

Palm Beach County

Impact Fee Update Study

April 1, 2022



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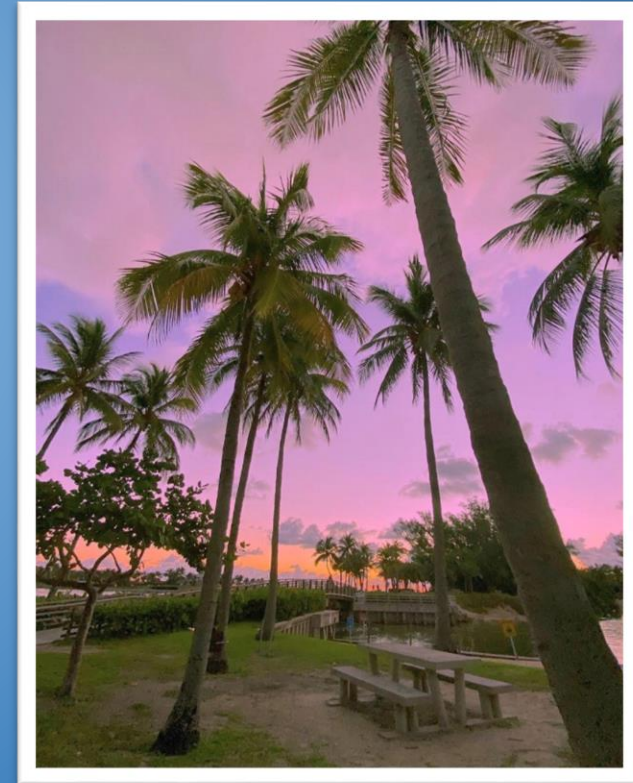
Presentation Overview

1) Background/Purpose

2) Technical Study

- Public Buildings
- Fire Rescue
- Law Enforcement
- Library Facilities
- Parks & Recreation Facilities
- School Facilities
- Transportation

3) Next Steps





Background/Purpose

- Palm Beach County:
 - ✓ 3rd largest county in population out of 67 counties (1.5 million)
 - ✓ 32nd in terms of population growth rate (0.8 percent per year through 2045)
 - ✓ 5th in terms of absolute population growth
 - Projected to add 250,000 residents through 2045
 - ✓ 10th in terms of residential permitting levels
- Implemented impact fees in 1988
- Last updated in 2014-2018
 - Most fees remained at 2012-study levels



Background/Purpose

- Study focus area:
 - ✓ Public Buildings
 - ✓ Fire Rescue
 - ✓ Law Enforcement
 - ✓ Library Facilities
 - ✓ Parks and Recreation Facilities
 - ✓ School Facilities
 - ✓ Transportation



Background/Purpose

Impact Fee Definition:

- One-time capital charge to new development
- Covers the cost of new capital facility capacity
- Implements the CIE and CIP



Background/Purpose

Why Impact Fees?

- Maintain current level-of-service (LOS)
- Calculate the cost of growth
- Potential large developments
- Most needed when:
 - High growth
 - Limited funding





Background/Purpose

Consumption-Based Methodology:

- **Common methodology** used by many Florida jurisdictions
- Charges new growth **based on its consumption of capacity**
- Fees are calculated at **a rate that cannot correct existing deficiencies**
- BOCC can adopt fees at a reduced rate
- Study uses the methodology approved by the Impact Fee Review Committee in 2019



Background/Purpose

Legal Requirements – F.S. 163.31801:

- Most recent and localized data
- Minimum of **90-day notice** for any fee increases after adoption
- May not collect prior to building permit
- Rational nexus in the amount of collection and expenditures
- May not use for prior debt or projects unless there is a nexus showing use for need due to new growth
- **In any action challenging the fee, the government has the burden of proof**
- Accounting of impact fee collections & expenditures



Background/Purpose

HB 337 in 2021:

- Limit on fee increases:
 - No more than 12.5% per year
 - Cannot be increased more than 50%
 - Cannot be increased more than once every four years
- Exception:
 - A study within the past 12 months demonstrating extraordinary circumstances
 - Two public workshops to discuss the extraordinary circumstances
 - Increase to be approved by 2/3rd of the governing body



Background/Purpose

Basic Impact Fee Formula:

Net Impact Fee =

(Cost – Credit) x Demand





Background/Purpose

Summary of Calculated Impact Fee Rates:

Land Use	Unit	Public Buildings	Fire Rescue	Law Enforcement	Library Facilities	Parks & Recreation	School Facilities	Transportation	Total Calculated	Total Adopted
Residential										
Single Family (2,000 sf)	du	\$1,573	\$852	\$230	\$311	\$2,967	\$8,322	\$5,892	\$20,147	\$13,055
Non-Residential										
Light Industrial	1,000 sf	\$466	\$193	\$59			-	\$2,633	\$3,351	\$1,683
Office (50,000 sf)	1,000 sf	\$951	\$114	\$120			-	\$5,847	\$7,032	\$3,609
Retail (125,000 sf gla)	1,000 sf gla	\$2,503	\$235	\$315			-	\$8,323	\$11,376	\$8,170



Background/Purpose

Summary of Maximum Allowable Impact Fee Rates:

Land Use	Unit	Public Buildings	Fire Rescue	Law Enforcement	Library Facilities	Parks & Recreation	School Facilities	Transportation	Total Maximum Allowable*	Total Adopted
Residential										
Single Family (2,000 sf)	du	\$334	\$414	\$192	\$311	\$1,290	\$8,322	\$5,892	\$16,755	\$13,055
Non-Residential										
Light Industrial	1,000 sf	\$110	\$120	\$11			-	\$2,284	\$2,525	\$1,683
Office (50,000 sf)	1,000 sf	\$196	\$75	\$15			-	\$5,127	\$5,413	\$3,609
Retail (125,000 sfgla)	1,000 sfgla	\$504	\$182	\$86			-	\$8,323	\$9,095	\$8,170

*Over the next four years



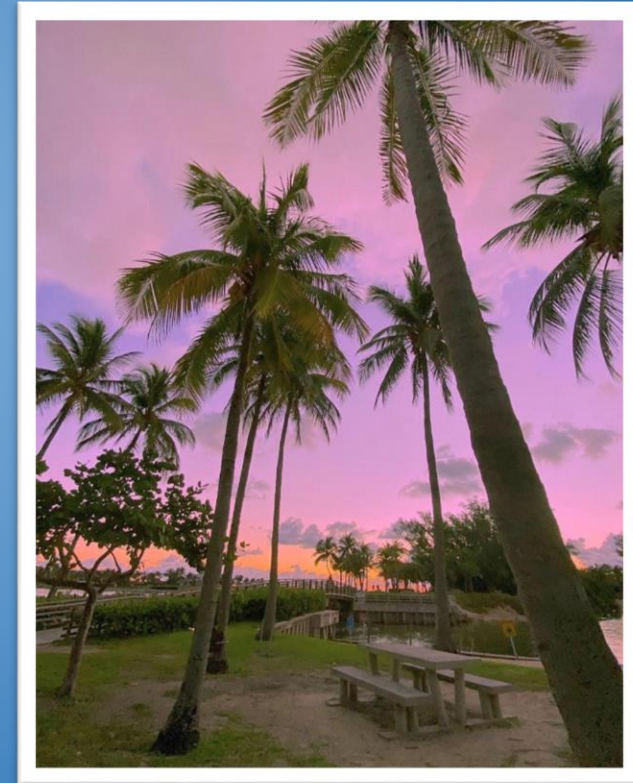
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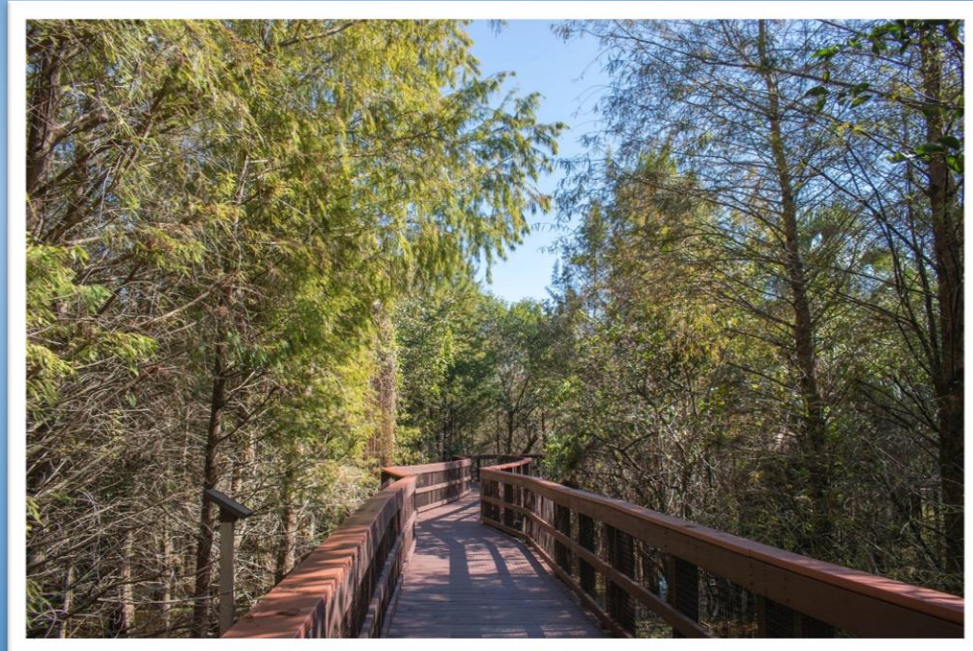
3) Next Steps





