



## Legislation Text

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**File #:** ORD. NO. 2019-06, **Version:** 1

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**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

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