



Impact Fee Updates

**Board of County Commissioners
Public Hearings**

October 30, 2012



Public Hearing Agenda

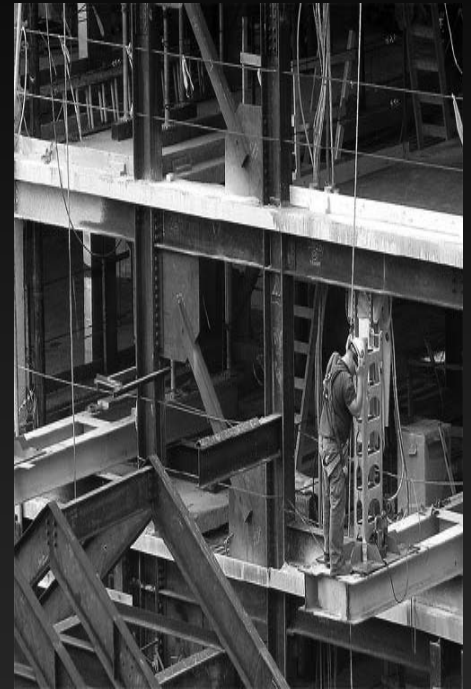
- **Parks and Recreation Impact Fee (D.4)**
- **Fire Rescue Impact Fee (D.5)**
- **Law Enforcement Impact Fee (D.6)**
- (to be continued)
- **Extension of 25% Reduction (D.7)**



Background

Definition:

Impact Fees are one-time assessments charged by local governments to new development to fund a proportionate share of capital improvements attributed to that development.





Background (cont'd)

Impact Fees

- Fire/Rescue Services
- Law Enforcement
- Roads (November 13, 2012)
- Parks and Recreation
- Schools (updated 2011)





Background (cont'd)

- **Payment due at building permit**
- **For Capital Expenditures only**
- **Parks and Recreation Impact Fees are charged to residential uses only**
- **Require Periodic Review**
- **Ordinance Increasing Fee requires 90-day notice**
- **Study Methodologies are not changing**



Background (cont'd)

Review Process

- **Development Advisory Board (DAB)**
- **Parks Advisory Board (Park Impact Fee)**
- **LPA Worksession**
- **LPA Public Hearing**
- **BCC Public Hearing (Ordinance)**



Single Family Impact Fee

Single Family Residence:

	Current Fee	Current Adopted Fee (Current Fee @ 75%)	Proposed Fee	Difference between Proposed Fee and Current Fee	Difference between Proposed Fee and 75%
Law	\$208	\$156	\$271	\$63	\$115
Fire	\$223	\$167	\$270	\$47	\$103
Parks	\$1,391	\$1,043	\$972	(\$419)	(\$71)
Total	\$1822	\$1366	\$1513	(\$309)	\$147



Multi-Family Impact Fee

Multi-Family Residence:

	Current Fee	Current Adopted Fee (Current Fee @ 75%)	Proposed Fee	Difference between Proposed Fee and Current Fee	Difference between Proposed Fee and 75%
Law	\$66	\$49	\$319	\$253	\$270
Fire	\$195	\$146	\$197	\$2	\$51
Parks	\$1,003	\$752	\$702	(\$301)	(\$50)
Total	\$1264	\$947	\$1218	(\$46)	\$271



Hotel/Motel Impact Fee

Per Room:

	Current Fee	Current Adopted Fee (Current Fee @ 75%)	Proposed Fee	Difference between Proposed Fee and Current Fee	Difference between Proposed Fee and 75%
Law	\$106	\$79	\$135	\$29	\$56
Fire	\$180	\$135	\$149	(\$31)	\$14
Parks	\$0	\$0	\$0	N/A	N/A
Total	\$286	\$214	\$284	(\$2)	\$70



Commercial Retail/Assembly Impact Fee

Per 1000 Square Feet:

	Current Fee	Current Adopted Fee (Current Fee @ 75%)	Proposed Fee	Difference between Proposed Fee and Current Fee	Difference between Proposed Fee and 75%
Law	\$332	\$249	\$494	\$162	\$245
Fire	\$248	\$186	\$297	\$49	\$111
Parks	\$0	\$0	\$0	N/A	N/A
Total	\$580	\$435	\$791	\$211	\$356



Office/Institutional Impact Fee

Per 1000 Square Feet:

	Current Fee	Current Adopted Fee (Current Fee @ 75%)	Proposed Fee	Difference between Proposed Fee and Current Fee	Difference between Proposed Fee and 75%
Law	\$83	\$62	\$109	\$26	\$47
Fire	\$203	\$152	\$117	(\$86)	(\$35)
Parks	\$0	\$0	\$0	N/A	N/A
Total	\$286	\$214	\$226	(\$60)	\$12



