



City of Venice  
**Impact Fee Study**

Final Report

November 1, 2017





November 1, 2017

City Manager  
Edward F. Lavallee  
City Hall  
401 W Venice Ave  
Venice, FL 34285

Re: Final Report – Impact Fee Study

Dear City Manager,

Stantec Consulting Services, Inc is pleased to present this Final Report of the Impact Fee Study that we performed for the City of Venice, Florida. We appreciate the fine assistance provided by you and all of the members of the City staff who participated in the Study.

If you or others at the City have any questions, please do not hesitate to call me at (904) 247-0787 or email me at [Michael.Burton@stantec.com](mailto:Michael.Burton@stantec.com). We appreciate the opportunity to be of service to the City, and look forward to the possibility of doing so again in the near future.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Burton", with a stylized flourish at the end.

Michael Burton  
President

Enclosure

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## Section 1. EXECUTIVE SUMMARY

### 1.1 INTRODUCTION

Stantec Consulting Services, Inc. (Stantec) was retained by the City of Venice, Florida (hereafter referred to as the “City”) to conduct an Impact Fee Study (Study). This report presents the results of the Study, including background information, legal requirements, an explanation of the calculation methodology employed, results of the analysis, as well as a comparative impact fee survey.

### 1.2 OBJECTIVES

The principal objectives or components of the Study are as follows:

**Fire Protection Impact Fee** – Calculate the maximum impact fee that the City can charge based on the existing level of service provided to residents in the form of Fire Protection services.

**Police Impact Fee** – Calculate the maximum impact fee that the City can charge based on the existing level of service provided to residents in the form of Police services.

### 1.3 BACKGROUND

Impact fees are assessed against new development in an attempt to cover the cost of providing capital facilities (infrastructure) needed to serve new development. Such charges are the mechanism by which new growth can “pay its own way” and minimize the extent to which existing residents must bear the cost of new or expanded facilities, which are necessitated by new residents. Impact fees are capital cost recovery fees and are commonly referred to as impact fees, capacity fees, and development fees. For the purposes of this report, the use of the terms impact fees, capacity fees, development fees, or connection charges is interchangeable with impact fees.

The City of Venice currently charges impact fees and passes through the revenue to Sarasota County for General Government, Justice, Library, Education, Parks &

Recreation, Mobility and Road services. The City funds its own Fire and Police departments and as such has contracted this study to develop impact fees to aid with capital funding caused by growth for Fire and Police services. If impact fees are not assessed, either 1) the facilities and capital equipment to serve new growth will not be constructed or acquired and the level of service provided to current properties will degrade as growth occurs, or 2) the facilities and equipment to serve new growth will be constructed or acquired but will be funded solely by current properties for the benefit of new growth.

## 1.4 SUMMARY OF RECOMMENDATIONS

The Fire Protection and Police impact fees calculated herein are shown in Table 1. This fee schedule brings together all components of the fee calculation summarizing the results of this Study. The fees are structured into four separate land use categories representing the different service demands associated with new development and the fees are structured on a cost per service unit basis.

It is recommended that the City implement these impact fees at any level up to the 100% cost recovery rates shown in Table 1. Different adoption percentages could be applied to the two different fees but the percentage for each fee type should be applied uniformly to all land use types in order to retain the proportionality of the fees to the impact of various types of development.

Table 1

Land Use	Service Unit	Fire Protection 100% Police 100% Capital	
		Capital Unit Cost	Unit Cost
Single-Family	Dwelling Unit	\$ 489.99	\$ 386.80
Multi-Family	Dwelling Unit	\$ 370.00	\$ 292.08
Mobile Home	Dwelling Unit	\$ 375.75	\$ 296.62
Retail/Commercial	per 1,000 sq ft	\$ 736.83	\$ 581.66
Office/Institutional	per 1,000 sq ft	\$ 415.58	\$ 328.06
Industrial/Warehouse	per 1,000 sq ft	\$ 112.62	\$ 88.90

## Section 2. LEGAL FRAMEWORK

Many of the legal precedents and requirements for impact fees in Florida date back to a Florida Supreme Court decision in the case of the Contractors and Builders Association of Pinellas County versus the City of Dunedin, Florida. This case identified certain conditions to support a valid impact fee that were ultimately embodied in statutory guidelines enacted by the Growth Management Legislation passed in 1985. These legal standards require that impact fees must 1) bear a reasonable relationship to the benefit received by those who pay it, 2) must not exceed the proportional share of the cost of new facilities or services needed to serve new development and must include credits for contributions the development will make toward deferring that cost, and 3) must be earmarked and expended in such a way as to ensure that those paying the fee receive benefit from that payment.

Also, in 2006 Florida Legislature passed Senate Bill 1194 that created Section 163.31801, Florida Statutes, which has also come to be known as the "Florida Impact Fee Act". This legislation outlined additional requirements regarding the calculation and accounting of impact fees. Most notably, this legislation requires 1) that the calculation of impact fees be based upon the most recent, localized data, 2) separate reporting/accounting of impact fee revenue and expenditures in a distinct fund, 3) that the administrative charges collected in impact fees be based upon actual costs, and 4) that 90 days' notice be given prior to the effective date of an ordinance imposing or amending an impact fee.

In summary, the courts and subsequent legislation have addressed three areas associated with the development of impact fees. These areas include: 1) "fair share" allocation rules dealing with payment of impact fees by the affected property owners, 2) "rational nexus" standards, which focus on the expenditure or purpose of impact fees, and 3) "credit" allowances, which recognize offsets in the calculation of impact fees.

The "fair share" allocation rules require that an impact fee only be used for capital expenditures that are attributable to new growth. Additionally, the "fair share" allocation rules recognize that the cost of facilities used by both existing customers and new development must be apportioned between the two user groups, such that the user groups are treated equally and one group does not subsidize the other.

The “rational nexus” standards require that there is a reasonable relationship between the need for capital facilities and the benefits received by new customers for which the impact fee will be expended.

There are two conditions that limit where and when impact fees can be collected and used. With respect to the first condition, although there is no specific limit as to distance between an applicant paying the impact fee and the capital expenditure to be constructed by the fee, there should be a general geographical relationship between fee collection and use. The second nexus condition recognizes that the property must receive a benefit from the service for which the impact fee is being applied. With respect to the Fire Protection and Police impact fees considered in this study, the facilities and equipment included are used by and constructed or purchased on behalf of all properties within the City service area, and they benefit both residential and commercial customers. Consequently, all new growth requesting capacity from the City will be subject to these impact fees.

The “credit” allowance requirements recognize that if a public agency has received property in the form of cost-free capital or if there is another revenue source that will be used for the capital expenditures necessitated by new growth, a credit should be included within the determination of the impact fees. Specifically, “credits” should be reflected as part of calculating impact fees to recognize any grants, contributions by developers, assessments, and other sources that provide funds for the same capital expenditures included in the basis of impact fees to avoid a double-recovery of costs.

## Section 3. FIRE PROTECTION IMPACT FEE CALCULATION

Determining impact fees for general government services such as Fire Protection services is a level of service (LOS) based process. The objective is to determine the costs of facilities and capital equipment necessary to serve new growth. Impact Fees by law may not be calculated to enhance levels of service, therefore the fees developed herein are developed based upon the current, observed LOS. This way, the fees are calculated to maintain the existing LOS, rather than enhance LOS standards.

### 3.1 COST BASIS

City staff has provided the specific costs for original land purchase for facilities, as well as the original purchase costs for all vehicles, equipment and facility construction within the Fire Protection Department. Vehicle, equipment and facility costs were escalated to current year costs to identify the estimated replacement cost new of each asset. Based upon Staff's documentation of the funding source for each purchase, existing assets funded by grant programs were deducted from the cost basis. Additionally, any assets that were received as contributions or gifts from other entities were removed from the cost basis. The current replacement costs of all Fire Protection assets are presented on a summary level below in Table 2, and detailed in Schedule 1 of the Appendix.

Table 2

Fire Protection Asset 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 Protection Asset Replacement Cost</b>		<b>\$17,920,996</b>
Less: Grant Proceeds:		\$ (1,025,845)
Less: Contributed/Gifted Items:		\$ (4,226,644)
<b>Net Fire Protection Asset Replacement Cost</b>		<b>\$12,668,507</b>



## 3.2 EQUIVALENT DWELLING UNITS

Different types of development must be translated into a common unit of measurement that reflects the impact of new development on the demand for Fire Protection and Police services. The impact fees calculated in this report utilize a common service unit based on an “equivalent dwelling unit” or EDU, which represents the impact of a typical single-family detached dwelling.

### 3.2.1 FUNCTIONAL POPULATION

In order to assign the appropriate EDUs to properties within each land use category, EDU multipliers are utilized, which are based on a concept called “functional population”. Similar to the concept of full-time equivalent employees, functional population represents the number of “full-time equivalent” people present at the site of a land use. Functional population represents the average number of equivalent persons present at the site of a land use for an entire 24-hour day. For residential development, functional population is simply average household size times the percent of time people spend at home. For nonresidential development, functional population is based on a formula that includes square foot per employee ratios, trip generation rates, average vehicle occupancy and average number of hours spent by employees and visitors at a land use. These all tend to be stable characteristics that do not change significantly over short periods of time. Functional population multipliers by land use are calculated in the tables below.

Table 3

Land Use	Average HH Size <sup>(1)</sup>	Occupancy <sup>(2)</sup>	Func. Pop./Unit <sup>(3)</sup>
Single-Family	2.13	67.3%	1.433
Multi-Family	1.61	67.3%	1.082
Mobile Home	1.63	67.3%	1.099

<sup>(1)</sup> U.S. Census Bureau’s American Community Survey (ACS), Public Use Microdata Track 11502, 11503

<sup>(2)</sup> The occupancy factor was estimated by assuming 15 hours a day at home on weekdays (15 hrs x 5 days = 75 hours at home) and 19 hours a day at home on weekends (19 hours x 2 days = 38 hours at home) 113 total hours at home / 168 total hours in a week = 67.3%.

<sup>(3)</sup> For residential development, functional population is the average household size times the percent of time people are assumed to spend at home.

**Table 4**

Land Use	ITE Trip <sup>(1)</sup>	Trip Rate/2	Persons/ Trip <sup>(2)</sup>	Employ./ Unit <sup>(3)</sup>	Visitors/ Unit <sup>(4)</sup>	Functional Pop./Unit <sup>(5)</sup>
Retail/Commercial	42.70	21.35	1.78	1.96	36.04	2.155
Office/Institutional	10.50	5.25	1.13	3.32	2.61	1.216
Industrial/Warehouse	3.56	1.78	1.13	0.92	1.09	0.329

<sup>(1)</sup> Trip rate is average daily trip ends during a weekday from Institute of Transportation Engineers (ITE), Trip Generation, 9th ed., 2012

<sup>(2)</sup> Persons/trip is average vehicle occupancy from Federal Highway Administration, Nationwide Household Travel Survey, 2009

<sup>(3)</sup> Employees/unit is from the U.S. Department of Energy, Commercial Buildings Energy Consumption Survey, 2003

<sup>(4)</sup> Visitors/unit is trips times persons/trip minus employees/unit

<sup>(5)</sup> Functional population is estimated employee hours (8 hrs. times employ./unit) plus visitor hours (1 hrs. times visitors/unit for Retail and Office, 0.50 hrs. times visitors/unit for Industrial) divided by 24 hours in a day

### 3.2.2 EQUIVALENT DWELLING UNITS

The functional population multipliers calculated in the previous section were used to establish an EDU for each land use. Since an EDU represents the impact of one average household, the Single-Family residential land use category's functional population is represented by 1 EDU and each land use category is assigned EDUs based on their proportional relationship to the Single-Family residential land use category's functional population per unit. Table 5 below presents this calculation.

**Table 5**

Land Use	Functional Pop./Unit	EDUs/Unit <sup>(1)</sup>	Unit
Single-Family	1.433	1.000	Dwelling Unit
Multi-Family	1.082	0.755	Dwelling Unit
Mobile Home	1.099	0.767	Dwelling Unit
Retail/Commercial	2.155	1.504	per 1,000 sq ft
Office/Institutional	1.216	0.848	per 1,000 sq ft
Industrial/Warehouse	0.329	0.230	per 1,000 sq ft

<sup>(1)</sup> EDUs/Unit is calculated for the Non-Residential Land Use categories by dividing each Functional Pop./Unit by the Single-Family Functional Pop./Unit, or 1.433, since the Single-Family Land Use category represents 1 EDU. (ex) Retail/Commercial:  $2.155/1.433 = 1.504$

Utilizing the Sarasota County Property Appraiser's databases, the EDUs/Unit multipliers are applied to all of the units contained within each land use category and added together in order to establish the total existing EDUs utilized in the impact fee calculations in the next sections. The analysis calculates a total existing EDU count

within the City of 23,481. This procedure summarized by DOR code can be found on Schedule 3 in the Appendix.

### 3.3 FIRE PROTECTION COST PER EDU

Once the Fire Protection cost is determined and the allocable units are established, the Fire Protection cost per EDU is calculated. Table 6 below shows the calculation of the Fire Protection cost per EDU.

Table 6

<b>Net Fire Protection Replacement Cost</b>	<b>\$ 12,668,507</b>
÷ Existing Equivalent Dwelling Units (EDU)	23,481
<b>Fire Protection Cost per EDU</b>	<b>\$ 539.52</b>

### 3.4 FIRE PROTECTION SALES SURTAX CREDIT PER EDU

As detailed in the legal framework, a credit must be applied in order to avoid a double-recovery of costs if other sources that provide funds for the same capital expenditures are included in the basis of impact fees. The City utilizes a sales surtax fund to pay for some of its capital expenditures and has identified any Fire Protection assets funded by this method of taxation. By calculating the average annual contribution to Fire Protection assets, we estimated the anticipated remaining contribution to fund Fire Protection assets within the remaining years of the sales surtax program. Table 7 below details the calculation of the sales surtax credit.

