

ORDER OF BUSINESS
IMPACT FEE REVIEW COMMITTEE MEETING
2300 N. JOG ROAD, PALM BEACH COUNTY, FLORIDA 33411
Room: VC-1W-47
Friday, May 6, 2022 at 11:00 a.m. – 3:00 p.m.

1. CALL THE MEETING TO ORDER

- A. Roll Call
- B. Invocation/Moment of Silence
- C. Pledge of Allegiance

2. OLD BUSINESS

- A. Approval of the Minutes (Meeting: 04/22/2022)
- B. Impact Fee Affordable Housing Assistance Program (IFAHAP) & Notice of Funding Availability (NOFA):
 - 1. PPM CW-F-036
 - 1. Michael Sklar, Principal Planner, Housing & Economic Development.
 - 2. Lisa Masters, Director of Budgeting, Office of Financial Management & Budget
- C. Law Enforcement – PBSO: Sherry Mazorra & Sandra Smith
- D. Additional Updates by Consultant – Alfred Benesch & Company (Nilgun Kamp)
 - 1. Public Buildings – FDO
 - 1. Include vs. Exclude Jails
 - 2. Parks
 - 1. Include vs. Exclude Land

3. NEW BUSINESS

- A. Land Development Regulatory Advisory Board (LDRAB) approval (4th Wednesday of the month - June 22nd)
 - 1. Consistency Determination
 - 1. Update/Changes to Article 13
 - i. Regulations
 - ii. Rates
- B. Tentative Meeting (Proposed Final Meeting): Friday, June 10, 2022 (9:00 a.m. – 1:00 p.m.):
 - 1. Committee Recommendation(s) to the BCC
 - 1. Resolution

4. ATTORNEY’S REPORT/COMMENTS – Asst. County Attorney Ryan Maher

5. IMPACT FEE MANAGER’S REPORT/COMMENTS – Derrek A. Moore

- A. Notice sent out to Industry, Stakeholders, and the Public

6. COMMITTEE COMMENTS

7. PUBLIC COMMENTS

8. ADJOURNMENT

Impact Fee Review Committee Meeting

Minutes Friday, April 22nd, 2022

9:00 a.m. – 12:42 p.m.

The meeting was called to order at 9:02 a.m. by Chairman Llwyd Ecclestone III..

Roll call/Attendance: Present: Llwyd Ecclestone, III, Laura Danowski, Lawrence Gordon, Robert Gottlieb, Darnell Gardener, Robert Harvey, and Scott Worley.

Invocation/Moment of silence: Chairman Ecclestone, III called for a brief moment of silence; and thereafter, everyone stood and participated in the pledge of allegiance.

In-person attendees: Katherine (KT) Catlin, Viguel Saihvilus, Alicia Garrow, Bob Hamilton, Paul Duperman, Kevin Radery, Michael Weiner, Eric McClellan, Mike Marts, Richard Iavarone, & Shawna Baker.

WebEx attendees: Nilgun Kamp, Khurshid Mohyuddin, Andrea McCue, Brian Schreidell, Hanane Akif, Jason Gunther, Joni Brinkman, Karyn Sykes, Ken Metcalf, Kirk Blouin, Leanne Evans, Motasem Al-Turk, Mark Braun, Morton Rose, Rebecca Schnirman, Scott Reynolds, Ellen DeLima, (561)-2**-**00, David Ricks, Margaret Charles, M. Troxell, K. Farrell.

Introductions:

Mr. Ecclestone, III led the introductions and asked the Committee to state their names and titles. Mr. Moore also introduced himself as the Impact Fee Manager, Ms. Margaret Charles, Financial Analyst II, and Ms. Shawna Baker, Temp Associate. Ms. Nilgun Kamp, Consultant, attended the meeting via WebEx.

Mr. Moore mentioned that item D on the agenda has links attached for points of reference.

OLD Business:

Chair Ecclestone, III asked for a motion to approve the meeting minutes from April 1, 2022. Mr. Gottlieb moved and Ms. Danowski seconded the motion. The motion was approved unanimously.

Palm Beach County Sheriff Office:

Mr. Eric McClellan introduced himself as the representative from Facilities Development Operations. Mr. McClellan also restated that he is not a Palm Beach County Sheriff Office (PBSO) employee and that he is not authorized to speak on PBSO's behalf. Mr. McClellan states that FDO is responsible for distributing PBSO's facility impact fees, so he is speaking solely about the mechanics of their facilities. Mr. McClellan stated, because PBSO has contracted with municipalities, FDO does see a need for additional facilities. No representative from PBSO participated in the meeting. Ms. Kamp informed the Committee that PBSO's level of service is measured by officers per 1,000 population. Ms. Kamp also stated that the fees for PBSO only included vehicles and equipment and their buildings are under the Building's component with Facilities Development Operations (FDO). Ms. Kamp stated that in some cases, depending on the jurisdiction, some PBSO credits can include buildings. Mr. Moore reassured the Committee that he and Ms. Kamp have and will continue to reach out to PBSO regarding all data needed for proper calculation of their impact fees. Mr. Maher stated that regarding capital improvement FDO and PBSO are following statues 163.13801. Mr. Worley answered questions from the Committee regarding the buildings portion of the impact fee component. PBSO will need to explain any item related to the law enforcement component of impact fees.

