



100 & 180 Center Ct, Venice Business Park Site

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Business Park Site**

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IMPORTANT NOTICE

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Exclusive Right of Sale Listing

Harshman & Company, Inc. is the Exclusive Listing Agent for the subject property and is presenting this property to Qualified Principal Buyers with expertise in real estate investment and development.

Inquiries regarding the property described herein should be directed to:

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Property Summary

Location: The subject property is located just west of the intersection of U.S. 41 (bypass) and Center Road in Venice, Florida

Address: 100 & 180 Center Ct, Venice, FL 34285

Environmental: No environmental report is available for this property

Parcel ID#: 0428-14-0010 and 0428-14-0010

Owner: James O Fergeson Jr, TTEE

Land Size: 102,539 sq ft +/- (2.35 acres)

Improvements: None; this is vacant land

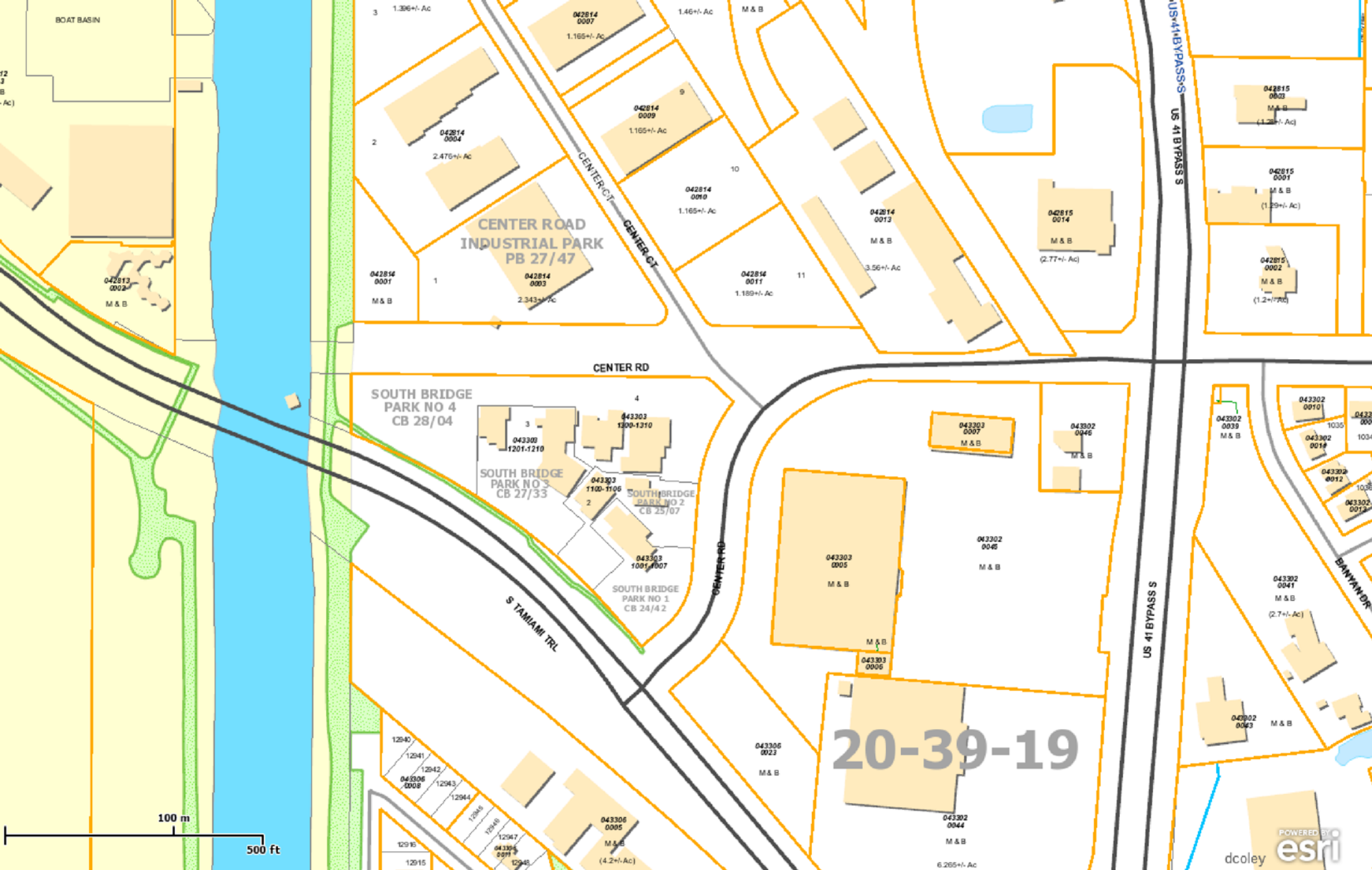
Taxes: \$2,712.96 (2016)

Zoning: ILW – Industrial, Light & Warehousing (Sarasota County)

Uses: ILW is a very flexible zoning permitting light industrial and warehousing uses as well as all office (including medical) fast food with drive-thru and many other uses not typically associated with an “industrial” designation.

Price: \$1,230,468
\$12.00 per square foot





Bill Furst
Sarasota County Property Appraiser



This map is a product of, and prepared for use by the
Sarasota County Property Appraiser Office.
No warranties are expressed or implied.



Parcels **Plat Boundaries**
 Lots **STR Data**

Disclaimer The information appearing on this website was extracted from the records of the Sarasota County Property Appraiser's Office. Our goal is to provide the most accurate information available. However, no warranties, expressed or implied, are provided for the data, its use or interpretation. The property values relate to the last valuation date. The data is subject to change. Copyright @ 2001 - 2010 Sarasota County Property Appraiser. All rights reserved. Printed on Tue Apr 1 2014 02:15:04 PM.

		OPEN USE					RESIDENTIAL					COMMERCIAL AND INDUSTRIAL											
USE CATEGORY	SPECIFIC USE	OUA	OUC	OUM	OUR	OUE	RE	RSF	RMF	RMH	CN	OPI	CG	PCD	CHI	CI	CM	IR	ILW	GU	Standards		
KEY: P = Permitted Use; L = Permitted Subject to Limitations in Section 5.3; SE = Special Exception Use; E = Existing; Blank = Use Not Permitted																							
OPEN USES																							
Agriculture [see 5.2.2.a]	All agriculture, except as listed below	L		L	L	L	L														5.3.1.a		
	Animal boarding	L/SE			L/SE	L/SE	L/SE														5.3.1.b		
	Animal shelter	SE			SE	SE												SE	SE		5.3.1.c		
	Aviary	L			L	SE															5.3.1.d		
	Farm/produce stand	L/SE			L/SE	L/SE															5.3.1.f		
	Keeping of ponies or horses	L			L	L	L														5.3.1.g		
	Livestock auction, feeding pen, milk processing, packing house, stockyard	L			L																5.3.1.h		
	Plant nursery	L			L	L															5.3.1.i		
	Plant nursery with landscape supply	L/SE			L/SE	L/SE															5.3.1.j		
	Retail or wholesale sales of agriculturally-related supplies and equipment	SE			SE	SE													P		5.3.1.l		
Resource Extraction [see 5.2.2.b]	All resource extraction, except as listed below			L																	5.3.1.k		
	Borrow pit	L		L	L	L															5.3.1.e		
RESIDENTIAL USES																							

