

A RESOLUTION OF THE MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS ESTABLISHING CERTAIN IMPACT FEE SCHEDULE, ADMINISTRATIVE SURCHARGE AND REVIEW FEES, AND REPEALING THE ADOPTED FEE SCHEDULE FOR IMPACT FEES SURCHARGE AND REVIEW FEES FOR MANATEE COUNTY BUILDING CODE (Resolution No. R-89-42).

WHEREAS, The Board of County Commissioners of Manatee County, Florida, adopted Ordinance 81-04, the Manatee County Comprehensive Zoning and Land Development Code, effective May 4, 1981; and

WHEREAS, The Board of County Commissioners of Manatee County, Florida, adopted the Impact Fee Ordinance 86-09, Section 120 of the Manatee County Comprehensive Zoning and Land Development Code; and

WHEREAS, The Board of County Commissioners of Manatee County, Florida, adopted Ordinance 90-01, the new Manatee County Land Development Code, effective October 15, 1990; and

WHEREAS, CHAPTER 8, Section 807.2 of Ordinance 90-01 establishes that the Board of County Commissioners shall adopt, by resolution, a separate Impact Fee Schedule, and said Impact Fee Schedule shall be reviewed by the County Administrator annually to reflect changes in construction and acquisition costs; and

WHEREAS, the Impact Fee Schedule is the same Impact Fee Schedule as previously in effect; and

WHEREAS, Law Enforcement component impact fees are established in accordance with the provisions of Ordinance 90-01, Manatee County Land Development Code (LDC); and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA:

Section 1: Attachment to this Resolution entitled "Impact Fee Schedule" is hereby adopted as the applicable impact fees to ensure new development in unincorporated Manatee County contributes its proportional share of the cost of expanding public services and facilities to serve its needs. Said attachment is hereby incorporated in full by this Resolution.

Section 2: The above referenced attachment may be amended in whole or part by further resolution of the Board as may be necessary and deemed warranted, consistent with the provisions of Ordinance 90-01.

Section 3: The text of Attachment "A" of Manatee County Resolution No. R-89-42 shall be amended as follows:

Page 3 of Attachment "A" to Resolution No. R-89-42 listing Impact Fee surcharges and review fees shall be deleted in its entirety and shall be incorporated into Resolution No. R-90-71.

Section 4: The administrative surcharge is hereby amended to three and one-half percent (3 1/2%) on the assessed impact fee,

which shall be payable at the time the impact fee is payable. This surcharge shall be computed on the total of all impact fees due after a five (5%) percent discount has been applied, and shall include a surcharge on the value of any credits granted, and a surcharge on any impact fee amounts calculated and approved as the result of an independent impact analysis. No credits shall be applied against the surcharge. All proceeds from this surcharge shall be used to defray the cost of administering the impact fee program.

Section 5: The Impact Fee Independent Impact Analysis review fee is hereby amended to a five hundred dollar (\$500.00) charge.

ADOPTED, in open session with a quorum present and voting, this 27th day of September, 1990. This resolution shall become effective October 15, 1990.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: *Paul A. Blane*
Chairman

