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City of North Port

ORDINANCE NO. 2019-06

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, AMENDING THE CODE OF THE CITY OF NORTH PORT, FLORIDA, CHAPTER 58 – PLANNING AND DEVELOPMENT, ARTICLE III. – IMPACT FEES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, Chapter 58, Article III of the Code of the City of North Port imposes impact fees for transportation, fire/rescue, law enforcement, general government, parks, and solid waste (“Impact Fees”); and

**WHEREAS**, currently, Article III, Sections 58-100 through 58-109 establish the provisions governing the imposition of all Impact Fees in the City of North Port; and

**WHEREAS**, on January 30, 2012, the City Commission adopted Ordinance No. 2012-01, establishing impact fee schedules based on the Impact Fee Study prepared by Tindale-Oliver & Associates, Inc. and dated September 13, 2011 (“Study”); and

**WHEREAS**, on February 24, 2014, the City Commission adopted Ordinance No. 2014-12, which established the current Impact Fee Schedules for the Transportation Impact Fee District, the Fire Rescue Impact Fee District, the Law Enforcement Impact Fee District, the General Government Impact Fee District, the Parks Impact Fee District, and the Solid Waste Impact Fee District; and

**WHEREAS**, on February 24, 2014, the City Commission accepted the ~~updated~~ Study, in which it was determined that the Impact Fee methodology and the rates contained in the Study were still valid based upon the most recent localized data as required by Section 163.31801, Florida Statutes, also commonly referred to as the “Florida Impact Fee Act”; and

**WHEREAS**, all of the capital improvements planned for and included in the Study, which are to be funded by Impact Fees, are directly related to services that the City of North Port is authorized to provide, and are services required by the general policies of the City pursuant to resolution, code, or ordinance; and

**WHEREAS**, the City Commission finds that population growth and non-residential development in the City have continued to increase, straining the adequacy of existing sources of funds to provide capital improvements to meet the demands created by new development; and

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38 **WHEREAS**, the City Commission finds that the Impact Fees adopted by this article, and based on the Study,  
39 are not calculated based on – and will not be spent in order to address – the needs of non-growth-related  
40 infrastructure or for operations and maintenance; and

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42 **WHEREAS**, the revised and updated North Port Comprehensive Plan, adopted in December 2008,  
43 establishes the policy that land development shall not be permitted unless adequate public capital  
44 facilities exist or are assured; and

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46 **WHEREAS**, the North Port Comprehensive Plan establishes the policy that land development shall bear  
47 the full cost of the provision of the new or expanded public capital facilities required by such development;  
48 and

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50 **WHEREAS**, the North Port Comprehensive Plan establishes that the imposition of Impact Fees is a  
51 preferred method of regulating land development so as to ensure that it bears the full cost of public capital  
52 facilities necessary to accommodate development and to promote and protect the public health, safety,  
53 and welfare; and

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55 **WHEREAS**, based upon the Study, the testimony at public hearings, and a review of all of the facts and  
56 circumstances, in the reasonable judgment of the City Commission, the Impact Fees hereby established  
57 are at levels no greater than necessary to defray the cost of capital improvements directly related to the  
58 categories of residential and nonresidential land development listed herein; and

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60 **WHEREAS**, the City Commission finds that the Impact Fees imposed by these amendments are based on  
61 the most recent, localized data as required by law and that the Impact Fee revenues will only be spent for  
62 system improvements for which the fee revenues were collected, consistent with the Study; and

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64 **WHEREAS**, notice has been provided 90 days in advance of imposing new or increased Impact Fees to  
65 fund transportation, fire/rescue, law enforcement, general government, parks, and solid waste  
66 improvements necessitated by growth and development in the City in compliance with the Florida Impact  
67 Fee Act; and

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69 **WHEREAS**, the City Commission has determined that the proposed amendments and rates serve the  
70 public health, safety, and welfare of the citizens of the City of North Port, Florida.

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72 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA,**  
73 **AS FOLLOWS:**

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75 **SECTION 1 – FINDINGS**

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77 1.01 The recitals outlined above are incorporated by reference as findings of fact as if expressly set  
78 forth herein.

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80 **SECTION 2 – ADOPTION**

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82 2.01 The City Commission hereby approves and adopts the following amendments to the Code of the  
83 City of North Port, Florida:

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**Redline showing changes from first reading**85        **“Chapter 58 – PLANNING AND DEVELOPMENT**

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88        **ARTICLE III. – IMPACT FEES**

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91        **Sec. 58-105. – Calculation of fee; schedules.**

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93        (b)     Impact fee schedules.

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95               (1)     *Transportation impact fees.*

96                       *Transportation impact fee district.* Pursuant to the impact fee study, the city has  
 97                       found and determined that the benefits of planned transportation system  
 98                       improvements, to be funded with impact fees, will serve new development  
 99                       citywide and hereby establishes a single, citywide impact fee district for the  
 100                      collection and expenditure of transportation impact fees.

101                      *Transportation impact fee schedule.* Following are the transportation impact fees  
 102                      applicable to new development.

