

ORDINANCE NO. 2019-

AN ORDINANCE OF THE VILLAGE OF PINECREST, FLORIDA, AMENDING CHAPTER 8 (BUILDING REGULATIONS) OF THE CODE OF ORDINANCES BY AMENDING SECTION 8.1(B) RELATING TO PARKS AND RECREATION, POLICE SERVICES, MUNICIPAL FACILITIES AND STORMWATER DRAINAGE IMPACT FEES; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Village Council has adopted ordinances implementing Police, Parks and Recreation, Municipal Facilities, and Stormwater Drainage Facilities impact fee schedules; and

WHEREAS, Chapter 163.31801 Florida Statutes requires impact fees to be calculated based on the most recent localized data; and

WHEREAS, Tischler Bise has completed a recent impact fee study and analysis for the Village of Pinecrest entitled "2019 Impact Fee Update"; and

WHEREAS the Village Council wishes to amend the Village's schedule of impact fees consistent with the recommendations of the *2019 Impact Fee Update* study;

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PINECREST, FLORIDA, AS FOLLOWS:

Section 1. That Chapter 8, Section 8.1(b) of the Code of Ordinances is hereby amended as follows:

(b) Impact fees **and administrative charge**; periodic update of fee schedule. The village manager shall annually adjust the village impact fee **and administrative charge** schedules by indexing the schedule to inflation as defined by the Consumer Price Index (CPI) - All Urban Consumers for the United States, published by the United States Department of Labor, Bureau of Labor Statistics. The first indexing calculation adjustment shall occur during the **2011-2012** **2019-2020** budget year using the difference in Consumer Price Index figures for ~~calendar years 2011 and 2012~~ **the period between January 1, 2019 and December 31, 2019**. Unless otherwise directed by the village council, any adjustments to the impact fee, made pursuant to this

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section, shall be effective the first of October each calendar year. The village manager shall periodically adjust the impact fee schedule provided by providing credit in the impact fee formula for any outstanding debt from general obligation bonds issued to finance capital projects which meet needs generated by population growth and development.

(1) Parks and recreation impact fees.

- a. *Short title.* This subsection shall be known and may be cited as the "Parks and Recreation Impact Fees Ordinance."
- b. *Legislative findings.* The village council finds, determines and declares that:
 1. The Florida Legislature, through enactment of F.S. ch. 163, has sought to encourage the village to enact impact fees.
 2. All residential development is deemed to create an impact and therefore an increased demand for public facilities including public open space, park and recreation facilities. As such, the cost of new facilities should be borne by new users to the extent that new use requires new facilities.
 3. As such, the village council wishes to adopt fees which it has determined to be consistent with and in furtherance of the goals, objectives and policies of the adopted comprehensive development master plan.
 4. Nothing in this subsection shall prohibit or restrict funding of the public parks and recreational facilities and capital improvements from additional revenue sources to enhance park services in the village.
- c. *Definitions.* In construing the provisions hereof and each and every word, term, phrase or part hereof where the context will permit, the following definitions will apply:

Applicant means the person who applies for a building permit or submits a plat or waiver of plat.

Building means any structure having a roof entirely separated from any other structure by space or by wall in which there are not communicating doors or windows or any similar opening and erected for the purpose of providing support or shelter for persons, animals, things or property of any kind.

Building permit means an official document or certificate issued by the village's building and planning department authorizing the construction or change of use of any building. For purposes of this subsection, the term "building permit" shall also include tie-down permits for those structures or buildings, such as mobile homes, that do not require a building permit in order to be occupied.

Comprehensive development master plan (CDMP) means the comprehensive plan of the village adopted and amended pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act.

Note: ~~Strikethrough words~~ are deletions and underlined words are additions.

Credit means the present value of past provisions made by new developments for the cost of existing or future capital improvements.

Development activity, development or activity means any activity for which a building permit is required pursuant to the building code or any applicable village ordinance.

Encumbered means monies committed by contract or purchase order in a manner that obligated the village to expend the funded amount upon delivery of goods, the rendering of services or the conveyance of real property provided by a vendor, supplier, contractor or owner.

Existing development means the lawful land use physically existing as of the effective date of this subsection and any development or additional development for which the landowner holds a valid building permit as of the effective date of this subsection. Existing development shall also include that maximum level of development activity for which a previous impact fee was paid under the provisions of this subsection.

Feepayer means a person intending to commence a proposed development for which an impact fee computation is required under this subsection, or a person who has paid an impact fee, or provided a letter of credit pursuant to this subsection.

Impact fee means the proportionate fair share charge required to be paid in accordance with this subsection.

Improvement means any physical improvement related to property, construction costs or other facility, or acquisition of capital equipment with respect to the impact of development.

Person, for the purposes of this subsection, means individuals, partnerships, trusts, corporations, and all other legal entities authorized by the law of the state to own and develop real property.

Unit or unit of development means a residential structure which is a quantifiable increment of development activity, e.g., a single-family home, or a residential module, e.g., each condominium or apartment unit within a condominium complex or building.

Village manager shall mean the village manager of the Village of Pinecrest, Florida or designee.

d. *Impact fees in general.*

1. Any application for building permit for residential development activity within the corporate limits of the village shall be subject to the assessment of a parks and recreation impact fee in the manner and amount set forth in this subsection. No

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such building permit shall be issued by the village until the applicant has paid the assessed impact fee as calculated pursuant to this subsection.

2. Notwithstanding payment of the impact fees pursuant to this subsection, other state, county and village development regulations may limit the issuance of building permits for development activity.
 3. In the event impact fees are paid prior to, or, concurrently with, the issuance of a building permit and subsequently, the building permit is amended, the applicant shall pay the impact fee in effect at the time the amended building permit is issued with credit being given for the previous fees paid.
 4. In the case of change of use, redevelopment, or expansion or modification of an existing use on a site which requires the issuance of a building permit, the impact fee shall be based upon the net increase in the impact fee for the new use as compared to the most intense previous use.
 5. If a building permit is canceled without development commencing, then the impact fee payer shall be entitled to a refund, without interest, of the impact fee paid except that the village shall retain **on the applicable** administrative charge **of 7½ percent of the** fee to offset a portion of the costs of collection and refund. The impact fee payer shall submit an application for such a refund to the village manager or his designee within thirty (30) days of the expiration of the order or permit, or thereafter shall be deemed to waive any right to a refund.
 6. Any funds not expended or encumbered by the end of the calendar quarter immediately following **ten seven** years from the date of collection of fee shall, upon application of the then current landowner, be returned to such landowner, without interest, provided that the landowner submits an application for a refund to the village manager or designee within 180 days of the expiration of the ten-year period. Any claim not so timely made shall be deemed waived.
 7. Funds shall be deemed expended for the purposes of this subsection when a contract or agreement encumbering all or a portion of the payment of said funds shall be approved by final village action.
- e. *Impact fee schedule.* Any person requesting a building permit for residential development activity shall pay the impact fee as follows:

IMPACT FEE SCHEDULE ¹

Note: ~~Strikethrough words~~ are deletions and underlined words are additions.

Single Family Detached		Single Family Attached		Multi-Family	
Park Open Space Fee/Unit	Park Improvement Fee/Unit	Park Open Space Fee/ Unit	Park Improvement Fee/Unit	Park Open Space Fee/Unit	Park Improvement Fee/Unit
\$565.00	\$1,042.00	\$447.00	\$867.00	\$303.00	\$652.00
[\$623.33]	[\$1,150.10]	[\$493.51]	[\$955.91]	[\$334.72]	[\$718.8]
10/1/2018]	10/1/2018]	10/1/2018]	10/1/2018]	10/1/2018]	10/1/2018]
Single-Family Fee Per Unit				Multi-Family fee Per Unit	
\$6,363				\$3,755	

In addition to the open space fee and local park improvement fee as set forth above, each feepayer shall pay to the village a nonrefundable general administrative charge ~~in the amount of 7½ percent~~ for the processing of all materials relating to improvements at a local park.

¹For a more detailed explanation of the computation of this impact fee schedule, see section 33H of the Code of Ordinances of Miami-Dade County Code.

f. *Exemptions.*

1. Alteration, expansion or replacement of existing dwelling units where no additional dwelling units are created.
2. The construction of accessory buildings or structures which will not create additional dwelling units.
3. The issuance of a tie-down permit on a mobile home on which applicable park impact fee has previously been paid.
4. All development activity permitted by an existing development of regional impact order adopted pursuant to F.S. ch. 380, and approved prior to the effective date of this subsection shall be exempt.
5. An exemption must be claimed by the feepayer prior to paying the impact fee. Any exemption must be claimed by the feepayer at the time of the application for building permit. Any exemption not so claimed shall be deemed to have been waived by the feepayer.

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g. *Expenditures.*

1. Expenditures from the impact fee, including any accrued interest, shall include, but not be limited to:
 - A. Planning, design, and construction plan preparation;
 - B. Permitting and fees;
 - C. Land and materials acquisition, including costs of acquisition or condemnation;
 - D. Financing of park acquisition, expansion or improvements;
 - E. Design and construction of new drainage facilities required;
 - F. Landscaping and site preparation, including demucking, filling to flood criteria and compaction;
 - G. Construction management and inspection;
 - H. Surveying, soils and materials testing and removal of hazardous and solid waste materials;
 - I. Acquisition of capital equipment for parks;
 - J. Repayment of any monies transferred or borrowed from any budgetary fund of the village subsequent to the effective date of this subsection, which were used to fund any of the growth-necessitated improvements as herein provided. Any funds that are borrowed shall be spent only to mitigate the impact of new development;
 - K. Purchase of land for additional parks and recreational facilities.
 2. The ~~7½ percent general~~ **applicable** administrative cost portion of the impact fee shall be deposited into the general fund and shall be used to offset the costs of administering the impact fee.
- h. *Establishment of fund.* Impact fees collected pursuant to this subsection shall be accounted for in a capital outlay impact fee fund to be established by the village.
- i. *Appeals of administrative decision.* A decision of the village manager may be appealed by the feepayer to the village council. If a feepayer wishes to appeal, that feepayer shall first file a notice of appeal within 30 days after the earlier of:
1. Issuance of a written decision by the village manager; or
 2. Acceptance of payment by the director of the village's building and planning department of the parks impact fee.

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The feepayer shall, when filing an appeal, submit a letter which provides a full explanation of the request, the reasons for the appeal, and all supporting documentation.

1. Note: For a more detailed explanation of the computation of this impact fee schedule, please refer to the "2019 Impact Fee Update" study and report, prepared by Tischler Bise, dated August 19, 2019.

(2) Police services impact fees.

- a. *Short title.* This subsection shall be known and may be cited as the "Police Services Impact Fee Ordinance."
- b. *Legislative findings.* The village council finds, determines and declares that:
 1. The Florida Legislature, through enactment of F.S. ch. 163, has sought to encourage the village to enact impact fees.
 2. The provision of adequate police protection is essential for the safety of the public.
 3. As such, the village council wishes to adopt impact fees which it has determined to be consistent with and in furtherance of the goals, objectives and policies of its adopted comprehensive development master plan.
 4. Continued building development in the village will directly and adversely impact existing police services. In order to maintain adequate police protection for the existing population and to accommodate projected population due to new development, additional capital resources are required and these fees will mitigate the impacts of such new development.
 5. Nothing in this subsection shall prohibit or restrict funding of law enforcement related land, facilities and capital improvements from additional revenue sources to enhance police services.
- c. *Definitions.* In construing the provisions hereof and each and every word, term, phrase or part hereof where the context will permit, the following definitions will apply:

Applicant means the person who applies for a building permit or submits a plat or waiver of plat.

Building means any structure having a roof entirely separated from any other structure by space or by wall in which there are not communicating doors or windows or any similar opening and erected for the purpose of providing support or shelter for persons, animals, things or property of any kind.

Building permit means an official document or certificate issued by the village's building and planning department authorizing the construction or change of use of any building. For purposes of this subsection, the term "building permit" shall also

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include tie-down permits for those structures or buildings, such as mobile homes, that do not require a building permit in order to be occupied.

Comprehensive development master plan (CDMP) means the comprehensive plan of the village adopted and amended pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act.

Credit means the present value of past provisions made by new developments for the cost of existing or future capital improvements.

Development activity, development or activity means any activity for which a building permit is required pursuant to the building code or any applicable village ordinance.

Development of regional impact means any development which because of its character, magnitude or location would have a substantial impact on the health, safety or welfare of the citizens of more than one county.

Encumbered means monies committed by contract or purchase order in a manner that obligated the village to expend the funded amount upon delivery of goods, the rendering of services or the conveyance of real property provided by a vendor, supplier, contractor or owner.

Existing development means the lawful land use physically existing as of the effective date of this subsection and any development or additional development for which the landowner holds a valid building permit as of the effective date of this subsection. Existing development shall also include that maximum level of development activity for which a previous impact fee was paid under the provisions of this subsection.

Feepayer means a person intending to commence a proposed development for which an impact fee computation is required under this subsection, or a person who has paid an impact fee, or provided a letter of credit pursuant to this subsection.

Impact fee means the proportionate fair share charge required to be paid in accordance with this subsection.

Improvement means any physical improvement related to property, construction costs or other facility, or acquisition of capital equipment with respect to the impact of development.

Nonresidential development means development not providing for any residential units.

Person, for the purposes of this subsection, means individuals, partnerships, trusts, corporations, and all other legal entities authorized by the law of Florida to own and develop real property.

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Residential development means any building or buildings designed to be used as dwelling units.

Unit or unit of development means a residential structure which is a quantifiable increment of development activity, e.g., a single-family home, or a residential module, e.g., each condominium or apartment unit within a condominium complex or building.