Table 7

<b>Sales Surtax Funded Fire Protection, FY 1989-2017</b>	<b>\$ 5,176,978</b>
÷ Years <sup>(1)</sup>	28
<b>Annual Surtax Expenditures for Fire Protection</b>	<b>\$ 184,892</b>
÷ Existing EDUs, Service Area	23,481
<b>Annual Fire Protection Sales Tax Revenue per EDU</b>	<b>\$ 7.87</b>
x Net Present Value Factor (7 years) <sup>(2)</sup>	6.29
<b>Fire Protection Sales Surtax Credit per EDU</b>	<b>\$49.52</b>

<sup>(1)</sup> The Sales Surtax has been active for 28 years.

<sup>(2)</sup> the Net Present Value Factor is calculated by taking the present value of the Sales Tax Revenue per EDU for 7 years (the remaining life of the Sales Surtax) at an interest of 2.75% per the current municipal bond market's yield for a 30-year AAA rated bond in Florida.

### 3.5 FIRE PROTECTION IMPACT FEE PER EDU

The sales surtax credit is applied to the Fire Protection cost per EDU in order to arrive at the final impact fee per EDU. The calculation of the Fire Protection impact fee per EDU is presented in Table 8 below.

Table 8

<b>Fire Protection Cost per EDU</b>	<b>\$ 539.52</b>
Less: Sales Tax Credit per EDU	\$ (49.52)
<b>Fire Protection Impact Fee per EDU</b>	<b>\$ 489.99</b>

### 3.6 FIRE PROTECTION IMPACT FEE PER LAND USE

The impact fee is applied to each land use on a unit basis. The impact fee per unit is calculated by applying the EDU/Unit multiplier that was determined in Table 5. The calculation of each land use's impact fee per unit is featured in Table 9 below.

Table 9

Land Use	EDUs/Unit	Fire Protection Impact Fee per EDU	Fire Protection Impact Fee per Unit - Full Cost Recovery	Unit
Single-Family	1.000	\$ 489.99	\$ <b>489.99</b>	Dwelling Unit
Multi-Family	0.755	\$ 489.99	\$ <b>370.00</b>	Dwelling Unit
Mobile Home	0.767	\$ 489.99	\$ <b>375.75</b>	Dwelling Unit
Retail/Commercial	1.504	\$ 489.99	\$ <b>736.83</b>	per 1,000 sq ft
Office/Institutional	0.848	\$ 489.99	\$ <b>415.58</b>	per 1,000 sq ft
Industrial/Warehouse	0.230	\$ 489.99	\$ <b>112.62</b>	per 1,000 sq ft

### 3.7 FIRE PROTECTION IMPACT FEE SURVEY

In order to provide additional information to the City regarding the proposed Fire Protection impact fees, a comparison of the proposed fees for the City to those of neighboring and other generally comparable municipalities was prepared. This survey is presented in Table 10 on the following page and provides the comparison of the City's proposed Fire Protection impact fees for single-family residential fees at full cost recovery. Where applicable, the survey assumes the average single-family home size of 2,865 square feet for the City of Venice, as derived from the Sarasota County Property Appraiser's data.

The reader must view the comparison with caution as no in depth analysis has been performed to identify the methods used in the development of the Fire Protection

impact fees imposed by the other municipalities, nor has any analysis been performed to determine whether 100% of the cost is recovered from such fees. Additionally, no analysis was conducted to determine the types of capital facilities currently in service or planned for the municipalities surveyed.

Some reasons why impact fees differ among municipalities include the following:

- Density of service area
- Availability of grant funding to finance CIP
- Age of facilities and equipment
- Level of service standards
- Administrative policies

**Table 10**

### Fire Protection Impact Fee Survey - Typical Single Family Home

Immokalee Fire District	\$3,181
Ochopee Fire District	\$1,719
Greater Naples Fire	\$630
North Collier Fire District	\$598
<b>City of Venice (Full Cost Recovery)</b>	<b>\$490</b> ←
Lee County	\$474
Estero Fire District	\$357
Manatee County	\$321
City of Ft Myers	\$321
City of Bradenton	\$301
Sarasota County	\$296
City of Sarasota	\$293
Englewood Fire District	\$252
Charlotte County	\$226
City of North Port	\$207

## Section 4. POLICE IMPACT FEE CALCULATION

### 4.1 COST BASIS

City staff has provided the specific costs for original land purchase for facilities, as well as the original purchase costs for all vehicles, equipment and facility construction within the Police Department. Vehicle, equipment and facility costs were escalated to current year costs to identify the estimated replacement cost new of each asset. Based upon Staff's documentation of the funding source for each purchase, existing assets funded by grant programs were deducted from the cost basis. Additionally, any assets that were received as contributions or gifts from other entities were removed from the cost basis.

The City is currently in the process of constructing a new Police facility which will add capacity to serve additional population. The expansion of capacity is estimated by the increase in usable square footage from the current Police facility and the cost of the facility is added in proportion to the estimated expansion percentage. This calculation is shown below in Table 11.

**Table 11**

Existing Police Station Sq Ft	18,435
New Police Station Sq Ft	29,769
<b>Increase in Sq Ft</b>	<b>11,334</b>
<b>% Increase in Sq Ft</b>	<b>38.1%</b>

The current replacement costs of all Police assets and the expansion portion of the new facility are presented on a summary level in Table 12 on the following page, and detailed in Schedule 2 of the Appendix.

Table 12

Police Asset 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 Police Asset Replacement Cost</b>		<b>\$ 9,515,972</b>
Plus: New Police Facility Costs Attributable to new Capacity <sup>(1)</sup>		38.1% \$ 5,809,113
<b>Total Police Asset Cost for Fee Calculation</b>		<b>\$ 15,325,085</b>
Less: Grant Proceeds:		\$ (416,396)
Less: Contributed/Gifted Items:		\$ (6,450)
<b>Net Police Asset Cost for Fee Calculation</b>		<b>\$ 14,902,239</b>

(1) The total project cost for the new Police facility is estimated to be \$15,257,763

## 4.2 EQUIVALENT DWELLING UNITS

Different types of development must be translated into a common unit of measurement that reflects the impact of new development on the demand for Fire Protection and Police services. The impact fees calculated in this report utilize a common service unit based on the “equivalent dwelling unit” or EDU, which represents the impact of a typical single-family detached dwelling. The Police impact fee calculations utilize the same EDU figures calculated in the Fire Protection Impact Fee Section 3.2 plus the new Police station’s expanded capacity expressed in EDUs. This calculation is shown in Table 13 below.

Table 13

<b>Existing Equivalent Dwelling Units (EDUs)</b>	23,481
Plus: EDUs Related to the New Station's Capacity <sup>(1)</sup>	8,940
<b>Total EDUs for Cost Apportionment</b>	<b>32,421</b>

(1) The EDUs related to the new Police station's capacity represent a 38.1% increase over the existing EDUs based upon the expansion capacity identified in Table 11.

## 4.3 POLICE COST PER EDU

Once the Police cost is determined and the allocable units are established, the Police cost per EDU is calculated. The expanded capacity to serve attributable to the new station was estimated based off the 38.1% square footage increase in the size of the

facility. This expanded capacity for growth was estimated in terms of EDUs and added to the existing EDUs in order to achieve fair cost apportionment. Table 14 below shows the calculation of the Police cost per EDU.

**Table 14**

<b>Net Police Replacement Cost</b>	<b>\$ 14,902,239</b>
÷ EDUs for Cost Apportionment <sup>(1)</sup>	32,421
<b>Police Cost per EDU</b>	<b>\$ 459.64</b>

(1) The total EDUs for cost apportionment contains both the existing EDUs within the service area and the additional 38.1% in capacity attributable to the new station.

## 4.4 POLICE SALES SURTAX CREDIT PER EDU

As detailed in the legal framework, a credit must be applied in order to avoid a double-recovery of costs if other sources that provide funds for the same capital expenditures are included in the basis of impact fees. The City utilizes a sales surtax fund to pay for some of its capital expenditures and has identified any Police assets funded by this method of taxation. By calculating the average annual contribution to Police assets, we estimated the anticipated remaining contribution to fund Police assets within the remaining years of the sales surtax program. Table 15 below details the calculation of the sales surtax credit.

**Table 15**

<b>Sales Surtax Funded Police, FY 1989-2017</b>	<b>\$ 1,546,741</b>
÷ Years <sup>(1)</sup>	28
<b>Annual Surtax Expenditures for Police</b>	<b>\$ 55,241</b>
÷ Existing EDUs, Service Area	23,481
<b>Annual Police Sales Tax Revenue per EDU</b>	<b>\$ 2.35</b>
x Net Present Value Factor (7 years) <sup>(2)</sup>	6.29
<b>Police Sales Surtax Credit per EDU</b>	<b>\$ 14.80</b>

(1) The Sales Surtax has been active for 28 years.

(2) the Net Present Value Factor is calculated by taking the present value of the Sales Tax Revenue per EDU for 7 years (the remaining life of the Sales Surtax) at an interest of 2.75% per the current municipal bond market's yield for a 30-year AAA rated bond in Florida.



## 4.5 POLICE DEBT SERVICE CREDIT PER EDU

A subsequent credit was also included in the calculation based upon the net present value of the principal portion of the debt service associated with funding the new police station. The debt service will be partially recovered in taxes after new residents and businesses enter the service area and the credit serves to avoid double recovery of debt-funded costs. The credit was calculated based upon the net present value of the annual principal portion of debt service attributable to the expansion of capacity (38.1% of annual payments through the term of the debt) that the average new resident or business (entering the service area at the mid-point of the term of the debt) will pay after entering the service area. The mid-term year of the principal portion of debt service (year 15 of 30) is used to identify the average new EDU throughout the term of the debt. The Net Present Value of the annual debt service per EDU for the average new connection is calculated to be \$58.04 as shown in Schedule 4 of the Appendix.

## 4.6 POLICE IMPACT FEE PER EDU

The sales surtax credit and an additional debt credit that captures the future burden of debt service associated with the new Police station are applied to the Police cost per EDU in order to arrive at the final impact fee per EDU. The calculation of the Police impact fee per EDU is presented in Table 16 below.

Table 16

<b>Police Cost per EDU</b>	<b>\$</b>	<b>459.64</b>
Less: Sales Tax Credit per EDU	\$	(14.80)
Less: Debt Credit per EDU	\$	(58.04)
<b>Police Impact Fee per EDU</b>	<b>\$</b>	<b>386.80</b>

## 4.7 POLICE IMPACT FEE PER LAND USE

The impact fee is applied to each land use on a unit basis. The impact fee per unit is calculated by applying the EDU/Unit multiplier that was determined by the functional population as calculated in Table 5 of this report. The calculation of each land use's impact fee per unit is featured in Table 17 on the following page.

Table 17

Land Use	EDUs/Unit	Police Impact			
		Police Impact Fee per EDU	Fee per Unit - Full Cost Recovery	Unit	
Single-Family	1.000	\$ 386.80	\$ 386.80	Dwelling Unit	
Multi-Family	0.755	\$ 386.80	\$ 292.08	Dwelling Unit	
Mobile Home	0.767	\$ 386.80	\$ 296.62	Dwelling Unit	
Retail/Commercial	1.504	\$ 386.80	\$ 581.66	per 1,000 sq ft	
Office/Institutional	0.848	\$ 386.80	\$ 328.06	per 1,000 sq ft	
Industrial/Warehouse	0.230	\$ 386.80	\$ 88.90	per 1,000 sq ft	

## 4.8 POLICE IMPACT FEE SURVEY

In order to provide additional information to the City regarding the proposed Police impact fees, a comparison of the proposed fees for the City to those of neighboring and other generally comparable municipalities was prepared. This survey is presented in Table 18 on the following page and provides the comparison of the City's proposed Police impact fees for single-family residential fees at full cost recovery. Where applicable, the survey assumes the average single-family home size of 2,865 square feet for the City of Venice, as derived from the Sarasota County Property Appraiser's data.

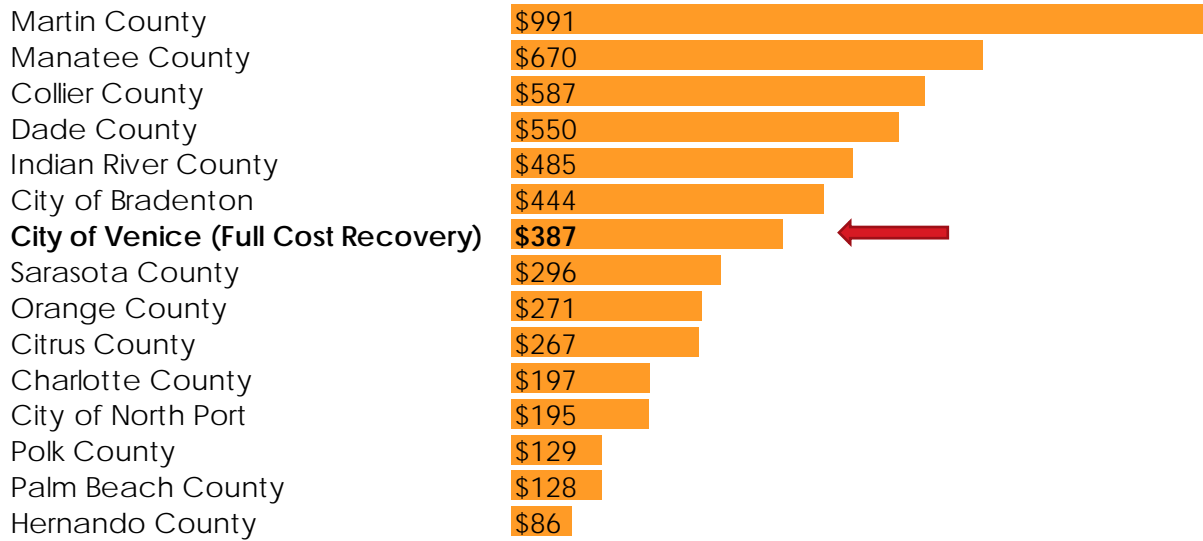
The reader must view the comparison with caution as no in depth analysis has been performed to identify the methods used in the development of the Police impact fees imposed by the other municipalities, nor has any analysis been performed to determine whether 100% of the cost is recovered from such fees. Additionally, no analysis was conducted to determine the types of capital facilities currently in service or planned for the municipalities surveyed.

