



# City Commission Public Hearing

**Impact Fees**  
**Code Amendment**  
**Second Reading**  
February 2, 2022



# REQUEST

Adoption of Ordinances to adopt Impact Fees for the City of Hallandale Beach.

# BACKGROUND

- **Impact fees:** are a one-time charge to new development to fund the cost capital infrastructure capacity consumed by new development.
- **Purpose of impact fees:** to assist in funding of projects identified in the Capital Improvements Element (CIE) and other capital improvement programs.
  - The City retained the services of Tindale Oliver to prepare impact fee studies to document the cost, credit, and demand components associated with providing capital facilities and fee schedules.

# BACKGROUND – Cont'd

- ❖ **September 23, 2020-** *Ordinances were presented to the Planning and Zoning Board-recommended approval.*
- ❖ **April 7, 2021-** City Commission approved First Reading of the Ordinances.
- ❖ **May 5, 2021** – City Commission deferred Second Reading at the request of staff to allow time to review new State Statutes regarding impact fees.
- *The ordinances for Second Reading have been revised to be consistent with the new State Statutes.*
- *The fees for multimodal transportation, fire rescue and law enforcement have been updated to be consistent with the new edition of the ITE Handbook. (Table 1, Impact Fee schedule in the ordinance)*

# Current Code

- **Existing Impact Fees:**
- Water and sewer impact fees for new development per Chapter 30, Utilities, of the Hallandale Beach Code of Ordinances.
- Transportation exaction fees are for new major developments pursuant to Chapter 32, Development Review Procedures.
- ❖ *There are no impact fees for Law Enforcement, Fire Rescue and Parks and Recreation services.*





# Proposed Code Amendments

- Amends Chapter 32, Development Review Procedures, to eliminate the requirement of a contribution of a transportation fee;
- Creates Chapter 31, Development Impact Fees, imposing impact fees on all development projects that impact law enforcement, fire rescue, parks and recreation and multi-modal transportation systems at the rate established by the Fee Schedule based on use;
- Adopts the Hallandale Beach Impact Fee Study prepared by Tindale Oliver.
- Requires the Impact Fee Study be updated every 5 years.
- The Ordinance and subsequent increases in fee rates shall be effective 90 days after adoption.



## Staff Recommendation

*Staff recommends the City Commission approve the Ordinances on Second Reading.*

# Hallandale Beach

## Impact Fee Study Findings

February 2, 2022





# Presentation Overview

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**Impact Fees (Non-Utility)**

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# Methodology

## 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**

# 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 in 2021:

- Applies to existing fees
- Limit on fee increases:
  - No more than 12.5% per year
  - 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 2/3<sup>rd</sup> of the governing body



# Methodology

## 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/ Miles of Travel

# Methodology

## Components

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

# Summary of Calculated Impact Fees

Land Use	Impact Unit	Fire Rescue	Law Enf.	Parks and Rec.	Multi-Modal Transp.	Total Fee
Single Family	du	\$552	\$387	\$2,727	\$3,068	<b>\$6,734</b>
Multi-Family*	du	\$317	\$222	\$1,562	\$2,070	<b>\$4,171</b>
General Light Industrial	1,000 sf	\$150	\$92	n/a	\$1,346	<b>\$1,588</b>
General Office Building	1,000 sf	\$307	\$188	n/a	\$3,022	<b>\$3,517</b>
Retail (less than 40,000 sf)	1,000 sf gla	\$672	\$411	n/a	\$2,053	<b>\$3,136</b>
Bank w/Drive-In	1,000 sf	\$477	\$292	n/a	\$6,603	<b>\$7,372</b>
Restaurant (non-fast food)	1,000 sf	\$1,705	\$1,044	n/a	\$11,919	<b>\$14,668</b>

\*Transportation = 1-3 floors

# Presentation Overview

**1** Methodology

**2** Impact Fees (Non-Utility)

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# Impact Fees

## Service Areas:

- Fire Rescue
- Law Enforcement
- Parks & Recreation
- Multi-Modal Transportation

# Impact Fees

## FIRE RESCUE



# Fire Rescue

## Inventory

- 3 fire rescue stations
  - 39,600 total square feet
  - 2.5 acres of land
- Vehicles/equipment
- Unit Costs:
  - Buildings: \$325 per square foot
  - Land: \$500,000 per acre



