

A stylized graphic of an orange with several leaves, rendered in a lighter blue color against the dark blue background. The orange is positioned in the center, with leaves extending outwards.

Board of County Commissioners

Parks & Recreation Impact Fee Update

January 9, 2018



Presentation Overview

- Purpose and Background
- Calculation of Impact Fees
- Findings of Technical Study
- Ordinance Review
- Public Input
- Action Requested





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Purpose and Background

▪ Local Government Impact Fees

—Important source of revenue for funding infrastructure required by growth

- One time charge to new development
- Covers costs of new land and capital facilities/equipment

—Authorized by Florida Statutes

- Calculated using recent and localized data
- Must have separate accounting
- Meet burden of proof for public agencies
- Dual rational nexus test



Purpose and Background

- Orange County Code Chapter 23: Impact Fees
 - Schools
 - Fire/Rescue Services
 - Law Enforcement
 - Parks & Recreation
 - Transportation
- Fee variables reviewed every 5 years
- Implements the CIE and CIP





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Calculation of Impact Fees

- Consumption-based methodology
 - Cost component
 - Credit component
 - Demand component
- Assessed Per Unit of Development

$$\text{Impact Fee} = [\text{Demand} \times \text{Unit Cost}] - \text{Credit}$$

New Growth Cost *New Revenue*



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Findings of Technical Study

- **Summary of Changes (since 2011 study)**
 - **Example: Single Family Residential**

Aspect	Change	Effect on Impact Fee
LOS Standard Used in Calc.	↔	↔
Cost per Resident	↑	↑
Credit per Resident	↓	↑
Demand (Residents per Unit)	↑	↑
Calculated Impact Fee	N/A	+59%



Findings of Technical Study

■ Inventory

Park Type	Number of Parks	Acreage
Community	23	1,081
Specialty	19	850
District	6	1,418
Regional	<u>3</u>	<u>11,112</u>
Total	51	14,461

■ Excluded:

- Neighborhood parks
- Pocket parks
- Habitat land
- Parks located in municipalities



Findings of Technical Study

■ Park Acreage Classifications

- **Activity-based** acres include man-made elements such as sport fields, playgrounds, and basketball courts
- **Resource-based** acres include natural areas, natural waterbodies, and wooded areas and can be used for activities such as hiking, fishing, and camping
- Most parks in the inventory have both classifications



Findings of Technical Study

■ Level of Service

Calculation Step	Population	Park Acreage	Current LOS	Adopted Std. LOS
2017 Unincorporated County Population	839,114			
Activity Based Acres		1,466.3	1.7	1.5
Resource Based Acres		<u>12,994.6</u>	<u>15.5</u>	<u>6.0</u>
Total Acres – All Parks		14,460.9	17.2	7.5



Findings of Technical Study

■ Cost Component

—Facility and equipment values

- Based on recent bids and purchases, insurance reports and indexed unit costs from the 2011 study