Some reasons why impact fees differ among municipalities include the following:

- Density of service area
- Availability of grant funding to finance CIP
- Age of facilities and equipment
- Level of service standards
- Administrative policies

Table 18

### Police Impact Fee Survey - Typical Single Family Home



## Section 5. CONCLUSIONS & RECOMMENDATIONS

The fundamental conclusions and recommendations of the Fire Protection and Police impact fee calculations are as follows:

- The City can adopt the calculated Fire Protection and Police impact fees at or below to the following full cost recovery levels as calculated in this report:

Land Use	Service Unit	Fire Protection 100% Capital Unit Cost	Police 100% Capital Unit Cost
Single-Family	Dwelling Unit	\$ 489.99	\$ 386.80
Multi-Family	Dwelling Unit	\$ 370.00	\$ 292.08
Mobile Home	Dwelling Unit	\$ 375.75	\$ 296.62
Retail/Commercial	per 1,000 sq ft	\$ 736.83	\$ 581.66
Office/Institutional	per 1,000 sq ft	\$ 415.58	\$ 328.06
Industrial/Warehouse	per 1,000 sq ft	\$ 112.62	\$ 88.90

- We recommend the City adopt the Fire Protection and Police impact fees at the 100% cost recovery levels identified herein to maximize the recovery of expansion-related capital costs from new customers while minimizing the burden of these capital costs to existing properties.

#### DISCLAIMER

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*Additionally, the purpose of this document is to summarize Stantec's analysis and findings related to this project, and it is not intended to address all aspects that may surround the subject area. Therefore, this document may have limitations, assumptions, or reliance on data that are not readily apparent on the face of it. Moreover, the reader should understand that Stantec was called on to provide judgments on a variety of critical factors which are incapable of precise measurement. As such, the use of this document and its findings by the City of Venice, Florida should only occur after consultation with Stantec, and any use of this document and findings by any other person is done so entirely at their own risk.*

## Section 6. APPENDIX

### Supporting Schedules for the Study

Schedule 1	Fire Protection Fixed Assets
Schedule 2	Police Fixed Assets
Schedule 3	EDU Summary by Land Use
Schedule 4	Police Debt Service Credit

# Schedule 1 - Fire Protection Fixed Assets

# City of Venice Impact Fee Study - Appendix

#	Description	Source	Type	Date	Acquisition Cost			2017 Replacement Cost
					ENR			
1	2002 FORD EXPLORER	PURCHASED	VEHICLES	2002	\$	24,935	1.59	\$ 39,526
2	LOTS 1-5 FIRE STATION 2	PURCHASED	LAND	1940	\$	2,500	1.00	\$ 2,500
3	FIRE STATION #2	PURCHASED	BUILDINGS	1990	\$	793,522	2.19	\$ 1,737,925
4	SHUTTER & ENGINE BAY DOOR HURRICANE RETROFIT	GRANT	MACHINERY & EQUIPMENT	2005	\$	54,522	1.39	\$ 75,887
5	1926 AM LAFRANCE/OLD BETSY	PURCHASED	VEHICLES	1926	\$	7,200	49.83	\$ 358,734
6	AMKUS EXTRICATION EQUIPMENT	PURCHASED	MACHINERY & EQUIPMENT	2007	\$	20,900	1.30	\$ 27,187
7	AUX POWER & STOR BLDG	PURCHASED	BUILDINGS	1986	\$	17,321	2.41	\$ 41,796
8	FIRE STATION #3	PURCHASED	BUILDINGS	2008	\$	1,548,502	1.25	\$ 1,931,202
9	FIRE STATION #3	GRANT	BUILDINGS	2008	\$	56,799	1.25	\$ 70,836
10	FIRE STATION #3	1 CENT SALES TAX	BUILDINGS	2008	\$	2,602,000	1.25	\$ 3,245,063
11	SEA DOO EXPLORER HULL PERFORMANCE TRAILER	PURCHASED	MACHINERY & EQUIPMENT	1999	\$	7,086	1.71	\$ 12,120
12	KAWASAKI MULE	PURCHASED	VEHICLES	2005	\$	9,014	1.39	\$ 12,546
13	1999 PIERCE SABER	PURCHASED	VEHICLES	1999	\$	245,439	1.71	\$ 419,817
14	PIERCE FIRE TRUCK	PURCHASED	VEHICLES	2003	\$	243,220	1.55	\$ 376,500
15	2004 PIERCE FIRE TRUCK	PURCHASED	VEHICLES	2003	\$	272,319	1.55	\$ 421,545
16	1987 AM GENERAL	GIFT	VEHICLES	2004	\$	-	1.46	\$ -
17	WELDING AND FABRICATION FOR BRUSH TRUCK	GIFT	VEHICLES	2004	\$	-	1.46	\$ -
18	BRUSH TRUCK LABOR AND TOOLD BOX SHELF, PLUMBING	GIFT	VEHICLES	2005	\$	-	1.39	\$ -
19	BRUSH TRUCK WORK: ELECTRICAL, PAINTING, BODY WORK	GIFT	VEHICLES	2005	\$	-	1.39	\$ -
20	2006 PIERCE PUMPER	PURCHASED	VEHICLES	2006	\$	288,613	1.34	\$ 386,000
21	SCBA UNITS	1 CENT SALES TAX	MACHINERY & EQUIPMENT	2011	\$	189,937	1.14	\$ 217,033
22	PIERCE FIRE APPARATUS	1 CENT SALES TAX	MACHINERY & EQUIPMENT	2008	\$	906,180	1.25	\$ 1,130,135
23	BOSTON WHALER 32' JUSTICE BOAT	GRANT	MACHINERY & EQUIPMENT	2012	\$	160,312	1.11	\$ 178,492
24	BOAT TRAILER FOR 32' BOAT	GRANT	MACHINERY & EQUIPMENT	2012	\$	8,525	1.11	\$ 9,492
25	MERCURY BOAT MOTOR FOR FIRE BOAT	GRANT	MACHINERY & EQUIPMENT	2012	\$	15,598	1.11	\$ 17,367
26	MERCURY BOAT MOTOR FOR FIRE BOAT	GRANT	MACHINERY & EQUIPMENT	2012	\$	15,598	1.11	\$ 17,367
27	FIRE PUMPS FOR BOAT	GRANT	MACHINERY & EQUIPMENT	2012	\$	12,950	1.11	\$ 14,419
28	2004 FORD P/U F-150	PURCHASED	VEHICLES	2004	\$	14,890	1.46	\$ 21,689
29	LEER FIBERGLASS CONST CAP, ACCESSORIES, INSTALLED	PURCHASED	VEHICLES	2006	\$	1,985	1.34	\$ 2,655
30	2005 FORD F-350	PURCHASED	VEHICLES	2004	\$	29,003	1.46	\$ 42,246
31	2006 FORD EXPEDITION	PURCHASED	VEHICLES	2006	\$	25,538	1.34	\$ 34,155
32	INSTALL LIGHTS, SIRENS, RADIOS, CONSOLES	PURCHASED	VEHICLES	2006	\$	4,291	1.34	\$ 5,739
33	SIGNS, DECALS, DETAILING OF NEW COMMAND CAR	PURCHASED	VEHICLES	2006	\$	580	1.34	\$ 776
34	2011 TAHOE 4X4 COMPLETE PACKAGE	1 CENT SALES TAX	VEHICLES	2011	\$	30,999	1.14	\$ 35,421
35	1997 HAZ-MAT TRUCK	PURCHASED	VEHICLES	1997	\$	70,765	1.78	\$ 125,882
36	BOOSTER/GENERATOR	PURCHASED	VEHICLES	1997	\$	14,500	1.78	\$ 25,794
37	PAINT STRIPPING & LIGHT INSTALLED	PURCHASED	VEHICLES	1997	\$	3,080	1.78	\$ 5,478
38	SAFETY RAILS	PURCHASED	VEHICLES	1997	\$	3,600	1.78	\$ 6,404
39	AWNING	PURCHASED	VEHICLES	1997	\$	1,201	1.78	\$ 2,137
40	FORD EXPLORER 2013 CHIEF	PURCHASED	VEHICLES	2013	\$	25,923	1.09	\$ 28,142
41	LIGHTS/SIREN PACKAGE	PURCHASED	VEHICLES	2013	\$	2,455	1.09	\$ 2,665
42	GRAPHICS AND MARKINGS	PURCHASED	VEHICLES	2013	\$	189	1.09	\$ 205
43	GENERATOR - PWR BLDG	PURCHASED	MACHINERY & EQUIPMENT	1975	\$	15,000	4.69	\$ 70,279
44	AIRSHORE RESCUE TOOLS	GRANT	MACHINERY & EQUIPMENT	2005	\$	7,309	1.39	\$ 10,173

## Schedule 1 - Fire Protection Fixed Assets

## City of Venice Impact Fee Study - Appendix

#	Description	Source	Type	Date	Acquisition Cost	ENR	2017 Replacement Cost
45	POWER UNIT HONDA	PURCHASED	MACHINERY & EQUIPMENT	2004	\$ 5,245	1.46	\$ 7,640
46	25 SURVIVE AIR SCBA PACKS 45MIN	GRANT	MACHINERY & EQUIPMENT	2004	\$ 90,887	1.46	\$ 132,387
47	6 SURVIVE AIR SCBA PACKS 60 MIN	GRANT	MACHINERY & EQUIPMENT	2004	\$ 23,812	1.46	\$ 34,684
48	S1 CASCADE SYSTEM, COMPRESSOR MOTOR, PURIFICATION	GRANT	MACHINERY & EQUIPMENT	2006	\$ 61,210	1.34	\$ 81,864
49	MAXPRO PUMP W/ OX, LEL, CO, H2S MONITOR	PURCHASED	MACHINERY & EQUIPMENT	2005	\$ 5,460	1.39	\$ 7,600
50	EVOLUTION 4000 TIC W/ REMOTE WIRELESS VIDEO	GRANT	MACHINERY & EQUIPMENT	2001	\$ 34,453	1.64	\$ 56,373
51	NIGHT VISION GOGGLES	PURCHASED	MACHINERY & EQUIPMENT	2005	\$ 5,990	1.39	\$ 8,337
52	PORTABLE RADIOS	PURCHASED	MACHINERY & EQUIPMENT	2006	\$ 13,042	1.34	\$ 17,443
53	RADIO EQUIPMENT AND INSTALLATION FOR NEW AERIAL	PURCHASED	MACHINERY & EQUIPMENT	2008	\$ 5,094	1.25	\$ 6,352
54	FURNITURE & FIXTURE	PURCHASED	MACHINERY & EQUIPMENT	1995	\$ 7,176	1.89	\$ 13,594
55	FURNITURE & FIXTURE	PURCHASED	MACHINERY & EQUIPMENT	1995	\$ 1,532	1.89	\$ 2,903
56	DECON SHOWER SYSTEM	GRANT	MACHINERY & EQUIPMENT	2010	\$ 69,067	1.18	\$ 81,318
57	THERMAL IMAGING CAMERA	GRANT	MACHINERY & EQUIPMENT	2013	\$ 8,809	1.09	\$ 9,563
58	THERMAL IMAGING CAMERA	GRANT	MACHINERY & EQUIPMENT	2013	\$ 8,809	1.09	\$ 9,563
59	THERMAL IMAGING CAMERA	GRANT	MACHINERY & EQUIPMENT	2013	\$ 8,809	1.09	\$ 9,563
60	THERMAL IMAGING CAMERA	GRANT	MACHINERY & EQUIPMENT	2013	\$ 8,809	1.09	\$ 9,563
61	THERMAL IMAGING CAMERA	GRANT	MACHINERY & EQUIPMENT	2013	\$ 8,809	1.09	\$ 9,563
62	FIRE EXTINGUISHER TRAINING PROP	GRANT	MACHINERY & EQUIPMENT	2013	\$ 7,183	1.09	\$ 7,797
63	FIRE BOAT LIFT AND DOCK WORK	GRANT	MACHINERY & EQUIPMENT	2014	\$ 17,450	1.06	\$ 18,442
64	ELECTRICAL WORK FOR VFD BOAT LIFT	GRANT	MACHINERY & EQUIPMENT	2014	\$ 2,410	1.06	\$ 2,547
65	VFD MOBILE DATA TERMINAL	GRANT	MACHINERY & EQUIPMENT	2014	\$ 120,788	1.06	\$ 127,651
66	VFD MOBILE REPEATER	GRANT	MACHINERY & EQUIPMENT	2014	\$ 14,023	1.06	\$ 14,819
67	VFD MOBILE REPEATER	GRANT	MACHINERY & EQUIPMENT	2014	\$ 14,023	1.06	\$ 14,819
68	2015 BOMBARDIER GTX155 JET SKI	GRANT	MACHINERY & EQUIPMENT	2015	\$ 10,933	1.03	\$ 11,296
69	2016 PIERCE PUMPER TRUCK	1 CENT SALES TAX	VEHICLES	2016	\$ 517,107	1.00	\$ 518,356
70	FUEL TANK - FIRE STATION 1	PURCHASED	IMPROVEMENTS	2016	\$ 22,800	1.00	\$ 22,855
71	WELFLD FIRE TRAINING FAC	PURCHASED	BUILDINGS	1984	\$ 47,305	2.50	\$ 118,190
72	Air Conditioning Units Replacement	1 CENT SALES TAX	MACHINERY & EQUIPMENT	2017	\$ 30,970	1.00	\$ 30,970
73	2017 Toyota Prius	1 CENT SALES TAX	MACHINERY & EQUIPMENT	2017	\$ 23,676	1.00	\$ 23,676
74	Fire Station #1	PURCHASED	BUILDINGS	1974	\$ 119,541	5.13	\$ 613,313
75	Fire Station #1	PURCHASED	IMPROVEMENTS	1995	\$ 268,162	1.89	\$ 507,981
76	Fire Station #3 Land	GIFT	LAND	2017	\$ 4,226,644	1.00	\$ 4,226,644
<b>TOTAL</b>					<b>\$ 13,564,325</b>		<b>\$ 17,920,996</b>



