

**AGENDA**

**Public Hearings**

**Ordinance No. 2017-43**

**Resolution No.**

DATE OF MEETING: AUGUST 10, 2017

First Reading:

First Public Hearing:  
08/10/2017

Second Public Hearing:

Final Action:  
09/14/2017

**AGENDA ITEM (Brief Description)**

Ordinance No. 2017-43

**DEPARTMENT SUMMARY:**      **COST OF PROJECT:** No cost associated with this item.

**FIRST PUBLIC HEARING FOR ORDINANCE NO. 2017-43**, an ordinance of the City Council of the City of St. Cloud, Florida, amending the Land Development Code of the City of St. Cloud, Florida to Include Article XVIII, Public Safety Impact Fees Section 18.4 “Definitions;” and Section 18.6 “Computation of the Amount of Public Safety Services Impact Fee;” providing for severability; conflicts; codification; and an effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2017-43**

**REQUEST:**

Ordinance No. 2017-43 will amend Article XVIII Public Safety Impact Fees of the Land Development Code. The amendment will update the Land Development Code to reflect the 2016 Impact Fee Study.

**BACKGROUND:**

The City of St. Cloud last updated the impact fee cost basis for Public Safety in 2007. It is an industry best practice that this be updated every five years. Staff worked with Burton and Associates in 2016 to update Police, Fire and Parks impact fees. At the June 15<sup>th</sup> City Council Workshop, the Police and Fire Department presented the impact fee study results. The City Council directed staff to proceed with adoption of the Updated Impact Fee Study at 80% recovery. A resolution will companion this Ordinance at Final Adoption reflecting 80% cost recovery.

Police Impact Fee Summary					
Property Type	Fee Unit	Calculated Impact Fee at 80% Cost Recovery	Current Impact Fee (80% Cost Recovery)	\$ Increase/ (Decrease)	% Increase/ (Decrease)
Single Family Residential	Per Household	\$769.12	\$715.00	\$54.12	8%
Multi Family	Per Dwelling	\$426.16	\$564.00	-137.84	-24%

Residential	Unit				
Non-Residential	Per 1,000 Sq Ft	\$440.00	\$1,384.00	-944.00	-68%

Fire/Rescue Impact Fee Summary					
Property Type	Fee Unit	Calculated Impact Fee at 80% Cost Recovery	Current Impact Fee (80% Cost Recovery)	\$ Increase/ (Decrease)	% Increase/ (Decrease)
Single Family Residential	Per Household	\$601.00	\$549.00	\$52.00	9%
Multi Family Residential	Per Dwelling Unit	\$333.00	\$359.00	-\$26.00	-7%
Non-Residential	Per 1,000 Sq Ft	\$344.00	\$719.00	-\$375.00	-52%

**Cost of Project:** There is no cost associated with this item.

**STAFF RECOMMENDATION:**

Staff recommends **APPROVAL** of Ordinance No. 2017-43 with an effective date of January 1, 2018.

**IS THIS ITEM BUDGETED:**

False

**FINANCE DIRECTOR'S COMMENTS:**

N/A

**PURCHASING MANAGER'S COMMENTS:**

N/A

**CITY MANAGER'S COMMENTS:**

This item will lower Public Safety ( Fire ) impact fees and will contribute to economic development of commercial and industrial properties. Recommend approval.

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**CITY COUNCIL ACTION:**

09/14/2017

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**ATTACHMENTS:**

**Description**

Ordinance No. 2017-43 - Public Safety Impact Fees

Staff Report Memo CC1 - Public Safety Impact Fees

St. Cloud FY16 Impact Fee Study

**RETURN TO:  
CITY OF ST. CLOUD  
DEPT OF PLANNING AND ZONING  
1300 9<sup>th</sup> STREET  
ST. CLOUD, FL 34769**

**ORDINANCE NO. 2017-43**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE OF THE CITY OF ST. CLOUD, FLORIDA TO INCLUDE ARTICLE XVIII, PUBLIC SAFETY IMPACT FEES SECTION 18.4 “DEFINITIONS;” AND SECTION 18.6 “COMPUTATION OF THE AMOUNT OF PUBLIC SAFETY SERVICES IMPACT FEE;” PROVIDING FOR SEVERABILITY; CONFLICTS; CODIFICATION; AND AN EFFECTIVE DATE.**

WHEREAS, the City of St. Cloud shall expand its police and fire services and related facilities in order to maintain current level of service standards if new development is to be accommodated without decreasing current levels of service and standards of municipal police and fire services; and

WHEREAS, the imposition of impact fees is one of the preferred methods of ensuring that development bears a proportionate share of the cost of capital facilities necessary to accommodate such development. This shall be done in order to promote and protect the public health, safety and welfare; and

WHEREAS, the City previously established impact fees based on a 2007 study by Burton & Associates; and

WHEREAS, as a best practice, the impact fee cost basis should be updated once every five years; and

WHEREAS, the report entitled FY 2016 Impact Fee Study, dated July 20, 2017, prepared by Burton & Associates, a copy is attached hereto and incorporated herein by reference, sets forth a reasonable methodology and analysis for the determination of the impact of new development on the need for and costs for additional police and fire services and related facilities which serve the residents of the City of St. Cloud.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF ST. CLOUD, FLORIDA, as follows:

**SECTION 1**

Article XVIII Section 18.4 Definitions of the City of St. Cloud Land Development Code is hereby amended as follows (note strikethrough indicates removed words and underlined indicates added):

18.4. - Definitions.

Supplemental to "Definitions" specified in article II of the Land Development Code of the city, and for the purposes of this article, the following terms and words shall have the meaning prescribed unless the content of the text clearly requires otherwise:

- A. *Fee payer.* Any person, organization or entity who, after the effective date of the ordinance from which this article is derived, seeks to develop land by applying for a building permit to make an improvement to land which shall generate additional impacts or who seeks to place a mobile home on an approved mobile home lot, shall be required to pay impact fees in the manner and amount set forth in the ordinances.
- B. *Applicant.* The person or qualified entity who applies for a certificate of capacity or building permit.
- C. *Building permit.* An official document or certificate issued by the city authorizing the commencement of construction of any structure.
- D. *Capital cost/improvement.* Includes the costs of construction of facilities, equipment, uniforms, weaponry, rescue equipment, emergency medical equipment, vehicles, trucks and other personal related equipment and machinery for police and fire services and facilities.
- E. *City manager.* Shall mean the city manager or the professionally qualified city officials he may designate to carry out the administration of this article.
- F. *Certificate of capacity.* A legal document, which records the reservation of capacity of public facilities for a development. The certificate shall contain a legal description of the property on which development will occur, the name of the applicant and property owner, the type of development, the assumptions used in assessing capacity needs, the amounts of capacity reserved for public facilities, and the length of time and conditions for which such capacity is reserved.
- G. *Comprehensive plan.* Shall mean the comprehensive plan of the city adopted and amended pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act.
- H. *Encumbered.* Committed in capital improvements for a specified improvement on a specified time schedule not in excess of five years, or committed by contract or interlocal governmental agreement for improvement construction or acquisition such that the city is obligated to expend the committed or encumbered funds.
- I. *Impact fee component (public safety).* That portion of the impact fee attributable to police and fire services and facilities imposed by the city pursuant to section 18.5.
- J. *Impact fee program report.* That certain report prepared by Burton & Associates, dated ~~January 2007~~, July 20, 2017 and as may from time to time be amended and adopted by resolution of the city council.
- K. *Impact generating land development activity (public safety).* Land development either residential or nonresidential that attributes to the growth of the city's population or to the level of business or other activity beyond the then-existing use of the land in a manner that requires new police and fire services and related facilities.

- L. *Level of service.* An indicator of the extent or degree of service provided by, or proposed to be, provided by a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.
- M. *Public safety services.* Those services provided by the city fire and police department as authorized to be provided by the city's Charter and in accordance with applicable law.

**SECTION 2**

Article XVIII Section 18.6. Computation of the amount of public safety services impact fee of the City of St. Cloud Land Development Code is hereby amended as follows (note strikethrough indicates removed words and underlined indicates added):

- A. The applicable amount of the public safety services impact fee for the structure, land development or otherwise shall be taken from the impact fee schedule as calculated by the city manager and confirmed by resolution of the city council.
- B. From time to time, the city manager shall calculate the amount of public safety services impact base fees for each of the various categories established below:

BASE FEE CATEGORIES	
Land Use Type	Unit Used in Calculation
Residential	
Single Family	Dwelling Unit
Multifamily	Dwelling Unit
Nonresidential	1,000 Square Feet

- C. The variables (i.e., public safety services impact fee parameters) as set forth in the impact fee program report are determinative in the calculation of the public safety services impact fees.
- D. In his calculations of the public safety impact fee amounts, the city manager, or his designee, shall use the calculation formula and the impact fee schedule contained in the impact fee program report, incorporated herein. The calculation formula and the impact fee schedule may be changed by resolution from time to time adopted, with the values of the public safety impact fee parameters established therein.
- E. To the extent applicable, the impact fee calculation formula shall include a credit for local option sales tax and other tax payments, which may be used in funding public safety capital costs and facilities. The public safety gross impact fee may be discounted by a percentage, which shall be confirmed by resolution of the city council from time to time. The public safety impact fee schedule and the schedule as may be discounted shall be maintained in the

office of the city manager. The purpose of these credits and discounts are to encourage the use of such schedule in order to avoid administrative costs required to process independent fee calculations and studies.

- (1) If a building permit is requested for mixed uses, then the fee shall be determined by using the applicable schedule and apportioning the space committed to uses specified on the applicable schedule.
  - (2) For applications for an extension of a building permit or an extension of a permit for mobile home installation, the amount of the fee is the difference between that fee then applicable and any amount already paid or incurred pursuant to this article.
  - (3) If the type of development activity that a building permit is applied for is not specified on the applicable fee schedule, the city manager shall use the fee applicable to the most nearly comparable type of land use on the fee schedule. The city manager shall be guided in the selection of a comparable type by the city comprehensive plan, support documentation of the city comprehensive plan, and the city Land Development Code. If the city manager determines that there is no comparable type of land use on the applicable fee schedule, then the city manager shall determine the appropriate fee by considering demographic or other documentation which is available from federal, state, local and regional authorities by applying the impact fee formulae presented in the impact fee program report.
  - (4) In the case of change of use, redevelopment or expansion or modification of an existing use which requires the issuance of a building permit or permit for mobile home installation, the impact fee shall be based upon the net positive increase, if any, in the impact fee for the new use as compared to the previous use. The city manager shall be guided in this determination by the sources and agencies referred to in the impact fee report.
- F. If a fee payer opts not to have the impact fee determined according to paragraph (A) of this section, then the fee payer shall prepare and submit to the city manager an independent fee calculation study for the land development activity for which a building permit or permit for mobile home installation is sought. The independent fee calculation study shall follow the prescribed methodologies and formats in a manner and type as found in the report entitled ~~Impact Fee Program January 2007~~ FY 2016 Impact Fee Study dated July 20, 2017, or in the most recent municipal/public safety impact fee methodology as such methodology may be amended from time to time, and such independent fee shall be calculated by applying the impact fee formula presented in the impact fee ~~program~~ study report of ~~January 2007~~ July 20, 2017. The documentation submitted shall show the basis upon which the independent fee calculation was made, including but not limited to the following:
- (1) Public safety facilities, engineering, and/or cost studies.
    - (a) Documentation of cost of land and/or facilities.
    - (b) Documentation of direct costs to equip a fulltime police officer and/or firefighter, including but not limited to, the costs of vehicles, and service facilities necessary to maintain the established level of service and responses times.

(2) Economic documentation studies.

- (a) Documentation of the specific demographics applicable to and appropriate for the proposed land development activity.
- (b) Documentation of credits attributable to the proposed land development activity which can be expected to be available to replace the portion of the service volume generated by the proposed land development activity.

Independent fee calculation studies shall be prepared and presented by professionals qualified in their respective fields. The city manager shall consider the documentation submitted by the fee payer but is not required to accept such documentation as he shall reasonably deem to be inaccurate or not reliable and may, in the alternative, require the fee payer to submit additional or different documentation for consideration. If an acceptable independent fee calculation study is not presented, the fee payer shall pay public safety impact fees based upon the schedules referenced in paragraph (A) of this section. If an acceptable independent fee calculation is presented, the city manager may adjust the fee to that appropriate to the particular development. The adjustment may include a credit against the fee otherwise payable up to ten percent, for public safety facilities constructed or otherwise set aside for public safety purposes by the fee payer which serve the same purposes and functions as set forth for public safety facilities in the city comprehensive plan, provided that adequate documentation is presented which ensures that any internal capture of public safety demand is greater than off-site public safety demand. Determinations made by the city manager pursuant to this paragraph may be appealed to the city council by filing a written request with the city manager within ten days of the city manager's determination.

