

# ALACHUA COUNTY IMPACT FEE UPDATE

## FIRE PROTECTION PARK SYSTEM

TECHNICAL REPORT  
AUGUST 2023

PRODUCED FOR



PRODUCED BY

**NUE URBAN CONCEPTS**  
LAND USE • MOBILITY • PARKING • FEES

The logo for NUE Urban Concepts features a grey silhouette of a city skyline with various building shapes and trees. Below the skyline, the text "NUE URBAN CONCEPTS" is written in a bold, black, sans-serif font. Underneath that, the text "LAND USE • MOBILITY • PARKING • FEES" is written in a smaller, black, sans-serif font, with dots separating the words.

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TECHNICAL REPORT  
AUGUST 2023

Produced for: Alachua County

Produced by: Jonathan B. Paul, AICP  
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August 31<sup>st</sup>, 2023

Chris Dawson, AICP  
Transportation Planning Manager  
Alachua County  
10 SW 2<sup>nd</sup> Avenue  
Gainesville, FL 32601

**Re: Alachua County Impact Fee Update**

Dear Chris:

Enclosed is the Technical Report for the update of Alachua County's Fire Protection and Park System Impact Fees. The updated Fire Protection Impact Fees are based on capital improvements developed in coordination with Alachua County Fire Rescue and Growth Management Departments. The updated Park System Impact Fees are based on capital improvements from the Parks and Open Spaces Master Plan adopted in 2023. The County's existing Impact Fees are based on a consumption of capacity approach and maintenance of the existing level of service provided by the County. The Impact Fee update transitions to an improvement driven (aka plan based) Impact Fee is in keeping with recent changes to Florida Statute requiring a rational connection between growth and the need for capital improvements.

The updated Fire Protection and Park System Impact Fees are more than 50% above existing rates. Florida Statute limits increases to no more than 50% unless there is a finding of extraordinary circumstances. The update of the Fire Protection Impact Fee will be capped at 50% and phased-in at a rate of 12.5% a year for the next four years starting in 2024, consistent with the requirements of Florida Statute 163.31801.

The Technical Report for the updated Park System Impact Fee includes findings to demonstrate that the County does meet extraordinary circumstances for its Park System Impact Fee due primarily to the County's adoption of a Parks and Open Spaces Master Plan in 2023. The Technical Report also includes documentation to also assess a Park System Impact Fee per room for Overnight Accommodations.

The required publicly noticed workshops have been held for extraordinary circumstances. The increase above 50% will require two thirds (4 of 5) of the County Commissioners to vote for extraordinary circumstances. The County can elect to adopt the Park System Impact Fee at the fully calculated rate. However, the Commission has provided direction to phase-in the increase over a four-year period.

The Technical Report also includes detail that supports the increase in existing residential thresholds for the assessment of impact fees. The updated Impact Fees are consistent with all legal and statutory requirements and meet the dual rational nexus test and the rough proportionality test. The NUE Urban Concepts team looks forward to continuing to work with County staff to finalizing the Technical Report and prepare Ordinances for adoption.

Sincerely,

  
Jonathan B. Paul, AICP  
Principal

# TABLE OF CONTENTS

TABLES	II
APPENDIX	III
EXECUTIVE SUMMARY	IV
FIRE PROTECTION IMPACT FEE SCHEDULE UPDATE	V
PARK SYSTEM IMPACT FEE SCHEDULE UPDATE	VI
INTRODUCTION	1
FIRE IMPACT FEE UPDATE	5
FUNCTIONAL EQUIVALENT RESIDENTS (FER)	6
FIRE IMPACT FEE RATE (FIFR) METHODOLOGY	8
RESIDENTIAL HOUSEHOLD SIZE PER 1,000 SQ. FT	12
NON-RESIDENTIAL EMPLOYEES PER 1,000 SQ. FT	14
RESIDENTIAL FIRE IMPACT FEE (RFIF)	16
NON-RESIDENTIAL FIRE IMPACT FEE (FIFNR)	16
FIRE IMPACT FEE (FIF) PHASING	17
PARKS IMPACT FEE METHODOLOGY	18
RESIDENTIAL PARK IMPACT FEE (RPIF)	22
OVERNIGHT ACCOMMODATIONS PARK IMPACT FEE (PIFOA)	22
PARK IMPACT FEE (FIF) PHASING	24
EXTRAORDINARY CIRCUMSTANCES	25
RESIDENTIAL PARK IMPACT FEE (RPIF) PHASING	28
OVERNIGHT ACCOMMODATION PARK IMPACT FEE (PIFAC) PHASING	28
SINGLE FAMILY SQUARE FOOTAGE THRESHOLDS	29
IMPACT FEE BENEFIT DISTRICTS	33
CONCLUSION	34

# TABLES

TABLE 1.	ALACHUA COUNTY GROWTH	5
TABLE 2.	FUNCTIONAL EQUIVALENT RESIDENTS	8
TABLE 3.	FUNCTIONAL EQUIVALENT RESIDENTS PER STATION	8
TABLE 4.	FUTURE FIRE STATION NEED	9
TABLE 5.	CAPITAL IMPROVEMENT NEED	10
TABLE 6.	NEW GROWTH SHARE OF EMERGENCY OPERATIONS CENTER	10
TABLE 7.	PROJECTED CAPITAL FUNDING	11
TABLE 8.	FIRE IMPACT FEE RATE (FIFR)	11
TABLE 9.	HOUSEHOLD SIZE	12
TABLE 10.	HOUSEHOLD SIZE (HHS) PER 1,000 SQ. FT	13
TABLE 11.	EMPLOYEES PER 1,000 SQ. FT	15
TABLE 12.	RESIDENTIAL FIRE IMPACT FEE	16
TABLE 13.	NON- RESIDENTIAL FIRE IMPACT FEE	16
TABLE 14.	FIRE IMPACT FEE PHASING	17
TABLE 15.	POPULATION GROWTH & PARK ACREAGE NEED	18
TABLE 16.	CONSUMPTION BASED PARK IMPACT FEE	19
TABLE 17.	PARK LAND ACQUISITION COST	20
TABLE 18.	2023 PARK MASTER PLAN COST	20
TABLE 19.	PARK IMPACT FEE RATE (PIFR)	21
TABLE 20.	RESIDENTIAL PARK IMPACT FEE (RPIF)	22
TABLE 21.	OVERNIGHT ACCOMMODATIONS ROOM NIGHTS (2022)	23
TABLE 22.	OCCUPANTS PER ROOM	24
TABLE 23.	OVERNIGHT ACCOMMODATION PARK IMPACT FEE (PIFOA)	24
TABLE 24.	PARKS IMPACT FEE PHASING	25
TABLE 25.	RESIDENTIAL PARK IMPACT FEE PHASING	28
TABLE 26.	OVERNIGHT ACCOMMODATION PARK IMPACT FEE PHASING	29
TABLE 27.	SINGLE-FAMILY RESIDENTIAL (2006 TO 2023)	30

## APPENDICES

APPENDIX A.	IMPACT FEE ACT
APPENDIX B.	EMPLOYMENT DATA
APPENDIX C.	FIRE STATION LOCATIONS
APPENDIX D.	FIRE ASSESSMENT FUNDING
APPENDIX E.	HOUSEHOLD DATA
APPENDIX F.	NATIONAL ASSOCIATION OF REALTORS
APPENDIX G.	HOUSEHOLD SIZE
APPENDIX H-1.	RESIDENTIAL PARCELS (2006 TO 2023)*
APPENDIX H-2.	RESIDENTIAL PARCELS (1856 TO 2005)*
APPENDIX I.	TABLE 1: NON-RESIDENTIAL PARCELS*
APPENDIX I.	TABLE 2: SANTA FE COLLEGE AND UNIVERSITY OF FLORIDA PARCELS*
APPENDIX J.	PARK LEVEL OF SERVICE
APPENDIX K.	PARKS AND OPEN SPACE MASTER PLAN (EXCERPTS)
APPENDIX L.	CONSUMPTION BASED PARK IMPACT FEE CALCULATION
APPENDIX M.	PROJECTED PARK REVENUE
APPENDIX N.	OVERNIGHT ACCOMMODATIONS OCCUPANCY
APPENDIX O.	PERSON MILES OF TRAVEL FACTOR
APPENDIX P.	VEHICLE AVAILABILITY AND MILES TO TRAVEL
APPENDIX Q.	VEHICLES AND BEDROOMS PER HOUSEHOLDS
APPENDIX R.	UNINCORPORATED ALACHUA COUNTY SINGLE-FAMILY RESIDENTIAL PARCELS*

\*DUE TO FILE SIZES APPROACHING 1,000 PAGES, APPENDIX H-1, H-2, I & R ARE AVAILABLE AS A SEPARATE FILE UPON REQUEST TO ALACHUA COUNTY GROWTH MANAGEMENT DEPT

## EXECUTIVE SUMMARY

Alachua County has undertaken an update of the following:

- Fire Protection Impact Fee
- Park System Impact Fee

The County developed its Fire Protection and Park System Impact Fees in 2004 based on a report titled “A Report Presenting Development Impact Fees” and the Impact Fee rates became effective in 2005. The County retained the services of NUE Urban Concepts, LLC to prepare a Technical Report documenting the data and methodology utilized to update the County’s Impact Fees. The updates are undertaken to ensure that the County’s Impact Fees are based on the most recent and localized data as required by Florida Statute Section 163.31801.

An evaluation of projected growth in population and employment has been undertaken as part of the update. The horizon year for the Fire Impact Fee is 2040 based on the horizon year of the 2040 Comprehensive Plan. The horizon year for the Park Impact Fee is 2035 based on the horizon year of the Parks and Open Spaces Master Plan.

The County’s existing Impact Fees are considered to be “consumption” based fees intended to maintain the current level of service (LOS) provided by the County. The updated impact fees are considered an “improvement drive” or “plan based” fee to fund the attributable cost to new development of capital improvements needed to meet demand from that new development.

The capital improvements that served as the basis for the Fire Protection Impact Fee update were coordinated with the Alachua County Fire Rescue Department. The need for capital improvements is based on projected increases in population and employment growth in Alachua County and reasonably anticipated funding through the current Capital Improvements Program (CIP) and Fire Assessment.

The capital improvements that served as the basis for the Park System Impact Fee update are based on the Parks and Open Spaces Master Plan adopted in 2023. The need for capital improvements is based on projected increases in population in unincorporated Alachua County and reasonably anticipated funding through the CIP and Wild Spaces Public Places sales tax.

The County’s Impact Fees are only assessed in unincorporated Alachua County on new development that results in an increase in impact above the existing use of land. The County does not currently require any municipality within the County to collect an Impact Fee on behalf of the County and this update does not change this current approach. The County is open to municipalities opting-in to the County’s Impact Fees or adopting their own impact fees.

The existing Fire Protection Impact Fee is assessed at a rate of \$0.076 per square foot or \$76.00 per 1,000 square feet for residential and non-residential development. The Impact Fee for residential uses is capped at 2,600 sq. ft. of habitable and climate-controlled space. Square footage for spaces such as covered patios or porches, barns or sheds, and attached or detached garages are not included in the residential square footage calculations.

The calculated increase in the Fire Protection Impact Fee will be phased-in equal increments of 12.5% over a four-year period starting in 2024. The maximum increase in the updated Fire Protection Impact Fee over the existing Fee is 50%. The phase-in and maximum percentages are consistent with the requirements of Florida Statute Section 163.31801. The following is the updated Fire Protection Impact Fee:

**FIRE PROTECTION IMPACT FEE UPDATE**

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

The existing Park System Impact Fee is assessed at a rate of \$0.126 per square foot or \$126.00 per 1,000 square feet for residential development. The Park System Impact Fee for residential uses is also capped at 2,600 sq. ft. with the same square footage stipulations as the Fire Protection Impact Fee.

With the adoption of the Parks and Open Spaces Master Plan and the County’s tourism efforts, visitors to Alachua County who stay in Overnight Accommodations will increasingly make use of the County’s expanded parks and recreation system. The update of the Park System Impact Fee will include an assessment per room for new Overnight Accommodations.

The calculated increase in the Park System Impact Fee is greater than 50% above the currently adopted Impact Fee. Florida Statute Section 163.31801 limits increases in existing Impact Fees to 50% unless there is a finding of extraordinary circumstances. The County must also conduct a needs study that documents the basis for claiming extraordinary circumstances and hold two (2) publicly noticed workshops for extraordinary circumstances. The approval of extraordinary circumstances also requires a two-third vote of approval of the Board of County Commissioners.

The following is the update of the Park System Impact Fee for residential uses:

**RESIDENTIAL PARK IMPACT FEE UPDATE**

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

The Park System Impact Fee for overnight accommodations is a new impact fee and the County could elect to adopt the impact fee at 100% of the calculated rate without phasing. To be consistent with the update of existing impact fees, the calculated Park System Impact Fee for overnight accommodations is proposed to be phased-in per the following, with the currently adopted fee serving as the existing fee for phasing purposes only:

**OVERNIGHT ACCOMMODATION PARK IMPACT FEE PHASING**

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

The Technical Report includes a reassessment of the current 2,600 sq. ft. threshold. Based on a detailed review of the square footage of single-family detached residential uses in Alachua County constructed between 2006 and 2023, the County could reasonably increase the threshold between 3,500 and 5,500 sq. ft. In workshops with the Board of County Commission, there have been discussions to increase the threshold to 4,000 sq. ft.

This Technical Report dated August 2023 and prepared by NUE Urban Concepts, LLC, demonstrates that the updated of the Fire Protection and Park System Impact Fees is consistent with legal requirements and meets the dual rational nexus test and the rough proportionately test. This Technical Report has been prepared consistent with the requirements of Florida Statute.

## INTRODUCTION

Alachua County has undertaken an update of the following:

- Fire Protection Impact Fee
- Park System Impact Fee
- Transportation Impact Fee
- Multimodal Transportation Mitigation Program

The County developed its Fire Protection, Park System, and Transportation Impact Fees in 2004 based on a report titled “A Report Presenting Development Impact Fees” and the Fee rates became effective in 2005. This update is undertaken to ensure that the County’s Fire Protection (hereon “Fire”) and Park System (hereon “Park”) Impact Fees are based on the most recent and localized data as required in Florida Statute Section 163.31801.

The County’s Transportation Impact Fee and the MMTM Program are proposed to be replaced with a Mobility Fee. The replacement of the Transportation Impact Fee and MMTM Program with a Mobility Fee will be documented in a separate Technical Report.

Alachua County does not currently require any municipality within the County to collect an Impact Fee on behalf of the County. This update will not require any municipality to collect an Impact Fee on behalf of the County. The County is open to municipalities opting-in to the County’s Impact Fees and supports municipalities that desire, or have already adopted, impact fees.

Alachua County has experienced steady growth in population and employment. In the last few years, both population and employment growth has accelerated in the County. An evaluation of projected growth in population and employment between 2022 and 2040 has been undertaken as part of the update. The horizon year for the Fire Impact Fee is 2040 based on the horizon year of the 2040 Comprehensive Plan. The horizon year for the Park Impact Fee is 2035 based on the horizon year of the Parks and Open Spaces Master Plan.

