

ALACHUA COUNTY

FIRE RESCUE & PARK SYSTEM IMPACT FEE UPDATE

2040 MOBILITY PLAN UPDATE MOBILITY FEE (NEW)

October 10th, 2023

**Presented by: Jonathan B. Paul, AICP
NUE Urban Concepts, LLC**

REQUEST TO ADVERTISE: IMPACT FEE UPDATE & MOBILITY FEE

- **Alachua County has undertaken an update of its:**
 - **Fire Protection Impact Fee**
 - **Park System Impact Fee**
- **Updated County's Mobility Plan to reflect 2040 conditions**
- **Developed a Mobility Fee based on Mobility Plan**
 - **Will replace County's Transportation Impact Fee (Outside Urban Cluster)**
 - **Will replace Multimodal Transportation Mitigation (MMTM) Program (Urban Cluster)**
 - **Will honor existing vesting, valid permits, valid MMTM agreements**
 - **Mobility Fee applies to new development in unincorporated Alachua County**

FIRE RESCUE IMPACT FEE UPDATE

- Based on population increase in County (2022 to 2040)
- Based on employment increase in County (2022 to 2040)
- Future need for three fire stations: one is funded
- Impact Fee update based on:
 - Cost of two new stations
 - Cost of vehicles, equipment, uniforms for two new stations
 - Growth share of new Emergency Operations Center

FIRE PROTECTION IMPACT FEE UPDATE

STATUTORY PHASING	PER SQ. FT.	PER 1,000 SQ. FT.
Current Fire Impact Fee	\$0.076	\$76.00
Maximum Increase per Florida Statute	\$0.114	\$114.00
2024 Fire Impact Fee	\$0.086	\$86.00
2025 Fire Impact Fee	\$0.095	\$95.00
2026 Fire Impact Fee	\$0.105	\$105.00
2027 Fire Impact Fee	\$0.114	\$114.00

- Increase phased-in per Florida Statute 163.31801
- No extraordinary circumstances
- Recommend develop and adopt Fire Master Plan before next update in FY 27/28

PARK SYSTEM IMPACT FEE UPDATE

- Based on population increase unincorporated County (2022 to 2035)
- Based on adopted Parks Master Plan
- Impact Fee Update assumes funding from Sales Tax
- Mobility Fee based on unfunded share of Parks Master Plan
- New Growth has a share of that unfunded cost
- Parks Fee extended to Hotels
- Update exceeds Statutory limits
- Technical Report includes funding of extraordinary circumstances

RESIDENTIAL PARK IMPACT FEE UPDATE

ANNUAL PHASING	PER SQ. FT.	PER 1,000 SQ. FT.
Current Park Impact Fee	\$0.126	\$126.00
Maximum Increase per Extraordinary Circumstances	\$0.405	\$404.72
2024 Residential Park Impact Fee	\$0.196	\$195.68
2025 Residential Park Impact Fee	\$0.266	\$265.36
2026 Residential Park Impact Fee	\$0.335	\$335.04
2027 Residential Park Impact Fee	\$0.405	\$404.72

- Increase phased-in over four (4) years (Not required if extraordinary circumstances)
- Recommend extraordinary circumstances, held two public workshops
- Technical Report includes documented findings for extraordinary circumstances

PARK SYSTEM IMPACT FEE UPDATE

- Based on population increase unincorporated County (2022 to 2035)
- Based on adopted Parks Master Plan
- Impact Fee Update assumes funding from Sales Tax
- Mobility Fee based on unfunded share of Parks Master Plan
- New Growth has a share of that unfunded cost
- Parks Fee extended to Hotels
- Update exceeds Statutory limits
- Technical Report includes funding of extraordinary circumstances