SECTION 3

All Development that has paid the applicable Impact Fee for a particular use, at the time of the effective date of this Ordinance, shall be vested at the Impact Fee rate in effect prior to the date of this Ordinance. The vesting rights contemplated herein shall not apply to any such Development that requires extensions, revisions, or amendment of the approved development order or permit after the date of this Ordinance.

Nonresidential development projects with Building Permits issued prior to the effective date of this ordinance and a Certificate of Occupancy issued after the effective date will pay the new Impact Fee rate.

SECTION 4

The City Clerk, after consultation with the City Attorney, is authorized to correct scrivener's errors found by filing a corrected copy of this ordinance in the official records of the City.

SECTION 5 SEVERABILITY. It is declared to be the intent of the City Council that, if any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.



SECTION 6. CONFLICT. This action supersedes all codes and ordinances of the City or parts of, in conflict with this ordinance, to the extent of the conflict.

SECTION 7. CODIFICATION. Section 1 – 2 of this Ordinance shall be codified in the Land Development Code for the City of St. Cloud, Florida, separate and apart from the Code of St. Cloud. The codifier is authorized to make editorial changes not affecting the substance of this ordinance in the substitution of "article" for "ordinance", "section" for "paragraph", or otherwise take such editorial license.

SECTION 8. EFFECTIVE DATE. This ordinance shall be published as provided by law and take effect January 1, 2018.

First Reading on the 10<sup>th</sup> day of August 2017

Second Reading on the 14<sup>th</sup> day of September 2017

\_\_\_\_\_  
Nathan Blackwell, Mayor

ATTEST:

\_\_\_\_\_  
Linda P. Jaworski, City Clerk

LEGAL IN FORM AND VALID IF ADOPTED:  
DEBEAUBIEN, SIMMONS, KNIGHT, MANTZARIS & NEAL

By: \_\_\_\_\_  
Daniel F. Mantzaris, City Attorney

Pursuant to Section 695.26 (3) (f), this instrument exempt from Chapter 695, F.S.



**MEMORANDUM REPORT  
FOR CITY COUNCIL  
July 13, 2017**

**To:** Mayor Blackwell and Council Members  
**From:** William Sturgeon, Interim City Manager  
**Through:** Veronica Miller, Growth Management Services Administrator  
**Subject:** Ordinance No 2017-43  
**Date:** August 10, 2017

**REQUEST:**

Ordinance No. 2017-43 will amend Article XVIII Public Safety Impact Fees of the Land Development Code. The amendment will update the Land Development Code to reflect the 2016 Impact Fee Study.

**BACKGROUND:**

The City of St. Cloud last updated the impact fee cost basis for Public Safety in 2007. It is an industry best practice that this be updated every five years. Staff worked with Burton and Associates in 2016 to update Police, Fire and Parks impact fees. At the June 15<sup>th</sup> City Council Workshop, the Police and Fire Department presented the impact fee study results. The City Council directed staff to proceed with adoption of the Updated Impact Fee Study at 80% recovery. A resolution will companion this Ordinance at Final Adoption reflecting 80% cost recovery.

Police Impact Fee Summary					
Property Type	Fee Unit	Calculated Impact Fee at 80% Cost Recovery	Current Impact Fee (80% Cost Recovery)	\$ Increase/ (Decrease)	% Increase/ (Decrease)
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Fire/Rescue Impact Fee Summary					
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Non-Residential	Per 1,000 Sq Ft	\$344.00	\$719.00	-\$375.00	-52%

**COST:** No cost associated with this item.

**STAFF RECOMMENDATION:**

Staff recommends **APPROVAL** of Ordinance No. 2017-43 with an effective date of January 1, 2018.

**Attachment:** Ordinance No. 2017-43.  
FY 2016 Impact Fee Study dated July 20, 2017

# **City of St. Cloud, FL**

## **FY 2016 Impact Fee Study**

Public Safety

Fire/Rescue

Parks and Recreation

# **Second Revision- Final Report**

**July 20, 2017**

Prepared by:

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**BURTON & ASSOCIATES**

UTILITY RATES ■ ASSESSMENTS ■ FINANCIAL PLANNING

# **BURTON & ASSOCIATES**

July 20, 2017

Mr. Joe Helfenberger  
City Manager  
City of St. Cloud  
1300 9<sup>th</sup> St  
St. Cloud, FL 34769

Re: FY 2016 Impact Fee Study – Second Revision - Final Report

Dear Mr. Helfenberger:

Burton & Associates is pleased to present this Final Report of the FY 2016 Impact Fee Study that we have performed for the City of St. Cloud. We appreciate the fine assistance provided by you and your staff in the provision of the data required for the analysis, and in the interim reviews of the analysis. If you have any questions, please do not hesitate to call me at (904) 247-0787.

Sincerely,



Michael E. Burton  
President

## **BURTON & ASSOCIATES**

200 Business Park Circle, Suite 101 • St. Augustine, Florida 32095 • Phone (904) 247-0787 • Fax (904) 241-7708  
1000 N. Ashley Drive, Suite 513 • Tampa, Florida 33602 • Phone (813) 443-5138 • Fax (813) 443-8289  
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## **SECTION 1. INTRODUCTION**

Burton & Associates has completed an impact fee Study (Study) for the City of St. Cloud (City). This report presents the comprehensive results of the Study, including background information, legal requirements, an explanation of the calculation methodology employed, results of the analysis, as well as a comparative impact fee survey.

### **1.1 BACKGROUND**

Impact fees are assessed against new development in an attempt to cover the cost of providing capital facilities (infrastructure) needed to serve new development. Such charges are the mechanism by which new growth can “pay its own way” and minimize the extent to which existing residents must bear the cost of new or expanded facilities, which are necessitated by new residents. Impact fees are capital cost recovery fees and are commonly referred to as impact fees, capacity fees, and development fees. For the purposes of this report, the use of the terms impact fees, capacity fees, development fees, or connection charges is interchangeable with impact fees.

The City currently charges impact fees for Public Safety, Fire/Rescue and Parks & Recreation supporting capital expansion for these General Fund services. These impact fees were designed in 2007 by Burton & Associates, Inc. It should be noted that the City also charges impact fees for the Water and Sewer utility systems, and Transportation systems; however, this study is only for Public Safety, Fire/Rescue, and Parks & Recreation. As an industry best practice, the impact fee cost basis should be updated once every 5 years. The City, recognizing that the current fees are due for an update, engaged Burton & Associates to do so.

### **1.2 LEGAL REQUIREMENTS**

Many of the legal precedents and requirements for impact fees in Florida date back to a Florida Supreme Court decision in the case of the Contractors and Builders Association of Pinellas County versus the City of Dunedin, Florida. This case identified certain conditions

to support a valid impact fee that were ultimately embodied in statutory guidelines enacted by the Growth Management Legislation passed in 1985. These legal standards require that impact fees must 1) bear a reasonable relationship to the benefit received by those who pay it, 2) must not exceed the proportional share of the cost of new facilities or services needed to serve new development and must include credits for contributions the development will make toward deferring that cost, and 3) must be earmarked and expended in such a way as to ensure that those paying the fee receive benefit from that payment.

Also, in 2006 Florida Legislature passed Senate Bill 1194 that created Section 163.31801, Florida Statutes, which has also come to be known as the “Florida Impact Fee Act”. This legislation outlined additional requirements regarding the calculation and accounting of impact fees. Most notably, this legislation requires 1) that the calculation of impact fees be based upon the most recent, localized data, 2) separate reporting/accounting of impact fee revenue and expenditures in a distinct fund, 3) that the administrative charges collected in impact fees be based upon actual costs, and 4) that 90 days’ notice be given prior to the effective date of an ordinance imposing or amending an impact fee.

In summary, the courts and subsequent legislation have addressed three areas associated with the development of impact fees. These areas include: 1) “fair share” allocation rules dealing with payment of impact fees by the affected property owners, 2) “rational nexus” standards, which focus on the expenditure or purpose of impact fees, and 3) “credit” allowances, which recognize offsets in the calculation of impact fees.

The “fair share” allocation rules require that an impact fee only be used for capital expenditures that are attributable to new growth. Additionally, the “fair share” allocation rules recognize that the cost of facilities used by both existing customers and new development must be apportioned between the two user groups, such that the user groups are treated equally and one group does not subsidize the other.

The “rational nexus” standards require that there is a reasonable relationship between the need for capital facilities and the benefits received by new customers for which the impact fee will be expended.



There are two conditions that limit where and when impact fees can be collected and used. With respect to the first condition, although there is no specific limit as to distance between an applicant paying the impact fee and the capital expenditure to be constructed by the fee, there should be a general geographical relationship between fee collection and use. The second nexus condition recognizes that the property must receive a benefit from the service for which the impact fee is being applied. With respect to the impact fees considered in this study the facilities and equipment included are used by and constructed or purchased on behalf of all properties within the City service area, and they benefit both residential and commercial customers, with the exception of the Parks & Recreation fee benefiting residential only. Consequently, all new growth requesting capacity from the City will be subject to these impact fees.

The “credit” allowance requirements recognize that if a public agency has received property in the form of cost-free capital or if there is another revenue source that will be used for the capital expenditures necessitated by new growth, a credit should be included within the determination of the impact fees. Specifically, “credits” should be reflected as part of calculating impact fees to recognize any grants, contributions by developers, assessments, and other sources that provide funds for the same capital expenditures included in the basis of impact fees to avoid a double-recovery of costs.

### **1.3 OBJECTIVES**

The objectives of the Study were to determine the full cost recovery impact fees for the following:

- Public Safety
- Fire/Rescue
- Parks & Recreation

Additionally, the study intends to provide a comparison of these results to the City’s current impact fees, and the charges of neighboring and other generally comparable municipalities.

## **1.4 GENERAL METHODOLOGY**

Determining impact fees for general government services is a level of service (LOS) based process. The objective is to determine the costs of facilities and capital equipment necessary to serve new growth. Impact Fees by law may not be calculated to enhance levels of service, therefore the fees developed herein are developed based upon the current, observed LOS. This way, the fees are calculated to maintain the existing LOS, rather than enhance LOS standards. If impact fees are not assessed, either 1) the facilities and capital equipment to serve new growth will not be constructed or acquired and the level of service provided to current properties will degrade as growth occurs, or 2) the facilities and equipment to serve new growth will be constructed or acquired but will be funded by current properties for the benefit of new growth.

## SECTION 2. PUBLIC SAFETY IMPACT FEES

This section describes the calculation of the Public Safety (Police) impact fees for the City. The City provides police services to all residents and businesses within the corporate limits of the City. Therefore, the costs eligible for inclusion in a Public Safety impact fee are only those capital costs incurred by the City which are necessary to provide the observed levels of service to new growth and will be recovered from all new residential and commercial growth within the City.

### 2.1 COST BASIS

The City currently employs 79 Sworn Officers, each with individual uniforms, equipment and vehicles. In addition, the City has invested in Public Safety facilities such as the police station headquarters, communications and training facilities. City staff has provided the specific costs for original land purchase for facilities, as well as the original purchase costs for all vehicles, equipment and facility construction within the Department. Vehicle, equipment and facility costs were escalated to current year costs to identify the estimated replacement cost new of each asset. Based upon discussions with City staff, it is estimated that approximately 5% of the existing assets were funded with grant programs, therefore these costs are deducted from the total cost basis. The current replacement costs of all Public Safety assets are presented below, and detailed in Schedule 1 of the Appendix.

#### St. Cloud - Public Safety Impact Fee Existing Asset Cost Basis

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Existing Asset Costs	
Land -Original Purchase Cost	\$ 429,103
Facilities - Replacement Cost New	\$ 3,995,248
Equipment - Replacement Cost New	\$ 5,627,729
Vehicles - Replacement Cost New	\$ 8,436,120
Subtotal Existing Asset Costs:	\$ 18,488,200
Less: Estimation for Grant Funding	\$ (924,410) 5%
Total Applied Existing Costs:	\$ 17,563,790

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## 2.2 RESULTS

### 2.2.1 Impact Fee Calculation

To determine the impact fee amounts, the total costs identified above are divided amongst the total developed square footage in the City to determine the cost per square foot to provide the current observed level of service. Developed square footage is defined as the size or square footage of all structures and buildings developed on properties within the City. The developed square footage does not include the size of land or any vacant acreage within the City. The total existing square footage within the City was obtained using data from the Osceola County Property Appraiser.

