

# Palm Beach County

Impact Fee Update Study

July 19, 2022



Tindale  
Oliver is now >>  benesch



# Presentation Overview

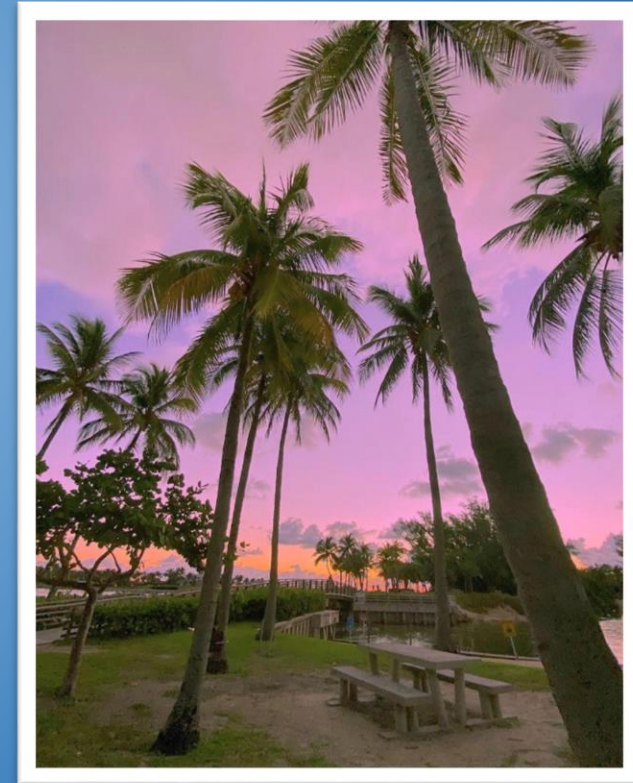
## 1) Background/Purpose

## 2) Technical Study

- Public Buildings
- Fire Rescue
- Law Enforcement
- Library Facilities
- Parks & Recreation Facilities
- School Facilities
- Transportation

## 3) Extraordinary Circumstances

## 4) Next Steps





# Background/Purpose

- Palm Beach County:
  - ✓ 3<sup>rd</sup> largest county in population out of 67 counties (1.5 million)
  - ✓ 30<sup>th</sup> in terms of population growth rate (0.7 percent per year through 2050)
  - ✓ 5<sup>th</sup> in terms of absolute population growth
    - Projected to add 337,000 residents through 2050
  - ✓ 7<sup>th</sup> 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

- Study focus area:
  - ✓ Public Buildings
  - ✓ Fire Rescue
  - ✓ Law Enforcement
  - ✓ Library Facilities
  - ✓ Parks and Recreation Facilities
  - ✓ School Facilities
  - ✓ Transportation



# Background/Purpose

## Impact Fee Definition:

- One-time capital charge to new development
- Covers the cost of new capital facility capacity
- Implements the CIE and CIP



# Background/Purpose

## Why Impact Fees?

- Maintain current level-of-service (LOS)
- Calculate the cost of growth
- Potential large developments
- Most needed when:
  - High growth
  - Limited funding





# Background/Purpose

## Consumption-Based Methodology:

- Common methodology used by many Florida jurisdictions
- Charges new growth **based on its consumption of capacity**
- Fees are calculated at **a rate that cannot correct existing deficiencies**
- BOCC can adopt fees at a reduced rate
- Study uses the methodology approved by the Impact Fee Review Committee in 2019



# Background/Purpose

## Legal Requirements – F.S. 163.31801:

- Most recent and localized data
- Minimum of **90-day notice** for any fee increases after adoption
- May not collect prior to building permit
- Rational nexus in the amount of collection and expenditures
- May not use for prior debt or projects unless there is a nexus showing use for need due to new growth
- **In any action challenging the fee, the government has the burden of proof**
- Accounting of impact fee collections & expenditures





# Background/Purpose

## HB 337 in 2021:

- Limit on fee increases:
  - No more than 12.5% per year
  - Cannot be increased more than 50%
  - Cannot be increased more than once every four years
- Exception:
  - A study within the past 12 months demonstrating extraordinary circumstances
  - Two public workshops to discuss the extraordinary circumstances
  - Increase to be approved by 2/3<sup>rd</sup> of the governing body



# Background/Purpose

## Basic Impact Fee Formula:

**Net Impact Fee =**

**(Cost – Credit) x Demand**





# Background/Purpose

## 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
<b>Residential</b>										
Single Family (2,000 sf)	du	\$1,572	\$628	\$222	\$311	\$2,332	\$8,322	\$5,892	<b>\$19,279</b>	<b>\$13,055</b>
<b>Non-Residential</b>										
Light Industrial	1,000 sf	\$465	\$154	\$57	-	-	-	\$2,633	<b>\$3,309</b>	<b>\$1,683</b>
Office (50,000 sf)	1,000 sf	\$950	\$85	\$116	-	-	-	\$5,847	<b>\$6,998</b>	<b>\$3,610</b>
Retail (125,000 sf gla)	1,000 sf gla	\$2,502	\$172	\$305	-	-	-	\$8,323	<b>\$11,302</b>	<b>\$8,162</b>



# Background/Purpose

## Summary of Maximum Allowable Impact Fee Rates:

Land Use	Unit	Public Buildings	Fire Rescue	Law Enforcement	Library Facilities	Parks & Recreation	School Facilities	Transportation	Total Max Allowable	Total Adopted
<b>Residential</b>										
Single Family (2,000 sf)	du	\$334	\$414	\$192	\$311	\$1,289	\$8,322	\$5,892	<b>\$16,754</b>	<b>\$13,055</b>
<b>Non-Residential</b>										
Light Industrial	1,000 sf	\$110	\$120	\$11	-	-	-	\$2,283	<b>\$2,524</b>	<b>\$1,683</b>
Office (50,000 sf)	1,000 sf	\$196	\$75	\$15	-	-	-	\$5,127	<b>\$5,413</b>	<b>\$3,610</b>
Retail (125,000 sf gla)	1,000 sf gla	\$490	\$181	\$86	-	-	-	\$8,323	<b>\$9,002</b>	<b>\$8,162</b>



# Presentation Overview

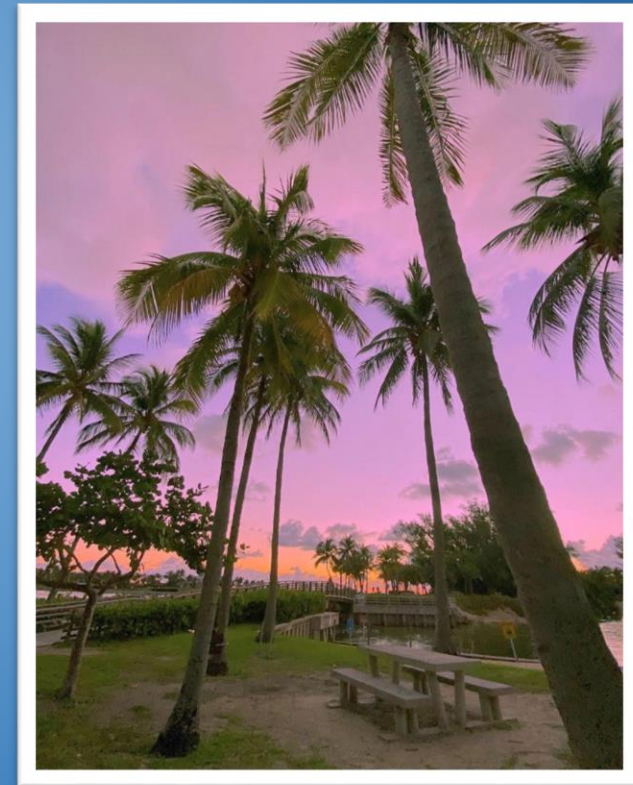
## 1) Background/Purpose

## 2) **Technical Study**

- Public Buildings
- Fire Rescue
- Law Enforcement
- Library Facilities
- Parks & Recreation Facilities
- School Facilities
- Transportation

