Harshman & Company, Inc.
COMMERCIAL REAL ESTATE BROKER



100 & 180 Center Ct, Venice
Business Park Site

Contact:
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100 & 180 Center Ct, Venice
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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John B. Harshman, Broker
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Email: jbh@harshmanrealestate.com
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Property Summary

Location: The subject property if 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

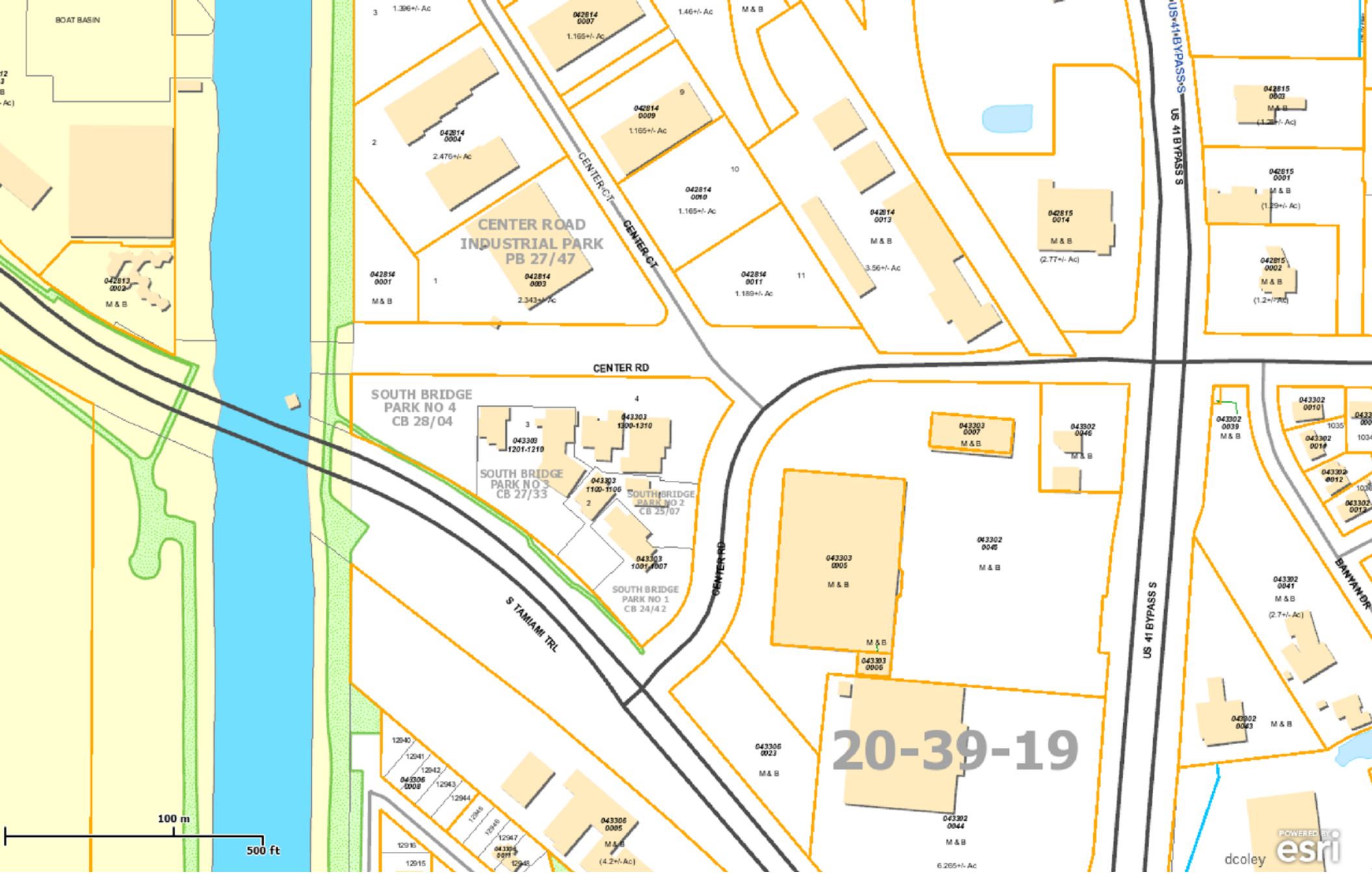
Taxes: $3,873.19 (2018)

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


MARINEMAX
PGT
2.35 +/-Acres
41
Perkins
SYNOVUS BANK
STARBUCKS COFFEE
41
Office DEPOT
ExtraSpace Storage
CALIBER COLLISION
FirstWatch
The Daytime Cafe
LA FITNESS



