



Hendry County Board of County Commissioners Agenda Request

Date of Meeting: December 12, 2023
Date Submitted: December 05, 2023
To: Honorable Chair and Members of the Board
From: Shane Parker, Public Works Director
Subject: Impact Fee Study – Presentation by Alfred Benesch & Company
Agenda Location: Shane parker, public works director

Statement of Issue:

Alfred Benesch & Company (Benesch) has completed an Impact Fee Update Study and will be giving a presentation to the Board.

Background:

On June 14, 2022, the Board approved the ranking from the selection committee and authorized staff to negotiate a contract with Alfred Benesch & Company (Benesch) for the firm to perform an impact fee study for Emergency Medical Services, Law Enforcement & Correctional Facilities, Transportation (Roads), Educational Facilities, and Library Facilities within Hendry County.

On August 9, 2022, the Board authorized staff to prepare a contract with Benesch for impact fee study services in the amount of \$149,330 and for execution of an interlocal agreement with the Hendry County School District for reimbursement of \$34,667.50 for their fair share of the impact fee study services. The contract with Benesch was executed on August 22, 2022.

After receiving and processing data requested from the County and the Hendry County School District, Benesch completed a DRAFT Report of the Impact Fee Study on October 27, 2023. Hendry County staff reviewed the DRAFT report and provided comments to Benesch on November 29, 2023.

Bensch has prepared a presentation of the impact fee study and would like to give the Board an update. This presentation will discuss the background and purpose of the impact fees, the technical study, and the next steps. Benesch will be seeking input from the Board on the impact fee study in order to finalize the study.

Analysis:

The impact fee study was necessary in order for the Board to know the impact of new growth on Emergency Medical Services, Law Enforcement & Correctional Facilities, Transportation (Roads), Educational Facilities, and Library Facilities within Hendry County. This study evaluated whether the current anticipated growth of Hendry County is proportionately funding the additional infrastructure needed to accommodate it and to determine the appropriate fee to charge new growth for their impact to these various facilities.

The impact fee study presentation includes a wide range of development types such as residential land uses consisting of single-family and multi-family along with non-residential land uses such as light industrial, office (50,000 sf) and retail (125,000 sf). Please note the final impact fee study will include a larger range of land uses such as hospitals, churches, day care centers, hotel/motel, nursing homes, retail for various square footage, banks, restaurants, warehousing, etc. which will all have different impact fees. Please see attached the DRAFT Master Impact Fee Schedule.

A comparison of the calculated impact fees and the impact fees implemented by surrounding and comparable Florida Counties is provided in the presentation and will also be provided in the final study. According to Benesch none of the Heartland Counties (DeSoto, Glades, Hardee, Hendry, Highlands, and Okeechobee Counties) have an active impact fee schedule.

The Board after hearing the presentation will need to determine which impact fees to implement as it relates to Emergency Medical Services, Law Enforcement & Correctional Facilities, Transportation (Roads), Educational Facilities, and Library Facilities. The Board could choose to implement none, some, or all impact fees for these various study areas. The Board can also choose to impose a percentage of the calculated impact fees instead of the whole impact fee.

Benesch will be giving a presentation on the impact fee study to the Hendry County School District at 4:30 pm on December 12, 2023.

Fiscal Impact:

The fiscal impact depends on if the Board elects to impose impact fees or not, and if they implement impact fees, what percentage of the impact fee will be imposed.

Options:

Option 1: Board provide direction and input on the Impact Fee Study

RECOMMENDATION:

Option 1

ATTACHMENTS:

[Impact Fee Study Update](#)

[DRAFT Master Impact Fee Schedule](#)



Impact Fee Update Study

December 12, 2023

Presentation Overview

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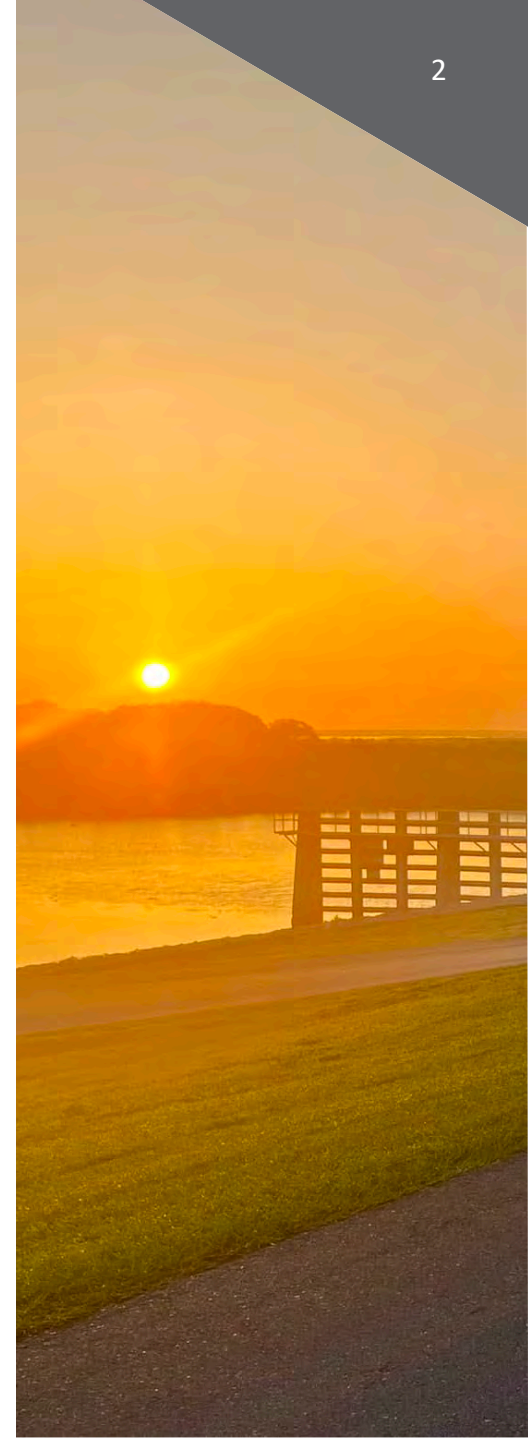
**Background/
Purpose**



**Technical
Study**



Next Steps



Background/Purpose

Hendry County Demographics:

- Moderate growth county
 - ✓ Ranks **44th out of 67 Florida counties** in projected growth rate
- High student generation rate
 - ✓ Ranks **2nd highest** in student generation rate
 - ✓ Ranks 3rd youngest in median age

Background/Purpose

Impact Fee Study:

- Impact fees repealed in 2012
- Interest in developing fees in:
 - Emergency Medical Services
 - Law Enforcement/Correctional Facilities
 - Libraries
 - Schools
 - Transportation



Background/Purpose

Impact fee definition:

- One-time capital charge to new development
- Covers the cost of new capital facility capacity
 - Frees up other funds for maintenance/renovations
- Implements the CIP



Background/Purpose

Why Impact Fees?

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

Legal Requirements

Legal Requirements - F.S. 163.31801:

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

Legal Requirements

HB 337 (2021) – Applies Only to Existing Fees:

- Limit on fee increases:
 - Up to 25% increase: Over 2 years
 - 25% to 50% increase: Over 4 installments
 - Cannot be increased more than 50%
 - Cannot be increased more than once every four years
- Exception:
 - A study within the past 12 months demonstrating extraordinary circumstances
 - Two public workshops to discuss the extraordinary circumstances
 - Increase to be approved by 2/3rd of the governing body

Presentation Overview

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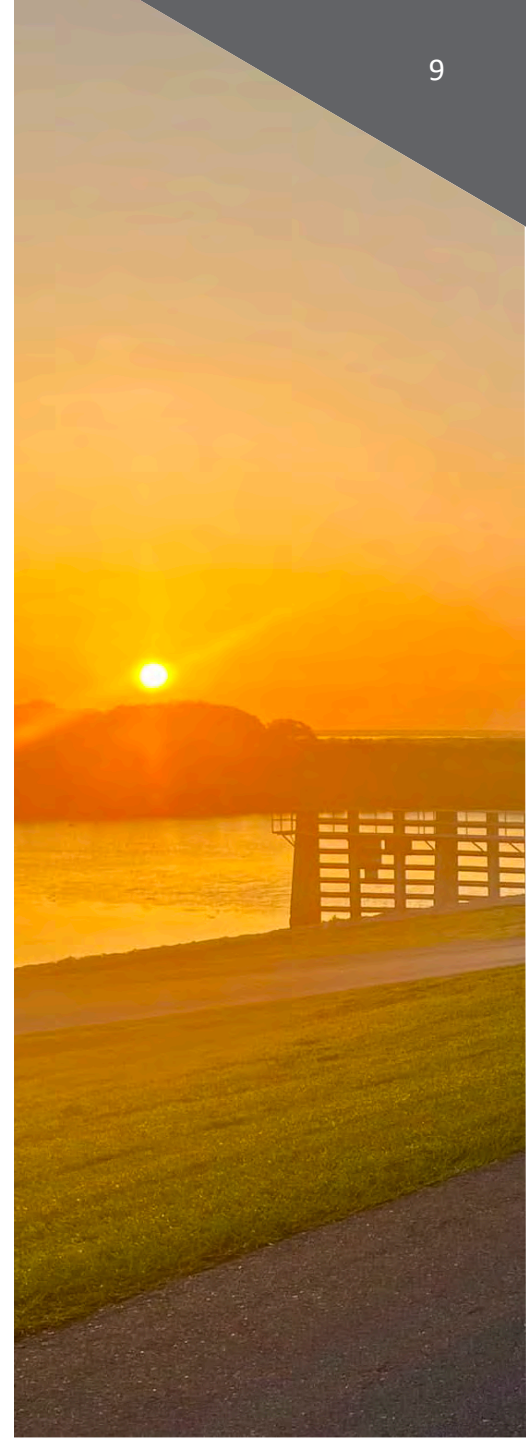
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**Background/
Purpose**

