

City of Safety Harbor, FL

Impact Fee Study



Agenda

- 1. History & Background**
- 2. Calculation**
- 3. Recommendations**
- 4. Survey**
- 5. Next Steps**



History

- New development within the City of Safety Harbor is subject to the following impact fees at issuance of building permit:

Impact Fee	Last Update	Applicable Development	US CPI Inflation
Sewer	1976	Residential & Non-Residential	430%
Sanitation	1985	Residential & Non-Residential	180%
Public Safety / Fire	1985	Residential & Non-Residential	180%
Library	1990	Residential	131%
Park Facilities	1990	Residential	131%
Parkland	1990	Residential (5 or more units)	131%

- City retained Stantec to update the impact fees

Background

- Impact fees allow new development to “*pay its own way*”
 - Funds expansion related capital costs
- If impact fees are not assessed:
 - 1) the facilities may not be constructed, and the level of service may degrade
 - 2) the facilities may be funded by existing taxpayers or an increase in taxes
- Stantec’s approach to calculating impact fees reflects our understanding of Section 163.31801, Florida Statutes “Florida Impact Fee Act”

Sewer

- Currently **\$400** for the first water closet/toilet
 - + **\$100** for each additional water closet/toilet

	Calculated	Existing	Change
Net System Value	\$25,266,603		
Calculated ERUs	16,723		
Sewer Impact Fee per ERU	\$1,511	\$600	+\$911



Key Driver: Regional Treatment Costs

Water Meter Size	Count of Existing Meters	AWWA Capacity Maximum Flow Rate (GPM)	Factor Based On 5/8" Meter	Sewer Impact Fee
5/8"	6,418	30	1.00	\$1,511
1"	212	50	1.67	\$2,523
1.5"	38	100	3.33	\$5,032
2"	32	160	5.33	\$8,054

- Connections above 2" subject to individual analysis of max day capacity needs

Public Safety (Fire)

- Currently **\$350** per Residential Unit
 - \$475** per 5,000 sq ft of Commercial
 - \$475** per 4,000 sq ft of Industrial
 - \$475** per 2,500 sq ft of Institutional



	Calculated	Existing	Change
Net Existing Value	\$2,481,485		
Calculated City-Wide EDUs	10,725		
Public Safety Impact Fee per ERU	\$231	\$350	-\$119

Key Driver: Penny for Pinellas Funding

Land Use	EDUs/ Unit Factor	Public Safety Impact Fee	Unit Type
Residential	1.0	\$231.00	Dwelling Unit
Non-Residential	0.6	\$139.00	1,000 Sq Ft

- Impact fee schedule reflects a singular unit basis and class for all non-residential fees for administrative ease and simplicity.

Sanitation

- Currently **\$125** per Residential Unit
 - \$460** for the first 5,000 sq ft of Commercial
 - \$100** each additional 1,000 sq ft

	Calculated	Existing	Change
Net Existing Value	\$4,486,429		
Calculated City-Wide EDUs	10,725		
Sanitation Impact Fee per EDU	\$418	\$125	+\$293



Key Driver: Cumulative Cost Escalation

Land Use	EDUs/ Unit Factor	Sanitation Impact Fee	Unit Type
Residential	1.0	\$418.00	Dwelling Unit
Non-Residential	0.6	\$251.00	1,000 Sq Ft

- Impact fee schedule reflects a singular unit basis and class for all non-residential fees for administrative ease and simplicity.



Library

- Currently **\$383** per Residential Unit

	Calculated	Existing	Change
Total Value	\$6,385,046		
Calculated City-Wide EDUs	8,234		
Library Impact Fee per EDU	\$775	\$383	+\$392



Key Driver: Cumulative Investment

Land Use	EDUs/ Unit Factor	Library Impact Fee	Unit Type
Residential	1.0	\$775.00	Dwelling Unit

- Library facilities predominantly benefit **Residential** properties
 - Impact fee would not apply to Non-Residential land uses

Parks & Rec.

