

Fire Rescue Impact Fee Update

Board of County Commissioners
Public Hearing

October 30, 2012





Presentation Outline

- **Background**
- **Findings of Technical Study**
- **Requested Action**



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Background

- Last updated in 2005
- Same methodology as 2005 study
- Impact Fees – way to require payment of proportionate share
- Two-prong Rational Nexus Test
 - Need Test
 - Benefit Test
- Retained Duncan Associates & PDG to update Fee Study

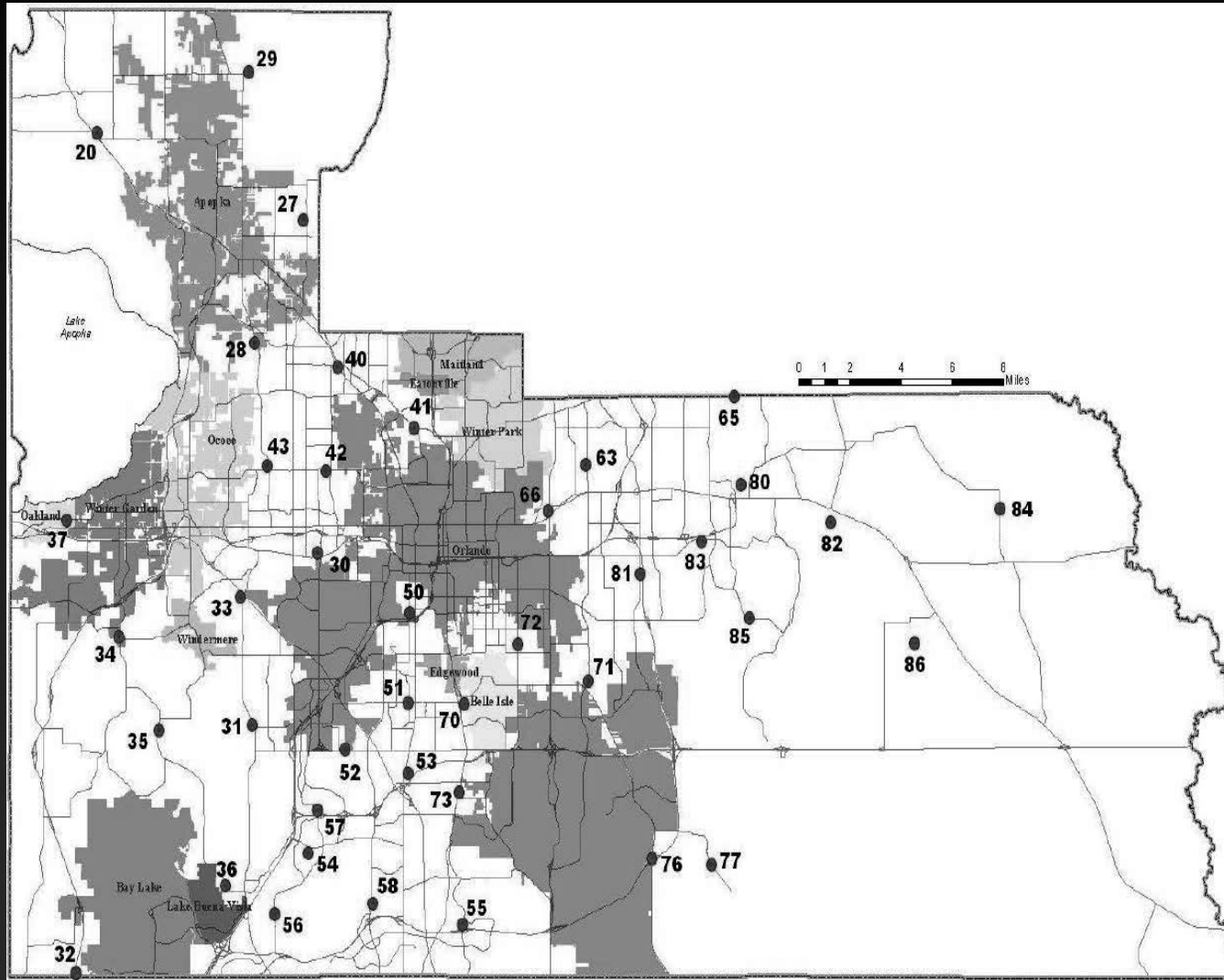


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County Fire Service Area



- Unincorporated Area
- + Belle Isle and Edgewood (contracts)
- + Oakland (jointly-owned station)
- – 19-acre island (Winter Park contract)