The County’s existing Impact Fees are considered to be “consumption” based fees intended to maintain the level of service (LOS) provided by the County. The updated impact fees, similar to the County’s MMTM Program, are considered an “improvement driven” or “plan based” fee developed to fund a portion of the cost for specific capital improvements needed to meet demand from new development and that provide a benefit to new development. New development is only assessed for the attributable share of cost for capital improvements needed to off-set the impact above the current use of land from new development.

Projected growth was utilized to develop a list of capital improvements for the Fire Impact Fee. The Parks and Open Spaces Master Plan is based on projected population growth in unincorporated Alachua County. The capital improvements for the Fire Impact Fee and Parks and Open Spaces Master Plan will be used by the County in development of its Capital Improvement Program (CIP) as part of the annual update of the budget. County staff assisted with the development of the list of capital improvements for the Fire Impact Fee. County staff were involved in the development of the recently adopted Parks and Open Spaces Master Plan.

The Fire Impact Fee will continue to be assessed on residential and non-residential development. The Park Impact Fee will continue to be assessed on residential development and will also be assessed on overnight accommodations per room. The residential threshold for assessments is proposed to increase from a maximum of 2,600 sq. ft. to an increase between 4,000 and 5,000 sq. ft. per dwelling unit.

The Fire Impact Fee update includes existing and reasonably anticipated funding of capital improvements by 2040. The funding for the Fire Impact Fee is based on the current Fire assessment levied on properties in Alachua County to fund operations, maintenance, and capital. The Fire assessment includes a projected annual contribution of Fire Impact Fees to offset the cost of capital improvements based on new development. It is recommended that the County update the name of the Fire Protection Impact Fee to the Fire Rescue Impact Fee to reflect the mission and service provided by the Alachua County Fire Rescue Department.

The Park Impact Fee update includes existing and reasonably anticipated funding of capital improvements from the Wild Spaces and Public Places sales tax until 2035. The current sales tax expires in 2033. For purposes of the Park Impact Fee update, it is reasonably anticipated that there will be a future extension of the sales tax, which has been approved multiple times by Alachua County residents.

The County has been successful over the years in obtaining additional funding for capital improvements. The Impact Fee update reflects existing and reasonably anticipated funding to ensure that new development is not paying more than its proportional share of the cost of capital improvements.

In 2021, the Florida Legislature amended Florida Statute Section 163.31801, known as the "Impact Fee Act", to limit the percentage increase from updates of existing impact fees and to phase-in those updates. For impact fee updates that result in an increase of 25% or less over existing impact fees, increases in impact fees are required to be phased-in over a two-year period in equal increments. This amounts to a +/- 12.5% increase per year over a two-year period.

Updates that result in an increase of existing fees between 25% and 50%, increases are required to be phased-in over a four-year period in equal increments. The amendment limits impact fee increases above existing impact fee rates to no more than 50% within a four (4) year period. The amendment also limits impact fee increases to once every four (4) years.

The amendment does include a provision known as “extraordinary circumstances”, which would allow the local governments to exceed the 50% threshold. A needs study, completed within 12 months before the date of adoption, must be conducted that expressly demonstrates the “extraordinary circumstances” necessitating the need to exceed phase-in limits. The local government is required to hold two (2) publicly noticed workshops dedicated to extraordinary circumstances and the need to exceed phase-in limits.

The extraordinary circumstances provision is being claimed for update to the Park Impact Fee based on: (1) projected growth in population; (2) the adoption of the Parks and Open Spaces Master Plan in 2023; (3) the County’s commitment to fund a significant portion of the cost of the Master Plan; (4) the remaining funding needed for the Master Plan; (5) a lower overall impact fee based on an improvements driven fee versus the current consumption based fee methodology; (6) the Alachua County specific data used to calculate the Park Impact Fee; and (7) the County’s decision to phase the increase in over a four year period to ensure that by the time of the next update, new development is paying its proportional share of the cost of improvements.

Two (2) publicly noticed workshops were held for demonstration of extraordinary circumstances for the Park Impact Fee update. The first publicly noticed in person workshop was held at the Grace Knight conference room at the Alachua County government building on July 5<sup>th</sup>, 2023. The second publicly noticed virtual workshop was held on July 6<sup>th</sup>, 2023.

This Technical Report includes a section further demonstrating extraordinary circumstances. This Technical Report will be completed and adopted within the required 12-month time period. The demonstration of extraordinary circumstances does require at least a two-thirds vote of the Alachua County Board of County Commissioners.

The update of the Fire Impact Fees does exceed 50% over the currently adopted Fire Impact Fees. While the update is improvements driven based on projected growth, the last Fire Master Plan was conducted in 2012. One of the primary reasons for claiming extraordinary circumstances for the Park Impact Fee update was the adoption of the 2035 Parks Master Plan. It is recommended that the County develop a Fire Master Plan before the next update of the Impact Fees. Depending on the findings of the Fire Master Plan, the County may be able to demonstrate extraordinary circumstances to increase the Fire Impact Fee to the fully calculated rates before the next update of the Fire Impact Fee. The updated Fire Impact Fee will be phased-in at a rate of 12.5% a year over a four (4) year period, with the maximum increase not exceeding 50% over the four (4) year period as required by Florida Statute.

The purpose of this Technical Report, consistent with Florida Statute Sections 163.31801(4)(f) and (g), is to demonstrate that Alachua County's Impact Fees and Mobility Fees are proportional and reasonably connected to, or has a rational nexus with, both the "need" for capital improvements and the "benefit" provided to those who pay the fee, otherwise known as the "dual rational nexus test", herein further defined under the "Impact Fee Act" (**Appendix A**):

***"(f) Ensure that the impact fee is proportional and reasonably connected to, or has a rational nexus with, the need for additional capital facilities and the increased impact generated by the new residential or commercial construction.***

***"(g) Ensure that the impact fee is proportional and reasonably connected to, or has a rational nexus with, the expenditures of the funds collected and the benefits accruing to the new residential or nonresidential construction."***

In addition to the "dual rational nexus test", the U.S. Supreme Court in *Dolan v. Tigard* established a "rough proportionality test" to address the relationship between the amount of a fee imposed on a new development and the impact of the new development. This Technical Report demonstrates that the "rough proportionality test" is met by showing that there is a reasonable relationship between the impact and mobility fees and the impact of new development. The impact and mobility fees are based upon a specific unit measure for residential and non-residential uses and these units of measure that are used to calculate the fees are reasonably assignable and attributable to the impact of new development.

This Technical Report documents the data and methodology used to demonstrate that the Impact Fee updates: (1) meet the dual rational nexus test; (2) are roughly proportional to the impact of new development; (3) are based on the cost of capital improvements attributable to new development; (4) do not hold new development to a higher standard than existing development; and (5) that the County has demonstrated extraordinary circumstances for the Park Impact Fee to exceed statutory phase-in limits.

The implementing ordinances are projected to be read and adopted in September of 2023. Florida Statute requires a minimum of 90 days from public notice of an impact fee update before increased fees can be assessed on new development. It is projected that the County would make the 1<sup>st</sup> phase-in of fees effective as of January 1<sup>st</sup>, 2024. Subsequent increases would become effective on January 1<sup>st</sup> of each year, with the final phase-in occurring in 2027.

This Technical Report dated August 2023 and prepared by NUE Urban Concepts, LLC, demonstrates that the update to the Fire Protection and Park System Impact Fees is compliant with all legal requirements and meets the dual rational nexus test and the rough proportionately test. This Technical Report has been prepared consistent with the requirements of Florida Statute 163.31801.

## FIRE IMPACT FEE UPDATE

The “needs” test of the dual rational nexus requires that there be a demonstrated need for future improvements to accommodate the demand from new development. An evaluation of the projected growth in population and employment for Alachua County was undertaken as part of the update of Fire Impact Fee (**Table 1**). The projections are based on Countywide population and employment as the Alachua County Fire Rescue Department serves all of Alachua County.

**TABLE 1. ALACHUA COUNTY GROWTH**

YEAR	POPULATION	EMPLOYMENT
<b>2022 (Bases Year)</b>	<b>287,872</b>	<b>139,570</b>
<b>2040 (Future Year)</b>	<b>330,200</b>	<b>199,340</b>
<b>Increase</b>	<b>42,328</b>	<b>59,770</b>
<p><i>Source:</i> 2022 and 2040 population for Alachua County based on Bureau of Economic and Business Research (BEBR) based on data released in 2023. Employment in 2022 based on 2019 OnTheMap application employment data provided by the U.S. Census Bureau multiplied by a 2.9% annual growth rate (<b>Appendix B</b>). The 2022 and 2040 projected employment based on annual growth rate of 2.9% between 2009 and 2019 (<b>Appendix B</b>). The 2019 employment data was utilized due to the Covid-19 pandemic.</p>		

The County provides primary fire suppression services to unincorporated County and the Cities of Alachua, Archer, Hawthorne, and Waldo. The County also has Automatic Aid Agreements with the municipalities of Gainesville, LaCrosse, Micanopy, Newberry, High Springs and the voluntary fire departments of Cross Creek, Melrose and Windsor. The County also provides Advanced Life Support Emergency Medical Services (EMS) countywide.

The updated Fire Impact Fee is based on countywide growth as the Fire Rescue Department responds to incidents countywide and all municipalities within the County have unincorporated areas within municipal limits and around the municipalities between County boundaries and boundaries of adjacent municipalities. Alachua County is a regional destination and employment hub with travel occurring on county, municipal, and state roads within unincorporated County and the municipalities, creating a demand for fire suppression and EMS services countywide.

The County provides EMS out of each of its Fire Stations and in stations within municipalities. The update of the Fire Impact Fee does include the cost of two (2) EMS ambulances as part of the capital improvements. In 2005, when the current Fire Impact Fee was developed, the cost of EMS vehicles was not included based on funding of services at the time between City and County residents and because the existing fee is a “consumption” based fee that charges new development the full cost associated with the “capacity” provided by capital improvements, such as an ambulance.

The calculation of the updated Fire Impact Fee accounts for countywide population and employment growth in identifying future improvement needs and the cost attributable to new development. Thus, new development is only being assessed the attributable share (aka proportional share) of future needs and the cost of capital improvements, such as an ambulance. Whereas the existing Fire Impact fee assessed the full cost of the new capacity of an ambulance “consumed” by new development. Consumption based fees are not proportional and not based on capital improvement needs.

If new development were assessed the full cost of the capacity from a capital improvement versus a proportional cost of needed capital improvements attributable to projected countywide growth, then the cost for ambulances would need to be excluded, unless the consumption-based impact fee also adjusted the cost of capacity so that new development is only being assessed its attributable share of the cost of the capital improvement.

## FUNCTIONAL EQUIVALENT RESIDENTS (FER)

To account for the need for capital improvements attributable to non-residential development, there is a need to convert the impact of employees into functional equivalent residents (FER). Non-residential development differs from residential development as the impact from employees who live outside the County do not create a demand or need for capital improvements and Fire Rescue services on a 24-hour basis. In recognition that employees who live outside the County do not utilize Fire Rescue services and infrastructure on a full-time basis, the projection for growth in employees are reduced by a factor of 50%.

The calculation for functional equivalent residents (FER) is based on the total number of future residents plus the net number of new employees. The first step is determining the number of employees who both live and work in the County. The employment data obtained by the U.S. Census Bureau OnTheMapApplication provides a breakdown of the total number of employees for all jobs, and the number of employees who also live in the County or live outside the County.

Due to the Covid-19 pandemic, the total number of employees counted in 2020 is not representative of the total number of persons employed within the County. Population and employment data, along with data for traffic counts, were impacted nationwide due to travel restrictions and stay at home mandates for non-essential employees.

Thus, the employment data is based on the last accurate count and most recent and localized data would be from 2019 (**Appendix B**). The base year employment for 2022 is based on 10 years of historic employment data between 2009 and 2019. The live & work numbers for 2022 are based on the percentage of employees that lived and worked in the County in 2019 (**Appendix B**).

The following is the calculation for Functional Equivalent Resident (FER) for the base year 2022:

- I. **Percent Growth (%GR) = 2019 Employment (EM) minus 2009 (EM) divided by 2019 (EM)**
- II. **2022 Employment (EM) = 2019 (EM) multiplied by percent growth (%GR) time 3 years**
- III. **2022 Live Work (LW) = 2019 (LW) multiplied by percent growth (%GR) time 3 years**
- IV. **Live Work Factor (LWf) = Live & Work (LW) in County divided by Employment (EM)**
- V. **Gross Employment (EMg) = Employment (EM) multiplied by the Live Work Factor (LWf)**
- VI. **Employment Factor (EMf) = Total Time (TT) to and from Work divided by Hours in Day (HD)**
- VII. **Net Employment (EMn) = Employment (EMg) multiplied by the Employment Factor (EMf)**
- VIII. **Functional Equivalent Resident (FER) = Population (POP) plus Net Employment (EMn)**

$$(1) \quad (2019 \text{ EM} - 2009 \text{ EM}) / 2019 \text{ EM} = \%GR$$

$$(2) \quad 2019 \text{ EM} \times (1 + \%GR)^3 = 2022 \text{ EM}$$

$$(3) \quad 2019 \text{ LW} \times (1 + \%GR)^3 = 2022 \text{ LW}$$

$$(4) \quad \text{LW} / \text{EM} = \text{LWf}$$

$$(5) \quad \text{EM} \times (1 - \text{LWf}) = \text{EMg}$$

$$(6) \quad \text{TT} / \text{HD} = \text{EMf}$$

$$(7) \quad \text{EMg} \times \text{EMf} = \text{EMn}$$

$$(8) \quad \text{POP} + \text{EMn} = \text{FER}$$

The following is the numerical calculation for the FER for the base year 2022 in **Table 2**:

$$(131,520 - 101,813) / 131,520 = 2.9\%; ((131,520 \times (1 + 0.029)^3) = 139,570;$$

$$((75,482 \times (1 + 0.029)^3) = 80,070; 80,070 / 139,570 = 0.5735;$$

$$139,570 \times (1 - 0.5735) = 59,500; 12/24 = 0.50;$$

$$59,500 \times .50 = 29,750; 287,872 + 29,750 = 317,622$$

The following is the numerical calculation for the FER for the future year 2040 in **Table 2**:

$$((139,570 \times (1 + 0.029)^{18}) = 199,340;$$

$$199,340 \times (1 - 0.5735) = 84,980;$$

$$84,980 \times .50 = 42,490;$$

$$330,200 + 42,490 = 372,690$$

**TABLE 2. FUNCTIONAL EQUIVALENT RESIDENTS**

YEAR	2022	2040	INCREASE
Population	287,872	330,200	42,328
Employment (EM)	139,570	199,340	59,770
Live & Work (LW)	80,070	114,360	34,290
Net Employment (EMn)	59,500	84,980	25,480
Employment Factor (Emf) of 50.0%	29,750	42,490	12,740
Functional Equivalent Residents (FER)	317,622	372,690	55,068

*Source:* Population and employment based on **Table 1**. The Live & Work number of 80,070 in 2022 is based on 2019 data from the OnTheMap Application developed by the U.S. Census Bureau multiplied by an annual growth rate of 2.9% (**Appendix B**). The employment growth rate was based on the increase of employment between 2009 and 2019. The employment factor (Emf) adjustment of 0.50 takes into consideration that employees who work in the County but live outside the County spend roughly 12 hours within the County for work, travel to and from work, errands, and meals. The increase is calculated by subtracting 2022 data from 2040 (e.g., 372,690 - 317,622 = 55,068. The County is recognized as a regional destination and employment center within North Central Florida. Employment numbers rounded to nearest 100<sup>th</sup>.

