

Current Situation

Impact fees are imposed on new residential projects based on the size of the living area in square feet. Impact fees are one time, upfront charges with payment usually made at the time of issuance of the building permit or certificate of occupancy. Impact Fees are utilized for capacity increasing capital expenses, not for recurring operating or maintenance costs. The Road and Park Impact Fees are currently the largest components.

Rationale for Request

Based on the projected increase in residential development in Venice, Impact fees will represent an increasingly significant revenue stream to support capacity and infrastructure expansion. As a result, it could be helpful for the City Council to review the current Impact Fee process and protocol.

Possible Format/Details

-A description of the current process and procedures, including specific timing and protocol necessary to request and secure Impact Fee funding from the County

-Impact Fee Revenues and Project Expenditures by specific segment for the City of Venice from 2010 through 2015, including identifying the current cash/fund balances.

-Some items to address:

-Under what circumstances can a request by the City of Venice be denied?

-What are the possible impacts due to the transition from Road Impact Fees to Mobility Fees?

Timing---January Council Meeting

Attachments Provided

Thank You—Rich Cautero

PARKS

Sarasota County provides year-round and seasonal residents and visitors with opportunities for recreation and enjoyment of open space. The County's park network includes community parks, athletic/sports complexes, and beach and boat access parks. The County's park impact fees were first implemented in 1983, with subsequent updates to the ordinance in 1989, 1994, 1999 and 2007. The purpose of this chapter is to update the fees to reflect the current level of service and current costs to provide park facilities.

Service Areas

There are two types of geographic areas that serve different functions in an impact fee system: service areas and benefit districts. Service areas (sometimes called assessment districts), define the area within which a set of common capital facilities provides service, and for which a fee schedule based on average costs within that district is calculated. Benefit districts, on the other hand, represent an area within which the fees collected must be spent.

The County has a single park impact fee service area/assessment district. The City of Sarasota, Venice and the unincorporated area of the county participate with a uniform park fee schedule based on a single service area calculation. North Port and Longboat Key do not assess the County park fee, and their park facilities and residents are not included in the fee calculations.

There are four benefit districts for parks: the municipalities of Sarasota and Venice and two areas of the unincorporated County defined as North County and South County park facility service districts. The current park impact fee benefit districts are shown in Figure 6. The park impact fee revenues collected in each benefit district over the last six years are summarized in Table 11.

Table 11. **Park Impact Fee Revenue** 2009-2014

Benefit District	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	Total
North County	\$311,666	\$325,907	\$452,738	\$466,961	\$671,180	\$1,329,945	\$3,558,397
South County	\$450,390	\$522,275	\$568,770	\$708,829	\$1,155,129	\$1,190,955	\$4,596,348
City of Sarasota	\$14,979	\$0	\$203,517	\$13,056	\$11,703	\$21,576	\$264,831
City of Venice	\$42,258	\$14,605	\$111,364	\$201,909	\$328,682	\$365,921	\$1,064,739
Total Parks	\$819,293	\$862,787	\$1,336,389	\$1,390,755	\$2,166,694	\$2,908,397	\$9,484,315

Source: Sarasota County, March 26, 2015.

FROM: SARASOTA COUNTY IMPACT Fee Update.
10/23/15

From: 2014 SARASOTA COUNTY IMPACT Fee ANNUAL Report

recognize the City would no longer collect County road impact fees. Alternatively, the City adopted a separate multi-modal transportation impact fee. The Interlocal Agreement further recognized that there would be continued coordination on the use of the balance of road impact fees collected within the City of Sarasota. Facility Service District maps are presented in Appendix C.

The table below shows budgeted and actual revenue figures for road impact fees for FY2014.

