



RESOLUTION 19-023

A RESOLUTION OF THE NORTH COLLIER FIRE CONTROL AND RESCUE DISTRICT OF COLLIER COUNTY, FLORIDA, IMPOSING FINAL IMPACT FEE RATES FOR THE NORTH COLLIER FIRE CONTROL AND RESCUE DISTRICT FOR FISCAL YEAR 2019-2020; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, impact fees are a funding mechanism that a local government may utilize to pay for public improvements that are necessary to serve new growth; and

WHEREAS, impact fees must satisfy a dual rational nexus test to be constitutional; and

WHEREAS, the dual rational nexus test requires a local government to show a reasonable nexus between the local government's need for additional capital facilities and the new construction and that a special benefit is conferred upon the fee payers; and

WHEREAS, Subsection 8 of section 6 of the North Collier Fire Control and Rescue District's Charter within section 3 of chapter 2015-191, Laws of Florida, authorizes the North Collier Fire Control and Rescue District to assess impact fees for capital improvements on new construction within its boundaries; and

WHEREAS, Resolution 19-004 established new impact fee rates that are effective October 1, 2019, which were based upon the most recent and localized data, as evidenced by the Impact Fee Indexing Study Final Report dated February 6, 2019, which included consideration of the District's just land values; the cost of building construction; and capital infrastructure needs and costs for new equipment and vehicles; and

WHEREAS, the calculation of impact fee rates assessed effective for the 2019-2020 fiscal year will be based upon the most recent and localized data, as evidenced by the North Collier Fire Control & Rescue District Fire Impact Fee Update Study Final Report dated February 6, 2019; and

WHEREAS, the accounting of the impact fee revenues and expenditures are provided for and reported in a separate and segregated special revenue fund entitled Impact Fee Fund; and

WHEREAS, Collier County collects the impact fees for the North Collier Fire Control and Rescue District and charges an administrative fee to cover Collier County's actual costs of such collection, pursuant to interlocal agreements dated September 25, 1990 and December 13, 2005; and

WHEREAS, to promote efficiency with Collier County in its collection of the North Collier Fire Control and Rescue District's impact fees, this resolution includes impact fee land use categories that are consistent with Collier County's impact fee land use categories as well other collection procedures; and

WHEREAS, Section 163.31801, Florida Statutes (2018), requires that notice be provided no less than ninety (90) days before the resolution may take effect since it is imposing an increased impact fee, and upon approval of this resolution and at least 90 days prior to October 1, 2019, District staff shall ensure publication of notice as required by Florida law; and

WHEREAS, upon the timely publication of notice, the impact fees adopted by the Board of Fire Commissioners of the North Collier Fire Control and Rescue District for the

2019-2020 fiscal year are imposed in compliance with Section 163.31801, Florida Statutes (2018).

NOW, THEREFORE, BE IT RESOLVED by the BOARD OF FIRE COMMISSIONERS OF THE NORTH COLLIER FIRE CONTROL AND RESCUE DISTRICT of Collier County Florida, that:

Section 1. The above recitals are true and correct, and are fully incorporated herein.

Section 2. The North Collier Fire Control and Rescue District hereby adopts and incorporates the North Collier Fire Control & Rescue District Fire Impact Fee Indexing Study Final Report dated February 6, 2019, attached in its entirety as Exhibit A, including the assumptions, conclusions and findings in the study.

Section 3. This resolution shall be applicable within the entirety of the North Collier Fire Control and Rescue District.

Section 4. The North Collier Fire Control and Rescue District hereby adopts the following schedule of impact fee charges upon new construction to be used for capital improvements that are necessary to serve new growth in accordance with Florida law:

Residential:		
Single		
- Less than 4,000 sf	du	\$658.09
- 4,000 sf or greater	du	\$750.45
Multi-Family	du	\$334.82
Mobile Home / RV (Tied Down)	du	\$511.84
Transient, Assisted, Group		
Hotel	room	\$312.30
Motel	room	\$293.02
Assisted Living Facility (ALF)/Retirement Community	du	\$385.55
Nursing Home	bed	\$404.83