General Impact Fee Formula

$$\text{Impact Fee} = \text{Calls} \times \text{Net Capital Cost per Call}$$

$$\text{Net Capital Cost per Call} = (\text{Cost} \div \text{Calls}) - \text{Credit}$$



Capital Cost per Fire Rescue Call

Cost



Station/Building Cost	\$51,009,951
Vehicle/Equipment Cost	\$54,767,572
Land Cost	\$9,866,909

Calls



Total Facility Cost	\$115,644,432
÷ Total Annual Calls	86,005
Capital Cost per Call	\$1,345

Notes: Station costs are insured values; vehicle costs are original costs from fixed asset listings; land costs are current land values from Orange County Property Appraiser



Net Capital Cost per Fire Rescue Call

Credit



Capital Cost per Call	\$1,345
– General Fund Credit per Call	-\$120
– Grant Funding Credit per Call	-\$32
Net Capital Cost per Call	\$1,193

Note: General fund credit assumes half of future growth-related improvements will be funded with general revenue



Fire Calls per Unit of Development

Land Use Category	Unit	Annual Calls	Existing Units	Calls/Unit
Single-Family Det./Duplex/MH	Dwelling	46,633	206,498	0.226
Multi-Family	Dwelling	13,506	81,674	0.165
Hotel/Motel	Room	5,592	44,635	0.125
Commercial Retail/Assembly	1,000 sq. ft.	11,379	45,780	0.249
Office/Institutional	1,000 sq. ft.	6,642	67,894	0.098
Industrial	1,000 sq. ft.	661	15,883	0.042
Storage	1,000 sq. ft.	1,592	39,042	0.041



Updated Fire Rescue Impact Fees

Land Use Category	Unit	Calls/ Unit	Net Cost/ Call	Net Cost/ Unit
Single-Family Det./Duplex/MH	Dwelling	0.226	\$1,193	\$270
Multi-Family	Dwelling	0.165	\$1,193	\$197
Hotel/Motel	Room	0.125	\$1,193	\$149
Commercial Retail/Assembly	1,000 sq. ft	0.249	\$1,193	\$297
Office/Institutional	1,000 sq. ft	0.098	\$1,193	\$117
Industrial	1,000 sq. ft	0.042	\$1,193	\$50
Storage	1,000 sq. ft	0.041	\$1,193	\$49