## 3) Extraordinary Circumstances

## 4) Next Steps

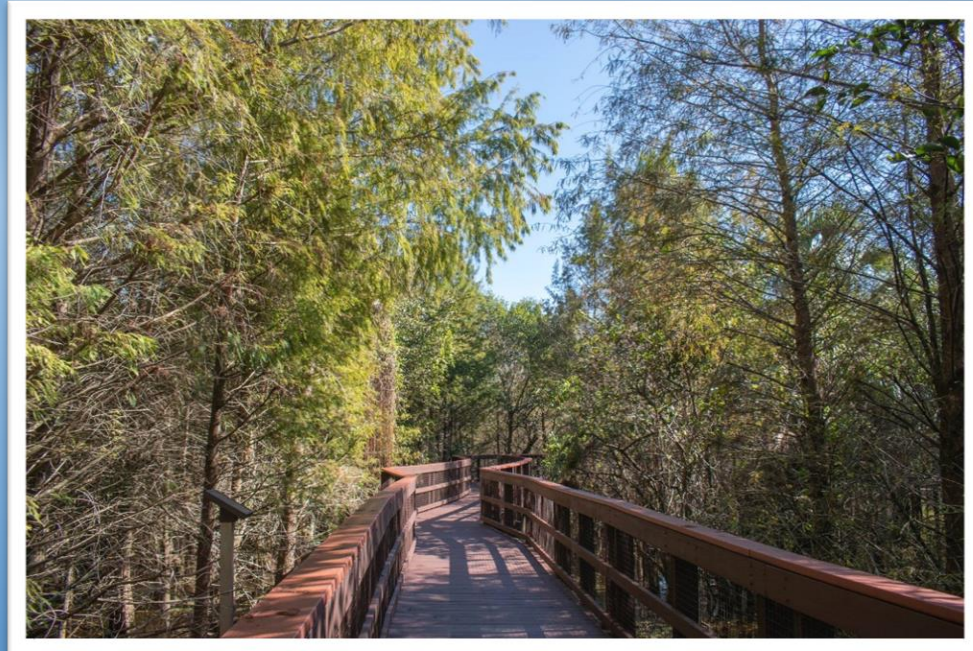




# Technical Study

## Impact Fee Components

- Inventory
- Level of Service
- Cost Component
- Credit Component
- Net Impact Cost
- Calculated Fee
- Fee Comparison



# Public Buildings





# Public Buildings

## Inventory

- **General Government Buildings**
  - ≈6.5 M total square feet
    - Office & administrative: 2.1 M sf
    - Courthouse: 954,000 sf
    - Jail: 1.3 M sf
    - Industrial: 464,000 sf
    - Industrial support: 1.7 M sf
  - ≈620 acres of land
- Unit Costs:
  - Buildings: **\$248** per square foot (range from \$55 per sf to \$400 per sf)
  - Land: **\$200,000** per acre







# Public Buildings

## Cost Component

Variable	Public Buildings	% of Total
Building Value	\$1.639 B	93%
Land Value	<u>\$0.124 B</u>	<u>7%</u>
<b>Total Asset Value</b>	<b>≈\$1.763 B</b>	<b>100%</b>
Service Area Functional Population	1,567,886	-
<b>Total Impact Cost per Functional Resident</b>	<b>≈\$1,125</b>	-



# Public Buildings

## Credit Component

- **Other fundings sources used for capacity addition include:**
  - ✓ Ad valorem
  - ✓ Sales tax
  - ✓ Grants
  - ✓ Bonds with outstanding debt service



# Public Buildings

## Net Impact Cost

Variable	Cost/Credit
<b><i>Impact Cost</i></b>	
Total Impact Cost	\$1,125.49
<b><i>Revenue Credit</i></b>	
Total Credit per Functional Resident	
- Residential Land Uses	\$161.32
- Non-Residential Land Uses	\$155.91
<b><i>Net Impact Cost</i></b>	
Net Impact Cost per Functional Resident	
- Residential Land Uses	<b>\$964.17</b>
- Non-Residential Land Uses	<b>\$969.58</b>



# Public Buildings

## Impact Fee Comparison

Land Use	Unit	Palm Beach County			Collier County	Martin County	St. Lucie County
		Current Adopted	Fully Calculated	Maximum Allowable*			
Study Date	-	2012	<b>2022</b>	N/A	2016	2012	2017
Assessed Portion	-	27%	<b>N/A</b>	N/A	100%	100%	100%
<b>Residential</b>							
Single Family (2,000 sf)	du	\$223	<b>\$1,572</b>	\$334	\$934	\$646	\$365
Multi-Family (1,300 sf)	du	\$171	<b>\$1,263</b>	\$256	\$444	\$646	\$327
<b>Non-Residential</b>							
Light Industrial	1,000 sf	\$74	<b>\$465</b>	\$110	\$359	\$182	\$74
Office	1,000 sf	\$131	<b>\$950</b>	\$196	\$620	\$316	\$323
Retail/Shopping Center (40,000 to 150,000 sfgla)	1,000 sfgla	\$327	<b>\$2,502</b>	\$490	\$1,275	\$551	\$547

\*Over the next four years



# Public Buildings

## Impact Fee Review Committee Recommendations:

- Remove jail facilities from the impact fee calculation

Land Use	Unit	Full Calculated Fee	Fee without Jail Facilities	Current Adopted Fee (2012)*	Maximum Allowable Fee**
<b>Residential</b>					
801 to 1,399 sf	du	\$1,263	<b>\$879</b>	\$171	\$256
2,000 to 3,599 sf	du	\$1,572	<b>\$1,094</b>	\$223	\$334
<b>Non-Residential</b>					
Light Industrial	1,000 sf	\$465	<b>\$325</b>	\$74	\$110
Office	1,000 sf	\$950	<b>\$663</b>	\$131	\$196
Retail/Shopping Center (40K-150K sfgla)	1,000 sfgla	\$2,502	<b>\$1,745</b>	\$327	\$490

\* Based on 2012 study, adopted at 27%

\*\* Over the next four years

# Fire Rescue





# Fire Rescue

## Inventory

- 43 Fire Rescue Stations
  - ≈297,000 sf (fire rescue)
  - ≈178 acres of land
- Vehicles/equipment
- Unit Costs:
  - Land: **\$325,000** per acre
  - Buildings: **\$525** per square foot





# Fire Rescue

## Cost Component

Variable	Fire Rescue	% of Total
Building Value	\$156.0 M	50%
Land Value	\$28.8 M	9%
Vehicle & Equipment Value	<u>\$130.0 M</u>	<u>41%</u>
<b>Total Asset Value</b>	<b>≈\$314.8 M</b>	<b>100%</b>
Number of Incidents	131,746	-
<b>Total Impact Cost per Incident</b>	<b>≈\$2,389</b>	-





# Fire Rescue

## Credit Component

- **Other fundings sources used for capacity addition include:**
  - ✓ Ad valorem



# Fire Rescue

## Net Impact Cost

Variable	Cost/Credit
<b><i>Impact Cost</i></b>	
Total Impact Cost per Incident	≈\$2,389
<b><i>Revenue Credit</i></b>	
Total Credit per Incident	
- Residential Land Uses	≈\$163
- Non-Residential Land Uses	≈\$96
<b><i>Net Impact Cost</i></b>	
Net Impact Cost per Incident	
- Residential Land Uses	≈\$2,226
- Non-Residential Land Uses	≈\$2,293