Technical Study

- Impact Fee Components
 - Inventory
 - Level of Service
 - Cost Component
 - Credit Component
 - Net Impact Cost
 - Calculated Fee
 - Fee Comparison



Public Buildings

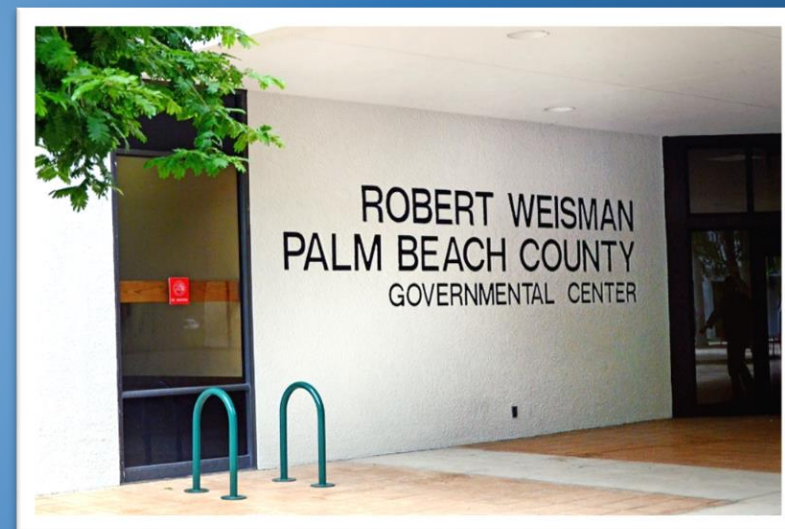




Public Buildings

Inventory

- **General Government Buildings**
 - ≈6.5 M total square feet
 - Office & administrative: 2.1 M sf
 - Courthouse: 954,000 sf
 - Jail: 1.3 M sf
 - Industrial: 464,000 sf
 - Industrial support: 1.7 M sf
 - ≈620 acres of land
- Unit Costs:
 - Buildings: **\$248** per square foot (range from \$55 per sf to \$400 per sf)
 - Land: **\$200,000** per acre





Public Buildings

Level of Service

Service Area: **Countywide**

Variable	Weighted Population	Functional Population
Population (Countywide)	1,598,324	1,567,886
Public Buildings Square Footage (Primary Bldgs)	4,776,573	4,776,573
Achieved LOS (Square Feet per Resident)	2.99	3.05



Public Buildings

Cost Component

Variable	Public Buildings	% of Total
Building Value	\$1.639 B	93%
Land Value	<u>\$0.124 B</u>	<u>7%</u>
Total Asset Value	≈\$1.763 B	100%
Service Area Population	1,567,886	-
Total Impact Cost per Functional Resident	≈\$1,126	-



Public Buildings

Credit Component: **Cash Credit**

Variable	Total FY 2015-2020
Ad Valorem	\$3,720,000
Sales Tax	\$34,796,540
Grants/Other	<u>\$8,425,000</u>
	\$46,941,540
Average Annual Capital Expansion Expenditures	\$7,823,590
Average Annual Functional Population	1,505,368
Capital Expansion Expenditures per Functional Resident	\$5.20
Portion Funded with Ad Valorem Tax Revenues	\$0.42
Residential Land Uses Credit Adjustment Factor	1.70
Residential Land Uses: Adjusted Capital Expansion Expenditures per Resident	\$0.71
Portion Funded with Other Revenue Sources	\$4.78
Residential Land Uses: Total Capital Expansion Credit per Resident	\$5.49



Public Buildings

Credit Component: Debt Service

Description	Funding Source	# of Remaining Payments	PV of Remaining Payments	Avg Annual Functional Population	Credit per Functional Resident
Refunding Bonds, Series 2012	Non-Ad Valorem	6	\$6.9 M	1,629,179	\$4.20
Public Improvement Rev Refunding Bonds, Series 2015	Non-Ad Valorem	15	\$46.8 M	1,694,872	\$27.60
Public Improvement Revenue Bonds, Series 2021A	Non-Ad Valorem	19	\$46.8 M	1,719,543	\$27.20
Total Debt Service Credit per Functional Resident					\$59.00



Public Buildings

Credit Component: **Total Credit**

Variable	Credit
Cash Credit	
Annual Capital Improvement Credit per Functional Resident	
- Residential Land Uses	\$5.49
- Non-Residential Land Uses	\$5.20
Capitalization Rate	2.4%
Capitalization Period (in years)	25
Total Capital Improvement Credit per Functional Resident	
- Residential Land Uses	\$102.32
- Non-Residential Land Uses	\$96.91
Debt Service	
Debt Service Credit per Functional Resident	\$59.00
Total Credit	
Total Credit per Functional Resident	
- Residential Land Uses	\$161.32
- Non-Residential Land Uses	\$155.91



Public Buildings

Net Impact Cost

Variable	Cost/Credit
<i>Impact Cost</i>	
Total Impact Cost	\$1,126
<i>Revenue Credit</i>	
Total Credit per Functional Resident	
- Residential Land Uses	\$161
- Non-Residential Land Uses	\$156
<i>Net Impact Cost</i>	
Net Impact Cost per Functional Resident	
- Residential Land Uses	\$965
- Non-Residential Land Uses	\$970



Public Buildings

Calculated Impact Fee

Land Use	Unit	Functional Residents Per Unit	Fully Calculated Fee	Current Adopted Fee (2012)*	Maximum Allowable Fee**
Residential					
801 to 1,399 sf	du	1.31	\$1,264	\$171	\$256
2,000 to 3,599 sf	du	1.63	\$1,573	\$223	\$334
Non-Residential					
Light Industrial	1,000 sf	0.48	\$466	\$74	\$111
Office	1,000 sf	0.98	\$951	\$131	\$196
Retail/Shopping Center (40K-150K sfgla)	1,000 sfgla	2.58	\$2,503	\$336	\$504

* Based on 2012 study, adopted at 27%

** Over the next four years



Public Buildings

Impact Fee Component Changes since 2014-18 Study:

Input Variable	2014-18 Study (Not Adopted)	2021 Study	% Change
<i>Residential 2,000 – 3,599 sf (per du)</i>			
Total Impact Cost per Functional Resident	\$1,014	\$1,126	+11%
Total Credit per Functional Resident	\$197	\$161	-18%
Net Impact Cost per Functional Resident	\$817	\$965	+11%
Functional Residents per Unit	1.56	1.63	+4%
Calculated Impact Fee	≈\$1,275	\$1,573	+23%



Public Buildings

Impact Fee Comparison

Land Use	Unit	Palm Beach County			Collier County	Martin County	St. Lucie County
		Current Adopted	Fully Calculated	Maximum Allowable*			
Study Date	-	2012	2021	N/A	2016	2012	2017
Assessed Portion	-	27%	N/A	N/A	100%	100%	100%
Residential							
Single Family (2,000 sf)	du	\$223	\$1,573	\$334	\$934	\$646	\$365
Multi-Family (1,300 sf)	du	\$171	\$1,264	\$256	\$444	\$646	\$327
Non-Residential							
Light Industrial	1,000 sf	\$74	\$466	\$111	\$359	\$182	\$74
Office	1,000 sf	\$131	\$951	\$196	\$620	\$316	\$323
Retail/Shopping Center (40,000 to 150,000 sfgla)	1,000 sfgla	\$336	\$2,503	\$504	\$1,275	\$551	\$547

*Over the next four years



Public Buildings

Revenue Projections

- Based on permitting levels from 2015+
 - Full calculated rates ≈\$10.0 million per year
 - Max allowable rates ≈\$2.1 million per year
- Examples of projects eligible for impact fee funding
 - PBSO Shooting Range Expansion (≈\$9.5 M)
 - Airport Center Building 3 (≈\$68 M)
 - Atlantic Commons Civic Site (≈\$10 M)
 - Main Courthouse Expansion/Annex (≈\$135 M the first phase)

Fire Rescue





Fire Rescue

Inventory

- 43 Fire Rescue Stations
 - ≈387,000 sf (fire rescue)
 - ≈200 acres of land
- Vehicles/equipment
- Unit Costs:
 - Land: **\$325,000** per acre
 - Buildings: **\$525** per square foot





Fire Rescue

Level of Service

Service Area: **Unincorporated County & 19 Cities**

Variable	Figure
Number of Stations	43
Total Number of Incidents (2020)	114,642
LOS (Incidents per Station)	2,666



Fire Rescue

Cost Component

Variable	Fire Rescue	% of Total
Building Value	\$203.2 M	55%
Land Value	\$36.8 M	10%
Vehicle & Equipment Value	<u>\$130.0 M</u>	<u>35%</u>
Total Asset Value	≈\$370.0 M	100%
Number of Incidents	114,642	-
Total Impact Cost per Incident	≈\$3,227	-



Fire Rescue

Credit Component: Annual Cash Credit

Variable	Total FY 2017-2021
Ad Valorem Funding	\$3,212,665
Average Annual Capital Expansion Expenditures	\$642,533
Average Annual Incidents	114,946
Capital Expansion Expenditures per Incident	\$5.59
Residential Land Uses Credit Adjustment Factor	1.70
Residential Land Uses: Adjusted Capital Expansion Expenditures per Incident	\$9.50



