

# City of Punta Gorda

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## 2025 Municipal Impact Fee Study

June 4, 2025



# Agenda

Study Overview and Objectives

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Fee Drivers and Calculations

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Impact Fee Comparisons

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Next Steps and Timeline

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# Impact Fee Study Objectives

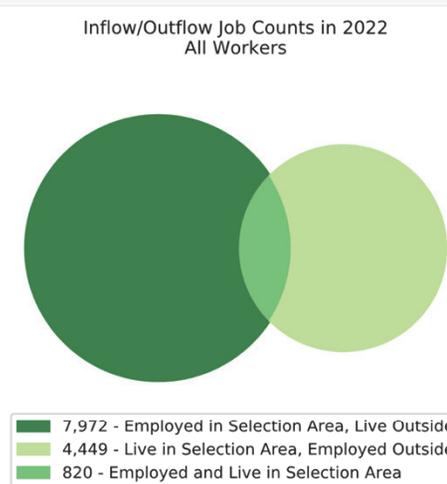
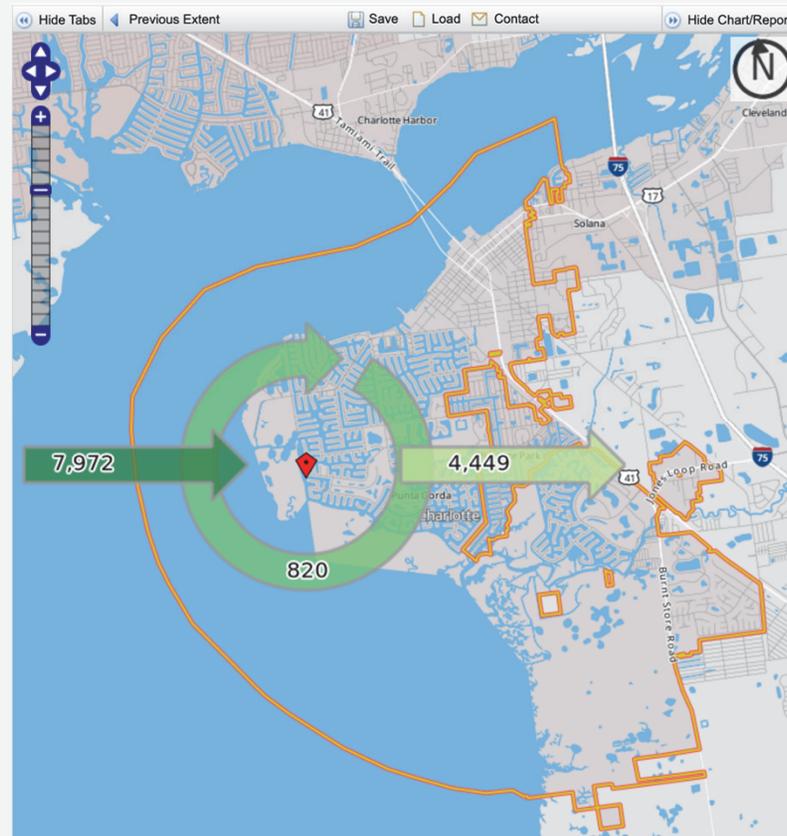
- Update and establish impact fees for Parks and Trails, Mobility and Public Facilities
  - › Existing fees have been in place since 2020
  - › Suspend existing Public Safety impact fee
  - › Implement new Public Facilities impact fee
- Update the cost allocation methodology
- Review historical assets and planned improvements to meet demands of growth
- By updating impact fees, the City minimizes the cost burden of new facilities, needed for growth, on existing residents and businesses
- Follow statutory parameters and case law (F.S. 163.31801)

# Impact Fee Basics

- One-time charges established to recover costs of infrastructure and capital equipment needed to accommodate demands of new growth
  - › Impact fees do not fund replacement of existing assets
  - › Impact fees do not correct deficiencies in level of service
  - › Impact fees do not fund operations and maintenance costs
- Three requirements (rational nexus test)
  - › Need (system not project-level improvements)
  - › Benefit (short range infrastructure)
  - › Proportionate

# Key Phrases from Florida Impact Fee Act

- Preponderance of the evidence (i.e., show your work)
- Need for additional capital facilities generated by new construction
  - › Useful life of 5+ years
  - › Fixed assets
- Benefits accruing to new construction (timing and location)
- Most recent and localized data



