants, 2000-2005			\$11,968
Net Capital Cost			\$18,083,548

* excludes 1,378 sq. ft. paid for by County and occupied by County EMS

Source: Inventory units, building square feet, land, grants and outstanding debt from Iona-McGregor Fire Protection and Rescue Service District, June 2005; unit prices for vehicles except boat from Table 9, unit price for boat and heavy rescue vehicle from Fire Chief, October 18, 2002 teleconference, value updated with BLS CPI, U.S. City Average All Items (2002 to August 2005 = 1.086); building cost per square foot from Table 7; cost per acre from Maxwell & Hendry Valuation Services, *Lee County Fire District Land Cost Study*, November 2005.

**Table 52
FIRE/RESCUE NET CAPITAL COST, LEHIGH ACRES**

Capital Equipment	Units	Unit Price	Total Cost
Mini-Pumper		\$229,000	\$0
Pumper, Dash Series	4	\$682,000	\$2,728,000
Tanker		\$300,000	\$0
Wildland Brush Truck, Large	4	\$287,000	\$1,148,000
Wildland Brush Truck, Small		\$166,000	\$0
Hazardous Material Truck		\$645,000	\$0
Ambulance	4	\$137,412	\$549,648
Aerial Ladder 75'		\$800,000	\$0
Aerial Ladder 105'		\$913,000	\$0
Aerial Platform 100'	1	\$1,051,000	\$1,051,000
Command Vehicle	1	\$132,000	\$132,000
Staff Vehicle	4	\$56,000	\$224,000
Support Vehicle	2	\$56,000	\$112,000
Building (square feet)	23,400	\$170	\$3,978,000
Land (acres)	3.59	\$261,360	\$938,282
Total Capital Cost			\$10,860,930
Outstanding Debt			\$489,084
Capital Grants, 2000-2005			\$19,775
Net Capital Cost			\$10,352,071

Source: Inventory units, building square feet, land, grants and outstanding debt from Lehigh Acres Fire Control and Rescue Service District, June 2005; unit prices for vehicles from Table 9; unit cost for ambulances from Table 35; building cost per square foot from Table 7; cost per acre from Maxwell & Hendry Valuation Services, *Lee County Fire District Land Cost Study*, November 2005.

**Table 53
FIRE/RESCUE NET CAPITAL COST, LEE COUNTY AIRPORTS**

Capital Equipment	Units	Unit Price	Total Cost
Mini-Pumper		\$229,000	\$0
Pumper, Dash Series	2	\$682,000	\$1,364,000
Tanker		\$300,000	\$0
Wildland Brush Truck, Large	1	\$287,000	\$287,000
Wildland Brush Truck, Small		\$166,000	\$0
Hazardous Material Truck		\$645,000	\$0
Command	3	\$53,000	\$159,000
Support Vehicles	1	\$56,000	\$56,000
Staff Vehicle	2	\$40,000	\$80,000
Oshkosh, T-1500	1	\$434,400	\$434,400
Oshkosh, T-6	1	\$434,400	\$434,400
Oshkosh, T-12	1	\$814,500	\$814,500
8x8 Titan	1	\$1,086,000	\$1,086,000
Wells Cargo EW 1622 Trailers	1	\$5,800	\$5,800
Building (square feet)	24,196	\$170	\$4,113,320
Total Capital Cost			\$8,834,420
Outstanding Debt			\$0
Capital Grants, 2000-2005			\$0
Net Capital Cost			\$8,834,420

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 9; 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; 2002 values updated with BLS CPI, U.S. City Average All Items (2002 to August 2005=1.086); building cost per square foot from Table 7; total square feet from the Lee County Property Appraiser (2002)