## Schedule 2 - Law Enforcement Fixed Assets

## City of Venice Impact Fee Study - Appendix

#	Description	Source	Type	Date	Acquisition Cost	ENR	2017 Replacement	
							Cost	
1	INTERMEC COMPUTER EQUIPMENT	PURCHASED	MACHINERY & EQUIPMENT	2001	\$ 25,772	1.65	\$	42,489
2	LAW ENFORCEMENT UPGRADE	PURCHASED	COMPUTER SOFTWARE	2005	\$ 228,530	1.40	\$	320,493
3	POLICE PISTOL RANGE-ROOF	PURCHASED	BUILDINGS	1987	\$ 6,445	2.37	\$	15,275
4	POLICE PISTOL RANGE - #5	PURCHASED	BUILDINGS	1980	\$ 41,553	3.23	\$	134,047
5	STUCCO 2 BLDGS AT RANGE	PURCHASED	BUILDINGS	1991	\$ 4,030	2.16	\$	8,704
6	ACOUSTIC TILE	PURCHASED	BUILDINGS	1992	\$ 2,016	2.09	\$	4,223
7	CEILING TILE/GRID SYSTEM	PURCHASED	BUILDINGS	1993	\$ 3,441	2.00	\$	6,897
8	INSTALLATION/UPGRADE OF VPD REAR GATE TO JAIL	PURCHASED	IMPROVEMENTS	2007	\$ 9,489	1.31	\$	12,438
9	LIGHTING PROJ FOR VPD- CP402	PURCHASED	IMPROVEMENTS	2007	\$ 58,098	1.31	\$	76,149
10	POLICE STATION	PURCHASED	BUILDINGS	1992	\$ 1,894,938	2.09	\$	3,969,429
11	FURNITURE & FIXTURES	PURCHASED	MACHINERY & EQUIPMENT	1992	\$ 135,623	2.09	\$	284,096
12	PLACQUE	PURCHASED	MACHINERY & EQUIPMENT	1992	\$ 545	2.09	\$	1,142
13	PERFORMED MAINTENANCE REPAIRS ON ROOF	PURCHASED	BUILDINGS	1999	\$ 4,050	1.72	\$	6,980
14	EXHAUST HOOD & FAN PRPOERTY & EVIDENCE ROOM	PURCHASED	IMPROVEMENTS	2005	\$ 4,078	1.40	\$	5,718
15	INSTALL 5 STALL CARPORT	PURCHASED	BUILDINGS	1999	\$ 7,330	1.72	\$	12,633
16	ACCESS CONTROL & INSTALLATION	PURCHASED	IMPROVEMENTS	2007	\$ 9,386	1.31	\$	12,302
17	VPD ACCESS CONTROL SYSTEM - 5 ADDITIONAL DOORS	PURCHASED	IMPROVEMENTS	2008	\$ 7,557	1.26	\$	9,496
18	30' INTREPID BOAT TRAILER	GRANT	MACHINERY & EQUIPMENT	2009	\$ 9,700	1.22	\$	11,819
19	300 OPEN INTREPID BASE BOAT	GRANT	MACHINERY & EQUIPMENT	2009	\$ 117,000	1.22	\$	142,562
20	TIDEWATER XPRESS 13,000# ALUMINUM LIFT W/PILOT	GRANT	MACHINERY & EQUIPMENT	2010	\$ 5,542	1.19	\$	6,575
21	BOSTON WHALER JUSTICE 24 U77	GRANT	MACHINERY & EQUIPMENT	2003	\$ 49,608	1.56	\$	77,375
22	MERCURY VERADO BOAT MOTOR 200XL	GRANT	MACHINERY & EQUIPMENT	2013	\$ 11,534	1.09	\$	12,616
23	MERCURY VERADO BOAT MOTOR 200CX	GRANT	MACHINERY & EQUIPMENT	2013	\$ 11,879	1.09	\$	12,993
24	2004 FORD E-250 CARGO VAN U84	PURCHASED	VEHICLES	2004	\$ 20,493	1.47	\$	30,077
25	INSTALLATION OF SHELVEING IN CRIME SCENE VAN	PURCHASED	MACHINERY & EQUIPMENT	2004	\$ 1,100	1.47	\$	1,614
26	FORD EXPLORER INTERCEPTOR 2013 U#54	ONE CENT SALES TAX	VEHICLES	2013	\$ 29,592	1.09	\$	32,369
27	G3 PLUS AUTO AED	ONE CENT SALES TAX	VEHICLES	2013	\$ 1,369	1.09	\$	1,497
28	LIGHTS AND EQUIPMENT PACKAGE	ONE CENT SALES TAX	VEHICLES	2013	\$ 7,831	1.09	\$	8,566
29	MOTOROLA RADIO RETROFIT	ONE CENT SALES TAX	VEHICLES	2013	\$ 272	1.09	\$	298
30	HITCH	ONE CENT SALES TAX	VEHICLES	2013	\$ 365	1.09	\$	399
31	GRAPHICS AND LETTERING PACKAGE	ONE CENT SALES TAX	VEHICLES	2013	\$ 465	1.09	\$	509
32	WINDOW TINT	ONE CENT SALES TAX	VEHICLES	2013	\$ 45	1.09	\$	49
33	BATTERY SAVER, VENT VISOR AND INSTALL ACCESSORIES	ONE CENT SALES TAX	VEHICLES	2013	\$ 166	1.09	\$	181
34	FORD EXPLORER INTERCEPTOR 2013 U#86	ONE CENT SALES TAX	VEHICLES	2013	\$ 29,592	1.09	\$	32,369
35	G3 PLUS AUTO AED	ONE CENT SALES TAX	VEHICLES	2013	\$ 1,369	1.09	\$	1,497
36	LIGHTS AND EQUIPMENT PACKAGE	ONE CENT SALES TAX	VEHICLES	2013	\$ 7,831	1.09	\$	8,566
37	MOTOROLA RADIO RETROFIT	ONE CENT SALES TAX	VEHICLES	2013	\$ 272	1.09	\$	298
38	HITCH	ONE CENT SALES TAX	VEHICLES	2013	\$ 365	1.09	\$	399
39	GRAPHICS AND LETTERING PACKAGE	ONE CENT SALES TAX	VEHICLES	2013	\$ 465	1.09	\$	509
40	WINDOW TINT	ONE CENT SALES TAX	VEHICLES	2013	\$ 45	1.09	\$	49
41	BATTERY SAVER, VENT VISOR AND INSTALL ACCESSORIES	ONE CENT SALES TAX	VEHICLES	2013	\$ 166	1.09	\$	181
42	FORD EXPLORER INTERCEPTOR 2013 U#91	ONE CENT SALES TAX	VEHICLES	2013	\$ 29,592	1.09	\$	32,369
43	G3 PLUS AUTO AED	ONE CENT SALES TAX	VEHICLES	2013	\$ 1,369	1.09	\$	1,497
44	LIGHTS AND EQUIPMENT PACKAGE	ONE CENT SALES TAX	VEHICLES	2013	\$ 7,831	1.09	\$	8,566
45	MOTOROLA RADIO RETROFIT	ONE CENT SALES TAX	VEHICLES	2013	\$ 272	1.09	\$	298
46	HITCH	ONE CENT SALES TAX	VEHICLES	2013	\$ 365	1.09	\$	399

## Schedule 2 - Law Enforcement Fixed Assets

## City of Venice Impact Fee Study - Appendix

#	Description	Source	Type	Date	Acquisition Cost	ENR	2017 Replacement Cost	
47	GRAPHICS AND LETTERING PACKAGE	ONE CENT SALES TAX	VEHICLES	2013	\$ 465	1.09	\$	509
48	WINDOW TINT	ONE CENT SALES TAX	VEHICLES	2013	\$ 45	1.09	\$	49
49	BATTERY SAVER, VENT VISOR AND INSTALL ACCESSORIES	ONE CENT SALES TAX	VEHICLES	2013	\$ 166	1.09	\$	181
50	FORD TAURUS INTERCEPTOR 2013 U#59	ONE CENT SALES TAX	VEHICLES	2013	\$ 27,860	1.09	\$	30,474
51	G3 PLUS AUTO AED	ONE CENT SALES TAX	VEHICLES	2013	\$ 1,369	1.09	\$	1,497
52	LIGHTS AND EQUIPMENT PACKAGE	ONE CENT SALES TAX	VEHICLES	2013	\$ 7,416	1.09	\$	8,112
53	MOTOROLA RADIO RETROFIT	ONE CENT SALES TAX	VEHICLES	2013	\$ 272	1.09	\$	298
54	HITCH	ONE CENT SALES TAX	VEHICLES	2013	\$ 365	1.09	\$	399
55	GRAPHICS AND LETTERING PACKAGE	ONE CENT SALES TAX	VEHICLES	2013	\$ 465	1.09	\$	509
56	WINDOW TINT	ONE CENT SALES TAX	VEHICLES	2013	\$ 135	1.09	\$	148
57	BATTERY SAVER, VENT VISOR AND INSTALL ACCESSORIES	ONE CENT SALES TAX	VEHICLES	2013	\$ 166	1.09	\$	181
58	FORD TAURUS INTERCEPTOR 2013 U#53	ONE CENT SALES TAX	VEHICLES	2013	\$ 27,860	1.09	\$	30,474
59	G3 PLUS AUTO AED	ONE CENT SALES TAX	VEHICLES	2013	\$ 1,369	1.09	\$	1,497
60	LIGHTS AND EQUIPMENT PACKAGE	ONE CENT SALES TAX	VEHICLES	2013	\$ 7,416	1.09	\$	8,112
61	MOTOROLA RADIO RETROFIT	ONE CENT SALES TAX	VEHICLES	2013	\$ 272	1.09	\$	298
62	HITCH	ONE CENT SALES TAX	VEHICLES	2013	\$ 365	1.09	\$	399
63	GRAPHICS AND LETTERING PACKAGE	ONE CENT SALES TAX	VEHICLES	2013	\$ 465	1.09	\$	509
64	WINDOW TINT	ONE CENT SALES TAX	VEHICLES	2013	\$ 135	1.09	\$	148
65	BATTERY SAVER, VENT VISOR AND INSTALL ACCESSORIES	ONE CENT SALES TAX	VEHICLES	2013	\$ 166	1.09	\$	181
66	FORD TAURUS INTERCEPTOR 2013 U#90	ONE CENT SALES TAX	VEHICLES	2013	\$ 27,635	1.09	\$	30,228
67	G3 PLUS AUTO AED	ONE CENT SALES TAX	VEHICLES	2013	\$ 1,369	1.09	\$	1,497
68	LIGHTS AND EQUIPMENT PACKAGE	ONE CENT SALES TAX	VEHICLES	2013	\$ 2,145	1.09	\$	2,346
69	WINDOW TINT	ONE CENT SALES TAX	VEHICLES	2013	\$ 135	1.09	\$	148
70	BATTERY SAVER, VENT VISOR AND INSTALL ACCESSORIES	ONE CENT SALES TAX	VEHICLES	2013	\$ 166	1.09	\$	181
71	2003 POLARIS RANGER-U92	PURCHASED	MACHINERY & EQUIPMENT	2003	\$ 8,400	1.56	\$	13,101
72	2004 EXPLORER 4X4 XLS-U94	PURCHASED	VEHICLES	2004	\$ 24,888	1.47	\$	36,527
73	2006 FORD CROWN VIC-U52	PURCHASED	VEHICLES	2006	\$ 25,198	1.35	\$	33,955
74	2007 CHEVROLET IMPALA-U96	PURCHASED	VEHICLES	2007	\$ 26,799	1.31	\$	35,125
75	2009 CHEVROLET TAHOE-U67	PURCHASED	VEHICLES	2009	\$ 29,171	1.22	\$	35,544
76	2009 FORD F-250 U55	PURCHASED	VEHICLES	2009	\$ 27,786	1.22	\$	33,856
77	2009 CROWN VICTORIA- U58	PURCHASED	VEHICLES	2009	\$ 26,252	1.22	\$	31,987
78	2009 CHEVROLET IMPALA-U 75	PURCHASED	VEHICLES	2009	\$ 25,133	1.22	\$	30,624
79	2010 FORD CROWN VICTORIA U72 - P7B INTERCEPTORS	PURCHASED	VEHICLES	2010	\$ 26,011	1.19	\$	30,857
80	2010 FORD CROWN VICTORIA U60 - P7B INTERCEPTORS	PURCHASED	VEHICLES	2010	\$ 26,011	1.19	\$	30,857
81	2010 FORD EXPLORER XLT PKG, 4X4 4 DOOR U73	PURCHASED	VEHICLES	2010	\$ 22,084	1.19	\$	26,198
82	2010 FORD EXPLORER XLT PKG, 4X4 4 DOOR U76	PURCHASED	VEHICLES	2010	\$ 22,084	1.19	\$	26,198
83	2011 FORD CROWN VICTORIA U64	PURCHASED	VEHICLES	2011	\$ 26,552	1.15	\$	30,570
84	ULTRALYTE 200LR LONG RANGE LASER	PURCHASED	MACHINERY & EQUIPMENT	2004	\$ 9,985	1.47	\$	14,655
85	2006 CLUB CAR VILLAGER 4 U49	PURCHASED	MACHINERY & EQUIPMENT	2006	\$ 7,047	1.35	\$	9,496
86	2006 CLUB CAR VILLAGER 4 GRAPHICS	PURCHASED	MACHINERY & EQUIPMENT	2006	\$ 232	1.35	\$	313
87	INSTALL 12 NEW FRIGIDAIRE SYSTEMS CONTRACT 2932-11	GRANT	MACHINERY & EQUIPMENT	2011	\$ 60,060	1.15	\$	69,149
88	SOKKIA CX-105/5" TOTAL STATION W/LASER	PURCHASED	MACHINERY & EQUIPMENT	2012	\$ 7,293	1.12	\$	8,182
89	ARMALITE LE15H2B (M1542) SEMIAUTOMATIC (8)	PURCHASED	MACHINERY & EQUIPMENT	2003	\$ 5,847	1.56	\$	9,120
90	GPS SYSTEM & ACCESS FOR MARINE BOAT	GRANT	MACHINERY & EQUIPMENT	2009	\$ 11,456	1.22	\$	13,958
91	S7640001 / 0000 / SURGE PROTECTION INSTALLED COV PD	PURCHASED	MACHINERY & EQUIPMENT	2011	\$ 14,535	1.15	\$	16,735
92	DIGID LER LIVESCAN FINGERPRINT SCANNER	PURCHASED	MACHINERY & EQUIPMENT	2008	\$ 13,894	1.26	\$	17,459
93	IPTM CALL TRAK	PURCHASED	COMPUTER SOFTWARE	1997	\$ 7,900	1.79	\$	14,160