FDO:

Mr. Eric McClellan appeared before the Committee as the Director of Strategic Planning for the County's Facility Development Operations and answered questions related to the parking garages. Ms. Kamp stated that the study uses primary square footage both in Tables II-2 and II-3 and that using total square footage in both tables instead would result in the same fee levels. Ms. Kamp asked the Committee if they would prefer her to use the total square footage instead to make it easier to follow the calculations. Mr. Worley agreed and stated that he thinks that is a more accurate approach for the impact fee calculation. Ms. Kamp stated that she would make additional adjustments and calculations to the report for the building impact fee component.

Fire Rescue:

Ms. Kamp stated that she removed a training center that was in the prior calculations and Fire Rescue also confirmed their building sizes and corrected the numbers regarding the increase. Ms. Kamp also mentioned how they added incidents within the Glades area.

Libraries:

Ms. Alicia Garrow introduced herself as the Director of Finance for the Palm Beach County library system. Ms. Garrow informed the Committee she used an online resource too to locate her demographic data. Ms. Garrow informs the Committee the data is based on a three mile radius due to their book mobile traveling up to three miles for consumers.

Parks and Recreations:

Mr. Bob Hamilton introduces himself to the Committee as the Director of Parks Development for Parks & Recreation. Mr. Hamilton stated that he believes it's beneficial to have two benefit zones for both regional and district parks for easier distribution of funds. Mr. Hamilton reported that there have been 97 land donations and a lot of the donations were primarily from government agencies.

Palm Beach County School District:

Ms. Leanne Evans attended the meeting via WebEx as the Treasurer for the Palm Beach County School District. Mr. Worley asks if there would be any legal issue if the state cap on construction costs for schools and if they can exceed those costs. Ms. Evans informed the Committee they are only allowed exemptions for specific items. Ms. Evans further discussed the details of the limitation and that they are in compliance with the rules.

Engineering and Roads:

The Committee had no further questions or comments at the time regarding engineering and roads.

Fiscal Year 2022 Impact Revenue & Expenditure History (Aging) Reports (To date):

Mr. Moore discussed the aging analysis report and stated it's regarding the impact fees that have been collected for up to 9 years. Mr. Moore informed the Committee that Article 13 states that we have six years to encumber the funds provided from impact fees and nine years to spend the funds. Chair Ecclestone, III asked why Parks and Recreation's funds are still unspent. Mr. Moore informed the Committee that Mr. Hamilton brought up that they are obtaining money to fund parks since the cost to build is increasing. Mr. Worley also questioned as to why PBSO is asking for a substantial increase but is not spending the money. Mr. Moore assured Mr. Worley he will follow up with this item. Mr. Moore also discussed the process for encumbering and expending the impact fees.

Mr. Moore presented the revenue report to the Committee and explained that the report showed the adopted budget, modified budget, and revenue received. Mr. Gordon asks Mr. Moore if credits are transferrable or if builders can sell credits. Mr. Moore stated that recent state legislation (House Bill 337) clarified that Impact fee credits are assignable and transferrable.

NEW Business:

Mr. Moore mentions that he is going before Land Development Regulatory Advisory Board (LDRAB) to get their sign off that the report does not conflict with the Uniform Land Development Code (ULDC). Mr. Moore advised the Committee that he would like to appear before the meeting on May 25, 2022.

Mr. Moore suggested having another meeting to give PBSO another opportunity to present their data to support their calculations. Chair Ecclestone, III asked for a motion to table agenda item 4. A until the next meeting. Ms. Danowski moved the motion and Mr. Worley seconded the motion. Motion carried unanimously. All Committee members agreed the next meeting should be May 6th, 2022 from 11:00 a.m. – 3:00 p.m.. Mr. Moore suggested that if the date was too early for PBSO to accumulate their requested data that he will reach out to the Committee and communicate with them accordingly. Ms. Kamp suggested we agree on an alternate meeting date. The Committee agreed and decided the alternate meeting date would be June 10th, 2022 at 9:00 a.m. – 1:00 p.m.

County Attorney's Report/Comments:

Mr. Ryan Maher's, Assistant County Attorney, had no comments or reports.

Impact Fee Manager's Report/Comments:

Mr. Moore informed the Committee he sent the meeting notice out to every stakeholder and industry participant that he was aware. The notice was sent to over 12,000 people.