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Land Use Type	Unit	Fee Effective 1/31/2012	Fee Effective 1/31/2015	Fee Effective 6/12/2019
<b>Residential</b>				
Single-Family Detached	Dwelling	0	\$1,928.23	<u>\$3,402.75</u>
Multi-Family (Apartment)	Dwelling	0	\$1,309.00	<u>\$2,310.00</u>
<u>Condominium/Townhouse</u>	<u>Dwelling</u>			<u>\$2,793.00</u>
Mobile Home/RV Park	Site	0	\$699.98	<u>\$1,235.25</u>
Adult Cong. Living Facility	Dwelling	0	\$280.50	<u>\$495.00</u>
Retirement Community	Dwelling	0	\$699.98	<u>\$787.50</u>
Hotel/Motel	Room	0	\$791.35	<u>\$1,396.50</u>
<b>Retail/Commercial</b>				
Shopping Center 50,000 or less	1,000 sfgla	0	\$3,230.85	<u>\$5,701.50</u>

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Shopping Center > 50,000	1,000 sfgla	0	<del>\$2,919.33</del>	<u>\$5,151.75</u>
New/Used Auto Sales	1,000 sq. ft.	0	<del>\$4,416.60</del>	<u>\$7794.00</u>
Tire Store	1,000 sq. ft.	0	<del>\$2,382.98</del>	<u>\$4205.25</u>
Supermarket	1,000 sq. ft.	0	<del>\$4,452.73</del>	<u>\$7857.75</u>
Bank/Savings w/drive-In	1,000 sq. ft.	0	<del>\$6,924.95</del>	<u>\$12,220.50</u>
Bldg. Mats./Lumber Store	1,000 sq. ft.	0	<del>\$8,558.65</del>	<u>\$15,103.50</u>
Hardware/Paint	1,000 sq. ft.	0	<del>\$1,744.20</del>	<u>\$3,078.00</u>
Convenience Store w/Gas	1,000 sq. ft.	0	<del>\$12,391.30</del>	<u>\$21,867.00</u>
Home Improvement Store	1,000 sq. ft.	0	<del>\$2,342.18</del>	<u>\$4,133.25</u>
Pharmacy/Drug Store	1,000 sq. ft.	0	<del>\$2,212.13</del>	<u>\$3,903.75</u>
Furniture Store	1,000 sq. ft.	0	<del>\$667.25</del>	<u>\$1,177.50</u>
Golf Course	Acre	0	<del>\$1,203.60</del>	<u>\$2,124.00</u>
Movie Theater w/o Matinee	1,000 sq. ft.	0	<del>\$2,333.25</del>	<u>\$4,117.50</u>
Marina	Berth	0	<del>\$708.48</del>	<u>\$1,250.25</u>
Recreational Center	1,000 sq. ft.	0	<del>\$3,685.18</del>	<u>\$6,503.25</u>
Restaurant, Fast Food	1,000 sq. ft.	0	<del>\$24,411.15</del>	<u>\$43,078.50</u>
Restaurant, Sit-Down	1,000 sq. ft.	0	<del>\$8,992.15</del>	<u>\$15,868.50</u>
Restaurant, High Turnover	1,000 sq. ft.	0	<del>\$11,648.83</del>	<u>\$20,556.75</u>
Quik Lube	Bays	0	<del>\$4,324.80</del>	<u>\$7,632.00</u>
Automobile Repair Shop	1,000 sq. ft.	0	<del>\$3,541.95</del>	<u>\$6,250.50</u>

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Service Station w/Conv Sales	Fuel Position	0	<del>\$2,780.78</del>	<u>\$4,907.25</u>
Self-Service Car Wash	Bays	0	<del>\$625.18</del>	<u>\$1,103.25</u>
Convenience/Gas/Fast Food Store	1,000 sq. ft.	0	<del>\$33,817.25</del>	<u>\$59,677.50</u>
<b>Office/Institutional</b>				
Office, General 50,000 or less	1,000 sq. ft.	0	<del>\$2,955.03</del>	<u>\$5,214.75</u>
Office, General 50,001—100,000	1,000 sq. ft.	0	<del>\$2,488.38</del>	<u>\$4,391.25</u>
Office, General 100,001—200,000	1,000 sq. ft.	0	<del>\$2,093.55</del>	<u>\$3,694.50</u>
Office, General 200,001—400,000	1,000 sq. ft.	0	<del>\$1,765.88</del>	<u>\$3,116.25</u>
Office, General greater than 400,000	1,000 sq. ft.	0	<del>\$1,588.23</del>	<u>\$2,802.75</u>
Medical Office {0—10,000 sf}	1,000 sq. ft.	0	<del>\$4,807.60</del>	<u>\$8,484.00</u>
Medical Office {> 10,000 sf}	1,000 sq. ft.	0	<del>\$7,345.70</del>	<u>\$12,963.00</u>
Business Park (Flex Space)	1,000 sq. ft.	0	<del>\$2,479.45</del>	<u>\$4,375.50</u>
Hospital	1,000 sq. ft.	0	<del>\$3,324.78</del>	<u>\$5,867.25</u>
Nursing Home	1,000 sq. ft.	0	<del>\$460.28</del>	<u>\$812.25</u>
Church/Synagogue	1,000 sq. ft.	0	<del>\$1,228.68</del>	<u>\$2,168.25</u>
Day Care Center	1,000 sq. ft.	0	<del>\$4,172.65</del>	<u>\$7,363.50</u>
Elementary School (K—8)	1,000 sq. ft.	0	<del>\$1,960.53</del>	<u>\$3,5459.75</u>
High School (9—12)	1,000 sq. ft.	0	<del>\$2,079.10</del>	<u>\$3,669.00</u>
University/Junior College (7,500 or fewer students)	Student	0	<del>\$505.33</del>	<u>\$891.75</u>