Transportation Impact Fee

	Current Fee	Current Fee @ 75%	Updated Fee @ 100%	Updated Fee @ 56%	Updated Fee @ 50%	Updated Fee @ 42%
Single-Family	\$3,825	\$2,868	\$6,961	\$3,898	\$3,481	\$2,924
Multi-Family	\$2,681	\$2,011	\$4,614	\$2,584	\$2,307	\$1,938
Hotel	\$2,837	\$2,128	\$3,532	\$1,978	\$1,766	\$1,483
Commercial Retail	\$13,822	\$10,367	\$10,178	\$5,700	\$5,089	\$4,275
Office	\$6,989	\$5,242	\$9,953	\$5,574	\$4,977	\$4,180
Industrial	\$3,420	\$2,565	\$3,863	\$2,163	\$1,932	\$1,622

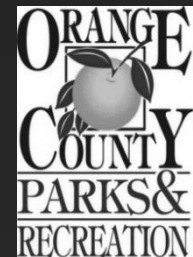
Parks and Recreation Impact Fee Update

**Board of County Commissioners
Public Hearing**

October 30, 2012



**Prepared By:
Tindale-Oliver & Associates, Inc.**





Presentation Outline

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



Presentation Outline

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



Background/Purpose

- Last updated in 2005
- Volatile costs
- County retained TOA to update the Impact Fee Study



Presentation Outline

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Key Changes

- **LOS Standard vs. Inventory**
- **Lower Costs**
- **Reduction in Available Funding Sources (Credit)**
- **Reduction in People per Housing Unit (Demand)**



Summary of Comparison

- **LOS Standard.....**
- **Cost.....**
- **Credit.....**
- **Demand.....**

Effect on Impact Fee
↓
↓
↑
↓



General Impact Fee Formula

$$\text{Impact Fee} = (\text{Demand} \times \text{Unit Cost}) - \text{Credit}$$





Technical Study

- **Inventory**
- **Population and Service Area**
- **Level of Service**
- **Cost Component**
- **Credit Component**
- **Calculated Fee Schedule**
- **Impact Fee Comparison**





Inventory

- **County Owns and Maintains 45 Parks:**
 - 20 community parks
 - 18 specialty parks
 - 1 regional park
 - 6 district parks





Level of Service

Calculation Step	Population	Park Acreage	Current LOS* (Inventory)	Adopted LOS* Standard
2011 Unincorporated County Population	742,671			
Activity Based Acres		1,370.6	1.8	1.5
Resource Based Acres		<u>13,034.1</u>	<u>17.6</u>	<u>6.0</u>
Total – All Parks		14,404.7	19.4	7.5