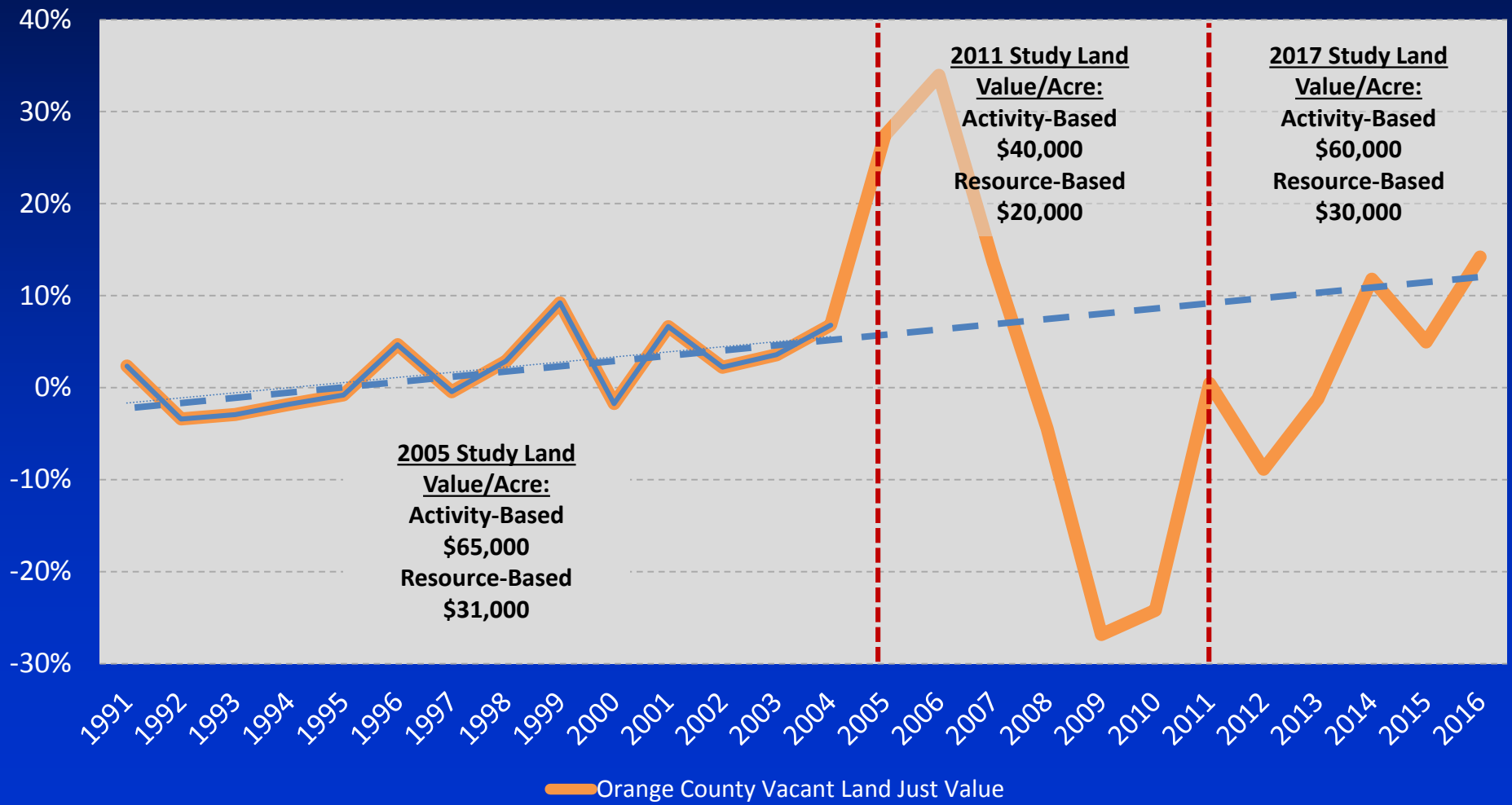
—Land value

- Based on recent land purchases, current land value of existing park land and of similarly-sized vacant parcels, recent land sales (2013-2016), and changes in land values since 2011



Findings of Technical Study

■ Just Value Trend for Vacant Land (countywide)





Findings of Technical Study

■ Cost Component – Land Value per Acre

Description	2005 Study	2011 Study	2017 Study	Percent Change (2005-11)	Percent Change (2005-17)
Activity Based	\$65,000	\$40,000	\$60,000	-38%	-8%
Resource Based	\$31,000	\$20,000	\$30,000	-35%	-2%



Findings of Technical Study

■ Cost Component Comparison

Description	Study Date			Percent Change	
	2005	2011	2017	2005-11	2005-17
Land Cost per Resident	\$408	\$210	\$308	-49%	-25%
Facility Cost per Resident	<u>\$224</u>	<u>\$229</u>	<u>\$299</u>	+2%	+34%
Total Cost per Resident	\$635	\$439	\$607	-31%	-4%



Findings of Technical Study

■ Cost Component Comparison

Description	Study Date				Percent Change	
	2005	2011	2017		2005-11	2005-17
Credit per Resident	\$238	\$69	\$51		-71%	-79%
Credit as a % of Cost	38%	16%	8%			



Findings of Technical Study

▪ Net Impact Cost Per Resident

Component (per Resident)	Figure
Total Impact Cost	\$606.55
Capital Expansion Credit	<u>(\$51.19)</u>
Total Cost per Resident	≈ \$555



Findings of Technical Study

■ Net Impact Cost Per Resident

Description	Study Date				Percent Change	
	2005	2011	2017		2005-11	2005-17
Net Cost per Resident	\$397	\$370	\$555		-7%	+40%