EXTRAORDINARY CIRCUMSTANCES

- **Projected Growth In Population**
- **Adoption of Parks Master Plan**
- **County made a significant financial commitment for funding**
- **Unfunded balance is still significant**
- **Plan based fee is lower than the fee using prior consumption based methodology**
- **Utilized Alachua County specific parcel level data in the update**
- **Propose to phase-in increase over four (4) years (Not required)**
- **Technical Report goes into further detail**
- **Two publicly noticed workshops were held (July 5th & 6th, 2023)**
- **Requires 2/3 vote or (4 of 5) Commissioners to approve extraordinary circumstances**

OVERNIGHT ACCOMMODATION PARK IMPACT FEE PHASING

ANNUAL PHASING	PER ROOM
Current Park Impact Fee (Not Currently Assessed)	\$126.00
Maximum Increase per Florida Statute	\$450.78
2024 Residential Park Impact Fee	\$207.20
2025 Residential Park Impact Fee	\$288.39
2026 Residential Park Impact Fee	\$369.59
2027 Residential Park Impact Fee	\$450.78

- Increase phased-in over four (4) years (Not required – new fee)
- Extraordinary circumstances technically not required, held two public workshops
- Technical Report includes documented findings for extraordinary circumstances
- Technical Report details calculations for the fee

MOBILITY PLAN & MOBILITY FEE

- **Updated County's Mobility Plan to reflect 2040 conditions**
- **Developed a Mobility Fee based on Mobility Plan**
 - **Will replace County's Transportation Impact Fee (Outside Urban Cluster)**
 - **Will replace Multimodal Transportation Mitigation (MMTM) Program (Urban Cluster)**
 - **Will honor existing vesting, valid permits, valid MMTM agreements**
 - **Mobility Fee applies to new development in unincorporated Alachua County**
 - **Municipalities could opt-in, updates may be needed if they do opt-in**
 - **Mobility Fee streamlines current County systems**
 - **Mobility Fee Agreements are not required like the MMTM program**

MOBILITY PLAN & MOBILITY FEE

- **Mobility Fee features East & West Assessment Areas (consistent with new case law)**
 - **East Mobility Fee lower: Mobility needs primarily multimodal**
 - **West Mobility Fee higher: Mobility need additional road capacity plus multimodal**
 - **Also includes TND & TOD Mobility Fees**
- **East Mobility Fees effective upon adoption or effective date: all are lower**
- **West Mobility Fees: Some are lower, some increased less than 25%, all less than 50%**
- **Did not claim extraordinary circumstances**
- **All increases phased-in over a four (4) year period**
- **Those mobility fees that increased 25% or less, could phase-in 2 versus 4 year period)**

ALACHUA COUNTY MOBILITY FEE	East Assessment Area			West Assessment Area		
Use Categories, Use Classifications, and Representative Uses	NON TND/TOD	TND	TOD	NON TND/TOD	TND	TOD
Residential Uses Per 1,000 Sq. Ft.						
Affordable & Workforce Residential	\$813	\$692	\$611	\$1,757	\$1,496	\$1,319
Urban Cluster Residential	\$1,623	\$1,378	\$1,218	\$3,506	\$2,976	\$2,631
Urban Cluster Residential Expansion	\$811	\$689	\$607	\$1,753	\$1,488	\$1,312
Outside Urban Cluster Residential	\$1,761	--	--	\$3,803	--	--
Outside Urban Cluster Residential Expansion	\$880	--	--	\$1,902	--	--
Recreation Uses per 1,000 Sq. Ft. or unit of measure						
Outdoor Recreation (Amusement, Golf, Multi-Purpose, Parks, Sports, Tennis) per Acre	\$4,065	\$3,455	\$3,048	\$8,781	\$7,463	\$6,584
Indoor Recreation (Fitness, Health, Indoor Sports, Kids Activities, Theater, Yoga)	\$6,217	\$5,284	\$4,664	\$13,432	\$11,416	\$10,076