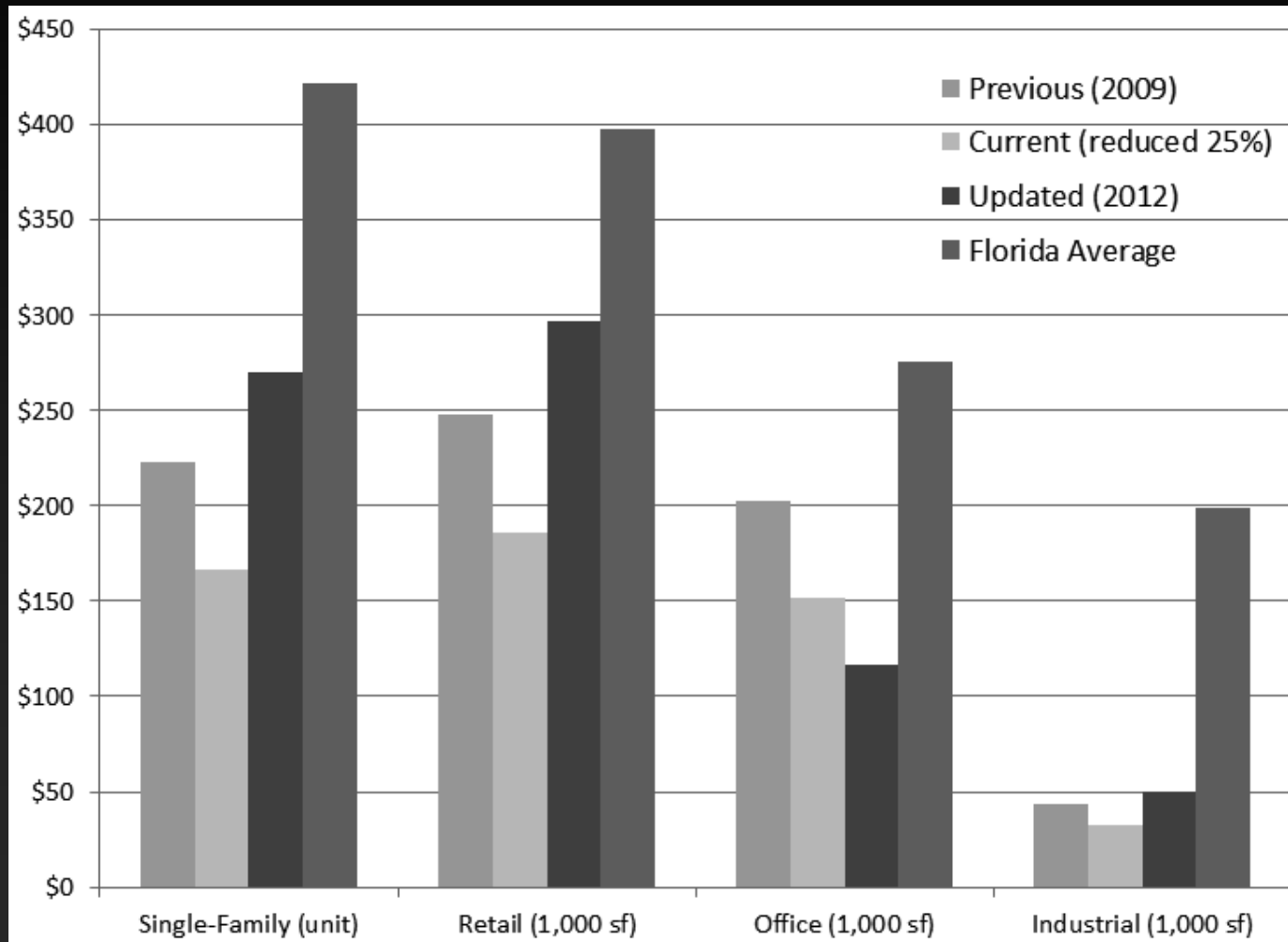
Comparison of Current/Updated Fees

Land Use Category	Unit	Updated Fee	Current Fee * (prior to reduction)	Percent Change	Current Adopted Fee	Percent Change
Single-Family Det./Duplex/MH	Dwelling	\$270	\$223	21%	\$167	62%
Multi-Family	Dwelling	\$197	\$195	1%	\$146	35%
Hotel/Motel	Room	\$149	\$180	-17%	\$135	10%
Commercial Retail/Assembly	1,000 sq. ft.	\$297	\$248	20%	\$186	60%
Office/Institutional	1,000 sq. ft.	\$117	\$203	-42%	\$152	-23%
Industrial	1,000 sq. ft.	\$50	\$44	15%	\$33	53%
Storage	1,000 sq. ft.	\$49	\$53	-7%	\$39	24%