## FIRE IMPACT FEE RATE (FIFR) METHODOLOGY

The initial step in developing the Fire Impact Fee update was an evaluation of existing number of Fire Stations (**Appendix C**). The second step was calculating the Functional Equivalent Residents per existing fire station. There are currently fifteen (15) fire stations within the County with 21,175 Functional Equivalent Residents (**Table 3**).

**TABLE 3. FUNCTIONAL EQUIVALENT RESIDENTS PER STATION**

EXISTING STATION EVALUATION	FACTORS
Functional Equivalent Residents (FER) in 2022	317,622
Existing Fire Stations	15
Functional Equivalent Residents (FER) per Fire Station	21,175

*Source:* Functional Equivalent Residents in 2022 (**Table 2**). Existing fire stations (**Appendix C**). Functional Equivalent Residents obtained by dividing 2022 FER by 15 fire stations: (317,622 / 15 = 21,175).

The third step was calculating the future need for fire stations. The number of Functional Equivalent Residents (FER) in 2040 is 372,690. With a FER of 21,175 per fire station, there is a need for 17.60 fire stations in 2040 (**Table 4**). There are currently 15 fire stations, thus, there is a need for 2.60 additional stations by 2040 (**Table 4**). For purposes of the Fire Impact Fee update, the number of additional stations needed would be rounded up to 3.0 stations by 2040, since the County would not build a partial fire station.

The County has already identified funding for a new fire station in 2024. The Park Impact Fee update is based on a need for two (2) additional fire stations by 2040 (**Table 4**). The following are the calculations for future fire station need:

- **Future Stations (FS) = FER divided by FER per station (FERs)**
- **Additional Station need (ASn) = Future Stations (FS) minus Existing Stations (ES)**
- **Round Additional Station need (ASnr) = Round ASn to the nearest whole number**
- **Future Station need (FSn) = Additional Station need (ASnr) minus Funded Stations (FNDs)**

**(1) FER / FERs = FS**

**(2) FS - ES = ASn**

**(3) ROUND ASn = ASnr**

**(4) ASnr - FNDs = FSn**

The following is the numerical calculation for the FER for the future year 2040 in **Table 4**:

**(372,690 / 21,175) = 17.60; 17.60 - 15.0 = 2.60; 2.60 = 3.00; 3.00 - 1.00 = 2.00**

**TABLE 4. FUTURE FIRE STATION NEED**

<b>FUTURE STATION EVALUATION</b>	<b>FACTORS</b>
<b>Functional Equivalent Residents (FER) in 2040</b>	<b>372,690</b>
<b>Functional Equivalent Residents per Station (FERs)</b>	<b>21,175</b>
<b>Future Stations (FS)</b>	<b>17.60</b>
<b>Existing Stations (ES)</b>	<b>15.00</b>
<b>Additional Station Need (ASn)</b>	<b>2.60</b>
<b>Round Station Need (ASnr)</b>	<b>3.00</b>
<b>Funded Stations (FNDs)</b>	<b>1.00</b>
<b>Future Station Need (FSn) in 2040</b>	<b>2.00</b>
<i>Source:</i> Functional Equivalent Residents (FER) in 2040 ( <b>Table 2</b> ). FER per station (FERs) ( <b>Table 3</b> ). Existing Stations (ES) ( <b>Table 3</b> ). Additional Station need (ASn) rounded to the nearest whole number.	

For each new fire station, there is a need for additional capital in terms of a fire engine and ambulance per station, along with a supervision SUV and a station SUV (**Table 5**). There is also a need to provide equipment for thirteen Fire Rescue personnel per station (**Table 5**). The Fire Rescue Department also identified a need for two (2) ladder trucks, two (2) water tenders, and (2) brush trucks (**Table 5**). The County has also identified a need for an Emergency Operations Center to coordinate first responders and support staff from the County and municipality for emergency events, such as a hurricane, wildfire, or hazardous spill on Interstate 75 (**Table 5**).

**TABLE 5. CAPITAL IMPROVEMENT NEED**

CAPITAL IMPROVEMENT	QUANTITY	COST PER UNIT	TOTAL COST
Fire Stations	2	\$7,000,000	\$14,000,000
Fire Engines	2	\$1,500,000	\$3,000,000
Ambulance	2	\$400,000	\$800,000
Ladder Trucks	2	\$1,600,000	\$3,200,000
Water Tenders	2	\$650,000	\$1,300,000
Brush Trucks	2	\$300,000	\$600,000
Supervision SUVs	2	\$125,000	\$250,000
Station SUVs	2	\$100,000	\$100,000
New Equipment (13 Officers per station)	26	\$2,500	\$65,000
Emergency Operations Center (EOC)	1	\$30,000,000	\$30,000,000
<b>Total Cost of Capital Improvements (TCi)</b>			<b>\$53,615,000</b>
<i>Source:</i> Alachua County Fire Rescue Department. Future Fire Station need (Table 4).			

The total projected cost for future Fire Rescue capital improvements in 2040 is \$53,615,000, with the majority of that cost being \$30,000,000 for the Emergency Operation Center (EOC). All existing and future residents and employees will benefit from the Emergency Operation Center. To ensure that new growth is not being assessed more than its attributable share of the cost, the following calculations were performed to determine the attributable share of cost for new growth (Table 6):

- **Functional Equivalent Resident cost (FERc) = EOC cost divided by 2040 FER**
- **New Growth share (NGs) = FERc multiplied by increase in FER**

$$\$30,000,000 / 372,690 = \$80.50; \$80.50 \times 55,068 = \$4,432,746$$

**TABLE 6. NEW GROWTH SHARE OF EMERGENCY OPERATIONS CENTER**

Emergency Operations Center (EOC) Cost	\$30,000,000
Functional Equivalent Residents (FER) in 2040	372,690
Functional Equivalent Resident cost (FERc)	\$80.50
FER Increase (FERi)	55,068
<b>New Growth Share (NGs) of Emergency Operations Center (EOC)</b>	<b>\$4,432,746</b>
<i>Source:</i> Emergency Operations Center (EOC) Cost (Table 5). Functional Equivalent Residents (FER) in 2020 (Table 2). Functional Equivalent Residents Increase (FERi) (Table 2).	

The calculation of the Fire Impact Fee rate accounts for reasonably anticipated funding for Fire Rescue Department capital improvements. There is projected to be roughly \$21,868,103 in capital improvement funding between 2023 and 2040 through the current fire assessment (Table 7). The following calculations were performed to determine projected capital funding (Table 7):

- **Number of Years Funding Available (NOYf) = Future Year minus Current Year**
- **Projected Capital Funding via Assessment (CFa) = ACFa multiplied by NOYf**

$$2040 - 2023 = 17; \$1,286,359 \times 17 = 21,868,103$$

**TABLE 7. PROJECTED CAPITAL FUNDING**

<b>Annual Capital Funding via Assessment (ACFa)</b>	<b>\$1,286,359</b>
<b>Number of Years Funding Available (NOYf)</b>	<b>17</b>
<b>Projected Capital Funding via Assessment (CFa)</b>	<b>\$21,868,103</b>
<i>Source:</i> Fire Assessment Funding (Appendix D). Number of years funding available is based on the future year of 2040 minus the current year of 2023.	

The projected capital funding reduces the overall cost of capital improvements attributable to new growth. The net attributable cost for new growth of \$6,179,643 is divided by an increase of 55,068 FER by 2040; resulting in a Fire Impact Fee rate of \$112.22 (Table 8). The following is the calculation for the Fire Rescue Impact Fee rate (Table 8):

- **Attributable Cost to New Growth (ACg) = Total Cost (TCi) minus EOC Cost plus NGs**
- **Net Attributable Cost (ACn) = Attributable Cost to New Growth (ACg) minus CFa**
- **Fire Impact Fee rate (FIFr) = ACn divided by Functional Equivalent Resident Increase (FERi)**

$$\begin{aligned}
 & \$53,615,000 - \$30,000,000 = \$23,615,000; \$23,615,000 + \$4,432,746 = \$28,047,746; \\
 & \$28,047,746 - \$21,868,103 = \$6,179,643; \$6,179,643 / 55,068 = \$112.22
 \end{aligned}$$

**TABLE 8. FIRE IMPACT FEE RATE (FIFr)**

<b>Total Cost of Capital Improvements (TCi)</b>	<b>\$53,615,000</b>
<b>Emergency Operations Center (EOC) Cost</b>	<b>\$30,000,000</b>
<b>New Growth Share (NGs) of Emergency Operations Center (EOC)</b>	<b>\$4,432,746</b>
<b>Attributable Cost to New Growth (ACg)</b>	<b>\$28,047,746</b>
<b>Projected Capital Funding via Assessment (CFa)</b>	<b>\$21,868,103</b>
<b>Net Attributable Cost (ACn)</b>	<b>\$6,179,643</b>
<b>FER Increase (FERi):</b>	<b>55,068</b>
<b>Fire Impact Fee Rate (FIFr) per FER:</b>	<b>\$112.22</b>
<i>Source:</i> Total Cost of Capital Improvements (Table 5). Emergency Operations Center (EOC) Cost (Table 5). New Growth Share (NGs) of Emergency Operations Center (Table 6). Projected Capital Funding (Table 7). Functional Equivalent Residents Increase (FERi) (Table 2).	

### RESIDENTIAL HOUSEHOLD SIZE PER 1,000 SQ. FT

A detailed analysis of household size within Alachua County per type of dwelling unit was undertaken based on data from the 2021 American Community Survey (ACS). Household size is often reported based on whether a dwelling unit is owned or rented or is just reported per dwelling unit. According to the 2021 ACS dataset for Selected Housing Characteristics within Alachua County, the household size for owner occupied dwellings is 2.54 per dwelling unit and 2.34 for renter occupied dwelling units (**Appendix E**).

A significant amount of analysis was undertaken to calculate household size based on the type of dwelling unit versus household size based on owner and renter occupied units. The results of the analysis in **Table 9** show a fairly large difference in household size for single family dwellings (2.39) versus multi-family dwellings (1.63). Part of this difference is accounting for vacant dwelling units versus occupied dwelling units.

The vacancy rate for owner occupied units is shown as 1.7 percent per the single-family dwellings and 15.7 percent for renter occupied units (**Appendix E**). Data prepared by the National Associations of Realtors for the Gainesville, FL Core Based Statistical Area 23540 showed a vacancy rate of 3.7% in the first quarter of 2022 and a 6.6% vacancy rate in the first quarter of 2023, both of which are far below the 15.7% from the ACS data (**Appendix F**).

For purposes of the Fire Impact Fee calculations, the household size analysis is evaluating all available housing units versus occupied only, which can fluctuate on an annual and quarterly basis, especially given the large number of students who attend the University of Florida and Santa Fe College. The occupancy and population for Alachua County does not fully capture the impact of students as many of them are counted where their parents live as their primary residence.

**TABLE 9. HOUSEHOLD SIZE**

VARIABLES	SINGLE-FAMILY RESIDENTIAL	MULTI-FAMILY RESIDENTIAL	TOTAL RESIDENTIAL
<b>Population</b>	<b>192,260</b>	<b>73,297</b>	<b>265,557</b>
<b>Dwelling Units</b>	<b>80,612</b>	<b>44,906</b>	<b>125,518</b>
<b>Household Size per Dwelling</b>	<b>2.39</b>	<b>1.63</b>	<b>2.12</b>

**Source:** Household Size data based on 2021 American Community Survey (ACS) for Alachua County. Population for single-family residential includes single-family detached, single-family attached, mobile homes, and RV's and for multi-family residential includes two or more dwelling units (ACS: Total Population in Occupied Housing Units by Units in Structure Table ID: C25033 Dataset ACSDT1Y2021). Single-family residential dwelling units includes single-family detached, single-family attached, mobile homes, and RV's and multi-family residential includes two or more dwelling units (ACS: Selected Housing Characteristics Table ID: DP04 Dataset ACSDP1Y2021). Household size determined by dividing population by dwelling units. Household size rounded to nearest 100<sup>th</sup> decimal place.

The Fire Impact Fee for Alachua County is unique in that it is based on the square footage of residential units, versus fees per dwelling unit or broad thresholds of square footage. Impact fees calculated on a square footage basis are one way to address housing affordability and are also more reflective of actual impact versus using a per dwelling unit basis for calculating impact fees. The Fire Impact Fee for residential uses also does not differentiate based on the type of dwelling unit, all residential uses pay the same rate per square footage. In order to combine all types of dwelling units into a single rate per square foot, all types of residential uses must be based on a common metric, as the size of dwelling units vary significantly between single-family and multifamily uses.

Developing a uniform rate per square foot per type of dwelling unit requires conversion of household size into a uniform metric. The most straight forward metric is to determine household size on a per 1,000 square foot basis for all types of residential uses. The results of the analysis show an average household size of 1.23 per 1,000 square feet for all residential uses (**Table 10**). The analysis uses square footage data by type of household for new development between 2006 and 2023 to more accurately reflect the current square footage of dwelling units.

**TABLE 10. HOUSEHOLD SIZE (HHS) PER 1,000 SQ. FT.**

DWELLING UNIT TYPE	TOTAL SQ. FT.	TOTAL UNITS	AVERAGE SQ. FT. PER UNIT	AVERAGE HOUSEHOLD SIZE (HHS)	1,000 SQ. FT. CONVERSION	HHS PER 1,000 SQ. FT.
Apartments	12,724,031	11,521	1,104	1.63	1.10	1.48
Condos	1,557,855	1,256	1,240	1.63	1.24	1.31
Multifamily	640,971	303	2,115	1.63	2.12	0.77
Long Term Care	415,560	611	680	0.50	0.68	0.74
Small Dwellings	89,281	177	504	1.00	0.50	1.98
Single Family	25,166,085	11,726	2,146	2.39	2.15	1.11
<b>Total</b>	<b>40,593,783</b>	<b>25,594</b>	<b>1,586</b>	<b>1.95</b>	<b>1.59</b>	<b>1.23</b>

**Source:** The total square feet and total units are based on new development between 2006 and 2023 using data obtained from the Alachua County Property Appraiser. The average square footage per unit was obtained by dividing total square footage by total number of units for each residential use. Average household size (HHS) is based on data from **Table 9**. The calculations and verifications of the 1,000 sq. ft. conversion and households per 1,000 sq. ft. are detailed in **Appendix G**. The residential square footage data from 2006 to 2023 from the property appraiser is provided in **Appendix H-1**. The residential square footage data from 1856 to 2005 from the property appraiser is provided in **Appendix H-2**. The residential parcel data in **Appendix H** is further separated by housing type. Household size for Long Term Care is based on two bedrooms or occupants per 1,000 sq. ft. Population data is not collected for group housing. Small dwelling units, considered to be 600 sq. ft. for single-family detached uses and 400 sq. ft. for all other residential, are assumed to have at least one person per dwelling unit. Multifamily includes townhomes, duplex's, triplexes, and quadruplex. The parcel level data from the property appraiser for apartments and multifamily do not provide the number of dwelling units. The data included in **Appendix H** indicated the number of assumed dwellings associated with the square footage of each structure, which exceed 5,000 parcels.