Fire Rescue

Credit Component: **Total Credit**

Variable	Credit
Revenue Credit	
Cash Credit per Incident	
- Residential Land Uses	\$9.50
- Non-residential Land Uses	\$5.59
Capitalization Rate	2.4%
Capitalization Period (in years)	25
Total Credit	
Total Capital Improvement Credit per Incident	
- Residential Land Uses	\$177.05
- Non-residential Land Uses	\$104.18





Fire Rescue

Net Impact Cost

Variable	Cost/Credit
<i>Impact Cost</i>	
Total Impact Cost per Incident	\$3,227
<i>Revenue Credit</i>	
Total Credit per Incident	
- Residential Land Uses	\$177
- Non-Residential Land Uses	\$104
<i>Net Impact Cost</i>	
Net Impact Cost per Incident	
- Residential Land Uses	\$3,050
- Non-Residential Land Uses	\$3,123



Fire Rescue

Calculated Impact Fee

Land Use	Unit	2020 Calls for Service Coefficient	Fully Calculated Fee	Current Adopted Fee	Maximum Allowable Fee*
<i>Residential</i>					
Single Family (attached/detached/mobile home)	du	0.2793	\$852	\$276	\$414
Multi-Family	du	0.1699	\$518	\$185	\$277
<i>Non-Residential</i>					
General Industrial	1,000 sf	0.0617	\$193	\$80	\$120
Office	1,000 sf	0.0366	\$114	\$50	\$75
General Retail	1,000 sfgla	0.0753	\$235	\$121	\$181

*Over the next four years



Fire Rescue

Impact Fee Component Changes:

Input Variable	2014-18 Study*	2021 Study	% Change
<i>Single Family (per du)</i>			
Total Impact Cost per Incident	\$1,285	\$3,227	+151%
Total Credit per Incident	\$165	\$177	+7%
Net Impact Cost per Incident	\$1,119	\$3,050	+173%
Calls for Service Coefficient	0.2601	0.2793	+7%
Calculated Impact Fee	\$291	\$852	+193%

*Full calculated rate is shown for comparison purposes. Fee was adopted at 95% (\$276)



Fire Rescue

Impact Fee Comparison

Land Use	Unit	Palm Beach County			Hillsborough County	Martin County	Miami-Dade County	Orange County	St Lucie County
		Current Adopted	Fully Calculated	Maximum Allowable*					
Study Date	-	2014-2018	2021	N/A	2018	2012	N/A	2017	2016
Assessed Portion	-	95%	N/A	N/A	100%	100%	N/A	100%	100%
Residential									
Single Family (2,000 sf)	du	\$276	\$852	\$414	\$335	\$599	\$447	\$339	\$667
Multi-Family (1,300 sf)	du	\$185	\$518	\$277	\$249	\$599	\$447	\$232	\$436
Non-Residential									
General Industrial	1,000 sf	\$80	\$193	\$120	\$57	\$12	\$1,448	\$84	\$76
Office	1,000 sf	\$50	\$114	\$75	\$158	\$80	\$355	\$269	\$668
Retail	1,000 sfgla	\$121	\$235	\$181	\$313	\$319	\$478	\$307	\$536

*Over the next four years



Fire Rescue

Revenue Projections

- Based on permitting levels from 2015+
 - Full calculated rates ≈\$1.8 million per year
 - Max allowable rates ≈\$0.9 million per year
- Examples of projects eligible for impact fee funding
 - Agricultural Reserve North Fire Station (≈\$7 M)
 - Agricultural Reserve South Fire Station (≈\$6.2 M)
 - Southern Blvd 20 Mile Bend Station (≈\$7.3 M)

Law Enforcement





Law Enforcement

Level of Service

Service Area: **Unincorporated County & 17 Cities**

Variable	Weighted Population	Functional Population
Population	943,870	749,358
Number of Sworn Officers	1,664	1,664
LOS (Officers per 1,000 Population)	1.76	2.22



Law Enforcement

Cost Component

Component	Cost
Vehicle and Equipment Value per Officer	\$55,000
LOS (Officers/1,000 functional residents)	2.22
Cost per Functional Resident	\$122.10





Law Enforcement

Calculated Impact Fee

Land Use	Unit	Functional Residents per Unit	Fully Calculated Fee	Current Adopted Fee	Maximum Allowable Fee*
Residential					
Single Family (detached/attached)	du	1.88	\$230	\$128	\$192
Multi-Family	du	1.13	\$138	\$70	\$105
Non-Residential					
Light Industrial	1,000 sf	0.48	\$59	\$7	\$10
Office	1,000 sf	0.98	\$120	\$10	\$15
Retail/Shopping Center (40,000 to 150,000 sf gla)	1,000 sf gla	2.58	\$315	\$57	\$85

*Over the next four years



Law Enforcement

Impact Fee Component Changes since 2014-18 Study:

Input Variable	2014-18 Study (Not Adopted)	2021 Study	% Change
<i>Residential 2,000 – 3,599 sf (per du)</i>			
Total/Net Impact Cost per Functional Resident	\$107	\$122	+14%
Functional Residents per Unit	1.80	1.88	+4%
Calculated Impact Fee	\$192	\$230	+20%



Law Enforcement

Impact Fee Comparison

Land Use	Unit	Palm Beach County			Collier County	Martin County	Miami-Dade County	Orange County	St. Lucie County
		Current Adopted	Fully Calculated	Maximum Allowable*					
Study Date	-	2012	2021	N/A	2016	2012	N/A	2017	2016
Assessed Portion	-	95%	N/A	N/A	100%	100%	N/A	100%	100%
Residential									
Single Family (2,000 sf)	du	\$128	\$230	\$192	\$587	\$760	\$583	\$502	\$246
Multi-Family (1,300 sf)	du	\$70	\$138	\$105	\$297	\$760	\$583	\$194	\$171
Non-Residential									
Light Industrial	1,000 sf	\$7	\$59	\$10	\$215	\$158	\$405	\$146	\$54
Office (50,000 sf)	1,000 sf	\$10	\$120	\$15	\$372	\$274	\$405	\$265	\$187
Retail (125,000 sf)	1,000 sfgla	\$57	\$315	\$85	\$765	\$742	\$405	\$786	\$325

*Over the next four years



Law Enforcement

Revenue Projections

- Based on permitting levels from 2015+
 - Full calculated rates ≈\$0.6 million per year
 - Max allowable rates ≈\$0.5 million per year
- Examples of projects eligible for impact fee funding
 - Additional vehicles/equipment (new)

Library Facilities





Library Facilities

Inventory

- **18 Library Facilities**
 - ≈405,700 total square feet
 - ≈85 acres of land
- Collection/Materials
- Unit Costs:
 - Land: **\$100,000** per acre
 - Buildings: **\$386** per square foot (Libraries: \$400 per sf / Annex: \$175 sf)





Library Facilities

Level of Service

Service Area: **Unincorporated County & 24 Cities**

Category	Sq Ft/ Count	Service Area Population	Current LOS	Adopted LOS
Library Buildings	405,747	1,034,445	0.39	0.60
Library Materials/Equipment	1,548,970		1.50	2.50
Other Library Equipment	426		0.0004	N/A



Library Facilities

Cost Component

Variable	Libraries	% of Total
Building Value	\$156.8 M	79%
Land Value	\$8.4 M	4%
Materials Value	\$27.9 M	14%
Equipment Value	<u>\$5.1 M</u>	<u>3%</u>
Total Asset Value	≈\$198.2 M	100%
Service Area Population	1,034,445	-
Total Impact Cost per Resident	≈\$191	-





Library Facilities

Credit Component: Annual Cash Credit

Variable	Total FY 2016-2025
Ad Valorem – Canyon Branch	\$17,130,000
Average Annual Capital Expansion Expenditures	\$1,713,000
Average Annual Population	1,028,697
Annual Capital Expansion Expenditures per Resident	\$1.67
Credit Adjustment Factor	1.70
Annual Capital Expenditure per Resident	\$2.84



Library Facilities

Credit Component: Debt Service

Description	Funding Source	# of Remaining Payments	PV of Remaining Payments	Avg Annual Functional Population	Credit per Functional Resident
\$19.5 M General Obligation Refunding Bonds, Series 2010	Ad-Valorem Tax Dollars	2	\$4,120,000	1,052,045	\$3.92
\$11.9 M Refunding Bonds, Series 2014 (Library Facilities)	Ad-Valorem Tax Dollars	4	\$5,899,714	1,063,989	\$5.54
Total Debt Service Credit per Resident					\$9.46
Credit Adjustment Factor					1.70
Adjusted Debt Service Credit per Resident					\$16.08



Library Facilities

Credit Component: **Total Credit**

Variable	Credit
Revenue Credit:	
Average Annual Capital Improvement Credit	\$2.84
- Capitalization Rate	2.4%
- Capitalization Period (years)	25
Capital Improvement Credit per Resident]	\$52.93
Debt Service	
Debt Service Credit per Resident	\$16.08
Total Credit	
Total Credit per Resident	\$69.01



Library Facilities

Net Impact Cost

Variable	Cost/Credit
<i>Impact Cost</i>	
Total Impact Cost per Resident	\$191
<i>Revenue Credit</i>	
Total Credit per Resident	\$69
<i>Net Impact Cost</i>	
Net Impact Cost per Resident	\$122





