



Interoffice Memorandum

City Clerk's Office

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, Planning Manager

FROM: Linda W. Cox, City Clerk

RE: Establishment of Impact Fee Mitigation Program

DATE: December 30, 2014

STAFF REPORT

At their March 10, 2014 Conference Agenda meeting, the Mayor and City Commission directed the City Manager to evaluate various incentive programs to accelerate development and attract businesses to Fort Pierce, specifically a qualified target industry (QTI) impact fee mitigation program similar to that adopted by St. Lucie County.

At the December 8, 2014 Conference Agenda meeting, the Economic Development Team presented a final draft ordinance of an Economic Development Impact Fee Mitigation Program. Consensus was to move forward with adoption of the Ordinance as presented.

It is the recommendation of the Economic Development Team to adopt a program similar to our neighboring communities, particularly St. Lucie County. It is likely, that any business locating within our City will seek incentives from the County as well, much like with our ad valorem tax exemption. In order to simplify the application, monitoring and enforcement of the ordinance, the economic development team recommends that we utilize a "total capital investment" threshold rather calculating a percentage of private sector wage.

The following scenario is offered for illustration.

Company XYZ makes application to construct a 500,000 sq. ft. warehouse facility with a capital investment of \$95,000,000.00. They will be hiring 300 individuals at an average rate of pay of \$16.78 per hour and will have 750,000 sq. ft. of impervious surface.

Total impact fees due are as follows:

Parks & Recreation:	\$0.00	(applies to residential only)
Transportation:	\$155,940.00	
Government Bldgs:	\$81,880.00	
Solid Waste:	\$90,100.00	
Stormwater:	\$30,000.00	
Total Impact Fees:	\$327,920.00	

Under the proposed ordinance, Company XYZ would owe \$131,168.00 for impact fees and enjoy a waiver of \$196,752.00.

Attachments:

- Draft Ordinance
- Summary of other Florida Programs
- Qualified Targeted Industries for Incentives (Enterprise Florida)
- Copy of St. Lucie County Impact Fee Mitigation Ordinance

Impact Fee Collection Summary through 8/22/2014