Village manager shall mean the village manager of the Village of Pinecrest, Florida or designee.

d. *Impact fees; in general.*

1. Any application for building permit for development activity within the corporate limits of the village shall be subject to the assessment of a police services impact fee in the manner and amount set forth in this subsection. No building permit shall be issued by the village until the applicant has paid the assessed impact fees as calculated pursuant to this subsection.
2. Notwithstanding payment of the impact fees pursuant to this subsection, other state, county and village development regulations may limit the issuance of building permits for development activity.
3. In the event impact fees are paid prior to or concurrently with the issuance of a building permit and subsequently, the building permit is amended, the applicant shall pay the impact fee in effect at the time the amended building permit is issued with credit being given for the previous fees paid.
4. In the case of change of use, redevelopment, or expansion or modification of an existing use on a site which requires the issuance of a building permit, the impact fee shall be based upon the net increase in the impact fee for the new use as compared to the most intense previous use.
5. If a building permit is canceled without development commencing, then the impact fee payer shall be entitled to a refund, without interest, of the impact fee paid except that the village shall retain five percent of the fee to offset a portion of the costs of collection and refund. The impact fee payer shall submit an application for such a refund to the village manager or his designee within 30 days of the expiration of the order or permit, or thereafter shall be deemed to waive any right to a refund.
6. Any funds not expended or encumbered by the end of the calendar quarter immediately following ~~ten~~ **seven** years from the date of this subsection shall, upon application of the then current landowner, be returned to such landowner, without interest, provided that the landowner submits an application for a refund to the village manager or designee within 180 days of the expiration of the ten-year period. However, this section shall not apply to development of regional

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impact with phased or a long term build-out schedule. Any claim not so timely made shall be deemed waived.

7. Funds shall be deemed expended for the purposes of this subsection when a contract or agreement encumbering all or a portion of the payment of said funds shall be approved by final village action.

e. *Impact fee computation formula.*

1. The feepayer shall pay a police services impact fee amount based on the formula set forth below. The fee shall be collected by the building and planning department for all structures for which a building permit is issued. Such fee will be based on the capital costs required to serve the increased demand for police services resulting from the proposed new development activities, together with impact fee administrative costs. The formula used to calculate the police services impact fee shall be established as follows for each property type:

The Village shall employ the following schedule to compute the amount of fee to be paid:

IMPACT FEE SCHEDULE 1:

Land Use/Occupancy Type	Cost per dwelling Unit of or per Square Foot
<u>Single-Family</u> Residential	\$136.00 [\$150.20 – 10/1/2018] <u>\$1,262</u> per Unit
<u>Multi-Family Residential</u>	<u>\$745 per unit</u>
Non-residential	\$0.20 [\$0.221 – 10/1/2018] per Square Foot
<u>Industrial</u>	<u>\$0.131 per square foot</u>
<u>Commercial</u>	<u>\$0.662 per square foot</u>
<u>Institutional</u>	<u>0.342 per square foot</u>
<u>Office and other</u>	<u>0.258 per square foot</u>

2. The fee per residential unit or fee per nonresidential square foot shall be multiplied by the feepayer's total number of units for residential property or total number of square feet for nonresidential property. ~~The total will then be multiplied by 1.05~~

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~~to accommodate the general administrative charge of five percent.~~ The resulting total is the police services impact fee ~~and administrative charge~~ which shall be paid by the feepayer.

In addition to the Police Services Impact fee as set forth above, each feepayer shall pay to the village a non-refundable general administrative charge.

3. In the case of development activity involving a change of use or magnitude of use in which a building permit is required, the proposed development shall be required to pay an impact fee only for the increase in the development activity. The impact fee shall be the difference between the computed impact fee for the proposed development activity and the computed impact fee for the existing development activity. Any building permit which expires or is revoked after the effective date of this subsection and for which a fee has not previously been paid under this subsection shall be required to comply with the provisions herein. No refunds will be given for proposed development activity resulting in a negative fee calculation.
 4. If the type of activity within a proposed or current development is not specified, the village manager or his designee shall use the activity most nearly comparable in computing the fee.
 5. In determining existing development activity and the units or square feet of proposed or existing development, the building and planning department shall use the building permit and the certificate of use information contained in the building or zoning records of Miami-Dade County or the village.
- f. *Exemptions.*
1. Alteration, expansion or replacement of an existing building or unit where the use is not changed and the number of units or square footage is not increased shall not be subject to the impact fees. The burden of demonstrating the previous existence of a use or structure or previous payment of impact fees shall be upon the feepayer. In cases where there is an existing use, any additional fees shall be based upon the alteration to the existing use or structure.
 2. Governmental or public facilities are exempt from the impact fee, including those parcels, grounds, building or structures owned by federal, state, county, village, the Miami-Dade County School Board, or the South Florida Water Management District, and related to the operation of those entities and used for governmental purposes including, but not limited to, governmental offices, police and fire stations, airports, seaports, parking facilities, equipment yards, sanitation facilities, water control structures, schools, parks, and similar facilities in or through which general government operations are conducted. It is provided,

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however, that the following shall not be considered governmental or public facilities and shall be subject to the provisions of this subsection:

- A. Privately owned properties or facilities leased for governmental operations or activities; and
 - B. Public properties or facilities used for private residential, commercial or industrial activities.
- 3. The construction of accessory buildings or structures where the use is not changed, such that an additional impact does not result and the number of units or square footage is not materially increased, is exempt.
 - 4. Parking garages are exempt from impact fees when the structure is accessory to a primary use structure.
 - 5. An exemption must be claimed by the feepayer prior to paying the impact fee. Any exemption not so claimed shall be deemed to have been waived by feepayer.

g. *Expenditures.*

- 1. Expenditures from the impact fee shall include, but not be limited to:
 - A. Planning, design and construction plan preparation;
 - B. Permitting and fees;
 - C. Land and materials acquisition, including any costs of acquisition or condemnation;
 - D. Relocation of utilities required by the construction of improvements and additions to police facilities;
 - E. Design and construction of new drainage facilities required by the construction of improvements and additions to police facilities;
 - F. Landscaping and site preparation, including demucking, filling to flood criteria and compaction;
 - G. Construction management and inspection;
 - H. Surveying, soils and materials testing and removal of hazardous and solid waste materials;
 - I. Acquisition of capital equipment for police services;
 - J. Repayment of any monies transferred or borrowed from any budgetary fund of the village subsequent to the effective date of this subsection, which were used to fund any of the growth-necessitated improvements as herein

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provided. Any funds that are borrowed shall be spent only to mitigate the impact of new development;

K. Purchase of land for additional police stations and support facilities needed to accommodate new growth;

L. Design and construction of additional police stations and other facilities or design and improvement of existing police stations and other facilities needed to accommodate new growth;

M. Purchase of other capital equipment for stations affected by new growth.

2. The ~~five percent general~~ **applicable** administrative cost portion of the impact fee shall be deposited into the general fund and shall be used to offset the costs of administering the impact fee.

h. *Establishment of fund.* Impact fees collected pursuant to this subsection shall be accounted for in a capital outlay impact fee fund to be established by the village.

¹ Note: For a more detailed explanation of the computation of this impact fee schedule, please refer to the "2019 Impact Fee Update" study and report, prepared by Tischler Bise, dated August 19, 2019.

(3) Municipal facilities impact fees.

a. *Short title.* This subsection shall be known and may be cited as the "Municipal Facilities Impact Fees Ordinance."

b. *Legislative findings.* The village council finds, determines and declares that:

1. The Florida Legislature, through enactment of F.S. ch. 163, has sought to encourage the village to enact impact fees.

2. All residential and commercial development is deemed to create an impact and therefore an increased demand for municipal facilities including land, buildings, and equipment. As such, the cost of new facilities should be borne by new users to the extent that new use requires new facilities.

3. As such, the village council wishes to adopt fees which it has determined to be consistent with and in furtherance of the goals, objectives and policies of the adopted comprehensive development master plan.

4. Nothing in this subsection shall prohibit or restrict funding of the municipal facilities and capital improvements from additional revenue sources to enhance municipal facilities in the village.

c. *Definitions.* In construing the provisions hereof and each and every word, term, phrase or part hereof where the context will permit the following definitions will apply:

Note: ~~Strikethrough words~~ are deletions and underlined words are additions.

Applicant means the person who applies for a building permit or submits a plat or waiver of plat.

Building means any structure having a roof entirely separated from any other structure by space or by wall in which there are not communicating doors or windows or any similar opening and erected for the purpose of providing support or shelter for persons, animals, things or property of any kind.

Building permit means an official document or certificate issued by the village's building and planning department authorizing the construction or change of use of any building. For purposes of this subsection, the term "building permit" shall also include tie-down permits for those structures or buildings that do not require a building permit in order to be occupied.

Comprehensive development master plan (CDMP) means the comprehensive plan of the village adopted and amended pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act.

Credit means the present value of past provisions made by new developments for the cost of existing or future capital improvements.

Development activity, development or activity means any activity for which a building permit is required pursuant to the building code or any applicable village ordinance.

Encumbered means monies committed by contract or purchase order in a manner that obligated the village to expend the funded amount upon delivery of goods, the rendering of services or the conveyance of real property provided by a vendor, supplier, contractor or owner.

Existing development means the lawful land use physically existing as of the effective date of this subsection and any development or additional development for which the landowner holds a valid building permit as of the effective date of this subsection. Existing development shall also include that maximum level of development activity for which a previous impact fee was paid under the provisions of this subsection.

Feepayer means a person intending to commence a proposed development for which an impact fee computation is required under this subsection, or a person who has paid an impact fee, or provided a letter of credit pursuant to this subsection.

Impact fee means the proportionate fair share charge required to be paid in accordance with this subsection.

Note: ~~Strikethrough words~~ are deletions and underlined words are additions.

Improvement means any physical improvement related to property, construction costs or other facility, or acquisition of capital equipment with respect to the impact of development.

Person, for the purposes of this subsection, means individuals, partnerships, trusts, corporations, and all other legal entities authorized by the law of the state to own and develop real property.

Unit or unit of development means a residential structure which is a quantifiable increment of development activity, e.g., a single-family home, or a residential module, e.g., each condominium or apartment unit within a condominium complex or building.

Village manager shall mean the village manager of the Village of Pinecrest, Florida.

d. *Impact fees in general.*

1. Any application for building permit for residential or non-residential development activity within the corporate limits of the village shall be subject to the assessment of a municipal facilities impact fee in the manner and amount set forth in this subsection. No such building permit shall be issued by the village until the applicant has paid the assessed impact fee as calculated pursuant to this subsection.
2. Notwithstanding payment of the impact fees pursuant to this subsection, other state, county and village development regulations may limit the issuance of building permits for development
3. In the event impact fees are paid prior to ~~or~~ concurrently with, the issuance of a building permit and subsequently, the building permit is amended, the applicant shall pay the impact fee in effect at the time the amended building permit is issued with credit being given for the previous fees paid.
4. In the case of change of use, redevelopment or expansion or modification of an existing use on a site which requires the issuance of a building permit the impact fee shall be based upon the net increase in the impact fee for the new use as compared to the most intense previous use.
5. If a building permit is canceled without development commencing, then the impact fee payer shall be entitled to a refund, without interest of the impact fee paid except that the village shall retain **an the applicable** administrative charge **of 7½ percent of the fee** to offset a portion of the costs of collection and refund. The impact fee payer shall submit an application for such a refund to the village manager or his designee within 30 days of the expiration of the order or permit or thereafter shall be deemed to waive any right to a refund.

Note: ~~Strikethrough words~~ are deletions and underlined words are additions.

6. Any funds not expended or encumbered by the end of the calendar quarter immediately following ~~ten~~ **seven** years from the date of collection of fee shall, upon application of the then current landowner, be returned to such landowner, without interest provided that the landowner submits an application for a refund to the village manager or designee within 180 days of the expiration of the ten-year period. Any claim not so timely made shall be deemed waived.
 7. Funds shall be deemed expended for the purposes of this subsection when a contract or agreement encumbering all or a portion of the payment of said funds shall be approved by final village action.
- e. *Impact fee schedule.* Any person requesting a building permit for residential development activity shall pay the impact fee as follows:

IMPACT FEE SCHEDULE **1.**

Residential	Per Housing Dwelling Unit
<u>Single-Family</u>	\$821.68 [\$906.39 10/1/2018] <u>\$833</u>
<u>Multi-Family</u>	<u>\$491</u>

Nonresidential	Per Gross Square Foot
Commercial shopping center 25,000 GSF or less	\$0.393 [\$0.434 10/1/2018]
Commercial shopping center 25,000 — 50,000 GSF	\$0.337 [\$0.371 10/1/2018]
Commercial shopping center 50,001 — 100,000 GSF	\$0.295 [\$0.326 10/1/2018]
Commercial shopping center 101,000 — 200,000 GSF	\$0.262 [\$0.289 10/1/2018]
Commercial shopping center — over 200,000 GSF	\$0.236 [\$0.260 10/1/2018]

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Office/institutional 10,000 GSF or less	\$0.528 [\$0.582 10/1/2018]
Office/institutional 10,001 25,000 GSF	\$0.488 [\$0.538 10/1/2018]
Office/institutional 25,001 50,000 GSF	\$0.461 [\$0.508 10/1/2018]
Medical dental office	\$0.478 [\$0.527 10/1/2018]
Hospital	\$0.399 [\$0.440 10/1/2018]
Business park	\$0.373 [\$0.411 10/1/2018]
Light industrial	\$0.041 [\$0.0452 10/1/2018]
Manufacturing	\$0.212 [\$0.235 10/1/2018]
Warehousing	\$0.151 [\$0.165 10/1/2018]
Mini warehouse	\$0.0047 [\$0.00536 10/1/2018]
Other nonresidential lodging (per room)	\$51.95 [\$57.31 10/1/2018]
Elementary school (per student)	\$9.44 [\$0.434 10/1/2018]
Secondary school (per student)	\$11.73 [\$10.41 10/1/2018]
Day care (per student)	\$20.85 [\$0.434 10/1/2018]
<u>Industrial (Light Manufacturing)</u>	<u>\$0.265</u>
<u>Commercial</u>	<u>0.381</u>
<u>Institutional (Hospital)</u>	<u>\$0.151</u>
<u>Office and Other</u>	<u>\$0.484</u>

Note: Strikethrough words are deletions and underlined words are additions.