ALACHUA COUNTY MOBILITY FEE	East Assessment Area			West Assessment Area		
	NON TND/TOD	TND	TOD	NON TND/TOD	TND	TOD
Use Categories, Use Classifications, and Representative Uses						
Institutional Uses per 1,000 Sq. Ft.						
Community Serving (Civic, Lodge, Museum, Performing Arts, Place of Assembly or Worship)	\$1,804	\$1,533	\$1,353	\$3,897	\$3,311	\$2,923
Long Term Care (Assisted Living, Congregate Care Facility, Nursing Facility)	\$1,107	\$941	\$830	\$2,391	\$2,033	\$1,793
Private Education (Day Care, Private Primary School, Pre-K)	\$2,027	\$1,724	\$1,520	\$4,380	\$3,724	\$3,285
Office Uses per 1,000 Sq. Ft.						
Office (General, Higher Education, Hospital, Professional, Tutoring)	\$2,936	\$2,495	\$2,203	\$6,343	\$5,390	\$4,760
Medical Office (Clinic, Dental, Emergency Care, Medical, Veterinary)	\$4,260	\$3,621	\$3,196	\$9,203	\$7,823	\$6,905
Industrial Uses per 1,000 Sq. Ft.						
Industrial (Assembly, Fabrication, Manufacturing, R&D, Trades, Utilities)	\$1,966	\$1,671	\$1,476	\$4,248	\$3,609	\$3,189
Commercial Storage (Mini-Warehouse, Boats, RVs & Outdoor Storage, Warehouse)	\$659	\$561	\$496	\$1,424	\$1,211	\$1,071

ALACHUA COUNTY MOBILITY FEE	East Assessment Area			West Assessment Area		
Use Categories, Use Classifications, and Representative Uses	NON TND/TOD	TND	TOD	NON TND/TOD	TND	TOD
General Commercial Uses per 1,000 Sq. Ft.						
Local Retail (Entertainment, Restaurant, Retail, Sales, Services)	\$3,075	\$2,614	\$2,307	\$6,643	\$5,646	\$4,984
Multi-Tenant Retail (Excludes Retail Uses with Specific Land Use)	\$7,136	\$6,065	\$5,352	\$15,417	\$13,104	\$11,562
Free-Standing Retail (Discount, Financial, Pharmacy, Sit-Down Restaurant, Superstore)	\$12,253	\$10,416	\$9,189	\$26,471	\$22,502	\$19,852
Grocery or Liquor Store (Grocery, Package Store, Supermarket, Wine & Spirits)	\$13,559	\$11,525	\$10,170	\$29,293	\$24,899	\$21,970
Convenience Store (With or Without Motor Vehicle Fueling)	\$21,741	\$18,481	\$16,307	\$46,970	\$39,925	\$35,228
Quick Service Restaurant (Casual, Delivery, Drive-up, Fast Casual / Food, Take Away, Virtual)	\$17,264	\$14,674	\$12,948	\$37,296	\$31,701	\$27,973

ALACHUA COUNTY MOBILITY FEE	East Assessment Area			West Assessment Area		
Use Categories, Use Classifications, and Representative Uses	NON TND/TOD	TND	TOD	NON TND/TOD	TND	TOD
Non-Residential (NR) per Unit of Measure (All Uses, except Overnight Lodging & Mobile Residence, Fees = Retail Building fee per Sq. Ft. fee plus NR fee per Unit of Measure)						
Financial Service Drive-Thru Lane or Free-Standing ATM per Lane or ATM	\$12,581	\$10,693	\$9,435	\$27,179	\$23,101	\$20,384
Overnight Lodging per Room	\$2,572	\$2,186	\$1,928	\$5,557	\$4,724	\$4,165
Mobile Residence (RV, Travel Trailer, Tiny Home on Wheels) per Lot or Space	\$1,239	\$1,055	\$1,055	\$2,677	\$2,278	\$2,010
Ecotourism or Agritourism per Dwelling	\$400	--	--	\$864	--	--
Motor Vehicle & Boat Cleaning (Detailing, Wash, Wax) per Bay, Lane, Stall or Station	\$4,650	\$3,952	\$3,487	\$10,045	\$8,538	\$7,534
Motor Vehicle Charging or Fueling per Charging Station & per Fueling Position	\$12,803	\$10,882	\$9,602	\$27,659	\$23,510	\$20,744
Motor Vehicle Service (Maintenance, Quick Lube, Service, Tires) per Service Bay	\$4,130	\$3,511	\$3,097	\$8,922	\$7,584	\$6,691
Pharmacy Drive-Thru per Lane	\$9,480	\$8,058	\$7,111	\$20,481	\$17,409	\$15,361
Quick Service Restaurant Drive-Thru per Lane	\$16,079	\$13,667	\$12,059	\$34,736	\$29,526	\$26,052