**Technical
Study**

Next Steps



Technical Study

Consumption-Based Methodology

- Common methodology used by many Florida jurisdictions
- Charges new growth based on its consumption of capacity
- Fees are calculated at a rate that cannot correct existing deficiencies



Technical Study

Basic Impact Fee Formula

$$\text{Net Impact Fee} = (\text{Cost} - \text{Credit}) \times \text{Demand}$$



Cost to add
capacity



Non-impact fee
revenue from future
development



Population/
Travel/Student
Generation

Summary of Fees

Land Use	Unit	Road	EMS	Law and Jail	Library	School	Total
Residential							
Single Family (2,000 sf)	du	\$5,599	\$140	\$756	\$145	\$11,328	\$17,968
Multi-Family (1-3 floors)	du	\$3,779	\$107	\$575	\$110	\$10,553	\$15,124
Non-Residential							
Light Industrial	1,000 sf	\$2,484	\$39	\$197	-	-	\$2,720
Office (50,000 sq ft)	1,000 sf	\$5,522	\$76	\$382	-	-	\$5,980
Retail (125,000 sq ft)	1,000 sf gla	\$7,631	\$231	\$1,154	-	-	\$9,016

Technical Study

Service Areas:

- EMS
- Law & Correctional
- Libraries
- Schools
- Transportation

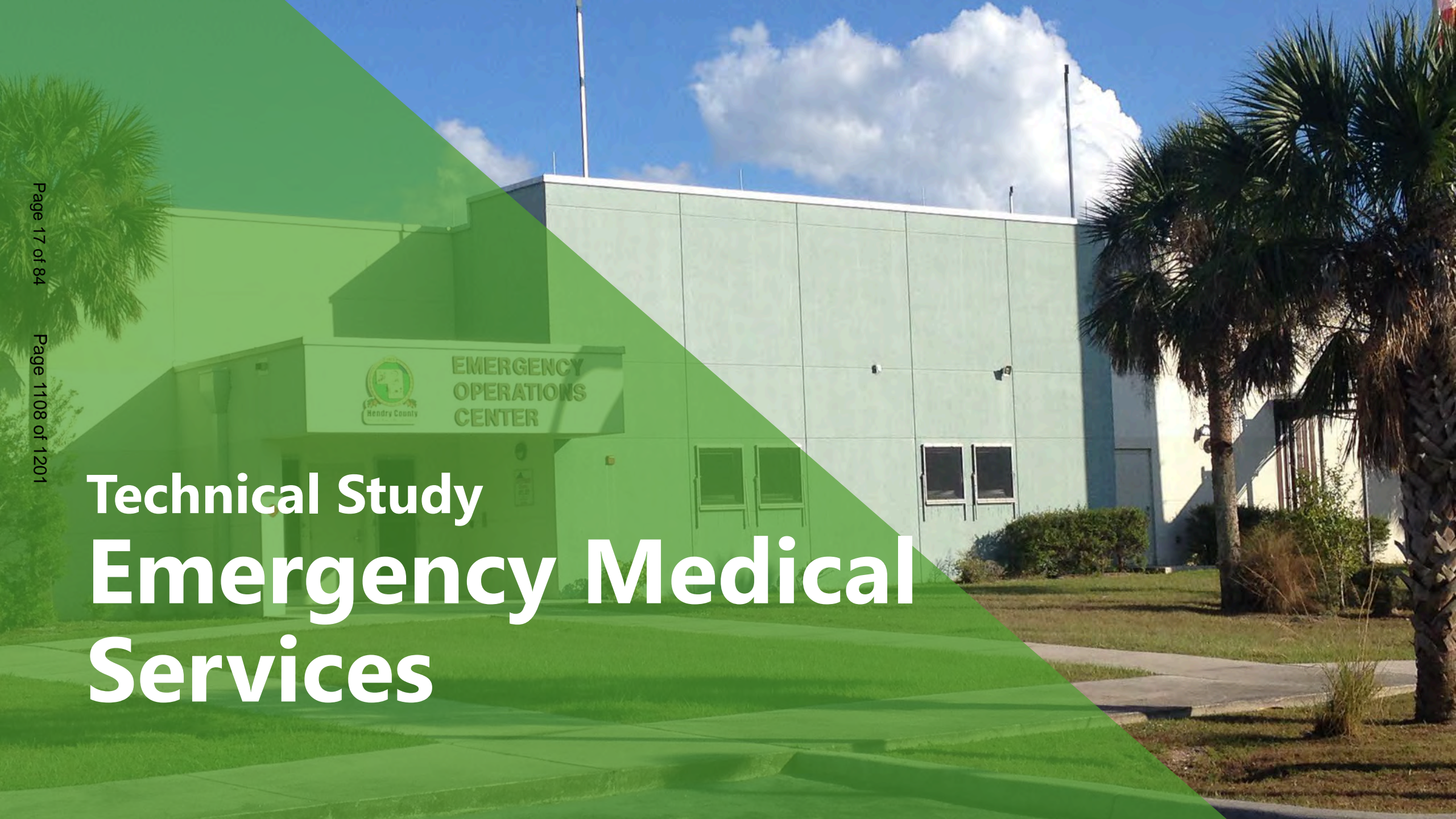


Technical Study

Impact Fee Components

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



The image shows the exterior of a modern, light-colored building with a sign that reads "EMERGENCY OPERATIONS CENTER" and the "Hendry County" logo. The building is surrounded by palm trees and a clear blue sky with some clouds. A large green diagonal overlay covers the left and bottom portions of the image, containing the title text.

Technical Study Emergency Medical Services

EMS

Inventory

- 2 EMS Stations
 - ✓ ≈8,600 total square feet
 - ✓ ≈3 acres of land
- Vehicles/equipment
- Unit Costs:
 - ✓ Buildings: **\$250** per square foot
 - ✓ Land: **\$50,000** per acre



EMS

Level of Service

Variable	2023	
	Weighted Population	Functional Population
Population (Countywide)	42,330	38,415
Number of Stations	2	2
Population per Station	21,165	19,208
Current LOS (Stations per 1,000 Residents)	0.047	0.052

EMS

LOS Comparison

Jurisdiction	Countywide Population (2022)	Number of Stations	Residents per Station	LOS (Stations per 1,000 Residents)
Manatee County	421,768	18	23,432	0.043
Hendry County	40,633	2	20,317	0.049
Lee County	802,178	41	19,565	0.051
Collier County	390,912	26	15,035	0.067
Glades County	12,273	2	6,137	0.163

EMS

Cost Component

Variable	Figure	% of Total
Building Value	\$2.16 M	62%
Land Value	\$0.13 M	4%
Vehicle & Equipment Value	<u>\$1.19 M</u>	<u>34%</u>
Total Asset Value	≈\$3.48 M	100%
Functional Population	38,415	-
Total Impact Cost per Functional Resident	≈\$90	-

EMS

Credit Component

Variable	FY 2019 to FY 2023
Ambulance	\$155,000
Total Capital Expansion Expenditures	\$155,000
Average Annual Capital Expansion Expenditures	\$31,000
Average Annual Functional Population	37,616
Capital Expansion Expenditures per Functional Resident	≈\$0.82
Credit Adjustment Factor	1.50
Adjusted Capital Expansion Credit per Functional Resident	≈\$1.23

EMS

Net Impact Cost

Variable	Figure
Total Impact Cost per Functional Resident	\$90.37
Capital Expansion Expenditures per Functional Resident	
- Residential Land Uses	\$1.23
- Non-residential Land Uses	\$0.82
<i>Capitalization Rate</i>	5%
<i>Capitalization Period (in years)</i>	25
Total Capital Expansion Credit per Functional Resident	
- Residential Land Uses	\$17.34
- Non-residential Land Uses	\$11.56
Net Impact Cost per Functional Resident	
- Residential Land Uses	\$73.03
- Non-residential Land Uses	\$78.81

EMS

Calculated Impact Fees

Land Use	Unit	Functional Residents per Unit	Calculated Impact Fee
Residential			
Single Family (1,500 to 2,500 sf)	du	1.92	\$140
Multi-Family	du	1.46	\$107
Non-Residential			
Light Industrial	1,000 sf	0.50	\$39
Office (50,000 sq. ft.)	1,000 sf	0.97	\$76
Retail (125,000 sq. ft.)	1,000 sfgla	2.93	\$231

EMS

Impact Fee Comparison

Land Use	Unit	Hendry County Calculated	Charlotte County	Collier County	Lee County	Manatee County*	Volusia County
Study Date	-	2023	2021	2016	2018	2023	2022
Assessed Portion	-	N/A	100%	100%	100%	N/A	100%
Residential:							
Single Family (2,000 sf)	du	\$140	\$77	\$142	\$55	\$327	\$70
Non-Residential:							
Light Industrial	1,000 sf	\$39	\$19	\$54	\$10	\$94	\$22
Office (50k sq ft)	1,000 sf	\$76	\$57	\$93	\$29	\$181	\$44
Retail (125k sq ft)	1,000 sfgla	\$231	\$119	\$192	\$59	\$485	\$116

*Fee shown is the calculated rate from Manatee County Impact Fee Update Study, April 7, 2023. Fees are not yet adopted.

