

*Board of County Commissioners*

**Work Session**  
**School Impact Fee Update**

**October 13, 2020**



# Presentation Outline

- **Background**
- **Technical Study**
- **Summary of Major Changes**
- **School Impact Fee Advisory Committee Recommendations**
- **Next Steps**



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# Background

## Orange County Impact Fees

- Fire/Rescue Services
- Law Enforcement
- Transportation
- Parks and Recreation
- Schools





# Background

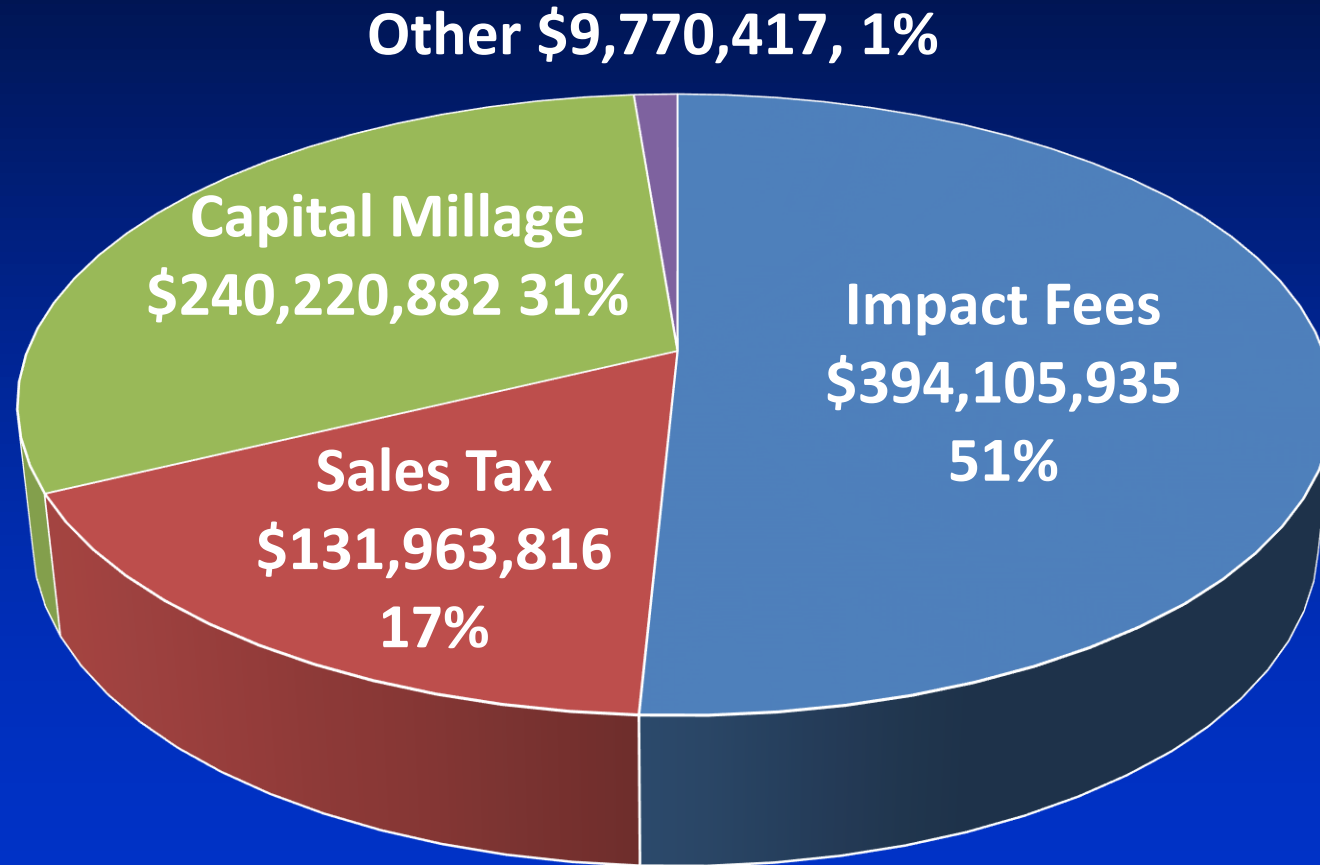
## School Impact Fees

- Charged for residential uses only
- Required to be Countywide
  - Collected by the County and municipalities
  - Fee redistributed to OCPS less any administrative fee
- Reviewed by the School Impact Fee Advisory Committee (SIFAC)
- Required to be reviewed every 4 years
  - Early review at 2 years due to rising construction prices



