
CITY OF VENICE, FLORIDA

**FIRE PROTECTON ASSESSMENT
INITIAL ASSESSMENT RESOLUTION**

ADOPTED JULY 10, 2017

TABLE OF CONTENTS

PAGE

ARTICLE I INTRODUCTION

SECTION 1.01.	AUTHORITY	1
SECTION 1.02.	DEFINITIONS	1
SECTION 1.03.	INTERPRETATION.....	4
SECTION 1.04.	FINDINGS	5

ARTICLE II NOTICE AND PUBLIC HEARING

SECTION 2.01.	ESTIMATED FIRE PROTECTION ASSESSED COST	13
SECTION 2.01.	ASSESSMENT ROLL	13
SECTION 2.03.	PUBLIC HEARING.....	14
SECTION 2.04.	NOTICE BY PUBLICATION	14
SECTION 2.05.	NOTICE BY MAIL	14

ARTICLE III ASSESSMENTS

SECTION 3.01.	FIRE PROTECTION ASSESSMENTS TO BE IMPOSED THROUGHOUT CITY	15
SECTION 3.02.	IMPOSITION OF ASSESSMENTS.....	15
SECTION 3.03.	APPORTIONMENT.....	15
SECTION 3.04.	APPLICATION OF ASSESSMENT PROCEEDS.....	16
SECTION 3.05.	COLLECTION OF ASSESSMENTS.....	17
SECTION 3.06.	EXEMPTION	17

ARTICLE IV GENERAL PROVISIONS

SECTION 4.01.	CONFLICTS.....	19
SECTION 4.02.	SEVERABILITY.....	19
SECTION 4.03.	CONSTRUCTION; EFFECTIVE DATE	20
APPENDIX A	FORM OF NOTICE TO BE PUBLISHED	
APPENDIX B	FORM OF NOTICE TO BE MAILED	
APPENDIX C	ASSESSMENT STUDY	

RESOLUTION NUMBER 2017-16

A RESOLUTION OF THE CITY COUNCIL OF VENICE, FLORIDA, RELATING TO THE DELIVERY AND FUNDING OF FIRE PROTECTION SERVICES AND FACILITIES WITHIN THE CITY; PROVIDING FOR THE IMPOSITION OF NON-AD VALOREM SPECIAL ASSESSMENTS WITHIN THE ENTIRE AREA OF THE CITY TO FUND FIRE PROTECTION SERVICES AND FACILITIES; ESTIMATING THE FIRE PROTECTION COSTS TO BE RECOVERED THROUGH SUCH ASSESSMENTS; ESTABLISHING THE METHOD OF APPORTIONING THE BENEFITS AND COSTS OF FIRE PROTECTION SERVICES AND FACILITIES AMONG AFFECTED REAL PROPERTY; DIRECTING THE CITY MANAGER AS ASSESSMENT COORDINATOR TO PREPARE A PRELIMINARY ASSESSMENT ROLL FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2017; ESTABLISHING A PUBLIC HEARING TO CONSIDER IMPOSITION OF THE PROPOSED SPECIAL ASSESSMENTS; DIRECTING THE PROVISION OF NOTICE IN CONNECTION THEREWITH; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF VENICE, FLORIDA, AS FOLLOWS:

ARTICLE I

INTRODUCTION

SECTION 1.01. AUTHORITY. This Resolution of the City of Venice, Florida is adopted pursuant to City Ordinance No. 2017-23 as codified in Chapter 66, Article VI of the Code of Ordinances for the City of Venice, Sections 166.021, 166.041 and 197.3632, Florida Statutes, and other applicable provisions of law.

SECTION 1.02. DEFINITIONS. This Resolution constitutes the Initial Assessment Resolution as defined in the Assessment Ordinance. All capitalized words and terms not otherwise defined herein shall have the meaning set forth in the Assessment Ordinance. As used in this Resolution, the following terms shall have the following meanings, unless the context hereof otherwise requires.

"Assessed Property" means all parcels of land included on the Assessment Roll and subject to the Fire Protection Assessments contemplated hereunder.

"Assessment Coordinator" means the City Manager or the person or entity designated by the City Manager to be responsible for coordinating the Fire Protection Assessments.

"Assessment Ordinance" means City Ordinance No. 2017-23 as codified in Chapter 66, Article VI of the Code of Ordinances for the City of Venice, and as may be amended from time to time, or its successor in function.

"Assessment Roll" means the special assessment roll relating to the Fire Protection Assessments contemplated hereunder.

"Assessment Study" means the City of Venice FY 2018 Fire Protection Assessment Study – Final Draft Report dated July 10, 2017, including any revisions or supplements thereto, prepared by Stantec Consulting Services, Inc.

"City" means the City of Venice, Florida.

"City Clerk" means the Clerk of the City of Venice.

"City Council" means the City Council of the City of Venice, Florida.

"Equivalent Benefit Unit" or "EBU" means the assessment unit described in the Assessment Study and Section 3.03 hereof used to express the relative special benefit received by Assessed Property through the provision of fire protection services and facilities.

"Fire Protection Assessed Cost" means the amount determined by the City Council to be assessed in any Fiscal Year to fund all or any portion of the cost of the provision of fire protection services, facilities, and programs which provide a special benefit to Assessed Property, and may include, but not be limited to, the following components: (A) the cost of physical construction, reconstruction or completion of any required facility or improvement; (B) the costs incurred in any required acquisition or purchase; (C) the cost of all labor, materials, machinery, and equipment; (D) the cost of fuel, parts, supplies, maintenance, repairs, and utilities; (E) the cost of computer services, data processing, and communications; (F) the cost of all lands and interest therein, leases, property rights, easements, and franchises of any nature whatsoever; (G) the cost of any indemnity or surety bonds and premiums for insurance; (H) the cost of salaries, volunteer pay, workers' compensation

insurance, or other employment benefits; (I) the cost of uniforms, training, travel, and per diem; (J) the cost of construction plans and specifications, surveys and estimates of costs; (K) the cost of engineering, financial, legal, and other professional services; (L) the costs of compliance with any contracts or agreements entered into by the City to provide fire protection services; (M) a reasonable amount for a capital asset replacement reserve account; (N) all costs associated with the structure, implementation, collection, and enforcement of the Fire Protection Assessments, including any service charges of the Tax Collector, or Property Appraiser and amounts necessary to off-set discounts received for early payment of Fire Protection Assessments pursuant to the Uniform Assessment Collection Act or for early payment of Fire Protection Assessments collected pursuant to an alternative collection method authorized by Section 3.02 of the Assessment Ordinance; (O) all other costs and expenses necessary or incidental to the acquisition, provision, or construction of fire protection services, facilities, or programs, and such other expenses as may be necessary or incidental to any related financing authorized by the City Council by subsequent resolution; (P) a reasonable amount for contingencies and anticipated delinquencies and uncollectible Fire Protection Assessments; and (Q) reimbursement to the City or any other person for any moneys advanced for any costs incurred by the City or such person in connection with any of the foregoing components of Fire Protection Assessed Cost. In the event the City also imposes an impact fee upon new growth or development for Fire Protection related capital improvements, the Fire Protection Assessed Cost shall not include costs attributable to capital improvements necessitated by new growth or development that will be paid by such impact fees. The Fire Protection Assessed Cost shall also not include costs for the provision of emergency medical services by the City.

"Fire Protection Assessment" means a special assessment lawfully imposed by the City Council against Assessed Property to fund all or any portion of the cost of the provision of Fire protection services, facilities, or programs providing a special benefit to property as a consequence of possessing a logical relationship to the value, use, or characteristics of the Assessed Property.

"Fiscal Year 2018" means the Fiscal Year commencing October 1, 2017.

"Government Property" means property owned by the United States of America or any agency thereof, a sovereign state or nation, the State of Florida or any agency thereof, a county, a special district or a municipal corporation.

"Owner" shall mean the Person reflected as the owner of Assessed Property on the Tax Roll.

"Person" means any individual, partnership, firm, organization, corporation, association, or any other legal entity, whether singular or plural, masculine or feminine, as the context may require.

"Property Appraiser" means the Sarasota County Property Appraiser.

"Structure Value" means the sum of the building cost value and the building extra feature value associated with each Tax Parcel in the City as determined by the City through reference to the Tax Roll and/or real property database maintained by the Property Appraiser.

"Structures" means any structures, buildings, extensions and all other improvements to Tax Parcels of any kind or nature whatsoever, including any attachments or equipment affixed thereto, whether temporary or permanent, which are subject to valuation by the Property Appraiser pursuant to Section 4, Article VII of the Florida Constitution and the general law and regulations adopted thereunder.

"Tax Collector" means the Sarasota County Tax Collector.

"Tax Parcel" means a parcel of property to which the Property Appraiser has assigned a distinct ad valorem property tax identification number.

"Tax Roll" means the real property ad valorem tax assessment roll maintained by the Property Appraiser for the purpose of the levy and collection of ad valorem taxes.

"Uniform Assessment Collection Act" means sections 197.3632 and 197.3635, Florida Statutes, or any successor statutes authorizing the collection of non-ad valorem assessments on the same bill as ad valorem taxes, and any applicable regulations promulgated thereunder.

SECTION 1.03. INTERPRETATION. Unless the context indicates otherwise, words importing the singular number include the plural number, and vice versa; the terms "hereof,"

"hereby," "herein," "hereto," "hereunder" and similar terms refer to this Resolution; and the term "hereafter" means after, and the term "heretofore" means before, the effective date of this Resolution. Words of any gender include the correlative words of the other gender, unless the sentence indicates otherwise.

SECTION 1.04. FINDINGS. It is hereby ascertained, determined and declared as follows:

(A) The City is authorized by Sections 166.021 and 197.3632 Florida Statutes, to impose and collect special assessments, sometimes referred to as non-ad valorem assessments, to fund municipal services and facilities, including fire protection.

(B) The City has historically funded fire protection services primarily through ad valorem taxes and other revenues available for that purpose in the City's general fund. The City Council is considering the imposition and collection of special assessments as an alternative revenue source for funding all or a portion of the City's annual fire protection budget. Fire Protection Assessments are a more stable and dependable revenue source than ad valorem taxes which can vary widely from year to year based on the market for real property, the local and national economy, and other factors beyond the control of the City.

(C) The constant preparedness to provide fire protection services, facilities and programs possesses a logical relationship to the use and enjoyment of real property by: (1) protecting the value of Structures through the continual availability of fire control and provision of fire protection and associated rescue services; (2) protecting the life and safety of intended occupants in the use and enjoyment of real property; (3) lowering the cost of property and/or fire insurance by the presence of a professional and comprehensive fire protection and associated rescue program within the City; (4) providing protection for uninsured or underinsured property and property owners; and (5) containing the spread of fire incidents, sometimes occurring on unimproved property, with the potential to spread and endanger the value, Structures and occupants of nearby property, thereby limiting liability.

(D) The City Council has carefully considered the Assessment Study which describes an apportionment methodology based upon the benefit conveyed through the availability of fire protection service provided by the City to all parcels (improved and unimproved), and an additional benefit that this availability of service provides to improved property by the protection from the loss of the Structures on improved parcels through the ability to obtain insurance at attractive rates and the ability of the City to respond to and suppress a fire.

(E) Readiness to serve apportionment is based upon the premise that real property receives a substantial benefit from the mere presence and availability of on-call fire protection services and facilities. Such benefit is independent of, and enjoyed even in the absence of, a call or need for actual service. A given Tax Parcel is benefited over time by that availability alone, even when that Tax Parcel does not generate a call for service, through increased value and marketability, heightened use and enjoyment of the property, and reduced insurance premiums.

(F) All Tax Parcels, developed and undeveloped, are benefited by the mere availability of fire protection services. Such benefit is independent of, and realized even in the absence of, a call or need for actual service. The benefits include:

- (1) Continuous availability of immediate response to fire.
- (2) Provision of first responder medical aid to protect the life and safety of occupants.
- (3) Enhanced property value, marketability of and/or ability to develop property.
- (4) Protection against the spread of fire to neighboring parcels, thereby limiting and containing liability.

- (5) Increased use and enjoyment of the parcel derived from continual and immediately available comprehensive fire protection service should the need arise.

- (6) Enhanced marketability and value of the parcel when compared to a similarly configured parcel for which fire protection services are unavailable.

(G) Individual Tax Parcels are the constituent units which comprise the physical environment of the City as a whole. The parcels, in the aggregate, define the geography of the City

and establish the service area within which the City must ensure preparedness and readiness to serve. The parcel composition as a whole is a primary factor, together with policy decisions regarding service levels, which determines the size and scope of the fire department and therefore the annual costs incurred in maintaining continual readiness to serve the community.

(H) The mere availability of fire protection services and facilities benefits each parcel because each contributes to a common burden placed upon City services, facilities and resources collectively created by individual parcels whether a fire event occurs or not. Fundamentally, the existence and presence of each parcel within the City creates a comparable and similar requirement to stand ready to serve and continually maintain a preparedness to provide fire protection and associated services and facilities for all parcels.

(I) The Fire Department maintains fire protection resources at a level that provides a continual condition of readiness to respond to calls for service throughout the City at relatively equal levels of service. When needed, responses are made to calls for service without discrimination as to property type, size, location or any other factors specific to the property requiring service.

(J) As described above, the annual Fire Department budget is determined through policy decisions regarding desired levels of service and the expenses incurred in maintaining constant readiness and availability (such as minimum or base level personnel staffing, electricity and utility costs and other expenses which are generally static across budgetary cycles) to the parcels as a whole which do not vary according to or in proportion with characteristics of a given parcel. Accordingly, all parcels benefit in substantially equal measure from the availability benefits associated with Tier 1, and the costs allocated to the Tier 1 benefit pool may be apportioned among all such parcels on an equal, per parcel basis.

(K) In addition to the Tier 1 benefits conferred upon all parcels in the City, the following Tier 2 benefits are additionally conferred upon improved parcels:

(1) The ability to obtain property and/or fire insurance and obtain that insurance at attractive rates because of the availability of fire protection services, and

(2) Protection against loss of Structures provided by the availability of fire suppression service provided by the City and the avoidance of replacement costs (either through direct replacement by the property owner or heightened insurance premiums which may result from claims).

(L) The benefit of protection against loss of Structures varies among improved properties in direct proportion to the Structure Value. The variance in benefit from property to property is analogous to fire or property insurance wherein the annual premium associated with the policy is informed in substantial part by the value of the assets covered under the policy. The insurance analogy is particularly appropriate in that fire protection services are themselves a form of insurance and may be thought of as the first line of insurance for most properties and the sole or primary source of insurance for uninsured or underinsured properties.