Technical Study Law Enforcement & Correctional Services



Law & Correctional

Inventory

- County Jail and Sheriff's Buildings
 - ✓ ≈55,500 total square feet
 - ✓ ≈ 90 acres of land
- Vehicles/equipment
- Unit Costs:
 - ✓ Buildings:
 - **\$350** per square foot for primary buildings
 - **\$90** per square foot for support buildings
 - ✓ Land:
 - **\$40,000** per acre for County Jail and New Sheriff Substation
 - **\$10,000** per acre for Sheriff's Training Center



Law & Correctional

Level of Service

Variable	2023	
	Weighted Population	Functional Population
Population (Countywide)	42,330	38,415
Number of Officers	127	127
LOS (Officers per 1,000 Residents)	3.00	3.31

Law & Correctional LOS Comparison

Jurisdiction	Service Area Population	Number of Officers	LOS (Officers per 1,000 Residents)
Hernando County	199,207	288	1.45
Lee County	490,885	741	1.51
Indian River County	113,823	188	1.65
Martin County	140,068	235	1.68
Collier County	355,517	637	1.79
Charlotte County	176,812	328	1.86
Palm Beach County	904,100	1,822	2.02
Glades County	12,273	28	2.28
DeSoto County	27,140	71	2.62
Broward County	624,441	1,841	2.95
Hardee County	18,264	54	2.96
Hendry County*	33,317	101	3.03
Okeechobee County	34,033	110	3.23
Highlands County	89,356	307	3.44

*Excludes the City of Clewiston

Law & Correctional

Cost Component

Variable	Figure	% of Total
Building Value	\$18.12 M	81%
Land Value	\$1.11 M	5%
Vehicle & Equipment Value	<u>\$3.22 M</u>	<u>14%</u>
Total Asset Value	≈\$22.45 M	100%
Functional Population	38,415	-
Total Impact Cost per Functional Resident	≈\$585	-

Law & Correctional

Credit Component

Variable	FY 2019 to FY 2028
Range Fees	\$0.05 M
Ad Valorem	\$0.08 M
Grants	\$0.09 M
Sales Tax	<u>\$5.00 M</u>
Total Capital Expansion Expenditures	\$5.22 M
Average Annual Capital Expansion Expenditures	≈\$0.52 M
Average Annual Functional Population	38,458
Capital Expansion Expenditures per Functional Resident	≈\$13.57

Law & Correctional

Net Impact Cost

Variable	Figure
Total Impact Cost per Functional Resident	\$585
Capital Expansion Expenditures per Functional Resident	\$14
<i>Capitalization Rate</i>	5%
<i>Capitalization Period (in years)</i>	25
Total Capital Improvement Credit per Functional Resident	\$191
Net Impact Cost per Functional Resident	\$394

Law & Correctional

Calculated Impact Fees

Land Use	Unit	Functional Residents per Unit	Calculated Impact Fee
Residential			
Single Family	du	1.92	\$756
Multi-Family	du	1.46	\$575
Non-Residential			
Light Industrial	1,000 sf	0.50	\$197
Office (50,000 sq. ft.)	1,000 sf	0.97	\$382
Retail (125,000 sq. ft.)	1,000 sfgla	2.93	\$1,154

Law & Correctional

Impact Fee Comparison

Land Use	Unit	Hendry County Calculated	Charlotte County	Collier County	Martin County*	Sarasota County	Polk County
Study Date	-	2023	2021	2016	2023	2016	2019
Assessed Portion	-	N/A	100%	100%	N/A	100%	100%
Residential:							
Single Family (2,000 sf)	du	\$756	\$573	\$1,086	\$1,127	\$1,290	\$503
Non-Residential:							
Light Industrial	1,000 sf	\$197	\$147	\$406	\$368	\$262	\$135
Office (50k sq ft)	1,000 sf	\$382	\$427	\$700	\$713	\$967	\$322
Retail (125k sq ft)	1,000 sfgla	\$1,154	\$892	\$1,443	\$1,905	\$1,687	\$513

*Fee shown is the calculated rate from Martin County Impact Fee Update Study, Draft Report, September 8, 2023. Study is ongoing.

Technical Study Library Facilities



Library Facilities

Inventory

- 1 Library Facility
 - ✓ $\approx 7,400$ total square feet
 - ✓ ≈ 0.7 acres of land
- Collection/Materials
- Unit Costs:
 - ✓ Building: \$250 per square foot
 - ✓ Land: \$30,000 per acre



Library Facilities

Level of Service

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Variable	2023			Average of Other FL Counties per Capita	FLA Public Library Standards per Capita		
	Square Feet / Count	Countywide Population	Achieved LOS		Essential	Enhanced	Exemplary
Library Buildings	7,410	42,330	0.18	0.61	0.60	0.80	1.00
Library Materials	15,482		0.37	7.27	2.00	3.50	4.50
Library Computers	30		0.71	0.85	0.33	0.50	1.00

Library Facilities

Cost Component

Variable	Figure	% of Total
Building Value	\$1.85 M	79%
Land Value	\$0.02 M	1%
Material Value	<u>\$0.48 M</u>	<u>20%</u>
Total Capital Asset Value	≈\$2.34 M	100%
2023 Weighted Population	42,330	-
Total Impact Cost per Resident	≈\$57	-

Library Facilities

Credit Component & Net Impact Cost

Variable	Per Resident
Impact Cost:	
Total Impact Cost	\$57
Impact Credit:	
Credit Percentage	10%
Credit Amount	\$6
Net Impact Cost:	
Net Impact Cost	≈\$51

Library Facilities

Calculated Impact Fees

Land Use	Unit	Residents per Unit	Net Impact Cost per Resident	Calculated Impact Fee
Single Family	du	2.84	\$51.15	\$145
Multi-Family	du	2.16	\$51.15	\$110
Mobile Home	du	2.35	\$51.15	\$120

Library Facilities

Impact Fee Comparison

Land Use	Unit	Hendry County Calculated	Collier County	Hernando County*	Martin County**	Palm Beach County
Study Date	-	2023	2016	2022	2023	2022
Assessed Portion	-	N/A	100%	N/A	N/A	Varies
Residential:						
Single Family	du	\$145	\$336	\$222	\$520	\$263
Multi-Family	du	\$110	\$160	\$162	\$322	\$207
Mobile Home	du	\$120	\$270	\$169	\$520	\$207

*Fee shown is the calculated rate from Hernando County School District School Impact Update, August 12, 2022. Fee is not yet adopted

**Fee shown is the calculated rate from Martin County Impact Fee Update Study, Draft Report, September 8, 2023. Study is ongoing.

Technical Study School Impact Fee



CENTRAL
ELEMENTARY
SCHOOL

Schools

Inventory

- Six Elementary Schools
- Two Middle Schools
- Two High Schools

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Traditional Schools

Facility Service Delivery (Existing vs. Prototype Schools)

Description	School Type		
	Elementary	Middle	High
Permanent Net Square Footage	446,186	343,995	324,115
Permanent Student Stations	3,138	2,101	1,976
Net Square Feet per Student Station	142.2	163.7	164.00
Adjusted Net Square Feet per Student Station	96.1	110.7	110.9

Schools

- Facility Cost per Student Station:
 - ✓ All costs necessary to build schools
 - Architect/site improvements
 - Construction
 - Furniture, fixtures, and equipment (FF&E)
 - Land purchase



School Facility Cost per Student Station

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Cost Component	Elementary	Middle	High	Total / Weighted Average
Net Square Feet per Student Station	96.1	110.7	110.9	104.4
Existing Permanent Stations	3,138	2,101	1,976	7,215
Total Facility Cost per Net Square Foot	\$386.60	\$431.62	\$451.36	\$419.34
Total Facility Cost per Student Station	\$37,152	\$47,780	\$50,056	\$43,781

Total Facility Impact Cost per Student

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Calculation Steps	Elementary	Middle	High	Weighted Average
Facility Cost per Student Station	\$37,152	\$47,780	\$50,056	\$43,781
Existing (2022/23) Student Enrollment	3,565	1,535	2,378	7,478
Existing (2022/23) Permanent Capacity	3,138	1,891	1,878	6,907
Ratio of Existing Enrollment to Permanent Capacity	114%	81%	127%	108%
Total Facility Impact Cost per Student	\$32,589	\$58,988	\$39,414	\$40,178

Other Cost Components:

- Transportation Costs
- Ancillary Facilities Costs



Transportation & Ancillary Facility Cost per Student

Description	Figure
Transportation Services Cost per Student	
Total Current Value of Transportation Services	\$9,137,900
Current Enrollment (All Students Provided with Transportation)	7,478
Total Transportation Services Cost per Student	\$1,222
Ancillary Facility Cost per Student	
Building Value for Ancillary Facilities	\$15,296,500
Land Value for Ancillary Facilities	<u>\$920,000</u>
Total Current Value for Ancillary Facilities	\$16,216,500
Total Ancillary Facility Cost per Student	\$2,169

Schools

- Credits Provided For:
 - ✓ Non-impact fee revenue funding the expansion of new student stations
 - ✓ LaBelle High School & Vehicles
 - Funded through the Special Facilities Funding and Capital Millage



