



# City of Bartow

## Municipal Impact, & Development Fee Studies

August 19, 2024



# Agenda

1. **Municipal Impact Fees**
2. **Water & Wastewater Development Fees**
3. **Transportation Impact Fees**

# **Impact & Development Fee Studies**

**Municipal Impact Fees**

**Water & Wastewater Development Fees**

**Transportation Impact Fees**



# Impact Fee Study Objectives

- Update City's existing Public Facilities, Transportation impact fees, Parks & Recreation recoupment fees, and Water and Wastewater development fees
- Develop new Police and Fire impact fees
- New growth to pay its own way
- Review historical ("embedded") assets and planned improvements available to meet demands of growth
- Follow statutory parameters and case law

# Impact Fee Basics

- One-time charges established to recover costs of infrastructure and capital equipment needed to accommodate demands of new growth
  - › Impact fees do not fund replacement of existing assets
  - › Impact fees do not correct deficiencies in level of service attributed to existing development
  - › Impact fees do not fund operations and maintenance costs

# Municipal Impact Fees



# Recommended Land Uses



## Residential

Consolidate to two (2) land uses:

- Single Family, Duplex/Triplex, & Manufactured Home
- Multi-family (4+ units)



## Non-Residential

Establish non-residential with seven (7) land uses based on demand characteristics:

- Industrial/Warehousing
- Hotel
- Recreational
- Institutional
- Office Buildings
- Retail
- Assisted Living Facilities (ALF)

# Impact Fee Highlights

## Police:

- Existing infrastructure
- New police vehicles
- Allocation of public safety headquarters

## Fire:

- Existing infrastructure
- Substation
- New fire trucks
- Allocation of public safety headquarters

## Public Facilities:

- Existing infrastructure
- Allocation of new facility to house public works / fleet

## Parks Fee:

- Existing infrastructure



# Calculated Fees per Equivalent Single-family Unit

Description	Existing	Calculated Fee	% Change
Police	\$0.00	\$949.00	N/A
Fire	0.00	859.00	N/A
Public Facilities*	705.00	414.00	-41.98%
Parks & Recreation	1,254.00	716.00	-42.90%
<b>Total</b>	<b>\$1,959.00</b>	<b>\$2,938.00</b>	<b>49.97%</b>

\*Current Public Facilities impact fees include police and fire buildings, which is a contributing factor to the fee decrease.

# Calculated Police Impact Fees

Description	Calculated Fee
<b>Residential:</b>	
Single Family per Unit	\$949.00
Multi-family per Unit	702.00
<b>Non-residential 1,000 (per sq. ft):</b>	
Industrial/Warehousing	\$470.00
Hotel (per room)	880.00
Recreational	1,338.00
Institutional	1,350.00
Office Building	1,072.00
Retail	2,458.00
ALF (per bed)	815.00

# Calculated Fire Impact Fees

Description	Calculated Fee
<b>Residential:</b>	
Single Family per Unit	\$859.00
Multi-family per Unit	635.00
<b>Non-residential (per 1,000 sq. ft):</b>	
Industrial/Warehousing	\$426.00
Hotel (per room)	797.00
Recreational	1,212.00
Institutional	1,223.00
Office Building	971.00
Retail	2,227.00
ALF (per bed)	738.00

# Calculated Public Facilities Impact Fees

- For the public facilities impact fee, any fees that are increasing will be phased in over a 4-year period per requirements of F.S. 163.31801.
- Fees that are decreasing will become effective upon adoption of the Ordinance.