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University/Junior College (more than 7,500 students)	Student	0	<del>\$384.63</del>	<u>\$678.75</u>
<b>Industrial</b>				
General Light Ind/Industrial Park	1,000 sq. ft.	0	<del>\$1,243.13</del>	<u>\$2,193.75</u>
General Heavy Industrial	1,000 sq. ft.	0	<del>\$148.33</del>	<u>\$261.75</u>
Manufacturing	1,000 sq. ft.	0	<del>\$610.73</del>	<u>\$1,077.75</u>
Warehouse	1,000 sq. ft.	0	<del>\$606.05</del>	<u>\$1,069.50</u>
Mini-Warehouse	1,000 sq. ft.	0	<del>\$265.20</del>	<u>\$468.00</u>

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(2) *Park impact fees.*

*Park impact fee district.* Pursuant to the impact fee study, the city has found and determined that the benefits of planned park system improvements, to be funded with impact fees, will serve new development citywide and hereby establishes a single, citywide impact fee district for the collection and expenditure of park impact fees.

*Park impact fee schedule.* Following are the park impact fees applicable to new residential development.

Land Use Type	Unit	Fee Effective <u>4/29/2012</u>	Fee Effective <u>6/12/2019</u>
Single-Family Detached	Dwelling	<del>\$558.88</del>	<u>\$985.89</u>
Multi-Family	Dwelling	<del>\$329.38</del>	<u>\$581.63</u>
Mobile Home/RV Park	Site	<del>\$273.70</del>	<u>\$482.63</u>
<u>Retirement Community</u>	<u>Dwelling</u>		<u>\$581.63</u>

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(3) *Fire/rescue impact fees.*

*Fire/rescue impact fee district.* Pursuant to the impact fee study, the city has found and determined that the benefits of planned fire/rescue system improvements, to be funded with impact fees, will serve new development

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121 throughout the North Port Fire and Rescue District and hereby establishes a single  
 122 impact fee district, for the collection and expenditure of fire/rescue impact fees,  
 123 commensurate with the boundaries of the North Port Fire and Rescue District.

124 *Fire/rescue impact fee schedule.* Following are the fire/rescue impact fees  
 125 applicable to new development.

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Land Use Type	Unit	Fee Effective 4/29/2012	Fee Effective 6/12/2019
<b>Residential</b>			
Single-Family Detached	Dwelling	<del>\$206.55</del>	<u>\$364.52</u>
Multi-Family	Dwelling	<del>\$121.55</del>	<u>\$214.55</u>
Mobile Home/RV Park	Site	<del>\$101.58</del>	<u>\$179.14</u>
Retirement Community	Dwelling	<del>\$101.58</del>	<u>\$214.55</u>
<b>Transient, Assisted, Group</b>			
Hotel/Motel	Room	<del>\$119.43</del>	<u>\$210.38</u>
Nursing Home	Bed	<del>\$80.33</del>	<u>\$141.65</u>
Assisted Living Facility	Dwelling	<del>\$101.58</del>	<u>\$179.14</u>
<b>Recreational</b>			
Marina	Berth	<del>\$22.53</del>	<u>\$39.58</u>
Golf Course	Acre	<del>\$17.85</del>	<u>\$31.25</u>
Movie Theater w/Matinee	1,000 sq. ft.	<del>\$198.48</del>	<u>\$349.94</u>
Recreational/Community Center	1,000 sq. ft.	<del>\$167.45</del>	<u>\$295.79</u>
<b>Institutions</b>			
Elementary School (K—8)	1,000 sq. ft.	<del>\$74.38</del>	<u>\$131.23</u>

