



City of Venice, FL

**Law Enforcement & Fire Impact Fee Study**  
**Preliminary Results**

August 22, 2017



# Impact Fee Background

- Impact Fees are designed to recover the cost of providing capital facilities or services needed to serve new development
- Typical Fees types:
  - Water/Sewer
  - Public Safety – Law Enforcement & Fire Protection
  - Roads/Transportation
  - Parks & Recreation
  - Library
- Impact Fees are charges paid at or before the time of building permit issuance
- Allows new development to “pay its own way”

# Impact Fee Background

- Minimizes the extent to which existing residents bear the cost of growth & development
- Must bear a reasonable relationship to the benefit received by those who pay
- Not exceed growth's proportional share of the cost of new facilities or services
- May not include asset costs from contributions, grants or gifts
- Earmarked and expended in such a way as to ensure that those paying the fee receive benefit from that payment.

# Law Enforcement Impact Fee

# Cost Basis for Law Enforcement Impact Fee

Category	Description		Cost
Land	Estimated Original Cost	\$	84,560
Buildings	Replacement Cost New	\$	4,158,188
Machinery & Equipment	Replacement Cost New	\$	2,498,207
Small Equipment	Replacement Cost New	\$	226,186
Computer Software	Replacement Cost New	\$	734,467
Improvements	Replacement Cost New	\$	116,103
Vehicles	Replacement Cost New	\$	1,698,261
<b>Total Asset Replacement Cost</b>		<b>\$</b>	<b>9,515,972</b>
Plus: New Station Costs Attributable to new Capacity		38.1%	\$ 5,809,113
<b>Total Asset Cost for Fee Calculation</b>		<b>\$</b>	<b>15,325,085</b>
Less: Grant Proceeds:		\$	(416,396)
Less: Contributed/Gifted Items:		\$	(6,450)
<b>Net Cost for Fee Calculation</b>		<b>\$</b>	<b>14,902,239</b>

# Law Enforcement Impact Fee Calculation

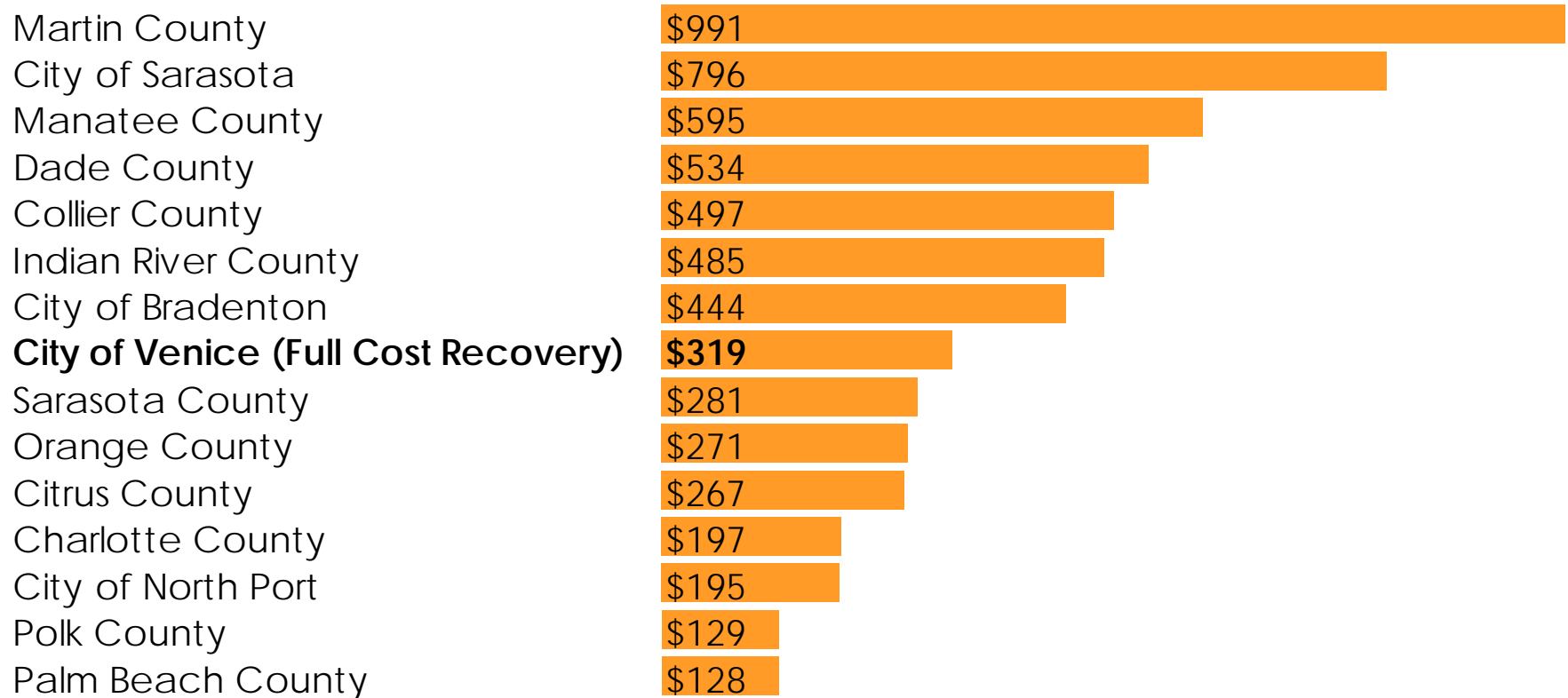
<b>Net Cost for Fee Calculation</b>	<b>\$</b>	<b>14,902,239</b>
Existing Equivalent Dwelling Units (EDU)		27,676
New EDUs accommodated by Station Capacity Growth		10,542
<b>Total EDUs for Cost Apportionment</b>		<b>38,218</b>
<b>Cost per EDU</b>	<b>\$</b>	<b>389.93</b>
Less: Sales Tax Credit per EDU	\$	(22.03)
Less: Debt Credit per EDU	\$	(48.56)
<b>Law Enforcement Impact Fee per EDU</b>	<b>\$</b>	<b>319.34</b>