Net Impact Cost per Student

Variable	Per Student
Impact Cost	
Facility Impact Cost	\$40,178
Transportation Impact Cost	\$1,222
Ancillary Facility Cost	<u>\$2,169</u>
Total Impact Cost per Student	\$43,569
Revenue Credit	
Capital Improvement Credit	\$20,066
Net Impact Cost	
Net Impact Cost per Student	\$23,503

- Student Generation Rates
 - ✓ Based on current student addresses matched with land use classification
 - Single Family Detached/Mobile Home on Lot
 - Multi-Family/Townhouse
 - Mobile Home Park

Student Generation Rates (Traditional Schools)

Residential Land Use	Number of Students	Total Housing Units	2023 Students per Unit
Single Family Detached/Mobile Home on Lot	6,323	13,112	0.482
Multi-Family/Townhouse	662	1,473	0.449
Mobile Home Park	381	1,34	0.273

Calculated School Impact Fee Schedule

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Residential Land Use	Unit	Students per Unit	Net Impact Cost per Student	Calculated Impact Fee
Single Family Detached/Mobile Home on Lot	du	0.482	\$23,503	\$11,328
Multi-Family/Townhouse	du	0.449	\$23,503	\$10,553
Mobile Home Park	du	0.273	\$23,503	\$6,416

School Impact Fee Rate Comparison – Single Family Detached (2,000 sf)

County	Study Date	Adoption %	Single Family Rate	SFR Rate @ 100%
Miami-Dade County	1995	100%	\$2,448	\$2,448
Citrus County	2021	50%	\$2,059	\$4,117
Indian River County	2020	28%	\$1,310	\$4,680
St. Johns County	2018	100%	\$5,749	\$4,725
Baker County	2005	52%	\$2,592	\$5,000
Nassau County	2017	100%	\$5,431	\$5,431
St. Lucie County	2005	100%	\$6,786	\$5,447
Lee County	2018	53%	\$2,879	\$5,484
Martin County	2007	100%	\$5,567	\$5,567
Manatee County	2017	100%	\$6,127	\$6,127
Sarasota County	2022	Varies	\$2,286	\$6,306

Note: Surrounding counties are indicated in blue.

Schools

School Impact Fee Rate Comparison – Single Family Detached (2,000 sf)

County	Study Date	Adoption %	Single Family Rate	SFR Rate @ 100%
Flagler County	2021	Varies	\$5,450	\$7,175
Hillsborough County	2020	100%	\$8,227	\$8,227
Volusia County	2022	85%	\$7,022	\$8,262
Palm Beach County	2022	Varies	\$6,685	\$8,322
Hernando County*	2022	N/A	N/A	\$8,764
Pasco County	2017	92%	\$8,328	\$9,028
Broward County	2017	Varies	\$8,809	\$9,049
Orange County	2020	100%	\$9,513	\$9,513
Brevard County	2015	50%	\$5,097	\$10,193
Clay County	2022	75%	\$7,913	\$10,551
Marion County**	2023	N/A	N/A	\$10,768

Note: Surrounding counties are indicated in blue.

*Fee shown is the calculated rate from Hernando County School District School Impact Update, August 12, 2022. Fee is not yet adopted

**Fee shown is the calculated rate from Marion County Public Schools Educational Facilities Update, June 7, 2023. Fee is not yet adopted.

Schools

School Impact Fee Rate Comparison

County	Study Date	Adoption %	Single Family Rate	SFR Rate @ 100%
Collier County	2015	79%	\$8,790	\$11,164
Hendry County - Calculated	2023	N/A	N/A	\$11,328
Polk County	2019	75%	\$8,998	\$11,997
Lake County	2023	Varies	\$9,701	\$12,021
Seminole County	2017	73%	\$9,000	\$12,322
Osceola County	2021	100%	\$12,923	\$12,923

Note: Surrounding counties are indicated in blue.



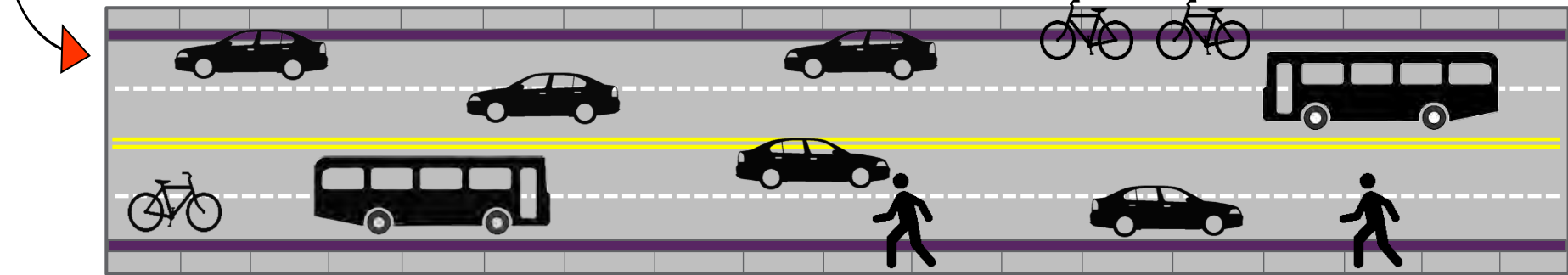
Technical Study Transportation Impact Fee

Transportation Impact Fee: Consumption-Based

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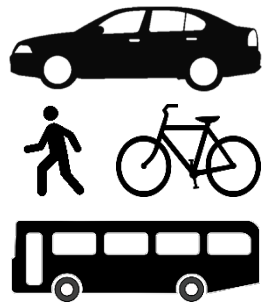
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$$\text{One Lane Mile} \approx \$4.1 \text{ M} \div \text{Capacity} \approx 14,000 = \text{Person-miles of capacity} \approx \$290$$



Total Credit ≈ \$1,900

Net Fee ≈ \$5,600



Total Impact Cost ≈ \$7,500

≈ **26 person-miles of daily travel** x

A red house icon with a chimney, representing a household. A red arrow points from the road diagram to this house icon.

Transportation Impact Fee

- Demand Component

- ✓ Sources:

- National ITE Reference (11th Edition)
- Florida Studies Database
- District 1 Regional Planning Model (D1RPM)

- ✓ Demand Calculation:

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

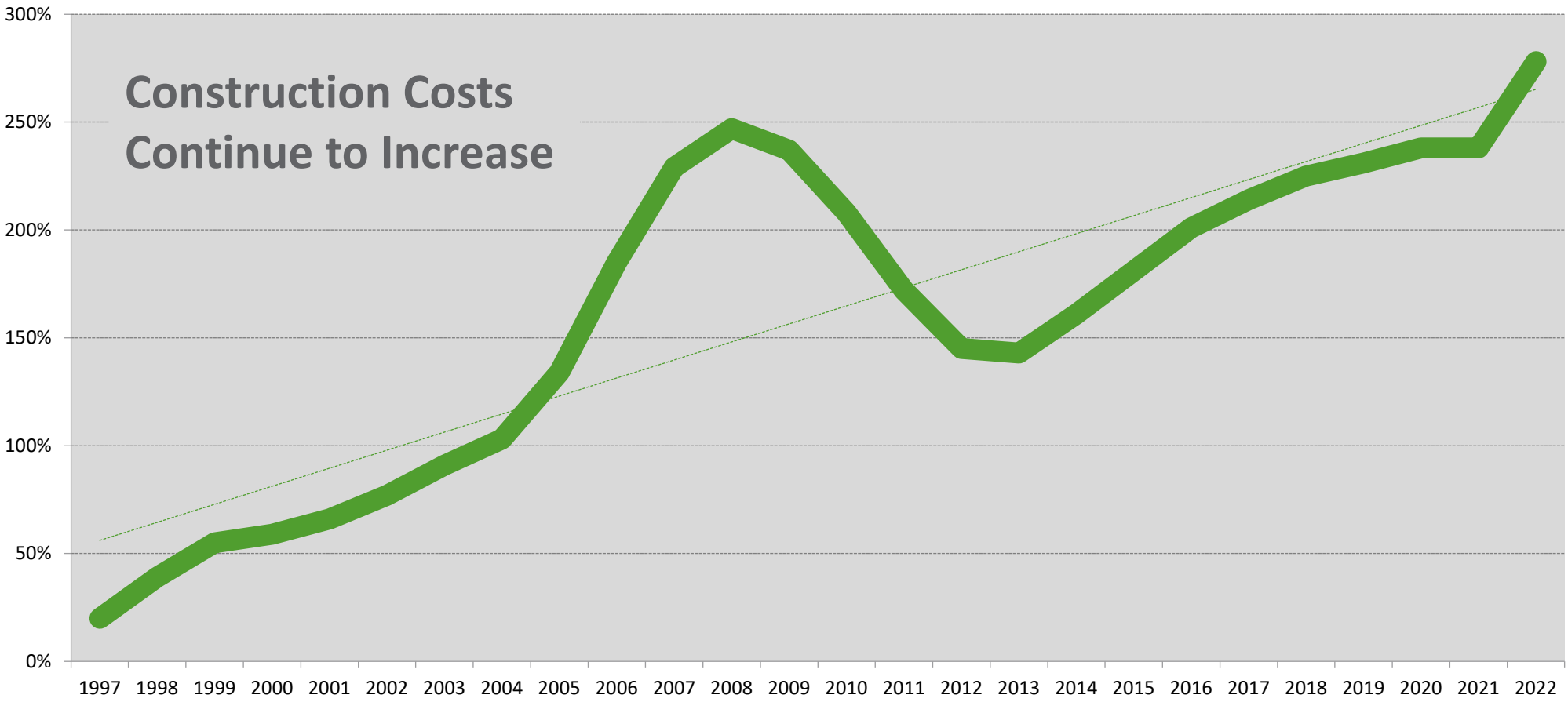


Transportation Impact Fee

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



Source: Florida Dept of Transportation, Long Range Estimates

Transportation Impact Fee

Cost Component

- **County Roadway Improvements**

- ✓ 1 recent capacity improvement in Hendry County (2014/15)
 - Helms Rd Extension from SR 29 to SR 80 = \$1.3 million per lane mile
 - Indexed to current dollars = **\$1.9 million per lane mile**
- ✓ 46 capacity improvements from throughout Florida (2014-2023)
 - Weighted average construction cost = \$3.7 million per lane mile
 - Projects in rural counties only = **\$2.0 million per lane mile**
- ✓ County Construction Cost = **\$2.0 million per lane mile (curb & gutter)**