Recreational		
RV Park	site	\$192.78
Marina	berth	\$73.26
Golf Course	18 holes	\$7,495.09
Bundled Golf Course	18 holes	\$2,247.76
Movie Theater w/Matinee	screen	\$2,305.59
Dance Studios/Gyms	1,000 sf	\$855.92
Institutions		
Elementary School (Private)	student	\$23.13
Middle School (Private)	student	\$26.99
High School (Private)	student	\$30.84
University/Junior College with 7,500 or fewer students	student	\$38.56
University/Junior College with more than 7,500 students	student	\$26.99
Church	seat	\$11.57
Day Care	student	\$19.28
Hospital	1,000 sf	\$528.21
Office		
Office 6,000 sf or less	1,000 sf	\$385.55
Office 6,001 - 100,000 sf	1,000 sf	\$458.81
Office 100,001 - 200,000 sf	1,000 sf	\$389.41
Office 200,001 - 400,000 sf	1,000 sf	\$327.72
Office greater than 400,000 sf	1,000 sf	\$296.88
Medical Office/Clinic 10,000 sf or less	1,000 sf	\$439.53
Medical Office/Clinic greater than 10,000 sf	1,000 sf	\$640.01
Business Park (Flex Space)	1,000 sf	\$370.13
Retail		
Retail 100,000 gsf or less	1,000 sf	\$948.45
Retail 100,001 - 150,000 gsf	1,000 sf	\$867.49
Retail 150,001 - 200,000 gsf	1,000 sf	\$886.77
Retail 200,001 - 400,000 gsf	1,000 sf	\$902.19
Retail 400,001 - 600,000 gsf	1,000 sf	\$940.74
Retail 600,001 - 1,000,000 gsf	1,000 sf	\$933.03
Retail greater than 1,000,000 gsf	1,000 sf	\$894.48
New/Used Auto Sales	1,000 sf	\$566.76
Tire Superstore	1,000 sf	\$516.64
Convenience Market	1,000 sf	\$2108.96

Convenience Store w/ Gas Pumps:		
4 or less fuel positions	fuel pos.	\$1,677.15
5-6 fuel positions	fuel pos.	\$1,426.54
7-8 fuel positions	fuel pos.	\$1,268.47
9-10 fuel positions	fuel pos.	\$1,133.52
11-12 fuel positions	fuel pos.	\$1,060.27
13 or more fuel positions	fuel pos.	\$998.58
Home Improvement Superstore	1,000 sf	\$697.85
Pharmacy/Drug Store with and wo/Drive-Thru	1,000 sf	\$755.68
Furniture Store	1,000 sf	\$92.53
Bank/Savings Walk-In	1,000 sf	\$859.78
Bank/Savings Drive-In	1,000 sf	\$879.05
Low-Turnover Restaurant	seat	\$84.82
High-Turnover Restaurant	seat	\$104.10
Fast Food Rest. w/Drive-Thru	1,000 sf	\$3,431.40
Quick Lube	service bay	\$447.24
Gasoline/Service Station	fuel pos.	\$736.41
Self-Service Car Wash	service bay	\$335.43
Automated Car Wash	1,000 sf	\$678.57
Luxury Auto Sales	1,000 sf	\$397.12
Industrial		
Light Industrial	1,000 sf	\$266.04
Manufacturing	1,000 sf	\$192.78
Warehouse	1,000 sf	\$107.95
Mini-Warehouse/Storage	1,000 sf	\$23.13

No reduction in the assessed impact fee rate is authorized and the provisions within Resolution 19-004 are applicable.

This resolution shall take effect immediately upon its adoption.

The foregoing resolution was offered by Commissioner Crossan, who moved its adoption.

The motion was seconded by Commissioner Burke, and the Vote was as follows:

Commissioner M. James Burke	yay
Commissioner James Calamari	yay
Commissioner Christopher L. Crossan	yay
Commissioner Norman E. Feder	yay
Commissioner J. Christopher Lombardo	yay

Duly passed on this 26th day of September, 2019 by the Board of Fire Commissioners of the North Collier Fire Control and Rescue District.