## Schedule 2 - Law Enforcement Fixed Assets

## City of Venice Impact Fee Study - Appendix

#	Description	Source	Type	Date	Acquisition Cost	ENR	2017 Replacement Cost	
94	POLICE TRAK FOR WINDOWS UPGRADE	PURCHASED	COMPUTER SOFTWARE	1997	\$ 2,000	1.79	\$	3,585
95	DATA CARD BRAND DIGITAL IMAGING	PURCHASED	COMPUTER SOFTWARE	2002	\$ 8,000	1.60	\$	12,777
96	POWER DMS VERSION 2.4.2 (INCLUDES 10 USER LICENSES)	PURCHASED	COMPUTER SOFTWARE	2003	\$ 7,470	1.56	\$	11,651
97	BARCODING HARDWARE - VENICE POLICE DEPT	PURCHASED	COMPUTER SOFTWARE	2007	\$ 15,135	1.31	\$	19,837
98	RECORDS CRIME INTERFACE	PURCHASED	COMPUTER SOFTWARE	2009	\$ 12,230	1.22	\$	14,902
99	TICKET WRITER SYSTEM-PAYMENT #2	PURCHASED	COMPUTER SOFTWARE	2009	\$ 29,083	1.22	\$	35,437
100	TICKET WRITER SYSTEM- PAYMENT #1	PURCHASED	COMPUTER SOFTWARE	2009	\$ 36,354	1.22	\$	44,296
101	TICKET WRITER SYSTEM INSTALLATION	PURCHASED	COMPUTER SOFTWARE	2010	\$ 7,271	1.19	\$	8,625
102	RECORDING SYSTEM NICE VOICE	PURCHASED	MACHINERY & EQUIPMENT	2005	\$ 28,478	1.40	\$	39,938
103	MICROFILM RDR & PRTR M500	PURCHASED	MACHINERY & EQUIPMENT	1976	\$ 12,030	4.35	\$	52,320
104	CAMERAS (12) AT VPD	PURCHASED	MACHINERY & EQUIPMENT	2005	\$ 9,956	1.40	\$	13,962
105	800 MHZ RADIO SYSTEM	PURCHASED	MACHINERY & EQUIPMENT	2005	\$ 966,805	1.40	\$	1,355,858
106	MPH 18' MONITOR TRAILER U88	PURCHASED	MACHINERY & EQUIPMENT	1998	\$ 11,885	1.76	\$	20,964
107	RADAR UNITS- DIRECTIONAL (GENESIS II)	PURCHASED	MACHINERY & EQUIPMENT	2007	\$ 6,000	1.31	\$	7,864
108	NORSTAR TELEPHONE SYSTEM	PURCHASED	MACHINERY & EQUIPMENT	2001	\$ 39,648	1.65	\$	65,365
109	RECORDS & PROPERTY SHELVING PARTS & LABOR	PURCHASED	MACHINERY & EQUIPMENT	2007	\$ 29,927	1.31	\$	39,225
110	MOTOROLA P110 6 CHANNEL TWO-WAY RADIO 146-174	PURCHASED	MACHINERY & EQUIPMENT	1997	\$ 9,342	1.79	\$	16,744
111	SEGWAY PATROLLER MODEL	ONE CENT SALES TAX	MACHINERY & EQUIPMENT	2013	\$ 11,110	1.09	\$	12,152
112	2014 TOYOTA SIENNA - VPD UNIT 50	ONE CENT SALES TAX	VEHICLES	2014	\$ 33,686	1.06	\$	35,870
113	MOTOROLA RADIO SYSTEM	ONE CENT SALES TAX	VEHICLES	2014	\$ 3,242	1.06	\$	3,453
114	WINDOW TINT	ONE CENT SALES TAX	VEHICLES	2014	\$ 160	1.06	\$	170
115	IN CAR VIDEO SYSTEM	ONE CENT SALES TAX	VEHICLES	2014	\$ 4,970	1.06	\$	5,292
116	VENT VISORS	ONE CENT SALES TAX	VEHICLES	2014	\$ 43	1.06	\$	46
117	FLOOR MATS	ONE CENT SALES TAX	VEHICLES	2014	\$ 173	1.06	\$	184
118	RADAR UNIT	ONE CENT SALES TAX	VEHICLES	2014	\$ 1,566	1.06	\$	1,668
119	2014 CHEVY IMPALA 2LT (CHIEF'S) UNIT 93	ONE CENT SALES TAX	VEHICLES	2014	\$ 32,025	1.06	\$	34,101
120	MOTOROLA RADIO SYSTEM	ONE CENT SALES TAX	VEHICLES	2014	\$ 3,242	1.06	\$	3,453
121	WINDOW TINT	ONE CENT SALES TAX	VEHICLES	2014	\$ 145	1.06	\$	154
122	IN CAR VIDEO SYSTEM	ONE CENT SALES TAX	VEHICLES	2014	\$ 4,970	1.06	\$	5,292
123	VENT VISORS	ONE CENT SALES TAX	VEHICLES	2014	\$ 43	1.06	\$	45
124	RADAR UNIT	ONE CENT SALES TAX	VEHICLES	2014	\$ 1,566	1.06	\$	1,668
125	2014 FORD POLICE EXPLORER INTERCEPTOR UNIT 71	ONE CENT SALES TAX	VEHICLES	2014	\$ 25,927	1.06	\$	27,608
126	MOTOROLA RADIO SYSTEM	ONE CENT SALES TAX	VEHICLES	2014	\$ 3,242	1.06	\$	3,453
127	IN CAR VIDEO SYSTEM	ONE CENT SALES TAX	VEHICLES	2014	\$ 4,970	1.06	\$	5,292
128	LIGHTS AND EQUIPMENT	ONE CENT SALES TAX	VEHICLES	2014	\$ 8,547	1.06	\$	9,101
129	VENT VISORS	ONE CENT SALES TAX	VEHICLES	2014	\$ 43	1.06	\$	45
130	RADAR UNIT	ONE CENT SALES TAX	VEHICLES	2014	\$ 1,566	1.06	\$	1,668
131	2014 FORD POLICE EXPLORER INTERCEPTOR UNIT 78	ONE CENT SALES TAX	VEHICLES	2014	\$ 25,927	1.06	\$	27,608
132	MOTOROLA RADIO SYSTEM	ONE CENT SALES TAX	VEHICLES	2014	\$ 3,242	1.06	\$	3,453
133	IN CAR VIDEO SYSTEM	ONE CENT SALES TAX	VEHICLES	2014	\$ 4,970	1.06	\$	5,292
134	LIGHTS AND EQUIPMENT	ONE CENT SALES TAX	VEHICLES	2014	\$ 8,547	1.06	\$	9,101
135	VENT VISORS	ONE CENT SALES TAX	VEHICLES	2014	\$ 43	1.06	\$	45
136	RADAR UNIT	ONE CENT SALES TAX	VEHICLES	2014	\$ 1,566	1.06	\$	1,668
137	2014 FORD POLICE EXPLORER INTERCEPTOR UNIT 56	ONE CENT SALES TAX	VEHICLES	2014	\$ 25,927	1.06	\$	27,608
138	MOTOROLA RADIO SYSTEM	ONE CENT SALES TAX	VEHICLES	2014	\$ 3,242	1.06	\$	3,453
139	IN CAR VIDEO SYSTEM	ONE CENT SALES TAX	VEHICLES	2014	\$ 4,970	1.06	\$	5,292
140	LIGHTS AND EQUIPMENT	ONE CENT SALES TAX	VEHICLES	2014	\$ 8,547	1.06	\$	9,101

## Schedule 2 - Law Enforcement Fixed Assets

## City of Venice Impact Fee Study - Appendix

#	Description	Source	Type	Date	Acquisition Cost	ENR	2017 Replacement Cost	
141	VENT VISORS	ONE CENT SALES TAX	VEHICLES	2014	\$ 43	1.06	\$	45
142	RADAR UNIT	ONE CENT SALES TAX	VEHICLES	2014	\$ 1,566	1.06	\$	1,668
143	2014 CHEVROLET TAHOE UNIT 57	ONE CENT SALES TAX	VEHICLES	2014	\$ 25,913	1.06	\$	27,593
144	MOTOROLA RADIO SYSTEM	ONE CENT SALES TAX	VEHICLES	2014	\$ 3,242	1.06	\$	3,453
145	IN CAR VIDEO SYSTEM	ONE CENT SALES TAX	VEHICLES	2014	\$ 4,970	1.06	\$	5,292
146	WINDOW TINT	ONE CENT SALES TAX	VEHICLES	2014	\$ 55	1.06	\$	59
147	VHF RADIO	ONE CENT SALES TAX	VEHICLES	2014	\$ 88	1.06	\$	94
148	LIGHTS AND EQUIPMENT	ONE CENT SALES TAX	VEHICLES	2014	\$ 9,877	1.06	\$	10,518
149	VENT VISORS	ONE CENT SALES TAX	VEHICLES	2014	\$ 43	1.06	\$	45
150	COMMAND CENTER MODIFICATIONS	ONE CENT SALES TAX	VEHICLES	2014	\$ 5,275	1.06	\$	5,617
151	RADAR UNIT	ONE CENT SALES TAX	VEHICLES	2014	\$ 1,566	1.06	\$	1,668
152	2014 CHEVROLET TAHOE - K9 UNIT 82	ONE CENT SALES TAX	VEHICLES	2014	\$ 25,913	1.06	\$	27,593
153	MOTOROLA RADIO SYSTEM	ONE CENT SALES TAX	VEHICLES	2014	\$ 3,242	1.06	\$	3,453
154	IN CAR VIDEO SYSTEM	ONE CENT SALES TAX	VEHICLES	2014	\$ 4,970	1.06	\$	5,292
155	LIGHTS AND EQUIPMENT	ONE CENT SALES TAX	VEHICLES	2014	\$ 12,617	1.06	\$	13,435
156	VENT VISORS	ONE CENT SALES TAX	VEHICLES	2014	\$ 43	1.06	\$	45
157	RADAR UNIT	ONE CENT SALES TAX	VEHICLES	2014	\$ 1,566	1.06	\$	1,668
158	2014 HARLEY DAVIDSON ROAD KING FLHP-VPD	ONE CENT SALES TAX	VEHICLES	2014	\$ 15,663	1.06	\$	16,679
159	LIGHTS AND EQUIPMENT	ONE CENT SALES TAX	VEHICLES	2014	\$ 6,054	1.06	\$	6,447
160	RADAR UNIT	ONE CENT SALES TAX	VEHICLES	2014	\$ 2,307	1.06	\$	2,456
161	VPD BOAT LIFT	GRANT	MACHINERY & EQUIPMENT	2014	\$ 9,949	1.06	\$	10,594
162	LICENSE PLATE SCANNER	PURCHASED	MACHINERY & EQUIPMENT	2014	\$ 13,498	1.06	\$	14,373
163	INSTALL ON UNIT 15-83	PURCHASED	MACHINERY & EQUIPMENT	2014	\$ 750	1.06	\$	799
164	LICENSE PLATE SCANNER	PURCHASED	MACHINERY & EQUIPMENT	2014	\$ 13,498	1.06	\$	14,373
165	INSTALL ON UNIT 15-89	PURCHASED	MACHINERY & EQUIPMENT	2014	\$ 750	1.06	\$	799
166	INTERVIEW ROOM CAMERA SYSTEM	PURCHASED	MACHINERY & EQUIPMENT	2014	\$ 10,040	1.06	\$	10,691
167	2015 TOYOTA HIGHLANDER VPD UNIT 74	ONE CENT SALES TAX	VEHICLES	2014	\$ 33,998	1.06	\$	36,202
168	WINDOW TINT	ONE CENT SALES TAX	VEHICLES	2014	\$ 60	1.06	\$	64
169	RADIO ANTENNA	ONE CENT SALES TAX	VEHICLES	2014	\$ 80	1.06	\$	85
170	EMERGENCY EQUIPMENT	ONE CENT SALES TAX	VEHICLES	2014	\$ 1,814	1.06	\$	1,932
171	RADAR UNIT	ONE CENT SALES TAX	VEHICLES	2015	\$ 1,566	1.04	\$	1,630
172	MAGNETIC STRIPE READER	ONE CENT SALES TAX	VEHICLES	2015	\$ 53	1.04	\$	55
173	2015 GMC SIERRA C1500 SLE PICK-UP UNIT 70	ONE CENT SALES TAX	VEHICLES	2014	\$ 32,000	1.06	\$	34,075
174	WINDOW TINT	ONE CENT SALES TAX	VEHICLES	2014	\$ 140	1.06	\$	149
175	RADIO ANTENNA	ONE CENT SALES TAX	VEHICLES	2014	\$ 80	1.06	\$	85
176	EMERGENCY EQUIPMENT	ONE CENT SALES TAX	VEHICLES	2014	\$ 2,303	1.06	\$	2,452
177	RADAR UNIT	ONE CENT SALES TAX	VEHICLES	2015	\$ 1,566	1.04	\$	1,630
178	2015 CHEROLET TAHOE POLICE 2WD UNIT 15-63	ONE CENT SALES TAX	VEHICLES	2015	\$ 28,709	1.04	\$	29,886
179	IN CAR VIDEO SYSTEM	ONE CENT SALES TAX	VEHICLES	2015	\$ 5,020	1.04	\$	5,226
180	WINDOW VENTS	ONE CENT SALES TAX	VEHICLES	2015	\$ 52	1.04	\$	54
181	RADAR UNIT	ONE CENT SALES TAX	VEHICLES	2015	\$ 1,566	1.04	\$	1,630
182	IN CAR PRINTER SYSTEM	ONE CENT SALES TAX	VEHICLES	2015	\$ 411	1.04	\$	428
183	MAGNETIC STRIPE READER	ONE CENT SALES TAX	VEHICLES	2015	\$ 53	1.04	\$	55
184	LIGHTS AND EQUIPMENT	ONE CENT SALES TAX	VEHICLES	2015	\$ 9,360	1.04	\$	9,744
185	GRAPHICS	ONE CENT SALES TAX	VEHICLES	2015	\$ 475	1.04	\$	494
186	WINDOW TINT	ONE CENT SALES TAX	VEHICLES	2015	\$ 45	1.04	\$	47
187	2015 CHEROLET TAHOE POLICE 2WD unit 15-89	ONE CENT SALES TAX	VEHICLES	2015	\$ 28,709	1.04	\$	29,886