Library Facilities

Calculated Impact Fee

Residential Land Use	Unit	Residents per Unit	Fully Calculated Fee	Current Adopted Fee	Maximum Allowable Fee*
Residential					
800 sq ft & Under	du	1.49	\$181	\$125	\$181
801 – 1,399 sq ft	du	2.05	\$249	\$186	\$249
1,400 – 1,999 sq ft	du	2.33	\$283	\$212	\$283
2,000 – 3,599 sq ft	du	2.56	\$311	\$243	\$311
3,600 & Over sq ft	du	2.75	\$334	\$267	\$334

*Over the next four years



Library Facilities

Impact Fee Component Changes since 2014-18 Study:

Input Variable	2014-18 Study (Not Adopted)	2021 Study	% Change
<i>Residential 2,000 – 3,599 sf (per du)</i>			
Total Impact Cost per Resident	\$182	\$191	+5%
Total Credit per Resident	\$70	\$69	-2%
Net Impact Cost per Resident	\$112	\$122	+5%
Residents per Unit	2.40	2.56	+7%
Calculated Impact Fee	≈\$266	\$311	+16%



Library Facilities

Impact Fee Comparison

Land Use	Unit	Palm Beach County			Collier County	Martin County	St. Lucie County
		Current Adopted	Fully Calculated	Maximum Allowable*			
Study Date	-	2012	2021	N/A	2016	2012	2017
Assessed Portion	-	75%	N/A	N/A	100%	100%	100%
<i>Residential</i>							
Single Family (2,000 sf)	du	\$243	\$311	\$311	\$336	\$537	\$276
Multi-Family (1,300 sf)	du	\$186	\$249	\$249	\$160	\$537	\$192
Mobile Home (1,300 sf)	du	\$186	\$249	\$249	\$270	\$537	\$174

*Over the next four years



Library Facilities

Revenue Projections

- Based on permitting levels from 2015+
 - Full calculated/max allowable rates ≈\$0.9 million per year
- Examples of projects eligible for impact fee funding
 - Canyon Branch Library: \$20.6 million

Parks & Recreation





Parks & Recreation

Level of Service

Service Area: **Countywide**

Variable	Acres	Achieved LOS	Adopted LOS Standard
Total Acres			
Regional	5,516.31	3.45	3.31
Beach	471.77	0.30	0.29
District	<u>2,049.22</u>	<u>1.28</u>	<u>1.22</u>
Total	8,037.30	5.03	4.82
2021 Countywide Service Area Population	1,598,324		



Parks & Recreation

Cost Component

Description	Regional	Beach	District	Total/Weighted Average
Land Value				
Land Purchase Cost per Acre	\$80,000	\$950,000	\$70,000	\$128,517
Total Acres	5,516.31	471.77	2,049.22	8,037.30
Total Land Value	<u>\$441.3 M</u>	<u>\$448.2 M</u>	<u>\$143.4 M</u>	<u>\$1.03 B</u>
Park Development and Facility Value				
Park Development and Facility Value per Acre	\$100,000	\$800,000	\$300,000	\$182,390
Developed Acres	4,197.24	296.14	1,385.19	5,878.57
Total Park Development and Facility Value	\$419.7 M	\$236.9 M	\$415.6 M	\$1.1 B
Total Land and Facility Value	\$861.0 M	\$685.1 M	\$559.0 M	\$2.1 B
Total Facility Value per Acre	\$156,088	\$1,452,177	\$272,788	\$261,919
Adopted LOS Standard	3.31	0.29	1.22	4.82
Total Land and Facility Value per Resident	\$516.65	\$421.13	\$332.80	\$1,270.58



Parks and Recreation

Credit Component: Annual Cash Credit

Variable	Total FY 2016-2021
Local Government One-Cent Infrastructure Surtax:	\$14,519,797
Ad Valorem / Grants:	<u>\$3,609,099</u>
Total Cash Credit	\$18,128,896
Average Annual Expenditures	\$3,021,483
Average Annual Permanent Population - Countywide	1,553,645
Average Annual Expenditures per Resident	\$1.94
Portion Funded with Ad Valorem Revenues	\$0.39
Portion Funded with Non-Ad Valorem Revenues	\$1.55
Credit Adjustment Factor	1.70
Residential Land Uses: Adjusted Capital Expansion Credit per Resident	\$2.21



Parks & Recreation

Credit Component: Debt Service

Description	# of Remaining Payments	PV of Remaining Payments	Avg Annual Functional Population	Credit per Functional Resident
Series 2010 – Recreation and Cultural Facilities	4	\$2,110,501	1,643,972	\$1.28
Series 2014 – Waterfront Access	5	\$15,630,456	1,652,533	\$9.46
Total Debt Service Credit Per Resident				\$10.74
Credit Adjustment Factor				1.70
Residential Land Uses: Adjusted Debt Service Credit per Resident				\$18.26



Parks & Recreation

Credit Component: **Total Credit**

Variable	Cost /Credit
Cash Credit	
Annual Capital Improvement Credit per Resident	
- Residential Land Uses	\$2.21
- Non-Residential Land Uses	\$1.94
Capitalization Rate	2.4%
Capitalization Period	25
Capital Improvement Credit per Resident	
- Residential Land Uses	\$41.19
- Non-Residential Land Uses	\$36.16

Variable	Credit
Debt Service	
Debt Service Credit per Resident	
- Residential Land Uses	\$18.26
- Non-residential Land Uses	\$10.74
Total Credit	
Total Credit per Resident	
- Residential Land Uses	\$59.45
- Non-residential Land Uses	\$46.90



Parks & Recreation

Net Impact Cost

Variable	Cost /Credit
Impact Cost	
Total Impact Cost per Resident	\$1,271
Revenue Credit	
Total Impact Credit	
- Residential Land Uses	\$60
- Non-residential Land Uses	\$47
Net Impact Cost	
- Residential Land Uses	\$1,211
- Non-Residential Land Uses	\$1,224





Parks & Recreation

Calculated Impact Fee

Residential Land Use	Unit	Residents per Unit	Fully Calculated Fee	Current Adopted Fee	Maximum Allowable Fee*
<i>Residential</i>					
800 sq ft & Under	du	1.43	\$1,732	\$366	\$549
801 – 1,399 sq ft	du	1.96	\$2,374	\$734	\$1,101
1,400 – 1,999 sq ft	du	2.23	\$2,701	\$788	\$1,182
2,000 – 3,599 sq ft	du	2.45	\$2,967	\$860	\$1,290
3,600 & Over sq ft	du	2.63	\$3,185	\$818	\$1,227
<i>Transient, Assisted Group</i>					
Hotel/Motel	du	1.47	\$1,799	\$273	\$409
Congregate Living Facility	du	0.84	\$1,028	\$273	\$409

*Over the next four years



Parks & Recreation

Impact Fee Component Changes since 2014-18 Study:

Input Variable	2014-18 Study (Not Adopted)	2021 Study	% Change
<i>Residential 2,000 – 3,599 sf (per du)</i>			
Total Impact Cost per Resident	\$466	\$1,271	+172%
Total Credit per Resident	\$40	\$60	+50%
Net Impact Cost per Resident	\$426	\$1,211	+184%
Residents per Unit	2.30	2.45	+7%
Calculated Impact Fee	≈\$979	\$2,967	+203%



Parks & Recreation

Impact Fee Comparison

Land Use	Unit	Palm Beach County			Broward County	Collier County	Hillsborough County	Martin County
		Current Adopted	Fully Calculated	Maximum Allowable*				
Study Date	-	2012	2021	N/A	N/A	2016	2020	2012
Assessed Portion	-	95%	N/A	N/A	N/A	100%	55%	100%
Residential								
Single Family (2,000 sq ft)	du	\$860	\$2,967	\$1,290	\$519	\$3,628	\$1,815	\$1,972
Multi-Family (1,300 sq ft)	du	\$734	\$2,374	\$1,101	\$371	\$1,685	\$1,447	\$1,972
Mobile Home (1,300 sq ft)	du	\$734	\$2,374	\$1,101	\$528	\$2,862	\$1,447	\$1,972

*Over the next four years



Parks and Recreation

Impact Fee Comparison (continued)

Land Use	Unit	Palm Beach County			Miami-Dade County	St. Lucie County	Orange County
		Current Adopted	Fully Calculated	Maximum Allowable*			
Study Date	-	2012	2021	N/A	N/A	2017	2017
Assessed Portion	-	95%	N/A	N/A	N/A	100%	100%
Residential							
Single Family (2,000 sq ft)	du	\$860	\$2,967	\$1,290	\$2,613-\$4,154	\$1,707	\$1,721
Multi-Family (1,300 sq ft)	du	\$734	\$2,374	\$1,101	\$1,619-\$2,439	\$1,523	\$1,165
Mobile Home (1,300 sq ft)	du	\$734	\$2,374	\$1,101	\$2,613-\$4,154	\$1,118	\$1,283

