

Bobbi Roy

From: John Osborne
Sent: Thursday, February 08, 2018 8:29 AM
To: Bobbi Roy
Subject: FW: Impact Fees 100%

John Osborne, AICP
Infrastructure & Strategic Planning Official – Interim Deputy County Administrator
Manatee County Government
County Administrator's Office
1112 Manatee Ave W
Bradenton, FL 34205
(941) 748-4501 x6825
John.Osborne@mymanatee.org

From: Ed Hunzeker
Sent: Thursday, February 08, 2018 8:28 AM
To: John Osborne <john.osborne@mymanatee.org>; Dan Schlandt <dan.schlandt@mymanatee.org>
Subject: Fwd: Impact Fees 100%

FYI

Sent from my iPhone

Begin forwarded message:

From: Glen Gibellina <glenfedede@yahoo.com>
Date: February 8, 2018 at 7:51:32 AM EST
To: BOCC Priscilla Whisenant Trace <priscilla.trace@mymanatee.org>, Charlie Smith <charles.smith@mymanatee.org>, Robin DiSabatino <robin.disabatino@mymanatee.org>, Carol Whitmore <carol.whitmore@mymanatee.org>, Betsy Benac <betsy.benac@mymanatee.org>, Vanessa Baugh <vanessa.baugh@mymanatee.org>, Ed Hunzeker <ed.hunzeker@mymanatee.org>
Subject: Impact Fees 100%
Reply-To: Glen Gibellina <glenfedede@yahoo.com>

Fees should be at 100%

Based on the findings of the independent company that came up with the findings

The added cost is added to the homeowner anyways, the short term benefit is only to the developers

Florida. The Growth Management Act of 1985 requires local agencies to maintain adequate service levels for public facilities and prohibits approval of development that would cause a reduction in service level. The act also

requires the local government to provide public facilities that are consistent with the community's land-use plan. The act does not specifically allow impact fees, since the courts have ruled that the authority to levy such fees is a function of the Florida Constitution

http://www.impactfees.com/publications%20pdf/impact_fees-Practical_Guide%5b1%5d.pdf

Thank you for your time and consideration in this matter today as I am unable to attend this important meeting

Glen Gibellina....Community Activist
The activist is not the man who says the river is dirty,
The activist is the man who cleans up the river.
Ross Perot

*People just want to hear some common sense... and I bring to bear the experience in local government and state government and national government -
I was the first woman in history on the Senate Finance Committee - not to mention the diplomatic international experience.*
Carol Moseley Braun

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Bobbi Roy

From: Ed Goff <ed.goff@gmail.com>
Sent: Friday, February 02, 2018 2:45 PM
To: Planning Agenda
Subject: proposed 90% cap on impact fee collection

Dear Planning Commission,

On February 8, 2018 you are scheduled to consider a proposed change to the Land Development Code that would cap impact fees at 90%. According to Manatee County Ordinance 15-43, the rate is presently scheduled to go to 100% on April 18, 2018 (See Ordinance 15-043. Exhibit "B", section 1102.3, part A – FEE SCHEDULE on page B4) and remain at 100% indefinitely. If the LDC limits impact fees to 90%, that rate would go into effect along with other changes to the LDC when/if adopted.

What would be a reason to not collect 100% of the recommended impact fees as stated in Ordinance 15-43? The rates were determined by a study required by Florida Statute 163.31001 – The Florida Impact Fee Act. TischlerBise, Inc., a reputable company that has done over 900 impact fee studies all over the nation was commissioned to do that extensive study, the "Manatee County 2015 Impact Fee Update Study", dated December 3, 2015.

None of TishlerBise's impact fee studies has EVER been successfully challenged. That means it has a perfect record of calculating accurate impact fee rates. There is absolutely no reason to think that the rates that TischlerBise calculated for Manatee County are not accurate.

Impact fees are used "...in funding the infrastructure necessitated by new development" (Paragraph 2 of the Impact Fee Act). When the full rate, as recommended by the impact fee study, is not collected, the required infrastructure must still be provided by Manatee County. After all, you can't have new homes without roads, water and sewer lines, parks, police protection, emergency services, etc. So, what happens when there is a shortfall of funding due to non-collection of 100% of the recommended impact fees?

Since the infrastructure MUST be built, the funding has to come from other sources. In Manatee County those sources are property taxes and sales taxes which we all pay. Yes, tourists pay a small portion of those taxes, but they also consume services and deteriorate infrastructure. Sometimes the county issues bonds to pay for infrastructure, but those also must be paid back, plus interest. The bottom line is that tax payers, one way or another, have to make up the difference when impact fees are not paid at 100% of the recommended rate.

