





THE SUNRISE CITY

FORT PIERCE
CITY MANAGER'S OFFICE *Florida*

TO : MEMBERS OF THE CITY OF FORT PIERCE PLANNING BOARD
FROM : Shyanne Helms, FRA-RP, Economic Development Manager 
THRU : Jennifer Hofmeister, AICP, LCAM,  Planning Director
RE : Impact Fee Moratorium
DATE : February 4, 2020

The attached proposed ordinance will provide a moratorium on the imposition and collection of City impact fees within the Fort Pierce Redevelopment Area for a period of 12 months. The concept of this moratorium was presented to the Fort Pierce Redevelopment Board on July 15, 2019 as part of the city's overall economic development strategy.

Urban infill and redevelopment projects are intended to improve existing neighborhoods and encourage investment within these areas. Unfortunately, there has been limited new construction in the FPRA boundaries over the past several years. According to the attached map, only \$40,023 of impact fees were collected within the FPRA boundaries over the past three years compared to \$1.1 million outside of the FPRA boundaries.

The intent of this moratorium is to assist businesses in the Fort Pierce Redevelopment Agency boundaries reduce their startup costs and to contribute to the sense of vitality that occurs when buildings are occupied by commercial business. It is our hope that this moratorium will encourage and entice development within the FPRA boundaries. Since infill locations are within the urban core of our community, typically they already have much of the needed infrastructure. Unless extraordinary capital improvements are required, infrastructure costs can be substantially lower for infill development relative to a similar project in an undeveloped area.

Attachments:

- Draft Impact Fee Moratorium Ordinance
- Map of Impact Fees Collected in FPRA vs. City (November 2016 to November 2019)
- Example of Impact Fees – Crabby's Dockside and Taylor Creek Publix
- Economic Development Strategy Presentation – July 15, 2019