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High School (9—12)	1,000 sq. ft.	<del>\$66.30</del>	<u>\$116.65</u>
University/Junior College w/7,500 or fewer students	Student	<del>\$11.90</del>	<u>\$20.83</u>
University/Junior College w/more than 7,500 students	Student	<del>\$8.08</del>	<u>\$14.58</u>
Church	1,000 sq. ft.	<del>\$67.15</del>	<u>\$118.73</u>
Day Care	1,000 sq. ft.	<del>\$104.98</del>	<u>\$185.39</u>
Hospital	1,000 sq. ft.	<del>\$182.75</del>	<u>\$322.86</u>
<b>Office and Financial</b>			
Office 50,000 sf or less	1,000 sq. ft.	<del>\$167.45</del>	<u>\$295.79</u>
Office 50,001—100,000 sf	1,000 sq. ft.	<del>\$142.80</del>	<u>\$252.04</u>
Office 100,001—200,000 sf	1,000 sq. ft.	<del>\$121.55</del>	<u>\$214.55</u>
Office 200,001—400,000 sf	1,000 sq. ft.	<del>\$103.70</del>	<u>\$183.30</u>
Office > 400,000 sf	1,000 sq. ft.	<del>\$94.35</del>	<u>\$166.64</u>
Medical Office {1—10,000 sf}	1,000 sq. ft.	<del>\$134.73</del>	<u>\$237.46</u>
Medical Office {> 10,000 sf}	1,000 sq. ft.	<del>\$203.15</del>	<u>\$358.28</u>
Business Park (Flex Space)	1,000 sq. ft.	<del>\$116.88</del>	<u>\$206.21</u>
<b>Retail, Gross Square Feet</b>			
Building Materials, Lumber	1,000 sq. ft.	<del>\$142.80</del>	<u>\$252.04</u>
Hardware/Paint	1,000 sq. ft.	<del>\$135.58</del>	<u>\$239.54</u>
Shopping Center 50,000 sfgla or less	1,000 sfgla	<del>\$289.00</del>	<u>\$510.33</u>

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Shopping Center > 50,000 sf/la	1,000 sf/la	<del>\$252.45</del>	<u>\$445.76</u>
New/Used Auto Sales	1,000 sq. ft.	<del>\$182.75</del>	<u>\$322.86</u>
Tire Store	1,000 sq. ft.	<del>\$116.88</del>	<u>\$206.21</u>
Supermarket	1,000 sq. ft.	<del>\$241.83</del>	<u>\$427.01</u>
Convenience Store w/gas pumps Gas Pumps	1,000 sq. ft.	<del>\$688.08</del>	<u>\$1,214.38</u>
Home Improvement Superstore	1,000 sq. ft.	<del>\$209.95</del>	<u>\$370.77</u>
Pharmacy/Drug Store	1,000 sq. ft.	<del>\$227.80</del>	<u>\$402.02</u>
Furniture Store	1,000 sq. ft.	<del>\$27.20</del>	<u>\$47.91</u>
Bank/Savings Drive-In	1,000 sq. ft.	<del>\$269.03</del>	<u>\$474.92</u>
Sit-down Restaurant	1,000 sq. ft.	<del>\$804.15</del>	<u>\$1,420.59</u>
High Turnover Restaurant	1,000 sq. ft.	<del>\$834.70</del>	<u>\$1,472.66</u>
Fast Food Rest w/Drive-thru	1,000 sq. ft.	<del>\$1,063.35</del>	<u>\$1,876.76</u>
Quik Lube	Service Bay	<del>\$136.85</del>	<u>\$241.63</u>
Auto Repair Shop	1,000 sq. ft.	<del>\$186.58</del>	<u>\$329.11</u>
Gasoline/Service	Fuel Position	<del>\$230.35</del>	<u>\$406.18</u>
<b>Station/Convenience Mart</b>			
Self Service Car Wash	Service Bay	<del>\$102.85</del>	<u>\$181.22</u>
Convenience/Gasoline/Fast Food Store	1,000 sq. ft.	<del>\$844.05</del>	<u>\$1,489.33</u>
<b>Industrial</b>			
Light Industrial/Industrial Park	1,000 sq. ft.	<del>\$81.60</del>	<u>\$143.72</u>

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General Heavy Industrial	1,000 sq. ft.	<del>\$57.80</del>	<u>\$102.07</u>
Manufacturing	1,000 sq. ft.	<del>\$59.08</del>	<u>\$104.15</u>
Warehouse	1,000 sq. ft.	<del>\$33.15</del>	<u>\$58.32</u>
Mini-Warehouse/Storage	1,000 sq. ft.	<del>\$8.08</del>	<u>\$14.58</u>

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(4) *Law enforcement impact fees.*

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*Law enforcement impact fee district.* Pursuant to the impact fee study, the city has found and determined that the benefits of planned law enforcement system improvements, to be funded with impact fees, will serve new development citywide and hereby establishes a single, citywide impact fee district for the collection and expenditure of law enforcement impact fees.

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*Law enforcement impact fee schedule.* Following are the law enforcement impact fees applicable to new development.

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Land Use Type	Unit	Fee Effective <del>4/29/2012</del>	Fee Effective <u>6/12/2019</u>
<b>Residential</b>			
Single-Family Detached	Dwelling	<del>\$194.50</del>	<u>\$291.50</u>
Multi-Family	Dwelling	<del>\$114.50</del>	<u>\$171.56</u>
Mobile Home/RV Park	Site	<del>\$95.50</del>	<u>\$143.25</u>
Retirement Community	Dwelling	<del>\$95.50</del>	<u>\$171.56</u>
<b>Transient, Assisted, Group</b>			
Hotel/Motel	Room	<del>\$112.00</del>	<u>\$168.23</u>
Nursing Home	Bed	<del>\$75.50</del>	<u>\$113.27</u>
Assisted Living Facility	Dwelling	<del>\$95.50</del>	<u>\$143.25</u>
<b>Recreational</b>			