Inflow/Outflow Job Counts (All Jobs)

	2022	
	Count	Share
<b>Employed in the Selection Area</b>	8,792	100.0%
<b>Employed in the Selection Area but Living Outside</b>	7,972	90.7%
<b>Employed and Living in the Selection Area</b>	820	9.3%
<b>Living in the Selection Area</b>	5,269	100.0%
<b>Living in the Selection Area but Employed Outside</b>	4,449	84.4%
<b>Living and Employed in the Selection Area</b>	820	15.6%

[Reset Highlighting](#)

# Impact Fee Methodology

- Parks and Trails
  - › Plan-based capital improvement plan
  - › Costs allocated based on population
- Mobility
  - › Plan-based capital improvement plan
  - › Costs allocated based on functional population and jobs
- Public Facilities
  - › Incremental expansion (existing facilities and level of service)
  - › Costs allocated based on functional population and jobs

# Parks and Trails Impact Fees

- 10 key improvements identified and allocated proportionally to growth
  - › W. Henry St. Improvements
  - › Harborwalk West Area 3
  - › Ponce De Lean Park
  - › Harborwalk East Phase II
  - › Trabue Park Improvements
  - › South Punta Gorda Park
  - › Laishley Park Marriage Point
  - › Veterans Park Improvements
  - › Nature Park Phase II
  - › Harborwalk US41 NB Bridge Underpass



# Parks and Trails Impact Fees

Description	Existing	Calculated	\$ Difference	% Difference
Residential per Dwelling Unit				
1,000 sqft or less	\$531	\$666	\$135	25%
1,001 to 1,500 sqft	\$787	\$1,110	\$323	41%
1,501 to 2,000 sqft	\$975	\$1,417	\$442	45%
2,001 to 2,500 sqft	\$1,118	\$1,656	\$538	48%
2,501 sqft or more	\$1,337	\$1,853	\$516	39%