ROAD IMPACT FEE REVENUES		
Road Impact Fee District	FY2014	
	Budget	Actual
North County Road Impact Fees	\$6,002,816	\$6,054,461
South County Road Impact Fees	\$1,122,025	\$1,367,416
Central County Road Impact Fees	\$781,314	\$1,265,232
Total Unincorporated County	\$7,906,155	\$8,687,109
City of Sarasota Road Impact Fees	\$98,838	\$134,101
City of Venice Road Impact Fees	\$243,993	\$657,721
City of North Port Road Impact Fees	\$102,448	\$150,340
Town of Longboat Key Road Impact Fees	\$0	\$23,134
Total Sarasota County	\$8,351,434	\$9,652,405
INTEREST AND OTHER EARNINGS		
North County Road District	\$9,356	\$54,172
South County Road District	\$24,814	\$66,658
Central County Road District	\$5,155	\$31,842
City of Sarasota Road District	\$105,082	\$191,600
City of Venice Road District	\$11,533	\$27,469
City of North Port Road District	\$33,178	\$22,431
Town of Longboat Key Road District	\$316	\$557
Subtotal	\$189,434	\$394,729
Total	\$8,540,868	\$10,047,134

Road Impact Fee Expenditures

The following table details road impact fee expenditures by service district during FY2014.

TOTAL SARASOTA COUNTY ROAD IMPACT FEE EXPENDITURES	
Road Impact Fee Service District	FY2014
North County Road Impact Fee District	\$5,809,110
Central County Road Impact Fee District	\$879,440
South County Road Impact Fee District	\$518,505
Total Unincorporated County	\$7,207,055

ROAD EXPENDITURES 2014

City of North Port Road Impact Fee District	\$3,607,626
City of Sarasota Road Impact Fee District	\$328,224
City of Venice Road Impact Fee District	\$0
Total Sarasota County	\$11,142,905

B. Park Impact Fee Revenues and Expenditures

Park Impact Fee Revenues

Two Park Facility Service Districts serve the unincorporated County and the cities of Sarasota and Venice each have their own service districts.

PARK IMPACT FEE REVENUES		
Park Impact Fee District	FY2014	
	Budget	Actual
North County Parks District	\$427,500	\$1,329,945
South County Parks District	\$864,500	\$1,190,955
Total Unincorporated County	\$1,292,000	\$2,520,900
City of Sarasota Parks District	\$19,000	\$21,576
City of Venice Parks District	\$199,500	\$365,921
Total Sarasota County	\$1,510,500	\$2,908,397
INTEREST AND OTHER EARNINGS		
North County Parks District	\$18,263	\$41,931
South County Parks District	\$53,342	\$74,005
City of Sarasota Parks District	\$3,499	\$4,457
City of Venice Parks District	\$6,637	\$14,268
Subtotal	\$81,741	\$134,661
Total	\$1,592,241	\$3,043,058

Park Impact Fee Expenditures

TOTAL SARASOTA COUNTY	
PARK IMPACT FEE EXPENDITURES	
Park Impact Fee Service District	FY2014
North County Parks District	\$391,935
South County Parks District	\$58,788
Total Unincorporated County	\$450,723
City of Sarasota	\$0
City of Venice	\$0
Total Sarasota County	\$450,723

FROM: City of Venice PLANNING & ZONING WEBSITE

Impact Fee Rates – Effective on Permits Issued on or after 2/01/11 and CO Issued prior to 2/1/14

Add 1.25 % for Sarasota County Administrative Charge and 1% for City of Venice Administrative Charge to all impact fee calculations.

