



City of Venice, FL

Police & Fire Protection Impact Fee Study

Final Results

November 14, 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 – Police & Fire Protection
 - Roads/Transportation
 - Parks & Recreation
 - Library
 - General Government
 - Education/Schools
- Impact Fees are charges paid at or before the time of building permit issuance or certificate of occupancy
- 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.

Current Impact Fees – City of Venice

- The City of Venice currently does not charge Impact Fees for City services
- However, new development within the City pays fees for the following County services:

| Impact Fee Type | Current Fee for Average Single Family Home |
|-------------------------|---|
| Transportation/Mobility | \$4,734 |
| Parks & Recreation | \$2,865 |
| Library | \$719 |
| Justice | \$1,063 |
| General Government | \$169 |
| EMS | \$181 |
| Educational | \$2,032 |
| Total | \$11,763 |

Police Impact Fee

Cost Basis for Police Impact Fee

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

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

Police Impact Fee Calculation

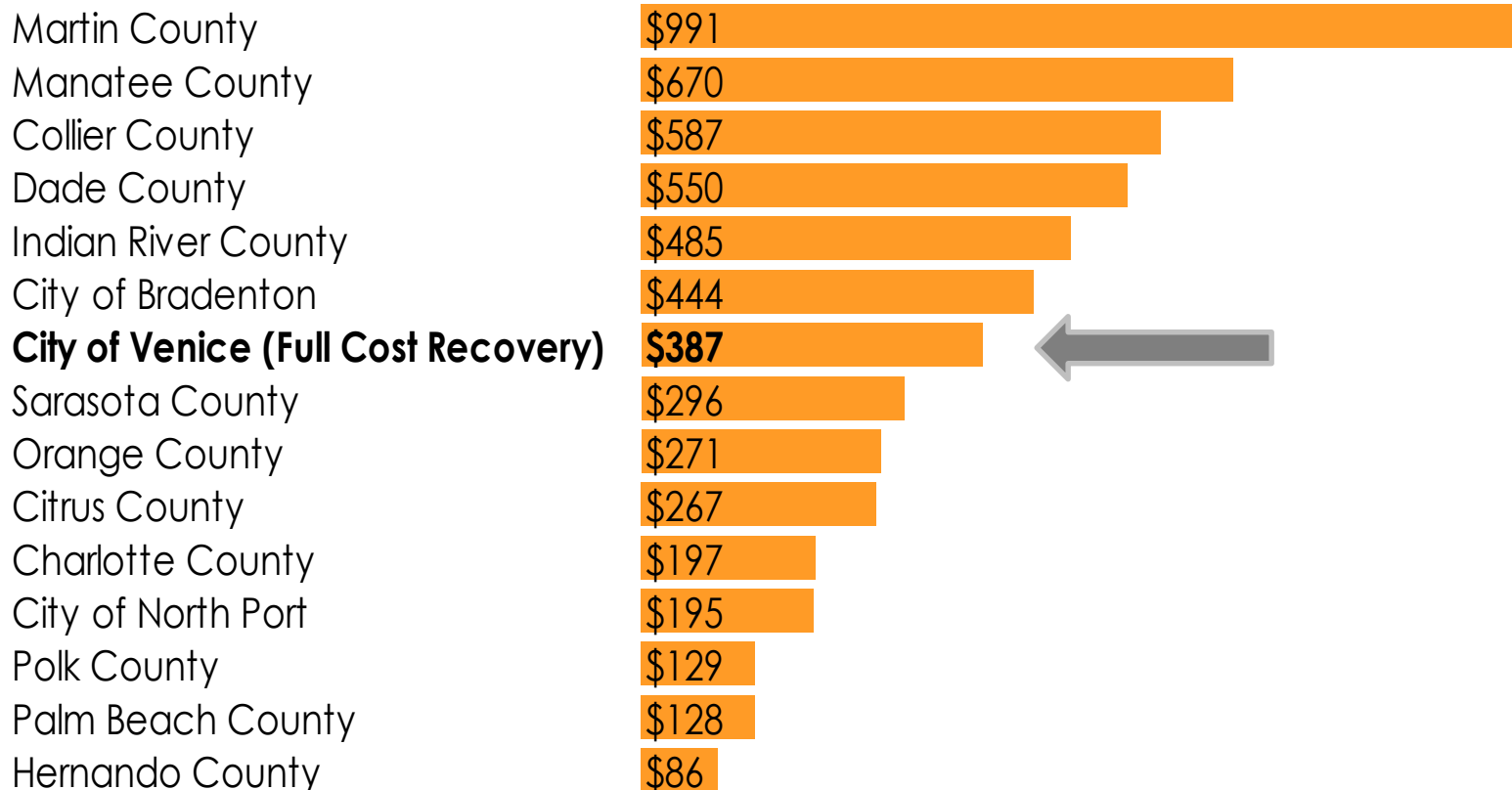
| | | |
|--|-----------|-------------------|
| Net Cost for Fee Calculation | \$ | 14,902,239 |
| Existing Equivalent Dwelling Units (EDU) | | 23,481 |
| New EDUs accommodated by Station Capacity Growth | | 8,940 |
| Total EDUs for Cost Apportionment | | 32,421 |
| Cost per EDU | \$ | 459.64 |
| Less: Sales Tax Credit per EDU | \$ | (14.80) |
| Less: Debt Credit per EDU | \$ | (58.04) |
| Law Enforcement Impact Fee per EDU | \$ | 386.80 |

