

Miller, Janet

From: Steveb239@aol.com
Sent: Sunday, February 16, 2014 1:37 PM
To: Miller, Janet
Subject: Fwd: Impact Fee Review

Hi Janet,

I sent the email below to the Lee County Commissioners. Can it be included in the record for Tuesdays BOCC regular meeting for items not on the agenda, and also in the record for the BOCC workshop which includes a review of impact fees?

Thanks,
Steve

From: Steveb239@aol.com
To: dist3@leegov.com, dist5@leegov.com, dist1@leegov.com, dist2@leegov.com, dist4@leegov.com
Sent: 2/16/2014 10:53:01 A.M. Eastern Standard Time
Subj: Impact Fee Review

RE: Impact Fee Review

Lee County Commissioners,

As a former LPA member and a longtime Lee County resident I've closely followed the Impact Fee issue. As you review the current status of impact fees, please consider the following.

1. Lee Plan Objective 95.3: Other Financing Policies. Establish a broad-based system of revenue regulations that ensure that new development pays at least 90% of the capital costs of the public infrastructure directly attributable to that new development.

This objective is being violated at this time.

2. Lee Plan Policy 38.1.1: The County will maintain an effective and fair system of impact fees to insure that development creating additional impacts on arterial and collector roads pays an appropriate fair share of the costs to mitigate its (off-site) impacts.

This policy is being violated at this time. There are other related Lee Plan policies being ignored.

3. The current fee reduction is not fair to those who've already paid their share.

4. The current fee reduction is not fair to the general public who are now being required to subsidize the developer's profits.

5. Data shows that actual revenue loss over 2 years of reduced fees will exceed \$32 million. If those who benefit don't pay then the rest of us must pay for their impacts.

6. Communities in our area that did not cut impact fees have had higher permit increases than Lee County. There is no relationship between impact fees and permits.

7. The impact fee update prepared for the upcoming impact fee workshop doesn't provide much meaningful information to determine the effectiveness of the fee cuts. The current local economic recovery is part of a national trend and there is no evidence that slashing impact fees encouraged new development activity. Some Florida communities are reinstating their impact fees. Why didn't the County hire an independent expert to perform an analysis of the fee cuts?
8. Recent news reports, such as the Naples Daily News article titled: "With Collier-Lee Construction Booming, Worker Shortage Looming", make it clear that we don't need lower impact fees for job creation.
9. The savings to developers have not been passed on to the consumer, but have only increased the developers profits at the expense of the general public who have to take up the slack.
10. Slashing impact fees has resulted in a raid on money that was to be set aside for Conservation 20/20. This critical voter approved land acquisition and preservation program needs to be continued.

It is the responsibility of the Lee County Commission to work in the best interest of the residents and plan for the future. Many hard working community planning groups and other organizations working to improve the quality of life for residents feel kicked to the curb as policies have shifted to subsidize developers' profits at taxpayers expense. Developers should be required to pay their fair share of the impacts created by development.

I ask that those of you who supported the fee cuts re-examine the current situation and reinstate impact fees to the levels before the reduction last year on a temporary basis, and instruct Staff to develop a replacement system of fees consistent with the long time county policy that growth should pay for growth. The new fee system should be structured to encourage infill development and redevelopment in urban areas while discouraging development in rural areas. Preservation of rural areas is critical for groundwater recharge, wildlife habitat, maintaining a healthy ecosystem, and preserving the beauty of the natural environment that residents and visitors enjoy. Quality of life issues, including a well planned and financed infrastructure, is what will bring new businesses and their owners and families to the area.

Thank you,

Steve Brodtkin

39 year Lee County resident