



Board of Commissioners Meeting Agenda Item Submittal

Item To Be Considered: **Resolution for Annexation Incentive Agreement**

Board Meeting Date: **May 8, 2023**

Prepared By: **Alissa Fender – Town Clerk**

Overview: Emerald Coast, Inc requests consideration for a waiver of all the initial permit-related activity fees and fees related to the annexation process for the development of 7 parcels along Norris Road, pursuant to Board of Commissioners Policy 10C - Investigation of Annexation Petitions & Incentives.

Background Attachment(s):

1. Expanded overview
2. Board of Commissioners Policy 10C - Investigation of Annexation Petitions & Incentives
3. Resolution 2023-R2

Recommended Action: Motion to approve Resolution 2023-R2 granting a waiver of initial permit-related activity fees and fees related to the annexation process for the development of 7 parcels along Norris Road.

Action: _____

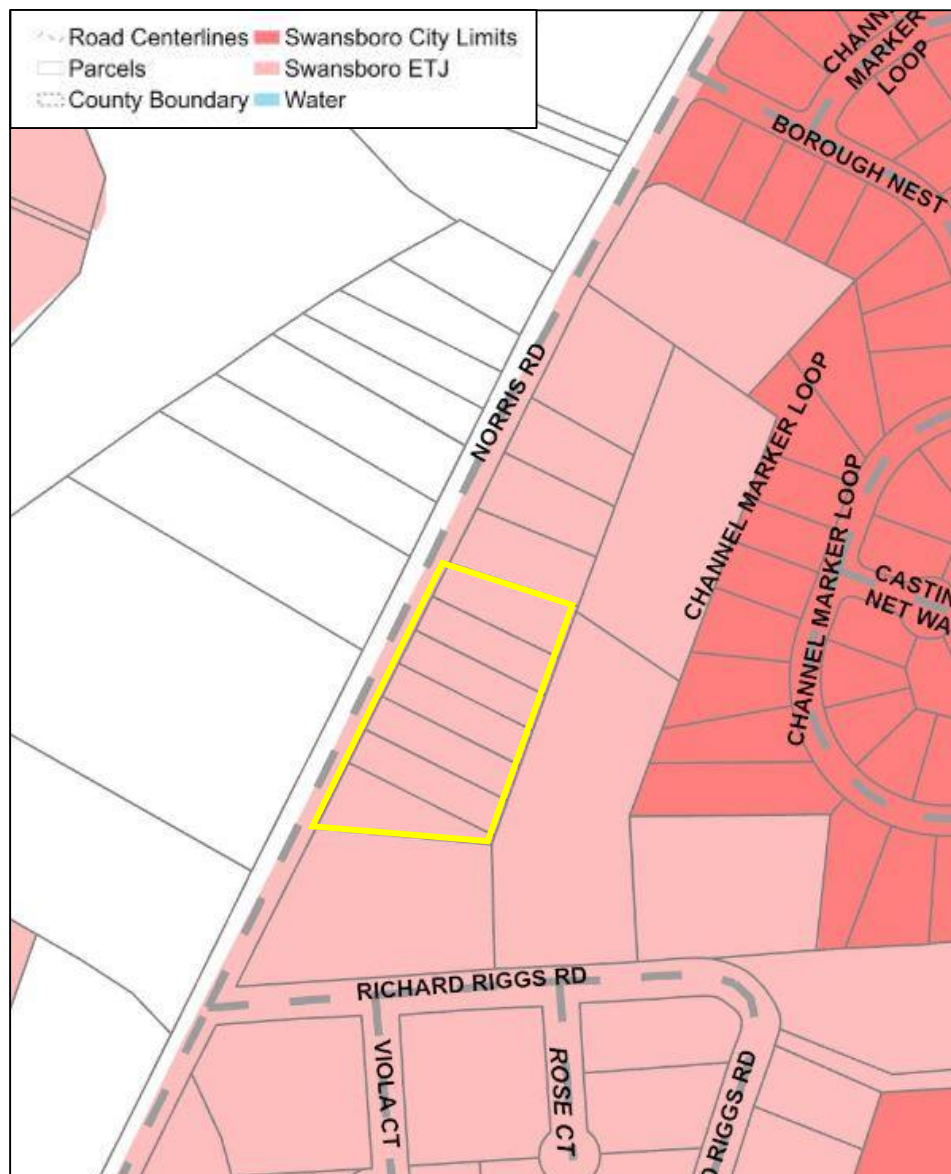
Expanded Overview:

In October 2021, Emerald Coast Inc presented and received approval for a minor subdivision plat. The subdivision consists of seven (7) lots (Pin #1319-148.12, 1319-148.11, 1319-148.10, 1319-148.09, 1319-148.08, 1319-148.7, 1319-148.6) and is located in the ETJ off Norris Road and noncontiguous to the corporate limits of the Town.

Cost Analysis

Estimated fees on a 1,749 SF dwelling for a building permit is \$1360.50, Stormwater Enterprise Fund fee is \$60, and side sidewalk-in-lieu-of fee will vary based on lot size and will range from \$892.25 to \$2,238.00. Depending on the value of the home the Town property tax rate would be applicable by lot at \$.35 on each \$100 of value. As an example of taxes, a home valued at \$170,000 has an annual tax of \$595 and a home valued at \$210,000 has an annual tax of \$735.

To fully recoup the waived permit fees based on the largest lot, if the home was valued at \$170,000 it would take just over 6 years and if valued at \$210,000 would take just under 5 years. The parcels would begin paying the annual stormwater fee and would be an added customer for solid waste collection upon project completion.



BOARD OF COMMISSIONERS POLICY NO. 10~C

INVESTIGATION OF ANNEXATION PETITIONS AND INCENTIVES

Purpose

The purpose of this policy is to expedite the consideration of voluntary petitions for annexation and incentives.

Incentives: This policy will allow a developer or property owner who intends to construct one or more residences in the Town's Extraterritorial Jurisdiction ("ETJ") to have some or all development related permit fees and fees related to the annexation process waived by applying and receiving Board approval for voluntary annexation into the Town's limits. This incentive policy gives the Town of Swansboro an economic development tool to motivate those undertaking developments near the Town to become part of the Town through annexation to take advantage of this policy.

The policy will assist the Town in expanding its number of citizens, land area, property tax base, and infrastructure capacity.

The incentive to the Town is a re-imbursement plan made possible by increased property tax revenues from increased property values. The plan makes possible a sustainable revenue stream to carry out services of benefit to property owners living in the ETJ.

Any developer or property owner undertaking a project that includes at least 1 home and lies within the ETJ is encouraged to contact the Town during the planning stage to initiate the waiver and annexation process. To qualify for waiver of permit related activity fees and fees related to the annexation process, a request for a waiver indicating a desire to voluntarily annex must be approved by a resolution passed by the Board at a regularly-scheduled meeting.

Recognizing all voluntary annexation petitions would not be a good fit for the town, a cost benefit schedule must be included with the annexation petition clearly outlining the full recouping of fees waived by the Town in exchange for annexation to the benefit of the Town.

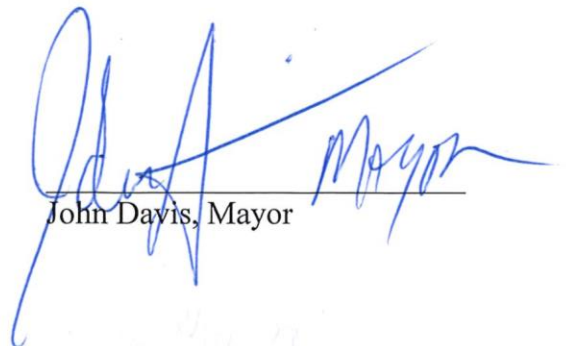
Policy

The Board hereby authorizes the Town Clerk to investigate the sufficiency of all petitions for annexations and incentives that are submitted pursuant to the requirements of this Policy.

Adopted this 16th day of September 2008.

Modified this 22nd day of August 2017.

Modified this 24th day of July 2018.


John Davis, Mayor