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Marina	Berth	<del>\$21.00</del>	<u>\$31.65</u>
Golf Course	Acre	<del>\$16.50</del>	<u>\$24.98</u>
Movie Theater w/Matinee	1,000 sq. ft.	<del>\$186.50</del>	<u>\$279.83</u>
Recreational/Community Center	1,000 sq. ft.	<del>\$157.50</del>	<u>\$236.53</u>
<b>Institutions</b>			
Elementary School (K—8)	1,000 sq. ft.	<del>\$70.00</del>	<u>\$104.94</u>
High School (9—12)	1,000 sq. ft.	<del>\$62.00</del>	<u>\$93.28</u>
University/Junior College w/7,500 or fewer students	Student	<del>\$11.00</del>	<u>\$16.66</u>
University/Junior College w/more than 7,500 students	Student	<del>\$8.00</del>	<u>\$11.66</u>
Church	1,000 sq. ft.	<del>\$63.50</del>	<u>\$94.94</u>
Day Care	1,000 sq. ft.	<del>\$99.00</del>	<u>\$148.25</u>
Hospital	1,000 sq. ft.	<del>\$172.00</del>	<u>\$258.18</u>
<b>Office and Financial</b>			
Office/Institutional 50,000 sf or less	1,000 sq. ft.	<del>\$157.50</del>	<u>\$236.53</u>
Office 50,001—100,000 sf	1,000 sq. ft.	<del>\$134.50</del>	<u>\$201.55</u>
Office 100,001—200,000 sf	1,000 sq. ft.	<del>\$114.50</del>	<u>\$171.56</u>
Office 200,001—400,000 sf	1,000 sq. ft.	<del>\$97.50</del>	<u>\$146.58</u>
Office > 400,000 sf	1,000 sq. ft.	<del>\$89.00</del>	<u>\$133.25</u>
Medical Office {1—10,000 sf}	1,000 sq. ft.	<del>\$126.50</del>	<u>\$189.89</u>
Medical Office {> 10,000 sf}	1,000 sq. ft.	<del>\$191.00</del>	<u>\$286.49</u> <del>2</del>

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Business Park (Flex Space)	1,000 sq. ft.	<del>\$110.00</del>	<u>\$164.90</u>
<b>Retail, Gross Square Feet</b>			
Building Materials, Lumber	1,000 sq. ft.	<del>\$134.50</del>	<u>\$201.55</u>
Hardware/Paint	1,000 sq. ft.	<del>\$127.50</del>	<u>\$191.55</u>
Shopping Center 50,000 sf gla or less	1,000 sf gla	<del>\$272.00</del>	<u>\$408.09</u>
Shopping Center > 50,000 sf gla	1,000 sf gla	<del>\$237.50</del>	<u>\$356.45</u>
New/Used Auto Sales	1,000 sq. ft.	<del>\$172.00</del>	<u>\$258.18</u>
Tire Store	1,000 sq. ft.	<del>\$110.00</del>	<u>\$164.90</u>
Supermarket	1,000 sq. ft.	<del>\$227.50</del>	<u>\$341.46</u>
Convenience Store w/gas pumps Gas Pumps	1,000 sq. ft.	<del>\$647.50</del>	<u>\$971.09</u>
Home Improvement Superstore	1,000 sq. ft.	<del>\$197.50</del>	<u>\$296.49</u>
Pharmacy/Drug Store	1,000 sq. ft.	<del>\$214.50</del>	<u>\$321.47</u>
Furniture Store	1,000 sq. ft.	<del>\$25.50</del>	<u>\$38.31</u>
Bank/Savings Drive-In	1,000 sq. ft.	<del>\$253.00</del>	<u><del>\$378</del>379.78</u>
Sit-down Restaurant	1,000 sq. ft.	<del>\$757.50</del>	<u>\$1,135.99</u>
High Turnover Restaurant	1,000 sq. ft.	<del>\$785.00</del>	<u>\$1,177.64</u>
Fast Food Rest w/Drive-thru	1,000 sq. ft.	<del>\$1,000.50</del>	<u>\$1,500.77</u>
Quik Lube	Service Bay	<del>\$129.00</del>	<u>\$193.22</u>
Auto Repair Shop	1,000 sq. ft.	<del>\$175.50</del>	<u>\$263.18</u>

**Redline showing changes from first reading**

Gasoline/Service Station/Convenience Mart	Fuel Position	<del>\$216.50</del>	<u>\$324.81</u>
Self Service Car Wash	Service Bay	<del>\$96.50</del>	<u>\$144.92</u>
Convenience/Gasoline/Fast Food Store	1,000 sq. ft.	<del>\$794.00</del>	<u>\$1,190.96</u>
<b>Industrial</b>			
Light Industrial/Industrial Park	1,000 sq. ft.	<del>\$76.50</del>	<u>\$114.93</u>
General Heavy Industrial	1,000 sq. ft.	<del>\$54.50</del>	<u>\$81.62</u>
Manufacturing	1,000 sq. ft.	<del>\$55.50</del>	<u>\$83.29</u>
Warehouse	1,000 sq. ft.	<del>\$31.00</del>	<u>\$46.64</u>
Mini-Warehouse/Storage	1,000 sq. ft.	<del>\$8.00</del>	<u>\$11.66</u>

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(5) *General government impact fees.*

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*General government impact fee district.* Pursuant to the impact fee study, the city has found and determined that the benefits of planned general government system improvements, to be funded with impact fees, will serve new development citywide and hereby establishes a single, citywide impact fee district for the collection and expenditure of general government impact fees.

