

# Hallandale Beach

## Impact Fees and In-Lieu Fees

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**TindaleXOliver**  
planning | design | engineering



# Presentation Overview

- 1** Background/Purpose
- 2** Impact Fees (Non-Utility)
- 3** In-Lieu Fees
- 4** Next Steps

# Background/Purpose

## City of Hallandale Beach:

- Implemented water and wastewater impact fees
- Additional services area impact fees considered:
  - Fire Rescue
  - Law Enforcement
  - Parks and Recreation
  - Transportation (Multi-modal)
- In-Lieu fees considered:
  - Affordable Housing
  - Parking

# Presentation Overview

- 1 Background/Purpose
- 2 Impact Fees (Non-Utility)
- 3 In-Lieu Fees
- 4 Next Steps



# Impact Fees

## Impact Fee Definition:

- One-time capital charge to new development
- Covers the cost of new capital facility capacity
- Implements the CIE and CIP

# Impact Fees

## Why Impact Fees?:

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

# Impact Fees

## 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

# Impact Fees

## 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



# Impact Fees

## Components

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

# Impact Fees

## Total Impact Fees – Transportation: City Roads Only

Land Use	Impact Unit	Fire Rescue	Law Enf.	Parks and Rec.	Multi-Modal Transp. (Local)	Total Fee
Single Family	du	\$654	\$380	\$2,727	<b>\$950</b>	<b>\$4,711</b>
Multi-Family*	du	\$375	\$218	\$1,562	<b>\$684</b>	<b>\$2,839</b>
General Light Industrial	1,000 sf	\$176	\$92	n/a	<b>\$431</b>	<b>\$699</b>
General Office Building	1,000 sf	\$320	\$167	n/a	<b>\$840</b>	<b>\$1,327</b>
Retail	1,000 sf gla	\$555	\$290	n/a	<b>\$1,326</b>	<b>\$2,171</b>
Bank w/Drive-In	1,000 sf	\$551	\$288	n/a	<b>\$2,035</b>	<b>\$2,874</b>
Fast Food Rest. w/Drive-Thru	1,000 sf	\$3,345	\$1,750	n/a	<b>\$9,900</b>	<b>\$14,995</b>

\*Transportation = 1-2 floors

# 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

## Level of Service

Calculation Step	Weighted Seasonal Population	Functional Population
2018 Population	43,925	40,776
Number of Stations	3	3
Population per Station	14,642	13,592
<b>LOS (Stations per 1,000 Population)</b>	<b>0.068</b>	<b>0.074</b>

# Fire Rescue

## Level of Service Comparison, 2017

Community	Service Area Population*	Stations	Population per Station	LOS*
Miramar	136,246	5	27,249	0.037
Pembroke Pines	163,103	6	27,184	0.037
Hollywood	147,212	6	24,535	0.041
Margate & Coconut Creek	115,356	5	23,071	0.043
North Lauderdale	44,408	2	22,204	0.045
Oakland Park	44,409	3	14,803	0.068
<b>Hallandale Beach</b>	<b>38,746</b>	<b>3</b>	<b>12,915</b>	<b>0.077</b>
Parkland	31,476	3	10,492	0.095

\* 2017 BEBR Permanent Population.

Note: Margate and Coconut Creek have a consolidated fire rescue department that provides services to both Cities

# Fire Rescue

## Cost Component

Variable	Figure	% of Total
Building Value	\$12.9 M	63%
Land Value	\$1.2 M	6%
Vehicle/Equipment Value	<u>\$6.5 M</u>	<u>31%</u>
<b>Total Value</b>	<b>≈\$20.6 M</b>	<b>100%</b>
Cost per Station (3 stations)	\$6.87 M	
LOS (Stations/1,000 func. Res.)	0.074	-
<b>Total Cost per Functional Resident</b>	<b>≈\$508</b>	-

# Fire Rescue

## Credit Component

- Credit provided for expansion portion of new Fire Station 7
  - $\approx 63\%$  of project is associated with expansion
- Both “cash” and debt utilized for project payment
- Portion funded with ad valorem taxes is adjusted
  - Credit adjustment factor = 2.0

# Fire Rescue

## Credit Component (Capital Expansion Credit)

Item	Figure
<b><i>Fire Station 7</i></b>	
Total Expansion Expenditures (FY 2013-2017)	\$315,000
Average Annual Expenditure	\$63,000
Average Annual Functional Population	40,155
- Annual Expenditure per Functional Resident	\$1.57
- Adjusted for Residential Land Uses *	\$2.18
<b>Present Value (3% over 25 Yrs.)</b>	
- Residential Land Uses (per Functional Resident)*	≈\$38
- Non-Residential Land Uses (per Functional Resident)*	≈\$27

\* Adjusted for portion repaid with ad valorem tax revenue (2.0 Adjustment Factor)



# Fire Rescue

## Credit Component (Debt Service Credit)

Item	Figure
<b><i>Fire Station 7</i></b>	
Present Value of Remaining Payments	\$4.9 M
- Average Annual Functional Population	43,170
- Credit per Functional Resident	\$113
<b>Debt Service Credit per Functional Resident:</b>	
- Residential Land Uses*	≈ <b>\$158</b>
- Non-Residential Land Uses	≈ <b>\$113</b>

\* Adjusted for portion repaid with ad valorem tax revenue (2.0 Adjustment Factor)

# Fire Rescue

## Credit Component (Total Revenue Credit)

Item	Per FN Resident
<b><i>Capital Expansion Credit:</i></b>	
- Residential Land Uses	\$38
- Non-Residential Land Uses	\$27
<b>Debt Service Credit:</b>	
- Residential Land Uses	\$158
- Non-Residential Land Uses	\$113
<b>Total Revenue Credit:</b>	
- Residential Land Uses	≈ \$196
- Non-Residential Land Uses	≈ \$141

# Fire Rescue

## Net Impact Cost

Impact Cost/Credit Element	Per FN Resident
Total Impact Cost	\$508
<b><i>Total Revenue Credit:</i></b>	
- Residential Land Uses	(\$196)
- Non-Residential Land Uses	(\$141)
<b><i>Net Impact Cost:</i></b>	
- Residential Land Uses	≈\$313
- Non-Residential Land Uses	≈\$368