		OPEN USE					RESIDENTIAL				COMMERCIAL AND INDUSTRIAL											
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OPEN USES																						
Household Living [see 5.2.3.a]	Single-family detached	P	L	L	P	P	P	P	P												5.3.2.i	
	Lot line, traditional, patio, villa or atrium house							L	P												5.3.2.e	
	Two-family house							L	P												5.3.2.e	
	Townhouse (semi-attached, roof-deck, stacked)							L	P					P							5.3.2.e	
	Multifamily (multiplex, apartment)								P					P					L		5.3.2.k.	
	Manufactured home									P												
	Manufactured home park/subdivision									P												
	Accessory dwelling unit						L	L													5.3.2.a	
	Guest house	L			L	L	L	L													5.3.2.d	
	Short term rental								L												5.3.2.g, 5.3.2.h	
	Live-work unit										L	L	L	L		L		L	L		5.3.2.e	
	Upper story/attached residential										L	L	L	P		L	L				5.3.2.j, 5.3.4.aa	
Group Living [see 5.2.3.b]	All group living, except as listed below				SE	SE	L	L	L	SE	L	L	L	L						L	5.3.2.c	

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OPEN USES																					
	Boarding house, rooming house, fraternity or sorority				SE	SE	SE	SE	L	SE	L	L	L	L							5.3.2.c
	Community residential home, 6 or fewer residents	L/SE			L	L	L	L	L	L											5.3.2.b
	Community residential home, 7 to 14 residents	SE			SE	SE	SE	SE	SE												5.3.2.b
	Group home, 15 or more residents						SE	SE	L												5.3.2.b
PUBLIC AND CIVIC USES																					
Community Service [see 5.2.4.a]	All community service				SE	SE	SE	SE	SE	SE	P	P	P	P		P				P	5.3.3.c
	Rural retreat center	SE			SE	SE															5.3.3.k
Day Care [see 5.2.4.b]	Family day care home	P			P	P	P	P	P	P	P	P	P	P		P		SE			
	Large family child care home	P			P	P	P	P	P	P	P		P	P		P		SE			
	Day care facility	L/SE			SE	SE	SE	SE	L	SE	L	L	L	L		L		SE	SE	L	5.3.3.e
	Adult day care home (up to 6)	P			P	P	P	P	P	P	P	P	P	P		P					
	Adult day care facility (7 or more)	SE			SE	SE	SE	SE	L	SE	P	P	P	P		P					5.3.3.d
	College or university										SE	P	P	P		P		P		P	

[illegible]

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OPEN USES																							
Passenger Terminals [see 5.2.4.g]	All passenger terminals, except as listed below											P	P	P		P		P	P				
	Airport, heliport				L							L	L	L		L		L	L	L	5.3.3.a		
Places of Worship [see 5.2.4.h]	All places of worship	SE			SE	SE	SE	SE	SE	SE	L	P	P	P		P					5.3.3.j		
Social Service Institutions [see 5.2.4.i]	All social service institutions, except as listed below											SE	SE	SE		SE				SE	5.3.3.l		
	Neighborhood resource center								SE		L	L	P	P		P			P	P	5.3.3.h		
Utilities [see 5.2.4.j]	Major utilities	L			L	L	L	L	L	L	L/SE	L/SE	L/SE	L/SE	L	L/SE	L	L	L	L	5.3.3.f		
	Minor utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
	Electric or gas generation plant																	SE	SE	SE			
	Stormwater facility in different zoning district than principal use					L/SE	L/SE	L/SE	L/SE	L/SE	P	P	P	P	P	P	P	P	P	P	5.3.3.m		
	Transmission tower	See Chapter 188, Article II, Sarasota County Code																					
COMMERCIAL USES																							
	Adult entertainment establishments												SE								5.3.4.z		

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OPEN USES																							
Adult Entertainment Uses [see 5.2.5.k]	Adult movie theaters and motels												SE								5.3.4.z		
	Adult bookstores and video stores												L								5.3.4.z		
	Semi-nude model studios												L								5.3.4.z		
	Other adult retail stores												L								5.3.4.z		
Indoor Recreation [see 5.2.5.a]	All indoor recreation, except as listed below										L/SE		P	P		P					5.3.4.u		
	Bar										L/SE		P/L	P/L	P/L	P/L			P/L		5.3.4.c, 5.3.4.u		
	Clubs and lodges				SE	SE	SE	E	E	SE	P	P	P	P		P							
	Entertainment, indoor										L/SE		L/SE	L/SE	L	L	L/SE		L/SE		5.3.4.e, 5.3.4.u		
	Extreme sports facility												P	P		P			P				
	Firing, or archery range, indoor												P	P		P			P				
	Gymnastics facility, martial arts facility, fitness gym, dance studio, indoor sports academy												P	P		P			P				
Office [see 5.2.5.b]	All offices										L/SE	P	P	P	L	P		P	P	P	5.3.4.i, 5.3.4.u		

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OPEN USES																							
	Wilderness camping	L																			5.3.4.w		
	Commercial hunting and trapping	L/SE																			5.3.4.e		
	Polo club	L/SE			SE	SE							SE	SE		SE					5.3.4.m		
	Special events in conjunction with an approved outdoor recreation use	SE			SE	SE	SE	SE	SE		SE	SE	SE	SE		SE					5.3.4.y		
Parking, Commercial [see 5.2.5.d]	All commercial parking						SE	SE	SE			P	P	P	P	P			P	P/L	5.2.4.d.		
Restaurants [see 5.2.5.e]	All restaurants, except as listed below								SE		L/SE		L	L	L	L	L		L		5.3.4.o, 5.3.4.u		
	Drive-thru (drive in)												P	P	P	P			P				
Retail Sales and Service [see 5.2.5.f]	All retail sales and service, except as listed below										L/SE		P	P	L	P	P		L/SE		5.3.4.p, 5.3.4.u		
	Animal hospital, veterinary clinic, with or without animal boarding	L/SE			L/SE	L/SE	L/SE				L/SE		L	L		L					5.3.4.a, 5.3.4.t		
	Convenience store with gas pumps, gas station with minimart										L/SE		L	L	L	L			L		5.3.4.f, 5.3.4.p 5.3.4.t		

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OPEN USES																						
	Convenience store without gas pumps										L/SE		P	P	P	P			L		5.3.4.p 5.3.4.t	
	Drive-thru retail sales or service										L		P	P	L	P					5.3.4.p	
	Garden center/completely enclosed										L/SE		P	SE		P			SE		5.3.4.p	
	Garden center/outside merchandise										SE		SE	SE		P			SE		5.3.4.p	
	Package store												P	P		P						
	Vehicle parts and accessories										L/SE		P	P	L	P			P		5.3.4.p, 5.3.4.t	
	Retail sales of lumber and building supplies up to 60,000 square feet gross floor area												P	P		P			P			
	Pawn shops													P								
Retail sales, over 60,000 square feet gross floor area in a single occupant building													SE	SE		SE			SE			
Self-Service Storage [see 5.2.5.g]	All self-service storage											L	P	P		P			P		5.3.4.r	

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OPEN USES																					
Transient Accommodations [see 5.2.5.h]	All transient accommodations, except as listed below										L/SE		SE	L	L	L	SE			L	5.3.4.p, 5.3.4.t, 5.3.4.u
	Bed and breakfast	L/SE			SE	SE	SE	SE	SE		L/SE		L		L		SE				5.3.4.c, 5.3.4.t
Vehicle Sales and Service [see 5.2.5.i]	Car wash, full or self-service												P	P	P	P			P		
	Truck stop												SE		SE	P			P		
	Vehicle sales, leasing or rental															P			P		
	Vehicle service, intensive															P			P		
	Vehicle service, general												L	L	L	L			L		5.3.4.u
Water-Oriented [see 5.2.5.j]	Boat livery/marina												P			P	P		SE		
	Boat sales accessory to boat livery or marina												P				P				
	Dock or pier (commercial)												E				P			P	
INDUSTRIAL USES																					
Light Industrial Service [see 5.2.6.a]	All light industrial service, except as listed below													P		P		P	P	P	