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*General government impact fee schedule.* Following are the general government impact fees applicable to new development.

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Land Use Type	Unit	Fee Effective <del>4/29/2012</del>	Fee Effective <u>6/12/2019</u>
<b>Residential</b>			
Single-Family Detached	Dwelling	<del>\$143.65</del>	<u>\$331.28</u>
Multi-Family	Dwelling	<del>\$84.50</del>	<u>\$194.98</u>
Mobile Home/RV Park	Site	<del>\$70.53</del>	<u>\$162.80</u>

**Redline showing changes from first reading**

Retirement Community	Dwelling	<del>\$70.53</del>	<u>\$194.98</u>
<b>Transient, Assisted, Group</b>			
Hotel/Motel	Room	<del>\$82.88</del>	<u>\$191.19</u>
Nursing Home	Bed	<del>\$55.90</del>	<u>\$128.72</u>
Assisted Living Facility	Dwelling	<del>\$70.53</del>	<u>\$162.80</u>
<b>Recreational</b>			
Marina	Berth	<del>\$15.60</del>	<u>\$35.97</u>
Golf Course	Acre	<del>\$12.35</del>	<u>\$28.40</u>
Movie Theater w/Matinee	1,000 sq. ft.	<del>\$137.80</del>	<u>\$318.02</u>
Recreational/Community Center	1,000 sq. ft.	<del>\$116.35</del>	<u>\$268.81</u>
<b>Institutions</b>			
Elementary School (K—8)	1,000 sq. ft.	<del>\$51.68</del>	<u>\$119.26</u>
High School (9—12)	1,000 sq. ft.	<del>\$45.83</del>	<u>\$106.01</u>
University/Junior College w/7,500 or fewer students	Student	<del>\$8.13</del>	<u>\$18.93</u>
University/Junior College w/more than 7,500 students	Student	<del>\$5.85</del>	<u>\$13.25</u>
Church	1,000 sq. ft.	<del>\$46.80</del>	<u>\$107.90</u>
Day Care	1,000 sq. ft.	<del>\$73.13</del>	<u>\$168.48</u>
Hospital	1,000 sq. ft.	<del>\$127.08</del>	<u>\$293.42</u>
<b>Office and Financial</b>			
Office 50,000 sf or less	1,000 sq. ft.	<del>\$116.35</del>	<u>\$268.81</u>

**Redline showing changes from first reading**

Office 50,001—100,000 sf	1,000 sq. ft.	<del>\$99.13</del>	<u>\$229.05</u>
Office 100,001—200,000 sf	1,000 sq. ft.	<del>\$84.50</del>	<u>\$194.9998</u>
Office 200,001—400,000 sf	1,000 sq. ft.	<del>\$72.15</del>	<u>\$166.58</u>
Office > 400,000 sf	1,000 sq. ft.	<del>\$65.65</del>	<u>\$151.44</u>
Medical Office {1—10,000 sf}	1,000 sq. ft.	<del>\$93.60</del>	<u>\$215.81</u>
Medical Office {> 10,000 sf}	1,000 sq. ft.	<del>\$141.05</del>	<u>\$325.60</u>
Business Park (Flex Space)	1,000 sq. ft.	<del>\$81.25</del>	<u>\$187.41</u>
<b>Retail, Gross Square Feet</b>			
Building Materials, Lumber	1,000 sq. ft.	<del>\$99.13</del>	<u>\$229.05</u>
Hardware/Paint	1,000 sq. ft.	<del>\$94.25</del>	<u>\$217.70</u>
Shopping Center 50,000 sfgla or less	1,000 sfgla	<del>\$200.85</del>	<u>\$463.79</u>
Shopping Center > 50,000 sfgla	1,000 sfgla	<del>\$175.50</del>	<u>\$405.11</u>
New/Used Auto Sales	1,000 sq. ft.	<del>\$127.08</del>	<u>\$293.42</u>
Tire Store	1,000 sq. ft.	<del>\$81.25</del>	<u>\$187.41</u>
Supermarket	1,000 sq. ft.	<del>\$168.03</del>	<u>\$388.07</u>
Convenience Store w/gas pumps Gas Pumps	1,000 sq. ft.	<del>\$478.08</del>	<u>\$1,103.62</u>
Home Improvement Superstore	1,000 sq. ft.	<del>\$145.93</del>	<u>\$336.95</u>
Pharmacy/Drug Store	1,000 sq. ft.	<del>\$158.28</del>	<u>\$365.35</u>
Furniture Store	1,000 sq. ft.	<del>\$18.85</del>	<u>\$43.54</u>
Bank/Savings Drive-In	1,000 sq. ft.	<del>\$186.88</del>	<u>\$431.60</u>