| Land Use | EDUs/Unit | Police Impact | | | Unit |
|----------------------|-----------|------------------------------|---|--|-----------------|
| | | Police Impact Fee per EDU | Police Impact Fee per Unit - Full Cost Recovery | | |
| 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 |

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

Police Impact Fee Survey

Police Impact Fee Survey - Typical Single Family Home



Fire Protection Impact Fee

Cost Basis for Fire Protection 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 |
| Total Fire Replacement Cost | | \$ 17,920,996 |
| Less: Grant Proceeds: | | \$ (1,025,845) |
| Less: Contributed/Gifted Items: | | \$ (4,226,644) |
| Net Fire Replacement Cost | | \$ 12,668,507 |

Fire Protection Impact Fee Calculation

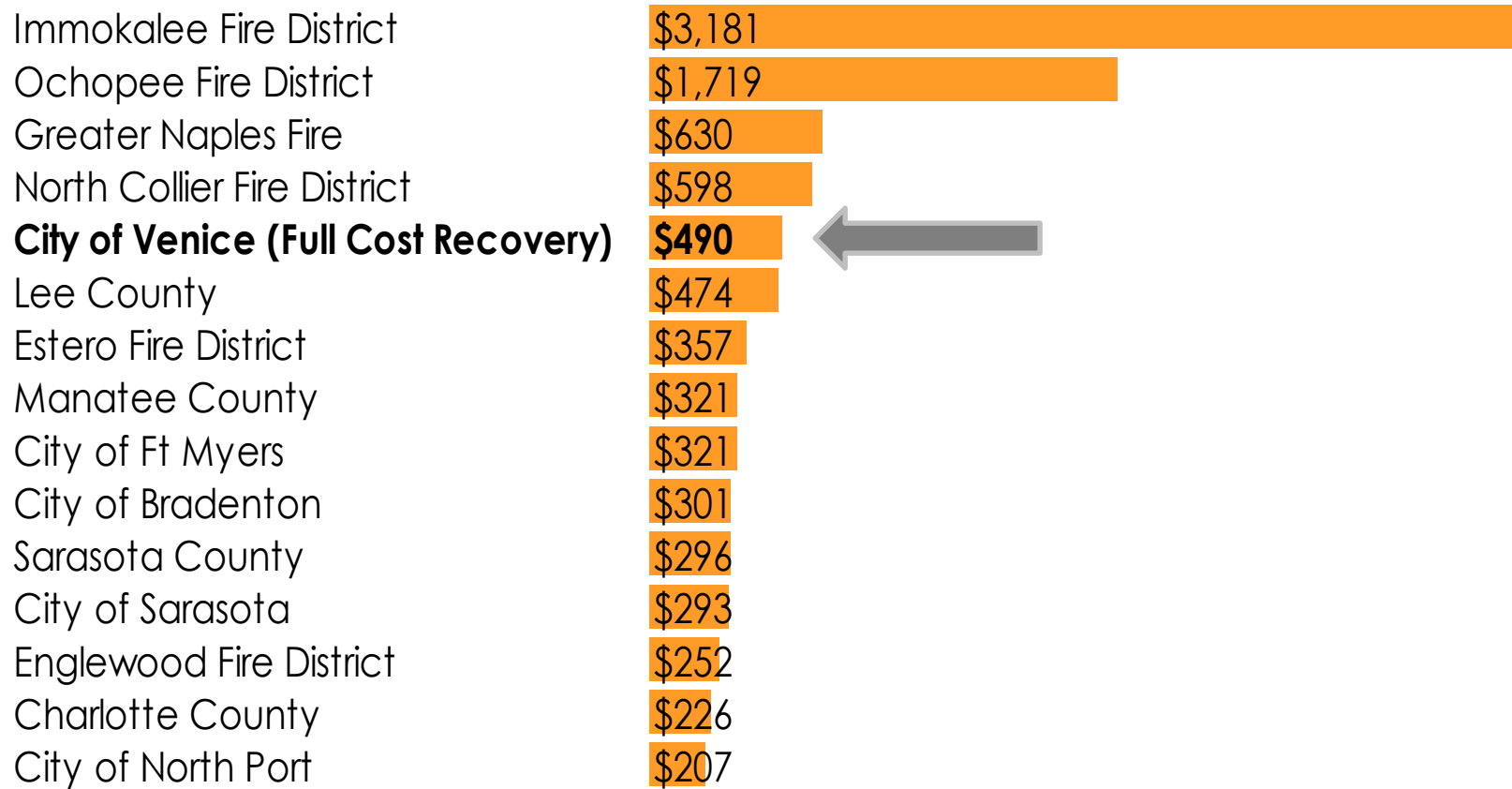
| | |
|--|----------------------|
| Net Fire Replacement Cost | \$ 12,668,507 |
| ÷ Existing Equivalent Dwelling Units (EDU) | 23,481 |
| Fire Cost per EDU | \$ 539.52 |
| Less: Sales Tax Credit per EDU | (\$49.52) |
| Fire Impact Fee per EDU | \$ 489.99 |

| Class | EDUs/Unit | Unit | Fire Impact Fee per EDU | Fire Impact Fee per Unit |
|----------------------|-----------|-----------------|-------------------------|--------------------------|
| Single-Family | 1.000 | Dwelling Unit | \$ 489.99 | \$ 489.99 |
| Multi-Family | 0.755 | Dwelling Unit | \$ 489.99 | \$ 370.00 |
| Mobile Home | 0.767 | Dwelling Unit | \$ 489.99 | \$ 375.75 |
| Retail/Commercial | 1.504 | per 1,000 sq ft | \$ 489.99 | \$ 736.83 |
| Office/Institutional | 0.848 | per 1,000 sq ft | \$ 489.99 | \$ 415.58 |
| Industrial/Warehouse | 0.230 | per 1,000 sq ft | \$ 489.99 | \$ 112.62 |

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 Protection Impact Fee Survey

Fire Protection Impact Fee Survey - Typical Single Family Home



Recommendations & Next Steps

- Consider adoption of the Fire Protection & Police Impact Fees up to 100% Cost Recovery as calculated
 - Fees can be adopted below 100% cost recovery

| 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 |

- Implementation**
 - Florida Impact Fee Act requires notice of 90 days before the effective date of ordinance/resolution
 - Requires published newspaper notice at least 90 days before Impact Fee takes effect
 - Re-calculate fees every five years as costs and demographics are updated