# Fire Rescue

## Calculated Impact Fee

Land Use	unit	Persons per Unit	Calculated Impact Fee
<b><i>Residential</i></b>			
Single Family (detached)	du	2.09	<b>\$654</b>
Multi-Family	du	1.20	<b>\$375</b>
<b><i>Non-Residential</i></b>			
Light Industrial	1,000 sf	0.48	<b>\$176</b>
Office	1,000 sf	0.87	<b>\$320</b>
Retail	1,000 sf	1.51	<b>\$555</b>
Bank w/Drive-Thru	1,000 sf	1.50	<b>\$551</b>
Fast Food w/Drive-Thru	1,000 sf	9.10	<b>\$3,345</b>

# 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>\$654</b>	\$586	\$91	\$778	\$415	\$442	\$150	\$462	\$178
Multi-Family (1,300 sf)	Du	<b>\$375</b>	\$381	\$91	\$506	\$415	\$442	\$150	\$273	\$178
Light Industrial	1,000 sf	<b>\$176</b>	\$293	\$37	\$389	\$823	\$440	\$980/acre	\$410	\$10
Office (50k sq ft)	1,000 sf	<b>\$320</b>	\$293	\$37	\$389	\$823	\$440	\$980/acre	\$930	\$10
Retail (125k sq ft)	1,000 sf	<b>\$555</b>	\$293	\$37	\$389	\$823	\$440	\$980/acre	\$1,500	\$10
Bank	1,000 sf	<b>\$551</b>	\$293	\$37	\$389	\$823	\$440	\$980/acre	\$1,930	\$10
Fast Food	1,000 sf	<b>\$3,345</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

## Level of Service

Calculation Step	Weighted Seasonal Population	Functional Population
2018 Population	43,925	40,776
Number of Sworn Officers	109	109
Population per Officer	403	374
<b>LOS (Officers per 1,000 Population)</b>	<b>2.48</b>	<b>2.67</b>

# Law Enforcement

## Level of Service Comparison, 2016

Community	Population	Officers	LOS*
Miramar	134,037	203	1.52
Pembroke Pines	161,799	246	1.52
Coconut Creek	57,116	95	1.66
Margate	57,226	107	1.87
Aventura	37,611	78	2.07
Hollywood	146,155	308	2.11
<b>Hallandale Beach</b>	<b>38,621</b>	<b>102</b>	<b>2.64</b>

Source: 2016 FDLE Criminal Justice Agency Profile

\* Officers per 1,000 residents

# Law Enforcement

## Cost Component

Variable	Figure	% of Total
Building Value	\$3.4 M	34%
Land Value	\$0.7 M	8%
Vehicle/Equipment Value	<u>\$5.8 M</u>	<u>58%</u>
<b>Total Value</b>	<b>\$9.9 M</b>	<b>100%</b>
Number of Sworn Officers	109	
Total Asset Value per Officer	\$91,052	
LOS (Officers/1,000 Func. Res.)	2.67	-
<b>Total Cost per Functional Resident</b>	<b>≈\$243</b>	-



# Law Enforcement

## Credit Component (Capital Expansion)

- Credit provided for police body cameras and report management software expenditures
- Portion funded with **ad valorem** taxes is adjusted
  - Credit adjustment factor = **2.0**

# Law Enforcement

## Credit Component (Capital Expansion Credit)

Item	Figure
Total Expansion Expenditures (FY 2012-2021)	\$1.2 M
Average Annual Expenditure	\$118,300
Average Annual Functional Population	40,535
- Annual Expenditure per Functional Resident	\$2.92
- Adjusted for Residential Land Uses *	\$3.52
<b>Present Value (3% over 25 Yrs.)</b>	
- Residential Land Uses (per Functional Resident)*	≈\$61
- Non-Residential Land Uses (per Functional Resident)*	≈\$51

\* Adjusted for portion paid with ad valorem tax revenue (2.0 Adjustment Factor)

# Law Enforcement

## Net Impact Cost

Impact Cost/Credit Element	Per FN Res.
Total Impact Cost	\$243
<b><i>Total Revenue Credit:</i></b>	
- Residential Land Uses	(\$61)
- Non-Residential Land Uses	(\$51)
<b><i>Net Impact Cost</i></b>	
- Residential Land Uses	<b>\$182</b>
- Non-Residential Land Uses	<b>\$192</b>

# Law Enforcement

## Calculated Impact Fee

Land Use	unit	Persons per Unit	Calculated Impact Fee
<b><i>Residential</i></b>			
Single Family (detached)	du	2.09	<b>\$380</b>
Multi-Family	du	1.20	<b>\$218</b>
<b><i>Non-Residential</i></b>			
Light Industrial	1,000 sf	0.48	<b>\$92</b>
Office	1,000 sf	0.87	<b>\$167</b>
Retail	1,000 sf	1.51	<b>\$290</b>
Bank w/Drive-Thru	1,000 sf	1.50	<b>\$288</b>
Fast Food w/Drive-Thru	1,000 sf	9.10	<b>\$1,750</b>

# 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>\$380</b>	\$96	\$312	\$91	\$368	\$372	\$479	\$150	\$170
Multi-Family (1,300 sf)	du	<b>\$218</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>\$167</b>	\$140	\$911	\$37	\$184	\$994	\$370	\$980/acre	\$360
Retail (125k sq ft)	1,000 sf	<b>\$290</b>	\$140	\$648	\$37	\$184	\$994	\$370	\$980/acre	\$590
Bank	1,000 sf	<b>\$288</b>	\$140	\$648	\$37	\$184	\$994	\$370	\$980/acre	\$760
Fast Food	1,000 sf	<b>\$1,750</b>	\$140	\$648	\$37	\$184	\$994	\$370	\$980/acre	\$760



# Impact Fees

## PARKS & RECREATION



# Parks and Recreation

## Inventory

Type	# of Parks	Park Acreage
Community	1	15.61
Neighborhood	9	27.17
Special	<u>8</u>	<u>49.93</u>
<b>Total</b>	<b>18</b>	<b>92.71</b>

# Parks and Recreation

## Level of Service

Type	Acres	Current LOS	Adopted LOS
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

