



City of Venice, FL

# Fire Impact Fee Study Preliminary Results

July 10, 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.

# 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)	27,641
<b>Fire Cost per EDU</b>	<b>\$ 458.32</b>
Less: Sales Tax Credit per EDU	(\$53.15)
<b>Fire Impact Fee per EDU</b>	<b>\$ 405.17</b>

Class	EDUs/Unit	Unit	Fire Impact Fee per EDU	Fire Impact Fee per Unit
Residential	1.000	Dwelling Unit	\$ 405.17	\$ 405.17
Retail/Commercial	1.748	per 1,000 sq ft	\$ 405.17	\$ 708.36
Office/Institutional	1.002	per 1,000 sq ft	\$ 405.17	\$ 405.99
Industrial/Warehouse	0.252	per 1,000 sq ft	\$ 405.17	\$ 102.06

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

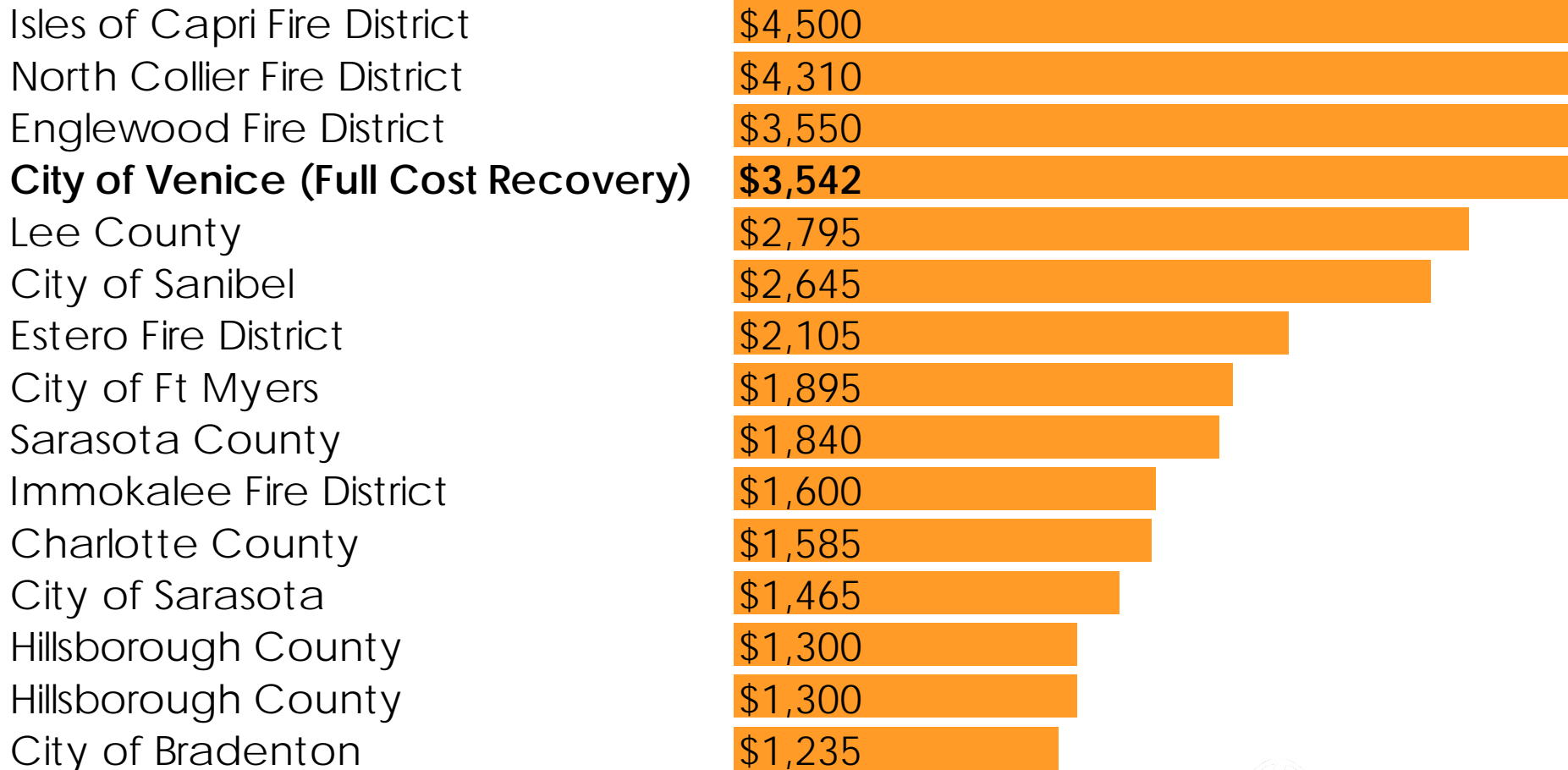
# Fire Impact Fee Survey

## Fire Impact Fee Survey - Typical Single Family Home

Immokalee Fire District	\$3,181
East Naples Fire District	\$630
North Collier Fire District	\$598
Lee County	\$474
City of Sanibel	\$449
<b>City of Venice (Full Cost Recovery)</b>	<b>\$405</b>
Estero Fire District	\$357
Isles of Capri Fire District	\$344
Manatee County	\$321
City of Ft Myers	\$321
City of Bradenton	\$301
Sarasota County	\$296
Englewood Fire District	\$252
Charlotte County	\$226
City of Sarasota	\$225

# Fire Impact Fee Survey

## Fire Impact Fee Survey - 5,000 sq ft of Retail Space



# Recommendations & Next Steps

- Consider adoption of the Fire Impact Fee 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