Committee Comments:

Mr. Worley briefly expressed how he believed the Committee should discuss the 50% percent rule and provide input regarding same. Mr. Worley asked Ms. Kamp to present data regarding PBSO's employment in relation to other expansion.

Public Comments:

Michael Wiener introduces himself to the Committee as the zoning and governmental attorney with Gulf Coast Builders Association. Mr. Wiener mentioned how calculations are regarding future dwellings and projects. Mr. Wiener suggested an analysis of cost savings of old dwellings and believes it's important for calculations. Mr. Wiener explained that he believes collecting this data could possibly provide more accurate data.

Mr. Kevin Ratteree introduced himself to the Committee as the Vice President of GL Homes. Mr. Ratteree stated that he is seeking clarification on land dedications and cash out credits. He asked about civic dedications. Mr. Ratteree commented about calculations related to civic land dedications. Mr. Hamilton informs the Committee that out of the 97 donations they have received only 13 were from land developers, which equals about 13% of their inventory with dedicated land. Mr. Hamilton referred to Article 13 and stated that any land donations are eligible to apply for impact fee credit, but its land developers chose not to apply for the credits. Mr. Moore added that in the new legislation (House Bill 337) supports giving credits for those dedications. Chair Ecclestone, III asked Mr. Moore and Mrs. Kamp if they can review their calculations on funds paid into dedicated land and if the land was properly credited.

Katherine (KT) Catlin introduced herself as the Executive Officer for Gulf Coast Builders Association. Ms. Catlin stated that due to the rise of impact fees, it is heavily affecting new home buyers. Ms. Catlin asked the Committee to take into account what Mr. Wiener and Mr. Ratteree stated in their statements. Ms. Catlin asked the Committee to branch out and review other alternatives for calculations for impact fees to avoid such increases in cost. Chair Ecclestone, III asked Mr. Moore and Ms. Kamp to include the exemption and/or waiver for affordable housing in their report to present it to the Board of County Commissioners.

Chair Ecclestone, III called for a motion for adjournment. Mr. Gottlieb moved the motion for adjournment. Ms. Danowski seconded the motion. The motion was carried. Meeting adjourned at 12:42 p.m.

TO: ALL COUNTY PERSONNEL

FROM: VERDENIA C. BAKER
COUNTY ADMINISTRATOR

PREPARED BY: DEPARTMENT OF HOUSING & ECONOMIC
SUSTAINABILITY (DHES)

SUBJECT: IMPACT FEE AFFORDABLE HOUSING ASSISTANCE
PROGRAM

PPM #: CW-F-036

ISSUE DATE
May 18, 2020

EFFECTIVE DATE
May 18, 2020

PURPOSE:

To establish how the availability of funds allocated for the Impact Fee Affordable Housing Assistance Program (IFAHAP) are publicized and how applicants for the receipt of such funding are reviewed, approved, and awarded such funds.

UPDATES:

Future updates to this PPM are the responsibility of the Director of DHES.

AUTHORITY:

- Resolution No. R2018-0605 (as may be amended);
- Guidelines for the IFAHAP as approved by the BCC on February 11, 2020; and
- Florida Housing Finance Corporation Multifamily Rental Programs Rent Limits.

DEFINITIONS:

Affordable Rental Housing: housing units with a rent rate where the sum of the actual tenant paid rent plus the cost of tenant paid utilities does not exceed the rent limit established for Florida Housing Finance Corporation Multifamily Rental Programs for Palm Beach County households whose incomes do not exceed 140% of Area Median Income.

Affordable For-Sale Housing and Affordable Individual Homes: fee simple housing units for which the total cost of mortgage principal plus interest, real estate taxes, property insurance, and homeowner association fees does not exceed 35% of the gross annual income of households whose incomes do not exceed 140% of Area Median Income.

BACKGROUND:

The IFAHAP was developed to implement direction of the BCC to secure a funding source for the creation of affordable housing. On November 17, 2009, the BCC adopted Resolution 2009-2013 the utilization of impact fee investment earnings on roads, parks, and public buildings to support affordable housing within Palm Beach County. On April 10, 2018, the BCC adopted Resolution 2018-0605 to repeal and replace R2009-2012.

During each budget development process, beginning Fiscal Year 2011 through Fiscal Year 2014, the BCC annually designated 50%, but no more than \$3 million of the projected investment earnings on roads, parks and public buildings impact fee fund balances for IFAHAP. Beginning Fiscal Year 2015, the BCC will annually designate 50% of the investment earnings realized during the prior year on the roads, parks and public buildings impact fee fund balances, but not to exceed \$3 million.