A subsequent credit was then applied to the cost per square foot in the calculation of the impact fee amount to avoid double recovery from the 1% Sales Tax Fund. Based upon discussions with City staff, the 1% Sales Tax Fund is the primary funding source for capital expansion outside of Impact Fees. It is estimated that approximately 5% of the Sales Tax Fund revenues will be dedicated to Public Safety capital expansion. Schedule 5 of the Appendix presents the credit calculation for the Public Safety Impact Fee. The table below presents the Public Safety impact fee calculation.

<b>St. Cloud - Public Safety Impact Fee</b>	
<b>Impact Fee Calculation</b>	
Existing Residential Development (Sq Ft)	25,447,032
Existing Non-Residential Development (Sq Ft)	4,373,848
<b>Total Existing Development (Sq Ft)</b>	<b>29,820,880</b>
<b>Existing Asset Costs</b>	
Land -Original Purchase Cost	\$ 429,103
Facilities - Replacement Cost New	\$ 3,995,248
Equipment - Replacement Cost New	\$ 5,627,729
Vehicles - Replacement Cost New	\$ 8,436,120
<b>Subtotal Existing Asset Costs:</b>	<b>\$ 18,488,200</b>
Less: Estimation for Grant Funding	\$ (924,410)
<b>Total Applied Existing Costs:</b>	<b>\$ 17,563,790</b>
Calculated Cost per Sq Ft	\$ 0.59
Less: 1% Sales Tax Credit per Sq Ft	\$ (0.04)
<b>Calculated Impact Fee per Sq Ft:</b>	<b>\$ 0.55</b>

It is important to note that the City has discretion regarding the percentage of cost recovery utilized in the establishment of impact fees. The impact fees can recover any amount up to, but not in excess of, the full cost recovery amounts identified herein. Adoption of impact fees at full cost recovery would lessen the pressure on taxes and other general fund revenues used to fund Public Safety facilities and equipment, thus reducing the need for funding of those facilities and equipment with general fund revenues. However, the City has discretion to adopt any amount up to 100% of the amounts identified herein.

**2.2.2 Impact Fee Implementation**

While the impact fees calculated herein are reflected at 100% cost recovery, and intended to be applied on per square foot basis, the City currently maintains an impact fee schedule for certain property types and wishes to maintain the existing fee schedule. As such, we have utilized the Osceola County Property Appraiser’s data to identify estimated unit sizes for Single Family and Multi-Family structures to calculate fees that match the existing fee structure. It should be noted that the existing fees are applied at 80% cost recovery. Two tables are prepared below to show comparison of the calculated fee at 100% cost recovery, as well as the calculated fee at 80%.

<b>St. Cloud - Public Safety Impact Fee</b>	
<b>Impact Fee Calculation - 100% Cost Recovery</b>	
Calculated Cost per Sq Ft	\$ 0.59
Less: 1% Sales Tax Credit per Sq Ft	\$ (0.04)
Calculated Impact Fee per Sq Ft:	\$ 0.55
% Cost Recovery	100%
<b>Net Impact Fee per Sq Ft</b>	<b>\$ 0.55</b>
Average Single Family Home (Sq Ft) 1,748	
<b>Residential Impact Fee per Household</b>	<b>\$ 961.40</b>
Existing Fee per Household:	\$ 715.00
\$ Change	\$ 246.40
% Change	34%
Average Multi-Family Dwelling Unit (Sq Ft) 969	
<b>Impact Fee per Multi-Family Dwelling Unit</b>	<b>\$ 532.70</b>
Existing Fee per Multi-Family Dwelling Unit:	\$ 564.00
\$ Change	\$ (31.30)
% Change	-6%
Non-Residential Impact Fee per 1,000 Sq Ft: <b>\$ 550.00</b>	
Existing Fee per 1,000 Sq Ft:	\$ 1,384
\$ Change	\$ (834.00)
% Change	-60%

**St. Cloud - Public Safety Impact Fee**  
**Impact Fee Calculation - 80% Cost Recovery**

Calculated Cost per Sq Ft	\$	0.59
Less: 1% Sales Tax Credit per Sq Ft	\$	(0.04)
<hr/>		
Calculated Impact Fee per Sq Ft:	\$	0.55
% Cost Recovery		80%
<b>Net Impact Fee per Sq Ft</b>	<b>\$</b>	<b>0.44</b>
<hr/>		
Average Single Family Home (Sq Ft)		1,748
<b>Residential Impact Fee per Household</b>	<b>\$</b>	<b>769.12</b>
Existing Fee per Household:	\$	715.00
\$ Change	\$	54.12
% Change		8%
<hr/>		
Average Multi-Family Dwelling Unit (Sq Ft)		969
<b>Impact Fee per Multi-Family Dwelling Unit</b>	<b>\$</b>	<b>426.16</b>
Existing Fee per Multi-Family Dwelling Unit:	\$	564.00
\$ Change	\$	(137.84)
% Change		-24%
<hr/>		
<b>Non-Residential Impact Fee per 1,000 Sq Ft:</b>	<b>\$</b>	<b>440.00</b>
Existing Fee per 1,000 Sq Ft:	\$	1,384
\$ Change	\$	(944.00)
% Change		-68%

### 2.3 CONCLUSIONS AND RECOMMENDATIONS

The fundamental conclusions and recommendations of the Public Safety impact fee calculation are as follows:

- The City should adopt the calculated Public Safety impact fee up to the following levels:

**St. Cloud - Public Safety Impact Fee**  
**Impact Fee Summary**

Property Type	Fee Unit	Calculated Impact Fee @ 100% Cost Recovery	Current Impact Fee (80% Cost Recovery)	\$ Increase/ (Decrease)	% Increase/ (Decrease)
Single Family Residential	Per Household	<b>\$961.40</b>	\$715.00	\$246.40	34.5%
Multi Family Residential	Per Dwelling Unit	<b>\$532.70</b>	\$564.00	-\$31.30	-5.5%
Non-Residential	Per 1,000 Sq Ft	<b>\$550.00</b>	\$1,384.00	-\$834.00	-60.3%

- We recommend the City adopt the Public Safety impact fee up to the 100% cost recovery level identified herein to maximize the recovery of expansion-related

capital costs from new development while minimizing the burden of funding these capital costs to existing properties.

## SECTION 3. FIRE/RESCUE IMPACT FEES

This section describes the calculation of the Fire/Rescue impact fees for the City. The City provides Fire/Rescue services to all residents and businesses within the corporate limits of the City. Therefore, the costs eligible for inclusion in a Fire/Rescue impact fee are only those capital costs incurred by the City which are necessary to provide the observed levels of service to new growth and will be recovered from all new residential and commercial growth within the City.

### 3.1 COST BASIS

The City currently runs Fire/Rescue activities out of 3 Fire Stations. City staff has provided the specific costs for original land purchase for facilities, as well as the original purchase costs for all vehicles, equipment and facility construction within the Department. Vehicle, equipment and facility costs were escalated to current year costs to identify the estimated replacement cost new of each asset. The current replacement costs of all Fire/Rescue assets are presented below, and detailed in Schedule 2 of the Appendix.

#### St. Cloud - Fire/Rescue Impact Fee Existing Asset Cost Basis

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Existing Asset Costs	
Land - Original Purchase Cost	\$ 12,550
Facilities - Replacement Cost New	\$ 3,908,369
Equipment - Replacement Cost New	\$ 2,541,058
Vehicles - Replacement Cost New	\$ 7,625,243
Subtotal Existing Asset Costs:	\$ 14,087,220

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### 3.2 RESULTS

#### 3.2.1 Impact Fee Calculation

To determine the impact fee amounts, the total costs identified above are divided amongst the total developed square footage in the City to determine the cost per square foot to



provide the current observed level of service. Developed square footage is defined as the size or square footage of all structures and buildings developed on properties within the City. The developed square footage does not include the size of land or any vacant acreage within the City. The total existing square footage within the City was obtained using data from the Osceola County Property Appraiser.

A subsequent credit was then applied to the cost per square foot in the calculation of the impact fee amount to avoid double recovery from the 1% Sales Tax Fund. Based upon discussions with City staff, the 1% Sales Tax Fund is the primary funding source for capital expansion outside of Impact Fees. It is estimated that approximately 5% of the Sales Tax Fund revenues will be dedicated to Fire/Rescue capital expansion. Schedule 6 of the Appendix presents the credit calculation for the Fire/Rescue Impact Fee. The table below presents the Fire/Rescue Impact Fee calculation.

**St. Cloud - Fire/Rescue Impact Fee**  
**Impact Fee Calculation**

Existing Residential Development (Sq Ft)	25,447,032
Existing Non-Residential Development (Sq Ft)	4,373,848
<b>Total Existing Development (Sq Ft)</b>	<b>29,820,880</b>
<b>Existing Asset Costs</b>	
Land - Original Purchase Cost	\$ 12,550
Facilities - Replacement Cost New	\$ 3,908,369
Equipment - Replacement Cost New	\$ 2,541,058
Vehicles - Replacement Cost New	\$ 7,625,243
<b>Subtotal Existing Asset Costs:</b>	<b>\$ 14,087,220</b>
Calculated Cost per Sq Ft	\$ 0.47
1% Sales Tax Credit per Sq Ft	\$ (0.04)
<b>Calculated Impact Fee per Sq Ft:</b>	<b>\$ 0.43</b>

It is important to note that the City has discretion regarding the percentage of cost recovery utilized in the establishment of impact fees. The impact fees can recover any amount up to, but not in excess of, the full cost recovery amounts identified herein. Adoption of

impact fees at full cost recovery would lessen the pressure on taxes and other general fund revenues used to fund Public Safety facilities and equipment, thus reducing the need for funding of those facilities and equipment with general fund revenues. However, the City has discretion to adopt any amount up to 100% of the amounts identified herein.

**3.2.2 Impact Fee Implementation**

While the impact fees calculated herein are reflected at 100% cost recovery, and intended to be applied on per square foot basis, the City currently maintains an impact fee schedule for certain property types and wishes to maintain the existing fee schedule. As such, we have utilized the Osceola County Property Appraiser’s data to identify estimated unit sizes for Single Family and Multi-Family structures to calculate fees that match the existing fee structure. It should be noted that the existing fees are applied at 80% cost recovery. Two tables are prepared below to show comparison of the calculated fee at 100% cost recovery, as well as the calculated fee at 80%.

<b>St. Cloud - Fire/Rescue Impact Fee</b>	
<b>Impact Fee Calculation - 100% Cost Recovery</b>	
Calculated Cost per Sq Ft	\$ 0.47
1% Sales Tax Credit per Sq Ft	\$ (0.04)
Calculated Impact Fee per Sq Ft:	\$ 0.43
% Cost Recovery	100%
<b>Net Impact Fee per Sq Ft</b>	<b>\$ 0.43</b>
Average Single Family Home (Sq Ft)	1,748
<b>Residential Impact Fee per Household</b>	<b>\$ 752.00</b>
Existing Fee per Household:	\$ 549.00
<i>\$ Change</i>	\$ 203.00
<i>% Change</i>	37%
Average Multi-Family Dwelling Unit (Sq Ft)	969
<b>Impact Fee per Multi-Family Dwelling Unit</b>	<b>\$ 416.00</b>
Existing Fee per Multi-Family Dwelling Unit:	\$ 359.00
<i>\$ Change</i>	\$ 57.00
<i>% Change</i>	16%
<b>Non-Residential Impact Fee per 1,000 Sq Ft</b>	<b>\$ 430.00</b>
Existing Fee per 1,000 Sq Ft	\$ 719
<i>\$ Change</i>	\$ (289.00)
<i>% Change</i>	-40%

**FY 2016 IMPACT FEE STUDY**  
**FIRE/RESCUE IMPACT FEES**

**St. Cloud - Fire/Rescue Impact Fee**  
**Impact Fee Calculation - 80% Cost Recovery**

Calculated Cost per Sq Ft	\$	0.47	
1% Sales Tax Credit per Sq Ft	\$	(0.04)	
Calculated Impact Fee per Sq Ft:		\$ 0.43	
% Cost Recovery		80%	
<b>Net Impact Fee per Sq Ft</b>		<b>\$ 0.34</b>	
Average Single Family Home (Sq Ft)		1,748	
<b>Residential Impact Fee per Household</b>	<b>\$</b>	<b>601.00</b>	
Existing Fee per Household:	\$	549.00	
	\$ Change	\$ 52.00	
	% Change	9%	
Average Multi-Family Dwelling Unit (Sq Ft)		969	
<b>Impact Fee per Multi-Family Dwelling Unit</b>	<b>\$</b>	<b>333.00</b>	
Existing Fee per Multi-Family Dwelling Unit:	\$	359.00	
	\$ Change	\$ (26.00)	
	% Change	-7%	
<b>Non-Residential Impact Fee per 1,000 Sq Ft</b>	<b>\$</b>	<b>344.00</b>	
Existing Fee per 1,000 Sq Ft	\$	719	
	\$ Change	\$ (375.00)	
	% Change	-52%	

### 3.3 CONCLUSIONS AND RECOMMENDATIONS

The fundamental conclusions and recommendations of the Fire/Rescue impact fee calculation are as follows:

- The City should adopt the calculated Fire/Rescue impact fee up to the following levels:

**St. Cloud - Fire/Rescue Impact Fee**  
**Impact Fee Summary**

Property Type	Fee Unit	Calculated Impact Fee @ 100% Cost Recovery	Current Impact Fee (80% Cost Recovery)	\$ Increase/ (Decrease)	% Increase/ (Decrease)
Single Family Residential	Per Household	<b>\$752.00</b>	\$549.00	\$203.00	37.0%
Multi Family Residential	Per Dwelling Unit	<b>\$416.00</b>	\$359.00	\$57.00	15.9%
Non-Residential	Per 1,000 Sq Ft	<b>\$430.00</b>	\$719.00	-\$289.00	-40.2%

- We recommend the City adopt the Fire/Rescue impact fee up to the 100% cost recovery levels identified herein to maximize the recovery of expansion-related

capital costs from new customers while minimizing the burden of these capital costs to existing properties.