(M) The protection from the loss of the Structures due to fire is best represented by the protection from the loss of the investment in the Structure(s) or the avoidance of the cost of replacing the Structure(s) on the property. Since the Tier 2 benefits are conferred to properties improved with Structures and pertain to protection against loss of Structure Value and avoidance of replacement costs, the benefits associated with Tier 2 are allocated to that cost pool by the proportion of total Structure Value to total just value within the City. This approach to benefit cost allocation reasonably excludes land value from consideration because the land itself and any value associated therewith remains even in the event of a total fire loss for all Structures on the parcel, and is consistent with and reasonably related to the Tier 2 premise of the benefit conveyed by protection against loss of Structures.

(N) The balance of costs to be recovered through the special assessment are allocated to Tier 1 which, as described above, are imposed on an equal, per parcel basis since each parcel, developed and undeveloped, contributes equally to the common burden placed upon City services, facilities and resources in and benefits in substantially equal measure from the uniform response readiness and level of service provided by the Fire Department.

(O) Accordingly, the apportionment methodology described in the Assessment Study and adopted herein recognizes two tiers of benefit: Tier 1, the simple availability of fire protection service which is available equally without discrimination to all Tax Parcels of all types within the City by virtue of the continued state of readiness to provide fire protection service that is maintained by the City, and Tier 2, the protection from the loss of Structures on the property provided by the availability of fire protection service by the ability to obtain fire insurance, and the continued state of readiness maintained by the City so that when actual calls for service are received the City can provide fire suppression service to protect property owners from the loss of Structures on their property.

(P) The actual investment or replacement cost of the Structure(s) on the Tax Parcels in the City is not readily available and would require inordinate resources to determine and maintain over time. However, Structure Value is the best data reasonably available as a surrogate representation of the relative investment or replacement cost of Structures on each Tax Parcel in the City, and provides a logical basis for apportioning the relative benefits and costs associated with fire protection services and facilities among improved real property.

(Q) The formula utilized to derive Tier 2 of the Fire Protection Assessment generally excludes any reasonably ascertainable or severable land value since the land associated with any given Tax Parcel (and the value of such land) will remain even in the event of a total loss fire incident. In the case of condominiums or similar statutory regimes where land value (1) can become a common element by law, (2) is no longer easily severable, (3) may not be isolated, separately identified or determined by the Property Appraiser, or (4) is necessarily not used separately in the Tax Roll preparation process for valuation purposes, just value fairly and reasonably represents the measure for Tier 2 of the Fire Protection Assessment. This is reasonable because the legal structure of condominium or similar common ownership materially restricts the severability of a specific or individual unit created under a statutory regime from any associated parcel of land. Effectively this limitation conveys benefit that might otherwise exist from land and any other shared common features back to the statutorily recognized unit itself in the form of

improvement value. This valuation treatment in a statutorily-created common ownership regime differs from the example of a typical house and lot in which the house might be severed or removed physically by the owner from any associated land to be subsequently replaced with a materially larger or more valuable improvement which can be appraised separately if necessary.

(R) Apportionment based in part upon the value of improvements protected inherently addresses the higher and proportionate benefit accruing to properties facing potentially greater financial loss in the event of fire incident and is a direct and logical means to allocate the costs and benefits of fire protection services and facilities associated with Tier 2.

(S) Besides cost and efficiency advantages associated with relying upon a publicly maintained database for apportionment metrics, a methodology utilizing Structure Value is advantageous because it is uniform across all Tax Parcels in its application of value as a proxy for measuring and allocating the relative benefit conveyed to each improved Tax Parcel. Tax Parcels with similar Structure Value are assessed with proportionate fairness, and the methodology provides an internal system of controls which is self-correcting in that valuation may change over time according to improvements, redevelopment, market conditions and other factors and such changes in value will be recognized as the City prepares the Assessment Roll for the forthcoming Fiscal Year in accordance with the latest valuation data.

(T) Utilizing Structure Value as one factor among several considered in a given methodology is fair, reasonable and equitable since the resulting assessments form a logical valuation base against which the special benefits and costs may be multiplied or determined.

(U) The apportionment methodology is based in part upon data obtained by the City through reference to the real property database maintained by the Property Appraiser in the normal course of performing his or her constitutional responsibilities. The database indicates the number of Tax Parcels within the City and each Tax Parcel's status as improved or unimproved. The number of Tax Parcels is updated by the Property Appraiser as properties within the City are developed, combined, split or subdivided. Therefore, the fire assessments will be essentially self-correcting as

the Assessment Roll is updated each year and unimproved Tax Parcels upon which Structures have been constructed are reclassified as improved Tax Parcels and the assessment associated therewith is adjusted accordingly. This data can be accessed from year to year without extraordinary effort or cost to the City and provides a stable, reliable, reasonably accurate and cost effective basis for annual administration and updating of the assessment program.

(V) Use of such publicly maintained data avoids duplication of efforts and the ongoing expenses associated with the City developing and maintaining apportionment metrics on its own, thereby resulting in cost-efficient administration. The City avoids expending substantial resources in determining the factors upon which the methodology is based and administered over time because it relies upon data available from the Property Appraiser, at no additional cost to the Property Appraiser.

(W) In preparing the Assessment Study, Stantec Consulting Services, Inc. conducted extensive interviews with City staff, participated in public workshops and meetings with the City Council to discuss the Fire Protection Assessments and alternative funding scenarios, identified cost requirements for the provision of fire protection services, and reviewed the City's current and prior year budget information related to the provision of fire protection services and facilities. Emergency medical services ("EMS") are provided by Sarasota County and funded by a municipal service taxing unit established by the County. No EMS services are provided by the City of Venice and no EMS costs are included in the amount to be assessed hereunder, as required by Florida law.

(X) The City is not required to fully fund any given essential service or improvement cost through a special assessment. So long as the application of funds is for a public purpose and funds are legally available, the City may determine to fund all or a portion of an essential service or improvement, such as fire protection services and facilities, with general fund or other legally available revenues. The determination as to whether to contribute such other legally available revenues, and how much to contribute, lies solely in the discretion of the City Council.

(Y) Stated in the alternative, there is no requirement that the City impose an assessment for the maximum amount of the budget which can be funded by special assessments. The City Council may annually determine as a matter of public policy and tax equity to impose Fire Protection Assessments at a rate less than necessary to fund all or any specific portion of the Fire Protection Assessed Cost. Costs incurred in providing fire protection services and facilities not otherwise funded through Fire Protection Assessments may be paid with general fund or other legally available revenues. Such legally available revenues as a matter of policy may be applied exclusively to any tier or class of budget allocation or expense otherwise funded by a special assessment, in part to one tier or class of any budget allocation or expense, or in any combination thereof, and maintain the validity of the apportionment. The flexibility is implemented through a policy and legislative determination employed through careful adherence to case law, statutory law, and the State Constitution, as well as the exercise of annual budget responsibility, discretion and equity vested in the City Council. However, in no event shall any annual rate of Fire Protection Assessment exceed that previously noticed to the affected land owners without further notice and public hearing pursuant to the Assessment Ordinance.

(Z) The findings and legislative determinations contained herein are premised upon information, input, analysis and review from City staff, officials and experts, and public comment, as well as careful consideration by the City Council. A combination of the foregoing yields a reasoned apportionment methodology premised upon the two distinct tiers or classes of apportionment allocation described herein. The two tiers, when used together, provide a powerful, flexible and equitable means for the City to fairly and reasonably allocate assessable benefits and costs among Assessed Property in the City.

(AA) The apportionment among Tax Parcels of all or a portion of the City's annual budget for fire protection services, facilities and programs necessary for providing the continual readiness to provide fire protection is hereby determined to be a fair and reasonable means to annually allocate and share the benefits and costs associated therewith.

(BB) The benefits derived from fire protection services, facilities and programs as to each Tax Parcel subject to the Fire Protection Assessments equal or exceed the amount of the special assessments levied and imposed hereunder. The Fire Protection Assessment for any Tax Parcel within the City in employing such an approach also does not exceed the proportional benefits that such Tax Parcel will receive compared to any other Tax Parcel so assessed within the City.

(CC) The City Council hereby finds and determines that the Fire Protection Assessments to be imposed in accordance with this Resolution provide a proper and equitable method of funding fire protection services and facilities by fairly and reasonably allocating a portion of the costs associated therewith among specially benefited property.

ARTICLE II

NOTICE AND PUBLIC HEARING

SECTION 2.01. ESTIMATED FIRE PROTECTION ASSESSED COST.

(A) The estimated Fire Protection Assessed Cost to be recovered through Fire Protection Assessments for Fiscal Year 2018 is \$4,210,000 which is approximately 50% of the City's estimated fire protection budget for such Fiscal Year. The balance of costs will be paid with other legally available funds of the City.

(B) The Assessment Coordinator shall utilize the assessment rates associated with Tier 1 and Tier 2 of the Fire Protection Assessments as described in this Initial Assessment Resolution in the preparation of the preliminary Assessment Roll as provided in Section 2.02 of this Initial Assessment Resolution.

SECTION 2.02. ASSESSMENT ROLL. The Assessment Coordinator is hereby directed to prepare, or cause to be prepared, a preliminary Assessment Roll for Fire Protection Assessments for Fiscal Year 2018, in the manner provided in Section 66-307 of the Assessment Ordinance. The Assessment Roll shall include all Tax Parcels within the City which are not otherwise exempted from payment of the Fire Protection Assessments hereunder. The Assessment

Coordinator shall apportion the estimated Fire Protection Assessed Cost to be recovered through Fire Protection Assessments in the manner set forth in this Initial Assessment Resolution. A copy of this Initial Assessment Resolution, the Assessment Study which summarizes information and analysis related to the estimated amount of the Fire Protection Assessed Cost to be recovered through the imposition of Fire Protection Assessments, and the preliminary Assessment Roll shall be maintained on file in the office of the City Clerk and open to public inspection. The foregoing shall not be construed to require that the preliminary Assessment Roll be in printed form if the amount of the Fire Protection Assessment for each parcel of property can be determined by the use of a computer terminal or internet access available to the public.

SECTION 2.03. PUBLIC HEARING. There is hereby established a public hearing to be held at 9:00 a.m. on August 21, 2017, in City Council Chambers of City Hall, 401 West Venice Avenue, Venice, Florida 34285, at which time the City Council will receive and consider any comments on the Fire Protection Assessments from the public and affected property owners and consider imposing Fire Protection Assessments and providing for the manner of collection.

SECTION 2.04. NOTICE BY PUBLICATION. The Assessment Coordinator shall direct the publication of notice of the public hearing authorized by Section 2.03 hereof in the manner and time provided in Section 66-308 of the Ordinance. The notice shall be published at least twenty (20) days prior to the public hearing, in substantially the form attached hereto as Appendix A.

SECTION 2.05. NOTICE BY MAIL. The Assessment Coordinator shall direct the mailing of notice of the public hearing authorized by Section 2.03 hereof in the manner and time provided in Section 66-309 of the Ordinance. The notice shall be mailed at least twenty (20) days prior to the public hearing, in substantially the form attached hereto as Appendix B.

[Remainder of page intentionally left blank]

ARTICLE III
ASSESSMENTS

SECTION 3.01. FIRE PROTECTION ASSESSMENTS TO BE IMPOSED THROUGHOUT CITY. Fire Protection Assessments are to be imposed throughout the entire area contained within the boundaries of the City.

SECTION 3.02. IMPOSITION OF ASSESSMENTS. Fire Protection Assessments shall be imposed against property located within the City, the annual amount of which shall be computed for each Tax Parcel in accordance with this Article III. When imposed, the Fire Protection Assessment for each Fiscal Year shall constitute a lien upon Assessed Property equal in rank and dignity with the liens of all state, county, district or municipal taxes and other non-ad valorem assessments until paid, as provided in the Assessment Ordinance.

SECTION 3.03. APPORTIONMENT.

(A) The Assessment Study, a copy of which is attached hereto as Appendix C, is hereby approved and incorporated herein in its entirety. The apportionment method set forth therein is hereby adopted as the apportionment method for the Fire Protection Assessments.

(B) Costs associated with Tier 1 shall be allocated among all Tax Parcels not otherwise excluded hereunder on an equal basis, such that the rate of assessment for Tier 1 shall be determined by dividing the costs associated with Tier 1 by the number of Tax Parcels in the City subject to Fire Protection Assessments hereunder.

(C) Costs associated with Tier 2 shall be allocated among Tax Parcels containing Structures not otherwise exempted hereunder as follows: the Structure Value attributed to each Tax Parcel by the Property Appraiser shall be rounded down to the nearest integral of \$5,000, then divided by \$5,000 to determine the number of EBUs associated with such Tax Parcel. The number of EBUs attributed to a given Tax Parcel is then multiplied by the assessment rate for Tier 2 to determine the annual Fire Protection Assessment for that Tax Parcel. All Tax Parcels containing Structures not otherwise exempted hereunder shall be attributed a minimum of 1 EBU.

(D) The Assessment Coordinator is authorized and directed to prepare the preliminary Assessment Roll for Fiscal Year 2018 based on a Maximum Assessment Rate for Tier 1 of \$93.92 per Tax Parcel and a Maximum Assessment Rate for Tier 2 of \$4.81 per EBU. The Maximum Assessment Rates which can be imposed in subsequent Fiscal Years without additional notice shall be \$187.84 for Tier 1 and \$9.63 for Tier 2. Such rates include a pro rata share of the costs and expenses associated with collection and administration of the Fire Protection Assessments each year.

(E) The estimated Fire Protection Assessments established in this Initial Assessment Resolution shall be the estimated assessment rates applied by the Assessment Coordinator in the preparation of the preliminary Assessment Roll for Fiscal Year 2018, as provided in Section 2.02 of this Initial Assessment Resolution.

(F) Chapter 2016-89, Laws of Florida, provides that notwithstanding any other provision of law, a City may not levy special assessments for the provision of fire protection services on land classified as agricultural lands under section 193.461, Florida Statutes, unless the land contains a residential dwelling or nonresidential farm building, with the exception of an agricultural pole barn, provided the nonresidential farm building exceeds a just value of \$10,000. The Assessment Coordinator shall apply the provisions of Chapter 2016-89 in preparing the preliminary Assessment Roll for Fiscal Year 2018.

(G) It is hereby ascertained, determined, and declared that the method of determining the Fire Protection Assessments as set forth in the Assessment Study and adopted by this Initial Assessment Resolution is a fair and reasonable method of apportioning the Fire Protection Assessed Cost among Assessed Property.

SECTION 3.04. APPLICATION OF ASSESSMENT PROCEEDS. Proceeds derived by the City from the Fire Protection Assessments shall be utilized for the provision of fire protection services and facilities. In the event there is any fund balance remaining at the end of any Fiscal

Year, such balance shall be carried forward and thereafter used only to fund fire protection related services, facilities, improvements and programs.

