

**Lee County Board of County Commissioners
Agenda Item Summary**

DATE CRITICAL
Blue Sheet No. 20021379

1. REQUESTED MOTION:

ACTION REQUESTED: Conduct second public hearing on proposed amendments to the Land Development Code (LDC) pertaining to the Fire and EMS Impact Fee Update.

WHY ACTION IS NECESSARY: Public hearings are required under Florida Law.

WHAT ACTION ACCOMPLISHES: Allows for discussion and public input on proposed amendments.

2. DEPARTMENTAL CATEGORY: 04
COMMISSION DISTRICT #CW

5:05 #1

3. MEETING DATE:

12-10-2002

4. AGENDA:

5. REQUIREMENT/PURPOSE:
(Specify)

6. REQUESTOR OF INFORMATION:

- CONSENT
- ADMINISTRATIVE
- APPEALS
- PUBLIC
- WALK ON
- TIME REQUIRED:**
30 Minutes

- STATUTE
- ORDINANCE (LDC)
- ADMIN. CODE
- OTHER

A. COMMISSIONER

B. DEPARTMENT County Attorney

C. DIVISION Land Use

BY: John J. Fredyma
John J. Fredyma, Asst. Cty Atty

7. BACKGROUND:

An update of Fire and EMS impact fees has been prepared by Duncan Associates pursuant to County Contract and the Lee County Land Development Code (LDC) §2-386(f), wherein the Fire and EMS Impact Fee schedules are to be reviewed and updated every three years if necessary. The last review was conducted in 1999. A copy of the draft Impact Fee Study (labeled "November 11, 2002 DRAFT" in the footer) is attached, along with a draft copy of the applicable sections of LDC Chapter 2. The Lee County Land Development Code Advisory Committee (LDCAC) reviewed the draft on November 8, 2002 and endorsed the proposed amendments. On November 13, 2002, the Executive Regulatory Oversight Committee (EROC) indicated their fundamental opposition to the concept of impact fees in general, but approved the proposed time frame and method of imposition if adopted. The Local Planning Agency (LPA) found the proposed amendments consistent with the Lee Plan on November 25, 2002.

The current draft calls for rate decreases to become effective upon adoption, and increases to become effective March 10, 2002, 90 days after adoption for permit and Development Order applications submitted on or before January 10, 2003.

- Attachments: (1) FAIS Form
(2) Draft Ordinance labeled "Draft Three" in the footer (dated 11-26-02)
(3) Fire/EMS Impact Fee Update, prepared for Lee County, Florida by Duncan Associates, dated November 18, 2002.

8. MANAGEMENT RECOMMENDATIONS:

9. RECOMMENDED APPROVAL:

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services				G County Manager
					OA	OM	RISK	GC	
N/A	N/A	N/A	N/A	<i>JMC</i>	<i>RK 11/26/02</i>	<i>11/27</i>	<i>11/26/02</i>	<i>11/26/02</i>	<i>11-26-02</i>

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

CO. ATTY.
FORWARDED
TO CO. ADMIN.
11/26/02 2:30PM

RECEIVED BY
COUNTY ADMIN. *RK*
11/26/02
2:50 pm
DS
11/26/02 *SD*

**LEE COUNTY, FLORIDA
FINANCIAL & ADMINISTRATIVE IMPACT STATEMENT
PROPOSED COUNTY ORDINANCE**

Fire & EMS Impact Fee Update Amendment

**II. Fiscal Impact on County Agencies/County Funds
(This section to be completed by Division of Budget Services)**

A. What is estimated Demand?
(Develop Indicators) N/A

B. What is estimated Workload?
(Develop Indicators) N/A

C. What are the estimated costs:

	1st Year \$'s		2nd Year \$'s	
	<u>Existing</u>	<u>New</u>	<u>Existing</u>	<u>New</u>
Personnel	N/A		N/A	
Fringe	N/A		N/A	
Operating	N/A		N/A	
Capital Outlay	N/A		N/A	
Total	N/A		N/A	

D. List the anticipated revenues to cover costs identified in II.C. above. If a fee is to be charged, answer the following:

1. What is the basis (rationale) for the fee?
2. Do the anticipated fees cover the full cost of operation? If not, what percentage of the costs are covered?

E. Give a brief narrative analysis of the information contained in II.A. through D. above.

Lee County Ordinance 99-10 stipulates Fire and EMS impact fees must be reviewed every three years. This amendment of the ordinance updates said schedule of fees for fire districts and EMS in accordance with recommendations of Duncan & Associates. Some fees increased and others decreased based on a more sophisticated methodology for determining development impacts.

LEE COUNTY ORDINANCE NO. 02- __

AN ORDINANCE AMENDING THE LEE COUNTY LAND DEVELOPMENT CODE (LDC) TO AMEND CHAPTER 2 (ADMINISTRATION), FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES (EMS) IMPACT FEES; AMENDING IMPOSITION (§2-385); REPEALING AND REPLACING TABLES 1 THROUGH AND INCLUDING 18 IN THEIR ENTIRETY AND AMENDING AND RENUMBERING TABLE 19 WITHIN COMPUTATION OF AMOUNT ~~AND AMENDING OTHER PROVISIONS WITHIN COMPUTATION OF~~ AMOUNT (§2-386); AND PROVIDING FOR CONFLICTS OF LAW, SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS AND AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Lee County, Florida has adopted a comprehensive Land Development Code; and

WHEREAS, the Board of County Commissioners has the authority to adopt this division pursuant to Article VIII of the Constitution of the State, F.S. Ch. 125 and F.S. §§163.3201, 163.3202 and 380.06(16); and

WHEREAS, Goal 24 of the Lee County Comprehensive Land Use Plan (Lee Plan) mandates that the county maintain clear, concise, and enforceable development regulations that fully address on-site and off-site development impacts, yet function in a streamlined manner; and

WHEREAS, the Board initially adopted Fire and Emergency Medical Service (EMS) impact regulations and an impact fee schedule in 1989 based upon the best information available at that time; and

WHEREAS, in 1999, the Board approved Lee County Ordinance No. 99-10, adding a provision to Lee County Land Development Code (LDC) in Chapter 2, Section 2-386(f), requiring the impact fee schedules set forth in Section 2-386 to be reviewed every three years and updated if necessary; and

WHEREAS, in 2002, the Board approved a contract with Duncan Associates for the review and updating of Fire and EMS impact fee rates; and

WHEREAS, the *EMS Impact Fee Update prepared for Lee County, Florida*, prepared by Duncan Associates, dated November 18, 2002, forms the basis of the proposed amendments; and

WHEREAS, the Fire and EMS impact fee study generated competent data allowing the use of a sophisticated methodology to determine the impacts of development and to evaluate and establish appropriate impact fees; and

WHEREAS, on November 8, 2002, the Land Development Code Advisory Committee (LDCAC) reviewed and endorsed the proposed amendments to LDC Chapter 2 regarding Fire and EMS impact fees; and

WHEREAS, on November 13, 2002, the Executive Regulatory Oversight Committee (ERO) reviewed the proposed amendments to the LDC Chapter 2 regarding Fire and EMS impact fees and indicated their fundamental opposition to the use of impact fees in general, but approved the proposed time frame and method for imposition if adopted; and

WHEREAS, on November 25, 2002, the Local Planning Agency (LPA) reviewed the proposed amendments and found them consistent with the Lee Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA:

SECTION ONE: AMENDMENT TO LAND DEVELOPMENT CODE CHAPTER 2

Lee County Land Development Code Chapter 2, Article VI, Division 5 is amended to read as follows with strike through identifying deleted language and underline identifying new language:

CHAPTER 2

ARTICLE VI. IMPACT FEES

DIVISION 5. FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES IMPACT FEE

Sec. 2-385. Imposition.

(a) - (c) Unchanged.

- (d) ~~On January 1, 2000, the increased fee schedule adopted in section 2-386 will automatically become effective within the Lee County Airports Fire Department service area in accordance with subsection (e). As of January 1, 2000, the County will not collect or impose impact fees in any other fire district or municipality unless, prior to January 1, 2000, the county receives a duly executed resolution from the fire district board or city council establishing the entity's agreement to the collection of impact fees in accordance with the fee schedule set forth in section 2-386. This resolution may provide for the collection of impact fees at a percentage less than 100% of the adopted fee schedule.~~

~~After January 1, 2000, the district or municipality may amend or establish the fee schedule collection percentage once per year by adopting an appropriate resolution. All such fee schedule changes will become effective on the first day of January following timely receipt by the county of a copy of the amending or establishing resolution. For purposes of this section, "timely receipt" requires written notice of the amendment, which includes a copy of the amending resolution, to the county attorney's office at least 120 days prior to the effective date (i.e. January 1 of the subsequent year) of the fee schedule change.~~

The impact fee schedules in effect prior to August, 1999 will remain in effect through December 31, 1999. However, the schedules will be amended to reflect applicable decreases as identified in section 2-385(e)(1):

- (e) The fee schedules set forth in section 2-386 were amended in August 1999 December 2002. Any changes resulting from this amendment will be treated as follows: The fee schedule in effect prior to December 10, 2002 will remain in effect until the new fees take effect as follows:
- (1) Decreases. Any decrease from the existing fee for a particular use type will become effective ~~September 1, 1999~~ December 23, 2002.
 - (2) ~~Any increase from existing fees will become effective, in full, on January 1, 2000.~~
 - (2) Increases.
 - a. Building permit or mobile home move-on permit or recreational vehicle park development order applications submitted on or before January 10, 2003 will be assessed impact fees based upon the fee schedule applicable on December 9, 2002, if the building permit or mobile home move-on permit or recreational vehicle park development order is issued on or before March 10, 2003.
 - b. Building permit or mobile home move-on permit or recreational vehicle park development order applications submitted after January 10, 2003 and such permits or development orders issued after March 10, 2003 will be subject to the amended impact fee schedule.
 - (3) When due and payable. Under this Article, impact fees become due and payable at the time of building permit issuance. For purposes of this division, a building permit is considered "issued" when the permit meets all of the following criteria:
 - a. the permit is approved by the County;
 - b. has been picked up by the owner or his agent; and
 - c. all applicable fees have been paid.

[NOTE: The development order process is separate and distinct from the building permit process and not relevant with respect to establishing when impact fees become due and payable, except as to RV parks.]

Sec. 2-386. Computation of amount.

- (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, non-common 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.

Note: ~~The fee schedules adopted prior to August, 1999 will be deleted from the LDC. However, these fee schedules, as modified in accordance with section 2-385, will remain in effect through December 31, 1999. As of January 1, 2000 these tables will no longer be of any force or effect, except as to determining fees for permits issued prior to January 1, 2000.~~

[DRAFTER'S NOTE: EXISTING TABLES 1 THROUGH AND INCLUDING 18 ARE DELETED IN THEIR ENTIRETY AND REPLACED BY A NEW TABLE 1 WHICH INCORPORATES THE FIRE IMPACT FEES PREVIOUSLY LISTED WITHIN A SEPARATE TABLE FOR EACH FIRE DISTRICT.]

[DRAFTER'S NOTE: THE EMS IMPACT FEE RATES IN TABLE 19 HAVE BEEN AMENDED, AND TABLE 19 IS RE-NUMBERED TO BECOME NEW TABLE 2.]

TABLE 1. FIRE IMPACT FEE SCHEDULE

FIRE DISTRICT	Use and Development Unit								
	Single-family residence or mobile home on individual lot	Multi-family	Mobile home or recreational vehicle in mobile home/RV park	Hotel/motel	Retail	Office	Public or institutional use	General industrial	Public or private warehouse
	Per Dwelling	Per Dwelling	Per Space	Per Room	Per 1,000 sq. ft.	Per 1,000 sq. ft.	Per 1,000 sq. ft.	Per 1,000 sq. ft.	Per 1,000 sq. ft.
Alva ¹	\$560	\$269	\$308	\$308	\$549	\$594	\$549	\$207	\$123
	\$622	\$392	\$392	\$634	\$796	\$373	\$796	\$187	\$100
Bayshore ²	\$560	\$269	\$308	\$308	\$549	\$594	\$549	\$207	\$123
	\$622	\$392	\$392	\$634	\$796	\$373	\$796	\$187	\$100
Bonita Springs ¹	\$290	\$139	\$160	\$160	\$284	\$307	\$284	\$107	\$64
	\$373	\$235	\$235	\$380	\$477	\$224	\$477	\$112	\$60
Captiva Island ³	\$560	\$269	\$308	\$308	\$549	\$594	\$549	\$207	\$123
	\$622	\$392	\$392	\$634	\$796	\$373	\$796	\$187	\$100
Estero ²	\$524	\$252	\$288	\$288	\$514	\$555	\$514	\$194	\$115
	\$495	\$312	\$312	\$505	\$634	\$297	\$634	\$149	\$79
Fort Myers ⁴	\$493	\$237	\$271	\$271	\$483	\$523	\$483	\$182	\$108
	\$354	\$223	\$223	\$361	\$453	\$212	\$453	\$106	\$57
Fort Myers Beach ³	\$560	\$269	\$308	\$308	\$549	\$594	\$549	\$207	\$123
	\$505	\$318	\$318	\$515	\$646	\$303	\$646	\$152	\$81

TABLE 1. FIRE IMPACT FEE SCHEDULE

FIRE DISTRICT	Use and Development Unit								
	Single-family residence or mobile home on individual lot	Multi-family	Mobile home or recreational vehicle in mobile home/RV park	Hotel/motel	Retail	Office	Public or institutional use	General industrial	Public or private warehouse
	Per Dwelling	Per Dwelling	Per Space	Per Room	Per 1,000 sq. ft.	Per 1,000 sq. ft.	Per 1,000 sq. ft.	Per 1,000 sq. ft.	Per 1,000 sq. ft.
Lehigh Acres ¹	\$376	\$180	\$207	\$207	\$368	\$399	\$368	\$139	\$ 83
	\$404	\$255	\$255	\$412	\$517	\$242	\$517	\$121	\$ 65
Matlacha-Pine Island ³	\$560	\$269	\$308	\$308	\$549	\$594	\$549	\$207	\$123
	\$622	\$392	\$392	\$634	\$796	\$373	\$796	\$187	\$100
North Fort Myers ³	\$175	\$ 84	\$ 96	\$ 96	\$472	\$186	\$172	\$ 65	\$ 39
	\$287	\$181	\$181	\$293	\$367	\$172	\$367	\$ 86	\$ 46
San Carlos Park ¹	\$422	\$203	\$232	\$232	\$414	\$447	\$414	\$156	\$ 93
	\$470	\$296	\$296	\$479	\$602	\$282	\$602	\$141	\$ 75
Sanibel ³	\$498	\$239	\$274	\$274	\$488	\$528	\$488	\$184	\$110
	\$535	\$337	\$337	\$546	\$685	\$321	\$685	\$161	\$ 86
South Trail ²	\$221	\$106	\$122	\$122	\$217	\$234	\$217	\$ 82	\$ 49
	\$358	\$226	\$226	\$365	\$458	\$215	\$458	\$107	\$ 57
Tice ²	\$560	\$269	\$308	\$308	\$549	\$594	\$549	\$207	\$123
	\$600	\$378	\$378	\$612	\$768	\$360	\$768	\$180	\$ 96
Upper Captiva ²	\$560	\$269	\$308	\$308	\$549	\$594	\$549	\$207	\$123
	\$622	\$392	\$392	\$634	\$796	\$373	\$796	\$187	\$100

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

[DRAFTER'S NOTE: THE EMS IMPACT FEE RATES IN TABLE 19 HAVE BEEN AMENDED, AND TABLE 19 IS RE-NUMBERED TO BECOME NEW TABLE 2.]

