LAND DEVELOPMENT CODE ADVISORY COMMITTEE

COMMUNITY DEVELOPMENT/PUBLIC WORKS BUILDING
1500 MONROE STREET, FORT MYERS, FL 33901
CONFERENCE ROOM 1B

FRIDAY, NOVEMBER 14, 2025
8:30 A.M.

AGENDA

1. Call to Order/Review of Affidavit of Posting
2. Approval of Minutes – August 8, 2025
3. Land Development Code Amendments

   A. Fire/EMS Impact Fee Amendments (Amendments to Chapter 2 to incorporate changes to Fire/EMS impact fees based on Fire & Impact Fee Update Study prepared by Benesch dated September 29, 2025).

   B. MPD Threshold Amendments (Amendments to Chapter 34 to eliminate minimum thresholds to provide greater development flexibility).

   C. Floodplain Management and Building Code Amendments (Amendments to Chapter 6 to remove redundant and procedural language, remove regulations addressed by Florida Building Code, include required statutory language for condo/co-op building repairs, and complete other general clean-up).

4. Adjournment
   Next Meeting Date: December 12, 2025

To view a copy of the agenda, go to www.leegov.com/dcd/calendar.
For more information, contact Janet Miller (239) 533-8583 or jmiller@leegov.com.
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MINUTES REPORT
LAND DEVELOPMENT CODE ADVISORY COMMITTEE
(LDCAC)
Friday, August 8, 2025
8:30 a.m.

Committee Members Present:

Jay Johnson	Jennifer Sapen
Veronica Martin	Christopher Scott
Jack Morris	Amy Thibaut, Chair
Jarod Prentice	Patrick Vanasse
Bill Prysi	

Excused / Absent:

Allie Beecher	Tom Lehnert
Jem Frantz	Al Quattrone
Randy Krise, Vice Chair	

Lee County Government Staff Present:

Joe Adams, Asst. County Atty.	Janet Miller, DCD Admin.
Adam Mendez, Principal Planner, Zoning	Anthony Rodriguez, Zoning Manager

AGENDA ITEM 1 - CALL TO ORDER/REVIEW OF AFFIDAVIT OF POSTING

Ms. Thibaut, Chair, called the meeting to order at 8:35 a.m. in the Large First Floor CR 1B, Community Development/Public Works Building, 1500 Monroe Street, Fort Myers, Florida.

Mr. Joe Adams, Assistant County Attorney, reviewed the Affidavit of Posting and found it legally sufficient as to form and content.

AGENDA ITEM 2 - APPROVAL OF MINUTES – March 14, 2025

Mr. Scott made a motion to approve the March 14, 2025 minutes, seconded by Mr. Johnson. The motion was called and passed 8-0. Mr. Prentice was not in attendance at this juncture.

AGENDA ITEM 3 – LAND DEVELOPMENT CODE AMENDMENTS

A. Dock and Shoreline Regulations (Boathouses and Dock Pavilions)

Mr. Prentice arrived at this portion of the meeting.

Mr. Rodriguez provided an overview of the amendments and was available for questions.

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Ms. Sapen referred to the definition for a *"single-family dock."* Although the term is *"single-family dock,"* the strike-through language removes *"single-family residence"* and replaces it with *"on property which permits residential uses."*

Mr. Rodriguez explained that the term *"single-family dock"* is kind of a misnomer because it is permitted in conjunction with both a single-family or a two-family residence. He stated that the term in the code currently is *"single-family dock."* However, rather than going through the entire code and changing the term to reflect what it means, staff opted to leave the term as is and only modify the definition to clarify what a *"single-family dock"* is.

Ms. Sapen asked for clarification that it addresses single-family and two-family residences, but not a townhome, fee simple, or multi-family.

Mr. Rodriguez stated that is correct. He explained that typically townhomes, fee simple multi-family, or rental multi-family, fall under a multi-slip docking facility because there are more than two slips and they are concentrated in a certain location.

Ms. Martin referred to item number (1) at the top of the page where it says, *"Single-family docks containing more than two slips must comply with the Manatee Protection Plan boat facility siting criteria."* She asked if only single-family are exempt from having to comply with the Manatee Protection Plan.

Mr. Rodriguez stated that was correct and noted that the methodology used essentially makes an assumption that every single-family residence is entitled to a dock with two slips. This is a similar analogy as single-family residences being exempt from the development order requirements. Mr. Rodriguez stated that anything more than two slips on a single-family residence has to demonstrate compliance with the Manatee Protection Plan, which requires that they undergo the Manatee Protection Plan evaluation with Natural Resources in order to determine the number of slips that they would be entitled to. The applicant would then go through the permitting process based on that number of slips.

The Committee had no questions on Pages 3 through 5.

Mr. Prysi thanked staff for these updates and felt it was a job well done.

Mr. Vanasse made a motion to approve these amendments. The motion was seconded by Mr. Prysi. The Chair called the motion, and it passed 9-0.

AGENDA ITEM 4 – ADJOURNMENT/NEXT MEETING DATE

There was no further discussion. Ms. Thibaut noted the next meeting is tentatively scheduled for September 12, 2025, and she adjourned the meeting at 8:42 a.m.

MEMORANDUM

FROM
THE DEPARTMENT OF
COMMMUNITY DEVELOPMENT

TO: **Land Development Code Advisory Committee (LDCAC)**

DATE: **October 31, 2025**

FROM: **Anthony R. Rodriguez, AICP, CPM**
Zoning Manager

RE: **Land Development Code (LDC) Amendments, Group 6**
Fire/EMS Impact Fees, MPD Thresholds, and Floodplain Management/Building Code

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The attached LDC amendments, scheduled for consideration at the November 14, 2025 meeting, propose changes to the LDC to update Fire/EMS Impact Fees, eliminate minimum use thresholds for Mixed-Use Planned Developments, and revise Chapter 6 to assure consistency with state and federal regulations and complete general clean-up.

Staff seeks input and a recommendation on whether the proposed amendments should be adopted by the Board of County Commissioners (BoCC).

Background and Summary
On February 6, 2024, the BoCC authorized staff to begin work on drafting substantive and non-substantive ("clean-up") amendments to the LDC as part of the County's biennial Land Development Code Amendment Cycle. Substantive amendments are focused on eliminating redundancies within the LDC, codifying existing Department interpretations, addressing new uses, and lessening burdensome restrictions where appropriate. Non-substantive amendments will be focused on assuring consistency within the LDC, between the LDC and the Lee Plan, between the LDC and the Florida Building Code, and between the LDC and state and federal regulations. On October 7, 2025, the BoCC also directed staff to draft amendments to the LDC to eliminate minimum thresholds in Mixed-Use Planned Developments to allow these types of developments to better respond to market demands.

The attached amendments to the LDC are consistent with BoCC direction and are summarized as follows:

A. Fire/EMS Impact Fee Amendments

- *The Issue:* Lee County's impact fee ordinance requires impact fees be updated every five years to ensure consistency with state statute. Lee County's impact fees for Fire and EMS facilities were last updated in 2018 and are due to be updated.
- *Proposed Solution and Intended Outcome:* **Solution**: Lee County hired a consultant to provide recent and localized data needed to support adjustments to impact fees. The proposed amendments identified below reflect changes to impact fees based on this data as well as maximum increases to fees as allowed by state statute (163.31801). **Outcome**: Adopt updated impact fee tables for Fire and EMS, consistent with state statute, based on timely local data and provide additional clarity concerning the use of impact fees

B. Amendments to Mixed-Use Planned Development Thresholds

- *The Issue*: LDC Section 34-940 requires minimum density and intensity thresholds for Mixed-Use Planned Developments (MPDs) and require MPDs to include at least two of the uses listed within this section, which poses limitations that prevent developers from adapting to changes in market demand as these types of planned developments build out.
- *Proposed Solution and Intended Outcome:* **Solution:** Amend this LDC Section to eliminate minimum density and intensity thresholds for uses within Mixed-Use Planned Developments. **Outcome:** Mixed-Use Planned Developments will still be allowed to propose multiple uses (i.e., residential, commercial, industrial, and community facilities) but will not be required to do so at time of zoning or during subsequent development, which will provide greater flexibility for these types of developments to respond to changes in market demand.

C. Amendments to Chapter 6 (Floodplain Management and Building Code)

- *The Issue*: Certain sections of Chapter 6 (Building and Building Regulations) are outdated, duplicative, or do not reflect current Department structure, FEMA, and Florida Building Code requirements and references.
- *Proposed Solution and Intended Outcome:* **Solution:** Amend outdated language throughout Chapter 6. **Outcome:** County regulations will be aligned with current FEMA and Florida Building Code requirements for consistency and ease of use in administration.

Attachments
Draft LDC Amendments
Lee County Fire & EMS Impact Fee Update Study Final Report, September 29, 2025

GROUP 6, ITEM A

FIRE AND EMS IMPACT FEE UPDATE

AMENDMENT SUMMARY

Issue:	Lee County's impact fee ordinance requires impact fees be updated every five years to ensure consistency with state statute. Lee County's impact fees for Fire and EMS facilities were last updated in 2018 and are due for an update.
Solution:	Lee County hired a consultant to provide recent and localized data needed to support adjustments to impact fees. The proposed amendments identified below reflect changes to impact fees based on this data as well as maximum increases to fees as allowed by state statute (163.31801).
Outcome:	Adopt updated impact fee tables for Fire and EMS, consistent with state statute, based on timely local data and provide additional clarity concerning the use of impact fees.

Chapter 2 - Administration

ARTICLE VI. - Impact Fees

Sec. 2-231. - Compliance with Florida Impact Fee Act.

Staff note: HB 337 limits impact fee increases to a maximum of 50% of the current rate. Increases of 25% or less must be phased in over two equal annual installments, while increases greater than 25% must be phased in over four equal annual installments, beginning on the date the new fee is adopted. This section is proposed to be revised to cross-reference state statute for impact fee increases.

(a) In accordance with the Florida Impact Fee Act (F.S. § 163.31801) adopted as part of F.S. Ch. 163, the County will provide for accounting and reporting of impact fee collections and expenditures. The County will account for the revenues and expenditures of impact fees that address infrastructure needs in a separate accounting fund.

(b) Audits of County financial statements that are performed by a certified public accountant in accordance with F.S. § 218.39, and submitted to the auditor general, must include an affidavit signed by the Chief Financial Officer of the County confirming that the County has complied with the annual financial audit reporting requirements of the Uniform Local Government Financial Management and Reporting Act (F.S. § 218.30 et seq.) and the Florida Impact Fee Act (F.S. § 163.31801).

(c) The calculation of impact fees must be based on the most recent and localized data available.

(d) The administrative charges for the collection of impact fees must be limited to actual costs.

(e) Pursuant to Section 163.31801, Florida Statutes, any increase to an adopted impact fee shall be implemented in compliance with the statutory limitations on maximum allowable fee increases.

Section ends

DIVISION 5. - Fire Protection and Emergency Medical Services Impact Fee

Sec. 2-386. - Computation of amount.

Staff note: This section is proposed to be revised to update impact fee rates for fire and EMS services consistent with the recommendations contained in the Lee County Fire & EMS Impact Fee Update Study Final Report, September 29, 2025.

(a) At the option of the feepayer, the amount of the fire and EMS impact fees may be determined by the schedules shown in this subsection. The reference in the schedules to square feet refers to the gross square footage of each floor of a building measured to the exterior walls, and not to usable, interior, rentable, noncommon or other forms of net square footage. The reference in the schedules to recreational vehicles refers to the number of recreational vehicle sites permitted by the applicable final development order. If a building permit is requested for a building with mixed uses, as defined in Section 2-384, then the fee will be determined according to the schedule by apportioning the total space within the building according to the space devoted to each principal use. If a permit application involves a type of development not specified on the schedule, then the County Manager will use the fee applicable to the most nearly comparable type of land use on the schedule.

Table 1. Fire Impact Fee Schedule

	Use and Development Unit											
Fire District	*Single-Family Residence or Mobile Home on Individual Lot Per Dwelling*	*Multi-Family Per Dwelling*	*Mobile Home or Recreational Vehicle in Mobile Home/RV Park Per Space*	*Hotel/Motel Per Room*	~~*Retail Per 1,000 sq. ft.*~~	*Retail less than 40,000 sf Per 1,000 sq. ft.*	*Retail 40,000 to 150,000 sf Per 1,000 sq. ft.*	*Retail greater than 150,000 sf Per 1,000 sq. ft.*	*Office Per 1,000 sq. ft.*	*Public or Institutional Use Per 1,000 sq. ft.*	*General Industrial Per 1,000 sq. ft.*	*Public or Private Warehouse Per 1,000 sq. ft.*
Alva[2]	~~$766.00~~ $1,149.00	~~$582.00~~ $873.00	~~$559.00~~ $838.00	~~$368.00~~ $552.00	~~$820.00~~	$1,230.00	$1,230.00	$1,230.00	~~$398.00~~ $597.00	~~$237.00~~ $355.00	~~$146.00~~ $219.00	~~$84.00~~ $126.00
Bayshore[2]	~~$766.00~~ $1,149.00	~~$582.00~~ $873.00	~~$559.00~~ $838.00	~~$368.00~~ $552.00	~~$820.00~~	$1,230.00	$1,230.00	$1,230.00	~~$398.00~~ $597.00	~~$237.00~~ $355.00	~~$146.00~~ $219.00	~~$84.00~~ $125.00
Boca Grande	$766.00	$582.00	$559.00	$368.00	~~$820.00~~	$820.00	$820.00	$820.00	$398.00	$237.00	$146.00	$84.00
Bonita Springs[6]	~~$766.00~~ $1,149.00	~~$582.00~~ $832.00	~~$559.00~~ $838.00	~~$368.00~~ $552.00	~~$820.00~~	$1,230.00	$1,230.00	$1,230.00	~~$398.00~~ $597.00	~~$237.00~~ $355.00	~~$146.00~~ $219.00	~~$84.00~~ $96.00
Captiva Island[3]	~~$766.00~~ $1,149.00	~~$582.00~~ $873.00	~~$559.00~~ $838.00	~~$368.00~~ $552.00	~~$820.00~~	$1,230.00	$1,230.00	$1,230.00	~~$398.00~~ $597.00	~~$237.00~~ $355.00	~~$146.00~~ $219.00	~~$84.00~~ $126.00
Estero[2]	~~$766.00~~ $1,149.00	~~$582.00~~ $825.00	~~$559.00~~ $838.00	~~$368.00~~ $552.00	~~$820.00~~	$1,230.00	$1,230.00	$1,230.00	~~$398.00~~ $597.00	~~$237.00~~ $355.00	~~$146.00~~ $211.00	~~$84.00~~ $91.00
Fort Myers[4]	~~$338.00~~ $507.00	~~$257.00~~ $385.00	~~$247.00~~ $370.00	~~$162.00~~ $243.00	~~$362.00~~	$543.00	$543.00	$543.00	~~$176.00~~ $264.00	~~$105.00~~ $157.00	~~$64.00~~ $96.00	~~$37.00~~ $55.00
Fort Myers Beach[3]	~~$766.00~~ $1,149.00	~~$582.00~~ $873.00	~~$559.00~~ $838.00	~~$368.00~~ $552.00	~~$820.00~~	$1,230.00	$1,230.00	$1,230.00	~~$398.00~~ $597.00	~~$237.00~~ $355.00	~~$146.00~~ $219.00	~~$84.00~~ $126.00
Fort Myers Shores[3]	~~$766.00~~ $1,149.00	~~$582.00~~ $849.00	~~$559.00~~ $838.00	~~$368.00~~ $552.00	~~$820.00~~	$1,230.00	$1,230.00	$1,230.00	~~$398.00~~ $597.00	~~$237.00~~ $355.00	~~$146.00~~ $219.00	~~$84.00~~ $102.00
Iona-McGregor[2]	~~$626.00~~ $939.00	~~$476.00~~ $489.00	~~$457.00~~ $501.00	~~$450.00~~ $450.00	~~$670.00~~	$1,005.00	$1,005.00	$1,005.00	~~$489.00~~ $400.00	~~$194.00~~ $291.00	~~$119.00~~ $125.00	~~$69.00~~ $54.00
Lee County Airports[5]	~~$766.00~~ $1,149.00	~~$582.00~~ $873.00	~~$559.00~~ $838.00	~~$368.00~~ $552.00	~~$820.00~~	$1,230.00	$1,230.00	$1,230.00	~~$398.00~~ $597.00	~~$237.00~~ $355.00	~~$146.00~~ $219.00	~~$84.00~~ $126.00
Lehigh Acres[1]	~~$663.00~~ $966.00	~~$504.00~~ $480.00	~~$484.00~~ $492.00	~~$318.00~~ $477.00	~~$709.00~~	$1,063.00	$1,063.00	$1,063.00	~~$345.00~~ $392.00	~~$206.00~~ $309.00	~~$126.00~~ $123.00	~~$73.00~~ $53.00
Matlacha-Pine Island[3]	~~$766.00~~ $1,149.00	~~$582.00~~ $873.00	~~$559.00~~ $838.00	~~$368.00~~ $552.00	~~$820.00~~	$1,230.00	$1,230.00	$1,230.00	~~$398.00~~ $597.00	~~$237.00~~ $355.00	~~$146.00~~ $219.00	~~$84.00~~ $126.00
North Fort Myers[3]	~~$276.00~~ $414.00	~~$210.00~~ $208.00	~~$201.00~~ $213.00	~~$132.00~~ $198.00	~~$295.00~~	$442.00	$442.00	$442.00	~~$144.00~~ $212.00	~~$86.00~~ $129.00	~~$52.00~~ $66.00	~~$30.00~~ $28.00
San Carlos Park[2]	~~$766.00~~ $1,149.00	~~$582.00~~ $873.00	~~$559.00~~ $838.00	~~$368.00~~ $552.00	~~$820.00~~	$1,230.00	$1,230.00	$1,230.00	~~$398.00~~ $597.00	~~$237.00~~ $355.00	~~$146.00~~ $219.00	~~$84.00~~ $117.00
Sanibel[3]	$766.00	$582.00	$559.00	$368.00	~~$820.00~~	$820.00	$820.00	$820.00	$398.00	$237.00	$146.00	$84.00
South Trail[2]	~~$534.00~~ $801.00	~~$406.00~~ $464.00	~~$390.00~~ $476.00	~~$256.00~~ $384.00	~~$571.00~~	$856.00	$856.00	$856.00	~~$278.00~~ $379.00	~~$166.00~~ $249.00	~~$101.00~~ $119.00	~~$59.00~~ $51.00
Tice[2]	~~$766.00~~ $1,149.00	~~$582.00~~ $675.00	~~$559.00~~ $692.00	~~$368.00~~ $552.00	~~$820.00~~	$1,230.00	$1,230.00	$1,230.00	~~$398.00~~ $590.00	~~$237.00~~ $355.00	~~$146.00~~ $185.00	~~$84.00~~ $79.00
Upper Captiva[2]	$766.00	$582.00	$559.00	$368.00	~~$820.00~~	$820.00	$820.00	$820.00	$398.00	$237.00	$146.00	$84.00

Notes:

[1] Fire Control and Rescue Service District

[2] Fire Protection and Rescue Service District

[3] Fire Control District

[4] Municipality of Fort Myers

[5] Fire Department

[6] Fire Control and Rescue District

Table 2. EMS Impact Fee Schedule for County EMS Service Area

Land Use	*Development Unit*	*EMS Impact Fee per Unit*
Single-family residence or mobile home on individual lot	Dwelling	~~$55.00~~ $65.00
Multifamily (includes timeshare)	Dwelling	~~$42.00~~ $38.00
Mobile home or recreational vehicle in mobile home/RV park	Space	~~$40.00~~ $35.00
Hotel/motel	Room	~~$26.00~~ $39.00
Retail	1,000 sq. ft.	~~$59.00~~ $88.00
Office	1,000 sq. ft.	~~$29.00~~ $33.00
Public or institutional use	1,000 sq. ft.	~~$17.00~~ $25.00
General industrial	1,000 sq. ft.	$10.00
Public or private warehouse	1,000 sq. ft.	~~$6.00~~ $4.00

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Sec. 2-390. Use of funds.

Staff note: Update section to include cross-reference to Florida Statutes regarding use of collected impact fees.

(a) Funds collected from fire and EMS impact fees must be used for the purpose of capital improvements to and expansion of fire protection and emergency medical services. Fire and EMS impact fee collections, including any interest earned thereon, less administrative costs retained pursuant to Subsection (e) of this section, will be used exclusively for capital improvements or expansion within or for the benefit of the fire and EMS impact fee benefit district from which the funds were collected. These impact fee funds must be segregated from other kinds and expended in the order in which they are collected. Funds may be used or pledged in the course of bonding or other lawful financing techniques, so long as the proceeds raised thereby are used for the purpose of land acquisition and capital improvements to and expansion within or for the benefit of the fire and EMS impact fee benefit district from which the funds were used or pledged. Funds may be used as allowed by FS 163.31801(4)(i). If these funds or pledges of funds are combined with other revenue sources in a dual or multipurpose bond issue or other revenue-raising device, then the proceeds raised thereby must be divided and segregated in a manner that will cause the amount of the proceeds reserved for the benefit of the participating fire and EMS impact fee benefit district to bear the same ratio to the total funds collected as the amount of the participating fire and EMS impact fee benefit district funds used or pledged bears to the total funds used or pledged.

(b) – (e) remain unchanged.

Lee County
Fire & EMS Impact Fee Update Study

Final Report
September 29, 2025

Prepared for:

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Lee County
Impact Fee Update Study

Table of Contents

Executive Summary

With a permanent population of approximately 835,900, Lee County is the 8th most populous county in Florida. Lee County is continuing to grow and is estimated to add approximately 239,200 new residents through 2050. In terms of residential permitting, Lee County ranks 1st out of Florida counties with an average of 14,200 new units per year over the past three years.

To address infrastructure needs due to new growth, Lee County implemented emergency medical services (EMS) and fire rescue impact fees in 1989. These fees were last updated in 2018, and the fees were adopted at the full calculated levels. To comply with legal requirements and ensure that the technical study reflects the most recent and localized data, Lee County retained Benesch to update the EMS impact fee, as well as the fire rescue impact fees for 16 of the Lee County fire districts and other fire rescue service providers.

The methodology used to update the EMS and fire rescue impact fees is a consumption-based methodology, which is also the County's adopted methodology and has been used to calculate multiple impact fees throughout Florida. A consumption-based impact fee is intended to charge new growth the proportionate share of the cost of providing new infrastructure available for use by new growth, based upon the burden placed on services from each land use (demand). The demand component is measured in terms of population per unit. In addition, per the requirements of case law, a credit is subtracted from total cost to account for contributions of new development toward any capacity expansion projects through other revenue sources.

Consistent with the County's adopted impact fee methodology, the primary steps involved in the update the EMS and fire rescue impact fees included the following for each service provider:

- Review of the capital inventory and calculation of the achieved level of service;
- Estimation of the current value of land, buildings, vehicles and equipment;
- Review of non-impact fee funding sources allocated for EMS and fire rescue capital expansion projects;
- Calculation of the demand component; and
- Calculation of the updated EMS and fire rescue impact fees.

In 2021, HB 337 was signed into law, which placed limits on the amount and frequency of impact fee increases, but also included a clause to exceed these restrictions if the local governments can

demonstrate extraordinary circumstances, hold two public workshops discussing these circumstances and the increases are approved by two-thirds of the governing body. In 2025, SB 1080 was signed into law which changed the approval required from two-thirds to unanimous support of the governing body. Furthermore, this bill disallows increases beyond the phase-in limitations if the jurisdiction has not increased the fees within the past five years (with exception for any year the jurisdiction was unable to increase the fees due to being in a hurricane disaster zone). Although the bill itself will become effective on October 1, 2025, these two clauses of the bill will become effective on January 1, 2026.

More specifically, HB 337 incorporated the following restrictions on fee increases:

- An impact fee may not exceed 50 percent of the current impact fee rate.
- If the increase is up to 25 percent, the increase must be implemented in two equal annual increments beginning with the date on which the increased fee is adopted.
- If the increase exceeds 25 percent, it must be implemented in four equal annual installments beginning with the date the increased fee is adopted.

The remainder of this Executive Summary includes the following information:

- **Table ES-1** presents the calculated EMS impact fee along with a comparison to the current adopted fees and the maximum allowable fees in compliance with F.S. 163.31801.
- **Table ES-2** presents the current adopted fire rescue impact fees for each service provider.
- **Table ES-3** presents the calculated fire rescue impact fees along with the percent change from the current adopted fee.
- **Table ES-4** presents the maximum allowable fire rescue impact fees in compliance with F.S. 163.31801 along with the percent change from the current adopted impact fees.

As mentioned previously, fee increases will need to be implemented over two or four years depending on the level of increase.

Table ES-1

Calculated EMS Impact Fee Schedule

ITE LUC	Land Use	Impact Unit	Adopted Impact Fee[1]	Calculated Impact Fee[2]	Percent Change[3]	F.S. 163.31801 Maximum Impact Fee[4]	Percent Change[5]
	RESIDENTIAL:						
210	Single Family	du	$55	**$65**	18%	$65	18%
220/221/222	Multi-Family	du	$42	**$38**	-10%	$38	-10%
240	Mobile Home/RV Tied Down	du	$40	**$35**	-13%	$35	-13%
	TRANSIENT, ASSISTED, GROUP:						
310/320	Hotel/Motel	room	$26	**$49**	88%	$39	50%
	NON-RESIDENTIAL:						
822	Retail less than 40,000 sfgla	1,000 sfgla	$59	**$97**	64%	$88	49%
821	Retail 40,000 to 150,000 sfgla	1,000 sfgla	$59	**$131**	122%	$88	49%
820	Retail greater than 150,000 sfgla	1,000 sfgla	$59	**$91**	54%	$88	49%
710	Office	1,000 sf	$29	**$33**	14%	$33	14%
620	Public/Institutional	1,000 sf	$17	**$35**	106%	$25	47%
130	General Industrial	1,000 sf	$10	**$10**	0%	$10	0%
150	Public or Private Warehouse	1,000 sf	$6	**$4**	-33%	$4	-33%

1) Source: Lee County Community Development Department
2) Source: Table II-8
3) Percent change from the current adopted impact fee (Item 1) to the calculated impact fee (Item 2)
4) Maximum allowable impact fee in compliance with 50-percent cap on increases per F.S. 163.31801
5) Percent change from the current adopted impact fee (Item 1) to the F.S. 163.31801 maximum allowable impact fee (Item 4)

Table ES-2

Fire Rescue Current Adopted Impact Fees

Fire District	Single Family	Multi-Family	Mobile Home/RV Tied Down	Hotel/ Motel	Retail less than 40,000 sfgla	Retail 40,000 to 150,000 sfgla	Retail greater than 150,000 sfgla	Office	Public/ Institutional	General Industrial	Warehouse
Unit	du	du	du	room	1,000 sfgla	1,000 sfgla	1,000 sfgla	1,000 sf	1,000 sf	1,000 sf	1,000 sf
Current Adopted Impact Fees											
Alva	$766	$582	$559	$368	$820	$820	$820	$398	$237	$146	$84
Bayshore	$766	$582	$559	$368	$820	$820	$820	$398	$237	$146	$84
Bonita Springs	$766	$582	$559	$368	$820	$820	$820	$398	$237	$146	$84
Captiva	$766	$582	$559	$368	$820	$820	$820	$398	$237	$146	$84
Estero	$766	$582	$559	$368	$820	$820	$820	$398	$237	$146	$84
Fort Myers	$338	$257	$247	$162	$362	$362	$362	$176	$105	$64	$37
Fort Myers Beach	$766	$582	$559	$368	$820	$820	$820	$398	$237	$146	$84
Fort Myers Shores	$766	$582	$559	$368	$820	$820	$820	$398	$237	$146	$84
Iona-McGregor	$626	$476	$457	$300	$670	$670	$670	$326	$194	$119	$69
Lehigh Acres	$663	$504	$484	$318	$709	$709	$709	$345	$206	$126	$73
Matlacha-Pine Island	$766	$582	$559	$368	$820	$820	$820	$398	$237	$146	$84
North Fort Myers	$276	$210	$201	$132	$295	$295	$295	$144	$86	$52	$30
San Carlos	$766	$582	$559	$368	$820	$820	$820	$398	$237	$146	$84
South Trail	$534	$406	$390	$256	$571	$571	$571	$278	$166	$101	$59
Port Authority	$766	$582	$559	$368	$820	$820	$820	$398	$237	$146	$84
Tice	$766	$582	$559	$368	$820	$820	$820	$398	$237	$146	$84

Source: Lee County Community Development Department

Table ES-3

Fire Rescue Calculated Impact Fees

Fire District	Single Family	Multi-Family	Mobile Home/RV Tied Down	Hotel/ Motel	Retail less than 40,000 sfgla	Retail 40,000 to 150,000 sfgla	Retail greater than 150,000 sfgla	Office	Public/ Institutional	General Industrial	Warehouse
Unit	du	du	du	room	1,000 sfgla	1,000 sfgla	1,000 sfgla	1,000 sf	1,000 sf	1,000 sf	1,000 sf
Calculated Impact Fees[1]											
Alva	$4,163	$2,069	$2,120	$2,540	$5,055	$6,800	$4,747	$1,719	$1,796	$539	$231
Bayshore	$2,281	$1,134	$1,161	$1,373	$2,733	$3,676	$2,566	$929	$971	$291	$125
Bonita Springs	$1,674	$832	$852	$1,052	$2,094	$2,816	$1,966	$712	$744	$223	$96
Captiva	$4,395	$2,184	$2,238	$2,663	$5,300	$7,129	$4,977	$1,802	$1,883	$565	$242
Estero	$1,660	$825	$845	$996	$1,982	$2,666	$1,861	$674	$704	$211	$91
Fort Myers	$1,095	$804	$554	$665	$1,323	$1,779	$1,242	$450	$470	$141	$60
Fort Myers Beach	$2,518	$1,252	$1,282	$1,910	$3,801	$5,113	$3,570	$1,293	$1,351	$405	$174
Fort Myers Shores	$1,708	$849	$869	$1,125	$2,238	$3,011	$2,102	$761	$795	$239	$102
Iona-McGregor	$985	$489	$501	$591	$1,176	$1,582	$1,104	$400	$418	$125	$54
Lehigh Acres	$966	$480	$492	$580	$1,153	$1,551	$1,083	$392	$410	$123	$53
Matlacha-Pine Island	$2,740	$1,362	$1,395	$1,718	$3,418	$4,597	$3,210	$1,162	$1,214	$364	$156
North Fort Myers	$418	$208	$213	$313	$623	$838	$585	$212	$221	$66	$28
San Carlos	$2,146	$1,066	$1,092	$1,288	$2,563	$3,448	$2,407	$872	$911	$273	$117
South Trail	$934	$464	$476	$561	$1,115	$1,500	$1,047	$379	$396	$119	$51
Port Authority	$14,026	$6,971	$7,141	$8,416	$16,747	$22,527	$15,726	$5,696	$5,951	$1,785	$765
Tice	$1,359	$675	$692	$871	$1,734	$2,332	$1,628	$590	$616	$185	$79
Percent Change[2]											
Alva	443%	255%	279%	590%	516%	729%	479%	332%	658%	269%	175%
Bayshore	198%	95%	108%	273%	233%	348%	213%	133%	310%	99%	49%
Bonita Springs	119%	43%	52%	186%	155%	243%	140%	79%	214%	53%	14%
Captiva	474%	275%	300%	624%	546%	769%	507%	353%	695%	287%	188%
Estero	117%	42%	51%	171%	142%	225%	127%	69%	197%	45%	8%
Fort Myers	224%	213%	124%	310%	265%	391%	243%	156%	348%	120%	62%
Fort Myers Beach	229%	115%	129%	419%	364%	524%	335%	225%	470%	177%	107%
Fort Myers Shores	123%	46%	55%	206%	173%	267%	156%	91%	235%	64%	21%
Iona-McGregor	57%	3%	10%	97%	76%	136%	65%	23%	115%	5%	-22%
Lehigh Acres	46%	-5%	2%	82%	63%	119%	53%	14%	99%	-2%	-27%
Matlacha-Pine Island	258%	134%	150%	367%	317%	461%	291%	192%	412%	149%	86%
North Fort Myers	51%	-1%	6%	137%	111%	184%	98%	47%	157%	27%	-7%
San Carlos	180%	83%	95%	250%	213%	320%	194%	119%	284%	87%	39%
South Trail	75%	14%	22%	119%	95%	163%	83%	36%	139%	18%	-14%
Port Authority	1731%	1098%	1177%	2187%	1942%	2647%	1818%	1331%	2411%	1123%	811%
Tice	77%	16%	24%	137%	111%	184%	99%	48%	160%	27%	-6%

1) Calculated impact fee schedules as shown in this technical report
2) Percent change from current adopted impact fees to calculated impact fee (Item 1)

Table ES-4

Fire Rescue Maximum Allowable Impact Fees

Fire District	Single Family	Multi-Family	Mobile Home/RV Tied Down	Hotel/ Motel	Retail less than 40,000 sfgla	Retail 40,000 to 150,000 sfgla	Retail greater than 150,000 sfgla	Office	Public/ Institutional	General Industrial	Warehouse
Unit	du	du	du	room	1,000 sfgla	1,000 sfgla	1,000 sfgla	1,000 sf	1,000 sf	1,000 sf	1,000 sf
F.S. 163.31801 Maximum Impact Fee[1]											
Alva	$1,149	$873	$838	$552	$1,230	$1,230	$1,230	$597	$355	$219	$126
Bayshore	$1,149	$873	$838	$552	$1,230	$1,230	$1,230	$597	$355	$219	$125
Bonita Springs	$1,149	$832	$838	$552	$1,230	$1,230	$1,230	$597	$355	$219	$96
Captiva	$1,149	$873	$838	$552	$1,230	$1,230	$1,230	$597	$355	$219	$126
Estero	$1,149	$825	$838	$552	$1,230	$1,230	$1,230	$597	$355	$211	$91
Fort Myers	$507	$385	$370	$243	$543	$543	$543	$264	$157	$96	$55
Fort Myers Beach	$1,149	$873	$838	$552	$1,230	$1,230	$1,230	$597	$355	$219	$126
Fort Myers Shores	$1,149	$849	$838	$552	$1,230	$1,230	$1,230	$597	$355	$219	$102
Iona-McGregor	$939	$489	$501	$450	$1,005	$1,005	$1,005	$400	$291	$125	$54
Lehigh Acres	$966	$480	$492	$477	$1,063	$1,063	$1,063	$392	$309	$123	$53
Matlacha-Pine Island	$1,149	$873	$838	$552	$1,230	$1,230	$1,230	$597	$355	$219	$126
North Fort Myers	$414	$208	$213	$198	$442	$442	$442	$212	$129	$66	$28
San Carlos	$1,149	$873	$838	$552	$1,230	$1,230	$1,230	$597	$355	$219	$117
South Trail	$801	$464	$476	$384	$856	$856	$856	$379	$249	$119	$51
Port Authority	$1,149	$873	$838	$552	$1,230	$1,230	$1,230	$597	$355	$219	$126
Tice	$1,149	$675	$692	$552	$1,230	$1,230	$1,230	$590	$355	$185	$79
Percent Change[2]											
Alva	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Bayshore	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	49%
Bonita Springs	50%	43%	50%	50%	50%	50%	50%	50%	50%	50%	14%
Captiva	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Estero	50%	42%	50%	50%	50%	50%	50%	50%	50%	45%	8%
Fort Myers	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	49%
Fort Myers Beach	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Fort Myers Shores	50%	46%	50%	50%	50%	50%	50%	50%	50%	50%	21%
Iona-McGregor	50%	3%	10%	50%	50%	50%	50%	23%	50%	5%	-22%
Lehigh Acres	46%	-5%	2%	50%	50%	50%	50%	14%	50%	-2%	-27%
Matlacha-Pine Island	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
North Fort Myers	50%	-1%	6%	50%	50%	50%	50%	47%	50%	27%	-7%
San Carlos	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	39%
South Trail	50%	14%	22%	50%	50%	50%	50%	36%	50%	18%	-14%
Port Authority	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Tice	50%	16%	24%	50%	50%	50%	50%	48%	50%	27%	-6%

1) Maximum allowable impact fee in compliance with 50 percent increase cap per F.S. 163.31801
2) Percent change from current adopted impact fees to maximum allowable impact fee (Item 1)

I. Introduction

With a permanent population of approximately 835,900, Lee County is the 8th most populous county in Florida. Lee County is continuing to grow and is estimated to add approximately 239,200 new residents through 2050. In terms of residential permitting, Lee County ranks 1st out of Florida counties with an average of 14,200 new units per year over the past three years.

In Lee County, fire rescue and emergency medical services (EMS) are provided by several entities, including Lee County, municipalities and independent fire districts. To address infrastructure needs due to new growth, Lee County implemented EMS and fire rescue impact fees in 1989. These fees were last updated in 2018 and adopted at full calculated levels. To comply with legal requirements and ensure that the technical study reflects the most recent and localized data, Lee County retained Benesch to update the EMS and fire rescue impact fees for the County as well as participating independent fire districts and municipalities.

This report serves as the technical study to support the calculation of the updated impact fees. The data presented in this report represents the most recent and localized data available at the time of this update study. All data and support material used in this analysis is incorporated by reference as set forth in this document.

The figures calculated in this study represent the technically defensible level of impact fees that the County could charge; however, the Board of County Commissioners may choose to discount the fees as a policy decision.

Methodology

In developing fire rescue/EMS impact fee program, a consumption-based impact fee methodology is utilized, which is commonly used throughout Florida and is also the County's current adopted methodology. A consumption-based impact fee charges new development based upon the burden placed on services from each land use (demand). The demand component is measured in terms of population per unit.

A consumption-based impact fee charges new growth the proportionate share of the cost of providing additional infrastructure for use by new growth. Unlike a "needs-based" approach, the consumption-based approach ensures that the impact fee is set at a rate that generates revenues sufficient only for new capacity needs and does not generate revenues at a level to correct

existing deficiencies. Given this, the County does not need to go through the process of estimating the portion of each capacity expansion project that may be related to existing deficiencies. In addition, per legal requirements, a credit amount is subtracted from the total cost to account for the value of future non-impact fee funding contributions of new development toward any capacity expansion projects. In other words, case law requires that the new development should not be charged twice for the same infrastructure.

Legal Overview

In Florida, legal requirements related to impact fees have primarily been established through case law since the 1980s. Impact fees must comply with the "dual rational nexus" test, which requires that they:

- Be supported by a study demonstrating that the fees are proportionate in amount to the need created by new development paying the fee; and
- Be spent in a manner that directs a proportionate benefit to new development, typically accomplished through establishment of benefit districts (if needed) and a list of capacity-adding projects included in the County's Capital Improvements Plan, Capital Improvements Element, or another planning document/Master Plan.

In 2006, the Florida legislature passed the "Florida Impact Fee Act," which recognized impact fees as "an outgrowth of home rule power of a local government to provide certain services within its jurisdiction." § 163.31801(2), Fla. Stat. The statute – concerned with mostly procedural and methodological limitations – did not expressly allow or disallow any particular public facility type from being funded with impact fees. In fact, when it was initially adopted, the Act largely codified requirements and standards common to the practice already.

However, the Legislature has amended the Impact Fee Act numerous times since 2006, significantly affecting the impact fee practice in Florida. For this reason, a summary of the key legislative changes since 2006 is provided:

- **HB 227 in 2009:** Florida legislation statutorily clarified that in any action challenging an impact fee, the government has the burden of proving by a preponderance of the evidence that the imposition or amount of the fee meets the requirements of state legal precedent or the Impact Fee Act and that the court may not use a deferential standard.
- **SB 360 in 2009:** Allowed fees to be decreased without the 90-day notice period required to increase the fees and purported to change the standard of legal review associated with

impact fees. SB 360 also required the Florida Department of Community Affairs (now the Department of Commerce) and Florida Department of Transportation (FDOT) to conduct studies on "mobility fees," which were completed in 2010.

- **HB 7207 in 2011:** Required a dollar-for-dollar credit, for purposes of concurrency compliance, for impact fees paid and other concurrency mitigation required.
- **HB 319 in 2013:** Applied mostly to concurrency management authorities, but also encouraged local governments to adopt alternative mobility systems using a series of tools identified in section 163.3180 (5)(f), Florida Statutes.
- **HB 207 in 2019:** Included the following changes to the Impact Fee Act along with additional clarifying language:
    1. Impact fees cannot be collected prior to building permit issuance; and
    2. Impact fee revenues cannot be used to pay debt service for previously approved projects unless the expenditure is reasonably connected to, or has a rational nexus with, the increased impact generated by the new residential and commercial construction.
- **HB 7103 in 2019:** Addressed multiple issues related to affordable housing/linkage fees, impact fees, and building services fees. In terms of impact fees, the bill required that when local governments increase their impact fees, the outstanding impact fee credits for developer contributions should also be increased. This requirement was to operate prospectively; however, HB 337 that was signed in 2021 deleted that clause and made all outstanding credits eligible for this adjustment. This bill also allowed local governments to waive/reduce impact fees for affordable housing projects without having to offset the associated revenue loss.
- **SB 1066 in 2020:** Added language allowing impact fee credits to be assignable and transferable at any time after establishment from one development or parcel to another that is within the same impact fee zone or impact fee district or that is within an adjoining impact fee zone or district within the same local government jurisdiction. In addition, added language indicating any new/increased impact fee not being applicable to current or pending permit applications submitted prior to the effective date of an ordinance or resolution imposing new/increased fees.
- **HB 1339 in 2020:** Required reporting of various impact fee related data items within the annual financial audit report submitted to the Department of Financial Services.
- **HB 337 in 2021**: Placed limits on the amount and frequency of fee increases but also included a clause to exceed these restrictions if the local governments can demonstrate extraordinary circumstances, hold two public workshops discussing these circumstances and the increases are approved by two-thirds of the governing body.

- **HB 479 in 2024:** Required interlocal agreements between counties and municipalities when both entities collect a transportation impact fee. Placed limits on timing of impact fee study completion and adoption and data used in the studies.
- **SB 1080 in 2025 (Effective October 1, 2025):** Disallowed the use of extraordinary circumstances clause unless the local government increased its fees within the past five years. It also required a unanimous vote of the governing body for fee increases above the 50-percent increase limit. Although this bill itself will become effective on October 1, 2025, these two clauses will become effective on January 1, 2026.

The following paragraphs provide further detail on the generally applicable legal standards applicable here.

Impact Fee Definition

- An impact fee is a one-time capital charge levied against new development.
- An impact fee is designed to cover the portion of the capital costs of infrastructure capacity consumed by new development.
- The principal purpose of an impact fee is to assist in funding the implementation of projects identified in the Capital Improvements Element (CIE) and other capital improvement programs for the respective facility/service categories.

Impact Fee vs. Tax

- An impact fee is generally regarded as a regulatory function established based upon the specific benefit to the user related to a given infrastructure type and is not established for the primary purpose of generating revenue for the general benefit of the community, as are taxes.
- Impact fee expenditures must convey a proportional benefit to the fee payer. This is accomplished through the establishment of benefit districts as needed, where fees collected in a benefit district are spent in the same benefit district.
- An impact fee must be tied to a proportional need for new infrastructure capacity created by new development.

This technical report has been prepared to support legal compliance with existing case law and statutory requirements and documents the methodology used for impact fee calculations in the following sections, including an evaluation of the inventory, service area, level of service (LOS), cost, credit, and demand components.

II. Emergency Medical Services

This section provides the results of the emergency medical services impact fee analysis. Lee County provides emergency medical services countywide except for Lehigh Acres and Fort Myers Beach fire districts. Several elements addressed in this section include:

- Facility Inventory
- Service Area and Population
- Level of Service
- Cost Component
- Credit Component
- Net EMS Impact Cost
- Calculated EMS Impact Fee Schedule
- EMS Impact Fee Schedule Comparison

These elements are summarized in the remainder of this section.

Facility Inventory

Table II-1 presents the buildings and land inventory associated with the EMS impact fee for Lee County. Although the County provides EMS services out of 41 stations, the inventory used for impact fee purposes includes only the 12 stations that are owned by the County. The remaining 29 stations are leased and therefore are not included in the inventory. When the County decides to purchase or build a station to replace one of the rented stations, impact fee funding can be used since rented stations are considered operational expenses and are not included in the capital inventory.

The current value of the capital assets provides a measure of the investment made by the community into the EMS infrastructure. To determine the building value, Benesch reviewed recent and upcoming station costs, cost trends since the last technical study, insurance values of existing stations, recent cost estimates from other Florida jurisdictions, and input from the County. This analysis resulted in a cost estimate of $600 per square foot for EMS stations and $300 per square foot for support buildings.

Land values were primarily determined through a review of recent and upcoming land purchases for EMS facilities and vacant land sales of all vacant land of similar size in the EMS service areas

based on information obtained from the Lee County Property Appraiser. Based on this information, the land value is estimated at $350,000 per acre for impact fee calculations. A more detailed explanation of building and land value estimates is included in Appendix B.

These estimates result in a total building and land value of approximately $30.2 million, with $21.4 million attributed to building value and $8.8 million to land value.

Table II-1

EMS Building and Land Inventory

Facility	Address	Bays[1]	Square Feet[2]	Total Square Feet[3]	Acres[4]	Allocated Acres[5]	Building Value[6]	Land Value[7]	Total Building & Land Value[8]
Station 3 / East Medcom D05	1037 Terry Avenue	*1-E*	1,936	81,214	35.31	0.84	$1,161,600	$294,000	$1,455,600
Station 7 / 32	121 Pondella Road	*1-O*	1,568	8,306	1.72	0.32	$940,800	$112,000	$1,052,800
Station 11[9]	10941 Palm Beach Boulevard	*1-O*	2,911	11,144	7.61	N/A	$1,746,600	-	$1,746,600
Station 12 / Cape Medcom D02 / D07	2211/2307 Hancock Bridge Parkway	2-E	1,460	6,513	19.82	4.44	$876,000	$1,554,000	$2,430,000
Station 17[10]	2900/2910 Trail Dairy Circle	1-O	1,546	5,306	2.50	N/A	$927,600	-	$927,600
Station 27 / West Medcom D04	15650-680 Pine Ridge Road	2-E	2,777	37,080	9.41	0.70	$1,666,200	$245,000	$1,911,200
Station 31 / North Medcom D01	2860 Garden Street	1-O	2,792	2,792	1.97	1.97	$1,675,200	$689,500	$2,364,700
Station 40 / Central D06	2390 N. Airport Road	2-E	4,874	346,660	380.73	5.35	$2,924,400	$1,872,500	$4,796,900
Station 61	2100 Crystal Drive	2	700	3,018	0.35	N/A	$420,000	-	$420,000
Station 18[11]	4000 Veronica S. Shoemaker Boulevard	3	920	8,415	3.70	N/A	$552,000	-	$552,000
Logistics Warehouse	190 Evergreen Road	N/A	11,690	22,011	2.56	1.36	$3,507,000	$476,000	$3,983,000
Public Safety Administration	2000 Main Street, Suite 100	5E-12O	6,042	735,412	5.87	0.05	$3,625,200	$17,500	$3,642,700
LCSO EMS Office / D08	14750 Ben C Pratt Six Mile Cypress Parkway	3-O	2,412	91,548	10.03	0.26	$1,447,200	$91,000	$1,538,200
Vacant Land -- Future Station	Tract E-31 Babcock Ranch	-	-	-	3.00	1.50	-	$525,000	$525,000
Vacant Land -- Future Station	ITEC Fort Myers Building 400	-	-	-	0.50	0.05	-	$17,500	$17,500
Vacant Land -- Future Station[12]	101 NW Douglas Parkway	-	-	-	3.86	3.86	-	$1,351,000	$1,351,000
Vacant Land -- Future Alva Station	2480 Iverson Street	-	-	-	3.18	3.18	-	$1,113,000	$1,113,000
Vacant Land -- Future Treeline Station	13561 Goldenwood Drive	-	-	-	1.17	1.17	-	$409,500	$409,500
Total			**41,628**			**25.05**	**$21,469,800**	**$8,767,500**	**$30,237,300**
Building Value per Square Foot[13]							**$516**		
Land Value per Acre[14]								**$350,000**	

1) Source: Lee County
2) Source: Lee County. Figure reflects square feet allocated to EMS.
3) Source: Lee County. Figure reflects total square feet on site.
4) Source: Lee County and Lee County Property Appraiser
5) Square feet (Item 2) divided by total square feet on site (Item 3) multiplied by acres (Item 4)
6) Square feet (Item 2) multiplied by the estimated building value of $600 per square foot for fire stations and $300 per square foot for the support buildings.
7) Allocated acres (Item 5) multiplied by the land value per acre (Item 14)
8) Sum of building and land value (Items 6 and 7)
9) Acreage is excluded because land is owned by Florida Department of Agriculture and Consumer Services.
10) Acreage is excluded because land is owned by North Fort Myers Fire Control & Rescue Service District
11) Square footage reflects the portion allocated to EMS. Acreage is excluded because land is owned by the City of Fort Myers.
12) Land is owned by the City of Cape Coral. Lee County has a long-term lease agreement with the City for the land.
13) Total building value (Item 6) divided by EMS square footage (Item 2)
14) Source: Appendix B

In addition to land and buildings, the EMS impact fee inventory includes the necessary vehicles and equipment required to perform its services. As presented in **Table II-2**, the total vehicle and equipment value is approximately $31.1 million.

Table II-2

EMS Vehicle and Equipment Inventory

Description	Units[1]	Unit Value[2]	Total Value[3]
Vehicles			
Ambulance	69	$361,287	$24,928,803
Supervisor SUV	13	$148,094	$1,925,222
Administrative Vehicles	14	$86,526	$1,211,364
Critical Care SUV	2	$155,928	$311,856
Community Health SUV	3	$148,094	$444,282
Box Truck	1	$98,329	$98,329
Explorer + Vans	8	$52,000	$416,000
Polaris Ranger	4	$35,871	$143,484
Subtotal -- Vehicle Value			**$29,479,340**
Equipment			
Western Shelter Systems	4	$84,702	$338,808
Spare Cardiac Monitors	12	$38,551	$462,612
Lucas CPR Spare	17	$20,000	$340,000
Spare Ventilators	7	$10,000	$70,000
Spare Stretchers	10	$28,000	$280,000
Equipment Trailers	15	$8,000	$120,000
Subtotal -- Equipment Value			**$1,611,420**
Total Vehicle & Equipment Value			**$31,090,760**

1) Source: Lee County
2) Source: Lee County
3) Units (Item 1) multiplied by unit value (Item 2)

Service Area and Demand Component

Lee County provides emergency medical services countywide except for Lehigh and Fort Myers Beach fire districts. Given this, the appropriate benefit district is countywide excluding Lehigh Acres and Fort Myers Beach fire districts. In this technical study, the current 2025 weighted and functional population estimates are used. Because simply using weighted (permanent, plus weighted seasonal) population estimates does not fully address all benefactors of fire rescue services, the "functional" weekly 24-hour population approach is used to establish a common

unit of demand across different land uses. Functional population accounts for residents, visitors, and workers traveling in and out of the service area throughout the day and calculates the presence of population at the different land uses during the day. Appendix A provides further detail on the population analysis conducted.

