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Impact fees pay for growth

Pete Gawda, Okeechobee News

Editor's Note: Second in a series

In the future, new residents to the unincorporated area of the county will be expected to pay for the increase on the infrastructure their new house, apartment or other new building will cause.

If a resident builds a single family site-built home or moves a new mobile home onto a single family lot, he would pay \$1,177 for road impact fees, a \$74 EMS impact fee, a \$170 fire impact fee and a \$369 corrections impact fee for a total of \$1,790.

To that total of county-imposed impact fees would be added a school district impact fee of \$3,384 for a site-built home, or \$2,366 for a mobile home. That would make the grand total either \$5,174 or \$4,156 - depending on the type of dwelling.

The builder of a multi-family apartment will pay \$811 per unit in road impact fees, \$55 per unit in EMS impact fees, \$133 in fire impact fees and \$181 in corrections impact fees per unit. County imposed impact fees will increase the cost of the building by \$1,180 per unit.

In addition, the builder would have to pay an additional \$1,977 in school impact fees for each unit, making a grand total of \$3,157 per unit.

If someone moves a new mobile home into the county and places it in a mobile home park or RV park, they will pay \$416 for road impact fees, \$54 in EMS impact fees, \$124 for fire impact fees and \$122 for corrections. This means that a total of \$716 in county imposed impact fees will be added to the cost of the permit. On top of that, the mobile home owner would pay \$2,366 in school impact fees for a grand total of \$3,082.

The builder of a hotel will have to pay a total of \$1,191 per room in impact fees. That total includes \$904 for road impact fees, \$25 for EMS, \$140 for fire and \$122 for corrections.

On the positive side, however, the hotel developer will not have to pay school impact fees since the hotel doesn't generate any students.

Consultant Walter Keller, who developed this schedule of fees, also prepared a schedule of road, EMS and fire impact fees for the three categories of office, institutional and recreational, industrial and commercial/retail. Most fees in those areas are based on each 1,000

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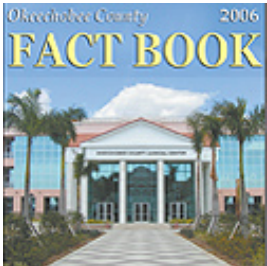
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square feet of area.

The office category includes hospitals, banks, churches, libraries, day care centers schools, parks, marinas and golf courses. The industrial category includes light industrial, general industrial/warehouse, mini-warehouse and manufacturing. Included in commercial/retail are restaurants, convenience stores, pharmacies with drive-through, car sales and shopping centers.

In lieu of any of the above impact fees, a builder may construct capital improvements such as a school building or road or fire station, or donate land for such purposes.

Editor's note: Proposed city impact fees will be dealt with in the next installment.

Post your opinions in the Public Issues Forum at www.newszap.com. Reporter Pete Gawda may be reached at pgawda@newszap.com.

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