- **Park Facilities** currently \$315 per Residential Unit
- **Parkland** currently Market Value per required acreage



	Calculated	Existing*	Change
Existing Value	\$14,372,832		
Calculated City-Wide EDUs	7,986		
Parks & Rec. Impact Fee per EDU	\$1,800	\$315	+\$1,485

Key Driver: Fee Structure Change & Cost Escalation

Land Use	EDUs/ Unit Factor	Parks & Rec. Impact Fee	Unit Type
Residential	1.0	\$1,800.00	Dwelling Unit

- More common for cities to charge one impact fee that includes land and facility expansion costs
 - Recommend consolidating parkland and park facilities impact fees

Recommendations

- Adopt up to 100% of the calculated impact fees as presented herein.
- Set **public hearing** date for adoption
- Notice required **90 days** before the effective date
- Adhere to the **limits on future increases** per Impact Fee Legislation
 - An increase up to 25% must be implemented in two annual installments
 - An increase exceeding 25% must be in four equal installments
 - An impact fee increase may not exceed 50% of the current impact fee rate
 - An impact fee may not be increased more than once every 4 years



Recommendations, continued.

Sewer Impact Fee

Land Use	Current	Calculated	Unit	Change \$	Change %
All Properties	\$600.00	\$1,511.00	per ERC	\$911.00	152%

Phase In Increase	Sewer Impact Fee	Allowable Increase
Current	\$600.00	-
Year 1	\$675.00	12.5%
Year 2	\$750.00	12.5%
Year 3	\$825.00	12.5%
Year 4	\$900.00	12.5%



Recommendations, continued.

Public Safety Impact Fee

Land Use	Current	Calculated	Unit	Change \$	Change %
Residential	\$350.00	\$231.00	Dwelling Unit	-\$119.00	-34%
Non-Residential	N/A	\$139.00	1,000 Sq Ft	N/A	N/A
General Commercial	\$95.00	N/A	1,000 Sq Ft	N/A	N/A
Industrial Commercial	\$118.75	N/A	1,000 Sq Ft	N/A	N/A
Institutional Commercial	\$190.00	N/A	1,000 Sq Ft	N/A	N/A



Recommendations, continued.

Sanitation Impact Fee

Land Use	Current	Calculated	Unit	Change \$	Change %
Residential	\$125.00	\$418.00	Dwelling Unit	\$293.00	234%
Non-Residential	\$92.00	\$251.00	1,000 sq ft.	\$159.00	173%

Impact Fee Increase Limit: 50%

Phase In Increase	Sanitation Impact Fee	Allowable Increase
Current	\$125.00	-
Year 1	\$141.00	12.5%
Year 2	\$156.00	12.5%
Year 3	\$172.00	12.5%
Year 4	\$188.00	12.5%



Recommendations, continued.

Library Impact Fee

Land Use	Current	Calculated	Unit	Change \$	Change %
Residential	\$383.00	\$775.00	Dwelling Unit	\$392.00	102%

Impact Fee Increase Limit: 50%

Phase In Increase	Library Impact Fee	Allowable Increase
Current	\$383.00	-
Year 1	\$431.00	12.5%
Year 2	\$479.00	12.5%
Year 3	\$527.00	12.5%
Year 4	\$575.00	12.5%



Recommendations, continued.

Parks & Rec. Impact Fee

Land Use	Current	Proposed	Unit	Change \$	Change %
Park Facilities	\$315.00	N/A	Dwelling Unit	N/A	N/A
Parkland*	\$13,500.00	N/A	Dwelling Unit	N/A	N/A
Residential	N/A	\$1,800.00	Dwelling Unit	N/A	N/A

* Parkland Impact Fee only applicable to developments with 5 or more dwelling units

- Estimated based off calculation: $1 \times 2.5 \times .006 \times \$900,000 = \$13,500$