*Over the next four years



Parks and Recreation

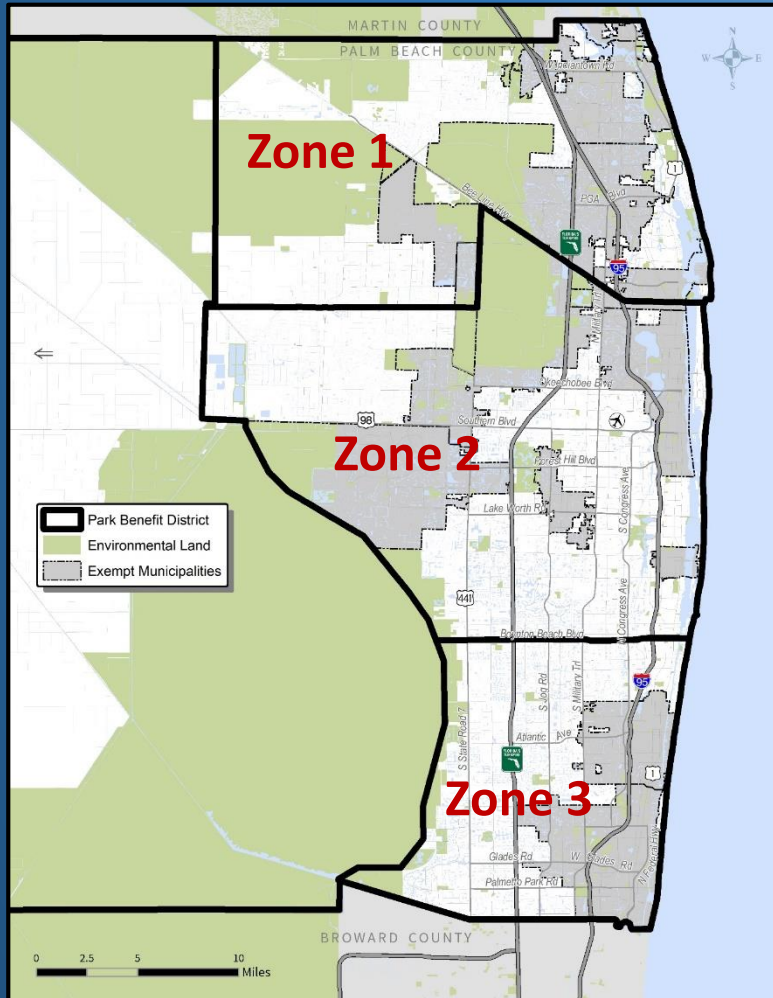
Review of Benefit Districts:

- **Based on:**
 - Geographic boundaries
 - Location of existing parks & future projects
 - Impact fee revenue and expenditure distribution
 - Visitation data from Palm Beach County
- **Recommendations:**
 - Single district for regional parks
 - Two districts for districts parks

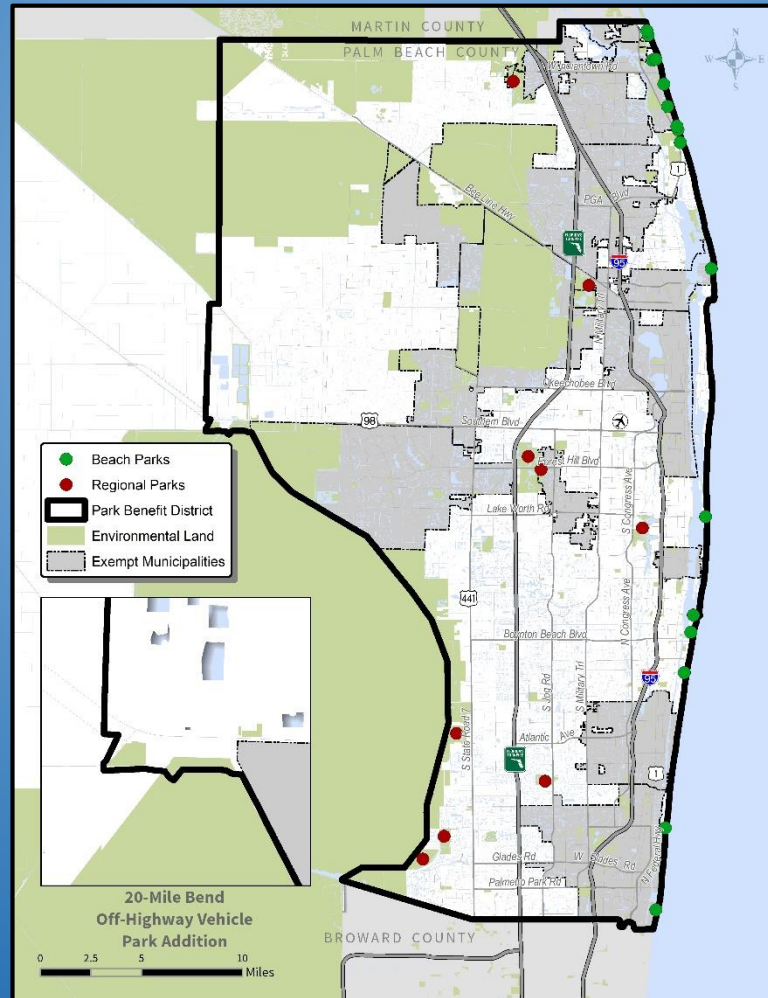


Parks & Recreation

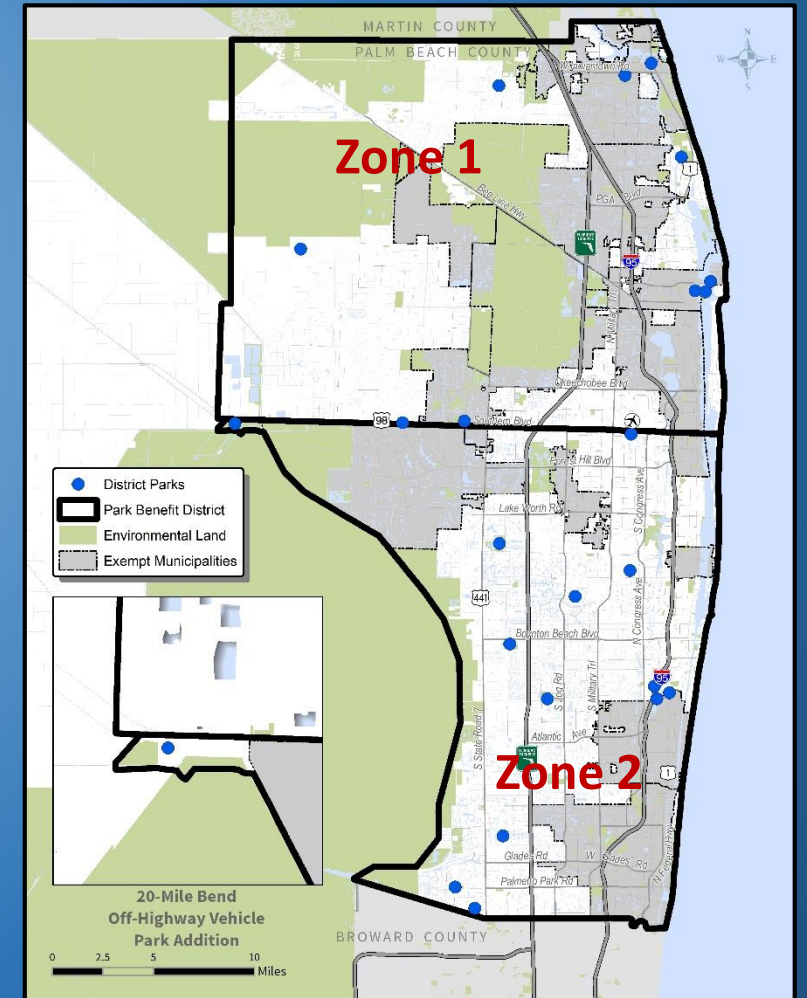
Existing Parks & Rec Benefit Zones



Proposed – Beach & Regional Parks



Proposed – District Parks





Parks and Recreation

Revenue Projections

- Based on permitting levels from 2015+
 - Full calculated rates ≈\$10.2 million per year
 - Max allowable rates ≈\$4.6 million per year



Parks and Recreation

Revenue Projections

- **Examples of projects eligible for impact fee funding**
 - Villages of Windsor Park: \$8 million
 - Milani Park: \$3 million
 - West Delray Regional Expansion: \$2 million
 - Okeeheelee South Phase 3 Development: \$25 million
 - John Prince Park Mound Circle Phase 2: \$2.2 million
 - Karen Marcus Preserve Park: \$15 million
 - Lantana District "I" Property: \$15 million
 - Sansbury Way Property: \$15 million

School Facilities





School Facilities

Inventory

- 103 Elementary Schools
- 33 Middle Schools
- 24 High Schools
- 8 Multi-level Schools





School Facilities

Facility Cost per Student Station:

- Costs necessary to build schools
 - Architect/site improvements
 - Construction
 - Furniture, fixtures, and equipment (FF&E)
- Based on estimates included in FY 2021-30 Capital Plan
 - Excludes costs associated with land purchase, transportation & ancillary facilities



School Facilities

Cost Component

Cost Component	Total Cost	Permanent Student Stations	Total Cost Per Station
Palm Beach County FY 2021 – 2030 Capital Plan			
- Boca Raton Area Elementary School	\$31.15 M	972	\$32,052
- West Acreage Area Elementary School	\$29.89 M	970	\$30,810
- Scripps / Gardens Area Elementary School	<u>\$29.89 M</u>	<u>970</u>	<u>\$30,810</u>
Subtotal – Elementary	\$90.93 M	2,912	\$31,224
- Sunset Palms Middle School	\$46.02 M	1,459	\$31,542
- West Delray Area K-8 School	<u>\$42.00 M</u>	<u>1,500</u>	\$28,000
Subtotal – Middle/K-8	\$88.02 M	2,959	\$29,746
Greater Lake Worth Area High School	\$103.09 M	2,703	\$38,140
Western Communities High School	<u>\$92.98 M</u>	<u>2,697</u>	<u>\$34,477</u>
Subtotal - High	\$196.08 M	5,400	\$36,311
Total/Weighted Average – All Levels	\$375.02 M	11,271	\$33,273



