

Supplementary Document to Impact Fee Local Comparative Analysis

8/22/2022

The *Impact Fee Local Comparative Analysis* spreadsheet demonstrates a comparative analysis between the baseline impact fees of North Port and nine other localities (one of which, Manatee County, is divided into four separate regions). The localities in this analysis were selected due to being within North Port's region and having been previously identified in the Economic Development Market Feasibility Study. The impact fee categories selected for this analysis are those categories which are commercial or industrial in nature, as these are the impact fees which most heavily affect the economic development of the city. Overall, eleven different categories of impact fees were selected for this analysis. Not all the localities presented in this analysis use the same systems of categorization for the determination of their impact fee rates; in these cases, the most comparable category was used in this analysis.

Utilizing this analysis, it can be concluded that North Port consistently ranks among the top three localities with the highest impact fees across almost every category among the chosen localities. When averaging all categories, North Port's impact fees are 57% higher than the average. North Port's impact fees are above average in every category examined, except for impact fees for car washes, which were 37% below average.

The differences in impact fees between the localities listed in the spreadsheet have the potential to translate into large cost differences for a business wishing to locate to that locality. For instance, the average impact fee for a 50,000 square foot industrial building is \$157,285 whereas the same structure would incur a fee of \$217,160 in North Port and \$125,651 in unincorporated Sarasota County.

Of all the localities in this list, the one which is most similar situationally to North Port is Cape Coral due to sharing a similar history and inheriting similar challenges from being established and pre-platted by General Development Corporation. Cape Coral's impact fees are 33% below average across all categories and were generally the lowest among all of the localities considered in this analysis.

Additionally, North Port and its workers require and depend upon the existence of a diverse economy reliant on quality of life and workforce needs, such as restaurants and daycare; yet these businesses face significantly higher than average impact fees than they would find in other localities. North Port also faces strong competition from nearby localities which are also vying for these businesses and incentivizing their growth, such as the City of Sarasota, which exempts daycares from paying the city's impact fees. However, North Port also has unique circumstances which may warrant higher impact fees. Due to these and other realities, this document is intended to serve as a resource to inform and supplement future discussions regarding impact fees.

How to read and interpret the spreadsheet:

Category of impact fees being examined

Impact fees for Manufacturing/Warehouse/Light Industrial/General Industrial (Per 1000 sq ft)

Localities being examined

North Port	City of Sarasota	Sarasota County	Charlotte County	Venice	Cape Coral	Fort Myers	Lee County	Manatee County (NE)	Manatee County (NW)	Manatee County (SE)	Manatee County (SW)
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Itemized impact fees

Fire & EMS	\$817.00
Law Enforcement	\$889.00
Justice / Corrections	\$0.00
General Government / Public Buildings	\$56.00
Solid Waste	\$845.00
Mobility / Transportation / Roads	\$1,077.75
Administration Fees	\$55.27

Itemized impact fees which the county is applying within a city (only applicable for cities)

Fire & EMS (County applied to Cities)	\$0.00
Law Enforcement (County applied to Cities)	\$0.00
Justice / Corrections (County applied to Cities)	\$207.56
General Government / Public Buildings (County applied to Cities)	\$33.41
Solid Waste (County applied to Cities)	\$0.00
Mobility / Transportation / Roads (County applied to Cities)	\$355.39
Administration Fees (County applied to Cities)	\$6.82

Impact fee totals

Total Fees (Excluding County fees applied to Cities)	\$3,740.02
Total Fees (Excluding County fees applied to cities & Mobility fees)	\$2,662.27
Total County Fees Applied to Cities	\$603.18
Total Fees	\$4,343.20

Comparative methods for fee totals

Cost Compared to North Port	100%
Percent above the Average (Excluding North Port, \$3,145.70)	38%

Totals are colored on a scale to visually compare which totals are above or below average, with greater totals being red, average totals being yellow, and lesser totals being green

Total Fees	\$4,343.20	\$5,142.36	\$2,513.82	\$3,091.00	\$2,621.73	\$2,942.80	\$3,678.96	\$3,536.00	\$3,201.00	\$3,066.00	\$2,435.00	\$2,374.00
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