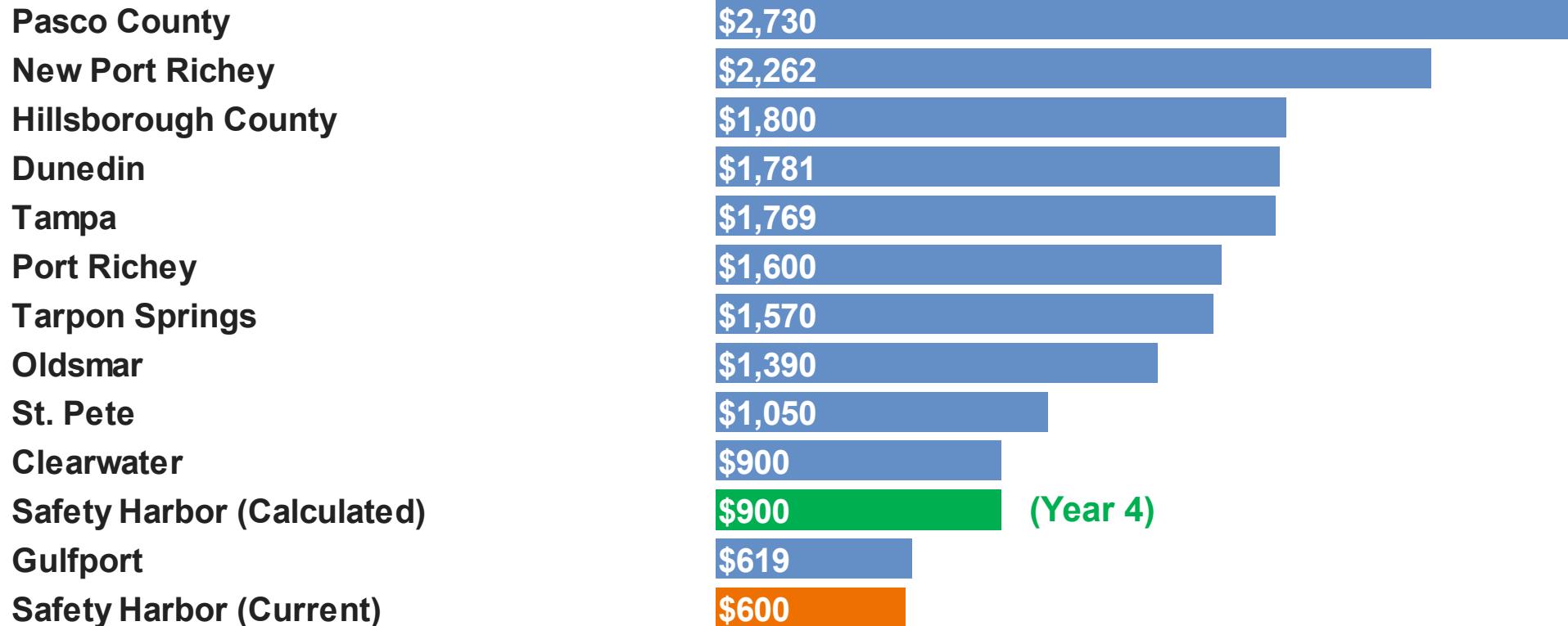
Recommendations, continued.

Impact Fee (Residential)	Impact Fees	Current	Calculated Impact Fees (Year 1)	Calculated Impact Fees (Year 2)	Calculated Impact Fees (Year 3)	Calculated Impact Fees (Year 4)
Sewer	\$600		\$675	\$750	\$825	\$900
Public Safety	\$350		\$231	\$231	\$231	\$231
Sanitation	\$125		\$141	\$156	\$172	\$188
Library	\$383		\$431	\$479	\$527	\$575
Park Facilities	\$315		N/A	N/A	N/A	N/A
Parks & Rec.	N/A		\$1,800	\$1,800	\$1,800	\$1,800
Subtotal per Unit	\$1,773		\$3,278	\$3,416	\$3,555	\$3,694
	<i>Change \$</i>		<i>\$1,505</i>	<i>\$138</i>	<i>\$139</i>	<i>\$139</i>
Parkland*	\$13,500		N/A	N/A	N/A	N/A
Total (5 or more Units)	\$15,273		\$3,278	\$3,416	\$3,555	\$3,694
	<i>Change \$</i>		<i>-\$11,995</i>	<i>\$138</i>	<i>\$139</i>	<i>\$139</i>

* Parkland Impact Fee only applicable to developments with 5 or more dwelling units
 • Estimated based off calculation: $1 \times 2.5 \times .006 \times \$900,000 = \$13,500$