**Redline showing changes from first reading**

Sit-down Restaurant	1,000 sq. ft.	<del>\$559.33</del>	<u>\$1,291.03</u>
High Turnover Restaurant	1,000 sq. ft.	<del>\$579.80</del>	<u>\$1,338.35</u>
Fast Food Rest w/Drive-thru	1,000 sq. ft.	<del>\$739.05</del>	<u>\$1,705.59</u>
Quik Lube	Service Bay	<del>\$95.23</del>	<u>\$219.59</u>
Auto Repair Shop	1,000 sq. ft.	<del>\$129.68</del>	<u>\$299.09</u>
Gasoline/Service	Fuel Position	<del>\$159.90</del>	<u>\$369.14</u>
<b>Station/Convenience Mart</b>			
Self Service Car Wash	Service Bay	<del>\$71.50</del>	<u>\$164.69</u>
Convenience/Gasoline/Fast Food Store	1,000 sq. ft.	<del>\$586.63</del>	<u>\$1,353.50</u>
<b>Industrial</b>			
Light Industrial/Industrial Park	1,000 sq. ft.	<del>\$56.55</del>	<u><del>\$174.16</del>130.62</u>
General Heavy Industrial	1,000 sq. ft.	<del>\$40.30</del>	<u><del>\$123.68</del>92.76</u>
Manufacturing	1,000 sq. ft.	<del>\$40.95</del>	<u><del>\$126.20</del>94.65</u>
Warehouse	1,000 sq. ft.	<del>\$23.08</del>	<u><del>\$70.67</del>53.00</u>
Mini-Warehouse/Storage	1,000 sq. ft.	<del>\$5.85</del>	<u><del>17.67</del>13.25</u>

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(6) *Solid waste impact fees.*

*Solid waste impact fee district.* Pursuant to the impact fee study, the city has found and determined that the benefits of planned solid waste system improvements, to be funded with impact fees, will serve new development citywide and hereby establishes a single, citywide impact fee district for the collection and expenditure of solid waste impact fees.

*Solid waste impact fee schedule.* Following are the solid waste impact fees applicable to new development.

**Redline showing changes from first reading**

159

<b>Land Use Type</b>	<b>Unit</b>	<b>Fee Effective 4/29/2012</b>	<b>Fee Effective 6/12/2019</b>
<b>Residential</b>			
Single-Family Detached	Dwelling	<del>\$149.50</del>	<u>\$224.49</u>
Multi-Family	Dwelling	<del>\$88.50</del>	<u>\$132.86</u>
Mobile Home/RV Park	Site	<del>\$73.50</del>	<u>\$109.90</u>
Retirement Community	Dwelling	<del>\$73.50</del>	<u>\$132.86</u>
<b>Transient, Assisted, Group</b>			
Hotel/Motel	Room	<del>\$29.00</del>	<u>\$43.80</u>
Nursing Home	1,000 sq. ft.	<del>\$42.00</del>	<u>\$63.13</u>
Assisted Living Facility	1,000 sq. ft.	<del>\$42.00</del>	<u>\$63.13</u>
<b>Recreational</b>			
Marina	1,000 sq. ft.	<del>\$107.50</del>	<u>\$161.04</u>
Golf Course	1,000 sq. ft.	<del>\$107.50</del>	<u>\$161.04</u>
Movie Theater w/Matinee	1,000 sq. ft.	<del>\$165.00</del>	<u>\$247.37</u>
Recreational/Community Center	1,000 sq. ft.	<del>\$95.00</del>	<u>\$142.37</u>
<b>Institutions</b>			
Elementary School (K—8)	1,000 sq. ft.	<del>\$149.50</del>	<u>\$224.18</u>
High School (9—12)	1,000 sq. ft.	<del>\$149.50</del>	<u>\$224.18</u>
University/Junior College w/7,500 or fewer students	1,000 sq. ft.	<del>\$149.50</del>	<u>\$224.18</u>

**Redline showing changes from first reading**

University/Junior College w/more than 7,500 students	1,000 sq. ft.	<del>\$149.50</del>	<u>\$224.18</u>
Church	1,000 sq. ft.	<del>\$20.00</del>	<u>\$30.28</u>
Day Care	1,000 sq. ft.	<del>\$109.50</del>	<u>\$164.27</u>
Hospital	1,000 sq. ft.	<del>\$42.50</del>	<u>\$63.77</u>
<b>Office and Financial</b>			
Office 50,000 sf or less	1,000 sq. ft.	<del>\$49.00</del>	<u>\$73.43</u>
Office 50,001—100,000 sf	1,000 sq. ft.	<del>\$49.00</del>	<u>\$73.43</u>
Office 100,001—200,000 sf	1,000 sq. ft.	<del>\$49.00</del>	<u>\$73.43</u>
Office 200,001—400,000 sf	1,000 sq. ft.	<del>\$49.00</del>	<u>\$73.43</u>
Office > 400,000 sf	1,000 sq. ft.	<del>\$49.00</del>	<u>\$73.43</u>
Medical Office {1—10,000 sf}	1,000 sq. ft.	<del>\$58.00</del>	<u>\$86.96</u>
Medical Office {> 10,000 sf}	1,000 sq. ft.	<del>\$58.00</del>	<u>\$86.96</u>
Business Park (Flex Space)	1,000 sq. ft.	<del>\$49.00</del>	<u>\$73.43</u>
<b>Retail, Gross Square Feet</b>			
Building Materials, Lumber	1,000 sq. ft.	<del>\$33.50</del>	<u>\$50.24</u>
Hardware/Paint	1,000 sq. ft.	<del>\$145.50</del>	<u>\$218.38</u>
Retail 50,000 sfgla or less	1,000 sfgla	<del>\$104.00</del>	<u>\$155.89</u>
Retail > 50,000 sfgla	1,000 sfgla	<del>\$104.00</del>	<u>\$155.89</u>
New/Used Auto Sales	1,000 sq. ft.	<del>\$75.00</del>	<u>\$112.73</u>
Tire Store	1,000 sq. ft.	<del>\$131.50</del>	<u>\$197.12</u>

