

Printed News

[BACK](#)[PRINT](#)[EMAIL](#)

Published on: Tuesday, January 13, 2009

Charlotte County to consider tiering impact fees

Jillian Michaels, Trainer on *The Biggest Loser*

The Story

Text Size

[PRINT](#)[EMAIL](#)

Charlotte County commissioners will consider today whether developers should be charged impact fees for building as much as what they want to build.

At a 10 a.m. public hearing, commissioners will consider extending an impact fee rollback, lowering fees to their 1998 levels, for at least six months. Keeping the reduced impact fees might make Charlotte County eligible for state affordable housing grants.

But at a 2 p.m. workshop, the commissioners will look at impact fees in the long term and consider other options, including tiered impact fees, basing charges on the location of new development.

Like other jurisdictions, Charlotte County charges developers impact fees for roads, libraries, parks, law enforcement, fire and public buildings. The impact fees are viewed as helping the county expand its infrastructure to meet the demands of new growth.

According to the existing impact fees, a single-family residence would be charged the same amount of impact fees whether it was built in the heart of Port Charlotte or in rural Charlotte County.

With tiered impact fees, Jim Fendrick, planning concurrency manager, said three regions would be identified: urban, the urban reserve and rural Charlotte County.

"(A tiered impact fee structure) could better reflect the costs for individual developers," Fendrick said Monday.

The urban areas would include Englewood and Cape Haze, Port Charlotte, greater Punta Gorda and Burnt Store, where the county still has 150,000 to 170,000 existing platted vacant lots. The urban reserve includes properties east of Punta Gorda and the South County urban service areas. The rural area includes those properties east of State Road 31.

According to the tiered method, the impact fees for construction of a single-family home in the urban area would be \$8,137, \$19,812 for the urban reserve and \$21,150 for the rural area. Babcock Ranch's future development falls under its development of regional impact (DRI) and has its own schedule of payments.

The tiered impact fee recognizes that the costs to provide new infrastructure increases as development moves away from urban areas where roads and other infrastructure is already in place.

Commissioners could consider adopting a revised countywide impact fee rates that could see \$12,435 for construction of a single-family residence.

E-mail: reilly@sun-herald.com

By STEVE REILLY

Staff Writer

[Return to Top of story](#)



© 2009 All Rights Reserved
A Division of Sun Coast Media Group
Publishers of SUN Newspapers