Level of Service

Lee County is served by 41 EMS stations, which results in a current level of service (LOS) of 18,200 weighted seasonal residents per EMS station or 0.055 EMS stations per 1,000 weighted seasonal residents. However, of these 41 stations, 29 are leased.

For impact fee calculation purposes, only the County-owned 12 EMS stations are utilized. As presented, based on the County owned EMS stations, the current LOS is 62,300 weighted seasonal residents per station or 0.016 stations per 1,000 weighted residents. In terms of functional residents, the County's achieved LOS is 61,300 functional residents per County-owned station or 0.016 stations per 1,000 functional residents.

Table II-3

Current Level of Service (2025)

Variable	2025 Population	
	Weighted	Functional
Emergency Medical Services		
Population[(1)]	747,928	735,970
Number of Owned Stations[(2)]	12	12
Population per Station[(3)]	62,327	61,331
Achieved LOS (Stations per 1,000 Residents)[(4)]	**0.016**	**0.016**
Owned and Leased EMS Stations[(5)]	41	41
Population per Station[(6)]	18,242	17,950
Achieved LOS (Stations per 1,000 Residents)[(7)]	0.055	0.056

1) Source: Appendix A, Table A-1 for weighted population and Table A-24 for functional population
2) Source: Lee County
3) Population (Item 1) divided by the number of owned stations (Item 2)
4) Number of owned stations (Item 2) divided by the population (Item 1) multiplied by 1,000
5) Source: Lee County. All EMS stations operated by County, including leased stations.
6) Population (Item 1) divided by the total number of owned and leased stations (Item 5)
7) Owned and leased EMS station (Item 5) divided by the population (Item 1), multiplied by 1,000

Table II-4 compares the levels of service for other select Florida counties to the level of service of Lee County. The LOS is displayed in terms of permanent population for 2024 for the service area of all entities.

Table II-4
Level of Service Comparison (2024)

Jurisdiction	Service Area Population (2024)[1]	Number of Stations[2]	Residents per Station[3]	LOS (Stations per 1,000 Residents)[4]
Manatee County	455,356	18	25,298	0.040
Polk County	826,090	35	23,603	0.042
Hendry County	45,413	2	22,707	0.044
Pasco County	633,029	29	21,829	0.046
Lee County[5]	**735,314**	**41**	**17,934**	**0.056**
Sarasota County	352,870	21	16,803	0.060
Collier County	408,381	26	15,707	0.064
Charlotte County	210,645	18	11,703	0.085

1) Source: BEBR Florida Estimates of Population, 2024
2) Source: County/department websites
3) Service area population (Item 1) divided by the number of stations (Item 2)
4) Number of stations (Item 2) divided by the service area population (Item 1) divided by 1,000
5) Service area population reflects 2024 weighted seasonal population from Appendix A, Table A-1

Cost Component

The cost component of the study evaluates the cost of all capital assets, including buildings, land, vehicles and equipment. **Table II-5** provides a summary of all capital costs, amounting to approximately $61.3 million.

In addition, Table II-5 also provides the impact cost per functional resident, which is calculated by multiplying the total asset value per station of $5.1 million by the current LOS (stations per 1,000 functional residents) of 0.016 and dividing by 1,000. As shown, this calculation results in approximately $82 per functional resident.

Table II-5

Total Impact Cost per Functional Resident

Variable	Figure	Percent of Total[9]
Building Value[1]	$21,469,800	35%
Land Value[2]	$8,767,500	14%
Vehicle & Equipment Value[3]	$31,090,760	51%
Total Asset Value[4]	**$61,328,060**	**100%**
Number of Owned Stations[5]	12	
Asset Value per Owned Station[6]	**$5,110,672**	
Achieved LOS (Stations per 1,000 Functional Residents)[7]	0.016	
Total Impact Cost per Functional Resident[8]	**$81.77**	

1) Source: Table II-1
2) Source: Table II-1
3) Source: Table II-2
4) Sum of building, land, and vehicle & equipment values (Items 1, 2, and 3)
5) Source: Lee County
6) Total asset value (Item 4) divided by the number of stations (Item 5)
7) Source: Table II-3
8) Total asset value per station (Item 6) multiplied by the achieved LOS (Item 7) divided by 1,000
9) Distribution of total asset value

Credit Component

To avoid overcharging new development for the EMS impact fee, a review of the capital funding program for EMS was completed. The purpose of this review was to determine any non-impact fee funding generated by new development that are being used for expansion of capital facilities, land, vehicles, and equipment included in the inventory. It should be noted that the credit component does not include any capital renovation, maintenance, or operational expenses, as these types of expenditures cannot be funded with impact fee revenue.

Capital Expansion "Cash" Credit

To calculate capital expansion credit per functional resident, non-impact fee revenue funding for capital expansion projects completed or programmed between 2019 and 2028 were reviewed. During the ten-year period, the County has allocated an average annual non-impact fee funding of $1.6 million for EMS capital facilities utilizing general fund revenues. The annual capital expansion expenditures were divided by the average annual functional residents for the same period to calculate the average annual capital expansion credit per functional resident. As presented in **Table II-6**, the result is approximately $2 per functional resident.

Once the revenue credit per functional resident is calculated, a credit adjustment is needed for the portion of the revenue credit funded with ad valorem tax revenues, which is approximately 70 percent of the cash funding. This adjustment accounts for the fact that new homes tend to pay higher property taxes compared to older homes due to the "Save Our Homes" assessment cap. The adjustment factor was estimated based on a comparison of the average taxable value of newer homes to that of all homes. As presented, the adjusted revenue credit amounts to approximately $3 per functional resident per year, which is used in the calculation of impact fee levels for residential land uses.

Table II-6

Capital Expansion "Cash" Credit

Description[1]	FY 2019 to FY 2028
General Fund:	
Medic 43 (River Hall)	$5,096,000
Medic 44 (Alico)	$3,596,000
Stretcher Replacement[2]	$1,250,000
Cardiac Monitors	$2,100,000
Medic (Treeline)	$3,626,000
Total Capital Expansion "Cash" Expenditures	**$15,668,000**
Average Annual Capital Expansion Expenditures[3]	$1,566,800
Average Annual Functional Population[4]	717,208
Annual Capital Expansion "Cash" Expenditures per Functional Resident[5]	**$2.18**
- Portion Funded with Ad Valorem Tax Revenue[6]	$1.53
- Portion Funded with Other Sources[7]	$0.65
Residential Land Uses Credit Adjustment Factor[8]	1.35
Adjusted Annual Capital Expansion "Cash" Expenditures per Functional Resident[9]	**$2.72**

1) Source: Lee County
2) Expenditure reflects capacity expansion portion (50%)
3) Average annual capital expenditures over the 10-year period
4) Source: Appendix A, Table A-24
5) Average annual capital expansion expenditures (Item 3) divided by the average annual functional population (Item 4)
6) Capital expansion expenditures per functional resident (Item 5) multiplied by the portion funded with ad valorem revenues (70%)
7) Capital expansion expenditures per functional resident (Item 5) less the portion funded with ad valorem tax revenue (Item 6)
8) Adjustment factor to reflect higher ad valorem taxes paid by new homes
9) Portion funded with ad valorem revenue sources (Item 6) multiplied by the credit adjustment factor (Item 8) plus the portion funded with other revenue sources (Item 7)

Net Impact Cost

Table II-7 summarizes the net impact cost per functional resident, which is the difference between the cost component and the credit component. The resulting net impact cost is $41 per functional resident for residential land uses and $49 per functional resident for non-residential land uses.

Table II-7

Net Impact Cost per Functional Resident

Description	Figure
Total Impact Cost	
Total Impact Cost per Functional Resident[(1)]	$81.77
Total Revenue Credit	
Annual Capital Expansion "Cash" Credit per Functional Resident[(2)]	
- Residential Land Uses	$2.72
- Non-residential Land Uses	$2.18
- Capitalization Rate	4.50%
- Capitalization Period (years)	25
Capital Expansion "Cash" Credit per Functional Resident[(3)]	
- Residential Land Uses	$40.33
- Non-residential Land Uses	$32.33
Net Impact Cost	
Net Impact Cost per Functional Resident[(4)]	
- Residential Land Use	**$41.44**
- Non-residential Land Use	**$49.44**

1) Source: Table II-5
2) Source: Table II-6
3) Average annual capital expansion credit per functional resident (Item 2) over a capitalization rate of 4.5% for 25 years. The capitalization rate estimate was provided by Lee County.
4) Total impact cost per functional resident (Item 1) less the capital expansion "cash" credit per functional resident (Item 3)

Calculated Impact Fee Schedule

Table II-8 presents the calculated EMS impact fee schedule for the County for both residential and non-residential land uses, based on the net impact cost per functional resident previously presented in Table II-7. Also presented are the County's current adopted fee, percent change from the current adopted fee, and the maximum allowable fees in compliance with F.S. 163.31801.

Table II-8

Calculated EMS Impact Fee Schedule

ITE LUC	Land Use	Impact Unit	Functional Residents per Unit[1]	Calculated Impact Fee[2]	Current Adopted Impact Fee[3]	Percent Change[4]	F.S. 163.31801 Maximum Impact Fee[5]	Percent Change[6]
	RESIDENTIAL:							
210	Single Family	du	1.56	**$65**	$55	18%	$65	18%
220/221/222	Multi-Family	du	0.92	**$38**	$42	-10%	$38	-10%
240	Mobile Home/RV Tied Down	du	0.84	**$35**	$40	-13%	$35	-13%
	TRANSIENT:							
310/320	Hotel/Motel	room	0.99	**$49**	$26	88%	$39	50%
	NON-RESIDENTIAL:							
822	Retail less than 40,000 sfgla	1,000 sfgla	1.97	**$97**	$59	64%	$88	49%
821	Retail 40,000 to 150,000 sfgla	1,000 sfgla	2.65	**$131**	$59	122%	$88	49%
820	Retail greater than 150,000 sfgla	1,000 sfgla	1.85	**$91**	$59	54%	$88	49%
710	Office	1,000 sf	0.67	**$33**	$29	14%	$33	14%
620	Public/Institutional	1,000 sf	0.70	**$35**	$17	106%	$25	47%
130	General Industrial	1,000 sf	0.21	**$10**	$10	0%	$10	0%
150	Public or Private Warehouse	1,000 sf	0.09	**$4**	$6	-33%	$4	-33%

1) Source: Appendix A, Table A-25 for residential and transient, assisted group land uses and Table A-28 for non-residential land uses
2) Net impact cost per functional resident from Table II-7 multiplied by the functional residents per unit (Item 1)
3) Source: Lee County Community Development Department
4) Percent change from the current adopted impact fee (Item 3) to the calculated impact fee (Item 2)
5) Maximum allowable impact fee in compliance with 50 percent increase cap per F.S. 163.31801
6) Percent change from the current adopted impact fee (Item 3) to the F.S. 163.31801 maximum allowable impact fee (Item 5)

EMS Impact Fee Schedule Comparison

As part of the work effort in developing the EMS impact fee schedule, the County's calculated and adopted impact fee schedules were compared to the adopted fee schedules of other select Florida jurisdictions. **Table II-9** presents this comparison.

Table II-9

EMS Impact Fee Schedule Comparison

Land Use	Unit[2]	Lee County			Charlotte County[6]	Collier County[7]	Hendry County[8]	Manatee County[9]	Pasco County[10]	Polk County[11]	Sarasota County[12]
		Current Adopted Impact Fee[3]	Calculated Impact Fee[4]	F.S. 163.31801 Maximum Impact Fee[5]							
Date of Last Update		2018	2025	2025	2021	2016	2024	2025	2003	2024	2016
Assessed Portion of Calculated[1]		100%	N/A	N/A	100%	100%	100%	100%	N/A	100%	100%
Residential:											
Single Family (2,000 sf)	du	$55	$65	$65	$77	$142	$221	$345	$172	$153	$171
Non-Residential:											
Light Industrial	1,000 sf	$10	$10	$10	$19	$54	$55	$93	$224	$50	$35
Office (50,000 sq ft)	1,000 sf	$29	$33	$33	$57	$93	$117	$197	$224	$90	$129
Retail (125,000 sq ft)	1,000 sf	$59	$131	$88	$119	$192	$337	$568	$224	$179	$224

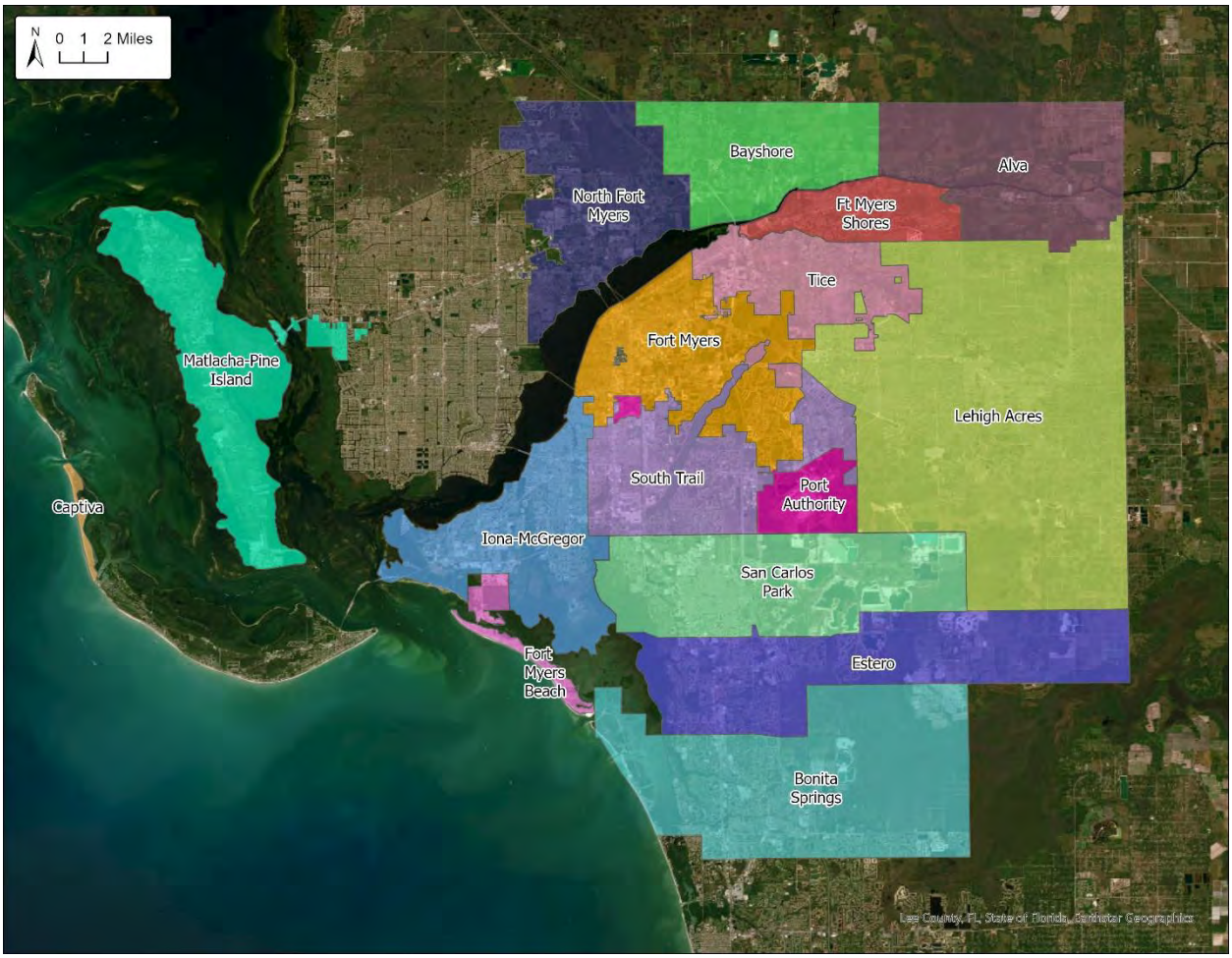
1) Represents the portion of the maximum allowable calculated fee for each respective county that is actually charged. Fee may have been lowered/increased through annual indexing or policy discounts. Does not account for moratorium/suspensions.
2) du = dwelling unit
3) Source: Lee County Community Development Department
4) Source: Table II-8
5) Maximum allowable impact fee in compliance with 50 percent increase cap per F.S. 163.31801
6) Source: Charlotte County Community Development Department
7) Source: Collier County Capital Project Planning, Impact Fees, and Program Management Division
8) Source: Hendry County Building Department
9) Source: Manatee County Ordinance 25-15. Fees shown effective September 8, 2025.
10) Source: Pasco County, Florida - Land Development Code, Chapter 1300 - Concurrency and Impact Fees, Section 1302.-Mobility, Impact and Connection Fees, 1302.6. - Fire Combat and Rescue Service Impact Fees
11) Source: Polk County Ordinance 2024-062
12) Source: Sarasota County Planning and Development Services Department

III. Fire Rescue Services

Lee County is served by 21 municipal and independent fire districts that vary in their levels of service and community investment into the existing infrastructure. Given this, fire rescue impact fees for each entity are calculated separately.

Out of the 21 fire rescue providers, 16 providers elected to participate in the impact fee update study. These fire rescue service providers and their corresponding service areas are shown on Map 1.

Map III-1
Lee County Fire Rescue Service Providers
Included in the Impact Fee Study



In this technical study, the current 2025 weighted and functional population estimates are used. Because simply using weighted (permanent, plus weighted seasonal) population estimates does not fully address all benefactors of fire rescue services, the "functional" weekly 24-hour population approach is used to establish a common unit of demand across different land uses. Functional population accounts for residents, visitors, and workers traveling in and out of the service area throughout the day and calculates the presence of population at the different land uses. Appendix A provides further detail on the population analysis conducted.

For impact fee calculation purposes, level of service (LOS) is measured in terms of population per station and assumes that the Districts will continue to provide the achieved LOS in the future. **Table III-1** presents the achieved LOS for each fire rescue service provider. Generally, stations in more rural areas serve fewer residents per station due to low density levels while stations in more dense areas serve larger population levels. The number of stations needed to provide response in desired time frames is a factor of the geographic shape, density levels and development patterns, among other factors, in each district.

Table III-1

Fire Rescue Level of Service Comparison

Fire District	Functional Population[(1)]	Number of Stations[(2)]	Functional Residents per Station[(3)]	LOS (Stations per 1,000 Functional Residents)[(4)]
Lee County				
South Trail Fire Protection & Rescue Service District	81,320	4	20,330	0.049
Iona-McGregor Fire Protection & Rescue Service District	71,180	4	17,795	0.056
City of Fort Myers	115,962	8	14,495	0.069
North Fort Myers Fire Control & Rescue Service District	43,102	3	14,367	0.070
Lehigh Acres Fire Control & Rescue District	111,628	8	13,954	0.072
Estero Fire Rescue District	46,804	5	9,361	0.107
Tice Fire and Rescue District	17,902	2	8,951	0.112
Bonita Springs Fire Control & Rescue District	61,342	7	8,763	0.114
San Carlos Park Fire Protection & Rescue Service District	43,899	5	8,780	0.114
Bayshore Fire Protection & Rescue Service District	6,981	1	6,981	0.143
Fort Myers Shores Fire Protection & Rescue Service District	12,921	2	6,461	0.155
Fort Myers Beach Fire Control District	15,887	3	5,296	0.189
Matlacha/Pine Island Fire Control District	12,009	4	3,002	0.333
Captiva Island Fire Control District	2,974	1	2,974	0.336
Alva Fire Control & Rescue Service District	2,898	1	2,898	0.345
Lee County Port Authority Fire Rescue	3,022	2	1,511	0.662

1) Source: Appendix A, Table A-24 and Table XVIII-3
2) Source: Lee County
3) Functional population (Item 1) divided by the number of stations (Item 2)
4) Number of stations (Item 2) divided by the functional population (Item 1) divided by 1,000.

There are several elements associated with the development of fire rescue impact fees:

- Facility Inventory
- Service Area
- Level of Service
- Cost Component
- Credit Component
- Demand Component
- Calculated Fire Impact Fee Schedule

These various elements are summarized for each fire district in the reminder of this report, with the result being the calculated fire rescue impact fee schedules.

IV. Alva Fire Control & Rescue Service District

This section provides the results of the fire rescue impact fee analysis for Alva Fire Control & Rescue Service District ("Alva FCRSD").

Facility Inventory

Table IV-1 presents the buildings and land inventory included in the impact fee calculations. As presented, the inventory includes a total of 6,400 square feet of building space and 4.1 acres of land.

The current value of the capital assets provides a measure of the investment made by the community into the fire rescue infrastructure. The building value is estimated at $450 per square foot and land at $100,000 per acre. Appendix B presents the analysis of the building and land value estimates. These estimates result in a total building and land value of $3.3 million, with $2.9 million attributed to building value and $400,000 to land value.

Table IV-1
Buildings and Land Inventory

Building Name	Address	Bays[1]	Square Feet[2]	Acres[3]	Building Value[4]	Land Value[5]	Total Building & Land Value[6]
Fire Station 121	2660 Styles Road	6	6,400	4.10	$2,880,000	$410,000	$3,290,000
Total			**6,400**	**4.10**	**$2,880,000**	**$410,000**	**$3,290,000**
Building Value per Square Foot[7]					**$450**		
Land Value per Acre[8]						**$100,000**	

1) Source: Alva Fire Control & Rescue Service District
2) Source: Alva Fire Control & Rescue Service District
3) Source: Alva Fire Control & Rescue Service District
4) Square feet (Item 2) multiplied by the estimated building value per square foot (Item 7)
5) Acres (Item 3) multiplied by the land value per acre (Item 8)
6) Sum of building and land value (Items 4 and 5)
7) Source: Appendix B
8) Source: Appendix B

In addition to land and buildings, the fire rescue impact fee inventory includes the necessary vehicles and equipment required to perform services provided by the District. As presented in **Table IV-2**, the total vehicle and equipment value is approximately $4.5 million.

Table IV-2

Vehicle and Equipment Inventory

Description	Units[1]	Unit Value[2]	Total Value[3]
Vehicles			
Command Vehicle	1	$100,000	$100,000
Tender 121	1	$480,000	$480,000
Rescue 121	1	$200,000	$200,000
Utility 121 F-250	1	$115,000	$115,000
Pumper Engine 121	1	$1,050,000	$1,050,000
Pumper Engine 122	1	$1,050,000	$1,050,000
Brush 121	1	$400,000	$400,000
Brush 123	1	$400,000	$400,000
Tender 121 - Semi	1	$185,000	$185,000
Tender 600 Trailer	1	$125,000	$125,000
Marine 121 Unit	1	$100,000	$100,000
Subtotal -- Vehicle Value			**$4,205,000**
Equipment			
SCBA Equipment	8	$9,500	$76,000
Cascade System	1	$44,000	$44,000
Forcible Entry Training Door	1	$9,500	$9,500
APX 6500 Alerting Radio System	1	$15,000	$15,000
Building B&S Generator	1	$32,000	$32,000
Stout MP Mower	1	$10,600	$10,600
Gym/Stair Step Equipment	1	$18,000	$18,000
Gear Extractor	1	$7,000	$7,000
Exhaust Removal System	1	$65,000	$65,000
RO Water System	1	$10,000	$10,000
Storage Shed	1	$10,000	$10,000
Subtotal -- Equipment Value			**$297,100**
Total Value			**$4,502,100**

1) Source: Alva Fire Control & Rescue Service District
2) Source: Alva Fire Control & Rescue Service District
3) Units (Item 1) multiplied by unit value (Item 2)

Level of Service

Alva FCRSD provides fire rescue services from one station, which results in an achieved level of service (LOS) of 3,300 weighted seasonal residents per fire station or 0.306 fire stations per 1,000

weighted seasonal residents. In terms of functional residents, the District's achieved LOS is 2,900 functional residents per station or 0.345 stations per 1,000 functional residents.

While the achieved LOS indicates the investment made by the community, it does not always reflect the District's intended/goal LOS. Based on a review of the participating fire districts' levels of service, it was determined that many fire districts serve a minimum of 6,000 residents per station. Given this, an alternate "capped LOS" calculation was prepared for illustrative purposes for fire districts that serve an area with less than 6,000 residents per station. As shown, the use of this capped LOS results in 0.167 stations per 1,000 functional residents.

Table IV-3

Current Level of Service (2025)

Variable	2025 Population		Capped LOS[5]
	Weighted	Functional	
Fire Rescue Services			
Fire Service Area Population[1]	3,273	2,898	-
Number of Stations[2]	1	1	1
Population per Station[3]	3,273	2,898	6,000
Achieved LOS (Stations per 1,000 Population)[4]	**0.306**	**0.345**	**0.167**

1) Source: Appendix A, Table A-1 for weighted population, Table A-24 for functional population
2) Source: Alva Fire Control & Rescue Service District
3) Population (Item 1) divided by the number of stations (Item 2)
4) Number of stations (Item 2) divided by the population (Item 1) multiplied by 1,000
5) Most Lee County fire districts are able to service on 6,000 functional residents or more. For illustrative purposes, this item shows the LOS if the district had one station per 6,000 functional residents.

Cost Component

The cost component of the study evaluates the cost of all capital assets, including buildings, land, vehicles and equipment. **Table IV-4** provides a summary of all capital costs, amounting to approximately $7.8 million.

In addition, Table IV-4 also provides the impact cost per functional resident, which is calculated by multiplying the total asset value per station of $7.8 million by the current LOS (stations per 1,000 functional residents) of 0.345 and dividing by 1,000. As shown, this calculation results in approximately $2,688 per functional resident. When the capped LOS of 0.167 stations per 1,000 functional residents is used, the result is $1,301 per functional resident.

Table IV-4

Total Impact Cost per Functional Resident

Variable	Figure	Percent of Total[9]		Capped LOS[10]
Building Value[1]	$2,880,000	37%		
Land Value[2]	$410,000	5%		
Vehicle & Equipment Value[3]	$4,502,100	58%		
Total Asset Value[4]	**$7,792,100**	**100%**		
Number of Stations[5]	1			
Asset Value per Station[6]	**$7,792,100**			
Achieved LOS (Stations per 1,000 Functional Residents)[7]	0.345			0.167
Total Impact Cost per Functional Resident[8]	**$2,688.27**			**$1,301.28**

1) Source: Table IV-1
2) Source: Table IV-1
3) Source: Table IV-2
4) Sum of building value (Item 1), land value (Item 2), and vehicle/equipment value (Item 3)
5) Source: Alva Fire Control & Rescue Service District
6) Total asset value (Item 4) divided by the number of stations (Item 5)
7) Source: Table IV-3
8) Asset value per station (Item 6) multiplied by the current LOS (Item 7) divided by 1,000
9) Distribution of total asset value
10) Asset value per station (Item 6) multiplied by the capped LOS (Table 3, Item 5) divided by 1,000

Credit Component

To avoid overcharging new development for the fire rescue impact fee, a review of the capital funding program for fire rescue services was completed. The purpose of this review was to determine any non-impact fee funding generated by new development that are being used for expansion of capital facilities, land, vehicles, and equipment included in the inventory. It should be noted that the credit component does not include any capital renovation, maintenance, or operational expenses, as these types of expenditures cannot be funded with impact fee revenue.

Capital Expansion "Debt Service" Credit

Any bond issues with outstanding debt service payments related to fire rescue capacity expansion projects will result in a credit to the impact fee. **Table IV-5** summarizes the outstanding debt service for Tender 121. The debt service payments are divided by the functional population during the same period to determine the debt service credit per functional resident. As shown in Table IV-5, the resulting debt service credit is approximately $122 per functional resident.

Once the debt service credit per functional resident is calculated, a credit adjustment is needed since the debt service payments are funded with ad valorem tax revenues. This adjustment accounts for the fact that new homes tend to pay higher property taxes compared to older homes due to the "Save Our Homes" assessment cap. The adjustment factor was estimated based on a comparison of the average taxable value of newer homes to that of all homes. As presented, the adjusted revenue credit amounts to $165 per functional resident per year.

Table IV-5

Capital Expansion "Debt Service" Credit

Description	Number of FY Remaining Payments[1]	Remaining Debt Service (Capacity Expansion)[2]	Present Value of Payments Remaining (Capacity Expansion)[3]	Average Annual Functional Population[4]	Debt Service Credit per Functional Resident[5]
Tender 121	9	$480,150	$386,090	3,159	$122.22
Total Debt Service Credit per Functional Resident					**$122.22**
Residential Land Uses Credit Adjustment Factor[6]					1.35
Adjusted Debt Service Credit per Functional Resident[7]					**$165.00**

1) Source: Alva Fire Control & Rescue Service District
2) Source: Alva Fire Control & Rescue Service District
3) Present value of remaining payments in 2025 dollars
4) Source: Appendix A, Table A-24. Represents the average annual functional population over the remaining issue period.
5) Present value of payments remaining (Item 3) divided by average annual functional population (Item 4)
6) Adjustment factor to reflect higher ad valorem taxes paid by new homes.
7) Debt service credit per functional resident ($122.10) multiplied by the credit adjustment factor (Item 6)

Net Fire Rescue Impact Cost

Table IV-6 summarizes the net impact cost per functional resident, which is the difference between the cost component and the credit component. With the achieved LOS, the resulting net impact cost is approximately $2,523 per functional resident for residential land uses and $2,566 per functional resident for non-residential land uses.

When utilizing the capped LOS, the resulting net impact cost is $1,136 per functional resident for residential land uses and $1,179 per functional resident for non-residential land uses.

Table IV-6

Net Impact Cost per Functional Resident

Variable	Figure		Capped LOS[4]
Total Impact Cost			
Total Impact Cost per Functional Resident[1]	$2,688.27		$1,301.28
Total Revenue Credit			
Capital Expansion "Debt Service" Credit per Functional Resident[2]			
- Residential Land Uses	$165.00		
- Non-residential Land Uses	$122.22		
Net Impact Cost			
Net Impact Cost per Functional Resident[3]			
- Residential Land Uses	**$2,523.27**		**$1,136.28**
- Non-residential Land Uses	**$2,566.05**		**$1,179.06**

1) Source: Table IV-4
2) Source: Table IV-5
3) Total impact cost per functional resident (Item 1) less debt service credit per functional resident (Item 2)
4) Total impact cost per functional resident using capped LOS (Item 1) less capital expansion debt service credit per functional resident (Item 2)

Calculated Fire Rescue Impact Fee Schedule

Table IV-7 presents the calculated fire rescue impact fee schedule for both residential and non-residential land uses, based on the net impact cost per functional resident using the achieved and capped LOS. Also presented is a comparison of the District's current adopted fee and the maximum allowable fees in compliance with F.S. 163.31801.

Table IV-7

Calculated Fire Rescue Impact Fee Schedule

ITE LUC	Land Use	Unit	Functional Residents per Unit[1]	Calculated Impact Fee[2]	Current Adopted Impact Fee[3]	Percent Change[4]	F.S. 163.31801 Maximum Impact Fee[5]	Percent Change[6]	Calculated Impact Fee with LOS Cap[7]	Percent Change[8]	F.S. 163.31801 Maximum Impact Fee[9]	Percent Change[10]
	RESIDENTIAL:											
210	Single Family	du	1.65	**$4,163**	$766	443%	$1,149	50%	**$1,875**	145%	$1,149	50%
220/221/222	Multi-Family	du	0.82	**$2,069**	$582	255%	$873	50%	**$932**	60%	$873	50%
240	Mobile Home/RV Tied Down	du	0.84	**$2,120**	$559	279%	$838	50%	**$954**	71%	$838	50%
	TRANSIENT:											
310/320	Hotel/Motel	room	0.99	**$2,540**	$368	590%	$552	50%	**$1,167**	217%	$552	50%
	NON-RESIDENTIAL:											
822	Retail less than 40,000 sfgla	1,000 sfgla	1.97	**$5,055**	$820	516%	$1,230	50%	**$2,323**	183%	$1,230	50%
821	Retail 40,000 to 150,000 sfgla	1,000 sfgla	2.65	**$6,800**	$820	729%	$1,230	50%	**$3,125**	281%	$1,230	50%
820	Retail greater than 150,000 sfgla	1,000 sfgla	1.85	**$4,747**	$820	479%	$1,230	50%	**$2,181**	166%	$1,230	50%
710	Office	1,000 sf	0.67	**$1,719**	$398	332%	$597	50%	**$790**	98%	$597	50%
620	Public/Institutional	1,000 sf	0.70	**$1,796**	$237	658%	$355	50%	**$825**	248%	$355	50%
130	General Industrial	1,000 sf	0.21	**$539**	$146	269%	$219	50%	**$248**	70%	$219	50%
150	Public or Private Warehouse	1,000 sf	0.09	**$231**	$84	175%	$126	50%	**$106**	26%	$106	26%

1) Source: Appendix A, Table A-27 for residential and transient, assisted, group land uses and Table A-28 for non-residential land uses
2) Net impact cost per functional resident from Table IV-6 (achieved LOS) multiplied by the functional residents per unit (Item 1) for each land use
3) Source: Lee County Community Development Department
4) Percent change from the current adopted impact fee (Item 3) to the calculated impact fee (Item 2)
5) Maximum allowable impact fee in compliance with 50-percent increase cap per F.S. 163.31801 with achieved LOS calculations
6) Percent change from the current adopted impact fee (Item 3) to the F.S. 163.31801 maximum allowable impact fee (Item 5)
7) Net impact cost per functional resident from Table IV-6 (capped LOS) multiplied by the functional residents per unit (Item 1) for each land use
8) Percent change from the current adopted impact fee (Item 3) to the calculated impact fee with LOS Cap (Item 7)
9) Maximum allowable impact fee in compliance with 50-percent increase cap per F.S. 163.31801 with capped LOS calculations
10) Percent change from the current adopted impact fee (Item 3) to the F.S. 163.31801 maximum allowable impact fee with LOS cap (Item 9)

V. Bayshore Fire Protection & Rescue Service District

This section provides the results of the fire rescue impact fee analysis for Bayshore Fire Protection & Rescue Service District ("Bayshore FPRSD").

Facility Inventory

Table V-1 presents the buildings and land inventory included in the impact fee calculations. As presented, the inventory includes approximately 18,500 square feet of building space and 5 acres of land.

The current value of the capital assets provides a measure of the investment made by the community into the fire rescue infrastructure. Building value is estimated at $450 per square foot for fire stations and $90 per square foot for support facilities. In addition, land value is estimated at $140,000 per acre. Appendix B presents the analysis conducted in the preparation of the building and land value estimates. These estimates result in a total building and land value of $6.2 million, with $5.5 million attributed to building value and $700,000 to land value.

Table V-1
Buildings and Land Inventory

Building Name	Building Type	Address	Bays[1]	Square Feet[2]	Acres[3]	Building Value[4]	Land Value[5]	Total Building & Land Value[6]
Fire Station 1	Primary	17350 Nalle Road	6	6,000	4.90	$2,700,000	$686,000	**$3,386,000**
Fire Station 1 Garage	Primary			4,800		$2,160,000		**$2,160,000**
Back Bay Storage	Support		3	7,650		$688,500		**$688,500**
Total				**18,450**	**4.90**	**$5,548,500**	**$686,000**	**$6,234,500**
Building Value per Square Foot[7]						**$301**		
Land Value per Acre[8]							**$140,000**	

1) Source: Bayshore Fire Protection & Rescue Service District
2) Source: Bayshore Fire Protection & Rescue Service District
3) Source: Bayshore Fire Protection & Rescue Service District
4) Square feet (Item 2) multiplied by the estimated building value of $450 per square foot for fire stations and $90 per square foot for the support buildings.
5) Acres (Item 3) multiplied by the land value per acre (Item 8)
6) Sum of building and land value (Items 4 and 5)
7) Total building value (Item 4) divided by total square feet (Item 2)
8) Source: Appendix B

In addition to land and buildings, the fire rescue impact fee inventory includes the necessary vehicles and equipment required to perform its services. As presented in **Table V-2**, the total vehicle and equipment value is approximately $3.6 million.

Table V-2
Vehicle and Equipment Inventory

Description	Units[1]	Unit Value[2]	Total Value[3]
Vehicles			
Command Truck	1	$100,000	$100,000
F-500 Rescue / Brush Truck	1	$350,000	$350,000
Tahoe SUV	1	$60,000	$60,000
Ford F550 Brush Truck	1	$275,000	$275,000
Custum Pumper Engine	1	$1,350,000	$1,350,000
Commerical Pumper Engine	1	$850,000	$850,000
UTV Ranger	1	$40,000	$40,000
Kenworth T-300 Tender179000	1	$450,000	$450,000
Enclosed Trailer	1	$10,000	$10,000
Subtotal -- Vehicle Value			**$3,485,000**
Equipment			
Breathing Air Machine	1	$29,300	$29,300
Gear extractor	1	$8,500	$8,500
Spare AirPack/Bottles	5	$9,500	$47,500
Subtotal -- Equipment Value			**$85,300**
Total Value			**$3,570,300**

1) Source: Bayshore Fire Protection & Rescue Service District
2) Source: Bayshore Fire Protection & Rescue Service District
3) Units (Item 1) multiplied by unit value (Item 2)

Level of Service

Bayshore FPRSD is served by one fire rescue station, which results in a current level of service (LOS) of 7,800 weighted seasonal residents per fire station or 0.128 fire stations per 1,000 weighted seasonal residents. In terms of functional residents, the District's achieved LOS is 7,000 functional residents per station or 0.143 stations per 1,000 functional residents.

Table V-3

Current Level of Service (2025)

Variable	2025 Population	
	Weighted	Functional
Fire Rescue Services		
Fire Service Area Population[(1)]	7,819	6,981
Number of Stations[(2)]	1	1
Population per Station[(3)]	7,819	6,981
Achieved LOS (Stations per 1,000 Population)[(4)]	**0.128**	**0.143**

1) Source: Appendix A, Table A-1 for weighted population and Table A-24 for functional population
2) Source: Bayshore Fire Protection & Rescue Service District
3) Population (Item 1) divided by the number of stations (Item 2)
4) Number of stations (Item 2) divided by the population (Item 1) multiplied by 1,000

Cost Component

The cost component of the study evaluates the cost of all capital assets, including buildings, land, vehicles and equipment. **Table V-4** provides a summary of all capital asset value, amounting to approximately $9.8 million.

In addition, Table V-4 also provides the impact cost per functional resident, which is calculated by multiplying the total asset value per station of $9.8 million by the current LOS (stations per 1,000 functional residents) of 0.143 and dividing by 1,000. As shown, this calculation results in approximately $1,402 per functional resident.

Table V-4

Total Impact Cost per Functional Resident

Variable	Figure	Percent of Total[9]
Building Value[1]	$5,548,500	57%
Land Value[2]	$686,000	7%
Vehicle & Equipment Value[3]	$3,570,300	36%
Total Asset Value[4]	**$9,804,800**	**100%**
Number of Stations[5]	1	
Asset Value per Station[6]	**$9,804,800**	
Achieved LOS (Stations per 1,000 Functional Residents)[7]	0.143	
Total Impact Cost per Functional Resident[8]	**$1,402.09**	

1) Source: Table V-1
2) Source: Table V-1
3) Source: Table V-2
4) Sum of building value (Item 1), land value (Item 2), and vehicle/equipment value (Item 3)
5) Source: Bayshore Fire Protection & Rescue Service District
6) Total asset value (Item 4) divided by the number of stations (Item 5)
7) Source: Table V-3
8) Total asset value per station (Item 6) multiplied by the current LOS (Item 7) divided by 1,000
9) Distribution of total asset value

Credit Component

To avoid overcharging new development for the fire rescue impact fee, a review of the capital funding program for fire rescue services was completed. The purpose of this review was to determine any non-impact fee funding generated by new development that are being used for expansion of capital facilities, land, vehicles, and equipment included in the inventory. It should be noted that the credit component does not include any capital renovation, maintenance, or operational expenses, as these types of expenditures cannot be funded with impact fee revenue.

Capital Expansion "Cash" Credit

Capital expansion expenditure credits per functional resident were calculated based on non-impact fee revenue funding for capital expansion projects completed over the past five years. To calculate the capital expenditure per functional resident, the average annual capital expansion expenditures are divided by average functional population for the same period. As shown in **Table V-5**, the average expenditures over this five-year period amount to approximately $6,400 per year or $1.01 per functional resident per year.

Once the revenue credit per population is calculated, a credit adjustment is needed for the portion of the revenue credit funded with ad valorem tax revenues, which is approximately 90 percent of the cash funding. This adjustment accounts for the fact that new homes tend to pay higher property taxes compared to older homes due to the "Save Our Homes" assessment cap. The adjustment factor was estimated based on a comparison of the average taxable value of newer homes to that of all homes. As presented, the adjusted revenue credit amounts to $1.33 per functional resident per year, which is used in the calculation of impact fee levels for residential land uses.

Table V-5
Capital Expansion "Cash" Credit

Expenditure[1]	FY 2021 to FY 2025
General Fund:	
2022 Chevy Silverado Command Vehicle	$32,000
Total Capital Expansion "Cash" Expenditures	**$32,000**
Average Annual Capital Expansion Expenditures[2]	$6,400
Average Annual Functional Population[3]	6,313
Annual Capital Expansion "Cash" Expenditures per Functional Resident[4]	**$1.01**
- Portion Funded with Ad Valorem Tax Revenue[5]	$0.91
- Portion Funded with Other Sources[6]	$0.10
Residential Land Uses Credit Adjustment Factor[7]	1.35
Adjusted Annual Capital Expansion "Cash" Expenditures per Functional Resident[8]	**$1.33**

1) Source: Bayshore Fire Protection & Rescue Service District
2) Total capital expansion expenditures divided by 5 to calculate the average annual expenditures
3) Source: Appendix A, Table A-24
4) Average annual capital expansion expenditures (Item 2) divided by the average annual functional population (Item 3)
5) Capital expansion expenditures per functional resident (Item 4) multiplied by the portion funded with ad valorem revenues (90%)
6) Capital expansion expenditures per functional resident (Item 4) less the portion funded with other revenue sources (Item 6)
7) Adjustment factor to reflect higher ad valorem taxes paid by new homes
8) Portion funded with ad valorem revenue sources (Item 5) multiplied by the credit adjustment factor (Item 7) plus the portion funded with other revenue sources (Item 6)

Net Impact Cost

Table V-6 summarizes the net impact cost per functional resident, which is the difference between the cost and credit components. The resulting net impact cost is approximately $1,382

per functional resident for residential land uses and $1,387 per functional resident for non-residential land uses.

Table V-6

Net Impact Cost per Functional Resident

Variable	Figure
Total Impact Cost	
Total Impact Cost per Functional Resident[(1)]	$1,402.09
Total Revenue Credit	
Annual Capital Expansion "Cash" Credit per Functional Resident[(2)]	
- Residential Land Uses	$1.33
- Non-residential Land Uses	$1.01
- Capitalization Rate	4.5%
- Capitalization Period (years)	25
Capital Expansion "Cash" Credit per Functional Resident[(3)]	
- Residential Land Uses	$19.72
- Non-residential Land Uses	$14.98
Net Impact Cost	
Net Impact Cost per Functional Resident[(4)]	
- Residential Land Uses	**$1,382.37**
- Non-residential Land Uses	**$1,387.11**

1) Source: Table V-4
2) Source: Table V-5
3) Annual capital expansion "cash" credit per functional resident (Item 2) over a 25-year period with a capitalization rate of 4.5%. The capitalization rate is based on the information provided by Lee County.
4) Total impact cost per functional resident (Item 1) less capital expansion "cash" credit per functional resident (Item 4)

Calculated Fire Rescue Impact Fee Schedule

Table V-7 presents the calculated fire rescue impact fee schedule for both residential and non-residential land uses, based on the net impact cost per functional resident. Also presented is a comparison of the District's current adopted fee and the maximum allowable fees in compliance with F.S. 163.31801.

Table V-7

Calculated Fire Rescue Impact Fee Schedule

ITE LUC	Land Use	Unit	Functional Residents per Unit[1]	Calculated Impact Fee[2]	Current Adopted Impact Fee[3]	Percent Change[4]	F.S. 163.31801 Maximum Impact Fee[5]	Percent Change[6]
	RESIDENTIAL:							
210	Single Family	du	1.65	**$2,281**	$766	198%	$1,149	50%
220/221/222	Multi-Family	du	0.82	**$1,134**	$582	95%	$873	50%
240	Mobile Home/RV Tied Down	du	0.84	**$1,161**	$559	108%	$838	50%
	TRANSIENT:							
310/320	Hotel/Motel	room	0.99	**$1,373**	$368	273%	$552	50%
	NON-RESIDENTIAL:							
822	Retail less than 40,000 sfgla	1,000 sfgla	1.97	**$2,733**	$820	233%	$1,230	50%
821	Retail 40,000 to 150,000 sfgla	1,000 sfgla	2.65	**$3,676**	$820	348%	$1,230	50%
820	Retail greater than 150,000 sfgla	1,000 sfgla	1.85	**$2,566**	$820	213%	$1,230	50%
710	Office	1,000 sf	0.67	**$929**	$398	133%	$597	50%
620	Public/Institutional	1,000 sf	0.70	**$971**	$237	310%	$355	50%
130	General Industrial	1,000 sf	0.21	**$291**	$146	99%	$219	50%
150	Public or Private Warehouse	1,000 sf	0.09	**$125**	$84	49%	$125	49%

1) Source: Appendix A, Table A-27 for residential and transient, assisted, group land uses and Table A-28 for non-residential land uses
2) Net impact cost per functional resident from Table V-6 multiplied by the functional residents per unit (Item 1) for each land use
3) Source: Lee County Community Development Department
4) Percent change from the current adopted impact fee (Item 3) to the calculated impact fee (Item 2)
5) Maximum allowable impact fee in compliance with 50-percent increase cap per F.S. 163.31801
6) Percent change from the current adopted impact fee (Item 3) to the F.S. 163.31801 maximum allowable impact fee (Item 5)

VI. Bonita Springs Fire Control & Rescue District

This section provides the results of the fire rescue impact fee analysis for Bonita Springs Fire Control & Rescue District ("Bonita Springs FCRD").

Facility Inventory

Table VI-1 presents the buildings and land inventory included in the impact fee calculations. As presented, the inventory includes a total of 73,800 square feet of building space and 24 acres of land.

The current value of the capital assets provides a measure of the investment made by the community into the fire rescue infrastructure. The building value is estimated at $450 per square foot and land value at $600,000 per acre. Appendix B presents the analysis of the building and land value estimates. These estimates result in a total building and land value of $47.3 million, with $33.2 million attributed to building value and $14.1 million to land value.

Table VI-1
Buildings and Land Inventory

Building Name	Address	Bays[1]	Square Feet[2]	Acres[3]	Building Value[4]	Land Value[5]	Total Building & Land Value[6]
Fire Station 21	27490 Old 41 Road	7	10,461	1.59	$4,707,450	$954,000	$5,661,450
Fire Station 22	28055 Mango Drive	4	7,325	1.18	$3,296,250	$708,000	$4,004,250
Fire Station 23	25001 S Tamiami Trail	4	7,549	1.34	$3,397,050	$804,000	$4,201,050
Fire Station 24	27701 Bonita Grande Drive	6	29,960	14.41	$13,482,000	$8,646,000	$22,128,000
Fire Station 25	8850 W Terry Street	6	8,688	1.78	$3,909,600	$1,068,000	$4,977,600
Fire Station 26	16001 Bonita Beach Road	4	7,326	1.14	$3,296,700	$684,000	$3,980,700
Fire Station 27	26105 Hickory Boulevard	1	2,475	0.24	$1,113,750	$144,000	$1,257,750
Future Fire Station 28	10840/10820/10800 Strike Lane	N/A	N/A	1.89	N/A	$1,134,000	$1,134,000
Total			**73,784**	**23.57**	**$33,202,800**	**$14,142,000**	**$47,344,800**
Building Value per Square Foot[7]					**$450**		
Land Value per Acre[8]						**$600,000**	

1) Source: Bonita Springs Fire Control & Rescue District
2) Source: Bonita Springs Fire Control & Rescue District
3) Source: Bonita Springs Fire Control & Rescue District
4) Square feet (Item 2) multiplied by building value per square foot (Item 7)
5) Acres (Item 3) multiplied by the land value per acre (Item 8)
6) Sum of building and land value (Items 4 and 5)
7) Source: Appendix B
8) Source: Appendix B

In addition to land and buildings, the fire rescue impact fee inventory includes the necessary vehicles and equipment required to perform its services. As presented in **Table VI-2**, the total vehicle and equipment value is approximately $27.1 million.

Table VI-2

Vehicle and Equipment Inventory

Description	Units[1]	Unit Value[2]	Total Value[3]
Vehicles			
Aerials (Ladder)	1	$2,075,000	$2,075,000
Aerials (Truck Bucket)	2	$2,575,000	$5,150,000
Engines	6	$1,475,000	$8,850,000
Mini Pumpers	2	$600,000	$1,200,000
Marine (LG)	1	$450,000	$450,000
Marine (SM)	1	$25,000	$25,000
Brush Trucks	2	$400,000	$800,000
Command Vehicles	9	$125,000	$1,125,000
Rescue Vehicles	1	$375,000	$375,000
Heavy Rescue (Squads)	1	$3,250,000	$3,250,000
Inspector Vehicles	7	$34,000	$238,000
Staff Vehicles Large	3	$58,500	$175,500
Staff Vehicles Small	3	$31,000	$93,000
Utilities Vehicle	1	$77,000	$77,000
Boat Trailer (LG)	1	$13,000	$13,000
Boat Trailer (SM)	1	$5,500	$5,500
Utilities Trailers	3	$8,500	$25,500
Special Units (Kabota)	1	$40,000	$40,000
Special Units (Golf Cart)	1	$16,000	$16,000
Fork Lift	1	$76,000	$76,000
Subtotal -- Vehicle Value			**$24,059,500**
Equipment			
Capital Office Equipment	43	$5,518	$237,263
Capital Equipment	389	$7,303	$2,840,900
Subtotal -- Equipment Value			**$3,078,163**
Total Value			**$27,137,663**

1) Source: Bonita Springs Fire Control & Rescue District
2) Source: Bonita Springs Fire Control & Rescue District
3) Units (Item 1) multiplied by unit value (Item 2)

Level of Service

Bonita Springs FCRD is served by seven fire rescue stations, which results in an achieved level of service (LOS) of 9,200 weighted seasonal residents per fire station or 0.109 fire stations per 1,000 weighted seasonal residents. In terms of functional residents, the District's achieved LOS is 8,800 functional residents per station or 0.114 stations per 1,000 functional residents.

