Sarasota County's Mobility Plan & Fees

Sarasota County

Thomas Polk, Sarasota County
Jonathan B. Paul, AICP, NUE Urban Concepts
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Sarasota County

NUE URBAN CONCEPTS
Creatively Integrating Mobility & Land Use

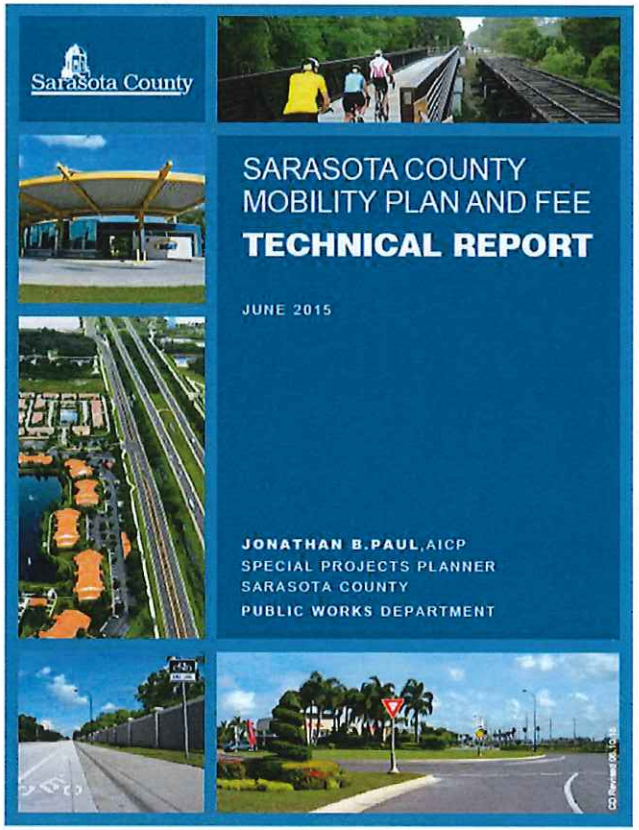
Traditional Transportation Concurrency

Sarasota County

Mobility Fee Technical Report Elements

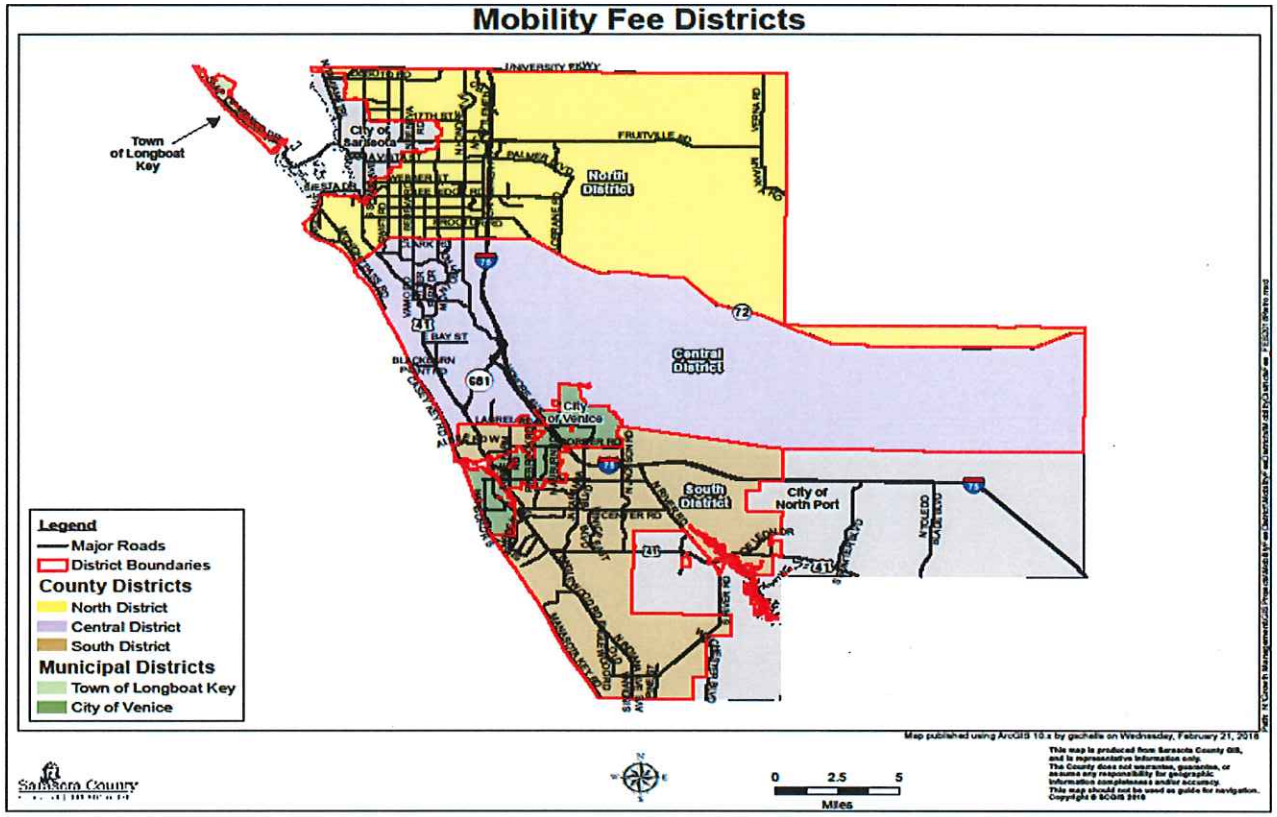
Sarasota County

- Comprehensive Plan Recommendations
- Legislative basis for Mobility Fee
- Mobility Plan
- Growth in travel by 2035
- Methodology for Mobility Fee
- Mobility Fee Schedule
- Mobility Fee Districts