**Redline showing changes from first reading**

Supermarket	1,000 sq. ft.	<del>\$318.50</del>	<u>\$477.98</u>
Convenience Store w/gas pumps <del>pumps</del> Gas Pumps	1,000 sq. ft.	<del>\$415.50</del>	<u>\$623.56</u>
Home Improvement Superstore	1,000 sq. ft.	<del>\$33.50</del>	<u>\$50.24</u>
Pharmacy/Drug Store	1,000 sq. ft.	<del>\$145.50</del>	<u>\$218.38</u>
Furniture Store	1,000 sq. ft.	<del>\$145.50</del>	<u>\$218.38</u>
Bank/Savings Drive-In	1,000 sq. ft.	<del>\$64.00</del>	<u>\$95.99</u>
Sit-down Restaurant	1,000 sq. ft.	<del>\$498.00</del>	<u>\$747.24</u>
High Turnover Restaurant	1,000 sq. ft.	<del>\$498.00</del>	<u>\$747.24</u>
Fast Food Rest w/Drive-thru	1,000 sq. ft.	<del>\$780.00</del>	<u>\$1,169.81</u>
Quik Lube	Service Bay	<del>\$59.50</del>	<u>\$88.90</u>
Auto Repair Shop	1,000 sq. ft.	<del>\$131.50</del>	<u>\$197.12</u>
Gasoline/Service	Fuel Pos.	<del>\$415.50</del>	<u>\$623.56</u>
<b>Station/Convenience Mart</b>			
Self Service Car Wash	Service Bay	<del>\$69.50</del>	<u>\$104.36</u>
Convenience/Gasoline/Fast Food Store	1,000 sq. ft.	<del>\$415.50</del>	<u>\$623.56</u>
<b>Industrial</b>			
Light Industrial/Industrial Park	1,000 sq. ft.	<del>\$89.50</del>	<u>\$133.99</u>
General Heavy Industrial	1,000 sq. ft.	<del>\$29.00</del>	<u>\$43.80</u>
Manufacturing	1,000 sq. ft.	<del>\$89.50</del>	<u>\$133.99</u>
Warehouse	1,000 sq. ft.	<del>\$101.50</del>	<u>\$152.03</u>

**Redline showing changes from first reading**

Mini-Warehouse/Storage	1,000 sq. ft.	<del>\$35.50</del>	<u>\$53.47</u>
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161 **SECTION 3 – CONFLICTS**

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163 3.01 In the event of any conflict between the provisions of this ordinance and any other ordinance or  
164 provisions thereof, the provisions of this ordinance shall prevail to the extent of such conflict.  
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166 **SECTION 4 – SEVERABILITY**

167  
168 4.01 If any section, subsection, sentence, clause, phase, or provision of this ordinance is for any reason  
169 held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be  
170 deemed a separate, distinct, and independent provision and such holding shall not affect the  
171 validity of the remaining portions hereof.  
172

173 **SECTION 5 – CODIFICATION**

174  
175 5.01 In this ordinance, additions are shown as underlined and deletions as ~~striketrough~~. These  
176 editorial notations shall not appear in the codified text.  
177

178 **SECTION 6 – EFFECTIVE DATE**

179  
180 6.01 This ordinance shall take effect immediately after adoption by the City Commission of the City of  
181 North Port, Florida.  
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183  
184 READ BY TITLE ONLY at first reading by the City Commission of the City of North Port, Florida, in public  
185 session on the 28th day of May 2019.  
186

187 PASSED and DULY ADOPTED by the City Commission of the City of North Port, Florida, on the second and  
188 final reading in public session this 11th day of June 2019.  
189

190 CITY OF NORTH PORT, FLORIDA

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195 CHRISTOPHER HANKS  
196 MAYOR

197 ATTEST:

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200 \_\_\_\_\_  
201 KATHRYN WONG  
202 CITY CLERK

**Redline showing changes from first reading**

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205 APPROVED AS TO FORM AND CORRECTNESS:  
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209 AMBER L. SLAYTON  
210 CITY ATTORNEY