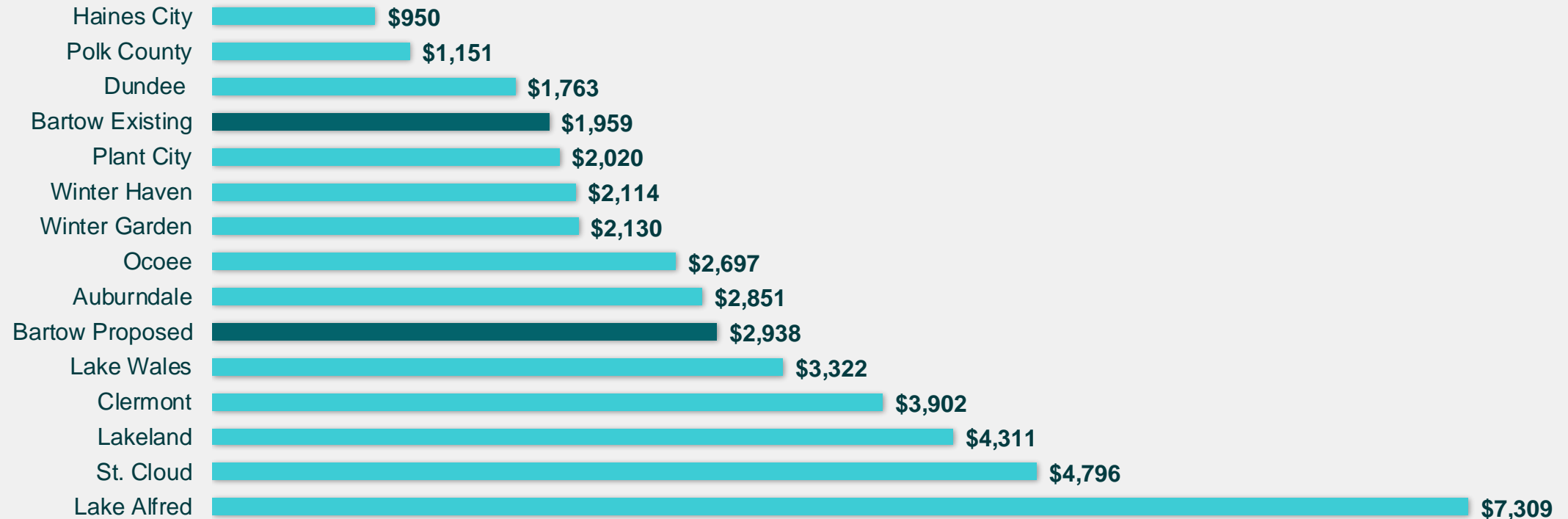
Description	Existing Fee	Calculated Fee
<b>Residential:</b>		
Single Family per Unit	\$705.00	\$414.00
Multi-family per Unit	601.00	306.00
<b>Non-residential (per 1,000 sq. ft):</b>		
Industrial/Warehousing	\$353.00	\$205.00
Hotel (per room)	423.00	384.00
Recreational	250.00	375.00
Institutional	481.00	589.00
Office Building	371.00	468.00
Retail	979.00	1,073.00
ALF (per bed)	24.19	36.29

# Calculated Parks and Recreation Fees

Description	Existing	Calculated Fee	% Change
Single Family, Duplex, Triplex	\$1,254.00	\$716.00	-42.9%
Multi-family (4+ units)	1,067.00	530.00	-50.3%
Hotel/Motel	694.00	N/A	N/A