Class	EDUs/Unit	Unit	Law Enforcement Impact Fee per EDU	Law Enforcement Impact Fee per Unit
Residential	1.000	Dwelling Unit	\$ 319.34	\$ <b>319.34</b>
Retail/Commercial	1.770	per 1,000 sq ft	\$ 319.34	\$ <b>565.30</b>
Office/Institutional	0.998	per 1,000 sq ft	\$ 319.34	\$ <b>318.84</b>
Industrial/Warehouse	0.252	per 1,000 sq ft	\$ 319.34	\$ <b>80.44</b>

EDUs per Unit for Non-Residential properties derived by analysis of Trip Generation Rates and average occupancy. The result recognizes functional population of all residential and employee use of property types

# Law Enforcement Impact Fee Survey

## Law Enforcement Impact Fee Survey - Typical Single Family Home



# Fire Impact Fee



# Cost Basis for Fire Impact Fee

Category	Description	Cost
Land	Estimated Original Cost	\$ 4,229,144
Buildings	Replacement Cost New	\$ 7,758,326
Machinery & Equipment	Replacement Cost New	\$ 2,530,277
Improvements	Replacement Cost New	\$ 530,836
Vehicles	Replacement Cost New	\$ 2,872,413
<b>Total Fire Replacement Cost</b>		<b>\$ 17,920,996</b>
Less: Grant Proceeds:		\$ (1,025,845)
Less: Contributed/Gifted Items:		\$ (4,226,644)
<b>Net Fire Replacement Cost</b>		<b>\$ 12,668,507</b>

