

Sarasota County Impact Fee Update Overview

Duncan Associates Impact Fee Update Report

Presentation to the City of Venice (8/23/2016)

- **Impact Fee Basics**
- **Sarasota County Impact Fees**
- **Recent County Impact Fee Changes**
- **Updates in Progress**
- **Comparison of Fees**
- **Additional Reference Materials**
- **Q & A**

A monetary charge imposed by local government on **new development** to recoup or offset a proportionate share of public capital facility costs required to accommodate such development.

Charge must meet the **dual-rational nexus test**:

- The need for additional capital facilities is generated by new development; and
- The funds collected must be used for new facilities benefitting the new development.



Legislative Authority

Impact fees are acknowledged as means of funding capital facilities:

- 163.31801, F.S. requires that the calculation of the impact fee be based on the most recent and localized data; and
- 163.31801, F.S., provides minimum criteria, such as 90 day “cool off” for new or increased fees and that service fees are not to exceed cost of administration.

Sarasota County Impact Fees

Impact Fee System	Last Analysis	Ordinance Updated
Road / Mobility	2015	2015
Educational*	2015	2016
Library*	2007	2008
Park*	2007	2008
Law Enforcement	2007	2008
Justice	2007	2008
General Government	2007	2008
Fire and Rescue	2007	2008
EMS	2007	2008

** Collected on residential development only*

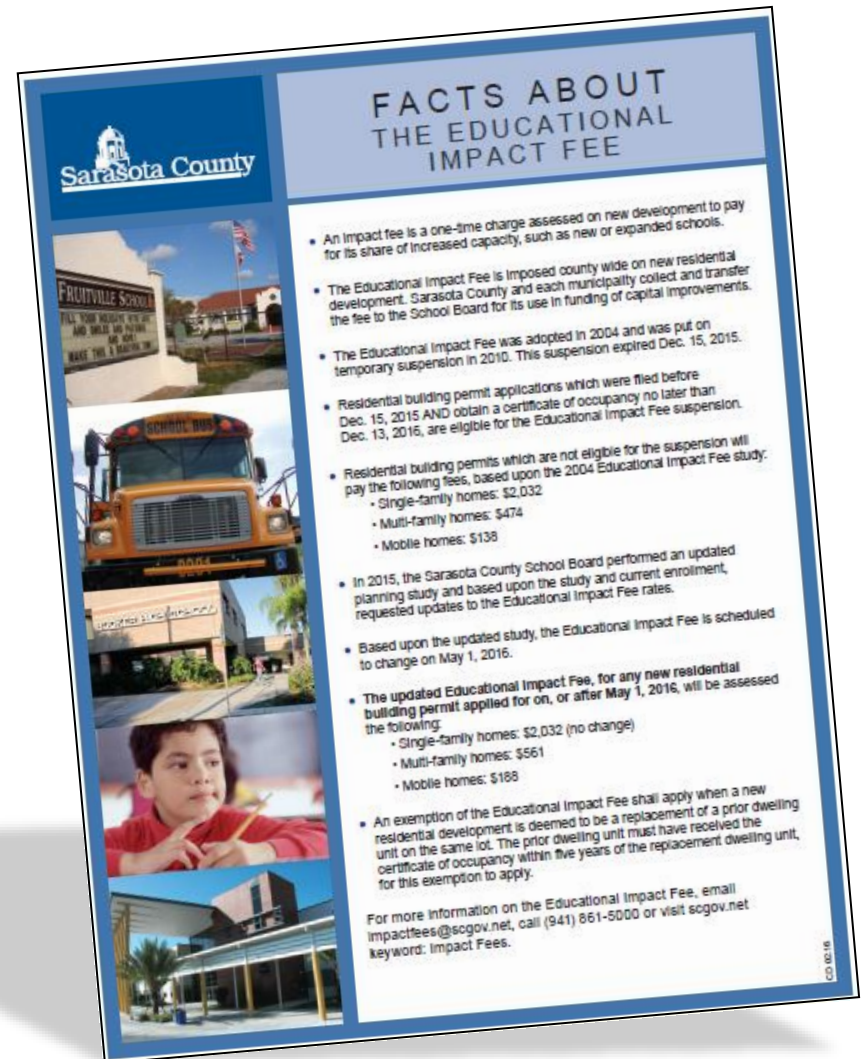
Mobility Fee

- Includes an Urban Infill area with a reduced fee;
- Includes a mixed-use fee;
- Coordination with the City of North Port and City of Venice is still ongoing related to interlocal agreements for collection; and
- City of Sarasota maintains its own transportation fee.