## **SECTION 4. PARKS AND RECREATION IMPACT FEES**

This section describes the calculation of the Parks & Recreation impact fee for the City. Impact fees must be properly allocated to property classes that benefit from the assets being funded by the impact fees. In the case of Parks & Recreation, the property class that primarily benefits from the assets funded by the impact fees is the residential class because Parks & Recreation facilities are primarily used by residents. Therefore, all costs associated with the Parks & Recreation impact fees are allocated 100% to the residential class. The costs eligible for inclusion in a Parks & Recreation impact fee are determined as those costs necessary to provide the adopted levels of service to new growth and will be recovered from all new residential growth within the City.

### **4.1 COST BASIS**

The City currently operates and maintains 13 separate parks and recreation facilities, covering approximately 376 acres. City staff has provided the specific costs for original land purchase for all park land, as well as the original purchase costs for all vehicles, equipment and facility construction within the Department. Vehicle, equipment and facility costs were escalated to current year costs to identify the estimated replacement cost new of each asset. Based upon discussions with City staff, it is estimated that approximately 15% of the existing assets were funded with grant programs, therefore these costs are deducted from the total cost basis. The current replacement costs of all Parks & Recreation assets are detailed in Schedules 3 and 4 of the Appendix, and are summarized below.

**St. Cloud - Parks & Recreation Impact Fee  
Existing Asset Cost Basis**

Existing Asset Costs		
Land - Original Purchase Cost	\$	2,462,063
Facilities - Replacement Cost New	\$	35,495,872
Equipment - Replacement Cost New	\$	3,286,992
Vehicles - Replacement Cost New	\$	474,790
<hr/>		
Subtotal Existing Park Costs:	\$	41,719,717
Less: Estimation for Grant Funded Assets	\$	(6,257,957) 15%
<hr/>		
Total Applied Existing Park Costs:	\$	35,461,759

## 4.2 CITY OF ST CLOUD – OSCEOLA COUNTY JOINT PLANNING AREA INTERLOCAL AGREEMENT

The City has entered into an inter-local agreement with Osceola County providing for a Joint Planning Area (JPA) containing tracts of land in unincorporated Osceola County that will eventually be annexed into the City. The JPA asserts the following:

*“Article 7, Section 7.3 – Parks & Recreation Facilities of the JPA: To provide more efficient and economical public services to the residents of unincorporated Osceola County and the City of St Cloud, parks and recreation facilities and associated infrastructure defined in this agreement that are within the Joint Planning Area shall be planned in a logical fashion when annexations occur. Map 2: Parks and Recreation Facilities<sup>1</sup> identifies all park and recreation facilities within the JPA, including identification of ownership and maintenance entity.*

*It is acknowledged that all parks and recreational facilities will ultimately be annexed into the City. The City will own and maintain all parks and recreational facilities except regional County parks. The transfer of any County parks or recreational facilities to the City shall be identified in and be consistent with the St. Cloud Parks Master Plan and Fee*

<sup>1</sup> See Schedule 9 of the Appendix for Map 2: Parks and Recreation Facilities

*Study (“Parks Study”), as determined by the City. The City shall complete and adopt the Parks Study and subsequent ILA prior to October 1, 2015. It is acknowledged that Osceola County will provide \$23,000 to assist St. Cloud in completion of the Parks Study.*

*It is acknowledged that the City provides facilities to area residents at a higher Level of Service Standard than the County. The County provides acreage of parks and miles of trails consistent with its adopted Level of Service Standards (LOS). It is further acknowledged that the City allows residents of unincorporated Osceola County to benefit from the additional services provided by the City; therefore, the County agrees to support efforts by the City of St. Cloud to fund this higher LOS for parks and recreation facilities for new development within the JPA. The County agrees as part of implementation of the Parks Study that a subsequent agreement will be executed to provide for the collection of impact fees within the unincorporated areas of the JPA. This agreement will be to support the implementation of and be limited to programs and facilities within the JPA consistent with the City’s LOS that exceed the land and trails provided for through the County’s LOS. Impact Fees collected by the County within the JPA will be transferred to the City for the sole purpose of increasing capacity of recreational facilities.”*

The fees calculated in this study reflect the Level of Service standard for which the City is currently invested for Parks and Recreation facilities. The levels of the recommended impact fees accurately capture the enhanced LOS that the City maintains above and beyond the County LOS. As such, in order to be consistent with the inter-local agreement with Osceola County we recommend that the Parks & Recreation impact fees calculated herein be used by the County to collect within the JPA per the agreement.

## **4.3 RESULTS**

### **4.3.1 Impact Fee Calculation**

To determine the impact fee amounts, the total costs identified above are divided amongst the residential population of the City to determine the cost per capita to provide the current observed level of service.

**FY 2016 IMPACT FEE STUDY**  
**PARKS & RECREATION IMPACT FEES**

A subsequent credit was then applied to the cost per capita in the calculation of the impact fee amount to avoid double recovery from the 1% Sales Tax Fund. Based upon discussions with City staff, the 1% Sales Tax Fund is the primary funding source for capital expansion outside of Impact Fees. It is estimated that approximately 10% of the Sales Tax Fund revenues will be dedicated to Parks & Recreation capital expansion. Schedule 7 of the Appendix presents the credit calculation for the Parks & Recreation Impact Fee. The table below presents the Public Safety impact fee calculation.

**St. Cloud - Parks & Recreation Impact Fee  
Impact Fee Calculation**

Existing Population	39,674
Existing Asset Costs	
Land - Original Purchase Cost	\$ 2,462,063
Facilities - Replacement Cost New	\$ 35,495,872
Equipment - Replacement Cost New	\$ 3,286,992
Vehicles - Replacement Cost New	\$ 474,790
Subtotal Existing Park Costs:	\$ 41,719,717
Less: Estimation for Grant Funded Assets	\$ (6,257,957)
Total Applied Existing Park Costs:	\$ 35,461,759
Calculated Cost per Capita	\$ 893.83
Less: 1% Sales Tax Revenue Credit per Capita	\$ (64.03)
<b>Net Impact Fee per Capita</b>	<b>\$ 829.80</b>

It is important to note that the City has discretion regarding the percentage of cost recovery utilized in the establishment of impact fees. The impact fees can recover any amount up to, but not in excess of, the full cost recovery amounts identified herein. Adoption of impact fees at full cost recovery would lessen the pressure on taxes and other general fund revenues used to fund Parks & Recreation facilities and equipment, thus reducing the need for funding of those facilities and equipment with general fund revenues. However, the City has discretion to adopt any amount up to 100% of the amounts identified herein.

**4.3.2 Impact Fee Implementation**

While the impact fees calculated herein are reflected at 100% cost recovery, and intended to be applied on per capita basis, the City currently maintains an impact fee schedule for



**FY 2016 IMPACT FEE STUDY**  
**PARKS & RECREATION IMPACT FEES**

certain property types and wishes to maintain the existing fee schedule. As such, we have utilized the City’s existing fee structure to apply the newly calculated fee to Single Family and Multi-Family Properties. The City currently utilizes 2.77 persons per Single Family Household, and 2.23 persons per Multi-Family Dwelling Unit. This data was obtained from the US Census Public Use Microdata in areas 9701 and 9702 encompassing Osceola County. It should be noted that the existing fees are applied at 80% cost recovery. Two tables are prepared below to show comparison of the calculated fee at 100% cost recovery, as well as the calculated fee at 80%.

**St. Cloud - Parks & Recreation Impact Fee**  
**Impact Fee Calculation - 100% Cost Recovery**

Net Impact Fee per Capita	\$	829.80
% Cost Recovery		100%
<b>Applied Impact Fee per Capita</b>		
	\$	<b>829.80</b>
<hr style="border: 0; border-top: 1px solid black;"/>		
Average persons per Single Family Home		2.77
<b>Net Impact Fee per Single Family Home</b>		
	\$	<b>2,298.08</b>
<hr style="border: 0; border-top: 1px solid black;"/>		
Existing Fee per Single Family Home:	\$	1,362.00
<i>\$ Change</i>	\$	936.08
<i>% Change</i>		69%
<hr style="border: 0; border-top: 1px solid black;"/>		
Average Persons per Multi-Family Dwelling Unit		2.23
<b>Net Impact Fee per Multi Family Dwelling Unit</b>		
	\$	<b>1,852.53</b>
<hr style="border: 0; border-top: 1px solid black;"/>		
Existing Fee per Multi Family Dwelling Unit:	\$	1,093.00
<i>\$ Change</i>	\$	759.53
<i>% Change</i>		69%
<hr style="border: 0; border-top: 1px solid black;"/>		

**FY 2016 IMPACT FEE STUDY**  
**PARKS & RECREATION IMPACT FEES**

**St. Cloud - Parks & Recreation Impact Fee**  
**Impact Fee Calculation - 80% Cost Recovery**

Net Impact Fee per Capita	\$	829.80
% Cost Recovery		80%
<hr/>		
<b>Applied Impact Fee per Capita</b>	<b>\$</b>	<b>663.84</b>
Average persons per Single Family Home		2.77
<b>Net Impact Fee per Single Family Home</b>	<b>\$</b>	<b>1,838.47</b>
Existing Fee per Single Family Home:	\$	1,362.00
\$ Change	\$	476.47
% Change		35%
Average Persons per Multi-Family Dwelling Unit		2.23
<b>Net Impact Fee per Multi Family Dwelling Unit</b>	<b>\$</b>	<b>1,482.02</b>
Existing Fee per Multi Family Dwelling Unit:	\$	1,093.00
\$ Change	\$	389.02
% Change		36%

#### 4.4 CONCLUSIONS AND RECOMMENDATIONS

The fundamental conclusions and recommendations of the Fire/Rescue impact fee calculation are as follows:

- The City should adopt the calculated Parks & Recreation impact fee up to the following levels:

**St. Cloud - Parks & Recreation Impact Fee**  
**Impact Fee Summary**

Property Type	Fee Unit	Calculated Impact Fee @ 100% Cost Recovery	Current Impact Fee (80% Cost Recovery)	\$ Increase/ (Decrease)	% Increase/ (Decrease)
Single Family Residential	Per Household	<b>\$2,298.08</b>	\$1,362.00	\$936.08	68.7%
Multi Family Residential	Per Dwelling Unit	<b>\$1,852.53</b>	\$1,093.00	\$759.53	69.5%

- We recommend the City adopt the Parks & Recreation impact fee up to the 100% cost recovery levels identified herein to maximize the recovery of expansion-related capital costs from new customers while minimizing the burden of these capital costs to existing properties.

**FY 2016 IMPACT FEE STUDY**  
**PARKS & RECREATION IMPACT FEES**

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- We recommend the fees presented herein be adopted and collected within the City limits, as well as the JPA per the inter-local agreement with the County.
  