SECTION 3.05. COLLECTION OF ASSESSMENTS. Fire Protection Assessments for Fiscal Year 2018 shall be collected pursuant to Uniform Assessment Collection Act as provided for in Section 66-318 of the Assessment Ordinance, unless otherwise determined by the City Council.

SECTION 3.06. EXEMPTION.

(A) Tax parcels comprising Government Property and other Tax Parcels which may be exempt or immune from the payment of special assessments under state or federal law are not subject to the Fire Protection Assessments contemplated hereunder. Such Tax Parcels include common elements or common areas of condominium complexes, and those classified or described by the Property Appraiser as government-owned including the following: (1) military, (2) forest, parks, recreational, (3) public county schools, (4) public colleges, (5) public hospitals, (6) other county-owned property, (7) other state-owned property, (8) other federal-owned property, and (9) other municipal-owned property.

(B) Tax Parcel classifications indicative of special designations used by the Property Appraiser for recordkeeping purposes which do not represent actual or assessable Tax Parcels are excluded parcels which are not subject to the Fire Protection Assessments contemplated hereunder (ex. header records).

(C) Tax Parcels which typically do not receive a special benefit from the provision of fire protection services and facilities or are infeasible or impractical to assess (including by way of example but not limitation rights of way, rivers/lakes and submerged land, and wastelands/marshes).

(D) The foregoing classifications of properties are reasonably determined to be immune or exempt from special assessment under state or federal law, inappropriate, infeasible or impracticable to assess, and either benefit marginally or create a lesser or nominal demand or burden on the City's costs associated with readiness to serve, and/or do not merit the expenditure of

public funds to impose or collect the Fire Protection Assessments. The Assessment Coordinator is authorized and directed to use sound judgment in extending such determinations and guidance as the Fire Protection Assessment Roll is developed and maintained over time.

(E) Notwithstanding anything herein to the contrary, the City Council reserves the right and ability in the future to impose Fire Protection Assessments against Tax Parcels determined to be exempt hereunder to the extent permitted by law or otherwise in the event required or directed to do so by a court of competent jurisdiction. It is the legislative determination of the City Council that in the event a court of competent jurisdiction determines any exemption or reduction by the City Council improper or otherwise adversely affects the validity of the Fire Protection Assessment imposed for the applicable Fiscal Year, the sole and exclusive remedy shall be the imposition of a Fire Protection Assessment upon each affected Tax Parcel in the amount of the Fire Protection Assessment that would have been otherwise imposed save and except for such reduction or exemption afforded to such Tax Parcel by the City Council.

(F) Any shortfall in the expected Fire Protection Assessment proceeds due to any reduction or exemption from payment of the Fire Protection Assessments required by law or authorized by the City Council shall be supplemented by any legally available funds, or combination of such funds, and shall not be paid for by proceeds or funds derived from the Fire Protection Assessments.

[Remainder of page intentionally left blank]

ARTICLE IV
GENERAL PROVISIONS

SECTION 4.01. CONFLICTS. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4.02. SEVERABILITY. If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are declared to be severable.

[Remainder of page intentionally left blank]

SECTION 4.03. CONSTRUCTION; EFFECTIVE DATE. This Resolution shall be liberally construed to effect the purposes hereof and shall become effective immediately upon adoption.

PASSED BY THE CITY COUNCIL OF THE CITY OF VENICE, FLORIDA THIS 10TH DAY OF JULY, 2017.

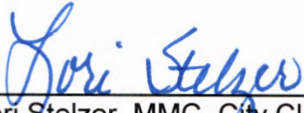
**CITY COUNCIL OF THE
CITY OF VENICE, FLORIDA**



~~John W. Holic, Mayor~~

Richard Cuentero, Vice Mayor

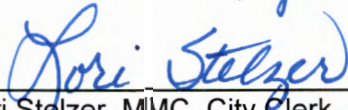
ATTEST:



Lori Stelzer, MMC, City Clerk

I, Lori Stelzer, MMC, City Clerk of the City of Venice, Florida, a municipal corporation in Sarasota County, Florida, do hereby certify that the foregoing is a full and complete, true and correct copy of a Resolution duly adopted by the City Council of the City of Venice, Florida at a meeting thereof duly convened and held on the 10th day of July, 2017, a quorum being present.

Witness my hand and the official seal of said City this 17th day of July, 2017.



Lori Stelzer, MMC, City Clerk

Approved as to form:



David Persson, City Attorney

APPENDIX A

FORM OF NOTICE TO BE PUBLISHED

(Insert Map of Venice)

CITY OF VENICE, FLORIDA NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION AND COLLECTION OF SPECIAL ASSESSMENTS TO FUND FIRE PROTECTION SERVICES AND FACILITIES

The City of Venice (the "City") is in the process of establishing a dedicated funding source for the provision of fire protection services and facilities through the imposition of non-ad valorem assessments, sometimes referred to as special assessments, against real property located within the City limits. The special assessments, if approved by the City Council, will be allocated among assessable tax parcels according to a two tiered methodology pursuant to which a portion of the costs attributable to the City's continual readiness to provide fire protection services will be shared equally among all tax parcels on a per parcel basis (Tier 1), and a portion of the remaining costs will be shared in accordance with the value of improvements or structures associated with each parcel (Tier 2).

A public hearing will be held at 9:00 a.m. on August 21, 2017 in City Council Chambers at City Hall, 401 W. Venice Avenue, Venice, Florida 34285, to receive public comment on the proposed special assessments. All affected property owners have a right to appear at the hearing and to file written objections with the City within twenty days of this notice. If a person decides to appeal any decision made by the City Council with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least 48 hours in advance of the meeting at (941) 882-7390.

The special assessment will fund a portion of the costs associated with providing fire protection services and facilities each fiscal year beginning October 1, 2017. The remainder of the fire protection budget will be funded with other legally available revenues of the City. The special assessment is an annual assessment which will continue from year to year and will be collected on the annual property tax bill by the Sarasota County Tax Collector as authorized by Section 197.3632, Florida Statutes, commencing in November, 2017.

To be published on or before August 1, 2017

By: City Clerk

APPENDIX B

FORM OF NOTICE TO BE MAILED

[To be mailed by August 1, 2017]

VENICE, FLORIDA

(date)

(property owner's name – Col B)
(property owner's name – Col C)
(property owner's name – Col D)
(property owner's address – Col E)
(property owner's address – Col F)
(property owner's address – Col G)
(property owner's address – Col H)
(property owner's address – Col I)
(property owner's address – Col J)

RE: PARCEL NO.: (parcel number - Col A) (parcel address – Col K)
(parcel address – Col L)
(parcel address – Col M)
(parcel address – Col N)
(parcel address – Col O)

Dear Property Owner:

The City of Venice (the "City") is in the process of establishing a supplemental dedicated funding source for the provision of fire protection services and facilities through the imposition of non-ad valorem assessments, sometimes referred to as special assessments, against certain real property located within the City limits. The special assessments, if approved by the City Council, will be allocated among assessable tax parcels according to a two tiered methodology pursuant to which a portion of the costs attributable to the City's continual readiness to provide fire protection services will be shared equally among all tax parcels on a per parcel basis (Tier 1), and a portion of the remaining costs will be allocated in accordance with the value of improvements or structures associated with each parcel (Tier 2).

A public hearing will be held at 9:00 a.m. on August 21, 2017 in City Council Chambers at City Hall, 401 W. Venice Avenue, Venice, Florida 34285, to receive public comment on the proposed special assessments. All affected property owners have a right to appear at the hearing and to file written objections with the City within twenty days of this notice. If a person decides to appeal any decision made by the City Council with respect to any matter considered at the hearing such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least 48 hours in advance of the meeting at (941) 882-7390.

The total annual fire protection assessment revenue to be collected within the City for Fiscal Year 2017-18 is estimated to be \$4,210,000. The amount of the annual fire assessment

imposed against each property is based on a two-tiered apportionment method whereby a portion of the City's annual fire department budget is allocated equally among all parcels on a per parcel basis (Tier 1) and the remaining portion of the budget to be funded through the assessment is apportioned based on the value of structures on each parcel (Tier 2), measured in increments of \$5,000 each of which comprise an equivalent benefit unit ("EBU"). Undeveloped property is not subject to Tier 2. Information concerning the amount of the assessment proposed for the above-referenced parcel is included below.

Benefit Tier	Assessment Unit	Applicable to	Maximum Rate for FY 2018	Maximum Rate for each fiscal year thereafter
Tier 1	Per Parcel	All Parcels – Improved and Unimproved	\$93.92 Per Parcel	\$187.84 Per Parcel
Tier 2	Per \$5,000 of Structure Value, rounded down to nearest \$5,000 (EBU)	Improved Parcels	\$4.81 Per EBU	\$9.63 Per EBU

The maximum annual fire protection assessment for the above parcel for Fiscal Year 2018 is \$_____. For fiscal years after 2018, the maximum annual fire protection assessment which may be imposed without further notice is \$_____.

The special assessment is an annual assessment which will continue from year to year. For Fiscal Year 2018 and each year thereafter, the assessment will be collected by the Sarasota County Tax Collector pursuant to the tax bill collection method authorized by Section 197.3632, Florida Statutes, commencing in November, 2017. The annual assessment amount will include expenses incurred by the City in administering and collecting the assessment including fees imposed by the County property appraiser and tax collector, and will be adjusted as necessary to account for any statutory discounts which are necessitated when employing the efficiencies of collecting the assessments annually on the same bill as property taxes. Florida law provides that failure to pay the assessment will cause a tax certificate to be issued against the assessed property which may result in a loss of title. Unless proper steps are initiated in a court of competent jurisdiction to secure relief within 20 days from the date of City Council action at the above hearing (including the method of apportionment, the rate of assessment and the imposition of assessments), such action shall be the final adjudication of the issues presented.

If there is a mistake on this notice, it will be corrected. If you have any questions regarding your fire protection assessment, please contact the City Manager's office at (941) 882-7398, Monday through Friday between 8:00 a.m. and 4:00 p.m.

*****DO NOT SEND PAYMENT - THIS IS NOT A BILL*****

APPENDIX C
ASSESSMENT STUDY



City of Venice, FL
FY 2018 Fire Protection Assessment Study
Final Draft Report
July 10, 2017



July 10, 2017

Mr. Edward F. Lavallee
City Manager
City of Venice, FL

Re: FY 2018 Fire Protection Assessment Study

Stantec Consulting is pleased to present this Final Draft Report of the FY 2018 Fire Protection Assessment Study that we have conducted for the City. This report presents the final analysis of the study to be provided to the City Council for adoption alongside the Initial Resolution. If any changes to the program such as revenue targets, exemption status and methodology occur at the first public hearing, we will revise the report prior to issuance of the Final copy.

If the City has any questions, please do not hesitate to call me at (904) 247-0787 or email me at 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,



Michael E. Burton
Director

Enclosure

TABLE OF CONTENTS

SECTION 1.	INTRODUCTION.....	2
1.1	STUDY OBJECTIVE & PROCEDURE.....	2
SECTION 2.	SPECIAL ASSESSMENT METHODOLOGY.....	4
2.1	FLORIDA LAW GOVERNING SPECIAL ASSESSMENTS.....	4
SECTION 3.	FIRE PROTECTION ASSESSMENT CALCULATION	13
3.1	NET REVENUE REQUIREMENT.....	13
3.2	APPORTIONMENT OF FIRE PROTECTION COSTS (NRR)	15
3.3	PROPERTY DATA AND ASSESSMENT UNITS.....	15
3.4	ASSESSMENT RATE CALCULATION	16
SECTION 4.	SUMMARY OF RECOMMENDATIONS	23
SECTION 5.	APPENDIX A	
SECTION 6.	APPENDIX B	

Section 1. INTRODUCTION

This report presents the results of an analysis to develop a new Fire Protection Non-Ad Valorem Assessment Program for the City of Venice, FL (the City). This study intends to create a Fire Protection Assessment program that would recover the full or partial costs associated with providing Fire Protection service to the City. The methodology uses current property and cost data to create a fair and equitable assessment structure that achieves this goal. The term "Fire Protection" as used in this study refers to the twenty-four hours per day, seven days per week service for fire suppression provided by the City to properties located within its limits, including first responder service. This study was conducted by Stantec Consulting, a firm that specializes in providing rate and assessment consulting services to local governments.

1.1 STUDY OBJECTIVE & PROCEDURE

The objective of this study is to calculate a Fire Protection Non-Ad Valorem Assessment Program resulting in assessment rates that will recover the full or partial cost requirements of providing Fire Protection service to properties within the City limits for FY 2018 and subsequent years. The costs associated with these services are recovered in proportion to the benefit received from these services provided by the City.

The study first identifies the full Fire Protection cost requirements for Fiscal Year (FY) 2018 that recognizes the high level of service traditionally provided by the City. We also projected annual cost requirements for providing Fire Protection in each year of a multi-year projection period from FY 2018 through FY 2022. This was accomplished through several interactive work sessions with City staff to confirm allocation parameters, cost escalation rates and the projected capital improvement plan.

The projection of costs through FY 2022 calculates the necessary annual adjustments to the Fire Protection Assessments in order to achieve 100% cost recovery through the projection period. This phase of the analysis is used to calculate the maximum assessment rates that could potentially be adopted alongside the FY 2018 assessment rates. The maximum assessment rate is intended to provide the City with the means of adjusting the Fire Protection Assessments in future years in order to achieve or maintain 100% cost recovery without having to undergo the special notification and

hearing procedures instituted for initial assessment adoption, methodology updates or rate adoption beyond the current maximum adopted rate.

The FY 2018 Fire Protection service revenue requirement was then apportioned to vacant and improved residential and non-residential property classes based upon property data obtained from the Sarasota County Property Appraiser's Office (Property Appraiser). Property classifications were based upon Department of Revenue (DOR) property use codes for each parcel as maintained on the Property Appraiser's database. Once the allocations were complete, a Fire Protection Assessment rate structure was developed and specific Fire Protection Assessment rates were developed, the results of which are presented herein.

Section 2. SPECIAL ASSESSMENT METHODOLOGY

The development of a non-ad valorem assessment to fund Fire Protection service requires that the services and facilities for which properties are to be assessed confer a special benefit upon the property burdened by the special assessment. Simply stated, there must be a logical relationship between the services and facilities provided and the benefit to real property assessed.

In addition to the special benefit requirement, the costs associated with providing the services and facilities must be reasonably apportioned to the properties that receive a benefit from Fire Protection service in proportion to the benefit received. Therefore, the recommended Fire Protection Assessments calculated in this study were developed such that the costs incurred by the City in providing Fire Protection service will be recovered through assessments to properties in proportion to the benefit received by the availability of Fire Protection service to all properties and by the protection from loss of structures due to fire on improved property.