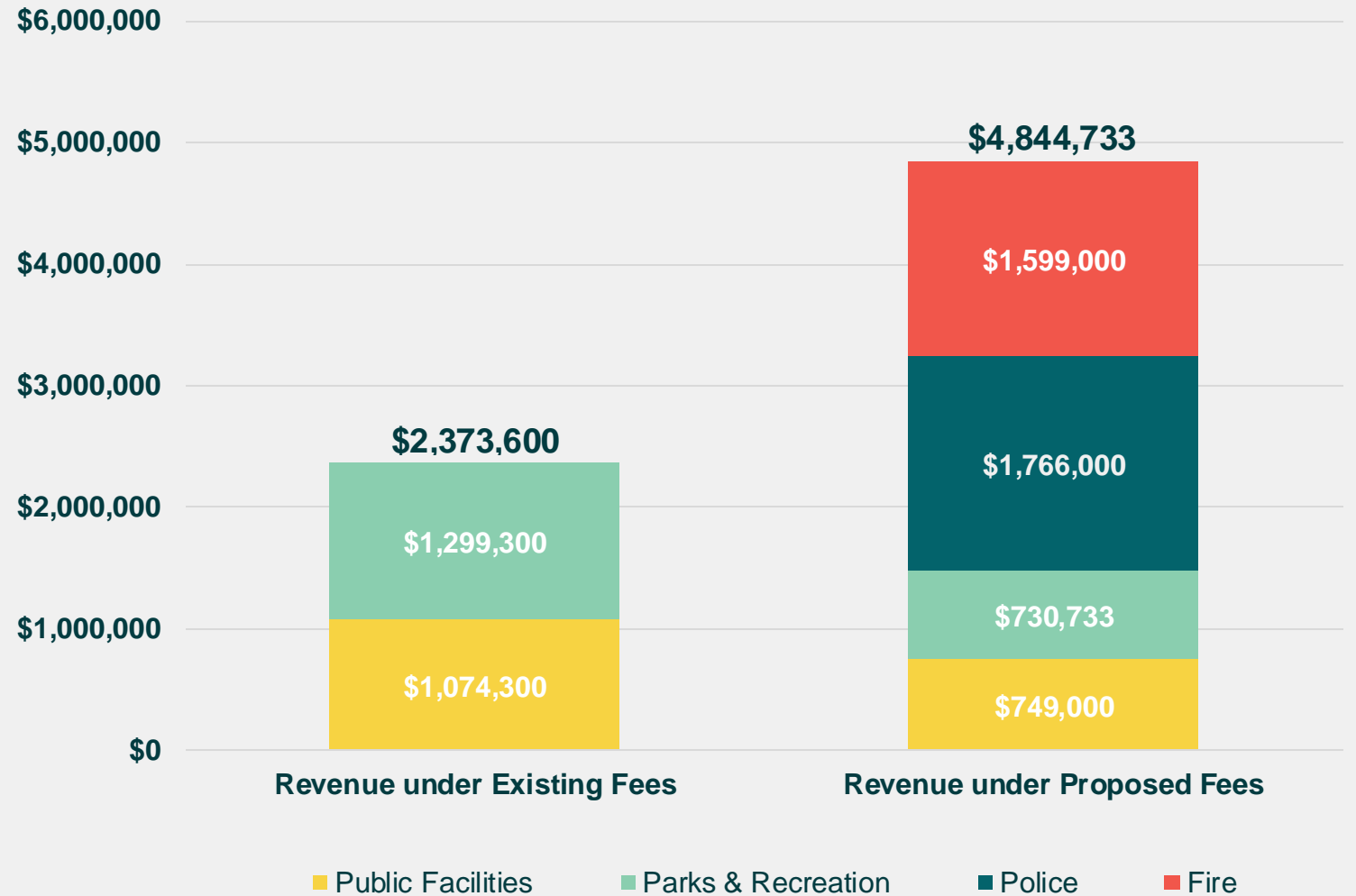
# Local Combined Police, Fire, Public Facilities & Parks Impact Fee Comparisons