## Adopted Level of Service Standard Comparison

Community	LOSS
Aventura	2.75
Coconut Creek	3.00
Hollywood	3.00
Lauderdale Lakes	3.00
Margate	3.00
North Lauderdale	3.00
Oakland Park	3.00

Community	LOSS
Pembroke Park	3.00
<b><i>Hallandale Beach</i></b>	<b><i>3.25</i></b>
Miramar	4.00
Parkland	5.00
Cooper City	6.00
Pembroke Pines	7.00

# Parks and Recreation

## Cost Component (Land)

Variable	Figure
Land Cost per Acre	\$500,000
Site Development Cost per Acre	<u>\$40,000</u>
<b>Total Land Cost per Acre</b>	<b>\$540,000</b>
Total Acres	92.7
Total Land Value	≈\$50.1 M
Current Level of Service (acres per 1,000 res.)	2.37
<b>Total Land Value per Resident</b>	<b>≈\$1,280</b>



# Parks and Recreation

## Cost Component (Facility and Equipment)

- **Determined** through review of:
  - Insurance values, recently completed parks, and estimated costs associated with parks being built with the City's GO Bond

# Parks and Recreation

## Cost Component (Facility and Equipment)

Variable	Figure
Total Recreational Facility Value	\$92.7 M
Total Acres	92.7
<b>Total Recreational Facility Value per Acre</b>	<b>≈\$1.0 M</b>
Current Level of Service (acres per 1,000 res.)	2.37
<b>Total Facility Value per Resident</b>	<b>≈\$2,370</b>

# Parks and Recreation

## Cost Component (Total Impact Cost)

Variable	Figure	%
Land Cost per Resident	\$1,280	35%
Recreational Facility Cost per Resident	<u>\$2,370</u>	<u>65%</u>
<b>Total Cost per Resident</b>	<b>\$3,650</b>	<b>100%</b>

# Parks and Recreation

## Credit Component (Debt Service)

- GO Bond utilized to build/add capacity at 6 parks
  - Present value of remaining debt ≈ \$58.6 million
- Adjusted to account for ad valorem tax revenue repayment
  - Credit adjustment factor = 2.0

# Parks and Recreation

## Credit Component (Debt Service Credit)

Item	Figure
Present Value of Remaining Payments	\$58.6 M
- Average Annual Population	42,636
- Credit per Resident	\$1,373
- Adjusted Credit per Resident	≈\$2,747

\* Adjusted for portion repaid with ad valorem tax revenue (2.0 Adjustment Factor)



# Parks and Recreation

## Net Impact Cost

Impact Cost/Credit Element	Per Res.
Total Impact Cost	\$3,650
Total Revenue Credit	<u>(\$2,747)</u>
Total Net Impact Cost	≈\$903

# Parks and Recreation

## Calculated Impact Fee

Land Use	unit	Persons per Unit	Calculated Impact Fee
Single Family (detached)	du	3.02	<b>\$2,727</b>
<i>Duplex</i>	du	2.23	<b>\$2,013</b>
Multi-Family (3 to 9 units)/ Townhouse/Mobile Home	du	1.73	<b>\$1,562</b>
Multi-Family (10+ units)	du	1.08	<b>\$975</b>

# Parks and Recreation

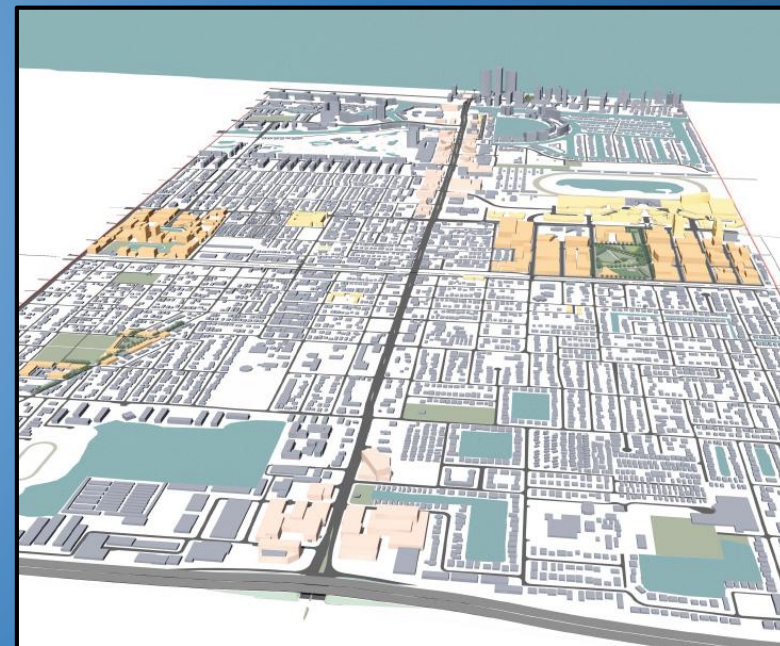
## Impact Fee Comparison

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

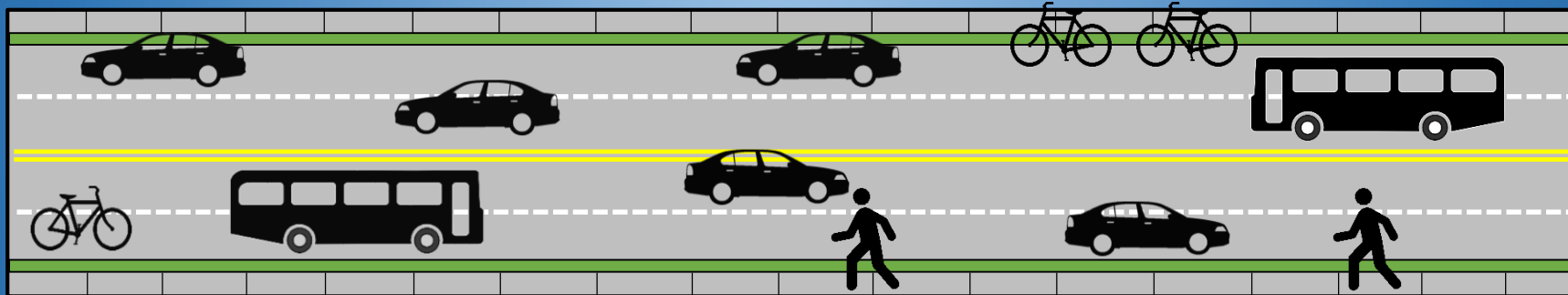
## Multi-Modal Impact Fee Variables:

- Demand Component
  - Trip Generation Rate, Trip Length, % New Trips, Person-Trip Factor
- Cost Component
  - Roadways, Bike/Ped, Transit, Capacity
- Credit Component
  - Non-impact fee transportation capacity expansion funding



# 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  $\approx \$960$**



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

 22 person-miles  
 of daily travel x

# Transportation

## *Demand Component*

- Sources:

- National ITE Reference
- Florida Studies Database
- Southeast Regional Planning Model (SERPM)

- Demand Calculation:

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

# Transportation

## Demand per Unit of Development:

- Trip Generation Rate = Number per day
- Trip Length = Travel A to B
- % New Trips = Accounts for trips already on the roadway
- Interstate/Toll Adjustment Factor = Accounts for interstate & toll trips (not charged)
- Person-Trip Factor = persons per vehicle

# Transportation

## Single Family Residential Example:

- Trip Generation Rate = 7.81
- Trip Length = 6.62
- % New Trips = 100%
- I/T Adj. Factor = 38.4%
- Person-Trip Factor = 1.40

$$(7.81 * 6.62 * 100\% / 2) * (1 - 38.4\%) * 1.40 = 22.29$$

# Transportation

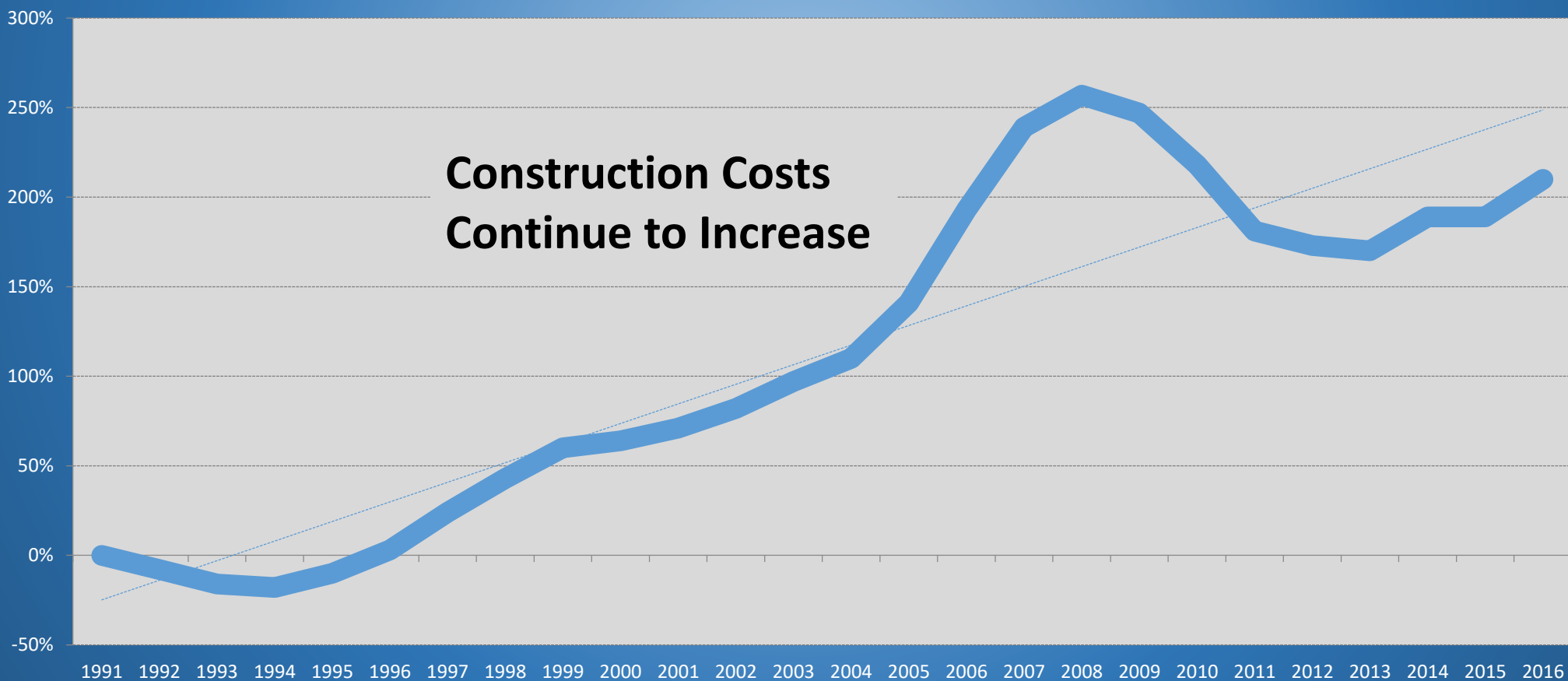
## *Cost Component*

- Sources:
  - Broward County roadway improvements
    - Bailey Rd from NW 64<sup>th</sup> Ave/SW 81<sup>st</sup> Ave to SR 7/US 441 (2010)
    - Cost per Lane Mile ~\$1.6 million
  - Recent new construction/lane addition projects throughout Florida