Table VI-3
Current Level of Service (2025)

Variable	2025 Population	
	Weighted	Functional
Fire Rescue Services		
Fire Service Area Population[(1)]	64,464	61,342
Number of Stations[(2)]	7	7
Population per Station[(3)]	9,209	8,763
Achieved LOS (Stations per 1,000 Population)[(4)]	**0.109**	**0.114**

1) Source: Appendix A, Table A-1 for weighted population and Table A-24 for functional population
2) Source: Bonita Springs Fire Control & Rescue District
3) Population (Item 1) divided by the number of stations (Item 2)
4) Number of stations (Item 2) divided by the population (Item 1) multiplied by 1,000

Cost Component

The cost component of the study evaluates the cost of all capital assets, including buildings, land, vehicles, and equipment. **Table VI-4** provides a summary of all capital assets, amounting to approximately $74.5 million.

Since Bonita Springs FCRD is utilizing impact fee revenues to refund General Fund for capacity expansion projects, the associated portion of the inventory is excluded from the impact fee calculations. As shown in Table VI-4, $359,200 is subtracted from the asset value since it will be paid solely by new development through their future impact fee payments.

In addition, Table VI-4 also provides the impact cost per functional resident, which is calculated by multiplying the owned asset value per station of $10.6 million by the current LOS (stations per 1,000 functional residents) of 0.114 and dividing by 1,000. As shown, this calculation results in approximately $1,207 per functional resident.

Table VI-4

Total Impact Cost per Functional Resident

Variable	Figure	Percent of Total[11]
Building Value[1]	$33,202,800	45%
Land Value[2]	$14,142,000	19%
Vehicle & Equipment Value[3]	$27,137,663	36%
Total Asset Value[4]	**$74,482,463**	**100%**
Less: Portion not Owned[5]	$359,169	
Owned Capital Asset Value[6]	**$74,123,294**	
Number of Stations[7]	7	
Owned Asset Value per Station[8]	**$10,589,042**	
Achieved LOS (Stations per 1,000 Functional Residents)[9]	0.114	
Total Impact Cost per Functional Resident[10]	**$1,207.15**	

1) Source: Table VI-1
2) Source: Table VI-1
3) Source: Table VI-2
4) Sum of building value (Item 1), land value (Item 2), and vehicle/equipment value (Item 3)
5) Source: Bonita Springs Fire Control & Rescue District
6) Total asset value (Item 4) less the portion not owned (Item 5)
7) Source: Bonita Springs Fire Control & Rescue District
8) Owned capital asset value (Item 6) divided by the number of stations (Item 7)
9) Source: Table VI-3
10) Owned asset value per station (Item 8) multiplied by the achieved LOS (Item 9) divided by 1,000
11) Distribution of total asset value

Credit Component

To avoid overcharging new development for the fire rescue impact fee, a review of the capital funding program for fire rescue services was completed. The purpose of this review was to determine any non-impact fee funding generated by new development that are being used for expansion of capital facilities, land, vehicles, and equipment included in the inventory. It should be noted that the credit component does not include any capital renovation, maintenance, or operational expenses, as these types of expenditures cannot be funded with impact fee revenue.

Capital Expansion "Cash" Credit

Capital expansion expenditure credits per functional resident were calculated based on non-impact fee revenue funding for capital expansion projects completed or programmed between 2021 and 2030. To calculate the capital expenditure per functional resident, the average annual capital expansion expenditures are divided by average functional population for the same period.

As shown in **Table VI-5**, the average annual expenditure over this ten-year period amounts to approximately $600,000 or approximately $10 per functional resident per year.

Once the revenue credit per population is calculated, a credit adjustment is needed for the portion of the revenue credit funded with ad valorem tax revenues, which is approximately 95 percent of the cash funding. This adjustment accounts for the fact that new homes tend to pay higher property taxes compared to older homes due to the "Save Our Homes" assessment cap. The adjustment factor was estimated based on a comparison of the average taxable value of newer homes to that of all homes. As presented, the adjusted revenue credit amounts to $13 per functional resident per year, which is used in the calculation of impact fee levels for residential land uses.

Table VI-5

Capital Expansion "Cash" Credit

Expenditure[1]	FY 2021 to FY 2030
Ad Valorem:	
Station 27	$5,999,853
Total Capital Expansion "Cash" Expenditures	**$5,999,853**
Average Annual Capital Expansion Expenditures[2]	$599,985
Average Annual Functional Population[3]	61,579
Annual Capital Expansion "Cash" Expenditures per Functional Resident[4]	**$9.74**
- Portion Funded with Ad Valorem Tax Revenue[5]	$9.25
- Portion Funded with Other Sources[6]	$0.49
Residential Land Uses Credit Adjustment Factor[7]	1.35
Adjusted Annual Capital Expansion "Cash" Expenditures per Functional Resident[8]	**$12.98**

1) Source: Bonita Springs Fire Control & Rescue District
2) Total capital expansion expenditures divided by 10 to calculate the average annual expenditures
3) Source: Appendix A, Table A-24
4) Average annual capital expansion expenditures (Item 2) divided by the average annual functional population (Item 3)
5) Portion of total debt service credit per functional resident that is funded through ad valorem revenues (95%)
6) Annual capital expansion "cash" expenditures per functional resident (Item 4) less the portion funded with ad valorem revenue sources (Item 5)
7) Adjustment factor to reflect higher ad valorem taxes paid by new homes
8) Portion funded with ad valorem revenue sources (Item 5) multiplied by the credit adjustment factor for residential land uses (Item 7) plus the portion funded with other revenue sources (Item 6)

Net Fire Rescue Impact Cost

Table VI-6 summarizes the net impact cost per functional resident, which is the difference between the cost component and the credit component. The resulting net impact cost is approximately $1,015 per functional resident for residential land uses and $1,063 per functional resident for non-residential land uses.

Table VI-6
Net Impact Cost per Functional Resident

Variable	Figure
Total Impact Cost	
Total Impact Cost per Functional Resident[(1)]	$1,207.15
Total Revenue Credit	
Annual Capital Expansion "Cash" Credit per Functional Resident[(2)]	
- Residential Land Uses	$12.98
- Non-residential Land Uses	$9.74
- Capitalization Rate	4.50%
- Capitalization Period (years)	25
Capital Expansion "Cash" Credit per Functional Resident[(3)]	
- Residential Land Uses	$192.47
- Non-residential Land Uses	$144.43
Net Impact Cost	
Net Impact Cost per Functional Resident[(4)]	
- Residential Land Uses	**$1,014.68**
- Non-Residential Land Uses	**$1,062.72**

1) Source: Table VI-4
2) Source: Table VI-5
3) Average annual capital expansion “cash” credit per functional resident (Item 2) over a capitalization rate of 4.5% for 25 years. The capitalization rate estimate was provided by Lee County.
4) Total impact cost per functional resident (Item 1) less capital expansion “cash” credit per functional resident (Item 3)

Calculated Fire Rescue Impact Fee Schedule

Table VI-7 presents the calculated fire rescue impact fee schedule for both residential and non-residential land uses, based on the net impact cost per functional resident. Also presented is a comparison of the District’s current adopted fee and the maximum allowable fees in compliance with F.S. 163.31801.

Table VI-7

Calculated Fire Rescue Impact Fee Schedule

ITE LUC	Land Use	Impact Unit	Functional Residents per Unit[1]	Calculated Impact Fee[2]	Current Adopted Impact Fee[3]	Percent Change[4]	F.S. 163.31801 Maximum Impact Fee[5]	Percent Change[6]
	RESIDENTIAL:							
210	Single Family	du	1.65	**$1,674**	$766	119%	$1,149	50%
220/221/222	Multi-Family	du	0.82	**$832**	$582	43%	$832	43%
240	Mobile Home/RV Tied Down	du	0.84	**$852**	$559	52%	$838	50%
	TRANSIENT:							
310/320	Hotel/Motel	room	0.99	**$1,052**	$368	186%	$552	50%
	NON-RESIDENTIAL:							
822	Retail less than 40,000 sfgla	1,000 sfgla	1.97	**$2,094**	$820	155%	$1,230	50%
821	Retail 40,000 to 150,000 sfgla	1,000 sfgla	2.65	**$2,816**	$820	243%	$1,230	50%
820	Retail greater than 150,000 sfgla	1,000 sfgla	1.85	**$1,966**	$820	140%	$1,230	50%
710	Office	1,000 sf	0.67	**$712**	$398	79%	$597	50%
620	Public/Institutional	1,000 sf	0.70	**$744**	$237	214%	$355	50%
130	General Industrial	1,000 sf	0.21	**$223**	$146	53%	$219	50%
150	Public or Private Warehouse	1,000 sf	0.09	**$96**	$84	14%	$96	14%

1) Source: Appendix A, Table A-26 for residential and transient, assisted, group land uses and Table A-27 for non-residential land uses
2) Net impact cost per functional resident from Table VI-6 multiplied by the functional residents per unit (Item 1) for each land use
3) Source: Lee County Community Development Department
4) Percent change from the current adopted impact fee (Item 3) to the calculated impact fee (Item 2)
5) Maximum allowable impact fee in compliance with 50-percent increase cap per F.S. 163.31801
6) Percent change from the current adopted impact fee (Item 3) to the F.S. 163.31801 maximum allowable impact fee (Item 5)

VII. Captiva Island Fire Control District

This section provides the results of the fire rescue impact fee analysis for Captiva Island Fire Control District ("Captiva Island FCD").

Facility Inventory

Table VII-1 presents the buildings and land inventory included in the impact fee calculations. As presented, the inventory includes a total of 9,200 square feet of building space and 0.41 acres of land.

The current value of the capital assets provides a measure of the investment made by the community into the fire rescue infrastructure. The building value is estimated at $450 per square foot and the land value at $750,000 per acre. Appendix B presents the analysis of the building and land value estimates. These estimates result in a total building and land value of $4.4 million, with $4.1 million attributed to building value and $300,000 to land value.

Table VII-1
Buildings and Land Inventory

Building Name	Address	Bays[1]	Square Feet[2]	Acres[3]	Building Value[4]	Land Value[5]	Total Building & Land Value[6]
Station 181	14981 Captiva Drive	3	9,155	0.41	$4,119,750	$307,500	$4,427,250
Total			**9,155**	**0.41**	**$4,119,750**	**$307,500**	**$4,427,250**
Building Value per Square Foot[7]					**$450**		
Land Value per Acre[8]						**$750,000**	

1) Source: Captiva Island Fire Control District
2) Source: Captiva Island Fire Control District
3) Source: Captiva Island Fire Control District
4) Square feet (Item 2) multiplied by the estimated building value per square foot (Item 7)
5) Acres (Item 3) multiplied by the land value per acre (Item 8)
6) Sum of building and land value (Items 4 and 5)
7) Source: Appendix B
8) Source: Appendix B

In addition to land and buildings, the fire rescue impact fee inventory includes the necessary vehicles and equipment required to perform its services. As presented in **Table VII-2**, the total vehicle and equipment value is approximately $3.8 million.

Table VII-2

Vehicle and Equipment Inventory

Description	Units[1]	Unit Value[2]	Total Value[3]
Vehicles			
E181 & E189 (Engine ALS)	2	$1,475,000	$2,950,000
R181 (Rescue)	1	$125,000	$125,000
M181 (Marine Rescue)	1	$325,000	$325,000
SU181 (UTV)	1	$40,000	$40,000
C1, C2 (Chief Staff Vehicle)	2	$100,000	$200,000
Subtotal -- Vehicles			**$3,640,000**
Equipment			
Bunker Gear	26	$3,919	$101,894
Motorola APX Radio	4	$6,600	$26,400
Utility Trailer	1	$3,800	$3,800
Security/ Access Control	1	$31,800	$31,800
Subtotal -- Equipment			**$163,894**
Total			**$3,803,894**

1) Source: Captiva Island Fire Control District
2) Source: Captiva Island Fire Control District
3) Units (Item 1) multiplied by unit value (Item 2)

Level of Service

Captiva Island FCD is served by one fire rescue station, which results in a current level of service (LOS) of 2,400 weighted seasonal residents per fire station or 0.423 fire stations per 1,000 weighted seasonal residents. In terms of functional residents, the District's achieved LOS is 3,000 functional residents per or 0.336 stations per 1,000 functional residents.

While the achieved LOS indicates the investment made by the community, it does not always reflect the District's intended/goal LOS. A review of the participating fire districts' levels of service suggested that many of the fire districts serve a minimum of 6,000 residents per station. Given this, an alternative "capped LOS" calculation is provided for illustrative purposes for fire districts that provide service to less than 6,000 residents per station. As shown, in the case of Captiva Island FCD, this approach results in a LOS of 0.167 stations per 1,000 functional residents.

Table VII-3

Current Level of Service (2025)

Variable	2025 Population		Capped LOS[5]
	Weighted	Functional	
Fire Rescue Services			
Fire Service Area Population[1]	2,364	2,974	-
Number of Stations[2]	1	1	1
Population per Station[3]	2,364	2,974	6,000
Achieved LOS (Stations per 1,000 Population)[4]	**0.423**	**0.336**	**0.167**

1) Source: Appendix A, Table A-1 for weighted population and Table A-24 for functional population
2) Source: Captiva Island Fire Control District
3) Population (Item 1) divided by the number of stations (Item 2)
4) Number of stations (Item 2) divided by the population (Item 1) multiplied by 1,000
5) Most Lee County fire districts are able to service on 6,000 functional residents or more. For illustrative purposes, this item shows the LOS if the district had one station per 6,000 functional residents.

Cost Component

The cost component of the study evaluates the cost of all capital assets, including buildings, land, vehicles and equipment. **Table VII-4** provides a summary of all capital costs, amounting to approximately $8.2 million.

In addition, Table VII-4 also provides the impact cost per functional resident, which is calculated by multiplying the total asset value per station of $8.2 million by the current LOS (stations per 1,000 functional residents) of 0.336 and dividing by 1,000. As shown, this calculation results in approximately $2,766 per functional resident. When the capped LOS of 0.167 stations per 1,000 functional residents is utilized, the resulting cost is $1,375 per functional resident.

Table VII-4

Total Impact Cost per Functional Resident

Variable	Figure	Percent of Total[9]		Capped LOS[10]
Building Value[1]	$4,119,750	50%		
Land Value[2]	$307,500	4%		
Vehicle Value[3]	$3,803,894	46%		
Total Asset Value[4]	**$8,231,144**	**100%**		
Number of Stations[5]	1			
Asset Value per Station[6]	**$8,231,144**			
Achieved LOS (Stations per 1,000 Functional Residents)[7]	0.336			0.167
Total Impact Cost per Functional Resident[8]	**$2,765.66**			**$1,374.60**

1) Source: Table VII-1
2) Source: Table VII-1
3) Source: Table VII-2
4) Sum of building value (Item 1), land value (Item 2), and vehicle/equipment value (Item 3)
5) Source: Captiva Island Fire Control District
6) Total asset value (Item 4) divided by the number of stations (Item 5)
7) Source: Table VII-3
8) Total asset value per station (Item 6) multiplied by the current LOS (Item 7) divided by 1,000
9) Distribution of total asset value
10) Total asset value per station (Item 6) multiplied by the capped LOS (Item 7) divided by 1,000

Credit Component

To avoid overcharging new development for the fire rescue impact fee, a review of the capital funding program for fire rescue services was completed. The purpose of this review was to determine any non-impact fee funding generated by new development that are being used for expansion of capital facilities, land, vehicles, and equipment included in the inventory. It should be noted that the credit component does not include any capital renovation, maintenance, or operational expenses, as these types of expenditures cannot be funded with impact fee revenue.

Capital Expansion "Cash" Credit

Capital expansion expenditure credits per functional resident were calculated based on non-impact fee revenue funding for capital expansion projects completed or programmed between FY 2021 and FY 2025. To calculate the capital expenditure per functional resident, the average annual capital expansion expenditures are divided by average functional population for the same period. As shown in **Table VII-5**, the average annual expenditure over this five-year period amounts to approximately $15,000 or approximately $5 per functional resident per year.

Once the revenue credit per population is calculated, a credit adjustment is needed for the portion of the revenue credit funded with ad valorem tax revenues. This adjustment accounts for the fact that new homes tend to pay higher property taxes compared to older homes due to the "Save Our Homes" assessment cap. The adjustment factor was estimated based on a comparison of the average taxable value of newer homes to that of all homes. As presented, the adjusted revenue credit amounts to $7 per functional resident per year, which is used in the calculation of impact fee levels for residential land uses.

Table VII-5

Capital Expansion "Cash" Credit

Expenditure[1]	FY 2021 to FY 2025
General Fund	
Highwater Rescue Truck	$75,000
Subtotal -- General Fund	**$75,000**
Total Capital Expansion Expenditures	**$75,000**
Average Annual Capital Expansion Expenditures[2]	$15,000
Average Annual Functional Population[3]	2,948
Capital Expansion Expenditures per Functional Resident[4]	**$5.09**
Residential Land Uses Credit Adjustment Factor[5]	1.35
Adjusted Capital Expansion Expenditures per Functional Resident[6]	**$6.87**

1) Source: Captiva Fire Department
2) Total capital expansion expenditures divided by 5 to calculate the average annual expenditures
3) Source: Appendix A, Table A-24
4) Average annual capital expansion expenditures (Item 3) divided by the average annual functional population (Item 4)
5) Adjustment factor to reflect higher ad valorem taxes paid by new homes
6) Capital expansion expenditures per functional resident (Item 4) multiplied by the credit adjustment factor for residential land uses (Item 5)

Net Impact Cost

Table VII-6 summarizes the net impact cost per functional resident, which is the difference between the cost component and the credit component. With the achieved LOS, the resulting net impact cost is approximately $2,664 per functional resident for residential land uses and $2,690 per functional resident for non-residential land uses.

When utilizing the capped LOS, the resulting net impact cost is $1,273 per functional resident for residential land uses and $1,299 per functional resident for non-residential land uses.

Table VII-6

Net Impact Cost per Functional Resident

Variable	Figure	Capped LOS
Total Impact Cost		
Total Impact Cost per Functional Resident[(1)]	$2,765.66	$1,374.60
Total Revenue Credit		
Annual Capital Expansion "Cash" Credit per Functional Resident[(2)]		
- Residential Land Uses	$6.87	
- Non-residential Land Uses	$5.09	
- Capitalization Rate	4.50%	
- Capitalization Period (years)	25	
Capital Expansion "Cash" Credit per Functional Resident[(3)]		
- Residential Land Uses	$101.87	
- Non-residential Land Uses	$75.48	
Net Impact Cost		
Net Impact Cost per Functional Resident[(6)]		
- Residential Land Uses	**$2,663.79**	**$1,272.73**
- Non-residential Land Uses	**$2,690.18**	**$1,299.12**

1) Source: Table VII-4
2) Source: Table VII-5
3) Annual capital expansion “cash” credit per functional resident (Item 2) over a capitalization rate of 4.5% for 25 years. The capitalization rate estimate was provided by Lee County.
4) Total impact cost per functional resident (Item 1) less the capital expansion “cash” credit per functional resident (Item 3)

Calculated Fire Rescue Impact Fee Schedule

Table VII-6 presents the calculated fire rescue impact fee schedule for both residential and non-residential land uses, based on the net impact cost per functional resident. Also presented is a comparison of the District's current adopted fee and the maximum allowable fees in compliance with F.S. 163.31801

Table VII-7

Calculated Fire Rescue Impact Fee Schedule

ITE LUC	Land Use	Impact Unit	Functional Residents per Unit[1]	Calculated Impact Fee[2]	Current Adopted Impact Fee[3]	Percent Change[4]	F.S. 163.31801 Maximum Impact Fee[5]	Percent Change[6]	Calculated Impact Fee with LOS Cap[7]	Percent Change[8]	F.S. 163.31801 Maximum Impact Fee[9]	Percent Change[10]
	RESIDENTIAL:											
210	Single Family	du	1.65	**$4,395**	$766	474%	$1,149	50%	**$2,100**	174%	$1,149	50%
220/221/222	Multi-Family	du	0.82	**$2,184**	$582	275%	$873	50%	**$1,044**	79%	$873	50%
240	Mobile Home/RV Tied Down	du	0.84	**$2,238**	$559	300%	$838	50%	**$1,069**	91%	$838	50%
	TRANSIENT:											
310/320	Hotel/Motel	room	0.99	**$2,663**	$368	624%	$552	50%	**$1,286**	249%	$552	50%
	NON-RESIDENTIAL:											
822	Retail less than 40,000 sfgla	1,000 sfgla	1.97	**$5,300**	$820	546%	$1,230	50%	**$2,559**	212%	$1,230	50%
821	Retail 40,000 to 150,000 sfgla	1,000 sfgla	2.65	**$7,129**	$820	769%	$1,230	50%	**$3,443**	320%	$1,230	50%
820	Retail greater than 150,000 sfgla	1,000 sfgla	1.85	**$4,977**	$820	507%	$1,230	50%	**$2,403**	193%	$1,230	50%
710	Office	1,000 sf	0.67	**$1,802**	$398	353%	$597	50%	**$870**	119%	$597	50%
620	Public/Institutional	1,000 sf	0.70	**$1,883**	$237	695%	$355	50%	**$909**	284%	$355	50%
130	General Industrial	1,000 sf	0.21	**$565**	$146	287%	$219	50%	**$273**	87%	$219	50%
150	Public or Private Warehouse	1,000 sf	0.09	**$242**	$84	188%	$126	50%	**$117**	39%	$117	39%

1) Source: Appendix A, Table A-27 for residential and transient, assisted, group land uses and Table A-28 for non-residential land uses
2) Net impact cost per functional resident from Table VII-6 multiplied by the functional residents per unit (Item 1) for each land use
3) Source: Lee County Community Development Department
4) Percent change from the current adopted impact fee (Item 3) to the calculated impact fee (Item 2)
5) Maximum allowable impact fee in compliance with 50-percent increase cap per F.S. 163.31801
6) Percent change from the current adopted impact fee (Item 3) to the F.S. 163.31801 maximum allowable impact fee (Item 5)
7) Net impact cost per functional resident from Table 6 (capped LOS) multiplied by the functional residents per unit (Item 1) for each land use
8) Percent change from the current adopted impact fee (Item 3) to the calculated impact fee with LOS Cap (Item 7)
9) Maximum allowable impact fee in compliance with 50-percent increase cap per F.S. 163.31801 when utilizing the LOS calculation with cap.
10) Percent change from the current adopted impact fee (Item 3) to the F.S. 163.31801 maximum allowable impact fee with LOS cap (Item 9)

VIII. Estero Fire Rescue District

This section provides the results of the fire rescue impact fee analysis for Estero Fire Rescue District ("Estero FRD").

Facility Inventory

Table VIII-1 presents the buildings and land inventory included in the impact fee calculations. As presented, the inventory includes approximately 56,000 square feet of building space and 18 acres of land.

The current value of the capital assets provides a measure of the investment made by the community into the fire rescue infrastructure. The asset value is estimated at $550 per square foot for fire rescue buildings and $400,000 per acre for land. Appendix B presents the analysis of the building and land value estimates. These estimates result in a total building and land value of $38.1 million, with $30.8 million attributed to building value and $7.3 million to land value.

Table VIII-1
Buildings and Land Inventory

Building Name	Address	Bays[1]	Square Feet[2]	Acres[3]	Building Value[4]	Land Value[5]	Total Building & Land Value[6]
Station 41	8631 County Road	4	5,846	0.99	$3,215,300	$396,000	$3,611,300
Station 42	8005 Sweetwater Ranch Boulevard	4	5,575	1.02	$3,066,250	$408,000	$3,474,250
Station 43	21510 Three Oaks Parkway	4	5,754	N/A	$3,164,700	N/A	$3,164,700
Administration Building	21500 Three Oaks Parkway	N/A	16,310	5.58	$8,970,500	$2,232,000	$11,202,500
Station 44	21300 Fire House Lane	4	5,863	0.97	$3,224,650	$388,000	$3,612,650
Station 45	18743-749 Corkscrew Road	8	16,700	5.00	$9,185,000	$2,000,000	$11,185,000
Vacant Property	9870 Horne Lane	N/A	N/A	4.60	N/A	$1,840,000	$1,840,000
Total			**56,048**	**18.16**	**$30,826,400**	**$7,264,000**	**$38,090,400**
Building Value per Square Foot[7]					**$550**		
Land Value per Acre[8]						**$400,000**	

1) Source: Estero Fire Rescue District
2) Source: Estero Fire Rescue District
3) Source: Estero Fire Rescue District
4) Square feet (Item 2) multiplied by the estimated building value per square foot (Item 7)
5) Acres (Item 3) multiplied by estimated land value per acre (Item 8)
6) Sum of building and land value (Items 4 and 5)
7) Source: Appendix B
8) Source: Appendix B

In addition to land and buildings, the fire rescue impact fee inventory includes the necessary vehicles and equipment required to perform its services. As presented in **Table VIII-2**, the total vehicle and equipment value is approximately $24 million.

Table VIII-2

Vehicle and Equipment Inventory

Description	Units[1]	Unit Value[2]	Total Value[3]
Vehicles			
Pumper (Engine)	3	$1,475,000	$4,425,000
Aerial	4	$2,050,000	$8,200,000
Tender	1	$600,000	$600,000
Squads	2	$1,975,000	$3,950,000
Brush Truck (Heavy)	2	$450,000	$900,000
Brush Truck (Light)	1	$400,000	$400,000
Rescue Vehicles (Light)	2	$200,000	$400,000
Rescue Vehicle (Ambulance)	1	$500,000	$500,000
Large Boat w/Trailer	1	$350,000	$350,000
Rigid Inflatable Boat w/Trailer	1	$15,000	$15,000
Mobile Command Trailer	1	$80,000	$80,000
Other Staff Vehicles	6	$50,000	$300,000
Tahoe's & Pickup Trucks	12	$100,000	$1,200,000
Utility Vehicles	2	$35,000	$70,000
Telehandler	1	$180,000	$180,000
Boom Lift	1	$40,000	$40,000
Mobile Air Unit	1	$350,000	$350,000
Utility Trailers	3	$8,000	$24,000
Subtotal -- Vehicles			**$21,984,000**
Equipment			
Cascade System	1	$60,000	$60,000
Bunker Gear	78	$5,000	$390,000
Portable Radios	50	$10,000	$500,000
Building Generators	6	$110,000	$660,000
Fuel Tank	5	$60,000	$300,000
Washer Extractors	4	$15,000	$60,000
Subtotal -- Equipment			**$1,970,000**
Total			**$23,954,000**

1) Source: Estero Fire Rescue District
2) Source: Estero Fire Rescue District
3) Units (Item 2) multiplied by the unit value (Item 3)

Level of Service

Estero Fire Rescue provides services from five stations, which results in an achieved level of service (LOS) of almost 10,100 weighted seasonal residents per fire station or 0.099 fire stations per 1,000 weighted seasonal residents. In terms of functional residents, the District's achieved LOS is 9,400 functional residents per or 0.107 stations per 1,000 functional residents.

Table VIII-3

Current Level of Service (2025)

Variable	2025 Population	
	Weighted	Functional
Fire Rescue Services		
Fire Service Area Population[(1)]	50,735	46,804
Number of Stations[(2)]	5	5
Population per Station[(3)]	10,147	9,361
Achieved LOS (Stations per 1,000 Population)[(4)]	**0.099**	**0.107**

1) Source: Appendix A, Table A-1 for weighted population, Table A-24 for functional population
2) Source: Estero Fire Rescue District
3) Population (Item 1) divided by the number of stations (Item 2)
4) Number of stations (Item 2) divided by the population (Item 1) multiplied by 1,000

Cost Component

The cost component of the study evaluates the cost of all capital assets, including buildings, land, vehicles and equipment. **Table VIII-4** provides a summary of all capital assets, amounting to approximately $62 million.

Since Estero Fire Rescue is utilizing impact fee revenues to pay off debt service associated with capacity expansion projects, the associated portion of the inventory is excluded from the capital asset value. As shown in Table VIII-4, $15 million is excluded from the asset value since it will be paid solely by new development through their future impact fee payments.

In addition, Table VIII-4 also provides the impact cost per functional resident, which is calculated by multiplying the total owned asset value per station of $9.4 million by the current LOS (stations per 1,000 functional residents) of 0.107 and dividing by 1,000. As shown, this calculation results in approximately $1,006 per functional resident.

Table VIII-4

Total Impact Cost per Functional Resident

Variable	Figure	Percent of Total[11]
Building Value[1]	$30,826,400	49%
Land Value[2]	$7,264,000	12%
Vehicle & Equipment Value[3]	$23,954,000	39%
Total Asset Value[4]	**$62,044,400**	**100%**
Less: Portion not Owned[5]	$15,029,570	
Owned Capital Asset Value[6]	**$47,014,830**	
Number of Owned Stations[7]	5	
Owned Asset Value per Station[8]	**$9,402,966**	
Achieved LOS (Stations per 1,000 Functional Residents)[9]	0.107	
Total Impact Cost per Functional Resident[10]	**$1,006.12**	

1) Source: Table VIII-1
2) Source: Table VIII-1
3) Source: Table VIII-2
4) Sum of building value (Item 1), land value (Item 2), and vehicle/equipment value (Item 3)
5) Source: Estero Fire Rescue District
6) Total asset value (Item 4) less the portion not owned (Item 5)
7) Source: Estero Fire Rescue District
8) Owned capital asset value (Item 6) divided by the number of stations (Item 7)
9) Source: Table VIII-3
10) Owned asset value per station (Item 8) multiplied by the achieved LOS (Item 9) divided by 1,000
11) Distribution of total asset value

Credit Component and Net Impact Cost

Estero FRD has been using impact fee revenues to fund capacity expansion projects, which is recognized by reducing the capital asset value and serves as the credit component of the impact fee equation. Given this, net impact cost is $1,006 per functional resident.

Calculated Fire Rescue Impact Fee Schedule

Table VIII-5 presents the calculated fire rescue impact fee schedule for both residential and non-residential land uses, based on the total impact cost per functional resident calculated in Table VIII-4. Also presented is a comparison of the District's current adopted fee and the maximum allowable fees in compliance with F.S. 163.31801.

Table VIII-5

Calculated Fire Rescue Impact Fee Schedule

ITE LUC	Land Use	Unit	Functional Residents per Unit[1]	Calculated Impact Fee[2]	Current Adopted Impact Fee[3]	Percent Change[4]	F.S. 163.31801 Maximum Impact Fee[5]	Percent Change[6]
	RESIDENTIAL:							
210	Single Family	du	1.65	**$1,660**	$766	117%	$1,149	50%
220/221/222	Multi-Family	du	0.82	**$825**	$582	42%	$825	42%
240	Mobile Home/RV Tied Down	du	0.84	**$845**	$559	51%	$838	50%
	TRANSIENT:							
310/320	Hotel/Motel	room	0.99	**$996**	$368	171%	$552	50%
	NON-RESIDENTIAL:							
822	Retail less than 40,000 sfgla	1,000 sfgla	1.97	**$1,982**	$820	142%	$1,230	50%
821	Retail 40,000 to 150,000 sfgla	1,000 sfgla	2.65	**$2,666**	$820	225%	$1,230	50%
820	Retail greater than 150,000 sfgla	1,000 sfgla	1.85	**$1,861**	$820	127%	$1,230	50%
710	Office	1,000 sf	0.67	**$674**	$398	69%	$597	50%
620	Public/Institutional	1,000 sf	0.70	**$704**	$237	197%	$355	50%
130	General Industrial	1,000 sf	0.21	**$211**	$146	45%	$211	45%
150	Public or Private Warehouse	1,000 sf	0.09	**$91**	$84	8%	$91	8%

1) Source: Appendix A, Table A-27 for residential and transient, assisted, group land uses and Table A-28 for non-residential land uses
2) Net impact cost per functional resident from Table VIII-4 multiplied by the functional residents per unit (Item 1) for each land use
3) Source: Lee County Community Development Department
4) Percent change from the current adopted impact fee (Item 3) to the calculated impact fee (Item 2)
5) Maximum allowable impact fee in compliance with 50-percent increase cap per F.S. 163.31801
6) Percent change from the current adopted impact fee (Item 3) to the F.S. 163.31801 maximum allowable impact fee (Item 5)

IX. City of Fort Myers

This section provides the results of the fire rescue impact fee analysis for services provided by the City of Fort Myers Fire Department.

Facility Inventory

Table IX-1 presents the buildings and land inventory included in the impact fee calculations. As presented, the inventory includes a total of 98,700 square feet of building space and 19.7 acres of land.

The current value of the capital assets provides a measure of the investment made by the community into the fire rescue infrastructure. The building value is estimated at $600 per square foot and the land value is estimated at $600,000 per acre. Appendix B presents the analysis of the building and land value estimates. These estimates result in a total building and land value of $71 million, with $59.2 million attributed to building value and $11.8 million to land value.

Table IX-1
Buildings and Land Inventory

Building Name	Address	Bays[1]	Square Feet[2]	Acres[3]	Building Value[4]	Land Value[5]	Total Building & Land Value[6]
Station 11	2033 Jackson Street	5	35,170	3.22	$21,102,000	$1,932,000	$23,034,000
Station 13	1915 Jefferson Avenue	3	6,730	0.47	$4,038,000	$282,000	$4,320,000
Station 14	4520 Cummins Court	3	8,382	1.00	$5,029,200	$600,000	$5,629,200
Land for Station 14	5250 Martin Luther King Boulevard	N/A	N/A	2.23	N/A	$1,338,000	$1,338,000
Station 15	9700 Treeline Avenue	3	11,124	1.77	$6,674,400	$1,062,000	$7,736,400
Station 16[7]	4000 Veronica S. Shoemaker Boulevard	3	12,923	3.70	$7,753,800	$2,220,000	$9,973,800
Station 17	11000 Ben C Pratt Six Mile Cypress	3	13,524	3.04	$8,114,400	$1,824,000	$9,938,400
Land for Station 18	12013 Treeline Avenue	N/A	N/A	1.92	N/A	$1,152,000	$1,152,000
Station 12[8]	1075 Terry Street	3	8,245	N/A	$4,947,000	N/A	$4,947,000
Station 19	11631 Palomino Lane	1	2,561	2.39	$1,536,600	$1,434,000	$2,970,600
Total			**98,659**	**19.74**	**$59,195,400**	**$11,844,000**	**$71,039,400**
Building Value per Square Foot[9]					**$600**		
Land Value per Acre[10]						**$600,000**	

1) Source: City of Fort Myers Fire Department
2) Source: City of Fort Myers Fire Department
3) Source: City of Fort Myers Fire Department
4) Square feet (Item 2) multiplied by building value per square foot (Item 9)
5) Acres (Item 3) multiplied by land value per acre (Item 10)
6) Sum of building and land value (Items 5 and 6)
7) Square footage excludes the allocated space to EMS (920 square feet)
8) Land is owned by Lee County and thus excluded from the impact fee inventory
9) Source: Appendix B
10) Source: Appendix B

In addition to land and buildings, the fire rescue impact fee inventory includes the necessary vehicles and equipment required to perform its services. As presented in **Table IX-2**, the total vehicle and equipment value is approximately $27.8 million.

Table IX-2
Vehicle and Equipment Inventory

Description	Units[1]	Unit Value[2]	Total Value[3]
Vehicles			
Pumper (Engine) - ALS	10	$1,475,000	$14,750,000
Aerial (Truck 75-100) - BLS	1	$2,450,000	$2,450,000
Aerial (Ladder 75-100) - ALS	2	$2,125,000	$4,250,000
Rescue (Light)	5	$200,000	$1,000,000
Rescue (Mini Pumper)	1	$400,000	$400,000
Subtotal -- Vehicles			**$22,850,000**
Special Units			
Marine 30 - 35'	1	$625,000	$625,000
Marine (Less than 25')	1	$100,000	$100,000
HazMat Heavy Rescue - ALS	1	$2,175,000	$2,175,000
Response Vehicles (Chief)	12	$100,000	$1,200,000
Non-Response Vehicles	9	$50,000	$450,000
Battalion Chief Vehicles	3	$120,000	$360,000
Subtotal -- Special Units			**$4,910,000**
Total Value			**$27,760,000**

1) Source: City of Fort Myers Fire Department
2) Source: City of Fort Myers Fire Department
3) Number of units (Item 1) multiplied by unit value (Item 2)

Level of Service

Fort Myers Fire Department provides services from eight fire rescue stations, which results in an achieved level of service (LOS) of 12,200 weighted seasonal residents per fire station or 0.082 fire stations per 1,000 weighted seasonal residents. In terms of functional residents, the City's achieved LOS is 14,500 functional residents per station or 0.069 stations per 1,000 functional residents.

Table IX-3

Current Level of Service (2025)

Variable	2025 Population	
	Weighted	Functional
Fire Rescue Services		
Fire Service Area Population[1]	97,742	115,962
Number of Stations[2]	8	8
Population per Station[3]	12,218	14,495
Achieved LOS (Stations per 1,000 Population)[4]	**0.082**	**0.069**

1) Source: Appendix A, Table A-1 for weighted population, Table A-24 for functional population
2) Source: City of Fort Myers Fire Department
3) Population (Item 1) divided by the number of stations (Item 2)
4) Number of stations (Item 2) divided by the population (Item 1) multiplied by 1,000

Cost Component

The cost component of the study evaluates the cost of all capital assets, including buildings, land, vehicles and equipment. **Table IX-4** provides a summary of all capital costs, amounting to approximately $98.8 million.

In addition, Table IX-4 also provides the impact cost per functional resident, which is calculated by multiplying the total capital asset value per station of $12.3 million by the achieved LOS (stations per 1,000 functional residents) of 0.069 and dividing by 1,000. As shown, this calculation results in approximately $852 per functional resident.

Table IX-4

Total Impact Cost per Functional Resident

Variable	Figure	Percent of Total[9]
Building Value[1]	$59,195,400	60%
Land Value[2]	$11,844,000	12%
Vehicle & Equipment Value[3]	$27,760,000	28%
Total Asset Value[4]	**$98,799,400**	**100%**
Number of Stations[5]	8	
Asset Value per Station[6]	**$12,349,925**	
Achieved LOS (Stations per 1,000 Functional Residents)[7]	0.069	
Total Impact Cost per Functional Resident[8]	**$852.14**	

1) Source: Table IX-1

2) Source: Table IX-1
3) Source: Table IX-2
4) Sum of building value (Item 1), land value (Item 2), and vehicle/equipment value (Item 3)
5) Source: City of Fort Myers Fire Department
6) Total asset value (Item 4) divided by the number of stations (Item 5)
7) Source: Table IX-3
8) Asset value per station (Item 6) multiplied by the achieved LOS (Item 7) divided by 1,000
9) Distribution of total asset value

Credit Component

To avoid overcharging new development for the fire rescue impact fee, a review of the capital funding program for fire rescue services was completed. The purpose of this review was to determine any non-impact fee funding generated by new development that are being used for expansion of capital facilities, land, vehicles, and equipment included in the inventory. It should be noted that the credit component does not include any capital renovation, maintenance, or operational expenses, as these types of expenditures cannot be funded with impact fee revenues.

Capital Expansion "Cash" Credit

Capital expansion expenditure credits per functional resident were calculated based on non-impact fee revenue allocation for capital expansion projects completed between FY 2021 and FY 2025. To calculate the capital expenditure per functional resident, the average annual capital expansion expenditures are divided by average functional population for the same period. As shown in **Table IX-5**, the average annual expenditure over this five-year period amounts to approximately $950,500 or $8.56 per functional resident per year.

Once the revenue credit per population is calculated, a credit adjustment is needed for the portion of the revenue credit funded with ad valorem tax revenues, which is approximately 27 percent of the cash funding. This adjustment accounts for the fact that new homes tend to pay higher property taxes compared to older homes due to the "Save Our Homes" assessment cap. The adjustment factor was estimated based on a comparison of the average taxable value of newer homes to that of all homes. As presented, the adjusted revenue credit amounts to $9.37 per functional resident per year, which is used in the calculation of impact fee levels for residential land uses.

Table IX-5

Capital Expansion "Cash" Credit

Expenditure[1]	FY 2021 to FY 2025
Land Acquisition Fund:	
Training Field - Replacement & Relocation[2]	$200,000
Fire Station 14 - Replacement & Relocation	$2,000,000
Subtotal -- Land Acquisition Fund	**$2,200,000**
General Fund:	
Fire Station 18 Land	$417,464
Subtotal -- General Fund	**$417,464**
General Line of Credit: [3]	
Training Field - Replacement & Relocation[2]	$80,000
Fire Station 18	$2,055,000
Subtotal -- General Line of Credit	**$2,135,000**
Total Capital Expansion Expenditures	**$4,752,464**
Average Annual Capital Expansion Expenditures[4]	$950,493
Average Annual Functional Population[5]	111,076
Capital Expansion Expenditures per Functional Resident[6]	**$8.56**
- Portion Funded with Ad Valorem Revenue[7]	$2.31
- Portion Funded with Other Revenue Sources[8]	$6.25
Residential Land Uses Credit Adjustment Factor[9]	1.35
Adjusted Capital Expansion Expenditures per Functional Resident[10]	**$9.37**

1) Source: City of Fort Myers Fire Department
2) Amount shown reflect the capacity expansion portion of the project (10%)
3) Projects funded by the City's line of credit will be rolled into a future City bond issuance. As the funds are drawn on the line of credit, the City incurs interest expense, which is paid for by the City's General Fund. Because a repayment schedule is not yet available, project cost is included as a "cash" credit.
4) Total capital expansion expenditures divided by 5 to calculate the average annual expenditures
5) Source: Appendix A, Table A-24
6) Average annual capital expansion expenditures (Item 4) divided by the average annual functional population (Item 5)
7) Capital expansion expenditures per functional resident (Item 6) multiplied by the ad valorem portion of total expenditures (27%)
8) Capital expansion expenditures per functional resident (Item 6) less the portion funded with ad valorem revenue (Item 7)
9) Adjustment factor to reflect higher ad valorem taxes paid by new homes
10) Portion funded with ad valorem revenue sources (Item 7) multiplied by the credit adjustment factor (Item 9) plus the portion funded with other revenue sources (Item 8)

Capital Expansion "Debt Service" Credit

Any bond issues with outstanding debt service payments related to fire rescue capacity expansion projects will result in a credit to the impact fee. **Table IX-6** summarizes the outstanding debt service for the construction of Station 17, Station 18, and Station 19. The debt service payments are divided by the functional population during the same period to determine the debt service credit per functional resident. As shown in Table IX-6, the resulting debt service credit is $54 per functional resident.

Table IX-6

Capital Expansion "Debt Service" Credit

Description	Number of FY Remaining Payments[1]	Remaining Debt Service (Capacity Expansion)[2]	Present Value of Payments Remaining (Capacity Expansion)[3]	Average Annual Functional Population[4]	Debt Service Credit per Functional Resident[5]
Non-Ad Valorem Revenues:					
Series 2018A	15	$38,960	$28,307	130,271	$0.22
Series 2022A	13	$8,123,851	$6,888,594	128,556	$53.58
Total Capital Expansion Debt Service Credit per Functional Resident					**$53.80**

1) Source: City of Fort Myers
2) Source: City of Fort Myers
3) Present value of remaining payments in 2025 dollars
4) Source: Appendix A, Table A-24
5) Present value of payments remaining (Item 3) divided by average annual functional population (Item 4)

Net Fire Rescue Impact Cost

Table IX-7 summarizes the net impact cost per functional resident, which is the difference between the cost component and the credit component. The resulting net impact cost is approximately $659 per functional resident for residential land uses and $671 per functional resident for non-residential land uses.

Table IX-7

Net Impact Cost per Functional Resident

Variable	Figure
Total Impact Cost	
Total Impact Cost per Functional Resident[1]	$852.14
Total Revenue Credit	
Annual Capital Expansion "Cash" Credit per Functional Resident[2]	
- Residential Land Uses	$9.37
- Non-residential Land Uses	$8.56
- Capitalization Rate	4.50%
- Capitalization Period (years)	25
Capital Expansion "Cash" Credit per Functional Resident[3]	
- Residential Land Uses	$138.94
- Non-residential Land Uses	$126.93
Capital Expansion "Debt Service" Credit per Functional Resident[4]	
- Residential Land Uses	$53.80
- Non-residential Land Uses	$53.80
Total Capital Expansion Credit per Functional Resident[5]	
- Residential Land Uses	$192.74
- Non-residential Land Uses	$180.73
Net Impact Cost	
Net Impact Cost per Functional Resident[6]	
- Residential Land Uses	**$659.40**
- Non-residential Land Uses	**$671.41**

1) Source: Table IX-4
2) Source: Table IX-5
3) Average annual capital expansion credit per functional resident (Item 2) over a capitalization rate of 4.5% for 25 years. The capitalization rate estimate was provided by Lee County.
4) Source: Table IX-6
5) Sum of capital expansion “cash” credit per functional resident (Item 3) and capital expansion "debt service" credit per functional resident (Item 4)
6) Total impact cost per functional resident (Item 1) less total capital expansion credit per functional resident (Item 5)

Calculated Fire Rescue Impact Fee Schedule

Table IX-8 presents the calculated fire rescue impact fee schedule for both residential and non-residential land uses, based on the net impact cost per functional resident. Also presented is a comparison of the City’s current adopted fee and the maximum allowable fees in compliance with F.S. 163.31801.

Table IX-8

Calculated Fire Rescue Impact Fee Schedule

ITE LUC	Land Use	Impact Unit	Functional Residents per Unit[1]	Calculated Impact Fee[2]	Current Adopted Impact Fee[3]	Percent Change[4]	F.S. 163.31801 Maximum Impact Fee[5]	Percent Change[6]
	RESIDENTIAL:							
210	Single Family	du	1.66	**$1,095**	$338	224%	$507	50%
220/221/222	Multi-Family	du	1.22	**$804**	$257	213%	$385	50%
240	Mobile Home/RV Tied Down	du	0.84	**$554**	$247	124%	$370	50%
	TRANSIENT:							
310/320	Hotel/Motel	room	0.99	**$665**	$162	311%	$243	50%
	NON-RESIDENTIAL:							
822	Retail less than 40,000 sfgla	1,000 sfgla	1.97	**$1,323**	$362	266%	$543	50%
821	Retail 40,000 to 150,000 sfgla	1,000 sfgla	2.65	**$1,779**	$362	391%	$543	50%
820	Retail greater than 150,000 sfgla	1,000 sfgla	1.85	**$1,242**	$362	243%	$543	50%
710	Office	1,000 sf	0.67	**$450**	$176	156%	$264	50%
620	Public/Institutional	1,000 sf	0.70	**$470**	$105	348%	$157	50%
130	General Industrial	1,000 sf	0.21	**$141**	$64	120%	$96	50%
150	Public or Private Warehouse	1,000 sf	0.09	**$60**	$37	62%	$55	49%

1) Source: Appendix A, Table A-26 for residential and transient, assisted, group land uses and Table A-28 for non-residential land uses
2) Net impact cost per functional resident from Table IX-7 multiplied by the functional residents per unit (Item 1) for each land use
3) Source: Lee County Community Development Department
4) Percent change from the current adopted impact fee (Item 3) to the calculated impact fee (Item 2)
5) Maximum allowable impact fee in compliance with 50-percent increase cap per F.S. 163.31801
6) Percent change from the current adopted impact fee (Item 3) to the F.S. 163.31801 maximum allowable impact fee (Item 5)

X. Fort Myers Beach Fire Control District

This section provides the results of the fire rescue impact fee analysis for Fort Myers Beach Fire Control District ("Fort Myers Beach FCD").

Facility Inventory

Table X-1 presents the buildings and land inventory included in the impact fee calculations. Station 31 and the new headquarters building are not built yet, but the projects are fully funded with reserves and will be complete within the next several years. To accurately reflect the community's investment in fire infrastructure thus far, both these buildings are included in the inventory. Since the new headquarters building will replace the existing headquarters building (100 Voorhis Street), the existing building is excluded from the inventory. If there is a change in the projects' funding statuses or timeline, the impact fee calculations need to be revised.

As presented, the inventory includes a total of 45,400 square feet of building space and approximately 5 acres of land. The current value of the capital assets provides a measure of the investment made by the community into the fire rescue infrastructure. Building value is estimated at $625 per square foot and land value at $1 million per acre. Appendix B presents the analysis of the building and land value estimates. These estimates result in a total building and land value of $41 million, with $36 million attributed to building value and $5 million to land value.

Table X-1
Buildings and Land Inventory

Building Name	Address	Bays[1]	Square Feet[2]	Acres[3]	Building Value[4]	Land Value[5]	Total Building & Land Value[6]
Station 32	17891 San Carlos Boulevard	3	12,376	0.46	$7,735,000	$460,000	$8,195,000
Station 33	121 Lenell Road	3	5,991	0.84	$3,744,375	$840,000	$4,584,375
Future Station 31[7]	2545/2555 Estero Boulevard	N/A	13,000	1.96	$11,920,000	$1,960,000	$13,880,000
Future Headquarters[8]	1101 Shrimp Boat Lane	N/A	14,000	1.79	$12,550,000	$1,790,000	$14,340,000
Total			**45,367**	**5.05**	**$35,949,375**	**$5,050,000**	**$40,999,375**
Building Value per Square Foot[9]					**$625**		
Land Value per Acre[10]						**$1,000,000**	

1) Source: Fort Myers Beach Fire Control District
2) Source: Fort Myers Beach Fire Control District
3) Source: Fort Myers Beach Fire Control District
4) Square feet (Item 2) multiplied by the estimated building value per square foot (Item 9)
5) Acres (Item 3) multiplied by land value per acre (Item 10)

6) Sum of building and land value (Items 4 and 5)
7) Station is not yet built yet but the District indicated the project is fully funded with reserves. Building value reflects actual construction cost.
8) Headquarters is not built yet but the District indicated the project is fully funded with reserves. Building value reflects actual construction cost.
9) Source: Appendix B
10) Source: Appendix B

In addition to land and buildings, the fire rescue impact fee inventory includes the necessary vehicles and equipment required to perform its services. As presented in **Table X-2**, the total vehicle and equipment value is approximately $9.9 million.