TABLE 19- 2 EMS IMPACT FEE SCHEDULE FOR LEE COUNTY EMS SERVICE AREA		
<i>Land Use</i>	<i>Development Unit</i>	<i>EMS Impact Fee Per Unit</i>
Single-family residence or mobile home on individual lot	Dwelling	\$ 27.00 <u>\$ 35.00</u>
Multi-family [includes timeshare]	Dwelling	\$ 21.00 <u>\$ 26.00</u>
Mobile home or recreational vehicle in mobile home/RV park	Space	\$ 21.00 <u>\$ 26.00</u>
Hotel/motel	Room	\$ 17.00 <u>\$ 20.00</u>
Retail	1,000 sq. ft.	\$ 52.00 <u>\$ 56.00</u>
Office	1,000 sq. ft.	\$ 52.00 <u>\$ 56.00</u>
Public or institutional use	1,000 sq. ft.	\$ 5.00 <u>\$ 4.00</u>
General industrial	1,000 sq. ft.	\$ 5.00 <u>\$ 4.00</u>
Public or private warehouse	1,000 sq. ft.	\$ 5.00 <u>\$ 4.00</u>

(b) through (f) Unchanged.

SECTION TWO: CONFLICTS OF LAW

Whenever the requirements or provisions of this Ordinance are in conflict with the requirements or provisions of any other lawfully adopted ordinance or statute, the most restrictive requirements will apply.

SECTION THREE: SEVERABILITY

It is the Board of County Commissioner's intent that if any section, subsection, clause or provision of this ordinance is deemed invalid or unconstitutional by a court of competent jurisdiction, such portion will be considered a separate provision and will not affect the remaining provisions of this ordinance. The Board of County Commissioners further declares its intent that this ordinance would have been adopted if such invalid or unconstitutional provision was not included.

SECTION FOUR: CODIFICATION AND SCRIVENER'S ERRORS

The Board of County Commissioners intend that this ordinance will be made part of the Lee County Code; and that sections of this ordinance can be renumbered or relettered and that the word "ordinance" can be changed to "section", "article" or some other appropriate word or phrase to accomplish codification, and regardless of whether this ordinance is ever codified, the ordinance can be renumbered or relettered and typographical errors that do not affect the intent can be corrected with the authorization of the County Manager, or his designee, without the need for a public hearing.

SECTION FIVE: EFFECTIVE DATE

The ordinance will take effect upon its filing with the Office of the Secretary of the Florida Department of State.

THE FOREGOING ORDINANCE was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and, being put to a vote, the vote was as follows:

ROBERT P. JANES	_____
DOUGLAS ST. CERNY	_____
RAY JUDAH	_____
ANDREW W. COY	_____
JOHN E. ALBION	_____

DULY PASSED AND ADOPTED THIS _____ day of December, 2002.

ATTEST:
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

By: _____
Deputy Clerk

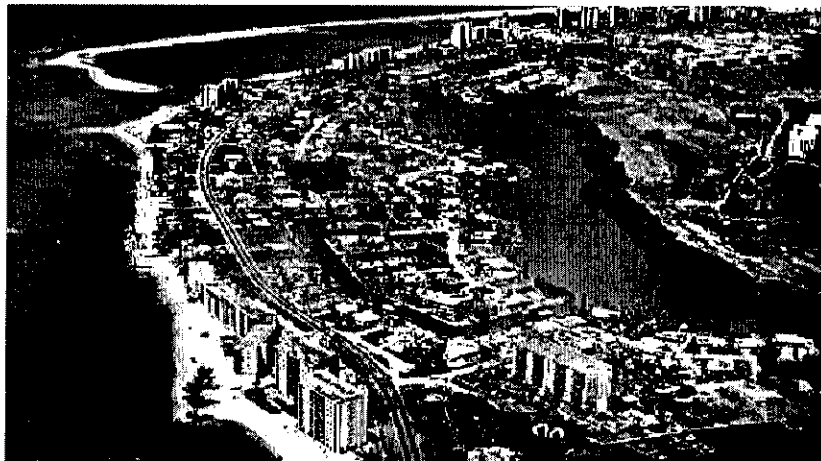
By: _____
Chairman

APPROVED AS TO FORM:

By: _____
Office of County Attorney

FIRE/EMS IMPACT FEE UPDATE

prepared for **LEE COUNTY, FLORIDA**



prepared by **duncan** | associates

November 18, 2002

CONTENTS

INTRODUCTION	1
Legal Framework	1
Growth Context	2
EMERGENCY MEDICAL SERVICES	3
Service Area	3
Methodology	4
Service Unit	5
Cost per Service Unit	7
Net Cost per Service Unit	9
Maximum Fee Schedule	10
FIRE	12
Service Areas	12
Methodology	13
Service Unit	14
Net Capital Costs	18
Net Cost per Service Unit	20
Maximum Fee Schedules	21
Appendix: Net Capital Cost by Fire District	31
Table 1: Population Growth, 1990-2000	2
Table 2: County EMS Calls, 1994-2002	5
Table 3: Existing Land Use, County EMS Service Area	6
Table 4: EMS Equivalent Dwelling Units by Land Use	7
Table 5: EMS Building Cost	7
Table 6: EMS Vehicle Cost	8
Table 7: EMS Equipment Cost	8
Table 8: EMS Cost per Service Unit	9
Table 9: EMS Grant Funding, 1997-2001	9
Table 10: EMS Grant Funding Credit	10
Table 11: EMS Net Cost per Service Unit	10
Table 12: Maximum EMS Impact Fees	10
Table 13: Comparison of Current and Potential EMS Fees	11
Table 14: Fire Service Units by Land Use	15
Table 15: Comparative Fire Service Units by Land Use	16
Table 16: Existing Service Units by Fire District	17
Table 17: Fire Building Cost per Square Foot	18
Table 18: Fire Equipment Replacement Costs	18
Table 19: Fire Capital Cost per Service Unit	19
Table 20: Fire Net Cost per Service Unit by District	20

Table 21:	Existing and Recommended Fire Fees per Single-Family Unit	21
Table 22:	Recommended Fire Impact Fee Schedule, Alva	22
Table 23:	Recommended Fire Impact Fee Schedule, Bayshore	22
Table 24:	Recommended Fire Impact Fee Schedule, Bonita Springs	23
Table 25:	Recommended Fire Impact Fee Schedule, Captiva	23
Table 26:	Recommended Fire Impact Fee Schedule, Estero	24
Table 27:	Recommended Fire Impact Fee Schedule, Fort Myers	24
Table 28:	Recommended Fire Impact Fee Schedule, Fort Myers Beach	25
Table 29:	Recommended Fire Impact Fee Schedule, Fort Myers Shores	25
Table 30:	Recommended Fire Impact Fee Schedule, Iona-McGregor	26
Table 31:	Recommended Fire Impact Fee Schedule, Lee County Airports	26
Table 32:	Recommended Fire Impact Fee Schedule, Lehigh Acres	27
Table 33:	Recommended Fire Impact Fee Schedule, Matlacha-Pine Island:	27
Table 34:	Recommended Fire Impact Fee Schedule, North Fort Myers	28
Table 35:	Recommended Fire Impact Fee Schedule, San Carlos Park	28
Table 36:	Recommended Fire Impact Fee Schedule, Sanibel	29
Table 37:	Recommended Fire Impact Fee Schedule, South Trail	29
Table 38:	Recommended Fire Impact Fee Schedule, Tice	30
Table 39:	Recommended Fire Impact Fee Schedule, Upper Captiva	30
Table 40:	Fire Net Capital Cost, Alva	31
Table 41:	Fire Net Capital Cost, Bayshore	32
Table 42:	Fire Net Capital Cost, Bonita Springs	33
Table 43:	Fire Net Capital Cost, Captiva	34
Table 44:	Fire Net Capital Cost, Estero	35
Table 45:	Fire Net Capital Cost, Fort Myers	36
Table 46:	Fire Net Capital Cost, Fort Myers Beach	37
Table 47:	Fire Net Capital Cost, Fort Myers Shores	38
Table 48:	Fire Net Capital Cost, Iona-McGregor	39
Table 49:	Fire Net Capital Cost, Lehigh Acres	40
Table 50:	Fire Net Capital Cost, Lee County Airports	41
Table 51:	Fire Net Capital Cost, Matlacha-Pine Island	42
Table 52:	Fire Net Capital Cost, North Fort Myers	43
Table 53:	Fire Net Capital Cost, San Carlos Park	44
Table 54:	Fire Net Capital Cost, Sanibel	45
Table 55:	Fire Net Capital Cost, South Trail	46
Table 56:	Fire Net Capital Cost, Tice	47
Table 57:	Fire Net Capital Cost, Upper Captiva	48

INTRODUCTION

Fire, rescue and emergency medical services (EMS) in Lee County are provided by the County, independent fire districts and municipalities. The services provided can be grouped in three broad categories. The first is fire service, which includes fire suppression, fire safety, inspections and other activities related to fire prevention. The second is rescue service, which incorporates all responses of an emergency nature other than for fire or EMS. The third is EMS, which includes the provision of advanced life support and patient transportation.

The County provides EMS service to most of the county. The exceptions are Fort Myers Beach and the Lehigh Acres Fire Protection and Rescue District, which provide their own primary EMS service. The County also provides fire and rescue service to the airports. Municipal fire departments or independent fire districts provide fire/rescue service in the remainder of the county. The fire departments and districts also provide advanced life support, but do not, with the two exceptions noted, provide patient transportation.

The Lee County Board of County Commissioners first adopted fire and EMS impact fees in 1989. A comprehensive update of the fire impact fees was completed in 1999, and the EMS fees were updated in 2001.¹ Both fire and EMS impact fees will be updated by this study.

Legal Framework

Since impact fees were pioneered in Florida and other states that lacked specific enabling legislation, such fees have generally been legally defended as an exercise of local government's broad "police power" to protect the health, safety and welfare of the community. The courts have gradually developed guidelines for constitutionally valid impact fees, based on a "rational nexus" that must exist between the regulatory fee or exaction and the development activity that is being regulated.² The standards set by court cases generally require that an impact fee meet a three-part test:

- 1) The need for new facilities must be created by new development;
- 2) The amount of fee charged must not exceed a proportional fair share of the cost to serve new development; and
- 3) All fee revenues must be spent within a reasonable period of time and benefit the fee-paying development.

¹ The fire impact fees were updated by Ordinance No. 99-10, effective August 24, 1999; the EMS impact fees were updated by Ordinance No. 01-02, effective February 27, 2001.

² There are six Florida cases that have guided the development of impact fees in the state: *Contractors and Builders Association of Pinellas County v. City of Dunedin*, 329 So.2d 314 (Fla. 1976); *Hollywood, Inc. v. Broward County*, 431 So.2d 606 (Fla. 1976); *Home Builders and Contractors Association of Palm Beach County, Inc. v. Board of County Commissioners of Palm Beach County*, 446 So.2d 140 (Fla. 4th DCA 1983); *Seminole County v. City of Casselberry*, 541 So.2d 666 (Fla. 5th DCA 1989); *City of Ormond Beach v. County of Volusia*, 535 So.2d 302 (Fla. 5th DCA 1988); and *St. Johns County v. Northeast Florida Builders Association*, 16 FLW S264 (April 18, 1991).

These principles have some important corollaries, which may be broadly categorized under the headings of "proportionality," "credits" and "benefit." The proportionality rules require that the fees cover only those costs that can be attributed to new development. In addition, applicants must have the option of attempting to demonstrate that their development will have less impact on the need for public facilities than is indicated by the fee schedule.

The credit rules are designed to ensure that new development is not overcharged. These rules address both revenue credits, which are calculated up-front in the preparation of the fee schedule, and construction credits, which are determined on a case-by-case basis prior to fee payment. Revenue credits reduce the impact fee schedules to account for any other revenues that will be generated by new development and used to retire debt for existing facilities or to construct new facilities. Construction credits are used on a case-by-case basis to offset an individual development's impact fees by the value of required land dedications or other developer improvements or contributions for the same types of facilities.

Finally, the benefit rules require that the fee revenues be spent within a reasonable period of time and within a reasonable proximity to the fee-paying development. The Florida courts have ruled that earmarking of funds for expenditure in proximity to where they were collected is sufficient to establish reasonable benefit.

Growth Context

Lee County is growing rapidly, resulting in the need for new and expanded fire and EMS facilities. One measure of this growth is the permanent residential population reported by the U.S. Census Bureau. As shown in Table 1, the population of the county as a whole has been increasing by 2.8 percent annually since 1990, and the growth rate has been even higher in the unincorporated areas of the county. The county population in 2002 is estimated to be 464,720.³

**Table 1
POPULATION GROWTH, 1990-2000**

Jurisdiction	1990	2000	Annual Increase
Cape Coral	74,991	102,286	3.2%
Fort Myers	44,947	48,208	0.7%
Sanibel	5,468	6,064	1.0%
Remainder of County*	209,707	284,330	3.1%
Total Lee County Population	335,113	440,888	2.8%

* includes unincorporated area as well as recently incorporated municipalities of Fort Myers Beach and Bonita Springs
Source: U.S. Census.

³ Lee County, *The Fiscal Year 2001-2002 Operating and Capital Budget*

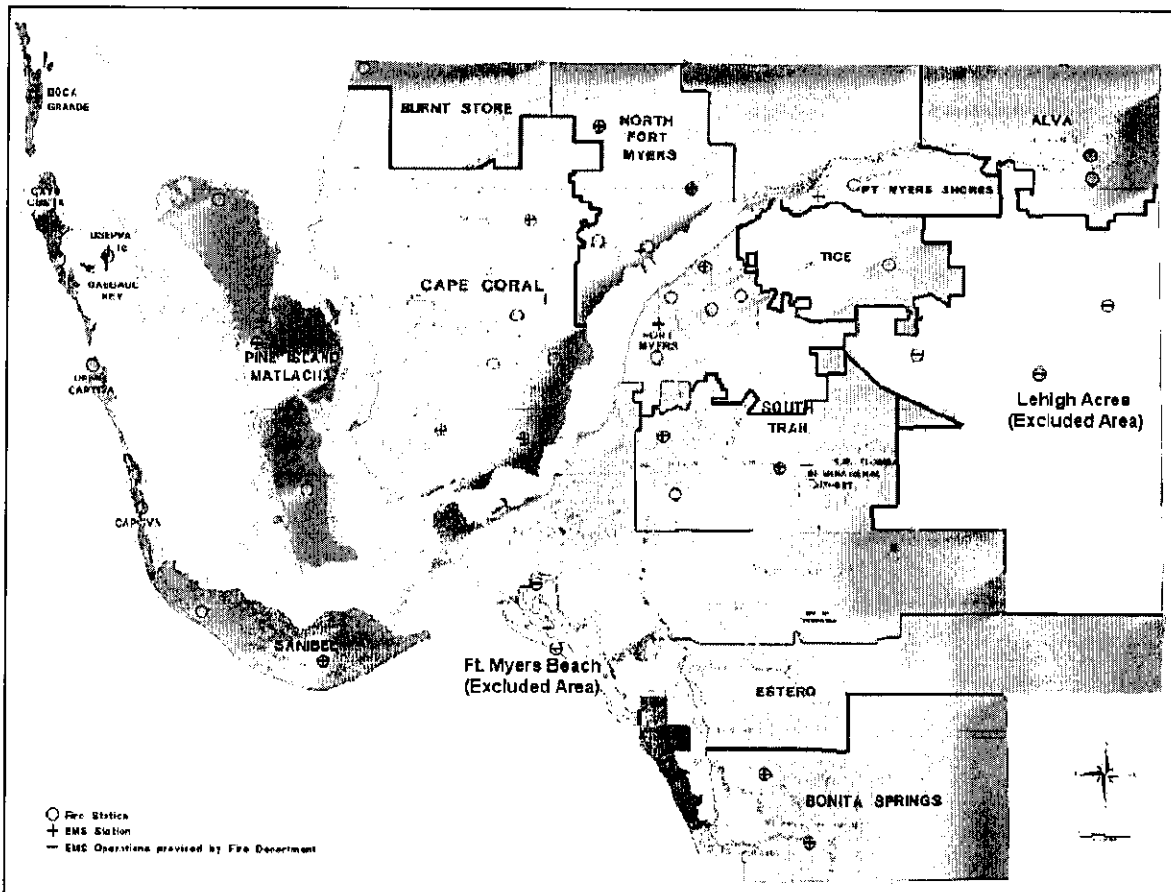
EMERGENCY MEDICAL SERVICES

Lee County provides emergency medical service (EMS), which includes the provision of advanced life support and patient transportation, throughout most of the county. Capital facilities that support these services include portions of several fire stations, a fleet of ambulances and other vehicles, including a helicopter, and communications and medical equipment. The County has charged an impact fee for EMS facilities since 1989. The EMS impact fees were updated in February 2001. This section calculates the updated maximum impact fees that can be charged by the County to recover the cost of EMS facilities required to serve new development at the existing level of service.