ATTEST: R.B. SHORE
Clerk of the Circuit Court

R.B. Shore

IMPACT FEE SCHEDULE

LAND USE CATEGORY	Law Enf.*	Solid Waste*	EMS	Parks & Rec*	ROADS		TOTAL FEES	
					Urban**	Rural**	Urban*** (Includes 5% discount and 3 1/2% Admin.surcharge)	Suburban Fringe Rural***
RESIDENTIAL (per unit)								
<u>Single Family Detached</u>								
1 bedroom	78	53	11	164	645	871	935	1157
2 bedroom	78	61	13	202	795	1074	1130	1404
3 bedroom	78	70	19	286	1121	1515	1548	1935
4 bedroom	78	78	28	419	1646	2224	2211	2780
<u>Single Family Attached</u>								
1 bedroom	78	53	11	175	690	932	990	1228
2 bedroom	78	61	13	194	765	1034	1092	1357
3 bedroom	78	70	24	354	1391	1880	1885	2366
4 bedroom	78	78	28	419	1646	2224	2211	2780
<u>Multi-Family Garden</u>								
<u>Apt (1-3 stories)</u>								
1 bedroom	48	35	9	141	555	750	775	967
2 bedroom	48	44	13	191	754	1018	1032	1292
3 bedroom	48	53	23	352	1384	1869	1828	2306
4 bedroom	48	61	28	419	1646	2224	2577	2733
<u>Multi-Family (4+ stories)</u>								
1 bedroom	48	35	9	141	555	750	775	967
2 bedroom	48	44	11	171	671	907	929	1159
3 bedroom	48	53	21	314	1234	1667	1642	2068
<u>Manufactured Home</u>								
1 bedroom	48	35	10	149	589	795	817	1020
2 bedroom	48	44	11	169	664	897	920	1149
3 bedroom	48	53	17	265	1043	1408	1402	1761
COMMERCIAL								
Hotel/Motel (Room)	44	22	13	208	578	790	850	1059
General Office (100sf)	8	9	0	0	68	95	84	110
Medical Office (100sf)	8	9	0	0	306	420	318	430
ResearchPark (100sf)	8	9	0	0	30	42	46	58
Conven Store (100sf)	5	78	0	0	968	968	1033	1033
Supermarket (100sf)	26	78	0	0	706	964	796	1050
Small Shop Ctr (100sf)	22	45	0	0	---	---		
Large Shop Ctr (100sf)	22	35	0	0	---	---		
General Rest (100sf)	40	31	0	0	350	478	414	540
Fast Food Rest (100sf)	40	31	0	0	746	746	803	807
Marina (Berth)	0	35	0	0	168	230	200	260
Golf Course (PkgSp)	0	(b)	0	0	298	407	(b)	(b)
Wholesale (100sf)	2	17	0	0	38	51	56	69
Drive-in Bank (100sf)	14	9	0	0	605	605	617	617
Gen Commercial (100sf)	5	45	0	0	617	617	656	656
Bar/Night Club (100sf)	40	45	0	0	617	617	690	690
Transit (100sf)	9	45	0	0	617	617	660	660
ServiceStation (100sf)	10	45	0	0	617	617	661	661
R. V. Park (Pad)	44	22	13	208	150	208	430	487

Footnotes

- * Same fee for all districts
- ** Includes construction and right-of-way
- *** Includes five percent (5%) discount and three and one-half percent (3 1/2%) administrative surcharge
- (---) See separate table for transportation component
- (a) \$7.00 per 100 sf
- (b) Special study required to calculate solid waste fee
- (c) At general office rate to be based only on office space
- (d) Transportation fees based on per room rate; Law Enforcement fees based on \$7.00 per 100 sf; Solid Waste fees require special study.
- (e) Transportation fees based on per seat rate; Law Enforcement fees based on \$7.00 per 100 sf; Solid Waste fees based on Office Space only

Impact Fee Administrative Surcharge: Three and one-half (3 1/2%) of total impact fees due.

Impact Fee Independent Impact Analysis Review Fee: Five hundred dollars (\$500.00).

IMPACT FEE SCHEDULE

Page Two
 Effective October 15, 1990

Land Use Category	Law Enf.*	Solid Waste*	Parks EMS & Rec*	ROADS		TOTAL FEES	
				Urban**	Rural**	Suburban Fringe Urban***	Suburban Fringe Rural***
(Includes 5% discount and 3 1/2% admin. surcharge)							
INDUSTRIAL							
Warehousing (100sf)	2	17	0	0	27	37	45 55
Manufacturing (100sf)	1	(b)	0	0	21	30	(b) (b)
INSTITUTIONAL							
Nursing Home (Bed)	7	45	0	0	148	199	196 247
Hospital (Bed)	53	219	0	0	640	876	897 1129
Elem School (Room)	64	197	0	0	57	78	313 333
Midd School (Room)	74	220	0	0	57	78	345 366
High School (Room)	76	201	0	0	78	109	349 379
College (Room/100sf)	(a)	(b)	0	0	91	123	(d) (d)
Church (Seat/100sf)	(a)	(c)	0	0	3	5	(d) (d)

Footnotes

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Impact Fee Administrative Surcharge: Three and one-half percent (3 1/2%) of total impact fees due.