Some may argue that new housing construction generates more property tax revenue. Well, it does, but according to “Politifact Florida”, and many other sources, “...single family developments do not pay for themselves”. That means that the property taxes they generate do not pay for the services provided by the County.

Manatee County hasn’t done a “cost of services” study in over thirty years. How can the fees the county charges for those services be accurate? Generally Impact Fee studies are done every five years.

When impact fees are not paid in full, certain areas of county government are severely affected. These currently include, Multi-Modal Transportation, Parks and Natural Resources, Law Enforcement, Public Safety, Libraries, Impact Fee Administration, and Schools.

Certain infrastructure costs and fees fall, under “Facility Investment Fees” also known as FIFs (see Ordinance 15-22) which are less regulated than Impact Fees. That is concerning as there is no outside oversight as with Impact Fees. Those fees include public utilities fees such as wastewater, and potable & reclaimed water infrastructure.

Managers of all departments that have budgets reduced because of impact fee discounts are not free to express their opinion about those cuts. One department head told me directly, in person, that he was aware he was receiving impact fee revenue but did not know that his budget had been reduced because impact fees were not collected at the 100% rate. He also said that he was not able to serve the county properly because he was not fully funded.

In my opinion, due diligence has not been done in recommending that impact fees be capped at 90%. There is no benefit to taxpayers and visitors to Manatee County by not collecting 100% of the recommended impact fees. In fact, harm is done to our county when Impact Fees are not collected at the recommended 100% rate. One only has to look at the traffic congestion, deteriorated roads, lack of services, etc. to verify that.

I, therefore, respectfully request that you vote against capping impact fees at 90% or any other level less than 100%. There is no benefit to the residents of Manatee County by collecting impact fees at a rate less than 100% of the recommended level.

Our county has been more than generous to the developers by not collecting Impact Fees at 100% since 2008. It is time for them to pay for the infrastructure that is required ONLY because of their new developments. We ask no more but that they pay their fair share.

Please include this letter as an official document with other comments from citizens and that it become part of the official record.

Sincerely,

Ed Goff
9218 13th Avenue CIR NW
Bradenton, FL 34209

Bobbi Roy

From: Elaine Barker
Sent: Wednesday, January 24, 2018 2:56 PM
To: Bobbi Roy
Cc: Marianne Lopata
Subject: Public Comment - Impact fees Capping 90% - Ord 18-07

Please add to public comments.

Thank you,

Elaine Barker | Impact Fee Coordinator

Manatee County Government

1112 Manatee Avenue West, 3rd Floor
Bradenton, FL 34205
elaine.barker@mymanatee.org
941-748-4501 ext. 6931



From: Wesley Benham [mailto:wesleybenham@hotmail.com]
Sent: Wednesday, January 24, 2018 2:28 PM
To: Elaine Barker <elaine.barker@mymanatee.org>
Subject: Upcoming impact fee discussion

Hi Elaine,

I won't be able to attend the upcoming meetings regarding proposed increase to impact fees, but wanted to interject, if possible. I am in support of the increase to 100% of the 2015 study. With the above average residential growth these past years, the county could greatly use those additional funds for necessary infrastructure improvement. We are ahead of the rest of the State in residential construction, which sounds good in the near term, but which ultimately points to us having undershot some of the needed costs embedded in growth. If not addressed now, I feel it will cause a scramble for change in a time when future recession is forecasted.

Shortly put, the county revenue needs to be directly correlated to the activity causing the need for increased revenue; rooftop expansion.

Please forward for consideration.

Best Regards,

Wesley Benham
Bradenton Native

Bobbi Roy

From: Elaine Barker
Sent: Monday, January 22, 2018 1:55 PM
To: Bobbi Roy
Cc: Marianne Lopata
Subject: Public Comment - Impact fees Capping 90% - Ord 18-07

Please add to public comments.

Thank you,

Elaine Barker | Impact Fee Coordinator

Manatee County Government
1112 Manatee Avenue West, 3rd Floor
Bradenton, FL 34205
elaine.barker@mymanatee.org
941-748-4501 ext. 6931

-----Original Message-----

From: Jo Williams [mailto:jowms@tampabay.rr.com]
Sent: Friday, January 19, 2018 12:37 PM
To: Elaine Barker <elaine.barker@mymanatee.org>
Subject: Impact fees

I would appreciate so very much your informing our county commissioners that my husband and I believe this county needs to charge 100per cent for impact fees. Helen Jo Williams, 6501 17th Ave W. J-213, Bradenton, Fl. 34209, 797-5801

Sent from my iPad