

COCONUT CREEK

BUTTERFLY CAPITAL OF THE WORLD



# Impact Fee Update Study

November 13, 2024

# Presentation Overview



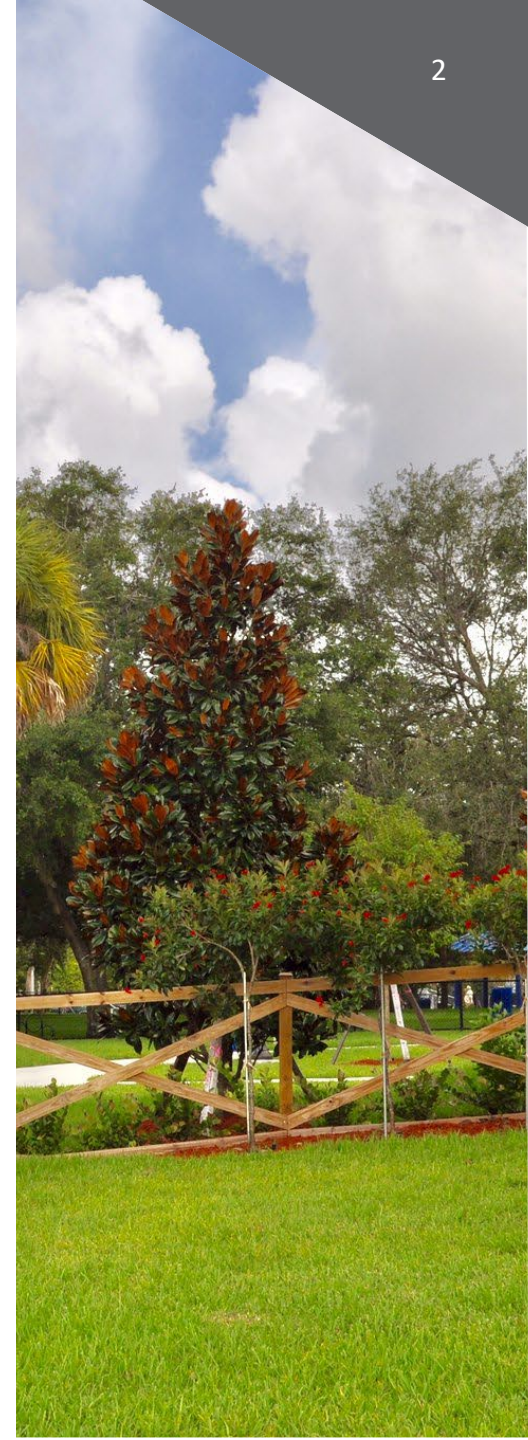
**Background/  
Purpose**



**Technical  
Study**



**Next Steps**



# Background/Purpose

## Impact Fee Service Areas:

- Fire Rescue
- Law Enforcement
- Parks & Recreation

## Impact Fee Update Study:

- Reflect most current and localized data
- Meet the requirements of burden of proof



# 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 7103 (2019):

- Allowed local governments to waive/reduce impact fees for affordable/workforce housing without offset
- Required indexing of developer credits when fees increase

# Legal Requirements

## HB 337 (2021):

- 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

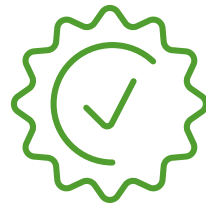


# Legal Requirements

## HB 479 (2024) – Effective October 1, 2024:

- Requires interlocal agreements by October 1, 2025 between cities and counties if both charging for transportation impacts.
- Studies need to be **completed and adopted in 12 months**
- Studies need to use **data available within the past four years**

# Presentation Overview



**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

# Summary of Impact Fees (Sample Land Uses)

Land Use	Unit	Calculated Impact Fee				Current Adopted Impact Fee*			F.S. 163.31801 Maximum Allowable Impact Fee (Phase IV)			
		Fire	Law	Parks	Total	Fire	Law	Total	Fire	Law	Parks	Total
<b>Residential</b>												
Single Family												
- Less than 2,500 sf	du	\$684	\$820	\$4,106	<b>\$5,610</b>	\$615	\$327	<b>\$942</b>	\$684	\$490	\$4,106	<b>\$5,280</b>
- 2,500 sf or greater	du	\$806	\$966	\$4,839	<b>\$6,611</b>	\$966	\$514	<b>\$1,480</b>	\$806	\$771	\$4,839	<b>\$6,416</b>
Multi-Family (1,700 sf)	du	\$425	\$509	\$2,551	<b>\$3,485</b>	\$498	\$265	<b>\$763</b>	\$425	\$397	\$2,551	<b>\$3,373</b>
<b>Non-Residential</b>												
Light Industrial	1,000 sf	\$162	\$194	-	<b>\$356</b>	\$293	\$911	<b>\$1,204</b>	\$162	\$194	-	<b>\$356</b>
General Office	1,000 sf	\$342	\$410	-	<b>\$752</b>	\$293	\$911	<b>\$1,204</b>	\$342	\$410	-	<b>\$752</b>
Retail (125,000 sf)	1,000 sfgla	\$986	\$1,182	-	<b>\$2,168</b>	\$293	\$648	<b>\$941</b>	\$439	\$972	-	<b>\$1,411</b>