In addition to the municipal facilities fee as set forth above, each feepayer shall pay to the village a non-refundable general administrative charge in the amount of 7 1/2 percent for the processing of all materials relating to improvements of municipal facilities.

1. Note: For a more detailed explanation of the computation of this impact fee schedule, see Village of Pinecrest "Municipal Facilities Impact Fees. Fee methodology and Computation" report dated October 17, 2011. **please refer to the "2019 Impact Fee Update" study and report, prepared by Tischler Bise, dated August 19, 2019.**

f. *Exemptions.*

1. Alteration, expansion or replacement of existing dwelling units where no additional dwelling units are created.
2. The construction of accessory buildings or structures which will not create additional dwelling units.
3. The issuance of a tie-down permit on a mobile home on which applicable park impact fee has previously been paid.
4. All development activity permitted by an existing development of regional impact order adopted pursuant to F.S. ch. 380, and approved prior to the effective date of this subsection shall be exempt.
5. An exemption must be claimed by the feepayer prior to paying the impact fee. Any exemption must be claimed by the feepayer at the time of the application for building permit Any exemption not so claimed shall be deemed to have been waived by the feepayer.

g. *Expenditures.*

1. Expenditures from the impact fee, including any accrued interest shall include, but not be limited to:
 - A. Planning, design, and construction plan preparation;
 - B. Permitting and fees;
 - C. Land and materials acquisition, including costs of acquisition or condemnation;
 - D. Financing of municipal building acquisition, construction, expansion or improvements;
 - E. Design and construction of new drainage facilities required;

Note: ~~Strikethrough words~~ are deletions and underlined words are additions.

- F. Landscaping and site preparation, including demucking, filling to flood criteria and compaction;
 - G. Construction management and inspection;
 - H. Surveying, soils and materials testing and removal of hazardous and solid waste materials;
 - I. Acquisition of capital equipment for municipal offices excluding police and parks and recreation offices;
 - J. Repayment of any monies transferred or borrowed from any budgetary fund of the village subsequent to the effective date of this subsection, which were used to fund any of the growth-necessitated improvements as herein provided. Any funds that are borrowed shall be spent only to mitigate the impact of new development;
 - K. Purchase of land for additional municipal offices excluding police and parks and recreation offices.
2. The **applicable** ~~7½ percent~~ general administrative **charge** ~~cost portion of the impact fee~~ shall be deposited into the general fund and shall be used to offset the costs of administering the impact fee.
- h. *Establishment of fund.* Impact fees collected pursuant to this subsection shall be accounted for in a capital outlay impact fee fund to be established by the village.
 - i. *Appeals of administrative decision.* A decision of the village manager may be appealed by the feepayer to the village council. If a feepayer wishes to appeal, that feepayer shall first file a notice of appeal within 30 days after the earlier of:
 - 1. Issuance of a written decision by the village manager; or
 - 2. Acceptance of payment by the director of the village's building and planning department of the municipal facilities impact fee.

The feepayer shall, when filing an appeal, submit a letter which provides a full explanation of the request the reasons for the appeal, and all supporting documentation.

(4) Stormwater drainage impact fees.

- a. *Short title.* This subsection shall be known and may be cited as the "Stormwater Drainage Impact Fees Ordinance."
- b. *Legislative findings.* The village council finds, determines and declares that:
 - 1. The Florida Legislature, through enactment of F.S. ch. 163, has sought to encourage the village to enact impact fees.

Note: ~~Strikethrough words~~ are deletions and underlined words are additions.

2. All residential and commercial development is deemed to create an impact and therefore an increased demand for stormwater drainage facilities including land and related improvements. As such, the cost of new facilities should be borne by new users to the extent that new use requires new facilities.
3. As such, the village council wishes to adopt fees which it has determined to be consistent with and in furtherance of the goals, objectives and policies of the adopted comprehensive development master plan.
4. Nothing in this subsection shall prohibit or restrict funding of the stormwater drainage facilities and capital improvements from additional revenue sources to enhance stormwater drainage facilities in the village.

- c. *Definitions.* In construing the provisions hereof and each and every word, term, phrase or part hereof where the context will permit, the following definitions will apply:

Applicant means the person who applies for a building permit or submits a plat or waiver of plat

Building means any structure having a roof entirely separated from any other structure by space or by wall in which there are not communicating doors or windows or any similar opening and erected for the purpose of providing support or shelter for persons, animals, things or property of any kind.

Building permit means an official document or certificate issued by the village's building and planning department authorizing the construction or change of use of any building. For purposes of this subsection, the term "building permit" shall also include tie-down permits for those structures or buildings that do not require a building permit in order to be occupied.

Comprehensive development master plan (CDMP) means the comprehensive plan of the village adopted and amended pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act.

Credit means the present value of past provisions made by new developments for the cost of existing or future capital improvements.

Development activity, development or activity means any activity for which a building permit is required pursuant to the building code or any applicable village ordinance.

Encumbered means monies committed by contract or purchase order in a manner that obligated the village to expend the funded amount upon delivery of goods, the rendering of services or the conveyance of real property provided by a vendor, supplier, contractor or owner.

Existing development means the lawful land use physically existing as of the effective date of this subsection and any development or additional development for which the landowner holds a valid building permit as of the effective date of this subsection.

Note: ~~Strikethrough words~~ are deletions and underlined words are additions.

Existing development shall also include that maximum level of development activity for which a previous impact fee was paid under the provisions of this subsection.

Feepayer means a person intending to commence a proposed development for which an impact fee computation is required under this subsection, or a person who has paid an impact fee, or provided a letter of credit pursuant to this subsection.

Impact fee means the proportionate fair share charge required to be paid in accordance with this subsection.

Improvement means any physical improvement related to property, construction costs or other facility, or acquisition of capital equipment with respect to the impact of development.

Person, for the purposes of this subsection, means individuals, partnerships, trusts, corporations, and all other legal entities authorized by the law of the state to own and develop real property.

Unit or unit of development means a residential structure which is a quantifiable increment of development activity, e.g., a single-family home, or a residential module, e.g., each condominium or apartment unit within a condominium complex or building.

Village manager shall mean the village manager of the Village of Pinecrest, Florida.

d. *Impact fees in general.*

1. Any application for building permit for residential or non-residential development activity within the corporate limits of the village shall be subject to the assessment of a stormwater drainage impact fee in the manner and amount set forth in this subsection. No such building permit shall be issued by the village until the applicant has paid the assessed impact fee as calculated pursuant to this subsection.
2. Notwithstanding payment of the impact fees pursuant to this subsection, other state, county and village development regulations may limit the issuance of building permits for development activity.
3. In the event impact fees are paid prior to, or, concurrently with, the issuance of a building permit and subsequently, the building permit is amended, the applicant shall pay the impact fee in effect at the time the amended building permit is issued with credit being given for the previous fees paid.
4. In the case of change of use, redevelopment, or expansion or modification of an existing use on a site which requires the issuance of a building permit, the impact fee shall be based upon the net increase in the impact fee for the new use as compared to the most intense previous use.

Note: ~~Strikethrough words~~ are deletions and underlined words are additions.

5. If a building permit is canceled without development commencing, then the impact feepayer shall be entitled to a refund, without interest, of the impact fee paid except that the village shall retain **on the applicable** administrative charge **of 7½ percent of the fee** to offset a portion of the costs of collection and refund. The impact feepayer shall submit an application for such a refund to the village manager or his designee within 30 days of the expiration of the order or permit, or thereafter shall be deemed to waive any right to a refund.
 6. Any funds not expended or encumbered by the end of the calendar quarter immediately following **ten seven** years from the date of collection of fee shall, upon application of the then current landowner, be returned to such landowner, without interest, provided that the landowner submits an application for a refund to the village manager or designee within 180 days of the expiration of the ten-year period. Any claim not so timely made shall be deemed waived.
 7. Funds shall be deemed expended for the purposes of this subsection when a contract or agreement encumbering all or a portion of the payment of said funds shall be approved by final village action.
- e. *Impact fee schedule.* Any person requesting a building permit for residential or non-residential development activity shall pay the impact fee as follows:

IMPACT FEE SCHEDULE¹

Impervious Coverage	Per Square Foot or Portion Thereof
	\$0.1218 [\$0.1345 — 10/1/2018]
<u>Residential</u>	<u>\$0.1559</u>
<u>Commercial/Shopping Center</u>	<u>\$0.2252</u>
<u>Business</u>	<u>\$0.3049</u>
<u>Public Service</u>	<u>\$0.2252</u>
<u>Parks</u>	<u>\$0.2252</u>
<u>Transportation</u>	<u>\$0.3465</u>

Note: Strikethrough words are deletions and underlined words are additions.

Inland Water	\$0.0866
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Note: Ten percent of any driveway or parking area constructed of open cell unit pavers (turf block) and two percent of any driveway or parking area constructed of brick pavers with a sand and/or gravel sub base or underlayment may be excluded from stormwater drainage impact fee computations.

In addition to the stormwater drainage fee as set forth above, each feepayer shall pay to the village a nonrefundable general administrative charge ~~in the amount of 7½ percent~~ for the processing of all materials relating to improvements of stormwater drainage facilities.

1. *Note:* For a more detailed explanation of the computation of this impact fee schedule, ~~see Village of Pinecrest "Stormwater Drainage Impact Fee, Fee methodology and Computation" report, dated March 20, 2012~~ **please refer to the "2019 Impact Fee Update" study and report, prepared by Tischler Bise, dated August 19, 2019.**

f. *Exemptions.*

1. Alteration or replacement of an existing building or dwelling unit where the area of impervious surface coverage is not increased shall not be subject to the impact fees.
2. The construction of accessory buildings or structures which will not create additional dwelling units.
3. The issuance of a tie-down permit on a mobile home on which applicable park impact fee has previously been paid.
4. All development activity permitted by an existing development of regional impact order adopted pursuant to F.S. ch. 380, and approved prior to the effective date of this subsection shall be exempt.
5. An exemption must be claimed by the feepayer prior to paying the impact fee. Any exemption must be claimed by the feepayer at the time of the application for building permit Any exemption not so claimed shall be deemed to have been waived by the feepayer.

g. *Expenditures.*

1. Expenditures from the impact fee, including any accrued interest, shall include, but not be limited to:
 - A. Planning, design, and construction plan preparation;

Note: ~~Strikethrough words~~ are deletions and underlined words are additions.

- B. Permitting and fees;
 - C. Land and materials acquisition, including costs of acquisition or condemnation;
 - D. Financing of stormwater drainage improvements, including acquisition, construction, expansion or improvements;
 - E. Design and construction of new drainage facilities required;
 - F. Landscaping and site preparation, including demucking, filling to flood criteria and compaction;
 - G. Construction management and inspection;
 - H. Surveying, soils and materials testing and removal of hazardous and solid waste materials;
 - I. Acquisition of capital equipment for stormwater drainage improvement and maintenance;
 - J. Repayment of any monies transferred or borrowed from any budgetary fund of the village subsequent to the effective date of this subsection, which were used to fund any of the growth-necessitated improvements as herein provided. Any funds that are borrowed shall be spent only to mitigate the impact of new development;
 - K. Purchase of land for additional stormwater drainage improvements;
2. The **applicable** ~~7½ percent~~ general administrative **charge** ~~cost portion of the impact fee~~ shall be deposited into the general fund and shall be used to offset the costs of administering the impact fee.
- h. *Establishment of fund.* Impact fees collected pursuant to this subsection shall be accounted for in a capital outlay impact fee fund to be established by the village.
 - i. *Appeals of administrative decision.* A decision of the village manager may be appealed by the feepayer to the village council. If a feepayer wishes to appeal, that feepayer shall first file a notice of appeal within 30 days after the earlier of:
 - 1. Issuance of a written decision by the village manager; or
 - 2. Acceptance of payment by the director of the village's building and planning department of the stormwater drainage impact fee.

The feepayer shall, when filing an appeal, submit a letter which provides a full explanation of the request, the reasons for the appeal, and all supporting documentation.

Note: ~~Strikethrough words~~ are deletions and underlined words are additions.

5) Administrative Charge¹.

a. Administrative charge. An administrative charge to offset the actual costs of administration of the impact fee program shall be paid at the time of issuance of a building permit for which an impact fee is assessed. Any application for a building permit for residential or non-residential development activity within the corporate limits of the village shall be subject to the assessment of an administrative charge in the manner and amount set forth in this subsection. No such building permit shall be issued by the village until the applicant has paid the assessed administrative charge as follows:

<u>Single-Family:</u>	<u>\$108.98 per dwelling unit</u>
<u>Multi-Family:</u>	<u>\$64.32 per dwelling unit</u>
<u>Industrial:</u>	<u>\$.07156 per square foot of built space</u>
<u>Commercial:</u>	<u>\$.10273 per square foot of built space</u>
<u>Institutional:</u>	<u>\$.04083 per square foot of built space</u>
<u>Office and Other:</u>	<u>\$.13038 per square foot of built space</u>

¹Note: For a more detailed explanation of the computation of this administrative charge, please refer to the "2019 Impact Fee Update" study and report, prepared by Tischler Bise, dated August 19, 2019.