Table X-2

Vehicle and Equipment Inventory

Description	Units[1]	Unit Value[2]	Total Value[3]
Vehicles			
Pumper (Engine)	3	$1,475,000	$4,425,000
Aerials	1	$2,575,000	$2,575,000
Cars/Vans	12	$100,000	$1,200,000
Ambulances	3	$485,100	$1,455,300
Alternative Response Vehicle	1	$60,000	$60,000
Subtotal -- Vehicle Value			**$9,715,300**
Equipment			
Emergency Portable Radios	12	$7,250	$87,000
Power Roller Unit w/5" coupling Jaws	1	$6,100	$6,100
Gear Washer	1	$8,200	$8,200
Gear Dryer	1	$7,900	$7,900
Scott 6000PSI Compressor	1	$28,000	$28,000
Scott Fill Station	1	$12,600	$12,600
APX6500XE Mobile Alert Stations	3	$6,200	$18,600
Mobile Repeater	1	$22,000	$22,000
Training Door	1	$11,000	$11,000
Firesled Multipurpose Trainer	1	$7,600	$7,600
BullEx Extinguisher Trainer	1	$11,500	$11,500
EMS Trainer	1	$12,000	$12,000
Subtotal -- Equipment Value			**$232,500**
Total Value			**$9,947,800**

1) Source: Fort Myers Beach Fire Control District
2) Source: Fort Myers Beach Fire Control District
3) Number of units (Item 1) multiplied by unit value (Item 2)

Level of Service

Fort Myers Beach FCD is served by three fire rescue stations, which results in an achieved level of service (LOS) of 5,400 weighted seasonal residents per fire station or 0.185 fire stations per 1,000 weighted seasonal residents. In terms of functional residents, the District's achieved LOS is 5,300 functional residents per or 0.189 stations per 1,000 functional residents.

While the achieved LOS indicates the investment made by the community, it does not always reflect the District's intended/goal LOS. Based on a review of the participating fire districts' levels of service, it was determined that many fire districts serve a minimum of 6,000 residents per station. Given this, an alternate "capped LOS" calculation was prepared for illustrative purposes for fire districts that serve an area with less than 6,000 residents per station. As shown, the use of this capped LOS results in 0.167 stations per 1,000 functional residents

Table X-3

Current Level of Service (2025)

Variable	2025 Population		Capped LOS[5]
	Weighted	Functional	
Fire Rescue Services			
Fire Service Area Population[1]	16,184	15,887	-
Number of Stations[2]	3	3	3
Population per Station[3]	5,395	5,296	6,000
Achieved LOS (Stations per 1,000 Population)[4]	**0.185**	**0.189**	**0.167**

1) Source: Appendix A, Table A-1 for weighted population and Table A-24 for functional population
2) Source: Fort Myers Beach Fire Control District
3) Population (Item 1) divided by the number of stations (Item 2)
4) Number of stations (Item 2) divided by the population (Item 1) multiplied by 1,000
5) Most Lee County fire districts are able to service on 6,000 functional residents or more. For illustrative purposes, this item shows the LOS if the district had one station per 6,000 functional residents.

Cost Component

The cost component of the study evaluates the cost of all capital assets, including buildings, land, vehicles and equipment. **Table X-4** provides a summary of all capital costs, amounting to approximately $50.9 million.

In addition, Table X-4 also provides the impact cost per functional resident, which is calculated by multiplying the total asset value of $17 million per station by the achieved LOS (stations per

1,000 functional residents) of 0.189 and dividing by 1,000. As shown, this calculation results in approximately $3,210 per functional resident. When the capped LOS of 0.167 stations per 1,000 functional residents is used, the result is $2,836 per functional resident.

Table X-4

Total Impact Cost per Functional Resident

Variable	Figure	Percent of Total[9]		Capped LOS[10]
Building Value[1]	$35,949,375	70%		
Land Value[2]	$5,050,000	10%		
Vehicle & Equipment Value[3]	$9,947,800	20%		
Total Asset Value[4]	**$50,947,175**	**100%**		
Number of Stations[5]	3			
Asset Value per Station[6]	**$16,982,392**			
Achieved LOS (Stations per 1,000 Functional Residents)[7]	0.189			0.167
Total Impact Cost per Functional Resident[8]	**$3,209.67**			**$2,836.06**

1) Source: Table X-1
2) Source: Table X-1
3) Source: Table X-2
4) Sum of building value (Item 1), land value (Item 2), and vehicle/equipment value (Item 3)
5) Source: Fort Myers Beach Fire Control District
6) Total asset value (Item 4) divided by the number of stations (Item 5)
7) Source: Table X-3
8) Total asset value per station (Item 6) multiplied by the achieved LOS (Item 7) divided by 1,000
9) Distribution of total asset value
10) Total asset value per station (Item 6) multiplied by the capped LOS (Table X-3, Item 5) divided by 1,000

Credit Component

To avoid overcharging new development for the fire rescue impact fee, a review of the capital funding program for fire rescue services was completed. The purpose of this review was to determine any non-impact fee funding generated by new development that are being used for expansion of capital facilities, land, vehicles, and equipment included in the inventory. It should be noted that the credit component does not include any capital renovation, maintenance, or operational expenses, as these types of expenditures cannot be funded with impact fee revenue.

Capital Expansion "Cash" Credit

Capital expansion expenditure credits per functional resident were calculated based on non-impact fee revenue funding for capital expansion projects completed or programmed from FY 2019 to FY 2028. To calculate the capital expenditure per functional resident, the average annual capital expansion expenditures are divided by average functional population for the same period.

As shown in **Table X-5**, the average funding allocation over this ten-year period amounts to approximately $1.4 million per year or $86 per functional resident per year.

Once the revenue credit per population is calculated, a credit adjustment is needed for the portion of the revenue credit funded with ad valorem tax revenues, which is approximately 18 percent of the cash funding. This adjustment accounts for the fact that new homes tend to pay higher property taxes compared to older homes due to the "Save Our Homes" assessment cap. The adjustment factor was estimated based on a comparison of the average taxable value of newer homes to that of all homes. As presented, the adjusted revenue credit amounts to $114 per functional resident per year, which is used in the calculation of impact fee levels for residential land uses.

Table X-5

Capital Expansion "Cash" Credit

Expenditure[1]	FY 2019 to FY 2028
Reserves:	
Station 31[2]	$2,980,000
Relocation of Headquarters[3]	$9,896,571
Firefighter Training Facility	$525,000
Fuel Depot	$200,000
Total Capital Expansion "Cash" Expenditures	**$13,601,571**
Average Annual Capital Expansion Expenditures[4]	$1,360,157
Average Annual Functional Population[5]	15,756
Annual Capital Expansion "Cash" Expenditures per Functional Resident[6]	**$86.33**
- Portion Funded with Ad Valorem Tax Revenue[7]	$77.70
- Portion Funded with Other Sources[8]	$8.63
Residential Land Uses Credit Adjustment Factor[9]	1.35
Adjusted Annual Capital Expansion "Cash" Expenditures per Functional Resident[10]	**$113.53**

1) Source: Fort Myers Beach Fire Control District
2) Expenditure amount shown reflects the capacity expansion portion (25%)
3) Expenditure amount shown reflects the capacity expansion portion (79%)
4) Total capital expansion expenditures divided by 10 to calculate the average annual expenditures
5) Source: Appendix A, Table A-24
6) Average annual capital expansion expenditures (Item 4) divided by the average annual functional population (Item 5)
7) Expenditures per functional resident (Item 6) multiplied by the ad valorem portion of total expenditures (90%)
8) Expenditures per functional resident (Item 6) less the portion funded with ad valorem tax revenues (Item 7)
9) Adjustment factor to reflect higher ad valorem taxes paid by new homes
10) Portion funded with ad valorem revenue sources (Item 7) multiplied by the credit adjustment factor (Item 9) plus the portion funded with other revenue sources (Item 8)

Net Fire Rescue Impact Cost

Table X-6 summarizes the net impact cost per functional resident, which is the difference between the cost component and the credit component. The resulting net impact cost is approximately $1,526 per functional resident for residential land uses and $1,930 per functional resident for non-residential land uses.

When utilizing the capped LOS, the resulting net impact cost is $1,153 per functional resident for residential land uses and $1,556 per functional resident for non-residential land uses.

Table X-6

Net Impact Cost per Functional Resident

Variable	Figure	Capped LOS[5]
Total Impact Cost		
Total Impact Cost per Functional Resident[1]	$3,209.67	$2,836.06
Total Revenue Credit		
Annual Capital Expansion "Cash" Credit per Functional Resident[2]		
- Residential Land Uses	$113.53	
- Non-residential Land Uses	$86.33	
- Capitalization Rate	4.50%	
- Capitalization Period (years)	25	
Capital Expansion "Cash" Credit per Functional Resident[3]		
- Residential Land Uses	$1,683.45	
- Non-residential Land Uses	$1,280.12	
Net Impact Cost		
Net Impact Cost per Functional Resident[4]		
- Residential Land Uses	**$1,526.22**	**$1,152.61**
- Non-residential Land Uses	**$1,929.55**	**$1,555.94**

1) Source: Table X-4
2) Source: Table X-5
3) Average annual capital expansion annual “cash” credit per functional resident (Item 2) over a capitalization rate of 4.5% for 25 years. The capitalization rate estimate was provided by Lee County.
4) Total impact cost per functional resident (Item 1) less total capital expansion “cash” credit per functional resident (Item 3)
5) Total impact cost per functional resident using capped LOS (Item 1) less capital expansion cash credit per functional resident (Item 2)

Calculated Fire Rescue Impact Fee Schedule

Table X-7 presents the calculated fire rescue impact fee schedule for both residential and non-residential land uses, based on the net impact cost per functional resident using the achieved and capped LOS. Also presented is a comparison of the District's current adopted fee and the maximum allowable fees in compliance with F.S. 163.31801.

Table X-7

Calculated Fire Rescue Impact Fee Schedule

ITE LUC	Land Use	Impact Unit	Functional Residents per Unit[1]	Calculated Impact Fee[2]	Current Adopted Impact Fee[3]	Percent Change[4]	F.S. 163.31801 Maximum Impact Fee[5]	Percent Change[6]	Calculated Impact Fee with LOS Cap[7]	Percent Change[8]	F.S. 163.31801 Maximum Impact Fee[9]	Percent Change[10]
	RESIDENTIAL:											
210	Single Family	du	1.65	**$2,518**	$766	229%	$1,149	50%	**$1,902**	148%	$1,149	50%
220/221/222	Multi-Family	du	0.82	**$1,252**	$582	115%	$873	50%	**$945**	62%	$873	50%
240	Mobile Home/RV Tied Down	du	0.84	**$1,282**	$559	129%	$838	50%	**$968**	73%	$838	50%
	TRANSIENT:											
310/320	Hotel/Motel	room	0.99	**$1,910**	$368	419%	$552	50%	**$1,540**	318%	$552	50%
	NON-RESIDENTIAL:											
822	Retail less than 40,000 sfgla	1,000 sfgla	1.97	**$3,801**	$820	364%	$1,230	50%	**$3,065**	274%	$1,230	50%
821	Retail 40,000 to 150,000 sfgla	1,000 sfgla	2.65	**$5,113**	$820	524%	$1,230	50%	**$4,123**	403%	$1,230	50%
820	Retail greater than 150,000 sfgla	1,000 sfgla	1.85	**$3,570**	$820	335%	$1,230	50%	**$2,878**	251%	$1,230	50%
710	Office	1,000 sf	0.67	**$1,293**	$398	225%	$597	50%	**$1,042**	162%	$597	50%
620	Public/Institutional	1,000 sf	0.70	**$1,351**	$237	470%	$355	50%	**$1,089**	359%	$355	50%
130	Industrial Park	1,000 sf	0.21	**$405**	$146	177%	$219	50%	**$327**	124%	$219	50%
150	Public or Private Warehouse	1,000 sf	0.09	**$174**	$84	107%	$126	50%	**$140**	67%	$126	50%

1) Source: Appendix A, Table A-27 for residential and transient, assisted, group land uses and Table A-28 for non-residential land uses
2) Net impact cost per functional resident from Table X-6 multiplied by the functional residents per unit (Item 1) for each land use
3) Source: Lee County Community Development Department
4) Percent change from the current adopted impact fee (Item 3) to the calculated impact fee (Item 2)
5) Maximum allowable impact fee in compliance with 50-percent increase cap per F.S. 163.31801
6) Percent change from the current adopted impact fee (Item 3) to the F.S. 163.31801 maximum allowable impact fee (Item 5)
7) Net impact cost per functional resident from Table X-6 (capped LOS) multiplied by the functional residents per unit (Item 1) for each land use
8) Percent change from the adopted impact fee (Item 3) to the calculated impact fee with LOS Cap (Item 7)
9) Maximum impact fee in compliance with 50 percent increase per F.S. 163.31801 when utilizing the LOS calculation with cap.
10) Percent change from the adopted impact fee (Item 3) to the F.S. 163.31801 maximum impact fee with LOS cap (Item 9)

XI. Fort Myers Shores Fire Protection & Rescue Service District

This section provides the results of the fire rescue impact fee analysis for Fort Myers Shores Fire Protection & Rescue Service District ("Fort Myers Shores FPRSD").

Facility Inventory

Table XI-1 presents the buildings and land inventory included in the impact fee calculations. As presented, the inventory includes a total of approximately 25,300 square feet of building space and 4 acres of land.

The current value of the capital assets provides a measure of the investment made by the community into the fire rescue infrastructure. The building value is estimated at $500 per square foot for fire stations and $100 per square foot for support buildings. The land value is estimated at $300,000 per acre. Appendix B presents the analysis of the building and land value estimates. These estimates result in a total building and land value of $11.3 million, with $10.2 million attributed to building value and $1.1 million to land value.

Table XI-1
Buildings and Land Inventory

Building Name	Building Type	Address	Bays	Square Feet[1]	Acres[2]	Building Value[3]	Land Value[4]	Total Building & Land Value[5]
Station 81	Primary	12345 Palm Beach Boulevard	3	6,630	0.50	$3,315,000	$150,000	$3,491,400
Gear Storage Building	Support		N/A	264		$26,400		
Pole Barn	Support	12346 Palm Beach Boulevard	N/A	3,840	1.29	$384,000	$387,000	$771,000
Station 82	Primary	2404 River Hall Parkway	3	12,500	2.04	$6,250,000	$612,000	$7,072,000
Training Tower	Support		N/A	2,100		$210,000		
Total				**25,334**	**3.83**	**$10,185,400**	**$1,149,000**	**$11,334,400**
Building Value per Square Foot[6]						**$402**		
Land Value per Acre[7]							**$300,000**	

1) Source: Fort Myers Shores Fire Protection and Rescue Service District
2) Source: Fort Myers Shores Fire Protection and Rescue Service District
3) Square feet (Item 1) multiplied by building value per square foot ($500 per square foot for primary buildings and $100 per square foot for support buildings)
4) Acres (Item 2) multiplied by land value per acre (Item 7)
5) Sum of building and land value (Items 3 and 4)
6) Total building value (Item 3) divided by total square feet (Item 1)
7) Source: Appendix B

In addition to land and buildings, the fire rescue impact fee inventory includes the necessary vehicles and equipment required to perform its services. As presented in **Table XI-2**, the total vehicle and equipment value is approximately $9.5 million.

Table XI-2

Vehicle and Equipment Inventory

Description	Units[1]	Unit Value[2]	Total Value[3]
Vehicles			
2003 Pierce Pumper Engine 89	1	$1,050,000	$1,050,000
2009 KME Pumper Engine 88	1	$1,350,000	$1,350,000
2022 Pierce Pumper Engine 81	1	$1,475,000	$1,475,000
2022 Pierce Pumper Engine 82	1	$1,475,000	$1,475,000
2017 E-One Pumper Engine 83	1	$1,175,000	$1,175,000
2025 Ford F-550 Fouts Mini-Pumper Rescue 81	1	$650,000	$650,000
2012 Ford F-550 Brush 81	1	$300,000	$300,000
2013 Ram Brush 82	1	$300,000	$300,000
Marine 81	1	$475,000	$475,000
Breathing Air 81 trailer	1	$33,500	$33,500
Prevention Trailer	1	$18,000	$18,000
Confined Space Trailer	1	$95,000	$95,000
2024 Ford F-250 Utility 81	1	$155,000	$155,000
2018 Tahoe Utility 82	1	$140,000	$140,000
2005 Ford F-250 Utility 83	1	$115,000	$115,000
2020 Ford F-250 Shores 1	1	$165,000	$165,000
2021 Ford F-250 Shores 3	1	$165,000	$165,000
Subtotal -- Vehicle Value			**$9,136,500**
Equipment			
Breathing Air System - Station 81	1	$70,000	$70,000
Forcible Entry Training Door	1	$8,500	$8,500
Boat Lift - Hinckley Marine	1	$50,300	$50,300
Gym Equipment Station 81	1	$20,000	$20,000
Gym Equipment Station 82	1	$20,000	$20,000
Extractor Station 81	1	$8,000	$8,000
Air Pack - Spare	1	$8,500	$8,500
Security System Station 81	1	$15,000	$15,000
APX 6500 Alerting Radio Station 82	1	$7,500	$7,500
Ram Air Gear Dryer Station 82	1	$8,500	$8,500
Flow Test Equipment	1	$6,000	$6,000
APX 6500 Radio Rescue 81	1	$7,500	$7,500
APX 6000 XE Radios Rescue 81	2	$7,000	$14,000

Table XI-2 (Continued)

Vehicle and Equipment Inventory

Description	Units[1]	Unit Value[2]	Total Value[3]
Equipment			
Zoll Monitor Rescue 81	1	$45,000	$45,000
Refrigerator Station 81	1	$10,000	$10,000
Electric Gate and Controller Station 81	1	$11,000	$11,000
APX 8000 Radio- Inspector	1	$8,000	$8,000
Subtotal -- Equipment Value			**$317,800**
Total Value			**$9,454,300**

1) Source: Fort Myers Shores Fire Protection and Rescue Service District
2) Source: Fort Myers Shores Fire Protection and Rescue Service District
3) Number of units (Item 1) multiplied by unit value (Item 2)

Level of Service

Fort Myers Shores FPRSD is served by two fire rescue stations, which results in a current level of service (LOS) of 7,600 weighted seasonal residents per fire station or 0.132 fire stations per 1,000 weighted seasonal residents. In terms of functional residents, the District's achieved LOS is 6,500 functional residents per or 0.155 stations per 1,000 functional residents.

Table XI-3

Current Level of Service (2025)

Variable	2025 Population	
	Weighted	Functional
Fire Rescue Services		
Fire Service Area Population[1]	15,184	12,921
Number of Stations[2]	2	2
Population per Station[3]	7,592	6,461
Achieved LOS (Stations per 1,000 Population)[4]	**0.132**	**0.155**

1) Source: Appendix A, Table A-1 for weighted population and Table A-24 for functional population
2) Source: Fort Myers Shores Fire Protection and Rescue Service District
3) Population (Item 1) divided by the number of stations (Item 2)
4) Number of stations (Item 2) divided by the population (Item 1) multiplied by 1,000

Cost Component

The cost component of the study evaluates the cost of all capital assets, including buildings, land, vehicles and equipment. **Table XI-4** provides a summary of all owned capital costs, amounting to approximately $20.8 million.

Since Fort Myers Shores FPRSD is utilizing impact fee revenues to pay off debt service associated with capacity expansion projects, the associated portion of the inventory is excluded from the impact fee calculation. As shown in Table XI-4, $2.4 million is excluded from the asset value since it will be paid solely by new development through their future impact fee payments.

In addition, Table XI-4 also provides the impact cost per functional resident, which is calculated by multiplying the total owned asset value per station of $9.2 million by the achieved LOS (stations per 1,000 functional residents) of 0.155 and dividing by 1,000. As shown, this calculation results in approximately $1,425 per functional resident.

Table XI-4
Total Impact Cost per Functional Resident

Variable	Figure	Percent of Total[11]
Building Value[1]	$10,185,400	49%
Land Value[2]	$1,149,000	6%
Vehicle & Equipment Value[3]	$9,454,300	45%
Total Asset Value[4]	**$20,788,700**	**100%**
Less: Portion not Owned[5]	$2,406,142	
Owned Capital Asset Value[6]	**$18,382,558**	
Number of Owned Stations[7]	2	
Net Asset Value per Station[8]	**$9,191,279**	
Achieved LOS (Stations per 1,000 Functional Residents)[9]	0.155	
Total Impact Cost per Functional Resident[10]	**$1,424.65**	

1) Source: Table XI-1
2) Source: Table XI-1
3) Source: Table XI-2
4) Sum of building value (Item 1), land value (Item 2), and vehicle/equipment value (Item 3)
5) Source: Fort Myers Shores Fire Protection & Rescue Service District
6) Total asset value (Item 4) less the portion not owned (Item 5)
7) Source: Fort Myers Shores Fire Protection & Rescue Service District
8) Total asset value (Item 4) divided by the number of owned stations (Item 5)
9) Source: Table XI-3
10) Net asset value per station (Item 6) multiplied by the current LOS (Item 7) divided by 1,000
11) Distribution of total asset value

Credit Component

To avoid overcharging new development for the fire rescue impact fee, a review of the capital funding program for fire rescue services was completed. The purpose of this review was to determine any non-impact fee funding generated by new development that are being used for expansion of capital facilities, land, vehicles, and equipment included in the inventory. It should be noted that the credit component does not include any capital renovation, maintenance, or operational expenses, as these types of expenditures cannot be funded with impact fee revenue.

Capital Expansion "Cash" Credit

Capital expansion expenditure credits per functional resident were calculated based on non-impact fee revenue funding for capital expansion projects completed or programmed from FY 2020 to FY 2029. To calculate the capital expenditure per functional resident, the average annual capital expansion expenditures are divided by average functional population for the same period. As shown in **Table XI-5**, the average annual expenditure over this ten-year period amounts to approximately $248,000 or $19 per functional resident per year.

Once the revenue credit per population is calculated, a credit adjustment is needed since the revenue credit is funded with ad valorem tax revenues. This adjustment accounts for the fact that new homes tend to pay higher property taxes compared to older homes due to the "Save Our Homes" assessment cap. The adjustment factor was estimated based on a comparison of the average taxable value of newer homes to that of all homes. As presented, the adjusted revenue credit amounts to $26 per functional resident per year, which is used in the calculation of impact fee levels for residential land uses.

Table XI-5

Capital Expansion "Cash" Credit

Expenditure[1]	FY 2020 to FY 2029
General Fund:	
Verandah Property	$295,380
Station 82 - Construction	$2,184,750
Total Capital Expansion "Cash" Expenditures	**$2,480,130**
Average Annual Capital Expansion Expenditures[2]	$248,013
Average Annual Functional Population[3]	12,746
Annual Capital Expansion "Cash" Expenditures per Functional Resident[4]	**$19.46**
Residential Land Uses Credit Adjustment Factor[5]	1.35
Adjusted Annual Capital Expansion "Cash" Expenditures per Functional Resident[6]	**$26.27**

1) Source: Fort Myers Shores Fire Protection and Rescue Service District
2) Total capital expansion expenditures divided by 10 to calculate the average annual expenditures.
3) Source: Appendix A, Table A-24
4) Average annual capital expansion expenditures (Item 2) divided by the average annual functional population (Item 3)
5) Adjustment factor to reflect higher ad valorem taxes paid by new homes
6) Capital expansion expenditures per functional resident (Item 4) multiplied by the adjustment factor for residential land uses (Item 5)

Net Fire Rescue Impact Cost

Table XI-6 summarizes the net impact cost per functional resident, which is the difference between the cost component and the credit component. The resulting net impact cost is approximately $1,035 per functional resident for residential land uses and $1,136 per functional resident for non-residential land uses.

Table XI-6

Net Impact Cost per Functional Resident

Variable	Figure
Total Impact Cost	
Total Impact Cost per Functional Resident[1]	$1,424.65
Total Revenue Credit	
Annual Capital Expansion "Cash" Credit per Functional Resident[2]	
- Residential Land Uses	$26.27
- Non-residential Land Uses	$19.46
- Capitalization Rate	4.50%
- Capitalization Period (years)	25
Capital Expansion "Cash" Credit per Functional Resident[3]	
- Residential Land Uses	$389.54
- Non-residential Land Uses	$288.56
Net Impact Cost	
Net Impact Cost per Functional Resident[4]	
- Residential Land Uses	**$1,035.11**
- Non-residential Land Uses	**$1,136.09**

1) Source: Table XI-4
2) Source: Table XI-5
3) Average annual capital expansion “cash” credit per functional resident (Item 2) over a capitalization rate of 4.5% for 25 years. The capitalization rate estimate was provided by Lee County.
4) Total impact cost per functional resident (Item 1) less total capital expansion credit per functional resident (Item 3)

Calculated Fire Rescue Impact Fee Schedule

Table XI-7 presents the calculated fire rescue impact fee schedule for both residential and non-residential land uses, based on the net impact cost per functional resident. Also presented is a comparison of the District’s current adopted fee and the maximum allowable fees in compliance with F.S. 163.31801.

Table XI-7

Calculated Fire Rescue Impact Fee Schedule

ITE LUC	Land Use	Impact Unit	Functional Residents per Unit[1]	Calculated Impact Fee[2]	Current Adopted Impact Fee[3]	Percent Change[4]	F.S. 163.31801 Maximum Impact Fee[5]	Percent Change[6]
	RESIDENTIAL:							
210	Single Family	du	1.65	**$1,708**	$766	123%	$1,149	50%
220/221/222	Multi-Family	du	0.82	**$849**	$582	46%	$849	46%
240	Mobile Home/RV Tied Down	du	0.84	**$869**	$559	56%	$838	50%
	TRANSIENT:							
310/320	Hotel/Motel	room	0.99	**$1,125**	$368	206%	$552	50%
	NON-RESIDENTIAL:							
822	Retail less than 40,000 sfgla	1,000 sfgla	1.97	**$2,238**	$820	173%	$1,230	50%
821	Retail 40,000 to 150,000 sfgla	1,000 sfgla	2.65	**$3,011**	$820	267%	$1,230	50%
820	Retail greater than 150,000 sfgla	1,000 sfgla	1.85	**$2,102**	$820	156%	$1,230	50%
710	Office	1,000 sf	0.67	**$761**	$398	91%	$597	50%
620	Public/Institutional	1,000 sf	0.70	**$795**	$237	235%	$355	50%
130	General Industrial	1,000 sf	0.21	**$239**	$146	64%	$219	50%
150	Public or Private Warehouse	1,000 sf	0.09	**$102**	$84	21%	$102	21%

1) Source: Appendix A, Table A-27 for residential and transient, assisted, group land uses and Table A-28 for non-residential land uses
2) Net impact cost per functional resident from Table XI-6 multiplied by the functional residents per unit (Item 1) for each land use
3) Source: Lee County Community Development Department
4) Percent change from the current adopted impact fee (Item 3) to the calculated impact fee (Item 2)
5) Maximum allowable impact fee in compliance with 50-percent increase cap per F.S. 163.31801
6) Percent change from the current adopted impact fee (Item 3) to the F.S. 163.31801 maximum allowable impact fee (Item 5)

XII. Iona-McGregor Fire Protection & Rescue District

This section provides the results of the fire rescue impact fee analysis for Iona-McGregor Fire Protection & Rescue District ("Iona-McGregor FPRD").

Facility Inventory

Table XII-1 presents the buildings and land inventory included in the impact fee calculations. As presented, the inventory includes a total of 51,400 square feet of building space and 15 acres of land.

The current value of the capital assets provides a measure of the investment made by the community into the fire rescue infrastructure. The building value is estimated at $450 per square foot and the land value at $500,000 per acre. Appendix B presents the analysis of the building and land value estimates. These estimates result in a total building and land value of $30.4 million, with $23.1 million attributed to building value and $7.3 million to land value.

Table XII-1
Buildings and Land Inventory

Building Name	Address	Bays	Square Feet[1]	Acres[2]	Building Value[3]	Land Value[4]	Total Building & Land Value[5]
Station 71	5401 Winkler Road	1	3,925	0.35	$1,766,250	$175,000	$1,941,250
Station 72	16551 McGregor Boulevard	3	9,105	1.33	$4,097,250	$665,000	$4,762,250
Station 73	15961 Winkler Road	4	14,972	10.00	$6,737,400	$5,000,000	$11,737,400
Station 74	6061 S Pointe Boulevard	4	23,442	2.84	$10,548,900	$1,420,000	$11,968,900
Total			**51,444**	**14.52**	**$23,149,800**	**$7,260,000**	**$30,409,800**
Building Value per Square Foot[6]					**$450**		
Land Value per Acre[7]						**$500,000**	

1) Source: Iona-McGregor Fire Protection & Rescue District
2) Source: Iona-McGregor Fire Protection & Rescue District
3) Square feet (Item 1) multiplied by building value per square foot (Item 6)
4) Acres (Item 2) multiplied by land value per acre (Item 7)
5) Sum of building and land value (Items 3 and 4)
6) Source: Appendix B
7) Source: Appendix B

In addition to land and buildings, the fire rescue impact fee inventory includes the necessary vehicles and equipment required to perform its services. As presented in **Table XII-2**, the total vehicle and equipment value is approximately $17 million.

Table XII-2

Vehicle and Equipment Inventory

Description	Units[1]	Unit Value[2]	Total Value[3]
Vehicle and Equipment			
Pumper (Engine) - ALS	5	$1,475,000	$7,375,000
Aerials - (100') ALS	1	$2,575,000	$2,575,000
Aerials - (70') ALS	1	$2,125,000	$2,125,000
Squad - ALS	1	$1,975,000	$1,975,000
Rescue Vehicles - ALS	3	$300,000	$900,000
BC Vehicles	2	$120,000	$240,000
Chief Vehicles	3	$100,000	$300,000
DC Vehicles	4	$100,000	$400,000
Prevention SUV	1	$75,000	$75,000
Maintenance Tk	1	$67,000	$67,000
Inspector Vehicles	3	$55,000	$165,000
Boat	1	$625,000	$625,000
Dive Truck	1	$135,000	$135,000
Total Value			**$16,957,000**

1) Source: Iona-McGregor Fire Protection & Rescue District
2) Source: Iona-McGregor Fire Protection & Rescue District
3) Number of units (Item 1) multiplied by unit value (Item 2)

Level of Service

Iona-McGregor FPRD is served by four fire rescue stations, which results in an achieved level of service (LOS) of 18,700 weighted seasonal residents per fire station or 0.053 fire stations per 1,000 weighted seasonal residents. In terms of functional residents, the District's achieved LOS is 17,800 functional residents per or 0.056 stations per 1,000 functional residents.

Table XII-3

Current Level of Service (2025)

Variable	2025 Population	
	Weighted	Functional
Fire Rescue Services		
Fire Service Area Population[1]	74,920	71,180
Number of Stations[2]	4	4
Population per Station[3]	18,730	17,795
Achieved LOS (Stations per 1,000 Population)[4]	**0.053**	**0.056**

1) Source: Appendix A, Table A-1 for weighted population and Table A-24 for functional population
2) Source: Iona-McGregor Fire District
3) Population (Item 1) divided by the number of stations (Item 2)
4) Number of stations (Item 2) divided by the population (Item 1) multiplied by 1,000

Cost Component

The cost component of the study evaluates the cost of all capital assets, including buildings, land, vehicles and equipment. **Table XII-4** provides a summary of all capital costs, amounting to approximately $47.4 million.

In addition, Table XII-4 also provides the impact cost per functional resident, which is calculated by multiplying the total asset value of $11.8 million per station by the current LOS (stations per 1,000 functional residents) of 0.056 and dividing by 1,000. As shown, this calculation results in approximately $663 per functional resident.

Table XII-4

Total Impact Cost per Functional Resident

Variable	Figure	Percent of Total[9]
Building Value[1]	$23,149,800	49%
Land Value[2]	$7,260,000	15%
Vehicle and Equipment Value[3]	$16,957,000	36%
Total Asset Value[4]	**$47,366,800**	**100%**
Number of Stations[5]	4	
Net Asset Value per Station[6]	**$11,841,700**	
Achieved LOS (Stations per 1,000 Functional Residents)[7]	0.056	
Total Impact Cost per Functional Resident[8]	**$663.14**	

1) Source: Table XII-1
2) Source: Table XII-1

3) Source: Table XII-2
4) Sum of building value (Item 1), land value (Item 2), and vehicle/equipment value (Item 3)
5) Source: Iona-McGregor Fire District
6) Total asset value (Item 4) divided by the number of stations (Item 5)
7) Source: Table XII-3
8) Total asset value per station (Item 6) multiplied by the achieved LOS (Item 7) divided by 1,000
9) Distribution of total asset value

Credit Component and Net Fire Rescue Impact Cost

To avoid overcharging new development for the fire rescue impact fee, a review of the capital funding program for fire rescue services was completed. The purpose of this review was to determine non-impact fee funding generated by new development that are being used for expansion of capital facilities, land, vehicles, and equipment included in the inventory. Although Iona-McGregor FPRD did not allocate any non-impact fee funding for capacity projects over the past five years and does not have any plans to do so the next five years, a 10-percent credit is recognized to provide the District with the flexibility to use some level of non-impact fee funding in the future if needed. If, in the future, funding sources and levels change significantly, these calculations should be revised.

Table XII-5 summarizes the net impact cost per functional resident, which is the difference between the cost component and the credit component. The resulting net impact cost is approximately $597 per functional resident.

Table XII-5
Net Impact Cost per Functional Resident

Variable	Figure
Total Impact Cost	
Total Impact Cost per Functional Resident[(1)]	$663.14
Total Revenue Credit	
Capital Expansion Credit Percent[(2)]	10%
Capital Expansion Credit per Functional Resident[(3)]	$66.31
Net Impact Cost	
Net Impact Cost per Functional Resident[(4)]	**$596.83**

1) Source: Table XII-4
2) An estimated 10% credit is provided to give the District the flexibility to use other revenue sources.
3) Total impact cost per functional resident (Item 1) multiplied by capital expansion credit percent (Item 2)
4) Total impact cost per functional resident (Item 1) less capital expansion credit per functional resident (Item 3)

Calculated Fire Rescue Impact Fee Schedule

Table XII-6 presents the calculated fire rescue impact fee schedule for both residential and non-residential land uses, based on the net impact cost per functional resident. Also presented is a comparison of the District's current adopted fee and the maximum allowable fees in compliance with F.S. 163.31801.

Table XII-6
Calculated Fire Rescue Impact Fee Schedule

ITE LUC	Land Use	Impact Unit	Functional Residents per Unit[1]	Calculated Impact Fee[2]	Current Adopted Impact Fee[3]	Percent Change[4]	F.S. 163.31801 Maximum Impact Fee[5]	Percent Change[6]
	RESIDENTIAL:							
210	Single Family	du	1.65	**$985**	$626	57%	$939	50%
220/221/222	Multi-Family	du	0.82	**$489**	$476	3%	$489	3%
240	Mobile Home/RV Tied Down	du	0.84	**$501**	$457	10%	$501	10%
	TRANSIENT:							
310/320	Hotel/Motel	room	0.99	**$591**	$300	97%	$450	50%
	NON-RESIDENTIAL:							
822	Retail less than 40,000 sfgla	1,000 sfgla	1.97	**$1,176**	$670	76%	$1,005	50%
821	Retail 40,000 to 150,000 sfgla	1,000 sfgla	2.65	**$1,582**	$670	136%	$1,005	50%
820	Retail greater than 150,000 sfgla	1,000 sfgla	1.85	**$1,104**	$670	65%	$1,005	50%
710	Office	1,000 sf	0.67	**$400**	$326	23%	$400	23%
620	Public/Institutional	1,000 sf	0.70	**$418**	$194	115%	$291	50%
130	General Industrial	1,000 sf	0.21	**$125**	$119	5%	$125	5%
150	Public or Private Warehouse	1,000 sf	0.09	**$54**	$69	-22%	$54	-22%

1) Source: Appendix A, Table A-27 for residential and transient, assisted, group land uses and Table A-28 for non-residential land uses
2) Net impact cost per functional resident from Table XII-5 multiplied by the functional residents per unit (Item 1) for each land use
3) Source: Lee County Community Development Department
4) Percent change from the current adopted impact fee (Item 3) to the calculated impact fee (Item 2)
5) Maximum allowable impact fee in compliance with 50-percent increase cap per F.S. 163.31801
6) Percent change from the current adopted impact fee (Item 3) to the F.S. 163.31801 maximum allowable impact fee (Item 5)

XIII. Lehigh Acres Fire Control & Rescue District

This section provides the results of the fire rescue impact fee analysis for Lehigh Acres Fire Control & Rescue District ("Lehigh Acres FCRD").

Facility Inventory

Table XIII-1 presents the buildings and land inventory included in the impact fee calculations. As presented, the inventory includes a total of 75,700 square feet of building space and 19.5 acres of land.

The current value of the capital assets provides a measure of the investment made by the community into the fire rescue infrastructure. Building value is estimated at $650 per square foot and land value at $100,000 per acre. Appendix B presents the analysis of the building and land value estimates. These estimates result in a total building and land value of $51.1 million, with $49.2 million attributed to building value and $1.9 million to land value.

Table XIII-1

Buildings and Land Inventory

Building Name	Address	Bays[1]	Square Feet[2]	Acres[3]	Building Value[4]	Land Value[5]	Total Building & Land Value[6]
Station 101	1000 Joel Boulevard	3	8,576	0.99	$5,574,400	$99,000	$5,673,400
Station 102	44 Homestead Road S	3	8,509	1.75	$5,530,850	$175,000	$5,705,850
Station 103	308 Gunnery Road	2	6,123	0.60	$3,979,950	$60,000	$4,039,950
Station 104	3102 16th Street SW	3	11,452	1.20	$7,443,800	$120,000	$7,563,800
Station 105	636 Thomas Sherwin Avenue S	3	12,672	1.46	$8,236,800	$146,000	$8,382,800
Station 106	2501 49th Street W	3	8,934	1.00	$5,807,100	$100,000	$5,907,100
Admin/Logistics	11 Homestead Road S	3	10,866	1.99	$7,062,900	$199,000	$7,261,900
Station 107	5105 Leonard Boulevard	3	8,563	1.25	$5,565,950	$125,000	$5,690,950
Vacant Land	636 Thomas Sherwin Avenue S	N/A	N/A	1.60	N/A	$160,000	$160,000
Public Safety Complex/Future Station 108	1250-1268 Village Lakes Boulevard	N/A	N/A	7.63	N/A	$763,000	$763,000
Total			**75,695**	**19.47**	**$49,201,750**	**$1,947,000**	**$51,148,750**
Building Value per Square Foot[7]					**$650**		
Land Value per Acre[8]						**$100,000**	

1) Source: Lehigh Acres Fire Control and Rescue District
2) Source: Lehigh Acres Fire Control and Rescue District
3) Source: Lehigh Acres Fire Control and Rescue District
4) Square feet (Item 2) multiplied by building value per square foot (Item 7)
5) Acres (Item 3) multiplied by land value per acre (Item 8)
6) Sum of building and land value (Items 4 and 5)
7) Source: Appendix B
8) Source: Appendix B

In addition to land and buildings, the fire rescue impact fee inventory includes the necessary vehicles and equipment required to perform its services. As presented in **Table XIII-2**, the total vehicle and equipment value is approximately $43.2 million.

Table XIII-2
Vehicle and Equipment Inventory

Description	Units[1]	Unit Value[2]	Total Value[3]
Vehicles			
Aerial Platform Truck/Bucket	2	$2,575,000	$5,150,000
Aerial Ladder	1	$2,125,000	$2,125,000
Brush Truck	10	$436,425	$4,364,250
Crash Truck	2	$2,125,000	$4,250,000
Pumper (Engine)	10	$1,475,000	$14,750,000
Ambulance	11	$650,000	$7,150,000
Support Vehicle	1	$95,607	$95,607
Staff Vehicles	11	$100,000	$1,100,000
Tender	4	$530,000	$2,120,000
Air Trailer	1	$172,000	$172,000
Command Vehicle	12	$120,000	$1,440,000
Subtotal -- Vehicle Value			**$42,716,857**
Equipment			
Forklift	1	$45,000	$45,000
LP15	1	$44,000	$44,000
Manikin Simulator	1	$22,000	$22,000
Rehab Trailer	1	$50,000	$50,000
Vehicle Lifts	1	$100,000	$100,000
Gear Extractor & Dryer	5	$20,000	$100,000
MAKO System	1	$120,000	$120,000
Subtotal -- Equipment Value			**$481,000**
Total Value			**$43,197,857**

1) Source: Lehigh Acres Fire Control and Rescue District
2) Source: Lehigh Acres Fire Control and Rescue District
3) Number of units (Item 1) multiplied by unit value (Item 2)

Level of Service

Lehigh Acres FCRD is served by eight fire rescue stations, which results in a current level of service (LOS) of 18,100 weighted seasonal residents per fire station or 0.055 fire stations per

1,000 weighted seasonal residents. In terms of functional residents, the District's achieved LOS is 14,000 functional residents per station or 0.072 stations per 1,000 functional residents.

Table XIII-3

Current Level of Service (2025)

Variable	2025 Population	
	Weighted	Functional
Fire Rescue Services		
Fire Service Area Population[(1)]	145,021	111,628
Number of Stations[(2)]	8	8
Population per Station[(3)]	18,128	13,954
Achieved LOS (Stations per 1,000 Population)[(4)]	**0.055**	**0.072**

1) Source: Appendix A, Table A-1 for weighted population and Table A-24 for functional population
2) Source: Lehigh Acres Fire Control and Rescue District
3) Population (Item 1) divided by the number of stations (Item 2)
4) Number of stations (Item 2) divided by the population (Item 1) multiplied by 1,000

Cost Component

The cost component of the study evaluates the cost of all capital assets, including buildings, land, vehicles and equipment. **Table XIII-4** provides a summary of all capital assets, amounting to approximately $94 million or $11.8 million per station.

In addition, Table XIII-4 also provides the impact cost per functional resident, which is calculated by multiplying the total asset value per station of $11.8 million by the current LOS (stations per 1,000 functional residents) of 0.072 and dividing by 1,000. As shown, this calculation results in approximately $849 per functional resident.

Table XIII-4

Total Impact Cost per Functional Resident

Variable	Figure	Percent of Total[9]
Building Value[1]	$49,201,750	52%
Land Value[2]	$1,947,000	2%
Vehicle & Equipment Value[3]	$43,197,857	46%
Total Asset Value[4]	**$94,346,607**	**100%**
Number of Stations[5]	8	
Asset Value per Station[6]	**$11,793,326**	
Achieved LOS (Stations per 1,000 Functional Residents)[7]	0.072	
Total Impact Cost per Functional Resident[8]	**$849.12**	

1) Source: Table XIII-1
2) Source: Table XIII-1
3) Source: Table XIII-2
4) Sum of building value (Item 1), land value (Item 2), and vehicle/equipment value (Item 3)
5) Source: Lehigh Acres Fire District
6) Total asset value (Item 4) divided by the number of stations (Item 5)
7) Source: Table XIII-3
8) Asset value per station (Item 6) multiplied by the achieved LOS (Item 7) divided by 1,000
9) Distribution of total asset value

Credit Component

To avoid overcharging new development for the fire rescue impact fee, a review of the capital funding program for fire rescue services was completed. The purpose of this review was to determine any non-impact fee funding generated by new development that are being used for expansion of capital facilities, land, vehicles, and equipment included in the inventory. It should be noted that the credit component does not include any capital renovation, maintenance, or operational expenses, as these types of expenditures cannot be funded with impact fee revenues.

Capital Expansion "Cash" Credit

Capital expansion expenditure credits per functional resident were calculated based on non-impact fee revenue funding for capital expansion projects completed or programmed between 2019 and 2028. The main revenue source utilized for capital expansion is the General Fund which is primarily funded through non-ad valorem assessment fees.

To calculate the capital expenditure per functional resident, the average annual capital expansion expenditures are divided by average functional population for the same period. As shown in **Table XIII-5**, the average annual expenditure over this ten-year period amounts to approximately $1.26 million per year or $12 per functional resident.

Table XIII-5

Capital Expansion "Cash" Credit

Expenditure[(1)]	FY 2019 to FY 2028
General Fund:	
LMTV	$72,720
Humvee	$12,532
Holmatro Combi Tool x 2	$25,210
LifePak15	$190,624
Room Decontamination System w/hand sprayer x 10	$139,132
Alerting System x 2	$12,139
Staff Vehicles - 4	$32,362
LP15 x 11	$34,343
Stretcher Power Load x 8	$41,013
Braun Ambulance X 2	$297,595
Staff Vehicles x 3	$90,843
Squad	$51,818
Multiforce Tool	$9,397
Radios x 14	$108,109
Cargo Van	$59,119
Ambulances	$1,747,920
Brush Trucks	$370,688
Fleet Engine(Pumper)	$2,605,200
Staff Vehicles	$137,645
Generators	$164,464
Extrication Tools	$82,600
Radios Base Station	$11,350
Portable Radios	$136,200
Radios Vehicle Mounted	$17,025
Stretcher Power Load System	$97,350
Thermal Imaging Cameras	$20,213
Bunker Gear	$165,135
Fire Station 102 Construction	$5,278,466
Extrication Tools - 3 Sets	$61,021
MSA SCBA Gear	$117,693
Subtotal -- General Fund	**$12,189,926**

Table XIII-5 (Continued)

Capital Expansion "Cash" Credit

Expenditure[1]	FY 2019 to FY 2028
Grants:	
MSA SCBA Gear	$423,564
Subtotal -- Grants	**$423,564**
Total Capital Expansion "Cash" Expenditures	**$12,613,490**
Average Annual Capital Expansion "Cash" Expenditures[2]	$1,261,349
Average Annual Functional Population[3]	106,683
Annual Capital Expansion "Cash" Expenditures per Functional Resident[4]	**$11.82**

1) Source: Lehigh Acres Fire Control and Rescue District
2) Total capital expansion expenditures divided by 10 to calculate the average annual expenditures.
3) Source: Appendix A, Table A-24
4) Average annual capital expansion expenditures (Item 2) divided by the average annual functional population (Item 3)

Capital Expansion "Debt Service" Credit

Any bond issues with outstanding debt service payments related to fire rescue capacity expansion projects will result in a credit to the impact fee. **Table XIII-6** summarizes the outstanding debt service for Station 106 and Station 107. The debt service payments are divided by the functional population during the same period to determine the debt service credit per functional resident. As shown in Table XIII-6, the resulting debt service credit is approximately $88 per functional resident.

Table XIII-6

Capital Expansion "Debt Service" Credit

Description	Total Number of Years of Debt Issue	Number of FY Remaining Payments[1]	Remaining Debt Service (Capacity Expansion)[2]	Present Value of Payments Remaining (Capacity Expansion)[3]	Average Annual Functional Population[4]	Debt Service Credit per Functional Resident[5]
Series 2022A	20	17	$17,524,630	$12,105,567	136,922	$88.41
Total Capital Expansion Debt Service Credit per Functional Resident						**$88.41**

1) Source: Lehigh Acres Fire Control and Rescue District
2) Source: Lehigh Acres Fire Control and Rescue District
3) Present value of remaining payments in 2025 dollars
4) Source: Appendix A, Table A-24. Represents the average annual functional population over the remaining issue period.
5) Present value of payments remaining (Item 3) divided by average annual functional population (Item 4)

Net Fire Rescue Impact Cost

Table XIII-7 summarizes the net impact cost per functional resident, which is the difference between the cost component and the credit component. The resulting net impact cost is approximately $585 per functional resident.

Table XIII-6

Net Impact Cost per Functional Resident

Description	Figure
Total Impact Cost	
Total Impact Cost per Functional Resident[(1)]	$849.12
Total Revenue Credit	
Annual Capital Expansion "Cash" Credit per Functional Resident[(2)]	$11.82
- Capitalization Rate	4.5%
- Capitalization Period (years)	25
Capital Expansion "Cash" Credit per Functional Resident[(3)]	$175.27
Capital Expansion "Debt Service" Credit per Functional Resident[(4)]	$88.41
Total Capital Expansion Credit per Functional Resident[(5)]	**$263.68**
Net Impact Cost	
Net Impact Cost per Functional Resident[(6)]	**$585.44**

1) Source: Table XIII-4
2) Source: Table XIII-5
3) Present value of annual credit per resident (Item 2) over a 25-year period with a capitalization rate of 4.5%
4) Total impact cost per functional resident (Item 1) less capital expansion "cash" credit per function resident (Item 3)

Calculated Fire Rescue Impact Fee Schedule

Table XIII-8 presents the calculated fire rescue impact fee schedule for both residential and non-residential land uses, based on the net impact cost per functional resident. Also presented is a comparison of the district's current adopted fee and the maximum allowable fees in compliance with F.S. 163.31801.

Table XIII-8

Calculated Fire Rescue Impact Fee Schedule

ITE LUC	Land Use	Impact Unit	Functional Residents per Unit[1]	Calculated Impact Fee[2]	Current Adopted Imact Fee[3]	Percent Change[4]	F.S. 163.31801 Maximum Impact Fee[5]	Percent Change[6]
	RESIDENTIAL:							
210	Single Family	du	1.65	**$966**	$663	46%	$966	46%
220/221/222	Multi-Family	du	0.82	**$480**	$504	-5%	$480	-5%
240	Mobile Home/RV Tied Down	du	0.84	**$492**	$484	2%	$492	2%
	TRANSIENT:							
310/320	Hotel/Motel	room	0.99	**$580**	$318	82%	$477	50%
	NON-RESIDENTIAL:							
822	Retail less than 40,000 sfgla	1,000 sfgla	1.97	**$1,153**	$709	63%	$1,063	50%
821	Retail 40,000 to 150,000 sfgla	1,000 sfgla	2.65	**$1,551**	$709	119%	$1,063	50%
820	Retail greater than 150,000 sfgla	1,000 sfgla	1.85	**$1,083**	$709	53%	$1,063	50%
710	Office	1,000 sf	0.67	**$392**	$345	14%	$392	14%
620	Public/Institutional	1,000 sf	0.70	**$410**	$206	99%	$309	50%
130	Industrial Park	1,000 sf	0.21	**$123**	$126	-2%	$123	-2%
150	Public or Private Warehouse	1,000 sf	0.09	**$53**	$73	-27%	$53	-27%

1) Source: Appendix A, Table A-27 for residential and transient, assisted, group land uses and Table A-28 for non-residential land uses
2) Net impact cost per functional resident from Table XIII-6 multiplied by the functional residents per unit (Item 1) for each land use
3) Source: Lee County Development Department
4) Percent change from the current adopted impact fee (Item 3) to the calculated impact fee (Item 2)
5) Maximum allowable impact fee in compliance with 50-percent increase cap per F.S. 163.31801
6) Percent change from the current adopted impact fee (Item 3) to the F.S. 163.31801 maximum allowable impact fee (Item 5)

XIV. Matlacha/Pine Island Fire Control District

This section provides the results of the fire rescue impact fee analysis for Matlacha/Pine Island Fire District ("Matlacha/Pine Island FCD").

Facility Inventory

Table XIV-1 presents the buildings and land inventory included in the impact fee calculations. As presented, the inventory includes a total of 19,100 square feet of building space and 6 acres of land.