Impact Fee Independent Impact Analysis Review Fee: Five hundred dollars (\$500.00).

IMPACT FEE SCHEDULE

TRANSPORTATION
 SHOPPING CENTER RATES

Effective October 15, 1990
 Page Three

		URBAN*		SUBURBAN* RURAL FRINGE* FRINGE*	
		NET TOTAL COST	APPROX. NET PER SF COST	NET TOTAL COST	APPROX. NET PER SF COST
CLASS I -	20,001sf	\$ 60,714	\$ 3.04	\$ 83,064	\$ 4.15
SMALL	30,000sf	89,138	2.97	121,953	4.07
	40,000sf	117,564	2.94	160,842	4.02
	50,000sf	145,989	2.92	199,731	3.99
	60,000sf	174,414	2.91	238,620	3.98
	70,000sf	202,840	2.90	277,509	3.96
	80,000sf	231,264	2.89	316,398	3.95
	83,000sf	239,792	2.89	328,064	3.95
CLASS II -	84,000sf	\$ 346,500	\$ 4.13	\$ 474,042	\$ 5.64
LARGE	90,000sf	352,223	3.91	481,872	5.35
	100,000sf	361,760	3.62	494,920	4.94
	110,000sf	371,299	3.38	507,969	4.62
	120,000sf	380,836	3.17	521,017	4.34
	130,000sf	390,374	3.00	534,066	4.11
	140,000sf	399,911	2.86	547,115	3.91
	150,000sf	409,450	2.73	560,163	3.73
	200,000sf	\$ 457,139	\$ 2.29	\$ 625,406	\$ 3.13
	250,000sf	504,827	2.02	690,649	2.76
	300,000sf	552,517	1.84	755,891	2.52
	350,000sf	600,205	1.71	821,134	2.35
	400,000sf	647,895	1.62	886,376	2.22
	450,000sf	695,584	1.55	951,619	2.11
	500,000sf	743,272	1.49	1,016,862	2.03
	750,000sf	981,717	1.31	1,343,075	1.79
	1,000,000sf	1,220,162	1.22	1,669,289	1.67
	2,000,000sf	2,173,941	1.09	2,974,143	1.49

* Fees include a five percent (5%) discount and three and one-half percent (3 1/2%) Administrative surcharge.

IMPACT FEE COMPARISONS
WITH SURROUNDING COMMUNITIES

* Includes 5% discount and
3 1/2% Administrative Surcharge

Community	Manatee	Sarasota	Pinellas	Lee	City of Tampa	Hilisborough
<u>GENERAL OFFICE</u>	per 100 sf	per 100 sf	per 100 sf	per 100 sf	per 100 sf	per 100 sf
Law Enforcement	8	0	0	0	0	0
Solid Waste	9	0	0	1	0	0
EMS	0	0	0	0	0	0
Parks & Rec	0	0	0	0	0	0
Transportation	95	192	293	163	295-605	323-818
TOTALS	\$110 *	\$192	\$293	\$164	\$295-605	\$323-818
<u>RESTAURANT- GENERAL</u>	per 100 sf	per 100 sf	per 100 sf	per 100 sf	per 100 sf	per 100 sf
Law Enforcement	40	0	0	0	0	0
Solid Waste	31	0	0	0	0	0
EMS	0	0	0	0	0	0
Parks & Rec	0	0	0	0	0	0
Transportation	478	382-804	900	340	215-747	487-1233
TOTALS	\$540 *	\$382-804	\$900	\$340	\$215-747	\$487-1233
<u>RESTAURANT- FAST FOOD</u>	per 100 sf	per 100 sf	per 100 sf	per 100 sf	per 100 sf	per 100 sf
Law Enforcement	40	0	0	0	0	0
Solid Waste	31	0	0	0	0	0
EMS	0	0	0	0	0	0
Parks & Rec	0	0	0	0	0	0
Transportation	746	1150-1415	2065	821	378-1044	600-1515
TOTALS	\$803 *	\$1150-1415	\$2065	\$821	\$378-1044	\$600-1515
<u>GENERAL COMMERCIAL</u>	per 100 sf	per 100 sf	per 100 sf	per 100 sf	per 100 sf	per 100 sf
Law Enforcement	5	0	0	0	0	0
Solid Waste	45	0	0	0	0	0
EMS	0	0	0	0	0	0
Parks & Rec	0	0	0	0	0	0
Transportation	617	45-500	285	341	380-2030	124-408
TOTALS	\$656 *	\$45-500	\$285	\$341	\$380-2030	\$124-408