# Fire Rescue

## Impact Fee Comparison

Land Use	Unit	Hallandale Beach Full Calc.	Coconut Creek	Cooper City	Dania Beach	Margate	Miramar	Oakland Park	Parkland	Pembroke Park
Study Date	-	<b>2018</b>	2005	1990	2005	1993	2016	N/A	2010	N/A
Assessed Portion	-	<b>100%</b>	100%	100%	100%	N/A	71%	N/A	N/A	N/A
Single Family (2,000 sf)	du	<b>\$552</b>	\$586	\$91	\$778	\$415	\$442	\$150	\$462	\$178
Multi-Family (1,300 sf)	Du	<b>\$317</b>	\$381	\$91	\$506	\$415	\$442	\$150	\$273	\$178
Light Industrial	1,000 sf	<b>\$150</b>	\$293	\$37	\$389	\$823	\$440	\$980/acre	\$410	\$10
Office (50k sq ft)	1,000 sf	<b>\$307</b>	\$293	\$37	\$389	\$823	\$440	\$980/acre	\$930	\$10
Retail (<40k sq ft)	1,000 sf	<b>\$672</b>	\$293	\$37	\$389	\$823	\$440	\$980/acre	\$1,930	\$10



# Impact Fees

## LAW ENFORCEMENT



# Law Enforcement

## Inventory

- 1 police station (at City Hall)
  - 17,000 total square feet
  - 1.50 acres of land
- Vehicles/Equipment
- Unit Costs:
  - Buildings: \$200 per square foot
  - Land: \$500,000 per acre

# Law Enforcement

## Impact Fee Comparison

Land Use	Unit	Hallandale Beach Full Calc.	Aventura	Coconut Creek	Cooper City	Dania Beach	Margate	Miramar	Oakland Park	Parkland
Study Date	-	<b>2018</b>	1996	2005	1990	2005	1993	2016	N/A	2010
Assessed Portion	-	<b>100%</b>	N/A	50%	100%	100%	N/A	65%	N/A	N/A
Single Family (2,000 sf)	du	<b>\$387</b>	\$96	\$312	\$91	\$368	\$372	\$479	\$150	\$170
Multi-Family (1,300 sf)	du	<b>\$222</b>	\$96	\$203	\$91	\$239	\$372	\$479	\$150	\$101
Light Industrial	1,000 sf	<b>\$92</b>	\$140	\$911	\$37	\$184	\$994	\$370	\$980/acre	\$160
Office (50k sq ft)	1,000 sf	<b>\$188</b>	\$140	\$911	\$37	\$184	\$994	\$370	\$980/acre	\$360
Retail (<40k sq ft)	1,000 sf	<b>\$411</b>	\$140	\$648	\$37	\$184	\$994	\$370	\$980/acre	\$760

# Impact Fees

## PARKS & RECREATION





# Parks and Recreation

## Inventory & Level of Service

Type	Acres	Current LOS	Adopted LOS Standard
2018 Permanent Population = 39,114			
Community	15.61	0.40	-
Neighborhood	27.17	0.69	-
Special	<u>49.93</u>	<u>1.28</u>	-
<b>Total*</b>	<b>92.71</b>	<b>2.37</b>	<b>3.25</b>

\* Excludes stand-alone waterways

# Parks and Recreation

## Impact Fee Comparison

Land Use	Unit	Hallandale Beach Full Calc.	Aventura	Cooper City	Dania Beach	Hollywood	Miramar*	Oakland Park	Pembroke Park
Study Date	-	<b>2018</b>	N/A	1990	2014	N/A	2016	N/A	N/A
Assessed Portion	-	<b>100%</b>	N/A	100%	N/A	N/A	100%	N/A	N/A
Single Family (2,000 sf)	du	<b>\$2,727</b>	\$1,352	\$1,280	\$1,825	\$2,375	\$3,302	\$1,500	\$251
Multi-Family (1,300 sf)	du	<b>\$1,562</b>	\$690	\$1,280	\$1,364	\$2,175	\$2,265	\$1,500	\$251
Mobile Home (1,300 sf)	du	<b>\$1,562</b>	\$1,352	\$1,280	\$1,140	\$2,175	\$2,265	\$1,500	\$251

\* The rates shown combine the recreation impact fee and the community parks land dedication impact fee. The three bedroom rate is used as a proxy for the single family land use and the two bedroom rate for the MFR and MH uses.

