



City of Venice, FL

Impact Fee Study

June 9, 2020



# Agenda

1. Project Background
2. Impact Fee Background
3. General Govt Impact Fee
4. EMS Impact Fee
5. Solid Waste Impact Fee
6. Next Steps



# Project Background

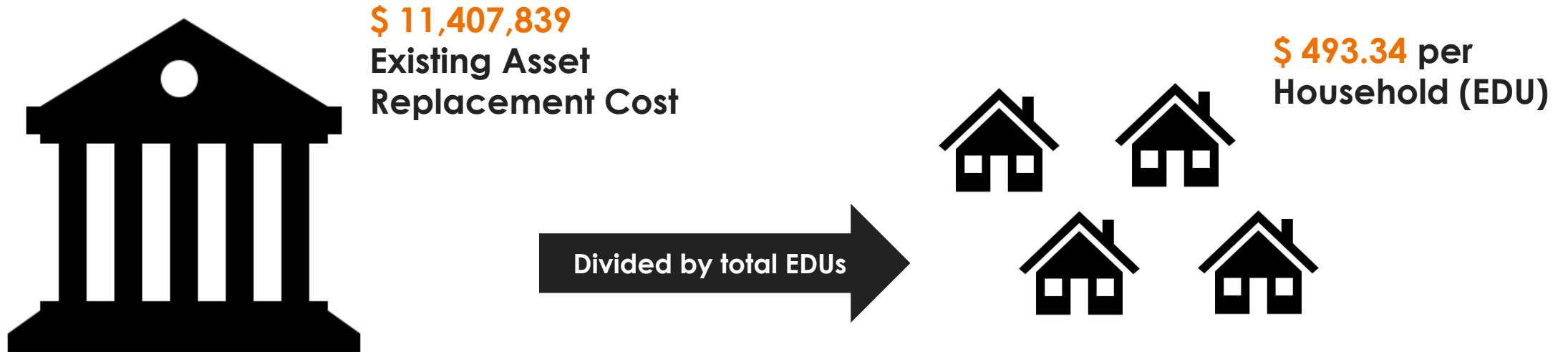
- In 2017, The City of Venice retained Stantec to calculate Impact Fees for Police and Fire Protection services.
  - The City adopted the Public Safety impact fees in accordance with City Ordinance No. 2017-34.
- The City retained Stantec to evaluate the following potential impact fees:
  - General Government
  - Emergency Medical Services (EMS)
  - Solid Waste
- A similar methodology and approach was used to evaluate the potential impact fees for the City, utilizing the fixed asset database and the County property appraiser's database.

# Impact Fee Background

- Impact Fees are designed to recover the cost of providing capital facilities or services needed to serve new development
- The fees are generally paid at or before the time of building permit issuance or certificate of occupancy
- Allows new development to “pay its own way” for necessary investment in capital facilities for the City to accommodate growth
- The fee calculations must bear a reasonable relationship to the benefit received by those who pay
- Earmarked and spent on growth related capital to ensure that those paying the fee receive benefit from that payment.

