

Development Fees

- The current development fee structure is cost prohibitive to kick start job growth and is depressing tax revenue
- The Economy has unfortunately changed, but fees haven't and regulations have remained the same

Recent Examples- With Transportation Impact Fees: Clay County, Fl

	Big Box Retailer	Grocery Store	Day care
Land Cost	\$ 1,750,000	\$ 1,750,000	\$ 750,000
Site Work	\$ 1,400,000	\$ 1,400,000	\$ 500,000
Construction	\$ 3,900,000	\$ 2,700,000	\$ 1,300,000
	\$ 7,050,000	\$ 5,850,000	\$ 2,550,000
<i>Impact Fees</i>	<i>\$ 250,896</i>	<i>\$ 220,215</i>	<i>\$ 15,128</i>
	\$ 7,300,896	\$ 6,070,215	\$ 2,565,128
Rental Income	\$ 520,000	\$ 450,000	\$ 200,000
Mortgage Payment	\$530,000	\$440,000	\$190,000
Annual Loss/Gain	(\$10,000)	\$10,000	\$10,000

Work Stops- No rational business can move forward as returns are either not sufficient or negative.

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<i>Impact Fees</i>	\$ -	\$ -	\$ -
	\$ 7,050,000	\$ 5,850,000	\$ 2,550,000
Income	\$ 520,000	\$ 450,000	\$ 200,000
Mortgage Payment	\$510,000	\$420,000	\$190,000
Annual Profit	\$10,000	\$30,000	\$10,000

Capitalism takes effect, projects move forward
creating increased tax revenue and jobs.....

Taxes Created if Projects Move Forward

	Big Box Retailer	Grocery Store	Day care
Sales Tax on Rents	\$ 50,050	\$ 40,950	\$ 16,800
Sales Tax From Tenant Sales	\$ 1,365,000	\$ 1,260,000	
Increase in Ad Valoum Tax	\$ 95,400	\$ 73,800	\$ 32,400
Stamps, Recording, and Permits	\$ 141,000	\$ 117,000	\$ 51,000
First Year Taxes Created	\$ 1,651,450	\$ 1,491,750	\$ 100,200
Taxes Created over a 20 year period	\$ 30,350,000	\$ 27,612,000	\$ 1,035,000

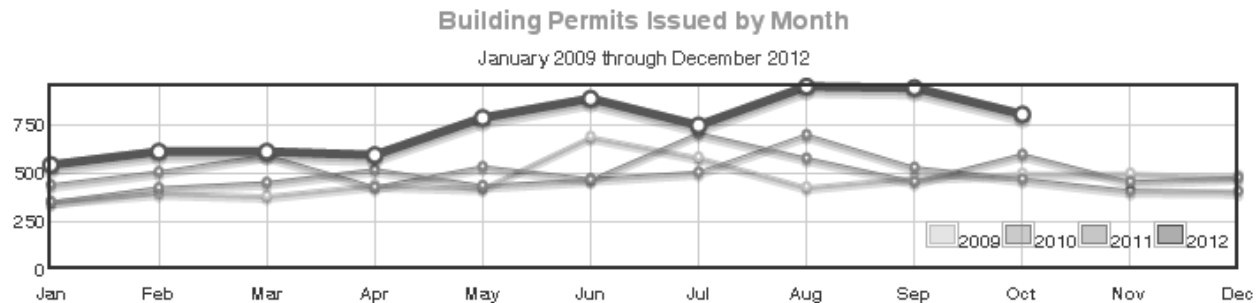
Big Box Retailer: A moratorium on the \$1.2M in fees will create in the first year \$1.6M and over a 20 year period \$30.3M in tax revenue

Grocery Store: A moratorium on the \$1.1M in fees will create in the first year \$1.5M and over a 20 year period \$27.6M in tax revenue

Day Care: A moratorium on the \$0.4M in fees will create in the first year \$0.1M and over a 20 year period \$1.0M in tax revenue

Local Example- Without Transportation Impact Fees: Osceola County

Permitting Center Record Search



Building Permits
Last Week

222

Oct 28 - Nov 3

[View Weekly Report](#)

Building Permits
Last 12 Months

9,039

Oct 2011 - Oct 2012

Inspections
Last Month

4,021

Oct 1 - Oct 31

Most Popular Permit Types

Residential Building	2031
Residential Quick Bldg	1674
Zone: Lot Mowing	1317
Electrical Permit	816
Other Types	4244

Fees Collected
October 2012

\$205K

\$5,511K
last 12 months

Summary

- Population Growth in the State of Florida stopped in 2007
 - Population for the State actually reversed and trended to a loss in 2008
 - Projections for population growth depict very slow increases until 2015
- Traffic volumes on all major corridors have trended downward since 2006
 - With reduced population and traffic, infrastructure capacity is increased
 - Orange County must consider such trends and should strongly consider eliminating Impact Fees and others fees that hinder tax revenue and jobs within the county