School Facilities

Total Facility Impact Cost per Student

Calculation Step	Weighted Average/Total
Facility Cost per Student Station	\$33,273
Existing (2021) Permanent Capacity	197,178
Existing (2019-2020) Student Enrollment	174,637
Ratio of Permanent Capacity to Enrollment	113%
Adopted LOS Standard	100%
Total Facility Impact Cost per Student	\$33,273





School Facilities

Credit Component: Annual Cash Credit

Revenue Credit	Total 2016-2020
Capital Improvement Tax/Local Funding	\$6,312,925
State Funding	<u>\$15,000</u>
Total Cash Credit	\$6,327,925
Average Annual Capital Expansion Expenditures	\$1,265,585
Average Enrollment	171,941
Revenue Credit per Student	\$7.36
Credit Adjustment Factor	1.70
Adjusted Revenue Credit per Student	\$12.51





School Facilities

Credit Component: Debt Service

Variable	Debt Service Credit per Student
Total Debt Service Credit per Student	\$2,807
Credit Adjustment Factor	1.70
Adjusted Total Debt Service Credit per Student	\$4,772



School Facilities

Credit Component: **Total Credit**

Revenue Credit	Figure
Revenue Credit	
Adjusted Revenue Credit per Student	\$12.51
Capitalization Rate	4.0%
Capitalization Period (Years)	25
Total Capital Improvement Credit per Student	\$195
Debt Service	
Debt Service Credit per Student	\$4,772
Total Credit	
Total Revenue Credit per Student	\$4,967



School Facilities

Net Impact Cost

Variable	Cost/Credit
<i>Impact Cost</i>	
Total Impact Cost	\$33,273
<i>Revenue Credit</i>	
Total Revenue Credit per Student	\$4,967
<i>Net Impact Cost</i>	
Net Impact Cost per Student	\$28,306



School Facilities

Student Generation Rates:

- Based on current student addresses matched with land use classification
 - ✓ All residential categories are combined & tiered
- Age restricted housing units are excluded
 - Better accounting of these units



School Facilities

Student Generation Rates (Traditional Schools)

Land Use	Total Housing Units	Number of Students	Students per Unit	2018 Students per Unit	% Change
<i>Residential</i>					
800 sf & Under	49,705	12,866	0.259	0.114	127%
801 to 1,399 sf	231,077	71,615	0.310	0.209	48%
1,400 to 1,999 sf	153,887	43,957	0.286	0.297	-4%
2,000 to 3,599 sf	124,581	36,595	0.294	0.319	-8%
3,600 sf or more	27,073	6,111	0.226	0.314	-28%
Total/Weighted Average	586,323	171,144	0.292	0.250	17%



School Facilities

Student Generation Rates (Traditional Schools)

Land Use	Total Housing Units	Number of Students	Students per Unit	2018 Students per Unit	SGR % Change	Housing Units % Change	Students % Change
Residential							
800 sf & Under	49,705	12,866	0.259	0.114	127%	-28%	65%
801 to 1,399 sf	231,077	71,615	0.310	0.209	48%	-7%	37%
1,400 to 1,999 sf	153,887	43,957	0.286	0.297	-4%	19%	14%
2,000 to 3,599 sf	124,581	36,595	0.294	0.319	-8%	-8%	-15%
3,600 sf or more	27,073	6,111	0.226	0.314	-28%	-55%	-68%
Total/Weighted Average	586,323	171,144	0.292	0.250	17%	-9%	6%



School Facilities

Calculated School Impact Fee Rates

Residential Land Use	Unit	Students per Unit	Net Impact Cost per Student	Fully Calculated Fee	Current Adopted Fee	Maximum Allowable Fee*
Residential						
800 sf & Under	du	0.259	\$28,306	\$7,331	\$2,362	\$3,543
801 to 1,399 sf	du	0.310	\$28,306	\$8,775	\$4,330	\$6,495
1,400 to 1,999 sf	du	0.286	\$28,306	\$8,096	\$6,153	\$8,096
2,000 to 3,599 sf	du	0.294	\$28,306	\$8,322	\$6,608	\$8,322
3,600 sf or more	du	0.226	\$28,306	\$6,397	\$6,506	\$6,397

*Over the next four years



School Facilities

Impact Fee Component Changes since 2014-18 Study:

Input Variable	2014-18 Study (Adopted @95%)	2021 Study	% Change
<i>Residential 2,000 – 3,599 sf (per du)</i>			
Total Impact Cost per Student	\$28,338	\$33,273	+17%
Total Credit per Student	\$6,531	\$4,967	-24%
Net Impact Cost per Student	\$21,807	\$28,306	+30%
Student Generation Rate per Unit	0.319	0.294	-8%
Calculated Impact Fee	\$6,956	\$8,322	+20%



School Facilities

School Impact Fee Rate Comparison

Residential Land Use	Date of Last Update	Adoption %	Single Family Rate	SFR Rate @ 100%
Miami-Dade County	1995	100%	\$2,448	\$2,448
Marion County*	2006	100%	\$3,967	\$3,516
Citrus County	2021	40%	\$1,660	\$4,117
Volusia County	2013	66%	\$2,942	\$4,483
Indian River County	2020	28%	\$1,310	\$4,680
St Johns County	2018	100%	\$5,016	\$4,725
Flagler County	2004	76%	\$3,600	\$4,756
Nassau County	2017	100%	\$5,431	\$5,431
St Lucie County	2009	100%	\$6,786	\$5,447

All fees charged per dwelling unit; rate shown for 2,000 sf single family tier

*Fees suspended until January 2023



School Facilities

School Impact Fee Rate Comparison

Residential Land Use	Date of Last Update	Adoption %	Single Family Rate	SFR Rate @ 100%
Lee County	2018	53%	\$2,879	\$5,484
Martin County	2012	100%	\$5,567	\$5,567
Manatee County	2017	100%	\$6,127	\$6,127
Hernando County	2019	50%	\$3,167	\$6,352
Palm Beach County - Adopted	2014-1	95%	\$6,608	\$6,956
Sarasota County	2015	26%	\$2,032	\$7,835
Hillsborough County	2020	100%	\$8,227	\$8,227
Palm Beach County - Calculated	2021	N/A	N/A	\$8,322
Lake County	2019	100%	\$8,927	\$8,927



School Facilities

School Impact Fee Rate Comparison

Residential Land Use	Date of Last Update	Adoption %	Single Family Rate	SFR Rate @ 100%
Pasco County	2017	79%	\$7,128	\$9,028
Broward County	2017	74%	\$7,047	\$9,516
Clay County	2009	77%	\$7,034	\$9,096
Orange County	2020	96%	\$9,148	\$9,513
Brevard County	2015	50%	\$5,097	\$10,193
Collier County	2015	67%	\$8,790	\$11,164
Seminole County	2017	73%	\$9,000	\$12,322
Osceola County	2017	100%	\$11,823	\$11,823



School Facilities

Revenue Projections

- Based on permitting levels from 2015+
 - Full calculated rates ≈\$32.2 million per year
 - Max allowable rates ≈\$28.4 million per year
- Examples of projects eligible for impact fee funding
 - Scripps/Gardens Area ES: \$30 million
 - West Acreage Area ES: \$30 million
 - Western Communities HS: \$93 million
 - West Delray Area ES: \$42 million

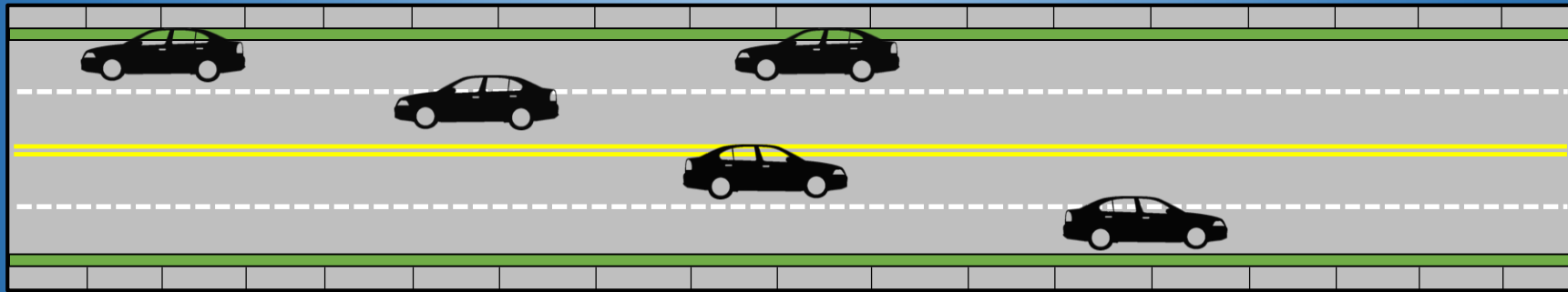
Transportation





Transportation: Consumption-Based

One Lane Mile \approx \$5.6 M \div Capacity \approx 14,000 = Vehicle-miles of capacity \approx \$400



Total Credit \approx \$800
Net Fee \approx \$5,900



Total Impact Cost \approx \$6,700 \approx



17 vehicle-miles of daily travel **x**



Transportation

Demand Component

- Sources:

- National ITE Reference (11th Edition)
- Florida Studies Database
- Southeast Regional Planning Model (SERPM v8)

- Demand Calculation:

- Trip Gen. Rate x Trip Length x % New Trips



Transportation

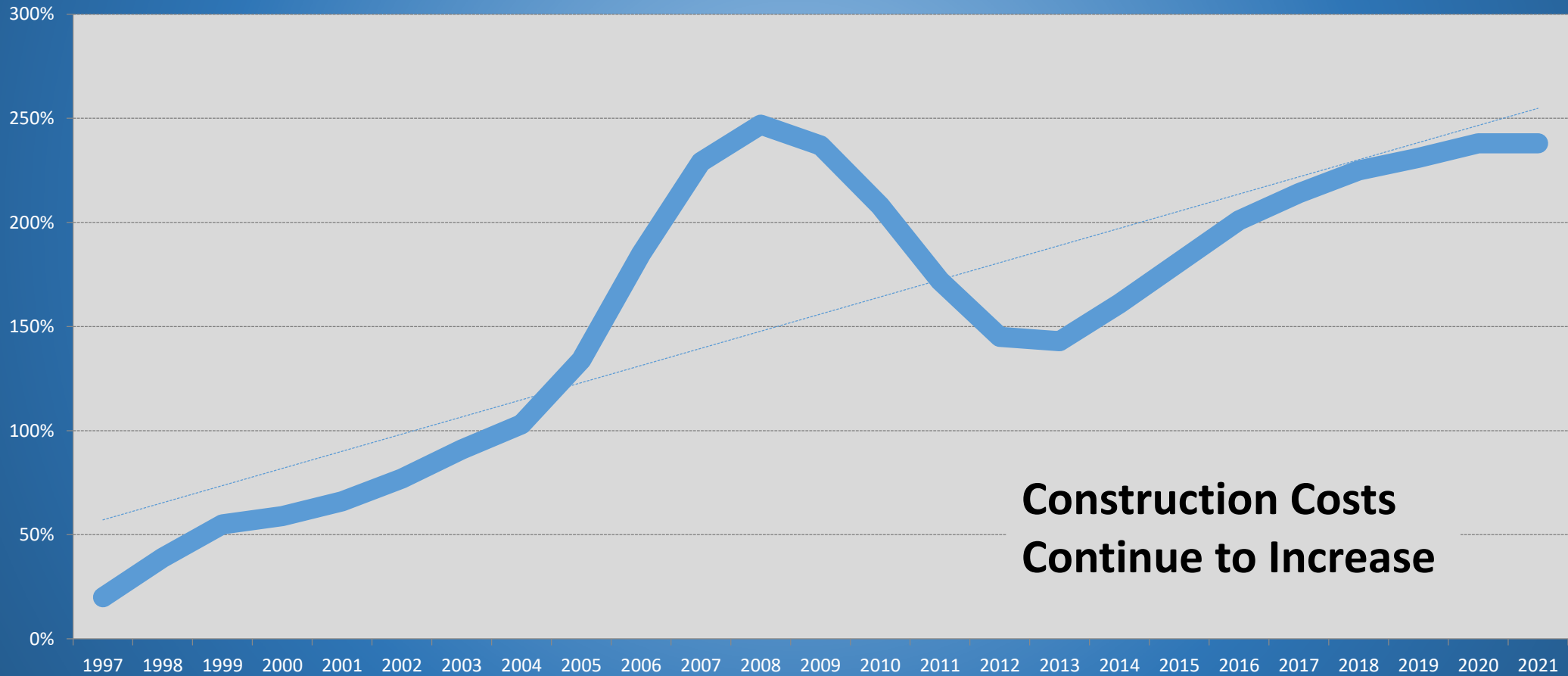
Cost Component

- Palm Beach County Roadway Improvements
 - Roebuck Rd from Jog Rd to Haverhill Rd
 - Lyons Rd from Clint Moore Rd to N. of LWDD L-39 Canal
 - Hood Rd from E. of Florida Turnpike to W. of Central Blvd
 - Silver Beach Rd from E. of Congress Ave to Old Dixie/Pres. Barack Obama Hwy
 - **Construction Cost per Lane Mile ≈\$3.5 Million**
- Recent new construction/lane addition projects throughout Florida
 - **Construction Cost per Lane Mile ≈\$3.7 Million**



Transportation

FDOT LRE Construction Cost - Cumulative Growth Trend (3-yr Avg)



**Construction Costs
Continue to Increase**



Transportation

Estimated Cost per Lane Mile

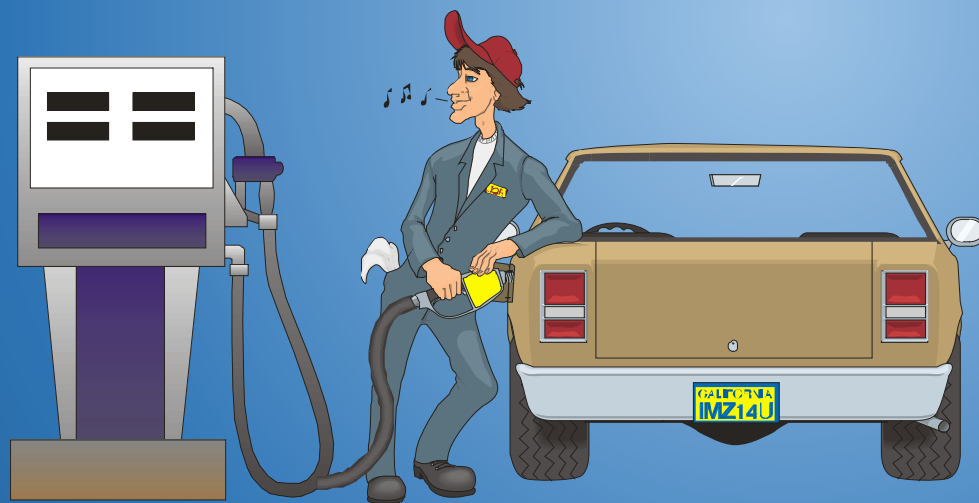
Phase	County Roads*	State Roads*	County & State Roads
Design	\$347,000	\$481,000	\$438,000
Right-of-Way	\$521,000	\$655,000	\$612,000
Construction	\$3,475,000	\$4,368,000	\$4,082,000
CEI	<u>\$313,000</u>	<u>\$481,000</u>	<u>\$427,000</u>
Total	\$4,656,000	\$5,985,000	\$5,559,000
Lane Mile Distribution	32%	68%	100%

*Includes slight cost reduction for future roads that will have open drainage design elements



Transportation

Credit Component:



\$.01 penny

**1 CENT
GAS TAX
PER GALLON**



Transportation

Credit Component

- **State funding**
- Current County funding is primarily used for operations and maintenance
- Road impact fees (and potentially state funding) will be used for future capacity expansion projects



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Transportation

Equivalent Pennies of Fuel Tax Revenue

Credit	Average Annual Expenditures	Value per Penny	Equivalent Pennies per Gallon
County Revenues	\$1,740,000	\$5,364,469	\$0.003
State Revenues	<u>\$41,151,368</u>	<u>\$5,364,469</u>	\$0.077
Total	\$42,891,368		\$0.080



Transportation

- Fuel Taxes:
 - ✓ State tax indexed
 - ✓ Local tax NOT indexed
- Other revenue sources are indexed