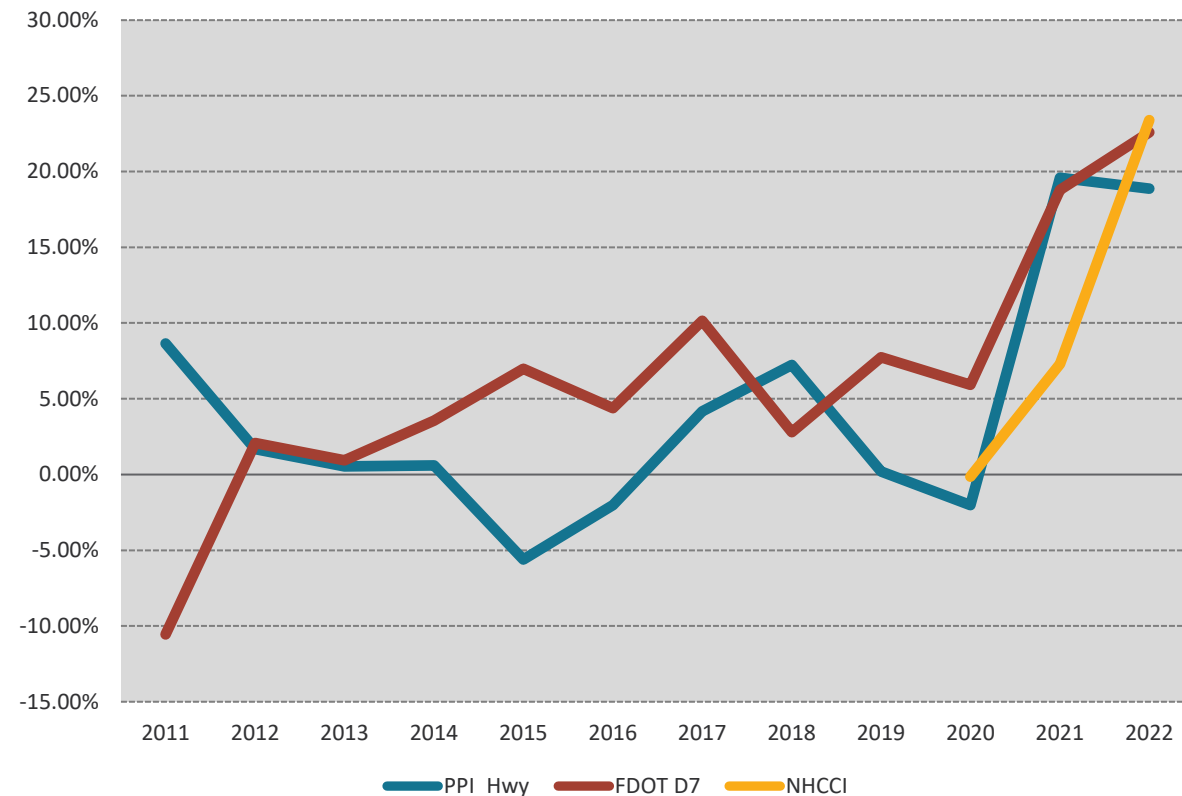
Transportation Impact Fee

Cost Component

- Indexing Analysis

- ✓ Producer Price Index (PPI) for Highway & Street Construction
- ✓ FDOT District 7 Long Range Estimates (LRE)
- ✓ National Highway Construction Cost Index (NHCCI)

Indices Comparison



Transportation Impact Fee

Cost Component

- **State Roadway Improvements**

- ✓ 1 recent capacity improvement in Hendry County (2014/15)
 - SR 82 (Immokalee Rd) from Lee Co. Line to Co. County Line = \$3.0 million per lane mile
 - Indexed to current dollars = **\$4.1 million per lane mile**
- ✓ 62 recent capacity improvements from throughout Florida
 - Weighted average construction cost = \$4.2 million per lane mile
 - Projects in rural counties only = **\$3.97 million per lane mile**
- ✓ State Construction Cost = **\$4.0 million per lane mile (curb & gutter)**

Transportation Impact Fee

Cost Component

- **Open Drainage Adjustment**

- ✓ Estimated at 73% of the curb & gutter costs

- **County vs. State**

- ✓ Based on distribution of improvements in the Heartland Regional TPO's 2045 Long Range Transportation Plan's Cost Feasible Plan (10% County, 90% State)

Transportation Impact Fee

County Roads

Phase*	Curb & Gutter (10%)	Open Drainage (90%)	Weighted Average
Design @11%	\$220,000	\$161,000	\$167,000
Right-of-Way @20%	\$400,000	\$292,000	\$303,000
Construction	\$2,000,000	\$1,460,000	\$1,514,000
CEI @9%	<u>\$180,000</u>	<u>\$131,000</u>	<u>\$136,000</u>
Total	\$2,800,000	\$2,044,000	\$2,120,000

State Roads

Phase*	Curb & Gutter (10%)	Open Drainage (90%)	Weighted Average
Design @11%	\$440,000	\$321,000	\$333,000
Right-of-Way @20%	\$800,000	\$584,000	\$606,000
Construction	\$4,000,000	\$2,920,000	\$3,028,000
CEI @ 11%	<u>\$440,000</u>	<u>\$321,000</u>	<u>\$333,000</u>
Total	\$5,680,000	\$4,146,000	\$4,300,000

*Design, ROW, CEI were calculated as % of construction cost.
 Percentages determined through review of local and statewide cost data
 Weighted average based on distribution of curb/gutter and open drainage
 improvements in the Heartland Regional TPO's 2045 LRTP's Cost Feasible Plan

Transportation Impact Fee

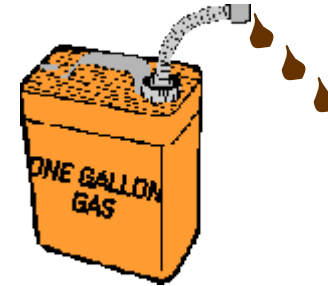
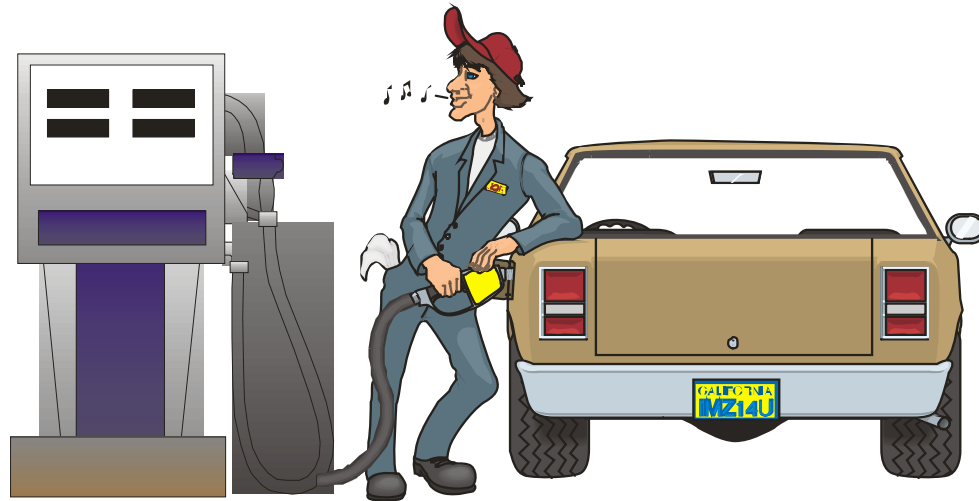
County & State Roads

Phase*	County (10%)	State (90%)	Weighted Average*
Design	\$167,000	\$333,000	\$316,000
Right-of-Way	\$303,000	\$606,000	\$576,000
Construction	\$1,514,000	\$3,028,000	\$2,877,000
CEI	<u>\$136,000</u>	<u>\$333,000</u>	<u>\$313,000</u>
Total	\$2,120,000	\$4,300,000	\$4,082,000

Weighted average based on distribution of County (10%) and State (90%) improvements in the Heartland Regional TPO's 2045 LRTP's Cost Feasible Plan

Transportation Impact Fee

Credit Component:



\$.01 penny

**1 CENT
GAS TAX
PER GALLON**

Transportation Impact Fee

Credit Component

- Revenue Sources

- ✓ No County funding for capacity
- ✓ State funding
- ✓ This is NOT a developer credit for construction



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Equivalent Pennies of Fuel Tax Revenue

Credit	Equiv. Pennies per Gallon	≈Annual Expenditures
State Revenues	\$0.244	\$9.50 M