In Effect: 06/18/07	Category	Land Use	Development Unit	Gen Govt Impact Fee per Unit	Justice Impact Fee per Unit	Library Impact Fee per Unit	Park Impact Fee per Unit	Road Impact Fee per Unit
2 10/220	Residential	Less than 500 sq. ft. Living Area	1 Dwelling Unit	\$37	\$421	\$201	\$1,240	\$1,276
2 10/220	Residential	500 – 749 sq. ft. Living Area	1 Dwelling Unit	\$44	\$497	\$237	\$1,465	\$1,709
2 10/220	Residential	750 – 999 sq. ft. Living Area	1 Dwelling Unit	\$50	\$558	\$266	\$1,644	\$1,994
210/220	Residential	1,000 – 1,249 sq. ft. Living Area	1 Dwelling Unit	\$54	\$608	\$291	\$1,794	\$2,208
210/220	Residential	1,250 – 1,499 sq. ft. Living Area	1 Dwelling Unit	\$58	\$650	\$310	\$1,916	\$2,379
210/220	Residential	1,500 – 1,999 sq. ft. Living Area	1 Dwelling Unit	\$63	\$706	\$338	\$2,085	\$2,585
2 10/220	Residential	2,000 – 2,999 sq. ft. Living Area	1 Dwelling Unit	\$71	\$796	\$380	\$2,348	\$2,887
2 10/220	Residential	3,000 – 3,999 sq. ft. Living Area	1 Dwelling Unit	\$79	\$892	\$426	\$2,630	\$3,176
2 10/220	Residential	4,000 sq. ft. or more Living Area	1 Dwelling Unit	\$86	\$972	\$464	\$2,865	\$3,386
240	Residential	Mobile Home/RV Park	1 space	\$47	\$529	\$253	\$1,559	\$1,427
253	Residential	Adult Cong. Living Facility (ACLF)	1 Dwelling Unit		\$416			\$576
130	Industrial	Industrial Park	1,000 sq. ft.	\$22	\$250			\$1,986
140	Industrial	Manufacturing	1,000 sq. ft.	\$22	\$250			\$1,090
150	Industrial	Light Industrial & Warehousing	1,000 sq. ft.	\$22	\$250			\$1,416
151	Industrial	Mini-Warehouse	1,000 sq. ft.	\$14	\$155			\$515
310/320	Commercial (Lodging)	Hotel/Motel	1 room	\$38	\$427			\$1,026
420	Commercial (Recreational)	Marina	1 berth					\$487
430	Commercial (Recreational)	Golf Course (open to public)	1 acre					\$830
443	Commercial (Recreational)	Movie Theater	1,000 sq. ft.					\$5,659
495	Commercial (Recreational)	Recreational Community Center	1,000 sq. ft.					\$3,769
520	Commercial (Institutional)	Elementary School	1,000 sq. ft.	\$37	\$416			\$2,292
530	Commercial (Institutional)	High School	1,000 sq. ft.	\$37	\$416			\$2,039
560	Commercial (Institutional)	House of Worship	1,000 sq. ft.	\$37	\$416			\$1,877
565	Commercial (Institutional)	Day Care Center	1,000 sq. ft.	\$37	\$416			\$3,955
610	Commercial (Medical)	Hospital	1,000 sq. ft.	\$37				\$4,815
620	Commercial (Medical)	Nursing Home	1,000 sq. ft.					\$1,670
710/720	Commercial (Office)	Office, General or Medical	1,000 sq. ft.	\$37	\$416			\$3,004
812	Commercial (Retail)	Building Mat./Hardware/Nursery	1,000 sq. ft.	\$92	\$1,037			\$6,612
820	Commercial (Retail)	Shopping Center/General Retail	1,000 sq. ft.	\$92	\$1,037			\$5,659
841	Commercial (Retail)	Auto Sales/Repair	1,000 sq. ft.	\$92	\$1,037			\$2,685
851	Commercial (Retail)	Convenience Market w/Gas	1,000 sq. ft.	\$92	\$1,037			\$10,806
890	Commercial (Retail)	Furniture Store	1,000 sq. ft.	\$92	\$1,037			\$741
912	Commercial (Retail)	Bank/Drive-Through	1,000 sq. ft.	\$92	\$1,037			\$6,091
931	Commercial (Retail)	Restaurant, Sit-Down	1,000 sq. ft.	\$92	\$1,037			\$6,257
934	Commercial (Retail)	Restaurant, Fast Food	1,000 sq. ft.	\$92	\$1,037			\$13,621
946	Commercial (Retail)	Service Station	1 fuel position	\$92	\$1,037			\$1,958