## Single Family Residential



# 3-Year Revenue Forecast

- Additional \$2.4 M from proposed fees over 3-years



# Water & Wastewater Development Fees





# Water & Wastewater Development Fees

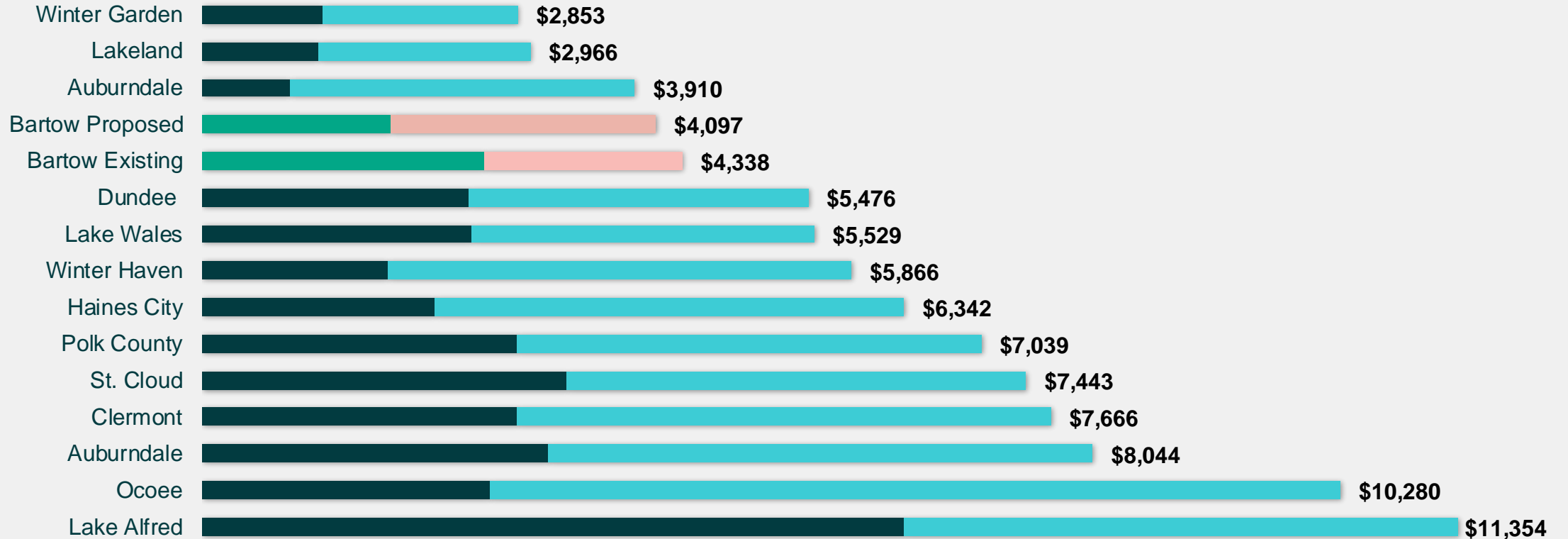
- Recovers the cost of treatment and backbone transmission and collection facilities
- Includes the cost of:
  - › Wastewater treatment plant expansion
  - › Water capacity from PRWC
  - › Capital funding plan utilizes significant ARPA grant funds
  - › Existing facilities with capacity available to serve new growth
- Fees are based on a 300 gallons per day level of service for water
- Fees are based on a 225 gallons per day level of service for wastewater

# Calculated Fees per Equivalent Residential Connection

Description	Existing	Calculated Fee	% Change
Water	\$2,541.00	\$1,699.00	(33.1%)
Wastewater	1,797.00	2,398.00	33.4%
Total	\$4,338.00	\$4,097.00	(5.6%)