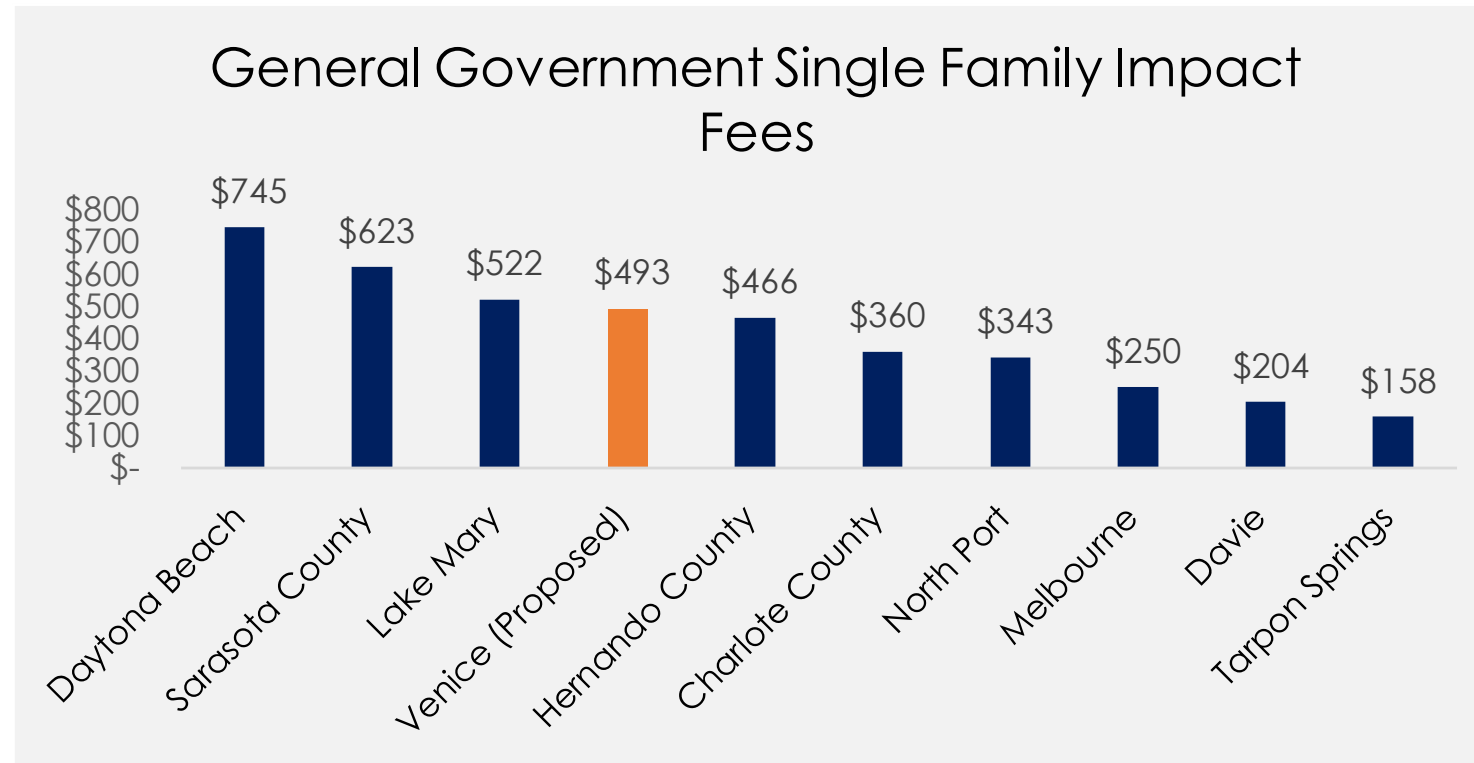
# General Government Impact Fee

- The buy-in approach of the Standards Based methodology was used because:
  - Growth can be accommodated by the current capacity of the system.
  - The City is not planning for a significant amount of capital projects related to serving growth.



## General Government Impact Fee

Land Use	EDUs/ Unit	Government Impact Fee per Unit	Unit
Single-Family	1.000	\$ <b>493.34</b>	Dwelling Unit
Multi-Family	0.755	\$ <b>372.52</b>	Dwelling Unit
Mobile Home	0.767	\$ <b>378.31</b>	Dwelling Unit
Retail/Commercial	1.504	\$ <b>741.86</b>	per 1,000 sq ft
Office/Institutional	0.848	\$ <b>418.42</b>	per 1,000 sq ft
Industrial/Warehouse	0.230	\$ <b>113.39</b>	per 1,000 sq ft