The current value of the capital assets provides a measure of the investment made by the community into the fire rescue infrastructure. The building value is estimated at $600 per square foot and land at $100,000 per acre. Appendix B presents the analysis conducted to estimate building and land values. These estimates result in a total building and land value of $12.1 million, with $11.5 million attributed to building value and approximately $600,000 to land value.

Table XIV-1
Buildings and Land Inventory

Building Name	Address	Bays[1]	Square Feet[2]	Acres[3]	Building Value[4]	Land Value[5]	Total Building & Land Value[6]
Station 1	5700 Pine Island Road	6	6,789	0.60	$4,073,400	$60,000	$4,133,400
Station 2	5015 Stringfellow Road	2	3,169	1.02	$1,901,400	$102,000	$2,003,400
Station 3	14861 Stringfellow Road	3	5,727	2.43	$3,436,200	$243,000	$3,679,200
Station 4	3500 Pine Island Road	2	3,433	1.75	$2,059,800	$175,000	$2,234,800
Total			**19,118**	**5.80**	**$11,470,800**	**$580,000**	**$12,050,800**
Building Value per Square Foot[7]					**$600**		
Land Value per Acre[8]						**$100,000**	

1) Source: Matlacha/Pine Island Fire Control District
2) Source: Matlacha/Pine Island Fire Control District
3) Source: Matlacha/Pine Island Fire Control District
4) Square feet (Item 2) multiplied by building value per square foot (Item 7)
5) Acres (Item 3) multiplied by land value per acre (Item 8)
6) Sum of building and land value (Items 4 and 5)
7) Source: Appendix B
8) Source: Appendix B

In addition to land and buildings, the fire rescue impact fee inventory includes the necessary vehicles and equipment required to perform its services. As presented in **Table XIV-2**, the total vehicle and equipment value is approximately $11.6 million.

Table XIV-2

Vehicle and Equipment Inventory

Description	Units[1]	Unit Value[2]	Total Value[3]
Vehicles			
Pumper (Engine)	5	$1,100,000	$5,500,000
Ladder Truck	1	$2,200,000	$2,200,000
Brush Trucks	4	$400,000	$1,600,000
Tanker	1	$500,000	$500,000
Rescue	1	$200,000	$200,000
Chief (Staff)	4	$100,000	$400,000
Boat (30-35')	1	$325,000	$325,000
Boat (20-25')	1	$100,000	$100,000
UTV	1	$40,000	$40,000
Special Units	2	$25,000	$50,000
Cars/Vans	1	$60,000	$60,000
Subtotal -- Vehicle Value			**$10,975,000**
Equipment			
Airpacks	30	$10,000	$300,000
Ari Bottles	40	$1,500	$60,000
Handheld Radios	25	$6,653	$166,325
Mower	2	$3,000	$6,000
Fuel tanks	6	$2,500	$15,000
Bullex Fire Extinguisher Training	1	$5,000	$5,000
Bunker Gear Extractor	2	$8,000	$16,000
Hose Rack	2	$2,000	$4,000
Rescue Randy	1	$2,000	$2,000
Welder	2	$3,000	$6,000
Generators	4	$2,000	$8,000
Training Door Prop	1	$10,000	$10,000
Air Compressor	4	$4,500	$18,000
Cascade System	1	$30,000	$30,000
Sim Training Manniquin	1	$20,000	$20,000
Subtotal -- Equipment Value			**$666,325**
Total Value			**$11,641,325**

1) Source: Matlacha/Pine Island Fire Control District
2) Source: Matlacha/Pine Island Fire Control District
3) Number of units (Item 1) multiplied by unit value (Item 2)

Level of Service

Matlacha/Pine Island FCD is served by four fire rescue stations, which results in a current level of service (LOS) of 3,500 weighted seasonal residents per fire station or 0.286 fire stations per 1,000 weighted seasonal residents. In terms of functional residents, the District's achieved LOS is 3,000 functional residents per or 0.333 stations per 1,000 functional residents.

Table XIV-3

Current Level of Service (2025)

Variable	2025 Population	
	Weighted	Functional
Fire Rescue Services		
Fire Service Area Population[(1)]	14,002	12,009
Number of Stations[(2)]	4	4
Population per Station[(3)]	3,501	3,002
Achieved LOS (Stations per 1,000 Population)[(4)]	**0.286**	**0.333**

1) Source: Appendix A, Table A-1 for weighted population and Table A-24 for functional population
2) Source: Matlacha/Pine Island Fire Control District
3) Population (Item 1) divided by the number of stations (Item 2)
4) Number of stations (Item 2) divided by the population (Item 1) multiplied by 1,000

Cost Component

The cost component of the study evaluates the cost of all capital assets, including buildings, land, vehicles and equipment. **Table XIV-4** provides a summary of all capital costs, amounting to approximately $23.7 million.

Since Matlacha / Pine Island Fire Control District will utilize impact fee revenues to pay off debt service associated with capacity expansion projects, the associated portion of the inventory is excluded from the capital asset value. As shown in Table XIII-4, approximately $30,000 is excluded from the asset value since it will be paid solely by new development through their future impact fee payments.

In addition, Table XIV-4 also provides the impact cost per functional resident, which is calculated by multiplying the total owned asset value per station of $5.9 million by the current LOS (stations per 1,000 functional residents) of 0.333 and dividing by 1,000. As shown, this calculation results in approximately $1,970 per functional resident.

Table XIV-4

Total Impact Cost per Functional Resident

Variable	Figure	Percent of Total[11]
Building Value[1]	$11,470,800	48%
Land Value[2]	$580,000	2%
Vehicle & Equipment Value[3]	$11,641,325	50%
Total Asset Value[4]	**$23,692,125**	**100%**
Less: Portion not Owned[5]	$27,511	
Owned Capital Asset Value[6]	**$23,664,614**	
Number of Owned Stations[7]	4	
Net Asset Value per Station[8]	**$5,916,154**	
Achieved LOS (Stations per 1,000 Functional Residents)[9]	0.333	
Total Impact Cost per Functional Resident[10]	**$1,970.08**	

1) Source: Table XIV-1
2) Source: Table XIV-1
3) Source: Table XIV-2
4) Sum of building value (Item 1), land value (Item 2), and vehicle/equipment value (Item 3)
5) Source: Matlacha / Pine Island Fire Control District
6) Total asset value (Item 4) less the portion not owned (Item 5)
7) Source: Matlacha / Pine Island Fire Control District
8) Owned capital asset value (Item 6) divided by the number of owned stations (Item 7)
9) Source: Table XIV-3
10) Net asset value per station (Item 8) multiplied by the achieved LOS (Item 9) divided by 1,000
11) Distribution of total asset value

Credit Component

To avoid overcharging new development for the fire rescue impact fee, a review of the capital funding program for fire rescue services was completed. The purpose of this review was to determine any non-impact fee funding generated by new development that are being used for expansion of capital facilities, land, vehicles, and equipment included in the inventory. It should be noted that the credit component does not include any capital renovation, maintenance, or operational expenses, as these types of expenditures cannot be funded with impact fee revenue.

Capital Expansion "Cash" Credit

Capital expansion expenditure credits per functional resident were calculated based on non-impact fee revenue funding for capital expansion projects completed or programmed from FY 2020 to FY 2029. To calculate the capital expenditure per functional resident, the average annual capital expansion expenditures are divided by average functional population for the same period.

As shown in **Table XIV-5**, the average annual expenditure over this ten-year period amounts to approximately $70,300, or $6 per functional resident.

Once the revenue credit per population is calculated, a credit adjustment is needed for the portion of the revenue credit funded with ad valorem tax revenues, which is approximately 90 percent of the cash funding. This adjustment accounts for the fact that new homes tend to pay higher property taxes compared to older homes due to the "Save Our Homes" assessment cap. The adjustment factor was estimated based on a comparison of the average taxable value of newer homes to that of all homes. As presented, the adjusted revenue credit amounts to $8 per functional resident per year, which is used in the calculation of impact fee levels for residential land uses.

Table XIV-5

Capital Expansion "Cash" Credit

Expenditure[1]	FY 2020 to FY 2024	FY 2025 to FY 2029	Total
General Fund:			
Fleet - M156	$213,825	-	**$213,825**
Rescue Chevy	$75,000	-	**$75,000**
Radios	$45,000	$50,000	**$95,000**
Count-down Clocks for all Stations	-	$40,000	**$40,000**
Fire Training Props	$30,000	-	**$30,000**
Drone	-	$5,000	**$5,000**
New Brush Truck (skid unit & pump on donated truck)	$7,000	$10,000	**$17,000**
Intake Valves for Engines	-	$10,000	**$10,000**
Ultrasound	-	$10,000	**$10,000**
Station Alerting System	-	$100,000	**$100,000**
Lucas Devices	-	$45,000	**$45,000**
SCBA Packs	-	$62,500	**$62,500**
Total Capital Expansion "Cash" Expenditures			**$703,325**
Average Annual Capital Expansion Expenditures[2]			$70,333
Average Annual Functional Population[3]			11,937
Annual Capital Expansion "Cash" Expenditures per Functional Resident[4]			**$5.89**
- Portion Funded with Ad Valorem Tax Revenue[5]			$5.30
- Portion Funded with Other Sources[6]			$0.59
Residential Land Uses Credit Adjustment Factor[7]			1.35
Adjusted Annual Capital Expansion "Cash" Expenditures per Functional Resident[8]			**$7.75**

1) Source: Matlacha/Pine Island Fire Control District
2) Total capital expansion expenditures divided by 10 to calculate the average annual expenditures.
3) Source: Appendix A, Table A-24
4) Average annual capital expansion expenditures (Item 2) divided by the average annual functional population (Item 3)

5) Portion of the capital expansion expenditure per functional resident funded with revenues from ad valorem (90%)
6) Annual capital expansion "cash" credit per functional resident (Item 4) less the portion funded with ad valorem tax revenues (Item 5)
7) Adjustment factor to reflect higher ad valorem taxes paid by new homes
8) Portion funded with ad valorem revenue sources (Item 5) multiplied by the credit adjustment factor (Item 7) plus the portion funded with other revenue sources (Item 6)

Capital Expansion "Debt Service" Credit

Any bond issues with outstanding debt service payments related to fire rescue capacity expansion projects will result in a credit to the impact fee. **Table XIV-6** summarizes the outstanding debt service for new vehicles and the construction of Station 4. The debt service payments are divided by the functional population during the same period to determine the debt service credit per functional resident. As shown in Table XIV-6, the resulting debt service credit is approximately $148 per functional resident.

Once the debt service credit per functional resident is calculated, a credit adjustment is needed since the debt service payments are funded with ad valorem tax revenues. This adjustment accounts for the fact that new homes tend to pay higher property taxes compared to older homes due to the "Save Our Homes" assessment cap. The adjustment factor was estimated based on a comparison of the average taxable value of newer homes to that of all homes. As presented, the adjusted revenue credit amounts to $194 per functional resident per year.

Table XIV-6
Capital Expansion "Debt Service" Credit

Description	Number of FY Remaining Payments[1]	Remaining Debt Service (Capacity Expansion)[2]	Present Value of Payments Remaining (Capacity Expansion)[3]	Average Annual Functional Population[4]	Debt Service Credit per Functional Resident[5]
Fleet - E151 & Fleet - E153	1	$23,720	$23,069	12,129	$1.90
Station 4	13	$2,453,524	$1,852,292	12,691	$145.95
Total Capital Expansion Debt Service Credit per Functional Resident					**$147.85**
- Portion funded with Ad Valorem Tax Revenue[6]					$133.07
- Portion funded with Other Sources[7]					$14.78
Residential Land Uses Credit Adjustment Factor[8]					1.35
Adjusted Capital Expansion Debt Service Credit per Functional Resident[9]					**$194.42**

1) Source: Matlacha/Pine Island Fire Control District
2) Source: Matlacha/Pine Island Fire Control District
3) Present value of remaining payments in 2025 dollars
4) Source: Appendix A, Table A-24
5) Present value of payments remaining (Item 3) divided by average annual functional population (Item 4)

6) Portion of the debt obligation repaid with ad valorem taxes (90%)
7) Total debt service credit per functional resident (Item 5) less portion funded with ad valorem tax revenues (Item 6)
8) Adjustment factor to reflect higher ad valorem taxes paid by new homes
9) Portion funded with ad valorem tax revenues (Item 6) multiplied by the credit adjustment factor for residential land uses (Item 8) plus the portion funded with other revenues (Item 7)

Net Fire Rescue Impact Cost

Table XIV-7 summarizes the net impact cost per functional resident, which is the difference between the cost component and the credit component. The resulting net impact cost is approximately $1,661 per functional resident for residential land uses and $1,735 per functional resident for non-residential land uses.

Table XIV-7

Net Impact Cost per Functional Resident

Variable	Figure
Total Impact Cost	
Total Impact Cost per Functional Resident[1]	$1,970.08
Total Revenue Credit	
Annual Capital Expansion "Cash" Credit per Functional Resident[2]	
- Residential Land Uses	$7.75
- Non-residential Land Uses	$5.89
- Capitalization Rate	4.50%
- Capitalization Period (years)	25
Capital Expansion "Cash" Credit per Functional Resident[3]	
- Residential Land Uses	$114.92
- Non-residential Land Uses	$87.34
Capital Expansion "Debt Service" Credit per Functional Resident[4]	
- Residential Land Uses	$194.42
- Non-residential Land Uses	$147.85
Total Capital Expansion Credit per Functional Resident[5]	
- Residential Land Uses	$309.34
- Non-residential Land Uses	$235.19
Net Impact Cost	
Net Impact Cost per Functional Resident[6]	
- Residential Land Uses	**$1,660.74**
- Non-residential Land Uses	**$1,734.89**

1) Source: Table XIV-4
2) Source: Table XIV-5

3) Average annual capital expansion “cash” credit per functional resident (Item 2) over a capitalization rate of 4.5% for 25 years.
4) Source: Table XIV-6
5) Sum of capital expansion "cash" credit per functional resident (Item 3) and capital expansion "debt service" credit per functional resident (Item 4)
6) Total impact cost per functional resident (Item 1) less total capital expansion credit per functional resident (Item 5)

Calculated Fire Rescue Impact Fee Schedule

Table XIV-8 presents the calculated fire rescue impact fee schedule for both residential and non-residential land uses, based on the net impact cost per functional resident. Also presented is a comparison of the District’s current adopted fee and the maximum allowable fees in compliance with F.S. 163.31801.

Table XIV-8
Calculated Fire Rescue Impact Fee Schedule

ITE LUC	Land Use	Impact Unit	Functional Residents per Unit[1]	Calculated Impact Fee[2]	Current Adopted Impact Fee[3]	Percent Change[4]	F.S. 163.31801 Maximum Impact Fee[5]	Percent Change[6]
	RESIDENTIAL:							
210	Single Family	du	1.65	**$2,740**	$766	258%	$1,149	50%
220/221/222	Multi-Family	du	0.82	**$1,362**	$582	134%	$873	50%
240	Mobile Home/RV Tied Down	du	0.84	**$1,395**	$559	150%	$838	50%
	TRANSIENT:							
310/320	Hotel/Motel	room	0.99	**$1,718**	$368	367%	$552	50%
	NON-RESIDENTIAL:							
822	Retail less than 40,000 sfgla	1,000 sfgla	1.97	**$3,418**	$820	317%	$1,230	50%
821	Retail 40,000 to 150,000 sfgla	1,000 sfgla	2.65	**$4,597**	$820	461%	$1,230	50%
820	Retail greater than 150,000 sfgla	1,000 sfgla	1.85	**$3,210**	$820	291%	$1,230	50%
710	Office	1,000 sf	0.67	**$1,162**	$398	192%	$597	50%
620	Public/Institutional	1,000 sf	0.70	**$1,214**	$237	412%	$355	50%
130	General Industrial	1,000 sf	0.21	**$364**	$146	149%	$219	50%
150	Public or Private Warehouse	1,000 sf	0.09	**$156**	$84	86%	$126	50%

1) Source: Appendix A, Table A-27 for residential and transient, assisted, group land uses and Table A-28 for non-residential land uses
2) Net impact cost per functional resident from Table XIV-7 multiplied by the functional residents per unit (Item 1) for each land use
3) Source: Lee County Community Development Department
4) Percent change from the current adopted impact fee (Item 3) to the calculated impact fee (Item 2)
5) Maximum allowable impact fee in compliance with 50-percent increase cap per F.S. 163.31801
6) Percent change from the current adopted impact fee (Item 3) to the F.S. 163.31801 maximum allowable impact fee (Item 5)

XV. North Fort Myers Fire Control & Rescue Service District

This section provides the results of the fire rescue impact fee analysis for North Fort Myers Fire Control & Rescue Service District ("North Fort Myers FCRSD").

Facility Inventory

Table XV-1 presents the buildings and land inventory included in the impact fee calculations. As presented, the inventory includes a total of 14,000 square feet of building space and 9 acres of land.

The current value of the capital assets provides a measure of the investment made by the community into the fire rescue infrastructure. The building value is estimated at $500 per square foot and land value at $350,000 per acre. Appendix B presents the analysis completed for building and land value estimates. These estimates result in a total building and land value of $10.3 million, with $7 million attributed to building value and $3.3 million to land value.

Table XV-1
Buildings and Land Inventory

Building Name	Address	Bays[1]	Square Feet[2]	Acres[3]	Building Value[4]	Land Value[5]	Total Building & Land Value[6]
Station 1[7]	2900 Trail Dairy Circle	3E/1	6,128	2.50	$3,064,000	$875,000	$3,939,000
Station 2	1280 Barrett Road	2E/1	4,630	0.80	$2,315,000	$280,000	$2,595,000
Station 3	16290 Slater Road	2E/1	3,200	0.40	$1,600,000	$140,000	$1,740,000
Station 4 Land	151 Pondella Road	N/A	N/A	2.90	N/A	$1,015,000	$1,015,000
Vacant Land	2750/2800 Trail Dairy Circle	N/A	N/A	2.80	N/A	$980,000	$980,000
Total			**13,958**	**9.40**	**$6,979,000**	**$3,290,000**	**$10,269,000**
Building Value per Square Foot[8]					**$500**		
Land Value per Acre[9]						**$350,000**	

1) Source: North Fort Myers Fire Control and Rescue Service District
2) Source: North Fort Myers Fire Control and Rescue Service District
3) Source: North Fort Myers Fire Control and Rescue Service District
4) Square feet (Item 2) multiplied by building value per square foot (Item 8)
5) Acres (Item 3) multiplied by land value per acre (Item 9)
6) Sum of building and land value (Items 4 and 5)
7) Site is shared with Emergency Medical Services.
8) Source: Appendix B
9) Source: Appendix B

In addition to land and buildings, the fire rescue impact fee inventory includes the necessary vehicles and equipment required to perform its services. As presented in **Table XV-2**, the total vehicle and equipment value is approximately $11 million.

Table XV-2
Vehicle and Equipment Inventory

Description	Units[1]	Unit Value[2]	Total Value[3]
Vehicles			
Pumper (Engine)	5	$1,350,000	$6,750,000
Rescue Vehicles	4	$200,000	$800,000
Brush Trucks	3	$350,000	$1,050,000
Special Operations Trucks	2	$200,000	$400,000
Staff Vehicles	10	$100,000	$1,000,000
Subtotal -- Vehicle Value			**$10,000,000**
Equipment			
Bunker Gear	61	$5,000	$305,000
Radios	37	$6,653	$246,161
SCBAs	32	$5,843	$186,976
Gear Extractor	3	$13,000	$39,000
Breathing Air Compressor	1	$40,000	$40,000
Drone	1	$10,000	$10,000
Vehicle Exhaust Extractor	3	$50,000	$150,000
Subtotal -- Equipment Value			**$977,137**
Total Value			**$10,977,137**

1) Source: North Fort Myers Fire Control and Rescue Service District
2) Source: North Fort Myers Fire Control and Rescue Service District
3) Number of units (Item 1) multiplied by unit value (Item 2)

Level of Service

North Fort Myers FCRSD is served by three fire rescue stations, which results in a current level of service (LOS) of 15,500 weighted seasonal residents per fire station or 0.065 fire stations per 1,000 weighted seasonal residents. In terms of functional residents, the District's achieved LOS is 14,400 functional residents per or 0.070 stations per 1,000 functional residents.

Table XV-3

Current Level of Service (2025)

Variable	2025 Population	
	Weighted	Functional
Fire Rescue Services		
Fire Service Area Population[(1)]	46,370	43,102
Number of Stations[(2)]	3	3
Population per Station[(3)]	15,457	14,367
Achieved LOS (Stations per 1,000 Population)[(4)]	**0.065**	**0.070**

1) Source: Appendix A, Table A-1 for weighted population and Table A-24 for functional population
2) Source: North Fort Myers Fire Control and Rescue Service District
3) Population (Item 1) divided by the number of stations (Item 2)
4) Number of stations (Item 2) divided by the population (Item 1) multiplied by 1,000

Cost Component

The cost component of the study evaluates the cost of all capital assets, including buildings, land, vehicles and equipment. **Table XV-4** provides a summary of all owned capital costs, amounting to approximately $21.2 million.

In addition, Table XV-4 also provides the impact cost per functional resident, which is calculated by multiplying the total asset value per station of $7.1 million by the current LOS (stations per 1,000 functional residents) of 0.070 and dividing by 1,000. As shown, this calculation results in approximately $496 per functional resident.

Table XV-4

Total Impact Cost per Functional Resident

Variable	Figure	Percent of Total[(9)]
Building Value[(1)]	$6,979,000	33%
Land Value[(2)]	$3,290,000	15%
Vehicle & Equipment Value[(3)]	$10,977,137	52%
Total Asset Value[(4)]	**$21,246,137**	**100%**
Number of Stations[(5)]	3	
Asset Value per Station[(6)]	**$7,082,046**	
Achieved LOS (Stations per 1,000 Functional Residents)[(7)]	0.070	
Total Impact Cost per Functional Resident[(8)]	**$495.74**	

1) Source: Table XV-1
2) Source: Table XV-1

3) Source: Table XV-2
4) Sum of building value (Item 1), land value (Item 2), and vehicle/equipment value (Item 3)
5) Source: North Fort Myers Fire Control and Rescue Service District
6) Total asset value (Item 4) divided by the number of stations (Item 5)
7) Source: Table XV-3
8) Asset value per station (Item 6) multiplied by the current LOS (Item 7) divided by 1,000
9) Distribution of total asset value

Credit Component

To avoid overcharging new development for the fire rescue impact fee, a review of the capital funding program for fire rescue services was completed. The purpose of this review was to determine any non-impact fee funding generated by new development that are being used for expansion of capital facilities, land, vehicles, and equipment included in the inventory. It should be noted that the credit component does not include any capital renovation, maintenance, or operational expenses, as these types of expenditures cannot be funded with impact fee revenue.

Capital Expansion "Cash" Credit

Capital expansion expenditure credits per functional resident were calculated based on non-impact fee revenue funding for capital expansion projects completed over the past five years. To calculate the capital expenditure per functional resident, the average annual capital expansion expenditures are divided by average functional population for the same period. As shown in **Table XV-5**, the average annual expenditure over this five-year period amounts to approximately $493,100 or $12 per functional resident per year.

Once the revenue credit per population is calculated, a credit adjustment is needed since the revenue credit is primarily funded with ad valorem tax revenues. This adjustment accounts for the fact that new homes tend to pay higher property taxes compared to older homes due to the "Save Our Homes" assessment cap. The adjustment factor was estimated based on a comparison of the average taxable value of newer homes to that of all homes. As presented, the adjusted revenue credit amounts to $16 per functional resident per year, which is used in the calculation of impact fee levels for residential land uses.

Table XV-5

Capital Expansion "Cash" Credit

Expenditure[1]	FY 2021 to FY 2025
General Fund:	
Purchase of Land for New Fire Station	$900,000
Purchase of Land for Admin/Training	$1,100,000
Total Capital Expansion "Cash" Expenditures	**$2,465,726**
Average Annual Capital Expansion Expenditures[2]	$493,145
Average Annual Functional Population[3]	40,740
Annual Capital Expansion "Cash" Expenditures per Functional Resident[4]	**$12.10**
Residential Land Uses Credit Adjustment Factor[5]	1.35
Adjusted Annual Capital Expansion "Cash" Expenditures per Functional Resident[6]	**$16.34**

1) Source: North Fort Myers Fire Control and Rescue Service District
2) Total capital expansion expenditures divided by 5 to calculate the average annual expenditures.
3) Source: Appendix A, Table A-24
4) Average annual capital expansion expenditures (Item 2) divided by the average annual functional population (Item 3)
5) Adjustment factor to reflect higher ad valorem taxes paid by new homes
6) Capital expansion expenditures per functional resident (Item 4) multiplied by the credit adjustment factor for residential land uses (Item 5)

Net Fire Rescue Impact Cost

Table XV-6 summarizes the net impact cost per functional resident, which is the difference between the cost component and the credit component. The resulting net impact cost is approximately $253 per functional resident for residential land uses and $316 per functional resident for non-residential land uses.

Table XV-6

Net Impact Cost per Functional Resident

Variable	Figure
Total Impact Cost	
Total Impact Cost per Functional Resident[(1)]	$495.74
Total Revenue Credit	
Annual Capital Expansion "Cash" Credit per Functional Resident[(2)]	
- Residential Land Uses	$16.34
- Non-residential Land Uses	$12.10
- Capitalization Rate	4.50%
- Capitalization Period (years)	25
Capital Expansion "Cash" Credit per Functional Resident[(3)]	
- Residential Land Uses	$242.29
- Non-residential Land Uses	$179.42
Net Impact Cost	
Net Impact Cost per Functional Resident[(4)]	
- Residential Land Uses	**$253.45**
- Non-residential Land Uses	**$316.32**

1) Source: Table XV-4
2) Source: Table XV-5
3) Average annual capital expansion “cash” credit per functional resident (Item 2) over a capitalization rate of 4.5% for 25 years.
4) Total impact cost per functional resident (Item 1) less total capital expansion “cash” credit per functional resident (Item 3)

Calculated Fire Rescue Impact Fee Schedule

Table XV-7 presents the calculated fire rescue impact fee schedule for both residential and non-residential land uses, based on the net impact cost per functional resident. Also presented is a comparison of the District’s current adopted fee and the maximum allowable fees in compliance with F.S. 163.31801.

Table XV-7

Calculated Fire Rescue Impact Fee Schedule

ITE LUC	Land Use	Impact Unit	Functional Residents per Unit[1]	Calculated Impact Fee[2]	Current Adopted Impact Fee[3]	Percent Change[4]	F.S. 163.31801 Maximum Impact Fee[5]	Percent Change[6]
	RESIDENTIAL:							
210	Single Family	du	1.65	**$418**	$276	51%	$414	50%
220/221/222	Multi-Family	du	0.82	**$208**	$210	-1%	$208	-1%
240	Mobile Home/RV Tied Down	du	0.84	**$213**	$201	6%	$213	6%
	TRANSIENT:							
310/320	Hotel/Motel	room	0.99	**$313**	$132	137%	$198	50%
	NON-RESIDENTIAL:							
822	Retail less than 40,000 sfgla	1,000 sfgla	1.97	**$623**	$295	111%	$442	50%
821	Retail 40,000 to 150,000 sfgla	1,000 sfgla	2.65	**$838**	$295	184%	$442	50%
820	Retail greater than 150,000 sfgla	1,000 sfgla	1.85	**$585**	$295	98%	$442	50%
710	Office	1,000 sf	0.67	**$212**	$144	47%	$212	47%
620	Public/Institutional	1,000 sf	0.70	**$221**	$86	157%	$129	50%
130	General Industrial	1,000 sf	0.21	**$66**	$52	27%	$66	27%
150	Public or Private Warehouse	1,000 sf	0.09	**$28**	$30	-7%	$28	-7%

1) Source: Appendix A, Table A-27 for residential and transient, assisted, group land uses and Table A-28 for non-residential land uses
2) Net impact cost per functional resident from Table XV-6 multiplied by the functional residents per unit (Item 1) for each land use
3) Source: Lee County Community Development Department
4) Percent change from the current adopted impact fee (Item 3) to the calculated impact fee (Item 2)
5) Maximum allowable impact fee in compliance with 50-percent increase cap per F.S. 163.31801
6) Percent change from the current adopted impact fee (Item 3) to the F.S. 163.31801 maximum allowable impact fee (Item 5)

XVI. San Carlos Park Fire Protection & Rescue Service District

This section provides the results of the fire rescue impact fee analysis for San Carlos Fire Protection & Rescue Service District ("San Carlos Park FPRSD").

Facility Inventory

Table XVI-1 presents the buildings and land inventory included in the impact fee calculations. As presented, the inventory includes a total of 54,300 square feet of building space and 20 acres of land.

The current value of the capital assets provides a measure of the investment made by the community into the fire rescue infrastructure. Building value is estimated at $600 per square foot and land value at $550,000 per acre. Appendix B presents the analysis prepared for the building and land value estimates. These estimates result in a total building and land value of $45.1 million, with $34.3 million attributed to building value and $10.8 million to land value.

Table XVI-1
Buildings and Land Inventory

Building Name	Address	Bays[1]	Square Feet[2]	Acres[3]	Building Value[4]	Land Value[5]	Total Building & Land Value[6]
Station 51	8013 Sanibel Boulevard	3	5,823	0.93	$3,493,800	$511,500	$4,005,300
Station 52	16901 Island Park Road	2	4,640	0.46	$2,784,000	$253,000	$3,037,000
Station 53	19591 Ben Hill Griffin Parkway	3	23,609	3.00	$14,165,400	$1,650,000	$15,815,400
Station 54	16900 Oriole Road	3	12,631	1.92	$7,578,600	$1,056,000	$8,634,600
Station 55[7]	Oaks Town Center Lane	2	7,600	1.44	$6,315,028	$792,000	$7,107,028
Land for Station 57	14700 Alico Road	N/A	N/A	11.90	N/A	$6,545,000	$6,545,000
Total			**54,303**	**19.65**	**$34,336,828**	**$10,807,500**	**$45,144,328**
Building Value per Square Foot[8]					**$600**		
Land Value per Acre[9]						**$550,000**	

1) Source: San Carlos Park Fire Protection and Rescue Service District
2) Source: San Carlos Park Fire Protection and Rescue Service District
3) Source: San Carlos Park Fire Protection and Rescue Service District
4) Square feet (Item 2) multiplied by building value per square foot (Item 8)
5) Acres (Item 3) multiplied by land value per acre (Item 9)
6) Sum of building and land value (Items 4 and 5)
7) Building value reflects actual cost since Station 55 opened in 2025.
8) Source: Appendix B
9) Source: Appendix B

In addition to land and buildings, the fire rescue impact fee inventory includes the necessary vehicles and equipment required to perform its services. As presented in **Table XVI-2**, the total vehicle and equipment value is approximately $19.1 million.

Table XVI-2

Vehicle and Equipment Inventory

Description	Units[1]	Unit Value[2]	Total Value[3]
Vehicles			
Apparatus (Fully-Equiped)			
Engine 51,52,53(ALS),59(BLS)	4	$1,475,000	$5,900,000
Aerial Platform TK-53 100ft(BLS)	1	$2,450,000	$2,450,000
Aerial Ladder 75ft 53,54 (ALS),59(BLS)	3	$2,125,000	$6,375,000
Brush (light) 52, 53,59	3	$350,000	$1,050,000
Rescue (light) R-59(ALS)	1	$200,000	$200,000
Rescue (mini-pumper) R-54(ALS)	1	$400,000	$400,000
Special Units			
Marine <25' M-50	1	$100,000	$100,000
Drone-UAV	2	$10,000	$20,000
High Water Vehicle HW-50	1	$150,000	$150,000
Chief (staff)	5	$100,000	$500,000
Chief (Battalion)BC 50,BC59	2	$120,000	$240,000
Service vehicles	7	$50,000	$350,000
Subtotal -- Vehicle Value			**$17,735,000**
Equipment			
Computer/Laptops/MDC	6	$2,700	$16,200
Zoll-medical Monitor	1	$45,000	$45,000
Ultra sound	2	$6,800	$13,600
Video Laryngescope	1	$3,000	$3,000
Extrication-hurst Tools	3	$12,000	$36,000
Motorola Portable Radio APX6500	16	$6,653	$106,448
SCBA-packs	6	$6,000	$36,000
Mako- SCBA Fill Station	3	$50,000	$150,000
Bunker Gear Ensemble	142	$6,500	$923,000
Subtotal -- Equipment Value			**$1,329,248**
Total Value			**$19,064,248**

1) Source: San Carlos Park Fire Protection and Rescue Service District
2) Source: San Carlos Park Fire Protection and Rescue Service District
3) Number of units (Item 1) multiplied by unit value (Item 2)

Level of Service

San Carlos Park FPRSD is served by five fire rescue stations, which results in a current level of service (LOS) of 9,300 weighted seasonal residents per fire station or 0.108 fire stations per 1,000 weighted seasonal residents. In terms of functional residents, the District's achieved LOS is 8,800 functional residents per or 0.114 stations per 1,000 functional residents.

Table XVI-3

Current Level of Service (2025)

Variable	2025 Population	
	Weighted	Functional
Fire Rescue Services		
Fire Service Area Population[(1)]	46,370	43,899
Number of Stations[(2)]	5	5
Population per Station[(3)]	9,274	8,780
Achieved LOS (Stations per 1,000 Population)[(4)]	**0.108**	**0.114**

1) Source: Appendix A, Table A-1 for weighted population and Table A-24 for functional population
2) Source: San Carlos Park Fire Protection and Rescue Service District
3) Population (Item 1) divided by the number of stations (Item 2)
4) Number of stations (Item 2) divided by the population (Item 1) multiplied by 1,000

Cost Component

The cost component of the study evaluates the cost of all capital assets, including buildings, land, vehicles and equipment. **Table XVI-4** provides a summary of all owned capital costs, amounting to approximately $64.2 million.

Since San Carlos Park FPRSD is utilizing impact fee revenues to pay off debt service associated with capacity expansion projects, the corresponding dollar value of the inventory is excluded from the impact fee calculation. As shown in Table XVI-4, $7.1 million is excluded from the asset value since it will be paid solely by new development through their future impact fee payments.

Table XVI-4 also provides the impact cost per functional resident, which is calculated by multiplying the total owned asset value per station of $11.4 million by the current LOS (stations per 1,000 functional residents) of 0.114 and dividing by 1,000. As shown, this calculation results in approximately $1,302 per functional resident.

Table XVI-4

Total Impact Cost per Functional Resident

Variable	Figure	Percent of Total[9]
Building Value[1]	$34,336,828	53%
Land Value[2]	$10,807,500	17%
Vehicle & Equipment Value[3]	$19,064,248	30%
Total Asset Value[4]	**$64,208,576**	**100%**
Less: Portion Not Owned[5]	$7,084,317	
Owned Capital Asset Value[6]	**$57,124,259**	
Number of Stations[5]	5	
Net Asset Value per Station[6]	**$11,424,852**	
Achieved LOS (Stations per 1,000 Functional Residents)[7]	0.114	
Total Impact Cost per Functional Resident[8]	**$1,302.43**	

1) Source: Table XVI-1
2) Source: Table XVI-1
3) Source: Table XVI-2
4) Sum of building value (Item 1), land value (Item 2), and vehicle/equipment value (Item 3)
5) Source: San Carlos Park Fire Protection and Rescue Service District
6) Total asset value (Item 4) less the portion not owned (Item 5)
7) Source: Table XVI-3
8) Total asset value per station (Item 6) multiplied by the current LOS (Item 7) divided by 1,000
9) Distribution of total asset value

Credit Component

To avoid overcharging new development for the fire rescue impact fee, a review of the capital funding program for fire rescue services was completed. The purpose of this review was to determine any non-impact fee funding generated by new development that are being used for expansion of capital facilities, land, vehicles, and equipment included in the inventory. It should be noted that the credit component does not include any capital renovation, maintenance, or operational expenses, as these types of expenditures cannot be funded with impact fee revenue.

Capital Expansion "Cash" Credit

Capital expansion expenditure credits per functional resident were calculated based on non-impact fee revenue funding for capital expansion projects completed over the past five years and planned projects for the next five years. To calculate the capital expenditure per functional resident, the average annual capital expansion expenditures are divided by average functional population for the same period. As shown in **Table XVI-5**, the average annual expenditure over this ten-year period amounts to approximately $4,000 or $0.10 per functional resident per year.

Once the revenue credit per population is calculated, a credit adjustment is needed since the revenue credit is primarily funded with ad valorem tax revenues. This adjustment accounts for the fact that new homes tend to pay higher property taxes compared to older homes due to the "Save Our Homes" assessment cap. The adjustment factor was estimated based on a comparison of the average taxable value of newer homes to that of all homes. As presented, the adjusted revenue credit amounts to $0.14 per functional resident per year, which is used in the calculation of impact fee levels for residential land uses.

Table XVI-5
Capital Expansion "Cash" Credit

Expenditure[1]	FY 2019 to FY 2028
General Fund:	
Unmanned Aircraft Systems	$28,500
Dive Equipment	$11,500
Total Capital Expansion "Cash" Expenditures	**$40,000**
Average Annual Capital Expansion Expenditures[2]	$4,000
Average Annual Functional Population[3]	42,061
Annual Capital Expansion "Cash" Expenditures per Functional Resident[4]	**$0.10**
Residential Land Uses Credit Adjustment Factor[5]	1.35
Adjusted Annual Capital Expansion "Cash" Expenditures per Functional Resident[6]	**$0.14**

1) Source: San Carlos Park Fire Protection and Rescue Service District
2) Total capital expansion expenditures divided by 10 to calculate the average annual expenditures.
3) Source: Appendix A, Table A-24
4) Average annual capital expansion expenditures (Item 2) divided by the average annual functional population (Item 3)
5) Adjustment factor to reflect higher ad valorem taxes paid by new homes
6) Capital expansion expenditures per functional resident (Item 4) multiplied by the adjustment factor for residential land uses (Item 5)

Net Fire Rescue Impact Cost

Table XVI-6 summarizes the net impact cost per functional resident, which is the difference between the cost component and the credit component. The resulting net impact cost is $1,300 per functional resident for residential land uses and $1,301 per functional resident for non-residential land uses.

Table XVI-6

Net Impact Cost per Functional Resident

Variable	Figure
Total Impact Cost	
Total Impact Cost per Functional Resident[(1)]	$1,302.43
Total Revenue Credit	
Annual Capital Expansion "Cash" Credit per Functional Resident[(2)]	
- Residential Land Uses	$0.14
- Non-residential Land Uses	$0.10
- Capitalization Rate	4.50%
- Capitalization Period (years)	25
Capital Expansion "Cash" Credit per Functional Resident[(3)]	
- Residential Land Uses	$2.08
- Non-residential Land Uses	$1.48
Net Impact Cost	
Net Impact Cost per Functional Resident[(4)]	
- Residential Land Uses	**$1,300.35**
- Non-residential Land Uses	**$1,300.95**

1) Source: Table XVI-4
2) Source: Table XVI-5
3) Average annual capital expansion “cash” credit per functional resident (Item 2) over a capitalization rate of 4.5% for 25 years.
4) Total impact cost per functional resident (Item 1) less capital expansion “cash” credit per functional resident (Item 4)

Calculated Fire Rescue Impact Fee Schedule

Table XVI-7 presents the calculated fire rescue impact fee schedule for both residential and non-residential land uses, based on the net impact cost per functional resident. Also presented is a comparison of the District’s current adopted fee and the maximum allowable fees in compliance with F.S. 163.31801.

Table XVI-7

Calculated Fire Rescue Impact Fee Schedule

ITE LUC	Land Use	Impact Unit	Functional Residents per Unit[1]	Calculated Impact Fee[2]	Current Adopted Impact Fee[3]	Percent Change[4]	F.S. 163.31801 Maximum Impact Fee[5]	Percent Change[6]
	RESIDENTIAL:							
210	Single Family	du	1.65	**$2,146**	$766	180%	$1,149	50%
220/221/222	Multi-Family	du	0.82	**$1,066**	$582	83%	$873	50%
240	Mobile Home/RV Tied Down	du	0.84	**$1,092**	$559	95%	$838	50%
	TRANSIENT:							
310/320	Hotel/Motel	room	0.99	**$1,288**	$368	250%	$552	50%
	NON-RESIDENTIAL:							
822	Retail less than 40,000 sfgla	1,000 sfgla	1.97	**$2,563**	$820	213%	$1,230	50%
821	Retail 40,000 to 150,000 sfgla	1,000 sfgla	2.65	**$3,448**	$820	321%	$1,230	50%
820	Retail greater than 150,000 sfgla	1,000 sfgla	1.85	**$2,407**	$820	194%	$1,230	50%
710	Office	1,000 sf	0.67	**$872**	$398	119%	$597	50%
620	Public/Institutional	1,000 sf	0.70	**$911**	$237	284%	$355	50%
130	General Industrial	1,000 sf	0.21	**$273**	$146	87%	$219	50%
150	Public or Private Warehouse	1,000 sf	0.09	**$117**	$84	39%	$117	39%

1) Source: Appendix A, Table A-27 for residential and transient, assisted, group land uses and Table A-28 for non-residential land uses
2) Net impact cost per functional resident from Table XVI-6 multiplied by the functional residents per unit (Item 1) for each land use
3) Source: Lee County Community Development Department
4) Percent change from the current adopted impact fee (Item 3) to the calculated impact fee (Item 2)
5) Maximum allowable impact fee in compliance with 50-percent increase cap per F.S. 163.31801
6) Percent change from the current adopted impact fee (Item 3) to the F.S. 163.31801 maximum allowable impact fee (Item 5)

XVII. South Trail Fire Protection & Rescue Service District

This section provides the results of the fire rescue impact fee analysis for South Trail Fire & Rescue District ("South Trail FPRD").

Facility Inventory

Table XVII-1 presents the buildings and land inventory included in the impact fee calculations. As presented, the inventory includes a total of 48,100 square feet of building space and 5.45 acres of land.

The current value of the capital assets provides a measure of the investment made by the community into the fire rescue infrastructure. Building value is estimated at $550 per square foot and land value at $400,000 per acre. Appendix B presents the analysis conducted for building and land value estimates. These estimates result in a total building and land value of $28.6 million, with $26.4 million attributed to building value and $2.2 million to land value.

Table XVII-1

Buildings and Land Inventory

Building Name	Building Type	Address	Bays[1]	Square Feet[2]	Acres[3]	Building Value[4]	Land Value[5]	Total Building & Land Value[6]
Station 61[7]	Primary	2100 Crystal Drive	3	5,432	0.35	$2,987,600	$140,000	$3,127,600
Station 62	Primary	13500 Sophomore Lane	3	18,788	1.89	$10,333,400	$756,000	$11,089,400
Station 63	Primary	5531 Halifax Avenue	3	17,603	1.96	$9,681,650	$784,000	$10,465,650
Station 64	Primary	12780 Commonwealth Drive	2	4,755	1.00	$2,615,250	$400,000	$3,015,250
Fire Safety House	Support	2112 Crystal Drive	N/A	1,523	0.25	$837,650	$100,000	$937,650
Total				**48,101**	**5.45**	**$26,455,550**	**$2,180,000**	**$28,635,550**
Building Value per Square Foot[8]						**$550**		
Land Value per Acre[9]							**$400,000**	

1) Source: South Trail Fire Protection and Rescue Service District
2) Source: South Trail Fire Protection and Rescue Service District
3) Source: South Trail Fire Protection and Rescue Service District
4) Square feet (Item 2) multiplied by building value per square foot (Item 8)
5) Acres (Item 3) multiplied by land value per acre (Item 9)
6) Sum of building and land value (Items 4 and 5)
7) Excludes 700 square feet used by County EMS. The land is included at 100% since the District owns the land.
8) Source: Appendix B
9) Source: Appendix B

In addition to land and buildings, the fire rescue impact fee inventory includes the necessary vehicles and equipment required to perform its services. As presented in **Table XVII-2**, the total vehicle and equipment value is approximately $22.7 million.

Table XVII-2

Vehicle and Equipment Inventory

Description	Units[1]	Unit Value[2]	Total Value[3]
Vehicles			
Vehicles: Apparatus			
Engine (ALS)	7	$1,475,000	$10,325,000
Aerial Truck 100 foot (ALS)	1	$2,575,000	$2,575,000
Aerial Ladder 75 foot (ALS)	1	$2,125,000	$2,125,000
Brush (Heavy)	1	$400,000	$400,000
Brush (light)	1	$350,000	$350,000
Rescue (light ALS)	3	$300,000	$900,000
Rescue (mini-pumper ALS)	1	$600,000	$600,000
Vehicles: Special Units			
Marine <25'	1	$100,000	$100,000
Squad (Heavy Rescue)	1	$2,200,000	$2,200,000
4 wheel Drive UTV Special Event Vehicle	2	$30,000	$60,000
Chief (staff)	5	$100,000	$500,000
Chief (Battalion)	1	$120,000	$120,000
Fleet Service Vehicle	2	$200,000	$400,000
Inspector Vehicle	5	$100,000	$500,000
Pickup (Public Education)	1	$100,000	$100,000
Fleet Service Vehicle	2	$100,000	$200,000
Public Relations/PIO	1	$50,000	$50,000
Subtotal -- Vehicle Value			**$21,505,000**
Equipment			
Air Refill Station	2	$60,000	$120,000
Vehicle Lift	1	$120,000	$120,000
Inflatable Rescue Boat & Motor	1	$24,000	$24,000
Training Mannequin	1	$20,000	$20,000
Infant Training Mannequin	1	$24,000	$24,000
Facility Generator	4	$160,000	$640,000
Fuel Pumps	1	$150,000	$150,000
Status Interactive Boards	1	$15,000	$15,000
Extractor Washers	3	$17,000	$51,000

Table XVII-2 (Continued)

Vehicle and Equipment Inventory

Description	Units[1]	Unit Value[2]	Total Value[3]
Equipment			
IT Computer Server	1	$30,000	$30,000
SCBA FIT Tester	1	$19,000	$19,000
Subtotal -- Equipment Value			**$1,213,000**
Total Value			**$22,718,000**

1) Source: South Trail Fire Protection and Rescue Service District
2) Source: South Trail Fire Protection and Rescue Service District
3) Number of units (Item 1) multiplied by unit value (Item 2)

Level of Service

South Trail FPRD is served by four fire rescue stations, which results in a current level of service (LOS) of 15,400 weighted seasonal residents per fire station or 0.065 fire stations per 1,000 weighted seasonal residents. In terms of functional residents, the District's achieved LOS is 20,300 functional residents per or 0.049 stations per 1,000 functional residents.

Table XVII-3

Current Level of Service (2025)

Variable	2025 Population	
	Weighted	Functional
Fire Rescue Services		
Fire Service Area Population[1]	61,736	81,320
Number of Stations[2]	4	4
Population per Station[3]	15,434	20,330
Achieved LOS (Stations per 1,000 Population)[4]	**0.065**	**0.049**

1) Source: Appendix A, Table A-1 for weighted population and Table A-24 for functional population
2) Source: South Trail Fire Protection and Rescue Service District
3) Population (Item 1) divided by the number of stations (Item 2)
4) Number of stations (Item 2) divided by the population (Item 1) multiplied by 1,000

Cost Component

The cost component of the study evaluates the cost of all capital assets, including buildings, land, vehicles and equipment. **Table XVII-4** provides a summary of all owned capital costs, amounting to approximately $51.4 million.

In addition, Table XVII-4 also provides the impact cost per functional resident, which is calculated by multiplying the total asset value per station of $12.8 million by the current LOS (stations per 1,000 functional residents) of 0.049 and dividing by 1,000. As shown, this calculation results in approximately $629 per functional resident.

Table XVII-4

Total Impact Cost per Functional Resident

Variable	Figure	Percent of Total[9]
Building Value[1]	$26,455,550	52%
Land Value[2]	$2,180,000	4%
Vehicle & Equipment Value[3]	$22,718,000	44%
Total Asset Value[4]	**$51,353,550**	**100%**
Number of Stations[5]	4	
Asset Value per Station[6]	**$12,838,388**	
Achieved LOS (Stations per 1,000 Functional Residents)[7]	0.049	
Total Impact Cost per Functional Resident[8]	**$629.08**	

1) Source: Table XVII-1
2) Source: Table XVII-1
3) Source: Table XVII-2
4) Sum of building value (Item 1), land value (Item 2), and vehicle/equipment value (Item 3)
5) Source: South Trail Fire Protection and Rescue Service District
6) Total asset value (Item 4) divided by the number of stations (Item 5)
7) Source: Table XVII-3
8) Total asset value per station (Item 6) multiplied by the current LOS (Item 7) divided by 1,000
9) Distribution of total asset value

Credit Component and Net Fire Rescue Impact Cost

To avoid overcharging new development for the fire rescue impact fee, a review of the capital funding program for fire rescue services was completed. The purpose of this review was to determine any non-impact fee funding generated by new development that are being used for expansion of capital facilities, land, vehicles, and equipment included in the inventory. South Trail Fire Protection and Rescue Service District has not used non-impact fee revenue for capacity

projects in recent years and does not plan to do so in the near future, which would eliminate the need to provide capital expansion credit. However, to provide some level of flexibility to use other funds, a 10-percent credit is incorporated. If the South Trail Fire Protection and Rescue Service District allocates non-impact fee funding toward capacity projects more than this amount in the future, these calculations should be revised.

Table XVII-5 summarizes the net impact cost per functional resident, which is the difference between the cost component and the credit component. The resulting net impact cost is approximately $566 per functional resident.

Table XVII-5
Capital Expansion "Cash" Credit

Variable	Figure
Total Impact Cost	
Total Impact Cost per Functional Resident[(1)]	$629.08
Total Revenue Credit	
Capital Expansion Credit Percent[(2)]	10%
Capital Expansion Credit per Functional Resident[(3)]	$62.91
Net Impact Cost	
Net Impact Cost per Functional Resident[(4)]	**$566.17**

1) Source: Table XVII-4
2) An estimated 10% credit is provided to give the District the flexibility to use other revenue sources.
3) Total impact cost per functional resident (Item 1) multiplied by capital expansion credit percent (Item 2)
4) Total impact cost per functional resident (Item 1) less capital expansion credit per functional resident (Item 3)

Calculated Fire Rescue Impact Fee Schedule

Table XVII-6 presents the calculated fire rescue impact fee schedule for both residential and non-residential land uses, based on the net impact cost per functional resident. Also presented is a comparison of the District's current adopted fee and the maximum allowable fees in compliance with F.S. 163.31801.