**Table 54
FIRE/RESCUE NET CAPITAL COST, MATLACHA-PINE ISLAND**

Capital Equipment	Units	Unit Price	Total Cost
Mini-Pumper	1	\$229,000	\$229,000
Pumper, Dash Series	3	\$682,000	\$2,046,000
Tanker	1	\$300,000	\$300,000
Wildland Brush Truck, Large	2	\$287,000	\$574,000
Wildland Brush Truck, Small	3	\$166,000	\$498,000
Hazardous Material Truck		\$645,000	\$0
Aerial Ladder 75'		\$800,000	\$0
Aerial Ladder 105'		\$913,000	\$0
Aerial Platform 100'		\$1,051,000	\$0
Command Vehicle	1	\$132,000	\$132,000
Staff Vehicle	2	\$56,000	\$112,000
Support Vehicle		\$56,000	\$0
Boat	1	\$48,000	\$48,000
Building (square feet)	16,782	\$170	\$2,852,940
Land (acres)	1.89	\$217,800	\$411,642
Total Capital Cost			\$7,203,582
Outstanding Debt			\$320,152
Capital Grants, 2000-2005			\$26,262
Net Capital Cost			\$6,857,168

Source: Inventory units, building square feet, land, grants and outstanding debt from Matlacha-Pine Island Fire Control District, June 2005; unit prices for vehicles except boat from Table 9; unit price for boat assumed; building cost per square foot from Table 7; cost per acre from Maxwell & Hendry Valuation Services, *Lee County Fire District Land Cost Study*, November 2005.

**Table 55
FIRE/RESCUE NET CAPITAL COST, NORTH FORT MYERS**

Capital Equipment	Units	Unit Price	Total Cost
Mini-Pumper	4	\$229,000	\$916,000
Pumper, Dash Series	5	\$682,000	\$3,410,000
Tanker		\$300,000	\$0
Wildland Brush Truck, Large		\$287,000	\$0
Wildland Brush Truck, Small	1	\$166,000	\$166,000
Hazardous Material Truck		\$645,000	\$0
Aerial Ladder 75'		\$800,000	\$0
Aerial Ladder 105'		\$913,000	\$0
Aerial Platform 100'		\$1,051,000	\$0
Command Vehicle	2	\$132,000	\$264,000
Staff Vehicle	6	\$56,000	\$336,000
Support Vehicle	1	\$56,000	\$56,000
Building (square feet)	20,778	\$170	\$3,532,260
Land (acres)	4.38	\$152,460	\$667,775
Total Capital Cost			\$9,348,035
Outstanding Debt			\$0
Capital Grants, 2000-2005			\$0
Net Capital Cost			\$9,348,035

Source: Inventory units, building square feet, land, grants and outstanding debt from North Fort Myers Fire Control and Rescue Service District, June 2005; unit prices for vehicles from Table 9; building cost per square foot from Table 7; cost per acre from Maxwell & Hendry Valuation Services, *Lee County Fire District Land Cost Study*, November 2005.

**Table 56
FIRE/RESCUE NET CAPITAL COST, SAN CARLOS PARK**

Capital Equipment	Units	Unit Price	Total Cost
Mini-Pumper	2	\$229,000	\$458,000
Pumper, Dash Series	4	\$682,000	\$2,728,000
Tanker		\$300,000	\$0
Wildland Brush Truck, Large	1	\$287,000	\$287,000
Wildland Brush Truck, Small	3	\$166,000	\$498,000
Hazardous Material Truck		\$645,000	\$0
Aerial Ladder 75'		\$800,000	\$0
Aerial Ladder 105'		\$913,000	\$0
Aerial Platform 100'		\$1,051,000	\$0
Command Vehicle	4	\$132,000	\$528,000
Staff Vehicle	3	\$56,000	\$168,000
Support Vehicle	2	\$56,000	\$112,000
Building (square feet)*	37,414	\$170	\$6,360,380
Land (acres)	16.58	\$435,600	\$7,222,248
Total Capital Cost			\$18,361,628
Outstanding Debt			\$3,746,124
Capital Grants, 2000-2005			\$0
Net Capital Cost			\$14,615,504

* excludes 4,274 sq. ft. paid for by County and occupied by County EMS

Source: Inventory units, building square feet, land, grants and outstanding debt from San Carlos Park Fire Protection and Rescue Service District, June 2005; unit prices for vehicles from Table 9; building cost per square foot from Table 7; cost per acre from Maxwell & Hendry Valuation Services, *Lee County Fire District Land Cost Study*, November 2005