Service Area

Lee County provides primary EMS service to all of the incorporated and unincorporated areas of the county, with the exception of the Fort Myers Beach Fire Control District and the Lehigh Acres Fire Protection and Rescue Service District. The area of the county for which County EMS provides primary service is shown in Figure 1.

Figure 1
COUNTY EMS SERVICE AREA



The EMS impact fee service area includes all of the county except the Fort Myers Beach Fire Control District and the Lehigh Acres Fire Control and Rescue Service District. While each EMS unit has a designated primary response area, it will respond to calls in neighboring response areas if required. In addition, specialized equipment that supports all units, such as communications and dispatch equipment and a helicopter, are centralized. Consequently, the entire service area is appropriately designated as a single benefit district for the purpose of EMS impact fees.

Methodology

As with the last update, the revised EMS impact fees will be based on the current level of service. The methodology divides the replacement cost of the County's existing EMS capital facilities by the number of existing EMS service units, then deducts a revenue credit for future grants. Service units, or "equivalent dwelling units" (EDUs), represent the demand for EMS service generated by a single-family dwelling, and are based on the annual number of EMS calls per development unit for various land use categories. The recommended formula for calculating the EMS impact fees is shown in Figure 1.

Figure 1
EMS IMPACT FEE FORMULA

MAXIMUM FEE	=	PROJECT EDUs multiplied by NET COST/EDU
NET COST/EDU	=	COST/EDU less CREDIT/EDU
COST/EDU	=	COST divided by TOTAL EDUs
COST	=	Replacement cost of the County's existing EMS capital facilities
CREDIT/EDU	=	Anticipated grant or debt service funding per EDU
EDU	=	Equivalent Dwelling Unit, representing the demand for EMS services equivalent to that generated by a single-family dwelling unit
UNITS	=	Development units, expressed in residential dwelling units, hotel/motel rooms, or thousands of square feet for other nonresidential development
EDUs/UNIT	=	The number of EDUs associated with a development unit of a particular land use category
PROJECT EDUs	=	Total EDUs for a development, calculated by multiplying UNITS for each land use category by the EDUs/UNIT for that land use category and summing for all land use categories
TOTAL EDUs	=	Total EDUs for the County EMS service area, calculated by multiplying UNITS for each land use category by the EDUs/UNIT for that land use category and summing for all land use categories

Service Unit

Different types of development must be translated into a common unit of measurement that reflects the impact of new development on the demand for EMS service. This unit of measurement is called a "service unit." A common service unit used in impact fee analysis is the "equivalent dwelling unit" or EDU, which represents the impact of a typical single-family dwelling.

The relative demand for EMS facilities and services required to serve development units of various land use types is measured in terms of the number of EMS calls reported during a 12-month period. Detailed data on EMS calls by land use categories for the last four and a half years was provided by the Lee County Division of Public Safety. About one-third of the calls could not be directly classified according to a land use category, and half of those were related to accidents or other incidents that occurred on roadways. The road-related calls were allocated to land uses based on relative trip generation. Roughly 16 percent of calls could not be classified according to a land use and were not included in the total attributable calls used in developing the percentages. As can be seen from Table 2, the distribution of calls by land use has remained remarkably consistent over the last four and a half years, with residential uses accounting for just over 60 percent of EMS calls.

Table 2
COUNTY EMS CALLS, 1994-2002

	1998	1999	2000	2001	2002*	Average
Residential	20,107	21,370	21,736	22,163	10,523	
Hotel/Motel	414	384	374	393	201	
Office/Commercial	10,507	11,006	11,812	12,334	5,748	
Industrial	71	52	59	66	36	
Subtotal, Direct	31,099	32,812	33,981	34,956	16,508	
Road-Related	7,872	8,349	8,745	8,217	4,661	
Unclassified Calls	7,325	8,025	8,707	8,602	3,822	
Total Calls	46,296	49,186	51,433	51,775	24,991	
Residential	24,122	25,628	26,196	26,354	12,900	
Hotel/Motel	571	551	549	557	294	
Office/Commercial	13,892	14,596	15,572	15,867	7,752	
Industrial	386	386	409	395	222	
Total Attributable	38,971	41,161	42,726	43,173	21,168	
Residential	61.9%	62.3%	61.3%	61.0%	61.0%	61.4%
Hotel/Motel	1.5%	1.3%	1.3%	1.3%	1.4%	1.4%
Office/Commercial	35.6%	35.5%	36.4%	36.8%	36.6%	36.2%
Industrial	1.0%	0.9%	1.0%	0.9%	1.0%	1.0%
Total Percent	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

* partial year

Source: Lee County Division of Public Safety, "Incident Location/Type Summary" for calendar years, printed June 8, 2000 and June 14, 2002; in attributable calls, road-related calls have been allocated to land use categories based on relative average daily trips, using land use data from Table 6 and trip generation rates from Institute of Transportation Engineers (ITE), *Trip Generation*, 6th edition, 1997, resulting in road-related calls being allocated 51% to residential, 2% to hotel/motel, 43% to office/commercial and 4% to industrial.

Existing land use data for the area of the county served by Lee County EMS was derived from property appraisal records. This data is much more consistent than the land use data used in the previous study, which was derived from several different sources. The existing land use data is summarized in Table 6.

**Table 3
EXISTING LAND USE, COUNTY EMS SERVICE AREA**

Land Use	Unit of Measure	County-Wide	Ft. Myers Beach	Lehigh Acres	Area Served
Single-Family	Dwelling	140,896	3,346	13,336	124,214
Multi-Family	Dwelling	89,929	6,808	2,543	80,578
Mobile Home Park	Space	26,782	1,368	0	25,414
Total Residential	Dwelling/Space	257,607	11,522	15,879	230,206
Hotel/Motel	Rooms	9,463	1,364	130	7,969
Retail	1,000 sf	41,440	988	1,438	39,014
Office	1,000 sf	14,950	141	307	14,502
Institutional	1,000 sf	23,205	218	898	22,089
Total Commercial	1,000 sf	79,595	1,347	2,643	75,605
Light Industry	1,000 sf	4,349	18	154	4,177
Warehousing	1,000 sf	24,725	381	430	23,914
Total Industrial	1,000 sf	29,074	399	584	28,091

Source: Lee County Property Appraiser, August 2002 (area served is county-wide less Fort Myers Beach and Lehigh Acres).

The combination of these two data sets—existing land use and EMS call distribution—yields EMS equivalent dwelling units per development unit for various land use categories. Since call data was not available by type of residential unit, it is assumed that calls to multi-family and mobile home units are lower than for single-family units proportional to average household size. This assumption is a common one in public safety impact fee methodology and is particularly appropriate for EMS impact fees, since EMS calls are in response to medical emergencies and may reasonably be assumed to be proportional to the presence of people. As shown in Table 4, multi-family and mobile home units generate about three-quarters of the EMS demand of a single-family unit, while 1,000 square feet of commercial development generates 58 percent more EMS demand than a single-family dwelling.

**Table 4
EMS EQUIVALENT DWELLING UNITS BY LAND USE**

Land Use	Unit of Measure	Existing Units	EMS Call Distribution	EDUs/ Unit	Total EDUs
Single-Family/Mobile Home	Dwelling	124,214	n/a	1.00	124,214
Multi-Family	Dwelling	80,578	n/a	0.75	60,434
Mobile Home Park	Space	25,414	n/a	0.74	18,806
Subtotal, Residential		230,206	61.4%	0.88	203,454
Hotel/Motel	Room	7,969	1.4%	0.58	4,622
Commercial	1,000 sq. ft.	75,605	36.2%	1.58	119,456
Industrial	1,000 sq. ft.	28,091	1.0%	0.12	3,371
Total			100.0%		330,903

Source: Existing units county-wide, excluding Fort Myers Beach and Lehigh Acres, from Table 3; EMS call distribution from Table 2; EDUs/unit is one for single-family by definition; multi-family and mobile home EDUs/unit are based on ratio of average household size to single-family according to 2000 census data for Lee County; EDUs per residential unit subtotal is total residential EDUs divided by total residential units; EDUs/unit for other land uses based on ratios of percent of calls and units [(% calls/residential % calls) / (units/residential units) x 0.88 EDUs per residential dwelling]; total EDUs is product of existing units times EDUs/unit.

Cost per Service Unit

The capital facilities that are used to support the provision of County EMS services include portions of fire stations used by EMS, ambulances and support vehicles, communications equipment, breathing systems and specialized extrication equipment.

Portions of three stations owned by the County are occupied by EMS, and the County also paid for a portion of one of the new Estero stations to be used by EMS. In addition, the EMS helicopter is housed in a County-owned hangar. At current replacement costs, the buildings owned by the County and housing EMS personnel and equipment represent an investment of about \$0.9 million, as summarized in Table 5.

**Table 5
EMS BUILDING COST**

Station	EMS Sq. Ft.	Cost/ Sq. Ft.	Building Cost
Estero Fire Station #3	725	\$155	\$112,375
East Ft. Myers Station	2,400	\$120	\$288,000
North Ft. Myers Station	2,030	\$120	\$243,600
Ft. Myers Shores Station	1,440	\$120	\$172,800
Helicopter Hangar	1,200	\$60	\$72,000
Total	7,795		\$888,775

Source: Lee County Public Safety Division, October 23, 2002 memorandum.

The County operates a fleet of EMS vehicles, including 38 ambulances, a helicopter and several other support vehicles. Based on current replacement costs, the existing fleet of EMS vehicles has a total cost of \$10.9 million (see Table 6).

**Table 6
EMS VEHICLE COST**

Vehicle Type	Number	Unit Cost	Total Cost
Ambulance, Ford F-350	14	\$105,055	\$1,470,770
Ambulance, Freightliner	26	\$196,690	\$5,113,940
Helicopter	1	\$3,800,000	\$3,800,000
Aircraft Tug	2	\$10,000	\$20,000
Flight Operations Trailer	1	\$4,000	\$4,000
Chevrolet Caprice	2	\$12,590	\$25,180
Chevrolet Van	1	\$23,694	\$23,694
Chevrolet 2500 Suburban	1	\$32,185	\$32,185
Chevrolet S-10 Truck	1	\$14,503	\$14,503
Ford Bronco	2	\$25,694	\$51,388
Ford Crown Victoria	3	\$20,740	\$62,220
Ford Expedition	4	\$29,249	\$116,996
Ford F-250 Utility Truck	1	\$23,452	\$23,452
Ford E-450 S.D. Van	1	\$31,807	\$31,807
Ford E-350 S.D. Van	1	\$26,118	\$26,118
Ford E-250 Van	1	\$21,362	\$21,362
Wells Cargo Trailer	4	\$5,617	\$22,468
Daewoo Forklift	1	\$21,362	\$21,362
John Deere Tractor	2	\$8,964	\$17,928
Columbia Golf Cart	1	\$11,513	\$11,513
Total Vehicle Cost			\$10,910,886

Source: Lee County Public Safety Division, August 1 and November 8, 2002 memoranda.

In addition to buildings and vehicles, a significant amount of capital equipment is required to support EMS service. Required equipment includes communications equipment, computers, medical and rescue equipment, and office equipment. The cost of existing EMS equipment was estimated from original acquisition costs from the County's fixed asset listings. County Public Safety Division staff assisted in identifying the EMS share of the existing equipment inventory. The total cost of EMS equipment is \$1.9 million, as summarized in Table 7.

**Table 7
EMS EQUIPMENT COST**

Electronic & Communication Equipment	\$755,795
Medical & Rescue Equipment	\$789,513
Office Equipment	\$342,398
Other	\$31,286
Total Equipment Cost	\$1,918,992

Source: Lee County Finance Department, Fixed Asset Listings; Lee County Public Safety Division.

The total cost of EMS facilities, including buildings, vehicles and equipment, is approximately \$13.7 million. Dividing this total capital cost by total existing service units yields a cost of \$41 per EDU, as summarized in Table 8.

**Table 8
EMS COST PER SERVICE UNIT**

Station Replacement Cost	\$888,775
Vehicle Replacement Cost	\$10,910,886
Equipment Cost	\$1,918,992
Total Facility and Equipment Cost	\$13,718,653
Total Existing Equivalent Dwelling Units (EDUs)	330,903
Cost per EDU	\$41.46

Source: Station cost from Table 5; vehicle cost from Table 6; equipment cost from Table 7; total EDUs from Table 4.

Net Cost per Service Unit

While the County has no outstanding debt for EMS facilities, it has received some grant funding in recent years. New development should not have to pay for that share of new EMS facilities that will be funded through state or federal grants or other outside funding sources. The grant funding for EMS equipment received by the County over the last five years is summarized in Table 9.

**Table 9
EMS GRANT FUNDING, 1997-2001**

Automatic Vehicle Locator Matching Grant	\$228,116
Air Flight Tracking Grant	\$41,827
Public Information Grant (PIER)	\$23,400
Electronic Data Systems Grant	\$176,946
Paramedic Bicycle Response Team Grant	\$9,375
Automatic External Defibrillator Grant	\$73,230
Helicopter 12 Lead Grant	\$15,182
Bio-Medical Supply / Equipment Trailer Grant	\$30,000
EMS Station Computer Grant	\$48,000
EMS Data Collection Grant (Co. Award)	\$18,000
Ambulance Golf Cart (Co. Award)	\$10,000
10 HP Defibrillators (Co. Award)	\$80,000
800 MHz Radios (Ft. Myers Beach)	\$11,120
1 12 Lead Unit & 5 Pulse Oximeters (Lehigh)	\$11,120
3 Automatic External Defibrillators (Lehigh)	\$6,585
1 Life Pak 12 Defibrillator (Lehigh)	\$6,913
AED Training Mannequin & Power Point	\$10,000
Kronos Imagekeeper ID Printer	\$14,128
Total Grant Funding, 1997-2001	\$813,942
Average Annual Grant Funding	\$162,788

Source: Lee County Public Safety Division, July 1, 2002 memorandum.