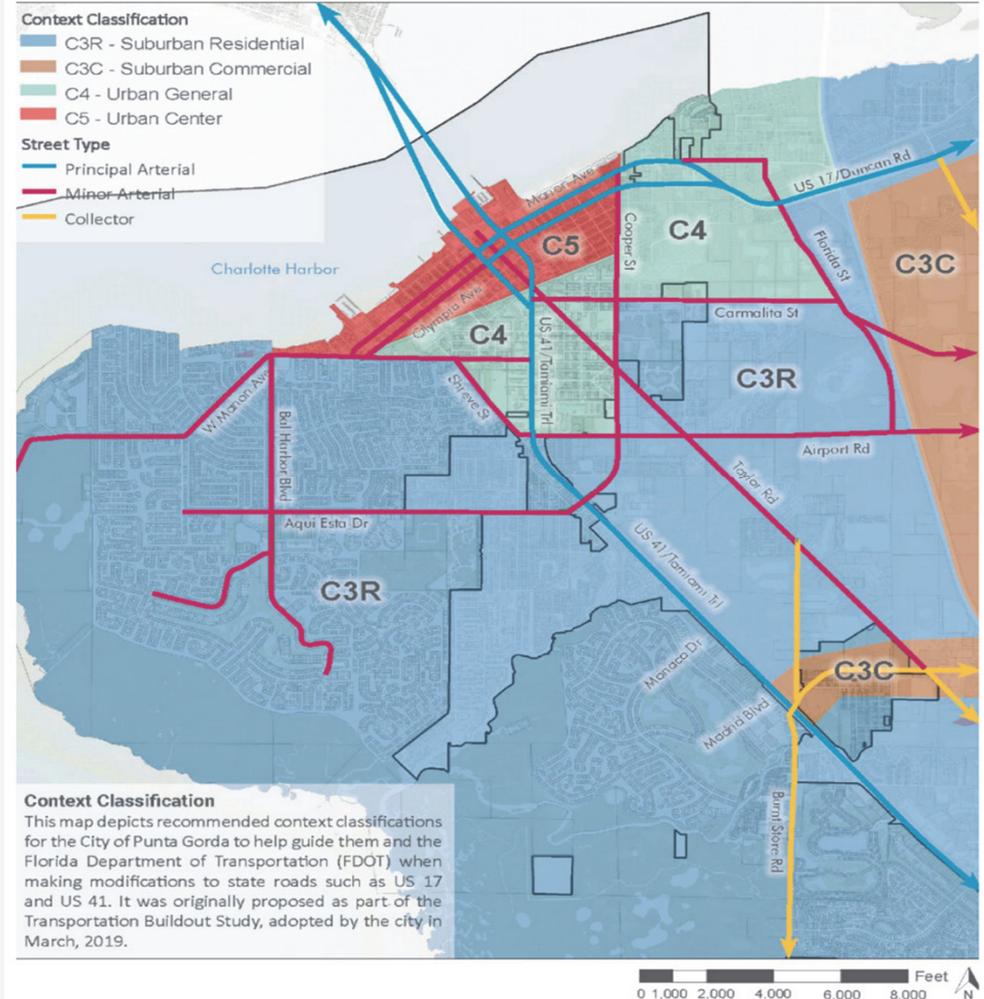
# Parks and Trails Phase-In Plan

Description	Existing	FY 2026	FY 2027	FY 2028	FY 2029
Residential per Dwelling Unit					
1,000 sqft or less	\$531	\$564	\$598	\$632	\$666
1,001 to 1,500 sqft	\$787	\$867	\$948	\$1,029	\$1,110
1,501 to 2,000 sqft	\$975	\$1,085	\$1,196	\$1,306	\$1,417
2,001 to 2,500 sqft	\$1,118	\$1,252	\$1,387	\$1,521	\$1,656
2,501 sqft or more	\$1,337	\$1,466	\$1,595	\$1,724	\$1,853

# Mobility Impact Fees

- Cooper Street complete street from Airport Rd to E. Marion
- Sidewalks & lighting in historic district
- Airport Rd complete street from US41 to Cooper St.
- W. Marion sidewalk Bal Harbor to Shreve St.
- Bicycle capital improvement program
- Virginia Ave. complete street from US41 to Nesbit St.
- Sidewalk gaps along arterial and collector streets

**Map #61 - City of Punta Gorda Recommended Context Classifications**



# Mobility Impact Fees

Description	Existing	Calculated	\$ Difference	% Difference
Residential per Dwelling Unit				
1,000 sqft or less	\$464	\$590	\$126	27%
1,001 to 1,500 sqft	\$689	\$983	\$294	43%
1,501 to 2,000 sqft	\$853	\$1,256	\$403	47%
2,001 to 2,500 sqft	\$979	\$1,468	\$489	50%
2,501 sqft or more	\$1,170	\$1,642	\$472	40%
Nonresidential per square foot				
Industrial	\$0.24	\$0.30	\$0.06	25%
Office & Other Services	\$0.44	\$0.37	(\$0.07)	-16%
Retail & Restaurants	\$0.34	\$0.51	\$0.17	50%

# Mobility Phase-In Plan

Description	Existing	FY 2026	FY 2027	FY 2028	FY 2029
Residential per Dwelling Unit					
1,000 sqft or less	\$464	\$495	\$527	\$558	\$590
1,001 to 1,500 sqft	\$689	\$762	\$836	\$909	\$983
1,501 to 2,000 sqft	\$853	\$953	\$1,054	\$1,155	\$1,256
2,001 to 2,500 sqft	\$979	\$1,101	\$1,223	\$1,345	\$1,468
2,501 sqft or more	\$1,170	\$1,288	\$1,406	\$1,524	\$1,642
Nonresidential per square foot					
Industrial	\$0.24	\$0.25	\$0.27	\$0.28	\$0.30
Office & Other Services	\$0.44	\$0.37	\$0.37	\$0.37	\$0.37
Retail & Restaurants	\$0.34	\$0.38	\$0.42	\$0.46	\$0.51

# Public Facilities Impact Fees

Based on existing standards for vehicles/equipment plus buildings including the following:

- Public Works Campus – 54,000 sqft
- Public Safety /FS1 – 20,948 sqft
- Gov't Center – 10,032 sqft
- Fire Station II – 6,361 sqft
- Fire Station III – 6,390 sqft



# Public Facilities Impact Fees

Description	Calculated
Residential per Dwelling Unit	
1,000 sqft or less	\$1,328
1,001 to 1,500 sqft	\$2,213
1,501 to 2,000 sqft	\$2,826
2,001 to 2,500 sqft	\$3,303
2,501 sqft or more	\$3,695
Nonresidential per square foot	
Industrial	\$1.30
Office & Other Services	\$1.59
Retail & Restaurants	\$2.19