WEST ASSESSMENT AREA PHASE-IN: SEE TECH REPORT FOR DETAIL

ALACHUA COUNTY 2024 MOBILITY FEE	2027 WEST ASSESSMENT AREA			2024 WEST ASSESSMENT AREA			2025 WEST ASSESSMENT AREA			2026 WEST ASSESSMENT AREA			Currently Adopted MMTM / TIF			Percent Increase
	Use Categories, Use Classifications, and Representative Uses	NON TND/TOD	TND	TOD	NON TND/TOD	TND	TOD	NON TND/TOD	TND	TOD	NON TND/TOD	TND	TOD	NON TND/TOD	TND	TOD
Residential Uses Per 1,000 Sq. Ft.																
Affordable & Workforce Residential	\$1,757	\$1,496	\$1,319	\$1,757	\$1,496	\$1,319	\$1,757	\$1,496	\$1,319	\$1,757	\$1,496	\$1,319	--	--	--	--
Urban Cluster Residential	\$3,506	\$2,976	\$2,631	\$3,249	\$2,615	\$2,046	\$3,335	\$2,735	\$2,241	\$3,420	\$2,856	\$2,436	\$3,164	\$2,494	\$1,851	11%
Urban Cluster Residential Expansion	\$1,753	\$1,488	\$1,312	\$1,625	\$1,307	\$1,025	\$1,667	\$1,368	\$1,120	\$1,710	\$1,428	\$1,216	\$1,582	\$1,247	\$929	11%
Outside Urban Cluster Residential	\$3,803	--	--	\$2,965	--	--	\$3,245	--	--	\$3,524	--	--	\$2,686	--	--	42%
Outside Urban Cluster Residential Expansion	\$1,902	--	--	\$1,493	--	--	\$1,629	--	--	\$1,766	--	--	\$1,357	--	--	40%
Recreation Uses per 1,000 Sq. Ft. or unit of measure																
Outdoor Recreation (Amusement, Golf, Multi-Purpose, Parks, Sports, Tennis) per Acre	\$8,781	\$7,463	\$6,584	\$8,781	\$7,463	\$6,584	\$8,781	\$7,463	\$6,584	\$8,781	\$7,463	\$6,584	--	--	--	--
Indoor Recreation (Fitness, Health, Indoor Sports, Kids Activities, Theater, Yoga)	\$13,432	\$11,416	\$10,076	\$10,756	\$9,142	\$7,697	\$11,648	\$9,900	\$8,490	\$12,540	\$10,658	\$9,283	\$9,864	\$8,384	\$6,904	36%
Institutional Uses per 1,000 Sq. Ft.																
Community Serving (Civic, Lodge, Museum, Performing Arts, Place of Assembly or Worship)	\$3,897	\$3,311	\$2,923	\$3,416	\$2,903	\$2,460	\$3,577	\$3,039	\$2,614	\$3,737	\$3,175	\$2,769	\$3,256	\$2,767	\$2,306	20%
Long Term Care (Assisted Living, Congregate Care Facility, Nursing Facility)	\$2,391	\$2,033	\$1,793	\$2,048	\$1,741	\$1,464	\$2,162	\$1,839	\$1,574	\$2,277	\$1,936	\$1,683	\$1,934	\$1,644	\$1,354	24%
Private Education (Day Care, Private Primary School, Pre-K)	\$4,380	\$3,724	\$3,285	\$3,721	\$3,164	\$2,681	\$3,941	\$3,350	\$2,882	\$4,160	\$3,537	\$3,084	\$3,502	\$2,977	\$2,480	25%
Office Uses per 1,000 Sq. Ft.																
Office (General, Higher Education, Hospital, Professional, Tutoring)	\$6,343	\$5,390	\$4,760	\$5,260	\$4,470	\$3,762	\$5,621	\$4,777	\$4,094	\$5,982	\$5,083	\$4,427	\$4,899	\$4,164	\$3,429	29%
Medical Office (Clinic, Dental, Emergency Care, Medical, Veterinary)	\$9,203	\$7,823	\$6,905	\$7,651	\$6,503	\$5,471	\$8,168	\$6,943	\$5,949	\$8,686	\$7,383	\$6,427	\$7,133	\$6,063	\$4,993	29%
Industrial Uses per 1,000 Sq. Ft.																
Industrial (Assembly, Fabrication, Manufacturing, R&D, Trades, Utilities)	\$4,248	\$3,609	\$3,189	\$4,248	\$3,609	\$3,189	\$4,248	\$3,609	\$3,189	\$4,248	\$3,609	\$3,189	\$4,384	--	--	-3%
Commercial Storage (Mini-Warehouse, Boats, RVs & Outdoor Storage, Warehouse)	\$1,424	\$1,211	\$1,071	\$1,424	\$1,211	\$1,071	\$1,424	\$1,211	\$1,071	\$1,424	\$1,211	\$1,071	\$1,393	--	\$697	2%
