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**08/06/05**

**Commission looks to update impact fees**

*City to implement 1999 Duncan study*

**NORTH PORT** -- At the July 11 meeting, City Commissioners voted to approve a new agreement with James Duncan & Associates Inc., to perform updates to the city's impact fees.

However, in discussions regarding approving the new study, City Manager Steven Crowell asked a simple question -- why did the city not use the old 1999 Duncan study?

At the July 25 meeting, Commissioners directed Crowell to have city staff research raising current impact fees to the amounts recommended in the 1999 study. These impact fees include: parks and recreation; fire and rescue; and law enforcement.

City Commissioners will be reviewing the changes to the impact fees at 6 p.m., Monday, at City Hall, 5650 North Port Blvd.

Impact fees are one-time charges builders pay to the city for the effects it creates to the city's roads and other infrastructure.

The city's Funding Committee reviewed the 1999 study and discussed at length adopting it until the new study was complete, Finance Director Terri Gould wrote in a memo to Crowell.

City staff has changed the existing impact fee ordinance to reflect the changes from the 1999 study to accomplish two tasks: to insert the 1999 values into the ordinances; and to change the names of departments.

According to City Planner Sam Jones, the proposed changes to the impact fee ordinance will generate about \$378,875 in additional revenues. This is based on just single-family units, making it a conservative estimate, Jones wrote in his agenda item.

Parks and recreation fees for single-family homes will increase from \$290 to \$548. For multi-family units, it will increase from \$229 per unit to \$433 per unit. Mobile homes will increase from \$192 to \$362.

Fire and rescue fees for single family homes will increase from \$191 to \$321. For multi-family units, it will increase from \$119 a unit to \$254 per unit. Mobile homes will increase from \$191 to \$212.

Fire and rescue fees for non-residential land use will be based on units of 1,000 square feet.

Retail outlets will be \$918 per unit. Office and institutional facilities will be \$623 per unit. Industrial buildings will be \$372 per unit. Warehouses will be \$234 per unit.

No longer will fire and rescue impact fees for non-residential uses be either 30 percent of the maximum impact fee as calculated in the 1999 Duncan study or 10 percent below the adopted Sarasota or Charlotte counties' fees, which ever are lower.

Law enforcement fees for single family homes will increase from \$65 to \$110. Multi-family homes will increase from \$65 per unit to \$87 per unit. Mobile homes will increase from \$65 to \$73.


Law enforcement fees for non-residential land use will be based on units of 1,000 square feet. Retail outlets will be \$315 per unit. Office and institutional facilities will be \$213 per unit. Industrial buildings will be \$128 per unit. Warehouses will be \$80 per unit.

As with fire and rescue, law enforcement impact fees for non-residential units will no longer be either 30 percent of the maximum impact fee as calculated in the 1999 Duncan study or 10 percent below the adopted Sarasota or Charlotte counties' fees, whichever are lower.

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