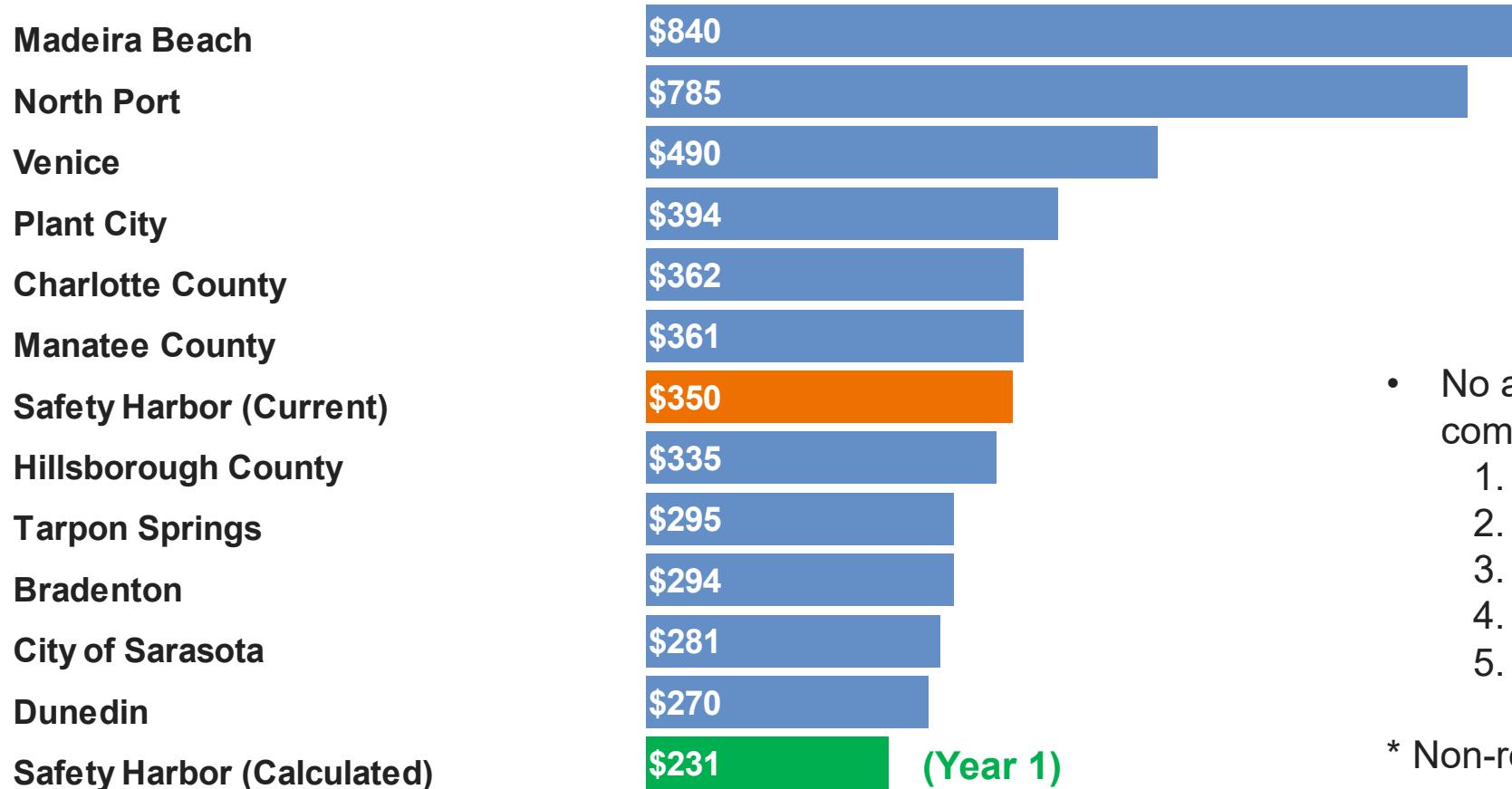
Sewer Impact Fee Survey – 5/8" Connection