The existing Fire Impact Fee is based on pre 2006 square footage data. The household size analysis conducted above was also performed for all dwelling units base on square footage from 1865 to 2023 (**Appendix G**). Using square footage data from pre 2006 dwelling units, especially data that goes as far back as the 1900's, does not provide an accurate representation of the square footage of dwelling units being constructed given current market trends.

More local governments are starting to take a similar approach to Alachua County and moving away from impact fees based on type of dwelling unit and on a per dwelling unit basis, as the square footage of the residential use is a more accurate representation of impact. As data on dwelling unit size, number of dwelling units per type of residential, and the number of bedrooms becomes available, there may be a need to re-evaluate the single rate per residential. Some local governments are using square footage for single-family dwellings and the number of bedrooms for multifamily.

### **NON-RESIDENTIAL EMPLOYEES PER 1,000 SQ. FT.**

The current Fire Impact Fee for non-residential land uses, similar to residential uses, does not differ based on the type of land use. Similar to residential uses, all non-residential development is evaluated using a common metric of 1,000 sq. ft. per land use. The total number of employees for non-residential uses who both live within and outside of Alachua County are accounted for in the future need for Fire Rescue capital improvements. Employees include those who work for government and at the University of Florida and Santa Fe College.

Determining the number of employees per 1,000 sq. ft. required an extensive evaluation Alachua County Property Appraiser data (**Appendix I - Table 1**). There are a significant number of non-residential lands uses and parcels within Alachua County. Non-employee land uses such as agricultural land, parking garages, club houses, and auditoriums needed to be excluded from the square footage and parcel level data.

For varying reasons, building and parcel data for the University of Florida and Santa Fe College were not classified as a specific type of non-residential land use. Further analysis of the Property Appraisers website was required to verify that the square-footage of non-classified uses were the University of Florida and Santa Fe College (**Appendix I - Table 2**).

If the Fire Impact Fee was based on differing types of non-residential land uses, then further analysis of employment data based on National Inventory of Industry Classification System (NAICS) employment information would have been required to determine the number of employees per type of non-residential land use. Similar to the approach taken for residential uses, the total square footage of non-residential land uses was utilized to determine the number of employees per 1,000 sq. ft. without adjustments for vacancy rates.

The vacancy rates for industrial uses ranged between 2.1% in 2022 to 2.8% in 2023 (**Appendix F**). The vacancy rates for retail uses ranged between 3.0% in 2022 to 3.3% in 2023 (**Appendix F**). The vacancy rates for office uses ranged between 6.3% in 2022 to 5.6% in 2023 (**Appendix F**). If vacancy rates were taken into account, the number of employees per 1,000 sq. ft. would be higher than calculated. Given market trends towards downsizing and at least part time work from home, if anything, employees per 1,000 sq. ft. will trend lower versus higher. Thus, the more conservative approach of accounting for total non-residential square footage was undertaken.

The parcel level data was used to identify 54,901,275 sq. ft. of non-residential uses and 13,798,704 sq. ft. of non-residential uses for the University of Florida and Santa Fe College (**Table 11**). The total non-residential square footage within Alachua County is 68,699,979 (**Table 11**). The projected total number of employees for 2022 within the County is 139,570 (**Table 11**). At a countywide level, the number of employees per 1,000 sq. ft. rate is 2.03 (**Table 11**).

The calculation of employees per 1,000 sq. ft. first requires calculating the sq. ft. per employee based on the data from the Property Appraiser (**Appendix I**). The conversion from sq. ft. per employee to employees per 1,000 square feet requires dividing 1,000 by sq. ft. per employee (**Table 11**). The following is the calculation for determining of the number employees per 1,000 square feet:

- **Non-Res Net Sq. Ft. (NRnsf) = Non-Res Gross Sq. Ft. plus Higher Education Sq. Ft. (HEsf)**
- **Non-Res Sq. Ft. Per Employee (NResf) = NRnsf divided by Employment (EM) in 2022**
- **Gross Employees per 1,000 Sq. Ft. (Egsf) = 1,000 Sq. Ft. divided by NResf**
- **Net Employees per 1,000 Sq. Ft. (Ensf) = Egsf multiplied by Employment Factor (Ef)**

$$54,901,275 + 13,798,704 = 68,699,979; 68,699,979 / 139,570 = 492.23;$$

$$1,000 / 492.23 = 2.03; 2.03 \times 0.50 = 1.015; \text{Rounded} = 1.02$$

**TABLE 11. EMPLOYEES PER 1,000 SQ. FT.**

<b>Non-Residential Gross Square Footage (NRgsf)</b>	<b>54,901,275</b>
<b>Santa Fe College &amp; University of Florida Square Footage (HEsf)</b>	<b>13,798,704</b>
<b>Non-Residential Net Square Footage (NRnsf)</b>	<b>68,699,979</b>
<b>Projected Employment (EM) in 2022</b>	<b>139,570</b>
<b>Non-Residential Square Footage Per Employee (NResf)</b>	<b>492.23</b>
<b>Gross Employees per 1,000 Sq. Ft. (Egsf)</b>	<b>2.03</b>
<b>Employment Factor (Ef)</b>	<b>0.50</b>
<b>Net Employees (Ensf) per 1,000 Sq. Ft.</b>	<b>1.02</b>

*Source:* Non-Residential Gross Square Footage (**Appendix I - Table 1**). Higher Education (aka Santa Fe College & University of Florida) (**Appendix I - Table 2**). Projected Employment in 2022 (**Table 1**).

### RESIDENTIAL FIRE IMPACT FEE (RFIF)

The residential Fire Impact Fee is based on the household size per 1,000 sq. ft. for a dwelling unit. The household size of 1.23 residents per dwelling is multiplied by the Residential Fire Impact Fee rate of \$112.22 to derive a Residential Fire Impact Fee per 1,000 sq. ft. of \$138.03 (Table 12). The following is the calculation of the residential Fire Impact Fee (Table 12):

- Res. Fire Impact Fee (RFIF) per 1,000 sq. ft. = HHS multiplied by FIFrr
- Residential Fire Impact Fee (RFIF) per sq. ft. = 1,000 divided by FIFrr per 1,000 sq. ft.

$$1.23 \times \$112.22 = \$138.03; \$138.03 / 1,000 = \$.138$$

TABLE 12. RESIDENTIAL FIRE IMPACT FEE

Household Size (HHS) per 1,000 Sq. Ft.	1.23 per dwelling
Fire Impact Fee Rate per Functional Equivalent Resident (FIFrr)	\$112.22
Residential Fire Impact Fee (RFIF) per 1,000 sq. ft.	\$138.03
Residential Fire Impact Fee (RFIF) per sq. ft.	\$.138
<i>Source:</i> Household Size per 1,000 Sq. Ft. (Table 10). Fire Impact Fee Rate (FIFrr) per FER (Table 8).	

### NON-RESIDENTIAL FIRE IMPACT FEE (FIFNR)

The non-residential Fire Impact Fee is based on the number of employees per 1,000 sq. ft. of non-residential uses. The number of employees (1.03) per 1,000 sq. ft. is multiplied by the non-residential Fire Impact Fee rate of \$112.22 to derive a non-residential Fire Impact Fee per 1,000 sq. ft. of \$114.46 (Table 13). The following is the calculation of the residential Fire Impact Fee (Table 13):

- Non-Res. Fire Impact Fee (FIFnr) per 1,000 sq. ft. = HHS multiplied by FIFrr
- Non-Residential Fire Impact Fee per sq. ft. = 1,000 divided by FIFnr per 1,000 sq. ft.

$$1.02 \times \$112.22 = \$114.46; \$114.46 / 1,000 = \$.114$$

TABLE 13. NON-RESIDENTIAL FIRE IMPACT FEE

Net Employees (Ensf) per 1,000 Sq. Ft.	1.02
Fire Impact Fee Rate per Functional Equivalent Resident (FIFrr)	\$112.22
Non-Residential Fire Impact Fee (FIFnr) per 1,000 sq. ft.	\$114.46
Non-Residential Fire Impact Fee (FIFnr) per sq. ft.	\$.114
<i>Source:</i> Net Employees per 1,000 Sq. Ft. (Table 11). Fire Impact Fee Rate per FER (Table 8).	

## FIRE IMPACT FEE (FIF) PHASING

The Impact Fee Act limits increases in existing impact fees to 50% above existing rates unless a local government can demonstrate extraordinary circumstances. The current Fire Impact Fee rate of \$0.76 per square foot (\$76.00 per 1,000 sq. ft.) is the same for residential and non-residential land uses. The maximum increase allowable by Florida Statute is \$0.114 per square foot or \$114.00 per 1,000 sq. ft. **(Table 14)**. In addition to limiting increases to 50% above existing rates, rates also are required to be phased-in over a four (4) year period in even increments. The maximum percentage increase in the impact fee per year is 12.5%. The following are the phased-in Fire Impact Fees over the next four (4) years, starting in 2024.

**TABLE 14. FIRE IMPACT FEE PHASING**

STATUTORY PHASING	PER SQ. FT.	PER 1,000 SQ. FT.
<b>Current Fire Impact Fee</b>	<b>\$0.076</b>	<b>\$76.00</b>
<b>Maximum Increase per Florida Statute</b>	<b>\$0.114</b>	<b>\$114.00</b>
<b>2024 Fire Impact Fee</b>	<b>\$0.086</b>	<b>\$86.00</b>
<b>2025 Fire Impact Fee</b>	<b>\$0.095</b>	<b>\$95.00</b>
<b>2026 Fire Impact Fee</b>	<b>\$0.105</b>	<b>\$105.00</b>
<b>2027 Fire Impact Fee</b>	<b>\$0.114</b>	<b>\$114.00</b>
<i>Source:</i> The current impact fee of \$0.076 per sq. ft. times 1.50 equals \$0.114 per sq. ft.		

The County would need to be able to demonstrate extraordinary circumstances to adopt the full Residential Fire Impact Fee of \$138.03 per 1,000 sq. ft. and the full Non-Residential Fire Impact Fee of \$114.46 per 1,000 sq. ft. The non-residential rate of a per sq. ft. basis is essentially the same at the final phased-in amount of \$0.114 per sq. ft.

The County could seek to re-evaluate the Fire Impact Fee before 2027 if it elected to pursue a determination of extraordinary circumstances. The adoption of a Fire Master Plan would be one of the requirements to demonstrate extraordinary circumstances. The Fire Master Plan would need to also evaluate the total population and number of employees to be served and also consider accounting for customers and visitors traveling on the County’s road network to reach retail and hotel land uses within the County and its municipalities. The ability of the volunteer fire rescue departments should also be further evaluated to determine what needs would occur if volunteer services were no longer offered. The Fire Master Plan should also further refine the Emergency Operation Center project and the first responders that it would serve. As part of the basis for extraordinary circumstances, further refinement of the capital to be funded by the fire assessment should be undertaken. The Fire Master Plan should consider further evaluating the level of Rescue Services (aka EMS) provided and the need for either a separate EMS impact fee or further refinement of the share of EMS services to be funded by municipalities.

## PARKS IMPACT FEE METHODOLOGY

The initial step in developing the Parks Impact Fee update was an evaluation of existing park acreage and park level of service (LOS) provided (**Appendix J**). The second step was to calculate the need for additional recreation and park acreage attributable to new development and future annexation. The current adopted Park LOS standard of 0.5 acres of activity-based parks and five (5) acres or resource-based parks per 1,000 residents.

The current Park Impact Fee is a consumption-based impact fee. Under a consumption-based impact fee, new development does not receive the benefit of existing park acreage within the County. Consumption based impact fees assume any new development will require new capacity to accommodate the development and to maintain the current LOS provided.

To determine future need for park acreage attributable to new development, an evaluation was undertaken to project future population growth of 14,549 residents between 2022 and 2035 within unincorporated Alachua County (**Table 15**). The increase in population growth was utilized to project the need for additional park acreage based on the LOS standards in the Comprehensive Plan of 0.5 acres per 1,000 residents for activity-based parks and 5.0 acres per 1,000 residents for resource-based parks (**Table 15**). If the Park Impact Fee were to be updated based on current LOS standards, there would be a need for eight (8) additional acres of activity-based parks and 73 acres of resource-based parks to accommodate the demand from new development (**Table 15**).

**TABLE 15. POPULATION GROWTH & PARK ACREAGE NEED**

YEAR	2022	2035	INCREASE
<b>Unincorporated Population</b>	<b>112,471</b>	<b>127,020</b>	<b>14,549</b>
<b>Activity Based Park Need (0.5 acres / 1,000 residents)</b>	<b>56 acres</b>	<b>64 acres</b>	<b>8 acres</b>
<b>Resource Based Park Need (5.0 acres / 1,000 residents)</b>	<b>562 acres</b>	<b>635 acres</b>	<b>73 acres</b>

*Source:* Population growth based on Alachua County Parks and Open Spaces Master Plan (**Appendix K**). Activity based park need is based on dividing population in 2022 and 2035 by 1,000 and multiplying that number by 0.5. Resource based park need is based on dividing population in 2022 and 2035 by 1,000 and multiplying that number by 5.0.

The Park Impact Fee under the current consumption-based methodology would determine a cost per acre for activity and resource-based parks. Cost would also include planning, design, and engineering new park acreage, permitting and site preparation, and construction of amenities to active the park acreage. The total cost for activity and resource-based parks would be divided by the projected increase in population to determine a cost per resident. New development would receive a proportional credit for funding from the County’s existing Wild Spaces and Public Places sales tax. The credit would be applied to the cost per resident of new park acreage.

That net cost would be multiplied by household size to determine the park impact fee per 1,000 square feet of development. The result would be \$314.98 per 1,000 sq. ft. for activity-based parks and \$1,393.01 per 1,000 sq. ft. for resource-based parks (**Table 16**). The total park impact fee per 1,000 sq. ft. would be \$1,707.99 (**Table 16**).

**TABLE 16. CONSUMPTION BASED PARK IMPACT FEE**

STATUTORY PHASING	ACTIVITY BASED	RESOURCE BASED
<b>Acreage Need (LOS Standards Based)</b>	<b>8 acres</b>	<b>73 acres</b>
<b>Total Cost</b>	<b>\$4,700,782</b>	<b>\$20,789,092</b>
<b>Population Increase</b>	<b>14,549</b>	<b>14,549</b>
<b>Cost per New Resident</b>	<b>\$323.10</b>	<b>\$1,428.90</b>
<b>Credit per Resident</b>	<b>\$67.02</b>	<b>\$296.37</b>
<b>Net Cost per New Resident</b>	<b>\$256.08</b>	<b>\$1,132.53</b>
<b>Residents per 1,000 sq. ft.</b>	<b>1.23</b>	<b>1.23</b>
<b>Consumption Based Park Impact Fee per 1,000 sq. ft.</b>	<b>\$314.98</b>	<b>\$1,393.01</b>
<i>Source:</i> Acreage need ( <b>Table 15</b> ). Detail on cost and credit documented in <b>Appendix L</b> .		

Alachua County adopted a Parks and Open Spaces Master Plan to guide the development of future park and recreation facilities within unincorporated Alachua County between 2023 and 2035. The update of the Park Impact Fee transitions from the current consumption-based methodology to an improvement driven (aka plan based) impact fee. The adoption of the Parks and Open Spaces Master Plan is a transition to a more active parks and recreation system within unincorporated Alachua County over the next twelve (12) years.