Section 2. Severability. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 3. Inclusion in the Code. It is the intention of the Village Council, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of the Village of Pinecrest, Florida; that the sections of this Ordinance may be renumbered or re-lettered to

Note: ~~Strikethrough words~~ are deletions and underlined words are additions.

accomplish such intentions; and that the word "Ordinance" shall be changed to "Section" or other appropriate word.

Section 4. Effective Date. This Ordinance shall become effective on December 23, 2019.

PASSED on first reading this 10th day of September, 2019.

PASSED AND ADOPTED on second reading this 12th day of November, 2019.

Joseph M. Corradino, Mayor

Attest:

Guido H. Inguanzo, Jr., CMC
Village Clerk

Approved as to Form and Legal Sufficiency:

Mitchell Bierman
Village Attorney

Note: ~~Strikethrough words~~ are deletions and underlined words are additions.



Stephen R. Olmsted, AICP
Planning Director
planning@pinecrest-fl.gov

MEMORANDUM

Department of Building and Planning

DATE: October 8, 2019

TO: Yocelyn Galiano, ICMA-CM, LEED-GA
Village Manager

FROM: Stephen R. Olmsted, AICP, LEED-GA
Planning Director

RE: Tischler Bise - Impact Fee Study

On September 10, 2019, the Village Council approved an ordinance at first reading adopting a recent impact fee study prepared by Tischler Bise and approving updates to the Village's schedule of impact fees. The attached ordinance for consideration by the Village Council at second reading includes amendments proposed by the Village Attorney as required for statutory compliance with F.S. Ch. 163.31801. Specifically, the Village Attorney recommends that collected fees not expended for their intended purpose within seven (7) years be returned to the owner upon application, consistent with recent case law, instead of ten (10) years as currently provided. Secondly, clarification has been added indicating that administrative charges are limited to actual costs. Changes to the Village's existing impact fee ordinance are indicated in bold, underlined text and highlighted in yellow. Additional changes to the proposed ordinance completed after first reading are shown in green highlighted text.

Since the Village of Pinecrest incorporated as a municipality in 1996, it has adopted impact fees to pay for a portion of the costs of Police, Parks and Recreation, Stormwater Drainage, Municipal Facilities, and Potable Water infrastructure and facilities necessary to support new growth and development occurring in the community. In November 2018, the Village hired Tischler Bise, Inc. to complete an evaluation of existing impact fees, and to make recommendations regarding adjustments to the fee schedule based on a study of current demographic trends, growth and development that is projected to occur, and an evaluation of necessary capital expenditures.

Tischler Bise has recently completed an analysis of the Village's current Police, Parks and Recreation, Municipal Facilities, and Stormwater Drainage impact fees based on the most current local data. As indicated in the attached 2019 Impact Fee Update, dated August 19, 2019, "impact fees are one-time payments used to construct system improvements needed to accommodate new development. An impact fee represents new growth's proportionate share of capital facility needs".



The impact fee study recommends an increase in impact fees with considerably higher Parks and Recreation and Police impact fees. The proposed increase in the Parks and Recreation impact fee is due to the inclusion of the Community Center in the assessment, and the proposed increase in the Police impact fee is the result of the addition of a facilities component.

All impact fees are assessed at the time of construction of new residential and commercial buildings on undeveloped properties. Additionally, Police impact fees are also assessed at the time of expansion of commercial buildings, and Stormwater Drainage impact fees are assessed with any increase in impervious coverage.

Village of Pinecrest
Impact Fee Revenues - FY 2012 through FY 2019

Impact Fees	FY-2012 Actual	FY-2013 Actual	FY-2014 Actual	FY-2015 Actual	FY-2016 Actual	FY-2017 Actual	FY-2018 Actual	FY 2019 YTD 6.30	FY 2019 July- Aug
GENERAL FUND									109 Fund
Impact Fees, Police	\$ 10,126	\$ 2,713	\$ 1,304	\$ 14,219	\$ 885	\$ 1,869	\$ 308	\$ 1,251	\$ -
									110 Fund
Impact Fees, Parks and Recreation	\$ 9,535	\$ 31,061	\$ 17,501	\$ 17,233	\$ 11,959	\$ 19,959	\$ 4,285	\$ 16,372	\$ 1,185
									111 Fund
Impact Fees, Municipal Services	\$ 14,668	\$ 25,554	\$ 31,306	\$ 63,865	\$ 42,767	\$ 36,272	\$ 30,438	\$ 34,989	\$ 11,380
STORMWATER									112 Fund
Impact Fees, Stormwater	\$ 1,226	\$ 48,391	\$ 47,381	\$ 38,330	\$ 41,142	\$ 32,618	\$ 40,687	\$ 70,675	\$ 8,587

7.1.19 impact fees separated into individual funds

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June 3, 2019

Stephen R. Olmsted, AICP, LEED-GA, Planning Director
Building and Planning Department
Village of Pinecrest
12645 Pinecrest Parkway
Pinecrest, Florida 33156

Stephen,

Enclosed is the draft Impact Fee Study for the Village of Pinecrest prepared by TischlerBise, Inc. The impact fees included in this study include Parks & Recreation, Municipal Services, Police, and Stormwater. Key differences between the current and proposed impact fees are highlighted in the following points:

1. **Current** Parks & Recreation impact fees for residential development differentiate between three development typologies: single-family detached units, single-family attached units, and multifamily units. **Proposed** fees for residential development differentiate between only two typologies: single-family units and multifamily units.
2. **Current** Municipal Services impact fees for nonresidential development are based on 19 typological categories. For the **proposed** impact fees, TischlerBise recommends four nonresidential typologies: industrial, commercial, institutional, and office/other services.
3. **Proposed** impact fees are considerably higher than **current** impact fees overall, largely due to considerably higher fees for Parks & Recreation and Police. The change in the Parks & Recreation impact fee is attributable to the inclusion of the Pinecrest Community Center in the calculation of the cost to maintain current levels of service for Parks facilities. Meanwhile, the change in the Police impact fee is attributable to the addition of a facilities component to the fee calculation.

We look forward to discussing the draft report with the Village Council. Please let me know if you have any questions about this report.

Sincerely,



L. Carson Bise II, AICP, President
TischlerBise, Inc.
4701 Sangamore Road S240
Bethesda, MD 20816
carson@tischlerbise.com

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DRAFT 2019 Impact Fee Update

Prepared for:
Village of Pinecrest, Florida

August 19, 2019



4701 Sangamore Road, Suite S240
Bethesda, MD
301.320.6900

www.tischlerbise.com

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EXECUTIVE SUMMARY

TischlerBise, Inc., under contract with the Village of Pinecrest, Florida to advise on impact fees for Parks & Recreation, Municipal Services, Police, Stormwater, and Administrative expenditures. Impact fees are one-time payments used to construct system improvements needed to accommodate new development. An impact fee represents new growth's proportionate share of capital facility needs. Impact fees do have limitations and should not be regarded as the total solution for infrastructure funding needs. Rather, they are one component of a comprehensive portfolio to ensure provision of adequate public facilities needed to serve new development. In contrast to general taxes, impact fees may not be used for operations, maintenance, replacement of infrastructure, or correcting existing deficiencies.

GENERAL LEGAL FRAMEWORK

Both state and federal courts have recognized the imposition of impact fees on development as a legitimate form of land use regulation, provided the fees meet standards intended to protect against regulatory takings. Land use regulations, development exactions, and impact fees are subject to the Fifth Amendment prohibition on taking of private property for public use without just compensation. To comply with the Fifth Amendment, development regulations must be shown to substantially advance a legitimate governmental interest. In the case of impact fees, that interest is in the protection of public health, safety, and welfare by ensuring that development is not detrimental to the quality of essential public services. The means to this end is also important, requiring both procedural and substantive due process. The process followed to receive community input, with stakeholder meetings, work sessions, and public hearings provide opportunity for comments and refinements to the impact fees.

There is little federal case law specifically dealing with impact fees, although other rulings on other types of exactions (e.g., land dedication requirements) are relevant. In one of the most important exaction cases, the U. S. Supreme Court found that a government agency imposing exactions on development must demonstrate an "essential nexus" between the exaction and the interest being protected (see *Nollan v. California Coastal Commission*, 1987). In a more recent case (*Dolan v. City of Tigard, OR*, 1994), the Court ruled that an exaction also must be "roughly proportional" to the burden created by development. However, the *Dolan* decision appeared to set a higher standard of review for mandatory dedications of land than for monetary exactions such as impact fees.

There are three reasonable relationship requirements for impact fees that related closely to "rational nexus" or "reasonable relationship" requirements enunciated by a number of state courts. Although the term "dual rational nexus" is often used to characterize the standard by which courts evaluate the validity of impact fees under the U.S. Constitution, we prefer a more rigorous formulation that recognizes three elements: "need," "benefit," and "proportionality." The dual rational nexus test explicitly addresses only the first two, although proportionality is reasonably implied, and was specifically mentioned by the U.S.

Supreme Court in the Dolan case. Individual elements of the nexus standard are discussed further in the following paragraphs.

All new development in a community creates additional demands on some, or all, public facilities provided by local government. If the capacity of facilities is not increased to satisfy that additional demand, the quality or availability of public services for the entire community will deteriorate. Impact fees may be used to recover the cost of development-related facilities, but only to the extent that the need for facilities is a consequence of development that is subject to the fees. The Nollan decision reinforced the principle that development exactions may be used only to mitigate conditions created by the developments upon which they are imposed. That principle clearly applies to impact fees. In this study, the impact of development on infrastructure needs is analyzed in terms of quantifiable relationships between various types of development and the demand for specific facilities, based on applicable level of service standards.

The requirement that exactions be proportional to the impacts of development was clearly stated by the U.S. Supreme Court in the Dolan case (although the relevance of that decision to impact fees has been debated) and is logically necessary to establish a proper nexus. Proportionality is established through the procedures used to identify development-related capital costs, and in the methods used to calculate impact fees for various types of facilities and categories of development. The demand for facilities is measured in terms of relevant and measurable attributes of development (e.g. a typical housing unit's household size).

CURRENT PINECREST IMPACT FEES AND SUMMARY OF MAJOR CHANGES

As documented in this report, Pinecrest has complied with the Florida Development Impact Fee Act and applicable legal precedents. Impact fees are proportionate and reasonably related to capital improvement demands of new development. Specific costs have been identified using local data and current dollars. With input from Village staff, TischlerBise determined demand indicators for each type of infrastructure and calculated growth share factors to allocate costs to new development. This report documents the formulas and input variables used to calculate the impact fees for each type of public facility. Impact fee methodologies also identify the extent to which new development is entitled to various types of credits to avoid potential double payment of growth-related capital costs.

Key differences between the current and proposed impact fees are highlighted in the following points.

1. **Current** Parks & Recreation impact fees for residential development differentiate between three development typologies: single-family detached units, single-family attached units, and multifamily units. **Proposed** fees for residential development differentiate between only two typologies: single-family units and multifamily units.

2. **Current** Municipal Services impact fees for nonresidential development are based on 19 typological categories. For the **proposed** impact fees, TischlerBise recommends four nonresidential typologies: industrial, commercial, institutional, and office/other services.
3. **Proposed** impact fees are considerably higher than **current** impact fees overall, largely due to considerably higher fees for Parks & Recreation and Police. The change in the Parks & Recreation impact fee is attributable to the inclusion of the Pinecrest Community Center in the calculation of the cost to maintain current levels of service for Parks facilities. Meanwhile, the change in the Police impact fee is attributable to the addition of a facilities component to the fee calculation.
4. **Proposed** impact fees recommend the introduction of an additional impact fee to cover Village expenditures related to administrative costs.

CONCEPTUAL IMPACT FEE CALCULATION

In contrast to project-level improvements, impact fees fund growth-related infrastructure that will benefit multiple development projects, or the entire jurisdiction (referred to as system improvements). The first step is to determine an appropriate demand indicator for the particular type of infrastructure. The demand indicator measures the number of demand units for each unit of development. For example, an appropriate indicator of the demand for parks is population growth, and the increase in population can be estimated from the average number of persons per housing unit. The second step in the impact fee formula is to determine infrastructure units per demand unit, typically called Level-Of-Service (LOS) standards. In keeping with the park example, a common LOS standard is park acreage per thousand people. The third step in the impact fee formula is the cost of various infrastructure units. To complete the park example, this part of the formula would establish the cost per acre for land acquisition and/or park improvements.

GENERAL METHODOLOGIES

There are three general methods for calculating impact fees. The choice of a particular method depends primarily on the timing of infrastructure construction (past, concurrent, or future) and service characteristics of the facility type being addressed. Each method has advantages and disadvantages in a particular situation, and each can be used alongside other methods being used for different cost components.

Reduced to its simplest terms, the process of calculating impact fees involves two main steps: (1) determining the cost of development-related capital improvements and (2) allocating those costs equitably to various types of development. In practice, though, the calculation of impact fees can become quite complicated because of the many variables involved in defining the relationship between development and the need for facilities within the designated service area. The following paragraphs

discuss three basic methods for calculating development impact fees and how those methods can be applied.

Cost Recovery (past improvements)

The rationale for recoupment, often called cost recovery, is that new development is paying for its share of the useful life and remaining capacity of facilities already built, or land already purchased, from which new growth will benefit. This methodology is often used for utility systems that must provide adequate capacity before new development can take place.

Incremental Expansion (concurrent improvements)

The incremental expansion method documents current level-of-service (LOS) standards for each type of public facility, using both quantitative and qualitative measures. This approach ensures that there are no existing infrastructure deficiencies or surplus capacity in infrastructure. New development is only paying its proportionate share for growth-related infrastructure. Revenue will be used to expand or provide additional facilities, as needed, to accommodate new development. An incremental expansion cost method is best suited for public facilities that will be expanded in regular increment to keep pace with development.