# New School Construction

Funding Distribution by Source (2019-2023)



Total 5-year funding - \$776,361,050



# Background

## School Impact Fee Advisory Committee (SIFAC)

- **OCPS (3 Members)**

- Juli Simas James

- Christine Bramuchi

- Roy Messenger

- **BCC (3 Members)**

- John Martinez

- Eric Marks

- Dotti Wynn

- **GOBA (1 Member)**

- Tara Tedrow



# Study Update Process

- **Engaged consultant in 2018**
- **SIFAC review:**
  - Initial meetings: Oct. '18 – June '19
  - Reconvened due to Legislative Changes: July '20 – Aug. '20
- **Major methodology considerations:**
  - Tier impact fee based on single family home size
  - Separate impact fee for high-rise towers
  - Review of residential and commercial credit component calculations





# Existing vs. Calculated School Impact Fees

	2016	2019	Percent Change
Single Family Detached	\$8,784	\$9,560	9%
Townhomes	\$6,930	\$8,805	27%
Multi-Family	\$5,919	\$6,610	12%
Mobile Home	\$6,088	\$10,387	71%

Note: Calculated impact fee prior to tiered SF, 'high rise' multi-family, or alternative credit calculations



# Total Impact Fees by Residential Use

	Single Family	Townhomes	Multi-family
School ( <i>proposed</i> )	\$9,560	\$8,805	\$6,610
Transportation ( <i>current</i> )	\$3,898	\$2,208	\$2,524
Law Enforcement	\$494	\$191	\$191
Fire / Rescue	\$332	\$227	\$227
Parks and Recreation	\$1,660	\$1,123	\$1,123
<b>Total</b>	<b>\$15,944</b>	<b>\$12,554</b>	<b>\$10,672</b>
<i>Increase</i>	<i>+ \$766</i>	<i>+ \$1,875</i>	<i>+ \$691</i>

Note: Calculated impact fee prior to tiered SF, 'high rise' multi-family, or alternative credit calculations



# School Impact Fee Comparison

County	Study Date	Adoption %	Single Family Rate	SFR Rate @ 100%	School Capital Outlay Surtax
Miami-Dade County	1995	100%	\$2,448	\$2,448	-
Citrus County	2014	50%	\$1,261	\$2,522	-
Hernando County	2005	50%	\$2,133	\$4,266	0.5%
<b>Volusia County</b>	<b>2013</b>	<b>67%</b>	<b>\$3,000</b>	<b>\$4,483</b>	<b>0.5%</b>
St. Johns County	2018	100%	\$4,725	\$4,725	0.5%
Flagler County	2004	76%	\$3,600	\$4,756	0.5%
Indian River County	2019	28%	\$1,310	\$4,680	-
Nassau County	2017	100%	\$5,431	\$5,431	-
St. Lucie County	2009	100%	\$6,529	\$5,447	0.5%
Lee County	2015	47.5%	\$2,605	\$5,484	0.5%
Martin County	2006	100%	\$5,567	\$5,567	0.5%
Manatee County	2017	100%	\$6,127	\$6,127	0.5%
Palm Beach County	2019	61%	\$4,237	\$6,956	-