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OPEN USES																							
	Crematorium	L			L	L												SE	SE		5.3.5.e		
	Research laboratory without manufacturing facility											P		P				P	P				
Warehouse and Freight Movement [see 5.2.6.b]	All warehouse and freight movement, except as listed below													P				P	P	P			
	Stockpiling of sand and gravel	L/SE			SE	SE												SE	SE		5.3.5.b		
Waste-Related Service [see 5.2.6.c]	All waste-related services																	SE	SE	SE			
	Landfill																			SE			
	Recycling equipment and facilities	SE			SE	SE												SE	SE	SE	5.3.5.b		
	Composting facility	SE																			5.3.5.c		
Wholesale Trade [see 5.2.6.d]	All wholesale trade												P	P		P		P	P				
Heavy Industrial [see 5.2.6.e]	All heavy industrial, except as listed below																	SE	SE				
	Asphalt processing or manufacture, concrete batch plant	SE			SE	SE												L	L	L	5.3.5.a		

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OPEN USES																						

	Heavy industrial within a completely enclosed building																	P	P	P	
	Slaughterhouse	SE			SE													SE	SE		5.3.5.d
	Warehouse, storage of flammable liquids																	SE	SE	SE	
	Wholesale trade of flammable liquids															SE		SE	SE		



Demographics for 100 Center Court, Venice, FL 34285

Population	1-mi.	3-mi.	5-mi.
2012 Male Population	2,964	20,718	32,584
2012 Female Population	3,593	24,419	37,300
% 2012 Male Population	45.20%	45.90%	46.63%
% 2012 Female Population	54.80%	54.10%	53.37%
2012 Total Population: Adult	6,093	40,594	62,584
2012 Total Daytime Population	10,218	55,246	77,688
2012 Total Employees	5,525	24,755	30,017
2012 Total Population: Median Age	67	63	62
2012 Total Population: Adult Median Age	68	66	65
2012 Total population: Under 5 years	110	1,069	1,718
2012 Total population: 5 to 9 years	123	1,201	1,919
2012 Total population: 10 to 14 years	133	1,329	2,166
2012 Total population: 15 to 19 years	152	1,439	2,269
2012 Total population: 20 to 24 years	149	1,226	1,826
2012 Total population: 25 to 29 years	163	1,236	1,864
2012 Total population: 30 to 34 years	162	1,210	1,820
2012 Total population: 35 to 39 years	145	1,371	2,224
2012 Total population: 40 to 44 years	185	1,747	2,832
2012 Total population: 45 to 49 years	292	2,403	3,683
2012 Total population: 50 to 54 years	341	2,799	4,423
2012 Total population: 55 to 59 years	406	3,247	5,090
2012 Total population: 60 to 64 years	654	4,319	6,930
2012 Total population: 65 to 69 years	762	4,861	7,792
2012 Total population: 70 to 74 years	795	4,444	7,087
2012 Total population: 75 to 79 years	663	3,928	6,165
2012 Total population: 80 to 84 years	618	3,455	5,136
2012 Total population: 85 years and over	704	3,853	4,940
% 2012 Total population: Under 5 years	1.68%	2.37%	2.46%
% 2012 Total population: 5 to 9 years	1.88%	2.66%	2.75%
% 2012 Total population: 10 to 14 years	2.03%	2.94%	3.10%
% 2012 Total population: 15 to 19 years	2.32%	3.19%	3.25%
% 2012 Total population: 20 to 24 years	2.27%	2.72%	2.61%
% 2012 Total population: 25 to 29 years	2.49%	2.74%	2.67%
% 2012 Total population: 30 to 34 years	2.47%	2.68%	2.60%
% 2012 Total population: 35 to 39 years	2.21%	3.04%	3.18%
% 2012 Total population: 40 to 44 years	2.82%	3.87%	4.05%
% 2012 Total population: 45 to 49 years	4.45%	5.32%	5.27%
% 2012 Total population: 50 to 54 years	5.20%	6.20%	6.33%
% 2012 Total population: 55 to 59 years	6.19%	7.19%	7.28%
% 2012 Total population: 60 to 64 years	9.97%	9.57%	9.92%
% 2012 Total population: 65 to 69 years	11.62%	10.77%	11.15%
% 2012 Total population: 70 to 74 years	12.12%	9.85%	10.14%
% 2012 Total population: 75 to 79 years	10.11%	8.70%	8.82%
% 2012 Total population: 80 to 84 years	9.43%	7.65%	7.35%
% 2012 Total population: 85 years and over	10.74%	8.54%	7.07%
2012 White alone	6,331	43,599	67,354
2012 Black or African American alone	39	296	591
2012 American Indian and Alaska Native alone	5	65	110
2012 Asian alone	55	394	654
2012 Native Hawaiian and OPI alone	3	11	13
2012 Some Other Race alone	55	345	513
2012 Two or More Races alone	69	427	649
2012 Hispanic	233	1,429	2,152
2012 Not Hispanic	6,324	43,708	67,732
% 2012 White alone	96.55%	96.59%	96.38%
% 2012 Black or African American alone	0.59%	0.66%	0.85%
% 2012 American Indian and Alaska Native alone	0.08%	0.14%	0.16%
% 2012 Asian alone	0.84%	0.87%	0.94%
% 2012 Native Hawaiian and OPI alone	0.05%	0.02%	0.02%
% 2012 Some Other Race alone	0.84%	0.76%	0.73%
% 2012 Two or More Races alone	1.05%	0.95%	0.93%
% 2012 Hispanic	3.55%	3.17%	3.08%
% 2012 Not Hispanic	96.45%	96.83%	96.92%
2000 Not Hispanic: White alone	6,176	40,771	60,901
2000 Not Hispanic: Black or African American alone	22	179	400
2000 Not Hispanic: American Indian and Alaska Native alone	9	63	95