Bill Furst
Sarasota County Property Appraiser

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

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Parcels
Lots
Plat Boundaries
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																					

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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	

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OPEN USES																					
Educational Facilities [see 5.2.4.c]	Day facility				SE	SE	SE				P	P	P	P		P			P	P	5.3.3.d
	Elementary, middle or high school				SE	SE	SE	SE	SE			P		P						P	
	Vocational, trade or business school										P	P	P	P		P		P	P	P	
Government Facilities [see 5.2.4.d]	All government facilities, except as listed below																			P	
	Jail, prison or work camp																			SE	
Medical Facilities [see 5.2.4.e]	All medical facilities, except as listed below										L	P	P	P		P			P	SE	5.3.3.g
	Patient family accommodations											L	L	L						L	5.3.3.j
	Pain Management Clinics											SE	SE								5.3.4.cc
Parks and Open Areas [see 5.2.4.f]	All parks and open areas, except as listed below	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Cemetery, columbaria, mausoleum, memorial park	L/SE			L/SE	L/SE	SE	SE	SE											P	5.3.3.b
	Wild animal sanctuary	SE			SE	SE															5.3.3.n

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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	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																					
Outdoor Recreation [see 5.2.5.c]	All outdoor recreation, except as listed below	SE			SE	SE							SE	SE		SE				L	5.3.4.m
	Community recreation facility					SE	SE	SE	P	SE	P	P	P	P		P				P	
	Dog or horse track, jai-alai fronton												SE	SE		SE					
	Entertainment, outdoor												L/SE	L/SE	L	L/SE	L/SE		L/SE		5.3.4.g
	Extreme sports facility	L/SE			SE	SE										P			SE	P	5.3.4.h
	Firing or archery range, outdoor	SE			SE											SE			SE	L	5.3.4.i
	Flea market, outdoor												SE			SE					
	Golf course, executive and par-three golf courses, clubhouse, yacht club, tennis club, country club	L/SE			SE	SE	SE	SE	SE	SE											5.3.4.j
	Hunting/fishing camp or dude ranch	L/SE			SE	SE	SE														5.3.4.k
	Recreational vehicle park/campground				SE	SE	SE			SE											5.3.4.n
	Riding academy or public stable	L/SE			L/SE	L/SE	L/SE														5.3.4.q
	Sports academy	L/SE			SE	SE															5.3.4.s

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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	

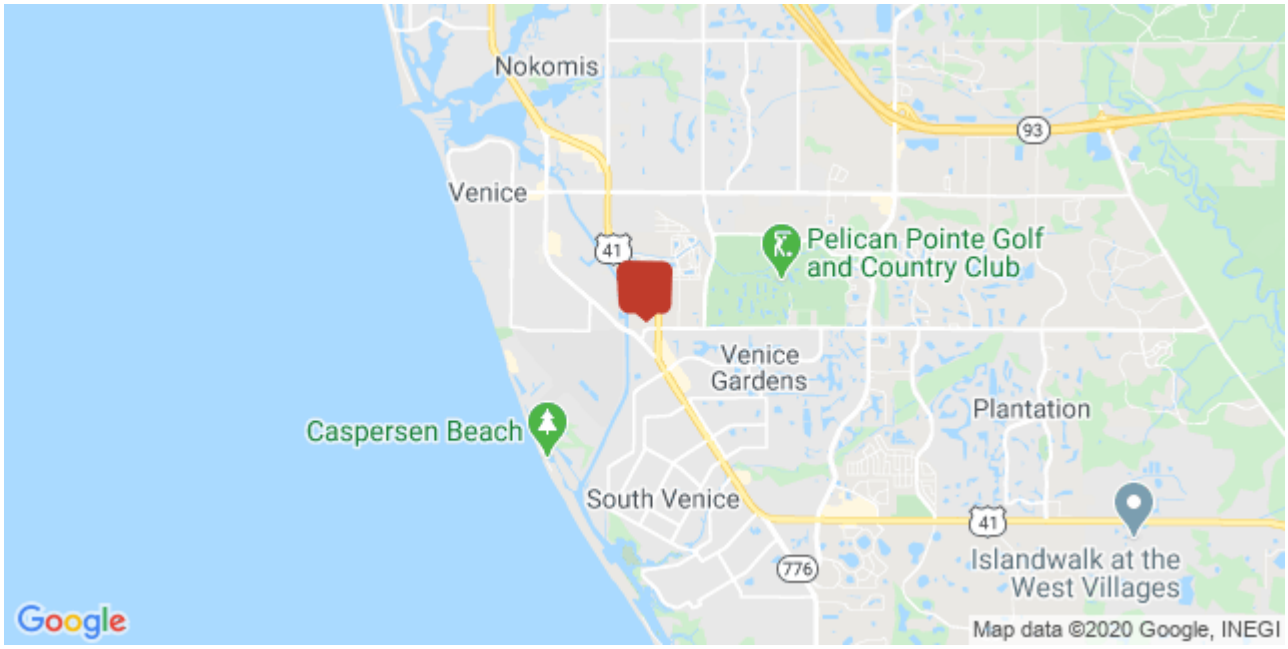
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OPEN USES																					
	Crematorium	L			L	L												SE	SE		5.3.5.e
	Research laboratory without manufacturing facility											P		P				P	P		
Warehouse and Freight Movement [see 5.2.6.b]	All warehouse and freight movement, except as listed 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		