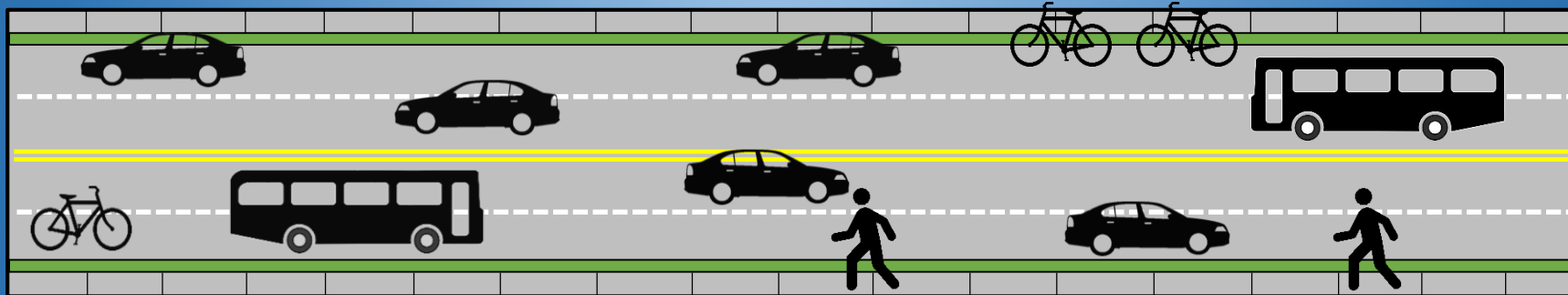
# Impact Fees

## MULTI-MODAL TRANSPORTATION



# Transportation: Consumption-Based

$$\text{One Lane Mile} \approx \$2.1 \text{ M} \div \text{Capacity} \approx 11,800 = \text{Person-miles of capacity} \approx \$180, \text{ Transit adjustment} \approx \$195$$



Total Credit  $\approx \$1,200$   
**Network Fee  $\approx \$3,100$**   
 Local Factor = 31%  
**Local Fee  $\approx \$945$**



Total Impact  
 Cost  $\approx \$4,300$  =

 22 person-miles  
 of daily travel x

# Transportation

## Multi-Modal Impact Fee Rates

Land Use	Unit	Hallandale Beach Full Calc.	Broward County*	City of Tamarac City Collector	City of Riviera Beach	Village of Royal Palm Beach	City of Palm Beach Gardens**		Palm Beach County
							City Collector (Roads)	Mobility	
Study Date	-	<b>2018</b>	n/a	2019	2005	2001	2016	2019	2018
Assessed Portion	-	<b>100%</b>	n/a	50%	100%	100%	100%	100%	n/a
Single Family (2k sf)	du	<b>\$3,068</b>	\$407	\$940	\$1,494	\$1,079	\$1,779	\$5,823	\$4,717
Multi-Family (1-3 flrs)	du	<b>\$2,070</b>	\$407	\$676	\$1,139	\$672	\$1,107	\$3,137	\$2,929
Light Industrial	1,000 sf	<b>\$1,346</b>	\$455	\$424	\$374	\$246	\$1,135	\$3,213	\$1,522
Office (50k sq ft)	1,000 sf	<b>\$3,022</b>	\$419	\$834	\$841	\$550	\$2,531	\$3,978	\$3,418
Retail (<40k sq ft)	1,000 sf	<b>\$2,053</b>	\$387	\$1,334	\$4,894	\$3,176	\$3,095	\$8,931	\$8,023

\*Average of 46 zones. Typically, Broward County does not assess these fees

\*\*The City Collector fee is charged west of the Beeline Hwy and the Mobility fee is charged east of the Beeline Hwy



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# Next Steps

- Implementation: *effective 90 days upon Commission adoption.*

# Questions?



## Thank You!