Assuming that the County continues to receive EMS grants proportional to the amount of development it serves, over the typical 20-year financing period for capital facilities the County will receive the equivalent of a current lump-sum contribution of \$6.16 per service unit.

**Table 10
EMS GRANT FUNDING CREDIT**

Annual EMS Grant Funding	\$162,788
Total Existing EMS Equivalent Dwelling Units (EDUs)	330,903
Annual EMS Grant Funding per EDU	\$0.49
Net Present Value Factor for Future Funding	12.57
EMS Grant Funding Credit per EDU	\$6.16

Source: Annual grant funding from Table 9; existing EDUs from Table 4; net present value factor based on 20 years at 4.9% discount rate; discount rate is average interest rate on 20-year AAA municipal bonds as of August 2, 2002 according to bloomberg.com, fmsbonds.com and bondsonline.com.

Reducing the cost per service unit by the anticipated grant funding per service unit over the next 20 years leaves a net cost per service unit of \$35.30 per equivalent dwelling unit, as shown in Table 11.

**Table 11
EMS NET COST PER SERVICE UNIT**

EMS Cost per EDU	\$41.46
EMS Grant Funding Credit per EDU	\$6.16
EMS Net Cost per EDU	\$35.30

Source: Cost per EDU from Table 8; credit per EDU from Table 10.

Maximum Fee Schedule

The maximum EMS impact fees that may be adopted by the County can be calculated by multiplying the number of equivalent dwelling units (EDUs) per unit associated with various land uses by the net cost per EDU of maintaining the existing level of service. The EMS impact fee calculations are presented in Table 12.

**Table 12
MAXIMUM EMS IMPACT FEES**

Land Use	Unit	EDUs/ Unit	Net Cost/ EDU	Proposed Fee/Unit
Single-Family Detached	Dwelling	1.00	\$35.30	\$35
Multi-Family	Dwelling	0.75	\$35.30	\$26
Mobile Home Park	Space	0.74	\$35.30	\$26
Hotel/Motel	Room	0.58	\$35.30	\$20
Office/Commercial	1,000 sq. ft.	1.58	\$35.30	\$56
Industrial	1,000 sq. ft.	0.12	\$35.30	\$4

Source: EDUs per unit from Tables 4; net cost per EDU from Table 11.

The potential EMS fees calculated above are compared with the County's current EMS fees in Table 13. In general, the residential fees will increase by 20 to 30 percent, while the fees for nonresidential development will experience less of an increase or decline. Assuming that new development has the same relative distribution by land use as existing development in the EMS service area, the increase in revenues would be 19 percent.

**Table 13
COMPARISON OF CURRENT AND POTENTIAL EMS FEES**

Land Use	Unit	Current Fee	Potential Fee	Potential Change	Percent Change
Single-Family Detached	Dwelling	\$27	\$35	\$8	30%
Multi-Family	Dwelling	\$21	\$26	\$5	24%
Mobile Home/RV Park	Space	\$21	\$26	\$5	24%
Hotel/Motel	Room	\$17	\$20	\$3	18%
Office/Commercial	1,000 sq. ft.	\$52	\$56	\$4	8%
Industrial	1,000 sq. ft.	\$5	\$4	(\$1)	-20%

FIRE

In Lee County, fire and rescue services and advanced life support services are provided by municipal fire departments and independent fire protection districts. Although the County does not directly provide fire and rescue services, the County does collect the fees for the fire districts in the unincorporated area and for several municipalities for which the County issues building permits on a contract basis.

Lee County originally adopted fire impact fees in 1989, and updated the fees for two of the fire districts in 1995. The original 1989 fire impact fee study and the 1995 update for the Estero and San Carlos Park districts were prepared by Dr. James C. Nicholas.⁴ A comprehensive update of the fire impact fees was undertaken in 1999, based on a study by Duncan Associates.⁵ The 1999 fire impact fee update involved a major change in the methodology by which the fees were calculated. This update retains the methodology used in the last study. The major improvement in this update is that it is based on more consistent land use data than was available in 1999.

Service Areas

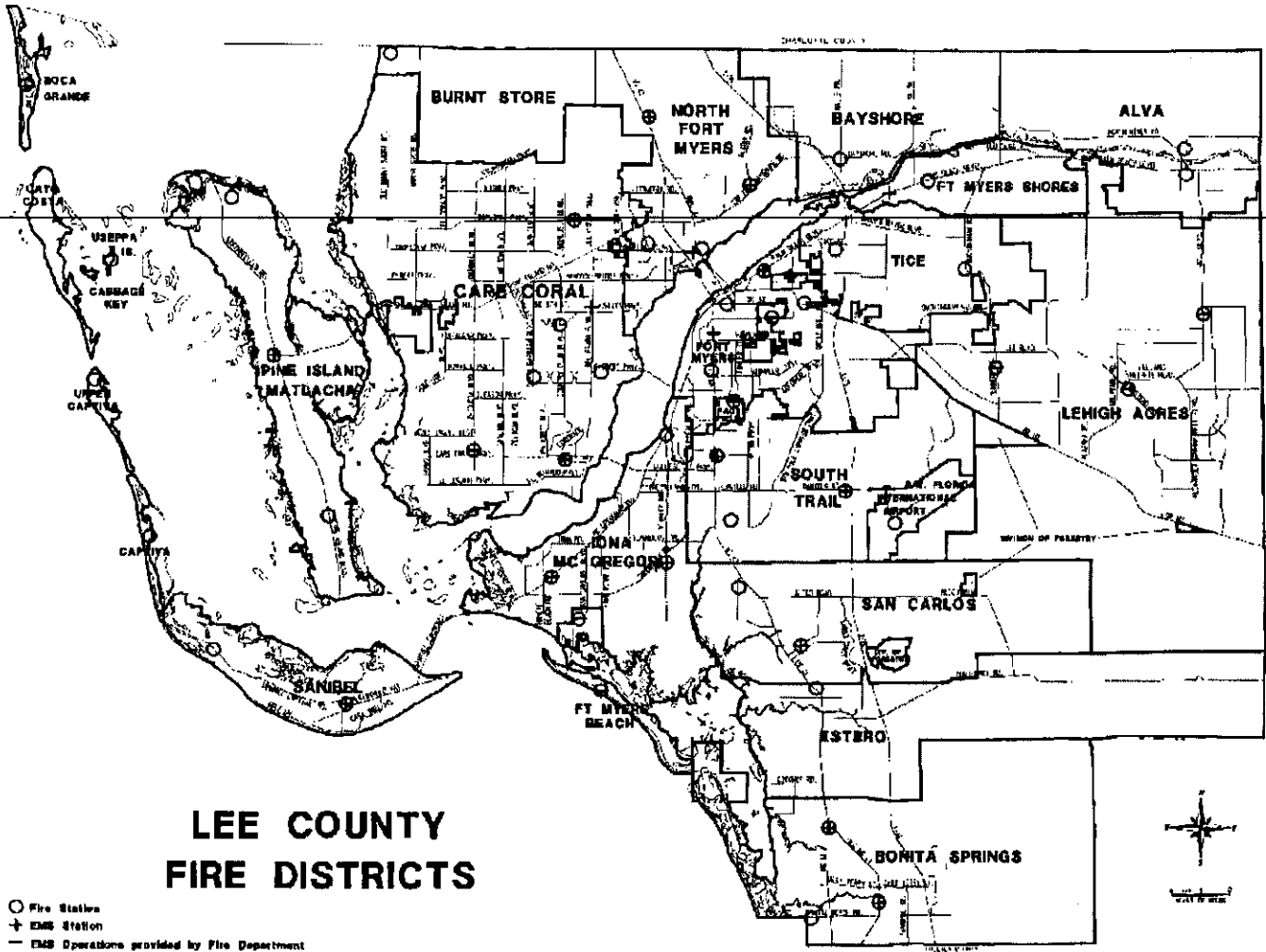
The current fire impact fee ordinance includes fee schedules for 18 service areas. The service areas include 16 independent fire districts, the Fort Myers municipal fire department and the Lee County Airports Fire Department. Not participating in the County's fire impact fee study are the City of Cape Coral and the Burnt Store Fire Protection and Rescue District, which is served by contract by the City of Cape Coral. Fire impact fees are recalculated in this report for the following 18 service areas. The service areas are shown in Figure 2.

Alva Fire Control and Rescue Service District
Bayshore Fire Protection and Rescue Service District
Bonita Springs Fire Control and Rescue District
Captiva Island Fire Control District
Estero Fire Protection and Rescue Service District
Fort Myers Fire Department
Fort Myers Beach Fire Control District
Fort Myers Shores Fire Protection and Rescue District
Iona-McGregor Fire Protection and Rescue Service District
Lehigh Acres Fire Control and Rescue Service District
Lee County Airports Fire Department
Matlacha-Pine Island Fire Control District
North Fort Myers Fire Control and Rescue Service District
San Carlos Park Fire Control and Rescue Service District
Sanibel Fire Control District
South Trail Fire Protection and Rescue Service District
Tice Fire Protection and Rescue Service District
Upper Captiva Fire Protection and Rescue Service District

⁴James C. Nicholas, PhD., "Technical Memorandum on the Methods used to Calculate the Lee County Fire Impact Fees," April 1989; "Technical Memorandum of the Methods Used to Calculate the Revised San Carlos Park Fire Protection and Rescue Service District Impact Fees," October 1995.

⁵Duncan Associates, *Fire Impact Fee Update for Lee County*, August 1999

**Figure 2
FIRE IMPACT FEE SERVICE AREAS**



Source: Lee County Property Appraiser's Office

Methodology

The calculation of fire impact fees is based on the existing level of service in each district, although it is recommended that the fees continue to be capped to avoid excessively high fees and to recognize excess capacity in the fire districts with the least amount of development. The methodology divides the net cost of each district's existing capital facilities (replacement cost less outstanding debt) by the number of existing fire service units. Fire service units, or "equivalent dwelling units" (EDUs), represent the demand for fire/rescue service generated by a single-family dwelling, and are based on the annual

number of fire/rescue incidents per development unit for various land use categories. The recommended formula for calculating the fire impact fees is shown in Figure 1.

**Figure 1
FIRE IMPACT FEE FORMULA**

IMPACT FEE	= PROJECT EDUs multiplied by MAX FEE
MAX FEE	= COST PER EDU or \$622, whichever is less
COST PER EDU	= NET COST divided by DISTRICT EDUs
NET COST	= CAPITAL COST less DEBT
CAPITAL COST	= Replacement cost of existing capital facilities of the fire district.
DEBT	= Outstanding debt for the fire district's capital facilities.
EDU	= Equivalent Dwelling Unit, representing the demand for fire/rescue services equivalent to that generated by a single-family dwelling unit
UNITS	= Development units, expressed in residential dwelling units, hotel/motel rooms, or thousands of square feet for other nonresidential development.
EDUs/UNIT	= The number of EDUs associated with a UNIT of a particular land use category
PROJECT EDUs	= Total EDUs for a development, calculated by multiplying UNITS for each land use category by the EDUs/UNIT for that land use category and summing for all land use categories
DISTRICT EDUs	= Total EDUs for a fire district, calculated by multiplying UNITS for each land use category by the EDUs/UNIT for that land use category and summing for all land use categories

Service Unit

Disparate types of development must be translated into a common unit of measurement that reflects the impact of new development on the demand for fire/rescue service. This unit of measurement is called a "service unit." A common service unit used in impact fee analysis is the "equivalent dwelling unit" or EDU, which represents the impact of a typical single-family dwelling.

The relative demand for fire/rescue facilities and services required to serve development units of various land use types is measured in terms of the number of fire/rescue incidents reported during a recent 12-month period. Detailed data on fire/rescue incidents by land use categories for the previous year was provided by nine of the fire districts in Lee County. These nine fire districts account for over 60 percent of all residential dwelling units in the county. This is a very large sample, and the EDUs per development unit derived from these nine districts should be representative of the rest of the county.

Some incidents are not directly related to existing land uses, but typically occur on streets or in parking lots (e.g., car accidents, car fires) and are related to movement between land uses. These incidents, which amount to about 20 percent of all fire/rescue incidents, can be indirectly attributed to specific land uses by allocating them according to the percentage of daily vehicular trips generated by each land use

category. A residual 6 percent of all incidents cannot be directly or indirectly attributed to specific land uses, and these incidents were excluded in calculating EDUs per development unit. Finally, because of inconsistencies in land use definitions, institutional uses were excluded from both the land use and incident data.

Existing land use data for those nine districts was derived from current property appraisal records. The combination of these two data sets yields fire/rescue incidents per development unit for various land use categories. These are then converted into EDUs, as shown in Table 14.

Table 14
FIRE SERVICE UNITS BY LAND USE

Land Use	Development Units	Existing Development Units, 2002	Fire/Rescue Incidents		Annual Incidents per Unit	Equivalent Dwelling Units
			Total	Attributable		
Single-Family	Dwelling	101,231	13,935	16,535	0.163	1.00
Multi-Family	Dwelling	69,814	5,682	7,151	0.102	0.63
Hotel/Motel	Room	7,754	1,261	1,286	0.166	1.02
Retail	1,000 sq. ft.	32,816	3,846	6,861	0.209	1.28
Office	1,000 sq. ft.	11,763	728	1,142	0.097	0.60
Industrial	1,000 sq. ft.	2,510	63	122	0.049	0.30
Warehouse	1,000 sq. ft.	17,750	185	464	0.026	0.16
Road-Related			8,444	n/a		
Unclassified			2,722	n/a		
Total			36,866	33,561		

Source: All data is aggregated for the following nine fire districts: Bonita Springs, Estero, Fort Myers, Fort Myers Beach, Iona McGregor, Lehigh Acres, North Fort Myers, San Carlos Park and South Trail; both land use and incident data exclude public/institutional uses; number of dwelling units (single-family includes mobile home spaces), hotel rooms and nonresidential square feet from Lee County Property Appraiser, August 2002 (see Table 16); fire incidents for September 2001 through August 2002 for Bonita Springs, Fort Myers Beach, Iona McGregor and South Trail; October 2001 through September 2002 for Fort Myers and Lehigh Acres; August 2001 through August 2002 for North Fort Myers (deflated by 1/13 to estimate yearly total); and January through December 2001 for Estero and San Carlos Park; land uses categorized by following Fixed Property Use Codes: single-family (400-419), multi-family (429), hotel/motel (440-484), retail (100-199, 500-589), office (590-599), industrial (700-751) and warehouse (800-885, 890-891); attributable incidents allocates responses to road-related sites on the basis of average daily trip generation using trip rates from the Institute of Transportation Engineers (ITE), *Trip Generation*, 6th edition, 1997 and existing land uses from Table 16.

As can be seen in Table 15, the current land use and incident data used in this study result in significantly different fire service units per development unit than the last study for most land use categories. The changes are largely attributable to more consistent land use data.