Plan-Based Fee (future improvements)

The plan-based method allocates costs for a specified set of improvements to a specified amount of development. Improvements are typically identified in a long-range facility plan and development potential is identified by a land use plan. There are two options for determining the cost per demand unit: 1) total cost of a public facility can be divided by total demand units (average cost), or 2) the growth-share of the public facility cost can be divided by the net increase in demand units over the planning timeframe (marginal cost).

Credits

Regardless of the methodology, a consideration of “credits” is integral to the development of a legally defensible impact fee methodology. There are two types of “credits” with specific characteristics, both of which should be addressed in impact fee studies and ordinances.

- First, a revenue credit might be necessary if there is a double payment situation and other revenues are contributing to the capital costs of infrastructure to be funded by impact fees. This type of credit is integrated into the impact fee calculation, thus reducing the fee amount. In contrast to some impact fee studies that only provide general costs, with credits at the back-end of the analysis, the 2019 impact fee update for the Village of Pinecrest uses growth shares to provide an up-front reduction in total costs.
- Second, a site-specific credit or developer reimbursement might be necessary for dedication of land or construction of system improvements funded by impact fees. This type of credit is addressed in the administration and implementation of the impact fee program.

Figure 1 summarizes the methods and cost components used for each type of public facility in the Village's impact fee update.

Figure 1. Proposed Fee Methods and Cost Components

Category	Service Areas	Incremental Expansion (present)	Plan-Based (future)	Cost Allocation
Parks & Recreation	Citywide	Amenities, Facilities, Vehicles		Population
Municipal Services	Citywide	Facilities, Vehicles		Population, Jobs
Police	Citywide	Police Stations, Vehicles & Equipment		Population, Vehicle Trips
Stormwater	Citywide		Stormwater Facilities	Lot Size
Administrative Costs	Citywide	Administrative Costs		Population, Jobs

PROPOSED IMPACT FEE SCHEDULES

Figure 2 compares current and proposed impact fees for new development in Pinecrest, FL. With the exception of the Stormwater impact fee, proposed fees for residential development are based on a cost per unit, while proposed fees for nonresidential development are stated per 1,000 square feet of floor area. Proposed stormwater fees, meanwhile, are based on a cost per acre of the development site. The fee schedule for nonresidential development is designed to provide a reasonable impact fee determination for general types of development. For unique development types, the Village may allow or require an independent impact fee assessment.

Figure 2. Proposed Impact Fees

Pinecrest Residential Impact Fees (per Housing Unit)							
<i>Type</i>	<i>Parks & Recreation</i>	<i>Municipal Services</i>	<i>Police</i>	<i>Admin Costs</i>	<i>Total Fees</i>	<i>Current Fees*</i>	<i>Increase / (Decrease)</i>
Single-Family Unit	\$6,363	\$833	\$1,262	\$109	\$8,567	\$2,830	\$5,737
Multifamily Unit	\$3,755	\$491	\$745	\$64	\$5,055	\$2,110	\$2,945
Pinecrest Nonresidential Impact Fees (per 1,000 Square Feet)							
<i>Type</i>	<i>Parks & Recreation</i>	<i>Municipal Services</i>	<i>Police</i>	<i>Admin Costs</i>	<i>Total Fees</i>	<i>Current Fees*</i>	<i>Increase / (Decrease)</i>
Industrial	\$0	\$265	\$131	\$72	\$468	\$673	(\$205)
Commercial	\$0	\$381	\$662	\$103	\$1,146	\$547	\$599
Institutional	\$0	\$151	\$342	\$41	\$534	\$661	(\$127)
Office	\$0	\$484	\$258	\$130	\$872	\$759	\$113

* Excludes Stormwater impact fees

Pinecrest Stormwater Impact Fees (per Square Foot)			
<i>Type</i>	<i>Stormwater Fee</i>	<i>Current Fees</i>	<i>Increase / (Decrease)</i>
Residential	\$0.1559	\$0.1345	\$0.0214
Commercial/Shopping Center	\$0.2252	\$0.1345	\$0.0907
Business	\$0.3049	\$0.1345	\$0.1704
Public Service	\$0.2252	\$0.1345	\$0.0907
Parks	\$0.2252	\$0.1345	\$0.0907
Transportation	\$0.3465	\$0.1345	\$0.2120
Inland Water	\$0.0866	\$0.1345	(\$0.0479)

PARKS AND RECREATION IMPACT FEE

As documented below, new development in Pinecrest will maintain current levels of service by incrementally expanding parks and recreation amenities, facilities, and vehicles with impact fee funding. For Parks & Recreation, 100 percent of capital fees are attributed to residential development. Impact fees collected over the next ten years will be used for additional amenities, facilities, and vehicles.

PARKS AMENITIES

Figure 3 provides an inventory of Pinecrest's existing parks amenities. Based on cost estimates for each amenity provided by the Village of Pinecrest, the total value of all amenities is roughly \$11.7 million, with each amenity costing an average of \$179,696. For the purpose of impact fees, the current infrastructure standard is 0.0035 amenities per resident, based on the Village's 2018 population of 18,490. To maintain the existing level of service for park amenities, the Village will spend \$631.71 per additional resident.

Figure 3. Parks Amenities Level-of-Service

Amenity	# of Units	Cost per Unit	Total Cost
Tennis Courts w/Lights	6	\$118,860	\$713,160
Playgrounds	5	\$200,000	\$1,000,000
Multi-purpose Rooms, Large	1	\$1,210,000	\$1,210,000
Multi-purpose Rooms, Small	2	\$500,000	\$1,000,000
Pro Shop	1	\$908,700	\$908,700
Restroom Facilities	10	\$87,500	\$875,000
Fitness Trail	2	\$15,000	\$30,000
Baseball Fields	5	\$250,000	\$1,250,000
Soccer Fields	3	\$370,000	\$1,110,000
Batting Cages	4	\$12,500	\$50,000
Gazebo, Large	1	\$240,969	\$240,969
Gazebo, Small	1	\$178,409	\$178,409
Concession Stands	2	\$125,000	\$250,000
Fitness Area	1	\$46,000	\$46,000
Basketball Courts	2	\$75,000	\$150,000
Football Fields	1	\$370,000	\$370,000
PG Splash Structure	1	\$150,000	\$150,000
PG Bathrooms	4	\$87,500	\$350,000
PG Concessoin Tower	1	\$180,000	\$180,000
PG Playground	1	\$200,000	\$200,000
PG Pavillion	1	\$380,000	\$380,000
PG Butterfly House	1	\$50,000	\$50,000
PG Petting Zoo	1	\$75,000	\$75,000
PG Nursery	1	\$135,000	\$135,000
PG Shadehouse	1	\$25,000	\$25,000
PG Colonnade	1	\$500,000	\$500,000
PG Admissions Booth	1	\$40,000	\$40,000
PG ADA Lift	1	\$90,000	\$90,000
PG Pianos	3	\$41,000	\$123,000
TOTAL	65	\$179,696	\$11,680,238

Level-of-Service (LOS) Standards

Residential Proportionate Share	100%
Residents in 2018	18,490
LOS: Amenities per Resident	0.0035

Cost Analysis

Average Cost per Amenity	\$179,696
LOS: Amenities per Resident	0.0035
Cost per Person	\$631.71

PARKS FACILITIES

Figure 4 provides an inventory of Pinecrest's Parks & Recreation facilities. The current infrastructure standard is 3.0882 square feet per resident. Future recreation buildings are expected to cost approximately \$423 per square foot based on replacement cost estimates for existing facilities provided by the Village of Pinecrest. To maintain the existing level of service for Parks & Recreation facilities, the Village expects to spend \$1,306.29 per additional resident.

Figure 4. Parks Facilities Level-of-Service

Parks Facility	Square Feet	Cost per Square Foot	Replacement Cost
Walkway Path Shelters	14,000	\$107	\$1,500,000
Administration Office	900	\$300	\$270,000
Cypress Hall	4,800	\$417	\$2,000,000
Hibiscus Room	2,000	\$300	\$600,000
Historic Entrance	1,600	\$500	\$800,000
Serpentine House	900	\$222	\$200,000
Banyan Bowl	8,500	\$400	\$3,400,000
Garages (2)	2,400	\$167	\$400,000
Pinecrest Community Center	22,000	\$682	\$15,000,000
TOTAL	57,100	\$423	\$24,170,000

Level-of-Service (LOS) Standards

Residential Proportionate Share	100%
Residents in 2018	18,490
LOS: Square Feet per Resident	3.0882

Cost Analysis

Cost per Square Foot	\$423
LOS: Square Feet per Resident	3.0882
Cost per Person	\$1,306.29

PARKS VEHICLES

Figure 5 provides an inventory of Pinecrest's existing Parks & Recreation vehicles used in park operations and maintenance. The current infrastructure standard is 0.0005 vehicles per resident. Future vehicles will cost approximately \$16,556 each based on replacement cost estimates for existing vehicles provided by the Village of Pinecrest. To maintain the existing level of service for vehicles, the Village expects to spend \$8.06 per additional resident.

Figure 5. Parks Vehicles Level-of-Service

<i>Vehicle</i>	<i># of Units</i>	<i>Cost per Unit</i>	<i>Replacement Cost</i>
John Deere Gator	3	\$14,000	\$42,000
Pickup Trucks	2	\$21,000	\$42,000
Infield Groomer	1	\$25,000	\$25,000
Chevrolet Silverado	1	\$16,000	\$16,000
Utility Cart	2	\$12,000	\$24,000
TOTAL	9	\$16,556	\$149,000

Level-of-Service (LOS) Standards

Residential Proportionate Share	100%
Residents in 2018	18,490
LOS: Amenities per Resident	0.0005

Cost Analysis

Average Cost per Amenity	\$16,556
LOS: Amenities per Resident	0.0005
Cost per Person	\$8.06

CREDIT EVALUATION

A credit for future revenue is only necessary if there is potential double payment for system improvements needed to accommodate new development. Pinecrest does not have any existing debt for parks and plans to fund the growth share of future improvements from impact fees. Because no additional revenues are required for this purpose, there is no potential double payment. Site-specific credits or developer reimbursements might be necessary if a developer provides a system improvement, as a condition of development approval.

PROPOSED PARKS AND RECREATION IMPACT FEES

Figure 6 indicates cost factors for the updated Parks and Recreation impact fees. Proposed fees by dwelling unit are equal to the average number of persons per housing unit multiplied by the total capital cost per person. For example, a single-family unit would pay a fee of \$6,363 (truncated) based on an average of 3.27 persons per dwelling unit multiplied by a total capital cost of \$1,946.06 per person.

Figure 6. Proposed Parks & Recreation Impact Fee

Fee Component	Cost per Person
Park Amenities	\$631.71
Recreation Facilities	\$1,306.29
Park Vehicles	\$8.06
TOTAL	\$1,946.06

Residential Development (per housing unit)				
Type	Persons per Housing Unit	Proposed Fee	Current Fee*	Increase / (Decrease)
Single-Family*	3.27	\$6,363	\$1,773	\$4,590
Multi-Family	1.93	\$3,755	\$1,054	\$2,701

*Single-Family Detached for Current Fee

PARKS & RECREATION NEEDS ANALYSIS AND FUNDING STRATEGY

Figure 7 summarizes the growth cost for Parks & Recreation in Pinecrest over the next ten years. The County expects to spend \$3,853,036 for additional park amenities, facilities, and vehicles. This money will pay for growth-related capital expenditures, i.e. 7 additional amenities (\$1,257,872), 6,096 square feet of additional facilities (\$2,578,608), and 1 additional vehicle (\$16,556).

Figure 7. Capital Costs for Parks & Recreation

Park Level-of-Service Standards					
Level-of-Service		Demand Unit	Unit Cost		
0.0035	Amenities	per Person	\$179,696		
3.0882	Rec Centers (sq. ft.)	per Person	\$423		
0.0005	Vehicles	per Person	\$16,556		

Need for Park Amenities & Recreational Facilities					
Year		Population	Park Amenities	Rec Center Sq. Ft.	Vehicles
Base	2018	18,490	65	57,100	9
Year 1	2019	18,679	66	57,684	9
Year 2	2020	18,870	66	58,273	9
Year 3	2021	19,062	67	58,866	9
Year 4	2022	19,256	68	59,466	9
Year 5	2023	19,452	68	60,071	9
Year 6	2024	19,650	69	60,682	10
Year 7	2025	19,850	70	61,300	10
Year 8	2026	20,052	70	61,924	10
Year 9	2027	20,257	71	62,557	10
Year 10	2028	20,464	72	63,196	10
Ten-Year Increase		1,974	7	6,096	1
Growth Related Expenditure			\$1,257,872	\$2,578,608	\$16,556
					\$3,853,036

As shown in Figure 8, projected impact fee revenue from an increase of 137 single-family housing units and 523 multifamily housing units will significantly fall short of the cost of growth-related improvements. As shown in Figure 8, revenue from Parks & Recreation impact fees is projected to result in a deficit of \$1,016,997. This revenue projection is based on the demographic data described in Appendix A and the proposed fee amount for each type of unit. To the extent that the rate of development either accelerates or slows down, there will be a corresponding change in fee revenue and the timing of capital improvements.

Figure 8. Revenue for Parks & Recreation

		Growth Cost	
Park Amenities		\$1,257,872	
Rec Centers		\$2,578,608	
Vehicles		\$16,556	
Total Expenditures		\$3,853,036	

		Single Family	Multifamily
		\$6,363 per Unit	\$3,755 per Unit
Year		Housing Units	Housing Units
Base	2018	5,212	1,363
1	2019	5,225	1,413
2	2020	5,238	1,464
3	2021	5,252	1,515
4	2022	5,265	1,566
5	2023	5,279	1,618
6	2024	5,292	1,671
7	2025	5,306	1,724
8	2026	5,320	1,777
9	2027	5,335	1,831
10	2028	5,349	1,886
10-year Increase		137	523
Projected Revenue		\$870,972	\$1,965,066

Total Projected Revenue		\$2,836,039	
Surplus / (Deficit)		(\$1,016,997)	

MUNICIPAL SERVICES IMPACT FEE

For Municipal Service impact fees, 76 percent of capital costs are allocated to residential development, while the remaining 24 percent of capital costs are allocated to nonresidential development. The new impact fee for Municipal Services is based on current infrastructure standards and cost factors (i.e. the incremental expansion cost method).