Table XVII-6

Calculated Fire Rescue Impact Fee Schedule

ITE LUC	Land Use	Impact Unit	Functional Residents per Unit[1]	Calculated Impact Fee[2]	Current Adopted Imapct Fee[3]	Percent Change[4]	F.S. 163.31801 Maximum Impact Fee[5]	Percent Change[6]
	RESIDENTIAL:							
210	Single Family	du	1.65	**$934**	$534	75%	$801	50%
220/221/222	Multi-Family	du	0.82	**$464**	$406	14%	$464	14%
240	Mobile Home/RV Tied Down	du	0.84	**$476**	$390	22%	$476	22%
	TRANSIENT:							
310/320	Hotel/Motel	room	0.99	**$561**	$256	119%	$384	50%
	NON-RESIDENTIAL:							
822	Retail less than 40,000 sfgla	1,000 sfgla	1.97	**$1,115**	$571	95%	$856	50%
821	Retail 40,000 to 150,000 sfgla	1,000 sfgla	2.65	**$1,500**	$571	163%	$856	50%
820	Retail greater than 150,000 sfgla	1,000 sfgla	1.85	**$1,047**	$571	83%	$856	50%
710	Office	1,000 sf	0.67	**$379**	$278	36%	$379	36%
620	Public/Institutional	1,000 sf	0.70	**$396**	$166	139%	$249	50%
130	General Industrial	1,000 sf	0.21	**$119**	$101	18%	$119	18%
150	Public or Private Warehouse	1,000 sf	0.09	**$51**	$59	-14%	$51	-14%

1) Source: Appendix A, Table A-27 for residential and transient, assisted, group land uses and Table A-28 for non-residential land uses
2) Net impact cost per functional resident from Table XVII-5 multiplied by the functional residents per unit (Item 1) for each land use
3) Source: Lee County Community Development Department
4) Percent change from the current adopted impact fee (Item 3) to the calculated impact fee (Item 2)
5) Maximum allowable impact fee in compliance with 50-percent increase cap per F.S. 163.31801
6) Percent change from the current adopted impact fee (Item 3) to the F.S. 163.31801 maximum allowable impact fee (Item 5)

XVIII. Lee County Port Authority Fire Rescue

This section provides the results of the fire rescue impact fee analysis for Lee County Port Authority Fire Rescue.

Facility Inventory

Table XVIII-1 presents the buildings and land inventory included in the impact fee calculations. As presented, the inventory includes a total of 37,200 square feet of building space and 5.4 acres of land.

The current value of the capital assets provides a measure of the investment made by the community into the fire rescue infrastructure. Building value is estimated at $450 per square foot and the land value at $15,000 per acre. Appendix B presents the analysis of the building and land value estimates. These estimates result in a total building and land value of $16.8 million, with $16.7 million attributed to building value and the remaining to land value.

Table XVIII-1

Buildings and Land Inventory

Building Name	Address	Bays[1]	Square Feet[2]	Allocated Acres[3]	Building Value[4]	Land Value[5]	Total Building & Land Value[6]
ARFF Station 91 - Page Field Airport	4682 Terminal Drive	2	2,500	0.41	$1,125,000	$6,150	$1,131,150
ARFF Station 92 - Southwest Florida International Airport	17211 Perimeter Road	10	34,700	5.00	$15,615,000	$75,000	$15,690,000
Total			**37,200**	**5.41**	**$16,740,000**	**$81,150**	**$16,821,150**
Building Value per Square Foot[7]					**$450**		
Land Value per Acre[8]						**$15,000**	

1) Source: Lee County Port Authority Fire Rescue
2) Source: Lee County Port Authority Fire Rescue
3) Source: Lee County Port Authority Fire Rescue. Acreage reflects portion that the station occupies.
4) Square feet (Item 1) multiplied by building value per square foot (Item 7)
5) Allocated acres (Item 3) multiplied by land value per acre (Item 8)
6) Sum of building and land value (Items 4 and 5)
7) Source: Appendix B
8) Source: Appendix B

In addition to land and buildings, the fire rescue impact fee inventory includes the necessary vehicles and equipment required to perform its services. As presented in **Table XVIII-2**, the total vehicle and equipment value is approximately $11.7 million.

Table XVIII-2

Vehicle and Equipment Inventory

Description	Units[1]	Unit Value[2]	Total Value[3]
Vehicles			
Crash Trucks	4	$1,455,000	$5,820,000
Engines/Squads	3	$1,370,000	$4,110,000
Brush	1	$350,000	$350,000
Command	7	$140,000	$980,000
Response Trailers	5	$16,500	$82,500
UTV	1	$10,000	$10,000
Subtotal -- Vehicle Value			**$11,352,500**
Equipment			
No-Foam Trailer	1	$46,000	$46,000
Portable Radios	30	$10,537	$316,110
Subtotal -- Equipment Value			**$362,110**
Total Value			**$11,714,610**

1) Source: Lee County Port Authority Fire Rescue
2) Source: Lee County Port Authority Fire Rescue
3) Units (Item 1) multiplied by unit value (Item 2)

Level of Service

There was no information available to calculate the weighted seasonal and functional population with the same method as the other fire districts. As an alternative, the functional population figure shown in **Table XVIII-3** is calculated by multiplying the countywide functional population by the ratio of equivalent dwelling units in the Port Authority area to the countywide equivalent dwelling units. This information was provided by Lee County Development Services.

Lee County Port Authority is served by two fire rescue stations, which results in a current level of service (LOS) of 1,500 functional residents per fire station or 0.662 fire stations per 1,000 functional residents.

While the achieved LOS indicates the investment made by the community, it does not necessarily reflect the Port Authority's intended/goal LOS. Based on a review of the participating fire districts' levels of service, it was determined that the majority of fire districts serve a minimum of 6,000 residents per station. Given this, an alternative "capped LOS" calculation is prepared for illustrative purposes for any fire rescue provider that serves less than 6,000 residents per station. As shown, this results in a LOS of 0.167 stations per 1,000 functional residents.

Table XVIII-3

Current Level of Service (2025)

Variable	2025 Functional Population	Capped LOS[5]
Fire Rescue Services		
Fire Service Area Population[1]	3,022	-
Number of Stations[2]	2	2
Population per Station[3]	1,511	6,000
Achieved LOS (Stations per 1,000 Population)[4]	**0.662**	**0.167**

1) Countywide functional population from Appendix A, Table A-24 multiplied by the ratio of equivalent dwelling units (EDUs) in the Port Authority service area to that of countywide. Estimated based on information provided by Lee County Community Development Services
2) Source: Lee County Port Authority Fire Rescue
3) Fire service area population (Item 1) divided by the number of stations (Item 2)
4) Number of stations (Item 2) divided by the population (Item 1) multiplied by 1,000
5) Most Lee County fire districts are able to service on 6,000 functional residents or more. For illustrative purposes, this item shows the LOS if the district had one station per 6,000 functional residents.

Cost Component

The cost component of the study evaluates the cost of all capital assets, including buildings, land, vehicles and equipment. **Table XVIII-4** provides a summary of all capital costs, amounting to approximately $28.5 million.

In addition, Table XVIII-4 also provides the impact cost per functional resident, which is calculated by multiplying the total asset value per station of $14.3 million by the current LOS (stations per 1,000 functional residents) of 0.662 and dividing by 1,000. As shown, this calculation results in approximately $9,445 per functional resident. When utilizing the capped LOS of 0.167 stations per 1,000 functional residents, the result is $2,383 per functional resident.

Table XVIII-4

Total Impact Cost per Functional Resident

Variable	Figure	Percent of Total[9]		Capped LOS[10]
Building Value[1]	$16,740,000	58.6%		
Land Value[2]	$81,150	0.3%		
Vehicle & Equipment Value[3]	$11,714,610	41.1%		
Total Asset Value[4]	**$28,535,760**	**100.0%**		
Number of Stations[5]	2			
Asset Value per Station[6]	**$14,267,880**			
LOS (Stations per 1,000 Functional Residents)[7]	0.662			0.167
Total Impact Cost per Functional Resident[8]	**$9,445.34**			**$2,382.74**

1) Source: Table XVIII-1
2) Source: Table XVIII-1
3) Source: Table XVIII-2
4) Sum of building value (Item 1), land value (Item 2), and vehicle/equipment value (Item 3)
5) Source: Lee County Port Authority Fire Rescue
6) Total asset value (Item 4) divided by the number of stations (Item 5)
7) Source: Table XVIII-3
8) Total asset value per station (Item 6) multiplied by the current LOS (Item 7) divided by 1,000
9) Distribution of total asset value
10) Total asset value per station (Item 6) multiplied by the capped LOS (Item 7) divided by 1,000

Credit Calculations and Net Fire Rescue Impact Cost

To avoid overcharging new development for the fire rescue impact fee, a review of the capital funding program for fire rescue services was completed. The purpose of this review was to determine any non-impact fee funding generated by new development that are being used for expansion of capital facilities, land, vehicles, and equipment included in the inventory. The Port Authority has not used non-impact fee revenue for capacity projects in recent years and does not plan to do so in the near future, which would eliminate the need to provide capital expansion credit. However, to provide some level of flexibility to use other funds, a 10-percent credit is incorporated. If the Port Authority allocates non-impact fee funding toward capacity projects in excess of this amount in the future, these calculations should be revised.

Table XVIII-5 summarizes the net impact cost per functional resident, which is the difference between the cost component and the credit component. If utilizing the achieved LOS, the resulting net impact cost is approximately $8,501 per functional resident. With the capped LOS, the resulting net impact cost is $2,144 per functional resident.

Table XVIII-5

Net Impact Cost per Functional Resident

Variable	Figure	Capped LOS[5]
Total Impact Cost		
Total Impact Cost per Functional Resident[1]	$9,445.34	$2,382.74
Total Revenue Credit		
Capital Expansion Credit Percent[2]	10%	10%
Capital Expansion Credit per Functional Resident[3]	$944.53	$238.27
Net Impact Cost		
Net Impact Cost per Functional Resident[4]	**$8,500.81**	**$2,144.47**

1) Source: Table XVIII-3
2) An estimated 10% credit is provided to give the Port Authority the flexibility to use other revenue sources.
3) Total impact cost per functional resident (Item 1) multiplied by capital expansion credit percent (Item 2)
4) Total impact cost per functional resident (Item 1) less capital expansion "cash" credit per functional resident (Item 3)
5) Total impact cost per functional resident using capped LOS (Item 1) capital expansion "cash" credit per functional resident (Item 2)

Calculated Fire Rescue Impact Fee Schedule

Table XVIII-6 presents the calculated fire rescue impact fee schedule for both residential and non-residential land uses, based on the net impact cost per functional resident using the achieved and capped LOS. Also presented is a comparison of the current adopted fee and the maximum allowable fees in compliance with F.S. 163.31801.

Table XVIII-6

Calculated Fire Rescue Impact Fee Schedule

ITE LUC	Land Use	Impact Unit	Functional Residents per Unit[1]	Calculated Impact Fee[2]	Current Adopted Impact Fee[3]	Percent Change[4]	F.S. 163.31801 Maximum Impact Fee[5]	Percent Change[6]	Calculated Impact Fee with LOS Cap[7]	Percent Change[8]	F.S. 163.31801 Maximum Impact Fee[9]	Percent Change[10]
	RESIDENTIAL:											
210	Single Family	du	1.65	**$14,026**	$766	1731%	$1,149	50%	**$3,538**	362%	$1,149	50%
220/221/222	Multi-Family	du	0.82	**$6,971**	$582	1098%	$873	50%	**$1,758**	202%	$873	50%
240	Mobile Home/RV Tied Down	du	0.84	**$7,141**	$559	1177%	$838	50%	**$1,801**	222%	$838	50%
	TRANSIENT:											
310/320	Hotel/Motel	room	0.99	**$8,416**	$368	2187%	$552	50%	**$2,123**	477%	$552	50%
	NON-RESIDENTIAL:											
822	Retail less than 40,000 sfgla	1,000 sfgla	1.97	**$16,747**	$820	1942%	$1,230	50%	**$4,225**	415%	$1,230	50%
821	Retail 40,000 to 150,000 sfgla	1,000 sfgla	2.65	**$22,527**	$820	2647%	$1,230	50%	**$5,683**	593%	$1,230	50%
820	Retail greater than 150,000 sfgla	1,000 sfgla	1.85	**$15,726**	$820	1818%	$1,230	50%	**$3,967**	384%	$1,230	50%
710	Office	1,000 sf	0.67	**$5,696**	$398	1331%	$597	50%	**$1,437**	261%	$597	50%
620	Public/Institutional	1,000 sf	0.70	**$5,951**	$237	2411%	$355	50%	**$1,501**	533%	$355	50%
130	General Industrial	1,000 sf	0.21	**$1,785**	$146	1123%	$219	50%	**$450**	208%	$219	50%
150	Public or Private Warehouse	1,000 sf	0.09	**$765**	$84	811%	$126	50%	**$193**	130%	$126	50%

1) Source: Appendix A, Table A-27 for residential and transient, assisted, group land uses and Table A-28 for non-residential land uses
2) Net impact cost per functional resident from Table XVIII-5 (achieved LOS) multiplied by the functional residents per unit (Item 1) for each land use
3) Source: Lee County Community Development
4) Percent change from the current adopted impact fee (Item 3) to the calculated impact fee (Item 2)
5) Maximum allowable impact fee in compliance with 50 percent increase per F.S. 163.31801 when utilizing the achieved LOS calculations
6) Percent change from the current adopted impact fee (Item 3) to the F.S. 163.31801 maximum allowable impact fee (Item 5)
7) Net impact cost per functional resident from Table 6 (capped LOS) multiplied by the functional residents per unit (Item 1) for each land use
8) Percent change from the current adopted impact fee (Item 3) to the calculated impact fee with LOS Cap (Item 7)
9) Maximum allowable impact fee in compliance with 50-percent increase cap per F.S. 163.31801 when utilizing the LOS calculation with cap
10) Percent change from the current adopted impact fee (Item 3) to the F.S. 163.31801 maximum allowable impact fee with LOS cap (Item 9)

XIX. Tice Fire and Rescue District

This section provides the results of the fire rescue impact fee analysis for Tice Fire and Rescue District.

Facility Inventory

Table XIX-1 presents the buildings and land inventory included in the impact fee calculations. As presented, the inventory includes a total of 17,600 square feet of building space and 3.5 acres of land.

The current value of the capital assets provides a measure of the investment made by the community into the fire rescue infrastructure. Building value is estimated at $450 per square foot and the land value at $100,000 per acre. Appendix B presents the analysis of the building and land value estimates. These estimates result in a total building and land value of $8.28 million, with $7.92 million attributed to building value and $360,000 to land value.

Table XIX-1
Buildings and Land Inventory

Building Name	Address	Bays[1]	Square Feet[2]	Allocated Acres[3]	Building Value[4]	Land Value[5]	Total Building & Land Value[6]
Station 101	9351 Workmen Way	6	13,764	1.56	$6,193,800	$156,000	$6,349,800
Station 103[7]	5850 Buckingham Road	3	3,844	2.00	$1,729,800	$200,000	$1,929,800
Total			**17,608**	**3.56**	**$7,923,600**	**$356,000**	**$8,279,600**
Building Value per Square Foot[8]					**$450**		
Land Value per Acre[9]						**$100,000**	

1) Source: Tice Fire and Rescue District
2) Source: Tice Fire and Rescue District
3) Source: Tice Fire and Rescue District
4) Square feet (Item 1) multiplied by building value per square foot (Item 8)
5) Total acres (Item 3) multiplied by land value per acre (Item 9)
6) Sum of building and land value (Items 4 and 5)
7) Tice Fire and Rescue District has a long-term lease with the State of Florida for the portion occupied by the fire station (2 acres).
8) Source: Appendix B
9) Source: Appendix B

In addition to land and buildings, the fire rescue impact fee inventory includes the necessary vehicles and equipment required to perform its services. As presented in **Table XIX-2**, the total vehicle and equipment value is approximately $10.3 million.

Table XIX-2
Vehicle and Equipment Inventory

Description	Units[1]	Unit Value[2]	Total Value[3]
Vehicles			
Pumper (Engine)	3	$1,400,000	$4,200,000
Aerials	1	$2,000,000	$2,000,000
Tender	1	$600,000	$600,000
Rescue Vehicles	1	$600,000	$600,000
Brush Truck, Heavy	3	$450,000	$1,350,000
Brush Truck, Light	1	$400,000	$400,000
Boats	1	$25,000	$25,000
Command Vehicle	3	$145,000	$435,000
Service Truck	1	$85,000	$85,000
Subtotal -- Vehicle Value			**$9,695,000**
Equipment			
Laptops	7	$7,500	$52,500
SCBA Fill Station	1	$53,000	$53,000
Bunker Gear	58	$8,750	$507,500
Subtotal -- Equipment Value			**$613,000**
Total Value			**$10,308,000**

1) Source: Tice Fire and Rescue District
2) Source: Tice Fire and Rescue District
3) Number of units (Item 1) multiplied by unit value (Item 2)

Level of Service

Tice Fire and Rescue District is served by two fire rescue stations, which results in a current level of service (LOS) of 8,800 weighted seasonal residents per fire station or 0.113 fire stations per 1,000 weighted seasonal residents. In terms of functional residents, the District's achieved LOS is 9,000 functional residents per or 0.112 stations per 1,000 functional residents.

Table XIX-3

Current Level of Service (2025)

Variable	2025 Population	
	Weighted	Functional
Fire Rescue Services		
Fire Service Area Population[(1)]	17,639	17,902
Number of Stations[(2)]	2	2
Population per Station[(3)]	8,820	8,951
Achieved LOS (Stations per 1,000 Population)[(4)]	**0.113**	**0.112**

1) Source: Appendix A, Table A-1 for weighted population and Table A-24 for functional population
2) Source: Tice Fire and Rescue District
3) Population (Item 1) divided by the number of stations (Item 2)
4) Number of stations (Item 2) divided by the population (Item 1) multiplied by 1,000

Cost Component

The cost component of the study evaluates the cost of all capital assets, including buildings, land, vehicles and equipment. **Table XIX-4** provides a summary of all capital costs, amounting to approximately $18.6 million.

In addition, Table XIX-4 also provides the impact cost per functional resident, which is calculated by multiplying the total asset value per station of $9.3 million by the current LOS (stations per 1,000 functional residents) of 0.112 and dividing by 1,000. As shown, this calculation results in approximately $1,041 per functional resident.

Table XIX-4

Total Impact Cost per Functional Resident

Variable	Figure	Percent of Total[(9)]
Building Value[(1)]	$7,923,600	43%
Land Value[(2)]	$356,000	2%
Vehicle & Equipment Value[(3)]	$10,308,000	55%
Total Asset Value[(4)]	**$18,587,600**	**100%**
Number of Stations[(5)]	2	
Asset Value per Station[(6)]	**$9,293,800**	
Achieved LOS (Stations per 1,000 Functional Residents)[(7)]	0.112	
Total Impact Cost per Functional Resident[(8)]	**$1,040.91**	

1) Source: Table XIX-1
2) Source: Table XIX-1

3) Source: Table XIX-2
4) Sum of building value (Item 1), land value (Item 2), and vehicle/equipment value (Item 3)
5) Source: Tice Fire and Rescue District
6) Total asset value (Item 4) divided by the number of stations (Item 5)
7) Source: Table XIX-3
8) Total asset value per station (Item 6) multiplied by the current LOS (Item 7) divided by 1,000
9) Distribution of total asset value

Credit Component

To avoid overcharging new development for the fire rescue impact fee, a review of the capital funding program for fire rescue services was completed. The purpose of this review was to determine any non-impact fee funding generated by new development that are being used for expansion of capital facilities, land, vehicles, and equipment included in the inventory. It should be noted that the credit component does not include any capital renovation, maintenance, or operational expenses, as these types of expenditures cannot be funded with impact fee revenue.

Capital Expansion "Cash" Credit

Capital expansion expenditure credits per functional resident were calculated based on non-impact fee revenue funding for capital expansion projects completed or planned from FY 2019 to FY 2028. To calculate the capital expenditure per functional resident, the average annual capital expansion expenditures are divided by average functional population for the same period. As shown in **Table XIX-5**, the average annual expenditure over this ten-year period amounts to approximately $188,600 or $11 per functional resident per year.

Once the revenue credit per population is calculated, a credit adjustment is needed since the revenue credit is primarily funded with ad valorem tax revenues. This adjustment accounts for the fact that new homes tend to pay higher property taxes compared to older homes due to the "Save Our Homes" assessment cap. The adjustment factor was estimated based on a comparison of the average taxable value of newer homes to that of all homes. As presented, the adjusted revenue credit amounts to $15 per functional resident per year, which is used in the calculation of impact fee levels for residential land uses.

Table XIX-5

Capital Expansion "Cash" Credit

Expenditure[1]	FY 2019 to FY 2028
General Fund:	
Rescue Truck Ford F450	$150,000
Mobile Radios 1	$90,000
Zoll Monitors	$123,000
Rescue Tools	$40,000
Mobile Radios 2	$23,300
Staff Vehicle	$180,000
Staff Vehicle	$180,000
Fire Engine 2	$1,100,000
Total Capital Expansion "Cash" Expenditures	**$1,886,300**
Average Annual Capital Expansion Expenditures[2]	$188,630
Average Annual Functional Population[3]	17,390
Annual Capital Expansion "Cash" Expenditures per Functional Resident[4]	**$10.85**
Residential Land Uses Credit Adjustment Factor[5]	1.35
Adjusted Annual Capital Expansion "Cash" Expenditures per Functional Resident[6]	**$14.65**

1) Source: Tice Fire and Rescue District
2) Total capital expansion expenditures divided by 10 to calculate the average annual expenditures
3) Source: Appendix A, Table A-24
4) Average annual capital expansion expenditures (Item 2) divided by the average annual functional population (Item 3)
5) Adjustment factor to reflect higher ad valorem taxes paid by new homes
6) Annual capital expansion "cash" expenditures per functional resident (Item 4) multiplied by the residential land uses credit adjustment factor (Item 5)

Net Impact Cost

Table XIX-6 summarizes the net impact cost per functional resident, which is the difference between the cost component and the credit component. As shown, the net impact cost amounts to $824 per functional resident for residential land uses and $880 per functional resident for non-residential land uses.

Table XIX-6

Net Impact Cost per Functional Resident

Variable	Figure
Total Impact Cost	
Total Impact Cost per Functional Resident[(1)]	$1,040.91
Total Revenue Credit	
Annual Capital Expansion "Cash" Credit per Functional Resident[(2)]	
- Residential Land Uses	$14.65
- Non-Residential Land Uses	$10.85
- Capitalization Rate	4.50%
- Capitalization Period (years)	25
Capital Expansion "Cash" Credit per Functional Resident[(3)]	
- Residential Land Uses	$217.23
- Non-Residential Land Uses	$160.89
Net Impact Cost	
Net Impact Cost per Functional Resident[(4)]	
- Residential Land Uses	**$823.68**
- Non-Residential Land Uses	**$880.02**

1) Source: Table XIX-4
2) Source: Table XIX-5
3) Annual capital expansion "cash" credit per functional resident (Item 2) over a 25-year period with a capitalization rate of 4.5%. The capitalization rate is based on the information provided by Lee County.
4) Total impact cost per functional resident (Item 1) less capital expansion "cash" credit per functional resident (Item 4)

Calculated Fire Rescue Impact Fee Schedule

Table XIX-6 presents the calculated fire rescue impact fee schedule for both residential and non-residential land uses, based on the net impact cost per functional resident. Also presented is a comparison of the current adopted fee and the maximum allowable fees in compliance with F.S. 163.31801.

Table XIX-7

Calculated Fire Rescue Impact Fee Schedule

ITE LUC	Land Use	Impact Unit	Functional Residents per Unit[1]	Calculated Impact Fee[2]	Current Adopted Impact Fee[3]	Percent Change[4]	F.S. 163.31801 Maximum Impact Fee[5]	Percent Change[6]
	RESIDENTIAL:							
210	Single Family	du	1.65	**$1,359**	$766	77%	$1,149	50%
220/221/222	Multi-Family	du	0.82	**$675**	$582	16%	$675	16%
240	Mobile Home/RV Tied Down	du	0.84	**$692**	$559	24%	$692	24%
	TRANSIENT:							
310/320	Hotel/Motel	room	0.99	**$871**	$368	137%	$552	50%
	NON-RESIDENTIAL:							
822	Retail less than 40,000 sfgla	1,000 sfgla	1.97	**$1,734**	$820	111%	$1,230	50%
821	Retail 40,000 to 150,000 sfgla	1,000 sfgla	2.65	**$2,332**	$820	184%	$1,230	50%
820	Retail greater than 150,000 sfgla	1,000 sfgla	1.85	**$1,628**	$820	99%	$1,230	50%
710	Office	1,000 sf	0.67	**$590**	$398	48%	$590	48%
620	Public/Institutional	1,000 sf	0.70	**$616**	$237	160%	$355	50%
130	General Industrial	1,000 sf	0.21	**$185**	$146	27%	$185	27%
150	Public or Private Warehouse	1,000 sf	0.09	**$79**	$84	-6%	$79	-6%

1) Source: Appendix A, Table A-27 for residential and transient, assisted, group land uses and Table A-28 for non-residential land uses
2) Net impact cost per functional resident from Table XIX-6 multiplied by the functional residents per unit (Item 1) for each land use
3) Source: Lee County Community Development Department
4) Percent change from the current adopted impact fee (Item 3) to the calculated impact fee (Item 2)
5) Maximum allowable impact fee in compliance with 50 percent increase per F.S. 163.31801
6) Percent change from the current adopted impact fee (Item 3) to the F.S. 163.31801 maximum allowable impact fee (Item 5)

Appendix A

Population: Supplemental Information

Appendix A: Population

Fire/EMS impact fees require the use of population data in calculating levels of service, and demand and credit components. Given this, a consistent approach to developing population estimates and projections is an important component of the data compilation process. To accurately determine demand for services, not only the residents, or permanent population of each service area, but also the seasonal residents and visitors were considered. Seasonal residents include visitors and part-time residents, which are defined as living in Lee County for less than six months each year.

Table A-1 presents the population trends for weighted seasonal population. The projections indicate that the current weighted countywide seasonal population is approximately 909,200 and is estimated to increase to over 1 million by 2035. Based on these estimates, the projected population growth rate averages 1.4 percent per year between 2025 and 2035.

The EMS and fire districts weighted seasonal population estimates were calculated by adjusting the countywide population by the percent of the population within the EMS and fire district service areas. This adjustment is based on the socioeconomic data prepared as part of the Long Range Transportation Plan (LRTP) by the Lee County Metropolitan Planning Organization (MPO).

Table A-1

Weighted Seasonal Population Trends and Projections

Year	Countywide		EMS District			Alva			Bayshore		
	Countywide[1]	Percent Change[3]	EMS District[2]	Percent Change[3]	Percent of Countywide [4]	Fire District[2]	Percent Change[3]	Percent of Countywide [4]	Fire District[2]	Percent Change[3]	Percent of Countywide [4]
2015	734,758	2.2%	617,344	-	84.0%	2,498	-	0.3%	4,262	-	0.6%
2016	752,630	2.4%	630,740	2.2%	83.8%	2,573	3.0%	0.3%	4,570	7.2%	0.6%
2017	771,568	2.5%	644,427	2.2%	83.5%	2,650	3.0%	0.3%	4,900	7.2%	0.6%
2018	788,984	2.3%	658,411	2.2%	83.5%	2,730	3.0%	0.3%	5,254	7.2%	0.7%
2019	809,748	2.6%	672,699	2.2%	83.1%	2,812	3.0%	0.3%	5,634	7.2%	0.7%
2020	827,556	2.2%	687,368	2.2%	83.1%	2,896	3.0%	0.3%	6,041	7.2%	0.7%
2021	851,226	2.9%	699,053	1.7%	82.1%	2,968	2.5%	0.3%	6,361	5.3%	0.7%
2022	872,545	2.5%	710,937	1.7%	81.5%	3,042	2.5%	0.3%	6,698	5.3%	0.8%
2023	871,252	-0.1%	723,023	1.7%	83.0%	3,117	2.5%	0.4%	7,053	5.3%	0.8%
2024	899,562	3.2%	735,314	1.7%	81.7%	3,194	2.5%	0.4%	7,427	5.3%	0.8%
2025	**909,225**	**1.1%**	**747,928**	**1.7%**	**82.3%**	**3,273**	**2.5%**	**0.4%**	**7,819**	**5.3%**	**0.9%**
2026	924,500	1.7%	759,222	1.5%	82.1%	3,346	2.2%	0.4%	8,144	4.2%	0.9%
2027	940,032	1.7%	770,686	1.5%	82.0%	3,421	2.2%	0.4%	8,483	4.2%	0.9%
2028	955,824	1.7%	782,323	1.5%	81.8%	3,498	2.3%	0.4%	8,836	4.2%	0.9%
2029	971,882	1.7%	794,136	1.5%	81.7%	3,576	2.2%	0.4%	9,204	4.2%	0.9%
2030	988,194	1.7%	806,267	1.5%	81.6%	3,656	2.2%	0.4%	9,585	4.1%	1.0%
2031	1,000,052	1.2%	814,733	1.1%	81.5%	3,720	1.8%	0.4%	9,874	3.0%	1.0%
2032	1,012,053	1.2%	823,288	1.1%	81.3%	3,785	1.7%	0.4%	10,171	3.0%	1.0%
2033	1,024,198	1.2%	831,933	1.1%	81.2%	3,851	1.7%	0.4%	10,477	3.0%	1.0%
2034	1,036,487	1.2%	840,668	1.0%	81.1%	3,918	1.7%	0.4%	10,792	3.0%	1.0%
2035	1,048,997	1.2%	849,688	1.1%	81.0%	3,986	1.7%	0.4%	11,119	3.0%	1.1%

Table A-1 (Continued)

Weighted Seasonal Population Trends and Projections

Year	Bonita Springs			Captiva			Estero			Fort Myers		
	Fire District[2]	Percent Change[3]	Percent of Countywide [4]	Fire District[2]	Percent Change[3]	Percent of Countywide [4]	Fire District[2]	Percent Change[3]	Percent of Countywide [4]	Fire District[2]	Percent Change[3]	Percent of Countywide [4]
2015	57,164	-	7.8%	2,278	-	0.3%	40,779	-	5.5%	76,488	-	10.4%
2016	57,959	1.4%	7.7%	2,286	0.4%	0.3%	41,774	2.4%	5.6%	78,599	2.8%	10.4%
2017	58,765	1.4%	7.6%	2,294	0.3%	0.3%	42,793	2.4%	5.5%	80,768	2.8%	10.5%
2018	59,582	1.4%	7.6%	2,302	0.3%	0.3%	43,837	2.4%	5.6%	82,997	2.8%	10.5%
2019	60,410	1.4%	7.5%	2,310	0.3%	0.3%	44,907	2.4%	5.5%	85,288	2.8%	10.5%
2020	61,239	1.4%	7.4%	2,317	0.3%	0.3%	46,012	2.5%	5.6%	87,638	2.8%	10.6%
2021	61,870	1.0%	7.3%	2,326	0.4%	0.3%	46,918	2.0%	5.5%	89,575	2.2%	10.5%
2022	62,507	1.0%	7.2%	2,335	0.4%	0.3%	47,842	2.0%	5.5%	91,555	2.2%	10.5%
2023	63,151	1.0%	7.2%	2,344	0.4%	0.3%	48,784	2.0%	5.6%	93,578	2.2%	10.7%
2024	63,801	1.0%	7.1%	2,353	0.4%	0.3%	49,745	2.0%	5.5%	95,646	2.2%	10.6%
2025	**64,464**	**1.0%**	**7.1%**	**2,364**	**0.5%**	**0.3%**	**50,735**	**2.0%**	**5.6%**	**97,742**	**2.2%**	**10.8%**
2026	65,057	0.9%	7.0%	2,366	0.1%	0.3%	51,608	1.7%	5.6%	99,619	1.9%	10.8%
2027	65,656	0.9%	7.0%	2,368	0.1%	0.3%	52,496	1.7%	5.6%	101,532	1.9%	10.8%
2028	66,260	0.9%	6.9%	2,370	0.1%	0.2%	53,399	1.7%	5.6%	103,481	1.9%	10.8%
2029	66,870	0.9%	6.9%	2,372	0.1%	0.2%	54,317	1.7%	5.6%	105,468	1.9%	10.9%
2030	67,494	0.9%	6.8%	2,372	0.0%	0.2%	55,240	1.7%	5.6%	107,516	1.9%	10.9%
2031	67,838	0.5%	6.8%	2,359	-0.5%	0.2%	55,925	1.2%	5.6%	109,043	1.4%	10.9%
2032	68,184	0.5%	6.7%	2,346	-0.6%	0.2%	56,618	1.2%	5.6%	110,591	1.4%	10.9%
2033	68,532	0.5%	6.7%	2,333	-0.6%	0.2%	57,320	1.2%	5.6%	112,161	1.4%	11.0%
2034	68,882	0.5%	6.6%	2,320	-0.6%	0.2%	58,031	1.2%	5.6%	113,754	1.4%	11.0%
2035	69,234	0.5%	6.6%	2,308	-0.5%	0.2%	58,744	1.2%	5.6%	115,390	1.4%	11.0%

Table A-1 (Continued)

Weighted Seasonal Population Trends and Projections

Year	Fort Myers Beach			Fort Myers Shores			Iona-Mcgregor			Lehigh Acres		
	Fire District[2]	Percent Change[3]	Percent of Countywide [4]	Fire District[2]	Percent Change[3]	Percent of Countywide [4]	Fire District[2]	Percent Change[3]	Percent of Countywide [4]	Fire District[2]	Percent Change[3]	Percent of Countywide [4]
2015	15,209	-	2.1%	11,315	-	1.5%	65,540	-	8.9%	102,205	-	13.9%
2016	15,326	0.8%	2.0%	11,691	3.3%	1.6%	66,549	1.5%	8.8%	106,283	4.0%	14.1%
2017	15,444	0.8%	2.0%	12,079	3.3%	1.6%	67,574	1.5%	8.8%	110,524	4.0%	14.3%
2018	15,563	0.8%	2.0%	12,480	3.3%	1.6%	68,615	1.5%	8.7%	114,934	4.0%	14.6%
2019	15,683	0.8%	1.9%	12,894	3.3%	1.6%	69,672	1.5%	8.6%	119,520	4.0%	14.8%
2020	15,806	0.8%	1.9%	13,324	3.3%	1.6%	70,756	1.6%	8.5%	124,299	4.0%	15.0%
2021	15,880	0.5%	1.9%	13,677	2.6%	1.6%	71,570	1.2%	8.4%	128,190	3.1%	15.1%
2022	15,955	0.5%	1.8%	14,039	2.6%	1.6%	72,393	1.1%	8.3%	132,202	3.1%	15.2%
2023	16,030	0.5%	1.8%	14,411	2.6%	1.7%	73,226	1.2%	8.4%	136,340	3.1%	15.6%
2024	16,105	0.5%	1.8%	14,793	2.7%	1.6%	74,068	1.1%	8.2%	140,607	3.1%	15.6%
2025	**16,184**	**0.5%**	**1.8%**	**15,184**	**2.6%**	**1.7%**	**74,920**	**1.2%**	**8.2%**	**145,021**	**3.1%**	**15.9%**
2026	16,247	0.4%	1.8%	15,530	2.3%	1.7%	75,692	1.0%	8.2%	148,893	2.7%	16.1%
2027	16,310	0.4%	1.7%	15,884	2.3%	1.7%	76,472	1.0%	8.1%	152,868	2.7%	16.3%
2028	16,374	0.4%	1.7%	16,246	2.3%	1.7%	77,260	1.0%	8.1%	156,950	2.7%	16.4%
2029	16,438	0.4%	1.7%	16,616	2.3%	1.7%	78,056	1.0%	8.0%	161,141	2.7%	16.6%
2030	16,503	0.4%	1.7%	16,997	2.3%	1.7%	78,858	1.0%	8.0%	165,424	2.7%	16.7%
2031	16,496	0.0%	1.6%	17,281	1.7%	1.7%	79,339	0.6%	7.9%	168,749	2.0%	16.9%
2032	16,489	0.0%	1.6%	17,570	1.7%	1.7%	79,823	0.6%	7.9%	172,141	2.0%	17.0%
2033	16,482	0.0%	1.6%	17,863	1.7%	1.7%	80,310	0.6%	7.8%	175,601	2.0%	17.1%
2034	16,475	0.0%	1.6%	18,161	1.7%	1.8%	80,800	0.6%	7.8%	179,131	2.0%	17.3%
2035	16,469	0.0%	1.6%	18,462	1.7%	1.8%	81,297	0.6%	7.7%	182,735	2.0%	17.4%

Table A-1 (Continued)

Weighted Seasonal Population Trends and Projections

Year	Matlacha-Pine Island			North Fort Myers			San Carlos			South Trail			Tice		
	Fire District[2]	Percent Change[3]	Percent of Countywide [4]	Fire District[2]	Percent Change[3]	Percent of Countywide [4]	Fire District[2]	Percent Change[3]	Percent of Countywide [4]	Fire District[2]	Percent Change[3]	Percent of Countywide [4]	Fire District[2]	Percent Change[3]	Percent of Countywide [4]
2015	12,344	-	1.7%	33,358	-	4.5%	33,431	-	4.5%	54,152	-	7.4%	14,328	-	2.0%
2016	12,518	1.4%	1.7%	34,616	3.8%	4.6%	34,675	3.7%	4.6%	54,964	1.5%	7.3%	14,658	2.3%	1.9%
2017	12,695	1.4%	1.6%	35,921	3.8%	4.7%	35,965	3.7%	4.7%	55,788	1.5%	7.2%	14,995	2.3%	1.9%
2018	12,874	1.4%	1.6%	37,275	3.8%	4.7%	37,303	3.7%	4.7%	56,625	1.5%	7.2%	15,340	2.3%	1.9%
2019	13,056	1.4%	1.6%	38,680	3.8%	4.8%	38,691	3.7%	4.8%	57,474	1.5%	7.1%	15,693	2.3%	1.9%
2020	13,241	1.4%	1.6%	40,136	3.8%	4.8%	40,136	3.7%	4.8%	58,343	1.5%	7.1%	16,055	2.3%	1.9%
2021	13,389	1.1%	1.6%	41,312	2.9%	4.9%	41,312	2.9%	4.9%	59,008	1.1%	6.9%	16,360	1.9%	1.9%
2022	13,539	1.1%	1.6%	42,522	2.9%	4.9%	42,522	2.9%	4.9%	59,681	1.1%	6.8%	16,671	1.9%	1.9%
2023	13,691	1.1%	1.6%	43,768	2.9%	5.0%	43,768	2.9%	5.0%	60,361	1.1%	6.9%	16,988	1.9%	1.9%
2024	13,844	1.1%	1.5%	45,050	2.9%	5.0%	45,050	2.9%	5.0%	61,049	1.1%	6.8%	17,311	1.9%	1.9%
2025	**14,002**	**1.1%**	**1.5%**	**46,370**	**2.9%**	**5.1%**	**46,370**	**2.9%**	**5.1%**	**61,736**	**1.1%**	**6.8%**	**17,639**	**1.9%**	**1.9%**
2026	14,143	1.0%	1.5%	47,548	2.5%	5.1%	47,548	2.5%	5.1%	62,360	1.0%	6.7%	17,916	1.6%	1.9%
2027	14,286	1.0%	1.5%	48,756	2.5%	5.2%	48,756	2.5%	5.2%	62,990	1.0%	6.7%	18,197	1.6%	1.9%
2028	14,430	1.0%	1.5%	49,994	2.5%	5.2%	49,994	2.5%	5.2%	63,626	1.0%	6.7%	18,483	1.6%	1.9%
2029	14,576	1.0%	1.5%	51,264	2.5%	5.3%	51,264	2.5%	5.3%	64,269	1.0%	6.6%	18,773	1.6%	1.9%
2030	14,724	1.0%	1.5%	52,572	2.6%	5.3%	52,572	2.6%	5.3%	64,924	1.0%	6.6%	19,072	1.6%	1.9%
2031	14,799	0.5%	1.5%	53,560	1.9%	5.4%	53,560	1.9%	5.4%	65,320	0.6%	6.5%	19,282	1.1%	1.9%
2032	14,874	0.5%	1.5%	54,567	1.9%	5.4%	54,567	1.9%	5.4%	65,718	0.6%	6.5%	19,494	1.1%	1.9%
2033	14,950	0.5%	1.5%	55,593	1.9%	5.4%	55,593	1.9%	5.4%	66,119	0.6%	6.5%	19,708	1.1%	1.9%
2034	15,026	0.5%	1.4%	56,638	1.9%	5.5%	56,638	1.9%	5.5%	66,522	0.6%	6.4%	19,925	1.1%	1.9%
2035	15,106	0.5%	1.4%	57,695	1.9%	5.5%	57,695	1.9%	5.5%	66,926	0.6%	6.4%	20,141	1.1%	1.9%

1) Source: Appendix A, Table A-29
2) Countywide population (Item 1) adjusted by the percent of the population within the EMS or fire rescue service area. Adjustment is based on the socioeconomic data prepared as part of the 2045 Long Range Transportation Plan (LRTP) by the Lee County Metropolitan Planning Organization (MPO).
3) Annual percent change
4) Service area population (Item 2) divided by countywide population (Item 1)

Apportionment of Demand by Residential Unit Type and Size

Tables A-2 through **A-4** present the population per housing unit (PPH) for the residential categories based on the weighted seasonal population. This analysis includes all housing units, both occupied and vacant. For EMS and the City of Fort Myers, the PPH figures shown reflect data from these areas. For the remaining districts, the PPH includes all the participating fire districts data (excluding the City of Fort Myers). This combined PPH was calculated primarily due to limited sample sizes at individual fire district levels.

Table A-2

Persons per Household by Housing Type, EMS Service Area

Housing Type	Weighted Population[(1)]	Housing Units[(2)]	Weighted Residents per Housing Unit[(3)]
Single Family	501,144	223,029	2.25
Multi-Family	153,086	115,172	1.33
Mobile Home/RV Tied Down	48,399	39,608	1.22

1) Source: 2023 ACS 5-Yr Estimates, Table B25033, adjusted for seasonal population (9%)
2) Source: 2023 ACS 5-Yr Estimates, Table DP04
3) Weighted population (Item 1) divided by housing units (Item 2)

Table A-3

Persons per Household by Housing Type, City of Fort Myers

Housing Type	Weighted Population[(1)]	Housing Units[(2)]	Weighted Residents per Housing Unit[(3)]
Single Family	52,166	21,720	2.40
Multi-Family	42,936	24,371	1.76
Mobile Home/RV Tied Down	1,178	968	1.22

1) Source: 2023 ACS 5-Yr Estimates, Table B25033, adjusted for seasonal population (9%)
2) Source: 2023 ACS 5-Yr Estimates, Table DP04
3) Weighted population (Item 1) divided by housing units (Item 2)

Table A-4

Persons per Household by Housing Type, Fire Districts

Housing Type	Weighted Population[1]	Housing Units[2]	Weighted Residents per Housing Unit[3]
Single Family	380,285	159,020	2.39
Multi-Family	95,932	81,058	1.18
Mobile Home/RV Tied Down	45,561	37,733	1.21

1) Source: 2023 ACS 5-Yr Estimates, Table B25033, adjusted for seasonal population (9%)
2) Source: 2023 ACS 5-Yr Estimates, Table DP04
3) Weighted population (Item 1) divided by housing units (Item 2)

Functional Population

Functional population, as used in the impact fee analysis, is a generally accepted methodology for several impact fee areas and is based on the assumption that demand for certain facilities is generally proportional to the presence of people at a land use, including residents, employees, and visitors. It is not enough to simply add resident population to the number of employees, since the service demand characteristics can vary considerably by type of industry.

Functional population is the equivalent number of people occupying space within a community on a 24-hour-day, 7-days-a-week basis. A person living and working in the community will have the functional population coefficient of 1.0. A person living in the community but working elsewhere may spend only 16 hours per day in the community on weekdays and 24 hours per day on weekends for a functional population coefficient of 0.76 (128-hour presence divided by 168 hours in one week). A person commuting into the service area to work five days per week would have a functional population coefficient of 0.30 (50-hour presence divided by 168 hours in one week). Similarly, a person traveling into the community to shop at stores, perhaps averaging 8 hours per week, would have a functional population coefficient of 0.05.

Functional population thus tries to capture the presence of all people within the community, whether residents, workers, or visitors, to arrive at a total estimate of effective population needed to be served.

This form of adjusting population to help measure real facility needs replaces the population approach of merely weighting residents two-thirds and workers one-third (Nelson and Nicholas

1992)[1]. By estimating the functional and weighted population per unit of land use across all major land uses in a community, an estimate of the demand for certain facilities and services in the present and future years can be calculated. The following paragraphs explain how functional population is calculated for residential and non-residential land uses.

Residential Functional Population

Developing the residential component of functional population is simpler than developing the non-residential component. It is generally estimated that people spend one-half to three-fourths of their time at home and the rest of each 24-hour day away from their place of residence. In developing the residential component of the functional population, an analysis of Lee County's population and employment characteristics was conducted. **Tables A-5** and **A-6** present this analysis on a countywide basis. Based on this analysis, people in the county, on average, spend 16.6 hours each day at their place of residence. This corresponds to approximately 69 percent of each 24-hour day at their place of residence and the remaining 31 percent away from home.

The resulting percentage from Table A-6 is used in the calculation of the residential coefficient for the 24-hour functional population. These calculations are presented in Table A-7.

Table A-5

Population & Employment Characteristics, Countywide

Variable	Year 2022
Total workers living in Lee County (2022)(1)	309,092
Lee County Population (2022)(2)	772,902
Total workers as a percent of population(3)	**40.0%**
School age population (5-17 years) (2022)(4)	98,456
School age population as a percent of population(5)	**12.7%**
Population net of workers and school age population(6)	365,354
Other population as a percent of total population(7)	**47.3%**

1) Source: Census OnTheMap 2022
2) Source: ACS 2022 5-Yr Estimates, Table S0101
3) Total workers (Item 1) divided by total population (Item 2)
4) Source: ACS 2022 5-Yr Estimates, Table S0101
5) Total school age population (Item 4) divided by total population (Item 2)
6) Countywide population (Item 2) less total workers (Item 1) and school age population (Item 4)
7) Population net of workers and school age population (Item 6) divided by countywide population (Item 2)

[1] Arthur C. Nelson and James C. Nicholas, "Estimating Functional Population for Facility Planning," *Journal of Urban Planning and Development* 118(2): 45-58 (1992)

Table A-6

Residential Coefficient for 24-Hour Functional Population

Population Group	Hours at Residence[1]	Percent of Population[2]	Effective Hours[3]
Workers	13	40.0%	5.2
Students	15	12.7%	1.9
Other	20	47.3%	9.5
Total Hours at Residence[4]			16.6
Residential Functional Population Coefficient[5]			**69.2%**

1) Estimated
2) Source: Table A-5
3) Hours at residence (Item 1) multiplied by the percent of population (Item 2)
4) Sum of effective hours (Item 3)
5) Sum of effective hours (Item 4) divided by 24

Non-Residential Functional Population

Given the varying characteristics of non-residential land uses, developing the estimates of functional residents for non-residential land uses is more complicated than developing estimated functional residents for residential land uses. Nelson and Nicholas originally introduced a method for estimating functional resident population, which is now widely used in the industry. This method uses trip generation data from the Institute of Transportation Engineers' (ITE) Trip Generation Manual and Benesch's Trip Characteristics Database, information of passengers per vehicle, workers per vehicle, length of time spent at the land use, and other variables from sources noted.

Specific calculations include:

- Total one-way trips per employee (trips multiplied by 50 percent to avoid double counting entering and exiting trips as two trips).
- Visitors per impact unit based on occupants per vehicle (trips multiplied by occupants per vehicle less employees).
- Worker hours per week per impact unit (such as nine worker-hours per day multiplied by five days in a work week).
- Visitor hours per week per impact unit (visitors multiplied by number of hours per day times relevant days in a week, such as five for offices and seven for retail shopping).
- Functional population coefficients per employee developed by estimating time spent by employees and visitors at each land use.

Table A-7 shows the functional population coefficients for residential and non-residential uses, which are used to estimate the 2025 functional population levels in **Tables A-8** through **A-23**.

Table A-7

Functional Population Coefficients

Population/ Employment Category	ITE LUC	Employee Hours In-Place[1]	Trips per Employee[2]	One-Way Trips per Employee[3]	Journey-to-Work Occupants per Trip[4]	Daily Occupants per Trip[5]	Visitors per Employee[6]	Visitor Hours per Trip[1]	Days per Week[7]	Functional Population Coefficient[8]
Population										0.692
Natural Resources	N/A	9.00	4.02	2.01	1.32	1.38	0.12	1.00	7.00	0.380
Construction	110	9.00	4.02	2.01	1.32	1.38	0.12	1.00	5.00	0.271
Manufacturing	140	9.00	2.67	1.34	1.32	1.38	0.08	1.00	5.00	0.270
Transportation, Communication, Utilities	110	9.00	4.02	2.01	1.32	1.38	0.12	1.00	5.00	0.271
Wholesale Trade	150	9.00	5.05	2.53	1.32	1.38	0.15	1.00	5.00	0.272
Retail Trade	820	9.00	56.10	28.05	1.24	1.73	13.74	1.50	7.00	1.234
Finance, Insurance, Real Estate	710	9.00	3.44	1.72	1.24	1.73	0.84	1.00	5.00	0.293
Services[9]	N/A	9.00	20.34	10.17	1.24	1.73	4.98	1.00	6.00	0.499
Government[10]	730	9.00	7.45	3.73	1.24	1.73	1.83	1.00	7.00	0.451

(1) Estimated

(2) Trips per employee represents all trips divided by the number of employees and is based on Trip Generation 12th Edition (Institute of Transportation Engineers 2025) as follows:

ITE Code 110 at 4.02 weekday trips per employee, General Urban/Suburban and Rural (Land Uses 000-399), page 59

ITE Code 140 at 2.67 weekday trips per employee,General Urban/Suburban and Rural (Land Uses 000-399), page 93

ITE Code 150 at 5.05 weekday trips per employee, General Urban/Suburban and Rural (Land Uses 000-399), page 119

ITE Code 710 at 3.44 weekday trips per employee, General Urban/Suburban and Rural (Land Uses 400-799), page 683

ITE Code 730 at 7.45 weekday trips per employee, General Urban/Suburban and Rural (Land Uses 400-799), page 751

ITE Code 820 (Volume 5, page 90) based on blended average of trips by retail center size calculated below.

Trips per retail employee from the following table:

Retail Scale	*Trip Rate*	*Sq Ft per Employee*[11]	*Trips per Employee*	*Share*	*Weighted Trips*
Retail (Less than 40k sq. ft.)	54.45	890	48	50.0%	24.00
Retail (40k to 150k sq. ft.)	65.38	1,152	75	35.0%	26.25
Retail (greater than 150k sq. ft.	36.39	1,070	39	15.0%	5.85
Sum of Weighted Trips/1k sq.ft.					56.10

(3) Trip per employee (Item 2) multiplied by 0.5.

