



Impact fees may be revised in Naples

By JENNA BUZZACCO

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Naples residents could soon start to feel the impact of the city's growth.

Naples City Council is expected to discuss a new impact fee schedule during today's meeting. If approved, this will be the first time the city's impact fees have been raised in about a decade.

Impact fees for single-family homes will increase from \$443 now to \$1,369; all other residences will see an increase from \$443 now to \$1,053.

According to a December 2007 report concerning impact fees, the city expects to generate more than \$1 million in impact fees over five years. That averages out to about \$202,000 a year, the report states.

The majority of those impact fees will be dedicated to improvements to parks, while the rest of the money will be used for police and fire department improvements, City Manager Bill Moss said.

Impact fees are one-time payments used for improvements needed to accommodate growth. The city has identified specific projects throughout the city that the fees would be used for, Moss said.

Commercial properties also will see an increase. Moss said commercial properties will be charged \$1,440 per 1,000 square feet compared to \$735 per 1,000 square feet now.

The city needed to revise its impact fees because of 2006 legislation. The legislation, known as the Florida Impact Fee Act, requires that the calculation of the impact fee be based on the most recent and localized data. Moss said the feeling in the city was that data from 10 years ago wouldn't suffice, and consultants were hired last year to re-evaluate the fee structure.

Of the proposed \$1,369, about \$777 would go toward parks and waterfront facilities. The park fee includes plans for the cost of installing or improving sidewalks and bike lanes, but doesn't include the cost of acquiring additional waterfront property or the city dock.

Impact fees apply to new construction or when a building is remodeled to increase its footprint, Moss said.

The city's impact fees won't be the only development issue on today's City Council agenda.

After a brief presentation Tuesday regarding Fountain Lakes, an affordable housing condominium complex on Collier Boulevard north of Rattlesnake Hammock Road, council came to a consensus to support an agreement on the project intended for emergency and government workers.

Naples is part of an Essential Services Personnel Housing Coalition and would be the last of the members to sign the agreement, Assistant City Manager Chet Hunt said.

The decision to sign on comes just a week before the developer, MDG Capital Corp., needs to apply for backing under the Community Workforce Housing Innovation Program.

Hunt said he wouldn't recommend that the city provide a unit guarantee for the project, since it is unknown how many city employees will be interested.

The first phase of the project calls for 147 two- and three-bedroom condominiums. While the base price for the two-bedroom, two-bathroom unit has been quoted at \$212,000; MDG Capital Corp. President Bill Klohn has said the mortgages could be reduced to as low as \$100,000.

Naples City Council meets at 9 a.m. at Naples City Hall, Eighth Street South.

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