COST ALLOCATION FACTORS

As shown in Figure 9, functional population is similar to what the US Census Bureau calls "daytime population" by accounting for people living and working in a jurisdiction. Residents who do not work are assigned 20 hours per day to residential development and four hours per day to nonresidential development (annualized averages). Residents who work in Pinecrest are assigned 14 hours to residential development and 10 hours to nonresidential development. Residents who work outside Pinecrest are assigned 14 hours to residential development. Inflow commuters are assigned 10 hours to nonresidential development. Based on 2015 functional population data for Pinecrest, the cost allocation for residential development is 76 percent, while nonresidential development accounts for 24 percent of the demand for Municipal Services.

Figure 9. Cost Allocation Factors

Demand Units in 2015		Demand Hours/Day	Person Hours	Proportionate Share
Residential				
Estimated Residents	18,391			
Residents Not Working	10,578	20	211,560	
Resident Workers	7,813			
5% Worked in City	423	14	5,922	
95% Worked Outside City	7,390	14	103,460	
Residential Subtotal			320,942	76%
Nonresidential				
Non-working Residents	10,578	4	42,312	
Jobs Located in City	6,142			
7% Residents Working in City	423	10	4,230	
93% Non-Resident Workers (inflow commuters)	5,719	10	57,190	
Nonresidential Subtotal			103,732	24%
TOTAL			424,674	100%

MUNICIPAL SERVICES FACILITIES

Figure 10 provides an inventory of Pinecrest's Municipal Services facilities. The current infrastructure standard is 0.5964 square feet per resident and 0.3813 square feet per job. Future recreation buildings are expected to cost approximately \$417 per square foot based on replacement cost estimates for existing facilities provided by the Village of Pinecrest. To maintain the existing level of service for recreation buildings, the Village expects to spend \$248.70 per additional resident and \$159.00 per additional job.

Figure 10. Municipal Services Facilities Level-of-Service

Facility	Square Feet	Cost per Square Foot	Total Cost
Administration Building	11,300	\$450	\$5,085,000
Public Works Building	3,210	\$300	\$963,000
TOTAL	14,510	\$417	\$6,048,000

Level-of-Service (LOS) Standards

Residential Proportionate Share	76%
Nonresidential Proportionate Share	24%
Residents in 2019	18,490
Jobs in 2019	9,133
LOS: Square Feet per Resident	0.5964
LOS: Square per Job	0.3813

Cost Analysis

Cost per Square Foot	\$417
LOS: Square Feet per Resident	0.5964
LOS: Square Feet per Job	0.3813
Cost per Person	\$248.70
Cost per Job	\$159.00

MUNICIPAL SERVICES VEHICLES

Figure 11 provides an inventory of Pinecrest's existing Municipal Services vehicles used for operations and maintenance. The current infrastructure standard is 0.00021 vehicles per resident and 0.00013 vehicles by job. Future Municipal Services vehicles will cost approximately \$30,200 each based on replacement cost estimates for existing vehicles provided by the Village of Pinecrest. When the levels of service are compared to the average cost per vehicle, the resulting costs per demand unit are \$6.21 per person and \$3.97 per job.

Figure 11. Municipal Services Vehicles Level-of-Service

Item	Quantity	Unit Cost	Total Cost
Ford F-150	2	\$29,000	\$58,000
Chevrolet Silverado	1	\$29,000	\$29,000
Nissan Leaf	2	\$32,000	\$64,000
Total	5	\$30,200	\$151,000

Level of Service (LOS) Standards

Population in 2018	18,490
Jobs in 2018	9,133
Residential Share	76%
Nonresidential Share	24%
LOS: Vehicles per Person	0.00021
LOS: Vehicles per Job	0.00013

Cost Analysis

Average Cost per Unit	\$30,200
LOS: Vehicles per Person	0.00021
LOS: Vehicles per Job	0.00013
Cost per Person	\$6.21
Cost per Job	\$3.97

CREDIT EVALUATION

A credit for future revenue is only necessary if there is potential double payment for system improvements needed to accommodate new development. Pinecrest has no existing debt for Municipal Services facilities or vehicles and plans to fund the growth share of future facilities or vehicles from impact fees. Because no additional revenues are required to cover the growth cost, there is no potential double payment.

MUNICIPAL SERVICES IMPACT FEE

Figure 12 indicates cost factors for the updated Municipal Services impact fee. Proposed fees by dwelling unit are equal to the average number of persons per housing unit multiplied by the total capital cost per person. For example, a single-family unit would pay a fee of \$833 (truncated) based on an average of 3.27 persons per dwelling, multiplied by a total capital cost of \$254.91 per person. A similar calculation is used for nonresidential development.

Figure 12. Proposed Municipal Services Impact Fee

Fee Component	Cost per Person	Cost per Job		
Municipal Services Facilities	\$248.70	\$159.00		
Municipal Services Vehicles	\$6.21	\$3.97		
TOTAL	\$254.91	\$162.97		
Residential Development (per housing unit)				
Type	Persons per Housing Unit	Proposed Fee	Current Fee	Increase / (Decrease)
Single-Family	3.27	\$833	\$906	(\$73)
Multi-Family	1.93	\$491	\$906	(\$415)
Nonresidential Development (per 1,000 square feet)				
Type	Jobs per 1,000 Sq. Ft.	Proposed Fee	Current Fee	Increase / (Decrease)
Industrial	1.63	\$265	\$452	(\$187)
Commercial	2.34	\$381	\$326	\$55
Institutional	0.93	\$151	\$440	(\$289)
Office	2.97	\$484	\$538	(\$54)

MUNICIPAL SERVICES NEEDS ANALYSIS & FUNDING STRATEGY

Figure 13 summarizes the growth cost for Municipal Services in Pinecrest over the next ten years. The Village expects to spend \$580,135 for additional Municipal Services facilities and vehicles. This money will pay for growth-related capital expenditures, i.e. 1,355 square feet of facility space (\$565,035) and 0.5 vehicles (\$15,100).

Figure 13. Capital Costs for Municipal Services

<i>Municipal Services Level-of-Service Standards</i>			
<i>Level-of-Service</i>		<i>Demand Unit</i>	<i>Unit Cost</i>
0.5964	Square Feet	per Person	\$417
0.3813		per Job	
0.00021	Vehicles	per Person	\$30,200
0.00013		per Job	

<i>Growth-Related Need for Municipal Services</i>						
<i>Year</i>		<i>Population</i>	<i>Jobs</i>	<i>Facility Square Feet</i>	<i>Vehicles</i>	
Current	2018	18,490	9,133	14,510	5.0	
Base	2019	18,679	9,179	14,640	5.0	
Year 1	2020	18,870	9,225	14,772	5.1	
Year 2	2021	19,062	9,271	14,904	5.1	
Year 3	2022	19,256	9,317	15,037	5.2	
Year 4	2023	19,452	9,364	15,172	5.2	
Year 5	2024	19,650	9,410	15,308	5.3	
Year 6	2025	19,850	9,457	15,445	5.3	
Year 7	2026	20,052	9,505	15,583	5.4	
Year 8	2027	20,257	9,552	15,724	5.4	
Year 9	2028	20,464	9,600	15,865	5.5	
Ten-Year Increase		1,974	467	1,355	0.5	Total
Growth-Related Expenditure				\$565,035	\$15,100	\$580,135

As shown in Figure 14, projected impact fee revenue from an increase of 137 single-family housing units, 523 multifamily housing units, 19 KSF of industrial development, 114 KSF of commercial development, 86 KSF of institutional development, and 30 KSF of office & other development will fall short of the cost of growth-related improvements. As shown in Figure 14, Municipal Services impact fees are projected to result in a deficit of \$134,576. This revenue projection is based on the demographic data described in Appendix A and the proposed fee amount for each type of unit. To the extent the rate of development either accelerates or slows down, there will be a corresponding change in fee revenue and the timing of capital improvements.

Figure 14. Revenue for Municipal Services

		Growth Cost	
Muni Svs Facilities		\$565,035	
Muni Svs Vehicles		\$15,100	
Total Expenditures		\$580,135	

		Single Family	Multifamily	Industrial	Commercial	Institutional	Office & Other
		\$833	\$491	\$189	\$381	\$151	\$484
		per Unit	per Unit	per KSF	per KSF	per KSF	per KSF
Year		Housing Units	Housing Units	KSF	KSF	KSF	KSF
Base	2018	5,212	1,363	367	2,232	1,679	589
1	2019	5,225	1,413	369	2,244	1,687	592
2	2020	5,238	1,464	371	2,255	1,695	595
3	2021	5,252	1,515	373	2,266	1,704	598
4	2022	5,265	1,566	375	2,277	1,712	601
5	2023	5,279	1,618	376	2,289	1,721	604
6	2024	5,292	1,671	378	2,300	1,730	607
7	2025	5,306	1,724	380	2,312	1,738	610
8	2026	5,320	1,777	382	2,323	1,747	613
9	2027	5,335	1,831	384	2,335	1,756	616
10	2028	5,349	1,886	386	2,347	1,764	619
10-year Increase		137	523	19	114	86	30
Projected Revenue		\$114,022	\$256,950	\$3,549	\$43,496	\$12,962	\$14,581

Total Projected Revenue		\$445,559
Surplus / (Deficit)		(\$134,576)

POLICE IMPACT FEE

For Police impact fees, like the Municipal Services impact fee, 76 percent of capital costs are allocated to residential development, while the remaining 24 percent of capital costs are allocated to nonresidential development. The new impact fee for Police is based on current infrastructure standards and cost factors (i.e. the incremental expansion cost method).

The residential impact fees are calculated per housing unit, based on persons per household. TischlerBise recommends using nonresidential vehicle trips as the best demand indicator for police facilities and vehicles. Trip generation rates are used for nonresidential development because vehicle trips are highest for commercial/retail developments, such as shopping centers, and lowest for industrial development. Office and institutional trip rates fall between the other two categories. This ranking of trip rates is consistent with the relative demand for police from nonresidential development. Other possible nonresidential demand indicators, such as employment or floor area, will not accurately reflect the demand for service. For example, if employees per thousand square feet were used as the demand indicator, police development fees would be too high for office and institutional development because offices typically have more employees per 1,000 square feet than retail uses.

POLICE FACILITIES

Figure 15 provides an inventory of Pinecrest's Police facilities. The current infrastructure standard is 0.670 square feet per resident and 0.092 square feet per job. Future Police Department buildings are expected to cost approximately \$450 per square foot based on replacement cost estimates provided by the Village of Pinecrest. To maintain the existing level of service for recreation buildings, the Village expects to spend \$301.49 per additional resident and \$41.52 per additional job.

Figure 15. Police Facilities Level-of-Service

<i>Police Stations</i>	<i>Square Feet</i>
Main Station	16,300
TOTAL	16,300

Level-of-Service (LOS) Standards

Population in 2018	18,490
Nonresidential Vehicle Trips in 2018	42,403
Residential Share	76%
Nonresidential Share	24%
LOS: Square Feet per Person	0.670
LOS: Square Feet per Vehicle Trip	0.092

Cost Analysis

Cost per Square Foot	\$450
LOS: Square Feet per Person	0.670
LOS: Square Feet per Vehicle Trip	0.092
Cost per Person	\$301.49
Cost per Vehicle Trip	\$41.52

POLICE VEHICLES & EQUIPMENT

Figure 16 provides an inventory of Pinecrest's existing vehicles and equipment used by Village Police. The current service standard is 0.00173 vehicles/equipment units per additional resident and 0.00024 vehicles/equipment units per additional job. Future vehicles/equipment units will cost approximately \$49,000 each based on cost estimates provided by the Village of Pinecrest. To maintain the existing level of service for recreation buildings, the Village expects to spend \$84.59 per additional resident and \$11.65 per additional job.

Figure 16. Police Vehicles Level-of-Service

Item	Quantity
Crown Victoria	1
Explorer Interceptor	20
Taurus Interceptor	13
Fusion	4
Accord	1
Frontier	2
Cross Trek	1
Total	42

Level of Service (LOS) Standards

Population in 2018	18,490
Nonresidential Vehicle Trips in 2018	42,403
Residential Share	76%
Nonresidential Share	24%
LOS: Vehicles & Equipment per Person	0.00173
LOS: Vehicles & Equipment per Vehicle Trip	0.00024

Cost Analysis

Average Cost per Unit	\$49,000
LOS: Vehicles & Equipment per Person	0.00173
LOS: Vehicles & Equipment per Vehicle Trip	0.00024
Cost per Person	\$84.59
Cost per Vehicle Trip	\$11.65

CREDIT EVALUATION

A credit for future revenue is only necessary if there is potential double payment for system improvements needed to accommodate new development. Pinecrest has no existing debt for Police facilities or vehicles/equipment and plans to fund the growth share of future facilities or vehicles/equipment from impact fees. Because no additional revenues are required to cover the growth cost, there is no potential double payment.

POLICE IMPACT FEE

Figure 17 indicates cost factors for the updated Police impact fee. Proposed fees by dwelling unit are equal to the average number of persons per housing unit multiplied by the total capital cost per person. For example, a single-family unit would pay a fee of \$1,262 (truncated) based on an average of 3.27 persons per dwelling multiplied by a total capital cost of \$386.08 per person. Proposed fees for nonresidential development are equal to the trip ends per 1,000 square feet multiplied by the trip adjustment rate for the use, then multiplied by the total capital cost per vehicle trip. For example, an industrial development of 1,000 would pay \$131 (truncated) based on an average of 4.96 trip ends per 1,000 square feet multiplied by a trip adjustment factor of 50 percent, then multiplied by an average cost of \$53.17 per trip.