Transportation Impact Fee

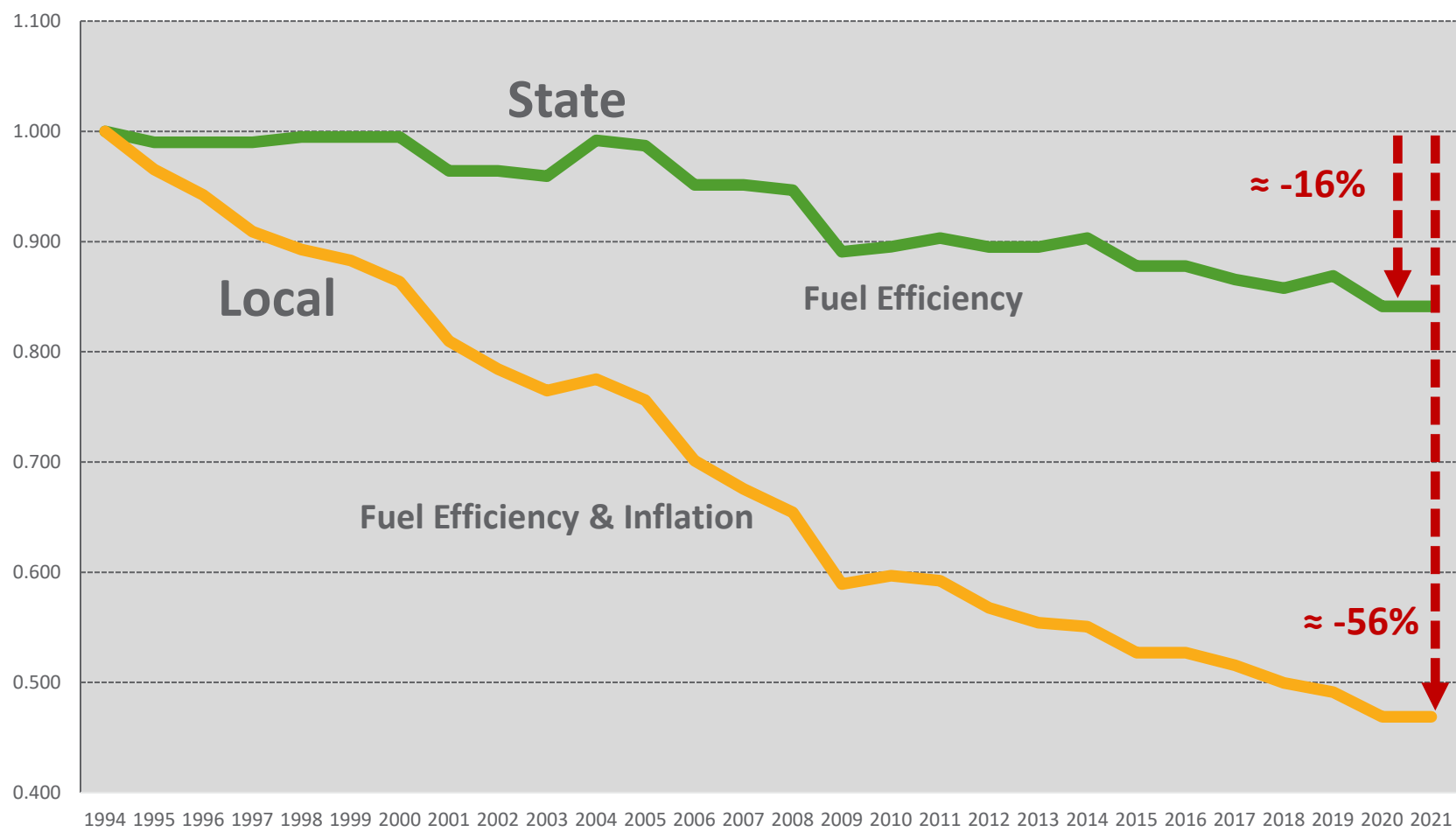
- Fuel Taxes:
 - ✓ State tax indexed
 - ✓ Local tax NOT indexed
- Other revenue sources are indexed



Transportation Impact Fee: Decrease in Value of \$0.01 of Fuel Tax

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Source: FHWA Highway Statistics Series

Transportation Impact Fee

Calculated Transportation Impact Fee

Land Use	Unit	Calculated Impact Fee
Residential		
Single Family (2,000 sq ft)	du	\$5,599
Multi-Family (Low-Rise)	du	\$3,779
Non-Residential		
Light Industrial	1,000 sf	\$2,484
Office	1,000 sf	\$5,522
Retail (125,000 sq ft)	1,000 sf _{gla}	\$7,631

Transportation Impact Fee

Transportation Impact Fee Rate Comparison

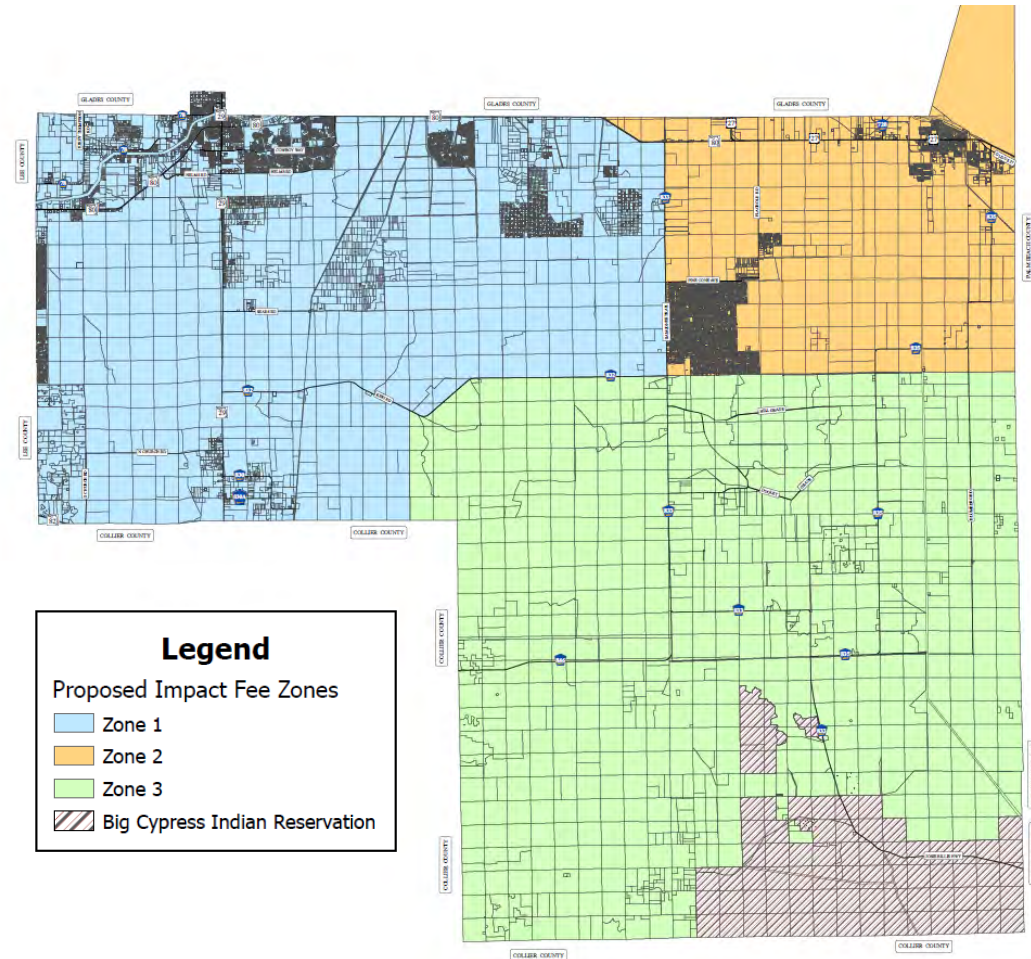
Land Use	Unit	Hendry County	Charlotte County	Collier County	Hernando County*	Indian River County	Lee County	Martin County*	Palm Beach County
Study Date	-	2023	2021	2019	2020	2020	2018	2022	2022
Assessed Portion	-	-	100%	100%	100%	75%/45%	53%	100%	varies
Single Family (2,000 sf)	du	\$5,599	\$6,289	\$8,090	\$6,220	\$6,632	\$5,248	\$5,516	\$5,597
Light Industrial	1,000 sf	\$2,484	\$2,783	\$4,584	\$2,798	\$1,795	\$1,775	\$2,682	\$1,807
Office (50k sq ft)	1,000 sf	\$5,522	\$5,228	\$8,605	\$5,511	\$3,530	\$3,997	\$5,970	\$4,059
Retail (100k sq ft)	1,000 sfgla	\$7,631	\$7,509	\$13,774	\$8,713	\$5,603	\$6,025	\$8,282	\$7,907

*These rates reflect the calculated rates in the most recent technical study and have not been adopted yet

**Fees effective January 1, 2024

Transportation Impact Fee

- Proposed Transportation Impact Fee Benefit Zones:
 - Development patterns
 - Developable area
 - Travel patterns