POLICY:

1. The BCC shall budget an amount equal to 50% of the investment earnings realized during the prior year on the roads, parks and public building impact fee fund balances, but not to exceed a total of \$3 million annually or adjusted accordingly, will be appropriated for eligible affordable housing development. The annual budget allocation shall be established as part of the County's mid-year budget amendment process.
2. The BCC will establish the appropriate funds for each impact fee type and impact fee benefit zone to be used to provide impact fee assistance for eligible affordable housing development.
3. Investment earnings on impact fee fund balances appropriated to provide impact fee assistance for affordable housing shall only be expended to pay impact fee assessments within the impact fee benefit zone from which the fees were collected.
4. In the event any amounts budgeted for affordable housing impact fee assistance are not allocated to a specific project within two (2) years of budgeting and fully expended within four (4) years, then such funds shall be deemed unallocated and shall be returned to the respective impact fee benefit zone trust fund.

RESPONSIBILITIES:

The responsibilities for compliance with the procedures set forth herein shall be shared by the Director of the DHES and the Director of the Office of Financial Management and Budget (OFMB) as indicated below.

PROCEDURE:

1. After the final budget is adopted, OFMB Budget Division shall establish the appropriate amounts in the respective IFAHAP by type and zone and notify DHES.

2. DHES shall advertise a Notice of Funding Availability that shall inform the general public of 1) the amount of IFAHAP funds available by impact fee type; and 2) the eligible impact fee benefit zones.
3. DHES shall accept applications year-round as long as funds are available. Eligible applicants shall include for-profit entities and non-profit entities who are seeking to build Affordable Rental Housing or Affordable For-Sale Housing. Eligible applicants shall also include individuals or households who are seeking to build Affordable Individual Homes for use as their principal places of residence. Principal place of residence is defined as that residential property where the owner has (or will acquire after construction) a local homestead exemption.
4. DHES shall review applications for completeness and only consider applications for projects where the applicant can demonstrate: 1) evidence of site control; 2) evidence of infrastructure availability for the project; and 3) evidence of ability to meet all IFAHAP deadlines.
5. DHES shall reserve funding for eligible projects in an amount not to exceed the estimated impact fee amount (as confirmed by the Impact Fee Manager), where funding is available of the appropriate type and in the appropriate impact fee benefit zone. DHES will provide written notification to the applicant of the funding reservation and applicable program requirements.
6. DHES shall present projects to the BCC for final approval, including authorization for the Mayor to execute the Certificate of Award constituting the IFAHAP assistance, and approval of budget transfers to move the approved amounts from the Reserve for IFAHAP Projects to Object 8201 (Contributions to other Non-Governmental entities). The Certificate shall provide only assistance towards payment of impact fees due on the BCC approved project, and shall not provide for the reimbursement of impact fees already paid, nor shall it provide any other redeemable value.
7. DHES shall prepare the IFAHAP Certificate to include the amount and form of IFAHAP funding assistance and the IFAHAP requirements associated with its use, including but not limited to requiring the recipient to obtain certificates of occupancy for all IFAHAP-assisted housing units within four (4) years of BCC final approval.
8. Affordable Rental Housing projects shall submit an annual affidavit to DHES certifying the affordability of housing units for a period of no less than 15 years.
9. Owner-occupants of fee simple residential units shall be required to submit annual homestead exemption to DHES for a period of 15 years.
10. As a precondition to release of the IFAHAP Certificate, DHES shall assure that the recipient has acquired marketable title to the project site. Once satisfied that the certificate holder has acquired marketable title, DHES shall release the IFAHAP Certificate in exchange for the receipt of a Declaration of Restrictions (DOR) in the form annexed to the

certificate from the recipient. DHES shall then record such DOR in the public records of Palm Beach County thereby creating an encumbrance on the property. The DOR shall include the IFAHAP requirements and restrictions for the project and the consequences that would result from non-compliance with the requirements and restrictions.

11. Upon receipt of the IFAHAP Certificate for a BCC approved project, the Impact Fee Manager shall provide written approval (original memorandum or e-mail) authorizing the actual amount and payment of the impact fees due. The authorized amount shall not include the amounts of any impact fees already paid. DHES shall prepare a Journal Voucher Transaction for the actual payment as if it had been made by the IFAHAP Certificate recipient.
12. HES shall receive and audit annual reports submitted by IFAHAP Certificate recipients, and shall insure that the IFAHAP requirements and restrictions imposed on each project are being complied with by such recipients.
13. Monitoring the IFAHAP reserves will be a shared responsibility by DHES, the Impact Fee Manager, and OFMB.



VERDENIA C. BAKER
COUNTY ADMINISTRATOR

Supersession History

1. PPM CW-F-036, effective 12/20/2012
2. PPM CW-F-036, effective 6/28/2018



IMPACT FEE AFFORDABLE HOUSING ASSISTANCE PROGRAM

MAY 6, 2022

IMPACT FEE AFFORDABLE HOUSING ASSISTANCE PROGRAM (IFAHAP)

- On 11/17/2009, the BCC authorized the use of impact fee investment earnings from Roads, Parks and Public Building impact fees for affordable housing.
- Annual allocation of funds to IFAHAP during mid-year budget amendment
- Credits for Roads, Parks and Public Building impact fees levied on residential construction serving $\leq 140\%$ AMI.
- Funding available/awarded by geographic impact fee zones.