(4) Journey-to-Work Occupants per Trip from 2001 National Household Travel Survey (FHWA 2001) as follows:

1.32 occupants per Construction, Manufacturing, TCU, and Wholesale trip

1.24 occupants per Retail Trade, FIRE, and Services trip

(5) Daily Occupants per Trip from 2001 National Household Travel Survey (FHWA 2001) as follows:

1.38 occupants per Construction, Manufacturing, TCU, and Wholesale trip

1.73 occupants per Retail Trade, FIRE, and Services trip

(6) [Daily occupants per trip (Item 5) multiplied by one-way trips per employee (Item 3)] - [(Journey-to-Work occupants per trip (Item 4) multiplied by one-way trips per employee (Item 3)]

(7) Typical number of days per week that indicated industries provide services and relevant government services are available.

(8) Table A-6 for residential and the equation below to determine the Functional Population Coefficient per Employee for all land-use categories except residential includes the following:

$$\frac{(\text{Days per Week} \times \text{Employee Hours in Place}) + (\text{Visitors per Employee} \times \text{Visitor Hours per Trip} \times \text{Days per Week})}{(24 \text{ Hours per Day} \times 7 \text{ Days per Week})}$$

(9) Trips per employee for the services category is the average trips per employee for the following service related land use categories: quality restaurant, high-turnover restaurant, supermarket, hotel, motel, elementary school, middle school, high school, hospital, medical office, and church. Source for the trips per employee figure from ITE, 12th edition, when available.

(10) Includes Federal Civilian Government, Federal Military Government, and State and Local Government categories.

(11) Square feet per retail employee from the Energy Information Administration from Table B-1 of the Commercial Energy Building Survey, 2018

Table A-8

Functional Population, EMS District

Population Category	Baseline Data[1]	Functional Resident Coefficient[2]	Functional Population[3]
2025 Weighted Seasonal Population	747,928	0.692	517,566
Employment Category			
Natural Resources	3,931	0.380	1,494
Construction	46,395	0.271	12,573
Manufacturing	8,771	0.270	2,368
Transportation, Communication, and Utilities	22,664	0.271	6,142
Wholesale Trade	10,136	0.272	2,757
Retail Trade	47,831	1.234	59,023
Finance, Insurance, and Real Estate	62,920	0.293	18,436
Services	190,728	0.499	95,173
Government Services	45,317	0.451	20,438
Total Employment by Category Population[4]	438,693		218,404
2025 Total Functional Population[5]			**735,970**

1) Source: Table A-1 for population and 2025 Woods & Poole for employment data which were adjusted according to socioeconomic data prepared as part of the Long Range Transportation Plan (LRTP) by the Lee County Metropolitan Planning Organization (MPO).
2) Source: Table A-7
3) Baseline data (Item 1) by the functional resident coefficient (Item 2)
4) The total employment population by category is the sum of the employment figures from the nine employment categories (e.g., natural resources, construction, etc.)
5) The total functional population is the sum of the residential functional population and the employment functional population.

Table A-9

Functional Population, Alva Fire Control & Rescue Service District

Population Category	Baseline Data[1]	Functional Resident Coefficient[2]	Functional Population[3]
2025 Weighted Seasonal Population	3,273	0.692	2,265
Employment Category			
Natural Resources	11	0.380	4
Construction	134	0.271	36
Manufacturing	25	0.270	7
Transportation, Communication, and Utilities	66	0.271	18
Wholesale Trade	29	0.272	8
Retail Trade	139	1.234	172
Finance, Insurance, and Real Estate	182	0.293	53
Services	553	0.499	276
Government Services	131	0.451	59
Total Employment by Category Population[4]	1,270		633
2025 Total Functional Population[5]			**2,898**

1) Source: Table A-1 for population and 2025 Woods & Poole for employment data which were adjusted according to socioeconomic data prepared as part of the Long Range Transportation Plan (LRTP) by the Lee County Metropolitan Planning Organization (MPO).
2) Source: Table A-7
3) Baseline data (Item 1) multiplied by the functional resident coefficient (Item 2)
4) Sum of the employment figures from the nine employment categories (e.g., natural resources, construction, etc.)
5) Sum of the residential functional population and the employment functional population

Table A-10

Functional Population, Bayshore Fire Protection & Rescue Service District

Population Category	Baseline Data[1]	Functional Resident Coefficient[2]	Functional Population[3]
2025 Weighted Seasonal Population	7,819	0.692	5,411
Employment Category			
Natural Resources	28	0.380	11
Construction	334	0.271	91
Manufacturing	63	0.270	17
Transportation, Communication, and Utilities	163	0.271	44
Wholesale Trade	73	0.272	20
Retail Trade	344	1.234	424
Finance, Insurance, and Real Estate	452	0.293	132
Services	1,371	0.499	684
Government Services	326	0.451	147
Total Employment by Category Population[4]	3,154		1,570
2025 Total Functional Population[5]			**6,981**

1) Source: Table A-1 for population and 2025 Woods & Poole for employment data which were adjusted according to socioeconomic data prepared as part of the Long Range Transportation Plan (LRTP) by the Lee County Metropolitan Planning Organization (MPO).
2) Source: Table A-7
3) Baseline data (Item 1) multiplied by the functional resident coefficient (Item 2)
4) Sum of the employment figures from the nine employment categories (e.g., natural resources, construction, etc.)
5) Sum of the residential functional population and the employment functional population

Table A-11

Functional Population, Bonita Springs Fire Control & Rescue District

Population Category	Baseline Data[1]	Functional Resident Coefficient[2]	Functional Population[3]
2025 Weighted Seasonal Population	64,464	0.692	44,609
Employment Category			
Natural Resources	301	0.380	114
Construction	3,555	0.271	963
Manufacturing	672	0.270	181
Transportation, Communication, and Utilities	1,736	0.271	470
Wholesale Trade	777	0.272	211
Retail Trade	3,665	1.234	4,523
Finance, Insurance, and Real Estate	4,821	0.293	1,413
Services	14,613	0.499	7,292
Government Services	3,472	0.451	1,566
Total Employment by Category Population[4]	33,612		16,733
2025 Total Functional Population[5]			**61,342**

1) Source: Table A-1 for population and 2025 Woods & Poole for employment data which were adjusted according to socioeconomic data prepared as part of the Long Range Transportation Plan (LRTP) by the Lee County Metropolitan Planning Organization (MPO).
2) Source: Table A-7
3) Baseline data (Item 1) multiplied by the functional resident coefficient (Item 2).
4) Sum of the employment figures from the nine employment categories (e.g., natural resources, construction, etc.)
5) Sum of the residential functional population and the employment functional population

Table A-12

Functional Population, Captiva Island Fire Control District

Population Category	Baseline Data[1]	Functional Resident Coefficient[2]	Functional Population[3]
2025 Weighted Seasonal Population	2,364	0.692	1,636
Employment Category			
Natural Resources	24	0.380	9
Construction	284	0.271	77
Manufacturing	54	0.270	15
Transportation, Communication, and Utilities	139	0.271	38
Wholesale Trade	62	0.272	17
Retail Trade	293	1.234	362
Finance, Insurance, and Real Estate	385	0.293	113
Services	1,167	0.499	582
Government Services	277	0.451	125
Total Employment by Category Population[4]	2,685		1,338
2025 Total Functional Population[5]			**2,974**

1) Source: Table A-1 for population and 2025 Woods & Poole for employment data which were adjusted according to socioeconomic data prepared as part of the Long Range Transportation Plan (LRTP) by the Lee County Metropolitan Planning Organization (MPO).
2) Source: Table A-7
3) Baseline data (Item 1) multiplied by the functional resident coefficient (Item 2).
4) Sum of the employment figures from the nine employment categories (e.g., natural resources, construction, etc.)
5) Sum of the residential functional population and the employment functional population

Table A-13

Functional Population, Estero Fire Rescue District

Population Category	Baseline Data[1]	Functional Resident Coefficient[2]	Functional Population[3]
2025 Weighted Seasonal Population	50,735	0.692	35,109
Employment Category			
Natural Resources	210	0.380	80
Construction	2,484	0.271	673
Manufacturing	470	0.270	127
Transportation, Communication, and Utilities	1,214	0.271	329
Wholesale Trade	543	0.272	148
Retail Trade	2,561	1.234	3,160
Finance, Insurance, and Real Estate	3,369	0.293	987
Services	10,213	0.499	5,096
Government Services	2,427	0.451	1,095
Total Employment by Category Population[4]	23,491		11,695
2025 Total Functional Population[5]			**46,804**

1) Source: Table A-1 for population and 2025 Woods & Poole for employment data which were adjusted according to socioeconomic data prepared as part of the Long Range Transportation Plan (LRTP) by the Lee County Metropolitan Planning Organization (MPO).
2) Source: Table A-7
3) Baseline data (Item 1) multiplied by the functional resident coefficient (Item 2)
4) Sum of the employment figures from the nine employment categories (e.g., natural resources, construction, etc.)
5) Sum of the residential functional population and the employment functional population

Table A-14

Functional Population, City of Fort Myers

Population Category	Baseline Data[1]	Functional Resident Coefficient[2]	Functional Population[3]
2025 Weighted Seasonal Population	97,742	0.692	67,637
Employment Category			
Natural Resources	870	0.380	331
Construction	10,266	0.271	2,782
Manufacturing	1,941	0.270	524
Transportation, Communication, and Utilities	5,015	0.271	1,359
Wholesale Trade	2,243	0.272	610
Retail Trade	10,583	1.234	13,059
Finance, Insurance, and Real Estate	13,922	0.293	4,079
Services	42,202	0.499	21,059
Government Services	10,027	0.451	4,522
Total Employment by Category Population[4]	97,069		48,325
2025 Total Functional Population[5]			**115,962**

1) Source: Table A-1 for population and 2025 Woods & Poole for employment data which were adjusted according to socioeconomic data prepared as part of the Long Range Transportation Plan (LRTP) by the Lee County Metropolitan Planning Organization (MPO).
2) Source: Table A-7
3) Baseline data (Item 1) multiplied by the functional resident coefficient (Item 2)
4) The total employment population by category is the sum of the employment figures from the nine employment categories (e.g., natural resources, construction, etc.) The total functional population is the sum of the residential functional population and the employment functional population

Table A-15

Functional Population, Fort Myers Beach Fire Control District

Population Category	Baseline Data[1]	Functional Resident Coefficient[2]	Functional Population[3]
2025 Weighted Seasonal Population	16,184	0.692	11,199
Employment Category			
Natural Resources	84	0.380	32
Construction	996	0.271	270
Manufacturing	188	0.270	51
Transportation, Communication, and Utilities	486	0.271	132
Wholesale Trade	218	0.272	59
Retail Trade	1,027	1.234	1,267
Finance, Insurance, and Real Estate	1,350	0.293	396
Services	4,093	0.499	2,042
Government Services	973	0.451	439
Total Employment by Category Population[4]	9,415		4,688
2025 Total Functional Population[5]			**15,887**

1) Source: Table A-1 for population and 2025 Woods & Poole for employment data which were adjusted according to socioeconomic data prepared as part of the Long Range Transportation Plan (LRTP) by the Lee County Metropolitan Planning Organization (MPO).Source: Table A-7
2) Baseline data (Item 1) multiplied by the functional resident coefficient (Item 2)
3) Sum of the employment figures from the nine employment categories (e.g., natural resources, construction, etc.)
4) Sum of the residential functional population and the employment functional population

Table A-16

Functional Population, Fort Myers Shores Fire Protection & Rescue Service District

Population Category	Baseline Data[1]	Functional Resident Coefficient[2]	Functional Population[3]
2025 Weighted Seasonal Population	15,184	0.692	10,507
Employment Category			
Natural Resources	43	0.380	16
Construction	513	0.271	139
Manufacturing	97	0.270	26
Transportation, Communication, and Utilities	250	0.271	68
Wholesale Trade	112	0.272	30
Retail Trade	529	1.234	653
Finance, Insurance, and Real Estate	695	0.293	204
Services	2,108	0.499	1,052
Government Services	501	0.451	226
Total Employment by Category Population[4]	4,848		2,414
2025 Total Functional Population[5]			**12,921**

1) Source: Table A-1 for population and 2025 Woods & Poole for employment data which were adjusted according to socioeconomic data prepared as part of the Long Range Transportation Plan (LRTP) by the Lee County Metropolitan Planning Organization (MPO).
2) Source: Table A-7
3) Baseline data (Item 1) multiplied by the functional resident coefficient (Item 2)
4) Sum of the employment figures from the nine employment categories (e.g., natural resources, construction, etc.)
5) Sum of the residential functional population and the employment functional population

Table A-17

Functional Population, Iona-McGregor Fire Protection & Rescue District

Population Category	Baseline Data[1]	Functional Resident Coefficient[2]	Functional Population[3]
2025 Weighted Seasonal Population	74,920	0.692	51,845
Employment Category			
Natural Resources	348	0.380	132
Construction	4,107	0.271	1,113
Manufacturing	776	0.270	210
Transportation, Communication, and Utilities	2,006	0.271	544
Wholesale Trade	897	0.272	244
Retail Trade	4,234	1.234	5,225
Finance, Insurance, and Real Estate	5,570	0.293	1,632
Services	16,885	0.499	8,426
Government Services	4,012	0.451	1,809
Total Employment by Category Population[4]	38,835		19,335
2025 Total Functional Population[5]			**71,180**

1) Source: Table A-1 for population and 2025 Woods & Poole for employment data which were adjusted according to socioeconomic data prepared as part of the Long Range Transportation Plan (LRTP) by the Lee County Metropolitan Planning Organization (MPO).
2) Source: Table A-7
3) Baseline data (Item 1) multiplied by the functional resident coefficient (Item 2)
4) Sum of the employment figures from the nine employment categories (e.g., natural resources, construction, etc.)
5) Sum of the residential functional population and the employment functional population

Table A-18

Functional Population, Lehigh Acres Fire Control & Rescue District

Population Category	Baseline Data[1]	Functional Resident Coefficient[2]	Functional Population[3]
2025 Weighted Seasonal Population	145,021	0.692	100,355
Employment Category			
Natural Resources	203	0.380	77
Construction	2,395	0.271	649
Manufacturing	453	0.270	122
Transportation, Communication, and Utilities	1,170	0.271	317
Wholesale Trade	523	0.272	142
Retail Trade	2,469	1.234	3,047
Finance, Insurance, and Real Estate	3,248	0.293	952
Services	9,844	0.499	4,912
Government Services	2,339	0.451	1,055
Total Employment by Category Population[4]	22,644		11,273
2025 Total Functional Population[5]			**111,628**

1) Source: Table A-1 for population and 2025 Woods & Poole for employment data which were adjusted according to socioeconomic data prepared as part of the Long Range Transportation Plan (LRTP) by the Lee County Metropolitan Planning Organization (MPO).
2) Source: Table A-7
3) Baseline data (Item 1) by the functional resident coefficient (Item 2)
4) Sum of the employment figures from the nine employment categories (e.g., natural resources, construction, etc.)
5) Sum of the residential functional population and the employment functional population

Table A-19

Functional Population, Matlacha-Pine Island Fire Control District

Population Category	Baseline Data[1]	Functional Resident Coefficient[2]	Functional Population[3]
2025 Weighted Seasonal Population	14,002	0.692	9,689
Employment Category			
Natural Resources	42	0.380	16
Construction	493	0.271	134
Manufacturing	93	0.270	25
Transportation, Communication, and Utilities	241	0.271	65
Wholesale Trade	108	0.272	29
Retail Trade	508	1.234	627
Finance, Insurance, and Real Estate	668	0.293	196
Services	2,026	0.499	1,011
Government Services	481	0.451	217
Total Employment by Category Population[4]	4,660		2,320
2025 Total Functional Population[5]			**12,009**

1) Source: Table A-1 for population and 2025 Woods & Poole for employment data which were adjusted according to socioeconomic data prepared as part of the Long Range Transportation Plan (LRTP) by the Lee County Metropolitan Planning Organization (MPO).
2) Source: Table A-7
3) Baseline data (Item 1) by the functional resident coefficient (Item 2)
4) Sum of the employment figures from the nine employment categories (e.g., natural resources, construction, etc.)
5) Sum of the residential functional population and the employment functional population

Table A-20

Functional Population, North Fort Myers Fire Control & Rescue Service District

Population Category	Baseline Data[1]	Functional Resident Coefficient[2]	Functional Population[3]
2025 Weighted Seasonal Population	46,370	0.692	32,088
Employment Category			
Natural Resources	198	0.380	75
Construction	2,340	0.271	634
Manufacturing	442	0.270	119
Transportation, Communication, and Utilities	1,143	0.271	310
Wholesale Trade	511	0.272	139
Retail Trade	2,412	1.234	2,976
Finance, Insurance, and Real Estate	3,173	0.293	930
Services	9,619	0.499	4,800
Government Services	2,286	0.451	1,031
Total Employment by Category Population[4]	22,124		11,014
2025 Total Functional Population[5]			**43,102**

1) Source: Table A-1 for population and 2025 Woods & Poole for employment data which were adjusted according to socioeconomic data prepared as part of the Long Range Transportation Plan (LRTP) by the Lee County Metropolitan Planning Organization (MPO).
2) Source: Table A-7
3) Baseline data (Item 1) by the functional resident coefficient (Item 2)
4) Sum of the employment figures from the nine employment categories (e.g., natural resources, construction, etc.)
5) Sum of the residential functional population and the employment functional population

Table A-21

Functional Population, San Carlos Park Fire Protection & Rescue Service District

Population Category	Baseline Data[1]	Functional Resident Coefficient[2]	Functional Population[3]
2025 Weighted Seasonal Population	46,370	0.692	32,088
Employment Category			
Natural Resources	213	0.380	81
Construction	2,509	0.271	680
Manufacturing	474	0.270	128
Transportation, Communication, and Utilities	1,226	0.271	332
Wholesale Trade	548	0.272	149
Retail Trade	2,587	1.234	3,192
Finance, Insurance, and Real Estate	3,403	0.293	997
Services	10,315	0.499	5,147
Government Services	2,451	0.451	1,105
Total Employment by Category Population[4]	23,726		11,811
2025 Total Functional Population[5]			**43,899**

1) Source: Table A-1 for population and 2025 Woods & Poole for employment data which were adjusted according to socioeconomic data prepared as part of the Long Range Transportation Plan (LRTP) by the Lee County Metropolitan Planning Organization (MPO).
2) Source: Table A-7
3) Baseline data (Item 1) by the functional resident coefficient (Item 2)
4) Sum of the employment figures from the nine employment categories (e.g., natural resources, construction, etc.)
5) Sum of the residential functional population and the employment functional population

Table A-22

Functional Population, South Trail Fire & Rescue District

Population Category	Baseline Data[1]	Functional Resident Coefficient[2]	Functional Population[3]
2025 Weighted Seasonal Population	61,736	0.692	42,721
Employment Category			
Natural Resources	695	0.380	264
Construction	8,200	0.271	2,222
Manufacturing	1,550	0.270	419
Transportation, Communication, and Utilities	4,006	0.271	1,086
Wholesale Trade	1,791	0.272	487
Retail Trade	8,453	1.234	10,431
Finance, Insurance, and Real Estate	11,120	0.293	3,258
Services	33,708	0.499	16,820
Government Services	8,009	0.451	3,612
Total Employment by Category Population[4]	77,532		38,599
2025 Total Functional Population[5]			**81,320**

1) Source: Table A-1 for population and 2025 Woods & Poole for employment data which were adjusted according to socioeconomic data prepared as part of the Long Range Transportation Plan (LRTP) by the Lee County Metropolitan Planning Organization (MPO).
2) Source: Table A-7
3) Baseline data (Item 1) by the functional resident coefficient (Item 2)
4) Sum of the employment figures from the nine employment categories (e.g., natural resources, construction, etc.)
5) Sum of the residential functional population and the employment functional population

Table A-23

Functional Population, Tice Fire & Rescue District

Population Category	Baseline Data[1]	Functional Resident Coefficient[2]	Functional Population[3]
2025 Weighted Seasonal Population	17,639	0.692	12,206
Employment Category			
Natural Resources	102	0.380	39
Construction	1,210	0.271	328
Manufacturing	229	0.270	62
Transportation, Communication, and Utilities	591	0.271	160
Wholesale Trade	264	0.272	72
Retail Trade	1,247	1.234	1,539
Finance, Insurance, and Real Estate	1,641	0.293	481
Services	4,973	0.499	2,482
Government Services	1,182	0.451	533
Total Employment by Category Population[4]	11,439		5,696
2025 Total Functional Population[5]			**17,902**

1) Source: Table A-1 for population and 2025 Woods & Poole for employment data which were adjusted according to socioeconomic data prepared as part of the Long Range Transportation Plan (LRTP) by the Lee County Metropolitan Planning Organization (MPO).
2) Source: Table A-7
3) Baseline data (Item 1) by the functional resident coefficient (Item 2)
4) Sum of the employment figures from the nine employment categories (e.g., natural resources, construction, etc.)
5) Sum of the residential functional population and the employment functional population

Table A-24 presents annual functional population figures from 2015 through 2035 countywide and for each service area, based on the 2025 functional population figure from Tables A-8 through A-23 and the annual population growth rates from the population figures previously presented in Table A-1.

Table A-24

Lee County Functional Population

Year	Countywide	EMS	Alva	Bayshore	Bonita Springs	Captiva	Estero	Fort Myers	Fort Myers Beach	Fort Myers Shores	Iona-Mcgregor	Lehigh Acres	Matlacha-Pine Island	North Fort Myers	San Carlos	South Trail	Tice
2015	697,676	606,737	2,210	3,809	54,446	2,864	37,614	90,592	14,891	9,652	62,310	78,761	10,606	31,006	31,731	71,468	14,543
2016	714,420	620,085	2,276	4,083	55,208	2,875	38,517	93,129	15,010	9,971	63,245	81,911	10,754	32,184	32,905	72,540	14,878
2017	732,281	633,727	2,344	4,377	55,981	2,884	39,441	95,737	15,130	10,300	64,194	85,187	10,905	33,407	34,122	73,628	15,220
2018	749,123	647,669	2,414	4,692	56,765	2,893	40,388	98,418	15,251	10,640	65,157	88,594	11,058	34,676	35,385	74,732	15,570
2019	768,600	661,918	2,486	5,030	57,560	2,902	41,357	101,174	15,373	10,991	66,134	92,138	11,213	35,994	36,694	75,853	15,928
2020	785,509	676,480	2,561	5,392	58,366	2,911	42,391	104,007	15,496	11,354	67,192	95,824	11,370	37,362	38,052	76,991	16,294
2021	808,289	687,980	2,625	5,678	58,950	2,923	43,239	106,295	15,573	11,649	67,998	98,795	11,495	38,445	39,156	77,838	16,604
2022	828,496	699,676	2,691	5,979	59,539	2,935	44,104	108,633	15,651	11,952	68,746	101,858	11,621	39,560	40,292	78,694	16,919
2023	827,668	711,571	2,758	6,296	60,134	2,947	44,986	111,023	15,729	12,263	69,571	105,016	11,749	40,707	41,460	79,560	17,240
2024	854,153	723,668	2,827	6,630	60,735	2,959	45,886	113,466	15,808	12,594	70,336	108,272	11,878	41,887	42,662	80,435	17,568
2025	**863,549**	**735,970**	**2,898**	**6,981**	**61,342**	**2,974**	**46,804**	**115,962**	**15,887**	**12,921**	**71,180**	**111,628**	**12,009**	**43,102**	**43,899**	**81,320**	**17,902**
2026	878,229	747,010	2,962	7,274	61,894	2,977	47,600	118,165	15,951	13,218	71,892	114,642	12,129	44,180	44,996	82,133	18,188
2027	893,159	758,215	3,027	7,580	62,451	2,980	48,409	120,410	16,015	13,522	72,611	117,737	12,250	45,285	46,121	82,954	18,479
2028	908,343	769,588	3,097	7,898	63,013	2,983	49,232	122,698	16,079	13,833	73,337	120,916	12,373	46,417	47,274	83,784	18,775
2029	923,785	781,132	3,165	8,230	63,580	2,986	50,069	125,029	16,143	14,151	74,070	124,181	12,497	47,577	48,456	84,622	19,075
2030	939,489	792,849	3,235	8,567	64,152	2,986	50,920	127,405	16,208	14,476	74,811	127,534	12,622	48,814	49,716	85,468	19,380
2031	950,763	801,570	3,293	8,824	64,473	2,971	51,531	129,189	16,208	14,722	75,260	130,085	12,685	49,741	50,661	85,981	19,593
2032	962,172	810,387	3,349	9,089	64,795	2,953	52,149	130,998	16,208	14,972	75,712	132,687	12,748	50,686	51,624	86,497	19,809
2033	973,718	819,301	3,406	9,362	65,119	2,935	52,775	132,832	16,208	15,227	76,166	135,341	12,812	51,649	52,605	87,016	20,027
2034	985,403	827,494	3,464	9,643	65,445	2,917	53,408	134,692	16,208	15,486	76,623	138,048	12,876	52,630	53,604	87,538	20,247
2035	997,228	836,596	3,523	9,932	65,772	2,902	54,049	136,578	16,208	15,749	77,083	140,809	12,940	53,630	54,622	88,063	20,470

Source: Tables A-8 through A-23 for 2025. Remaining years are based on growth rates of the weighted seasonal population; Table A-1

Functional Residents by Specific Land Use Category

When a wide range of land uses impact services, an estimate of that impact is needed for each land use. This section presents functional population coefficient estimates by residential and non-residential land uses.

Residential and Transient Land Uses

As mentioned previously, different functional population coefficients need to be developed for each land use category to be analyzed. For residential and transient land uses, these coefficients are displayed in **Tables A-25** through **A-27**. The average number of persons per housing unit was calculated for different residential categories. Besides the residential land uses, Tables A-25 through 27 also include hotels and motels. Information from Lee County's Visitors & Convention Bureau is used to determine the occupancy rate and party size for hotels and motels.

Non-Residential Land Uses

A similar approach is used to estimate functional residents for non-residential land uses. Table A-28 presents basic assumptions and calculations, such as trips per unit, trips per employee, employees per impact unit, one-way trips per impact unit, worker hours, occupants per vehicle trip, visitors (patrons, etc.) per impact unit, visitor hours per trip, and days per week for non-residential land uses. The final column in the table shows the estimated functional resident residents per unit by land use. These coefficients by land use measure the demand component and are used in the calculation of the impact fee per unit for each land use category in the impact fee schedules.

Table A-25

24-Hour Functional Residents for Residential Land Uses, EMS Service Area

Residential Land Use	Impact Unit	ITE LUC[(1)]	Residents/ Visitors Per Unit[(2)]	Occupancy Rate[(3)]	Adjusted Residents Per Unit[(4)]	Visitor Hours at Place[(5)]	Workers Per Unit[(6)]	Work Day Hours[(7)]	Days Per Week[(8)]	Functional Residents Per Unit[(9)]
RESIDENTIAL:										
Single Family	du	210	2.25	-	-	-	-	-	-	1.56
Multi-Family	du	220/221/222	1.33	-	-	-	-	-	-	0.92
Mobile Home/RV Tied Down	du	240	1.22	-	-	-	-	-	-	0.84
TRANSIENT:										
Hotel/Motel	room	310/320	2.65	67%	1.78	12	0.27	9	7	0.99

(1) Land use code from the Institute of Transportation Engineers (ITE) Trip Generation Handbook, 12th Edition

(2) Estimates for the single family, multi-family, and mobile home land uses from Table A-2; estimate for hotel/motel based on average travel party size for visitors in paid accommodations (2023-2024) from 2024 Lee County Visitor Tracking, Occupancy & Economic Impact Study

(3) Estimate for hotel/motel based on average occupancy rate for hotel/motel/resort/B&B (2023-2024) from 2024 Lee County Visitor Tracking, Occupancy & Economic Impact Study

(4) Residents/visitors per unit (Item 2) multiplied by occupancy rate (Item 3)

(5), (7), (8) Estimated

(6) Adapted from ITE Trip Generation Handbook, 12th Edition

(9) For residential land uses, calculated as residents per unit times the functional population coefficient (0.692 from Table A-7). For transient land uses, calculated as

$$\frac{[(\text{Adjusted Residents per Unit} \times \text{Hours at Place} \times \text{Days per Week}) + (\text{Workers Per Unit} \times \text{Work Hours Per Day} \times \text{Days per Week})]}{(24 \text{ Hours per Day} \times 7 \text{ Days per Week})}$$

Table A-26

24-Hour Functional Residents for Residential Land Uses, City of Fort Myers

Residential Land Use	Impact Unit	ITE LUC[(1)]	Residents/ Visitors Per Unit[(2)]	Occupancy Rate[(3)]	Adjusted Residents Per Unit[(4)]	Visitor Hours at Place[(5)]	Workers Per Unit[(6)]	Work Day Hours[(7)]	Days Per Week[(8)]	Functional Residents Per Unit[(9)]
RESIDENTIAL:										
Single Family	du	210	2.40	-	-	-	-	-	-	1.66
Multi-Family	du	220/221/222	1.76	-	-	-	-	-	-	1.22
Mobile Home/RV Tied Down	du	240	1.22	-	-	-	-	-	-	0.84
TRANSIENT:										
Hotel/Motel	room	310/320	2.65	67%	1.78	12	0.27	9	7	0.99

(1) Land use code from the Institute of Transportation Engineers (ITE) Trip Generation Handbook, 12th Edition

(2) Estimates for the single family, multi-family, and mobile home land uses from Table A-3; estimate for hotel/motel based on average travel party size for visitors in paid accommodations (2023-2024) from 2024 Lee County Visitor Tracking, Occupancy & Economic Impact Study

(3) Estimate for hotel/motel based on average occupancy rate for hotel/motel/resort/B&B (2023-2024) from 2024 Lee County Visitor Tracking, Occupancy & Economic Impact Study

(4) Residents/visitors per unit (Item 2) multiplied by occupancy rate (Item 3)

(5), (7), (8) Estimated

(6) Adapted from ITE Trip Generation Handbook, 12th Edition

(9) For residential land uses, calculated as residents per unit times the functional population coefficient (0.692 from Table A-7). For transient land uses, calculated as

$$\frac{[(\text{Adjusted Residents per Unit} \times \text{Hours at Place} \times \text{Days per Week}) + (\text{Workers Per Unit} \times \text{Work Hours Per Day} \times \text{Days per Week})]}{(24 \text{ Hours per Day} \times 7 \text{ Days per Week})}$$

Table A-27

24-Hour Functional Residents for Residential Land Uses, Fire Districts

Residential Land Use	Impact Unit	ITE LUC[(1)]	Residents/ Visitors Per Unit[(2)]	Occupancy Rate[(3)]	Adjusted Residents Per Unit[(4)]	Visitor Hours at Place[(5)]	Workers Per Unit[(6)]	Work Day Hours[(7)]	Days Per Week[(8)]	Functional Residents Per Unit[(9)]
RESIDENTIAL:										
Single Family	du	210	2.39	-	-	-	-	-	-	1.65
Multi-Family	du	220/221/222	1.18	-	-	-	-	-	-	0.82
Mobile Home/RV Tied Down	du	240	1.21	-	-	-	-	-	-	0.84
TRANSIENT:										
Hotel/Motel	room	310/320	2.65	67%	1.78	12	0.27	9	7	0.99

(1) Land use code from the Institute of Transportation Engineers (ITE) Trip Generation Handbook, 12th Edition

(2) Estimates for the single family, multi-family, and mobile home land uses from Table A-4; estimate for hotel/motel based on average travel party size for visitors in paid accommodations (2023-2024) from 2024 Lee County Visitor Tracking, Occupancy & Economic Impact Study

(3) Estimate for hotel/motel based on average occupancy rate for hotel/motel/resort/B&B (2023-2024) from 2024 Lee County Visitor Tracking, Occupancy & Economic Impact Study

(4) Residents/visitors per unit (Item 2) multiplied by occupancy rate (Item 3)

(5), (7), (8) Estimated

(6) Adapted from ITE Trip Generation Handbook, 12th Edition

(9) For residential land uses, calculated as residents per unit times the functional population coefficient (0.692 from Table A-7). For transient land uses, calculated as

$$\frac{[(\text{Adjusted Residents per Unit} \times \text{Hours at Place} \times \text{Days per Week}) + (\text{Workers Per Unit} \times \text{Work Hours Per Day} \times \text{Days per Week})]}{(24 \text{ Hours per Day} \times 7 \text{ Days per Week})}$$

Table A-28

24-Hour Functional Residents for Non-Residential Land Uses

ITE LUC[1]	Land Use	Impact Unit	Trips Per Unit[2]	Trips Per Employee[3]	Employees Per Unit[4]	One-Way Factor @ 50%[5]	Worker Hours[6]	Occupants Per Trip[7]	Visitors[8]	Visitor Hours Per Trip[9]	Days Per Week[10]	Functional Residents per Unit[11]
822	Retail less than 40,000 sfgla	1,000 sfgla	54.45	17.42	3.13	27.23	9	1.52	38.26	0.50	7	**1.97**
821	Retail 40,000 to 150,000 sfgla	1,000 sfgla	65.38	17.42	3.75	32.69	9	1.52	45.94	0.65	7	**2.65**
820	Retail greater than 150,000 sfgla	1,000 sfgla	36.39	17.42	2.09	18.20	9	1.52	25.57	1.00	7	**1.85**
710	Office	1,000 sf	7.83	3.44	2.28	3.92	9	1.09	1.99	1.00	5	**0.67**
620	Public/Institutional	1,000 sf	6.75	3.31	2.04	3.38	9	2.16	5.26	1.00	5	**0.70**
130	General Industrial	1,000 sf	2.68	3.93	0.68	1.34	9	1.08	0.77	1.00	5	**0.21**
150	Public or Private Warehouse	1,000 sf	1.48	5.05	0.29	0.74	9	1.08	0.51	0.75	5	**0.09**

Sources:

1) Land use code found in the Institute of Transportation Engineers (ITE) Trip Generation Handbook, 12th Edition

2) Trips per unit from ITE Trip Generation Handbook, 12th Edition and information from Florida studies

3) Trips per employee from ITE Trip Generation Handbook, 12th Edition, when available. When not available, data from a similar land use is utilized.

4) Trips per impact unit divided by trips per employee.

5) Trips per unit (Item 2) multiplied by 50 percent

(6), (9), (10) Estimated

7) Source: 2022 National Household Travel Survey (FHWA 2022)

8) [(One-way Trips/Unit X Occupants/Trip) - Employees]

11) [(Workers X Hours/Day X Days/Week) + (Visitors X Hours/Visit X Days/Week)]/(24 Hours x 7 Days)

Table A-29

Weighted Seasonal Population Projections, Countywide

Year	Permanent Population[1]	Seasonal Population[2]	Total Weighted Season Pop.[3]
2000	440,888	37,800	478,688
2001	456,975	39,127	496,102
2002	474,380	40,617	514,997
2003	493,147	42,224	535,371
2004	516,435	44,217	560,652
2005	545,931	46,743	592,674
2006	574,310	49,173	623,483
2007	597,156	51,129	648,285
2008	608,210	52,075	660,285
2009	612,169	52,414	664,583
2010	618,754	54,721	673,475
2011	627,509	55,572	683,081
2012	639,653	56,648	696,301
2013	648,719	57,451	706,170
2014	660,699	58,512	719,211
2015	674,981	59,777	734,758
2016	691,400	61,230	752,630
2017	708,797	62,771	771,568
2018	724,796	64,188	788,984
2019	743,871	65,877	809,748
2020	760,822	66,734	827,556
2021	782,579	68,647	851,226
2022	802,178	70,367	872,545
2023	800,989	70,263	871,252
2024	827,016	72,546	899,562
2025	**835,900**	**73,325**	**909,225**
2026	849,943	74,557	924,500
2027	864,222	75,810	940,032
2028	878,741	77,083	955,824
2029	893,504	78,378	971,882
2030	908,500	79,694	988,194
2031	919,402	80,650	1,000,052
2032	930,435	81,618	1,012,053
2033	941,600	82,598	1,024,198
2034	952,899	83,588	1,036,487
2035	964,400	84,597	1,048,997

1) Source: University of Florida, Bureau of Economic and Business Research (BEBR), historical estimates and medium projections for 2050. Interim years were interpolated.
2) Source: Seasonal Population based on information from 2000, 2010, and 2020 U.S. Census. The figures are weighed by 0.42 to account for seasonal residents only residing in the County for a portion of the year (assume 5 months; 5 months divided by 12 months = 0.42). Hotel/motel visitors estimated based on information provided by Lee County Visitors Convention Bureau.
3) Sum of permanent population (Item 1) and seasonal population (Item 4)

Appendix B

Building and Land Values:

Supplemental Information

Appendix B: Building and Land Values

This Appendix provides a summary of building and land value estimates used in the calculations of the EMS and fire rescue impact fees.

Building Values

To estimate building value, the following information was reviewed:

- Recent construction by each service provider, as applicable;
- Cost estimates for future facilities, as applicable;
- Insurance values of existing facilities;
- Construction cost trends since the most recent study;
- Data from other jurisdictions; and
- Discussions with the County.

The following paragraphs provide a summary for each impact fee calculation.

<u>EMS</u>

County-owned EMS buildings include 12 EMS stations and one support building. Each type of building has varying costs depending on the design and amenities. As part of the cost estimates the following was considered:

- The County built Medic 17 in 2018 for a total building cost of $390 per square foot. This cost, when indexed to 2025 dollars based on the Engineering News Record Building Cost Index, suggests a cost of $550 per square foot.
- The County is planning to build six new EMS stations in the next couple of years, which are estimated to cost $415 per square foot to $1,080 per square foot, with an average of $665 per square foot. When Medic 47 with a safe room and a cost of $1,080 per square foot is excluded, the average cost is $560 per square foot.
- The insured values of existing buildings are approximately $185 per square foot for EMS stations. Insurance values tend to be conservative estimates because insurance companies exclude the value of the foundation and other more permanent parts of the structure since they would not have to be rebuilt if the structure was damaged or lost.

- Cost estimates from the 2018 study indexed to 2025 dollars based on the Engineering News Record Building Cost Index suggest a cost of $284 per square foot. It is important to note that the 2018 study used insured values of the buildings.
- Benesch supplemented local data with cost data obtained from other Florida jurisdictions. Cost estimates obtained from other Florida jurisdictions between 2022 and 2025 ranged from $250 per square foot to $500 per square foot for building construction of EMS stations.

Given this information an average building value of **$600 per square foot** is used for EMS stations and **$300 per square foot** for support buildings.

Alva Fire Control & Rescue Service District

Alva Fire Control & Rescue Service District building inventory includes one station. As part of the cost estimates the following was considered:

- The District has not built a fire station over the past five years.
- The District may expand the existing fire station within the next five years. The expansion is estimated to cost $720 per square foot for construction costs only and $900 per square foot for total building costs.
- The insured value of the existing building is approximately $155 per square foot. Insurance values tend to be conservative estimates because insurance companies exclude the value of the foundation and other more permanent parts of the structure since they would not have to be rebuilt if the structure was damaged or lost.
- Cost estimates from the 2018 study indexed to 2025 dollars based on the Engineering News Record Building Cost Index suggest a cost of $320 per square foot.
- Benesch supplemented local data with cost data obtained from other Florida jurisdictions. Cost estimates obtained from other Florida jurisdictions between 2020 and 2025 ranged from $300 per square foot to $600 per square foot for building construction only.

Given this information and recent cost increases, an average building value of **$450 per square foot** is used for the fire station.

Bayshore Fire Protection & Rescue Service District

Bayshore Fire Protection & Rescue Service District building inventory includes one station and one support building. Each type of building has varying costs depending on the design and amenities. As part of the cost estimates the following was considered:

- The District has not built a fire station over the past five years.

- The District is planning to build an additional station, but this station is in the planning stages and an estimated cost per square foot is not yet available.
- The insured values of existing buildings are approximately $197 per square foot for the fire station and $45 per square foot for the storage building. Insurance values tend to be conservative estimates because insurance companies exclude the value of the foundation and other more permanent parts of the structure since they would not have to be rebuilt if the structure was damaged or lost.
- Cost estimates from the 2018 study indexed to 2025 dollars based on the Engineering News Record Building Cost Index suggest a cost of $320 per square foot.
- Benesch supplemented local data with cost data obtained from other Florida jurisdictions. Cost estimates obtained from other Florida jurisdictions between 2020 and 2025 ranged from $300 per square foot to $600 per square foot for building construction only.

Given this information and recent cost increases, an average building value of **$450 per square foot** for fire stations and **$90 per square foot** for support buildings are used for impact fee calculation purposes.

Bonita Springs Fire Control & Rescue District

Bonita Springs Fire Control & Rescue District building inventory includes seven fire stations. As part of the cost estimates the following was considered:

- In 2018 and 2019, the District built Station 23 and Station 26. The stations cost an average of $280 per square foot. This cost indexed to 2025 dollars based on the Engineering News Record Building Cost Index suggests a cost of $390 per square foot for total building costs.
- The District is in the planning stages for the construction of a new fire station which is estimated to be completed in 2030. This fire station is estimated to cost $1,785 per square foot for total building costs.
- The insured values of existing buildings are approximately $235 per square foot. Insurance values tend to be conservative estimates because insurance companies exclude the value of the foundation and other more permanent parts of the structure since they would not have to be rebuilt if the structure was damaged or lost.
- Cost estimates from the 2018 study indexed to 2025 dollars based on the Engineering News Record Building Cost Index suggest a cost of $320 per square foot.
- Benesch supplemented local data with cost data obtained from other Florida jurisdictions. Cost estimates obtained from other Florida jurisdictions between 2020 and 2025 ranged from $300 per square foot to $600 per square foot for building construction only.

Given this information and recent cost increases, an average building value of **$450 per square foot** is used for fire stations.

Captiva Island Fire Control District

Captiva Island Fire Control District building inventory includes one station. As part of the cost estimates the following was considered:

- The District has not built a fire station over the past five years and there are no cost estimates available for future stations.
- The insured value of the existing building is approximately $315 per square foot. Insurance values tend to be conservative estimates because insurance companies exclude the value of the foundation and other more permanent parts of the structure since they would not have to be rebuilt if the structure was damaged or lost.
- Cost estimates from the 2018 study indexed to 2025 dollars based on the Engineering News Record Building Cost Index suggest a cost of $320 per square foot.
- Benesch supplemented local data with cost data obtained from other Florida jurisdictions. Cost estimates obtained from other Florida jurisdictions between 2020 and 2025 ranged from $300 per square foot to $600 per square foot for building construction only.

Given this information and recent cost increases, an average building value of **$450 per square foot** is used for the fire station.

Estero Fire Rescue District

Estero Fire Rescue District building inventory includes five fire stations and one administrative building. As part of the cost estimates the following was considered:

- The District built Station 45 in 2023, which cost approximately $535 per square foot for total building costs. This cost indexed to 2025 dollars based on the Engineering News Record Building Cost Index suggests a cost of $560 per square foot.
- In the upcoming year, the District plans to expand Station 43 which is estimated to cost $590 per square foot for total building costs. The District is also planning to build a new station within the next five years, which is in the planning stages and an estimated cost per square foot is not yet available.
- The insured values of existing buildings average approximately $335 per square foot for fire stations, $430 per square foot for the administrative building, and $365 per square foot for all buildings.
- Cost estimates from the 2018 study indexed to 2025 dollars based on the Engineering News Record Building Cost Index suggest a cost of $320 per square foot.

- Benesch supplemented local data with cost data obtained from other Florida jurisdictions. Cost estimates obtained from other Florida jurisdictions between 2020 and 2025 ranged from $300 per square foot to $600 per square foot for building construction only.

Given recent construction cost data from the District, an average building value of **$550 per square foot** is used for impact fee calculation purposes.

City of Fort Myers

The City of Fort Myers building inventory includes eight fire stations. As part of the cost estimates the following was considered:

- The City built a new station in 2022 which cost $465 per square foot. This cost indexed to 2025 dollars based on the Engineering News Record Building Cost Index suggests a total building cost of $505 per square foot.
- In the upcoming year, the City plans to build a new Station 18 which is estimated to cost $780 per square foot for total building costs. The City also plans to build a replacement Station 14 in 2028 which is estimated to cost $1,145 per square foot. The average total building costs for these projects is estimated to be $1,020 per square foot.
- The insured values of existing fire stations range from $160 per square foot to $505 per square foot, with an average of approximately $230 per square foot. Insurance values tend to be conservative estimates because insurance companies exclude the value of the foundation and other more permanent parts of the structure since they would not have to be rebuilt if the structure was damaged or lost.
- Cost estimates from the 2018 study indexed to 2025 dollars based on the Engineering News Record Building Cost Index suggest a cost of $320 per square foot.
- Benesch supplemented local data with cost data obtained from other Florida jurisdictions. Cost estimates obtained from other Florida jurisdictions between 2020 and 2025 ranged from $300 per square foot to $600 per square foot for building construction only.

Based primarily on the cost of recent/upcoming construction by the City, an average building value of **$600 per square foot** is used for fire stations.

Fort Myers Beach Fire Control District

Fort Myers Beach Fire Control District building inventory includes two fire stations and one headquarters facility. As part of the cost estimates the following was considered:

- The District has not built a fire station over the past five years.

- The District plans to rebuild Fire Station 31 which was destroyed by Hurricane Ian. The estimated cost for this facility to be $917 per square foot for total building costs. The District is also planning to build a new headquarters and public meeting space which is estimated to cost $896 per square foot for total building costs. The average total building cost for these projects is estimated at $906 per square foot.
- The insured values of existing buildings average approximately $300 per square foot for fire stations. Insurance values tend to be conservative estimates because insurance companies exclude the value of the foundation and other more permanent parts of the structure since they would not have to be rebuilt if the structure was damaged or lost.
- Cost estimates from the 2018 study indexed to 2025 dollars based on the Engineering News Record Building Cost Index suggest a cost of $320 per square foot.
- Benesch supplemented local data with cost data obtained from other Florida jurisdictions. Cost estimates obtained from other Florida jurisdictions between 2020 and 2025 ranged from $300 per square foot to $600 per square foot for building construction only.

Given this information, an average building value of **$625 per square foot** is used for fire stations and the headquarters building.

Fort Myers Shores Fire Protection & Rescue Service District

Fort Myers Shores Fire Protection & Rescue Service District building inventory includes two fire stations, a storage building, and a pole barn. Each type of building has varying costs depending on the design and amenities. As part of the cost estimates the following was considered:

- The District built a new station in 2023, which cost $ $495 per square foot. This cost indexed to 2025 dollars based on the Engineering News Record Building Cost Index suggests a cost of $515 per square foot.
- The District plans to build a new station in 2029, which is estimated to cost $840 per square foot.
- The insured value of Fire Station 81 is approximately $200 per square foot. Insurance values tend to be conservative estimates because insurance companies exclude the value of the foundation and other more permanent parts of the structure since they would not have to be rebuilt if the structure was damaged or lost.
- Cost estimates from the 2018 study indexed to 2025 dollars based on the Engineering News Record Building Cost Index suggest a cost of $320 per square foot.
- Benesch supplemented local data with cost data obtained from other Florida jurisdictions. Cost estimates obtained from other Florida jurisdictions between 2020 and 2025 ranged from $300 per square foot to $600 per square foot for building construction only.

Given this information an average building value of **$500 per square foot** is used for fire stations and **$100 per square foot** for support buildings.

Iona-McGregor Fire Protection & Rescue District

Iona-McGregor Fire Protection & Rescue District building inventory includes four fire stations. As part of the cost estimates the following was considered:

- The District has not built a fire station over the past five years and there are no cost estimates available for future stations.
- The insured values for the fire stations average $315 per square foot. Insurance values tend to be conservative estimates because insurance companies exclude the value of the foundation and other more permanent parts of the structure since they would not have to be rebuilt if the structure was damaged or lost.
- Cost estimates from the 2018 study indexed to 2025 dollars based on the Engineering News Record Building Cost Index suggest a cost of $320 per square foot.
- Benesch supplemented local data with cost data obtained from other Florida jurisdictions. Cost estimates obtained from other Florida jurisdictions between 2020 and 2025 ranged from $300 per square foot to $600 per square foot for building construction only.

Given this information and recent cost increases, an average building value of **$450 per square foot** is used for fire stations.

Lehigh Acres Fire Control & Rescue District

Lehigh Acres Fire Control & Rescue District building inventory includes eight fire stations. As part of the cost estimates the following was considered:

- The District constructed three new stations since 2021, which cost an average of $ $670 per square foot. These costs, indexed by the Engineering News Record, suggest an average cost of $745 per square foot for total building costs.
- The District is planning to build two new stations within the next five years which are estimated to cost an average of $970 per square foot for total buildings costs.
- The insured values for the existing fire stations average $430 per square foot. Insurance values tend to be conservative estimates because insurance companies exclude the value of the foundation and other more permanent parts of the structure since they would not have to be rebuilt if the structure was damaged or lost.
- Cost estimates from the 2018 study indexed to 2025 dollars based on the Engineering News Record Building Cost Index suggest a cost of $320 per square foot.

- Benesch supplemented local data with cost data obtained from other Florida jurisdictions. Cost estimates obtained from other Florida jurisdictions between 2020 and 2025 ranged from $300 per square foot to $600 per square foot for building construction only.

Given this information an average building value of **$650 per square foot** is used for fire stations.

Matlacha/Pine Island Fire Control District

Matlacha-Pine Island Fire Control District building inventory includes four fire stations. As part of the cost estimates the following was considered:

- The District built a new station in 2019, which cost $655 per square foot. This cost indexed to 2025 dollars based on the Engineering News Record Building Cost Index suggests a cost of $900 per square foot.
- The District is planning to build a new station in the upcoming year which is estimated to cost $715 per square foot for total building costs.
- The insured values for the existing fire stations average $380 per square foot. Insurance values tend to be conservative estimates because insurance companies exclude the value of the foundation and other more permanent parts of the structure since they would not have to be rebuilt if the structure was damaged or lost.
- Cost estimates from the 2018 study indexed to 2025 dollars based on the Engineering News Record Building Cost Index suggest a cost of $320 per square foot.
- Benesch supplemented local data with cost data obtained from other Florida jurisdictions. Cost estimates obtained from other Florida jurisdictions between 2020 and 2025 ranged from $300 per square foot to $600 per square foot for building construction only.

Given this information an average building value of **$600 per square foot** is used for fire stations.

North Fort Myers Fire Control & Rescue Service District

North Fort Myers Fire Control & Rescue Service District building inventory includes three stations. As part of the cost estimates the following was considered:

- The District has not built a new fire station over the past five years.
- The District is planning to build a new station in 2027 which is estimated to cost $625 per square foot for total building costs. The District is also planning to build a new administrative/training building in 2028 which is estimated to cost $1,500 per square foot.
- The insured values of the existing building average $275 per square foot per square foot. Insurance values tend to be conservative estimates because insurance companies exclude

the value of the foundation and other more permanent parts of the structure since they would not have to be rebuilt if the structure was damaged or lost.