- We recommend the City recalculate the Parks & Recreation fees as County land and facilities are annexed under City ownership

**APPENDIX**

**IMPACT FEE CALCULATION  
SUPPORTING SCHEUDLES**

- **Schedule 1** – Public Safety Asset Inventory
- **Schedule 2** – Fire/Rescue Asset Inventory
- **Schedule 3** – Parks & Recreation Asset Inventory
- **Schedule 4** – Parks & Recreation Land and Parcel Inventory
- **Schedule 5** – Public Safety 1% Sales Tax Credit Calculation
- **Schedule 6** – Fire/Rescue 1% Sales Tax Credit Calculation
- **Schedule 7** – Parks & Recreation 1% Sales Tax Credit Calculation
- **Schedule 8** – Population & Development Projections
- **Schedule 9** – Joint Planning Area Inter-local Agreement – Parks & Recreation facility map

**AGENDA**

**Public Hearings**

**Ordinance No. 2017-44**

**Resolution No.**

DATE OF MEETING: AUGUST 10, 2017

First Reading:

First Public Hearing:  
08/10/2017

Second Public Hearing:

Final Action:  
09/14/2017

**AGENDA ITEM (Brief Description)**

Ordinance No. 2017-44

**DEPARTMENT SUMMARY:**      **COST OF PROJECT:** No cost associated with this item.

**FIRST PUBLIC HEARING FOR ORDINANCE NO. 2017-44**, an ordinance of the City Council of the City of St. Cloud, Florida, amending the Land Development Code of the City of St. Cloud, Florida to Include Article XVII, Park and Recreation Impact Fee Section 17.4 “Definitions;” and Section 17.6 “Computation of the Amount of Park and Recreation Impact Fee;” providing for severability; conflicts; codification; and an effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2017-44**

**REQUEST:**

Ordinance No. 2017-44 will amend Article XVII Park and Recreation Impact Fee of the Land Development Code. The amendment will update the Land Development Code to reflect the 2016 Impact Fee Study.

**BACKGROUND:**

The City of St. Cloud last updated the impact fee cost basis for Parks and Recreation in 2007. It is an industry best practice that this be updated every five years. Staff worked with Burton and Associates in 2016 to update Police, Fire and Parks impact fees. At the January 2, 2017 City Council Workshop, the Parks and Recreation Department presented the impact fee study results. The City Council directed staff to proceed with adoption of the Updated Impact Fee Study at 80% recovery. A resolution will companion this Ordinance at Final Adoption reflecting 80% cost recovery.

Parks and Recreation Impact Fee Summary					
Property Type	Fee Unit	Calculated Impact Fee at 80% Cost Recovery	Current Impact Fee (80% Cost Recovery)	\$ Increase/ (Decrease)	% Increase/ (Decrease)
Single Family Residential	Per Household	\$1,838.47	\$1,362.00	\$476.47	35%
Multi Family	Per Dwelling	\$1,482.02	\$1,093.00	\$389.02	36%

Residential	Unit				
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**COST:**

No cost associated with this item.

**STAFF RECOMMENDATION:**

Staff recommends **APPROVAL** of Ordinance No. 2017-44 with an effective date of January 1, 2018.

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**IS THIS ITEM BUDGETED:**

False

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**FINANCE DIRECTOR'S COMMENTS:**

N/A

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**PURCHASING MANAGER'S COMMENTS:**

N/A

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**CITY MANAGER'S COMMENTS:**

City Manager recommends approval.

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**CITY COUNCIL ACTION:**

09/14/2017

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**ATTACHMENTS:**

**Description**

Ordinance No. 2017-44 - Park Impact Fee  
Staff Report Memo CC1 - Park Impact Fee  
St. Cloud FY16 Impact Fee Study

**RETURN TO:  
CITY OF ST. CLOUD  
DEPT OF PLANNING AND ZONING  
1300 9<sup>th</sup> STREET  
ST. CLOUD, FL 34769**

**ORDINANCE NO. 2017-44**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE OF THE CITY OF ST. CLOUD, FLORIDA TO INCLUDE ARTICLE XVII, PARK AND RECREATION IMPACT FEE SECTION 17.4 “DEFINITIONS;” AND SECTION 17.6 “COMPUTATION OF THE AMOUNT OF PARK AND RECREATION IMPACT FEE;” PROVIDING FOR SEVERABILITY; CONFLICTS; CODIFICATION; AND AN EFFECTIVE DATE.**

WHEREAS, the City of St. Cloud shall expand its park and recreation facilities and provide for park land to accommodate those facilities as well as providing public open space to ensure a high quality of life standard, in order to maintain current level of service standards if new development is to be accommodated without decreasing current level of service standards if new development is to be accommodated without decreasing current levels of service and standards of park lands and recreation facilities; and

WHEREAS, the imposition of impact fees is one of the preferred methods of ensuring that development bears a proportionate share of the cost of capital facilities necessary to accommodate such development. This shall be done in order to promote and protect the public health, safety and welfare; and

WHEREAS, the City previously established impact fees based on a 2007 study by Burton & Associates; and

WHEREAS, as a best practice, the impact fee cost basis should be updated once every five years; and

WHEREAS, the report entitled FY 2016 Impact Fee Study, dated July 20, 2017, prepared by Burton & Associates, a copy is attached hereto and incorporated herein by reference, sets forth a reasonable methodology and analysis for the determination of the impact of new development on the need for and costs for additional parks and recreation services and related facilities which serve the residents of the City of St. Cloud.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF ST. CLOUD, FLORIDA, as follows:

## SECTION 1

Article XVIII Section 17.4 Definitions of the City of St. Cloud Land Development Code is hereby amended as follows (note strikethrough indicates removed words and underlined indicates added):

Supplemental to "Definitions" specified in Article II of the Land Development Code of the city, and for the purposes of this article, the following terms and words shall have the meaning prescribed unless the content of the text clearly requires otherwise:

- A. Fee payer. Any person, organization or entity who, after the effective date of the ordinance from which this article is derived, seeks to develop land by applying for a building permit to make an improvement to land which shall generate additional impacts or who seeks to place a mobile home on an approved mobile home lot, shall be required to pay impact fees in the manner and amount set forth in the ordinances.
- B. Applicant. The person or qualified entity who applies for a certificate of capacity or building permit.
- C. Building permit. An official document or certificate issued by the city authorizing the commencement of construction of any structure.
- D. Capital cost/improvement. Includes the costs of park land, construction of facilities, including, but not limited to, parks, courts, fields, pools, paths and centers, and equipment, related to park and recreation services and facilities.
- E. City manager. Shall mean the city manager or the professionally qualified city officials he/she may designate to carry out the administration of this article.
- F. Certificate of capacity. A legal document, which records the reservation of capacity of public facilities for a development. The certificate shall contain a legal description of the property on which development will occur, the name of the applicant and property owner, the type of development, the assumptions used in assessing capacity needs, the amounts of capacity reserved for public facilities, and the length of time and conditions for which such capacity is reserved.
- G. Comprehensive plan. Shall mean the comprehensive plan of the city adopted and amended pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act.
- H. Encumbered. Committed in capital improvements for a specified improvement on a specified time schedule not in excess of five years, or committed by contract or interlocal governmental agreement for improvement construction or acquisition such that the city is obligated to expend the committed or encumbered funds.
- I. Impact fee component (park and recreation). That portion of the impact fee attributable to park lands and recreation facilities imposed by the city pursuant to section 17.5.
- J. Impact fee program report. That certain report prepared by Burton & Associates, dated ~~January 2007~~ July 20, 2017, and as may from time to time be amended and adopted by resolution of the city council.



- K. Impact generating land development activity (park and recreation). Land development, either residential or nonresidential, that attributes to the growth of the city's population or to the level of business or other activity beyond the then existing use of the land in a manner that requires new park land and/or recreational facilities.
- L. Level of service. An indicator of the extent or degree of service provided by, or proposed to be, provided by a park and recreation facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each such public facility.
- M. Park and recreation services. Those services provided by the city park and recreation department as authorized to be provided by the city's Charter and city Code and in accordance with applicable law.

**SECTION 2**

Article XVIII Section 17.6. Computation of the amount of park and recreation impact fee of the City of St. Cloud Land Development Code is hereby amended as follows (note strikethrough indicates removed words and underlined indicates added):

- A. The applicable amount of the park and recreation impact fee for the structure, land development or otherwise shall be taken from the impact fee schedule as calculated by the city manager and confirmed by this article and future resolution of the city council.
- B. From time to time, the city manager shall calculate the amount of park and recreation impact base fees for each of the various categories established below:

BASE FEE CATEGORIES	
Land Use Type	Unit Used in Calculation
Housing Unit Type	
Single-Family	Dwelling Unit
Multifamily	Dwelling Unit

- C. The variables (i.e., park and recreation impact fee parameters) as set forth in the impact fee program report are determinative in the calculation of the park and recreation impact fees.
- D. In his calculations of the park and recreation impact fee amounts, the city manager, or his designee, shall use the calculation formula and the impact fee schedule contained in the impact fee program report, incorporated herein. The calculation formula and the impact fee schedule may be changed by resolution from time to time adopted, with the values of the park and recreation impact fee parameters established therein.

- E. To the extent applicable, the impact fee calculation formula shall include a credit for local option sales tax and other tax payments, which may be used in funding park and recreation capital costs and facilities. The park and recreation gross impact fee may be discounted by a percentage, which shall be confirmed by this article and/or future resolution of the city council from time to time. The park and recreation impact fee schedule and the schedule as may be discounted shall be maintained in the office of the city manager. The purpose of these credits and discounts are to encourage the use of such schedule in order to avoid administrative costs required to process independent fee calculations and studies.
- (1) If a building permit is requested for mixed uses, then the fee shall be determined by using the applicable schedule and apportioning the space committed to uses specified on the applicable schedule.
  - (2) For applications for an extension of a building permit or an extension of a permit for mobile home installation, the amount of the fee is the difference between that fee then applicable and any amount already paid or incurred pursuant to this article.
  - (3) If the type of development activity that a building permit is applied for is not specified on the applicable fee schedule, the city manager shall use the fee applicable to the most nearly comparable type of land use on the fee schedule. The city manager shall be guided in the selection of a comparable type by the city comprehensive plan, support documentation of the city comprehensive plan, and the city Land Development Code. If the city manager determines that there is no comparable type of land use on the applicable fee schedule, then the city manager shall determine the appropriate fee by considering demographic or other documentation which is available from federal, state, local and regional authorities by applying the impact fee formulae presented in the impact fee program report.
  - (4) In the case of change of use, redevelopment or expansion or modification of an existing use which requires the issuance of a building permit or permit for mobile home installation, the impact fee shall be based upon the net positive increase, if any, in the impact fee for the new use as compared to the previous use. The city manager shall be guided in this determination by the sources and agencies referred to in the impact fee report.
- F. If a fee payer opts not to have the impact fee determined according to paragraph (A) of this section, then the fee payer shall prepare and submit to the city manager an independent fee calculation study for the land development activity for which a building permit or permit for mobile home installation is sought. The independent fee calculation study shall follow the prescribed methodologies and formats in a manner and type as found in the report entitled Impact Fee Program, January 2007-FY 2016 Impact Fee Study dated July 20, 2017, or in the most recent park and recreation impact fee methodology as such methodology may be amended from time to time, and such independent fee shall be calculated by applying the impact fee formula presented in the Impact Fee Program Study Report of January 2007 July 20, 2017. The documentation submitted shall show the basis upon which the independent fee calculation was made, including but not limited to the following:
- (1) Park and recreation land and facilities, and/or cost studies.

- (a) Documentation of cost of land and/or facilities.
  - (b) Documentation of direct costs to equip such land and facilities, including but not limited to, the costs of courts, fields, pools, paths and equipment and service facilities necessary to maintain the established level of service.
- (2) Economic documentation studies.
- (a) Documentation of the specific demographics applicable to and appropriate for the proposed land development activity.
  - (b) Documentation of credits attributable to the proposed land development activity which can be expected to be available to replace the portion of the service volume generated by the proposed land development activity.

Independent fee calculation studies shall be prepared and presented by professionals qualified in their respective fields. The city manager shall consider the documentation submitted by the fee payer but is not required to accept such documentation as he/she shall reasonably deem to be inaccurate or not reliable and may, in the alternative, require the fee payer to submit additional or different documentation for consideration. If an acceptable independent fee calculation study is not presented, the fee payer shall pay park and recreation impact fees based upon the schedules referenced in paragraph (A) of this section. If an acceptable independent fee calculation is presented, the city manager may adjust the fee to that appropriate to the particular development. The adjustment may include a credit against the fee otherwise payable up to ten percent for park and recreation facilities constructed or otherwise set aside for park and recreation purposes by the fee payer which serve the same purposes and functions as set forth for park and recreation facilities in the city comprehensive plan, provided that adequate documentation is presented which ensures that any internal capture of park and recreation demand is greater than off-site park and recreation demand. Determinations made by the city manager pursuant to this paragraph may be appealed to the city council by filing a written request with the city manager within ten days of the city manager's determination.