IMPACT FEE NOFA

- A Notice of Funding Availability (NOFA) is issued to alert prospective developers of available IFAHAP funding.
- NOFA is published in the Palm Beach Post, DHED website, social media and emailed to interested parties.
- Eligible applicants are for-profit and non-profit developers planning to build rental or for-sale housing units and homeowner builders.
- Applications are funded first come, first eligible, first served.
- There is a start date for acceptance of applications, not a deadline.

PROCESS

- Applications are reviewed by DHED staff for eligibility and responsiveness
- If application is responsive and meets eligibility criteria, funding is reserved for the project.
- Awards approved by the BCC, the developer has two (2) years to utilize the credits.
- DHED prepares a certificate of credit and a declaration of restrictions prior to the developer paying impact fees/building permits.
- Certificates of Occupancy must be obtained and all assisted units occupied by eligible households within four (4) years of BCC approval

PROCESS

- All assisted units are subject to income and affordability restrictions from date of CO.
- Rental housing units: Leased to households at $\leq 140\%$ AMI.
 - Units are income restricted for 30 years.
 - Monthly rents are limited.
- For-Sale housing units: Sold to households at $< 140\%$ AMI.
 - Units are income restricted for 15 years.
 - Monthly costs $< 35\%$ of a buyer's gross household income.

PAST FUNDING

- 18 developments approved by BCC
- 817 units constructed
- \$1,985,268 amount of impact fee assistance provided

PAST AWARDS



Ocean Breeze – Boynton Beach



La Joya Village – Lake Worth

IN THE PIPELINE

- 14 developments have been/to be approved
- 619 housing units expected to be constructed
- \$1,679,647 funding awarded/to be awarded

QUESTIONS?



THANK YOU

HEDCOMMENTS@PBCGOV.ORG

Palm Beach County

Impact Fee Update Study

May 6, 2022



Tindale
Oliver is now >>  benesch



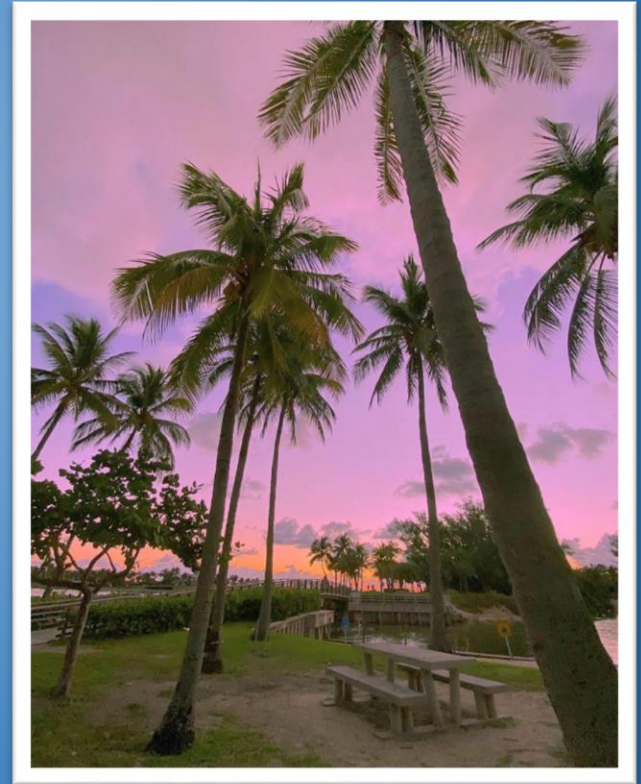
Presentation Overview

1) Background/Purpose

2) Technical Study

- Law Enforcement
- Parks
- Summary

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

- Technical study update started in **February 2021**
- Presented initial study findings on **April 1, 2022**
- Reviewed law enforcement impact fee calculations and revised fire rescue impact fee calculations on **April 22, 2022**
- Recommended changes to law enforcement impact fee calculations
 - ✓ Use of local data from PBSO
 - ✓ Review of functional population calculations
 - ✓ Review of contracts with the cities for new capital purchases
- Possible recommendation for parks impact fee:
 - Exclusion of land value