Findings of Technical Study

■ Calculated Impact Fee Schedule

Land Use	Impact Unit	Residents per Unit	Net Impact Cost	Calculated Impact Fee	Adopted Impact Fee	% Change
Single Family (detached)	du	2.78	\$555	\$1,544	\$972	59%
Accessory Single Family	du	1.88	\$555	\$1,044	\$702	49%
Multi-Family	du	1.88	\$555	\$1,044	\$702	49%
Mobile Home	du	2.07	\$555	\$1,150	\$728	58%
Retirement Housing/ Age-Restricted	du	1.49	\$555	\$827		



Findings of Technical Study

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Findings of Technical Study

■ Impact Fee Schedule Comparison

Land Use	Unit	Orange County Calc. Fee	Orange County Adopt. Fee	City of Orlando	Lake County	Osceola County	Polk County	Volusia County
Study Date		2017	2012	2014	2003	2006	2015	N/A
Adoption %		N/A	100%	14%	95%	100%	50%	N/A
Single Family (2,000 sf)	du	\$1,544	\$972	\$966	\$222	\$924	\$178	\$608
Multi-Family	du	\$1,044	\$702	\$825	\$171	\$679	\$126	\$608
Mobile Home	du	\$1,150	\$728	\$966	\$177	\$677	\$134	\$608



Findings of Technical Study

Impact Fee Schedule Comparison

County	Date of Last Update	Adoption %	Single Family Fee (2,000 sf)	Single Family Fee @ 100%
Pasco County	2001	100%	\$892	\$892
Osceola County	2006	100%	\$924	\$924
Orange County (Adopted)	2012	100%	\$972	\$972
Palm Beach County ¹	2015	N/A	\$860	\$979
Manatee County	2015	90%	\$1,298	\$1,442
Lee County	2012	45%	\$658	\$1,462
St. Lucie County	2016	100%	\$1,525	\$1,525
Orange County (Calculated)	2017	N/A	\$1,544	\$1,544
Indian River County	2014	69%	\$1,343	\$1,947
Martin County	2012	100%	\$1,972	\$1,972
Sarasota County	2016	100%	\$2,719	\$2,719
Miami-Dade County	2006	100%	\$2,999	\$2,999
Collier County	2015	100%	\$3,628	\$3,628
City of Orlando	2014	14%	\$966	\$6,900

Counties w/Fee: **31**
SFR Fee @ 100%
Min: **\$150**
Max: **\$3,628**
Average: **\$942**

1) Reflects calculated fee of an on-going study



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- **Ordinance Review**
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Ordinance Review

■ Parks Impact Fee

- Updated impact fees per study recommendations
- Adding Retirement/Age-Restricted land use
- Option to defer fee to CO for MF projects > \$1M value
- Option to pay fees on a building-by-building basis



Ordinance Review

▪ Parks Impact Fee

- Minor amendments to definitions
- Adding/updating consistent process for:
 - Determination of comparable uses
 - Alternative fee calculation
 - Appeals/refunds



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Public Input

▪ Advisory Boards

- April 2017 - Parks Advisory Board
- May/June 2017 - Development Advisory Board
- November 2017 - Local Planning Agency
 - On November 16, 2017, the Local Planning Agency made a finding of consistency with the Comprehensive Plan and recommended adoption.



Public Input

- Development Matters newsletters (3)
- Meeting with GOBA on November 7, 2017
 - Discussed issues with resource-based parks LOS



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Action Requested

- Make a finding of consistency with the comprehensive plan;
- Allow staff to correct any non-substantial grammatical or scrivener's errors; and
- **Adopt AN ORDINANCE AMENDING THE ORANGE COUNTY PARKS AND RECREATION IMPACT FEE ORDINANCE CODIFIED AT ARTICLE VI, CHAPTER 23, OF THE ORANGE COUNTY CODE; PROVIDING AN EFFECTIVE DATE, AND DIRECTING THE CLERK OF THE BOARD TO PUBLISH A TIMELY NOTICE STATING THAT THE BOARD HAS ADOPTED THIS ORDINANCE IMPOSING INCREASED IMPACT FEES, WITH ANNUAL INDEXING.**



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