Figure 17. Proposed Police Impact Fee

Fee Component	Cost per Person	Cost per Vehicle Trip
Facilities	\$301.49	\$41.52
Vehicles & Equipment	\$84.59	\$11.65
TOTAL	\$386.08	\$53.17

Residential (per housing unit)					
Type of Household	Persons per Housing Unit	Proposed Fee	Current Fee	Increase / (Decrease)	
Single-Family	3.27	\$1,262	\$150	\$1,112	
Multi-Family	1.93	\$745	\$150	\$595	

Nonresidential Development (per 1,000 square feet)					
Type	Trip Ends per 1,000 Sq. Ft.	Trip Rate Adjustment	Proposed Fee	Current Fee	Increase / (Decrease)
Industrial	4.96	50%	\$131	\$221	(\$90)
Commercial	37.75	33%	\$662	\$221	\$441
Institutional	19.52	33%	\$342	\$221	\$121
Office	9.74	50%	\$258	\$221	\$37

POLICE NEEDS ANALYSIS & FUNDING STRATEGY

Figure 18 summarizes the growth cost for Police in Pinecrest over the next ten years. The Village expects to spend \$881,350 for additional Police facilities and vehicles. This money will pay for growth-related capital expenditures, i.e. 1,523 square feet of facility space (\$685,350) and 4 vehicles (\$196,000).

Figure 18. Capital Costs for Police

Year		Population	Nonres. Vehicle Trips	Facility Square Feet	Vehicles and Equipment	
Base	2018	18,490	42,403	16,300	42	
Year 1	2019	18,679	42,614	16,446	42	
Year 2	2020	18,870	42,827	16,594	43	
Year 3	2021	19,062	43,041	16,742	43	
Year 4	2022	19,256	43,256	16,892	44	
Year 5	2023	19,452	43,473	17,043	44	
Year 6	2024	19,650	43,689	17,196	44	
Year 7	2025	19,850	43,909	17,350	45	
Year 8	2026	20,052	44,129	17,506	45	
Year 9	2027	20,257	44,348	17,663	46	
Year 10	2028	20,464	44,571	17,823	46	
Ten-Year Increase		1,974	2,168	1,523	4	TOTAL
Growth-Related Expenditures				\$685,350	\$196,000	\$881,350

As shown in Figure 19, projected impact fee revenue from an increase of 137 single-family housing units, 523 multifamily housing units, 19 KSF of industrial development, 114 KSF of commercial development, 86 KSF of institutional development, and 30 KSF of office & other development will cover the growth cost of improvements. As shown in Figure 19, Police impact fee revenue is projected to fall short of growth-related costs, resulting in \$203,776 deficit. This revenue projection is based on the demographic data described in Appendix A and the proposed fee amount for each type of unit. To the extent the rate of development either accelerates or slows down, there will be a corresponding change in fee revenue and the timing of capital improvements.

Figure 19. Revenue for Police

		Single Family	Multi Family	Industrial	Commercial	Institutional	Office & Other
		\$1,262 per Unit	\$745 per Unit	\$131 per KSF	\$662 per KSF	\$342 per KSF	\$258 per KSF
Year		Housing Units	Housing Units	KSF	KSF	KSF	KSF
Base	2018	5,212	1,363	367	2,232	1,679	589
1	2019	5,225	1,413	369	2,244	1,687	592
2	2020	5,238	1,464	371	2,255	1,695	595
3	2021	5,251	1,515	373	2,266	1,704	598
4	2022	5,265	1,566	375	2,277	1,712	601
5	2023	5,278	1,618	376	2,289	1,721	604
6	2024	5,292	1,671	378	2,300	1,730	607
7	2025	5,306	1,724	380	2,312	1,738	610
8	2026	5,320	1,777	382	2,323	1,747	613
9	2027	5,334	1,832	384	2,335	1,756	616
10	2028	5,349	1,887	386	2,347	1,764	619
10-year Increase		137	523	19	114	86	30

Projected Revenue	\$677,574
Surplus / (Deficit)	(\$203,776)

STORMWATER IMPACT FEE

The drainage impact fees are derived using a plan-based methodology. Impact fees were calculated for each land use based on the use's proportionate share of eventual land coverage Village wide under a buildout scenario presented in the 2015 Village of Pinecrest Stormwater Master Plan. The specific projects included in the impact fee calculation, as well as the project costs, are based on information provided in the same plan. The total cost of capital improvements for the Village was multiplied by proportionate share factors for each type of land use, and then divided by the amount of land area by type of land use.

CAPITAL IMPROVEMENT PLAN

As discussed above, the drainage impact fees are derived using a plan-based methodology. The specific projects included in the impact fee calculation as well as the project costs are based on information provided by the Village of Pinecrest. Planned capital improvement projects are shown below in Figure 20.

Figure 20. Planned Stormwater Capital Projects

Project ID	Cost
U29-S	\$2,361,083
C100DN-1W	\$3,094,683
C100A-W3N	\$3,535,768
U35-S	\$981,252
PNL&RGL	\$2,361,101
C100A-E-2	\$1,228,833
C100DN-1E	\$4,261,881
C100A-5	\$1,714,848
C100A-E-1	\$3,558,844
C2-S-9NE	\$3,615,130
U28-E	\$2,767,835
B-Bay-SE	\$4,644,125
U32-S	\$627,709
C100D-N-1	\$2,208,589
C100A-W3S	\$3,858,144
Total Cost	\$40,819,825

CREDIT EVALUATION

A credit for future revenue is only necessary if there is potential double payment for system improvements needed to accommodate new development. Pinecrest has no existing debt for stormwater drainage facilities and improvements and plans to fund the growth share of future facilities and improvements from impact fees. Because no additional revenues are required to cover the growth cost, there is no potential double payment.

STORMWATER IMPACT FEE

Figure 21 shows the level-of-service standards for the Village of Pinecrest and the recommended stormwater impact fee per acre for each land use category. The total cost of stormwater drainage improvements for the Village of Pinecrest is estimated at \$40,819,825 and total acreage in the Village is 4,813, according to the 2015 Village of Pinecrest Stormwater Master Plan. Based on the acreage for each land use presented in the Village's buildout analysis and impervious surface factors, i.e. runoff factors, taken from the Colorado Urban Drainage District Criteria Manual and Pinecrest's 2012 Stormwater Drainage Impact Fee Methodology and Computation report, impervious acres were calculated for each land use, totaling 2,705 acres across the Village. Impervious acres are then used to determine the proportionate share for each land use type. The capital cost per acre was determined by multiplying the total capital cost (\$40,819,825) by the proportionate share factor for each land use, divided by the acreage to be developed, divided by 43,650 (square feet in an acre).

Figure 21. Proposed Stormwater Impact Fee

Growth-Related Capital Costs				\$40,819,825
<i>Proportionate Share</i>	<i>Projected Land Use Acreage (20 Yr)*</i>	<i>Runoff Factor**</i>	<i>Impervious Acreage</i>	<i>Proportionate Share</i>
Residential	3,571	0.45	1,607	59%
Commercial/Shopping Center	32	0.65	21	1%
Business	109	0.88	96	4%
Public Service	134	0.65	87	3%
Parks	70	0.65	46	2%
Transportation	832	1.00	832	31%
Inland Water	64	0.25	16	1%
TOTAL	4,813		2,705	100%

<i>Capital Cost per Square Foot***</i>			
<i>Type</i>	<i>Proposed Stormwater Fee</i>	<i>Current Fees</i>	<i>Increase / (Decrease)</i>
Residential	\$0.1559	\$0.1345	\$0.0214
Commercial/Shopping Center	\$0.2252	\$0.1345	\$0.0907
Business	\$0.3049	\$0.1345	\$0.1704
Public Service	\$0.2252	\$0.1345	\$0.0907
Parks	\$0.2252	\$0.1345	\$0.0907
Transportation	\$0.3465	\$0.1345	\$0.2120
Inland Water	\$0.0866	\$0.1345	(\$0.0479)

* Land use acreage based on Village of Pinecrest Stormwater Master Plan

** From Colorado Urban Drainage District Criteria Manual and the 2012 Pinecrest Stormwater Drainage Impact Fee

*** For each type of development, the level-of-service standard (expressed in terms of capital cost per square foot) is equal to the total Village capital cost multiplied by the proportionate share factor, divided by the acreage to be developed, divided by 43,560.

ADMINISTRATIVE CHARGE

Recent changes to the impact fee enabling statutes in the State of Florida limit administrative charges for the collection and administration of the impact fee program to the actual costs. Figure 22 summarizes expected administrative costs over the next five years, totaling nearly \$42,185. This amount is split between residential and nonresidential components, with residential development paying for 76 percent of administrative costs and nonresidential development covering the remaining 24 percent. The residential share of administrative costs is divided by the projected increase in population over five years, 962 persons, to yield a cost per person of \$33.33. Similarly, the nonresidential share of administrative costs is divided by the projected increase in jobs over five years, 231 jobs, to yield a cost per job of \$43.90. The cost per person is then multiplied by the average number of persons per housing unit for each residential typology to calculate the appropriate impact fee per residential dwelling unit. The cost per job is multiplied by the average number of jobs per 1,000 square feet for each nonresidential typology to calculate the appropriate impact fee per 1,000 square feet of nonresidential development.

Figure 22. Proposed Administrative Charge

Input Variables

Assistant Building Official salary (at 3%) [1]	\$5,526.42	
Planning Director salary (at .04%) [1]	\$72.99	
Accounting Clerk salary (at 5%) [1]	\$2,820.13	
Finance Director salary (at .01%) [1]	\$17.42	
Annual Administrative Costs	\$8,436.96	
Five-Year Administrative Costs	\$42,184.80	
	Residential	Nonresidential
Proportionate Share (Functional Population)	76%	24%
	Population	Jobs
Five-Year Increase in Service Units	962	231
	Cost per Person	Cost per Job
	\$33.33	\$43.90
Residential Fee (per dwelling unit)		
Typology	Persons per Housing Unit	Proposed Fee
Single-family	3.27	\$108.98
Multifamily	1.93	\$64.32
Nonresidential (per 1,000 sf of built space)		
Development Type	Jobs per 1,000 SF	Proposed Fee
Industrial	1.63	\$71.56
Commercial	2.34	\$102.73
Institutional	0.93	\$40.83
Office & Other	2.97	\$130.38

[1] Village of Pinecrest

APPENDIX A: DEMOGRAPHIC DATA

The population, housing unit, and job projections contained in this document provide the foundation for the impact fee update for the Village of Pinecrest. To evaluate the demand for growth-related infrastructure from various types of development, TischlerBise prepared documentation on population, housing units, jobs, nonresidential floor area, Average Weekday Vehicle Trip Ends (AWVTE), and demand indicators by type of dwelling. These metrics (explained further below) are the service units and demand indicators that will be used in the impact fee update.

Impact fees are based on the need for growth-related improvements and they must be proportionate by type of land use. Demographic data and development projections will be used to demonstrate proportionality and anticipate the need for future infrastructure. Projections for future residential growth/development are consistent with projections development by the Bureau of Economic and Business Research at the University of Florida, while projections for future nonresidential growth/development are based on an annual job growth rate estimated by TischlerBise. All land use assumptions are derived from US Census data. In contrast to the Comprehensive Plan and metropolitan area transportation model that have a long-range horizon, impact fees require a quantitative analysis with a shorter focus. Typically, impact fee studies look out five to ten years, with the expectation that fees will be periodically updated (e.g. every 5 years). Infrastructure standards are calibrated using 2018 data, with Fiscal Year 2019 being the first projection year.

SUMMARY OF GROWTH INDICATORS

Key development projections for the Pinecrest impact fee study are housing units and nonresidential floor area, as shown in Figure 23. These projections will be used to estimate impact fee revenue and to indicate the anticipated need for growth-related infrastructure. The goal is to have reasonable projections without being overly concerned with precision. Because impact fee methods are designed to reduce sensitivity to development projections in the determination of the proportionate-share fee amounts, if actual development is slower than projected, fee revenue will decline, but so will the need for growth-related infrastructure. In contrast, if development is faster than anticipated, the County will receive an increase in fee revenue, but will also need to accelerate infrastructure improvements to keep pace with the actual rate of development.

Over the next ten years, the Village expects an increase of 660 housing units. Similarly, the Village expects an increase of 249,000 square feet of nonresidential floor area over the same timeframe. Current estimates of floor area and trip generation by type of nonresidential development are discussed in the text below.

