



Legislation Details (With Text)

File #: ORD. NO. 2019-06 **Version:** 1 **Name:** Impact Fee Ordinance

Type: Ordinance **Status:** Passed

File created: 5/16/2019 **In control:** City Commission Regular Meeting

On agenda: 5/28/2019 **Final action:** 5/28/2019

Title: 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

Sponsors:

Indexes:

Code sections:

Attachments: 1. Ordinance First Reading, 2. Comparison of Impact Fees at Varying Discount Rates, 3. North Port Impact Fee Study

Date	Ver.	Action By	Action	Result
5/28/2019	1	City Commission Regular Meeting	read by title only	Pass
5/28/2019	1	City Commission Regular Meeting	continued for second reading	
5/28/2019	1	City Commission Regular Meeting	amended	Pass
5/28/2019	1	City Commission Regular Meeting	approved as amended	Pass
5/28/2019	1	City Commission Regular Meeting	requested	
5/28/2019	1	City Commission Regular Meeting	requested	Pass

TO: Honorable Mayor & Members of the North Port Commission

FROM: Peter D. Lear, CPA, CGMA, City Manager

TITLE: Ordinance No. 2019-06, first reading, amending the Code of the City of North Port, Florida, Chapter 58 - Planning and Development, Article III. - Impact Fees

Recommended Action

Continue Ordinance No. 2019-06 to second reading on June 11, 2019

Background Information

Impact fees charge new development based upon the burden placed on City services and for a proportionate share of the cost of providing additional infrastructure available for use by new growth. Chapter 58 of the City Code establishes the City's impact fees.

The City's current impact fees are based on an Impact Fee Study prepared by Tindale-Oliver & Associates, Inc. and dated September 13, 2011. The City Commission previously determined that the methodology and rates contained in the study were valid based upon the most recent localized data as required by Section 163.31801, Florida Statutes (the "Florida Impact Fee Act").

The current fees are charged at a rate of 42.5 percent of what the study justifies. At its February 7, 2019 meeting, the City

Commission directed staff to:

1. Draft an ordinance to assess impact fees at a rate of 75 percent of what the study justifies; and
2. Prepare a chart comparing the last three fiscal years and reflecting the current fees assessed (42.5 percent), and the calculation of fees at levels of 60 percent, 75 percent, and 100 percent.

The Florida Impact Fee Act provides that when increasing impact fees, 90 days' notice must be provided by advertisement. This ordinance has been properly advertised for second reading on June 11, 2019. This ordinance is legally correct as to form.

Strategic Plan

Promote sustainable growth and development, while maintaining or enhancing quality of life in our City

Financial Impact

Provide funds to pay for the burden of new development on City services and for a proportionate share of the cost of providing additional infrastructure available for use by new growth

Procurement

n/a

Attachments:

1. Ord. 2019-06. First Reading
2. Comparison of Impact Fees at Varying Discount Rates
3. North Port Impact Fee Study

Prepared by: Amber L. Slayton

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