IMPACT FEE COMPARISONS
WITH SURROUNDING COMMUNITIES

Updated September 25, 1990

*Includes 5% discount and
3 1/2% Administrative Surcharge

Community	Manatee	Sarasota	Pinellas	Lee **	City of Tampa	Hillsborough
<u>SINGLE FAMILY - Detached</u>	3 bedroom	per dwelling	per dwelling	per dwelling	1500- 2499sf	3 bedroom
Law Enforcement	78	0	0	0	0	0
Solid Waste	70	0	0	0	0	0
EMS	19	0	0	12	0	0
Parks & Rec	286	310	0	695	0	415
Transportation	1515	2230	1930	1764	2770	2057
TOTALS	\$1935 *	\$2540	\$1930	\$2471	\$2770	\$2472
<u>MULTI-FAMILY</u>	3 bedroom	per dwelling	per dwelling	per dwelling	per dwelling	3 bedroom
Law Enforcement	48	0	0	0	0	0
Solid Waste	53	0	0	0	0	0
EMS	23	0	0	7	0	0
Parks & Rec	352	194	0	458	0	445
Transportation	1869	1315	1163	1109	1449	1241
TOTALS	\$2306 *	\$1509	\$1163	\$1574	\$1449	\$1686
<u>MOBILE HOME</u>	2 bedroom	per dwelling	per dwelling	per dwelling	per dwelling	2 bedroom
Law Enforcement	48	0	0	0	0	0
Solid Waste	44	0	0	0	0	0
EMS	11	0	0	11	0	0
Parks & Rec	169	178	0	581	0	330
Transportation	897	1037	915	727	1337	979
TOTALS	\$1149 *	\$1215	\$915	\$1319	\$1337	\$1309

**Lee County is proposing a 20% increase in impact fees, holding Public Hearings at this time.

**IMPACT FEE COMPARISONS
WITH SURROUNDING COMMUNITIES**

* Includes 5% discount and
3 1/2% Administrative Surcharge

Community	Manatee	Sarasota	Pinellas	Lee	City of Tampa	Hillsborough
<u>SHOPPING CENTER</u>	100,000sf per 100 sf	100-200,000sf per 100 sf	under 299,999sf per 100 sf	100-200,000sf per 100 sf	100-199,999sf per 100 sf	100,000sf per 100 sf
Law Enforcement	22	0	0	0	0	0
Solid Waste	35	0	0	0	0	0
EMS	0	0	0	0	0	0
Parks & Rec	0	0	0	0	0	0
Transportation	494	355-555	302	418	282-685	190-485
TOTALS	\$542 *	\$355-555	\$302	\$418	\$282-685	\$190-485
<u>MANUFACTURING</u>	per 100 sf	per 100 sf	per 100 sf	per 100 sf	per 100 sf	per 100 sf
Law Enforcement	1	0	0	0	0	0
Solid Waste	***	0	0	0	0	0
EMS	0	0	0	0	0	0
Parks & Rec	0	0	0	0	0	0
Transportation	30	97	97	71	90-188	29-73
TOTALS	\$31***	\$97	\$97	\$71	\$90-188	\$29-73
*** Solid Waste calculated per maximum # of employees x type of manufacturing						
<u>WAREHOUSING</u>	per 100 sf	per 100 sf	per 100 sf	per 100 sf	per 100 sf	per 100 sf
Law Enforcement	2	0	0	0	0	0
Solid Waste	17	0	0	0	0	0
EMS	0	0	0	0	0	0
Parks & Rec	0	0	0	0	0	0
Transportation	37	123	125	48	82-168	36-92
TOTALS	\$55 *	\$123	\$125	\$48	\$82-168	\$36-92