# Fire Rescue

## Impact Fee Comparison

Land Use	Unit	Palm Beach County			Hillsborough County	Martin County	Miami-Dade County	Orange County	St Lucie County
		Current Adopted	Fully Calculated	Maximum Allowable*					
Study Date	-	2014-2018	<b>2022</b>	N/A	2018	2012	N/A	2017	2016
Assessed Portion	-	95%	<b>N/A</b>	N/A	100%	100%	N/A	100%	100%
<b>Residential</b>									
Single Family (2,000 sf)	du	\$276	<b>\$628</b>	\$414	\$335	\$599	\$447	\$346	\$667
Multi-Family (1,300 sf)	du	\$185	<b>\$382</b>	\$277	\$249	\$599	\$447	\$237	\$436
<b>Non-Residential</b>									
General Industrial	1,000 sf	\$80	<b>\$154</b>	\$120	\$57	\$12	\$1,448	\$86	\$76
Office	1,000 sf	\$50	<b>\$85</b>	\$75	\$158	\$80	\$355	\$274	\$668
Retail	1,000 sfgla	\$121	<b>\$172</b>	\$172	\$313	\$319	\$478	\$307	\$536

\*Over the next four years

# Law Enforcement





# Law Enforcement

## Level of Service

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

Variable	Weighted Population	Functional Population
Population	943,870	802,190
Number of Sworn Officers	1,675	1,675
LOS (Officers per 1,000 Population)	1.77	2.09



# Law Enforcement

## Cost Component

Component	Cost
Vehicle and Equipment Value per Officer	\$75,998
LOS (Officers/1,000 functional residents)	2.09
<b>Cost per Functional Resident</b>	<b>\$158.84</b>

## Credit Component

Component	Cost
Cost of New Officers (23 positions)	≈\$1.7 M
<b>Credit per Functional Resident</b>	<b>\$40.63</b>





# Law Enforcement

## Net Impact Cost

Component	Cost/Credit
Total Impact Cost	\$158.84
Revenue Credit	\$40.63
<b>Net Impact Cost per Functional Resident</b>	<b>\$118.21</b>



# 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	Maximum Allowable*					
Study Date	-	2012	<b>2022</b>	N/A	2016	2012	N/A	2017	2016/2022
Assessed Portion	-	95%	<b>N/A</b>	N/A	100%	100%	N/A	100%	100%
<b>Residential</b>									
Single Family (2,000 sf)	du	\$128	<b>\$222</b>	\$192	\$587	\$760	\$583	\$510	\$246
Multi-Family (1,300 sf)	du	\$70	<b>\$134</b>	\$105	\$297	\$760	\$583	\$197	\$171
<b>Non-Residential</b>									
Light Industrial	1,000 sf	\$7	<b>\$57</b>	\$11	\$215	\$158	\$405	\$148	\$54
Office (50,000 sf)	1,000 sf	\$10	<b>\$116</b>	\$15	\$372	\$274	\$405	\$269	\$173
Retail (125,000 sf)	1,000 sfgla	\$57	<b>\$305</b>	\$86	\$765	\$742	\$405	\$799	\$325

\*Over the next four years



# Library Facilities





# Library Facilities

## Inventory

- **18 Library Facilities**
  - ≈405,700 total square feet
  - ≈84 acres of land
- Collection/Materials
- Unit Costs:
  - Land: **\$100,000** per acre
  - Buildings: **\$386** per square foot (Libraries: \$400 per sf / Annex: \$175 sf)





# Library Facilities

## Cost Component

Variable	Libraries	% of Total
Building Value	\$156.8 M	79%
Land Value	\$8.4 M	4%
Materials Value	\$27.9 M	14%
Equipment Value	<u>\$5.1 M</u>	<u>3%</u>
<b>Total Asset Value</b>	<b>≈\$198.2 M</b>	<b>100%</b>
Service Area Population	1,034,445	-
Total Impact Cost per Resident	<b>≈\$191</b>	-





# Library Facilities

## Credit Component

- **Other fundings sources used for capacity addition include:**
  - ✓ Ad valorem
  - ✓ Bonds with outstanding debt service



# Library Facilities

## Net Impact Cost

Variable	Cost/Credit
<b><i>Impact Cost</i></b>	
Total Impact Cost per Resident	\$190.55
<b><i>Revenue Credit</i></b>	
Total Credit per Resident	\$69.01
<b><i>Net Impact Cost</i></b>	
Net Impact Cost per Resident	<b>\$121.54</b>





# Library Facilities

## Impact Fee Comparison

Land Use	Unit	Palm Beach County			Collier County	Martin County	St. Lucie County
		Current Adopted	Fully Calculated	Maximum Allowable*			
Study Date	-	2012	<b>2022</b>	N/A	2016	2012	2017
Assessed Portion	-	75%	<b>N/A</b>	N/A	100%	100%	100%
<b><i>Residential</i></b>							
Single Family (2,000 sf)	du	\$243	<b>\$311</b>	\$311	\$336	\$537	\$276
Multi-Family (1,300 sf)	du	\$186	<b>\$249</b>	\$249	\$160	\$537	\$192
Mobile Home (1,300 sf)	du	\$186	<b>\$249</b>	\$249	\$270	\$537	\$174

\*Over the next four years

# Parks & Recreation





# Parks & Recreation

## Level of Service

Service Area: **Countywide**

Variable	Acres	Achieved LOS	Adopted LOS Standard
<i><b>Total Acres</b></i>			
Regional	5,516.31	3.45	<b>3.31</b>
Beach	471.77	0.30	<b>0.29</b>
District	<u>2,049.22</u>	<u>1.28</u>	<b><u>1.22</u></b>
<b>Total</b>	<b>8,037.30</b>	<b>5.03</b>	<b>4.82</b>
2021 Countywide Service Area Population	1,598,324		





# Parks & Recreation

## Cost Component – Excludes Beach Land Value

Description	Regional	Beach	District	Total/Weighted Average
<b>Land Value</b>				
Land Purchase Cost per Acre	\$80,000	n/a	\$70,000	\$72,755
Total Acres	5,516.31	471.77	2,049.22	8,037.30
Total Land Value	\$441.3 M	n/a	\$143.4 M	\$584.8 M
<b>Park Development and Facility Value</b>				
Park Development and Facility Value per Acre	\$100,000	\$800,000	\$300,000	\$182,390
Developed Acres	4,197.24	296.14	1,385.19	5,878.57
Total Park Development and Facility Value	\$419.7 M	\$236.9 M	\$415.6 M	\$1.1 B
Total Land and Facility Value	\$861.0 M	\$236.9 M	\$559.0 M	\$1.7 B
Total Facility Value per Acre	\$156,088	\$502,177	\$272,788	\$206,157
Adopted LOS Standard	3.31	0.29	1.22	
<b>Total Land and Facility Value per Resident</b>	<b>\$516.65</b>	<b>\$145.63</b>	<b>\$332.80</b>	<b>\$995.08</b>



# Parks & Recreation

## Credit Component

- **Other fundings sources used for capacity addition include:**
  - ✓ Ad valorem
  - ✓ Sales tax
  - ✓ Grants
  - ✓ Bonds with outstanding debt service



# Parks & Recreation

## Net Impact Cost

Variable	Cost /Credit
<b>Impact Cost</b>	
Total Impact Cost per Resident	\$995.08
<b>Revenue Credit</b>	
Total Impact Credit	
- Residential Land Uses	\$43.37
- Non-residential Land Uses	\$37.44
<b>Net Impact Cost</b>	
- Residential Land Uses	<b>\$951.71</b>
- Non-Residential Land Uses	<b>\$957.64</b>