Population	1-mi.	3-mi.	5-mi.
2000 Not Hispanic: Asian alone	54	238	340
2000 Not Hispanic: Native Hawaiian and OPI alone	n/a	13	14
2000 Not Hispanic: Some Other Race alone	2	25	38
2000 Not Hispanic: Two or More Races	23	191	315
% 2000 Not Hispanic: White alone	96.50%	96.91%	96.69%
% 2000 Not Hispanic: Black or African American alone	0.34%	0.43%	0.64%
% 2000 Not Hispanic: American Indian and Alaska Native alone	0.14%	0.15%	0.15%
% 2000 Not Hispanic: Asian alone	0.84%	0.57%	0.54%
% 2000 Not Hispanic: Native Hawaiian and OPI alone	0.00%	0.03%	0.02%
% 2000 Not Hispanic: Some Other Race alone	0.03%	0.06%	0.06%
% 2000 Not Hispanic: Two or More Races	0.36%	0.45%	0.50%
Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2012 Total Population	6,557	45,137	69,884
2012 Households	3,594	22,938	34,856
Population Change 2010-2012	100	540	-110
Household Change 2010-2012	1	-222	-820
% Population Change 2010-2012	1.55%	1.21%	-0.16%
% Household Change 2010-2012	0.03%	-0.96%	-2.30%
Population Change 2000-2012	157	3,064	6,896
Household Change 2000-2012	60	1,916	3,888
% Population Change 2000 to 2012	2.45%	7.28%	10.95%
% Household Change 2000 to 2012	1.70%	9.11%	12.55%
Housing	1-mi.	3-mi.	5-mi.
2000 Housing Units	4,669	26,556	38,680
2000 Occupied Housing Units	3,534	21,020	30,968
2000 Owner Occupied Housing Units	2,774	17,299	26,114
2000 Renter Occupied Housing Units	760	3,721	4,854
2000 Vacant Housings Units	1,135	5,536	7,712
% 2000 Occupied Housing Units	75.69%	79.15%	80.06%
% 2000 Owner occupied housing units	78.49%	82.30%	84.33%
% 2000 Renter occupied housing units	21.51%	17.70%	15.67%
% 2000 Vacant housing units	24.31%	20.85%	19.94%
Income	1-mi.	3-mi.	5-mi.
2012 Household Income: Median	\$38,470	\$44,498	\$46,682
2012 Household Income: Average	\$50,157	\$58,672	\$61,662
2012 Per Capita Income	\$27,746	\$30,299	\$31,079
2012 Household income: Less than \$10,000	221	1,145	1,651
2012 Household income: \$10,000 to \$14,999	232	1,303	1,939
2012 Household income: \$15,000 to \$19,999	338	1,499	2,249
2012 Household income: \$20,000 to \$24,999	208	1,359	2,063
2012 Household income: \$25,000 to \$29,999	296	1,850	2,516
2012 Household income: \$30,000 to \$34,999	284	1,706	2,353
2012 Household income: \$35,000 to \$39,999	314	1,458	1,966
2012 Household income: \$40,000 to \$44,999	215	1,277	2,031
2012 Household income: \$45,000 to \$49,999	290	1,344	1,961
2012 Household income: \$50,000 to \$59,999	242	2,078	3,142
2012 Household income: \$60,000 to \$74,999	344	2,360	3,460
2012 Household income: \$75,000 to \$99,999	355	2,666	4,204
2012 Household income: \$100,000 to \$124,999	116	1,350	2,530
2012 Household income: \$125,000 to \$149,999	45	388	974
2012 Household income: \$150,000 to \$199,999	35	734	1,123
2012 Household income: \$200,000 or more	59	421	694
% 2012 Household income: Less than \$10,000	6.15%	4.99%	4.74%
% 2012 Household income: \$10,000 to \$14,999	6.46%	5.68%	5.56%
% 2012 Household income: \$15,000 to \$19,999	9.40%	6.54%	6.45%
% 2012 Household income: \$20,000 to \$24,999	5.79%	5.92%	5.92%
% 2012 Household income: \$25,000 to \$29,999	8.24%	8.07%	7.22%
% 2012 Household income: \$30,000 to \$34,999	7.90%	7.44%	6.75%
% 2012 Household income: \$35,000 to \$39,999	8.74%	6.36%	5.64%
% 2012 Household income: \$40,000 to \$44,999	5.98%	5.57%	5.83%
% 2012 Household income: \$45,000 to \$49,999	8.07%	5.86%	5.63%
% 2012 Household income: \$50,000 to \$59,999	6.73%	9.06%	9.01%
% 2012 Household income: \$60,000 to \$74,999	9.57%	10.29%	9.93%
% 2012 Household income: \$75,000 to \$99,999	9.88%	11.62%	12.06%
% 2012 Household income: \$100,000 to \$124,999	3.23%	5.89%	7.26%
% 2012 Household income: \$125,000 to \$149,999	1.25%	1.69%	2.79%
% 2012 Household income: \$150,000 to \$199,999	0.97%	3.20%	3.22%
% 2012 Household income: \$200,000 or more	1.64%	1.84%	1.99%
Retail Sales Volume	1-mi.	3-mi.	5-mi.
2012 Childrens/Infants clothing stores	\$1,002,542	\$6,292,798	\$9,508,964
2012 Jewelry stores	\$528,736	\$3,396,531	\$4,932,185
2012 Mens clothing stores	\$740,296	\$4,991,608	\$7,386,900
2012 Shoe stores	\$962,726	\$6,725,841	\$10,271,788

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2012 Womens clothing stores	\$2,260,199	\$14,486,062	\$21,629,264
2012 Automobile dealers	\$12,234,475	\$76,466,112	\$113,075,713
2012 Automotive parts and accessories stores	\$2,797,562	\$18,061,328	\$27,699,192
2012 Other motor vehicle dealers	\$489,249	\$3,810,733	\$5,258,681
2012 Tire dealers	\$1,272,158	\$7,847,870	\$11,882,905
2012 Hardware stores	\$26,549	\$129,053	\$190,838
2012 Home centers	\$254,309	\$1,597,225	\$2,567,356
2012 Nursery and garden centers	\$342,529	\$2,037,715	\$3,347,472
2012 Outdoor power equipment stores	\$214,208	\$1,272,722	\$1,962,956
2012 Paint andwallpaper stores	\$21,493	\$132,051	\$205,893
2012 Appliance, television, and other electronics stores	\$1,772,542	\$11,480,530	\$17,753,849
2012 Camera andphotographic supplies stores	\$228,217	\$1,430,560	\$2,279,413
2012 Computer andsoftware stores	\$4,572,868	\$29,749,059	\$45,658,687
2012 Beer, wine, and liquor stores	\$799,057	\$5,081,527	\$7,711,040
2012 Convenience stores	\$3,453,103	\$22,531,503	\$34,306,013
2012 Restaurant Expenditures	\$3,819,345	\$23,361,469	\$35,858,377
2012 Supermarkets and other grocery (except convenience) stores	\$13,009,859	\$84,039,688	\$127,774,941
2012 Furniture stores	\$1,250,587	\$6,949,218	\$10,730,084
2012 Home furnishings stores	\$2,935,080	\$19,285,707	\$29,751,655
2012 General merchandise stores	\$20,596,866	\$131,662,438	\$200,513,006
2012 Gasoline stations with convenience stores	\$10,825,297	\$69,761,615	\$105,976,280
2012 Other gasoline stations	\$7,754,249	\$49,939,915	\$75,872,430
2012 Department stores (excl leased depts)	\$16,559,137	\$105,460,546	\$160,408,881
2012 General merchandise stores	\$20,596,866	\$131,662,438	\$200,513,006
2012 Other health and personal care stores	\$1,221,292	\$7,651,040	\$11,723,662
2012 Pharmacies and drug stores	\$3,801,922	\$24,108,295	\$36,633,118
2012 Pet and pet supplies stores	\$1,114,896	\$6,783,547	\$10,328,774
2012 Book, periodical, and music stores	\$269,845	\$1,797,960	\$2,747,406
2012 Hobby, toy, and game stores	\$285,362	\$1,796,326	\$2,667,517
2012 Musical instrument and supplies stores	\$116,808	\$578,636	\$831,272
2012 Sewing, needlework, and piece goods stores	\$129,129	\$810,782	\$1,275,703
2012 Sporting goods stores	\$365,761	\$2,352,595	\$3,472,847

Impact Fees Charged on Development in Unincorporated Sarasota County

Applicable for Permits Accepted on or after July 24, 2007
(Updated August 7, 2012)