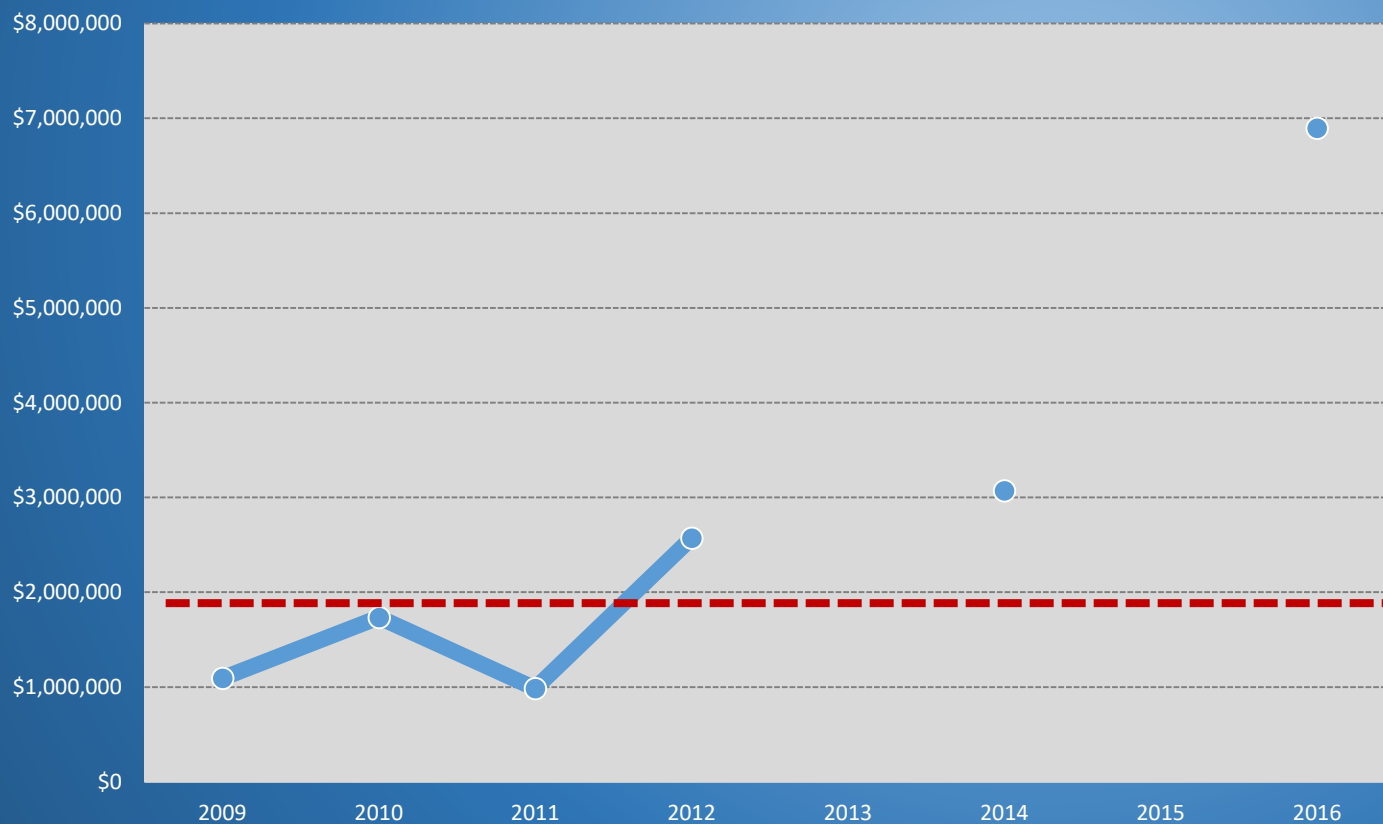
# Transportation

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



# Transportation

County Road Construction in District 4

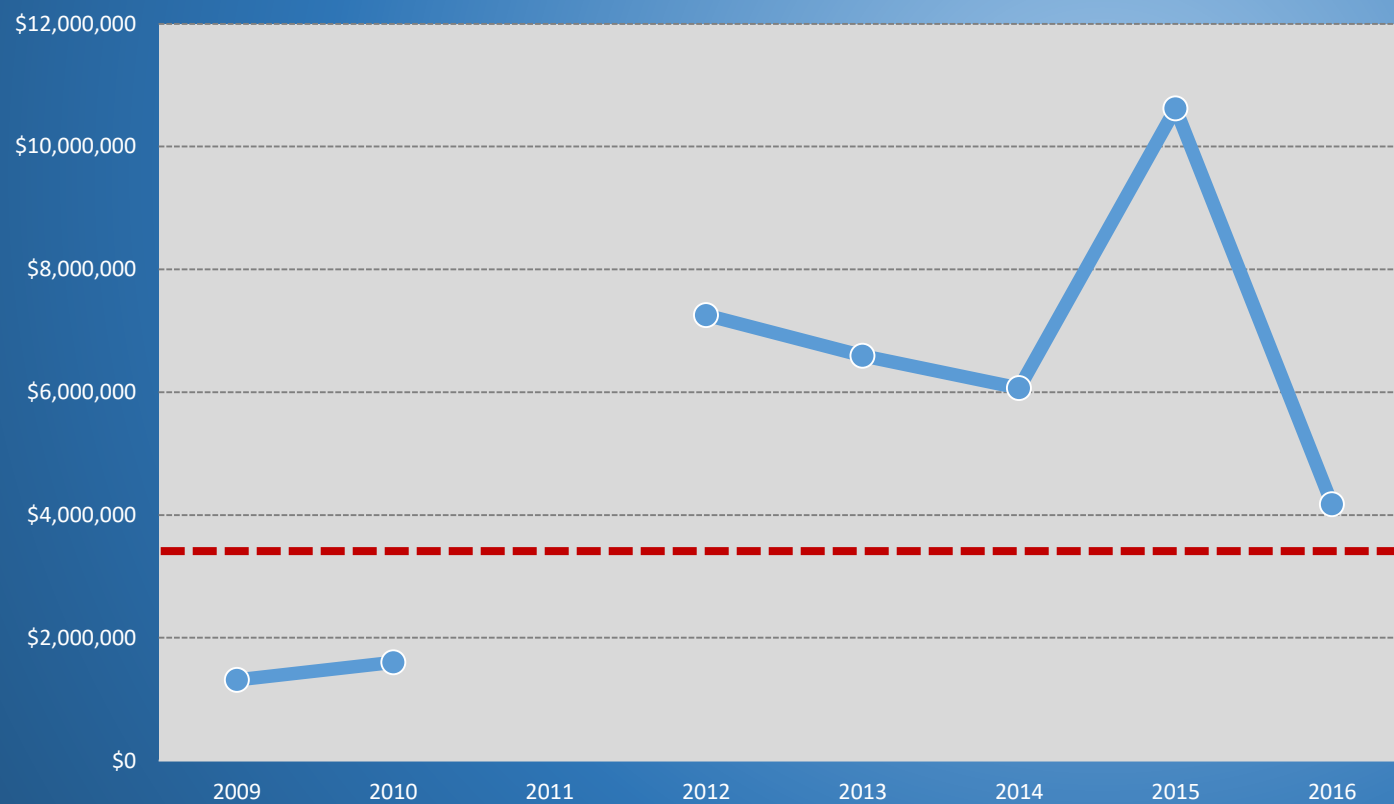


Average (2009-2016) = **\$1.90 million**

- 23 bids
- >84 lane miles
- 4 counties
- Curb & Gutter ONLY

# Transportation

State Road Construction in District 4



Average (2009-2016) = **\$3.40 million**

- 12 bids
- >50 lane miles
- 5 counties
- Curb & Gutter ONLY

# Transportation

## Construction Cost per Lane Mile

- Curb & Gutter vs. Open Drainage
- Distribution of LRTP projects

Phase	Curb & Gutter	Open Drainage*	Blended Total
City/County Roads	\$1,900,000	\$1,425,000	\$1,710,000
State Roads	\$3,400,000	\$2,550,000	\$3,060,000
Lane Mile Distribution**	60%	40%	100%

\*Open drainage projects estimated at 75% of curb & gutter

\*\*Based on the 2040 LRTP Needs Plan project list

# Transportation

## Estimated Cost per Lane Mile

Phase	City/County Roads	State Roads	Blended Total
Design	\$171,000	\$337,000	\$179,000
Construction*	\$1,710,000	\$3,060,000	\$1,778,000