# Parks & Recreation

## Impact Fee Comparison

Land Use	Unit	Palm Beach County			Broward County	Collier County	Hillsborough County	Martin County
		Current Adopted	Fully Calculated	Maximum Allowable*				
Study Date	-	2012	<b>2022</b>	N/A	N/A	2016	2020	2012
Assessed Portion	-	95%	<b>N/A</b>	N/A	N/A	100%	76%	100%
<b>Residential</b>								
Single Family (2,000 sq ft)	du	\$860	<b>\$2,332</b>	\$1,289	\$519	\$3,628	\$2,145	\$1,972
Multi-Family (1,300 sq ft)	du	\$734	<b>\$1,865</b>	\$1,101	\$371	\$1,685	\$1,710	\$1,972
Mobile Home (1,300 sq ft)	du	\$734	<b>\$1,865</b>	\$1,101	\$528	\$2,862	\$1,710	\$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	Fully Calculated	Maximum Allowable*			
Study Date	-	2012	<b>2022</b>	N/A	N/A	2017	2017
Assessed Portion	-	95%	<b>N/A</b>	N/A	N/A	100%	100%
<b>Residential</b>							
Single Family (2,000 sq ft)	du	\$860	<b>\$2,332</b>	\$1,290	\$2,613-\$4,154	\$1,707	\$1,785
Multi-Family (1,300 sq ft)	du	\$734	<b>\$1,865</b>	\$1,101	\$1,619-\$2,439	\$1,523	\$1,208
Mobile Home (1,300 sq ft)	du	\$734	<b>\$1,865</b>	\$1,101	\$2,613-\$4,154	\$1,118	\$1,330

\*Over the next four years



# Parks and Recreation

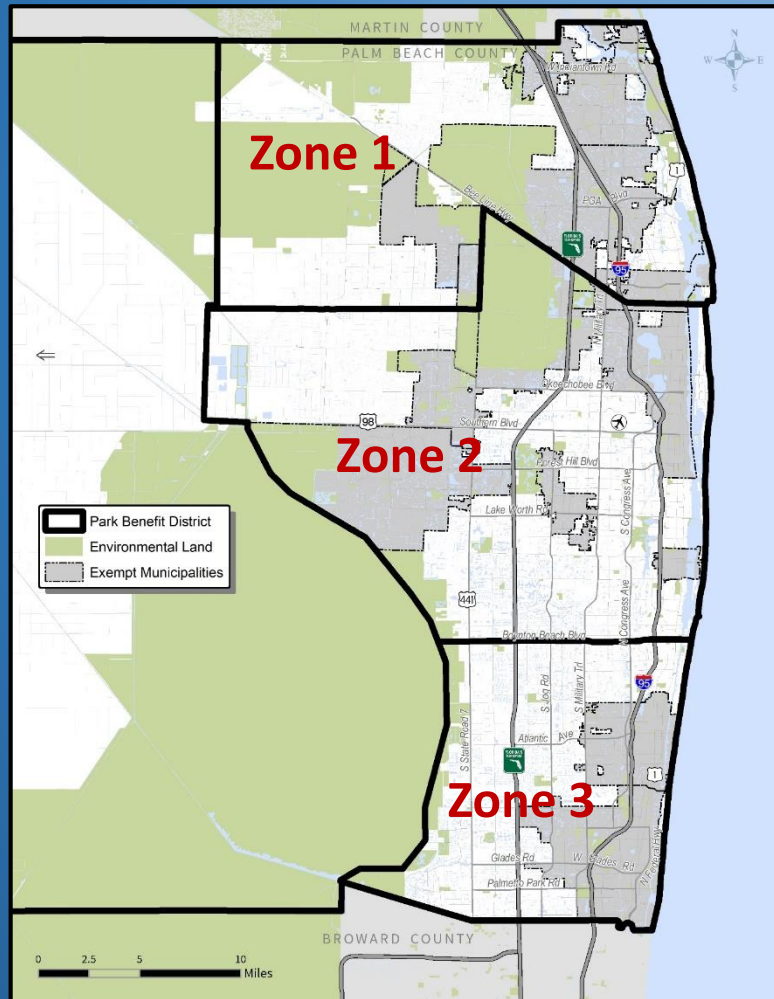
## Review of Benefit Districts:

- **Based on:**
  - Geographic boundaries
  - Location of existing parks & future projects
  - Impact fee revenue and expenditure distribution
  - Visitation data from Palm Beach County
- **Recommendations:**
  - Two districts

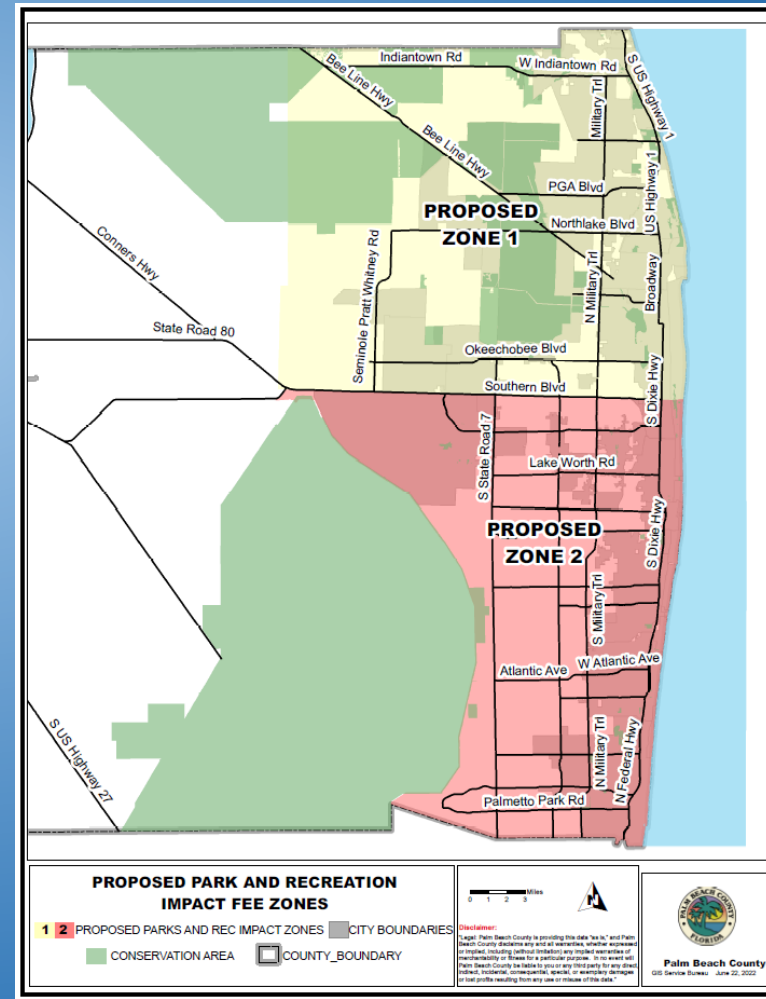


# Parks & Recreation

Existing Parks & Rec Benefit Zones



Proposed Parks & Rec Benefit Zones





# Parks and Recreation

## Impact Fee Review Committee Recommendations:

- Remove land component from the impact fee calculation
- Recommends adoption at maximum allowable rates