*** Fees effective March 10, 2009, prior to temporary 25% reduction**



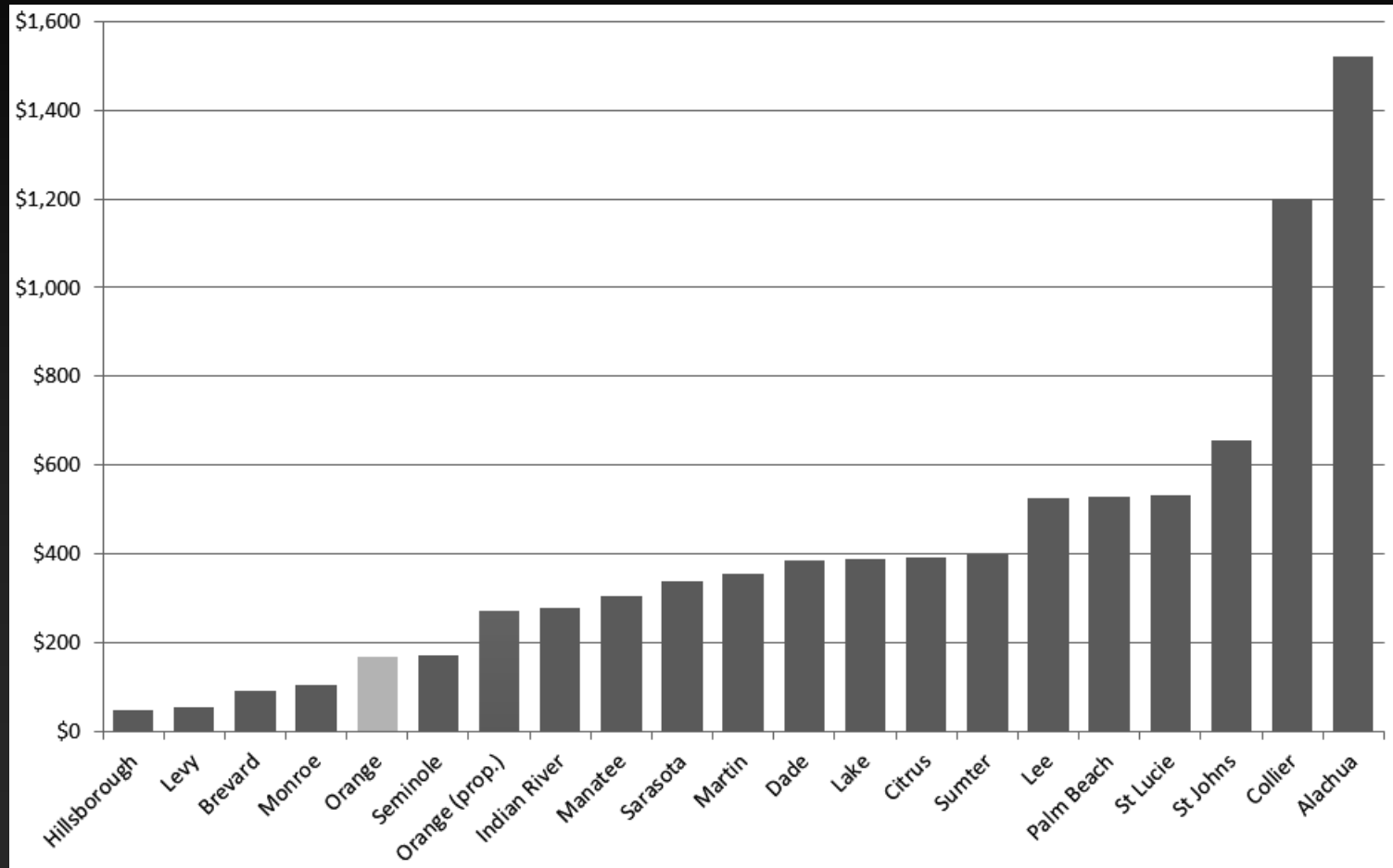
Comparative Fees