CEI	<u>\$154,000</u>	<u>\$306,000</u>	<u>\$162,000</u>
<b>Total</b>	<b>\$2,035,000</b>	<b>\$3,703,000</b>	<b>\$2,119,000</b>
Lane Mile Distribution**	95%	5%	100%

\*Includes adjustment to account for open drainage projects (75% of curb & gutter)

\*\*Based on the 2040 LRTP Needs Plan project list



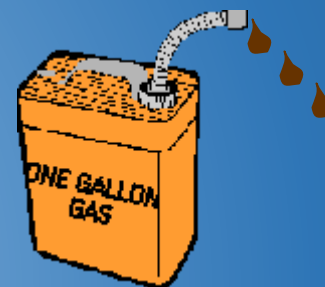
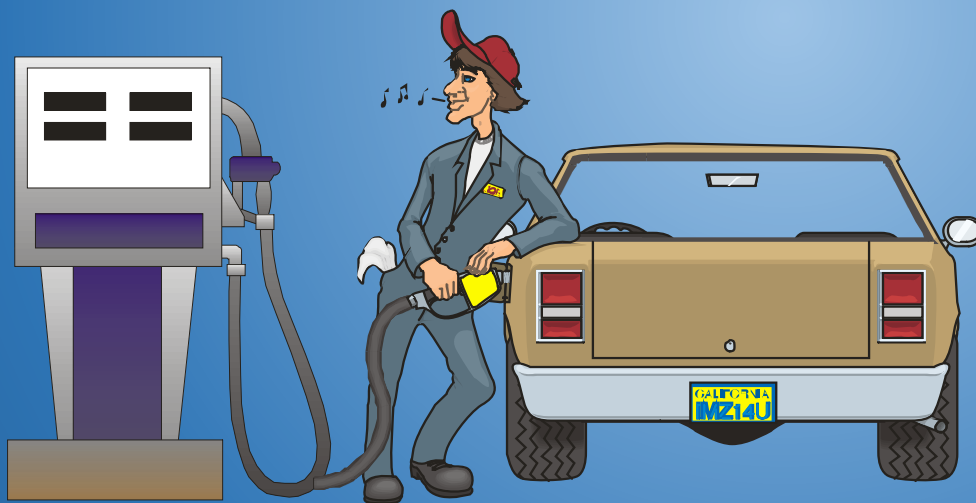
# Transportation

## *Cost Component*

- Roadway Cost = \$2,119,000
- Capacity = 11,760 person-miles
- Transit adjustment = +7%
- Adjusted Cost per PMC = **\$193**

# Transportation

## Credit Component:



\$.01 penny

**1 CENT  
GAS TAX  
PER GALLON**

# Transportation

## *Credit Component*

- **Revenue Sources**

- ✓ City funding (complete streets, bike lanes, sidewalks, etc.)
- ✓ County funding (fuel tax, etc.)
- ✓ State funding
- ✓ This is NOT a developer credit for construction

# Transportation

## Equivalent Pennies of Fuel Tax Revenue

Credit	Equiv. Pennies per Gallon	≈Annual Expenditures
City Revenues	\$0.002	\$1.4 M
County Revenues	\$0.021	\$17.8 M
State Revenues	<u>\$0.106</u>	<u>\$87.8 M</u>
<b>Total</b>	<b>\$0.129</b>	<b>\$107.0 M</b>