This section describes the assessment methodology used to develop the Fire Protection Assessments in this report. The first section discusses relevant Florida Law regarding Special Non-ad Valorem Assessments, followed by sections discussing how Florida Law has been applied to the determination of special benefit and the apportionment of the annual revenue requirements of the Fire Protection Assessment to benefitting properties.

2.1 FLORIDA LAW GOVERNING SPECIAL ASSESSMENTS

This section discusses relevant Florida Law regarding special non-ad valorem assessments as it relates to the proposed Fire Protection Assessment program. The discussion covers how Florida law relates to special benefit and proportional benefit.

Special non-ad valorem assessments are a revenue source available to local governments in Florida to fund operations and maintenance expenses and capital improvements for essential services such as roads, drainage, Fire Protection services, utilities, etc. Florida courts have long held that Fire Protection services provide a special benefit to real property burdened by an assessment. See, e.g., Fire Dist. No. 1 of Polk

County v. Jenkins, 221 So.2d 740, 741-42 (Fla.1969); Desiderio Corp. v. City of Boynton Beach, 39 So. 3d 487, 494 (Fla. Dist. Ct. App. 2010).

Pursuant to Florida case law, two requirements must be satisfied for the imposition of a valid non-ad valorem special assessment. These two requirements have become known as the two pronged test. They are 1) the property assessed must derive a special benefit from the service provided, and 2) the assessment must be fairly and reasonably apportioned among the properties that receive the special benefit.

In considering special benefit, the following question must be considered: "Can a special benefit be derived from Fire Protection service by all properties within the City to meet the first prong of the two pronged test, even if all properties are not improved and/or do not receive calls for service?". The answer is yes based in part upon the Florida Supreme Court determination in Fire City No. 1 of Polk County v. Jenkins that a sufficient special benefit was derived by the availability of fire services to justify the imposition of the special assessment¹. Also, in Meyer v. City of Oakland Park the Court upheld a sewer assessment on both improved and unimproved property, stating that the benefit need not be direct or immediate but must be substantial, certain and capable of being realized within a reasonable time². In City of Hallendale v. Meekins³ the Court indicated that the proper measure of benefits accruing to property from the assessed improvement was not limited to the existing use of the property, but extended to any future use which could reasonably be made.

2.1.1 PROPORTIONAL BENEFIT

It is well settled under Florida law that local governments are afforded great latitude regarding legislative determinations of special benefit and reasonable apportionment of costs. Specifically, the Florida Supreme Court has held that in cases where valid alternative methods of apportionment exist, the legislative body's determination should be upheld, unless that determination was arbitrary, and a court should not substitute its judgment for that of the local legislative body. In City of Boca Raton v.

¹ Fire City No. 1 of Polk County v. Jenkins, 221 So.2d 740 (Fla. 1969)

² Meyer v, City of Oakland Park, 219 So.2d 417 (Fla. 1969)

³ City of Hallendale v. Meekins, 237 So.2d 318 (Fla. 4th DCA 1970), aff'd, 245 So.2d 253 (Fla 1971)

State of Florida⁴ the Florida Supreme Court stated that the apportionment of benefits is a legislative function, and if reasonable persons may differ as to whether the land assessed was benefitted by the local improvement, the findings of the City officials must be sustained. Further, in City of Boca Raton v. State of Florida the Florida Supreme Court also determined that the manner of the assessment is immaterial and may vary within the City, as long as the amount of the assessment for each tract is not in excess of the proportional benefits as compared to other assessments on other tracts. A local government can assign to each property, which is subject to the assessment, a different category designation with each category having a different assessment rate.⁵

2.1.2 TWO-TIER FIRE ASSESSMENT METHODOLOGY

In Morris v. City of Cape Coral, 163 So. 3d 1174 (Fla. 2015), the Florida Supreme Court recently held that a city's two-tier methodology for assessing developed and undeveloped property was a reasonable method of apportioning the costs associated with providing Fire Protection services and facilities to all property owners, and was not arbitrary. Specifically, the Court upheld the city of Cape Coral's determination to adopt a methodological approach recommended by Burton & Associates that apportioned costs based on the general availability of Fire Protection services to all property owners in tier 1, and in tier 2, provided the additional benefit to improved property owners of protecting structures from damage. The two-tier methodological approach upheld in Morris v. Cape Coral was similarly adopted by the multiple Cities throughout the state of Florida. This report recommends that the City of Venice utilize the two-tier approach for assessing Fire Protection services for developed and undeveloped properties within the City limits.

⁴ City of Boca Raton v. State of Florida, 595 So.2d 25 (1992)

⁵ Workman Enterprises, Inc. v. Hernando County, 790 So.2d 598 (Fla. 5th DCA 2001.); Desiderio Corp. v. City of Boynton Beach, 39 So. 3d 487, 498 (Fla. 4th DCA 2010)

2.1.3 SPECIAL BENEFIT – THE FIRST PRONG OF THE TWO PRONGED TEST

All tax parcels, developed and undeveloped, are benefited by the mere availability of fire protection services. Such benefit is independent of, and realized even in the absence of, a call or need for actual service. The benefits include:

- Continuous availability of immediate response to fire.
- Provision of first responder medical aid to protect the life and safety of occupants.
- Enhanced property value, marketability of and/or ability to develop property.
- Protection against the spread of fire to neighboring parcels, thereby limiting and containing liability.
- Increased use and enjoyment of the parcel derived from continual and immediately available comprehensive fire protection service should the need arise.
- Enhanced marketability and value of the parcel when compared to a similarly configured parcel for which fire protection services are unavailable.

Individual tax parcels are the constituent units, which comprise the physical environment of the community as a whole. The parcels, in the aggregate, define the geography of the community and establish the service area within which the community must ensure preparedness and readiness to serve. The parcel composition as a whole is a primary factor, together with policy decisions regarding service levels, which determines the size and scope of the fire department and therefore the annual costs incurred in maintaining continual readiness to serve the community. The mere availability of fire protection services and facilities benefits each parcel because each contributes to a common burden placed upon community services, facilities and resources collectively created by individual parcels whether a fire event occurs or not. Fundamentally, the existence and presence of each parcel within the community creates a comparable and similar requirement to stand ready to serve and continually maintain a preparedness to provide fire protection and associated services and facilities for all parcels.

In addition to the benefits conferred upon all parcels in the City, the following Tier benefits are additionally conferred upon improved parcels:

- The ability to obtain property and/or fire insurance and obtain that insurance at attractive rates because of the availability of fire protection services, and
- Protection against loss of structures provided by the availability of fire suppression service provided by the City and the avoidance of replacement costs (either through direct replacement by the property owner or heightened insurance premiums which may result from claims)

Therefore, the first prong of the two pronged test (the property burdened by the assessment must derive a special benefit from the service provided by the assessment) is met because all properties in the City receive a special benefit from the availability of the City-wide Fire Protection service provided by the City.

2.1.4 FAIR APPORTIONMENT – THE SECOND PRONG OF THE TWO PRONGED TEST

In considering the assessment methodology, the second prong of the two pronged test requires that the costs of the assessment must be fairly and reasonably apportioned among the properties that receive the special benefit. In this Study we have developed an apportionment methodology based upon the readiness-to-serve availability of Fire Protection service to all parcels, improved and un-improved, and an additional benefit that this availability of service provides to improved property by the protection from the loss of the structures on improved parcels through the ability to obtain insurance at attractive rates and the ability of the City to respond to and suppress a fire.

Accordingly, the apportionment methodology recognizes two tiers of benefit:

1. Tier 1 - the simple availability of Fire Protection service which is available equally without discrimination to all parcels of all types within the City by virtue of the continued state of readiness to provide Fire Protection service that is maintained by the City, and
2. Tier 2 - the protection from the loss of structures on the property provided by the availability of Fire Protection service by:
 - a. The ability to obtain fire insurance, and
 - b. The continued state of readiness maintained by the City so that when actual calls for service are received the City can provide fire suppression

service to protect property owners from the loss of structures on their property.

2.1.5 APPORTIONMENT OF FIRE PROTECTION COSTS TO BENEFIT COST POOLS

In order to apportion costs to benefitting parcels, the first step is to apportion the costs to be recovered in the Fire Protection Assessment to the Tier 1 - Response Readiness Benefit Cost Pool and the Tier 2 - Protection from Loss of Structures Benefit Cost Pool. The benefit of protection against loss of structures varies among improved properties in direct proportion to the structure value. The variance in benefit from property to property is analogous to fire or property insurance wherein the annual premium associated with the policy is informed in substantial part by the value of the assets covered under the policy. The insurance analogy is particularly appropriate in that fire protection services are themselves a form of insurance and may be thought of as the first line of insurance for most properties and the sole or primary source of insurance for uninsured or underinsured properties.

The protection from the loss of the structures due to fire is best represented by the protection from the loss of the investment in the structure(s) or the avoidance of the cost of replacing the structure(s) on the property. Since the Tier 2 benefits are conferred to properties improved with structures and pertain to protection against loss of structure value and avoidance of replacement costs, the allocation of costs to the Tier 2 benefit pool should be reasonably related to structure value. As such, we have allocated the costs of fire protection service to the Tier 2 cost pool by the proportion of structure value to total just value within the City limits as presented in Table 1 below:

Table 1

Value Component	Just Value	Allocation
Total Structure Value \$	3,353,209,900	67.7%
Total Land Value \$	1,599,461,300	32.3%
Total \$	4,952,671,200	100%

This approach to benefit cost allocation reasonably excludes land value from consideration because the land itself and any value associated therewith remains even in the event of a total fire loss for all structures on the parcel, and is consistent with the Tier 2 premise of the benefit conveyed by protection against loss of structures.

The balance of costs to be recovered through the special assessment are allocated to Tier 1 which, as described above, are imposed on an equal, per parcel basis since each parcel, developed and undeveloped, contributes equally to the common burden placed upon community services, facilities and resources in and benefits in substantially equal measure from the uniform response readiness and level of service provided by the Fire Department. Table 2 below presents the allocation between the two benefit tiers as described in this section:

Table 2

Assessment Rate Class	Assessment Unit	Allocation of Costs
Tier 1 - Response Readiness	per Parcel	32.3%
Tier 2 - Structure Loss Protection	per Structure value EBU	67.7%

2.1.6 APPORTIONMENT OF BENEFIT COST POOLS TO PROPERTIES

The next step is to apportion the costs in each benefit cost pool to benefitting properties as follows:

1. *Tier 1 - Response Readiness Benefit Cost Pool*

All parcels in the City benefit from the availability of Fire Protection service that the City provides without discrimination as to property class on a 24 hours a day, seven days a week, year-round basis. This availability benefit is conferred upon all parcels whether or not a request for actual assistance to the parcel is ever received. These costs to maintain a constant state of readiness to serve apply to every parcel of real property in the City, are not associated with responding to actual incidents and will be incurred regardless of that parcel's character or use. Therefore, it is appropriate to apportion the costs in this cost pool to all parcels on a per parcel basis.

2. *Tier 2 - Protection from Loss of Structures Benefit Cost Pool*

Improved properties benefit from the protection from loss of the structures on the parcels. The protection from the loss of the structures due to fire is best represented by the protection from the loss of the investment in the structure(s) or the avoidance of the cost of replacing the structure(s) on the property. However, the actual investment or replacement cost of the structure(s) on the

parcels in the City are not readily available. However, the structure values in the Property Appraiser's database are readily available and are the best data that is reasonably available as a surrogate representation of the relative investment or replacement cost of structures on each parcel in the City as compared to the investment or replacement cost of structures on all parcels in the City. In Morris v. City of Cape Coral, 163 So. 3d 1174, 1179 (Fla. 2015), the Florida Supreme Court found that the "use of property appraiser's structure value is reasonable because the property appraiser is statutorily required to use replacement cost to determine this value." Therefore, it is appropriate to apportion the costs in this cost pool based upon the relative value of structures on improved parcels as contained in the Property Appraiser's database. It is important to note that structure value is not taxable value and it is used simply as the best readily available surrogate representation of the relative investment or replacement cost of structures on each parcel in the City as compared to the investment or replacement costs of structures on other parcels in the City.

However, because structure value is not a precise, dollar for dollar surrogate for the investment or replacement cost of structures on parcels in the City, this benefit of protection from the loss of structures does not materially increase with every dollar of increase in structure value. Rather, it increases over a larger order of magnitude of increases in structure value. Therefore, we have determined that a reasonable Structure Equivalent Benefit Unit (Structure EBU) for this benefit cost pool that recognizes the relative value of structures on parcels as a surrogate for investment or replacement cost of those structures is \$5,000 increments of structure value (rounded down to the nearest \$5,000) as calculated in Section 2 – Analysis and Results.

2.1.7 DISCUSSION OF THE APPORTIONMENT METHODOLOGY

The apportionment methodology is based upon the property database maintained by the Sarasota County Property Appraiser, which is updated as properties within the City develop or are combined, split or subdivided. Therefore, the Fire Protection Assessments will be essentially self-correcting as the assessment roll is updated each year and vacant parcels upon which structures have been constructed are reclassified as improved parcels and their assessments are adjusted accordingly. Furthermore, this database can be accessed from year to year without extraordinary

effort and cost to the City and provides a stable, reliable, reasonably accurate and cost effective basis for update of the assessment program from year to year.

The methodology is a benefit-based approach, which is the legal requirement for a non-ad valorem assessment. This methodology does not rely upon demand-based calls-for-service data. Rather, the recommended methodology herein focuses on benefit to the property based upon the availability of service which is a better matching of benefit received from the service provided, which is the availability of Fire Protection service on a 24 hours per day 7 days a week basis, which provides benefit to all properties regardless of whether or not requests for service are ever received from any class of properties, or individual properties.

This methodology recognizes the fact that...

First and foremost the Fire Protection resources maintained by the City are maintained to stand ready and available to provide Fire Protection service 1) to all real property, and 2) to protect improved real property from the loss of structures due to fire.

Therefore, the second prong of the two pronged test is met by the recommended approach that is based upon two tiers of benefit, 1) availability of service to all parcels, and 2) protection from loss of structures on improved parcels, both of which are derived from the continuous state of readiness maintained by the City to provide Fire Protection service on a 24 hours a day, seven days a week, year-round basis to these parcels whether or not requests for service are ever received from any class of properties, or individual properties.

Section 3. FIRE PROTECTION ASSESSMENT CALCULATION

This section presents the results of the Fire Protection Assessment calculations and our recommendations based upon those results.