## Schedule 2 - Law Enforcement Fixed Assets

## City of Venice Impact Fee Study - Appendix

#	Description	Source	Type	Date	Acquisition Cost	ENR	2017 Replacement Cost	
188	IN CAR VIDEO SYSTEM	ONE CENT SALES TAX	VEHICLES	2015	\$ 5,020	1.04	\$	5,226
189	WINDOW VENTS	ONE CENT SALES TAX	VEHICLES	2015	\$ 52	1.04	\$	54
190	RADAR UNIT	ONE CENT SALES TAX	VEHICLES	2015	\$ 1,566	1.04	\$	1,630
191	IN CAR PRINTER SYSTEM	ONE CENT SALES TAX	VEHICLES	2015	\$ 411	1.04	\$	428
192	MAGNETIC STRIPE READER	ONE CENT SALES TAX	VEHICLES	2015	\$ 53	1.04	\$	55
193	LIGHTS AND EQUIPMENT	ONE CENT SALES TAX	VEHICLES	2015	\$ 9,360	1.04	\$	9,744
194	GRAPHICS	ONE CENT SALES TAX	VEHICLES	2015	\$ 475	1.04	\$	494
195	WINDOW TINT	ONE CENT SALES TAX	VEHICLES	2015	\$ 45	1.04	\$	47
196	2015 CHEROLET TAHOE POLICE 2WD UNIT 15-83	ONE CENT SALES TAX	VEHICLES	2015	\$ 28,709	1.04	\$	29,886
197	IN CAR VIDEO SYSTEM	ONE CENT SALES TAX	VEHICLES	2015	\$ 5,020	1.04	\$	5,226
198	WINDOW VENTS	ONE CENT SALES TAX	VEHICLES	2015	\$ 52	1.04	\$	54
199	RADAR UNIT	ONE CENT SALES TAX	VEHICLES	2015	\$ 1,566	1.04	\$	1,630
200	IN CAR PRINTER SYSTEM	ONE CENT SALES TAX	VEHICLES	2015	\$ 29	1.04	\$	30
201	MAGNETIC STRIPE READER	ONE CENT SALES TAX	VEHICLES	2015	\$ 53	1.04	\$	55
202	LIGHTS AND EQUIPMENT	ONE CENT SALES TAX	VEHICLES	2015	\$ 9,360	1.04	\$	9,744
203	GRAPHICS	ONE CENT SALES TAX	VEHICLES	2015	\$ 475	1.04	\$	494
204	WINDOW TINT	ONE CENT SALES TAX	VEHICLES	2015	\$ 45	1.04	\$	47
205	2015 CHEROLET TAHOE POLICE 2WD UNIT 15-79	ONE CENT SALES TAX	VEHICLES	2015	\$ 28,709	1.04	\$	29,886
206	IN CAR VIDEO SYSTEM	ONE CENT SALES TAX	VEHICLES	2015	\$ 5,020	1.04	\$	5,226
207	WINDOW VENTS	ONE CENT SALES TAX	VEHICLES	2015	\$ 52	1.04	\$	54
208	RADAR UNIT	ONE CENT SALES TAX	VEHICLES	2015	\$ 1,566	1.04	\$	1,630
209	IN CAR PRINTER SYSTEM	ONE CENT SALES TAX	VEHICLES	2015	\$ 29	1.04	\$	30
210	MAGNETIC STRIPE READER	ONE CENT SALES TAX	VEHICLES	2015	\$ 53	1.04	\$	55
211	LIGHTS AND EQUIPMENT	ONE CENT SALES TAX	VEHICLES	2015	\$ 9,360	1.04	\$	9,744
212	GRAPHICS	ONE CENT SALES TAX	VEHICLES	2015	\$ 475	1.04	\$	494
213	WINDOW TINT	ONE CENT SALES TAX	VEHICLES	2015	\$ 45	1.04	\$	47
214	PORTABLE MESSAGE BOARD-SOLAR POWERED	PURCHASED	MACHINERY & EQUIPMENT	2016	\$ 11,955	1.01	\$	12,075
215	PORTABLE MESSAGE BOARD-SOLAR POWERED	PURCHASED	MACHINERY & EQUIPMENT	2016	\$ 11,955	1.01	\$	12,075
216	2016 CHEROLET TAHOE POLICE 2WD UNIT 16-68	ONE CENT SALES TAX	VEHICLES	2016	\$ 33,318	1.01	\$	33,652
217	LIGHTS AND EQUIPMENT	ONE CENT SALES TAX	VEHICLES	2016	\$ 9,859	1.01	\$	9,958
218	IN CAR VIDEO SYSTEM W/FRON PANORAMIC CAM.	ONE CENT SALES TAX	VEHICLES	2016	\$ 5,217	1.01	\$	5,269
219	BEE III KA-BAND SINGLE ANTENNA RADAR PKG	ONE CENT SALES TAX	VEHICLES	2016	\$ 1,566	1.01	\$	1,582
220	GRAPHICS	ONE CENT SALES TAX	VEHICLES	2016	\$ 498	1.01	\$	503
221	WINDOW TINT	ONE CENT SALES TAX	VEHICLES	2016	\$ 51	1.01	\$	52
222	2016 CHEROLET TAHOE POLICE 2WD UNIT 16-69	ONE CENT SALES TAX	VEHICLES	2016	\$ 33,318	1.01	\$	33,652
223	LIGHTS AND EQUIPMENT	ONE CENT SALES TAX	VEHICLES	2016	\$ 9,859	1.01	\$	9,958
224	IN CAR VIDEO SYSTEM W/FRON PANORAMIC CAM.	ONE CENT SALES TAX	VEHICLES	2016	\$ 5,217	1.01	\$	5,269
225	BEE III KA-BAND SINGLE ANTENNA RADAR PKG	ONE CENT SALES TAX	VEHICLES	2016	\$ 1,566	1.01	\$	1,582
226	GRAPHICS	ONE CENT SALES TAX	VEHICLES	2016	\$ 498	1.01	\$	503
227	WINDOW TINT	ONE CENT SALES TAX	VEHICLES	2016	\$ 51	1.01	\$	52
228	2016 CHEROLET TAHOE POLICE 2WD UNIT 16-85	ONE CENT SALES TAX	VEHICLES	2016	\$ 33,318	1.01	\$	33,652
229	LIGHTS AND EQUIPMENT	ONE CENT SALES TAX	VEHICLES	2016	\$ 9,859	1.01	\$	9,958
230	IN CAR VIDEO SYSTEM W/FRON PANORAMIC CAM.	ONE CENT SALES TAX	VEHICLES	2016	\$ 5,217	1.01	\$	5,269
231	BEE III KA-BAND SINGLE ANTENNA RADAR PKG	ONE CENT SALES TAX	VEHICLES	2016	\$ 1,566	1.01	\$	1,582
232	GRAPHICS	ONE CENT SALES TAX	VEHICLES	2016	\$ 498	1.01	\$	503
233	WINDOW TINT	ONE CENT SALES TAX	VEHICLES	2016	\$ 51	1.01	\$	52
234	2016 CHEROLET TAHOE POLICE 2WD UNIT 16-66	ONE CENT SALES TAX	VEHICLES	2016	\$ 33,318	1.01	\$	33,652



## Schedule 2 - Law Enforcement Fixed Assets

## City of Venice Impact Fee Study - Appendix

#	Description	Source	Type	Date	Acquisition Cost	ENR	2017 Replacement Cost
235	LIGHTS AND EQUIPMENT	ONE CENT SALES TAX	VEHICLES	2016	\$ 9,859	1.01	\$ 9,958
236	IN CAR VIDEO SYSTEM W/FRON PANORAMIC CAM.	ONE CENT SALES TAX	VEHICLES	2016	\$ 5,217	1.01	\$ 5,269
237	BEE III KA-BAND SINGLE ANTENNA RADAR PKG	ONE CENT SALES TAX	VEHICLES	2016	\$ 1,566	1.01	\$ 1,582
238	GRAPHICS	ONE CENT SALES TAX	VEHICLES	2016	\$ 498	1.01	\$ 503
239	WINDOW TINT	ONE CENT SALES TAX	VEHICLES	2016	\$ 51	1.01	\$ 52
240	2016 CHEROLET TAHOE POLICE 2WD UNIT 16-51	ONE CENT SALES TAX	VEHICLES	2016	\$ 33,318	1.01	\$ 33,652
241	LIGHTS AND EQUIPMENT	ONE CENT SALES TAX	VEHICLES	2016	\$ 9,859	1.01	\$ 9,958
242	IN CAR VIDEO SYSTEM W/FRON PANORAMIC CAM.	ONE CENT SALES TAX	VEHICLES	2016	\$ 5,217	1.01	\$ 5,269
243	BEE III KA-BAND SINGLE ANTENNA RADAR PKG	ONE CENT SALES TAX	VEHICLES	2016	\$ 1,566	1.01	\$ 1,582
244	GRAPHICS	ONE CENT SALES TAX	VEHICLES	2016	\$ 498	1.01	\$ 503
245	WINDOW TINT	ONE CENT SALES TAX	VEHICLES	2016	\$ 51	1.01	\$ 52
246	MPS SOFTWARE	ONE CENT SALES TAX	COMPUTER SOFTWARE	2015	\$ 238,903	1.04	\$ 248,704
247	2017 CHEVROLET TAHOE 4DR 2WD UNIT 17-72	ONE CENT SALES TAX	VEHICLES	2017	\$ 30,925	1.00	\$ 30,925
248	RADAR UNIT	ONE CENT SALES TAX	VEHICLES	2017	\$ 1,587	1.00	\$ 1,587
249	LIGHTS AND EQUIPMENT	ONE CENT SALES TAX	VEHICLES	2017	\$ 10,064	1.00	\$ 10,064
250	IN CAR VIDEO SYSTEM	ONE CENT SALES TAX	VEHICLES	2017	\$ 5,370	1.00	\$ 5,370
251	2017 CHEVROLET TAHOE 4DR 2WD UNIT 17-72	ONE CENT SALES TAX	VEHICLES	2017	\$ 30,925	1.00	\$ 30,925
252	RADAR UNIT	ONE CENT SALES TAX	VEHICLES	2017	\$ 1,587	1.00	\$ 1,587
253	LIGHTS AND EQUIPMENT	ONE CENT SALES TAX	VEHICLES	2017	\$ 10,064	1.00	\$ 10,064
254	IN CAR VIDEO SYSTEM	ONE CENT SALES TAX	VEHICLES	2017	\$ 5,370	1.00	\$ 5,370
255	2017 FORD TAURUS SEL UNIT 17-96	ONE CENT SALES TAX	VEHICLES	2017	\$ 24,540	1.00	\$ 24,540
256	2017 CHEVY SILVERADO 1500 2WD UNIT 17-52	ONE CENT SALES TAX	VEHICLES	2017	\$ 29,010	1.00	\$ 29,010
257	MERCURY VERADO 4 STROKE OUTBOARD ENGINE	GRANT	MACHINERY & EQUIPMENT	2017	\$ 16,133	1.00	\$ 16,133
258	MERCURY VERADO 4 STROKE OUTBOARD ENGINE	GRANT	MACHINERY & EQUIPMENT	2017	\$ 16,454	1.00	\$ 16,454
259	PUBLIC SAFETY LAND - E VENICE AVE	BOND	LAND	2017	\$ -	1.00	\$ -
260	VPD Land - Ridgewood Ave	PURCHASED	LAND	1992	\$ 84,560	1.00	\$ 84,560
261	BALLISTIC SHIELD	GRANT	SMALL EQUIPMENT	2017	\$ 1,500	1.00	\$ 1,500
262	BALLISTIC SHIELD	GRANT	SMALL EQUIPMENT	2017	\$ 1,500	1.00	\$ 1,500
263	INTERVIEW ROOM EQUIPMENT	PURCHASED	SMALL EQUIPMENT	2017	\$ 3,545	1.00	\$ 3,545
264	HANDHELD MARINE RADIOS	PURCHASED	SMALL EQUIPMENT	2017	\$ 100	1.00	\$ 100
265	HANDHELD RADAR	PURCHASED	SMALL EQUIPMENT	2017	\$ 1,200	1.00	\$ 1,200
266	MARINE HEADSET	PURCHASED	SMALL EQUIPMENT	2017	\$ 2,000	1.00	\$ 2,000
267	MARINE RADIO - VHF	PURCHASED	SMALL EQUIPMENT	2017	\$ 200	1.00	\$ 200
268	WATERPROOF CAMERA	PURCHASED	SMALL EQUIPMENT	2017	\$ 100	1.00	\$ 100
269	KNIFE	PURCHASED	SMALL EQUIPMENT	2017	\$ 60	1.00	\$ 60
270	BICYCLE - MERCEDES BENZ	GIFT	SMALL EQUIPMENT	2017	\$ 100	1.00	\$ 100
271	BICYCLE - MERCEDES BENZ	GIFT	SMALL EQUIPMENT	2017	\$ 100	1.00	\$ 100
272	BICYCLE - MONGOOSE	GIFT	SMALL EQUIPMENT	2017	\$ 100	1.00	\$ 100
273	BICYCLE - MONGOOSE	GIFT	SMALL EQUIPMENT	2017	\$ 100	1.00	\$ 100
274	BICYCLE - MONGOOSE	GIFT	SMALL EQUIPMENT	2017	\$ 100	1.00	\$ 100
275	BICYCLE - GIANT	GIFT	SMALL EQUIPMENT	2017	\$ 850	1.00	\$ 850
276	BICYCLE - GIANT	GIFT	SMALL EQUIPMENT	2017	\$ 850	1.00	\$ 850
277	BICYCLE - GIANT	GIFT	SMALL EQUIPMENT	2017	\$ 850	1.00	\$ 850
278	BICYCLE - GIANT	GIFT	SMALL EQUIPMENT	2017	\$ 850	1.00	\$ 850
279	BICYCLE - GIANT	GIFT	SMALL EQUIPMENT	2017	\$ 850	1.00	\$ 850
280	BICYCLE - GIANT	GIFT	SMALL EQUIPMENT	2017	\$ 850	1.00	\$ 850
281	BICYCLE - GIANT	GIFT	SMALL EQUIPMENT	2017	\$ 850	1.00	\$ 850