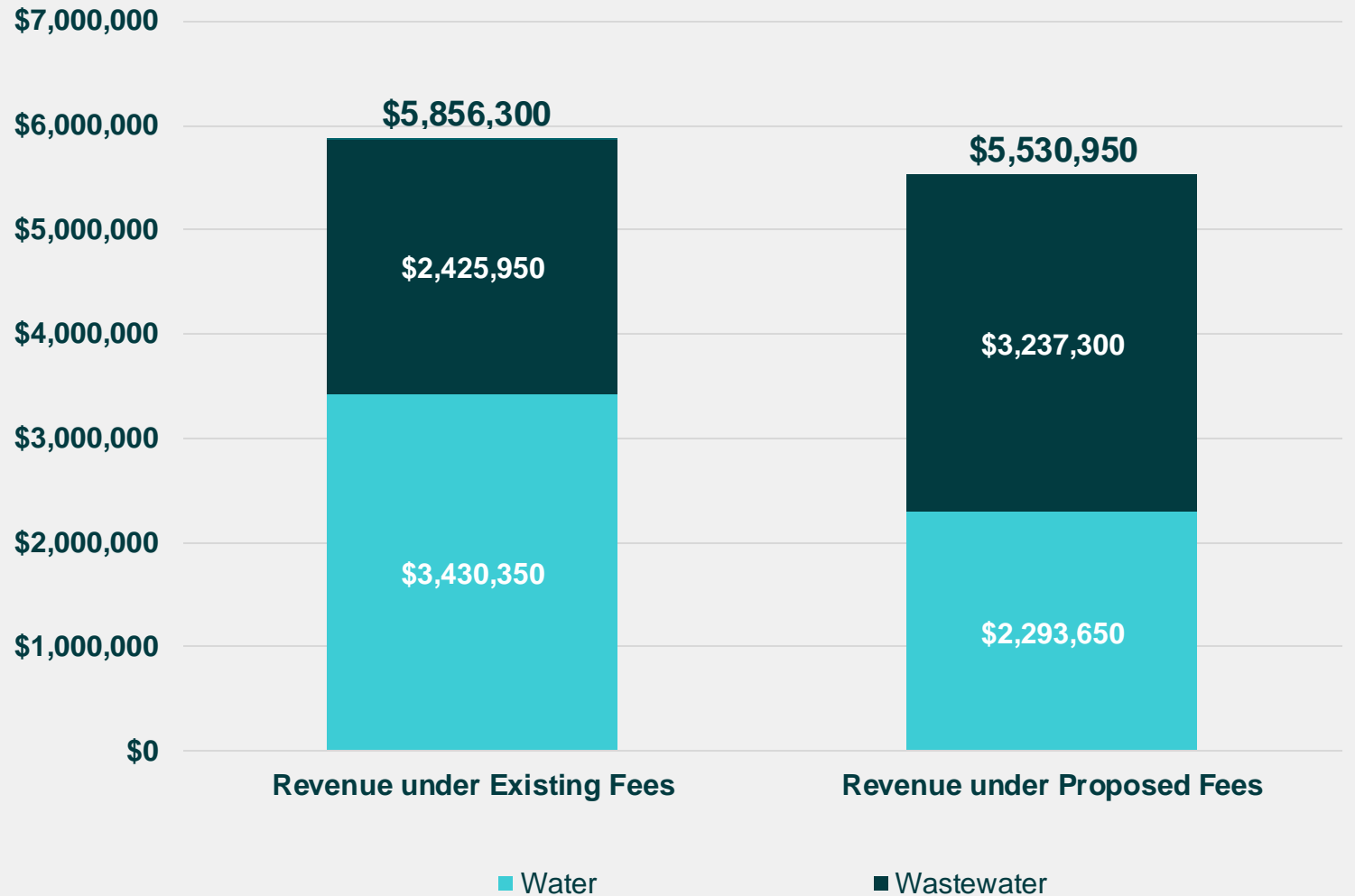
# Local Water and Wastewater Development Fee Comparisons

## Equivalent Residential Connection



# 3-Year Revenue Forecast

- Reduction of \$300,000 from proposed fees over 3-years
- Assumes 3-year growth of:
  - 450 ERCs



# Transportation Impact Fees



# Transportation Impact Fees

- Update land uses based on the most recent ITE trip generation data
- Transportation impact fees can be used for construction of new through lanes, turn lanes, frontage or access roads, bridges, “complete street” improvements in conjunction with new roadways, and other similar improvements.
- Fee calculation considers the current cost of roadway improvements of approximately \$4,650,000 per lane mile