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

# Technical Study

## Service Areas:

- Fire Rescue
- Law Enforcement
- Parks & Recreation



# Technical Study

## Impact Fee Components

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





# Technical Study Fire Rescue



# Fire Rescue

## Inventory

- 2 Fire Stations
  - ✓  $\approx 23,100$  total square feet
  - ✓  $\approx 3$  acres of land
- Vehicles/equipment
- Unit Costs:
  - ✓ Buildings: **\$450** per square foot for fire stations
  - ✓ Land: **\$350,000** per acre



# Fire Rescue

## Level of Service

Variable	Year 2024	
	Weighted Population	Functional Population
Population	60,284	54,470
Number of Stations	2	2
Population per Station	30,142	27,235
Current LOS (Stations per 1,000 Residents)	0.033	<b>0.037</b>

# Fire Rescue

## Cost Component

Variable	Figure	Percent of Total
Building Value	\$10.41 M	48%
Land Value	\$1.01 M	5%
Vehicle & Equipment Value	<u>\$10.20 M</u>	<u>47%</u>
<b>Total Asset Value</b>	<b>≈\$21.62 M</b>	<b>100%</b>
Functional Population	54,470	-
<b>Total Impact Cost per Functional Resident</b>	<b>≈\$400</b>	-

# Fire Rescue

## Credit Component & Net Impact Cost

Variable	Figure
<b>Impact Cost:</b>	
Total Impact Cost per Functional Resident	\$400
<b>Total Revenue Credit:</b>	
Credit Percentage	10%
Credit Amount per Functional Resident	\$40
<b>Net Impact Cost:</b>	
Net Impact Cost per Functional Resident	<b>≈\$360</b>

# Fire Rescue

## Calculated Impact Fees (Sample Land Uses)

Land Use	Unit	Functional Residents per Unit	Calculated Impact Fee	Current Adopted Impact Fee*	Percent Change	Maximum Allowable Impact Fee	Percent Change
<b>Residential</b>							
Single Family							
- Less than 2,500 sf	du	1.90	\$684	\$615	11%	<b>\$684</b>	11%
- 2,500 sf or greater	du	2.24	\$806	\$966	-17%	<b>\$806</b>	-17%
Multi-Family	du	1.18	\$425	\$498	-15%	<b>\$425</b>	-15%
<b>Non-Residential</b>							
Light Industrial	1,000 sf	0.45	\$162	\$293	-45%	<b>\$162</b>	-45%
General Office	1,000 sf	0.95	\$342	\$293	17%	<b>\$342</b>	17%
Retail (125,000 sq. ft.)	1,000 sfgla	2.74	\$986	\$293	241%	<b>\$439</b>	50%

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

# Fire Rescue

## Impact Fee Comparison (Sample Land Uses)

Land Use	Unit	Coconut Creek Max Allowable	Coconut Creek Adopted	Deerfield Beach	Hallandale Beach	Hollywood	Margate	Palm Beach Gardens
Study Date	-	<b>2024</b>	2005	2016	2021	2021	1993	2015
Assessed Portion	-	<b>N/A</b>	100%	100%	100%	100%	100%	100%
<b>Residential:</b>								
Single Family (2,100 sf)	du	<b>\$684</b>	\$615	\$233	\$552	\$812	\$415	\$469
Multi-Family (1,700 sf)	du	<b>\$425</b>	\$498	\$145	\$317	\$491	\$415	\$384
<b>Non-Residential</b>								
Light Industrial	1,000 sf	<b>\$162</b>	\$293	\$17	\$150	\$197	\$823	\$250
General Office (50k sf)	1,000 sf	<b>\$342</b>	\$293	\$36	\$307	\$402	\$823	\$510
Retail (125k sq ft)	1,000 sfgla	<b>\$439</b>	\$293	\$65	\$832	\$1,058	\$823	\$832

