



A C H I E V E A N Y T H I N G



City Commission

Commercial Impact Fee Deferral

Planning & Zoning Division



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Commercial Impact Fee Deferral for New Businesses



New Business

Business Category	Number of Pledged full-time jobs	Business Types	Land Occupancy	Retail Sales
<i>Category I</i>	10 or more full-time jobs	Aviation & Aerospace, Life Sciences, Manufacturing, and Defense & Homeland Security	industrial or manufacturing plant or facility	no retail sales
<i>Category II</i>	25 or more full-time jobs	Information Technologies, Financial & Professional Services, Logistics & Distribution, Cleantech, Headquarters	industrial, commercial, or professional facility	no retail sales
<i>Category III</i>	50 or more full-time jobs	any other business	commercial facility	retail sales allowed

Commercial Impact Fee Deferral for Existing Businesses



Existing Business

Business Category	Number of Pledged full-time jobs	Business Types	Land Occupancy	Retail sales	Operation Standards
<i>Category I</i>	10 or more full-time jobs	Aviation & Aerospace, Life Sciences, Manufacturing, and Defense & Homeland Security	industrial or manufacturing plan or facility	no retail sales	Increase in operation at co-located with industrial, a commercial or professional operation owned by same business
<i>Category II</i>	25 or more full-time jobs	Information Technologies, Financial & Professional Services, Logistics & Distribution, Cleantech, Headquarters	industrial, commercial, or professional facility	no retail sales	Increase in operation at co-located with industrial, a commercial or professional operation owned by same business
<i>Category III</i>	50 or more full-time jobs	any other business	commercial facility	retail sales allowed	Increase in operation at co-located with industrial, a commercial or professional operation owned by same business

Calculation of Impact Fee Deferrals By Category



Category I	Applied Deferral	75-89% Employees are Residents	90-100% Employees are Residents
10-24 Full-time Employees	1 Year	2 Year	3 Year
25-49 Full-time Employees	2 Year	3 Year	4 Year
50-99 Full-time Employees	3 Year	4 Year	5 Year
100-199 Full-time Employees	4 Year	5 Year	6 Year
200+ Full-time Employees	City Council Approved	City Council Approved	City Council Approved

Category II	Applied Deferral	75-89% Employees are Residents	90-100% Employees are Residents
25-49 Full-time Employees	1 Year	2 Year	3 Year
50-99 Full-time Employees	2 Year	3 Year	4 Year
100-199 Full-time Employees	3 Year	4 Year	5 Year
200+ Full-time Employees	City Council Approved	City Council Approved	City Council Approved

Category III	Applied Deferral	75-89% Employees are Residents	90-100% Employees are Residents
50-99 Full-time Employees	1 Year	2 Year	3 Year
100-199 Full-time Employees	2 Year	3 Year	4 Year
200+ Full-time Employees	City Council Approved	City Council Approved	City Council Approved

Supplementary Impact Fee Deferral System



Supplementary Impact Fee Deferral	Score
The added value to the community of the new or expanded business: 1) <i>Nature of business</i> 2) <i>Physical location of business in terms of community redevelopment</i> 3) <i>Need for particular type of business in the community</i> 4) <i>Other City Council concerns</i>	
The stability of the business: 1) <i>Constant industry or cycle rate of production</i> 2) <i>Check for periods of inactivity</i>	
Type of new jobs being created and their pay scale	
Number of new supplementary or support jobs indirectly being created by the business	
Financial stability of the business: 1) <i>Financial condition of the business at time of application</i> 2) <i>Business's economic history</i> 3) <i>Business's asset/debt ration</i> 4) <i>Fiscal management structure established for the business</i>	
*Score is out of 5. With 5 being the highest	

Supplementary Impact Fee Deferral Point Scale	
Supplementary Points	Deferral Period
0 - 15	NO Deferral Period
16 - 24	6 Month Deferral Period
25 - 30	12 Month Deferral Period

Commercial Impact Fee Deferral Recap



- Separates new and existing businesses into manageable “Categories” to allow deferral access for a more diverse range of businesses.
- Gives businesses a chance to save more depending on their willingness to employ City of North Port residents.
- Offers a supplementary program to prolong deferral time based on the business’s contribution to the surrounding community.



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Questions?
Thank you!