**Table 57
FIRE/RESCUE NET CAPITAL COST, SANIBEL**

Capital Equipment	Units	Unit Price	Total Cost
Mini-Pumper		\$229,000	\$0
Pumper, Dash Series	2	\$682,000	\$1,364,000
Tanker		\$300,000	\$0
Wildland Brush Truck, Large		\$287,000	\$0
Wildland Brush Truck, Small	1	\$166,000	\$166,000
Hazardous Material Truck		\$645,000	\$0
Aerial Ladder 75'	1	\$800,000	\$800,000
Aerial Ladder 105'		\$913,000	\$0
Aerial Platform 100'		\$1,051,000	\$0
Command Vehicle	3	\$132,000	\$396,000
Staff Vehicle	1	\$56,000	\$56,000
Support Vehicle	1	\$56,000	\$56,000
Boat	1	\$32,600	\$32,600
Building (square feet)	20,000	\$170	\$3,400,000
Land (acres)	3.7	\$871,200	\$3,223,440
Total Capital Cost			\$9,494,040
Outstanding Debt			\$3,320,000
Capital Grants, 2000-2005			\$49,260
Net Capital Cost			\$6,124,780

Source: Inventory units, building square feet, land, grants and outstanding debt from Sanibel Fire Protection and Rescue Service District, June 2005; unit prices for vehicles from Table 9; boat value from Sanibel Fire Protection Service District Equipment Survey, value of boat updated with BLS CPI, U.S. City Average All Items (2002 to August 2005=1.086); building cost per square foot from Table 7; cost per acre from Maxwell & Hendry Valuation Services, *Lee County Fire District Land Cost Study*, November 2005.

**Table 58
FIRE/RESCUE NET CAPITAL COST, SOUTH TRAIL**

Capital Equipment	Units	Unit Price	Total Cost
Mini-Pumper		\$229,000	\$0
Pumper, Dash Series	4	\$682,000	\$2,728,000
Tanker		\$300,000	\$0
Wildland Brush Truck, Large		\$287,000	\$0
Wildland Brush Truck, Small	1	\$166,000	\$166,000
Hazardous Material Truck		\$645,000	\$0
Aerial Ladder 75'	2	\$800,000	\$1,600,000
Aerial Ladder 105'		\$913,000	\$0
Aerial Platform 100'		\$1,051,000	\$0
Command Vehicle	2	\$132,000	\$264,000
Staff Vehicle	4	\$56,000	\$224,000
Support Vehicle	8	\$56,000	\$448,000
Boat	1	\$5,400	\$5,400
Building (square feet)	37,380	\$170	\$6,354,600
Land (acres)	4.03	\$435,600	\$1,755,468
Total Capital Cost			\$13,545,468
Outstanding Debt			\$0
Capital Grants, 2000-2005			\$0
Net Capital Cost			\$13,545,468

Source: Inventory units, building square feet, land, grants and outstanding debt from South Trail Fire Protection and Rescue Service District, June 2005; unit prices for vehicles from Table 9; boat value based on 2002 data updated with BLS CPI, U.S. City Average All Items (2002 to August 2005=1.086); building cost per square foot from Table 7, cost per acre from Maxwell & Hendry Valuation Services, *Lee County Fire District Land Cost Study*, November 2005.

**Table 59
FIRE/RESCUE NET CAPITAL COST, TICE**

Capital Equipment	Units	Unit Price	Total Cost
Mini-Pumper		\$229,000	\$0
Pumper, Dash Series	5	\$682,000	\$3,410,000
Tanker	1	\$300,000	\$300,000
Wildland Brush Truck, Large	1	\$287,000	\$287,000
Wildland Brush Truck, Small	2	\$166,000	\$332,000
Hazardous Material Truck		\$645,000	\$0
Aerial Ladder 75'	1	\$800,000	\$800,000
Aerial Ladder 105'		\$913,000	\$0
Aerial Platform 100'		\$1,051,000	\$0
Command Vehicle	1	\$132,000	\$132,000
Staff Vehicle	2	\$56,000	\$112,000
Support Vehicle	1	\$56,000	\$56,000
Other	2	\$86,900	\$173,800
Building (square feet)*	24,341	\$170	\$4,137,970
Land (acres)	4.1	\$152,460	\$625,086
Total Capital Cost			\$10,365,856
Outstanding Debt			\$1,496,161
Capital Grants, 2000-2005			\$171,864
Net Capital Cost			\$8,697,831