**Table 15
COMPARATIVE FIRE SERVICE UNITS BY LAND USE**

Land Use	Development Units	EDUs per Development Unit		Percent Change
		Previous Study	This Study	
Single-Family	Dwelling	1.00	1.00	0%
Multi-Family	Dwelling	0.48	0.63	31%
6 Mobile Home Park	Space	0.55	0.63	15%
Hotel/Motel	Room	0.55	1.02	85%
Retail	1,000 sq. ft.	0.98	1.28	31%
Office	1,000 sq. ft.	1.06	0.60	-43%
Public/Institutional	1,000 sq. ft.	0.98	1.28	31%
Industrial	1,000 sq. ft.	0.37	0.30	-19%
Warehouse	1,000 sq. ft.	0.22	0.16	-27%

Source: EDUs/unit for previous study from Duncan Associates, *Fire Impact Fee Update for Lee County*, August 1999, EDUs/unit for this study from Table 14 (mobile home/RV based on multi-family and public/institutional based on retail).

The next step is to determine the number of existing service units for each fire district. Data on existing development in each district derived from 2002 property appraisal records was multiplied by the EDUs per development unit calculated above to determine total fire service units. These data and calculations are presented in Table 16.

**Table 16
EXISTING SERVICE UNITS BY FIRE DISTRICT**

Fire District	Single-Family (unit)	Multi-Family (unit)	MH/RV Park (pad)	Hotel/Motel (room)	Retail (1000 sf)	Office (1000 sf)	Public/Institut. (1000 sf)	Industrial (1000 sf)	Ware-house (1000 sf)	Total
Alva	1,251	51	0	0	57	26	195	7	215	1,802
Bayshore	1,569	171	1,153	0	64	36	129	10	120	3,252
Bonita Springs	10,392	10,420	3,411	847	3,783	1,108	879	167	1,453	32,460
Captiva	526	659	0	332	223	64	4	4	11	1,823
Estero	5,642	4,600	550	462	1,217	337	811	12	186	13,817
Fort Myers	8,099	14,161	639	1,826	9,891	5,757	6,966	810	5,465	53,614
Fort Myers Beach	3,346	6,808	1,368	1,364	988	141	218	18	381	14,632
Fort Myers Shores	2,701	347	498	15	405	79	376	29	120	4,570
Iona-McGregor	12,729	14,414	4,007	857	3,758	1,378	2,729	101	1,075	41,048
Lehigh Acres	13,336	2,543	0	130	1,438	307	898	154	430	19,236
Lee County Airports	0	0	0	0	49	80	449	0	248	826
Matlacha-Pine Island	5,114	720	1,033	52	441	70	179	17	251	7,877
North Fort Myers	8,825	3,356	10,868	708	3,557	556	1,602	276	1,951	31,699
San Carlos Park	8,292	2,787	972	50	1,323	205	974	180	1,162	15,945
Sanibel	3,440	3,595	326	543	1,013	172	223	20	63	9,395
South Trail	7,236	10,725	1,519	1,510	6,861	1,974	1,544	792	5,647	37,808
Tice	5,783	1,164	368	116	1,068	239	1,339	1,059	3,159	14,295
Upper Captiva	241	41	0	0	9	4	5	0	1	301
Total Units	98,522	76,562	26,712	8,812	36,145	12,533	19,520	3,656	21,938	304,400
EDUs per Unit	1.00	0.63	0.63	1.02	1.28	0.60	1.28	0.30	0.16	
Alva	1,251	32	0	0	73	16	250	2	34	1,658
Bayshore	1,569	108	726	0	82	22	165	3	19	2,694
Bonita Springs	10,392	6,565	2,149	864	4,842	665	1,125	50	232	26,884
Captiva	526	415	0	339	285	38	5	1	2	1,611
Estero	5,642	2,898	347	471	1,558	202	1,038	4	30	12,190
Fort Myers	8,099	8,921	403	1,863	12,660	3,454	8,916	243	874	45,433
Fort Myers Beach	3,346	4,289	862	1,391	1,265	85	279	5	61	11,583
Fort Myers Shores	2,701	219	314	15	518	47	481	9	19	4,323
Iona-McGregor	12,729	9,081	2,524	874	4,810	827	3,493	30	172	34,540
Lehigh Acres	13,336	1,602	0	133	1,841	184	1,149	46	69	18,360
Lee County Airports	0	0	0	0	63	48	575	0	40	726
Matlacha-Pine Island	5,114	454	651	53	564	42	229	5	40	7,152
North Fort Myers	8,825	2,114	6,847	722	4,553	334	2,051	83	312	25,841
San Carlos Park	8,292	1,756	612	51	1,693	123	1,247	54	186	14,014
Sanibel	3,440	2,265	205	554	1,297	103	285	6	10	8,165
South Trail	7,236	6,757	957	1,540	8,782	1,184	1,976	238	904	29,574
Tice	5,783	733	232	118	1,367	143	1,714	318	505	10,913
Upper Captiva	241	26	0	0	12	2	6	0	0	287
Total EDUs	98,522	48,235	16,829	8,988	46,265	7,519	24,984	1,097	3,509	255,948

Source: Existing units from the Lee County Property Appraiser, August 2002; Equivalent Dwelling Units (EDUs) per unit from Table 14 (mobile home/RV based on multi-family and public/institutional based on retail).

Net Capital Costs

Because of the number of fire districts in Lee County, a somewhat standardized approach was developed to measure the replacement value of each fire district's capital facilities. An average building cost of \$182 per square foot, which includes furniture, fixtures and equipment but does not include fire-fighting apparatus and associated fire and medical equipment, was used to estimate the replacement cost of existing fire stations, based on the cost of three recently-built fire stations and another fire station under construction in the Estero Fire District, as summarized in the following table.

Table 17
FIRE BUILDING COST PER SQUARE FOOT

Station	Completion Date	Total Cost	Total Sq. Feet	Cost per Sq. Foot
South Trail #4	10/2001	\$824,827	4,713	\$175
Estero #3	03/2002	\$1,095,908	5,733	\$191
Estero #4	07/2002	\$1,106,712	5,905	\$187
Estero #5	12/2002	\$1,041,554	5,905	\$176
Average Cost per Sq. Foot				\$182

Source: Estero Fire Protection and Rescue Service District, November 5, 2002, memorandum; South Trail Fire Protection and Rescue Service District, November 5, 2002 memorandum.

The replacement cost of fire apparatus and other vehicles were based on current pricing for fully-equipped vehicles meeting federal and state laws and National Fire Protection Association requirements, as shown below. Land costs were based on Lee County Property Appraiser's value for each existing fire station parcel.

Table 18
FIRE EQUIPMENT REPLACEMENT COSTS

Equipment	Apparatus	Fire Equipment	Medical Equipment	Total Cost
Mini-Pumper	\$100,800	\$27,546	\$7,568	\$136,000
Pumper, Dash	\$313,900	\$135,704	\$7,568	\$457,000
Tanker	\$226,400	\$20,676	NA	\$247,000
Wildland Brush Truck, Large	\$161,500	\$32,782	\$7,568	\$202,000
Wildland Brush Truck, Small	\$85,943	\$22,000	\$7,568	\$116,000
Hazardous Material Truck	\$255,300	\$129,657	NA	\$385,000
Aerial Ladder 75'	\$507,200	\$50,838	\$7,568	\$566,000
Aerial Ladder 105'	\$604,505	\$45,578	\$7,568	\$658,000
Aerial Platform 100'	\$826,000	\$32,633	\$7,568	\$866,000
Command Vehicle	\$62,484	\$25,637	NA	\$88,000
Staff Vehicle	\$35,000	\$5,000	NA	\$40,000

Source: Manufacturer's bid sheets, 2002 (totals rounded to nearest thousand dollars)

As noted earlier, new development should not be required to pay for fire/rescue facilities twice—once through impact fees and again through property taxes or other taxes or fees used to retire outstanding debt for existing capital facilities. To avoid double-charging, the amount of outstanding debt on existing

capital facilities in each fire district has been deducted from the estimated replacement cost of existing facilities to determine the net capital cost used to calculate the impact fees.

Based on these costs and an inventory of existing facilities and information on outstanding debt provided by each fire district, the net cost of existing capital facilities was determined for each district. These calculations are presented in Appendix B.

Another issue is excess capacity. Because there is a minimum amount of capital equipment required to provide fire service, the cost is much higher per service unit in fire districts with very little development. For example, a minimum of one fire station and one pumper is required to provide fire protection to even the smallest development, but these same facilities could provide fire protection to a larger developed area without additional capital equipment. The total capital cost per station averages \$2.8 million, and the five smallest districts with three or more stations serve an average of 4,500 EDUs. These figures are used as a reasonable threshold to establish an upper limit for fire impact fees assessed in Lee County of \$622 per service unit, as shown in Table 19.

**Table 19
FIRE CAPITAL COST PER SERVICE UNIT**

Fire District	No. of Stations	Replacement Cost	EDUs	Cost/Station	EDUs/Station	Cost/EDU
Fort Myers	4	\$16,090,772	45,433	\$4,022,693	11,358	\$354
South Trail	4	\$11,030,010	29,574	\$2,757,503	7,394	\$373
North Fort Myers	4	\$7,585,946	25,841	\$1,896,487	6,460	\$294
Bonita Springs	3	\$10,553,949	26,884	\$3,517,983	8,961	\$393
Tice	3	\$6,979,234	10,913	\$2,326,411	3,638	\$640
Iona McGregor	3	\$9,935,260	34,540	\$3,311,753	11,513	\$288
Estero	3	\$8,168,049	12,190	\$2,722,683	4,063	\$670
Lehigh Acres	3	\$8,161,996	18,360	\$2,720,665	6,120	\$445
Matlacha-Pine Island	3	\$6,047,454	7,152	\$2,015,818	2,384	\$846
Lee County Airports	2	\$8,293,412	726	\$4,146,706	363	\$11,423
San Carlos Park	2	\$7,149,699	14,014	\$3,574,849	7,007	\$510
Bayshore	2	\$5,125,292	2,694	\$2,562,646	1,347	\$1,902
Fort Myers Beach	2	\$6,056,788	11,583	\$3,028,394	5,792	\$523
Sanibel	2	\$4,364,350	8,165	\$2,182,175	4,083	\$535
Alva	1	\$2,709,220	1,658	\$2,709,220	1,658	\$1,634
Fort Myers Shores	1	\$2,441,280	4,323	\$2,441,280	4,323	\$565
Captiva	1	\$2,183,666	1,611	\$2,183,666	1,611	\$1,355
Upper Captiva	1	\$1,846,200	287	\$1,846,200	287	\$6,433
Upper Limit (Impact Fee Cap)				\$2,800,000	4,500	\$622

Source: Station and replacements costs from Appendix B; EDUs from Appendix B; upper limit cost based on average cost per station and average EDUs per station for the five districts with the lowest EDUs/station of districts with three or more stations.

Net Cost per Service Unit

The fire impact fees imposed by Lee County may not exceed the net cost per service unit calculated in this study. As noted earlier, the net cost per service unit is calculated by dividing the net cost of a fire district's existing capital facilities (replacement cost less outstanding debt) by the existing number of fire service units (Equivalent Dwelling Units or EDUs) in the district. In addition, it is recommended that the fire impact fees be capped so as not to exceed \$622 per service unit, to ensure that the fees are not based on large amounts of existing excess capacity. The recommended maximum fees per service unit are shown in Table 20.

Table 20
FIRE NET COST PER SERVICE UNIT BY DISTRICT

Fire District	Capital Cost	Outstanding Debt	Net Cost	EDUs	Net Cost/EDU	Max. Fee/EDU
Alva	\$2,709,220.0	\$114,000	\$2,595,220	1,658	\$1,565	\$622
Bayshore	\$5,125,292.0	\$454,585	\$4,670,707	2,694	\$1,734	\$622
Bonita Springs	\$10,553,949.0	\$525,972	\$10,027,977	26,884	\$373	\$373
Captiva	\$2,183,666.0	\$0	\$2,183,666	1,611	\$1,355	\$622
Estero	\$8,168,049.0	\$2,128,648	\$6,039,401	12,190	\$495	\$495
Fort Myers	\$16,090,772.0	\$0	\$16,090,772	45,433	\$354	\$354
Fort Myers Beach	\$6,056,788.0	\$203,713	\$5,853,075	11,583	\$505	\$505
Fort Myers Shores	\$2,441,280.0	\$0	\$2,441,280	4,323	\$565	\$565
Iona-McGregor	\$9,935,260.0	\$0	\$9,935,260	34,540	\$288	\$288
Lehigh Acres	\$8,161,996.0	\$740,007	\$7,421,989	18,360	\$404	\$404
Lee County Airports	\$8,293,412.0	\$0	\$8,293,412	726	\$11,423	\$622
Matlacha-Pine Island	\$6,047,454.0	\$492,122	\$5,555,332	7,152	\$777	\$622
North Fort Myers	\$7,585,946.0	\$157,682	\$7,428,264	25,841	\$287	\$287
San Carlos Park	\$7,149,698.8	\$567,300	\$6,582,399	14,014	\$470	\$470
Sanibel	\$4,364,350.0	\$0	\$4,364,350	8,165	\$535	\$535
South Trail	\$11,030,010.0	\$431,985	\$10,598,025	29,574	\$358	\$358
Tice	\$6,979,234.0	\$427,966	\$6,551,268	10,913	\$600	\$600
Upper Captiva	\$1,846,200.0	\$150,000	\$1,696,200	287	\$5,910	\$622

Source: Capital cost, outstanding debt and net cost from Appendix B; Equivalent Dwelling Units (EDUs) from Table 16; maximum fee per EDU is capped as described in the text preceding Table 19.

The net cost per service unit and recommended fees calculated in this update can be directly compared with the calculated net costs and adopted fees for single-family dwellings. As shown in Table 21 below, the recommended fees would represent a significant increase in fees for most of the fire districts.

**Table 21
EXISTING AND RECOMMENDED FIRE FEES PER SINGLE-FAMILY UNIT**

Fire District	Current Fee			Recommended Fee			Percent Change
	Net Cost	Percent	Fee	Net Cost	Percent	Fee	
Alva	\$2,335	24%	\$560	\$1,565	40%	\$622	11%
Bayshore	\$666	84%	\$560	\$1,734	36%	\$622	11%
Bonita Springs	\$290	100%	\$290	\$373	100%	\$373	29%
Captiva	\$1,999	28%	\$560	\$1,355	46%	\$622	11%
Estero	\$524	100%	\$524	\$495	100%	\$495	-6%
Fort Myers	\$493	100%	\$493	\$354	100%	\$354	-28%
Fort Myers Beach	\$573	98%	\$560	\$505	100%	\$505	-10%
Fort Myers Shores	\$594	94%	\$560	\$565	100%	\$565	1%
Iona-McGregor	\$286	100%	\$286	\$288	100%	\$288	1%
Lehigh Acres	\$376	100%	\$376	\$404	100%	\$404	7%
Lee County Airports	\$27,065	2%	\$560	\$11,423	5%	\$622	11%
Matlacha-Pine Island	\$818	68%	\$560	\$777	80%	\$622	11%
North Fort Myers	\$175	100%	\$175	\$287	100%	\$287	64%
San Carlos Park	\$422	100%	\$422	\$470	100%	\$470	11%
Sanibel	\$498	100%	\$498	\$535	100%	\$535	7%
South Trail	\$221	100%	\$221	\$358	100%	\$358	62%
Tice	\$560	100%	\$560	\$600	100%	\$600	7%
Upper Captiva	\$6,309	9%	\$560	\$5,910	11%	\$622	11%

Source: Currently adopted fees and percent of net costs from Section 2-386 of Lee County Land Development Code; recommended net costs and maximum fees from Table 20.