Residential Land Use	Unit	Full Calculated Fee	Fee Without Land Component	Current Adopted Fee	Maximum Allowable Fee
<b><i>Residential</i></b>					
800 sq ft & Under	du	\$1,361	<b>\$860</b>	\$366	\$549
801 – 1,399 sq ft	du	\$1,865	<b>\$1,179</b>	\$734	\$1,101
1,400 – 1,999 sq ft	du	\$2,122	<b>\$1,341</b>	\$788	\$1,182
2,000 – 3,599 sq ft	du	\$2,332	<b>\$1,474</b>	\$860	\$1,289
3,600 & Over sq ft	du	\$2,503	<b>\$1,582</b>	\$818	\$1,227
<b><i>Transient, Assisted Group</i></b>					
Hotel/Motel	du	\$1,408	<b>\$893</b>	\$273	\$409
Congregate Living Facility	du	\$804	<b>\$510</b>	\$273	\$409



# School Facilities





# School Facilities

## Inventory

- 103 Elementary Schools
- 33 Middle Schools
- 24 High Schools
- 8 Multi-level Schools





# School Facilities

## Facility Cost per Student Station:

- Costs necessary to build schools
  - Architect/site improvements
  - Construction
  - Furniture, fixtures, and equipment (FF&E)
- Based on estimates included in FY 2021-30 Capital Plan
  - Excludes costs associated with land purchase, transportation & ancillary facilities



# School Facilities

## Cost Component

Cost Component	Total Cost	Permanent Student Stations	Total Cost Per Station
<b>Palm Beach County FY 2021 – 2030 Capital Plan</b>			
- Boca Raton Area Elementary School	\$31.15 M	972	\$32,052
- West Acreage Area Elementary School	\$29.89 M	970	\$30,810
- Scripps / Gardens Area Elementary School	<u>\$29.89 M</u>	<u>970</u>	<u>\$30,810</u>
<b>Subtotal – Elementary</b>	<b>\$90.93 M</b>	<b>2,912</b>	<b>\$31,224</b>
- Sunset Palms Middle School	\$46.02 M	1,459	\$31,542
- West Delray Area K-8 School	<u>\$42.00 M</u>	<u>1,500</u>	\$28,000
<b>Subtotal – Middle/K-8</b>	<b>\$88.02 M</b>	<b>2,959</b>	<b>\$29,746</b>
Greater Lake Worth Area High School	\$103.09 M	2,703	\$38,140
Western Communities High School	<u>\$92.98 M</u>	<u>2,697</u>	<u>\$34,477</u>
<b>Subtotal - High</b>	<b>\$196.08 M</b>	<b>5,400</b>	<b>\$36,311</b>
<b>Total/Weighted Average – All Levels</b>	<b>\$375.02 M</b>	<b>11,271</b>	<b>\$33,273</b>



# School Facilities

## Credit Component

- **Other fundings sources used for capacity addition include:**
  - ✓ Ad valorem
  - ✓ State funding
  - ✓ COPs with outstanding debt service



# School Facilities

## Net Impact Cost

Variable	Cost/Credit
<b><i>Impact Cost</i></b>	
Total Impact Cost	\$33,273
<b><i>Revenue Credit</i></b>	
Total Revenue Credit per Student	\$4,967
<b><i>Net Impact Cost</i></b>	
Net Impact Cost per Student	<b>\$28,306</b>



# School Facilities

## Calculated School Impact Fee Rates

Residential Land Use	Unit	Students per Unit	Net Impact Cost per Student	Fully Calculated Fee	Current Adopted Fee	Maximum Allowable Fee*
<b>Residential</b>						
800 sf & Under	du	0.259	\$28,306	<b>\$7,331</b>	\$2,362	\$3,543
801 to 1,399 sf	du	0.310	\$28,306	<b>\$8,775</b>	\$4,330	\$6,495
1,400 to 1,999 sf	du	0.286	\$28,306	<b>\$8,096</b>	\$6,153	\$8,096
2,000 to 3,599 sf	du	0.294	\$28,306	<b>\$8,322</b>	\$6,608	\$8,322
3,600 sf or more	du	0.226	\$28,306	<b>\$6,397</b>	\$6,506	\$6,397

\*Over the next four years



# School Facilities

## School Impact Fee Rate Comparison

Residential Land Use	Date of Last Update	Adoption %	Single Family Rate	SFR Rate @ 100%
Miami-Dade County	1995	100%	\$2,448	\$2,448
Marion County*	2006	100%	\$3,967	\$3,516
Citrus County	2021	50%	\$2,059	\$4,117
Volusia County	2013	66%	\$2,942	\$4,483
Indian River County	2020	28%	\$1,310	\$4,680
St Johns County	2018	100%	\$5,312	\$4,725
Flagler County	2004	76%	\$3,600	\$4,756
Baker County	2005	52%	\$2,592	\$5,000
Nassau County	2017	100%	\$5,431	\$5,431
St Lucie County	2009	100%	\$6,786	\$5,447

All fees charged per dwelling unit; rate shown for 2,000 sf single family tier

\*Fees suspended until January 2023





# School Facilities

## School Impact Fee Rate Comparison

Residential Land Use	Date of Last Update	Adoption %	Single Family Rate	SFR Rate @ 100%
Lee County	2018	53%	\$2,879	\$5,484
Martin County	2012	100%	\$5,567	\$5,567
Manatee County	2017	100%	\$6,127	\$6,127
Hernando County	2019	50%	\$3,167	\$6,352
<b>Palm Beach County - Adopted</b>	<b>2015</b>	<b>95%</b>	<b>\$6,608</b>	<b>\$6,956</b>
Sarasota County	2015	26%	\$2,032	\$7,835
Hillsborough County	2020	100%	\$8,227	\$8,227
<b>Palm Beach County - Calculated</b>	<b>2021</b>	<b>N/A</b>	<b>N/A</b>	<b>\$8,322</b>
Lake County	2019	100%	\$8,927	\$8,927



# School Facilities

## School Impact Fee Rate Comparison

Residential Land Use	Date of Last Update	Adoption %	Single Family Rate	SFR Rate @ 100%
Pasco County	2017	79%	\$7,128	\$9,028
Clay County	2009	77%	\$7,034	\$9,096
Orange County	2020	96%	\$9,148	\$9,513
Broward County	2017	74%	\$7,047	\$9,516
Brevard County	2015	50%	\$5,097	\$10,193
Collier County	2015	67%	\$8,790	\$11,164
Polk County	2019	65%	\$7,798	\$11,997
Seminole County	2017	73%	\$9,000	\$12,322
Osceola County	2021	96%	\$12,373	\$12,923

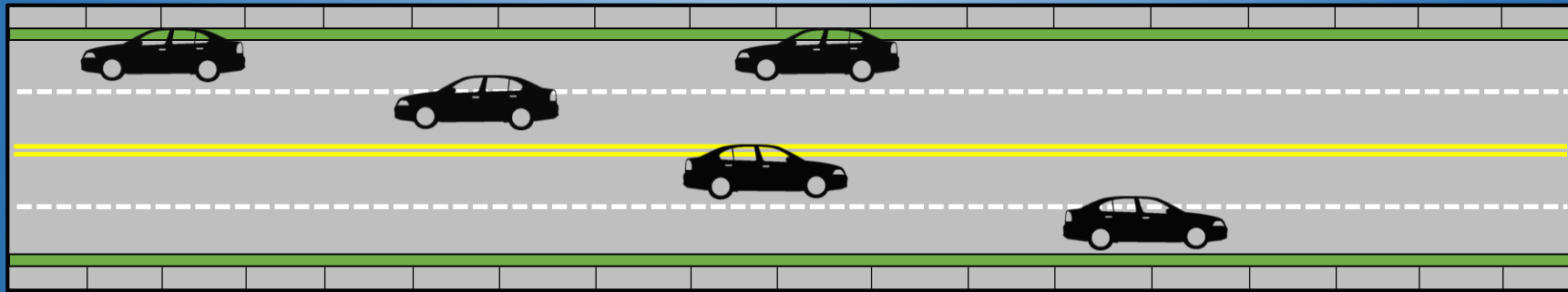
# Transportation





# Transportation: Consumption-Based

One Lane Mile  $\approx$  \$5.6 M  $\div$  Capacity  $\approx$  14,000 = Vehicle-miles of capacity  $\approx$  \$400