Impact Fee	Applies To	When Paid	Contact	Phone / E-mail Address
Potable Water	All Development	Building Permit	Utilities Customer Service	(941)861-6790
Wastewater	All Development	Building Permit		
Fire	All Development	Building Permit	Don Damron	(941)861-6124 ddamron@scgov.net
EMS	All Development	Building Permit		
Road	All Development	Certificate of Occupancy	Transportation Planning	(941)861-0925 rmusior@scgov.net
General Government	All Development	Certificate of Occupancy		
Justice	All Development	Certificate of Occupancy		
Law Enforcement	All Development	Certificate of Occupancy		
Park	Residential only	Certificate of Occupancy	Permit Center	(941)861-6622 (north county)
Library	Residential only	Certificate of Occupancy		(941)861-3581 (south county)
Education	Residential only	Certificate of Occupancy		

Notes:

- Additional impact fee information is available on the internet at www.scgov.net. Choose "Services A-Z" from the menu then "Impact Fees" from the "I" section, or use this direct link: www.scgov.net/PlanningServices/Pages/ImpactFees.aspx

- The rate tables in this summary generally do not include administrative charges. The County is in the process of updating administrative charges for all impact fees. Contact staff for exact charge amounts as needed. For estimating purposes only, staff recommends adding 2.25% to all impact fee calculations to account for potential changes in administrative charge amounts.

- There is a temporary suspension of educational system impact fees and a temporary reduction of road impact fees. Very broadly, these will be in effect for many permits issued in 2011 and 2012 that receive Certificate of Occupancy by the end of 2013. The exact terms are very specific, and slightly different for each system. The specific terms are provided below:

Educational System Impact Fee Suspension. A temporary educational system impact fee suspension is in effect for permits meeting all of the following criteria:

- 1) Permit application filed between Dec 15, 2010, and Dec 14, 2012, inclusive.
- 2) Permit issued between Dec 15, 2010, and Dec 14, 2012, inclusive; and
- 3) Certificate of Occupancy issued prior to Dec 14, 2013.

Road Impact Fee Reduction. A temporary road impact fee reduction is in effect for permits meeting all of the following criteria:

- 1) Permit application filed prior to Feb 1, 2013;
- 2) Permit issued on or after Feb 1, 2011; and
- 3) Certificate of Occupancy issued prior to Feb 1, 2014.

EXHIBIT "A"
EQUIVALENT DWELLING UNITS TABLE

The following equivalent dwelling unit (EDU) values shall be used to calculate the fees due pursuant to Chapter 126, Article II and Chapter 70, Articles VI and VII of the Sarasota County Code and other applicable fees and assessments as may be adopted by the Board of County Commissioners. Sarasota County Utilities shall calculate an EDU value for those uses not listed below based on standard engineering principles and available data on water and wastewater demand created by such uses in Sarasota County and in accordance with Chapter 70, Articles VI and VII of the Sarasota County Code.

Residential:

EDU Value

Single Family	1.00
Duplex	1.90
Apartment/Condominium (master meter) per living unit.....	0.70
Mobile Home (per space)	0.50
Travel Trailer (per space)	0.25

Commercial: Use includes functions directly supporting the use, such as office for staff, storage, etc.
(Does not include irrigation)

Adult Living Facilities (ALF):

(a) Common Dining Area (per bed).....	0.30
(b) Separate kitchen in each unit (per unit).....	0.70
Bar/Cocktail Lounge (per 10 seats/stools)	0.60
Barber/Beauty Shop (per shampoo sink)	0.40
Banquet Room (per 15 seats)	0.50

Car Wash:

(a) Full Service (recycled water)	15.00
(b) Drive-through	3.00
(c) Self-Service (per bay)	2.00
Church (per 100 seats).....	1.20

Convenience Store

(a) Without gas facilities	1.00
(b) With gas facilities (per rest room).....	1.00
Gas Station (per rest room).....	1.00

Hospital (per bed)	0.60
Hotel/Motel (per room)	0.50
Laundromat (per machine)	1.10
Pool - Commercial (includes pool house if on same meter).....	1.00
Warehouse - Mixed Use (per 1,000 square feet)	0.30
Warehouse - Bulk Storage Use (per 1,000 feet)	0.18
Nursing Home - with common dining area (per bed).....	0.30
Office (per 1,000 Square Feet).....	0.60

Restaurant:

(a) Conventional (per 10 seats)	1.00
(b) Fast Food/Drive-through (per 10 seats)	1.00
(c) Deli/Sandwich Shop - No dishwasher and disposable dinnerware only (per 10 seats)	0.30
Retail (per 1,000 square feet).....	0.30

School/Day Care:

(a) Toilets only (per 35 students)	1.00
(b) Toilets and kitchen (per 35 students).....	1.30
(c) Toilets, kitchen and gym (per 35 students).....	2.00

Theater (per 75 seats)	0.60
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*Not applicable for Capacity Fees are: Lift Stations, Wastewater Plants or Public Schools

EXHIBIT "B"
WATER AND WASTEWATER FACILITIES CAPACITY FEES

	Existing	Effective 1/1/04
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1. WATER FACILITIES CAPACITY FEE
(System-wide Service Area)

In furtherance of the implementation of the Sarasota County Water Facilities Capacity Fees, Chapter 70, Article VI of the Sarasota County Code, the Board hereby establishes System-wide Service Area Water Capacity Fees.

WATER FACILITIES CAPACITY FEE (per EDU) (System-wide Service Area)	\$ 2,720	\$ 2,720
--	----------	----------

This capacity fee shall apply to (all new or additional "equivalent dwelling units" (EDUs) connected to) any water system served by the Utilities System through either a new meter connection or a meter connection already in use, or all new and additional EDU's of Franchise Utility companies connected to the County system.

All capacity fees for new construction shall be paid at the time a building permit is issued

The Equivalent Dwelling Unit (EDU) table adopted by separate resolution, R2002-129 as may be amended, shall be used to calculate Water Facilities Capacity Fees.

2. WASTEWATER FACILITIES CAPACITY FEE
(System-wide Service Area)

In furtherance of the implementation of the Sarasota County Wastewater Facilities Capacity Fee, Chapter 70, Article VII of the Sarasota County Code, the Board hereby establishes System-wide Service Area Wastewater Facilities Capacity Fees.

WASTEWATER FACILITIES CAPACITY FEE (per EDU)	\$ 1,642	\$ 2,031
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This Capacity Fee shall apply to all new or additional "equivalent dwelling units" (EDUs) connected to any wastewater system served by the Utilities System through either a new connection or a connection already in use.

All capacity fees for new construction shall be paid at the time a building permit is issued.

Equivalent Dwelling Unit (EDU) table adopted by separate resolution, R2002-129 as may be amended, shall be used to calculate Wastewater Capacity Fees.

3. **SPECIAL ASSESSMENT**

(All Service Areas)

In the event Special Assessments are levied for the purpose of County installation of water and/or wastewater lines to service specific areas, the property owner(s) shall be liable for all costs associated with that installation, including the existing capacity fee at the time of the assessment and engineering and construction costs associated with the construction.