### SECTION 3

All Development that has paid the applicable Impact Fee for a particular use, at the time of the effective date of this Ordinance, shall be vested at the Impact Fee rate in effect prior to the date of this Ordinance. The vesting rights contemplated herein shall not apply to any such Development that requires extensions, revisions, or amendment of the approved development order or permit after the date of this Ordinance.

### SECTION 4

The City Clerk, after consultation with the City Attorney, is authorized to correct scrivener's errors found by filing a corrected copy of this ordinance in the official records of the City.

SECTION 5 SEVERABILITY. It is declared to be the intent of the City Council that, if any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

SECTION 6. CONFLICT. This action supersedes all codes and ordinances of the City or parts of, in conflict with this ordinance, to the extent of the conflict.

SECTION 7. CODIFICATION. Section 1 – 2 of this Ordinance shall be codified in the Land Development Code for the City of St. Cloud, Florida, separate and apart from the Code of St. Cloud. The codifier is authorized to make editorial changes not affecting the substance of this ordinance in the substitution of "article" for "ordinance", "section" for "paragraph", or otherwise take such editorial license.

SECTION 8. EFFECTIVE DATE. This ordinance shall be published as provided by law and take effect January 1, 2018.

First Reading on the 10<sup>th</sup> day of August 2017

Second Reading on the 14<sup>th</sup> day of September 2017

\_\_\_\_\_  
Nathan Blackwell, Mayor

ATTEST:

\_\_\_\_\_  
Linda P. Jaworski, City Clerk

LEGAL IN FORM AND VALID IF ADOPTED:  
DEBEAUBIEN, SIMMONS, KNIGHT, MANTZARIS & NEAL

By: \_\_\_\_\_  
Daniel F. Mantzaris, City Attorney

Pursuant to Section 695.26 (3) (f), this instrument exempt from Chapter 695, F.S.



**MEMORANDUM REPORT  
FOR CITY COUNCIL  
AUGUST 10, 2017**

**To:** Mayor Blackwell and Council Members  
**From:** William Sturgeon, Interim City Manager  
**Through:** Veronica Miller, Growth Management Services Administrator  
**Subject:** Ordinance No 2017-44  
**Date:** July 28, 2017

**REQUEST:**

Ordinance No. 2017-44 will amend Article XVII Park and Recreation Impact Fee of the Land Development Code. The amendment will update the Land Development Code to reflect the 2016 Impact Fee Study.

**BACKGROUND:**

The City of St. Cloud last updated the impact fee cost basis for Parks and Recreation in 2007. It is an industry best practice that this be updated every five years. Staff worked with Burton and Associates in 2016 to update Police, Fire and Parks impact fees. At the January 2, 2017 City Council Workshop, the Parks and Recreation Department presented the impact fee study results. The City Council directed staff to proceed with adoption of the Updated Impact Fee Study at 80% recovery. A resolution will companion this Ordinance at Final Adoption reflecting 80% cost recovery.

Parks and Recreation Impact Fee Summary					
Property Type	Fee Unit	Calculated Impact Fee at 80% Cost Recovery	Current Impact Fee (80% Cost Recovery)	\$ Increase/ (Decrease)	% Increase/ (Decrease)
Single Family Residential	Per Household	\$1,838.47	\$1,362.00	\$476.47	35%
Multi Family Residential	Per Dwelling Unit	\$1,482.02	\$1,093.00	\$389.02	36%

**COST:**

No cost associated with this item.

**STAFF RECOMMENDATION:**

Staff recommends **APPROVAL** of Ordinance No. 2017-44 with an effective date of January 1, 2018.

**Attachment:** Ordinance No. 2017-44.  
FY 2016 Impact Fee Study dated July 20, 2017

# City of St. Cloud, FL

## FY 2016 Impact Fee Study

Public Safety

Fire/Rescue

Parks and Recreation

# Second Revision- Final Report

July 20, 2017

Prepared by:

**BURTON & ASSOCIATES**

UTILITY RATES ■ ASSESSMENTS ■ FINANCIAL PLANNING

# **BURTON & ASSOCIATES**

July 20, 2017

Mr. Joe Helfenberger  
City Manager  
City of St. Cloud  
1300 9<sup>th</sup> St  
St. Cloud, FL 34769

Re: FY 2016 Impact Fee Study – Second Revision - Final Report

Dear Mr. Helfenberger:

Burton & Associates is pleased to present this Final Report of the FY 2016 Impact Fee Study that we have performed for the City of St. Cloud. We appreciate the fine assistance provided by you and your staff in the provision of the data required for the analysis, and in the interim reviews of the analysis. If you have any questions, please do not hesitate to call me at (904) 247-0787.

Sincerely,



Michael E. Burton  
President

## **BURTON & ASSOCIATES**

200 Business Park Circle, Suite 101 • St. Augustine, Florida 32095 • Phone (904) 247-0787 • Fax (904) 241-7708  
1000 N. Ashley Drive, Suite 513 • Tampa, Florida 33602 • Phone (813) 443-5138 • Fax (813) 443-8289  
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## **SECTION 1. INTRODUCTION**

Burton & Associates has completed an impact fee Study (Study) for the City of St. Cloud (City). This report presents the comprehensive results of the Study, including background information, legal requirements, an explanation of the calculation methodology employed, results of the analysis, as well as a comparative impact fee survey.

### **1.1 BACKGROUND**

Impact fees are assessed against new development in an attempt to cover the cost of providing capital facilities (infrastructure) needed to serve new development. Such charges are the mechanism by which new growth can “pay its own way” and minimize the extent to which existing residents must bear the cost of new or expanded facilities, which are necessitated by new residents. Impact fees are capital cost recovery fees and are commonly referred to as impact fees, capacity fees, and development fees. For the purposes of this report, the use of the terms impact fees, capacity fees, development fees, or connection charges is interchangeable with impact fees.

The City currently charges impact fees for Public Safety, Fire/Rescue and Parks & Recreation supporting capital expansion for these General Fund services. These impact fees were designed in 2007 by Burton & Associates, Inc. It should be noted that the City also charges impact fees for the Water and Sewer utility systems, and Transportation systems; however, this study is only for Public Safety, Fire/Rescue, and Parks & Recreation. As an industry best practice, the impact fee cost basis should be updated once every 5 years. The City, recognizing that the current fees are due for an update, engaged Burton & Associates to do so.

### **1.2 LEGAL REQUIREMENTS**

Many of the legal precedents and requirements for impact fees in Florida date back to a Florida Supreme Court decision in the case of the Contractors and Builders Association of Pinellas County versus the City of Dunedin, Florida. This case identified certain conditions

to support a valid impact fee that were ultimately embodied in statutory guidelines enacted by the Growth Management Legislation passed in 1985. These legal standards require that impact fees must 1) bear a reasonable relationship to the benefit received by those who pay it, 2) must not exceed the proportional share of the cost of new facilities or services needed to serve new development and must include credits for contributions the development will make toward deferring that cost, and 3) must be earmarked and expended in such a way as to ensure that those paying the fee receive benefit from that payment.

Also, in 2006 Florida Legislature passed Senate Bill 1194 that created Section 163.31801, Florida Statutes, which has also come to be known as the “Florida Impact Fee Act”. This legislation outlined additional requirements regarding the calculation and accounting of impact fees. Most notably, this legislation requires 1) that the calculation of impact fees be based upon the most recent, localized data, 2) separate reporting/accounting of impact fee revenue and expenditures in a distinct fund, 3) that the administrative charges collected in impact fees be based upon actual costs, and 4) that 90 days’ notice be given prior to the effective date of an ordinance imposing or amending an impact fee.

In summary, the courts and subsequent legislation have addressed three areas associated with the development of impact fees. These areas include: 1) “fair share” allocation rules dealing with payment of impact fees by the affected property owners, 2) “rational nexus” standards, which focus on the expenditure or purpose of impact fees, and 3) “credit” allowances, which recognize offsets in the calculation of impact fees.

The “fair share” allocation rules require that an impact fee only be used for capital expenditures that are attributable to new growth. Additionally, the “fair share” allocation rules recognize that the cost of facilities used by both existing customers and new development must be apportioned between the two user groups, such that the user groups are treated equally and one group does not subsidize the other.

The “rational nexus” standards require that there is a reasonable relationship between the need for capital facilities and the benefits received by new customers for which the impact fee will be expended.

There are two conditions that limit where and when impact fees can be collected and used. With respect to the first condition, although there is no specific limit as to distance between an applicant paying the impact fee and the capital expenditure to be constructed by the fee, there should be a general geographical relationship between fee collection and use. The second nexus condition recognizes that the property must receive a benefit from the service for which the impact fee is being applied. With respect to the impact fees considered in this study the facilities and equipment included are used by and constructed or purchased on behalf of all properties within the City service area, and they benefit both residential and commercial customers, with the exception of the Parks & Recreation fee benefiting residential only. Consequently, all new growth requesting capacity from the City will be subject to these impact fees.

The “credit” allowance requirements recognize that if a public agency has received property in the form of cost-free capital or if there is another revenue source that will be used for the capital expenditures necessitated by new growth, a credit should be included within the determination of the impact fees. Specifically, “credits” should be reflected as part of calculating impact fees to recognize any grants, contributions by developers, assessments, and other sources that provide funds for the same capital expenditures included in the basis of impact fees to avoid a double-recovery of costs.

### **1.3 OBJECTIVES**

The objectives of the Study were to determine the full cost recovery impact fees for the following:

- Public Safety
- Fire/Rescue
- Parks & Recreation

Additionally, the study intends to provide a comparison of these results to the City’s current impact fees, and the charges of neighboring and other generally comparable municipalities.

## **1.4 GENERAL METHODOLOGY**

Determining impact fees for general government services is a level of service (LOS) based process. The objective is to determine the costs of facilities and capital equipment necessary to serve new growth. Impact Fees by law may not be calculated to enhance levels of service, therefore the fees developed herein are developed based upon the current, observed LOS. This way, the fees are calculated to maintain the existing LOS, rather than enhance LOS standards. If impact fees are not assessed, either 1) the facilities and capital equipment to serve new growth will not be constructed or acquired and the level of service provided to current properties will degrade as growth occurs, or 2) the facilities and equipment to serve new growth will be constructed or acquired but will be funded by current properties for the benefit of new growth.

## SECTION 2. PUBLIC SAFETY IMPACT FEES

This section describes the calculation of the Public Safety (Police) impact fees for the City. The City provides police services to all residents and businesses within the corporate limits of the City. Therefore, the costs eligible for inclusion in a Public Safety impact fee are only those capital costs incurred by the City which are necessary to provide the observed levels of service to new growth and will be recovered from all new residential and commercial growth within the City.

### 2.1 COST BASIS

The City currently employs 79 Sworn Officers, each with individual uniforms, equipment and vehicles. In addition, the City has invested in Public Safety facilities such as the police station headquarters, communications and training facilities. City staff has provided the specific costs for original land purchase for facilities, as well as the original purchase costs for all vehicles, equipment and facility construction within the Department. Vehicle, equipment and facility costs were escalated to current year costs to identify the estimated replacement cost new of each asset. Based upon discussions with City staff, it is estimated that approximately 5% of the existing assets were funded with grant programs, therefore these costs are deducted from the total cost basis. The current replacement costs of all Public Safety assets are presented below, and detailed in Schedule 1 of the Appendix.

#### St. Cloud - Public Safety Impact Fee Existing Asset Cost Basis

---

Existing Asset Costs	
Land -Original Purchase Cost	\$ 429,103
Facilities - Replacement Cost New	\$ 3,995,248
Equipment - Replacement Cost New	\$ 5,627,729
Vehicles - Replacement Cost New	\$ 8,436,120
Subtotal Existing Asset Costs:	\$ 18,488,200
Less: Estimation for Grant Funding	\$ (924,410) 5%
Total Applied Existing Costs:	\$ 17,563,790

---

## 2.2 RESULTS

### 2.2.1 Impact Fee Calculation

To determine the impact fee amounts, the total costs identified above are divided amongst the total developed square footage in the City to determine the cost per square foot to provide the current observed level of service. Developed square footage is defined as the size or square footage of all structures and buildings developed on properties within the City. The developed square footage does not include the size of land or any vacant acreage within the City. The total existing square footage within the City was obtained using data from the Osceola County Property Appraiser.