Comparative Fees – S-Family

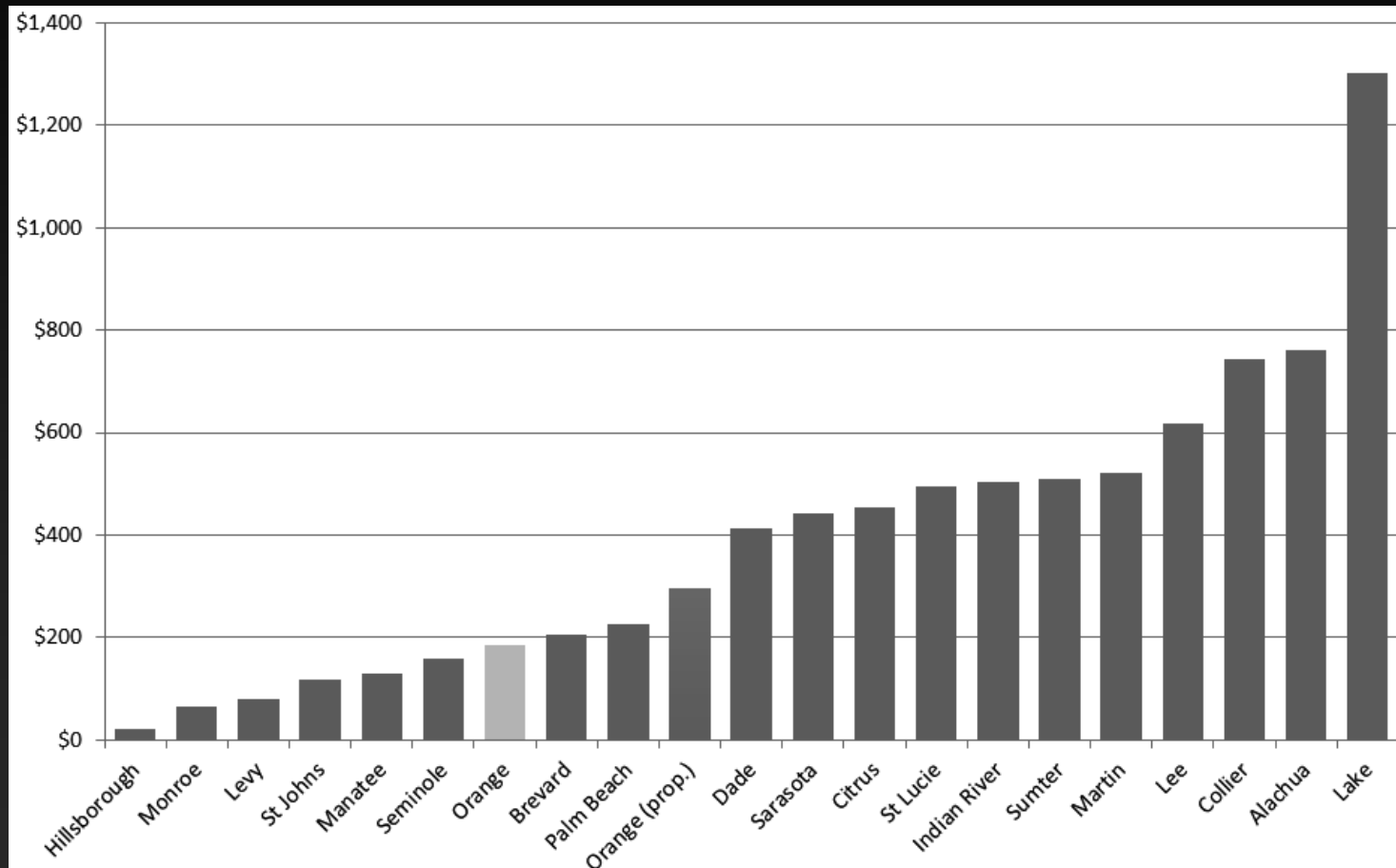
Fire Fees per Single-Family Unit, Florida Counties, 2012