Educational Impact Fee

- Study updated in 2015;
- School Board indicated that based upon anticipated need and enrollment, no significant change to the 2004 fee is necessary; and
- Ordinance updated in January of 2016 with only minor increases in multi-family and mobile home rates.

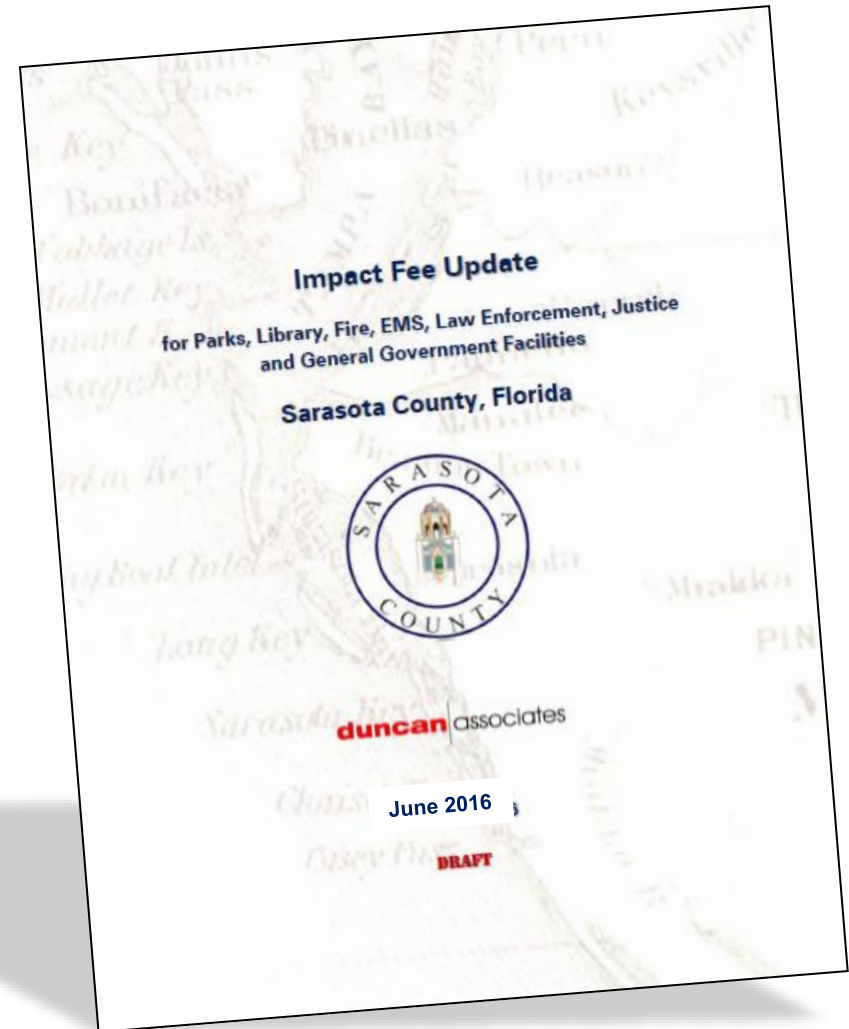


Duncan Associates Study

- Updates to remaining seven impact fee systems;
- Library, Park, Law Enforcement, Justice, General Government, Fire and Rescue, and Emergency Management Services (EMS) Impact Fees;
- Initial draft presented to County Commission in December 2015;
- Updated draft presented on March 9, 2016; and
- Last updated draft is dated June, 2016.

Duncan Associates Study

- Updates fee study which is almost 10 years old; and
- Reflects an increase in maximum allowable fees for each system.



Duncan Associates Study provides basis for:

- Consistency with fee schedule and land uses recognized within recently adopted mobility fee;
- Condensing the size thresholds for single-family homes, from nine size ranges to only three;
- Adjusting the multi-family fee to flat rate per unit; and
- Combining industrial, light manufacturing, and warehousing (ILW) land uses into one category.