3.1 NET REVENUE REQUIREMENT

The FY 2018 Net Revenue Requirement (NRR) will be the basis for the FY 2018 Fire Protection Assessment calculations. In addition to the FY 2018 NRR, the projection of costs through FY 2022 are used in order to identify the assessment rates necessary to fully fund Fire Protection services throughout the projection period (the Maximum Assessment Rate).

Florida case law requires that the imposition of a special assessment for Fire services may only fund Fire Protection services and first response rescue services. A Fire Protection Assessment may not fund Emergency Medical Services (EMS), including transportation (Florida Supreme Court opinion in City of North Lauderdale v. SMM Properties). Sarasota County provides Emergency Medical Services to properties within the City's boundaries and levies a special assessment via a Municipal Services Taxing Unit (MSTU) to recover the costs associated with such services.

Through discussions with City staff, it was determined that the nature of City Firefighter response is limited to Basic Life Support, as opposed to Advanced Life Support. In addition, City staff has indicated that the cross-trained Firefighters do not receive increased pay nor does the department incur additional costs to have the Firefighters cross trained as Firefighter/EMT, and does not employ costs for Firefighter/Paramedics. As such, no costs in the Fire Department budget were identified as related to EMS, and 100% of the FY 2018 proposed budget was included in the Net Revenue Requirement for the Fire Protection assessment.

3.1.1 PROJECTION OF NET REVENUE REQUIREMENT

In order to calculate the FY 2018 Net Revenue Requirement (NRR) for Fire Protection services, the allocated FY 2018 proposed Fire Protection budget was projected on a line item basis using cost escalation factors identified by City staff. The projected Capital Improvement Program were also provided by City Staff, and as such the Fire Protection

capital items were included in the budget projection. Schedule 1 of Appendix A presents the line item projection of the proposed FY 2018 Fire Protection budget, and Schedule 2 of Appendix A details the projected Capital Improvement Program. For the purposes of projecting the NRR, an annual average capital improvement cost was utilized. By utilizing an annual average capital improvement cost, the City maintains flexibility of the timing of projections while maintaining a funding source that will provide steady income for project planning. Schedule 2 of Appendix A details the development of the annualized CIP cost.

The projected budget was then used to develop the Net Revenue Requirement (NRR) to be allocated amongst the property classes for the FY 2018 Fire Protection Assessment calculations. In each year of the projection period, offsetting revenues from other sources were deducted from the previously identified expenditure requirements. A 4% allowance for early payment discounts and non-collections, a 2% estimation for Tax Collector's Expense, and a 2% estimation for Property Appraiser's Expense were included to determine the annual assessment revenue requirement. In the first year of the projection period (FY 2018), the estimated costs for administering the First Class mailing notices of the Assessment adoption were included. The final projection of Fire Protection Net Revenue Requirement for FY 2018 – FY 2022 is presented in Table 3 below. The Net Revenue Requirement in FY 2018 is the 100% Cost Recovery or Maximum Allocated costs for the assessments calculated herein.

Table 3

Fire Protection Net Revenue Requirement Calculation	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
Fire Expenditures by Category					
Personnel Services	\$ 7,497,372	\$ 7,395,635	\$ 7,620,706	\$ 7,790,631	\$ 7,642,426
Operations & Maintenance	\$ 550,145	\$ 562,248	\$ 574,618	\$ 587,259	\$ 600,179
Non-Recurring O&M	\$ -	\$ 36,954	\$ 113,273	\$ 11,898	\$ 11,103
5-Year Average Annual Capital Costs	\$ 920,246	\$ 920,246	\$ 920,246	\$ 920,246	\$ 920,246
Total Fire Expenditures	\$ 8,967,764	\$ 8,915,084	\$ 9,228,843	\$ 9,310,035	\$ 9,173,954
Assessment Costs - Allowance for Early Payment (1)	\$ 377,000	\$ 374,000	\$ 388,000	\$ 392,000	\$ 386,000
Tax Collector's Expense (2)	\$ 189,000	\$ 187,000	\$ 194,000	\$ 196,000	\$ 193,000
Property Appraiser's Expense (3)	\$ 189,000	\$ 187,000	\$ 194,000	\$ 196,000	\$ 193,000
Assessment Notice Mailing Costs (4)	\$ 11,000	\$ -	\$ -	\$ -	\$ -
Net Revenue Requirement for Assessment	\$ 9,733,764	\$ 9,663,084	\$ 10,014,843	\$ 10,094,035	\$ 9,945,954
Less: Fire Casualty Insurance Premium - Revenues	\$ (246,276)	\$ (246,276)	\$ (246,276)	\$ (246,276)	\$ (246,276)
Less: Firefighters' Incentive - Revenues	\$ (9,850)	\$ (9,850)	\$ (9,850)	\$ (9,850)	\$ (9,850)
Less: Fire Inspector Fees	\$ (48,000)	\$ (48,000)	\$ (48,000)	\$ (48,000)	\$ (48,000)
Adjusted Net Revenue Requirement	\$ 9,429,638	\$ 9,358,958	\$ 9,700,717	\$ 9,789,909	\$ 9,641,828

(1) - Estimated at 4% of Net Revenue Requirement, rounded

(2) - Estimated at 2% of Net Revenue Requirement, rounded

(3) - Estimated at 2% of Net Revenue Requirement, rounded

(4) - Assessment Notice Mailing Costs are only imposed in the first year of the new Assessment Program. Estimated at \$0.75 per billed parcel.

3.2 APPORTIONMENT OF FIRE PROTECTION COSTS (NRR)

The next step is to apportion the costs to each benefit cost pool according to the allocation calculated in the previous section. The allocation between cost pools is derived by the ratio of total land value and total structure value of the City limits as discussed in the previous section of this report. The allocation of costs between tiers is presented below in Table 4.

Table 4

Assessment Rate Class	% Allocation	FY 2018 NRR \$ Allocation
Tier 1 - Response Readiness	32.3%	\$ 3,045,773
Tier 2 - Structure Loss Protection	67.7%	\$ 6,383,865
Total	100.0%	\$ 9,429,638

3.3 PROPERTY DATA AND ASSESSMENT UNITS

The basis for creating the FY 2018 Assessment calculations and associated assessment roll is the parcel database as provided by the Sarasota County Property Appraiser. The property database identifies 16,253 parcels within the City. Each parcel was assigned units for the assessment calculations based upon the fields available through the Property Appraiser's database.

3.3.1 EXEMPT AND EXCLUDED PROPERTIES

Certain parcel types are exempt by State statutes or case law from non-ad valorem assessments such as this Fire Protection Assessment. Other parcels are typically excluded from such assessments because they receive no benefit from Fire Protection Services, such as lake bottoms, marshes, and other property types that will likely never develop. The excluded properties are identified by the property use codes contained in the Property Appraiser's database. These excluded properties are identified in the schedule of property use codes in Schedule 1 of Appendix B

This study has assumed the required exemptions for City, State, and Federally owned properties. In addition, newly required exemptions for Agricultural properties are included and described in subsequent sections. The exempted parcels are included in the cost apportionment, but will not be billed an assessment. The unrecovered revenue is funded through other City general revenues. In order to identify the exempt parcels, the exemption codes assigned to each property by the Property Appraiser were utilized.

Schedule 2 of Appendix B contains a list of all uniquely identified exemption codes and the exemption status for each code applied to this study.

3.3.2 SPECIAL CONSIDERATIONS FOR AGRICULTURAL PROPERTIES

The State of Florida recently passed CS/SB 1164: Special Assessments on Agricultural Lands. The law defines the special requirements as follows:

"Notwithstanding any other provision of law, a municipality may not levy special assessments for the provision of Fire Protection services on lands classified as agricultural lands under s. 193.461 unless such property contains a residential dwelling or nonresidential farm building, with the exception of an agricultural pole barn, provided the nonresidential farm building exceeds a just value of \$10,000."

In order to accommodate these new rules, we have adjusted the units identified in the FY 2017 Certified Fire Protection Assessment Roll using the following parameters:

1. Agricultural parcels were identified by utilizing the property database's Agricultural Exemption Status field. If a parcel contained the Agricultural Exemption, it was identified as an Agricultural Parcel for the purposes of these adjustments.
2. Vacant Agricultural Parcels will be treated as exempt pursuant to the new law.
3. The building/structure file provided by the Property Appraiser was utilized to identify the structure value of all structures on the parcel. If a structure value was less than \$10,000, it was exempted from the calculation.

3.4 ASSESSMENT RATE CALCULATION

3.4.1 IDENTIFICATION OF ASSESSMENT UNITS

The following steps were taken in order to populate assessment units for the FY 2018 Assessment Rate calculations:

1. All parcels exempt, excluded or otherwise located within the City were identified by the full parcel database. Every property that was not labeled as excluded was apportioned one Tier 1 unit for the property's parcel benefit.

2. Within the Property Appraiser's database, the fields labeled Building Value and Extra Feature Value were added together to arrive at the total Structure Value. This value was divided by the structure value EBU amount of \$5,000 to calculate the Tier 2 units.

Table 5 below presents the benefit cost pools and their corresponding assessment unit types:

Table 5

Assessment Rate Class	Unit Type
Tier 1 - Response Readiness	Per Parcel
Tier 2 - Structure Loss Protection	Per Value EBU ⁽¹⁾

⁽¹⁾ Structure Value EBU (Equivalent Benefit Unit) is represented as every \$5,000 of structure value

3.4.2 IDENTIFIED ASSESSMENT UNITS

Following the assumptions and data points listed within this section, we have identified the following unit counts per benefit cost pool in Table 6 below that will be used to divide the costs allocated to each benefit cost pool for the Assessment Rate calculations:

Table 6

Assessment Rate Class	Units	Unit Type
Tier 1 - Response Readiness	16,215	Parcels
Tier 2 - Structure Loss Protection	663,154	Value EBUs

3.4.3 FULL COST RECOVERY RATE CALCULATION

To calculate the full cost recovery FY 2018 Fire Protection Assessments we utilized the apportioned costs and total units per property classification as identified in the previous sub-sections of this report. The amount of assessable costs allocable to each benefit cost pool was divided by the number of assessment units identified in each benefit cost pool to compute the Fire Protection Assessment as follows:

1. Tier 1 - Response Readiness Availability Benefit Cost Pool

All parcels in the City benefit equally from the availability of fire protection service that the City provides on call, without discrimination as to property class, on a 24 hours a day, seven days a week, year-round basis. These benefits include 1) availability of immediate response to fire, (2) first responder medical aid to protect the life and safety of occupants, 3) containment of liability for emergency incidents on the subject parcels and the spread of fires to other property, 4) enhanced property value, and 5) enhanced marketability of and/or ability to develop property. Therefore, it is appropriate to apportion the costs in this cost pool equally per parcel as calculated in Table 7 below.

Table 7

Tier 1 Rate Calculation	
Tier 1 Allocation of Costs:	\$ 3,045,773
Total Assessable Parcels:	16,215
Tier 1 Rate per Parcel:	\$ 187.84

2. Tier 1 - Response Readiness Availability Benefit Cost Pool

In addition to the benefits that improved properties realize from Tier 1 benefits, improved parcels also benefit from protection from the loss of the value of structures on the property due to fire by virtue of, a) the ability to obtain fire insurance and to obtain that insurance at attractive rates because of the availability of fire protection service, and b) protection from loss provided by the availability of fire suppression service provided by the City,

The actual value protected is the investment in the structures or the avoidance of the cost of replacing the structures on the property in the case of fire, either through insurance or by the availability of fire suppression services provided by the City. The actual investment or replacement cost of the structures on the parcels in the City is not readily available. However, the structure cost values in the Property Appraiser's data base are readily available and they are the best data that is reasonably available as a surrogate representation of the relative investment or replacement cost value of structures for each parcel in the City as compared to the investment or replacement cost value of structures on other parcels in the City. Therefore, it is appropriate to apportion the costs in this cost pool based upon the relative cost value of structures on improved parcels as contained in the Building Cost Value and Building Extra Features data fields from the Property Appraiser's data base.

However, because structure cost value is not a precise, dollar for dollar surrogate for the investment or replacement cost of structures on parcels in the City, this benefit of protection from the loss of structures does not materially increase with every dollar of increase in structure value. Rather, it increases over a larger order of magnitude of increases in structure cost value. Therefore, we have determined that a reasonable Equivalent Benefit Unit (EBU) for this benefit cost pool that recognizes the relative cost value of structures on parcels as a surrogate for investment or replacement cost of those structures is \$5,000 increments of structure cost value (rounded down to the nearest \$5,000) , which results in a Tier 2 rate per EBU as calculated in Table 8 below.

Table 8

Tier 2 Rate Calculation		
Tier 2 Allocation of Costs:	\$	6,383,865
Total Assessable Parcels:		663,154
Tier 1 Rate per Parcel:	\$	9.63

Table 9 below presents the calculated FY 2018 Fire Protection Assessment Rates at full (100%) cost recovery:

Table 9 - Calculation of FY 2018 Rates at 100% Cost Recovery

Assessment Rate Class	% Allocation	FY 2018 NRR \$ Allocation	Allocated Units	Unit Type	FY 2018 100% Recovery Assessment
Tier 1 - Response Readiness	32.3%	\$ 3,045,773	16,215	Parcels	\$ 187.84
Tier 2 - Structure Loss Protection	67.7%	\$ 6,383,865	663,154	Value EBUs	\$ 9.63
Total	100.0%	\$ 9,429,638			

3.4.4 PARTIAL COST RECOVERY RATE CALCULATION

In order to provide the City with multiple options of program financing, we have calculated the assessment rates and estimated revenues at various cost recovery levels. Tables 10-12 below present the calculated rates and estimated revenues at 75%, 50% and 25% cost recovery levels, respectively.

Table 10 – Calculation of FY 2018 Rates at 75% Cost Recovery

Assessment Rate Class	% Allocation	FY 2018 NRR \$ Allocation	Allocated Units	Unit Type	FY 2018 75% Recovery Assessment
Tier 1 - Response Readiness	32.3%	\$ 2,284,330	16,215	Parcels	\$ 140.88
Tier 2 - Structure Loss Protection	67.7%	\$ 4,787,899	663,154	Value EBU's	\$ 7.22
Total	100.0%	\$ 7,072,228			

Table 11 – Calculation of FY 2018 Rates at 50% Cost Recovery

Assessment Rate Class	% Allocation	FY 2018 NRR \$ Allocation	Allocated Units	Unit Type	FY 2018 50% Recovery Assessment
Tier 1 - Response Readiness	32.3%	\$ 1,522,886	16,215	Parcels	\$ 93.92
Tier 2 - Structure Loss Protection	67.7%	\$ 3,191,932	663,154	Value EBU's	\$ 4.81
Total	100.0%	\$ 4,714,819			

Table 12 – Calculation of FY 2018 Rates at 25% Cost Recovery

Assessment Rate Class	% Allocation	FY 2018 NRR \$ Allocation	Allocated Units	Unit Type	FY 2018 25% Recovery Assessment
Tier 1 - Response Readiness	32.3%	\$ 761,443	16,215	Parcels	\$ 46.96
Tier 2 - Structure Loss Protection	67.7%	\$ 1,595,966	663,154	Value EBU's	\$ 2.41
Total	100.0%	\$ 2,357,409			

3.4.5 ESTIMATED NET REVENUES

While the full cost FY 2018 Net Revenue Requirement is apportioned to all non-excluded properties, exempted property is included in the apportionment but cannot be billed/assessed. In addition, certain costs are born by the assessment itself such as the First Class mailing requirements in the first assessment year, 2% cost for Property Appraiser expense, 2% costs for Tax Collector expenses, and a 4% estimation for early payment discount and non-collections. Table 13 below presents the estimated net billed assessment revenue for each scenario, less exemptions and assessment costs at various cost recovery levels. Schedule 3 of Appendix A presents the assessment and revenue calculations in 5% cost recovery increments to provide the City with an array of options for revenue and rate targets.