## Schedule 2 - Law Enforcement Fixed Assets

## City of Venice Impact Fee Study - Appendix

#	Description	Source	Type	Date	Acquisition Cost	ENR	2017 Replacement Cost	
282	PROPERTY & EVIDENCE EQUIPMENT	PURCHASED	SMALL EQUIPMENT	2017	\$ 9,990	1.00	\$	9,990
283	WAYMIRE RANGE EQUIPMENT	PURCHASED	SMALL EQUIPMENT	2017	\$ 1,590	1.00	\$	1,590
284	DIGITAL RECORDERS	PURCHASED	SMALL EQUIPMENT	2017	\$ 180	1.00	\$	180
285	TOTAL LASER STATION - SOKKIA	GRANT	SMALL EQUIPMENT	2017	\$ 7,293	1.00	\$	7,293
286	TRAFFIC DIVISION EQUIPMENT	GRANT	SMALL EQUIPMENT	2017	\$ 2,051	1.00	\$	2,051
287	GUN LIGHTS	PURCHASED	SMALL EQUIPMENT	2017	\$ 6,374	1.00	\$	6,374
288	TASERS	PURCHASED	SMALL EQUIPMENT	2017	\$ 58,789	1.00	\$	58,789
289	SUSTEEN SECURE VIEW	GRANT	SMALL EQUIPMENT	2017	\$ 7,494	1.00	\$	7,494
290	DIGITAL CAMERAS	GRANT	SMALL EQUIPMENT	2017	\$ 2,948	1.00	\$	2,948
291	FLASHLIGHTS	PURCHASED	SMALL EQUIPMENT	2017	\$ 58,789	1.00	\$	58,789
292	AED'S	PURCHASED	SMALL EQUIPMENT	2017	\$ 46,940	1.00	\$	46,940
293	RSA FOBS (CJNET KEY FOBS)	PURCHASED	SMALL EQUIPMENT	2017	\$ 3,710	1.00	\$	3,710
294	MOBILE AFIS FINGERPRINT READERS	GRANT	SMALL EQUIPMENT	2017	\$ 3,382	1.00	\$	3,382
<b>TOTAL</b>					<b>\$ 6,249,334</b>		<b>\$</b>	<b>9,515,972</b>

## Schedule 3 - EDU Summary by Land Use

## City of Venice Impact Fee Study - Appendix

Code	Description	Type	Single-Family Units	Multi-Family Units	Mobile Home Units (1,000 sq ft)	Retail/Commercial Units (1,000 sq ft)	Office/Institutional Units (1,000 sq ft)	Industrial/Warehouse Units (1,000 sq ft)	SF EDU Factor	MF EDU Factor	MH EDU Factor	RC EDU Factor	OI EDU Factor	IW EDU Factor	SF EDUs	MF EDUs	MH EDUs	RC EDUs	OI EDUs	IW EDUs
----	DOR code pending - new parcel	Excluded	-	-	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	-
0000	Residential vacant site	Excluded	-	-	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	-
0001	Res-New Construction Not Substantially Con	Excluded	-	-	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	-
0004	Vacant Condo Lot/Unbuilt Unit	Excluded	-	-	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	-
0010	Vacant Multi-family	Excluded	-	-	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	-
0100	Single Family Detached	Single-Family	6,030	-	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	6,030	-	-	-	-	-
0101	Single Family Attached - End Unit	Single-Family	326	-	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	326	-	-	-	-	-
010X	Single Family & Other Bldg	Single-Family	37	-	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	37	-	-	-	-	-
0200	Manufactured 1-Fam Res	Mobile Home	-	-	929	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	712	-	-	-
0310	Multi-family 10 - 19 units	Multi-Family	-	88	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	66	-	-	-	-
0320	Multi-family 20 - 49 units	Multi-Family	-	102	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	77	-	-	-	-
032X	Multi-family 20 - 49 units - mixed use	Multi-Family	-	22	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	17	-	-	-	-
0350	Multi-family 50 - 99 units	Multi-Family	-	271	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	205	-	-	-	-
0390	Multi-family 100 or more units	Multi-Family	-	180	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	136	-	-	-	-
0401	CONDO - Det Single Family	Multi-Family	-	372	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	281	-	-	-	-
0402	CONDO - Duplex or Villa	Multi-Family	-	210	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	159	-	-	-	-
0403	CONDO - Low-Rise 2-3 Stories	Multi-Family	-	3,963	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	2,992	-	-	-	-
0404	CONDO - Mid-Rise 4-6 Stories	Multi-Family	-	481	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	363	-	-	-	-
0405	CONDO - Hi-Rise 7+ Stories	Multi-Family	-	905	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	683	-	-	-	-
0406	CONDO - Leased Land	Multi-Family	-	-	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	-
0407	CONDO - Row House	Multi-Family	-	645	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	487	-	-	-	-
0408	CONDO - Cluster Villa	Multi-Family	-	136	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	103	-	-	-	-
0502	CO-OP - Duplex or Villa	Multi-Family	-	2	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	2	-	-	-	-
0503	CO-OP - Low-Rise 2-3 Stories	Multi-Family	-	52	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	39	-	-	-	-
0507	CO-OP - Row House	Multi-Family	-	78	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	59	-	-	-	-
060X	CCRC - Retirement Homes - Independent Liv	Multi-Family	-	669	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	505	-	-	-	-
0700	Misc. Res - no living unit	Excluded	-	-	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	-
0704	Misc. Condo - no living unit	Excluded	-	-	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	-
0810	Multiple Single Fam Dwellings	Multi-Family	-	71	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	54	-	-	-	-
081X	Multiple Single Fam Mixed	Multi-Family	-	10	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	8	-	-	-	-
0820	2-Family Dwelling	Multi-Family	-	148	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	112	-	-	-	-
082X	2-Family & Other Bldg	Multi-Family	-	21	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	16	-	-	-	-
082Y	Multiple 2 Family Bldgs	Multi-Family	-	12	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	9	-	-	-	-
0830	3-Family Dwelling	Multi-Family	-	18	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	14	-	-	-	-
083X	3 Family & Other Bldg	Multi-Family	-	20	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	15	-	-	-	-
0840	4-Family Bldg	Multi-Family	-	40	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	30	-	-	-	-
084X	4-Family & Other Bldg	Multi-Family	-	7	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	5	-	-	-	-
0890	Multi-family apts 5-9 units	Multi-Family	-	128	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	97	-	-	-	-
1000	Vacant commercial land	Excluded	-	-	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	-
1100	Store -one story	Retail/Commercial	-	-	-	155	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	233	-	-
1104	Retail condo unit	Retail/Commercial	-	-	-	28	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	42	-	-
110X	Store-1 story - mixed use	Retail/Commercial	-	-	-	16	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	24	-	-
1110	Strip store-1 story < 10,000 sf	Retail/Commercial	-	-	-	150	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	226	-	-
111X	Strip store-1 story < 10,000 sf mixed use	Retail/Commercial	-	-	-	14	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	21	-	-
1120	Strip store-1 story/=>10,000 and <30,000 sf	Retail/Commercial	-	-	-	68	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	103	-	-
1130	Store-1/story/ convenience-without gas	Retail/Commercial	-	-	-	6	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	9	-	-
1140	Store-1/story/ convenience-with gas	Retail/Commercial	-	-	-	7	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	10	-	-
114X	Store-1/story/convenience-with gas - mixed u	Retail/Commercial	-	-	-	30	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	45	-	-
1150	Store-1 story freestanding w/drivethrough	Retail/Commercial	-	-	-	61	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	92	-	-
1600	Community shopping ctr/100k-450k sf/suprm	Retail/Commercial	-	-	-	446	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	670	-	-
1620	Community neighborhood ctr/30k-100k sf	Retail/Commercial	-	-	-	302	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	455	-	-
1630	Community multi story ctr/single tenant	Retail/Commercial	-	-	-	27	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	40	-	-
163X	Community multi story ctr/single tenant/mixed	Retail/Commercial	-	-	-	49	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	73	-	-
1640	Community multi story strip store <10,000 sf	Retail/Commercial	-	-	-	11	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	16	-	-
164X	Community multi story strip store <10,000 sf	Retail/Commercial	-	-	-	116	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	175	-	-
165X	Community multi story strip store <10,000 sf m	Retail/Commercial	-	-	-	103	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	155	-	-
1700	Office - 1 story/single tenant <10,000 sf	Office/Institutional	-	-	-	-	110	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	94	-
170X	Office - 1 story/single tenant <10,000 sf mixed	Office/Institutional	-	-	-	-	4	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	3	-
1710	Office - 1 story/single tenant =>10,000 sf	Office/Institutional	-	-	-	-	14	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	12	-
1720	Office - 1 story/multi tenant <10,000 sf	Office/Institutional	-	-	-	-	73	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	62	-
172X	Office - 1 story/multi tenant <10,000 sf - mixed	Office/Institutional	-	-	-	-	11	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	10	-
1730	Office - 1 story/multi tenant =>10,000 sf	Office/Institutional	-	-	-	-	87	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	73	-
1800	Office /multi story-1 tenant <10,000	Office/Institutional	-	-	-	-	41	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	35	-
1804	Office condo unit	Office/Institutional	-	-	-	-	92	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	78	-
180X	Office /multi story-1 tenant <10,000 sf mixed	Office/Institutional	-	-	-	-	8	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	7	-
1810	Office /multi story=>2 tenants <10,000 sf	Office/Institutional	-	-	-	-	35	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	30	-
181X	Office /multi story=>2 tenants <10,000 sf mixed	Office/Institutional	-	-	-	-	5	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	4	-
1820	Office /multi story-1 tenant=>10,000 sf	Office/Institutional	-	-	-	-	27	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	23	-
1830	Office /multi story=>2 tenants=>10,000 sf	Office/Institutional	-	-	-	-	88	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	75	-
183X	Office /multi story=>2 tenants=>10,000 sf mixed	Office/Institutional	-	-	-	-	198	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	168	-
1904	Medical office condo unit	Office/Institutional	-	-	-	-	98	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	83	-
1910	Medical profess/1 story-1 tenant <10,000 sf	Office/Institutional	-	-	-	-	105	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	89	-
1920	Medical profess/1 story-multi tenant <10,000	Office/Institutional	-	-	-	-	49	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	41	-
192X	Medical profess/1 sty-multi tenant <10,000 sf	Office/Institutional	-	-	-	-	5	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	4	-
193X	Medical profess/1 story-single or multi tenant	Office/Institutional	-	-	-	-	54	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	46	-
1940	Medical profess/multi story-single or multi ten	Office/Institutional	-	-	-	-	89	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	76	-
194X	Medical profess/multi story-single or multi ten	Office/Institutional	-	-	-	-	89	-	1.00											