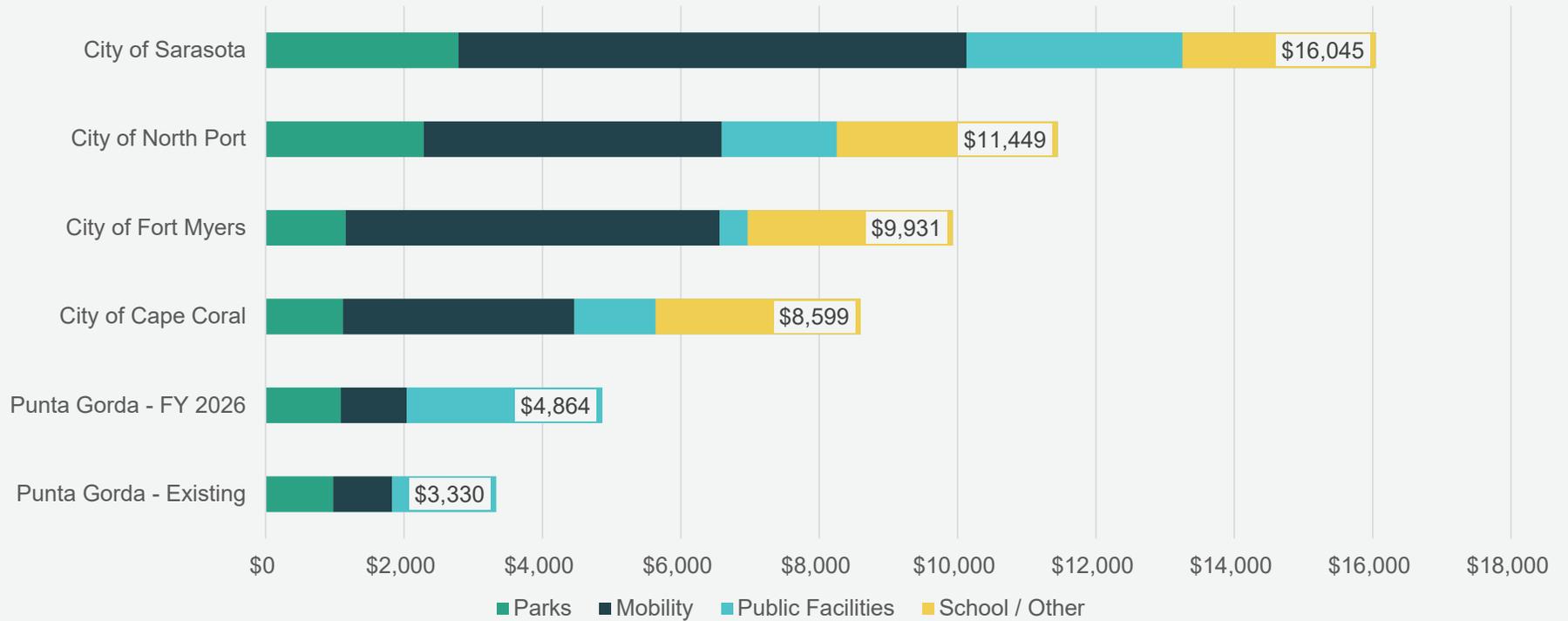
- Over next ten years, impact fees will fund projected need for:
  - › 11,296 sqft of additional building space (est. \$3.77m)
  - › 10 additional vehicles or equipment items (est. \$1.25m)

# Municipal Impact Fee Summary – Single Family 2,000 sqft home

Description [1]	Existing	FY 2026	\$ Difference	% Difference
Parks & Trails	\$975	\$1,085	\$110	11%
Mobility	853	953	100	12%
Public Facilities	N/A	2,826	2,826	
Public Safety	1,502	N/A	(1,502)	
<b>Total</b>	<b>\$3,330</b>	<b>\$4,864</b>	<b>\$1,534</b>	<b>46%</b>

[1] Fee shown for a 1,501 sf to 2,000 sf single family home

# Single Family Detached Impact Fee Comparison (2,000 sqft)





# Thank you!

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