

PROPOSED IMPACT FEE STUDY AND ORDINANCE SUMMARY

- Deletes and replaces the Fire-Rescue and Law Enforcement Impact Fee programs and creates a Parks and Recreation Impact Fee pursuant to the City of Coconut Creek Impact Fee Study completed in January 2025 consistent with State Law and adopted at the same time as the new impact fee ordinance.
- Impact Fees are imposed on new development projects, or expansions or use changes that generate a need for expanded city services – Impact Generating Projects – to ensure fair contributions from new developments for city infrastructure in order to maintain service levels consistent with the City’s Comprehensive Plan.
- Fees for expansions or use changes are based only on the difference in demand before and after the expansion/change.
- The new Impact Fees for Fire-Rescue, Police and Parks and Recreation, are separate from, and in addition to, applicable utility use charges and other unrelated service fees including but not limited to water and wastewater fees, affordable housing linkage fees, and public art.
- Fees are payable at building permit issuance or, if no permit is required, before occupancy certification.
- Provides exemptions for:
 - Alteration or expansions of single-family, mobile homes, and multi-family structures as long as no additional dwelling units are added, or the square footage of a single family structure is not increased from the less than 2,500 square feet land use category to the 2,500 square feet or more land use category.
 - Minor alterations or expansions of non-residential structures/uses as long as no additional demand is created.
 - Temporary structures, public/charter schools per exemptions in Florida Statutes, government buildings.
- The Director of Sustainable Development calculates fees for unlisted or mixed-use developments based on anticipated demand.
- As required by state law, allows for equivalent developer credits in lieu of fees, including:
 - For offsite improvements and land donations benefiting city infrastructure.
 - For credits in Developments of Regional Impact (DRI) projects, such as MainStreet. In particular, MainStreet’s DRI provides a credit for parks and recreation impact fees as long as they dedicate the required land for new parks and open spaces.
- Credits are transferable within the City.
- Restricts funds to capital improvements to meet service demands from new developments. Capital improvement costs includes:
 - Design and construction plan preparation;
 - Permitting and Building construction;
 - Right-of-way and land acquisition, including costs of acquisition/condemnation;
 - Construction management and inspection;
 - Surveying and soils and material testing;
 - Necessary capital equipment;
 - Repayment of monies transferred or borrowed from any budgetary fund of the City which were used to fund a Capital Improvement needed for new demand;

- Payment of principal and interest, necessary reserves and costs of issuance under any bonds or other indebtedness issued by the City to provide funds to construct or acquire Capital Improvements need for new demand.
- Provides accounting and reporting requirements consistent with state law as well as refund conditions and procedures if fees remain unspent after seven years.
- Protects existing rights for developments with prior permits/paid impact fees.
- Provides a detailed impact fee schedule, by type of use, for fire-rescue, law enforcement, and parks and recreation based on land use for impact generating projects.
- The City does not currently have a Parks and Recreation impact fee but does require new residential developments to dedicate land or provide cash equivalent contributions for parks and open spaces. This Ordinance deletes the land dedication program and adopts a Parks and Recreation Impact Fee program consistent with state law.
- New Law Enforcement and Fire-Rescue Impact Fees are proposed.
- Based on impacts generated by the type of use, fees for some types of uses increase and for others they decrease.
- Consistent with state law, fees increasing more than 12 ½ % must be phased in over two to four equal installments, at no more than 12 ½ % per increase.

The tables below show sample impacts fees, four-year phasing, and the current adopted fees, for Fire-Rescue, Law Enforcement, and Parks and Recreation:

Fire Rescue Impact Fee Schedule						
Land Use	Impact Unit	Phase I	Phase II	Phase III	Phase IV	Current Adopted*
Residential:						
Single Family (detached):						
- Less than 2,500 sf	du	\$649.50	\$684.00	\$684.00	\$684.00	\$615.00
- 2,500 sf or greater	du	\$806.00	\$806.00	\$806.00	\$806.00	\$966.00
Multi-Family	du	\$425.00	\$425.00	\$425.00	\$425.00	\$498.00
Non-Residential:						
General Light Industrial	1,000 sf	\$162.00	\$162.00	\$162.00	\$162.00	\$293.00
General Office Building	1,000 sf	\$317.50	\$342.00	\$342.00	\$342.00	\$293.00
Retail (125,000 sf)	1,000 sf gla	\$329.50	\$366.00	\$402.50	\$439.00	\$293.00

* Current adopted impact fees for residential categories are based on average square footages of recently built homes.

Law Enforcement Impact Fee Schedule						
Land Use	Impact Unit	Phase I	Phase II	Phase III	Phase IV	Current Adopted*
Residential:						
Single Family (detached):						
- Less than 2,500 sf	du	\$367.75	\$408.50	\$449.25	\$490.00	\$327.00
- 2,500 sf or greater	du	\$578.25	\$642.50	\$706.75	\$771.00	\$514.00
Multi-Family	du	\$298.00	\$331.00	\$364.00	\$397.00	\$265.00
Non-Residential:						
General Light Industrial	1,000 sf	\$194.00	\$194.00	\$194.00	\$194.00	\$911.00
General Office Building	1,000 sf	\$410.00	\$410.00	\$410.00	\$410.00	\$911.00
Retail (125,000 sf)	1,000 sfgla	\$729.00	\$810.00	\$891.00	\$972.00	\$648.00

* Current adopted impact fees for residential categories are based on average square footages of recently built homes.

Parks and Recreation Impact Fee Schedule (revised 1-23-25)

ITE LUC	Land Use	Impact Unit	Calculated Impact Fee
Residential:			
210	Single Family		
	- Less than 2,500 sf	du	\$5,282
	- 2,500 sf or greater	du	\$6,225
220/221/222	Multi-Family	du	\$3,282
240	Mobile Home	du	\$4,791