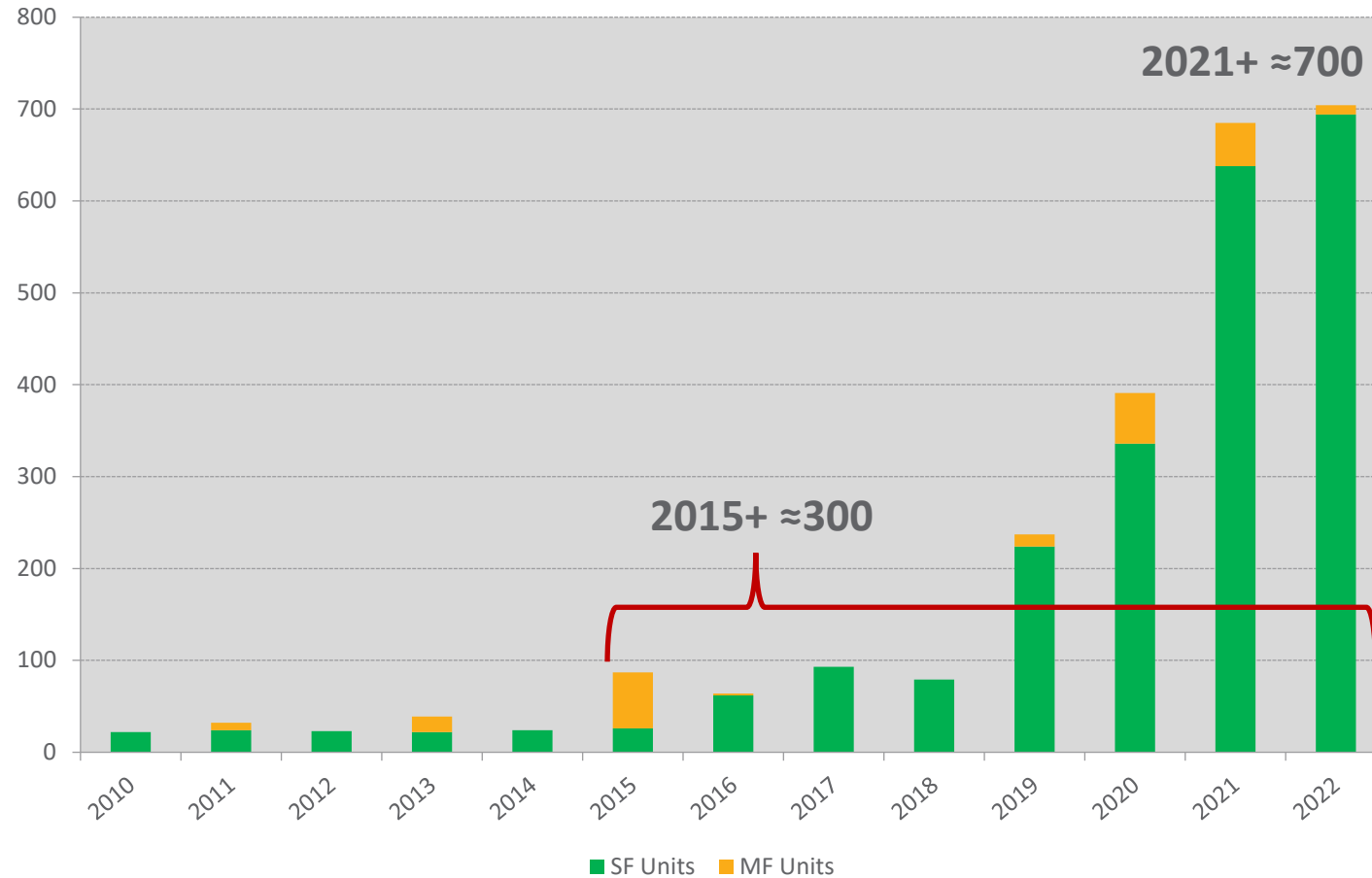




Technical Study Revenue Projections

Impact Fee Revenue Projections

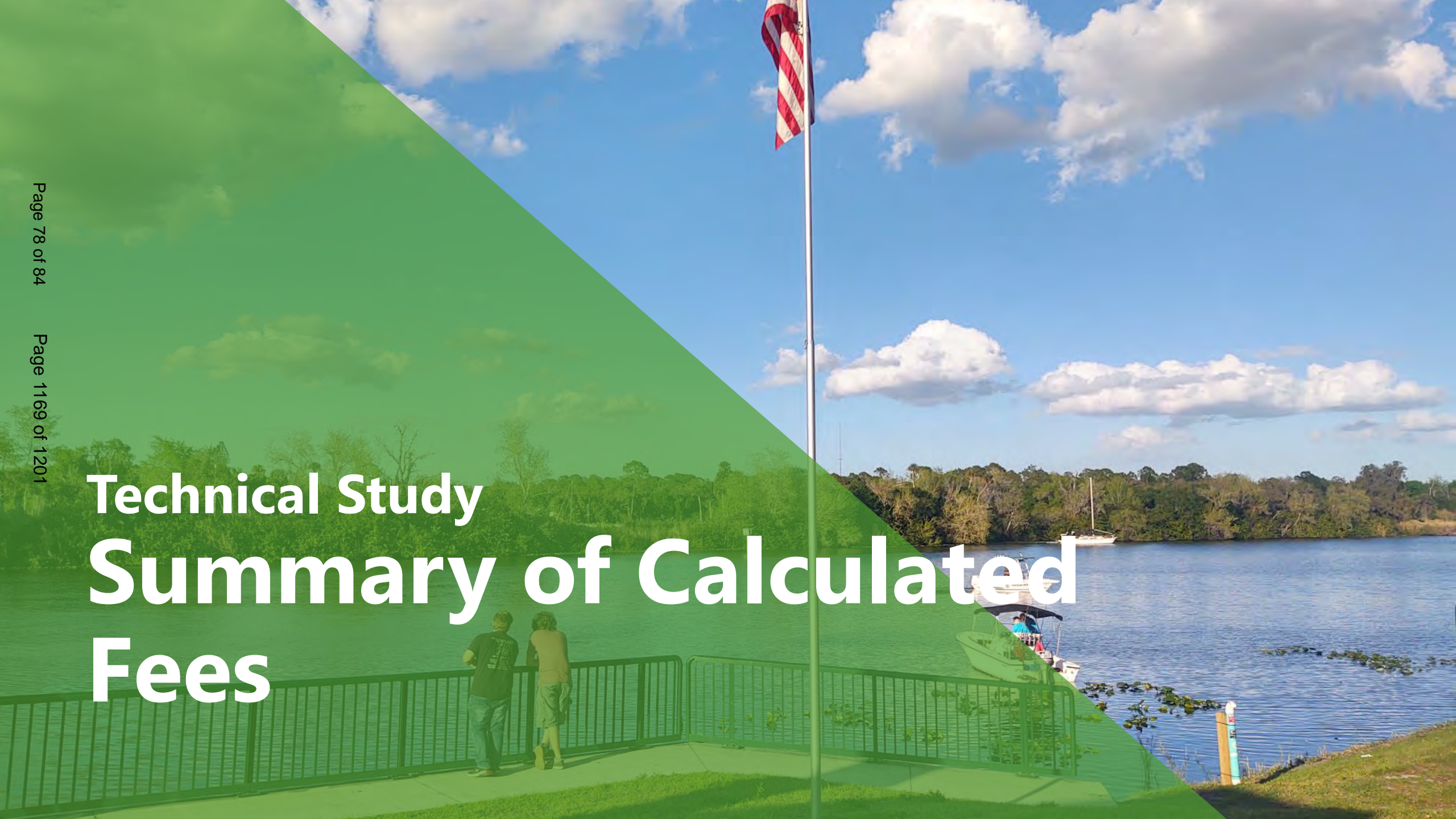
- Hendry County Residential Permitting:



Impact Fee Revenue Projections

- Based on recent permitting levels:
 - Low-end **≈300** residential permits per year
 - High-end **≈700** residential permits per year

Service Area	Annual Low-End	Annual High-End	5-Yr Estimate Low-End	5-Yr Estimate High-End
EMS	\$60,000	\$140,000	\$0.3 M	\$0.7 M
Law Enf./Correctional	\$320,000	\$760,000	\$1.6 M	\$3.8 M
Library	\$40,000	\$100,000	\$0.2 M	\$0.5 M
Schools	\$3,380,000	\$7,900,000	\$16.9 M	\$39.5 M
Transportation	<u>\$2,400,000</u>	<u>\$5,600,000</u>	<u>\$12.0 M</u>	<u>\$28.0 M</u>
Total	\$6,200,000	\$14,500,000	\$31.0 M	\$72.5 M



Technical Study Summary of Calculated Fees

Summary of Fees

Land Use	Unit	Road	EMS	Law and Jail	Library	School	Total
Residential							
Single Family (2,000 sf)	du	\$5,599	\$140	\$756	\$145	\$11,328	\$17,968
Multi-Family (1-3 floors)	du	\$3,779	\$107	\$575	\$110	\$10,553	\$15,124
Non-Residential							
Light Industrial	1,000 sf	\$2,484	\$39	\$197	-	-	\$2,720
Office (50,000 sq ft)	1,000 sf	\$5,522	\$76	\$382	-	-	\$5,980
Retail (125,000 sq ft)	1,000 sf gla	\$7,631	\$231	\$1,154	-	-	\$9,016

Impact Fee Comparison – All Impact Fees (Non-Utility)

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Land Use	Unit	Hendry County	Palm Beach County	Broward County	Collier County*	Lee County*	Charlotte County
Residential							
Single Family (2,000 sf)	du	\$17,968	\$14,742	\$11,118	\$23,482-\$24,886	\$9,542-\$10,032	\$7,804
Non-Residential							
Light Industrial	1,000 sf	\$2,720	\$1,998	\$1,978	\$6,002-\$6,462	\$1,892-\$1,986	\$3,091
Office (50,000 sq ft)	1,000 sf	\$5,980	\$4,285	\$1,880	\$10,618-\$11,078	\$4,295-\$4,549	\$6,124
Retail (125,000 sq ft)	1,000 sfgla	\$9,016	\$8,504	\$1,775	\$17,227-\$17,687	\$6,570-\$7,095	\$9,381

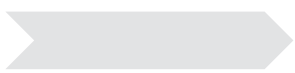
Note: The comparison only reflects County and fire district impact fees. Impact fees implemented by municipalities are excluded.