- Cost estimates from the 2018 study indexed to 2025 dollars based on the Engineering News Record Building Cost Index suggest a cost of $320 per square foot.
- Benesch supplemented local data with cost data obtained from other Florida jurisdictions. Cost estimates obtained from other Florida jurisdictions between 2020 and 2025 ranged from $300 per square foot to $600 per square foot for building construction only.

Given this information and recent cost increases, an average building value of **$500 per square foot** is used for fire stations.

San Carlos Park Fire Protection & Rescue Service District

San Carlos Park Fire Protection & Rescue Service District building inventory includes five fire stations. As part of the cost estimates the following was considered:

- The District built a new fire station in 2021, which cost $435 per square foot for total building costs. The District also built a new fire station in 2025 for $830 per square foot. The cost of these projects average to approximately $650 per square foot in current dollars based on information from the Engineering News Record.
- The District is planning to build two new fire stations within the next five years, which are estimated to cost an average of $710 per square foot.
- The insured values of existing stations average $245 per square foot. Insurance values tend to be conservative estimates because insurance companies exclude the value of the foundation and other more permanent parts of the structure since they would not have to be rebuilt if the structure was damaged or lost.
- Cost estimates from the 2018 study indexed to 2025 dollars based on the Engineering News Record Building Cost Index suggest a cost of $320 per square foot.
- Benesch supplemented local data with cost data obtained from other Florida jurisdictions. Cost estimates obtained from other Florida jurisdictions between 2020 and 2025 ranged from $300 per square foot to $600 per square foot for building construction only.

Given this information an average building value of **$600 per square foot** is used for fire stations.

South Trail Fire & Rescue District

South Trail Fire & Rescue District building inventory includes four stations and a fire safety house. As part of the cost estimates the following was considered:

- The District has not built a fire station over the past five years.

- The District plans to build two new stations within the next five years, which are estimated to cost $1,333 per square foot.
- The insured values of the existing buildings average $265 per square foot for the fire stations, $400 per square foot for the fire safety house, and $270 per square foot for all buildings. Insurance values tend to be conservative estimates because insurance companies exclude the value of the foundation and other more permanent parts of the structure since they would not have to be rebuilt if the structure was damaged or lost.
- Cost estimates from the 2018 study indexed to 2025 dollars based on the Engineering News Record Building Cost Index suggest a cost of $320 per square foot.
- Benesch supplemented local data with cost data obtained from other Florida jurisdictions. Cost estimates obtained from other Florida jurisdictions between 2020 and 2025 ranged from $300 per square foot to $600 per square foot for building construction only.

Given this information an average building value of **$550 per square foot** is used for fire stations and the fire safety house.

Lee County Port Authority

Lee County Port Authority building inventory includes two stations. As part of the cost estimates the following was considered:

- The Authority has not built a fire station over the past five years and there are no cost estimates available for future stations.
- The insured values of the existing buildings average $205 per square foot. Insurance values tend to be conservative estimates because insurance companies exclude the value of the foundation and other more permanent parts of the structure since they would not have to be rebuilt if the structure was damaged or lost.
- Cost estimates from the 2018 study indexed to 2025 dollars based on the Engineering News Record Building Cost Index suggest a cost of $320 per square foot.
- Benesch supplemented local data with cost data obtained from other Florida jurisdictions. Cost estimates obtained from other Florida jurisdictions between 2020 and 2023 ranged from $300 per square foot to $600 per square foot for building construction only.

Given this information and recent cost increases, an average building value of **$450 per square foot** is used for fire stations.

Tice Fire Protection & Rescue District

Tice Fire Protection & Rescue District building inventory includes two stations. As part of the cost estimates the following was considered:

- The District has not built a fire station over the past five years and there are no cost estimates available for future stations.
- The insured values of the existing buildings average $270 per square foot. Insurance values tend to be conservative estimates because insurance companies exclude the value of the foundation and other more permanent parts of the structure since they would not have to be rebuilt if the structure was damaged or lost.
- Cost estimates from the 2018 study indexed to 2025 dollars based on the Engineering News Record Building Cost Index suggest a cost of $320 per square foot.
- Benesch supplemented local data with cost data obtained from other Florida jurisdictions. Cost estimates obtained from other Florida jurisdictions between 2020 and 2023 ranged from $300 per square foot to $600 per square foot for building construction only.

Given this information and recent cost increases, an average building value of **$450 per square foot** is used for fire stations.

Table B-1 provides a summary of this information and resulting estimates.

Table B-1

Building Value Analysis

Service Provider	Building Cost per Square Foot							Percent Change from 2018 Study Estimate[6]
	Recent Construction[1]	Recent Construction Indexed to 2025[2]	Future Estimates[1]	Insured Values[1]	2018 Study Estimate[3]	2018 Study Estimate Indexed to 2025[4]	2025 Study Estimate[5]	
Fire Rescue Providers:								
Alva	N/A	N/A	$902	$156	$221	$320	$450	104%
Bayshore	N/A	N/A	N/A	$197	$221	$320	$450	104%
Bonita Springs	$280	$390	$1,785	$233	$221	$320	$450	104%
Captiva	N/A	N/A	N/A	$314	$221	$320	$450	104%
Estero	$537	$558	$591	$364	$221	$320	$550	149%
City of Fort Myers	$464	$506	$1,018	$231	$221	$320	$600	171%
Fort Myers Beach	N/A	N/A	$906	$261	$221	$320	$625	183%
Fort Myers Shores	$497	$517	$842	$201	$221	$320	$500	126%
Iona-McGregor	N/A	N/A	N/A	$315	$221	$320	$450	104%
Lehigh Acres	$670	$747	$970	$429	$221	$320	$650	194%
Matlacha/Pine Island	$656	$905	$714	$382	$221	$320	$600	171%
North Fort Myers	N/A	N/A	$625	$277	$221	$320	$500	126%
San Carlos	$585	$648	$711	$244	$221	$320	$600	171%
South Trail	N/A	N/A	$1,333	$268	$221	$320	$550	149%
Port Authority	N/A	N/A	N/A	$203	$221	$320	$450	104%
Tice	N/A	N/A	N/A	$269	$221	$320	$450	104%
Emergency Medical Services:								
Lee County EMS	$389	$548	$667	$186	$196	$284	$600	206%

1) Source: Each service provider
2) Recent total construction cost per square foot indexed to 2025 using Engineering News Records Building (ENR) Index
3) Source: Fire/EMS Impact Fee Study for Lee County, January 2018
4) Estimated cost per square foot from 2018 study (Item 3) indexed to 2025 using Engineering News Records Building (ENR) Index
5) Based on recent construction costs, estimates for future stations, cost trends, and recent costs from other jurisdictions
6) Percent change estimated cost per square foot from 2018 study (Item 3) to 2025 study estimate (Item 5)

Land Values

For each service provider, land values were determined based on the following analysis, as data available:

- Recent land purchases or appraisals for the related infrastructure (if any);
- Land value of current inventory as reported by the Lee County Property Appraiser (LCPA);
- Vacant land sales between 2020 and 2025 by size and by land use with focus on sales since 2022;
- Current values of the properties that were evaluated by an appraiser during the last study to estimate land value for each service area;
- Value of vacant land of similarly sized properties by land use; and
- Land value trends since the previous study as reported by the Florida Department of Revenue (FDOR), Florida Property Valuations and Tax Databook.

<u>EMS</u>

The following was considered in estimating the land value for EMS buildings:

- In September 2023, the County purchased land for the future Treeline Station, which cost $854,700 per acre. In February/March 2025, the County purchased land for the future Alva Station and River Hall Station at a cost of $251,600 per acre and $563,400 per acre, respectively. The current indexed value of these parcels averages $488,100 per acre based on land value increases according to FDOR.
- The value of parcels where current County-owned EMS stations are located ranges from $12,800 per acre to $651,700 per acre with an average of $98,100 per acre. Property Appraiser land value estimates for governmental entities tend to be on the low end since these properties are not subject to property tax and the values are not always updated to reflect the market conditions.
- Vacant land sales of similarly sized parcels (0.5 acre to 5 acres) between 2022 and 2025 averaged $356,900 per acre with a median value of $149,800 per acre. These prices were higher for commercial properties, with an average of $555,600 per acre and median value of $479,400. These estimates reflect sale prices within the EMS service area (countywide excluding Lehigh Acres and Fort Myers Beach fire district). It should be noted that these are average values and that the value of land varies greatly depending on the geographic area within the county.
- Similarly, the value of vacant land reported by the Property Appraiser averaged $251,900 per acre with a median value of $123,300 per acre for all vacant properties. For

commercial properties, the average value is estimated at $410,000 per acre with a median value of $348,800 per acre.

Given this information, an average land value of **$350,000 per acre** is determined to be a reasonable estimate impact fee calculation purposes.

Alva Fire Control & Rescue Service District

The following was considered in estimating the land value for fire rescue buildings:

- The District did not purchase any land recently.
- The District plans to purchase land North of Caloosahatchee River, which is estimated to cost $83,300 per acre.
- According to the information provided by the FDOR, vacant land values in Lee County increased by approximately 191 percent since 2018, which would suggest an average value of $380,300 per acre when applied to the $130,680 land cost per acre used in the 2018 technical study.
- The land value for the current station according to the Lee County Property Appraiser is approximately $43,600 per acre. Property Appraiser land value estimates for governmental entities tend to be on the low end since these properties are not subject to property tax and the values are not always updated to reflect the market conditions.
- Vacant land sales of similarly sized parcels (0.5 acre to 5 acres) between 2022 and 2025 averaged $105,500 per acre with a median value of $87,000 per acre for all vacant land use types.
- Similarly, the value of vacant land reported by the Property Appraiser averaged $96,100 per acre with a median value of $72,500 per acre for all vacant properties.

Given this information, an average land value of **$100,000 per acre** is determined to be a reasonable estimate for impact fee calculation purposes.

Bayshore Fire Protection & Rescue Service District

The following was considered in estimating the land value for fire rescue buildings:

- The District did not purchase any land recently and there are no upcoming programmed purchases at this time.
- According to the information provided by the FDOR, vacant land values in Lee County increased by approximately 191 percent since 2018, which would suggest an average value of $507,000 per acre when applied to the land cost per acre used in the 2018 technical study ($174,240 per acre).

- The land value for the current station according to the Lee County Property Appraiser is approximately $43,600 per acre. Property Appraiser land value estimates for governmental entities tend to be on the low end since these properties are not subject to property tax and the values are not always updated to reflect the market conditions.
- Vacant land sales of similarly sized parcels (0.5 acre to 5 acres) between 2022 and 2025 averaged $83,200 per acre with a median value of $73,800 per acre for all vacant land use types. Commercial vacant land sales included only one parcel during this time period at a cost of $201,000 per acre.
- Similarly, the value of vacant land reported by the Property Appraiser averaged $57,000 per acre with a median value of $40,000 per acre for all vacant properties. For commercial properties, the average value is estimated at $179,700 per acre with a median value of $174,200 per acre.

Given this information, an average land value of **$140,000 per acre** is determined to be a reasonable estimate for impact fee calculation purposes.

Bonita Springs Fire Control & Rescue District

The following was considered in estimating the land value for fire rescue buildings:

- The District purchased the Station 27 site in January 2023 for a cost of over $6.8 million per acre. This cost increases to $8.8 million per acre when indexed to 2024 dollars. The District was previously leasing this site. Following Hurricane Ian, the District needed to purchase the property to keep a station on the beach. The sale price reflects the cost of the entire property, including the station and the land.
- According to the information provided by the FDOR, vacant land values in Lee County increased by approximately 191 percent since 2018, which would suggest an average value of approximately $1.27 million per acre when applied to the land cost per acre used in the 2018 technical study ($435,600 per acre).
- The land value for the current stations according to the Lee County Property Appraiser ranges from $44,700 per acre to $1.2 million per acre with an average land value of $211,200 per acre. Property Appraiser land value estimates for governmental entities tend to be on the low end since these properties are not subject to property tax and the values are not always updated to reflect the market conditions.
- Vacant land sales of similarly sized parcels (0.5 acre to 5 acres) between 2022 and 2025 averaged $401,000 per acre with a median value of $220,900 per acre for all vacant land use types. These prices were higher for commercial properties, with an average of $880,400 per acre and median price of $814,500 per acre.

- Similarly, the value of vacant land reported by the Property Appraiser averaged $328,900 per acre with a median value of $254,800 per acre for all vacant properties. For commercial properties, the average value is estimated at $610,500 per acre with a median value of $869,000 per acre.

Given this information, an average land value of **$600,000 per acre** is determined to be a reasonable estimate for impact fee calculation purposes.

Captiva Island Fire Control District

The following was considered in estimating the land value for fire rescue buildings:

- The District did not purchase any land recently and there are no upcoming programmed purchases at this time.
- The land value for the current station according to the Lee County Property Appraiser is approximately $4.35 million per acre.
- Vacant land sales of similarly sized parcels (0.5 acre to 5 acres) between 2022 and 2025 included only one parcel at a sale price of $1.93 million per acre.
- Similarly, the value of vacant land reported by the Property Appraiser averaged $2.1 million per acre with a median value of $2.2 million per acre for all vacant properties.

Given this information, an average land value of **$750,000 per acre** is determined to be a reasonable, if not conservative, estimate for impact fee calculation purposes.

Estero Fire Rescue District

The following was considered in estimating the land value for fire rescue buildings:

- The District purchased a 4.6-acre site in January 2019 for a cost of $89,000 per acre. This cost per acre includes improvements. According to the information provided by the FDOR, vacant land values in Lee County have increased by approximately 167 percent since 2019, which implies a current value of $238,000 per acre.
- According to the information provided by the FDOR, vacant land values in Lee County increased by approximately 191 percent since 2018, which would suggest an average value of $1.27 million per acre when applied to the land cost per acre used in the 2018 technical study ($435,600 per acre).
- The land value for the current stations according to the Lee County Property Appraiser averages approximately $176,200 per acre with a range of $36,000 per acre to $522,700 per acre. Property Appraiser land value estimates for governmental entities tend to be on

the low end since these properties are not subject to property tax and the values are not always updated to reflect the market conditions.

- Vacant land sales of similarly sized parcels (0.5 acre to 5 acres) between 2022 and 2025 averaged $416,200 per acre with a median value of $406,000 per acre for all vacant land use types. These prices were higher for commercial properties, with an average of $654,700 per acre and median value of $682,900.
- Similarly, the value of vacant land reported by the Property Appraiser averaged $252,500 per acre with a median value of $130,700 per acre for all vacant properties. For commercial properties, the average value is estimated at $627,100 per acre with a median value of $653,400 per acre.

Given this information, an average land value of **$400,000 per acre** is determined to be a reasonable estimate for impact fee calculation purposes.

City of Fort Myers

The following was considered in estimating the land value for fire rescue buildings:

- The City purchased land for Fire Station 18 in August 2023 for a cost of $507,800 per acre. According to the information provided by the FDOR, vacant land values in Lee County increased by approximately 27 percent since 2023, which would imply a current value of $645,000 per acre. Most recently, the City purchased land for Fire Station 14 in February 2025 which cost $807,200 per acre. The average land purchase cost in current dollars is approximately $732,100 per acre.
- According to the information provided by the FDOR, vacant land values in Lee County increased by approximately 191 percent since 2018, which would suggest an average value of over $1 million per acre when applied to the land cost per acre used in the 2018 technical study ($348,500 per acre).
- The land value for the current stations according to the Lee County Property Appraiser averages approximately $122,100 per acre with a median value of $135,700 per acre. Property Appraiser land value estimates for governmental entities tend to be on the low end since these properties are not subject to property tax and the values are not always updated to reflect the market conditions.
- Vacant land sales of similarly sized parcels (0.5 acre to 5 acres) between 2022 and 2025 averaged $661,900 per acre with a median value of $438,200 per acre for all vacant land use types. These prices were higher for commercial properties, with an average of $589,700 per acre and median value of $582,800 per acre.

- Similarly, the value of vacant land reported by the Property Appraiser averaged $312,200 per acre with a median value of $165,900 per acre for all vacant properties. For commercial properties, the average value is estimated at $418,300 per acre with a median value of $370,300 per acre.

Given this information, an average land value of **$600,000 per acre** is determined to be a reasonable estimate for impact fee calculation purposes.

Fort Myers Beach Fire Control District

The following was considered in estimating the land value for fire rescue buildings:

- The District purchased the relocation site for Station 31 in July 2020 for a cost of over $2 million per acre. According to the information provided by the FDOR, vacant land values in Lee County increased by approximately 166 percent since 2023, which would imply a current value of $5.4 million per acre.
- The land value for the current stations according to the Lee County Property Appraiser averages approximately $1.61 million per acre with a range of $270,000 per acre to $2.6 million per acre.
- Vacant land sales of similarly sized parcels (0.5 acre to 5 acres) between 2022 and 2025 averaged $1.78 million per acre with a median value of $1.63 million per acre for all vacant land use types. Commercial vacant land sales (0.5 to 5 acres) included only one parcel during this period at a sale price of $3.65 million per acre.
- The value of vacant land of similarly sized parcels averaged $1.88 million per acre with a median value of $2.61 million per acre for all vacant properties. In the case of commercial properties, the average value was $934,000 per acre with a median value of $871,200 per acre.

Given this information, an average land value of **$1 million per acre** is determined to be a reasonable estimate for impact fee calculation purposes.

Fort Myers Shores Fire Protection & Rescue Service District

The following was considered in estimating the land value for fire rescue buildings:

- The District purchased vacant property in December 2020 for a cost of $228,100 per acre. According to the information provided by the FDOR, vacant land values in Lee County increased by approximately 166 percent since 2020, which implies a current value of $606,700 per acre.

- According to the information provided by the FDOR, vacant land values in Lee County increased by approximately 191 percent since 2018, which would suggest an average value of $760,600 per acre when applied to the land cost per acre used in the 2018 technical study ($261,400 per acre).
- The land value for the current inventory according to the Lee County Property Appraiser averages approximately $137,800 per acre. Property Appraiser land value estimates for governmental entities tend to be on the low end since these properties are not subject to property tax and the values are not always updated to reflect the market conditions.
- Vacant land sales of similarly sized parcels (0.5 acre to 5 acres) between 2022 and 2025 averaged $232,100 per acre with a median value of $88,300 per acre for all vacant land use types. These prices were higher for commercial properties, with an average of $719,900 per acre and median value of $694,800 per acre.
- Similarly, the value of vacant land reported by the Property Appraiser averaged $156,000 per acre with a median value of $122,700 per acre for all vacant properties. These values were higher for commercial properties with the average value estimated at $247,300 per acre with a median value of $261,400 per acre.

Given this information, an average land value of **$300,000 per acre** is determined to be a reasonable estimate for impact fee calculation purposes.

Iona-McGregor Fire Protection & Rescue District

The following was considered in estimating the land value for fire rescue buildings:

- The District did not purchase any land recently and there are no upcoming programmed purchases at this time.
- According to the information provided by the FDOR, vacant land values in Lee County increased by approximately 191 percent since 2018, which would suggest an average value of over $1 million per acre when applied to the land cost per acre used in the 2018 technical study ($348,500 per acre).
- The land value for the current stations according to the Lee County Property Appraiser averages approximately $230,800 per acre with a range of $88,100 per acre to $653,400 per acre. Property Appraiser land value estimates for governmental entities tend to be on the low end since these properties are not subject to property tax and the values are not always updated to reflect the market conditions.
- Vacant land sales of similarly sized parcels (0.5 acre to 5 acres) between 2022 and 2025 averaged $913,100 per acre with a median value of $582,300 per acre for all vacant land

use types. For commercial vacant land, the average cost was $710,000 per acre while the median sales price was $524,500 per acre.

- Similarly, the value of vacant land reported by the Property Appraiser averaged $509,500 per acre with a median value of $392,000 per acre for all vacant properties. For commercial properties, the average value was $493,000 per acre while the median value was $479,200 per acre.

Given this information, an average land value of **$500,000 per acre** is determined to be a reasonable estimate for impact fee calculation purposes.

Lehigh Acres Fire Control & Rescue District

The following was considered in estimating the land value for fire rescue buildings:

- In the past five years, the District purchased three vacant properties which ranged in sale price from $34,100 per acre to $72,300 per acre with an average sale price of $40,200 per acre. Based on information provided by the FDOR on vacant land value increases in Lee County since each purchase, the average land value today is approximately $60,800 per acre.
- According to the information provided by the FDOR, vacant land values in Lee County increased by approximately 191 percent since 2018, which would suggest an average value of $950,700 per acre when applied to the land cost per acre used in the 2018 technical study ($326,700 per acre).
- The land value for the current stations according to the Lee County Property Appraiser averages approximately $118,900 per acre with a range of $19,900 per acre to $258,200 per acre.
- Vacant land sales of similarly sized parcels (0.5 acre to 5 acres) between 2022 and 2025 averaged $53,400 per acre with a median value of $43,800 per acre for all vacant land use types. These values were higher for commercial properties, with an average sale price of $656,300 per acre and a median cost of $503,100 per acre.
- Similarly, the value of vacant land reported by the Property Appraiser averaged $42,200 per acre with a median value of $34,800 per acre for all vacant properties. For commercial properties, the average value is estimated at $281,000 per acre with a median value of $217,700 per acre.

Given this information, an average land value of **$100,000 per acre** is determined to be a reasonable estimate for impact fee calculation purposes.

Matlacha-Pine Island Fire Control District

The following was considered in estimating the land value for fire rescue buildings:

- The District purchased a site with improvements in March 2023 for a cost of $88,000 per acre. According to the information provided by the FDOR, vacant land values in Lee County increased by approximately 27 percent since 2023 which implies a current value of $111,700 per acre.
- The land value for the current stations according to the Lee County Property Appraiser averages approximately $63,800 per acre with a range of $25,800 per acre to $130,300 per acre. Property Appraiser land value estimates for governmental entities tend to be on the low end since these properties are not subject to property tax and the values are not always updated to reflect the market conditions.
- Vacant land sales of similarly sized parcels (0.5 acre to 5 acres) between 2022 and 2025 averaged $99,800 per acre with a median value of $79,500 per acre for all vacant land use types. These values were higher for commercial properties with an average value of $138,400 per acre and a median value of $140,500 per acre.
- Similarly, the value of vacant land reported by the Property Appraiser averaged $91,200 per acre with a median value of $69,700 per acre for all vacant properties. For commercial properties, the average value is estimated at $163,100 per acre with a median value of $111,700 per acre.

Given this information, an average land value of **$100,000 per acre** is determined to be a reasonable estimate for impact fee calculation purposes.

North Fort Myers Fire Control & Rescue Service District

The following was considered in estimating the land value for fire rescue buildings:

- The District purchased a vacant site in August 2024 for a sale price of $310,300 per acre
- According to the information provided by the FDOR, vacant land values in Lee County increased by approximately 191 percent since 2018, which would suggest an average value of $633,800 per acre when applied to the land cost per acre used in the 2018 technical study ($217,800 per acre).
- The land value for the current stations according to the Lee County Property Appraiser averages approximately $91,100 per acre with a range of $25,000 per acre to $174,400 per acre. Property Appraiser land value estimates for governmental entities tend to be on the low end since these properties are not subject to property tax and the values are not always updated to reflect the market conditions.

- Vacant land sales of similarly sized parcels (0.5 acre to 5 acres) between 2022 and 2025 averaged $178,400 per acre with a median value of $90,500 per acre for all vacant land use types. In the case of commercial properties, recent sales suggested an average value of $320,300 per acre and a median value of $190,500 per acre.
- Similarly, the value of vacant land reported by the Property Appraiser averaged $139,200 per acre with a median value of $79,100 per acre for all vacant properties. For commercial properties, the average value is estimated at $240,000 per acre with a median value of $175,400 per acre.

Given this information, an average land value of **$350,000 per acre** is determined to be a reasonable estimate for impact fee calculation purposes.

San Carlos Park Fire Protection & Rescue Service District

The following was considered in estimating the land value for fire rescue buildings:

- In September 2021, the District purchased a site for Fire Station 55 for $475,500 per acre. According to the information provided by the FDOR, vacant land values in Lee County increased by approximately 156 percent since 2021, which would imply a current cost of $1.22 million per acre.
- According to the information provided by the FDOR, vacant land values in Lee County increased by approximately 191 percent since 2018, which would suggest an average value over $1 million per acre when applied to the land cost per acre used in the 2018 technical study ($348,500 per acre).
- The land value for the existing properties according to the Lee County Property Appraiser averages $156,400 per acre with a range of $39,000 per acre to $500,700 per acre. Property Appraiser land value estimates for governmental entities tend to be on the low end since these properties are not subject to property tax and the values are not always updated to reflect the market conditions.
- Vacant land sales of similarly sized parcels (0.5 acre to 5 acres) between 2022 and 2025 averaged $645,800 per acre with a median value of $624,700 per acre for all vacant land use types. These values were higher for commercial properties with an average value of $697,800 per acre and a median value of $663,100 per acre.
- Similarly, the value of vacant land reported by the Property Appraiser averaged $405,600 per acre with a median value of $370,300 per acre for all vacant properties. For commercial properties, the average value is estimated at $525,100 per acre with a median value of $479,200 per acre.

Given this information, an average land value of **$550,000 per acre** is determined to be a reasonable estimate for impact fee calculation purposes.

South Trail Fire & Rescue District

The following was considered in estimating the land value for fire rescue buildings:

- The District did not purchase any land recently and there are no cost estimates per acre available for future land purchases.
- According to the information provided by the FDOR, vacant land values in Lee County increased by approximately 191 percent since 2018, which would suggest an average value over $1 million per acre when applied to the land cost per acre used in the 2018 technical study (348,500 per acre).
- The land value for the current stations according to the Lee County Property Appraiser averages $240,000 per acre with a range of $167,000 per acre to $261,400 per acre. Property Appraiser land value estimates for governmental entities tend to be on the low end since these properties are not subject to property tax and the values are not always updated to reflect the market conditions.
- Vacant land sales of similarly sized parcels (0.5 acre to 5 acres) between 2022 and 2025 averaged $366,900 per acre with a median value of $356,200 per acre for all vacant land use types. These values were higher for commercial properties with an average value of $537,900 per acre with a median value of $620,900 per acre.
- Similarly, the value of vacant land reported by the Property Appraiser averages $331,300 per acre with a median value of $370,200 per acre for all vacant properties. For commercial properties, the average value is estimated at $446,600 per acre with a median value of $392,000 per acre.

Given this information, an average land value of **$400,000 per acre** is determined to be a reasonable estimate for impact fee calculation purposes.

Lee County Port Authority

The following was considered in estimating the land value for fire rescue buildings:

- There were no recent purchases of land and there are no upcoming programmed purchases at this time.
- The land value for the current stations according to the Lee County Property Appraiser is averages $14,500 per acre.

Given this information, an average land value of **$15,000 per acre** is determined to be a reasonable estimate for impact fee calculation purposes.

Tice Fire and Rescue District

The following was considered in estimating the land value for fire rescue buildings:

- The District did not purchase any land recently and there are no upcoming programmed purchases at this time.
- According to the information provided by the FDOR, vacant land values in Lee County increased by approximately 191 percent since 2018, which would suggest an average value of over $887,300 per acre when applied to the land cost per acre used in the 2018 technical study ($304,900 per acre).
- The land value for the current stations according to the Lee County Property Appraiser ranged from approximately $20,500 per acre to $173,600 per acre.
- Vacant land sales of similarly sized parcels (0.5 acre to 5 acres) between 2022 and 2025 averaged $138,900 per acre with a median value of $127,600 per acre for all vacant land use types. For commercial vacant land, the average cost was $264,400 per acre while the median sales price was $203,400 per acre.
- Similarly, the value of vacant land reported by the Property Appraiser averaged $117,800 per acre with a median value of $66,800 per acre for all vacant properties. For commercial properties, the average value was $263,100 per acre while the median value was $248,100 per acre.

Given this information, an average land value of **$100,000 per acre** is determined to be a reasonable estimate for impact fee calculation purposes.

Table B-2 provides a summary of key variables reviewed for land value analysis and resulting estimates.

Table B-2

Summary of Land Value Analysis

Service Provider	Land Value per Acre								Percent Change from 2018 Study Estimate[6]
	Recent/ Upcoming Purchases[1]	2018 Study Estimate[2]	2018 Study Estimate Indexed[3]	Vacant Land Sales (0.5 to 5 Acres, 2022-2025)[4]				2025 Study Estimate[5]	
				All Land Uses		Commercial			
				Median	Average	Median	Average		
Fire Rescue Providers:									
Alva	$83,300	$130,680	$380,300	$87,000	$105,500	N/A	N/A	$100,000	-23%
Bayshore	N/A	$174,240	$507,000	$73,800	$83,200	$201,000	$201,000	$140,000	-20%
Bonita Springs[7]	N/A	$435,600	$1,267,600	$220,900	$401,000	$814,500	$880,400	$600,000	38%
Captiva	N/A	N/A	N/A	$1,926,400	$1,926,400	N/A	N/A	$750,000	N/A
Estero[8]	$238,000	$435,600	$1,267,600	$406,000	$416,200	$682,900	$654,700	$400,000	-8%
City of Fort Myers	$732,100	$348,480	$1,014,100	$438,200	$661,900	$582,800	$589,700	$600,000	72%
Fort Myers Beach	$5,417,700	N/A	N/A	$1,625,400	$1,777,100	$3,645,800	$3,645,800	$1,000,000	N/A
Fort Myers Shores	$606,700	$261,360	$760,600	$88,300	$232,100	$694,800	$719,900	$300,000	15%
Iona-McGregor	N/A	$348,480	$1,014,100	$582,300	$913,100	$524,500	$710,000	$500,000	43%
Lehigh Acres	$60,800	$326,700	$950,700	$43,800	$53,400	$503,100	$656,300	$100,000	-69%
Matlacha/Pine Island[8]	$111,700	N/A	N/A	$79,500	$99,800	$140,500	$138,400	$100,000	N/A
North Fort Myers	$310,300	$217,800	$633,800	$90,500	$178,400	$190,500	$320,300	$350,000	61%
San Carlos	$1,217,300	$348,480	$1,014,100	$624,700	$645,800	$663,100	$697,800	$550,000	58%
South Trail	N/A	$348,480	$1,014,100	$356,200	$366,900	$620,900	$537,900	$400,000	15%
Port Authority	N/A	N/A	N/A	N/A	N/A	N/A	N/A	$15,000	N/A
Tice	N/A	$304,920	$887,300	$127,600	$138,900	$203,400	$264,400	$100,000	-67%
Emergency Medical Services:									
Lee County EMS	$488,100	-	N/A	$149,800	$356,900	$479,400	$555,600	$350,000	N/A

1) Source: Each service provider – historical costs are indexed to 2024 dollars based on land value increases published by Florida Department Revenue's Florida Property Valuations and Tax Databook
2) Source: Fire/EMS Impact Fee Study for Lee County, January 2018
3) Estimated cost per acre from 2018 study (Item 2) indexed to 2025 based on vacant land value increase from Florida Department of Revenue
4) Source: Lee County Property Appraiser Database. Analysis excludes sales with a sale price per acre less than $10,000 or greater than $5 million.
5) Based on recent /upcoming purchases, recent vacant land sales, and cost trends
6) Percent change estimated cost per acre from 2018 study (Item 2) to 2025 study estimate (Item 5)
7) District recently purchased the Station 27 site, which included the land and the station.
8) Recent/upcoming land purchase includes improvements.

GROUP 6, ITEM B

MIXED-USE PLANNED DEVELOPMENT (MPD) THRESHOLDS

Chapter 34 - ZONING

ARTICLE VI. - DISTRICT REGULATIONS

DIVISION 9. - PLANNED DEVELOPMENT DISTRICTS

Sec. 34-940. Mixed-Use Planned Developments.

Staff note: Remove specific thresholds and minimum use regulations for specific uses in Mixed-Use Planned Developments in order to streamline regulations to provide greater flexibility for these types of projects at time of development.

(a) ~~All~~ Mixed-Use Planned Developments may contain multiple uses, such as but not limited to: ~~must meet or exceed at least two of the following thresholds:~~

(1) ~~A r~~Residential, including ~~or~~ mobile home~~s~~ ~~development of 50 or more dwelling units.~~

(2) ~~A c~~Commercial development or activity ~~that is located on a parcel of two or more acres and includes 30,000 square feet or more of floor area~~.

(3) ~~An i~~Industrial development or activity ~~that is located on a parcel of two or more acres and includes 30,000 square feet or more of floor area~~.

(4) ~~A c~~Community ~~facility~~ facilities ~~development of two or more acres.~~

(b) Mixed-use developments containing residential uses should be designed to capture within the development a substantial percentage of the vehicular trips that are projected to be generated by those uses at the project's buildout.

(c) The Master Concept Plan for a mixed-use planned development must clearly identify the uses proposed. ~~indicate the land area to be used for each of the qualifying thresholds, as well as the uses proposed within each of the designated areas.~~

GROUP 6, ITEM C

FLOODPLAIN MANAGEMENT AND BUILDING CODE AMENDMENTS

Chapter 6 - BUILDINGS AND BUILDING REGULATIONS

ARTICLE II. - CODES AND STANDARDS

DIVISION 1. - GENERALLY

Sec. 6-45. - Permit fees.

Staff Note: Update section to reference location of where fee schedule can be found.

The Board of County Commissioners has the power to determine and set reasonable permit fees. A schedule of these fees is ~~shall be~~ published as a part of the Lee County Administrative Code and copies of such schedule may be found on the County website.~~obtained at the County Department of Public Resources.~~

DIVISION 2. - BOARD OF ADJUSTMENT AND APPEALS

Staff Note: Update Division 2 to provide reference to Administrative Code governing the Board of Adjustment and Appeals, which provides the rules of procedure for the Board. Sections 6-74 through 6-82, which is verbatim language of Administrative Code 2-18, is proposed to be deleted to remove redundancy.

Sec. 6-73. - Board established; jurisdiction.

There is hereby established a Board of Adjustment and Appeals, which will be known as the Lee County Board of Adjustment and Appeals. The purpose of this Board is to hear and decide appeals from the decision of the Building Official, Fire Official, Floodplain Administrator, ~~County Flood Insurance Coordinator (Coordinator),~~ or their designees, on any of the various standard codes regulated and enforced by the County. Appointment of members and rules of procedure for the Lee County Board of Adjustment and Appeals are provided in Lee County Administrative Code.

~~Sec. 6-74. Membership; appointment of members.~~

~~The Board of Adjustment and Appeals will consist of 13 members as follows: one architect or engineer, one general contractor, one residential or building contractor, one plumbing contractor, one electrical contractor, one mechanical contractor, one aluminum contractor, one solar contractor, one representative from the fire service, one roofing contractor, one sign or outdoor advertising contractor, one mobile home installer and one representative of disabled persons. Members of the County Board of Adjustment and Appeals will be appointed by the Board of County Commissioners.~~

~~Sec. 6-75. Term of office.~~

~~Members shall be appointed to the Board of Adjustment and Appeals for a term of four years. Vacancies shall be filled for an unexpired term in the same manner in which original appointments are required to be made; providing, however, that any appointment to fill a vacancy for an unexpired term shall be made only to fill the completion of the original term. Continued unexcused absence of any member from three consecutive regular meetings of the Board shall be construed as a voluntary resignation, and the Board of County Commissioners shall appoint a new member to fulfill the unexpired term of the resigned member.~~

~~Sec. 6-76. Quorum.~~

~~Five members of the Board of Adjustment and Appeals shall constitute a quorum. Variation with respect to the application of any provision of the standard code or modification of any order of the Building Official, Fire Official, coordinator or their designees, requires an affirmative of the majority vote among the Board members present. Any member of the Board of Adjustment and Appeals shall not act in any case in which he has a personal interest.~~

~~Sec. 6-77. Meetings; rules of procedure.~~

~~The Board of Adjustment and Appeals shall establish rules and regulations for its own procedure not inconsistent with this Land Development Code or the County Administrative Code. Such procedure shall be approved and designated by resolution of the Board of County Commissioners or become a part of the County Administrative Code. The Board of Adjustment and Appeals shall meet at regular intervals, to be determined by its Chairman, or, in any event, the Board shall meet within 15 days after an appeal has been filed unless good cause for delay can be shown.~~

~~Sec. 6-78. Records.~~

~~The Building Official or his designee shall act as ex officio secretary of the Board of Adjustment and Appeals, and shall make a detailed record of all its proceedings, which shall set forth the reasons for its decisions, the vote of each member participating therein, the absence of a member, and any failure of a member to vote.~~

~~Sec. 6-79. Funding; staff.~~

~~The Board of County Commissioners is hereby authorized to annually expend such County funds and do all things and employ such clerical and other help as may be necessary to effectuate the purposes of this division. Such purposes are hereby determined and declared to be County purposes.~~

~~Sec. 6-80. Right of appeal; notice of appeal.~~

~~(a) When it is claimed that the true intent and meaning of a code or any of the regulations thereunder have been misconstrued or wrongly interpreted, the owner of such building or structure, or his duly authorized agent, may appeal from the decision of the Building Official, Fire Official, Floodplain Coordinator or their designees to the Board of Adjustment and Appeals. Notice of appeal must be in writing and filed within 30 days after the decision is rendered by the Building Official, Fire Official, Floodplain Coordinator or their designees. Requests for appeal must be on forms provided by the Department of Community Development. The fee required by the administrative code must accompany the notice of appeal. (b) In the case of a building or structure which in the opinion of the Building Official is unsafe or dangerous, the Building Official may, in his order, limit the time for such appeal to a shorter period.~~

~~Sec. 6-81. Variations; modification of orders.~~

~~(a) The Board of Adjustment and Appeals, pursuant to an appeal from a decision of the Fire Official, Floodplain Coordinator or their designees, may vary the application of a code to any particular case when, in its opinion and based upon sufficient evidence, the enforcement thereof would do manifest injustice and would be contrary to the spirit and purpose of a code or public interest, or when, in its opinion and based upon sufficient evidence to the contrary, the interpretation of the Fire Official, Floodplain Coordinator or their designees should be modified or reversed. (b) Decisions of the Board of Adjustment and Appeals to vary the application of a provision of a code or to modify an order of the Fire Official, Floodplain Coordinator or their designee must specify the variation or modification made, the conditions upon which it is made, and the reasons therefor. (c) Pursuant to F.S. § 553.73(5), the variance procedures adopted in Article IV of this chapter, Flood Hazard Reduction, will apply to requests submitted for variances to the provisions of Section 1612.4 of the Florida Building Code, Building or, as applicable, the provisions of Section R322 of the Florida Building Code, Residential. This section does not apply to Section 3109 of the Florida Building Code, Building.~~

~~Sec. 6-82. Decisions.~~

~~(a) Decisions of the Board of Adjustment and Appeals will be final; subject, however, to any remedy an aggrieved party might have at law or in equity. Decisions must be in writing and must indicate the vote upon the decision. Decisions of the Board of Adjustment and Appeals must be signed and attested to by the Chairperson of the Board.(b) The Board of Adjustment and Appeals must, in every case, reach a decision without unreasonable or unnecessary delay.(c) If a decision of the Board of Adjustment and Appeals reverses or modifies a refusal, order or disallowance of the Fire Official, Coordinator or their designees, or varies the application of a provision of a code, the appropriate official will immediately take action in accordance with that decision.(d) Any aggrieved person may obtain judicial review of the decision of the Board of Adjustment and Appeals by filing a petition for writ of certiorari in the circuit court. Such petition must be filed within 30 calendar days after the Board of Adjustment and Appeals' decision, but~~

~~not thereafter, pursuant to the Florida Rules of Civil Procedure. The original petition for writ of certiorari must be filed with the Clerk of the Circuit Court. Copies of the petition must be filed with the Department of Community Development for forwarding to the County Attorney's Office.~~

Secs. 6-74~~83~~—6-110. Reserved.

DIVISION 3. - BUILDING CODE

Sec. 6-118. - Reserved. ~~Building permits issued on the basis of an affidavit.~~

Staff Note: The Florida Building Code (FBC) has been updated to include this language; therefore, it is no longer needed in the LDC.

~~Amend the FBC, Building Section, by adding Section 107.6.1, as follows:~~

> ~~*107.6.1 Building permits issued on the basis of an affidavit.* Pursuant to the requirements of federal regulations for participation in the National Flood Insurance Program (44 CFR 59 and 60), the authority granted to the Building Official to issue permits, to rely on inspections, and to accept plans and construction documents on the basis of affidavits and plans submitted pursuant to Sections 105.14 and 107.6, shall not extend to the flood load and flood resistance construction requirements of the Florida Building Code.~~

Sec. 6-119. - ~~Reserved.~~ Mandatory structural repairs for condominium and cooperative buildings.

Staff Note: SB 913 requires the County to adopt language to specify the timeframe for repairs of substantial structural deterioration of condo and co-op buildings. This statutory requirement followed the collapse of the Surfside condominium tower in 2021.

Condominium or cooperative associations or any other owners that are subject to Section 553.899, Florida Statutes must commence repairs for substantial structural deterioration within the timeframe mandated by Section 553.899, Florida Statutes.

Sec. 6-120. - Critical facilities.

Staff Note: Update language to match terminology in FBC and ASCE 24.

Amend FBC, Building Section 1612.4, pertaining to elevation of buildings, as follows: 1612.4.1 Elevation of Flood Design Class 3 and 4 ~~Category III and IV~~ buildings (critical facilities).

> ~~The term "critical~~ "Critical facilities," as defined in the Flood Hazard Reduction Ordinance, shall be located outside the limits of the special flood hazard area where feasible. Construction of new critical facilities shall be permissible within the special flood hazard area if no feasible alternative site is available. If permitted, critical facilities shall be elevated or protected to or above the base flood elevation, plus two feet or the 500-year (0.2 percent chance) flood elevation, whichever is higher. Floodproofing and sealing measures must be implemented to ensure that toxic substances will not be displaced by or released into floodwaters. Access routes elevated to or above the base flood elevation shall be provided to all critical facilities to the maximum extent possible. Critical facilities shall be designed to remain operable during such an event.

ARTICLE III. - COASTAL CONSTRUCTION CODE

DIVISION 1. - GENERALLY

Sec. 6-333. - Definitions.

Staff Note: Delete definition since it is not used in this Article, it is not consistent with the definition provided in Section 6-479 and is inconsistent with State law.

~~*Substantial improvement* means any repair, reconstruction, rehabilitation or improvement of a structure, the cost of which equals or exceeds, over a five-year period, a cumulative total of 50 percent of the market value of the structure either:~~

~~(1) Before the repair or improvement is started; or~~

~~(2) If the structure has been damaged and is being restored before the damage occurred.~~

~~For the purposes of this definition, substantial improvement is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term "substantial improvement" includes structures that have incurred repetitive loss or substantial damage, regardless of the actual repair work performed. The term "substantial improvement" does not include any project for improvement of a structure to comply with existing State or local health, sanitary or safety code specifications that are necessary solely to ensure safe living conditions; or any alteration of a structure listed on the National Register of Historic Places or the State Inventory of Historic Places, or designated as a historic resource, individually, or as a contributing property in a historic district, under Chapter 22.~~

ARTICLE IV. - FLOOD HAZARD REDUCTION

DIVISION 1. - ADMINISTRATION

Subdivision III. - Duties and Powers of the Floodplain Administrator

Sec. 6-421. - Designation.

Staff Note: Update to reflect the position is an official position within the Department of Community Development.

The Floodplain Administrator is a designated position in the Department of Community Development. ~~by the County Manager.~~ The Floodplain Administrator may delegate performance of certain duties to other employees.

Sec. 6-424. - Substantial improvement and substantial damage determinations.

Staff Note: Update for consistency with FEMA's approval.

For applications for building permits to improve buildings and structures, including alterations, movement, enlargement, replacement, repair, change of occupancy, additions, rehabilitations, renovations, substantial improvements, repairs of substantial damage, and any other improvement of or work on such buildings and structures, the Floodplain Administrator will:

(1) Estimate the market value, or require the applicant to obtain an appraisal of the market value prepared by a qualified independent appraiser, of the building or structure before the start of construction of the proposed work; in the case of repair, the market value of the building or structure ~~will~~ must be the market value before the damage occurred and before any repairs are made;

Remainder of section unchanged.

Sec. 6-428. - Other duties of the Floodplain Administrator.

Staff Note: Update for consistency with FEMA's approval.

The Floodplain Administrator will have other duties, including, but not limited to:

(1) – (2) remain unchanged.

(3) Require applicants who submit hydrologic and hydraulic engineering analyses to support permit applications to submit to FEMA the data and information necessary to maintain the Flood Insurance Rate Maps if the analyses propose to change base flood elevations, flood hazard area boundaries, or floodway designations; such submissions ~~will~~ must be made within six months of such data becoming available;

Remainder of section unchanged.

Sec. 6-429. - Floodplain management records.

Staff Note: Update for clarity in terminology.

Regardless of any limitation on the period required for retention of public records, the Floodplain Administrator will maintain and permanently keep and make available for public inspection all records that are necessary for the administration of this article and the flood-resistant construction requirements of the Florida Building Code, including Flood Insurance Rate Maps; Letters of Map Change; records of issuance of permits and denial of permits; determinations of whether proposed work constitutes substantial improvement or repair of substantial damage; required design certifications and documentation of elevations specified by the Florida Building Code and this article; notifications to adjacent communities, FEMA, and the State related to alterations of watercourses; assurances that the flood carrying capacity of altered watercourses will be maintained; documentation related to appeals and variances, including justification for issuance or denial; and records of enforcement actions taken pursuant to this article and the flood-resistant construction requirements of the Florida Building Code. These records are available for public inspection at the County Department of Community Development.

Subdivision VI. - Inspections

Sec. 6-456. - Manufactured homes.

Staff Note: Update for consistency. Previously the Building Official was the Floodplain Administrator, it is now two separate positions.

~~The Building Official must~~ The Floodplain Administrator will inspect manufactured homes that are installed or replaced in flood hazard areas to determine compliance with the requirements of this article and the conditions of the issued permit. Upon placement of a manufactured home, certification of the elevation of the lowest floor must be submitted to the Floodplain Administrator. ~~Building Official.~~

Subdivision VII. - Variances and Appeals

Sec. 6-461. - General authorization to hear and decide requests.

Staff note: Update for consistency with FEMA approval.

The Board of Adjustment and Appeals will ~~must~~ hear and decide on requests for appeals and requests for variances from the strict application of this article. Pursuant to F.S. § 553.73(5), the Board of Adjustment and Appeals will hear and decide on requests for appeals and requests for variances from the strict application of the flood-resistant construction requirements of the Florida Building Code. This section does not apply to Section 3109 of the Florida Building Code, Building.

Sec. 6-465. - Historic buildings.

Staff note: Update to reflect chapter number change.

A variance is authorized to be issued for the repair, improvement, or rehabilitation of a historic building that is determined eligible for the exception to the flood-resistant construction requirements of the Florida Building Code, Existing Building, Chapter ~~11~~ 12 Historic Buildings, upon a determination that the proposed repair, improvement, or

rehabilitation will not preclude the building's continued designation as a historic building and the variance is the minimum necessary to preserve the historic character and design of the building. If the proposed work precludes the building's continued designation as a historic building, a variance will not be granted and the building and any repair, improvement, and rehabilitation will be subject to the requirements of the Florida Building Code.

DIVISION 2. - DEFINITIONS

Sec. 6-479. - Definitions in general.

Staff note: Revise definitions to reflect updates to Florida Building Code, remove obsolete definitions, and clarify terminology as needed. The FBC now uses the term CHHA and has updated chapter numbers, and these changes are reflected in the definitions below.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Appeal means a request for a review of the Floodplain Administrator's interpretation of any provision of this article ~~or a request for a variance~~.

Coastal high hazard area means a special flood hazard area extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. Coastal high hazard areas are also referred to as "high hazard areas subject to high velocity wave action" or "V Zones" and are designated on Flood Insurance Rate Maps (FIRM) as Zone V1-V30, VE, or V. ~~[Note: The FBC, B defines and uses the term "flood hazard areas subject to high velocity wave action" and the FBC, R uses the term "coastal high hazard areas."]~~

Historic structure means any structure that is determined eligible for the exception to the flood hazard area requirements of the Florida Building Code, Existing Building, Chapter ~~11~~ 12, Historic Buildings.

~~*New manufactured home park or subdivision* means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after September 19, 1984.~~

Start of construction means the date of issuance of permits for new construction and substantial improvements to existing structures, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement is within 180 days of the date of the issuance. The actual start of construction means either the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns.

DIVISION 3. - FLOOD-RESISTANT DEVELOPMENT

Subdivision III. - Site Improvements, Utilities and Limitations

Sec. 6-487. - Limitations on sites in regulatory floodways.

Staff Note: Update for consistency with FEMA's approval.

No development, including, but not limited to, site improvements, and land disturbing activity involving fill or regrading, will ~~may~~ be authorized in the regulatory floodway unless the floodway encroachment analysis required in Section 6-446(1) demonstrates that the proposed development or land disturbing activity will not result in any increase in the base flood elevation.

Subdivision IV. - Manufactured Homes

Sec. 6-490. - General compliance and placement and development requirements.

Staff Note: Update to remove Section references. Section 6-494 and 6-495 are reserved.

All manufactured homes installed in flood hazard areas must be installed by an installer that is licensed pursuant to F.S. § 320.8249 and must comply with the requirements of F.A.C. Chapter 15C-1 and the requirements of this article. If located seaward of the coastal construction control line, all manufactured homes must comply with the more restrictive of the applicable requirements.

The placement of manufactured homes or recreational vehicles is prohibited in coastal high hazard areas (Zone V), except in an existing manufactured home or recreational vehicle park or subdivision. A replacement manufactured home or recreational vehicle may be placed on a lot in an existing manufactured home or recreational vehicle park or subdivision, provided the anchoring standards of Section 6-492 and the elevation standards of Section 6-493 ~~Sections 6-494 and 6-495, as applicable,~~ are met. New or expanded manufactured home or recreational vehicle parks or subdivisions are prohibited until such time, if ever, that the Lee Plan is amended so as to allow such new or expanded manufactured home or recreational vehicle development.

Sec. 6-493. - Elevation.

Staff Note: Update for consistency with FEMA's approval.

All manufactured homes that are placed, replaced or substantially improved in flood hazard areas ~~shall~~ must be elevated such that:

(1) The lowest floor is at or above the base flood elevation plus one foot in flood hazard areas other than coastal high hazard areas, as defined by FEMA.

(2) The bottom of the frame is at or above the base flood elevation plus one foot in coastal high hazard areas, as defined by FEMA.