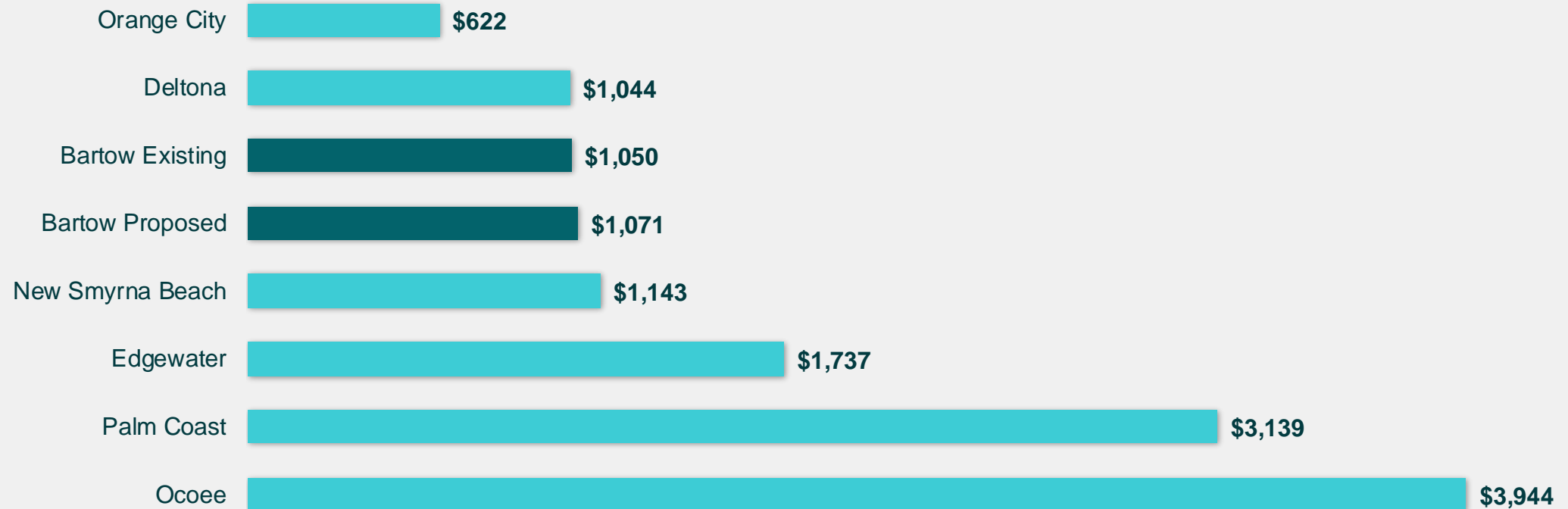
# Calculated Fees per Unit (representative list of land uses)

Description	Units	Existing	Calculated Fee	% Change
Single Family Detached	Dwelling Unit	\$1,050	\$1,071	2%
Warehousing	1,000 sf	\$389	\$204	-48%
Hotel	1,000 sf	\$679	\$419	-38%
Day Care Center [1]	1,000 sf	\$316	\$474	50%
Place of Worship	1,000 sf	\$941	\$924	-2%
General Office [1]	1,000 sf	\$843	\$1,265	50%
Shopping Center (<150ksf) [1]	1,000 sf	\$1,784	\$2,676	50%
Bank (Drive-through)	1,000 sf	\$5,552	\$3,704	-33%
Fast food w/drive through	1,000 sf	\$7,003	\$9,474	35%

[1] These fees were calculated higher, but limited to a maximum 50% increase by F.S. 163.31801