*Counties have fire districts which assess different impact fees. Range reflects the minimum and maximum fire district's fees according to the single-family rate.

Presentation Overview

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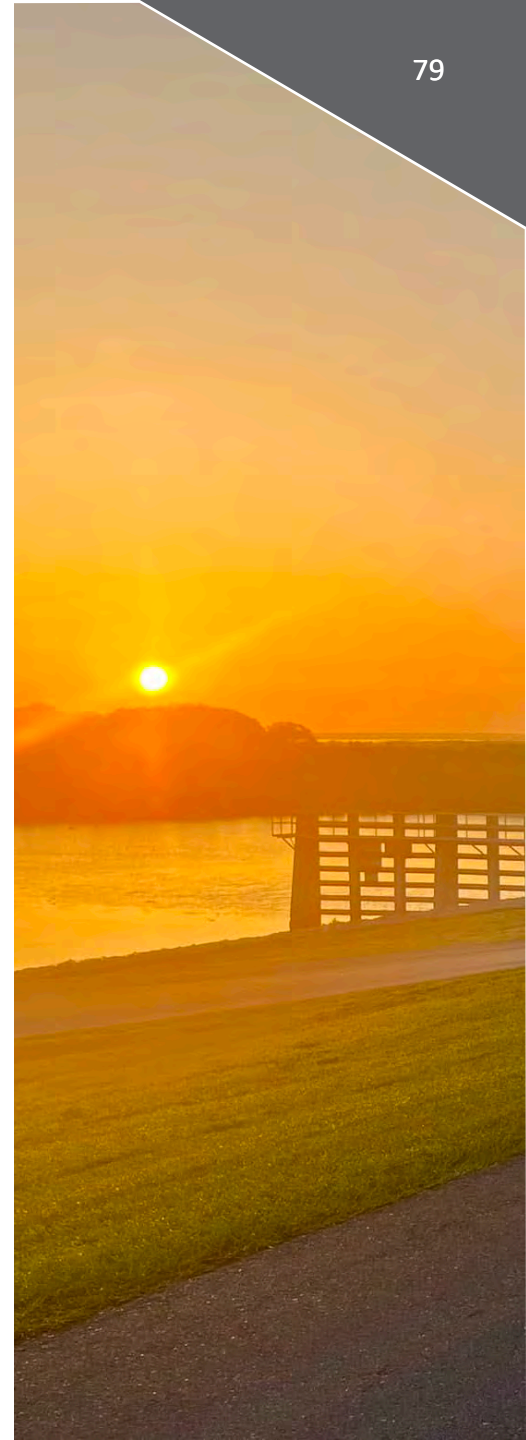
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**Background/
Purpose**

**Technical
Study**

Next Steps



Next Steps

- BCC Input
- Final Technical Report
- Implementation Process



Questions?

Hendry County
Master Fee Schedule - 12/3/23

ADOPTION PERCENT 100% 100% 100% 100% 100%

ITE LUC	Land Use	Unit	Calculated Fees						Adopted Fees					
			Transportation	EMS	Law & Correctional	Library	School	Total	Transportation	EMS	Law & Correctional	Library	School	Total
RESIDENTIAL:														
210	Single Family (Detached)	du	\$5,599	\$140	\$756	\$145	\$11,328	\$17,968	\$5,599	\$140	\$756	\$145	\$11,328	\$17,968
215	Single Family (Attached)	du	\$4,849	\$107	\$575	\$110	\$10,553	\$16,194	\$4,849	\$107	\$575	\$110	\$10,553	\$16,194
220	Multi-Family Housing (Low-Rise, 1-3 floors)	du	\$3,779	\$107	\$575	\$110	\$10,553	\$15,124	\$3,779	\$107	\$575	\$110	\$10,553	\$15,124
221/222	Multi-Family Housing (Mid/High-Rise, 4+ floors)	du	\$2,540	\$107	\$575	\$110	\$10,553	\$13,885	\$2,540	\$107	\$575	\$110	\$10,553	\$13,885
240	Mobile Home	du	\$5,599	\$116	\$626	\$120	\$11,328	\$17,789	\$5,599	\$116	\$626	\$120	\$11,328	\$17,789
240	Mobile Home Park	du	\$2,052	\$116	\$626	\$120	\$6,416	\$9,330	\$2,052	\$116	\$626	\$120	\$6,416	\$9,330
LODGING:														
320	Hotel/Motel	room	\$1,994	\$56	\$280	-	-	\$2,330	\$1,994	\$56	\$280	-	-	\$2,330
RECREATIONAL:														
445	Movie Theater	seat	\$352	\$6	\$32	-	-	\$390	\$352	\$6	\$32	-	-	\$390
491	Racquet/Tennis Club	court	\$14,433	\$162	\$811	-	-	\$15,406	\$14,433	\$162	\$811	-	-	\$15,406
INSTITUTIONAL:														
560	Church	1,000 sf	\$2,863	\$32	\$161	-	-	\$3,056	\$2,863	\$32	\$161	-	-	\$3,056
565	Day Care Center	1,000 sf	\$7,555	\$64	\$319	-	-	\$7,938	\$7,555	\$64	\$319	-	-	\$7,938
MEDICAL:														
610	Hospital	1,000 sf	\$6,020	\$103	\$516	-	-	\$6,639	\$6,020	\$103	\$516	-	-	\$6,639
620	Nursing Home	1,000 sf	\$1,630	\$191	\$953	-	-	\$2,774	\$1,630	\$191	\$953	-	-	\$2,774
OFFICE:														
710	Office	1,000 sf	\$5,522	\$76	\$382	-	-	\$5,980	\$5,522	\$76	\$382	-	-	\$5,980
720	Medical Office/Clinic 10,000 sq ft or less	1,000 sf	\$12,690	\$96	\$480	-	-	\$13,266	\$12,690	\$96	\$480	-	-	\$13,266
	Medical Office/Clinic greater than 10,000 sq ft	1,000 sf	\$18,214	\$138	\$689	-	-	\$19,041	\$18,214	\$138	\$689	-	-	\$19,041
RETAIL⁽³⁾:														
822	Commercial/Shopping Center less than 40,000 sfgla	1,000 sfgla	\$3,855	\$165	\$823	-	-	\$4,843	\$3,855	\$165	\$823	-	-	\$4,843
821	Commercial/Shopping Center 40,000 to 150,000 sfgla	1,000 sfgla	\$7,631	\$231	\$1,154	-	-	\$9,016	\$7,631	\$231	\$1,154	-	-	\$9,016
820	Commercial/Shopping Center greater than 150,000 sfgla	1,000 sfgla	\$8,155	\$161	\$803	-	-	\$9,119	\$8,155	\$161	\$803	-	-	\$9,119
840/841	New/Used Auto Sales	1,000 sf	\$9,583	\$125	\$622	-	-	\$10,330	\$9,583	\$125	\$622	-	-	\$10,330
851	Convenience Market (24 hour)	1,000 sf	\$30,942	\$508	\$2,540	-	-	\$33,990	\$30,942	\$508	\$2,540	-	-	\$33,990
880/881	Pharmacy with & without Drive-Thru	1,000 sf	\$7,117	\$146	\$729	-	-	\$7,992	\$7,117	\$146	\$729	-	-	\$7,992
SERVICES:														
912	Drive-In Bank	1,000 sf	\$12,220	\$117	\$583	-	-	\$12,920	\$12,220	\$117	\$583	-	-	\$12,920
931	Fine Dining Restaurant	1,000 sf	\$21,948	\$423	\$2,115	-	-	\$24,486	\$21,948	\$423	\$2,115	-	-	\$24,486
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	\$58,535	\$722	\$3,607	-	-	\$62,864	\$58,535	\$722	\$3,607	-	-	\$62,864
944	Gas Station w/Convenience Market <2,000 sq ft	fuel pos.	\$7,675	\$116	\$579	-	-	\$8,370	\$7,675	\$116	\$579	-	-	\$8,370
	Gas Station w/Convenience Market 2,000 - 5,499 sq ft	fuel pos.	\$11,800	\$182	\$910	-	-	\$12,892	\$11,800	\$182	\$910	-	-	\$12,892
945	Gas Station w/Convenience Market 5,500+ sq ft	fuel pos.	\$15,432	\$238	\$1,189	-	-	\$16,859	\$15,432	\$238	\$1,189	-	-	\$16,859
INDUSTRIAL:														
110	General Light Industrial	1,000 sf	\$2,484	\$39	\$197	-	-	\$2,720	\$2,484	\$39	\$197	-	-	\$2,720
150	Warehousing	1,000 sf	\$869	\$9	\$47	-	-	\$925	\$869	\$9	\$47	-	-	\$925
151	Mini-Warehouse	1,000 sf	\$495	\$4	\$20	-	-	\$519	\$495	\$4	\$20	-	-	\$519