* excludes 3,153 sq. ft. paid for by County and occupied by County EMS

Source: Inventory units, building square feet, land, grants and outstanding debt from Tice Fire Protection and Rescue Service District, June 2005; unit prices for vehicles from Table 9; unit price for light and air supply truck from Fire Chief Bradley, October 17, 2002 teleconference; value of light and air supply truck updated based on BLS CPI, U.S. City Average All Items (2002 to August 2005 = 1.086); building cost per square foot from Table 7; cost per acre from Maxwell & Hendry Valuation Services, *Lee County Fire District Land Cost Study*, November 2005

**Table 60
FIRE/RESCUE NET CAPITAL COST, UPPER CAPTIVA**

Capital Equipment	Units	Unit Price	Total Cost
Mini-Pumper		\$229,000	\$0
Pumper, Dash Series	1	\$682,000	\$682,000
Tanker	1	\$300,000	\$300,000
Wildland Brush Truck, Large		\$287,000	\$0
Wildland Brush Truck, Small	1	\$166,000	\$166,000
Hazardous Material Truck		\$645,000	\$0
Aerial Ladder 75'		\$800,000	\$0
Aerial Ladder 105'		\$913,000	\$0
Aerial Platform 100'		\$1,051,000	\$0
Command Vehicle		\$132,000	\$0
Staff Vehicle	2	\$56,000	\$112,000
Building (square feet)	4,100	\$170	\$697,000
Land (acres)	0.25	NA	NA
Total Capital Cost			\$1,957,000
Outstanding Debt			\$150,000
Capital Grants, 2000-2005			\$0
Net Capital Cost			\$1,807,000

Source: Inventory units and outstanding debt from Upper Captiva Fire Protection and Rescue Service District (2002 data); unit prices for vehicles from Table 9, building cost per square foot from Table 7.

LEE COUNTY ORDINANCE NO. 06-_____

AN ORDINANCE AMENDING CHAPTER 2 OF THE LEE COUNTY LAND DEVELOPMENT CODE (LDC), ARTICLE VI, DIVISION 5, FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES (EMS) IMPACT FEES; AMENDING IMPOSITION (§2-385); AMENDING PROVISIONS AND TABLES 1 AND 2 WITHIN COMPUTATION OF AMOUNT (§2-386); 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 the Board approved a contract with Duncan Associates for the review and update of Fire and EMS impact fee rates; and

WHEREAS, the *Fire/EMS Impact Fee Study, Lee County, Florida*, prepared by Duncan Associates, dated December, 2005, forms the basis of the proposed amendments; and

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

WHEREAS, pursuant to Lee Plan Goal 65, the County will assist fire districts in providing appropriate levels of high-quality cost-effective fire prevention and suppression services throughout the unincorporated county; and

WHEREAS, pursuant to Lee Plan Policy 65.1.5, the County will maintain a fire and EMS impact fee program that allows for voluntary participation of the individual fire districts in Lee County; and

WHEREAS, on February 1, 2006, the proposed amendments to LDC Chapter 2 regarding Fire and EMS impact fees were presented to the Lee County Affordable Housing Committee; and

WHEREAS, on February 10, 2006, 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 February 8, 2006, the Executive Regulatory Oversight Committee (ERO) reviewed the proposed amendments to the LDC Chapter 2 regarding Fire and EMS impact fees and (indicated their fundamental opposition to the use of impact fees in general, but approved the proposed time frame and method for imposition if adopted/_____
_____); and

WHEREAS, on February 27, 2006, 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) - (d) Unchanged.

(e)(1) & (2) are deleted in their entirety and replaced with the following:

(e) The fee schedule in effect prior to March 28, 2006 (tentative date of adoption), will remain in effect until the new fees take effect as follows:

(1) Decreases. Decreases in the existing fee for a use type will be effective March 28, 2006 (tentative date of adoption).

(2) Increases.

a. A building permit or mobile home move-on permit or recreational vehicle park development order application submitted on or before May 28, 2006 (60 days after adoption), will be assessed an impact fee based upon the fee schedule applicable on March 27, 2006, but only if the building permit or mobile home move-on permit or recreational vehicle park development order is issued on or before August 28, 2006 (an additional 90 days after application deadline).

b. A building permit or mobile home move-on permit or recreational vehicle park development order application submitted after May 28, 2006, or any building permit or mobile home move-on permit or development order issued after August 28, 2006, will be subject to the amended impact fee schedule.

c. After August 28, 2006, the director may accept payment according to the fee schedule in effect prior to March 28, 2006 only if the following conditions are met. The director's decision is not subject to appeal under section 34-145 of this Code.