The Parks and Open Spaces Master Plan established two types of parks: neighborhood and community. Neighborhood parks are projected to feature a minimum of five (5) acres and community parks are intended to be a minimum of twenty (20) acres in size (**Table 17**). The Parks Master Plan established a cost per acre for each type of park.

The cost per acre was established for future parks within the Urban Cluster of Alachua County and for rural portions of unincorporated County based on the price of current vacant land sales. The cost per acre reflects the difference in the cost of land within and outside the Urban Cluster. The Parks and Open Spaces Master Plan includes additional detail related to neighborhood and community parks and the basis for the cost per acre included in the Parks and Open Spaces Master Plan.

**TABLE 17. PARK LAND ACQUISITION COST**

PARK TYPE	MINIMUM ACREAGE	COST PER ACRE	ESTIMATED PARCEL COST
<b>Urban Parks</b>			
Neighborhood Park	5 acres	\$74,600	\$373,000
Community Park	20 acres	\$36,800	\$736,000
<b>Rural Parks</b>			
Neighborhood Park	5 acres	\$49,400	\$247,000
Community Park	20 acres	\$27,800	\$556,000
<i>Source:</i> Alachua County Parks and Open Spaces Master Plan ( <b>Appendix K</b> ).			

The Parks and Open Spaces Master Plan established cost for the planning, design, permitting, preparation, and construction of parks and recreation amenities within unincorporated Alachua County. The Master Plan includes additional detail related to the acreage and amenities for neighborhood and community parks. The Parks Master Plan allocated parks and recreation amenities across County Commissioner Districts within unincorporated Alachua County. The total projected cost of the Parks and Open Spaces Master Plan is \$87,952,250 (**Table 18**). The Master Plan also calculated operations and maintenance cost for the park and recreation facilities. Impact Fees are not permitted to be used for operations and maintenance. Thus, only the cost estimates for capital improvements were used to calculate a Park Impact Fee.

**TABLE 18. 2023 PARK MASTER PLAN COST**

DISTRICTS	CAPITAL	OPERATIONS & MAINTENANCE
District 1	\$21,511,500	\$913,000
District 2	\$16,464,000	\$293,000
District 3	\$9,986,000	\$225,000
District 4	\$29,919,250	\$1,268,000
District 5	\$10,071,500	\$720,000
<b>Total</b>	<b>\$87,952,250</b>	<b>\$3,419,000</b>
<i>Source:</i> Alachua County Parks and Open Spaces Master Plan ( <b>Appendix K</b> ).		

The Park Impact Fee Rate is an improvement driven fee based on the Parks and Open Spaces Master Plan. The County has made a significant commitment to fund the park and recreation projects in the Parks and Open Spaces Master Plan through the Wild Spaces and Public Places (WSPP) sales tax. The current sales tax is approved until 2033. For purposes of the Park Impact Fee update, the sales tax was reasonably anticipated to be extended until 2035, resulting in a projected funding commitment of \$46,157,478 over the next twelve (12) years (Table 19).

The unfunded portion of the Parks and Open Spaces Master Plan is \$41,794,772 (Table 19). Given that all residents of unincorporated Alachua County would benefit from the projects in the Master Plan, the unfunded cost is allocated based on the projected population of 127,020 residents in unincorporated Alachua County (Table 19).

The Park Impact Fee Rate of \$329.04 is based on the unfunded cost of the Parks and Open Spaces Master divided by the projected population in 2035 for unincorporated Alachua County. The Park Impact Fee Rate is per Equivalent Resident (ER) as overnight accommodations will also be assessed a Park Impact Fee per room based on occupants per room (aka guest or visitors). The following is the calculation for the Park Impact Fee Rate (Table 19):

- **Unfunded Cost = Master Plan Cost minus Projected Parks Revenue**
- **Park Impact Fee Rate per FER = Unfunded Cost divided by 2035 Population**

$$\$87,952,250 - \$46,157,478 = \$41,794,772; \$41,794,772 / 127,020 = \$329.04$$

**TABLE 19. PARK IMPACT FEE RATE (PIFr)**

IMPACT FEE FACTORS	COST
Parks and Open Spaces Master Plan Cost	\$87,952,250
2035 Projected Parks Revenue	\$46,157,478
Unfunded Cost	\$41,794,772
2035 Population (Unincorporated)	127,020
Park Impact Fee Rate (PIFr) per Equivalent Resident (ER)	\$329.04
<i>Source:</i> Parks and Open Spaces Master Plan Cost (Appendix K). 2035 Projected Park Revenue (Appendix M). 2035 Population (Table 15).	

If the unfunded cost were attributable only to new development by 2035, then the Park Impact Fee would be over \$2,800 per new resident (\$41,794,772 / 14,549 = \$2,873). Under the improvements driven fee, new residents are only paying an attributable share of the cost of the unfunded projects in the Parks and Open Spaces Master Plan, not the full unfunded cost. The County, through various revenue sources, would fund the portion of unfunded cost not attributable to new residential growth in unincorporated County.

### RESIDENTIAL PARK IMPACT FEE (RPIF)

The Residential Park Impact Fee is based on the household size per 1,000 sq. ft. for a dwelling unit. The household size of 1.23 residents (Table 10) per dwelling is multiplied by the Park Impact Fee rate (PIFr) of \$329.04, to derive a Residential Park Impact Fee per sq. ft. 1,000 of \$404.72 (Table 20). The following is the calculation of the Residential Park Impact Fee (Table 20):

- Res. Park Impact Fee (RPIF) per 1,000 sq. ft. = HHS multiplied by PIFrr
- Residential Park Impact Fee (RPIF) per sq. ft. = RPIF per 1,000 sq. ft. divided by 1,000

$$1.23 \times \$329.04 = \$404.72; \$404.72 / 1,000 = \$.405$$

TABLE 20. RESIDENTIAL PARK IMPACT FEE (RPIF)

Household Size (HHS) per 1,000 Sq. Ft	1.23 per dwelling
Park Impact Fee Rate per Equivalent Resident (PIFrr)	\$329.04
Residential Park Impact Fee (PIFr) per 1,000 sq. ft.	\$404.72
Residential Park Impact Fee (PIFr) per sq. ft.	\$.405
<i>Source:</i> Household Size per 1,000 sq. ft. (Table 10). Park Impact Fee rate (PIFr) (Table 19).	

### OVERNIGHT ACCOMMODATIONS PARK IMPACT FEE (PIFOA)

The term overnight accommodations for purposes of the Park Impact Fee includes hotels, motels, and other overnight lodging requiring a building permit by the County. The Overnight Accommodations Park Impact Fee is based on occupancy per room. The occupancy for Overnight Accommodations varies based on events and the time of year. The data for occupancy is based on 2022 data from the Alachua County Visitor and Convention Bureau.

The average occupancy varied by quarter and was 67.6% for all of 2022 (Table 21). As of 2022, there were a total of 5,800 rooms available for Overnight Accommodations in Alachua County (Table 21). There was a total of 1,430,976 occupied room nights, out of 2,117,000 available room nights in 2022 (Table 21). The following are the calculations for total room nights (Table 21):

- Room Nights per Quarter = Average Occupancy multiplied by Total Rooms
- Total Room Nights per Quarter = Room Nights multiplied by Days in Quarter
- Available Room Nights per Quarter = Days in Quarter multiplied by Total Rooms

First Quarter Example:  $0.710 \times 5,800 = 4,118$ ;  $4,118 \times 90 = 370,620$ ;  $5,800 \times 90 = 522,000$

Third Quarter Example:  $0.683 \times 5,800 = 3,961$ ;  $3,961 \times 92 = 364,449$ ;  $5,800 \times 90 = 533,600$

**TABLE 21. OVERNIGHT ACCOMMODATIONS ROOM NIGHTS (2022)**

QUARTER	AVERAGE OCCUPANCY	ROOM NIGHTS	DAYS IN QUARTER	TOTAL ROOM NIGHTS	AVAILABLE ROOM NIGHTS
First (Jan, Feb, Mar)	0.710	4,118	90	370,620	522,000
Second (Apr, May, June)	0.720	4,176	91	380,016	527,800
Third (July, Aug, Sept)	0.683	3,961	92	364,449	533,600
Fourth (Oct, Nov, Dec)	0.592	3,434	92	315,891	533,600
<b>Total</b>	<b>0.676</b>	<b>15,689</b>	<b>1,586</b>	<b>1,430,976</b>	<b>2,117,000</b>

*Source: Average Occupancy (Appendix N). 5,800 room available (Alachua County Visitors & Convention Bureau). Days in quarter (2022 calendar). Room nights, total room nights, available room nights are calculated values.*

There are two types of occupancy: occupied rooms and occupants per room. The ability to calculate occupied rooms is fairly straight forward, it is number of paid rooms or award point rooms per night, divided by the total number of rooms in a given overnight accommodation. The more difficult number to capture is the number of occupants per room. Credit card transactions for paid room nights typically captures the visitor paying for the room, not the total number of people occupying the room. In major employment hubs, where visitor stays are generally work related, occupants per room will be lower. In tourist heavy markets that draw families or groups of friends traveling together, occupancy rates will be higher. Alachua County and Gainesville are largely impacted by events and school calendar for Santa Fe College and The University of Florida. The recently built Alachua County Sports and Events Center will be a major generator of visitor stays starting in 2023.

For purposes of calculating the Hotel Parks Impact Fee, the person miles of travel factor (PMTf) of 2.03 that is used for overnight accommodations for calculating mobility fees is used for occupancy per room (Table 22). Similar to the approach taken for residential and non-residential uses, the total available room nights, not occupied room nights, is being used for determining that there are 1.37 occupants per room (Table 22). The following is the calculation for occupants per room for Overnight Accommodations (Table 22):

- **Total Occupants = Total Room Nights multiplied by Overnight Accommodation PMT Factor**
- **Occupants per room = Total Occupants divided by Available Room Nights**

$$1,430,976 \times 2.03 = 2,904,881; 2,904,881 / 2,117,000 = 1.37$$

**TABLE 22. OCCUPANTS PER ROOM**

<b>Total Room Nights</b>	<b>1,430,976</b>
<b>Person Miles of Travel Factor (PMTf)</b>	<b>2.03</b>
<b>Total Occupants</b>	<b>2,904,881</b>
<b>Available Room Nights</b>	<b>2,117,000</b>
<b>Overnight Accommodation Occupants</b>	<b>1.37 per room</b>
<i>Source: Total room nights (Table 21). Person Miles of Travel Factor (Appendix O). Total Occupants (Table 21).</i>	

The occupants per room of 1.37 is multiplied by the Park Impact Fee rate of \$329.04, to derive an Overnight Accommodation Park Impact Fee per room of \$450.78 (Table 23). The following is the calculation for the Overnight Accommodation Park Impact Fee per room (Table 23):

- **Overnight Accommodation Park Impact Fee (PIFoa) per room = Overnight Accommodation Occupants per room multiplied by Park Impact Fee rate per Equivalent Resident (PIFrr)**

$$1.37 \times \$329.04 = \$450.78$$

**TABLE 23. OVERNIGHT ACCOMMODATION PARK IMPACT FEE (PIFoa)**

<b>Overnight Accommodation Occupants</b>	<b>1.37 per room</b>
<b>Park Impact Fee Rate per ER:</b>	<b>\$329.04</b>
<b>Overnight Accommodation Park Impact Fee (PIFoa) per Room</b>	<b>\$450.78</b>
<i>Source: Overnight Accommodation Occupants (Table 22). Park Impact Fee rate (Table 19).</i>	

### **PARK IMPACT FEE (PIF) PHASING**

The Impact Fee Act limits increases in existing impact fees to 50% above existing rates unless a local government can demonstrate extraordinary circumstances. The current Park Impact Fee rate is \$0.126 per square foot (\$126.00 per 1,000 sq. ft.). The current Park Impact Fee is only assessed on residential uses. The updated Park Impact Fee will also be assessed for Overnight Accommodations. The maximum increase allowable by Florida Statute is \$.189 per square foot or \$189.00 per 1,000 sq. ft. (Table 24). The same maximum amounts would apply to Overnight Accommodations.

In addition to limiting increases to 50% above existing rates, rates also are required to be phased-in over a four (4) year period in even increments. The maximum percentage increase in the impact fee per year is 12.5%. The following are what the phased-in Park Impact Fees would be over a four (4) year period, starting in 2024 (Table 24).

**TABLE 24. PARK IMPACT FEE PHASING**

STATUTORY PHASING	PER SQ. FT.	PER 1,000 SQ. FT.
<b>Current Park Impact Fee</b>	<b>\$0.126</b>	<b>\$126.00</b>
<b>Maximum Increase per Florida Statute</b>	<b>\$0.189</b>	<b>\$189.00</b>
<b>2024 Park Impact Fee</b>	<b>\$0.142</b>	<b>\$142.00</b>
<b>2025 Park Impact Fee</b>	<b>\$0.158</b>	<b>\$158.00</b>
<b>2026 Park Impact Fee</b>	<b>\$0.173</b>	<b>\$173.00</b>
<b>2027 Park Impact Fee</b>	<b>\$0.189</b>	<b>\$189.00</b>
<i>Source:</i> The current impact fee of \$0.126 per sq. ft. times 1.50 equals \$0.189 per sq. ft.		

### EXTRAORDINARY CIRCUMSTANCES

The Florida Legislature amended Florida Statute 163.31801 in 2021 to include requirements for phasing in increases in impact fees over a multi-year period. The following are the summarized phase-in requirements per Florida Statute 163.31801(6):

- For any increase in an existing impact fee between 1% and 25%, the increase is required to be phased-in over two (2) years.
- For any increase in an existing impact fee between 26% and 50%, the increase is required to be phased-in over four (4) years.
- Any increases above 50% would require a finding of extraordinary circumstances.
- Extraordinary circumstances require a demonstrated need study, completed within 12 months from the date of adoption of the fee increase, justifying the increased fees. Two (2) publicly noticed workshops are required. A two-thirds vote of the City Council would be required to adopt.

This data and analysis included in this Technical Report is used to demonstrate extraordinary circumstances. This Technical Report will be completed in August of 2023 and would be adopted by reference in September 2023, well within the required 12-month time period. Two (2) publicly noticed workshops were held for demonstration of extraordinary circumstances for the Park Impact Fee update. The first publicly noticed in person workshop was held at the Grace Knight conference room at the Alachua County government building on July 5<sup>th</sup>, 2023. The second publicly noticed virtual workshop was held on July 6<sup>th</sup>, 2023. The demonstration of extraordinary circumstances will still require at least a two-thirds vote of the Alachua County Board of County Commissioners, otherwise the phase-in rates in **Table 24** would represent the adopted rates.