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Demographics, Labor/Workforce, and Consumer Expenditures

100 Center Ct, Venice, FL



Disclaimer: While we believe this information (via GeoLytics) to be reliable, we have not checked its accuracy and make no guarantee as to its validity. By using the information provided on this page, the user acknowledges that the data may contain errors or other nonconformities. You and/or your client should diligently and independently verify the specifics of the information that you are using.

Population

Radius:	1 mile	3 miles	5 miles
2023 Projection	6,198	47,137	71,558
2018 Estimate	6,408	47,704	72,492
2015 Estimate	6,509	47,795	72,629
2010 Census	6,457	46,001	69,873
Growth 2018-2023	-3.28%	-1.19%	-1.29%
Growth 2015-2018	-1.55%	-0.19%	-0.19%
Growth 2010-2015	0.81%	3.9%	3.94%

Population (Male)

Radius:	1 mile	3 miles	5 miles
2023 Projection	2,696	21,219	32,272
2018 Estimate	2,792	21,408	32,698
2015 Estimate	2,813	21,417	32,777
2010 Census	2,925	21,176	32,626
Growth 2018-2023	-3.44%	-0.88%	-1.3%
Growth 2015-2018	-0.75%	-0.04%	-0.24%
Growth 2010-2015	-3.83%	1.14%	0.46%

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Population (Female)

Radius:	1 mile	3 miles	5 miles
2023 Projection	3,502	25,918	39,286
2018 Estimate	3,616	26,296	39,794
2015 Estimate	3,696	26,378	39,852
2010 Census	3,532	24,825	37,247
Growth 2018-2023	-3.15%	-1.44%	-1.28%
Growth 2015-2018	-2.16%	-0.31%	-0.15%
Growth 2010-2015	4.64%	6.26%	6.99%

Population by Age (2018 Estimate)

Radius:	1 mile	3 miles	5 miles
Age 0 to 5	172	1,523	2,345
Age 5 to 10	150	1,423	2,224
Age 10 to 15	136	1,382	2,160
Age 15 to 20	132	1,383	2,184
Age 20 to 25	148	1,506	2,357
Age 25 to 30	165	1,626	2,495
Age 30 to 35	194	1,669	2,520
Age 35 to 40	208	1,649	2,433
Age 40 to 45	234	1,747	2,546
Age 45 to 50	268	2,032	2,913
Age 50 to 55	290	2,305	3,349
Age 55 to 60	310	2,636	3,899
Age 60 to 65	350	2,935	4,428
Age 65 and over	3,651	23,888	36,639
Total Population	6,408	47,704	72,492
Median Age	65.97	62.9	63.4

Radius:	1 mile	3 miles	5 miles
Age 0 to 5	3%	3%	3%
Age 5 to 10	2%	3%	3%
Age 10 to 15	2%	3%	3%
Age 15 to 20	2%	3%	3%
Age 20 to 25	2%	3%	3%
Age 25 to 30	3%	3%	3%
Age 30 to 35	3%	3%	3%
Age 35 to 40	3%	3%	3%
Age 40 to 45	4%	4%	4%
Age 45 to 50	4%	4%	4%
Age 50 to 55	5%	5%	5%
Age 55 to 60	5%	6%	5%
Age 60 to 65	5%	6%	6%
Age 65 and over	57%	50%	51%

Median Age (Male)

Radius:	1 mile	3 miles	5 miles
2010 Census	63.32	59.25	59.77

Median Age (Female)

Radius:	1 mile	3 miles	5 miles
2010 Census	65.29	61.04	60.97

High School Graduates Age 25+ by Educational Attainment (2018 Estimate)