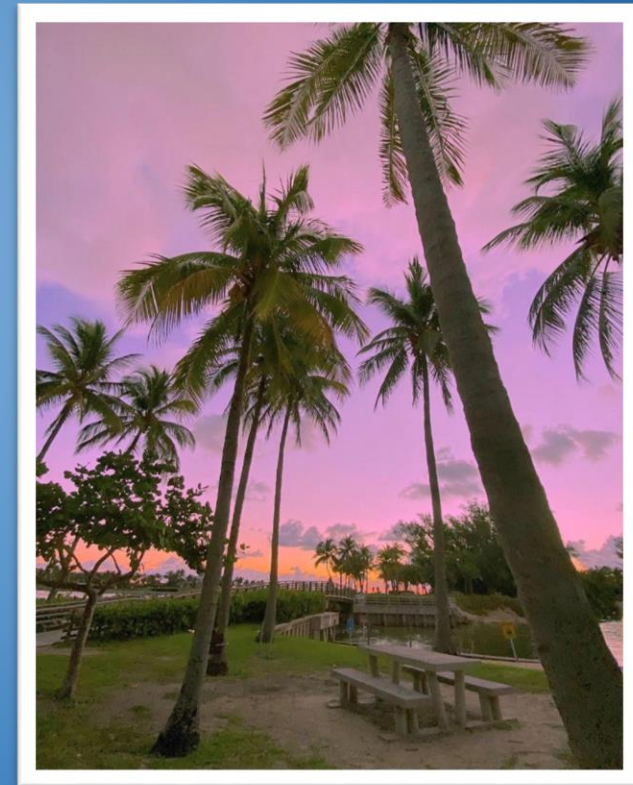
Presentation Overview

1) Background/Purpose

2) Technical Study

- Law Enforcement
- Parks and Recreation
- Summary

3) Next Steps





Law Enforcement





Law Enforcement

Level of Service

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

Variable	Weighted Population	Functional Population	Revised Figures (Functional Population & Officer)
Population	943,870	749,358	802,190
Number of Sworn Officers	1,664	1,664	1,675
LOS (Officers per 1,000 Population)	1.76	2.22	2.09



Law Enforcement

Cost Component

- Total vehicles & equipment = **\$260 M** (incl. correctional)
- Cost to Outfit an Officer = **\$74,000**
- ✓ Total cost: **\$74,000 x 1,675 = \$124 M**

Component	Cost	Revised
Vehicle and Equipment Value per Officer	\$55,000	\$74,000
LOS (Officers/1,000 functional residents)	2.22	2.09
Cost per Functional Resident	\$122.10	\$154.66



Law Enforcement

Credit Component

- Number of Officers:

- ✓ 2014 = 1,492

- ✓ 2022 = 1,675

- ✓ 12% increase over 8 years (1.5% per year)

- Average Credit Percentage of Other FL Jurisdictions: 15%

- Used: 10% for PBC





Law Enforcement

Net Cost per Resident

- Total Cost = \$154.66
- Less: Credit = -\$15.47
- Net Cost = **\$139.19**



Law Enforcement

Calculated Impact Fee

Land Use	Unit	Functional Residents per Unit	Fully Calculated Fee	Revised Calculated Fee	Current Adopted Fee
Residential					
Single Family (detached/attached)	du	1.88	\$230	\$262	\$128
Multi-Family	du	1.13	\$138	\$157	\$70
Non-Residential					
Light Industrial	1,000 sf	0.48	\$59	\$67	\$7
Office	1,000 sf	0.98	\$120	\$136	\$10
Retail/Shopping Center (40,000 to 150,000 sf gla)	1,000 sf gla	2.58	\$315	\$359	\$57

*Over the next four years



Law Enforcement

Calculated Impact Fee

Land Use	Unit	Fully Calculated Fee	Current Adopted Fee	HB 337 Capped Fee*
Residential				
Single Family (detached/attached)	du	\$262	\$128	\$192
Multi-Family	du	\$157	\$70	\$105
Non-Residential				
Light Industrial	1,000 sf	\$67	\$7	\$10
Office	1,000 sf	\$136	\$10	\$15
Retail/Shopping Center (40,000 to 150,000 sf gla)	1,000 sf gla	\$359	\$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	\$139	+30%
Functional Residents per Unit	1.80	1.88	+4%
Calculated Impact Fee	\$192	\$262	+36%



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	HB 337 Capped*					
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	\$262	\$192	\$587	\$760	\$583	\$502	\$246
Multi-Family (1,300 sf)	du	\$70	\$157	\$105	\$297	\$760	\$583	\$194	\$171
Non-Residential									
Light Industrial	1,000 sf	\$7	\$67	\$10	\$215	\$158	\$405	\$146	\$54
Office (50,000 sf)	1,000 sf	\$10	\$136	\$15	\$372	\$274	\$405	\$265	\$187
Retail (125,000 sf)	1,000 sfgla	\$57	\$359	\$85	\$765	\$742	\$405	\$786	\$325

*Over the next four years



Law Enforcement

Contracts with the Cities

- **Contracts reflect a single negotiated rate for an agreed upon level of service**
- **No capacity projects funded in the past five years or programmed for the next five years specifically with revenue from the cities**



