

From: Calascione, Frank <Frank.Calascione@sumtercountyfl.gov>

Sent: Tuesday, December 29, 2020 1:12 PM

To: Arnold, Bradley <Bradley.Arnold@sumtercountyfl.gov>

Cc: Russell, Kristy <Kristy.Russell@sumtercountyfl.gov>

Subject: Impact Fee Analysis with increase projections

Hello Mr. Arnold,

Please see the attached, updated spreadsheet. Upon review of the data, I believe any increase over 35% (existing 40% of value + 35% increase) to arrive at 75% of the maximum allowable value of 100% could have adverse effects on our competitiveness. I think we also want to be mindful that we do not undermine the hard work that has gone into demonstrating we are a county that is business and development-oriented by increasing in too large of an increment.

A quick snapshot of my opinion on our competitiveness to surrounding counties in each category with a 35% increase across the board is below.

Residential Home- still highly competitive
BJ's Warehouse, Costco, etc.- still competitive
Wawa, Race Trac, etc.- comparable
Bonefish Grill, Applebees, etc.- comparable
Culvers, Wendy's, etc. (Fast food)-comparable
Multifamily housing (all sizes) –comparable
Nursing home-comparable
Hospital-comparable
Hotel-comparable
Motel-still competitive

Frank Calascione
Director
Economic Development
Board of Sumter County Commissioners
Tel: 352-689-4400
Fax: 352-689-4401
www.sumterbusiness.com

Impact Fee Analysis 12-2020

Project Type	Project Size	Total Impact Fees				Total Impact Fees	Total Impact Fees	Total Impact Fees	Total Impact Fees	Total Impact Fees	Total Impact Fees	Total Impact Fees	Total Impact Fees	Total Impact Fees
		Sumter County 40%	Sumter County 60%	Sumter County 75%	Sumter County 100%	Lake County-NE/Wekiva, South	Lake County-NC, Central	Marion County	Citrus County	Hernando County	Sumter + Wildwood	Lake + Leesburg	Marion + Ocala	
Residential Home*	2500 SF or Du	\$ 2,666.00	\$ 3,199.20	\$ 3,599.10	\$ 4,265.60	\$ 13,023.00	\$ 11,010.00	\$ 1,562.00	\$ 4,809.00	\$ 5,757.00	\$ 3,194.34	\$ 11,877.00	\$ 5,874.00	
BJ's Warehouse, Costco, etc.	100,000 SF	\$ 335,600.00	\$ 402,720.00	\$ 453,060.00	\$ 536,960.00	\$ 426,500.00	\$ 239,600.00	\$ 101,400.00	\$ 234,300.00	\$ 787,700.00	\$ 369,600.00	\$ 271,410.0000	\$ 145,100.00	
	3,000 SF, 10 fuel positions	\$ 49,620.00	\$ 59,544.00	\$ 66,987.00	\$ 79,392.00	\$ 41,563.00	\$ 17,823.00	\$ 8,500.00	\$ 7,029.00	\$ 20,410.00	\$ 50,640.00	\$ 18,777.30	\$ 12,150.00	
Wawa, Race Trac, etc.	6,000 SF	\$ 72,492.00	\$ 86,990.40	\$ 97,864.20	\$ 115,987.20	\$ 62,646.00	\$ 28,074.00	\$ 16,818.00	\$ 14,058.00	\$ 42,030.00	\$ 74,532.00	\$ 29,982.60	\$ 22,368.00	
Bonefish Grill, Applebees, etc. (High turnover)	3,000 SF	\$ 85,182.00	\$ 102,218.40	\$ 114,995.70	\$ 136,291.20	\$ 65,514.00	\$ 26,670.00	\$ 4,020.00	\$ 7,029.00	\$ 24,051.00	\$ 86,202.00	\$ 27,624.30	\$ 8,904.00	
Culvers, Wendy's, etc. (Fast food)	250 Du	\$ 477,750.00	\$ 573,300.00	\$ 644,962.50	\$ 764,400.00	N/A	N/A	\$ 225,750.00	N/A	\$ 1,252,500.00	\$ 609,835.00		\$ 767,250.00	
Multifamily housing development low rise	250 Du	\$ 354,750.00	\$ 425,700.00	\$ 478,912.50	\$ 567,600.00	\$ 9,189.00	\$ 8,347.00	N/A	\$ 259,500.00	N/A	\$ 486,835.00	\$ 225,097.00	N/A	
Multifamily housing development mid rise	250 Du	\$ 291,500.00	\$ 349,800.00	\$ 393,525.00	\$ 466,400.00	N/A	N/A	\$ 142,000.00	N/A	\$ 1,253,250.00	\$ 423,585.00		\$ 683,500.00	
Multifamily housing development high rise	100 beds/40,000 SF	\$ 35,000.00	\$ 42,000.00	\$ 47,250.00	\$ 56,000.00	\$ 49,940.00	\$ 27,540.00	\$ 8,000.00	\$ 13,900.00	\$ 490,200.00	\$ 48,600.00	\$ 36,300.000	\$ 28,400.00	
Nursing home**	250,000 SF	\$ 712,000.00	\$ 854,400.00	\$ 961,200.00	\$ 1,139,200.00	\$ 561,750.00	\$ 264,500.00	\$ 219,750.00	N/A	\$ 660,500.00	\$ 797,000.00	\$ 273,260.000	\$ 228,990.00	
Hospital	100 Rooms/40,000 SF	\$ 118,100.00	\$ 141,720.00	\$ 159,435.00	\$ 188,960.00	\$ 164,540.00	\$ 93,640.00	\$ 37,500.00	\$ 127,000.00	\$ 115,600.00	\$ 131,700.00	\$ 106,364.0000	\$ 59,200.00	
Hotel***	100 Rooms/40,000 SF	\$ 57,000.00	\$ 68,400.00	\$ 76,950.00	\$ 91,200.00	\$ 164,540.00	\$ 93,640.00	\$ 26,700.00	\$ 127,000.00	\$ 115,800.00	\$ 70,600.00	\$ 106,364.0000	\$ 45,300.00	
Motel***	100 Rooms/40,000 SF													

Note 1: Sumter County has only a road impact fee, other jurisdictions have school, fire, parks, library and administrative fees in addition to road impact fees. Where applicable these additional fees are included in the table above.

Note 2: Water and sewer connection fees are not included in any of the data above.

Note 3: Marion County has suspended all impact fees other than their transportation impact fee which is equivalent to a road impact fee.

Note 4: Sumter County's current road impact fees are at 40% of the maximum allowable value of 100%. The examples model benchmark increases of 20, 35 and 60 percent to arrive at that maximum.

*Sumter County has a flat fee for a residential home regardless of size while other areas assess fees by the home's square footage.

**Some jurisdictions add fees based on square footage as well.

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Key:

SF = Square Footage

Du = Dwelling unit