# Technical Study Law Enforcement



POLICE  
DEPARTMENT

# Law Enforcement

## Inventory

- 1 Police Center
  - ≈30,500 total square feet
  - ≈ 7 acres of land
- Vehicles/equipment
- Unit Costs:
  - Building: **\$300** per square foot
  - Land: **\$275,000** per acre





# Law Enforcement

## Level of Service

Variable	Year 2024	
	Weighted Population	Functional Population
Population	60,284	54,470
Number of Full-Time Officers	119	119
LOS (Officers per 1,000 Residents)	1.97	<b>2.18</b>

# Law Enforcement

## Cost Component

Variable	Figure	Percent of Total
Building Value	\$9.14 M	35%
Land Value	\$1.90 M	7%
Vehicle & Equipment Value	<u>\$15.12 M</u>	<u>58%</u>
<b>Total Asset Value</b>	<b>≈\$26.16 M</b>	<b>100%</b>
Functional Population	54,470	-
<b>Total Impact Cost per Functional Resident</b>	<b>≈\$479</b>	-

# Law Enforcement

## Net Impact Cost

Variable	Figure
<b>Impact Cost:</b>	
Total Impact Cost per Functional Resident	\$479
<b>Total Revenue Credit:</b>	
Credit Percentage	10%
Credit Amount per Functional Resident	\$48
<b>Net Impact Cost:</b>	
Net Impact Cost per Functional Resident	<b>≈\$431</b>

# Law Enforcement

## Calculated Impact Fees (Sample Land Uses)

Land Use	Unit	Functional Residents per Unit	Calculated Impact Fee	Current Adopted Impact Fee*	Percent Change	Maximum Allowable Impact Fee	Percent Change
<b>Residential</b>							
Single Family							
- Less than 2,500 sf	du	1.90	\$820	\$327	151%	<b>\$490</b>	50%
- 2,500 sf or greater	du	2.24	\$966	\$514	88%	<b>\$771</b>	50%
Multi-Family	du	1.18	\$509	\$265	92%	<b>\$397</b>	50%
<b>Non-Residential</b>							
Light Industrial	1,000 sf	0.45	\$194	\$911	-79%	<b>\$194</b>	-79%
General Office	1,000 sf	0.95	\$410	\$911	-55%	<b>\$410</b>	-55%
Retail (125,000 sq. ft.)	1,000 sf gla	2.74	\$1,182	\$648	82%	<b>\$972</b>	50%

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

# Law Enforcement

## Impact Fee Comparison (Sample Land Uses)

Land Use	Unit	Coconut Creek Max Allowable	Coconut Creek Adopted	Deerfield Beach	Hallandale Beach	Hollywood	Jupiter	Margate	Palm Beach Gardens
Study Date	-	<b>2024</b>	<b>2005</b>	2016	2021	2021	N/A	1993	2016
Assessed Portion	-	<b>N/A</b>	<b>50%</b>	100%	100%	100%	N/A	N/A	100%
<b>Residential:</b>									
Single Family (2,100 sf)	du	<b>\$490</b>	<b>\$327</b>	\$285	\$387	\$727	\$60	\$372	\$307
Multi-Family (1,700 sf)	du	<b>\$397</b>	<b>\$265</b>	\$64	\$222	\$440	\$51	\$372	\$252
<b>Non-Residential:</b>									
Light Industrial	1,000 sf	<b>\$194</b>	<b>\$911</b>	\$11	\$92	\$176	\$12	\$994	\$179
General Office (50k sq ft)	1,000 sf	<b>\$410</b>	<b>\$911</b>	\$28	\$188	\$360	\$156	\$994	\$365
Retail (125k sq ft)	1,000 sf	<b>\$729</b>	<b>\$648</b>	\$58	\$509	\$947	\$111	\$994	\$596



**Technical Study**  
**Parks and Recreation**

# Parks and Recreation

## Level of Service

Variable	Acres	Achieved LOS	Adopted LOSS	Used in Study
City of Coconut Creek	216.30	3.58	3.00	<b>3.00</b>
2024 Weighted Seasonal Population		60,284		

# Parks and Recreation

## Land Cost per Resident

Variable	Cost per Resident
Land Purchase Cost per Acre	\$250,000
Landscaping, Site Prep, and Irrigation Cost per Acre	<u>\$10,000</u>
<b>Total Land Cost per Acre</b>	<b>\$260,000</b>
LOS (Acres per 1,000 residents)	3.00
<b>Total Land Cost per Resident</b>	<b>\$780</b>