Total Credit  $\approx$  \$800  
**Net Fee  $\approx$  \$5,900**



Total Impact Cost  $\approx$  \$6,700  $\approx$



17 vehicle-miles of daily travel X



# Transportation

## *Demand Component*

- Sources:

- National ITE Reference (11<sup>th</sup> Edition)
- Florida Studies Database
- Southeast Regional Planning Model (SERPM v8)

- Demand Calculation:

- Trip Gen. Rate x Trip Length x % New Trips



# Transportation

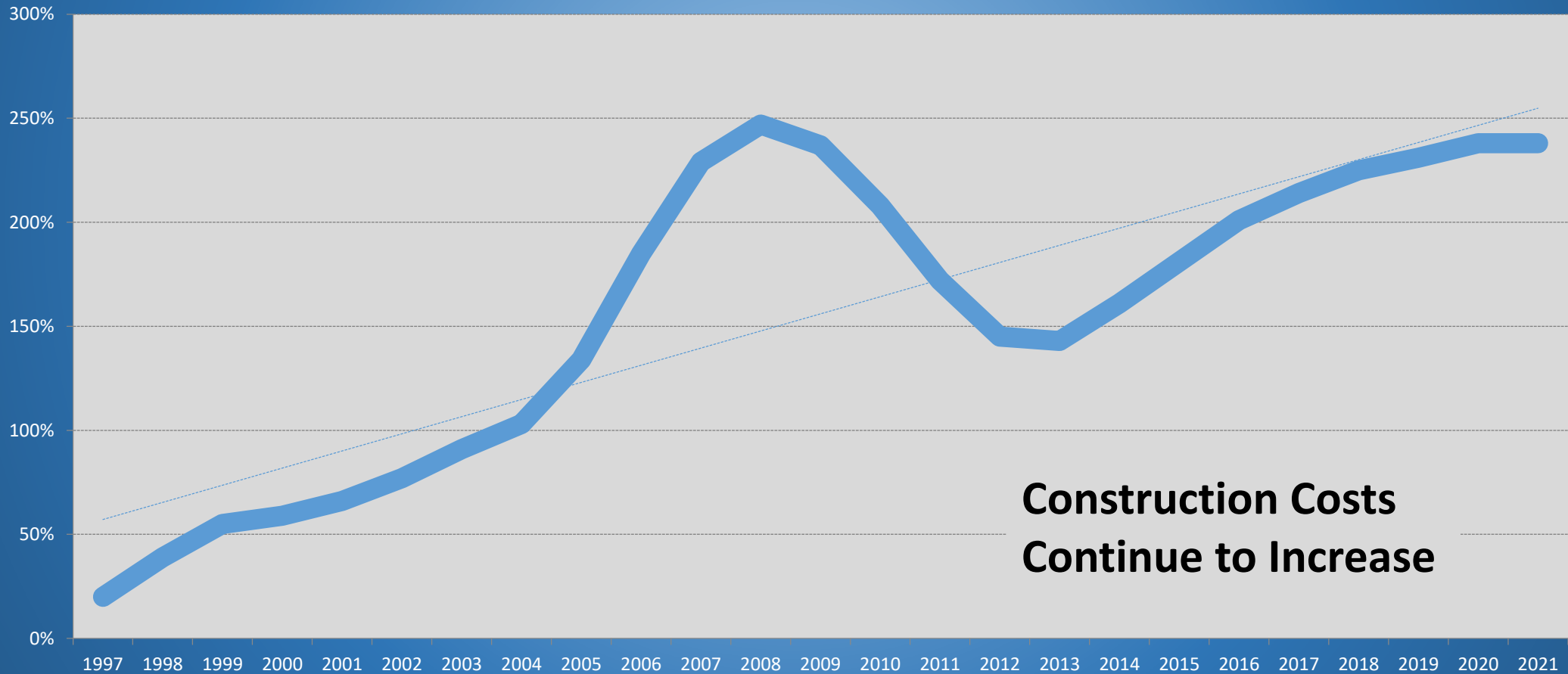
## *Cost Component*

- Palm Beach County Roadway Improvements
  - Roebuck Rd from Jog Rd to Haverhill Rd
  - Lyons Rd from Clint Moore Rd to N. of LWDD L-39 Canal
  - Hood Rd from E. of Florida Turnpike to W. of Central Blvd
  - Silver Beach Rd from E. of Congress Ave to Old Dixie/Pres. Barack Obama Hwy
  - **Construction Cost per Lane Mile ~\$3.5 Million**
- Recent new construction/lane addition projects throughout Florida
  - **Construction Cost per Lane Mile ~\$3.7 Million**



# Transportation

FDOT LRE Construction Cost - Cumulative Growth Trend (3-yr Avg)



**Construction Costs  
Continue to Increase**



# Transportation

## Estimated Cost per Lane Mile

Phase	County Roads*	State Roads*	County & State Roads
Design	\$347,000	\$481,000	\$438,000
Right-of-Way	\$521,000	\$655,000	\$612,000
Construction	<b>\$3,475,000</b>	\$4,368,000	\$4,082,000
CEI	<u>\$313,000</u>	<u>\$481,000</u>	<u>\$427,000</u>
<b>Total</b>	<b>\$4,656,000</b>	<b>\$5,985,000</b>	<b>\$5,559,000</b>
Lane Mile Distribution	32%	68%	100%

\*Includes slight cost reduction for future roads that will have open drainage design elements





# Transportation

## Credit Component:



\$.01 penny

**1 CENT  
GAS TAX  
PER GALLON**



# Transportation

## *Credit Component*

- **State funding**
- Current County funding is primarily used for operations and maintenance
- Road impact fees (and potentially state funding) will be used for future capacity expansion projects



[This Photo](#) by Unknown Author is licensed under [CC BY](#)



# Transportation

## Equivalent Pennies of Fuel Tax Revenue

Credit	Average Annual Expenditures	Value per Penny	Equivalent Pennies per Gallon
County Revenues	\$1,740,000	\$5,364,469	\$0.003
State Revenues	<u>\$41,151,368</u>	\$5,364,469	\$0.077
<b>Total</b>	<b>\$42,891,368</b>		<b>\$0.080</b>



# Transportation

- Fuel Taxes:
  - ✓ State tax indexed
  - ✓ Local tax NOT indexed
- Other revenue sources are indexed