Maximum Fee Schedules

As noted earlier, the fee change for land uses other than single-family will differ from the percentages shown above. For example, in the Alva district, where the single-family fee will increase by 11 percent, the fees for office, industrial and warehouse development will decrease by 10 percent or more, while the fees for retail, public/institutional and hotel/motel development will increase by 45 percent or more. The following recommended fee schedules show the changes by land use for each fire district.

**Table 22
RECOMMENDED FIRE IMPACT FEE SCHEDULE, ALVA**

Land Use	Unit	EDUs/ Unit	Max. Fee/ EDU	Max. Fee/ Unit	Current Fee	Change
Single-Family	Dwelling	1.00	\$622	\$622	\$560	11%
Multi-Family	Dwelling	0.63	\$622	\$392	\$269	46%
Mobile Home/RV	Site	0.63	\$622	\$392	\$308	27%
Hotel/Motel	Room	1.02	\$622	\$634	\$308	106%
Retail	1,000 sq. ft.	1.28	\$622	\$796	\$549	45%
Office	1,000 sq. ft.	0.60	\$622	\$373	\$594	-37%
Public/Institutional	1,000 sq. ft.	1.28	\$622	\$796	\$549	45%
Industrial	1,000 sq. ft.	0.30	\$622	\$187	\$207	-10%
Warehouse	1,000 sq. ft.	0.16	\$622	\$100	\$123	-19%

Source: EDUs per unit from Table 14 (mobile home/RV uses multi-family); maximum fee per EDU from Table 19; current fees from Section 2-386 of Lee County Land Development Code; single-family dwelling includes mobile home on individual lot.

**Table 23
RECOMMENDED FIRE IMPACT FEE SCHEDULE, BAYSHORE**

Land Use	Unit	EDUs/ Unit	Max. Fee/ EDU	Max. Fee/ Unit	Current Fee	Change
Single-Family	Dwelling	1.00	\$622	\$622	\$560	11%
Multi-Family	Dwelling	0.63	\$622	\$392	\$269	46%
Mobile Home/RV	Site	0.63	\$622	\$392	\$308	27%
Hotel/Motel	Room	1.02	\$622	\$634	\$308	106%
Retail	1,000 sq. ft.	1.28	\$622	\$796	\$549	45%
Office	1,000 sq. ft.	0.60	\$622	\$373	\$594	-37%
Public/Institutional	1,000 sq. ft.	1.28	\$622	\$796	\$549	45%
Industrial	1,000 sq. ft.	0.30	\$622	\$187	\$207	-10%
Warehouse	1,000 sq. ft.	0.16	\$622	\$100	\$123	-19%

Source: EDUs per unit from Table 14 (mobile home/RV uses multi-family); maximum fee per EDU from Table 19; current fees from Section 2-386 of Lee County Land Development Code; single-family dwelling includes mobile home on individual lot.

**Table 24
RECOMMENDED FIRE IMPACT FEE SCHEDULE, BONITA SPRINGS**

Land Use	Unit	EDUs/ Unit	Max. Fee/ EDU	Max. Fee/ Unit	Current Fee	Change
Single-Family	Dwelling	1.00	\$373	\$373	\$290	29%
Multi-Family	Dwelling	0.63	\$373	\$235	\$139	69%
Mobile Home/RV	Site	0.63	\$373	\$235	\$160	47%
Hotel/Motel	Room	1.02	\$373	\$380	\$160	138%
Retail	1,000 sq. ft.	1.28	\$373	\$477	\$284	68%
Office	1,000 sq. ft.	0.60	\$373	\$224	\$307	-27%
Public/Institutional	1,000 sq. ft.	1.28	\$373	\$477	\$284	68%
Industrial	1,000 sq. ft.	0.30	\$373	\$112	\$107	5%
Warehouse	1,000 sq. ft.	0.16	\$373	\$60	\$64	-6%

Source: EDUs per unit from Table 14 (mobile home/RV uses multi-family); maximum fee per EDU from Table 19; current fees from Section 2-386 of Lee County Land Development Code; single-family dwelling includes mobile home on individual lot.

**Table 25
RECOMMENDED FIRE IMPACT FEE SCHEDULE, CAPTIVA**

Land Use	Unit	EDUs/ Unit	Max. Fee/ EDU	Max. Fee/ Unit	Current Fee	Change
Single-Family	Dwelling	1.00	\$622	\$622	\$560	11%
Multi-Family	Dwelling	0.63	\$622	\$392	\$269	46%
Mobile Home/RV	Site	0.63	\$622	\$392	\$308	27%
Hotel/Motel	Room	1.02	\$622	\$634	\$308	106%
Retail	1,000 sq. ft.	1.28	\$622	\$796	\$549	45%
Office	1,000 sq. ft.	0.60	\$622	\$373	\$594	-37%
Public/Institutional	1,000 sq. ft.	1.28	\$622	\$796	\$549	45%
Industrial	1,000 sq. ft.	0.30	\$622	\$187	\$207	-10%
Warehouse	1,000 sq. ft.	0.16	\$622	\$100	\$123	-19%

Source: EDUs per unit from Table 14 (mobile home/RV uses multi-family); maximum fee per EDU from Table 19; current fees from Section 2-386 of Lee County Land Development Code; single-family dwelling includes mobile home on individual lot.

**Table 26
RECOMMENDED FIRE IMPACT FEE SCHEDULE, ESTERO**

Land Use	Unit	EDUs/ Unit	Max. Fee/ EDU	Max. Fee/ Unit	Current Fee	Change
Single-Family	Dwelling	1.00	\$495	\$495	\$524	-6%
Multi-Family	Dwelling	0.63	\$495	\$312	\$252	24%
Mobile Home/RV	Site	0.63	\$495	\$312	\$288	8%
Hotel/Motel	Room	1.02	\$495	\$505	\$288	75%
Retail	1,000 sq. ft.	1.28	\$495	\$634	\$514	23%
Office	1,000 sq. ft.	0.60	\$495	\$297	\$555	-46%
Public/Institutional	1,000 sq. ft.	1.28	\$495	\$634	\$514	23%
Industrial	1,000 sq. ft.	0.30	\$495	\$149	\$194	-23%
Warehouse	1,000 sq. ft.	0.16	\$495	\$79	\$115	-31%

Source: EDUs per unit from Table 14 (mobile home/RV uses multi-family); maximum fee per EDU from Table 19; current fees from Section 2-386 of Lee County Land Development Code; single-family dwelling includes mobile home on individual lot.

**Table 27
RECOMMENDED FIRE IMPACT FEE SCHEDULE, FORT MYERS**

Land Use	Unit	EDUs/ Unit	Max. Fee/ EDU	Max. Fee/ Unit	Current Fee	Change
Single-Family	Dwelling	1.00	\$354	\$354	\$493	-28%
Multi-Family	Dwelling	0.63	\$354	\$223	\$237	-6%
Mobile Home/RV	Site	0.63	\$354	\$223	\$271	-18%
Hotel/Motel	Room	1.02	\$354	\$361	\$271	33%
Retail	1,000 sq. ft.	1.28	\$354	\$453	\$483	-6%
Office	1,000 sq. ft.	0.60	\$354	\$212	\$523	-59%
Public/Institutional	1,000 sq. ft.	1.28	\$354	\$453	\$483	-6%
Industrial	1,000 sq. ft.	0.30	\$354	\$106	\$182	-42%
Warehouse	1,000 sq. ft.	0.16	\$354	\$57	\$108	-47%

Source: EDUs per unit from Table 14 (mobile home/RV uses multi-family); maximum fee per EDU from Table 19; current fees from Section 2-386 of Lee County Land Development Code; single-family dwelling includes mobile home on individual lot.

**Table 28
RECOMMENDED FIRE IMPACT FEE SCHEDULE, FORT MYERS BEACH**

Land Use	Unit	EDUs/ Unit	Max. Fee/ EDU	Max. Fee/ Unit	Current Fee	Change
Single-Family	Dwelling	1.00	\$505	\$505	\$560	-10%
Multi-Family	Dwelling	0.63	\$505	\$318	\$269	18%
Mobile Home/RV	Site	0.63	\$505	\$318	\$308	3%
Hotel/Motel	Room	1.02	\$505	\$515	\$308	67%
Retail	1,000 sq. ft.	1.28	\$505	\$646	\$549	18%
Office	1,000 sq. ft.	0.60	\$505	\$303	\$594	-49%
Public/Institutional	1,000 sq. ft.	1.28	\$505	\$646	\$549	18%
Industrial	1,000 sq. ft.	0.30	\$505	\$152	\$207	-27%
Warehouse	1,000 sq. ft.	0.16	\$505	\$81	\$123	-34%

Source: EDUs per unit from Table 14 (mobile home/RV uses multi-family); maximum fee per EDU from Table 19; current fees from Section 2-386 of Lee County Land Development Code; single-family dwelling includes mobile home on individual lot.

**Table 29
RECOMMENDED FIRE IMPACT FEE SCHEDULE, FORT MYERS SHORES**

Land Use	Unit	EDUs/ Unit	Max. Fee/ EDU	Max. Fee/ Unit	Current Fee	Change
Single-Family	Dwelling	1.00	\$565	\$565	\$560	1%
Multi-Family	Dwelling	0.63	\$565	\$356	\$269	32%
Mobile Home/RV	Site	0.63	\$565	\$356	\$308	16%
Hotel/Motel	Room	1.02	\$565	\$576	\$308	87%
Retail	1,000 sq. ft.	1.28	\$565	\$723	\$549	32%
Office	1,000 sq. ft.	0.60	\$565	\$339	\$594	-43%
Public/Institutional	1,000 sq. ft.	1.28	\$565	\$723	\$549	32%
Industrial	1,000 sq. ft.	0.30	\$565	\$170	\$207	-18%
Warehouse	1,000 sq. ft.	0.16	\$565	\$90	\$123	-27%

Source: EDUs per unit from Table 14 (mobile home/RV uses multi-family); maximum fee per EDU from Table 19; current fees from Section 2-386 of Lee County Land Development Code; single-family dwelling includes mobile home on individual lot.

**Table 30
RECOMMENDED FIRE IMPACT FEE SCHEDULE, IONA-MCGREGOR**

Land Use	Units	EDUs/ Unit	Max. Fee/ EDU	Max. Fee/ Unit	Current Fee	Change
Single-Family	Dwelling	1.00	\$288	\$288	\$286	1%
Multi-Family	Dwelling	0.63	\$288	\$181	\$137	32%
Mobile Home/RV	Site	0.63	\$288	\$181	\$157	15%
Hotel/Motel	Room	1.02	\$288	\$294	\$157	87%
Retail	1,000 sq. ft.	1.28	\$288	\$369	\$280	32%
Office	1,000 sq. ft.	0.60	\$288	\$173	\$303	-43%
Public/Institutional	1,000 sq. ft.	1.28	\$288	\$369	\$280	32%
Industrial	1,000 sq. ft.	0.30	\$288	\$86	\$106	-19%
Warehouse	1,000 sq. ft.	0.16	\$288	\$46	\$53	-13%

Source: EDUs per unit from Table 14 (mobile home/RV uses multi-family); maximum fee per EDU from Table 19; current fees from Section 2-386 of Lee County Land Development Code; single-family dwelling includes mobile home on individual lot.

**Table 31
RECOMMENDED FIRE IMPACT FEE SCHEDULE, LEE COUNTY AIRPORTS**

Land Use	Unit	EDUs/ Unit	Max. Fee/ EDU	Max. Fee/ Unit	Current Fee	Change
Single-Family	Dwelling	1.00	\$622	\$622	\$560	11%
Multi-Family	Dwelling	0.63	\$622	\$392	\$269	46%
Mobile Home/RV	Site	0.63	\$622	\$392	\$308	27%
Hotel/Motel	Room	1.02	\$622	\$634	\$308	106%
Retail	1,000 sq. ft.	1.28	\$622	\$796	\$549	45%
Office	1,000 sq. ft.	0.60	\$622	\$373	\$594	-37%
Public/Institutional	1,000 sq. ft.	1.28	\$622	\$796	\$549	45%
Industrial	1,000 sq. ft.	0.30	\$622	\$187	\$207	-10%
Warehouse	1,000 sq. ft.	0.16	\$622	\$100	\$123	-19%

Source: EDUs per unit from Table 14 (mobile home/RV uses multi-family); maximum fee per EDU from Table 19; current fees from Section 2-386 of Lee County Land Development Code; single-family dwelling includes mobile home on individual lot.

**Table 32
RECOMMENDED FIRE IMPACT FEE SCHEDULE, LEHIGH ACRES**

Land Use	Unit	EDUs/ Unit	Max. Fee/ EDU	Max. Fee/ Unit	Current Fee	Change
Single-Family	Dwelling	1.00	\$404	\$404	\$376	7%
Multi-Family	Dwelling	0.63	\$404	\$255	\$180	42%
Mobile Home/RV	Site	0.63	\$404	\$255	\$207	23%
Hotel/Motel	Room	1.02	\$404	\$412	\$207	99%
Retail	1,000 sq. ft.	1.28	\$404	\$517	\$368	40%
Office	1,000 sq. ft.	0.60	\$404	\$242	\$399	-39%
Public/Institutional	1,000 sq. ft.	1.28	\$404	\$517	\$368	40%
Industrial	1,000 sq. ft.	0.30	\$404	\$121	\$139	-13%
Warehouse	1,000 sq. ft.	0.16	\$404	\$65	\$83	-22%

Source: EDUs per unit from Table 14 (mobile home/RV uses multi-family); maximum fee per EDU from Table 19; current fees from Section 2-386 of Lee County Land Development Code; single-family dwelling includes mobile home on individual lot.

**Table 33
RECOMMENDED FIRE IMPACT FEE SCHEDULE, MATLACHA-PINE ISLAND**

Land Use	Unit	EDUs/ Unit	Max. Fee/ EDU	Max. Fee/ Unit	Current Fee	Change
Single-Family	Dwelling	1.00	\$622	\$622	\$560	11%
Multi-Family	Dwelling	0.63	\$622	\$392	\$269	46%
Mobile Home/RV	Site	0.63	\$622	\$392	\$308	27%
Hotel/Motel	Room	1.02	\$622	\$634	\$308	106%
Retail	1,000 sq. ft.	1.28	\$622	\$796	\$549	45%
Office	1,000 sq. ft.	0.60	\$622	\$373	\$594	-37%
Public/Institutional	1,000 sq. ft.	1.28	\$622	\$796	\$549	45%
Industrial	1,000 sq. ft.	0.30	\$622	\$187	\$207	-10%
Warehouse	1,000 sq. ft.	0.16	\$622	\$100	\$123	-19%

Source: EDUs per unit from Table 14 (mobile home/RV uses multi-family); maximum fee per EDU from Table 19; current fees from Section 2-386 of Lee County Land Development Code; single-family dwelling includes mobile home on individual lot.