# Parks and Recreation

## Recreational Facility Cost per Resident

Variable	Cost
Recreational Facility Cost per Acre	\$300,000
Architecture, Engineering, and Inspection @ 5%	<u>\$22,500</u>
<b>Total Recreational Facility Cost per Acre</b>	<b>\$322,500</b>
Total Acres	216.30
<b>Total Recreational Facility Value</b>	<b>\$69.76 M</b>
2024 Weighted Seasonal Population	60,284
<b>Total Recreational Facility Cost per Resident</b>	<b>≈\$1,157</b>

# Parks and Recreation

## Total Impact Cost per Resident

Variable	Cost	Percent of Total
Total Land Cost	\$780	40%
Recreational Facility Cost	<u>\$1,157</u>	<u>60%</u>
<b>Total Impact Cost</b>	<b>≈\$1,937</b>	<b>100%</b>

# Parks and Recreation

## Credit Component – “Cash” Credit

Variable	FY 2017 to FY 2023
General Fund	\$2.8 M
Community Improvement Fund	\$0.5 M
Capital Improvement Fund	<u>\$7.1 M</u>
<b>Total Capital Expansion Expenditures</b>	<b>\$10.4 M</b>
<b>Average Annual Capital Expansion Expenditures</b>	<b>≈\$1.3 M</b>
Average Annual Weighted Seasonal Population	60,020
<b>Capital Expansion Expenditures per Resident</b>	<b>≈\$21.75</b>
Portion funded with ad valorem tax revenues	\$7.18
Portion funded with other revenue sources	\$14.57
Credit Adjustment Factor	1.50
<b>Adjusted Capital Expansion Credit per Resident (Ad Valorem ONLY)</b>	<b>\$8.61</b>
<b>Adjusted Capital Expansion Credit per Resident</b>	<b>≈\$25.34</b>

# Parks and Recreation

## Credit Component- Debt Service Credit (Lakeside Park)

Description	Funding Source	Remaining Payments due for Parks Expansion	Present Value of Total Remaining Payments due for Parks Expansion	Average Annual Weighted Seasonal Population	Debt Service Credit per Resident
Series 2017A	Non-Ad Valorem	\$1,484,654	\$1,332,850	60,120	≈\$22

# Parks and Recreation

## Net Impact Cost

Variable	Figure
<b>Impact Cost:</b>	
Total Impact Cost per Resident	\$1,937
<b>Total Revenue Credit:</b>	
Annual Capital Expansion “Cash” Credit per Resident	\$25
<i>Capitalization Rate</i>	2.85%
<i>Capitalization Period (in years)</i>	25
Capital Expansion “Cash” Credit per Resident	\$449
Capital Expansion “Debt Service” Credit per Resident	<u>\$22</u>
<b>Total Revenue Credit per Resident</b>	<b>\$471</b>
<b>Net Impact Cost:</b>	
Net Impact Cost Per Resident	<b>≈\$1,466</b>

# Parks and Recreation

## Calculated/Maximum Allowable Impact Fee\*

Land Use	Unit	Residents per Unit	Net Impact Cost per Resident	Calculated / Maximum Allowable Impact Fee*
Single Family				
- Less than 2,500 sf	du	2.80	\$1,466	<b>\$4,106</b>
- 2,500 sf or greater	du	3.30	\$1,466	<b>\$4,839</b>
Multi-Family	du	1.74	\$1,466	<b>\$2,551</b>
Mobile Home	du	2.54	\$1,466	<b>\$3,724</b>

\*The parks and recreation impact fee is a new impact fee area and thus is not subject to the limitations and phasing requirements of F.S. 163.31801

# Parks and Recreation

## Impact Fee Comparison (Sample Residential Categories)

Land Use	Unit	Coconut Creek Calculated/ Maximum Allowable <sup>(1)</sup>	Boca Raton	Boynton Beach <sup>(2)</sup>	Deerfield Beach	Hallandale Beach	Hollywood	Jupiter
Study Date	-	<b>2024</b>	2006	2023	2016	2021	2021	2006
Assessed Portion	-	<b>N/A</b>	36%	100%	100%	100%	100%	N/A
<b>Residential:</b>								
Single Family (2,100 sf)	du	<b>\$4,106</b>	\$4,570	\$2,560	\$1,528	\$2,727	\$2,317	\$1,105
Multi-Family (1,700 sf)	du	<b>\$2,551</b>	\$4,000	\$2,299	\$1,030	\$1,562	\$1,401	\$967