County	Study Date	Adoption %	Single Family Rate	SFR Rate @ 100%	School Capital Outlay Surtax
Marion County	2006	48%	\$3,967	\$7,375	-
Sarasota County	2015	26%	\$2,032	\$7,835	-
Hillsborough County	2019	100%	\$8,227	\$8,227	0.5%
<b>Orange County – Current</b>	<b>2016</b>	<b>100%</b>	<b>\$8,784</b>	<b>\$8,784</b>	<b>0.5%</b>
Pasco County	2017	79%	\$7,128	\$9,028	-
Broward County <sup>(1)</sup>	2017	N/A	\$6,888	\$9,049	-
Clay County	2009	77%	\$7,034	\$9,096	-
<b>Lake County</b>	<b>2015</b>	<b>100%</b>	<b>\$9,324</b>	<b>\$9,324</b>	-
<b>Orange County - Proposed</b>	<b>2020</b>	<b>100%</b>	<b>\$9,560</b>	<b>\$9,560</b>	<b>0.5%</b>
<b>Brevard County</b>	<b>2015</b>	<b>50%</b>	<b>\$5,097</b>	<b>\$10,193</b>	0.5%
<b>Polk County</b>	<b>2015</b>	<b>50%</b>	<b>\$5,242</b>	<b>\$10,484</b>	0.5%
Collier County	2015	67%	\$8,790	\$11,164	-
<b>Osceola County</b>	<b>2017</b>	<b>100%</b>	<b>\$11,823</b>	<b>\$11,823</b>	0.5%
<b>Seminole County</b>	<b>2017</b>	<b>73%</b>	<b>\$9,000</b>	<b>\$12,322</b>	-

**Note: SFR Rate for 2,000 sf home at 100% reflects most recent on-going technical study**



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# Significant Changes

- **Proposed tiered approach for single family homes based on square footage**
  - New size categories and student generation rates based on local data
- **Creation of 'High-rise' category**
  - Min. of 7 stories, min. 70 du./ac., & parking garage
  - New category and student generation rates based on local data
- **Alternative 'residential credit only' calculation option**
- **Exemption for accessory dwelling units (ADU) and affordable housing projects as defined by the State statute**



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# SIFAC Recommendations

- **Reconvened in 2020 to discuss:**
  - Tiering of single family residential fees
  - Inclusion of an interest carrying cost
  - Modifications to the credit component calculation
- **Recommendations:**
  - Approval of the tiering of fees
  - Did not support the inclusion of an interest cost/time value component in the methodology
  - The Board should consider the credit calculation alternative as a policy decision





# SIFAC Recommendations

## ▪ Other suggestions:

- Phase the increase in order to allow the development community time to budget the increase
  - 2016 update increase was implemented in 2 stages
- The impact fee should be reevaluated sooner than the normal 4-years due to COVID-19 and potential effects on the in-person model of education



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## Next Steps

- **BCC Work Session – October 13, 2020**
- **PZC/LPA Work Session – October 15, 2020**
- **School Board Work Session/Adoption – Oct. 27, 2020**
- **PZC/LPA Adoption Hearing – November 19, 2020**
- **BCC Adoption Hearing – December 1, 2020**



# School Impact Fee Schedule Options

Residential Land Use	Calculated Impact Fee by Scenario			Current Adopted Impact Fee
	2019 Study	Tiered SGR for Single Family	Tiered SGR & Residential Credit	
<b>All Single Family Detached</b>	<b>\$9,560</b>	<b>\$9,560</b>	<b>\$10,266</b>	<b>\$8,784</b>
< 2,000 sq. ft.	\$9,560	\$8,829	\$9,480	\$8,784
2,000 – 2,499 sq. ft.	\$9,560	\$9,513	\$10,215	\$8,784
2,500 – 2,999 sq. ft.	\$9,560	\$11,402	\$12,243	\$8,784
3,000 – 3,999 sq. ft.	\$9,560	\$12,015	\$12,902	\$8,784
> = 4,000 sq. ft.	\$9,560	\$9,584	\$10,291	\$8,784
Townhouse	\$8,805	\$8,805	\$9,455	\$6,930
Multi-family (High Rise)	\$307	\$307	\$330	\$5,919
Multi-family (Other)	\$6,751	\$6,751	\$7,250	\$5,919
Mobile Home	\$10,387	10,387	\$11,153	\$6,088