A subsequent credit was then applied to the cost per square foot in the calculation of the impact fee amount to avoid double recovery from the 1% Sales Tax Fund. Based upon discussions with City staff, the 1% Sales Tax Fund is the primary funding source for capital expansion outside of Impact Fees. It is estimated that approximately 5% of the Sales Tax Fund revenues will be dedicated to Public Safety capital expansion. Schedule 5 of the Appendix presents the credit calculation for the Public Safety Impact Fee. The table below presents the Public Safety impact fee calculation.

<b>St. Cloud - Public Safety Impact Fee</b>	
<b>Impact Fee Calculation</b>	
Existing Residential Development (Sq Ft)	25,447,032
Existing Non-Residential Development (Sq Ft)	4,373,848
<b>Total Existing Development (Sq Ft)</b>	<b>29,820,880</b>
<b>Existing Asset Costs</b>	
Land -Original Purchase Cost	\$ 429,103
Facilities - Replacement Cost New	\$ 3,995,248
Equipment - Replacement Cost New	\$ 5,627,729
Vehicles - Replacement Cost New	\$ 8,436,120
<b>Subtotal Existing Asset Costs:</b>	<b>\$ 18,488,200</b>
Less: Estimation for Grant Funding	\$ (924,410)
<b>Total Applied Existing Costs:</b>	<b>\$ 17,563,790</b>
Calculated Cost per Sq Ft	\$ 0.59
Less: 1% Sales Tax Credit per Sq Ft	\$ (0.04)
<b>Calculated Impact Fee per Sq Ft:</b>	<b>\$ 0.55</b>

It is important to note that the City has discretion regarding the percentage of cost recovery utilized in the establishment of impact fees. The impact fees can recover any amount up to, but not in excess of, the full cost recovery amounts identified herein. Adoption of impact fees at full cost recovery would lessen the pressure on taxes and other general fund revenues used to fund Public Safety facilities and equipment, thus reducing the need for funding of those facilities and equipment with general fund revenues. However, the City has discretion to adopt any amount up to 100% of the amounts identified herein.

**2.2.2 Impact Fee Implementation**

While the impact fees calculated herein are reflected at 100% cost recovery, and intended to be applied on per square foot basis, the City currently maintains an impact fee schedule for certain property types and wishes to maintain the existing fee schedule. As such, we have utilized the Osceola County Property Appraiser’s data to identify estimated unit sizes for Single Family and Multi-Family structures to calculate fees that match the existing fee structure. It should be noted that the existing fees are applied at 80% cost recovery. Two tables are prepared below to show comparison of the calculated fee at 100% cost recovery, as well as the calculated fee at 80%.

<b>St. Cloud - Public Safety Impact Fee</b>	
<b>Impact Fee Calculation - 100% Cost Recovery</b>	
Calculated Cost per Sq Ft	\$ 0.59
Less: 1% Sales Tax Credit per Sq Ft	\$ (0.04)
Calculated Impact Fee per Sq Ft:	\$ 0.55
% Cost Recovery	100%
<b>Net Impact Fee per Sq Ft</b>	<b>\$ 0.55</b>
Average Single Family Home (Sq Ft) 1,748	
<b>Residential Impact Fee per Household</b>	<b>\$ 961.40</b>
Existing Fee per Household:	\$ 715.00
\$ Change	\$ 246.40
% Change	34%
Average Multi-Family Dwelling Unit (Sq Ft) 969	
<b>Impact Fee per Multi-Family Dwelling Unit</b>	<b>\$ 532.70</b>
Existing Fee per Multi-Family Dwelling Unit:	\$ 564.00
\$ Change	\$ (31.30)
% Change	-6%
<b>Non-Residential Impact Fee per 1,000 Sq Ft: \$ 550.00</b>	
Existing Fee per 1,000 Sq Ft:	\$ 1,384
\$ Change	\$ (834.00)
% Change	-60%



**St. Cloud - Public Safety Impact Fee**  
**Impact Fee Calculation - 80% Cost Recovery**

Calculated Cost per Sq Ft	\$ 0.59
Less: 1% Sales Tax Credit per Sq Ft	\$ (0.04)
Calculated Impact Fee per Sq Ft:	\$ 0.55
% Cost Recovery	80%
<b>Net Impact Fee per Sq Ft</b>	<b>\$ 0.44</b>
Average Single Family Home (Sq Ft)	1,748
<b>Residential Impact Fee per Household</b>	<b>\$ 769.12</b>
Existing Fee per Household:	\$ 715.00
\$ Change	\$ 54.12
% Change	8%
Average Multi-Family Dwelling Unit (Sq Ft)	969
<b>Impact Fee per Multi-Family Dwelling Unit</b>	<b>\$ 426.16</b>
Existing Fee per Multi-Family Dwelling Unit:	\$ 564.00
\$ Change	\$ (137.84)
% Change	-24%
<b>Non-Residential Impact Fee per 1,000 Sq Ft:</b>	<b>\$ 440.00</b>
Existing Fee per 1,000 Sq Ft:	\$ 1,384
\$ Change	\$ (944.00)
% Change	-68%

### 2.3 CONCLUSIONS AND RECOMMENDATIONS

The fundamental conclusions and recommendations of the Public Safety impact fee calculation are as follows:

- The City should adopt the calculated Public Safety impact fee up to the following levels:

**St. Cloud - Public Safety Impact Fee**  
**Impact Fee Summary**

Property Type	Fee Unit	Calculated Impact Fee @ 100% Cost Recovery	Current Impact Fee (80% Cost Recovery)	\$ Increase/ (Decrease)	% Increase/ (Decrease)
Single Family Residential	Per Household	<b>\$961.40</b>	\$715.00	\$246.40	34.5%
Multi Family Residential	Per Dwelling Unit	<b>\$532.70</b>	\$564.00	-\$31.30	-5.5%
Non-Residential	Per 1,000 Sq Ft	<b>\$550.00</b>	\$1,384.00	-\$834.00	-60.3%

- We recommend the City adopt the Public Safety impact fee up to the 100% cost recovery level identified herein to maximize the recovery of expansion-related

capital costs from new development while minimizing the burden of funding these capital costs to existing properties.

## SECTION 3. FIRE/RESCUE IMPACT FEES

This section describes the calculation of the Fire/Rescue impact fees for the City. The City provides Fire/Rescue services to all residents and businesses within the corporate limits of the City. Therefore, the costs eligible for inclusion in a Fire/Rescue impact fee are only those capital costs incurred by the City which are necessary to provide the observed levels of service to new growth and will be recovered from all new residential and commercial growth within the City.

### 3.1 COST BASIS

The City currently runs Fire/Rescue activities out of 3 Fire Stations. City staff has provided the specific costs for original land purchase for facilities, as well as the original purchase costs for all vehicles, equipment and facility construction within the Department. Vehicle, equipment and facility costs were escalated to current year costs to identify the estimated replacement cost new of each asset. The current replacement costs of all Fire/Rescue assets are presented below, and detailed in Schedule 2 of the Appendix.

#### St. Cloud - Fire/Rescue Impact Fee Existing Asset Cost Basis

---

Existing Asset Costs	
Land - Original Purchase Cost	\$ 12,550
Facilities - Replacement Cost New	\$ 3,908,369
Equipment - Replacement Cost New	\$ 2,541,058
Vehicles - Replacement Cost New	\$ 7,625,243
Subtotal Existing Asset Costs:	\$ 14,087,220

---

### 3.2 RESULTS

#### 3.2.1 Impact Fee Calculation

To determine the impact fee amounts, the total costs identified above are divided amongst the total developed square footage in the City to determine the cost per square foot to

provide the current observed level of service. Developed square footage is defined as the size or square footage of all structures and buildings developed on properties within the City. The developed square footage does not include the size of land or any vacant acreage within the City. The total existing square footage within the City was obtained using data from the Osceola County Property Appraiser.

A subsequent credit was then applied to the cost per square foot in the calculation of the impact fee amount to avoid double recovery from the 1% Sales Tax Fund. Based upon discussions with City staff, the 1% Sales Tax Fund is the primary funding source for capital expansion outside of Impact Fees. It is estimated that approximately 5% of the Sales Tax Fund revenues will be dedicated to Fire/Rescue capital expansion. Schedule 6 of the Appendix presents the credit calculation for the Fire/Rescue Impact Fee. The table below presents the Fire/Rescue Impact Fee calculation.

**St. Cloud - Fire/Rescue Impact Fee**  
**Impact Fee Calculation**

Existing Residential Development (Sq Ft)	25,447,032
Existing Non-Residential Development (Sq Ft)	4,373,848
<b>Total Existing Development (Sq Ft)</b>	<b>29,820,880</b>
<b>Existing Asset Costs</b>	
Land - Original Purchase Cost	\$ 12,550
Facilities - Replacement Cost New	\$ 3,908,369
Equipment - Replacement Cost New	\$ 2,541,058
Vehicles - Replacement Cost New	\$ 7,625,243
<b>Subtotal Existing Asset Costs:</b>	<b>\$ 14,087,220</b>
Calculated Cost per Sq Ft	\$ 0.47
1% Sales Tax Credit per Sq Ft	\$ (0.04)
<b>Calculated Impact Fee per Sq Ft:</b>	<b>\$ 0.43</b>

It is important to note that the City has discretion regarding the percentage of cost recovery utilized in the establishment of impact fees. The impact fees can recover any amount up to, but not in excess of, the full cost recovery amounts identified herein. Adoption of

impact fees at full cost recovery would lessen the pressure on taxes and other general fund revenues used to fund Public Safety facilities and equipment, thus reducing the need for funding of those facilities and equipment with general fund revenues. However, the City has discretion to adopt any amount up to 100% of the amounts identified herein.

**3.2.2 Impact Fee Implementation**

While the impact fees calculated herein are reflected at 100% cost recovery, and intended to be applied on per square foot basis, the City currently maintains an impact fee schedule for certain property types and wishes to maintain the existing fee schedule. As such, we have utilized the Osceola County Property Appraiser’s data to identify estimated unit sizes for Single Family and Multi-Family structures to calculate fees that match the existing fee structure. It should be noted that the existing fees are applied at 80% cost recovery. Two tables are prepared below to show comparison of the calculated fee at 100% cost recovery, as well as the calculated fee at 80%.

<b>St. Cloud - Fire/Rescue Impact Fee</b>	
<b>Impact Fee Calculation - 100% Cost Recovery</b>	
Calculated Cost per Sq Ft	\$ 0.47
1% Sales Tax Credit per Sq Ft	\$ (0.04)
Calculated Impact Fee per Sq Ft:	\$ 0.43
% Cost Recovery	100%
<b>Net Impact Fee per Sq Ft</b>	<b>\$ 0.43</b>
Average Single Family Home (Sq Ft)	1,748
<b>Residential Impact Fee per Household</b>	<b>\$ 752.00</b>
Existing Fee per Household:	\$ 549.00
<i>\$ Change</i>	\$ 203.00
<i>% Change</i>	37%
Average Multi-Family Dwelling Unit (Sq Ft)	969
<b>Impact Fee per Multi-Family Dwelling Unit</b>	<b>\$ 416.00</b>
Existing Fee per Multi-Family Dwelling Unit:	\$ 359.00
<i>\$ Change</i>	\$ 57.00
<i>% Change</i>	16%
<b>Non-Residential Impact Fee per 1,000 Sq Ft</b>	<b>\$ 430.00</b>
Existing Fee per 1,000 Sq Ft	\$ 719
<i>\$ Change</i>	\$ (289.00)
<i>% Change</i>	-40%

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**FIRE/RESCUE IMPACT FEES**

**St. Cloud - Fire/Rescue Impact Fee**  
**Impact Fee Calculation - 80% Cost Recovery**

Calculated Cost per Sq Ft	\$	0.47	
1% Sales Tax Credit per Sq Ft	\$	(0.04)	
Calculated Impact Fee per Sq Ft:		\$ 0.43	
% Cost Recovery		80%	
<b>Net Impact Fee per Sq Ft</b>		<b>\$ 0.34</b>	
Average Single Family Home (Sq Ft)		1,748	
<b>Residential Impact Fee per Household</b>	<b>\$</b>	<b>601.00</b>	
Existing Fee per Household:	\$	549.00	
\$ Change	\$	52.00	
% Change		9%	
Average Multi-Family Dwelling Unit (Sq Ft)		969	
<b>Impact Fee per Multi-Family Dwelling Unit</b>	<b>\$</b>	<b>333.00</b>	
Existing Fee per Multi-Family Dwelling Unit:	\$	359.00	
\$ Change	\$	(26.00)	
% Change		-7%	
<b>Non-Residential Impact Fee per 1,000 Sq Ft</b>	<b>\$</b>	<b>344.00</b>	
Existing Fee per 1,000 Sq Ft	\$	719	
\$ Change	\$	(375.00)	
% Change		-52%	

### 3.3 CONCLUSIONS AND RECOMMENDATIONS

The fundamental conclusions and recommendations of the Fire/Rescue impact fee calculation are as follows:

- The City should adopt the calculated Fire/Rescue impact fee up to the following levels:

**St. Cloud - Fire/Rescue Impact Fee**  
**Impact Fee Summary**

Property Type	Fee Unit	Calculated Impact Fee @ 100% Cost Recovery	Current Impact Fee (80% Cost Recovery)	\$ Increase/ (Decrease)	% Increase/ (Decrease)
Single Family Residential	Per Household	<b>\$752.00</b>	\$549.00	\$203.00	37.0%
Multi Family Residential	Per Dwelling Unit	<b>\$416.00</b>	\$359.00	\$57.00	15.9%
Non-Residential	Per 1,000 Sq Ft	<b>\$430.00</b>	\$719.00	-\$289.00	-40.2%

- We recommend the City adopt the Fire/Rescue impact fee up to the 100% cost recovery levels identified herein to maximize the recovery of expansion-related

capital costs from new customers while minimizing the burden of these capital costs to existing properties.