**Table 34
RECOMMENDED FIRE IMPACT FEE SCHEDULE, NORTH FORT MYERS**

Land Use	Unit	EDUs/ Unit	Max. Fee/ EDU	Max. Fee/ Unit	Current Fee	Change
Single-Family	Dwelling	1.00	\$287	\$287	\$175	64%
Multi-Family	Dwelling	0.63	\$287	\$181	\$84	115%
Mobile Home/RV	Site	0.63	\$287	\$181	\$96	89%
Hotel/Motel	Room	1.02	\$287	\$293	\$96	205%
Retail	1,000 sq. ft.	1.28	\$287	\$367	\$172	113%
Office	1,000 sq. ft.	0.60	\$287	\$172	\$186	-8%
Public/Institutional	1,000 sq. ft.	1.28	\$287	\$367	\$172	113%
Industrial	1,000 sq. ft.	0.30	\$287	\$86	\$65	32%
Warehouse	1,000 sq. ft.	0.16	\$287	\$46	\$39	18%

Source: EDUs per unit from Table 14 (mobile home/RV uses multi-family); maximum fee per EDU from Table 19; current fees from Section 2-386 of Lee County Land Development Code; single-family dwelling includes mobile home on individual lot.

**Table 35
RECOMMENDED FIRE IMPACT FEE SCHEDULE, SAN CARLOS PARK**

Land Use	Unit	EDUs/ Unit	Max. Fee/ EDU	Max. Fee/ Unit	Current Fee	Change
Single-Family	Dwelling	1.00	\$470	\$470	\$422	11%
Multi-Family	Dwelling	0.63	\$470	\$296	\$203	46%
Mobile Home/RV	Site	0.63	\$470	\$296	\$232	28%
Hotel/Motel	Room	1.02	\$470	\$479	\$232	106%
Retail	1,000 sq. ft.	1.28	\$470	\$602	\$414	45%
Office	1,000 sq. ft.	0.60	\$470	\$282	\$447	-37%
Public/Institutional	1,000 sq. ft.	1.28	\$470	\$602	\$414	45%
Industrial	1,000 sq. ft.	0.30	\$470	\$141	\$156	-10%
Warehouse	1,000 sq. ft.	0.16	\$470	\$75	\$93	-19%

Source: EDUs per unit from Table 14 (mobile home/RV uses multi-family); maximum fee per EDU from Table 19; current fees from Section 2-386 of Lee County Land Development Code; single-family dwelling includes mobile home on individual lot.

**Table 36
RECOMMENDED FIRE IMPACT FEE SCHEDULE, SANIBEL**

Land Use	Unit	EDUs/ Unit	Max. Fee/ EDU	Max. Fee/ Unit	Current Fee	Change
Single-Family	Dwelling	1.00	\$535	\$535	\$498	7%
Multi-Family	Dwelling	0.63	\$535	\$337	\$239	41%
Mobile Home/RV	Site	0.63	\$535	\$337	\$274	23%
Hotel/Motel	Room	1.02	\$535	\$546	\$274	99%
Retail	1,000 sq. ft.	1.28	\$535	\$685	\$488	40%
Office	1,000 sq. ft.	0.60	\$535	\$321	\$528	-39%
Public/Institutional	1,000 sq. ft.	1.28	\$535	\$685	\$488	40%
Industrial	1,000 sq. ft.	0.30	\$535	\$161	\$184	-13%
Warehouse	1,000 sq. ft.	0.16	\$535	\$86	\$110	-22%

Source: EDUs per unit from Table 14 (mobile home/RV uses multi-family); maximum fee per EDU from Table 19; current fees from Section 2-386 of Lee County Land Development Code; single-family dwelling includes mobile home on individual lot.

**Table 37
RECOMMENDED FIRE IMPACT FEE SCHEDULE, SOUTH TRAIL**

Land Use	Units	EDUs/ Unit	Max. Fee/ EDU	Max. Fee/ Unit	Current Fee	Change
Single-Family	Dwelling	1.00	\$358	\$358	\$221	62%
Multi-Family	Dwelling	0.63	\$358	\$226	\$106	113%
Mobile Home/RV	Site	0.63	\$358	\$226	\$122	85%
Hotel/Motel	Room	1.02	\$358	\$365	\$122	199%
Retail	1,000 sq. ft.	1.28	\$358	\$458	\$217	111%
Office	1,000 sq. ft.	0.60	\$358	\$215	\$234	-8%
Public/Institutional	1,000 sq. ft.	1.28	\$358	\$458	\$217	111%
Industrial	1,000 sq. ft.	0.30	\$358	\$107	\$82	30%
Warehouse	1,000 sq. ft.	0.16	\$358	\$57	\$49	16%

Source: EDUs per unit from Table 14 (mobile home/RV uses multi-family); maximum fee per EDU from Table 19; current fees from Section 2-386 of Lee County Land Development Code; single-family dwelling includes mobile home on individual lot.

**Table 38
RECOMMENDED FIRE IMPACT FEE SCHEDULE, TICE**

Land Use	Unit	EDUs/ Unit	Max. Fee/ EDU	Max. Fee/ Unit	Current Fee	Change
Single-Family	Dwelling	1.00	\$600	\$600	\$560	7%
Multi-Family	Dwelling	0.63	\$600	\$378	\$269	41%
Mobile Home/RV	Site	0.63	\$600	\$378	\$308	23%
Hotel/Motel	Room	1.02	\$600	\$612	\$308	99%
Retail	1,000 sq. ft.	1.28	\$600	\$768	\$549	40%
Office	1,000 sq. ft.	0.60	\$600	\$360	\$594	-39%
Public/Institutional	1,000 sq. ft.	1.28	\$600	\$768	\$549	40%
Industrial	1,000 sq. ft.	0.30	\$600	\$180	\$207	-13%
Warehouse	1,000 sq. ft.	0.16	\$600	\$96	\$123	-22%

Source: EDUs per unit from Table 14 (mobile home/RV uses multi-family); maximum fee per EDU from Table 19; current fees from Section 2-386 of Lee County Land Development Code; single-family dwelling includes mobile home on individual lot.

**Table 39
RECOMMENDED FIRE IMPACT FEE SCHEDULE, UPPER CAPTIVA**

Land Use	Unit	EDUs/ Unit	Max. Fee/ EDU	Max. Fee/ Unit	Current Fee	Change
Single-Family	Dwelling	1.00	\$622	\$622	\$560	11%
Multi-Family	Dwelling	0.63	\$622	\$392	\$269	46%
Mobile Home/RV	Site	0.63	\$622	\$392	\$308	27%
Hotel/Motel	Room	1.02	\$622	\$634	\$308	106%
Retail	1,000 sq. ft.	1.28	\$622	\$796	\$549	45%
Office	1,000 sq. ft.	0.60	\$622	\$373	\$594	-37%
Public/Institutional	1,000 sq. ft.	1.28	\$622	\$796	\$549	45%
Industrial	1,000 sq. ft.	0.30	\$622	\$187	\$207	-10%
Warehouse	1,000 sq. ft.	0.16	\$622	\$100	\$123	-19%

Source: EDUs per unit from Table 14 (mobile home/RV uses multi-family); maximum fee per EDU from Table 19; current fees from Section 2-386 of Lee County Land Development Code; single-family dwelling includes mobile home on individual lot.

Appendix: Net Capital Cost by Fire District

Table 40
FIRE NET CAPITAL COST, ALVA

Capital Equipment	Units	Unit Price	Total Cost
Mini-Pumper		\$136,000	\$0
Pumper, Dash Series	2	\$457,000	\$914,000
Tanker	1	\$247,000	\$247,000
Wildland Brush Truck, Large		\$202,000	\$0
Wildland Brush Truck, Small	2	\$116,000	\$232,000
Hazardous Material Truck		\$385,000	\$0
Aerial Ladder 75'		\$566,000	\$0
Aerial Ladder 105'		\$658,000	\$0
Aerial Platform 100'		\$866,000	\$0
Command Vehicle		\$88,000	\$0
Staff Vehicle		\$40,000	\$0
Building (square feet)	7,040	\$182	\$1,281,280
Land (acres)	4.39	\$7,959	\$34,940
Total Capital			\$2,709,220
Outstanding Debt			\$114,000
Net Capital			\$2,595,220

Source: Inventory units and outstanding debt from Alva Fire Control and Rescue Service District; unit prices for vehicles from Table 18; building cost per square foot from Table 17; total square feet, total acres and cost per acre from the Lee County Property Appraiser.

**Table 41
FIRE NET CAPITAL COST, BAYSHORE**

Capital Equipment	Units	Unit Price	Total Cost
Mini-Pumper		\$136,000	\$0
Pumper, Dash Series	2	\$457,000	\$914,000
Tanker	2	\$247,000	\$494,000
Wildland Brush Truck, Large	2	\$202,000	\$404,000
Wildland Brush Truck, Small	1	\$116,000	\$116,000
Hazardous Material Truck		\$385,000	\$0
Aerial Ladder 75'		\$566,000	\$0
Aerial Ladder 105'		\$658,000	\$0
Aerial Platform 100'		\$866,000	\$0
Command Vehicle		\$88,000	\$0
Staff Vehicle	2	\$40,000	\$80,000
Building (square feet)	16,826	\$182	\$3,062,332
Land (acres)	5.46	\$10,066	\$54,960
Total Capital			\$5,125,292
Outstanding Debt			\$454,585
Net Capital			\$4,670,707

Source: Inventory units and outstanding debt from Bayshore Fire Protection and Rescue Service District (includes on \$10,000 grant over last five years); unit prices for vehicles from Table 18; building cost per square foot from Table 17; total square feet, total acres and cost per acre from the Lee County Property Appraiser.

**Table 42
FIRE NET CAPITAL COST, BONITA SPRINGS**

Capital Equipment	Units	Unit Price	Total Cost
Mini-Pumper		\$136,000	\$0
Pumper, Dash Series	5	\$457,000	\$2,285,000
Tanker		\$247,000	\$0
Wildland Brush Truck, Large	2	\$202,000	\$404,000
Wildland Brush Truck, Small		\$116,000	\$0
Hazardous Material Truck	1	\$385,000	\$385,000
Aerial Ladder 75'	1	\$566,000	\$566,000
Aerial Ladder 105'		\$658,000	\$0
Aerial Platform 100'		\$866,000	\$0
Command Vehicle		\$88,000	\$0
Staff Vehicle	14	\$40,000	\$560,000
Boat	1	\$25,000	\$25,000
Building (square feet)	27,882	\$182	\$5,074,524
Land (acres)	8.52	\$147,233	\$1,254,425
Total Capital			\$10,553,949
Outstanding Debt			\$525,972
Net Capital			\$10,027,977

Source: Inventory units and outstanding debt from Bonita Springs Fire Control and Rescue District; unit prices for vehicles except boat from Table 18; unit price for boat from Bonita Springs Fire Control and Rescue District; building cost per square foot from Table 17; total square feet and total acres from the Lee County Property Appraiser; cost per square foot based on data from Estero Fire Protection and Rescue Service District.

**Table 43
FIRE NET CAPITAL COST, CAPTIVA**

Capital Equipment	Units	Unit Price	Total Cost
Mini-Pumper	1	\$136,000	\$136,000
Pumper, Dash Series	2	\$457,000	\$914,000
Tanker		\$247,000	\$0
Wildland Brush Truck, Large		\$202,000	\$0
Wildland Brush Truck, Small		\$116,000	\$0
Hazardous Material Truck		\$385,000	\$0
Aerial Ladder 75'		\$566,000	\$0
Aerial Ladder 105'		\$658,000	\$0
Aerial Platform 100'		\$866,000	\$0
Command Vehicle		\$88,000	\$0
Staff Vehicle	1	\$40,000	\$40,000
Building (square feet)	3,238	\$182	\$589,316
Land (acres)	0.26	\$1,939,808	\$504,350
Total Capital			\$2,183,666
Outstanding Debt			\$0
Net Capital			\$2,183,666

Source: Inventory units and outstanding debt from Captiva Island Fire Control District; unit prices for vehicles from Table 18; building cost per square foot from Table 17; total square feet, total acres and cost per acre from the Lee County Property Appraiser.

**Table 44
FIRE NET CAPITAL COST, ESTERO**

Capital Equipment	Units	Unit Price	Total Cost
Mini-Pumper		\$136,000	\$0
Pumper, Dash Series	4	\$457,000	\$1,828,000
Tanker	1	\$247,000	\$247,000
Wildland Brush Truck, Large	1	\$202,000	\$202,000
Wildland Brush Truck, Small	1	\$116,000	\$116,000
Hazardous Material Truck		\$385,000	\$0
Aerial Ladder 75'	1	\$566,000	\$566,000
Aerial Ladder 105'		\$658,000	\$0
Aerial Platform 100'	1	\$866,000	\$866,000
Command Vehicle		\$88,000	\$0
Staff Vehicle	11	\$40,000	\$440,000
Building (square feet)	16,818	\$182	\$3,060,876
Land (acres)	5.72	\$147,233	\$842,173
Total Capital			\$8,168,049
Outstanding Debt			\$2,128,648
Net Capital			\$6,039,401

Source: Inventory units and outstanding debt from Estero Fire Protection and Rescue Service District; unit prices for vehicles from Table 18; building cost per square foot from Table 17; total square feet, total acres and cost per acre from Estero Fire Protection and Rescue Service District (square feet excludes 725 square feet of Station #3 paid for and used by County EMS).

**Table 45
FIRE NET CAPITAL COST, FORT MYERS**

Capital Equipment	Units	Unit Price	Total Cost
Mini-Pumper	2	\$136,000	\$272,000
Pumper, Dash Series	6	\$457,000	\$2,742,000
Tanker		\$247,000	\$0
Wildland Brush Truck, Large		\$202,000	\$0
Wildland Brush Truck, Small	2	\$116,000	\$232,000
Hazardous Material Truck	1	\$385,000	\$385,000
Aerial Ladder 75'	1	\$566,000	\$566,000
Aerial Ladder 105'	1	\$658,000	\$658,000
Aerial Platform 100'	1	\$866,000	\$866,000
Command Vehicle	2	\$88,000	\$176,000
Staff Vehicle	7	\$40,000	\$280,000
Technical Rescue Trailer	1	\$90,000	\$90,000
Boat, 24' Captiva	1	\$80,000	\$80,000
Building (square feet)	49,851	\$182	\$9,072,882
Land (acres)	10.19	\$65,838	\$670,890
Total Capital			\$16,090,772
Outstanding Debt			\$0
Net Capital			\$16,090,772

Source: Inventory units and outstanding debt from City of Fort Myers Fire Department; unit prices for vehicles except boats and technical rescue trailer from Table 18; unit price for boats and technical rescue trailer from the City of Fort Myers Fire Department, Chief Sam Bissell, September 10, 2002; building cost per square foot from Table 17; total square feet, total acres and cost per acre from the Lee County Property Appraiser (includes training facility on 7 acres, cost per acre increased 10% from appraised values per City of Fort Myers, cost per acre for training facility based on average cost per acre for stations #2, #3 and #4); capital excludes 22' Boston Whaler boat purchased with grant.