- 1) The parks and recreation impact fee is a new impact fee area and is not subject to the limitations and phasing requirements of F.S. 163.31801
- 2) Fees shown effective October 16, 2024

# Parks and Recreation

## Impact Fee Comparison (Sample Residential Categories)

Land Use	Unit	Coconut Creek Calculated/ Maximum Allowable <sup>(1)</sup>	Oakland Park <sup>(3)</sup>	Palm Beach Gardens	Parkland	Pompano Beach <sup>(4)</sup>	Tamarac	Wellington
Study Date	-	<b>2024</b>	N/A	2016	2019	1982	2019	2021
Assessed Portion	-	<b>N/A</b>	N/A	100%	100%	N/A	27%	100%
<b>Residential:</b>								
Single Family (2,100 sf)	du	<b>\$4,106</b>	\$2,250	\$3,703	\$9,403	\$1,503	\$1,489	\$4,046
Multi-Family (1,700 sf)	du	<b>\$2,551</b>	\$2,250	\$3,041	\$6,340	\$933	\$1,040	\$3,378

- 1) The parks and recreation impact fee is a new impact fee area and is not subject to the limitations and phasing requirements of F.S. 163.31801
- 3) Fees shown effective November 1, 2025
- 4) Fee shown for single family reflects a 3-bedroom house in Sector 3.



COCONUT CREEK

BUTTERFLY CAPITAL OF THE WORLD



Technical Study

**Summary of Calculated**

**Fees**

# Summary of Impact Fees (Sample Land Uses)

Land Use	Unit	Calculated Impact Fee				Current Adopted Impact Fee*			F.S. 163.31801 Maximum Allowable Impact Fee (Phase IV)			
		Fire	Law	Parks	Total	Fire	Law	Total	Fire	Law	Parks	Total
<b>Residential</b>												
Single Family												
- Less than 2,500 sf	du	\$684	\$820	\$4,106	<b>\$5,610</b>	\$615	\$327	<b>\$942</b>	\$684	\$490	\$4,106	<b>\$5,280</b>
- 2,500 sf or greater	du	\$806	\$966	\$4,839	<b>\$6,611</b>	\$966	\$514	<b>\$1,480</b>	\$806	\$771	\$4,839	<b>\$6,416</b>
Multi-Family (1,700 sf)	du	\$425	\$509	\$2,551	<b>\$3,485</b>	\$498	\$265	<b>\$763</b>	\$425	\$397	\$2,551	<b>\$3,373</b>
<b>Non-Residential</b>												
Light Industrial	1,000 sf	\$162	\$194	-	<b>\$356</b>	\$293	\$911	<b>\$1,204</b>	\$162	\$194	-	<b>\$356</b>
General Office	1,000 sf	\$342	\$410	-	<b>\$752</b>	\$293	\$911	<b>\$1,204</b>	\$342	\$410	-	<b>\$752</b>
Retail (125,000 sf)	1,000 sfgla	\$986	\$1,182	-	<b>\$2,168</b>	\$293	\$648	<b>\$941</b>	\$439	\$972	-	<b>\$1,411</b>

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

# Summary of Impact Fees (Sample Land Uses)

## *Maximum Allowable Impact Fees with Phasing Requirements*

Land Use	Unit	Current Adopted*	Calculated	Year 1	Year 2	Year 3	Year 4
<b>Residential:</b>							
Single Family (detached)							
- Less than 2,500 sf	du	\$942	\$5,610	\$5,123	\$5,199	\$5,239	\$5,280
- 2,500 sf or greater	du	\$1,480	\$6,611	\$6,223	\$6,288	\$6,352	\$6,416
Multi-Family	du	\$763	\$3,485	\$3,274	\$3,307	\$3,340	\$3,373
<b>Non-Residential:</b>							
Light Industrial	1,000 sf	\$1,204	\$356	\$356	\$356	\$356	\$356
General Office	1,000 sf	\$1,204	\$752	\$728	\$752	\$752	\$752
Retail (125,000 sf)	1,000 sfgla	\$941	\$2,168	\$1,059	\$1,176	\$1,294	\$1,411

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

# Presentation Overview



**Background/  
Purpose**

**Technical  
Study**

**Next Steps**



# Next Steps

- P&Z Recommendation
- City Commission
- Implementation Process
  - ✓ Effective 90 days after notice



# Questions?

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