Comparative Fees - Retail

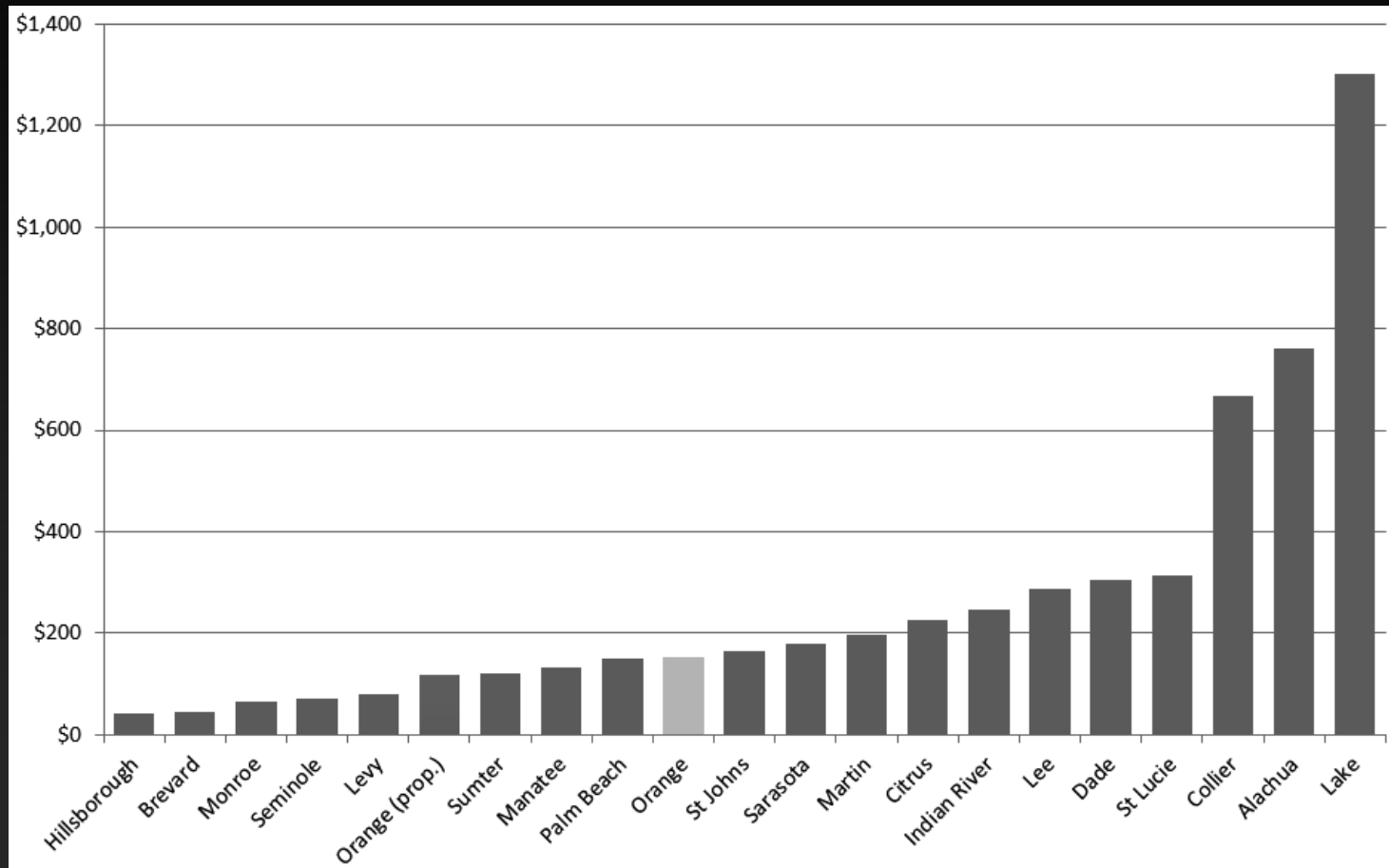
Fire Fees per 1,000 sf of Retail, Florida Counties, 2012