- | | Existing | Effective
1/1/04 |
|---|----------|---------------------|
| 4. CURRY CREEK CAPACITY FEE COMPONENT (per EDU) | \$187.65 | \$187.65 |
| Note: This fee was calculated and is retained only for purposes of determining credits for assessments paid on properties within the Curry Creek Improvement District in accordance with Ordinance No. 93-067, as amended, and Resolution No. 93-247, as amended and confirmed. | | |
| 5. EARLY HOOK-UP INCENTIVE | | |
| Pursuant to resolution, R2002-340 as may be amended, the County shall provide a rebate on On-Lot costs to connect to the County's wastewater system if certain conditions are met. | | |
| 6. ONSITE WASTEWATER TREATMENT SYSTEM (OWTS) CREDIT | | |
| Pursuant to resolution, R2002-340 as may be amended, the County shall provide a prorated credit for onsite wastewater treatment systems when the homeowner connects to the County's wastewater system and certain conditions are met. | | |
| 7. WATER LINE EXTENSION FEE, per EDU | N/A | \$1,000.00 |
| The fee applies to all new customers who connect to the water distribution lines purchased or constructed by the Utility which are not subject to a separate special assessment, fee, or other charge designed to recover the cost of the Utility's investment. | | |
| 8. WASTEWATER LINE EXTENSION FEE, per EDU | N/A | \$1,500.00 |
| This fee applies to all new customers who connect to the wastewater collection lines purchased or constructed by the Utility which are not subject to a separate special assessment, fee, or other charge designed to recover the cost of the Utility's investment. | | |

Sarasota County Impact Fee Rates

For Fire, EMS, General Government, Justice, and Law Enforcement Facilities

In Effect for Permits Received on or after July 24, 2007

Land Use	Code ¹	Dev. Unit	Impact Fee Rate per Development Unit					Total
			Fire	EMS	Gen'l Gov't	Justice	Law Enf.	
Residential								
Single Family & Multi-Family	most 200's ²	1 Dwelling Unit						
Less than 500 sq.ft. Living Area	--	--	\$119	\$60	\$179	\$421	\$103	\$882
500 - 749 sq.ft. Living Area	--	--	\$140	\$71	\$211	\$497	\$121	\$1,040
750 - 999 sq.ft. Living Area	--	--	\$158	\$80	\$237	\$558	\$136	\$1,169
1,000 - 1,249 sq.ft. Living Area	--	--	\$172	\$87	\$259	\$608	\$149	\$1,275
1,250 - 1,499 sq.ft. Living Area	--	--	\$184	\$93	\$276	\$650	\$159	\$1,362
1,500 - 1,999 sq.ft. Living Area	--	--	\$200	\$101	\$301	\$706	\$173	\$1,481
2,000 - 2,999 sq.ft. Living Area	--	--	\$225	\$114	\$339	\$796	\$195	\$1,669
3,000 - 3,999 sq.ft. Living Area	--	--	\$252	\$128	\$379	\$892	\$218	\$1,869
4,000 sq.ft. Living Area or more	--	--	\$274	\$139	\$413	\$972	\$238	\$2,036
Mobile Home	240	1 Dwelling Unit	\$149	\$76	\$225	\$529	\$129	\$1,108
Adult Living Facility (ALF)	252/253	1,000 sq.ft.	\$118	\$60	\$177	\$416	\$102	\$873
Industrial								
Gen'l Ind./Warehousing/Manuf.	most 100's ³	1,000 sq.ft.	\$70	\$36	\$106	\$250	\$61	\$523
Mini-Warehouse	151	1,000 sq.ft.	\$44	\$22	\$66	\$155	\$38	\$325
Lodging								
Hotel/Motel	310/320	1 Room	\$121	\$61	\$182	\$427	\$104	\$895
Recreational								
Recreational Buildings	most 400's ⁴	1,000 sq.ft.	\$118	\$60	\$177	\$416	\$102	\$873
RV Park	416	1 Space	\$149	\$76	\$225	\$529	\$129	\$1,108
Institutional								
School, House of Worship, etc.	500's	1,000 sq.ft.	\$118	\$60	\$177	\$416	\$102	\$873
Medical/Office								
Medical and Office Buildings	600's & 700's	1,000 sq.ft.	\$118	\$60	\$177	\$416	\$102	\$873
Retail/Financial/Service								
Retail, Bank, Service, Restaurant	800's & 900's	1,000 sq.ft.	\$293	\$149	\$441	\$1,037	\$254	\$2,174

Notes

¹ Code should align with Land Use Code on Road Impact Fee table

² Includes all 200 series except 240 (Mobile Home) and 252/253/254/255 (Assisted Living)

³ Includes all 100 series land uses except 151 (Mini-Warehouse)

⁴ Includes all 400 series land uses except 416 (RV Parks).

Sarasota County Impact Fee Rates
for Educational System Facilities
In Effect for Permits Received on or after May 1, 2004

<u>Land Use</u>	<u>Code</u> ¹	<u>Dev. Unit</u>	Education Impact Fee per <u>Dev. Unit</u> ²
Residential			
Single Family	210	1 Dwelling Unit	\$2,032
Multi-Family	220	1 Dwelling Unit	\$474
Mobile Home / RV Park Model	240	1 Dwelling Unit	\$138

Notes

¹ Code should align with Land Use Code on Road Impact Fee table

² **Educational System Impact Fee Suspension** . A temporary educational system impact fee suspension is in effect for permits meeting certain criteria. No educational system impact fee will be charged on permits meeting all of the following criteria:

- 1) Permit application filed between Dec 15, 2010, and Dec 14, 2012, inclusive;
- 2) Permit issued between Dec 15, 2010, and Dec 14, 2012, inclusive; and
- 3) Certificate of Occupancy issued prior to Dec 14, 2013.

Sarasota County Road Impact Fee Rates

In effect for permits received on or after June 18, 2007

Use rate from A(2007) column unless permit meets all criteria list in Note.