Table 13

Revenue Estimates at 25% Cost Recovery Increments

% Cost Recovery	100%	75%	50%	25%
Net Revenue Estimation				
Allocated Assessment	\$ 9,429,638	\$ 7,072,228	\$ 4,714,819	\$ 2,357,409
Less: Shortfall for Exempted Properties	\$ (251,858)	\$ (188,893)	\$ (125,929)	\$ (62,964)
Net Billed Assessment:	\$ 9,177,780	\$ 6,883,335	\$ 4,588,890	\$ 2,294,445
Less: Allowance for Early Payment Discount	\$ (367,000)	\$ (275,000)	\$ (184,000)	\$ (92,000)
Less: Tax Collector Expense	\$ (184,000)	\$ (138,000)	\$ (92,000)	\$ (46,000)
Less: Property Appraisers Expense	\$ (184,000)	\$ (138,000)	\$ (92,000)	\$ (46,000)
Less: Notice of Hearing - Mailing Costs	\$ (11,000)	\$ (11,000)	\$ (11,000)	\$ (11,000)
FY 2018 Net Estimated Revenue	\$ 8,432,000	\$ 6,321,000	\$ 4,210,000	\$ 2,099,000
Tier 1 Rate per Parcel	\$ 187.84	\$ 140.88	\$ 93.92	\$ 46.96
Tier 2 Rate per Structure EBU	\$ 9.63	\$ 7.22	\$ 4.81	\$ 2.41

3.4.6 MAXIMUM ASSESSMENT RATES

The City may adopt a continuing assessment for future years that can be designed to maintain adopted cost recovery levels, with the actual annual adjustments to be determined by the City Council based upon need as determined by updating the financial management plan in subsequent years. If the City wishes to adopt a maximum Assessment Rate at the time of adoption of this Study, we have identified the maximum rate based upon the five-year projection.

Using the Net Revenue Requirement of the maximum year (FY 2022), the Maximum Assessment Rates at full cost recovery for the projection period are presented in Table 14 below.

Table 14

Assessment Rate Class	% Allocation	FY 2018 NRR \$ Allocation	Allocated Units	Unit Type	FY 2022 100% Recovery Assessment
Tier 1 - Response Readiness	32.3%	\$ 3,114,311	16,215	Parcels	\$ 192.06
Tier 2 - Structure Loss Protection	67.7%	\$ 6,527,518	663,154	Value EBU's	\$ 9.84
Total	100.0%	\$ 9,641,828			

3.4.7 PROPERTY IMPACT ANALYSIS

Based upon the above referenced recommended assessment rates the following Table 15 presents a summary of the impact for representative types of parcels:

Table 15 – Property Impact Analysis at 100% Cost Recovery Rates

Parcel Type	Structure Value	Tier 1 Units	Tier 2 Units	Tier 1 Rate	Tier 2 Rate	Calculated Annual Assessment	Effective Monthly Assessment
Single Family Home - Low Value	\$100,000	1	20	\$187.84	\$9.63	\$380.44	\$31.70
Single Family Home - Average Value	\$190,000	1	38	\$187.84	\$9.63	\$553.78	\$46.15
Single Family Home - High Value	\$250,000	1	50	\$187.84	\$9.63	\$669.34	\$55.78
Single Mobile Home	\$80,000	1	16	\$187.84	\$9.63	\$341.92	\$28.49
Office/1-Story Single Tenant	\$150,000	1	30	\$187.84	\$9.63	\$476.74	\$39.73
Restaurant	\$920,000	1	184	\$187.84	\$9.63	\$1,959.76	\$163.31
Retail/Office	\$3,290,000	1	658	\$187.84	\$9.63	\$6,524.38	\$543.70
Grocery Store	\$8,260,000	1	1,652	\$187.84	\$9.63	\$16,096.60	\$1,341.38
Service Club	\$570,000	1	114	\$187.84	\$9.63	\$1,285.66	\$107.14
Yacht Club	\$2,190,000	1	438	\$187.84	\$9.63	\$4,405.78	\$367.15
Assisted Living Facility	\$2,690,000	1	538	\$187.84	\$9.63	\$5,368.78	\$447.40
Assisted Living Facility (Large)	\$27,770,000	1	5,554	\$187.84	\$9.63	\$53,672.86	\$4,472.74
Church	\$1,190,000	1	238	\$187.84	\$9.63	\$2,479.78	\$206.65
Vacant Parcel	\$0	1	0	\$187.84	\$9.63	\$187.84	\$15.65

The City Council has contemplated the assessment at 50% cost recovery in assessment workshops prior to the adoption hearings. As such, we have prepared the property impact tables at 50% cost recovery in Table 16 below:

Table 16 – Property Impact Analysis at 50% Cost Recovery Rates

Parcel Type	Structure Value	Tier 1 Units	Tier 2 Units	Tier 1 Rate	Tier 2 Rate	Calculated Annual Assessment	Effective Monthly Assessment
Single Family Home - Low Value	\$100,000	1	20	\$93.92	\$4.81	\$190.12	\$15.84
Single Family Home - Average Value	\$190,000	1	38	\$93.92	\$4.81	\$276.70	\$23.06
Single Family Home - High Value	\$250,000	1	50	\$93.92	\$4.81	\$334.42	\$27.87
Single Mobile Home	\$80,000	1	16	\$93.92	\$4.81	\$170.88	\$14.24
Office/1-Story Single Tenant	\$150,000	1	30	\$93.92	\$4.81	\$238.22	\$19.85
Restaurant	\$920,000	1	184	\$93.92	\$4.81	\$978.96	\$81.58
Retail/Office	\$3,290,000	1	658	\$93.92	\$4.81	\$3,258.90	\$271.58
Grocery Store	\$8,260,000	1	1,652	\$93.92	\$4.81	\$8,040.04	\$670.00
Service Club	\$570,000	1	114	\$93.92	\$4.81	\$642.26	\$53.52
Yacht Club	\$2,190,000	1	438	\$93.92	\$4.81	\$2,200.70	\$183.39
Assisted Living Facility	\$2,690,000	1	538	\$93.92	\$4.81	\$2,681.70	\$223.48
Assisted Living Facility (Large)	\$27,770,000	1	5,554	\$93.92	\$4.81	\$26,808.66	\$2,234.06
Church	\$1,190,000	1	238	\$93.92	\$4.81	\$1,238.70	\$103.23
Vacant Parcel	\$0	1	0	\$93.92	\$4.81	\$93.92	\$7.83

Section 4. SUMMARY OF RECOMMENDATIONS

4.1.1 FINDINGS OF BENEFIT SUMMARY

A properly developed cost apportionment methodology for Fire Protection Assessments will result in assessments that are proportional to the special benefit received from fire protection service provided by the City. Based upon the foregoing analysis and discussion presented in this report, we present the following summary of the finding of benefits:

Tier 1 Benefit - Response Readiness Availability of Service – Every parcel receives the benefit of the availability of the fire protection service provided by the City, without discrimination relative to location, property class, size or any other factors on a 24 hour a day, seven days a week, year-round basis.

Tier 2 Benefit - Protection from Loss of the Value of Structures – All improved properties with structures on them receive an additional benefit of protection from the loss of those structures due to fire as follows:

- Maintenance of Minimum Cost of Insurance – By providing a favorable ISO rating, the City provides the property owner with the ability to obtain fire insurance at favorable rates.
- Benefit if Not Insured - If not insured, properties owners have the assurance that they are protected from actual economic loss of structures on their property by the City's maintenance of fire protection resources that, if needed, can respond within reasonably short response times to provide substantial fire suppression to limit the amount of loss of structures that a fire could cause.

Furthermore:

Apportionment to Benefit Cost Pools - The annual revenue requirement for the Fire Protection Assessment is appropriately allocated 32.3% to Response Readiness Benefit (Tier 1) and 67.7% to Protection from Loss of Structures Benefit (Tier 2) based upon the proportion of the revenue requirement associated with the proportional value of land and structures within the City limits.

Apportionment of Benefit Cost Pools to Parcels

- Tier 1 - All parcels in the City, un-improved and improved, benefit equally per parcel from the Tier 1 - Response Readiness Availability Benefit. Therefore, the Tier 1 Benefit Cost Pool is appropriately apportioned equally to all parcels on a per parcel basis.
- Tier 2 - Improved parcels in the City benefit from the Tier 2 - Protection from Loss of Structures Benefit in proportion to the value of the structure(s) on the parcel relative to the value of the structures on other parcels in increments of \$5,000 of structure value. Therefore, the Tier 2 Benefit Cost Pool is appropriately apportioned to improved parcels in the City in proportion to the value of the structure(s) on the parcels in increments of \$5,000 dollars of structure value (rounded down to the nearest \$5,000).

A summary of benefits conferred by benefit tier cost pool includes:

- Tier 1 – Applies to all parcels, improved and un-improved. The special benefits provided to all parcels by the response readiness availability of Fire Protection Service provided by the City include:
 - Availability of immediate response to fire,
 - First responder medical aid to protect the life and safety of occupants,
 - Containment of liability for emergency incidents on the subject parcels and the spread of fires to other property,
 - Enhanced property value, and
 - Enhanced marketability of and/or ability to develop property.
- Tier 2 – Applies only to improved parcels. In addition to the special benefits that are conferred upon all parcels in the City by the Tier 1 response readiness availability benefit, the following additional benefits are conferred upon improved parcels:
 - Protection from the loss of the value of structures on the property due to fire by virtue of:
 - The ability to obtain fire insurance and to obtain that insurance at attractive rates because of the availability of fire protection service, and

- o Protection of loss provided by the availability of fire suppression service from the City to respond to a call and to suppress the fire.

4.1.2 SUMMARY OF RECCOMENDATIONS

Based upon the results of the analysis presented herein, we recommend the following:

1. We recommend the Assessment Rates presented herein to be adopted by the City for FY 2018 at or below the full cost recovery calculation as shown in Table 17 below:

Table 17 – FY 2018 100% Cost Recovery Rates

Assessment Rate Class	Property Type	Unit Type	FY 2018 100% Recovery Assessment
Tier 1 - Response Readiness	All property Improved or Vacant	per Parcel	\$ 187.84
Tier 2 - Structure Loss Protection	Improved property only	per Structure EBU*	\$ 9.63

*EBU is the Tier 2 Equivalent Benefit Unit, representing \$5,000 of Structure Value

3. In order to provide the City the ability to adjust the adopted Assessment Rates to fund 100% of future Fire Protection costs, we recommend the City adopt the maximum projected rates at the time of the FY 2018 rate adoption.
4. We recommend the assessment calculations are updated approximately every five years to keep pace with ongoing changes in costs and property demographics.

DISCLAIMER

This document was produced by Stantec Consulting Services, Inc. ("Stantec") for City of Venice, FL and is based on a specific scope agreed upon by both parties. In preparing this report, Stantec utilized information and data obtained from the City or public and/or industry sources. Stantec has relied on the information and data without independent verification, except only to the extent such verification is expressly described in this document. Any projections of future conditions presented in the document are not intended as predictions, as there may be differences between forecasted and actual results, and those differences may be material.

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 reliances 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 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 5. APPENDIX A

- Schedule 1 Projection of Fire Protection Operating Budget
- Schedule 2 Fire Protection Capital Improvement Program
- Schedule 3 Assessment and Revenue Calculations at 5% Increments of Cost
Recovery