*Level of Service (LOS) = Acres per 1,000 Residents



Inventory



Standard

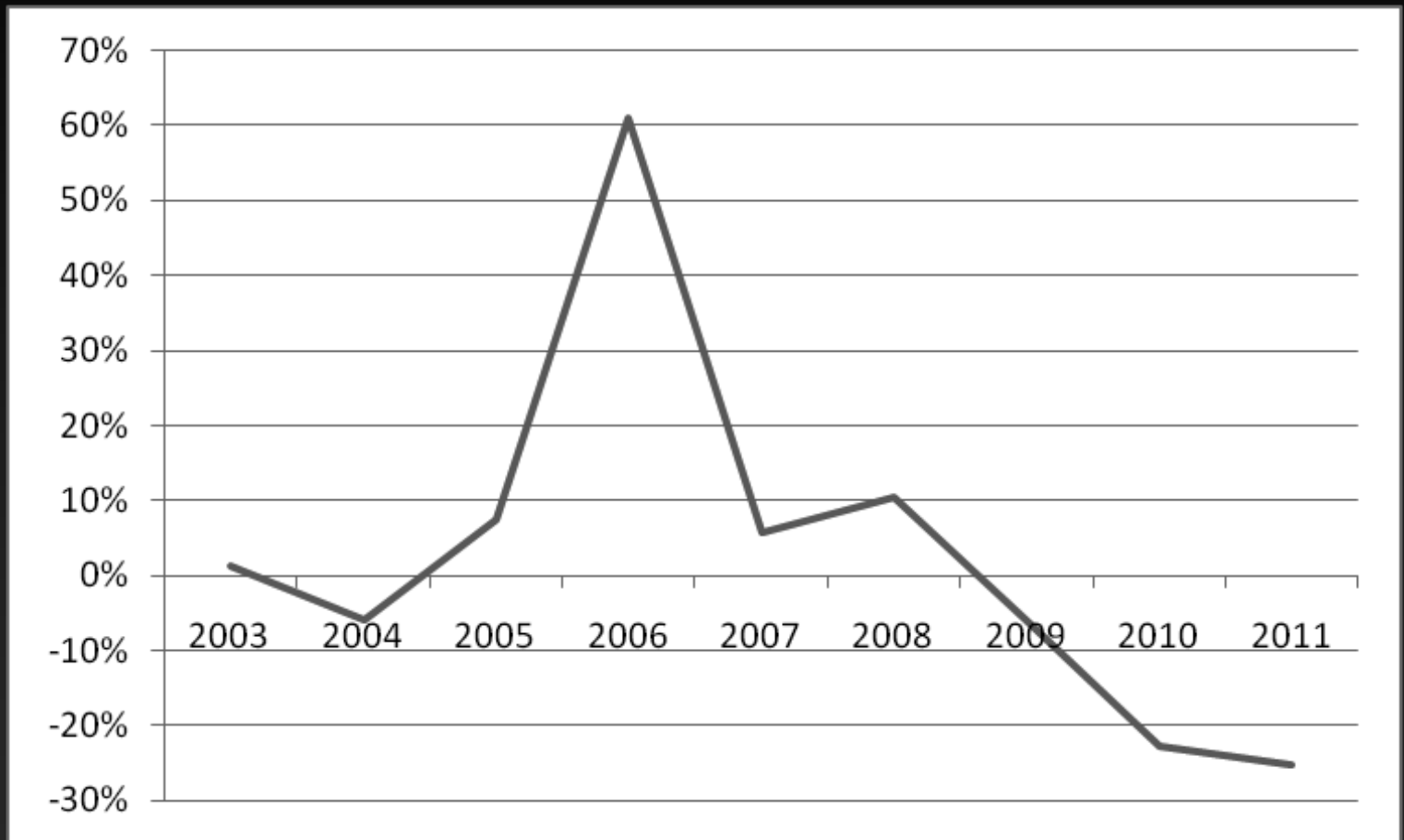


Cost Component

- **Facility & Equipment Values**
 - Based on recent bids and purchases, insurance reports, and recent costs from other jurisdictions
- **Land Use**
 - Based on recent land purchases, vacant land sales, just land values



Change in Land Values





Cost Component

Description (Value per Acre)	Previous Study	Current Study	Percent Change
Land Value per Acre:			
- Activity Based	\$65,000	\$40,000	-38%
- Resource Based	\$30,000	\$20,000	-33%



Total Land Cost per Resident

Cost Component (per Acre)	Activity Based	Resource Based	Total
Land Purchase Cost	\$40,000	\$20,000	
Landscaping, Site Prep, & Irrigation	<u>\$20,000</u>	<u>\$0</u>	
Total Land Cost per Acre	\$60,000	\$20,000	
LOS Standard	1.5	6.0	
<i>Total Land Cost per Resident</i>	<i>\$90</i>	<i>\$120</i>	<i>\$210</i>



Facility Cost per Resident

Cost Component	Figure
Recreational Facilities	\$138 million
Ancillary Facilities	<u>\$32 million</u>
Total Facility Value	\$170 million
Unincorp County Population	742,671
Total Facility Value per Resident	\$229



Total Cost per Resident

Cost Component	Figure
Land Cost per Resident	\$210
Facility Cost per Resident	<u>\$229</u>
Total Cost per Resident	\$439



Credit Component

- **Credit is Calculated for:**
 - **Non-impact fee revenue contributing to:**
 - **Capital expansion expenditures**
 - **FY 2007 thru FY 2016**
 - **\$5 per year per resident**
 - **\$70 per resident (PV, 5%, 25 yrs)**



Net Impact Cost per Person

Component	Figure
Total Impact Cost per Person	\$439
Capital Expansion Credit	(\$70)
Net Impact Cost per Person	\$369



Calculated Impact Fee Schedule

Land Use	Impact Unit	Residents per Unit	Net Impact Cost	Total Impact Fee
Single Family	du	2.63	\$369	\$972
Accessory Single Family	du	1.90	\$369	\$702
Multi-Family	du	1.90	\$369	\$702
Mobile Home	du	1.97	\$369	\$728



Calculated Impact Fee Schedule

Land Use	Calculated Impact Fee	Current Impact Fee (prior to reduction)	% Change (from current prior to reduction to calculated)	Current Adopted Impact Fee	% Change (from adopted to calculated)
Single Family	\$972	\$1,391	-30%	\$1,043	-7%
Accessory Single Family	\$702	\$1,003	-30%	\$752	-7%
Multi-Family	\$702	\$1,003	-30%	\$752	-7%
Mobile Home	\$728	\$1,042	-30%	\$781	-7%



Fee Comparison

County	Single Family	Multi Family	Mobile Home
Lake County	\$222	\$171	\$177
Polk County (moratorium)	\$242	\$181	\$173
Volusia County	\$590	\$590	\$590
Osceola County (moratorium)	\$924	\$679	\$677
Orange (Calculated)	\$972	\$702	\$728
Orange (Adopted)	\$1,043	\$752	\$782



Presentation Outline

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



Requested Action

LPA Recommendation:

On April 19, 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 Parks and Recreation Impact Fee Ordinance and Study**

Effective Date of Ordinance: November 5, 2012

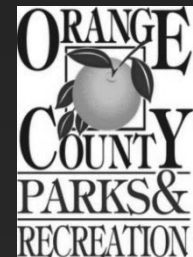
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Requested Action (cont'd)

- **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.**