Figure 23. Pinecrest Projections

		2018	2023	2028	2033	2038	5-Year	10-Year	20-Year
		Base	5	10	15	20	Change	Change	Change
Population									
Total Population		18,490	19,452	20,464	21,529	22,650	962	1,974	4,160
Housing Units									
Single-Family Units		5,212	5,279	5,349	5,423	5,500	67	137	288
Multifamily Units		1,363	1,618	1,886	2,169	2,466	255	523	1,103
Total Housing Units		6,575	6,897	7,235	7,591	7,966	322	660	1,391
		2018	2023	2028	2033	2038	5-Year	10-Year	20-Year
		Base	5	10	15	20	Change	Change	Change
Jobs									
Industrial Jobs		597	612	628	643	660	15	31	63
Commercial Jobs		5,228	5,360	5,495	5,634	5,776	132	267	548
Institutional Jobs		1,560	1,599	1,640	1,681	1,724	39	80	164
Office / Other Jobs		1,748	1,792	1,837	1,884	1,931	44	89	183
Total Jobs		9,133	9,364	9,600	9,842	10,091	231	467	958
Nonresidential Floor Area (KSF)									
	ITE SF per Job								
Industrial KSF	615	367	376	386	396	406	9	19	39
Commercial KSF	427	2,232	2,289	2,347	2,406	2,467	56	114	234
Institutional KSF	1,076	1,679	1,721	1,764	1,809	1,855	42	86	176
Office / Other KSF	337	589	604	619	635	651	15	30	62
Total Nonresidential Floor Area		4,867	4,990	5,116	5,245	5,378	123	249	511
		2018	2023	2028	2033	2038	5-Year	10-Year	20-Year
		Base	5	10	15	20	Change	Change	Change
Nonresidential Vehicle Trips									
Industrial Trips	4.96 50%	911	934	957	981	1006	23	46	95
Commercial Trips	37.75 33%	27,810	28,512	29,232	29,970	30,727	702	1,422	2,917
Institutional Trips	19.52 33%	10,813	11,086	11,366	11,653	11,947	273	553	1,134
Office / Other Trips	9.74 50%	2,869	2,941	3,016	3,092	3,170	72	147	301
Total Vehicle Trips		42,403	43,473	44,571	45,696	46,850	1,070	2,168	4,447

RESIDENTIAL GROWTH ASSUMPTIONS

Population and Population Growth Rate

Figure 24 shows the 2018 population of Pinecrest according to the Bureau of Business and Economic Research (BEBR) at The University of Florida. This statistic, the 2018 population of the Village, is the base year population count used in the model while 2019 is the first projection year. In order to project the future population of Pinecrest, TischlerBise utilized population projections for Miami-Dade County prepared by BEBR. Countywide population projections expect an average annual growth rate of 1.02 percent in residential population from 2018 to 2040, as shown in Figure 25. It is assumed that rate of population growth in Pinecrest will keep pace with that of countywide growth.

Figure 24. Pinecrest 2018 Population

Population of Pinecrest Village	
Year	Population
2018	18,490

Source: Bureau of Economic and Business Research, UFL, 2018

Figure 25. Miami-Dade County Population Projections

Projections for Miami-Dade County	
Year	Population
2018	2,779,322
2020	2,872,800
2030	3,215,100
2040	3,477,600
2018-2040 Avg Annual Growth Rate	1.02%

Source: Bureau of Economic and Business Research, UFL, 2018

Housing Characteristics

Figure 26 displays various summary characteristics of the housing stock in Pinecrest, including housing mix and persons per housing unit by type. While the US Census estimates the number of housing units in Pinecrest to be 6,492 in 2018, this analysis utilizes BEBR's 2018 estimate of 6,575 for the number of base year housing units. It assumed, however, that the housing mix is the same as that reported by the US Census, resulting in 5,212 single-family units and 1,363 multifamily units in 2018, as shown in Figure 27.

Figure 26. Census Housing Characteristics

Type	Persons	Population Mix	Housing Units	Housing Mix	Persons per Housing Unit
Single Unit*	16,818	87%	5,146	79%	3.27
2+ Units**	2,603	13%	1,346	21%	1.93
Subtotal	19,421	100%	6,492		2.99
Group Quarters	20				
TOTAL	19,441		6,492		2.99

Source: U.S. Census Bureau's American Community Survey, 2017 5-Year Estimates, Tables B25024, B25032, B25033, and B26001.

* Includes attached, detached, and mobile homes.

** Includes boat, RV, van, etc.

Figure 27. Pinecrest 2018 Housing Characteristics

Type	Housing Mix	Units
TOTAL	100%	6,575
Single-family Unit	79%	5,212
Multifamily Unit	21%	1,363

Source: U.S. Census Bureau's American Community Survey, 2017 5-Year Estimates; Bureau of Economic and Business Research

Population & Housing Projections

As discussed above, it is assumed that the residential population of Pinecrest grows by 1.02 percent annually. In order to calculate additional housing development across the projection period, year-over-year population growth is divided by the average number of persons per housing unit, i.e. 2.99. While single-family units currently account for 79 percent of housing units in Pinecrest and multifamily units account for 21 percent of unit, it is assumed that this ratio will be inverted for future development; it is assumed that single-family units will account for 21 percent of new housing units and multifamily units will account for 79 percent of new housing units. Multiplying the total number of new housing units by the percentages that are single-family/multifamily then adding this number to the existing number of single-family/multifamily units yields the total number of future housing units for each year. These projections, displayed in

Figure 28, serve as the basis for need and revenue projections.

Figure 28. Population & Housing Projections

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	5-Year Change	10-Year Change
	Base	1	2	3	4	5	6	7	8	9	10		
Population													
Year-over-Year Growth		189	191	192	194	196	198	200	202	205	207	N/A	N/A
Total Population	18,490	18,679	18,870	19,062	19,256	19,452	19,650	19,850	20,052	20,257	20,464	962	1,974
Housing Units													
Single-Family Units	5,212	5,225	5,238	5,252	5,265	5,279	5,292	5,306	5,320	5,335	5,349	67	137
Multifamily Units	1,363	1,413	1,464	1,515	1,566	1,618	1,671	1,724	1,777	1,831	1,886	255	523
Year-over-Year Growth		63	64	64	65	66	66	67	68	69	69		
Total Housing Units	6,575	6,638	6,702	6,766	6,831	6,897	6,963	7,030	7,097	7,166	7,235	322	660

	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	20-Year Change
	10	11	12	13	14	15	16	17	18	19	20	
Population												
Year-over-Year Growth	207	209	211	213	215	217	220	222	224	226	229	N/A
Total Population	20,464	20,673	20,884	21,097	21,312	21,529	21,749	21,971	22,195	22,421	22,650	4,160
Housing Units												
Single-Family Units	5,349	5,363	5,378	5,393	5,408	5,423	5,438	5,453	5,469	5,485	5,500	288
Multifamily Units	1,886	1,942	1,998	2,054	2,111	2,169	2,227	2,286	2,345	2,405	2,466	1,103
Year-over-Year Growth	69	70	71	71	72	73	74	74	75	76	77	
Total Housing Units	7,235	7,305	7,376	7,447	7,519	7,591	7,665	7,739	7,814	7,890	7,966	1,391

NONRESIDENTIAL GROWTH ASSUMPTIONS

Employment and Employment Growth Rate

In addition to data on residential development, the calculation of impact fees requires data on nonresidential development. Figure 29 presents a breakdown of jobs in Pinecrest according to ESRI Business Analyst. TischlerBise uses the term “job” to refer to employment by place of work. The share of employment in industrial, commercial, institutional, and office and other services taken from ESRI was then applied to BEBR’s 2018 employment estimate to determine the current number of jobs in each sector in Pinecrest, as shown in Figure 30.

Figure 29. ESRI Employment by Type

Employment Type	Jobs	
Industrial Jobs*	594	6.5%
Commercial Jobs**	5,197	57.2%
Institutional Jobs***	1,551	17.1%
Office / Other Jobs	1,738	19.1%
Total Jobs	9,080	100.0%

Source: ESRI Business Analyst

*Includes Agriculture & Mining; Construction; Manufacturing; Transportation; Communication, Utility; and Wholesale Trade

**Includes Retail Trades; Hotels & Lodging; Automotive Services; Motion Pictures & Amusements; and Other Services

***Includes Health Services; Education Institutions & Libraries; and Government

****Includes Finance, Insurance, and Real Estate Trades; Legal Services; and Unclassified Establishments

Figure 30. Pinecrest 2018 Employment by Type

Employment Type	2018 Jobs
Industrial Jobs	597
Commercial Jobs	5,228
Institutional Jobs	1,560
Office / Other Jobs	1,748
Total Jobs	9,133

Source: Bureau of Economic and Business Research, UFL, 2018

Jobs by Type of Nonresidential Development

In Figure 31, light blue shading indicates four nonresidential development prototypes that were used to derive average weekday vehicle trips and Vehicle Miles of Travel (VMT). Current floor area estimates for industrial, commercial, and office/other services, were developed based on the job estimates presented in the previous section and the employment space efficiency assumptions below.

The prototype for future industrial development is light industrial space (ITE code 110). For future institutional development, an elementary school (ITE code 520) is a reasonable proxy for industrial development. For office and other services, general office space (ITE code 710) is the prototype for future development. The prototype for future development commercial development is an average-sized shopping center (ITE code 820).

Figure 31. Nonresidential Development Employees per Demand Unit

ITE Code	Land Use / Size	Demand Unit	Emp Per Dmd Unit	Sq Ft Per Emp
110	Light Industrial	1,000 Sq Ft	1.63	615
130	Industrial Park	1,000 Sq Ft	1.16	864
140	Manufacturing	1,000 Sq Ft	1.59	628
150	Warehousing	1,000 Sq Ft	0.34	2,902
254	Assisted Living	bed	0.61	na
320	Motel	room	0.13	na
520	Elementary School	1,000 Sq Ft	0.93	1,076
530	High School	1,000 Sq Ft	0.63	1,581
540	Community College	student	0.08	na
550	University/College	student	0.18	na
565	Day Care	student	0.19	na
610	Hospital	1,000 Sq Ft	2.83	354
710	General Office (avg size)	1,000 Sq Ft	2.97	337
760	Research & Dev Center	1,000 Sq Ft	3.42	292
770	Business Park	1,000 Sq Ft	3.08	325
820	Shopping Center (avg size)	1,000 Sq Ft	2.34	427
932	High-Turnover Restaurant	1,000 Sq Ft	3.80	263
934	Fast-Food Restaurant (w/ drive-thru)	1,000 Sq Ft	8.33	120

* Trip Generation, Institute of Transportation Engineers, 10th Edition (2017).

Trip Generation by Development Typology

Trips associated with nonresidential development function as the demand unit for the nonresidential component of the Police impact fee. In order to convert square footages to trip ends, TischlerBise used ITE data regarding the average weekday trips generated by either 1,000 square feet of nonresidential development or one housing unit of various use types. As shown in Figure 32, nonresidential development typologies highlighted in light blue contain the trip generation rates utilized by TischlerBise to model trips from industrial (ITE code 110), commercial (ITE code 820), institutional (ITE code 520), and office and other development (ITE code 710).

Figure 32. Nonresidential Development Trips per Demand Unit

ITE Code	Land Use / Size	Demand Unit	Wkdy Trip Ends Per Dmd Unit*	Wkdy Trip Ends Per Employee*
110	Light Industrial	1,000 Sq Ft	4.96	3.05
130	Industrial Park	1,000 Sq Ft	3.37	2.91
140	Manufacturing	1,000 Sq Ft	3.93	2.47
150	Warehousing	1,000 Sq Ft	1.74	5.05
254	Assisted Living	bed	2.60	4.24
320	Motel	room	3.35	25.17
520	Elementary School	1,000 Sq Ft	19.52	21.00
530	High School	1,000 Sq Ft	14.07	22.25
540	Community College	student	1.15	14.61
550	University/College	student	1.56	8.89
565	Day Care	student	4.09	21.38
610	Hospital	1,000 Sq Ft	10.72	3.79
710	General Office (avg size)	1,000 Sq Ft	9.74	3.28
760	Research & Dev Center	1,000 Sq Ft	11.26	3.29
770	Business Park	1,000 Sq Ft	12.44	4.04
820	Shopping Center (avg size)	1,000 Sq Ft	37.75	16.11
932	High-Turnover Restaurant	1,000 Sq Ft	112.18	
934	Fast-Food Restaurant (w/ drive-thru)	1,000 Sq Ft	470.95	

* Trip Generation, Institute of Transportation Engineers, 10th Edition (2017).

Jobs, Nonresidential Development & Trips Projections

In order to project future employment growth in Pinecrest, TischlerBise assumed that employment would expand by 0.5 percent annual. Using this assumption and the data discussed above, TischlerBise projected job growth, nonresidential development, and vehicle trips for Pinecrest through 2038. These projections, displayed in Figure 33, serve as the basis for nonresidential fee components.

Figure 33. Jobs, Nonresidential Development & Trips Projections

			2018	2023	2028	2033	2038	5-Year	10-Year	20-Year
			Base	5	10	15	20	Change	Change	Change
Jobs										
Industrial Jobs			597	612	628	643	660	15	31	63
Commercial Jobs			5,228	5,360	5,495	5,634	5,776	132	267	548
Institutional Jobs			1,560	1,599	1,640	1,681	1,724	39	80	164
Office / Other Jobs			1,748	1,792	1,837	1,884	1,931	44	89	183
Total Jobs			9,133	9,364	9,600	9,842	10,091	231	467	958
Nonresidential Floor Area (KSF)										
	ITE SF per Job									
Industrial KSF	615		367	376	386	396	406	9	19	39
Commercial KSF	427		2,232	2,289	2,347	2,406	2,467	56	114	234
Institutional KSF	1,076		1,679	1,721	1,764	1,809	1,855	42	86	176
Office / Other KSF	337		589	604	619	635	651	15	30	62
Total Nonresidential Floor Area			4,867	4,990	5,116	5,245	5,378	123	249	511
			2018	2023	2028	2033	2038	5-Year	10-Year	20-Year
			Base	5	10	15	20	Change	Change	Change
Nonresidential Vehicle Trips										
	VTE per KSF	Adj Factor								
Industrial Trips	4.96	50%	911	934	957	981	1,006	23	46	95
Commercial Trips	37.75	33%	27,810	28,512	29,232	29,970	30,727	702	1,422	2,917
Institutional Trips	19.52	33%	10,813	11,086	11,366	11,653	11,947	273	553	1,134
Office / Other Trips	9.74	50%	2,869	2,941	3,016	3,092	3,170	72	147	301
Total Vehicle Trips			42,403	43,473	44,571	45,696	46,850	1,070	2,168	4,447