The extraordinary circumstances provision is being claimed for update for the Park Impact Fee based on: (1) projected growth in population; (2) the adoption of the Parks and Open Spaces Master Plan in 2023; (3) the County's commitment to fund a significant portion of the cost of the Master Plan; (4) the remaining funding needed for the Master Plan; (5) a lower calculated impact fee based on an improvements driven fee methodology versus the current consumption based fee methodology; (6) the Alachua County specific data used to calculate the Park Impact Fee; and (7) the County's decision to phase the increase in over a four (4) year period to ensure by the time of the next update, new development is paying its proportional share of the cost of improvements. The following is additional detail in demonstrating extraordinary circumstances:

- (1) Alachua County is projected to add 14,549 residents within unincorporated Alachua County that will create additional demand for parks and recreation facilities.
- (2) Alachua County adopted a Parks and Open Spaces Master Plan in 2023 for Alachua County. The adoption of the Master Plan was a major transition for the County from its historic practice of providing more passive, resource-based parks, with more activated parks provided within municipalities. Jonesville Park and recent upgrades of Veterans Park started a trend towards more active recreation amenities at parks. The projected cost of the Parks and Open Spaces Master Plan by 2035 is \$87,952,250.
- (3) The County, through the Wild Spaces Public Places sales tax, has committed a substantial amount of funding for the Master Plan. While the sales tax is set to expire in 2033, for purposes of the Park Impact Fee update, an extension of the sales tax to 2035 was assumed, resulting in additional funding and a lower overall Park Impact Fee. The total projected funding is \$46,157,478.
- (4) Even with projected funding, there is still an unfunded need of \$41,794,772. New development is not being assessed for this full amount. The unfunded cost is being equitably distributed across the 127,020 unincorporated residents in 2035 to ensure that new development is not being assessed more than its fair share of cost and that new development is not being held to a higher standard than existing development. The County would be responsible for funding, from various revenue sources, the share of cost attributable to existing residents.
- (5) The transition from a consumption-based impact fee to an improvement driven impact fee results in a significantly lower rate assessed on new development. Under a consumption-based methodology, new development may pay \$1,707.99 per 1,000 sq. ft. The improvement driven methodology results in a fee of \$404.72 per 1,000 sq. ft.

- (6) The updated Park Impact Fee is based on very detailed parcel level data, U.S. Census data, American Community Survey, and room occupancy data specific for Alachua County. Many impact fee studies utilize broad statewide or nationwide level data in developing impact fees. To the maximum extent feasible, detailed localized data was used that has resulted in lower and more accurate fees than what would have been calculated using more generalized local data.
- (7) The County, while not required, is electing to phase-in the increase over the same four (4) time period required by Florida Statute. The only difference, it that the phase-in rates will result in the fully calculated fee becoming effective by 2027. Alachua County has a very real-world example showing how effective an improvement driven or plan based fee based on future growth can result in reasonable fee increases as part of an update.

In 2010, Alachua County adopted its Multimodal Transportation Mitigation Program (MMTM) based on a detailed Mobility Fee developed to meet the mobility needs of future growth. The MMTM program, which is being updated and transitioning to a Mobility Fee, as will be documented in a separate technical report, featured increases in rates between 20% and 25% for many land uses. Had the MMTM program been adjusted for inflation over a 12-year period, the calculated Mobility Fees would reflect inflation adjusted MMTM rates. Because the MMTM rates are based on planned improvements to meet future growth, increases are in-line with reasonable growth over time. The County also elected at the time to phases-in the MMTM rate increases over a three-year period.

The Parks and Open Space Master Plan, which takes into account future growth in residents, will likely result in similar increases in updated Park Impact Fees in 2028, which is when Park Impact Fees should be updated. Adopting the fully calculated Park Impact Fee, even if phased-in over four (4) years, will result in the potential increases in the next Park Impact Fee that would fall under the statutory phasing requirements and not require a finding of extraordinary circumstances.

The primary reason that extraordinary circumstances is not being claimed for the update of the Fire Impact Fee is because the County has not adopted a Fire Impact Fee Master Plan. The primary reason that extraordinary circumstances is not being claimed for Mobility Fees is because it is not needed, the MMTM program, based on a detailed list of improvements, features an increase in rates that do not exceed statutory limits and can be phased-in consistent with Florida Statute.

## RESIDENTIAL PARK IMPACT FEE (RPIF) PHASING

The updated Residential Park Impact Fee results in an increase above 50% of the existing Park Impact Fee. The County has the option to claim extraordinary circumstances the Park Impact Fee to the fully calculated rate as of January 2024. The Board of County Commissioners (BoCC) has expressed a willingness to phase-in the increase over a four (4) year period to ensure that the fully calculated rate is in effect by the time of the next update to the Park Impact Fees.

A two-thirds majority of the BoCC are required to vote for extraordinary circumstances. The following is the recommended phasing, in equal increments, over the next four years for Residential Park Impact Fees (**Table 25**).

**TABLE 25. RESIDENTIAL PARK IMPACT FEE PHASING**

ANNUAL PHASING	PER SQ. FT.	PER 1,000 SQ. FT.
<b>Current Park Impact Fee</b>	<b>\$0.126</b>	<b>\$126.00</b>
<b>Maximum Increase per Extraordinary Circumstances</b>	<b>\$0.405</b>	<b>\$404.72</b>
<b>2024 Residential Park Impact Fee</b>	<b>\$0.196</b>	<b>\$195.68</b>
<b>2025 Residential Park Impact Fee</b>	<b>\$0.266</b>	<b>\$265.36</b>
<b>2026 Residential Park Impact Fee</b>	<b>\$0.335</b>	<b>\$335.04</b>
<b>2027 Residential Park Impact Fee</b>	<b>\$0.405</b>	<b>\$404.72</b>
<i>Source:</i> Calculated equal phase-in over a four (4) year period at the following annual rates: \$0.0698 per sq. ft. or \$69.68 per 1,000 sq. ft. Per sq. ft. rates rounded to the nearest 1,000 <sup>th</sup> place.		

## OVERNIGHT ACCOMMODATION PARK IMPACT FEE (PIFAC) PHASING

While the Overnight Accommodation Park Impact Fee is new and could technically be increased to 100% immediately, since there is no existing fee from which to measure increase, it is recommended that it be phased-in over a four (4) year period with a base rate of \$126.00 per room.

A two-thirds majority of the BoCC are required to vote for extraordinary circumstances. The following is the recommended phasing, in equal increments, over the next four years for Overnight Accommodation Park Impact Fees (**Table 26**).

**TABLE 26. 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
<p><i>Source:</i> The Overnight Accommodation Park Impact Fee would increase by \$81.20 each year over a four-year period starting in 2024 (<math>\\$450.78 - \\$126.00 = \\$324.78</math>; <math>\\$324.78 / 4 = \\$81.20</math>). For purposes of the current impact fee rate, the base rate is assumed to be \$126.00.</p>	

### SINGLE FAMILY SQUARE FOOTAGE THRESHOLDS

The current Impact Fees and MMTM program have a maximum threshold for residential dwellings of 2,600 habitable (aka climate controlled) square feet. This threshold means that any residential developments pay the applicable impact fee or MMTM up to 2,600 square feet. Residential development does not pay an impact fee for square footage above 2,600 sq. ft. While the utilization of an impact fee and MMTM based on square footage address affordable housing by charging an overall lower fee for smaller homes due to the fee being based on square footage, a 2,600 sq. ft. house pays the same impact fee as a 5,200 sq. ft. house, even though it is double the size. The original impact fee study in 2005 provided documentation that impacts lessened substantially after 2,600 sq. ft., which is the basis for the current threshold.

Nationwide, the square footage of single-family dwellings has increased with each decade, with marked increasing in square footage occurring after the year 2000. In the 2009 and 2017 National Household Travel Survey, there was shown to be a strong correlation between the number of vehicles per household and the number of overall trips and miles of travel. As the number of vehicles per household increase, so do the number of trips and miles of travel (**Appendix P**).

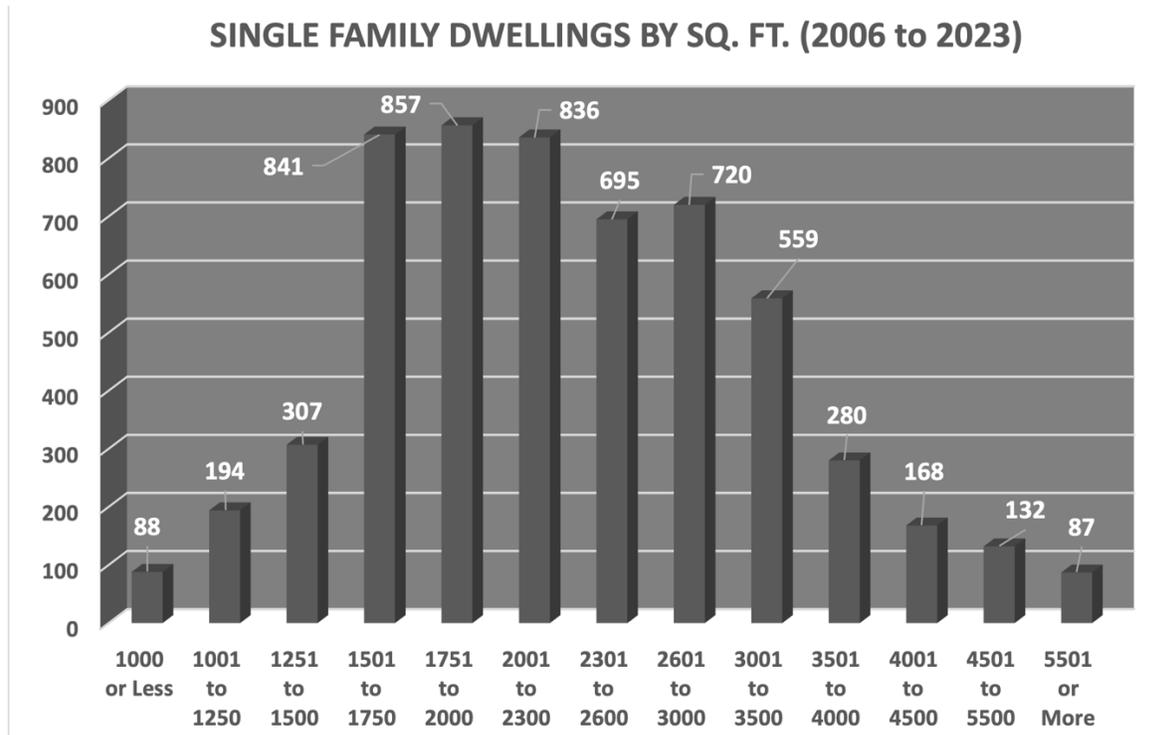
Nationwide, data from the American Community Survey shows a strong correlation between the number of bedrooms per household and the number of vehicles per household. The data for Alachua County showed very similar trends of increases in vehicles per household and number of bedrooms (**Appendix Q**). Similar trends occur through-out communities in Florida based on data from the latest American Community Survey.

An evaluation of the number of single-family dwelling units constructed from 2006 to 2023 was undertaken to determine if the 2,600 sq. ft. threshold should be updated. An evaluation was also undertaken to see if there was a correlation between the size of single-family residential dwelling units and the number of bedrooms per unit. The 2006-to-2023-time frame was chosen since it represents the new single-family residential development that has occurred since the impact fees were last updated. Residential dwellings under 2,600 sq. ft. are not impacted by any increase in the threshold. The following are the total number of single-family dwelling units and the number of bedrooms per sq. ft. constructed in unincorporated Alachua County from 2006 to 2023 (Table 27).

**TABLE 26. SINGLE-FAMILY RESIDENTIAL (2006 to 2023)**

SQUARE FOOTAGE THRESHOLDS	NUMBER OF UNITS	NUMBER OF BEDROOMS
1,000 sq. ft. or less	88	112
1,001 to 1,250 sq. ft.	194	458
1,251 to 1,500 sq. ft.	307	869
1,501 to 1,750 sq. ft.	841	2,569
1,751 to 2,000 sq. ft.	857	2,813
2,001 to 2,300 sq. ft.	836	2,883
2,301 to 2,600 sq. ft.	695	2,526
2,601 to 3,000 sq. ft.	720	2,711
3,001 to 3,500 sq. ft.	559	2,233
3,501 to 4,000 sq. ft.	280	1,154
4,001 to 4,500 sq. ft.	168	730
4,501 to 5,500 sq. ft.	132	575
5,501 sq. ft. or more	87	400
<b>Total</b>	<b>5,764</b>	<b>20,033</b>
<b>2,600 sq. ft. or less</b>	<b>4,037</b>	<b>12,230</b>
<b>2,601 sq. ft. or more</b>	<b>1,727</b>	<b>7,803</b>
<i>Source:</i> Alachua County Property Appraiser (Appendix R).		

The data illustrated that 30% of single-family dwellings units were greater than 2,600 sq. ft. in size. Single-family dwelling units greater than 2,600 sq. ft. accounted for 39% of the total number of bedrooms. The maximum number of dwelling units (857) were between 1,751 and 2,000 sq. ft. **(Table 27)**. The following graphics illustrates the distribution of the total number of single-family dwelling units per threshold:

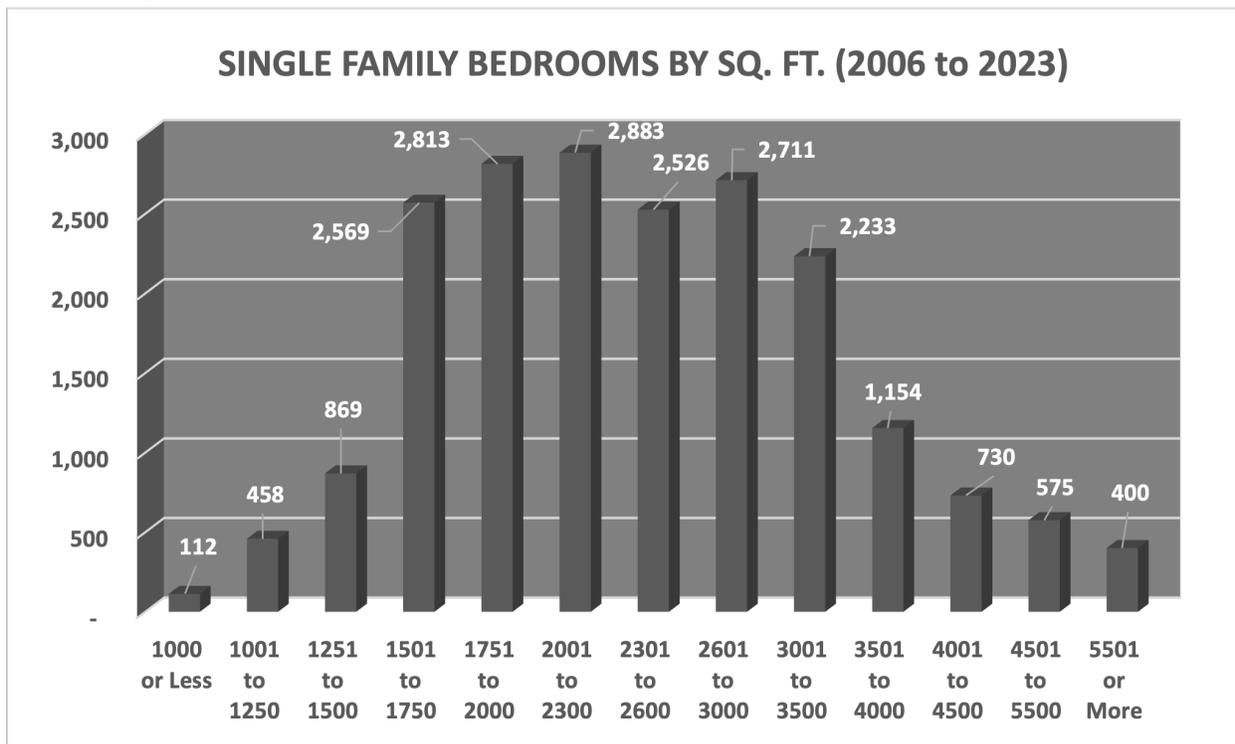


The graphic above illustrates that the total number of dwellings constructed is similar between 1,501 and 3,500 sq. ft. The total number of units range from 280 to 307 between 1,251 to 1,500 sq. ft. and 3,501 to 4,000 sq. ft. **(Table 27)**. The total number of units ranges from 168 to 194 between 1,001 to 1,250 sq. ft. and 4,001 to 4,500 sq. ft. **(Table 27)**. The total number of units is almost identical at the low and high end of the thresholds with 88 dwelling units 1,000 sq. ft. or less and 87 dwelling units of 5,501 sq. ft. or more in size. Based on the data illustrated above, a case could be that the maximum threshold could be as high as 5,501 square feet.