Duncan Associates Study

Maximum Allowable Impact Fee Rates

Table 2. Updated Impact Fee Summary

Land Use Type	Unit	Parks	Library	Fire	EMS	Law	Justice	Gen. Gov't	Total
Single-Family Detached									
Less than 1,500 sq. ft.	Dwelling	\$2,439	\$613	\$253	\$154	\$253	\$906	\$776	\$5,394
1,500-3,500 sq. ft.	Dwelling	\$2,742	\$688	\$284	\$173	\$284	\$1,018	\$872	\$6,061
More than 3,500 sq. ft.	Dwelling	\$3,077	\$773	\$319	\$194	\$319	\$1,142	\$978	\$6,802
Multi-Family	Dwelling	\$1,992	\$500	\$206	\$126	\$206	\$740	\$634	\$4,404
Mobile Home Park	Space	\$1,880	\$472	\$195	\$119	\$195	\$698	\$598	\$4,157
Hotel/Motel	Room	\$0	\$0	\$182	\$111	\$182	\$653	\$559	\$1,687
Retail/Commercial	1,000 sq. ft.	\$0	\$0	\$368	\$224	\$368	\$1,319	\$1,130	\$3,409
Office/Institutional	1,000 sq. ft.	\$0	\$0	\$211	\$129	\$211	\$756	\$648	\$1,955
Industrial/Warehouse	1,000 sq. ft.	\$0	\$0	\$57	\$35	\$57	\$205	\$175	\$529

Source: Park fees from Table 24, library from Table 36, fire from Table 45, EMS from Table 53, law enforcement from Table 61, justice from Table 70, and general government from Table 80.

Note: General Government fee is lower for municipalities

Maximum Allowable Impact Fee Rates

Change from current rates

Table 3. Change from Current Fees

Land Use Type	Unit	Parks	Library	Fire	EMS	Law	Justice	Gen. Gov't	Total
Single-Family Detached									
Less than 1,500 sq. ft.	Dwelling	\$523	\$303	\$69	\$61	\$94	\$256	\$500	\$1,806
1,500-3,500 sq. ft.	Dwelling	\$394	\$308	\$59	\$59	\$89	\$222	\$533	\$1,664
More than 3,500 sq. ft.	Dwelling	\$212	\$309	\$45	\$55	\$81	\$170	\$565	\$1,437
Multi-Family	Dwelling	\$198	\$209	\$34	\$39	\$57	\$132	\$375	\$1,044
Mobile Home Park	Space	\$321	\$219	\$46	\$43	\$66	\$169	\$373	\$1,237
Hotel/Motel	Room	\$0	\$0	\$61	\$50	\$78	\$226	\$377	\$792
Retail/Commercial	1,000 sq. ft.	\$0	\$0	\$75	\$75	\$114	\$282	\$689	\$1,235
Office/Institutional	1,000 sq. ft.	\$0	\$0	\$93	\$69	\$109	\$340	\$471	\$1,082
Industrial/Warehouse	1,000 sq. ft.	\$0	\$0	-\$13	-\$1	-\$4	-\$45	\$69	\$6

* based on average size unit built since 2000 from 2011 American Housing Survey (see notes to Table 95 for details)

Source: Change from current fees in Table 1 to updated fees from Table 2.

Note: General Government fee is lower for municipalities

Single-Family Detached Fees per Unit*

Table 4. Comparative Fees per Single-Family Unit

Comparison County	Parks	Lib-rary	Fire	EMS	Law Enf.	Jail	Gen. Gov't	Total
Polk (1)	\$89	\$41	\$60	\$16	n/a	\$48	n/a	\$254
Hillsborough	\$354	n/a	\$49	n/a	n/a	n/a	n/a	\$403
Lake	\$222	\$191	\$390	n/a	n/a	n/a	n/a	\$803
Lee (2)	\$678	n/a	\$213	\$38	n/a	n/a	n/a	\$929
Charlotte (3)	\$310	\$64	\$189	\$37	\$197	n/a	\$296	\$1,093
Pasco	\$892	\$145	\$420	n/a	n/a	n/a	n/a	\$1,457
Manatee (4)	\$1,154	\$255	n/a	\$257	\$477	n/a	n/a	\$2,142
Sarasota (current)	\$2,348	\$380	\$225	\$114	\$195	\$796	\$339	\$4,397
Sarasota (updated)	\$2,742	\$688	\$284	\$173	\$284	\$1,018	\$872	\$6,061
Collier	\$3,448	\$349	\$971	\$94	\$497	\$472	\$848	\$6,679

Notes:

(1) fees effective January 1, 2016 (will be at 25% for one year)

(2) all fees at 45% for two years

(3) fees effective July 15, 2015 (40% of calculated amounts)

(4) fees effective April 18, 2016 (80% of calculated amounts, increasing to 100% on April 18, 2018)

Source: Fees for a 3-bedroom, 2,000 square foot single-family detached unit from Duncan Associates internet survey, July 6, 2015; Sarasota County's current fees from Table 1 and updated fees from Table 2