Schedule 1 - Projection of Fire Rescue Expenses

Appendix A

	Projected FY 2018	Projected FY 2019	Projected FY 2020	Projected FY 2021	Projected FY 2022	Cost Escalation Factor ⁽¹⁾
Personnel Services						
522.12-00 - Regular Salaries & Wages	\$ 3,194,215	\$ 3,284,390	\$ 3,365,322	\$ 3,436,867	\$ 3,393,393	N/A
522.21-00 - FICA	\$ 262,974	\$ 251,256	\$ 257,447	\$ 262,920	\$ 259,595	N/A
522.22-00 - Retirement Contributions	\$ 2,931,284	\$ 2,719,478	\$ 2,829,322	\$ 2,897,385	\$ 2,811,076	N/A
522.14-00 - Overtime	\$ 115,000	\$ 118,278	\$ 121,193	\$ 123,769	\$ 122,204	N/A
522.15-00 - Special Pay	\$ 128,372	\$ 132,032	\$ 135,285	\$ 138,161	\$ 136,413	N/A
522.23-00 - Life And Health Insurance	\$ 732,809	\$ 753,700	\$ 772,272	\$ 788,690	\$ 778,714	N/A
522.24-00 - Workers' Compensation	\$ 132,718	\$ 136,502	\$ 139,865	\$ 142,839	\$ 141,032	N/A
Subtotal Personnel Services	\$ 7,497,372	\$ 7,395,635	\$ 7,620,706	\$ 7,790,631	\$ 7,642,426	
Operations & Maintenance						
522.31-00 - Professional Services	\$ 59,878	\$ 61,195	\$ 62,542	\$ 63,918	\$ 65,324	2.2%
522.34-00 - Other Contractual Service	\$ 22,290	\$ 22,780	\$ 23,282	\$ 23,794	\$ 24,317	2.2%
522.40-00 - Travel And Training	\$ 20,400	\$ 20,849	\$ 21,307	\$ 21,776	\$ 22,255	2.2%
522.41-00 - Communication Services	\$ 12,600	\$ 12,877	\$ 13,160	\$ 13,450	\$ 13,746	2.2%
522.43-00 - Utility Services	\$ 52,000	\$ 53,144	\$ 54,313	\$ 55,508	\$ 56,729	2.2%
522.44-00 - Rentals And Leases	\$ 2,600	\$ 2,657	\$ 2,716	\$ 2,775	\$ 2,836	2.2%
522.46-00 - Repair & Maintenance Svcs	\$ 50,000	\$ 51,100	\$ 52,224	\$ 53,373	\$ 54,547	2.2%
522.46-37 - Repair & Maint / Fleet Maint- Labor	\$ 48,600	\$ 49,669	\$ 50,762	\$ 51,879	\$ 53,020	2.2%
522.46-38 - Repair & Maint / Fleet Maint- Parts	\$ 20,500	\$ 20,951	\$ 21,412	\$ 21,883	\$ 22,364	2.2%
522.46-39 - Repair & Maint / Fleet Maint- Other	\$ 50,200	\$ 51,304	\$ 52,433	\$ 53,587	\$ 54,766	2.2%
522.48-00 - Promotional Activities	\$ 2,300	\$ 2,351	\$ 2,402	\$ 2,455	\$ 2,509	2.2%
522.51-00 - Office Supplies	\$ 16,700	\$ 17,067	\$ 17,443	\$ 17,827	\$ 18,219	2.2%
522.52-00 - Operating Supplies	\$ 143,589	\$ 146,748	\$ 149,976	\$ 153,276	\$ 156,648	2.2%
522.52-08 - Operating Supplies / Grants	\$ 2,000	\$ 2,044	\$ 2,089	\$ 2,135	\$ 2,182	2.2%
522.52-35 - Operating Supplies / Gasoline	\$ 39,500	\$ 40,369	\$ 41,257	\$ 42,165	\$ 43,092	2.2%
522.54-00 - Books, Pubs, Subs, Member	\$ 6,988	\$ 7,142	\$ 7,299	\$ 7,459	\$ 7,624	2.2%
522.64-00 - Machinery & Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	2.2%
522.64-08 - Machinery & Equipment / Grants	\$ -	\$ -	\$ -	\$ -	\$ -	2.2%
Subtotal Operations & Maintenance	\$ 550,145	\$ 562,248	\$ 574,618	\$ 587,259	\$ 600,179	
Non-Recurring Operating Costs						
Replace 21 Sets of Bunker Gear	\$ -	\$ -	\$ 55,319	\$ -	\$ -	N/A
Temporary Housing for Station 1 Rebuild	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Replace MDT Computer	\$ -	\$ 36,954	\$ -	\$ -	\$ -	N/A
Replace 22 AED's	\$ -	\$ -	\$ 57,954	\$ -	\$ -	N/A
Replace All Station Recliners	\$ -	\$ -	\$ -	\$ 11,898	\$ -	N/A
Replace Station Mattresses	\$ -	\$ -	\$ -	\$ -	\$ 11,103	N/A
Replace Station 3 Generator	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Total Non-Recurring Operating Costs	\$ -	\$ 36,954	\$ 113,273	\$ 11,898	\$ 11,103	
TOTAL FIRE RESCUE EXPENSES	\$ 8,047,517	\$ 7,994,837	\$ 8,308,597	\$ 8,389,788	\$ 8,253,708	

⁽¹⁾ Personnel services costs were projected in accordance with internal calculations provided by Staff in the file titled "Draft VFD - PP Salary Plan 10 year Schedule as of 030917". All other costs were escalated by applying the projection for General Inflation provided by the Congressional Budget Office.

Schedule 2 - Projected of Capital Improvement Program**Appendix A**

Project Description	Funding	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
Replace Fire Apparatus	Cash Funded	\$ 554,359	\$ 573,762	\$ -	\$ 614,628	\$ -
Replace 800 mhz Radios	Cash Funded	\$ 293,000	\$ -	\$ -	\$ -	\$ -
Station 2 Remodel	Cash Funded	\$ 60,000	\$ -	\$ -	\$ -	\$ -
Station 3 Remodel	Cash Funded	\$ 60,000	\$ -	\$ -	\$ -	\$ -
Replace Fire Command Vehicle	Cash Funded	\$ 37,493	\$ -	\$ -	\$ 41,569	\$ -
Replace Fire Inspector Vehicle	Cash Funded	\$ 25,363	\$ -	\$ -	\$ -	\$ -
Replace Fire Command Equipment	Cash Funded	\$ 9,000	\$ -	\$ -	\$ 9,000	\$ -
Replace Marine Fire Pump	Cash Funded	\$ -	\$ 17,000	\$ -	\$ -	\$ -
Replace SCBA Equipment	Cash Funded	\$ -	\$ -	\$ 257,000	\$ -	\$ -
Replace 5 Thermal Imaging Cameras	Cash Funded	\$ -	\$ -	\$ 42,000	\$ -	\$ -
Replace 6 AC Units at Station 3	Cash Funded	\$ -	\$ -	\$ 42,000	\$ -	\$ -
Replace Cascade Filling Station	Cash Funded	\$ -	\$ -	\$ 54,000	\$ -	\$ -
Replace Support Services Vehicle	Cash Funded	\$ -	\$ -	\$ 57,376	\$ -	\$ -
Replace Marine Electronics	Cash Funded	\$ -	\$ -	\$ 25,000	\$ -	\$ -
Replace 3 Ice Machines	Cash Funded	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Total Capital Projects		\$ 1,039,215	\$ 590,762	\$ 477,376	\$ 665,197	\$ 15,000
Fleet Replacement Program	Funding	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
EMERGENCY RESPONSE UNITS						
Pierce - Velocity Aerial	Cash Funded	\$ 101,273	\$ 101,273	\$ 101,273	\$ 101,273	\$ 101,273
Pierce Saber	Cash Funded	\$ -	\$ 61,916	\$ 61,916	\$ 61,916	\$ 61,916
Pierce Contender	Cash Funded	\$ 57,756	\$ 57,756	\$ 57,756	\$ 57,756	\$ 57,756
Pierce Contender	Cash Funded	\$ 38,251	\$ 38,251	\$ 64,083	\$ 64,083	\$ 64,083
Pierce Contender	Cash Funded	\$ 40,975	\$ 40,975	\$ 40,975	\$ 40,975	\$ 68,648
Ford F-350 P/U	Cash Funded	\$ 3,825	\$ 3,825	\$ 3,825	\$ 6,408	\$ 6,408
Boston Whaler *	Cash Funded	\$ 22,836	\$ 22,836	\$ 22,836	\$ 22,836	\$ 22,836
ADMIN UNITS						
Chevy Tahoe	Cash Funded	\$ 5,356	\$ 6,814	\$ 6,814	\$ 6,814	\$ 6,814
Ford Explorer	Cash Funded	\$ 3,817	\$ 3,817	\$ 3,817	\$ 3,817	\$ 3,817
Chevy Tahoe	Cash Funded	\$ 5,938	\$ 5,938	\$ 5,938	\$ 5,938	\$ 5,864
Ford F-150	Cash Funded	\$ 2,536	\$ -	\$ -	\$ -	\$ -
Prius	Cash Funded	\$ -	\$ 3,578	\$ 3,578	\$ 3,578	\$ 3,578
Prius	Cash Funded	\$ 3,578	\$ 3,578	\$ 3,578	\$ 3,578	\$ 3,578
Kawasaki Mule	Cash Funded	\$ 1,467	\$ 1,467	\$ 1,467	\$ 1,467	\$ 1,467
Total Fleet Replacement Program		\$ 289,151	\$ 353,567	\$ 379,400	\$ 381,983	\$ 409,581

Schedule 2 - Projected of Capital Improvement Program**Appendix A**

Total Fire CIP by Funding Type		FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
Cash Funded	Cash Funded	\$ 1,328,366	\$ 944,329	\$ 856,776	\$ 1,047,180	\$ 424,581
Long Term Borrowing	Long Term Borrowing	\$ -	\$ -	\$ -	\$ -	\$ -
Total Fier CIP by Funding Type		\$ 1,328,366	\$ 944,329	\$ 856,776	\$ 1,047,180	\$ 424,581
Fire CIP Cash Flows (Capital Outlay)		FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
Cash Funded	Cash Funded	\$ 1,328,366	\$ 944,329	\$ 856,776	\$ 1,047,180	\$ 424,581
Long Term Borrowing	Long Term Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -
Total Fire CIP Funding		\$ 1,328,366	\$ 944,329	\$ 856,776	\$ 1,047,180	\$ 424,581

5-Year Average Annual Capital Outlay:	\$ 920,246
--	-------------------

(1) For the capital items identified to be funded through means of long-term borrowing, an interest rate of 4.5% and term of 20 years was assumed. Short-term borrowing was assumed to have a term of 10 years with an interest rate of 3%.

Schedule 3 - Assessment and Revenue Calculations at 5% Increments of Cost Recovery

Appendix A

Assessment Rate Calculation					Net Revenue Calculation							
% Cost Recovery	Allocated Assessment Costs	Tier 1 Rate per Parcel	Tier 2 Rate per Structure EBU	Average Single Family Home Assessment @ 38 EBUs	Allocated Assessment	Less: Shortfall for Exempted Properties	Net Billed Assessment	Less: 5% Allowance for Early Payment Discount	Less: 2% Tax Collector Expense	Less: 2% Property Appraisers Expense	Less: Notice of Hearing/Mailing Costs	FY 2018 Net Estimated Collected Revenue
100%	\$9,429,638	\$187.84	\$9.63	\$553.78	\$9,429,638	(\$251,858)	\$9,177,780	(\$367,000)	(\$184,000)	(\$184,000)	(\$11,000)	\$8,432,000
95%	\$8,958,156	\$178.44	\$9.15	\$526.14	\$8,958,156	(\$239,265)	\$8,718,891	(\$349,000)	(\$174,000)	(\$174,000)	(\$11,000)	\$8,011,000
90%	\$8,486,674	\$169.05	\$8.66	\$498.13	\$8,486,674	(\$226,672)	\$8,260,002	(\$330,000)	(\$165,000)	(\$165,000)	(\$11,000)	\$7,589,000
85%	\$8,015,192	\$159.66	\$8.18	\$470.50	\$8,015,192	(\$214,079)	\$7,801,113	(\$312,000)	(\$156,000)	(\$156,000)	(\$11,000)	\$7,166,000
80%	\$7,543,710	\$150.27	\$7.70	\$442.87	\$7,543,710	(\$201,486)	\$7,342,224	(\$294,000)	(\$147,000)	(\$147,000)	(\$11,000)	\$6,743,000
75%	\$7,072,228	\$140.88	\$7.22	\$415.24	\$7,072,228	(\$188,893)	\$6,883,335	(\$275,000)	(\$138,000)	(\$138,000)	(\$11,000)	\$6,321,000
70%	\$6,600,746	\$131.49	\$6.74	\$387.61	\$6,600,746	(\$176,300)	\$6,424,446	(\$257,000)	(\$128,000)	(\$128,000)	(\$11,000)	\$5,900,000
65%	\$6,129,264	\$122.09	\$6.26	\$359.97	\$6,129,264	(\$163,707)	\$5,965,557	(\$239,000)	(\$119,000)	(\$119,000)	(\$11,000)	\$5,478,000
60%	\$5,657,783	\$112.70	\$5.78	\$332.34	\$5,657,783	(\$151,115)	\$5,506,668	(\$220,000)	(\$110,000)	(\$110,000)	(\$11,000)	\$5,056,000
55%	\$5,186,301	\$103.31	\$5.29	\$304.33	\$5,186,301	(\$138,522)	\$5,047,779	(\$202,000)	(\$101,000)	(\$101,000)	(\$11,000)	\$4,633,000
50%	\$4,714,819	\$93.92	\$4.81	\$276.70	\$4,714,819	(\$125,929)	\$4,588,890	(\$184,000)	(\$92,000)	(\$92,000)	(\$11,000)	\$4,210,000
45%	\$4,243,337	\$84.53	\$4.33	\$249.07	\$4,243,337	(\$113,336)	\$4,130,001	(\$165,000)	(\$83,000)	(\$83,000)	(\$11,000)	\$3,788,000
40%	\$3,771,855	\$75.13	\$3.85	\$221.43	\$3,771,855	(\$100,743)	\$3,671,112	(\$147,000)	(\$73,000)	(\$73,000)	(\$11,000)	\$3,367,000
35%	\$3,300,373	\$65.74	\$3.37	\$193.80	\$3,300,373	(\$88,150)	\$3,212,223	(\$128,000)	(\$64,000)	(\$64,000)	(\$11,000)	\$2,945,000
30%	\$2,828,891	\$56.35	\$2.89	\$166.17	\$2,828,891	(\$75,557)	\$2,753,334	(\$110,000)	(\$55,000)	(\$55,000)	(\$11,000)	\$2,522,000
25%	\$2,357,409	\$46.96	\$2.41	\$138.54	\$2,357,409	(\$62,964)	\$2,294,445	(\$92,000)	(\$46,000)	(\$46,000)	(\$11,000)	\$2,099,000
20%	\$1,885,928	\$37.57	\$1.93	\$110.91	\$1,885,928	(\$50,372)	\$1,835,556	(\$73,000)	(\$37,000)	(\$37,000)	(\$11,000)	\$1,678,000
15%	\$1,414,446	\$28.18	\$1.44	\$82.90	\$1,414,446	(\$37,779)	\$1,376,667	(\$55,000)	(\$28,000)	(\$28,000)	(\$11,000)	\$1,255,000
10%	\$942,964	\$18.78	\$0.96	\$55.26	\$942,964	(\$25,186)	\$917,778	(\$37,000)	(\$18,000)	(\$18,000)	(\$11,000)	\$834,000
5%	\$471,482	\$9.39	\$0.48	\$27.63	\$471,482	(\$12,593)	\$458,889	(\$18,000)	(\$9,000)	(\$9,000)	(\$11,000)	\$412,000