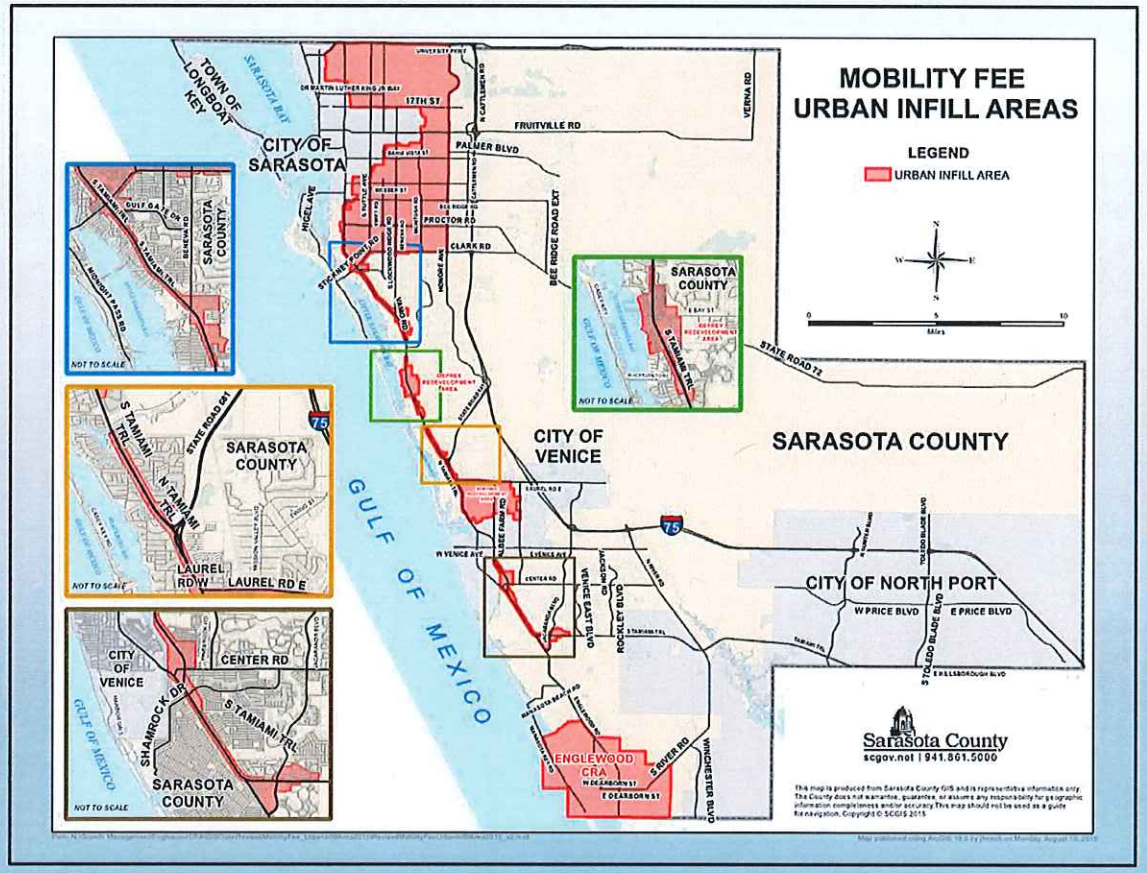
Mobility Fee Districts

Sarasota County



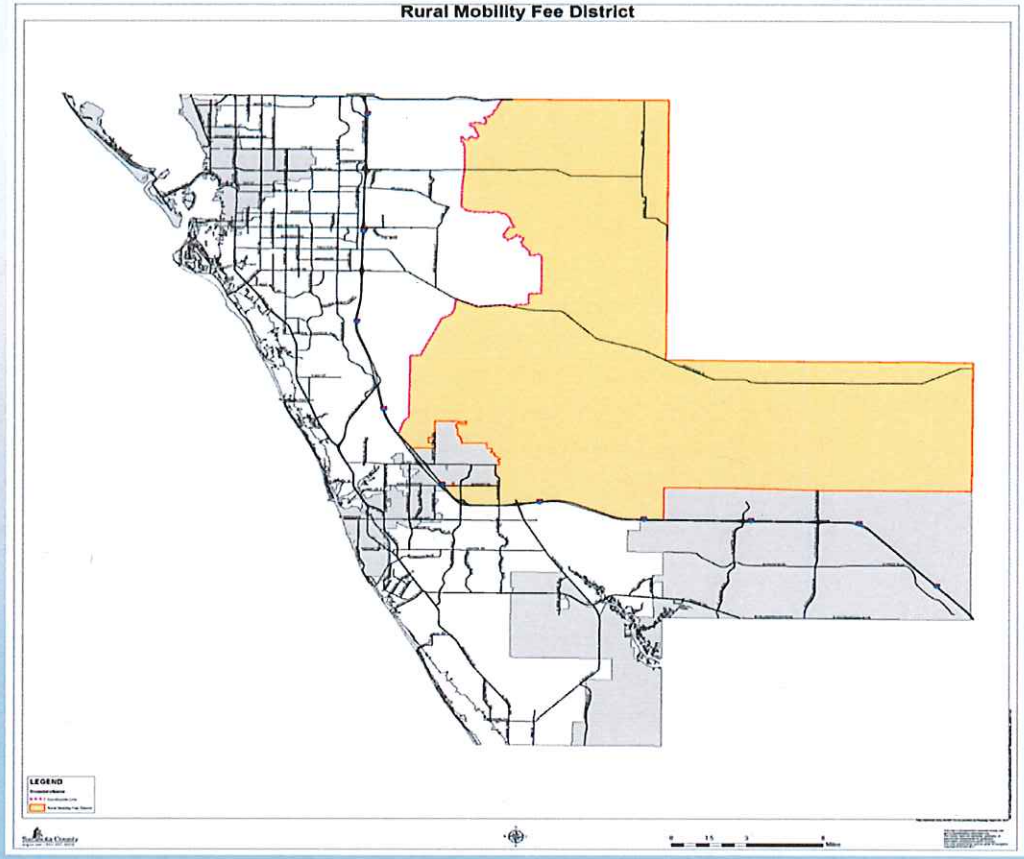
Urban Infill (US 41)

Sarasota County



Rural District

Sarasota County



Mobility Fee Schedule: Residential

Sarasota County

Table 24. Mobility Fee Schedule Category/Land Use Type	Mobility Fee	Mixed-Use Mobility Fee	Urban Infill Mobility Fee	Road Impact Fee Rate
Residential Per Dwelling Unit				
Single Family				
Less than 1,500 sq. ft.	$3,603	$2,703	$1,892	$1,994
1,500 - 3,500 sq. ft.	$4,734	$3,551	$2,485	$2,585
Greater than 3,500 sq. ft.	$5,389	$4,042	$2,829	$2,887
Rural Single Family	$7,184	N/A	N/A	N/A
Multi-Family	$3,116	$2,337	$1,636	$2,208
Townhome / Condo / Urban Flat	$2,722	$2,042	$1,429	$2,379
Mobile Home / RV	$2,338	N/A	N/A	$1,427
Adult Congregate Living Facility	$1,106	$829	$581	$576