Radius:	1 mile	3 miles	5 miles
High School Graduate (or GED)	2,121	14,286	20,621
Some College, No Degree	1,485	9,707	14,748
Associate or Bachelor's Degree	195	2,198	3,592
Master's Degree	249	2,125	3,578
Professional School Degree	73	954	1,466
Doctorate Degree	53	280	471
Total High School Graduates Age 25+	4,176	29,550	44,476

Radius:	1 mile	3 miles	5 miles
High School Graduate (or GED)	51%	48%	46%
Some College, No Degree	36%	33%	33%
Associate or Bachelor's Degree	5%	7%	8%
Master's Degree	6%	7%	8%
Professional School Degree	2%	3%	3%
Doctorate Degree	1%	1%	1%

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Households

Radius:	1 mile	3 miles	5 miles
2023 Projection	3,400	24,074	36,048
2018 Estimate	3,540	24,535	36,752
2015 Estimate	3,612	24,676	36,954
2010 Census	3,593	23,806	35,657
Growth 2018-2023	-3.95%	-1.88%	-1.92%
Growth 2015-2018	-1.99%	-0.57%	-0.55%
Growth 2010-2015	0.53%	3.65%	3.64%

Average Household Size

Radius:	1 mile	3 miles	5 miles
2023 Projection	1.83	1.95	1.98
2018 Estimate	1.83	1.95	1.98
2015 Estimate	1.82	1.94	1.98
2010 Census	1.81	1.93	1.96
Growth 2018-2023	-0.08%	-0.04%	-0.02%
Growth 2015-2018	0.66%	0.34%	0.28%
Growth 2010-2015	0.49%	0.65%	0.72%

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Households by Household Type and Size and Presence of Children (2018 Estimate)

Radius:	1 mile	3 miles	5 miles
Family Households	1,921	14,156	22,249
Married-couple family	1,600	11,852	18,944
With own children under 18 years	133	1,675	2,670
No own children under 18 years	1,467	10,177	16,274
Male Householder: no wife present	98	633	940
With own children under 18 years	31	267	417
No own children under 18 years	67	366	523
Female Householder: no husband present	223	1,671	2,365
With own children under 18 years	80	690	973
No own children under 18 years	143	981	1,392
Nonfamily Households	1,619	10,379	14,503
1 Person households	1,415	8,885	12,336
2+ Unrelated people	204	1,494	2,167
Total Households	3,540	24,535	36,752

Radius:	1 mile	3 miles	5 miles
Family Households	54%	58%	61%
Married-couple family	45%	48%	52%
With own children under 18 years	4%	7%	7%
No own children under 18 years	41%	41%	44%
Male Householder: no wife present	3%	3%	3%
With own children under 18 years	1%	1%	1%
No own children under 18 years	2%	1%	1%
Female Householder: no husband present	6%	7%	6%
With own children under 18 years	2%	3%	3%
No own children under 18 years	4%	4%	4%
Nonfamily Households	46%	42%	39%
1 Person households	40%	36%	34%
2+ Unrelated people	6%	6%	6%

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Households by Household Income (2018 Estimate)

Radius:	1 mile	3 miles	5 miles
Less than $25,000	968	5,737	8,229
$25,000 to $49,999	1,370	7,975	11,073
$50,000 to $74,999	622	4,980	7,543
$75,000 to $99,999	355	2,856	4,534
$100,000 to $124,999	102	1,380	2,381
$125,000 to $149,999	34	322	891
$150,000 to $199,999	30	780	1,241
$200,000 or more	59	505	860
Total Households	3,540	24,535	36,752
Average Household Income	$48,387.42	$56,945.30	$60,468.60
Median Household Income	$37,578.01	$47,111.76	$51,518.75

Radius:	1 mile	3 miles	5 miles
Less than $25,000	27%	23%	22%
$25,000 to $49,999	39%	33%	30%
$50,000 to $74,999	18%	20%	21%
$75,000 to $99,999	10%	12%	12%
$100,000 to $124,999	3%	6%	6%
$125,000 to $149,999	1%	1%	2%
$150,000 to $199,999	1%	3%	3%
$200,000 or more	2%	2%	2%

Households by Household Income (2023 Projection)

Radius:	1 mile	3 miles	5 miles
Less than $25,000	939	5,628	8,071
$25,000 to $49,999	1,301	7,830	10,888
$50,000 to $74,999	605	4,911	7,421
$75,000 to $99,999	345	2,808	4,452
$100,000 to $124,999	100	1,359	2,329
$125,000 to $149,999	30	310	867
$150,000 to $199,999	28	757	1,204
$200,000 or more	52	471	816
Total Households	3,400	24,074	36,048
Average Household Income	$47,535.24	$57,280.40	$60,785.19
Median Household Income	$36,809.80	$48,176.12	$52,982.19