Rate Table: A(2007) A(2011)
In Effect: 18-Jun-2007 see Note

Land Use Code	Category	Land Use	Development Unit	Road Impact Fee per Dev. Unit	Road Impact Fee per Dev. Unit
210/220	Residential	Single Family or Multi-Family Unit:			
210/220	Residential	Less than 500 sq. ft. Living Area	1 Dwelling Unit	\$2,552	\$1,276
210/220	Residential	500 – 749 sq. ft. Living Area	1 Dwelling Unit	\$3,419	\$1,709
210/220	Residential	750 – 999 sq. ft. Living Area	1 Dwelling Unit	\$3,989	\$1,994
210/220	Residential	1,000 – 1,249 sq. ft. Living Area	1 Dwelling Unit	\$4,417	\$2,208
210/220	Residential	1,250 – 1,499 sq. ft. Living Area	1 Dwelling Unit	\$4,759	\$2,379
210/220	Residential	1,500 – 1,999 sq. ft. Living Area	1 Dwelling Unit	\$5,171	\$2,585
210/220	Residential	2,000 – 2,999 sq. ft. Living Area	1 Dwelling Unit	\$5,774	\$2,887
210/220	Residential	3,000 – 3,999 sq. ft. Living Area	1 Dwelling Unit	\$6,352	\$3,176
210/220	Residential	4,000 sq. ft. or more Living Area	1 Dwelling Unit	\$6,772	\$3,386
240	Residential	Mobile Home/RV Park	1 space	\$2,854	\$1,427
253	Residential	Adult Cong. Living Facility	1 Dwelling Unit	\$1,152	\$576
130	Industrial	Industrial Park	1,000 sq. ft.	\$3,973	\$1,986
140	Industrial	Manufacturing	1,000 sq. ft.	\$2,181	\$1,090
150	Industrial	Light Industrial & Warehousing	1,000 sq. ft.	\$2,832	\$1,416
151	Industrial	Mini-Warehouse	1,000 sq. ft.	\$1,031	\$515
310/320	Commercial (Lodging)	Hotel/Motel	1 room	\$2,052	\$1,026
420	Commercial (Recreational)	Marina	1 berth	\$975	\$487
430	Commercial (Recreational)	Golf Course (open to public)	1 acre	\$1,661	\$830
443	Commercial (Recreational)	Movie Theater	1,000 sq. ft.	\$11,319	\$5,659
495	Commercial (Recreational)	Recreational/Community Center	1,000 sq. ft.	\$7,539	\$3,769
520	Commercial (Institutional)	Elementary School	1,000 sq. ft.	\$4,584	\$2,292
530	Commercial (Institutional)	High School	1,000 sq. ft.	\$4,078	\$2,039
560	Commercial (Institutional)	House of Worship	1,000 sq. ft.	\$3,755	\$1,877
565	Commercial (Institutional)	Day Care Center	1,000 sq. ft.	\$7,911	\$3,955
610	Commercial (Medical)	Hospital	1,000 sq. ft.	\$9,631	\$4,815
620	Commercial (Medical)	Nursing Home	1,000 sq. ft.	\$3,341	\$1,670
710	Commercial (Office)	Office, General and Medical	1,000 sq. ft.	\$6,008	\$3,004
812	Commercial (Retail)	Building Mat./Hardware/Nursery	1,000 sq. ft.	\$13,225	\$6,612
820	Commercial (Retail)	Shopping Center/General Retail	1,000 sq. ft.	\$11,319	\$5,659
841	Commercial (Retail)	Auto Sales/Repair	1,000 sq. ft.	\$5,370	\$2,685
851	Commercial (Retail)	Convenience Store	1,000 sq. ft.	\$21,612	\$10,806
890	Commercial (Retail)	Furniture Store	1,000 sq. ft.	\$1,483	\$741
912	Commercial (Financial)	Bank/Drive-Through	1,000 sq. ft.	\$12,183	\$6,091
931	Commercial (Service)	Restaurant, Sit-Down	1,000 sq. ft.	\$12,514	\$6,257
934	Commercial (Service)	Restaurant, Fast Food	1,000 sq. ft.	\$27,243	\$13,621
946	Commercial (Service)	Gasoline Station	1 fuel position	\$3,917	\$1,958

Note:

Road Impact Fee Reduction . A temporary road impact fee reduction is in effect for permits meeting certain criteria. The reduced rates are adopted in rate table Attachment A(2011), and it applies to permits meeting all of the following criteria:

- 1) Permit application filed prior to Feb 1, 2013;
- 2) Permit issued on or after Feb 1, 2011; and
- 3) Certificate of Occupancy issued prior to Feb 1, 2014.

Example 1: Impact Fee Calculations

2007-2013

Residential Impact Fees and Administrative Charges due at Certificate of Occupancy

For permits accepted after July 24, 2007, that are not eligible for education and road impact fee adjustments

Does not include potable water & wastewater capacity fees or fire & ems impact fees (all due at permit issuance)

Single Family	Impact Fee and Admin Charge per Unit, According to Living Area in Square Feet									
Impact Fee	up to 499	500 - 749	750-999	1,000 - 1,249	1,250 - 1,499	1,500 - 1,999	2,000 - 2,999	3,000 - 3,999	4,000+	
Road	\$ 2,552.00	\$ 3,419.00	\$ 3,989.00	\$ 4,417.00	\$ 4,759.00	\$ 5,171.00	\$ 5,774.00	\$ 6,352.00	\$ 6,772.00	
Road adm.chg.	\$ 57.42	\$ 76.93	\$ 89.75	\$ 99.38	\$ 107.08	\$ 116.35	\$ 129.92	\$ 142.92	\$ 152.37	
Park	\$ 1,240.00	\$ 1,465.00	\$ 1,644.00	\$ 1,794.00	\$ 1,916.00	\$ 2,085.00	\$ 2,348.00	\$ 2,630.00	\$ 2,865.00	
Park adm.chg.	\$ 27.90	\$ 32.96	\$ 36.99	\$ 40.37	\$ 43.11	\$ 46.91	\$ 52.83	\$ 59.18	\$ 64.46	
Library	\$ 201.00	\$ 237.00	\$ 266.00	\$ 291.00	\$ 310.00	\$ 338.00	\$ 380.00	\$ 426.00	\$ 464.00	
Lib. adm.chg.	\$ 4.52	\$ 5.33	\$ 5.99	\$ 6.55	\$ 6.98	\$ 7.61	\$ 8.55	\$ 9.59	\$ 10.44	
Education	\$ 2,032.00	\$ 2,032.00	\$ 2,032.00	\$ 2,032.00	\$ 2,032.00	\$ 2,032.00	\$ 2,032.00	\$ 2,032.00	\$ 2,032.00	
Educ. adm.chg.	\$ 20.32	\$ 20.32	\$ 20.32	\$ 20.32	\$ 20.32	\$ 20.32	\$ 20.32	\$ 20.32	\$ 20.32	
Gen'l Gov't	\$ 179.00	\$ 211.00	\$ 237.00	\$ 259.00	\$ 276.00	\$ 301.00	\$ 339.00	\$ 379.00	\$ 413.00	
Gov't adm.chg.	\$ 4.03	\$ 4.75	\$ 5.33	\$ 5.83	\$ 6.21	\$ 6.77	\$ 7.63	\$ 8.53	\$ 9.29	
Justice	\$ 421.00	\$ 497.00	\$ 558.00	\$ 608.00	\$ 650.00	\$ 706.00	\$ 796.00	\$ 892.00	\$ 972.00	
Just. adm.chg.	\$ 9.47	\$ 11.18	\$ 12.56	\$ 13.68	\$ 14.63	\$ 15.89	\$ 17.91	\$ 20.07	\$ 21.87	
Law Enforcement	\$ 103.00	\$ 121.00	\$ 136.00	\$ 149.00	\$ 159.00	\$ 173.00	\$ 195.00	\$ 218.00	\$ 238.00	
Law adm.chg.	\$ 2.32	\$ 2.72	\$ 3.06	\$ 3.35	\$ 3.58	\$ 3.89	\$ 4.39	\$ 4.91	\$ 5.36	
TOTAL	\$ 6,853.98	\$ 8,136.20	\$ 9,036.00	\$ 9,739.48	\$ 10,303.90	\$ 11,023.74	\$ 12,105.54	\$ 13,194.50	\$ 14,040.11	