Section 6. APPENDIX B

Schedule 1 Property Use Code List

Schedule 2 Exemption Codes

Schedule 1 - Property Use Code List

Appendix B

Property Use Code	Description	Assessment Class	Parcel Count
0000	Residential vacant site	Vacant	379
0001	Res-New Construction Not Substantially Complete	Residential	97
0004	Vacant Condo Lot/Unbuilt Unit	Residential	54
0010	Vacant Multi-family	Residential	4
0100	Single Family Detached	Residential	6,168
0101	Single Family Attached - End Unit	Residential	369
0102	Single Family Attached - Inside Unit	Residential	2
010X	Single Family & Other Bldg	Residential	30
0200	Manufactured 1-Fam Res	Residential	932
0310	Multi-family 10 - 19 units	Residential	7
0320	Multi-family 20 - 49 units	Residential	4
032X	Multi-family 20 - 49 units - mixed use	Residential	1
0350	Multi-family 50 - 99 units	Residential	4
0390	Multi-family 100 or more units	Residential	1
0401	CONDO - Det Single Family	Residential	372
0402	CONDO - Duplex or Villa	Residential	210
0403	CONDO - Low-Rise 2-3 Stories	Residential	3,993
0404	CONDO - Mid-Rise 4-6 Stories	Residential	481
0405	CONDO - Hi-Rise 7+ Stories	Residential	906
0407	CONDO - Row House	Residential	661
0408	CONDO - Cluster Villa	Residential	136
0502	CO-OP - Duplex or Villa	Residential	2
0503	CO-OP - Low-Rise 2-3 Stories	Residential	52
0507	CO-OP - Row House	Residential	78
060X	CCRC -Retirement Homes - Independent Living mixed use	Residential	2
0700	Misc. Res - no living unit	Residential	6
0704	Misc. Condo - no living unit	Residential	15
0810	Multiple Single Fam Dwellings	Residential	35
081X	Multiple Single Fam Mixed	Residential	2
0820	2-Family Dwelling	Residential	76
082X	2-Family & Other Bldg	Residential	8
082Y	Multiple 2 Family Bldgs	Residential	3
0830	3-Family Dwelling	Residential	6
083X	3 Family & Other Bldg	Residential	3
0840	4-Family Bldg	Residential	7
084X	4-Family & Other Bldg	Residential	1
0890	Multi-family apts 5-9 units	Residential	17
1000	Vacant commercial land	Vacant	48
1100	Store -one story	Commercial	30
1104	Retail condo unit	Commercial	31
110X	Store-1 story - mixed use	Commercial	4
1110	Strip store-1 story < 10,000 sf	Commercial	31
111X	Strip store-1 story < 10,000 sf mixed use	Commercial	3
1120	Strip store-1 story/=>10,000 and <30,000 sf	Commercial	3
112X	Strip store-1 story/=>10,000 and <30,000 sf mixed use	Commercial	1
1130	Store-1/story/ convenience-without gas	Commercial	2
1140	Store-1/story/ convenience-with gas	Commercial	2
114X	Store-1/story/convenience-with gas - mixed use	Commercial	4
1150	Store-1 story freestanding w/drivethrough	Commercial	4
1600	Community shopping ctr/100k-450k sf/suprmkt-dept store	Commercial	3
1620	Community neighborhood ctr/30k-100k sf	Commercial	4
1630	Community multi story ctr/single tenant	Commercial	3
163X	Community multi story ctr/single tenant/mixed use	Commercial	9
1640	Community multi story strip store <10,000 sf	Commercial	2
164X	Community multi story strip store <10,000 sf mixed use	Commercial	11
165X	Community multi story strip ctr=>10,000 sf mixed use	Commercial	3
1700	Office - 1 story/single tenant <10,000 sf	Commercial	35
170X	Office - 1 story/single tenant <10,000 sf mixed use	Commercial	1
1710	Office - 1 story/single tenant =>10,000 sf	Commercial	1
1720	Office - 1 story/multi tenant <10,000 sf	Commercial	14
172X	Office - 1 story/multi tenant <10,000 sf - mixed use	Commercial	2
1730	Office - 1 story/multi tenant =>10,000 sf	Commercial	4
1800	Office /multi story-1 tenant <10,000	Commercial	6
1804	Office condo unit	Commercial	39
180X	Office /multi story-1 tenant <10,000 sf mixed use	Commercial	1
1810	Office /multi story=>2 tenants <10,000 sf	Commercial	4

Schedule 1 - Property Use Code List

Appendix B

Property Use Code	Description	Assessment Class	Parcel Count
181X	Office /multi story-->2 tenants <10,000 sf mixed use	Commercial	1
1820	Office /multi story-1 tenant=>10,000 sf	Commercial	2
1830	Office /multi story-->2 tenants=>10,000 sf	Commercial	2
183X	Office /multi story-->2 tenants=>10,000 sf mixed use	Commercial	6
1904	Medical office condo unit	Commercial	44
1910	Medical profess/1 story-1 tenant <10,000 sf	Commercial	29
1920	Medical profess/1 story-multi tenant <10,000 sf	Commercial	9
192X	Medical profess/1 sty-multi tenant <10,000 sf mixed use	Commercial	1
193X	Medical profess/1 story-single or multi tenant>10k-mixed use	Commercial	1
1940	Medical profess/multi story-single or multi tenant	Commercial	6
194X	Medical profess/multi story-single or multi tenant-mixed use	Commercial	2
1950	Medical, veterinary-related	Commercial	1
1973	Medical, surgery center	Commercial	2
2000	Airport-private or commercial	Commercial	1
2020	Boat Basin	Commercial	1
2040	Marina	Commercial	2
2100	Restaurant -Full service	Commercial	17
2104	Restaurant condominium	Commercial	1
210X	Restaurant -Full service - mixed use	Commercial	6
2210	Restaurant - quick service with drive-through window	Commercial	7
2220	Restaurant- quick service without drive thru window	Commercial	1
2300	Financial institutions (Banks, S&L, Mtg co. Credit svcs)	Commercial	2
230X	Financial institutions mixed use	Commercial	4
2350	Financial institutions (Retail w/drive-through)	Commercial	9
2500	Repair service shops/nonauto	Commercial	2
2520	Drycleaner	Commercial	1
2630	Car wash - Full service	Commercial	2
2700	Auto sales (new)	Commercial	1
2710	Auto sales (used)	Commercial	1
2720	Auto repair/svc & body shps/garage	Commercial	16
272X	Auto repair/svc & body shps/garage mixed use	Commercial	4
2770	Auto rental	Commercial	1
2780	Marine equipment/sales and service	Commercial	5
2800	Parking lots (commercial or patron)	Commercial	4
2810	Use In Transition	Commercial	6
2811	Retail parking	Commercial	2
2816	Shopping center parking	Commercial	1
2817	Office single story parking	Commercial	2
2819	Medical professional office parking	Commercial	1
2821	Full service restaurant parking	Commercial	3
2827	Automotive/vehicular sales/svc extended use	Commercial	1
2840	Industrial Use In Transition	Commercial	1
2841	Light industrial manufacturing extended use	Commercial	1
2847	Mineral/gravel process extended use	Commercial	4
2848	Warehouse extended use	Commercial	1
2860	Manufactured Home Sites as TPP	Commercial	3
2871	Church parking and extended use	Commercial	2
2873	Private hospital parking	Commercial	2
2877	Service/Other club parking & extended use	Commercial	2
2886	County parking restricted	Commercial	1
3820	Golf course/semi-private	Commercial	3
3830	Golf course/daily-fee	Commercial	1
3850	Golf course/executive	Commercial	1
3910	Hotels/motels/lodging (1-40 units)	Commercial	4
391X	Hotels/motels/lodging (1-40 units) - mixed use	Commercial	4
3940	Hotels/motels/lodging (41 or more units)	Commercial	4
4000	Vacant industrial land	Vacant	31
4100	Manufacturing - light	Industrial/Warehouse	30
410X	Manufacturing - light - mixed use	Industrial/Warehouse	1
4110	Manufacturing/engineering or scientific	Industrial/Warehouse	1
4700	Mineral and gravel processing/cement plant	Industrial/Warehouse	8
4800	Warehouse	Industrial/Warehouse	16
4804	Industrial condo unit	Industrial/Warehouse	150
480X	Warehouse - mixed use	Industrial/Warehouse	5
4810	Warehouse and sales	Industrial/Warehouse	7
481X	Warehouse and sales - mixed use	Industrial/Warehouse	4

Schedule 1 - Property Use Code List

Appendix B

Property Use Code	Description	Assessment Class	Parcel Count
4820	Warehouse and office	Industrial/Warehouse	34
482X	Warehouse and office - mixed use	Industrial/Warehouse	1
4860	Mini-storage warehousing	Industrial/Warehouse	2
486X	Mini-storage warehousing - mixed use	Industrial/Warehouse	2
4870	Flex space/overhead door front	Industrial/Warehouse	10
4880	Flex space/office front	Industrial/Warehouse	3
488X	Flex space/office front - mixed use	Industrial/Warehouse	2
4900	Open storage/materials/equipment/building supplies	Industrial/Warehouse	18
6200	AG- Grazing Land Soil Capability Class	Agricultural	34
6610	AG- Citrus Grove	Agricultural	2
7000	Vacant Institutional Land	Vacant	6
7100	Church	Government/Institutional	24
7200	School (private)	Government/Institutional	2
7300	Regional hospital	Government/Institutional	1
7400	ACLF -Assisted living	Government/Institutional	6
740X	ACLF -Assisted living - mixed use	Government/Institutional	3
7500	Orphanages/non-profit/charitable services	Government/Institutional	2
7600	Mortuary	Government/Institutional	2
7700	Service club	Government/Institutional	7
7730	Tennis club	Government/Institutional	2
7740	Yacht club	Government/Institutional	2
7760	Boat Club	Government/Institutional	3
7800	Nursing home	Government/Institutional	3
7900	Cultural organizations, facilities	Government/Institutional	2
8000	Vacant government land	Vacant	7
8100	Military	Government/Institutional	1
8200	Forest	Government/Institutional	1
8210	Parks	Government/Institutional	31
8220	Recreational area	Government/Institutional	6
8230	Parks linear	Government/Institutional	1
8300	Public school (Board of Public Instruction)	Government/Institutional	1
8700	State government use	Government/Institutional	1
8800	Federal government use	Government/Institutional	1
8900	Municipal government - Administration	Government/Institutional	4
8910	Municipal government - Public Works	Government/Institutional	3
8920	Municipal government - Police protection	Government/Institutional	1
8960	Municipal government - Fire protection	Government/Institutional	1
9000	Leasehold interest (government owned leases)	Government/Institutional	11
9110	Electric Utility	Government/Institutional	3
9120	Telephone Utility	Government/Institutional	2
9130	Cellular Tower -Telephone Utility	Government/Institutional	4
9150	Water and sewer Utility	Government/Institutional	13
9160	Cable TV Utility	Government/Institutional	1
9300	Misc/ Subsurface Rights	Non-Specific/Excluded	2
9400	Right-of-way (Streets,road,canal, etc.)	Non-Specific/Excluded	15
9500	River or lake	Non-Specific/Excluded	3
9620	Drainage reservoir	Non-Specific/Excluded	12
9640	Marsh or Swamp	Non-Specific/Excluded	1
9900	Acreage Not Ag	Vacant	20
9904	Vacant Land /Intended Condo Project	Vacant	8
Total			16,253

Schedule 2 - Property Exemption Codes

Appendix B

Exemption Code	Description	Exemption Status
201	ECONOMIC DEVELOPMENT COUNTY	Assessed
202	ECONOMIC DEVELOPMENT CITY SARASOTA	Assessed
203	ECONOMIC DEVELOPMENT VENICE	Assessed
205	ECONOMIC DEVELOPMENT NORTH PORT	Assessed
300	RENEWABLE ENERGY SOURCE	Assessed
519	FEDERAL GOVERNMENT PROPERTY	Exempt
528	WEST COAST INLAND NAVIGATION DISTRICT	Exempt
539	STATE GOVERNMENT PROPERTY	Exempt
543	PUBLIC HOSPITAL BOARD PROPERTY	Exempt
545	COUNTY SCHOOL BOARD PROPERTY	Exempt
548	AIRPORT AUTHORITY PROPERTY	Exempt
550	COUNTY LEASEHOLD GOVERNMENTAL/GOVERNMENTAL	Exempt
559	COUNTY PROPERTY	Exempt
566	MUNICIPAL LEASEHOLD GOVERNMENTAL/GOVERNMENTAL	Exempt
569	MUNICIPAL PROPERTY	Exempt
570	POLITICAL SUBDIVISIONS	Assessed
601	ONE (1) WIDOW	Assessed
604	ONE (1) WIDOWER	Assessed
701	VETERANS-TOTAL/PERMANENT SERVICE CONNECTED	Assessed
702	VETERANS-CONFINED TO WHEELCHAIR 100%	Assessed
703	VETERANS-SERVICE CONNECTED DISABILITY 10% TO 99%	Assessed
705	DISABLED VETERANS COMBAT RELATED DISCOUNT	Assessed
707	DEPLOYED SERVICEMEMBERS DISCOUNT	Assessed
721	CIVILIAN DISABILITY-TOTALLY/PERMANENTLY QUAD	Assessed
722	CIVILIAN DISABILITY-TOTALLY/PERMANENTLY	Assessed
724	CIVILIAN DISABILITY-INC REQUIRED[H,P,WC & B]	Assessed
725	CIVILIAN DISABILITY-BLIND PERSONS	Assessed
800	ORGANIZATIONAL EXEMPTION	Assessed
801	AFFORDABLE HOUSING PROPERTY	Assessed
840	CHARITABLE HOSPITALS, NURSING HOMES,	Assessed
843	CHARITABLE HOMES FOR THE AGED	Assessed
845	NON-GOVERNMENTAL EDUCATIONAL PROPERTY	Assessed
846	CHARTER SCHOOL	Assessed
847	LICENSED CHILD CARE FACILITY IN ENTERPRIZE ZONE	Assessed
848	LABOR UNION EDUCATIONAL PROPERTY	Assessed
849	COMMUNITY CENTERS	Assessed
850	NOT FOR PROFIT SEWER & WATER COMPANIES	Assessed
851	SPECIAL DIST PROPERTY REVERTS TO GOVERNMENTAL AGEN	Assessed
854	PROPRIETARY CONTINUING CARE FACILITY	Assessed
860	HISTORIC PROPERTIES	Assessed
861	HISTORIC PROPERTIES OPEN TO THE PUBLIC	Assessed
862	HISTORIC PROPERTIES COMMERCIAL/NONPROFIT	Assessed
870	LAND DEDICATED IN PERPETUITY FOR CONSERVATION 100%	Assessed
871	LAND DEDICATED IN PERPETUITY FOR CONSERVATION 50%	Assessed
901	SENIOR CITIZEN EXEMPTION	Assessed
903	SENIOR EXEMPTION LONG-TERM RESIDENT LOW INCOME	Assessed
910	CONSTITUTIONAL HOMESTEAD	Assessed
921	DUPLEX (HOMESTEAD EXEMPTION) ONE OWNER, RENTING ONE	Assessed
922	DUPLEX (HOMESTEAD EXEMPTION) TWO OWNERS, RESIDING IN	Assessed
931	TRIPLEX (HOMESTEAD EXEMPTION) ONE (1) HOMESTEAD	Assessed
932	TRIPLEX (HOMESTEAD EXEMPTION) TWO (2) HOMESTEADS	Assessed
933	TRIPLEX (HOMESTEAD EXEMPTION) THREE (3) HOMESTEADS	Assessed
990	OTHER TOTAL OR PARTIAL EXEMPTION	Assessed
999	ADDITIONAL HOMESTEAD EXEMPTION	Assessed