General Commercial Uses per 1,000 Sq. Ft.																
Local Retail (Entertainment, Restaurant, Retail, Sales, Services)	\$6,643	\$5,646	\$4,984	\$6,643	\$5,646	\$4,984	\$6,643	\$5,646	\$4,984	\$6,643	\$5,646	\$4,984	\$8,321	\$6,585	\$4,938	-20%
Multi-Tenant Retail (Excludes Retail Uses with Specific Land Use)	\$15,417	\$13,104	\$11,562	\$14,127	\$12,007	\$10,081	\$14,557	\$12,373	\$10,575	\$14,987	\$12,738	\$11,068	\$13,697	\$11,642	\$9,588	13%
Free-Standing Retail (Discount, Financial, Pharmacy, Sit-Down Restaurant, Superstore)	\$26,471	\$22,502	\$19,852	\$23,041	\$19,586	\$16,460	\$24,184	\$20,558	\$17,591	\$25,328	\$21,530	\$18,721	\$21,898	\$18,614	\$15,329	21%
Grocery or Liquor Store (Grocery, Package Store, Supermarket, Wine & Spirits)	\$29,293	\$24,899	\$21,970	\$23,654	\$20,107	\$16,924	\$25,534	\$21,704	\$18,606	\$27,413	\$23,302	\$20,288	\$21,775	\$18,509	\$15,242	35%
Convenience Store (With or Without Motor Vehicle Fueling)	\$46,970	\$39,925	\$35,228	\$36,556	\$31,074	\$26,177	\$40,027	\$34,024	\$29,194	\$43,499	\$36,975	\$32,211	\$33,085	\$28,123	\$23,160	42%
Quick Service Restaurant (Casual, Delivery, Drive-up, Fast Casual / Food, Take Away, Virtual)	\$37,296	\$31,701	\$27,973	\$29,045	\$24,689	\$20,798	\$31,796	\$27,026	\$23,189	\$34,546	\$29,364	\$25,581	\$26,295	\$22,351	\$18,406	42%
Non-Residential (NR) per Unit of Measure (All Uses, except Overnight Lodging & Mobile Residence, Fees = Retail Building fee per Sq. Ft. fee plus NR fee per Unit of Measure)																
Financial Service Drive-Thru Lane or Free-Standing ATM per Lane or ATM	\$27,179	\$23,101	\$20,384	\$22,184	\$18,856	\$15,869	\$23,849	\$20,271	\$17,374	\$25,514	\$21,686	\$18,879	\$20,519	\$17,441	\$14,364	32%
Overnight Lodging per Room	\$5,557	\$4,724	\$4,165	\$4,920	\$4,006	\$3,160	\$5,132	\$4,245	\$3,495	\$5,344	\$4,484	\$3,830	\$4,708	\$3,767	\$2,825	18%
Mobile Residence (RV, Travel Trailer, Tiny Home on Wheels) per Lot or Space	\$2,677	\$2,278	\$2,010	\$2,677	\$2,278	\$2,010	\$2,677	\$2,278	\$2,010	\$2,677	\$2,278	\$2,010	--	--	--	--
Ecotourism or Agritourism per Dwelling	\$864	--	--	\$864	--	--	\$864	--	--	\$864	--	--	--	--	--	--
Motor Vehicle & Boat Cleaning (Detailing, Wash, Wax) per Bay, Lane, Stall or Station	\$10,045	\$8,538	\$7,534	\$7,655	\$6,290	\$5,306	\$8,452	\$7,040	\$6,048	\$9,248	\$7,789	\$6,791	\$6,858	\$5,541	\$4,563	46%
Motor Vehicle Charging or Fueling per Charging Station & per Fueling Position	\$27,659	\$23,510	\$20,744	\$27,659	\$23,510	\$20,744	\$27,659	\$23,510	\$20,744	\$27,659	\$23,510	\$20,744	\$33,085	\$28,123	\$23,160	-16%
Motor Vehicle Service (Maintenance, Quick Lube, Service, Tires) per Service Bay	\$8,922	\$7,584	\$6,691	\$6,913	\$5,837	\$4,918	\$7,583	\$6,419	\$5,509	\$8,252	\$7,002	\$6,100	\$6,243	\$5,254	\$4,327	43%
Pharmacy Drive-Thru per Lane	\$20,481	\$17,409	\$15,361	\$16,293	\$13,849	\$11,661	\$17,689	\$15,035	\$12,895	\$19,085	\$16,222	\$14,128	\$14,897	\$12,662	\$10,428	37%
Quick Service Restaurant Drive-Thru per Lane	\$34,736	\$29,526	\$26,052	\$28,405	\$24,145	\$20,318	\$30,516	\$25,938	\$22,229	\$32,626	\$27,732	\$24,141	\$26,295	\$22,351	\$18,406	32%