# Fire Impact Fee Calculation

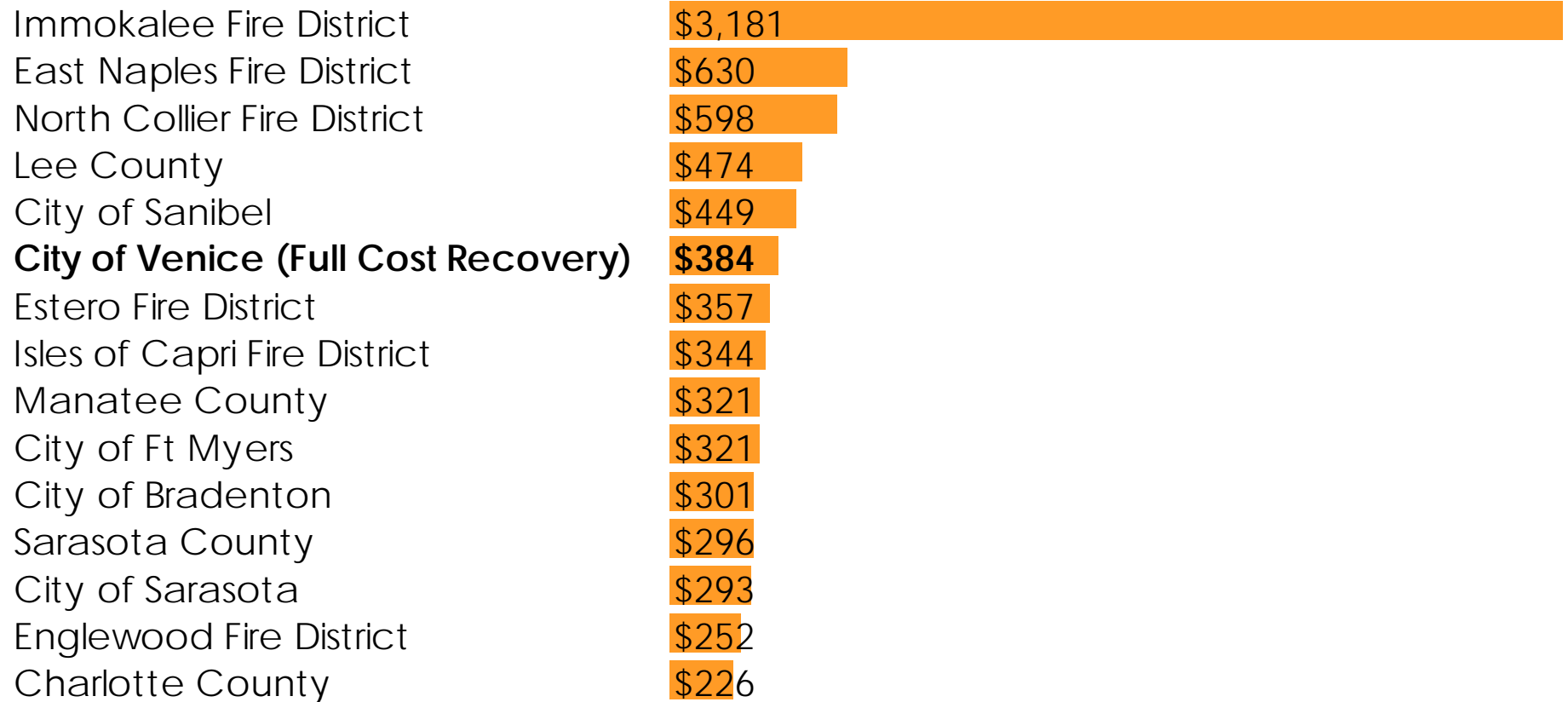
<b>Net Fire Replacement Cost</b>	<b>\$ 12,668,507</b>
÷ Existing Equivalent Dwelling Units (EDU)	27,676
<b>Fire Cost per EDU</b>	<b>\$ 457.74</b>
Less: Sales Tax Credit per EDU	(\$73.72)
<b>Fire Impact Fee per EDU</b>	<b>\$ 384.01</b>

Class	EDUs/Unit	Unit	Fire Impact Fee per EDU	Fire Impact Fee per Unit
Residential	1.000	Dwelling Unit	\$ 384.01	\$ <b>384.01</b>
Retail/Commercial	1.770	per 1,000 sq ft	\$ 384.01	\$ <b>679.79</b>
Office/Institutional	0.998	per 1,000 sq ft	\$ 384.01	\$ <b>383.41</b>
Industrial/Warehouse	0.252	per 1,000 sq ft	\$ 384.01	\$ <b>96.73</b>

EDUs per Unit for Non-Residential properties derived by analysis of Trip Generation Rates and average occupancy. The result recognizes functional population of all residential and employee use of property types

# Fire Impact Fee Survey

## Fire Impact Fee Survey - Typical Single Family Home



# Recommendations & Next Steps

- Consider adoption of the Fire & Law Enforcement Impact Fees up to 100% Cost Recovery as calculated
  - Fees can be adopted below 100% cost recovery
- Implementation
  - Set hearing dates for adoption
  - Florida Impact Fee Act requires notice of 90 days before the effective date of ordinance/resolution
  - Consider adoption of annual fee index adjustments
  - Re-calculate fees every five years as costs and demographics are updated