# Transportation

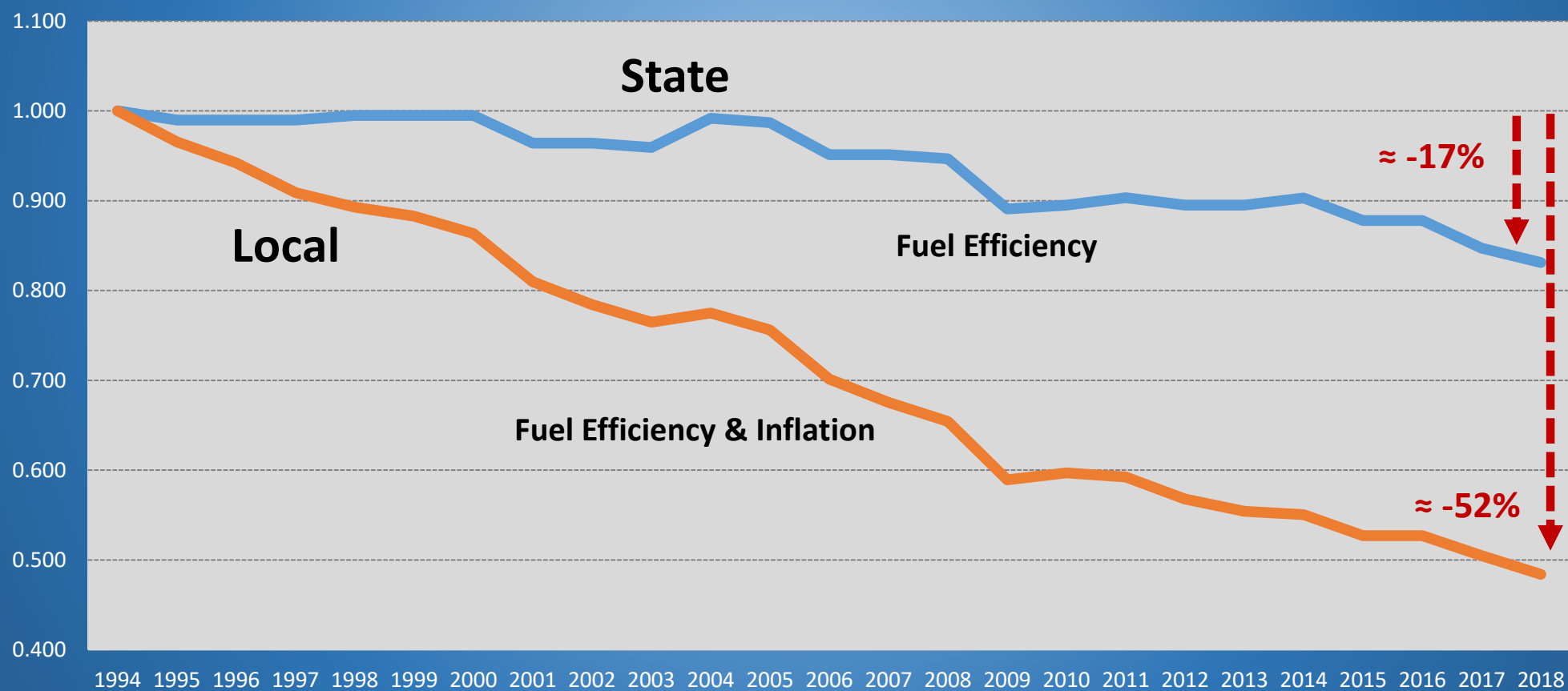
Decrease in Value of 1¢ of Fuel Tax

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



# Transportation

## Decrease in Value of 1¢ of Fuel Tax



# Transportation

## *Single Family (2,000 sq ft):*

- Net PMT = 22.29
- Cost per PMC = \$193.07
- Total Impact Cost = \$4,304
- Revenue Credit = \$1,219
- Calculated Impact Fee Rate = **\$3,085**

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

# Transportation

## *Local Collector Adjustment:*

- Existing city collector network
- Proposed city collector network (congestion mgmt. grid)
- Future VMT on city collectors = **30.8%**
- Single Family (2,000 sq ft) = \$3,085 \* 30.8% = **\$950**

# Transportation

## Multi-Modal Impact Fee Rates

Land Use	Unit	Hallandale Beach Full Calc.	Hallandale Beach City Collector	Broward County*	City of Tamarac Fair Share	City of Riviera Beach	Village of Royal Palm Beach	City of Palm Beach Gardens	Palm Beach County
Study Date	-	<b>2018</b>	<b>2018</b>	n/a	1985	2005	2001	2016	2012
Assessed Portion	-	<b>100%</b>	<b>100%</b>	n/a	85%	100%	100%	100%	n/a
Single Family (2k sf)	du	<b>\$3,085</b>	<b>\$950</b>	\$407	\$211	\$1,494	\$1,079	\$1,779	\$7,281
Multi-Family (1-2 flrs)	du	<b>\$2,220</b>	<b>\$684</b>	\$407	\$152	\$1,139	\$672	\$1,107	\$4,842
Light Industrial	1,000 sf	<b>\$1,399</b>	<b>\$431</b>	\$455	\$103	\$374	\$246	\$1,135	\$1,522
Office (50k sq ft)	1,000 sf	<b>\$2,728</b>	<b>\$840</b>	\$419	\$169	\$841	\$550	\$2,531	\$3,418
Retail (125k sq ft)	1,000 sf	<b>\$4,306</b>	<b>\$1,326</b>	\$387	\$393 - \$868	\$4,894	\$1,447	\$2,941	\$9,831
Bank	1,000 sf	<b>\$6,606</b>	<b>\$2,035</b>	\$387	\$2,029	\$8,201	\$5,322	\$6,180	\$19,056
Fast Food	1,000 sf	<b>\$32,144</b>	<b>\$9,900</b>	\$387	\$868	\$7,808	\$4,117	\$20,811	\$30,702

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

# Transportation

## Multi-Modal Impact Fee Rates

Land Use	Unit	Hallandale Beach Full Calc.	Hallandale Beach City Collector	Collier County	Glades County	Hillsborough County Urban	Martin County	Miami-Dade County	Orange County AMA	St. Lucie County Mainland
Study Date	-	<b>2018</b>	<b>2018</b>	2015	2008	2016	2012	2006	2012	2009
Assessed Portion	-	<b>100%</b>	<b>100%</b>	100%	100%	50%	n/a	100%	56%	100%
Single Family (2k sf)	du	<b>\$3,085</b>	<b>\$950</b>	\$7,444	\$5,716	\$3,184	\$2,815	\$9,164	\$3,761	\$4,988
Multi-Family (1-2 flrs)	du	<b>\$2,220</b>	<b>\$684</b>	\$5,542	\$4,026	\$2,059	\$2,815	\$6,435	\$2,435	\$3,637
Light Industrial	1,000 sf	<b>\$1,399</b>	<b>\$431</b>	\$5,700	\$3,644	\$2,025	\$1,857	\$3,700	\$2,088	\$849
Office (50k sq ft)	1,000 sf	<b>\$2,728</b>	<b>\$840</b>	\$10,249	\$4,831	\$4,496	\$2,198	\$14,931	\$5,374	\$2,861
Retail (125k sq ft)	1,000 sf	<b>\$4,306</b>	<b>\$1,326</b>	\$14,354	\$8,636	\$5,057	\$5,183	\$19,434	\$5,246	\$5,526
Bank	1,000 sf	<b>\$6,606</b>	<b>\$2,035</b>	\$28,961	\$10,428	\$10,653	\$6,841	\$24,221	\$11,050	\$5,340
Fast Food	1,000 sf	<b>\$32,144</b>	<b>\$9,900</b>	\$96,567	\$11,877	\$35,413	\$15,693	\$48,750	\$36,809	\$5,340