ADDITIONAL CONSIDERATIONS

- **2050 Long Range Plan Update**
- **Bicycle & Pedestrian Master Plan**
- **Vision Zero & Safe Streets Plan**
- **New Trip Generation Manual 2025**
- **New Household Travel Survey 2026**
- **Will need updated Mobility Plan before the next update in FY 27/28**
- **Should coordinate with municipalities on opt-in to fee or create their own**

INCREASE IN RESIDENTIAL THRESHOLDS

- **Currently capped at 2,600 sq. ft.**
- **Technical Report details extensive Alachua County specific parcel review**
- **Looked at new construction from 2006 to 2023**
- **Data and analysis supports increase between 3,500 sq. ft. and 5,500 sq. ft.**
- **Prior discussions to increase threshold to 4,000 sq. ft.**
- **Additional consideration is an increase to 4,500 sq. ft.**
- **Board direction requested on threshold increase**

NEXT STEPS

- **Address Board Direction on Impact Fee Updates**
- **Board Direction on extraordinary circumstances**
- **Board Direction on Threshold Increase**
- **Finalize Ordinances**
- **Finalize Technical Reports**
- **May have minor grammar, scriveners' errors, board direction**
- **Adoption Hearing November 2023**
- **Effective dates can start from 1st Public Notice or 90 days after adoption**
- **Ordinance reads effective date as of January 1st, 2024**