1. The application for the permit or development order must have been properly submitted and sufficient for review on or before May 28, 2006; and,

2. The sole grounds for accepting payment under this subsection will be that a governmental action or failure to act in a timely manner caused the issuance of the permit or development order to be delayed beyond August 28, 2006; and,

3. The applicant submits a written request to the director specifying the reasons for the request; and,

4. The director's decision must be in writing and it must set forth the governmental action or failure to act that caused unnecessary delay in the issuance of the permit or development order; and,

5. The ability and authority to accept payments under this subsection will terminate on September 28, 2006.

(3) Unchanged.

Sec. 2-386. Computation of amount.

(a) text unchanged

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 ²	\$622	\$392	\$392	\$634	\$796	\$373	\$796	\$187	\$100
	<u>\$760</u>	<u>\$595</u>	<u>\$554</u>	<u>\$625</u>	<u>\$593</u>	<u>\$277</u>	<u>\$593</u>	<u>\$286</u>	<u>\$269</u>
Bayshore ²	\$622	\$392	\$392	\$634	\$796	\$373	\$796	\$187	\$100
	<u>\$760</u>	<u>\$595</u>	<u>\$554</u>	<u>\$625</u>	<u>\$593</u>	<u>\$277</u>	<u>\$593</u>	<u>\$286</u>	<u>\$269</u>
Bonita Springs ⁶	\$373	\$235	\$235	\$380	\$477	\$224	\$477	\$112	\$60
	<u>\$660</u>	<u>\$517</u>	<u>\$481</u>	<u>\$542</u>	<u>\$515</u>	<u>\$240</u>	<u>\$515</u>	<u>\$248</u>	<u>\$234</u>
Captiva Island ³	\$622	\$392	\$392	\$634	\$796	\$373	\$796	\$187	\$100
	<u>\$760</u>	<u>\$595</u>	<u>\$554</u>	<u>\$625</u>	<u>\$593</u>	<u>\$277</u>	<u>\$593</u>	<u>\$286</u>	<u>\$269</u>
Estero ²	\$495	\$312	\$312	\$505	\$634	\$297	\$634	\$149	\$79
	<u>\$610</u>	<u>\$478</u>	<u>\$610</u>	<u>\$501</u>	<u>\$476</u>	<u>\$222</u>	<u>\$476</u>	<u>\$229</u>	<u>\$216</u>
Fort Myers ⁴	\$354	\$223	\$223	\$361	\$453	\$212	\$453	\$186	\$57
	<u>\$490</u>	<u>\$384</u>	<u>\$357</u>	<u>\$403</u>	<u>\$382</u>	<u>\$178</u>	<u>\$382</u>	<u>\$184</u>	<u>\$173</u>
Fort Myers Beach ³	\$485	\$306	\$306	\$495	\$624	\$291	\$624	\$146	\$78
	<u>\$610</u>	<u>\$478</u>	<u>\$445</u>	<u>\$501</u>	<u>\$476</u>	<u>\$222</u>	<u>\$476</u>	<u>\$229</u>	<u>\$216</u>
Fort Myers Shores ³	\$565	\$356	\$356	\$576	\$723	\$339	\$723	\$170	\$90
	<u>\$760</u>	<u>\$595</u>	<u>\$554</u>	<u>\$625</u>	<u>\$593</u>	<u>\$277</u>	<u>\$593</u>	<u>\$286</u>	<u>\$269</u>
Iona-McGregor ²	\$387	\$244	\$244	\$395	\$495	\$232	\$495	\$116	\$62
	<u>\$473</u>	<u>\$371</u>	<u>\$345</u>	<u>\$389</u>	<u>\$369</u>	<u>\$172</u>	<u>\$369</u>	<u>\$178</u>	<u>\$167</u>
Lee County Airports ⁵	\$622	\$392	\$392	\$634	\$796	\$373	\$796	\$187	\$100
	<u>\$760</u>	<u>\$595</u>	<u>\$554</u>	<u>\$625</u>	<u>\$593</u>	<u>\$277</u>	<u>\$593</u>	<u>\$286</u>	<u>\$269</u>
Lehigh Acres ¹	\$388	\$244	\$244	\$396	\$497	\$233	\$497	\$116	\$62
	<u>\$465</u>	<u>\$364</u>	<u>\$339</u>	<u>\$382</u>	<u>\$363</u>	<u>\$169</u>	<u>\$363</u>	<u>\$175</u>	<u>\$165</u>
Matlacha-Pine Island ³	\$622	\$392	\$392	\$634	\$796	\$373	\$796	\$187	\$100
	<u>\$760</u>	<u>\$595</u>	<u>\$554</u>	<u>\$625</u>	<u>\$593</u>	<u>\$277</u>	<u>\$593</u>	<u>\$286</u>	<u>\$269</u>
North Fort Myers ³	\$287	\$184	\$184	\$293	\$367	\$172	\$367	\$86	\$46
	<u>\$307</u>	<u>\$240</u>	<u>\$224</u>	<u>\$252</u>	<u>\$240</u>	<u>\$112</u>	<u>\$240</u>	<u>\$115</u>	<u>\$109</u>
San Carlos Park ²	\$479	\$296	\$296	\$479	\$602	\$282	\$602	\$141	\$75
	<u>\$760</u>	<u>\$595</u>	<u>\$554</u>	<u>\$625</u>	<u>\$593</u>	<u>\$277</u>	<u>\$593</u>	<u>\$286</u>	<u>\$269</u>
Sanibel ³	\$535	\$337	\$337	\$546	\$685	\$321	\$685	\$161	\$86
	<u>\$678</u>	<u>\$531</u>	<u>\$495</u>	<u>\$557</u>	<u>\$529</u>	<u>\$247</u>	<u>\$529</u>	<u>\$255</u>	<u>\$240</u>
South Trail ²	\$358	\$226	\$226	\$365	\$458	\$215	\$458	\$107	\$49
	<u>\$410</u>	<u>\$321</u>	<u>\$299</u>	<u>\$337</u>	<u>\$320</u>	<u>\$149</u>	<u>\$320</u>	<u>\$154</u>	<u>\$145</u>
Tice ²	\$608	\$378	\$378	\$612	\$768	\$360	\$768	\$180	\$96
	<u>\$760</u>	<u>\$595</u>	<u>\$554</u>	<u>\$625</u>	<u>\$593</u>	<u>\$277</u>	<u>\$593</u>	<u>\$286</u>	<u>\$269</u>
Upper Captiva ²	\$622	\$392	\$392	\$634	\$796	\$373	\$796	\$187	\$100
	<u>\$760</u>	<u>\$595</u>	<u>\$554</u>	<u>\$625</u>	<u>\$593</u>	<u>\$277</u>	<u>\$593</u>	<u>\$286</u>	<u>\$269</u>