Radius:	1 mile	3 miles	5 miles
Less than $25,000	28%	23%	22%
$25,000 to $49,999	38%	33%	30%
$50,000 to $74,999	18%	20%	21%
$75,000 to $99,999	10%	12%	12%
$100,000 to $124,999	3%	6%	6%
$125,000 to $149,999	1%	1%	2%
$150,000 to $199,999	1%	3%	3%
$200,000 or more	2%	2%	2%

Per Capita Income

Radius:	1 mile	3 miles	5 miles
2018 Estimate	$26,707.23	$29,446.74	$30,692.83
2015 Estimate	$27,006.84	$29,593.75	$30,895.39
Growth 2015-2018	-1.11%	-0.5%	-0.66%

Unemployment Rate

Radius:	1 mile	3 miles	5 miles
2018 Estimate	3.8%	4.45%	4.21%
2015 Estimate	9.27%	7.66%	9.26%
Growth 2015-2018	-58.99%	-41.93%	-54.47%

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Population Age 16+ By Employment Status (2018 Estimate)

Radius:	1 mile	3 miles	5 miles
Labor Force	2,169	16,913	26,181
Civilian, Employed	2,085	16,149	25,060
Civilian, Unemployed	84	764	1,121
Not in Labor Force	3,748	26,135	39,065
Total Population Age 16+	5,917	43,048	65,246

Radius:	1 mile	3 miles	5 miles
Labor Force	37%	39%	40%
Civilian, Employed	35%	38%	38%
Civilian, Unemployed	1%	2%	2%
Not in Labor Force	63%	61%	60%

Employed Civilian Population Age 16+ by Industry (2018 Estimate)

Radius:	1 mile	3 miles	5 miles
Agriculture, forestry, fishing and hunting, mining and construction	147	1,526	2,536
Manufacturing	122	1,204	1,459
Wholesale & retail trade	330	2,780	4,359
Transportation and warehousing, and utilities	87	662	1,056
Information	78	380	536
Finance, insurance, real estate and rental and leasing	88	508	907
Professional, scientific, and technical services	208	1,694	2,680
Educational, health and social services	290	3,239	4,998
Arts, entertainment, recreation, accommodation and food services	355	1,957	3,037
Other services (except public administration)	317	1,576	2,460
Public Administration	63	623	1,032
Total Employed Civilian Population Age 16+	2,085	16,149	25,060

Radius:	1 mile	3 miles	5 miles
Agriculture, forestry, fishing and hunting, mining and construction	7%	9%	10%
Manufacturing	6%	7%	6%
Wholesale & retail trade	16%	17%	17%
Transportation and warehousing, and utilities	4%	4%	4%
Information	4%	2%	2%
Finance, insurance, real estate and rental and leasing	4%	3%	4%
Professional, scientific, and technical services	10%	10%	11%
Educational, health and social services	14%	20%	20%
Arts, entertainment, recreation, accommodation and food services	17%	12%	12%
Other services (except public administration)	15%	10%	10%
Public Administration	3%	4%	4%

Housing Units by Tenure (2018 Estimate)

Radius:	1 mile	3 miles	5 miles
Vacant Housing Units	1,924	11,801	17,536
Occupied Housing Units	3,540	24,535	36,752
Owner-Occupied	2,846	19,465	30,444
Renter-Occupied	694	5,070	6,308
Total Housing Units	5,464	36,336	54,288

Radius:	1 mile	3 miles	5 miles
Vacant Housing Units	35%	32%	32%
Occupied Housing Units	65%	68%	68%
Owner-Occupied	52%	54%	56%
Renter-Occupied	13%	14%	12%

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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) (941)861-3581 (south county)
Library	Residential only	Certificate of Occupancy		
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.

	EDU Value
Residential:	
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

*Not applicable for Capacity Fees are: Lift Stations, Wastewater Plants or Public Schools

R2002-166

EXHIBIT "B"
WATER AND WASTEWATER FACILITIES CAPACITY FEES

	Existing	Effective 1/1/04
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

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 Governement, Justice, and Law Enforcement Facilities

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

			Impact Fee Rate per Development Unit					
Land Use	**Code[1]**	**Dev. Unit**	**Fire**	**EMS**	**Gen'l Gov't**	**Justice**	**Law Enf.**	**Total**
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

Land Use	Code[1]	Dev. Unit	Education Impact Fee per Dev. Unit[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 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	$ 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

2011-2012

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	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.