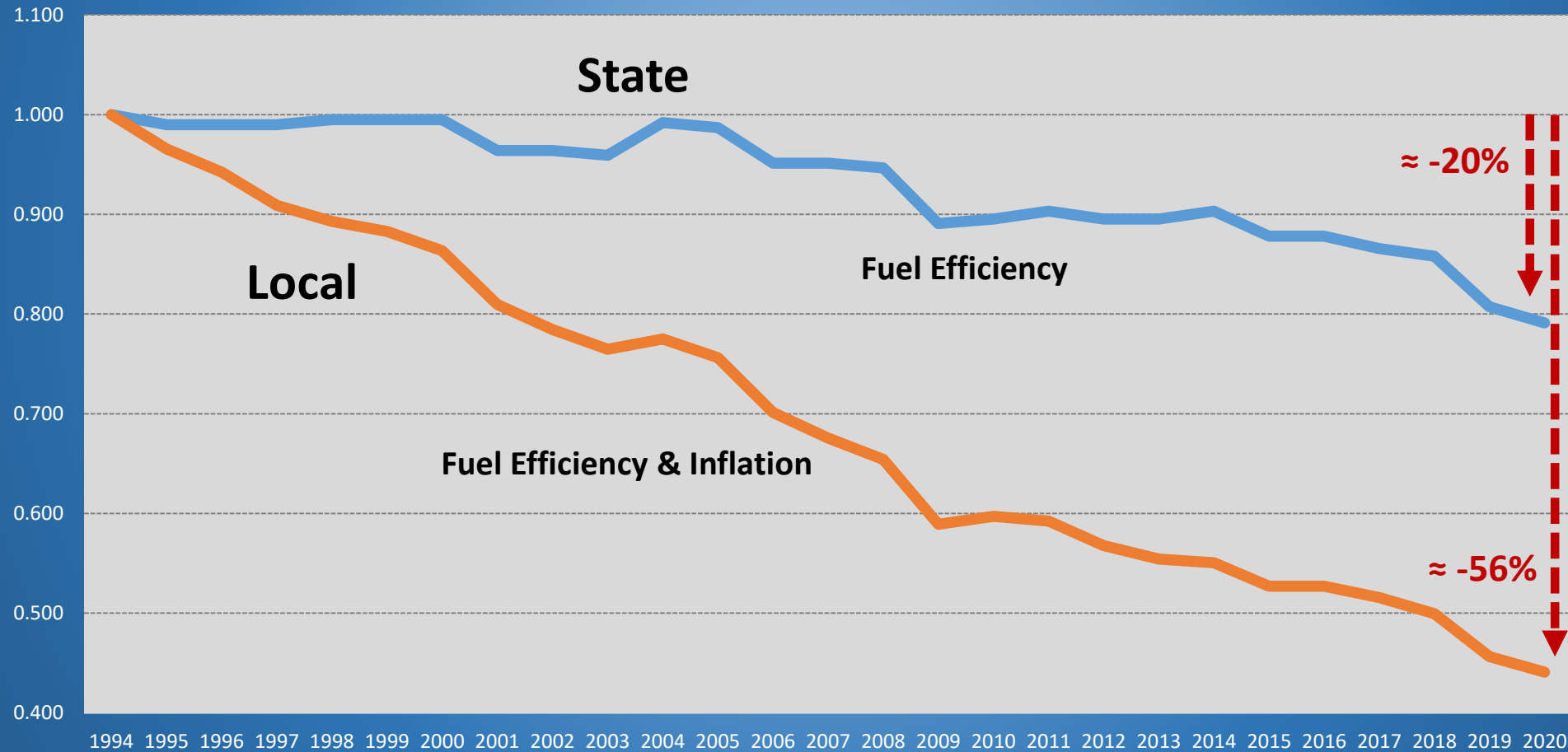


[This Photo](#) by Unknown Author is licensed under [CC BY SA](#)



# Transportation

## Decrease in Value of 1¢ of Fuel Tax





# Transportation

## Calculated Impact Fee:

Land Use	Unit	2018 Impact Fee Rates	Current Adopted Impact Fee	Full Calculated Impact Fee	Maximum Allowable Impact Fee*
<b>Residential</b>					
Single Family (2,000 sq ft)	du	\$7,281	\$4,717	<b>\$5,892</b>	\$5,892
<b>Non-Residential</b>					
Light Industrial	1,000 sf	\$1,522	\$1,522	<b>\$2,633</b>	\$2,283
Office (<50k sf)	1,000 sf	\$3,418	\$3,418	<b>\$5,847</b>	\$5,127
Retail/Shopping Center (50-200k sf)	1,000 sfgla	\$8,546	\$7,656	<b>\$8,323</b>	\$8,323

\*Over the next four years



# Transportation

## Impact Fee Comparison

Land Use	Unit	Palm Beach County	Martin County	Broward County	Glades County	Miami-Dade County	St. Lucie County	Collier County	Highlands County	Orange County URBAN	Hillsborough County URBAN
Study Date	-	<b>2022</b>	2020	n/a	2008	2006	2017/19	2019	2006	2020	2020
Assessed Portion	-	<b>N/A</b>	100%	n/a	100%	100%	100%	100%	25%	100%	90%
Single Family (2,000 sf)	du	<b>\$5,892</b>	\$5,516	\$431	\$5,716	\$9,819	\$5,130	\$8,090	\$1,649	\$8,218	\$8,265
Light Industrial	1,000 sf	<b>\$2,633</b>	\$2,729	\$482	\$3,644	\$3,965	\$1,103	\$4,584	\$1,166	\$3,117	\$3,807
Office (50k sq ft)	1,000 sf	<b>\$5,847</b>	\$5,366	\$445	\$4,831	\$15,999	\$3,718	\$8,605	\$3,095	\$8,132	\$7,502
Retail (100k sq ft)	1,000 sfgla	<b>\$8,323</b>	\$8,503	\$410	\$8,636	\$20,824	\$6,341	\$13,774	\$2,455	\$11,052	\$12,206



# 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
<b>Residential</b>										
Single Family (2,000 sf)	du	\$1,572	\$628	\$222	\$311	\$2,332	\$8,322	\$5,892	<b>\$19,279</b>	<b>\$13,055</b>
<b>Non-Residential</b>										
Light Industrial	1,000 sf	\$465	\$154	\$57	-	-	-	\$2,633	<b>\$3,309</b>	<b>\$1,683</b>
Office (50,000 sf)	1,000 sf	\$950	\$85	\$116	-	-	-	\$5,847	<b>\$6,998</b>	<b>\$3,610</b>
Retail (125,000 sf gla)	1,000 sf gla	\$2,502	\$172	\$305	-	-	-	\$8,323	<b>\$11,302</b>	<b>\$8,162</b>





# Summary

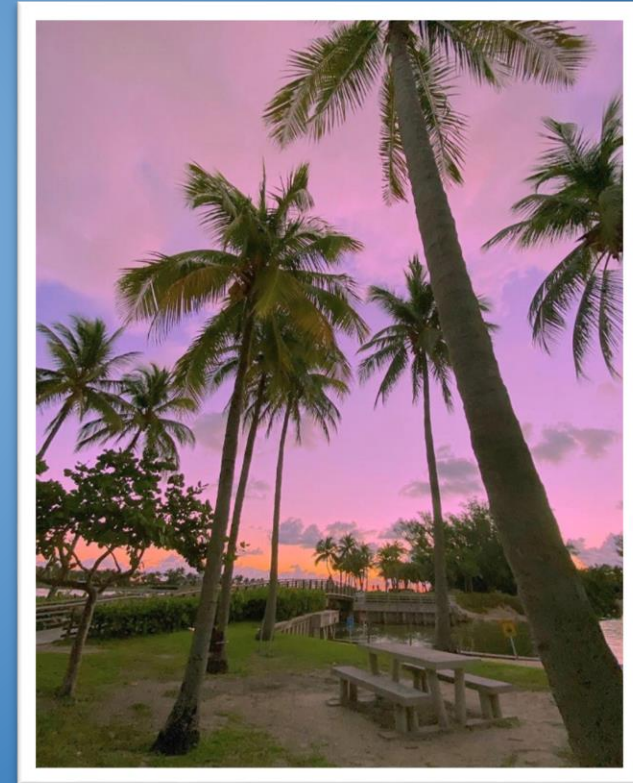
## Summary of Maximum Allowable Impact Fee Rates:

Land Use	Unit	Public Buildings	Fire Rescue	Law Enforcement	Library Facilities	Parks & Recreation	School Facilities	Transportation	Total Max Allowable	Total Adopted
<b>Residential</b>										
Single Family (2,000 sf)	du	\$334	\$414	\$192	\$311	\$1,289	\$8,322	\$5,892	<b>\$16,754</b>	<b>\$13,055</b>
<b>Non-Residential</b>										
Light Industrial	1,000 sf	\$110	\$120	\$11	-	-	-	\$2,283	<b>\$2,524</b>	<b>\$1,683</b>
Office (50,000 sf)	1,000 sf	\$196	\$75	\$15	-	-	-	\$5,127	<b>\$5,413</b>	<b>\$3,610</b>
Retail (125,000 sf gla)	1,000 sf gla	\$490	\$181	\$86	-	-	-	\$8,323	<b>\$9,002</b>	<b>\$8,162</b>



# Presentation Overview

- 1) Background/Purpose
- 2) Technical Study
  - Public Buildings
  - Fire Rescue
  - Law Enforcement
  - Library Facilities
  - Parks & Recreation Facilities
  - School Facilities
  - Transportation
- 3) **Extraordinary Circumstances**
- 4) Next Steps





# Extraordinary Circumstances

- Palm Beach County:
  - ✓ 3<sup>rd</sup> largest county in population out of 67 counties (1.5 million)
  - ✓ 30<sup>th</sup> in terms of population growth rate (0.7 percent per year through 2050)
    - ✓ Estimated growth rate ranges from 0.9% per year to 1.23% per year through 2032
  - ✓ 5<sup>th</sup> in terms of absolute population growth
    - Projected to add 337,000 residents through 2050
  - ✓ 7<sup>th</sup> in terms of residential permitting levels
    - ✓ Almost 8,000 units in 2021



# Extraordinary Circumstances

## Palm Beach County

- County Roads:
  - ✓ Increase in projected vehicle miles of travel through 2045: **34%**
  - ✓ Increase in lane miles: **8%**
  - ✓ Increased congestion



# Extraordinary Circumstances

## Palm Beach County

- Current fees are based on 8 to 10 years of data
- The technical study findings indicate increases over 50% for at least some of the land uses
  - ✓ Study cost figures are conservative in relation to current bids



# Extraordinary Circumstances

## Public Buildings/Law Enforcement

### Revenue Projections

- Based on permitting levels from 2015+
  - Full calculated rates ≈\$10.6 million per year
  - Max allowable rates ≈\$2.6 million per year
- Examples of projects eligible for impact fee funding
  - PBSO Shooting Range Expansion (≈\$9.5 M)
  - Airport Center Building 3 (≈\$68 M)
  - Atlantic Commons Civic Site (≈\$10 M)
  - Main Courthouse Expansion/Annex (≈\$135 M the first phase)



# Extraordinary Circumstances

## Fire Rescue

### Revenue Projections

- Based on permitting levels from 2015+
  - Full calculated rates ≈\$1.3 million per year
  - Max allowable rates ≈\$0.9 million per year
- Examples of projects eligible for impact fee funding
  - Agricultural Reserve North Fire Station (≈\$7 M)
  - Agricultural Reserve South Fire Station (≈\$6.2 M)
  - Southern Blvd 20 Mile Bend Station (≈\$7.3 M)



# Extraordinary Circumstances

## Library Facilities

### Revenue Projections

- Based on permitting levels from 2015+
  - Full calculated/max allowable rates ≈ \$0.9 million per year
- Examples of projects eligible for impact fee funding
  - Canyon Branch Library: \$20.6 million





# Extraordinary Circumstances

## Parks and Recreation

### Revenue Projections

- Based on permitting levels from 2015+
  - Full calculated rates ≈\$8.0 million per year
  - Max allowable rates ≈\$4.6 million per year



# Extraordinary Circumstances

## Parks and Recreation

### Revenue Projections

- **Examples of projects eligible for impact fee funding**
  - Villages of Windsor Park: \$8 million
  - Milani Park: \$3 million
  - West Delray Regional Expansion: \$2 million
  - Okeehlee South Phase 3 Development: \$25 million
  - John Prince Park Mound Circle Phase 2: \$2.2 million
  - Karen Marcus Preserve Park: \$15 million
  - Lantana District "I" Property: \$15 million
  - Sansbury Way Property: \$15 million



# Extraordinary Circumstances

## School Facilities

### Revenue Projections

- Based on permitting levels from 2015+
  - Full calculated rates ≈\$32.2 million per year
  - Max allowable rates ≈\$28.4 million per year
- Examples of projects eligible for impact fee funding
  - Scripps/Gardens Area ES: \$30 million
  - West Acreage Area ES: \$30 million
  - Western Communities HS: \$93 million
  - West Delray Area ES: \$42 million



# Extraordinary Circumstances

## Transportation

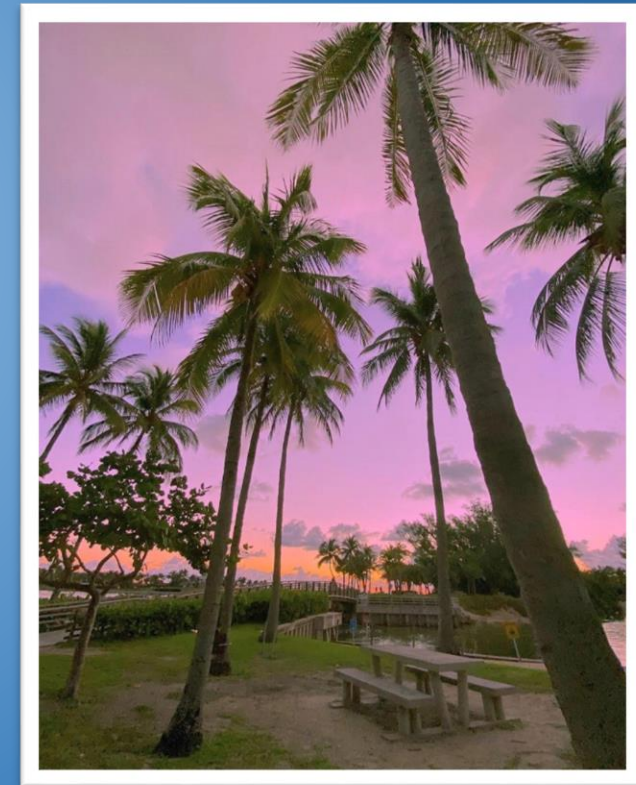
### Revenue Projections

- Based on permitting levels from 2015+
  - Full calculated/maximum allowable rates ≈\$24.3 million per year
- Examples of projects eligible for impact fee funding
  - Boca Rio Rd. from Palmetto Park Rd. to Glades Rd.: \$8.5 million
  - Old Dixie Hwy from Yamato Rd. to S. Linton Blvd: \$12.0 million
  - Lyons Rd from Atlantic Ave to S. of Flavor Pict Rd: \$16.1 million
  - Lyons Rd from S. of Flavor Pict Rd to Boynton Beach Blvd: \$14 million
  - Flavor Pict Rd from Lyons Rd to Hagen Ranch Rd: \$18.7 million
  - Royal Palm Beach Blvd. from N. of Persimmon Blvd. to M Canal: \$8.3 million
  - Royal Palm Beach Blvd. from M Canal to S. of Orange Blvd: \$8 million
  - Royal Palm Beach Blvd./Orange Blvd./Coconut Blvd.: \$14 million
  - Okeechobee Blvd. Extension: \$60 million



# Presentation Overview

- 1) Background/Purpose
- 2) Technical Study
  - Public Buildings
  - Fire Rescue
  - Law Enforcement
  - Library Facilities
  - Parks & Recreation Facilities
  - School Facilities
  - Transportation
- 3) Extraordinary Circumstances
- 4) Next Steps





# Next Steps

- BOCC Input/Direction
- Final Technical Report
- Implementation Process





# Questions?