The total number of dwellings constructed does decrease by almost 50% after 3,500 sq. ft., making a case for a maximum of 3,500 sq. ft. The BoCC, based on number of dwelling units constructed, could make a compelling case for a maximum threshold between 3,500 and 5,500 sq. ft. The median, which happens to feature roughly the same number of dwellings between 1,001 and 1,250, would be 4,500 sq. ft **(Table 27)**.

The graphic below illustrates the total number of bedrooms constructed is similar between 1,501 and 3,500 sq. ft. The total number of bedrooms stays roughly the same between 1,501 and 3,500 sq. ft. even though the number of dwelling units begins to decrease after 2,000 sq. ft. This means as the square footage of households increases, so does the number of bedrooms. The total number of bedrooms ranges from 458 to 575 between 1,001 to 1,250 sq. ft. and 5,501 sq. ft. or more.

The total number of units is almost identical at the low and high end of the thresholds with 458 dwelling units 1,000 sq. ft. or less and 400 dwelling units of 5,501 sq. ft. or more in size. Based on the data illustrated above, a case could be that the maximum threshold could be as high as 5,501 square feet. The total number of dwellings constructed does decrease by almost 50% after 3,500 sq. ft., making a case for a maximum of 3,500 sq. ft. The BoCC, based on number of bedrooms, could make a compelling case for a maximum threshold between 3,500 and 5,500 sq. ft. The median, which happens to feature roughly the same number of bedrooms between 1,251 and 1,500, would be 4,500 sq. ft (**Table 27**).



Discussions were held at workshops with the BoCC related to increasing the square footage threshold above 2,600 sq. ft. The analysis of single-family homes built since 2006 within unincorporated Alachua County indicates that increasing thresholds to a range between 3,500 sq. ft. and 5,500 sq. ft. is supported by the data. The 3,500 sq. ft. threshold represents the low end of the range and 5,500 sq. ft. is the high range. The 3,500 to 4,000 sq. ft. range breaks the trend of relatively uniform data between 1,500 and 3,500 sq. ft. The 4,000 to 4,500 sq. ft. range includes another step down or deviation from the mean. Closing the gap to exclude the low and high end of the range would place the sq. ft. threshold between 4,000 and 5,000 sq. ft. The square footage discussed as a threshold cap would be 4,000 sq. ft., which represents an increase of 1,400 sq. ft. Increasing the threshold to 4,500 sq. ft. is also supported by the data an analysis.

## IMPACT FEE BENEFIT DISTRICTS

An impact fee benefit district is an area within which impact fees collected are earmarked for expenditure. Alachua County Fire Rescue provides fire suppression and emergency responses services countywide through Automatic Aid and Service agreements. Thus, the primary benefit district for the Fire Impact Fee is unincorporated Alachua County. The second benefit district includes all incorporated portions of the County. All residents and employees of Alachua County benefit from a Fire Rescue Department that can respond to emergency situations and all benefit from the agreements in place to have municipal first responders available in times of need.

The Fire Impact Fee update is based on growth throughout Alachua County. While Fire Impact Fees should first be expended within unincorporated Alachua County, where needs arise within incorporated Alachua County and Fire Impact Fees are available to assist with funding, the Board of County Commissioners is well within its powers to expend Fire Impact Fees within municipalities to ensure the general health, safety and welfare of the public is preserved.

The Park Impact Fee benefit district includes all of unincorporated Alachua County. While parks are available to all residents of Alachua County and the County, as demonstrated in this Technical Report, will be funding a large portion of those parks, Park Impact Fees should only be expended within unincorporated Alachua County. Municipalities have funding through their share of the Wild Spaces Public Places sales tax and have the ability to adopt their own park and recreation impact fees. The Park Impact Fee update is based on growth in unincorporated County and that is where Park Impact Fees should continue to be expended.

The Parks and Open Spaces Master Plan identified ample needs within unincorporated County to be partially funded by Park Impact Fees and there does not appear to be anticipated need for funding of park and recreation improvements within a municipality. Should areas for projected parks be annexed into a municipality that were contemplated to be within unincorporated County, Park Impact Fees could still be expended as those parks would provide a benefit to residents that paid the Park Impact Fees. Future updates of the Parks Impact Fee should address any areas that are annexed that included parks envisioned as part of the Parks and Open Spaces Master Plan.

Fire and Park Impact Fees collected anywhere within unincorporated County can be expended on capital improvements needed to serve new growth throughout unincorporated Alachua County. Separate impact fee funds are currently maintained by the County for the Fire and Park Impact Fees. Benefit districts ensure the second prong of the dual rational nexus test is met by defining where funds are collected and where they are expended to ensure new growth within the County that pay the Fire and Park Impact Fees are provided the benefit of Fire and Park capital improvements.

## CONCLUSION

The Alachua County Fire and Park Impact Fee update is based on the most recent and localized data as required by Florida Statutes. The improvements driven (plan based) impact fees were developed to meet the projected demand from new development as required by the dual rational nexus needs test. The maintenance of separate impact fee funds for Fire and Park Impact Fees ensures that the Impact Fees paid by new development are expended to the benefit of new development as required by the dual rational nexus benefits test.

The Fire and Park Impact Fee updates have been calculated to ensure that the Impact Fees are roughly proportional to the impact of new development. The Technical Report details parcel level data, household data, and visitor data specific to Alachua County that is typically not available as part of developing and updating impact fees. This parcel level data supports increasing the existing 2,600 sq. ft. threshold for residential impact fees and mobility fees to a range between 4,000 sq. ft. and 5,000 sq. ft., with discussion around increasing the threshold to 4,000 sq. ft.

The Park Impact Fee update includes adding an assessment per room for overnight accommodations. The County is actively expanding its trail network and promoting events to encourage ecotourism, agritourism, and sports tourism, all of which attracts overnight visitors and will attract additional users to the County's expanding park and recreation system. The assessment of a one-time Park Impact Fee per room for overnight accommodations will provide additional revenue to fund park and recreation capital improvements.

The Fire Impact Fee update is based on a detailed list of capital improvements. The updated Fire Impact Fee is intended to continue to function as a funding source for new and expanded capital improvements. It is recommended that the County develop a Fire Rescue Master Plan prior to the next update of the Fire Impact Fee. Should the County adopt a Fire Rescue Master Plan and the needed capital improvements significantly exceed those identified in this Technical Report, then the County may wish to consider pursuing extraordinary circumstances and update the Fire Impact Fee. Even though the calculated Residential Fire Impact Fee increase is more than 50% above the current Fire Impact Fee, the absence of a detailed Fire Master Plan does not provide enough justification to claim extraordinary circumstances to raise Fire Impact Fees beyond statutory limits.

The Park Impact Fee update is based on the adopted Parks and Open Spaces Master Plan. The updated Park Impact Fees are intended to continue function as a funding source for new and expanded capital improvements consistent with the Master Plan. It is recommended that the County update the Park Level of Service standards in the Comprehensive Plan since the Parks and Open Spaces Master Plan is a significant departure from historic approaches to parks and recreation. The adoption of a Parks and Open Spaces Master Plan is the primary reason that the County has a strong justification for claiming extraordinary circumstances and adopting Park Impact Fees that are greater than 50% above the existing Parks Impact Fees.

This Technical Report provides further detail related to demonstration of extraordinary circumstances and all of the statutory requirements for extraordinary circumstances have been addressed. The last remaining requirement is that two thirds of the Board of County Commissioners (BoCC) would need to vote for the extraordinary circumstances in order for the fully calculated Park Impact Fees to be adopted. If two thirds of the BoCC do not vote for extraordinary circumstances, then the Park Impact Fee increase would be phased-in consistent with Florida Statute.

The County may wish to consider, as part of the Fire Master Plan, if a separate Emergency Management Service (EMS) Impact Fee should be adopted and should that Fee be assessed Countywide. In the interim, as part of this update, it is recommended that the “Fire Protection” Impact Fee be renamed to the “Fire Rescue” Impact Fee in keeping with the mission of the Alachua County Fire Rescue Department. The County should also discuss, as part of a Fire Rescue Master Plan, collection of the Fire Impact Fee within the Cities of Alachua, Archer, Hawthorne and Waldo, and any other municipality where the County is the sole provider of Fire Rescue services.

The County may also wish to consider development of impact fees for general government or public buildings, libraries, law enforcement, and schools. It is strongly recommended that any new impact fee be based on a Master Plan that has been vetted by the community and gone through the public review process. The County should consider closer coordination with its municipalities on adopting their own impact fees or opting into existing County Impact Fees or any new Impact Fees that the County considers funding capital improvements. While Alachua County is a Charter County and could require municipalities that do not have their own fees or fund their own services to collect the County’s Impact Fees, it is strongly recommended that any requirement for a municipality to collect a County fee be done with mutual cooperation and mutual agreement.

The County started the transition to improvement drive (plan based) impact fees with its Mobility Plan and Multimodal Transportation Mitigation Program. The update of the County’s Park and Fire Impact Fees continues that transition to improvements driven Impact Fees that align land use planning, capital improvements planning, development mitigation, and developing funding sources to implement the County’s Comprehensive Plan. The updated Impact Fees have a clear connection with projected growth and the need for capital improvements to serve the demands of new growth.

This Technical Report documents the data and methodology used to demonstrate that the Impact Fee updates: (1) meet the dual rational nexus test; (2) are roughly proportional to the impact of new development; (3) are based on the cost of capital improvements attributable to new development; (4) do not hold new development to a higher standard than existing development; and (5) that the County has demonstrated extraordinary circumstances for the Park Impact Fee to exceed statutory phase-in limits.

The implementing ordinances are projected to be read and adopted in September of 2023. Florida Statute requires a minimum of 90 days from public notice of an impact fee update before increased fees can be assessed on new development. It is projected that the County would make the 1<sup>st</sup> phase-in of fees effective as of January 1<sup>st</sup>, 2024. Subsequent increases would become effective on January 1<sup>st</sup> of each year, with the final phase-in occurring in 2027.

This Technical Report dated August 2023 and prepared by NUE Urban Concepts, LLC, demonstrates that the update to the Fire Protection and Park System Impact Fees is compliant with all legal requirements and meets the dual rational nexus test and the rough proportionately test. This Technical Report has been prepared consistent with the requirements of Florida Statute 163.31801.

# **APPENDIX A**

## **IMPACT FEE ACT (FLORIDA STATUTE 163.31801) 2021 AMENDED VERSION**

## CHAPTER 2021-63

### Committee Substitute for Committee Substitute for Committee Substitute for House Bill No. 337

An act relating to impact fees; amending s. 163.31801, F.S.; defining the terms “infrastructure” and “public facilities”; requiring local governments and special districts to credit against the collection of impact fees any contribution related to public facilities or infrastructure; providing conditions under which credits may not be applied; providing limitations on impact fee increases; providing for retroactive operation; requiring specified entities to submit an affidavit attesting that impact fees were appropriately collected and expended; providing that impact fee credits are assignable and transferable regardless of when they the credits were established; requiring school districts to report specified information regarding impact fees; providing a directive to the Division of Law Revision; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Section 163.31801, Florida Statutes, is amended to read:

163.31801 Impact fees; short title; intent; minimum requirements; audits; challenges.—

(1) This section may be cited as the “Florida Impact Fee Act.”

(2) The Legislature finds that impact fees are an important source of revenue for a local government to use in funding the infrastructure necessitated by new growth. The Legislature further finds that impact fees are an outgrowth of the home rule power of a local government to provide certain services within its jurisdiction. Due to the growth of impact fee collections and local governments’ reliance on impact fees, it is the intent of the Legislature to ensure that, when a county or municipality adopts an impact fee by ordinance or a special district adopts an impact fee by resolution, the governing authority complies with this section.

(3) For purposes of this section, the term:

(a) “Infrastructure” means a fixed capital expenditure or fixed capital outlay, excluding the cost of repairs or maintenance, associated with the construction, reconstruction, or improvement of public facilities that have a life expectancy of at least 5 years; related land acquisition, land improvement, design, engineering, and permitting costs; and other related construction costs required to bring the public facility into service. The term also includes a fire department vehicle, an emergency medical service vehicle, a sheriff’s office vehicle, a police department vehicle, a school bus as defined in s. 1006.25, and the equipment necessary to outfit the vehicle or bus for its

official use. For independent special fire control districts, the term includes new facilities as defined in s. 191.009(4).

(b) “Public facilities” has the same meaning as in s. 163.3164 and includes emergency medical, fire, and law enforcement facilities.

(4)(3) At a minimum, each local government that adopts and collects an impact fee by ordinance and each special district that adopts, collects, and administers an impact fee by resolution must an impact fee adopted by ordinance of a county or municipality or by resolution of a special district must satisfy all of the following conditions:

(a) Ensure that the calculation of the impact fee is ~~must be~~ based on the most recent and localized data.

~~(b) The local government must Provide for accounting and reporting of impact fee collections and expenditures and. If a local governmental entity imposes an impact fee to address its infrastructure needs, the entity must account for the revenues and expenditures of such impact fee in a separate accounting fund.~~

(c) Limit administrative charges for the collection of impact fees ~~must be limited~~ to actual costs.

~~(d) The local government must Provide notice at least not less than 90 days before the effective date of an ordinance or resolution imposing a new or increased impact fee. A local government county or municipality is not required to wait 90 days to decrease, suspend, or eliminate an impact fee. Unless the result is to reduce the total mitigation costs or impact fees imposed on an applicant, new or increased impact fees may not apply to current or pending permit applications submitted before the effective date of an ordinance or resolution imposing a new or increased impact fee.~~

(e) Ensure that collection of the impact fee may not be required to occur earlier than the date of issuance of the building permit for the property that is subject to the fee.

(f) Ensure that the impact fee is ~~must be~~ proportional and reasonably connected to, or has ~~have~~ a rational nexus with, the need for additional capital facilities and the increased impact generated by the new residential or commercial construction.

(g) Ensure that the impact fee is ~~must be~~ proportional and reasonably connected to, or has ~~have~~ a rational nexus with, the expenditures of the funds collected and the benefits accruing to the new residential or nonresidential construction.

~~(h) The local government must Specifically earmark funds collected under the impact fee for use in acquiring, constructing, or improving capital facilities to benefit new users.~~

(i) Ensure that revenues generated by the impact fee are may not be used, in whole or in part, to pay existing debt or for previously approved projects unless the expenditure is reasonably connected to, or has a rational nexus with, the increased impact generated by the new residential or nonresidential construction.