Public Safety Impact Fee Survey – Residential

IMPACT FEE STUDY

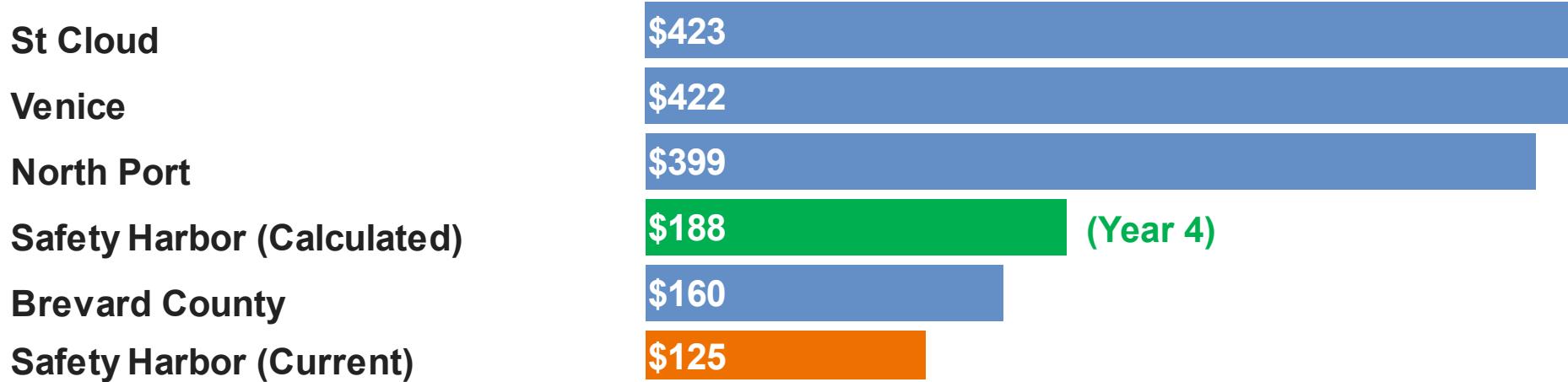


- No analysis of surveyed entities to compare:
 1. funding sources,
 2. level of service,
 3. age of infrastructure
 4. time of last study,
 5. or other contributing factors.