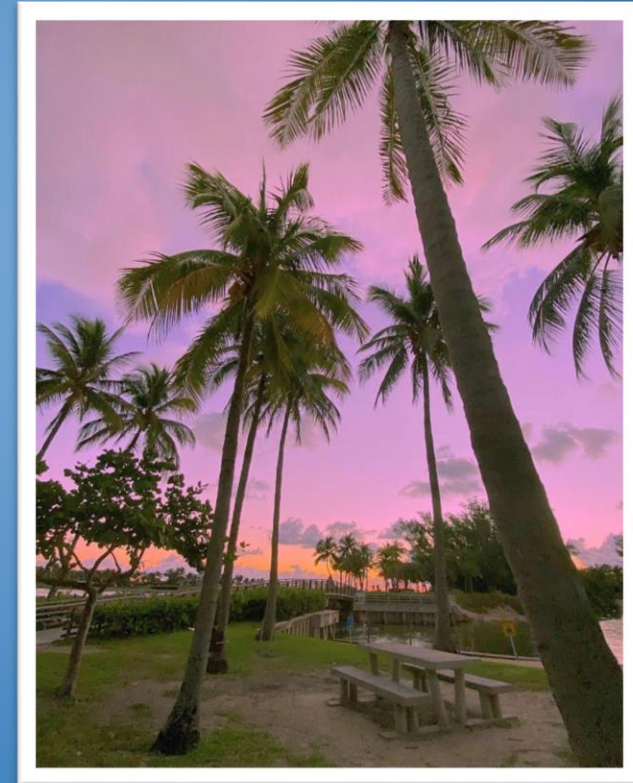
Presentation Overview

1) Background/Purpose

2) Technical Study

- Law Enforcement
- Parks and Recreation
- Summary

3) Next Steps





Parks & Recreation





Parks & Recreation

Cost Component

Variable	Total	Revised Total	% Change
<i>Cost per Resident</i>			
Land	\$625.70	\$0	
Recreational Facilities	<u>\$644.88</u>	<u>\$644.88</u>	
Total	1,270.58	\$644.88	-49%



Parks & Recreation

Net Impact Cost

Variable	Cost/ Credit	Revised Cost/ Credit
Impact Cost		
Total Impact Cost per Resident	\$1,271	\$645
Revenue Credit		
Total Impact Credit		
- Residential Land Uses	\$60	\$43
- Non-residential Land Uses	\$47	\$37
Net Impact Cost		
- Residential Land Uses	\$1,211	\$602
- Non-Residential Land Uses	\$1,224	\$608





Parks & Recreation

Calculated Impact Fee

Residential Land Use	Unit	Residents per Unit	Fully Calculated Fee	Revised Calculated Fee	Current Adopted Fee
<i>Residential</i>					
800 sq ft & Under	du	1.43	\$1,732	\$860	\$366
801 – 1,399 sq ft	du	1.96	\$2,374	\$1,179	\$734
1,400 – 1,999 sq ft	du	2.23	\$2,701	\$1,341	\$788
2,000 – 3,599 sq ft	du	2.45	\$2,967	\$1,474	\$860
3,600 & Over sq ft	du	2.63	\$3,185	\$1,582	\$818
<i>Transient, Assisted Group</i>					
Hotel/Motel	du	1.47	\$1,799	\$893	\$273
Congregate Living Facility	du	0.84	\$1,028	\$510	\$273



Parks & Recreation

Calculated Impact Fee

Residential Land Use	Unit	Revised Calculated Fee	Current Adopted Fee	HB 337 Capped Fee*
<i>Residential</i>				
800 sq ft & Under	du	\$860	\$366	\$549
801 – 1,399 sq ft	du	\$1,179	\$734	\$1,101
1,400 – 1,999 sq ft	du	\$1,341	\$788	\$1,182
2,000 – 3,599 sq ft	du	\$1,474	\$860	\$1,290
3,600 & Over sq ft	du	\$1,582	\$818	\$1,227
<i>Transient, Assisted Group</i>				
Hotel/Motel	du	\$893	\$273	\$409
Congregate Living Facility	du	\$510	\$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	\$645	+38%
Total Credit per Resident	\$40	\$43	+8%
Net Impact Cost per Resident	\$426	\$602	+41%
Residents per Unit	2.30	2.45	+7%
Calculated Impact Fee	≈\$979	\$1,474	+50%



Parks & Recreation

Impact Fee Comparison

Land Use	Unit	Palm Beach County			Broward County	Collier County	Hillsborough County	Martin County
		Current Adopted	Calculated (No Land)	HB 337 Capped*				
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	\$1,474	\$1,290	\$519	\$3,628	\$1,815	\$1,972
Multi-Family (1,300 sq ft)	du	\$734	\$1,179	\$1,101	\$371	\$1,685	\$1,447	\$1,972
Mobile Home (1,300 sq ft)	du	\$734	\$1,179	\$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	Calculated (No Land)	HB 337 Capped*			
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	\$1,474	\$1,290	\$2,613-\$4,154	\$1,707	\$1,721
Multi-Family (1,300 sq ft)	du	\$734	\$1,179	\$1,101	\$1,619-\$2,439	\$1,523	\$1,165
Mobile Home (1,300 sq ft)	du	\$734	\$1,179	\$1,101	\$2,613-\$4,154	\$1,118	\$1,283