# Summary of Calculated Fees

## Total Impact Fees – Transportation: Network

Land Use	Impact Unit	Fire Rescue	Law Enf.	Parks and Rec.	Multi-Modal Transp. (Network)	Total Fee
Single Family	du	\$654	\$380	\$2,727	\$3,085	\$6,846
Multi-Family*	du	\$375	\$218	\$1,562	\$2,220	\$4,375
General Light Industrial	1,000 sf	\$176	\$92	n/a	\$1,399	\$1,667
General Office Building	1,000 sf	\$320	\$167	n/a	\$2,728	\$3,215
Retail	1,000 sf gla	\$555	\$290	n/a	\$4,306	\$5,151
Bank w/Drive-In	1,000 sf	\$551	\$288	n/a	\$6,606	\$7,445
Fast Food Rest. w/Drive-Thru	1,000 sf	\$3,345	\$1,750	n/a	\$32,144	\$37,239

\*Transportation = 1-2 floors

# Summary of Calculated Fees

## Total Impact Fees – Transportation: City Roads Only

Land Use	Impact Unit	Fire Rescue	Law Enf.	Parks and Rec.	Multi-Modal Transp. (Local)	Total Fee
Single Family	du	\$654	\$380	\$2,727	\$950	\$4,711
Multi-Family*	du	\$375	\$218	\$1,562	\$684	\$2,839
General Light Industrial	1,000 sf	\$176	\$92	n/a	\$431	\$699
General Office Building	1,000 sf	\$320	\$167	n/a	\$840	\$1,327
Retail	1,000 sf gla	\$555	\$290	n/a	\$1,326	\$2,171
Bank w/Drive-In	1,000 sf	\$551	\$288	n/a	\$2,035	\$2,874
Fast Food Rest. w/Drive-Thru	1,000 sf	\$3,345	\$1,750	n/a	\$9,900	\$14,995

\*Transportation = 1-2 floors

# Presentation Overview

- 1 Background/Purpose
- 2 Impact Fees (Non-Utility)
- 3 In-Lieu Fees
- 4 Next Steps

# In-Lieu Fees

- **Affordable Housing**
  - Background
  - Current Conditions
  - Fee Calculations
  - Implementation Considerations
- **Parking**
  - Inventory
  - Estimated Fee
  - Implementation Considerations

# Affordable Housing Background

## Broward County LUP Requirements:

- Policy 2.16:

- ✓ Need to demonstrate availability of affordable housing for land use amendment of 100+ units
- ✓ Default Guidelines: 15% or \$1 per gross square foot for all additional market rate units

- Hallandale Beach Current Fee:

- ✓ \$8,833 per affordable unit required, or
- ✓ \$1,325 per unit based on all units, with 15% set-aside requirement

# Affordable Housing Current Conditions

## Hallandale Beach, Current Conditions:

- Affordable Housing Price  $\approx$  \$140,000
- Qualified Existing Homes, Citywide: 47% (9% SFR, 91% MFR)
  - ✓ Within CRA: 86% (13% SFR, 87% MFR)
  - ✓ Outside CRA: 23% (0% SFR, 100% MFR)
- Qualified New\* Homes Citywide: 5% (73% SFR, 23% MFR)
  - ✓ Within CRA: 20% (73% SFR, 23% MFR)
  - ✓ Outside CRA: 0%

\* Homes built since 2010



# Affordable Housing Current Conditions (Cont'd)

## Hallandale Beach, Current Conditions:

- Vacant Residential Land (Within CRA)
  - ≈66% of all vacant residential land is in CRA
  - Largest parcel – 5 acres, zoned SFR
  - With max identity – 36 total units
- Vacant Residential Land (Outside CRA)
  - Largest parcel – 10 acres, zoned MFR
  - With max density – 180 total units

# Affordable Housing Fee Calculations

Market Affordability Gap Calculation	Value
Max Affordable Home Price	\$139,045
Market Price per Sq Ft	\$220
Avg. Sq Ft per Affordable Unit (120% MFI or less)	1,000
<b>Market Price per Affordable Unit</b>	<b>\$220,000</b>
<b><i>Affordability Gap</i></b>	
Gap per Affordable Unit	\$80,955
- per Sq Ft	\$80.96
<b>Gap per All Homes Subject to Aff. Housing Req. (15% Inclusionary Req.)</b>	<b>\$12,143</b>
<b>- per Sq Ft</b>	<b>\$12.14</b>

# Affordable Housing Fee Calculations

## Affordable Housing In-Lieu Fee Comparison:

Item	Current	Calculated*	%
Fee per affordable unit	\$8,833	<b>\$80,955</b>	+817%
Fee per unit subject to in-lieu fee (with 15% requirement)	\$1,325	<b>\$12,143</b>	+816%

# Affordable Housing Implementation Considerations

- Fee Level/Application
  - Apply to all units vs. additional units
  - Requirement levels
- Plan/Program for Use of Revenues
- Affordable Housing Development Likely to:
  - Be Multi-Family Development
  - Occur in CRA

# Parking In-Lieu Fee

- Inventory
- Estimated Fee
- Implementation Considerations

# Parking In-Lieu Fee Inventory

## Hallandale Beach Public Parking Inventory

Garage/Lot	Spaces
North Beach Garage	40
South Beach Parking Lot	199
Gulfstream Park and Race Track*	5,231
Mardi Gras Casino*	<u>2,100</u>
<b>Total</b>	<b>7,570</b>

\* Patron parking only



# Parking In-Lieu Fee

## Estimated Fee

- **\$10,500** per space
  - Based on discussions with engineers developing surface parking lots in South Florida
- Other Jurisdictions: **\$5,000 to \$23,660** per space

# Parking In-Lieu Fee Implementation Considerations

- Plan/Program for Use of Revenues
- Fee Level/Applications
- Location
- Portion of Fee
- Timing of Payments
- Other

# Presentation Overview

- 1 Background/Purpose
- 2 Impact Fees (Non-Utility)
- 3 In-Lieu Fees
- 4 **Next Steps**

# Next Steps

- City Commission Input
- Ordinance Preparation
- Implementation Process

# Questions?



## Thank You!