Multi-Family Impact Fee	Impact Fee and Admin Charge per Unit, According to Living Area in Square Feet									
	up to 499	500 - 749	750-999	1,000 - 1,249	1,250 - 1,499	1,500 - 1,999	2,000 - 2,999	3,000 - 3,999	4,000+	
Road	\$ 2,552.00	\$ 3,419.00	\$ 3,989.00	\$ 4,417.00	\$ 4,759.00	\$ 5,171.00	\$ 5,774.00	\$ 6,352.00	\$ 6,772.00	
Road adm.chg.	\$ 57.42	\$ 76.93	\$ 89.75	\$ 99.38	\$ 107.08	\$ 116.35	\$ 129.92	\$ 142.92	\$ 152.37	
Park	\$ 1,240.00	\$ 1,465.00	\$ 1,644.00	\$ 1,794.00	\$ 1,916.00	\$ 2,085.00	\$ 2,348.00	\$ 2,630.00	\$ 2,865.00	
Park adm.chg.	\$ 27.90	\$ 32.96	\$ 36.99	\$ 40.37	\$ 43.11	\$ 46.91	\$ 52.83	\$ 59.18	\$ 64.46	
Library	\$ 201.00	\$ 237.00	\$ 266.00	\$ 291.00	\$ 310.00	\$ 338.00	\$ 380.00	\$ 426.00	\$ 464.00	
Lib. adm.chg.	\$ 4.52	\$ 5.33	\$ 5.99	\$ 6.55	\$ 6.98	\$ 7.61	\$ 8.55	\$ 9.59	\$ 10.44	
Education	\$ 474.00	\$ 474.00	\$ 474.00	\$ 474.00	\$ 474.00	\$ 474.00	\$ 474.00	\$ 474.00	\$ 474.00	
Educ. adm.chg	\$ 4.74	\$ 4.74	\$ 4.74	\$ 4.74	\$ 4.74	\$ 4.74	\$ 4.74	\$ 4.74	\$ 4.74	
Gen'l Gov't	\$ 179.00	\$ 211.00	\$ 237.00	\$ 259.00	\$ 276.00	\$ 301.00	\$ 339.00	\$ 379.00	\$ 413.00	
Gov't adm.chg.	\$ 4.03	\$ 4.75	\$ 5.33	\$ 5.83	\$ 6.21	\$ 6.77	\$ 7.63	\$ 8.53	\$ 9.29	
Justice	\$ 421.00	\$ 497.00	\$ 558.00	\$ 608.00	\$ 650.00	\$ 706.00	\$ 796.00	\$ 892.00	\$ 972.00	
Just. adm.chg.	\$ 9.47	\$ 11.18	\$ 12.56	\$ 13.68	\$ 14.63	\$ 15.89	\$ 17.91	\$ 20.07	\$ 21.87	
Law Enforcement	\$ 103.00	\$ 121.00	\$ 136.00	\$ 149.00	\$ 159.00	\$ 173.00	\$ 195.00	\$ 218.00	\$ 238.00	
Law adm.chg.	\$ 2.32	\$ 2.72	\$ 3.06	\$ 3.35	\$ 3.58	\$ 3.89	\$ 4.39	\$ 4.91	\$ 5.36	
TOTAL	\$ 5,280.40	\$ 6,562.62	\$ 7,462.42	\$ 8,165.90	\$ 8,730.32	\$ 9,450.16	\$ 10,531.96	\$ 11,620.92	\$ 12,466.53	

Mobile Home Impact Fee	Fee & Charge per Unit
Road	\$ 2,854.00
Road adm.chg.	\$ 64.22
Park	\$ 1,559.00
Park adm.chg.	\$ 35.08
Library	\$ 253.00
Lib. adm.chg.	\$ 5.69
Education	\$ 138.00
Educ. adm.chg.	\$ 1.38
Gen'l Gov't	\$ 225.00
Gov't adm.chg.	\$ 5.06
Justice	\$ 529.00
Just. adm.chg.	\$ 11.90
Law Enforcement	\$ 129.00
Law adm.chg.	\$ 2.90
TOTAL	\$ 5,813.23

Example 2: Impact Fee Calculations

Residential Impact Fees and Administrative Charges due at Certificate of Occupancy

For permits eligible for education impact fee suspension and road impact fee reduction (see Notes)

Does not include potable water & wastewater capacity fees or fire & ems impact fees (all due at permit issuance)

Single Family & Multi-Family Impact Fee

& Multi-Family Impact Fee	Impact Fee and Admin Charge per Unit, According to Living Area in Square Feet																	
	up to 499		500 - 749		750-999		1,000 - 1,249		1,250 - 1,499		1,500 - 1,999		2,000 - 2,999		3,000 - 3,999		4,000+	
Road	\$	1,276.00	\$	1,709.00	\$	1,994.00	\$	2,208.00	\$	2,379.00	\$	2,585.00	\$	2,887.00	\$	3,176.00	\$	3,386.00
Road adm.chg.	\$	28.71	\$	38.45	\$	44.87	\$	49.68	\$	53.53	\$	58.16	\$	64.96	\$	71.46	\$	76.19
Park	\$	1,240.00	\$	1,465.00	\$	1,644.00	\$	1,794.00	\$	1,916.00	\$	2,085.00	\$	2,348.00	\$	2,630.00	\$	2,865.00
Park adm.chg.	\$	27.90	\$	32.96	\$	36.99	\$	40.37	\$	43.11	\$	46.91	\$	52.83	\$	59.18	\$	64.46
Library	\$	201.00	\$	237.00	\$	266.00	\$	291.00	\$	310.00	\$	338.00	\$	380.00	\$	426.00	\$	464.00
Lib. adm.chg.	\$	4.52	\$	5.33	\$	5.99	\$	6.55	\$	6.98	\$	7.61	\$	8.55	\$	9.59	\$	10.44
Gen'l Gov't	\$	179.00	\$	211.00	\$	237.00	\$	259.00	\$	276.00	\$	301.00	\$	339.00	\$	379.00	\$	413.00
Gov't adm.chg.	\$	4.03	\$	4.75	\$	5.33	\$	5.83	\$	6.21	\$	6.77	\$	7.63	\$	8.53	\$	9.29
Justice	\$	421.00	\$	497.00	\$	558.00	\$	608.00	\$	650.00	\$	706.00	\$	796.00	\$	892.00	\$	972.00
Just. adm.chg.	\$	9.47	\$	11.18	\$	12.56	\$	13.68	\$	14.63	\$	15.89	\$	17.91	\$	20.07	\$	21.87
Law Enforcement	\$	103.00	\$	121.00	\$	136.00	\$	149.00	\$	159.00	\$	173.00	\$	195.00	\$	218.00	\$	238.00
Law adm.chg.	\$	2.32	\$	2.72	\$	3.06	\$	3.35	\$	3.58	\$	3.89	\$	4.39	\$	4.91	\$	5.36
TOTAL	\$	3,496.95	\$	4,335.40	\$	4,943.79	\$	5,428.45	\$	5,818.03	\$	6,327.23	\$	7,101.26	\$	7,894.72	\$	8,525.61

Mobile Home Impact Fee	Fee & Charge per Unit
Road	\$ 1,427.00
Road adm.chg.	\$ 32.11
Park	\$ 1,559.00
Park adm.chg.	\$ 35.08
Library	\$ 253.00
Lib. adm.chg.	\$ 5.69
Gen'l Gov't	\$ 225.00
Gov't adm.chg.	\$ 5.06
Justice	\$ 529.00
Just. adm.chg.	\$ 11.90
Law Enforcement	\$ 129.00
Law adm.chg.	\$ 2.90
TOTAL	\$ 4,214.75

Notes

Educational System Impact Fee Suspension. A temporary educational system impact fee suspension is in effect for permits meeting certain criteria. No educational system impact fee will be charged on permits meeting all of the following criteria:

- 1) Permit application filed between Dec 15, 2010, and Dec 14, 2012, inclusive;
- 2) Permit issued between Dec 15, 2010, and Dec 14, 2012, inclusive; and
- 3) Certificate of Occupancy issued prior to Dec 14, 2013.

Road Impact Fee Reduction. A temporary road impact fee reduction is in effect for permits meeting certain criteria. The reduced rates are included in the table above, and they apply to permits meeting all of the following criteria:

- 1) Permit application filed prior to Feb 1, 2013;
- 2) Permit issued on or after Feb 1, 2011; and
- 3) Certificate of Occupancy issued prior to Feb 1, 2014.