*Over the next four years



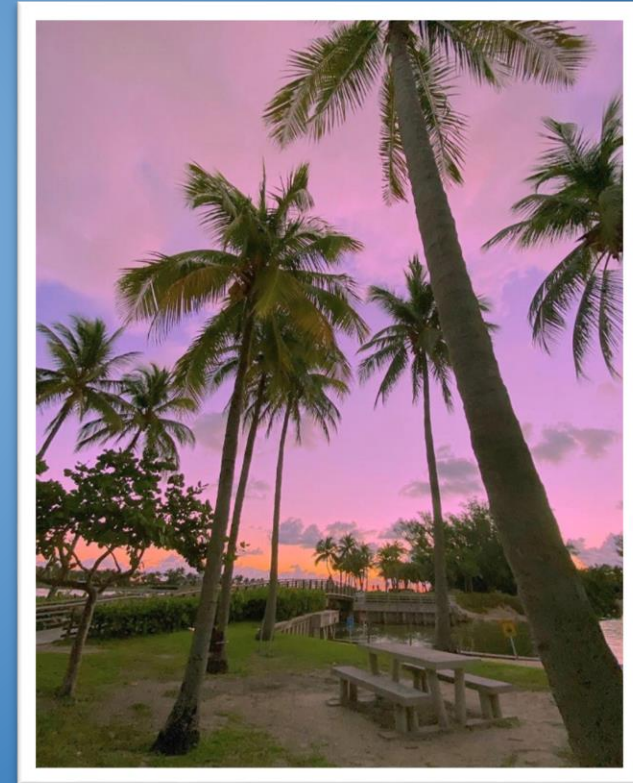
Presentation Overview

1) Background/Purpose

2) Technical Study

- Law Enforcement
- Parks and Recreation
- Summary

3) Next Steps





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	\$628	\$262	\$311	\$1,474	\$8,322	\$5,892	\$18,462	\$13,055
Non-Residential										
Light Industrial	1,000 sf	\$466	\$154	\$67			-	\$2,633	\$3,320	\$1,683
Office (50,000 sf)	1,000 sf	\$951	\$85	\$136			-	\$5,847	\$7,019	\$3,609
Retail (125,000 sf gla)	1,000 sf gla	\$2,503	\$172	\$359			-	\$8,323	\$11,357	\$8,170



Summary

Summary of HB 337 Capped Impact Fee Rates:

Land Use	Unit	Public Bldgs	Fire Rescue	Law Enf	Library	Parks & Recr	School	Transp	HB 337 Capped Fees*	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	\$172	\$86			-	\$8,323	\$9,085	\$8,170

*Over the next four years



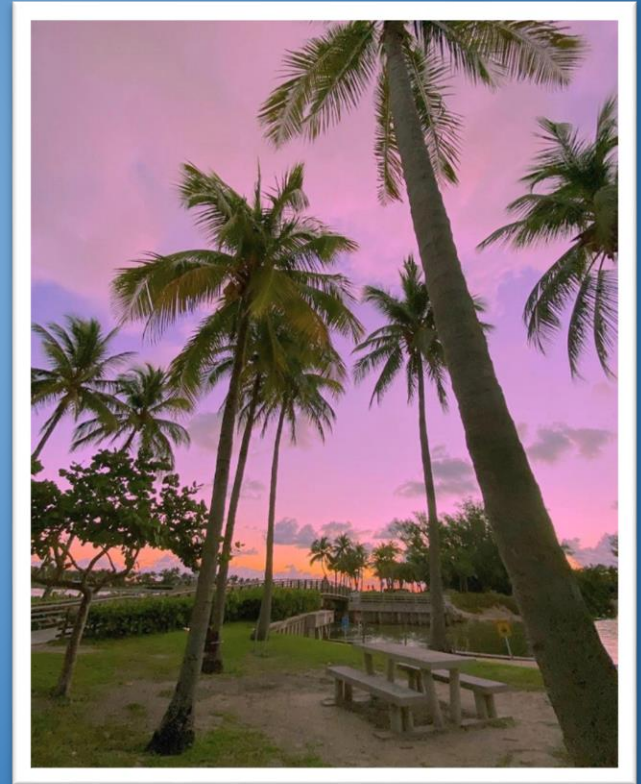
Presentation Overview

1) Background/Purpose

2) Technical Study

- Law Enforcement
- Parks and Recreation
- Summary

3) Next Steps





Next Steps

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





Questions?