Mobility Fee Schedule: Non-Residential

Sarasota County

Table 24. Mobility Fee Schedule Category/Land Use Type	Mobility Fee	Mixed-Use Mobility Fee	Urban Infill Mobility Fee	Road Impact Fee Rate
Office per 1,000 FT2				
Office / Medical / Dental / Research	$4,327	$3,245	$2,272	$3,004
Industrial Buildings per 1,000 FT2				
Warehousing / Manufacturing / Industrial	$1,984	$1,488	$1,042	$1,497
Mini-Warehousing	$617	$463	$324	$515
General Commercial Retail per 1,000 FT2				
Neighborhood Retail (less than 10,000 FT^2)	$3,811	$2,859	$2,001	$5,659
Community Retail (10,000 FT^2 to 100,000 FT^2)	$7,162	$5,372	$3,760	$5,659
Regional Retail (greater than 100,000 FT^2)	$9,365	$7,024	$4,917	$5,659
Variety / Dollar Store	$8,260	$6,195	$4,336	$5,659
Discount Superstore with Grocery	$12,730	$9,547	$6,683	$5,659
Wholesale / Discount Club - Membership	$10,485	$7,864	$5,504	$5,659
Grocery Store	$10,379	$7,784	$5,449	$5,659
Pharmacy with Drive-Thru	$8,040	$6,030	$4,221	$5,659
Restaurant with Drive-Thru	$17,867	$13,400	$9,380	$13,621
Car Sales	$5,983	$4,487	$3,141	$2,685
Auto Parts Store	$7,986	$5,990	$4,193	$6,612
Tire & Auto Repair	$3,295	$2,471	$1,730	$2,685

Mobility Fee Schedule: Non-Residential

Sarasota County

Table 24. Mobility Fee Schedule Category/Land Use Type	Mobility Fee	Mixed-Use Mobility Fee	Urban Infill Mobility Fee	Road Impact Fee Rate
Recreation / Entertainment per specific unit of measure				
Marina per Berth	$654	$490	$343	$487
Golf Course per Hole	$6,354	$4,766	$3,336	$830
Multipurpose Recreational Facility per Acre	$7,142	$5,356	$3,749	$3,769
Movie Theater per Seat	$356	$267	$187	$5,659
Racquet/Tennis Club per Court	$6,199	$4,650	$3,255	$3,769
Health/Fitness/Athletic Club per 1,000 FT^2	$6,750	$5,062	$3,544	$3,769
Recreational Community Center per 1,000 FT^2	$6,015	$4,511	$3,158	$3,769
Institutional per 1,000 FT2				
Private School (K-12)	$1,450	$1,088	$761	$2,166
Place of Assembly	$1,695	$1,271	$890	$1,877
Place of Assembly with Private School (K-12)	$3,349	$2,511	$1,758	$4,043
Day Care Center	$4,083	$3,062	$2,143	$3,955
Hospitals	$3,644	$2,733	$1,913	$4,815
Nursing Home	$1,584	$1,188	$831	$1,670

Mobility Fee Schedule: Non-Residential

Sarasota County

Table 24. Mobility Fee Schedule Category/Land Use Type	Mobility Fee	Mixed-Use Mobility Fee	Urban Infill Mobility Fee	Road Impact Fee Rate
Non-Residential per specific unit of measure				
Hotel / Lodging per Room	$2,267	$1,700	$1,190	$1,026
Bank/Savings with Drive-Thru per Drive-Thru Lane	$8,598	$6,448	$4,514	$6,091
Convenience Market / Gas Station per Fuel Position	$21,733	$16,300	$11,410	$10,806
Quick Lube Vehicle Service per Bay	$2,470	$1,852	$1,297	$2,685
Car Wash per Stall	$6,668	$5,001	$3,501	$2,685

Current Capital Improvement Program (CIP) Process

Sarasota County

- Annually, as part of the budgetary process, the County internally develops a Capital Improvement Program (CIP) that sets a priority list of mobility projects and associated means of funding over a five year period.
- Pursuant to the requirements of the respective interlocal agreements, Municipal & County staff members meet each January to coordinate their CIP's for municipal district improvements.
- As a result, the annual budgets for the Municipality and County generally reflect the staff CIP coordination.
- Mobility Impact Fees collected in the municipal district are to be spent within the district.
- County may spend fees outside the municipal District, but only with City consent.
- County historically defers to City, but has the right to choose priorities.

Additional Information

Sarasota County

For supplementary information:

The 2017 Annual Impact Fee Report (AIFR), the Mobility Plan, Impact Fee Ordinances, Rates Schedule, and Fee Facts Sheets are available at www.scgov.net (keyword 'impact fee') or, email at impactfees@scgov.net, or call the contact center at 941-861-5000.

Additionally, for impact fee calculations within the County, an impact fee calculator can be utilized for fee estimates. The calculator can be found on the following link:

https://intwebs2ext.scgov.net/impactfees/BuildingUse .

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Thomas Polk,
Impact Fee Administrator

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Jonathan B. Paul, AICP
Principal

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