## **SECTION 4. PARKS AND RECREATION IMPACT FEES**

This section describes the calculation of the Parks & Recreation impact fee for the City. Impact fees must be properly allocated to property classes that benefit from the assets being funded by the impact fees. In the case of Parks & Recreation, the property class that primarily benefits from the assets funded by the impact fees is the residential class because Parks & Recreation facilities are primarily used by residents. Therefore, all costs associated with the Parks & Recreation impact fees are allocated 100% to the residential class. The costs eligible for inclusion in a Parks & Recreation impact fee are determined as those costs necessary to provide the adopted levels of service to new growth and will be recovered from all new residential growth within the City.

### **4.1 COST BASIS**

The City currently operates and maintains 13 separate parks and recreation facilities, covering approximately 376 acres. City staff has provided the specific costs for original land purchase for all park land, as well as the original purchase costs for all vehicles, equipment and facility construction within the Department. Vehicle, equipment and facility costs were escalated to current year costs to identify the estimated replacement cost new of each asset. Based upon discussions with City staff, it is estimated that approximately 15% of the existing assets were funded with grant programs, therefore these costs are deducted from the total cost basis. The current replacement costs of all Parks & Recreation assets are detailed in Schedules 3 and 4 of the Appendix, and are summarized below.



**St. Cloud - Parks & Recreation Impact Fee**  
**Existing Asset Cost Basis**

Existing Asset Costs		
Land - Original Purchase Cost	\$	2,462,063
Facilities - Replacement Cost New	\$	35,495,872
Equipment - Replacement Cost New	\$	3,286,992
Vehicles - Replacement Cost New	\$	474,790
<hr/>		
Subtotal Existing Park Costs:	\$	41,719,717
Less: Estimation for Grant Funded Assets	\$	(6,257,957) 15%
<hr/>		
Total Applied Existing Park Costs:	\$	35,461,759

## **4.2 CITY OF ST CLOUD – OSCEOLA COUNTY JOINT PLANNING AREA INTERLOCAL AGREEMENT**

The City has entered into an inter-local agreement with Osceola County providing for a Joint Planning Area (JPA) containing tracts of land in unincorporated Osceola County that will eventually be annexed into the City. The JPA asserts the following:

*“Article 7, Section 7.3 – Parks & Recreation Facilities of the JPA: To provide more efficient and economical public services to the residents of unincorporated Osceola County and the City of St Cloud, parks and recreation facilities and associated infrastructure defined in this agreement that are within the Joint Planning Area shall be planned in a logical fashion when annexations occur. Map 2: Parks and Recreation Facilities<sup>1</sup> identifies all park and recreation facilities within the JPA, including identification of ownership and maintenance entity.*

*It is acknowledged that all parks and recreational facilities will ultimately be annexed into the City. The City will own and maintain all parks and recreational facilities except regional County parks. The transfer of any County parks or recreational facilities to the City shall be identified in and be consistent with the St. Cloud Parks Master Plan and Fee*

<sup>1</sup> See Schedule 9 of the Appendix for Map 2: Parks and Recreation Facilities

*Study (“Parks Study”), as determined by the City. The City shall complete and adopt the Parks Study and subsequent ILA prior to October 1, 2015. It is acknowledged that Osceola County will provide \$23,000 to assist St. Cloud in completion of the Parks Study.*

*It is acknowledged that the City provides facilities to area residents at a higher Level of Service Standard than the County. The County provides acreage of parks and miles of trails consistent with its adopted Level of Service Standards (LOS). It is further acknowledged that the City allows residents of unincorporated Osceola County to benefit from the additional services provided by the City; therefore, the County agrees to support efforts by the City of St. Cloud to fund this higher LOS for parks and recreation facilities for new development within the JPA. The County agrees as part of implementation of the Parks Study that a subsequent agreement will be executed to provide for the collection of impact fees within the unincorporated areas of the JPA. This agreement will be to support the implementation of and be limited to programs and facilities within the JPA consistent with the City’s LOS that exceed the land and trails provided for through the County’s LOS. Impact Fees collected by the County within the JPA will be transferred to the City for the sole purpose of increasing capacity of recreational facilities.”*

The fees calculated in this study reflect the Level of Service standard for which the City is currently invested for Parks and Recreation facilities. The levels of the recommended impact fees accurately capture the enhanced LOS that the City maintains above and beyond the County LOS. As such, in order to be consistent with the inter-local agreement with Osceola County we recommend that the Parks & Recreation impact fees calculated herein be used by the County to collect within the JPA per the agreement.

## **4.3 RESULTS**

### **4.3.1 Impact Fee Calculation**

To determine the impact fee amounts, the total costs identified above are divided amongst the residential population of the City to determine the cost per capita to provide the current observed level of service.

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**PARKS & RECREATION IMPACT FEES**

A subsequent credit was then applied to the cost per capita in the calculation of the impact fee amount to avoid double recovery from the 1% Sales Tax Fund. Based upon discussions with City staff, the 1% Sales Tax Fund is the primary funding source for capital expansion outside of Impact Fees. It is estimated that approximately 10% of the Sales Tax Fund revenues will be dedicated to Parks & Recreation capital expansion. Schedule 7 of the Appendix presents the credit calculation for the Parks & Recreation Impact Fee. The table below presents the Public Safety impact fee calculation.

**St. Cloud - Parks & Recreation Impact Fee  
Impact Fee Calculation**

Existing Population	39,674
Existing Asset Costs	
Land - Original Purchase Cost	\$ 2,462,063
Facilities - Replacement Cost New	\$ 35,495,872
Equipment - Replacement Cost New	\$ 3,286,992
Vehicles - Replacement Cost New	\$ 474,790
Subtotal Existing Park Costs:	\$ 41,719,717
Less: Estimation for Grant Funded Assets	\$ (6,257,957)
Total Applied Existing Park Costs:	\$ 35,461,759
Calculated Cost per Capita	\$ 893.83
Less: 1% Sales Tax Revenue Credit per Capita	\$ (64.03)
<b>Net Impact Fee per Capita</b>	<b>\$ 829.80</b>

It is important to note that the City has discretion regarding the percentage of cost recovery utilized in the establishment of impact fees. The impact fees can recover any amount up to, but not in excess of, the full cost recovery amounts identified herein. Adoption of impact fees at full cost recovery would lessen the pressure on taxes and other general fund revenues used to fund Parks & Recreation facilities and equipment, thus reducing the need for funding of those facilities and equipment with general fund revenues. However, the City has discretion to adopt any amount up to 100% of the amounts identified herein.

**4.3.2 Impact Fee Implementation**

While the impact fees calculated herein are reflected at 100% cost recovery, and intended to be applied on per capita basis, the City currently maintains an impact fee schedule for

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certain property types and wishes to maintain the existing fee schedule. As such, we have utilized the City’s existing fee structure to apply the newly calculated fee to Single Family and Multi-Family Properties. The City currently utilizes 2.77 persons per Single Family Household, and 2.23 persons per Multi-Family Dwelling Unit. This data was obtained from the US Census Public Use Microdata in areas 9701 and 9702 encompassing Osceola County. It should be noted that the existing fees are applied at 80% cost recovery. Two tables are prepared below to show comparison of the calculated fee at 100% cost recovery, as well as the calculated fee at 80%.

**St. Cloud - Parks & Recreation Impact Fee**  
**Impact Fee Calculation - 100% Cost Recovery**

Net Impact Fee per Capita	\$	829.80
% Cost Recovery		100%
<b>Applied Impact Fee per Capita</b>		<b>\$ 829.80</b>
<hr/>		
Average persons per Single Family Home		2.77
<b>Net Impact Fee per Single Family Home</b>	<b>\$</b>	<b>2,298.08</b>
<hr/>		
Existing Fee per Single Family Home:	\$	1,362.00
<i>\$ Change</i>	\$	936.08
<i>% Change</i>		69%
<hr/>		
Average Persons per Multi-Family Dwelling Unit		2.23
<b>Net Impact Fee per Multi Family Dwelling Unit</b>	<b>\$</b>	<b>1,852.53</b>
<hr/>		
Existing Fee per Multi Family Dwelling Unit:	\$	1,093.00
<i>\$ Change</i>	\$	759.53
<i>% Change</i>		69%
<hr/>		

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**PARKS & RECREATION IMPACT FEES**

**St. Cloud - Parks & Recreation Impact Fee**  
**Impact Fee Calculation - 80% Cost Recovery**

Net Impact Fee per Capita	\$	829.80
% Cost Recovery		80%
<hr/>		
<b>Applied Impact Fee per Capita</b>	<b>\$</b>	<b>663.84</b>
Average persons per Single Family Home		2.77
<b>Net Impact Fee per Single Family Home</b>	<b>\$</b>	<b>1,838.47</b>
Existing Fee per Single Family Home:	\$	1,362.00
\$ Change	\$	476.47
% Change		35%
Average Persons per Multi-Family Dwelling Unit		2.23
<b>Net Impact Fee per Multi Family Dwelling Unit</b>	<b>\$</b>	<b>1,482.02</b>
Existing Fee per Multi Family Dwelling Unit:	\$	1,093.00
\$ Change	\$	389.02
% Change		36%

#### 4.4 CONCLUSIONS AND RECOMMENDATIONS

The fundamental conclusions and recommendations of the Fire/Rescue impact fee calculation are as follows:

- The City should adopt the calculated Parks & Recreation impact fee up to the following levels:

**St. Cloud - Parks & Recreation Impact Fee**  
**Impact Fee Summary**

Property Type	Fee Unit	Calculated Impact Fee @ 100% Cost Recovery	Current Impact Fee (80% Cost Recovery)	\$ Increase/ (Decrease)	% Increase/ (Decrease)
Single Family Residential	Per Household	<b>\$2,298.08</b>	\$1,362.00	\$936.08	68.7%
Multi Family Residential	Per Dwelling Unit	<b>\$1,852.53</b>	\$1,093.00	\$759.53	69.5%

- We recommend the City adopt the Parks & Recreation impact fee up to the 100% cost recovery levels identified herein to maximize the recovery of expansion-related capital costs from new customers while minimizing the burden of these capital costs to existing properties.

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**PARKS & RECREATION IMPACT FEES**

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- We recommend the fees presented herein be adopted and collected within the City limits, as well as the JPA per the inter-local agreement with the County.
  
- We recommend the City recalculate the Parks & Recreation fees as County land and facilities are annexed under City ownership

**APPENDIX**

**IMPACT FEE CALCULATION  
SUPPORTING SCHEUDLES**

- **Schedule 1** – Public Safety Asset Inventory
- **Schedule 2** – Fire/Rescue Asset Inventory
- **Schedule 3** – Parks & Recreation Asset Inventory
- **Schedule 4** – Parks & Recreation Land and Parcel Inventory
- **Schedule 5** – Public Safety 1% Sales Tax Credit Calculation
- **Schedule 6** – Fire/Rescue 1% Sales Tax Credit Calculation
- **Schedule 7** – Parks & Recreation 1% Sales Tax Credit Calculation
- **Schedule 8** – Population & Development Projections
- **Schedule 9** – Joint Planning Area Inter-local Agreement – Parks & Recreation facility map