**Table 46
FIRE NET CAPITAL COST, FORT MYERS BEACH**

Capital Equipment	Units	Unit Price	Total Cost
Mini-Pumper		\$136,000	\$0
Pumper, Dash Series	3	\$457,000	\$1,371,000
Tanker		\$247,000	\$0
Wildland Brush Truck, Large		\$202,000	\$0
Wildland Brush Truck, Small		\$116,000	\$0
Hazardous Material Truck		\$385,000	\$0
Aerial Ladder 75'		\$566,000	\$0
Aerial Ladder 105'		\$658,000	\$0
Aerial Platform 100'	1	\$866,000	\$866,000
Command Vehicle	1	\$88,000	\$88,000
Staff Vehicle	3	\$40,000	\$120,000
Ambulance	4	\$164,602	\$658,408
Building (square feet)	14,705	\$182	\$2,676,310
Land (acres)	0.85	\$325,965	\$277,070
Total Capital			\$6,056,788
Outstanding Debt			\$203,713
Net Capital			\$5,853,075

Source: Inventory units and outstanding debt from Fort Myers Beach Fire Control District; unit prices for vehicles from Table 18; ambulance cost less potential EMS grants from Table 49; building cost per square foot from Table 17; total square feet, total acres and cost per acre from the Lee County Property Appraiser.

**Table 47
FIRE NET CAPITAL COST, FORT MYERS SHORES**

Capital Equipment	Units	Unit Price	Total Cost
Mini-Pumper		\$136,000	\$0
Pumper, Dash Series	3	\$457,000	\$1,371,000
Tanker		\$247,000	\$0
Wildland Brush Truck, Large		\$202,000	\$0
Wildland Brush Truck, Small		\$116,000	\$0
Hazardous Material Truck		\$385,000	\$0
Aerial Ladder 75'		\$566,000	\$0
Aerial Ladder 105'		\$658,000	\$0
Aerial Platform 100'		\$866,000	\$0
Command Vehicle		\$88,000	\$0
Staff Vehicle		\$40,000	\$0
Building (square feet)	5,460	\$182	\$993,720
Land (acres)	0.50	\$153,120	\$76,560
Total Capital			\$2,441,280
Outstanding Debt			\$0
Net Capital			\$2,441,280

Source: Inventory units and outstanding debt from Fort Myers Shores Fire Protection and Rescue District; unit prices for vehicles from Table 18; building cost per square foot from Table 17; total square feet, total acres and cost per acre from the Lee County Property Appraiser.

**Table 48
FIRE NET CAPITAL COST, IONA-MCGREGOR**

Capital Equipment	Units	Unit Price	Total Cost
Mini-Pumper		\$136,000	\$0
Pumper, Dash Series	4	\$457,000	\$1,828,000
Tanker		\$247,000	\$0
Wildland Brush Truck, Large		\$202,000	\$0
Wildland Brush Truck, Small		\$116,000	\$0
Hazardous Material Truck		\$385,000	\$0
Aerial Ladder 75'	1	\$566,000	\$566,000
Aerial Ladder 105'		\$658,000	\$0
Aerial Platform 100'	1	\$866,000	\$866,000
Command Vehicle	1	\$88,000	\$88,000
Staff Vehicle	4	\$40,000	\$160,000
Heavy Rescue/Hazmat/Light/Air	1	\$170,000	\$170,000
Boat	1	\$34,200	\$34,200
Building (square feet)	27,705	\$182	\$5,042,310
Land (acres)	14.41	\$81,940	\$1,180,750
Total Capital			\$9,935,260
Outstanding Debt			\$0
Net Capital			\$9,935,260

Source: Inventory units and outstanding debt from Iona-McGregor Fire Protection and Rescue Service District; unit prices for vehicles except boat from Table 18; unit price for boat and heavy rescue vehicle from Fire Chief, October 18, 2002 teleconference (boat cost excludes \$10,800 grant for motor); building cost per square foot from Table 17; total square feet, total acres and cost per acre from the Lee County Property Appraiser.

**Table 49
FIRE NET CAPITAL COST, LEHIGH ACRES**

Capital Equipment	Units	Unit Price	Total Cost
Mini-Pumper		\$136,000	\$0
Pumper, Dash Series	4	\$457,000	\$1,828,000
Tanker	1	\$247,000	\$247,000
Wildland Brush Truck, Large	4	\$202,000	\$808,000
Wildland Brush Truck, Small		\$116,000	\$0
Hazardous Material Truck		\$385,000	\$0
Ambulance	5	\$164,602	\$823,010
Aerial Ladder 75'		\$566,000	\$0
Aerial Ladder 105'		\$658,000	\$0
Aerial Platform 100'		\$866,000	\$0
Command Vehicle	1	\$88,000	\$88,000
Staff Vehicle	10	\$40,000	\$400,000
Building (square feet)	20,778	\$182	\$3,781,596
Land (acres)	3.59	\$51,919	\$186,390
Total Capital			\$8,161,996
Outstanding Debt			\$740,007
Net Capital			\$7,421,989

Source: Inventory units and outstanding debt from Lehigh Acres Fire Control and Rescue Service District; unit prices for vehicles from Table 18; unit cost for ambulances from Table 6, less \$32,088 received in County EMS Award Grants over last five years; building cost per square foot from Table 17; total square feet, total acres and cost per acre from the Lee County Property Appraiser.

**Table 50
FIRE NET CAPITAL COST, LEE COUNTY AIRPORTS**

Capital Equipment	Units	Unit Price	Total Cost
Mini-Pumper		\$136,000	\$0
Pumper, Dash Series	2	\$457,000	\$914,000
Tanker		\$247,000	\$0
Wildland Brush Truck, Large	1	\$202,000	\$202,000
Wildland Brush Truck, Small		\$116,000	\$0
Hazardous Material Truck		\$385,000	\$0
Command	1	\$53,000	\$53,000
Staff Vehicle	4	\$40,000	\$160,000
Oshkosh, T-1500	1	\$400,000	\$400,000
Oshkosh, T-6	1	\$400,000	\$400,000
Oshkosh, T-12	1	\$750,000	\$750,000
8x8 Titan	1	\$1,000,000	\$1,000,000
Wells Cargo EW 1622 Trailers	2	\$5,370	\$10,740
Building (square feet)	24,196	\$182	\$4,403,672
Total Capital			\$8,293,412
Outstanding Debt			\$0
Net Capital			\$8,293,412

Source: Inventory units and outstanding debt from Lee County Port Authority - Aircraft Rescue, and Fire Fighting; unit prices for vehicles except Oshkosh vehicles, 8x8 Titan, and Wells Cargo EW Trailers from Table 18; unit prices for Oshkosh vehicles and 8x8 Titan from Philip H. Crittenden, Lee County Port Authority, September 19, 2002, memorandum; unit price for Wells Cargo EW Trailers from Battalion Chief Howard, September 19, 2002, memorandum; building cost per square foot from Table 17; total square feet from the Lee County Property Appraiser.

**Table 51
FIRE NET CAPITAL COST, MATLACHA-PINE ISLAND**

Capital Equipment	Units	Unit Price	Total Cost
Mini-Pumper	1	\$136,000	\$136,000
Pumper, Dash Series	4	\$457,000	\$1,828,000
Tanker	1	\$247,000	\$247,000
Wildland Brush Truck, Large	1	\$202,000	\$202,000
Wildland Brush Truck, Small	4	\$116,000	\$464,000
Hazardous Material Truck		\$385,000	\$0
Aerial Ladder 75'		\$566,000	\$0
Aerial Ladder 105'		\$658,000	\$0
Aerial Platform 100'		\$866,000	\$0
Command Vehicle	1	\$88,000	\$88,000
Staff Vehicle	3	\$40,000	\$120,000
Boat	1	\$25,000	\$25,000
Building (square feet)	15,822	\$182	\$2,879,604
Land (acres)	1.89	\$30,608	\$57,850
Total Capital			\$6,047,454
Outstanding Debt			\$492,122
Net Capital			\$5,555,332

Source: Inventory units and outstanding debt (debt includes \$13,000 grant received from West Coast Inland Navigation Fund towards boat) from Matlacha-Pine Island Fire Control District; unit prices for vehicles except boat from Table 18; unit price for boat assumed; building cost per square foot from Table 17; total square feet, total acres and cost per acre from the Lee County Property Appraiser.

**Table 52
FIRE NET CAPITAL COST, NORTH FORT MYERS**

Capital Equipment	Units	Unit Price	Total Cost
Mini-Pumper		\$136,000	\$0
Pumper, Dash Series	6	\$457,000	\$2,742,000
Tanker	1	\$247,000	\$247,000
Wildland Brush Truck, Large		\$202,000	\$0
Wildland Brush Truck, Small	3	\$116,000	\$348,000
Hazardous Material Truck		\$385,000	\$0
Aerial Ladder 75'		\$566,000	\$0
Aerial Ladder 105'		\$658,000	\$0
Aerial Platform 100'		\$866,000	\$0
Command Vehicle		\$88,000	\$0
Staff Vehicle	10	\$40,000	\$400,000
Building (square feet)	20,478	\$182	\$3,726,996
Land (acres)	4.33	\$28,164	\$121,950
Total Capital			\$7,585,946
Outstanding Debt			\$157,682
Net Capital			\$7,428,264

Source: Inventory units and outstanding debt from North Fort Myers Fire Control and Rescue Service District; unit prices for vehicles from Table 18; building cost per square foot from Table 17; total square feet, total acres and cost per acre from the Lee County Property Appraiser.

**Table 53
FIRE NET CAPITAL COST, SAN CARLOS PARK**

Capital Equipment	Units	Unit Price	Total Cost
Mini-Pumper		\$136,000	\$0
Pumper, Dash Series	3	\$457,000	\$1,371,000
Tanker		\$247,000	\$0
Wildland Brush Truck, Large	3	\$202,000	\$606,000
Wildland Brush Truck, Small	3	\$116,000	\$348,000
Hazardous Material Truck		\$385,000	\$0
Aerial Ladder 75'	1	\$566,000	\$566,000
Aerial Ladder 105'		\$658,000	\$0
Aerial Platform 100'		\$866,000	\$0
Command Vehicle		\$88,000	\$0
Staff Vehicle	7	\$40,000	\$280,000
Building (square feet)	15,017	\$182	\$2,733,094
Land (acres)	16.42	\$75,859	\$1,245,605
Total Capital			\$7,149,699
Outstanding Debt			\$567,300
Net Capital			\$6,582,399

Source: Inventory units and outstanding debt from San Carlos Park Fire Protection and Rescue Service District; unit prices for vehicles from Table 18; building cost per square foot from Table 17; total square feet, total acres and cost per acre from the Lee County Property Appraiser, except value of 5.22 acres based on appraisal by W. Michael Maxwell & Associates, August 9, 2002.

**Table 54
FIRE NET CAPITAL COST, SANIBEL**

Capital Equipment	Units	Unit Price	Total Cost
Mini-Pumper		\$136,000	\$0
Pumper, Dash Series	2	\$457,000	\$914,000
Tanker		\$247,000	\$0
Wildland Brush Truck, Large		\$202,000	\$0
Wildland Brush Truck, Small	1	\$116,000	\$116,000
Hazardous Material Truck		\$385,000	\$0
Aerial Ladder 75'	1	\$566,000	\$566,000
Aerial Ladder 105'		\$658,000	\$0
Aerial Platform 100'		\$866,000	\$0
Command Vehicle	1	\$88,000	\$88,000
Staff Vehicle	3	\$40,000	\$120,000
Boat	1	\$15,000	\$15,000
Building (square feet)	11,695	\$182	\$2,128,490
Land (acres)	0.25	\$1,667,440	\$416,860
Total Capital			\$4,364,350
Outstanding Debt			\$0
Net Capital			\$4,364,350

Source: Inventory units and outstanding debt from San Carlos Park Fire Protection and Rescue Service District; unit prices for vehicles from Table 18; building cost per square foot from Table 17; total square feet, total acres and cost per acre from the Lee County Property Appraiser.

**Table 55
FIRE NET CAPITAL COST, SOUTH TRAIL**

Capital Equipment	Units	Unit Price	Total Cost
Mini-Pumper		\$136,000	\$0
Pumper, Dash Series	5	\$457,000	\$2,285,000
Tanker		\$247,000	\$0
Wildland Brush Truck, Large		\$202,000	\$0
Wildland Brush Truck, Small	1	\$116,000	\$116,000
Hazardous Material Truck		\$385,000	\$0
Aerial Ladder 75'	2	\$566,000	\$1,132,000
Aerial Ladder 105'		\$658,000	\$0
Aerial Platform 100'		\$866,000	\$0
Command Vehicle		\$88,000	\$0
Staff Vehicle	13	\$40,000	\$520,000
Boat	1	\$5,000	\$5,000
Building (square feet)	34,980	\$182	\$6,366,360
Land (acres)	3.82	\$158,547	\$605,650
Total Capital			\$11,030,010
Outstanding Debt			\$431,985
Net Capital			\$10,598,025

Source: Inventory units and outstanding debt from South Trail Fire Protection and Rescue Service District; unit prices for vehicles except boat from Table 18; building cost per square foot from Table 17; total square feet, total acres and cost per acre from the Lee County Property Appraiser.

**Table 56
FIRE NET CAPITAL COST, TICE**

Capital Equipment	Units	Unit Price	Total Cost
Mini-Pumper		\$136,000	\$0
Pumper, Dash Series	6	\$457,000	\$2,742,000
Tanker		\$247,000	\$0
Wildland Brush Truck, Large	1	\$202,000	\$202,000
Wildland Brush Truck, Small	2	\$116,000	\$232,000
Hazardous Material Truck		\$385,000	\$0
Aerial Ladder 75'	1	\$566,000	\$566,000
Aerial Ladder 105'		\$658,000	\$0
Aerial Platform 100'		\$866,000	\$0
Command Vehicle	1	\$88,000	\$88,000
Staff Vehicle	1	\$40,000	\$40,000
Light & Air Supply Truck	1	\$80,000	\$80,000
Building (square feet)	14,232	\$182	\$2,590,224
Land (acres)	4.94	\$88,868	\$439,010
Total Capital			\$6,979,234
Outstanding Debt			\$427,966
Net Capital			\$6,551,268

Source: Inventory units and outstanding debt from Tice Fire Protection and Rescue Service District; unit prices for vehicles from Table 18; unit price for light and air supply truck from Fire Chief Bradley, October 17, 2002 teleconference; building cost per square foot from Table 17; total square feet, total acres and cost per acre from the Lee County Property Appraiser.

**Table 57
FIRE NET CAPITAL COST, UPPER CAPTIVA**

Capital Equipment	Units	Unit Price	Total Cost
Mini-Pumper		\$136,000	\$0
Pumper, Dash Series	1	\$457,000	\$457,000
Tanker	1	\$247,000	\$247,000
Wildland Brush Truck, Large		\$202,000	\$0
Wildland Brush Truck, Small	1	\$116,000	\$116,000
Hazardous Material Truck		\$385,000	\$0
Aerial Ladder 75'		\$566,000	\$0
Aerial Ladder 105'		\$658,000	\$0
Aerial Platform 100'		\$866,000	\$0
Command Vehicle		\$88,000	\$0
Staff Vehicle	2	\$40,000	\$80,000
Building (square feet)	4,100	\$182	\$746,200
Land (acres)	0.25	\$800,000	\$200,000
Total Capital			\$1,846,200
Outstanding Debt			\$150,000
Net Capital			\$1,696,200

Source: Inventory units and outstanding debt from Upper Captiva Fire Protection and Rescue Service District; unit prices for vehicles from Table 18; building cost per square foot from Table 17; total square feet, total acres and cost per acre from Upper Captiva Fire Protection and Rescue Service District.