* 2,000 square foot house

Note: General Government fee is lower for municipalities

Single-Family Detached Fees per Unit*

County	Park, Lib., Fire, EMS, Law, Justice,			
	Gen. Gov't.	Roads	Schools	Total
Charlotte (40%)	\$1,093	\$2,389	\$0	\$3,482
Polk (25%)	\$254	\$1,077	\$4,403	\$5,734
Hillsborough	\$403	\$1,475	\$4,000	\$5,878
Lee (45%)	\$929	\$2,906	\$2,043	\$5,878
Sarasota (prior to 2016)	\$4,397	\$2,585	\$0	\$6,982
Manatee (80%)	\$2,142	\$5,010	\$3,238	\$10,390
Sarasota (current)	\$4,397	\$4,734	\$2,032	\$11,163
Lake	\$803	\$2,706	\$7,719	\$11,228
Sarasota (updated)	\$6,061	\$4,734	\$2,032	\$12,827
Pasco	\$1,457	\$8,570	\$4,828	\$14,855
Manatee (100% in 2018)	\$2,678	\$6,262	\$6,475	\$15,415
Collier	\$6,679	\$7,017	\$5,851	\$19,547

Note: General Government fee is lower for municipalities * 2,000 square foot house

Updated Ordinances proposed to provide:

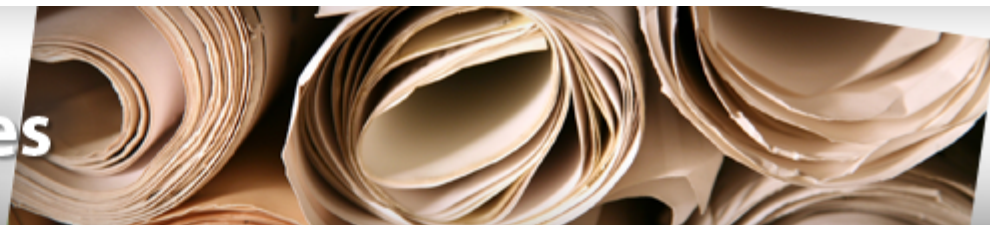
- Appeal procedures to be patterned after the adopted Mobility Fee Ordinance;
- Refund period has been increased from 5 years to 10 years; and
- Definitions have been updated (i.e. Applicant etc. from Mobility Fee Ordinance).

Updated Ordinances proposed to provide:

- The Business Use Permit has been added;
- Annual report language is updated (per Mobility Fee Ordinance) with Impact Fee Administrator;
- Impact Fee Administrator role identified in “Management” Section 70-10 of Article I; and
- Governmental Use exemption provided for under “Applicability” Section of Article I.

- www.scgov.net
- impactfees@scgov.net
- Public Facilities Financing Advisory Board (PFFAB)
- Contact Center: 941-861-5000

Planning & Development Services



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What are Impact Fees?

Impact fees are charges on new development and increases in development intensity for the local government's cost associated with providing infrastructure to serve the new development.

New or increased development will also be subject to additional building fees as well as capacity fees for wastewater and potable water.

Visit the [Building Department](#) and Utilities Department pages for more information on those fees.

Municipalities collect certain county impact fees. Additionally, municipalities and special districts may also have their own adopted fee systems.

Visit the municipalities website for more information on their fees (links are below).

Impact Fee FAQs

[Does all new development pay impact fees?](#)

[When and where are the county's impact fees collected?](#)

[How many impact fees are collected for unincorporated development?](#)

[What projects are eligible for the suspension on educational impact fees?](#)

[What updates were recently made to road impact fees?](#)

How may we help you?

Monday-Friday

8 a.m. - 5 p.m.

941-861-5000

TTY 711 or 800-955-8771

Email: impactfees@scgov.net

Take Our Survey

Tell us about your experience with Planning and Development Services.

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Mobility Plan and Mobility Fee



[20150908 Memo Mobility Fee](#)



[20150908 Mobility Fee Presentation](#)



[20151029 Mobility Fee Presentation](#)



[Adopted Mobility Fee Ordinance](#)



[Mobility Fee Fact Sheet, 10.27.15](#)



[Mobility Fee Schedule](#)



[Mobility Plan and Fee Technical Report, June 2015](#)



[Mobility Plan Corridors and Districts](#)

- **Sarasota Board of County Commissioners Adoption Hearing**
 - 1:30 P.M., September 6, 2016 @ R.L. Anderson Administrative Center (South County)

Questions?