# EMS Impact Fee

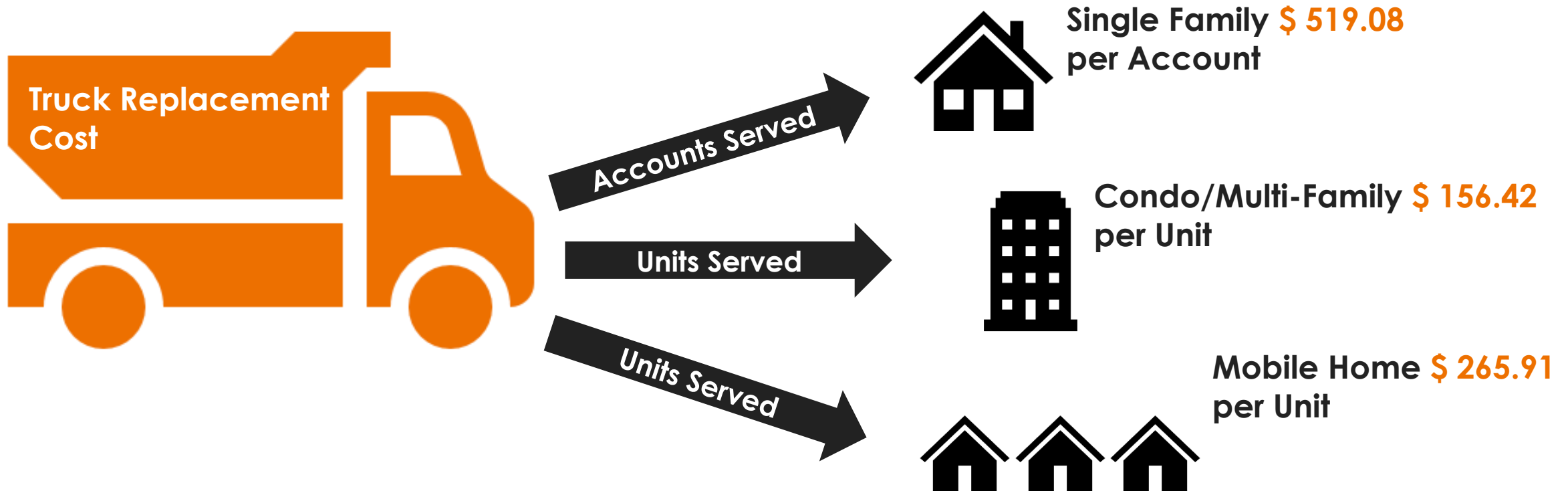
- We recommend the City postpone the adoption of an Emergency Medical Services impact fee until the debt service associated with the initial capital purchases is paid off.
- The impact fee calculated herein is not substantial enough to justify the administrative burden of charging to new development in the City.

<b>Total EMS Capital Cost</b>	<b>\$</b>	<b>1,501,799</b>
<b>Less: Principal on Debt Funded Capital <sup>(1)</sup></b>	<b>\$</b>	<b>(1,450,196)</b>
<b>Net EMS Capital Cost</b>	<b>\$</b>	<b>51,603</b>
÷ Existing Equivalent Dwelling Units (EDU)		22,430
Plus: Estimated Total 5-year growth (EDU)		1,556
<b>EMS Cost per EDU</b>	<b>\$</b>	<b>2.15</b>
3% Reduction for Estimation	\$	(0.06)
<b>EMS Impact Fee per EDU</b>	<b>\$</b>	<b>2.09</b>

(1) Debt funded assets are removed from the impact fee calculation because future tax-payers will fund the debt service payments.

# Solid Waste Impact Fee

- The methodology utilized to calculate the Solid Waste impact fee is based on the capacity of each truck's collection routes.
- Innovative fee calculation, not commonly in place across the state.





# Solid Waste Impact Fee

- We cannot recommend a non-residential solid waste impact fee to the City for adoption
  - Inconsistent level of service across accounts
  - Determination of future level of service impossible
- An impact fee that isn't supported by a clear relationship of benefit to cost could leave the City open to legal challenge.

# Conclusion/Recommendation

- Consider adoption of the Impact Fees up to 100% Cost Recovery as calculated and presented



**General Government Impact Fee**



**Emergency Medical Services Impact Fee**



**Solid Waste Impact Fee**

## Next Steps for Implementation

- Set public hearing date for adoption
  - Update enabling ordinance/resolution with new fees and structure
- Florida Impact Fee Act requires notice of 90 days before the effective date of ordinance/resolution
- Re-calculate fees approximately every five years as costs and demographics are updated

# Discussion

For questions or comments please contact Pete Napoli at  
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