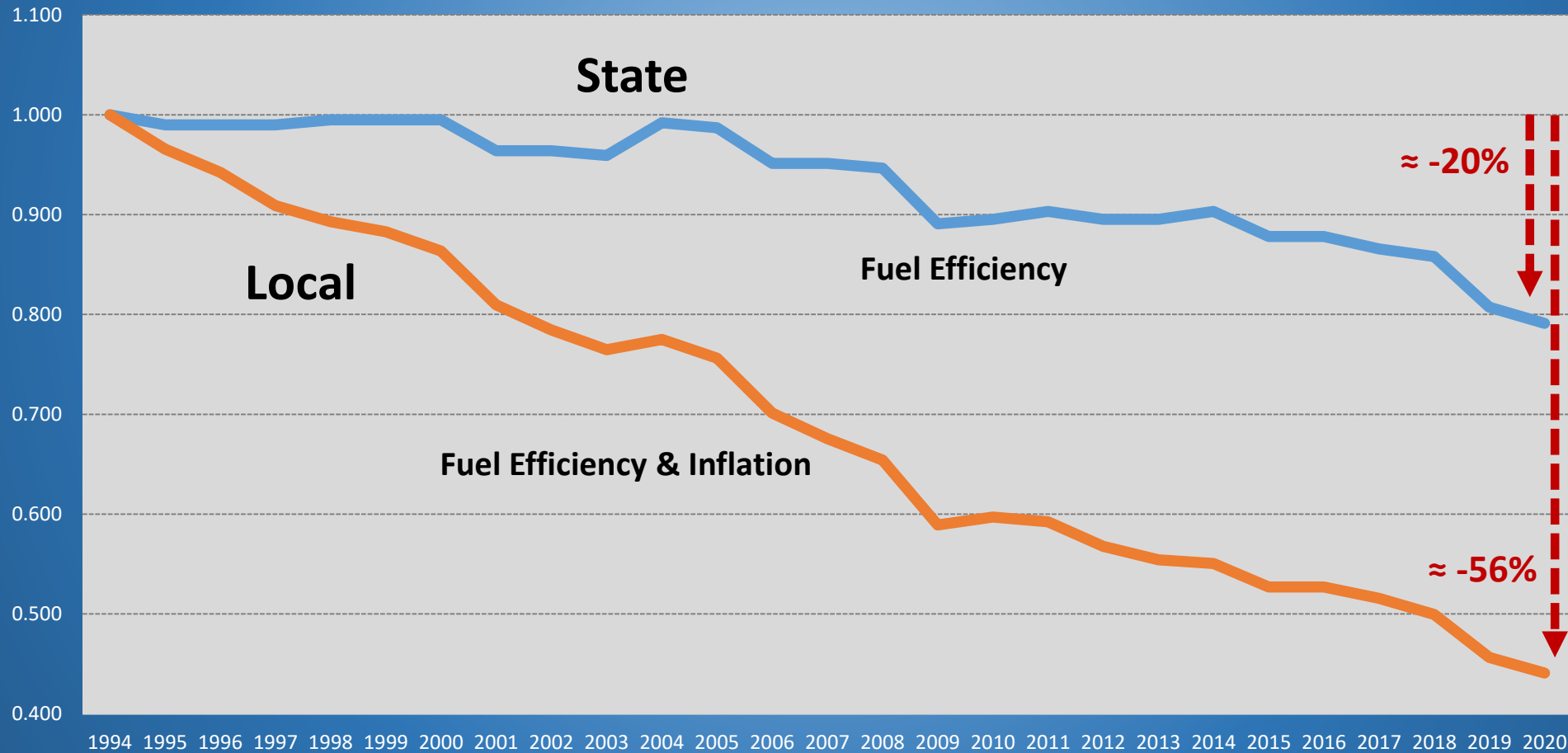


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Transportation

Decrease in Value of 1¢ of Fuel Tax





Transportation

Calculated Impact Fee:

Land Use	Unit	Fully Calculated Impact Fee	Current Adopted Impact Fee	Maximum Allowable Impact Fee*
Residential				
Single Family (2,000 sq ft)	du	\$5,892	\$4,717	\$5,892
Non-Residential				
Light Industrial	1,000 sf	\$2,633	\$1,522	\$2,283
Office	1,000 sf	\$5,847	\$3,418	\$5,127
Retail (Commercial/Shopping Center)	1,000 sfgla	\$8,323	\$7,656	\$8,323

*Over the next four years



Transportation

Impact Fee Component Changes:

Input Variable	2018 Study (Partially Adopted)*	2021 Study	% Change
<i>Single Family (per du)</i>			
Net Vehicle-Miles of Travel	18.30	16.85	-8%
<i>Cost per Lane Mile</i>	\$3,622,000	\$5,559,000	+53%
<i>Capacity Added per Lane Mile</i>	11,533	14,000	+21%
Cost per Vehicle-Mile of Capacity	≈\$314	≈\$397	+26%
County/State Credit	\$783	\$801	+2%
Calculated Impact Fee	\$4,965	\$5,892	+19%

*Full calculated rate is shown for comparison purposes. Fee was adopted at 95% (\$4,717)



Transportation

Impact Fee Comparison

Land Use	Unit	Palm Beach County	Martin County	Broward County	Glades County	Miami-Dade County	St. Lucie County	Collier County	Highlands County	Orange County URBAN	Hillsborough County URBAN
Study Date	-	2022	2020	n/a	2008	2006	2017/19	2019	2006	2020	2020
Assessed Portion	-	N/A	100%	n/a	100%	100%	100%	87-100%	25%	100%	80%
Single Family (2,000 sf)	du	\$5,892	\$5,516	\$431	\$5,716	\$9,819	\$5,130	\$7,870	\$1,649	\$8,218	\$7,346
Light Industrial	1,000 sf	\$2,633	\$2,729	\$482	\$3,644	\$3,965	\$1,103	\$4,584	\$1,166	\$3,117	\$3,384
Office (50k sq ft)	1,000 sf	\$5,847	\$5,366	\$445	\$4,831	\$15,999	\$3,718	\$8,605	\$3,095	\$8,132	\$6,669
Retail (100k sq ft)	1,000 sfgla	\$8,323	\$8,503	\$410	\$8,636	\$20,824	\$6,341	\$13,774	\$2,455	\$11,052	\$10,850



Transportation

Revenue Projections

- Based on permitting levels from 2015+
 - Full calculated rates ≈\$24.3 million per year
- Examples of projects eligible for impact fee funding
 - Lane additions
 - Intersection improvements



Summary

Summary of Calculated Impact Fee Rates:

Land Use	Unit	Public Buildings	Fire Rescue	Law Enforcement	Library Facilities	Parks & Recreation	School Facilities	Transportation	Total Calculated	Total Adopted
Residential										
Single Family (2,000 sf)	du	\$1,573	\$852	\$230	\$311	\$2,967	\$8,322	\$5,892	\$20,147	\$13,055
Non-Residential										
Light Industrial	1,000 sf	\$466	\$193	\$59			-	\$2,633	\$3,351	\$1,683
Office (50,000 sf)	1,000 sf	\$951	\$114	\$120			-	\$5,847	\$7,032	\$3,609
Retail (125,000 sf gla)	1,000 sf gla	\$2,503	\$235	\$315			-	\$8,323	\$11,376	\$8,170



Summary

Summary of Maximum Allowable Impact Fee Rates:

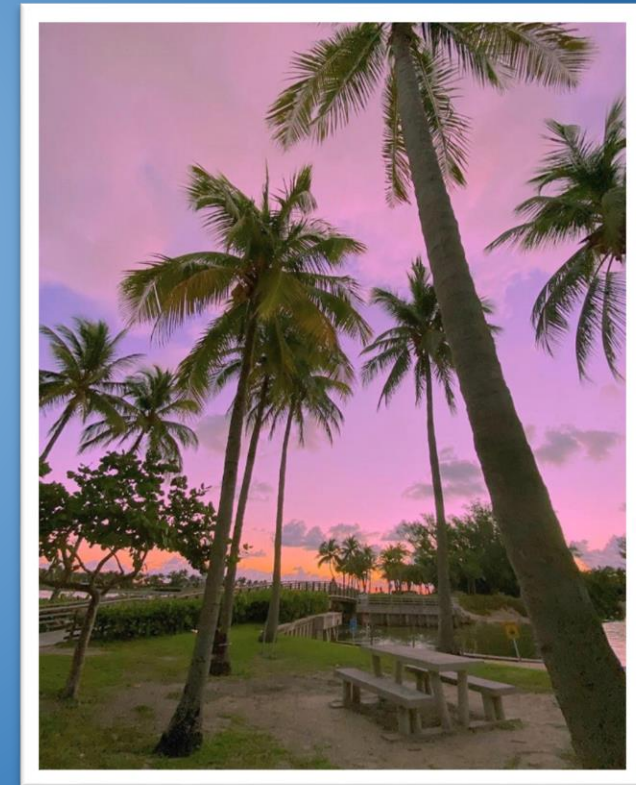
Land Use	Unit	Public Bldgs	Fire Rescue	Law Enf	Library	Parks & Recr	School	Transp	Total Maximum Allowable*	Total Adopted
Residential										
Single Family (2,000 sf)	du	\$334	\$414	\$192	\$311	\$1,290	\$8,322	\$5,892	\$16,755	\$13,055
Non-Residential										
Light Industrial	1,000 sf	\$110	\$120	\$11			-	\$2,284	\$2,525	\$1,683
Office (50,000 sf)	1,000 sf	\$196	\$75	\$15			-	\$5,127	\$5,413	\$3,609
Retail (125,000 sfgla)	1,000 sfgla	\$504	\$182	\$86			-	\$8,323	\$9,095	\$8,170

*Over the next four years



Presentation Overview

- 1) Background/Purpose
- 2) Technical Study
 - Public Buildings
 - Fire Rescue
 - Law Enforcement
 - Library Facilities
 - Parks & Recreation Facilities
 - School Facilities
 - Transportation
- 3) Next Steps





Next Steps

- Impact Fee Review Committee Input
- Final Technical Report
- BOCC Workshop
- Implementation Process





Questions?





School Facilities

Student Generation Rates (Traditional Schools)

Land Use	Total Housing Units		Age-Restricted Units		Housing Units Used in SGR		
	2020	2014	2020	2014	2020	2014	% Change
<i>Residential</i>							
800 sf & Under	65,422	68,722	15,717	79	49,705	68,643	-28%
801 to 1,399 sf	286,503	252,105	55,426	2,652	231,077	249,453	-7%
1,400 to 1,999 sf	174,697	138,252	20,810	9,021	153,887	129,231	19%
2,000 to 3,599 sf	133,805	145,537	9,224	9,809	124,581	135,728	-8%
3,600 sf or more	27,089	60,260	16	1	27,073	60,259	-55%
Total/Weighted Average	687,516	664,876	101,193	21,562	586,323	643,314	-9%



School Facilities

Student Generation Rates (Traditional Schools)

Land Use	Number of Students		
	2020	2014	% Change
<i>Residential</i>			
800 sf & Under	12,866	7,816	65%
801 to 1,399 sf	71,615	52,244	37%
1,400 to 1,999 sf	43,957	38,444	14%
2,000 to 3,599 sf	36,595	43,266	-15%
3,600 sf or more	<u>6,111</u>	18,945	-68%
Total/Weighted Average	171,144	160,715	6%