* Non-residential Fee not shown



Sanitation Impact Fee Survey – Residential

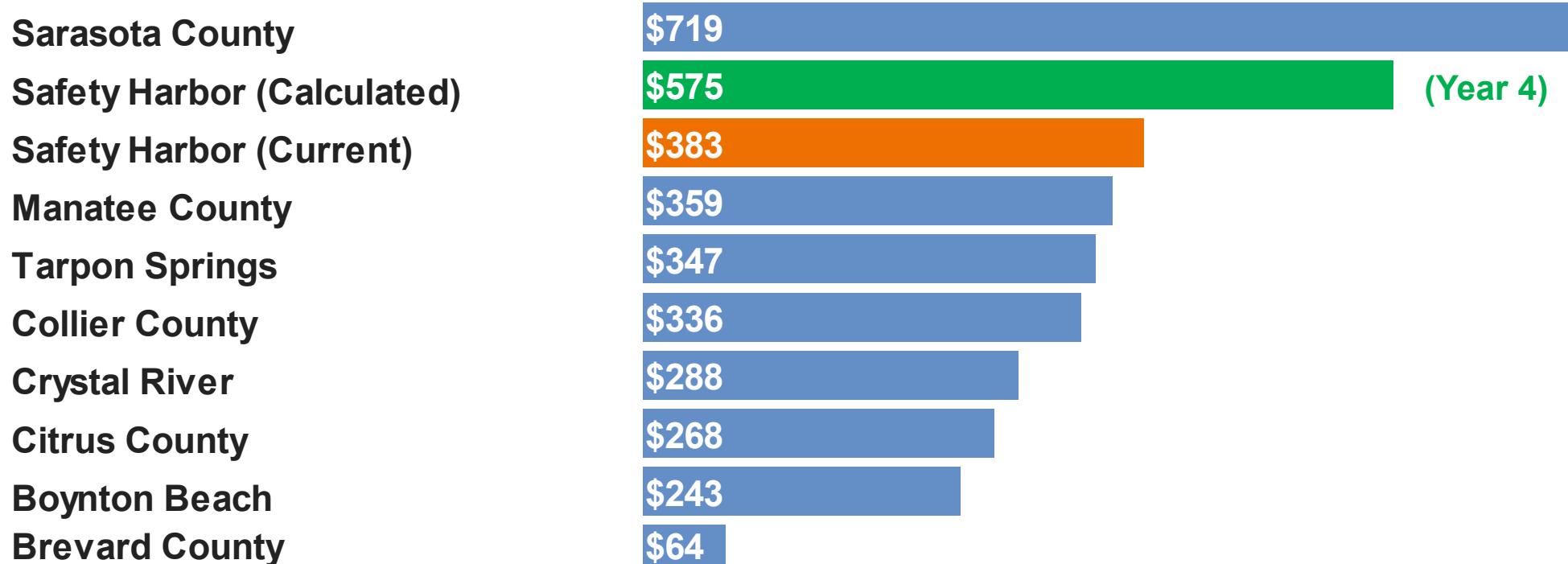


* Non-residential Fee not shown



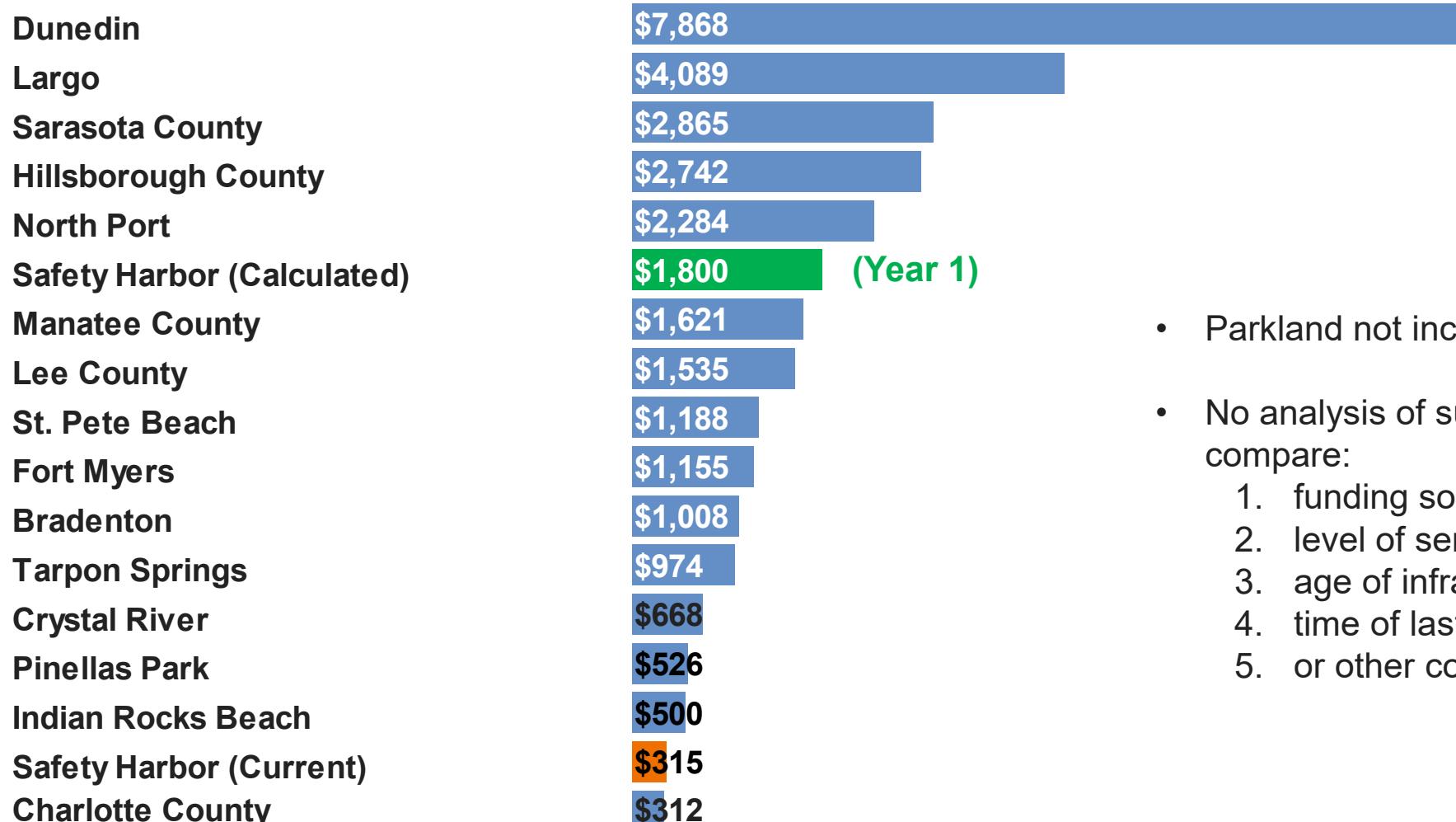
Library Impact Fee Survey – Residential

IMPACT FEE STUDY





Parks & Rec. Impact Fee Survey – Residential



- Parkland not included.
- No analysis of surveyed entities to compare:
 1. funding sources,
 2. level of service,
 3. age of infrastructure
 4. time of last study,
 5. or other contributing factors.



Questions?

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