



Discussion and Possible Direction Regarding Amendments to Chapter 58, Code of the City of North Port, Florida



Affordable Housing

Affordable Housing Exemption

Exemption is scaled by AMI

75%

BELOW 60%

50%

BETWEEN 60% – 80%

25%

BETWEEN 80% – 120%



Other Local Government Affordable Housing Exemption or Reduction

Sarasota County

Exemption/reduction of Library, Park, Education, Mobility impact fees (Multifamily developments)

- Multi-Family offered at 60% AMI or below 0%;
- Multi-Family offered above 60% and up to 80% AMI 50%;
- Multi-Family offered above 80% and up to 120% AMI 25%;
- Multi-Family offered above 120% AMI no reduction.

Other Local Government Affordable Housing Exemption or Reduction

Palm Beach County: Road, Park, and Public Building waived

Charlotte County: Waived.

Fort Myers: Waived subject to LURA

Manatee County: Waived subject to LURA

St. Petersburg: 50% reduction.

Port St. Lucie: Tiered reduction based on a variety of factors including location.



Government Use Exemption

- Government use facilities create no more impact on public facilities than public schools yet are not explicitly exempt in the Florida Statutes.
- Construction of all government uses places a heavy financial burden on the taxpayers. It is a legitimate legislative goal to keep such construction costs within reasonable bounds. Exempting government uses from impact fees imposed by other public agencies (i.e. fire district, road and drainage district, solid waste district) reduces overall construction costs.
- City Attorney's response to legal request supports the exemption.



Deferral Program

Eligible Development Changes

Current Code

- Development valued of at least \$1,000,000
- Only '*Commercial*' is eligible

Proposed

- New Construction
 - Office. 5,000 sq. ft. minimum
 - Industrial. 15,000 sq. ft. minimum
 - Restaurant. 3,000 sq. ft. minimum
 - All Other Impact Fee Categories. 50,000 sq. ft. minimum
- Expansions/Changes in use
- Affordable non-residential development

Security & Agreement Length Changes

Current Code

- Security
 - Is only a property lien
 - Lien process is time consuming and risky for the City
- Deferral length of 3 years

Proposed

- Security
 - Uses a performance bond or the deferral agreement must be recorded and released only upon payment in full
- Deferral length of 5 years



Process Improvements



Codified Best Practices

- Accessory buildings exemption clarification
- Shell buildings and changes-in-use assessment process
- Square feet definition clarification to address outdoor dining
- To reduce conflict, definitions now refer to Florida Building Code or ULDC when possible



Questions?