# Local Transportation Impact Fee Comparisons

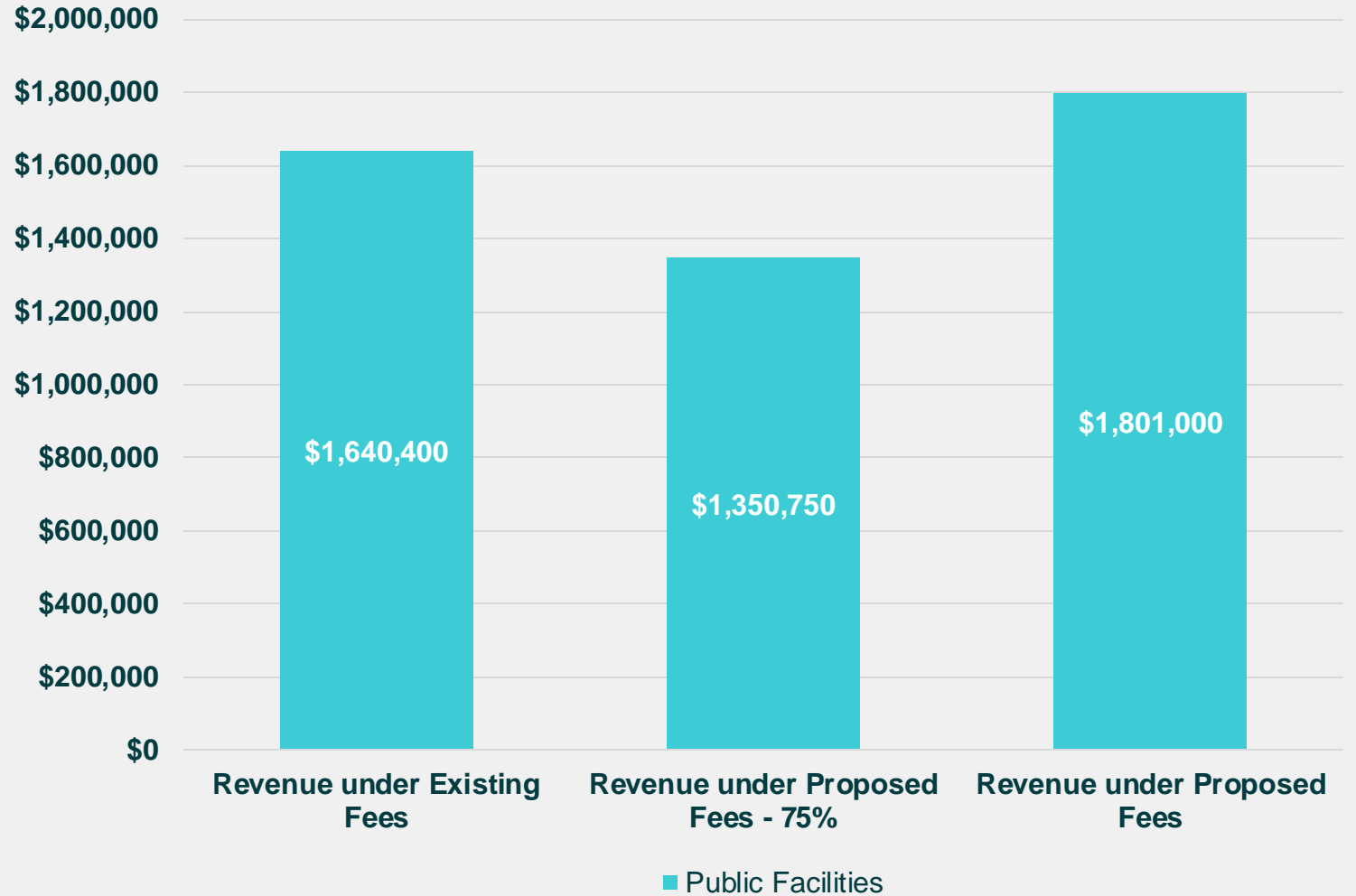
## Single Family Residential





# 3-Year Revenue Forecast

- Additional \$160,000 from proposed fees over 3-years



# Conclusions



## **Updated Fees**

Calculated impact fees using recent and localized costs



## **Fee Increases**

Recommend implementing calculated fees at 100% full cost recovery and adopt such fees in compliance with current impact fee legislation



## **Minimize Cost Burden**

By updating impact fees, the City minimizes the cost burden of growth to existing residents and businesses



## **90-day Implementation**

The City must wait 90 days (minimum) for implementing higher impact fees