Notes for Table 1:

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

⁶ Fire Control and Rescue District

TABLE 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	\$ 30.00 <u>\$ 121.00</u>
Multi-family [includes timeshare]	Dwelling	\$ 22.00 <u>\$ 91.00</u>
Mobile home or recreational vehicle in mobile home/RV park	Space	\$ 22.00 <u>\$ 88.00</u>
Hotel/motel	Room	\$ 17.00 <u>\$ 33.00</u>
Retail	1,000 sq. ft.	\$ 47.00 <u>\$ 157.00</u>
Office	1,000 sq. ft.	\$ 47.00 <u>\$ 74.00</u>
Public or institutional use	1,000 sq. ft.	\$ 4.00 <u>\$ 157.00</u>
General industrial	1,000 sq. ft.	\$ 4.00 <u>\$ 16.00</u>
Public or private warehouse	1,000 sq. ft.	\$ 4.00 <u>\$ 7.00</u>

(b) through (f) Unchanged.

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 (on _____, 2006 / 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	_____
Tammara Hall	_____
John E. Albion	_____

DULY PASSED AND ADOPTED THIS _____ day of _____, 2006.

ATTEST:
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

By: _____
Deputy Clerk

By: _____
Chairwoman

APPROVED AS TO FORM:

By: _____
Office of County Attorney