Comparative Fees - Office

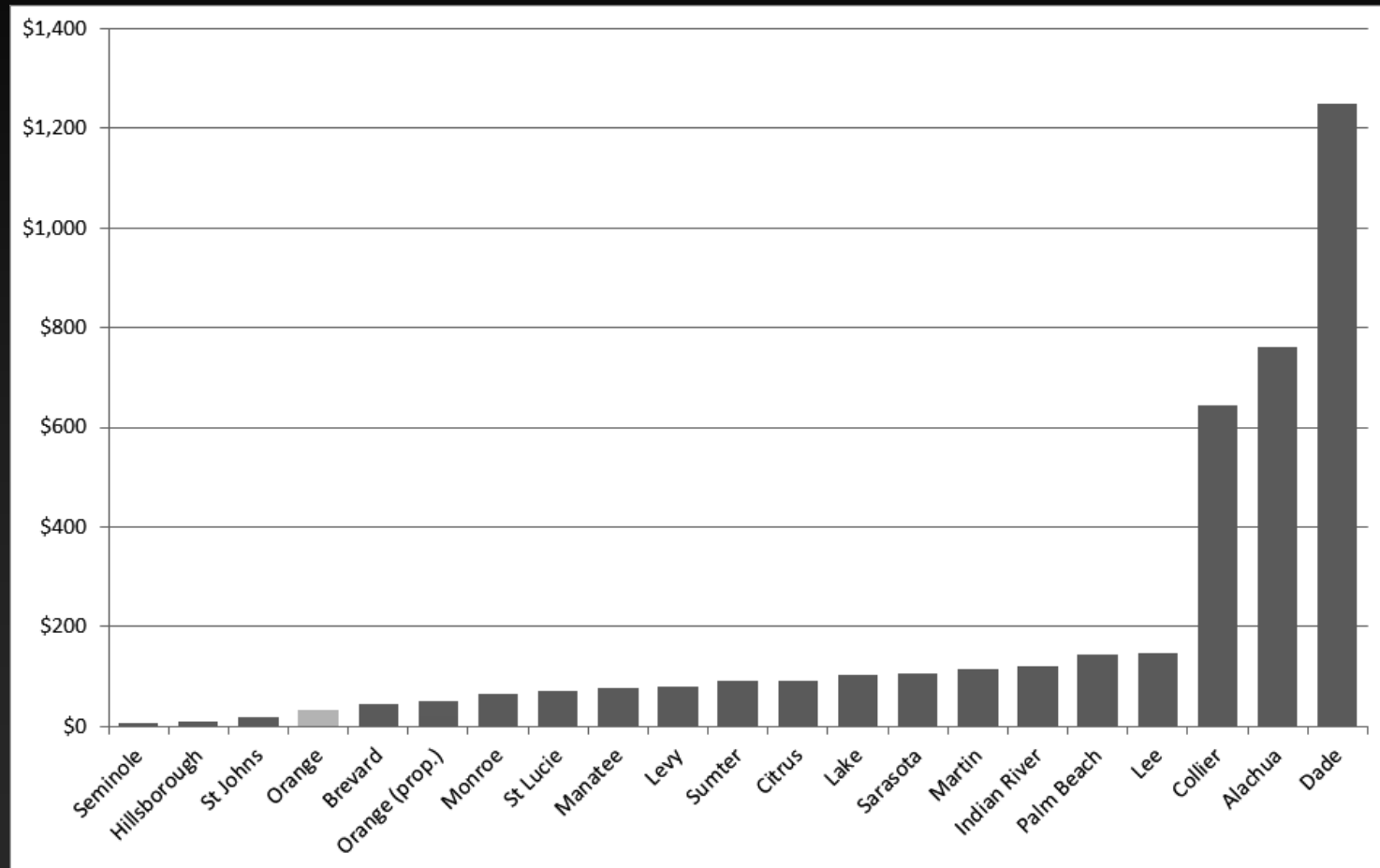
Fire Fees per 1,000 sf of Office, Florida Counties, 2012





Comparative Fees - Industry

Fire Fees per 1,000 sf of Industrial, Florida Counties, 2012





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Requested Action

LPA Recommendation:

On September 20, 2012, The Local Planning Agency made a finding of consistency with the Comprehensive Plan.



Requested Action (cont'd)

- **Finding of Sufficiency with Sec. 30.2 Orange County Code**
 - **Economic Impact**
- **Make a finding of Consistency with the Comprehensive Plan and Approve the Orange County Fire Rescue Impact Fee Ordinance and Study**

Effective Date of Ordinance: February 4, 2012

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Requested Action (cont'd)

- **CIE 1.4.1**
 - **Orange County shall continue to impose impact fees as a means of establishing and paying for future development's proportional cost of the capital improvements.**
- **CIE 1.6.1**
 - **Orange County shall assess impact fees on new development to cover a fair share of capital cost to provide those services to new growth.**



Requested Action (cont'd)

- **CIE 1.6.2**
 - **Impact Fees shall continue to be used to fund capital facility needs resulting from new development and shall not be used to fund existing deficiencies.**