## Schedule 3 - EDU Summary by Land Use

## City of Venice Impact Fee Study - Appendix

Code	Description	Type	Single-Family Units	Multi-Family Units	Mobile Home Units (1,000 sq ft)	Retail/Commercial Units (1,000 sq ft)	Office/Institutional Units (1,000 sq ft)	Industrial/Warehouse Units (1,000 sq ft)	SF EDU Factor	MF EDU Factor	MH EDU Factor	RC EDU Factor	OI EDU Factor	IW EDU Factor	SF EDUs	MF EDUs	MH EDUs	RC EDUs	OI EDUs	IW EDUs
2104	Restaurant condominium	Retail/Commercial	-	-	-	2	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	3	-	-
210X	Restaurant - Full service - mixed use	Retail/Commercial	-	-	-	50	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	75	-	-
2210	Restaurant - quick service with drive-through	Retail/Commercial	-	-	-	23	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	34	-	-
2220	Restaurant - quick service without drive thru	Retail/Commercial	-	-	-	2	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	3	-	-
2300	Financial institutions (Banks, S&L, Mtg co, Cr	Retail/Commercial	-	-	-	25	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	37	-	-
230X	Financial institutions mixed use	Retail/Commercial	-	-	-	43	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	64	-	-
2350	Financial institutions (Retail w/drive-through)	Retail/Commercial	-	-	-	47	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	71	-	-
2500	Repair service shops/nonauto	Retail/Commercial	-	-	-	14	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	20	-	-
2520	Drycleaner	Retail/Commercial	-	-	-	12	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	19	-	-
2630	Car wash - Full service	Retail/Commercial	-	-	-	14	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	21	-	-
2700	Auto sales (new)	Retail/Commercial	-	-	-	41	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	62	-	-
2710	Auto sales (used)	Retail/Commercial	-	-	-	2	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	2	-	-
2720	Auto repair/svc & body shps/garage	Retail/Commercial	-	-	-	76	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	114	-	-
272X	Auto repair/svc & body shps/garage mixed ut	Retail/Commercial	-	-	-	20	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	29	-	-
2770	Auto rental	Retail/Commercial	-	-	-	1	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	2	-	-
2780	Marine equipment/sales and service	Retail/Commercial	-	-	-	17	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	26	-	-
2800	Parking lots (commercial or patron)	Retail/Commercial	-	-	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	-
2810	Commercial Use In Transition	Retail/Commercial	-	-	-	15	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	23	-	-
2811	Retail parking	Excluded	-	-	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	-
2816	Shopping center parking	Excluded	-	-	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	-
2817	Office single story parking	Excluded	-	-	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	-
2819	Medical professional office parking	Excluded	-	-	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	-
2821	Full service restaurant parking	Excluded	-	-	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	-
2827	Automotive/vehicular sales/svc extended use	Retail/Commercial	-	-	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	-
2840	Industrial Use In Transition	Industrial/Warehouse	-	-	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	-
2841	Light industrial manufacturing extended use	Industrial/Warehouse	-	-	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	-
2847	Mineral/gravel process extended use	Industrial/Warehouse	-	-	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	-
2848	Warehouse extended use	Industrial/Warehouse	-	-	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	-
2860	Manufactured Home Sites as TPP	Residential	-	-	1,760	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	1,350	-	-	-
2871	Church parking and extended use	Excluded	-	-	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	-
2873	Private hospital parking	Excluded	-	-	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	-
2877	Service/Other club parking & extended use	Excluded	-	-	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	-
2886	County parking restricted	Excluded	-	-	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	-
3820	Golf course/semi-private	Retail/Commercial	-	-	-	85	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	128	-	-
3830	Golf course/daily-fee	Retail/Commercial	-	-	-	16	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	24	-	-
3850	Golf course/executive	Retail/Commercial	-	-	-	8	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	11	-	-
3910	Hotels/motels/lodging (1-40 units)	Retail/Commercial	-	-	-	41	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	61	-	-
391X	Hotels/motels/lodging (1-40 units) - mixed us	Retail/Commercial	-	-	-	26	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	39	-	-
3940	Hotels/motels/lodging (41 or more units)	Retail/Commercial	-	-	-	244	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	366	-	-
4000	Vacant industrial land	Excluded	-	-	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	-
4100	Manufacturing - light	Industrial/Warehouse	-	-	-	-	-	1,193	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	274
410X	Manufacturing - light - mixed use	Industrial/Warehouse	-	-	-	-	-	6	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	1
4110	Manufacturing/engineering or scientific	Industrial/Warehouse	-	-	-	-	-	3	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	1
4700	Mineral and gravel processing/cement plant	Industrial/Warehouse	-	-	-	-	-	50	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	11
4800	Warehouse	Industrial/Warehouse	-	-	-	-	-	139	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	32
4804	Industrial condo unit	Industrial/Warehouse	-	-	-	-	-	243	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	56
480X	Warehouse - mixed use	Industrial/Warehouse	-	-	-	-	-	42	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	10
4810	Warehouse and sales	Industrial/Warehouse	-	-	-	-	-	61	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	14
481X	Warehouse and sales - mixed use	Industrial/Warehouse	-	-	-	-	-	31	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	7
4820	Warehouse and office	Industrial/Warehouse	-	-	-	-	-	381	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	88
4860	Mini-storage warehousing	Industrial/Warehouse	-	-	-	-	-	62	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	14
486X	Mini-storage warehousing - mixed use	Industrial/Warehouse	-	-	-	-	-	43	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	10
4870	Flex space/overhead door front	Industrial/Warehouse	-	-	-	-	-	102	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	23
4880	Flex space/office front	Industrial/Warehouse	-	-	-	-	-	28	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	6
488X	Flex space/office front - mixed use	Industrial/Warehouse	-	-	-	-	-	30	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	7
4900	Open storage/materials/equipment/building s	Industrial/Warehouse	-	-	-	-	-	2	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	0
6200	AG- Grazing Land Soil Capability Class	Excluded	-	-	-	-	-	31	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	7
6610	AG- Citrus Grove	Excluded	-	-	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	-
7000	Vacant Institutional Land	Excluded	-	-	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	-
7100	Church	Office/Institutional	-	-	-	-	494	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	419	-
7200	School (private)	Office/Institutional	-	-	-	-	67	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	57	-
7300	Regional hospital	Office/Institutional	-	-	-	-	500	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	424	-
7400	ACLF - Assisted living	Office/Institutional	-	-	-	-	383	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	324	-
740X	ACLF - Assisted living - mixed use	Office/Institutional	-	-	-	-	82	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	70	-
7500	Orphanages/non-profit/charitable services	Office/Institutional	-	-	-	-	47	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	40	-
7600	Mortuary	Office/Institutional	-	-	-	-	21	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	18	-
7700	Service club	Office/Institutional	-	-	-	-	56	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	47	-
7730	Tennis club	Office/Institutional	-	-	-	-	24	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	21	-
7740	Yacht club	Office/Institutional	-	-	-	-	28	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	24	-
7760	Boat Club	Office/Institutional	-	-	-	-	5	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	4	-
7800	Nursing home	Office/Institutional	-	-	-	-	157	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	133	-
7900	Cultural organizations, facilities	Office/Institutional	-	-	-	-	59	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	50	-
8000	Vacant government land	Excluded	-	-	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	-
8100	Military	Office/Institutional	-	-	-	-	2	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	2	-
8200	Forest	Office/Institutional	-	-	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	-
8210	Parks	Office/Institutional	-	-	-	-	115	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	98	-
8220	Recreational area	Office/Institutional	-	-	-	-	5	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	5	-
8300	Public school (Board of Public Instruction)	Office/Institutional	-	-	-	-	725	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	615	-
8700	State government use	Office/Institutional	-	-	-	-	2	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	1	-
8800	Federal government use	Office/Institutional	-	-	-	-	20	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	17	-
8900	Municipal government - Administration	Office/Institutional	-																	

Schedule 3 - EDU Summary by Land Use

City of Venice Impact Fee Study - Appendix

Code	Description	Type	Single-Family	Multi-Family	Mobile Home	Retail/Commercial	Office/Institutional	Industrial/Warehouse	SF	MF	MH	RC	OI	IW	SF	MF	MH	RC	OI	IW
			Units	Units	Units (1,000 sq ft)	Units (1,000 sq ft)	Units (1,000 sq ft)	Units (1,000 sq ft)	EDU Factor	EDU Factor	EDU Factor	EDU Factor	EDU Factor	EDU Factor	EDUs	EDUs	EDUs	EDUs	EDUs	EDUs
8960	Municipal government - Fire protection	Office/Institutional	-	-	-	-	17	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	14	-
9000	Leasehold interest (government owned lease)	Office/Institutional	-	-	-	-	132	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	112	-
9110	Electric Utility	Industrial/Warehouse	-	-	-	-	-	24	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	6
9120	Telephone Utility	Industrial/Warehouse	-	-	-	-	-	12	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	3
9130	Cellular Tower -Telephone Utility	Industrial/Warehouse	-	-	-	-	-	4	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	1
9150	Water and sewer Utility	Industrial/Warehouse	-	-	-	-	-	54	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	12
9160	Cable TV Utility	Industrial/Warehouse	-	-	-	-	-	6	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	1
9300	Misc/ Subsurface Rights	Excluded	-	-	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	-
9400	Right-of-way (Streets,road,canal, etc.)	Excluded	-	-	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	-
9500	River or lake	Excluded	-	-	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	-
9620	Drainage reservoir	Excluded	-	-	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	-
9640	Marsh or Swamp	Excluded	-	-	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	-
9900	Acreage Not Ag	Excluded	-	-	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	-
9904	Vacant Land /Intended Condo Project	Excluded	-	-	-	-	-	-	1.00	0.76	0.77	1.50	0.85	0.23	-	-	-	-	-	-
Total			6,393	8,651	2,689	2,809	4,344	2,548							6,393	6,532	2,062	4,224	3,684	586

## Schedule 4 - Law Enforcement Debt Service Credit

## City of Venice Impact Fee Study - Appendix

Series 2017, GO Bond - Public Safety Improvements

Year	Fiscal Year	Debt Service on		Expansion %	Adjusted Debt		EDUs (1.5% Growth)	D/S per EDU	Midpoint Present	
		Principal	Payments		Service				Value	
1	2018	\$	130,000	38.1%	\$	49,495	23,833	\$	2.08	
2	2019	\$	285,000	38.1%	\$	108,509	24,191	\$	4.49	
3	2020	\$	300,000	38.1%	\$	114,219	24,554	\$	4.65	
4	2021	\$	310,000	38.1%	\$	118,027	24,922	\$	4.74	
5	2022	\$	325,000	38.1%	\$	123,738	25,296	\$	4.89	
6	2023	\$	340,000	38.1%	\$	129,449	25,675	\$	5.04	
7	2024	\$	355,000	38.1%	\$	135,160	26,060	\$	5.19	
8	2025	\$	375,000	38.1%	\$	142,774	26,451	\$	5.40	
9	2026	\$	390,000	38.1%	\$	148,485	26,848	\$	5.53	
10	2027	\$	410,000	38.1%	\$	156,100	27,251	\$	5.73	
11	2028	\$	430,000	38.1%	\$	163,715	27,660	\$	5.92	
12	2029	\$	455,000	38.1%	\$	173,233	28,075	\$	6.17	
13	2030	\$	470,000	38.1%	\$	178,944	28,496	\$	6.28	
14	2031	\$	490,000	38.1%	\$	186,559	28,923	\$	6.45	
15	2032	\$	505,000	38.1%	\$	192,269	29,357	\$	6.55	\$ (4.10)
16	2033	\$	520,000	38.1%	\$	197,980	29,797	\$	6.64	\$ (4.02)
17	2034	\$	535,000	38.1%	\$	203,691	30,244	\$	6.73	\$ (3.94)
18	2035	\$	555,000	38.1%	\$	211,306	30,698	\$	6.88	\$ (3.90)
19	2036	\$	570,000	38.1%	\$	217,017	31,158	\$	6.96	\$ (3.81)
20	2037	\$	590,000	38.1%	\$	224,632	31,626	\$	7.10	\$ (3.76)
21	2038	\$	610,000	38.1%	\$	232,246	32,100	\$	7.24	\$ (3.71)
22	2039	\$	630,000	38.1%	\$	239,861	32,582	\$	7.36	\$ (3.65)
23	2040	\$	650,000	38.1%	\$	247,476	33,070	\$	7.48	\$ (3.58)
24	2041	\$	670,000	38.1%	\$	255,090	33,566	\$	7.60	\$ (3.52)
25	2042	\$	695,000	38.1%	\$	264,608	34,070	\$	7.77	\$ (3.48)
26	2043	\$	715,000	38.1%	\$	272,223	34,581	\$	7.87	\$ (3.41)
27	2044	\$	740,000	38.1%	\$	281,741	35,100	\$	8.03	\$ (3.37)
28	2045	\$	765,000	38.1%	\$	291,260	35,626	\$	8.18	\$ (3.32)
29	2046	\$	790,000	38.1%	\$	300,778	36,161	\$	8.32	\$ (3.26)
30	2047	\$	815,000	38.1%	\$	310,296	36,703	\$	8.45	\$ (3.20)

NPV of DS/EDU Debt Midpoint Calc (Debt Service Credit): **\$ (58.04)**