~~(5)(a)(4)~~ Notwithstanding any charter provision, comprehensive plan policy, ordinance, development order, development permit, or resolution, the local government or special district must credit against the collection of the impact fee any contribution, whether identified in a proportionate share agreement or other form of exaction, related to public ~~education~~ facilities or infrastructure, including land dedication, site planning and design, or construction. Any contribution must be applied on a dollar-for-dollar basis at fair market value to reduce any ~~education-based impact fee collected for the~~ general category or class of public facilities or infrastructure for which the contribution was made ~~fees on a dollar-for-dollar basis at fair market value.~~

(b) If a local government or special district does not charge and collect an impact fee for the general category or class of public facilities or infrastructure contributed, a credit may not be applied under paragraph (a).

~~(6)(5)~~ A local government, school district, or special district may increase an impact fee only as provided in this subsection.

(a) An impact fee may be increased only pursuant to a plan for the imposition, collection, and use of the increased impact fees which complies with this section.

(b) An increase to a current impact fee rate of not more than 25 percent of the current rate must be implemented in two equal annual increments beginning with the date on which the increased fee is adopted.

(c) An increase to a current impact fee rate which exceeds 25 percent but is not more than 50 percent of the current rate must be implemented in four equal installments beginning with the date the increased fee is adopted.

(d) An impact fee increase may not exceed 50 percent of the current impact fee rate.

(e) An impact fee may not be increased more than once every 4 years.

(f) An impact fee may not be increased retroactively for a previous or current fiscal or calendar year.

(g) A local government, school district, or special district may increase an impact fee rate beyond the phase-in limitations established under paragraph (b), paragraph (c), paragraph (d), or paragraph (e) by establishing the need for such increase in full compliance with the requirements of subsection (4), provided the following criteria are met:

1. A demonstrated need study justifying any increase in excess of those authorized in paragraph (b), paragraph (c), paragraph (d), or paragraph (e) has been completed within the 12 months before the adoption of the impact fee increase and expressly demonstrates the extraordinary circumstances necessitating the need to exceed the phase-in limitations.

2. The local government jurisdiction has held not less than two publicly noticed workshops dedicated to the extraordinary circumstances necessitating the need to exceed the phase-in limitations set forth in paragraph (b), paragraph (c), paragraph (d), or paragraph (e).

3. The impact fee increase ordinance is approved by at least a two-thirds vote of the governing body.

(h) This subsection operates retroactively to January 1, 2021.

~~(7) If an impact fee is increased a local government increases its impact fee rates, the holder of any impact fee credits, whether such credits are granted under s. 163.3180, s. 380.06, or otherwise, which were in existence before the increase, is entitled to the full benefit of the intensity or density prepaid by the credit balance as of the date it was first established. This subsection shall operate prospectively and not retrospectively.~~

~~(8)(6) A local government, school district, or special district must submit with its annual financial report required under s. 218.32 or its financial audit report required under s. 218.39 a separate affidavit signed by its chief financial officer or, if there is no chief financial officer, its executive officer attesting, to the best of his or her knowledge, that all impact fees were collected and expended by the local government, school district, or special district, or were collected and expended on its behalf, in full compliance with the spending period provision in the local ordinance or resolution, and that funds expended from each impact fee account were used only to acquire, construct, or improve specific infrastructure needs Audits of financial statements of local governmental entities and district school boards which are performed by a certified public accountant pursuant to s. 218.39 and submitted to the Auditor General must include an affidavit signed by the chief financial officer of the local governmental entity or district school board stating that the local governmental entity or district school board has complied with this section.~~

~~(9)(7) In any action challenging an impact fee or the government's failure to provide required dollar-for-dollar credits for the payment of impact fees as provided in s. 163.3180(6)(h)2.b., the government has the burden of proving by a preponderance of the evidence that the imposition or amount of the fee or credit meets the requirements of state legal precedent and this section. The court may not use a deferential standard for the benefit of the government.~~

~~(10)(8) Impact fee credits are assignable and transferable at any time after establishment from one development or parcel to any other that is~~

within the same impact fee zone or impact fee district or that is within an adjoining impact fee zone or impact fee district within the same local government jurisdiction and which receives benefits from the improvement or contribution that generated the credits. This subsection applies to all impact fee credits regardless of whether the credits were established before or after the effective date of this act.

~~(11)(9)~~ A county, municipality, or special district may provide an exception or waiver for an impact fee for the development or construction of housing that is affordable, as defined in s. 420.9071. If a county, municipality, or special district provides such an exception or waiver, it is not required to use any revenues to offset the impact.

~~(12)(10)~~ This section does not apply to water and sewer connection fees.

~~(13)(11)~~ In addition to the items that must be reported in the annual financial reports under s. 218.32, a local government, school district county, municipality, or special district must report all of the following information data on all impact fees charged:

(a) The specific purpose of the impact fee, including the specific infrastructure needs to be met, including, but not limited to, transportation, parks, water, sewer, and schools.

(b) The impact fee schedule policy describing the method of calculating impact fees, such as flat fees, tiered scales based on number of bedrooms, or tiered scales based on square footage.

(c) The amount assessed for each purpose and for each type of dwelling.

(d) The total amount of impact fees charged by type of dwelling.

(e) Each exception and waiver provided for construction or development of housing that is affordable.

Section 2. The Division of Law Revision is directed to replace the phrase “the effective date of this act” wherever it occurs in this act with the date the act becomes a law.

Section 3. This act shall take effect upon becoming a law.

Approved by the Governor June 4, 2021.

Filed in Office Secretary of State June 4, 2021.

# **APPENDIX B**

## **EMPLOYMENT DATA**

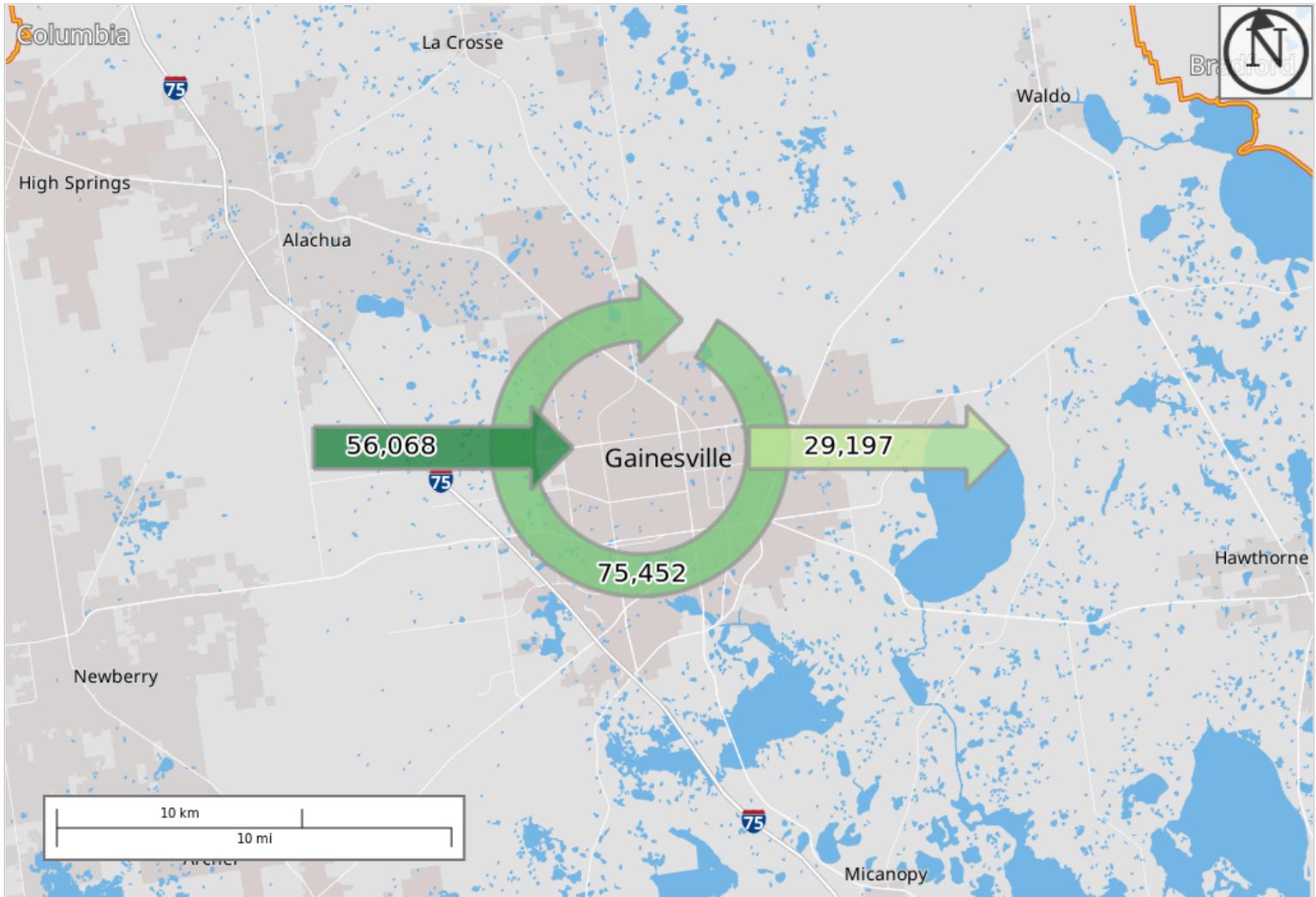
## Inflow/Outflow Report

### All Jobs for All Workers in 2019

Created by the U.S. Census Bureau's OnTheMap <https://onthemap.ces.census.gov> on 08/01/2023

### Inflow/Outflow Counts of All Jobs for Selection Area in 2019

#### All Workers



### Map Legend

#### Selection Areas

Selection Area

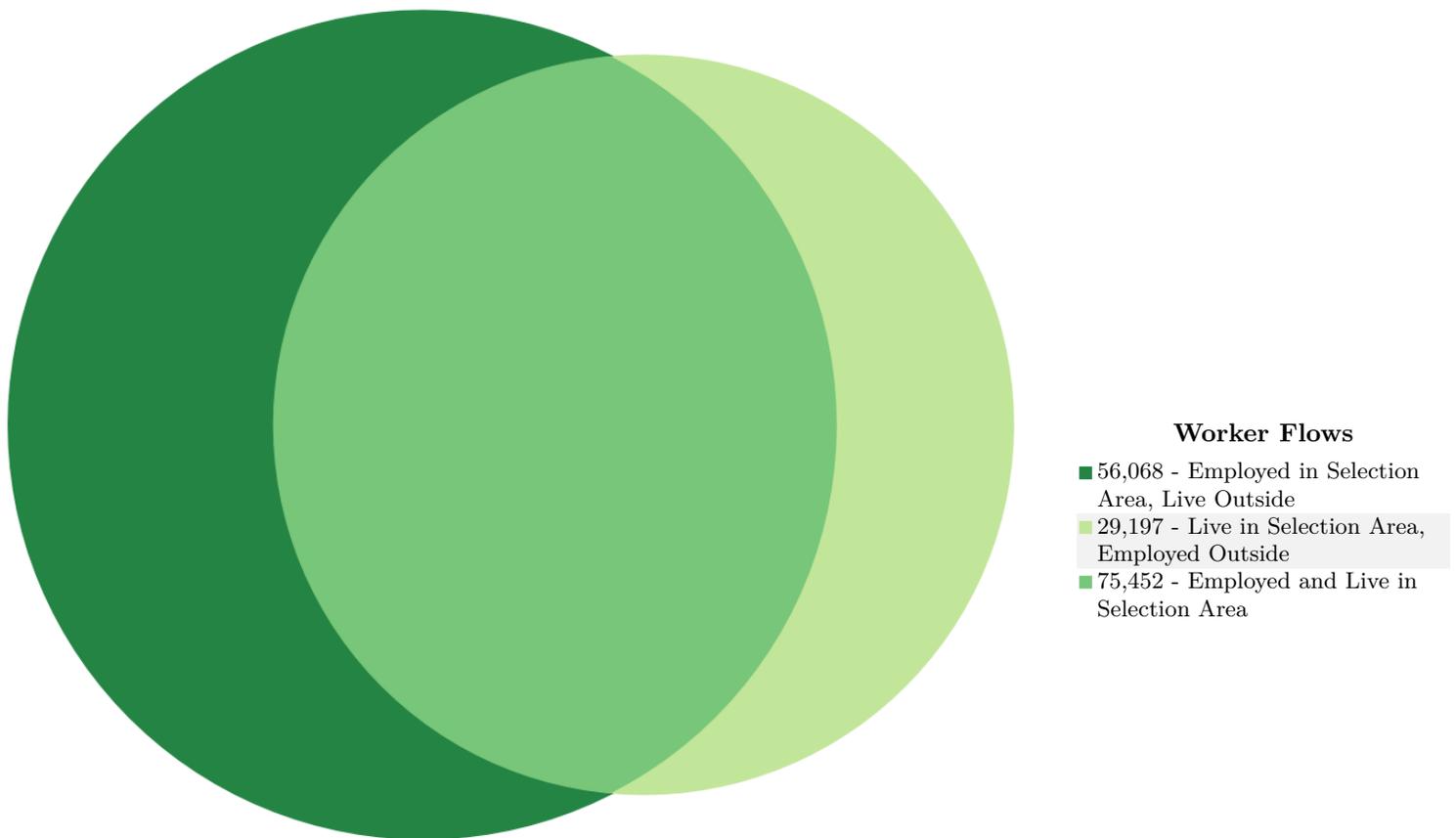
#### Inflow/Outflow

- Employed and Live in Selection Area
  - Employed in Selection Area, Live Outside
  - Live in Selection Area, Employed Outside
- Note: Overlay arrows do not indicate directionality of worker flow between home and employment locations.



## Inflow/Outflow Counts of All Jobs for Selection Area in 2019

### All Workers



## Inflow/Outflow Counts of All Jobs for Selection Area in 2019

### All Workers

Worker Totals and Flows	2019	
	Count	Share
Employed in the Selection Area	131,520	100.0
Employed in the Selection Area but Living Outside	56,068	42.6
Employed and Living in the Selection Area	75,452	57.4
Living in the Selection Area	104,649	100.0
Living in the Selection Area but Employed Outside	29,197	27.9
Living and Employed in the Selection Area	75,452	72.1

## Additional Information

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### Analysis Settings

<b>Analysis Type</b>	Inflow/Outflow
<b>Selection area as</b>	N/A
<b>Year(s)</b>	2019
<b>Job Type</b>	All Jobs
<b>Selection Area</b>	Alachua County, FL from Counties
<b>Selected Census Blocks</b>	5,897
<b>Analysis Generation Date</b>	08/01/2023 14:54 - OnTheMap 6.23.1
<b>Code Revision</b>	a0a13191a5f4f4a96c67a221fb70057ecc21a6d1
<b>LODES Data Vintage</b>	20230321_1647

### Data Sources

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2020).

### Notes

1. Race, Ethnicity, Educational Attainment, and Sex statistics are beta release results and are not available before 2009.
2. Educational Attainment is only produced for workers aged 30 and over.
3. Firm Age and Firm Size statistics are beta release results for All Private jobs and are not available before 2011.

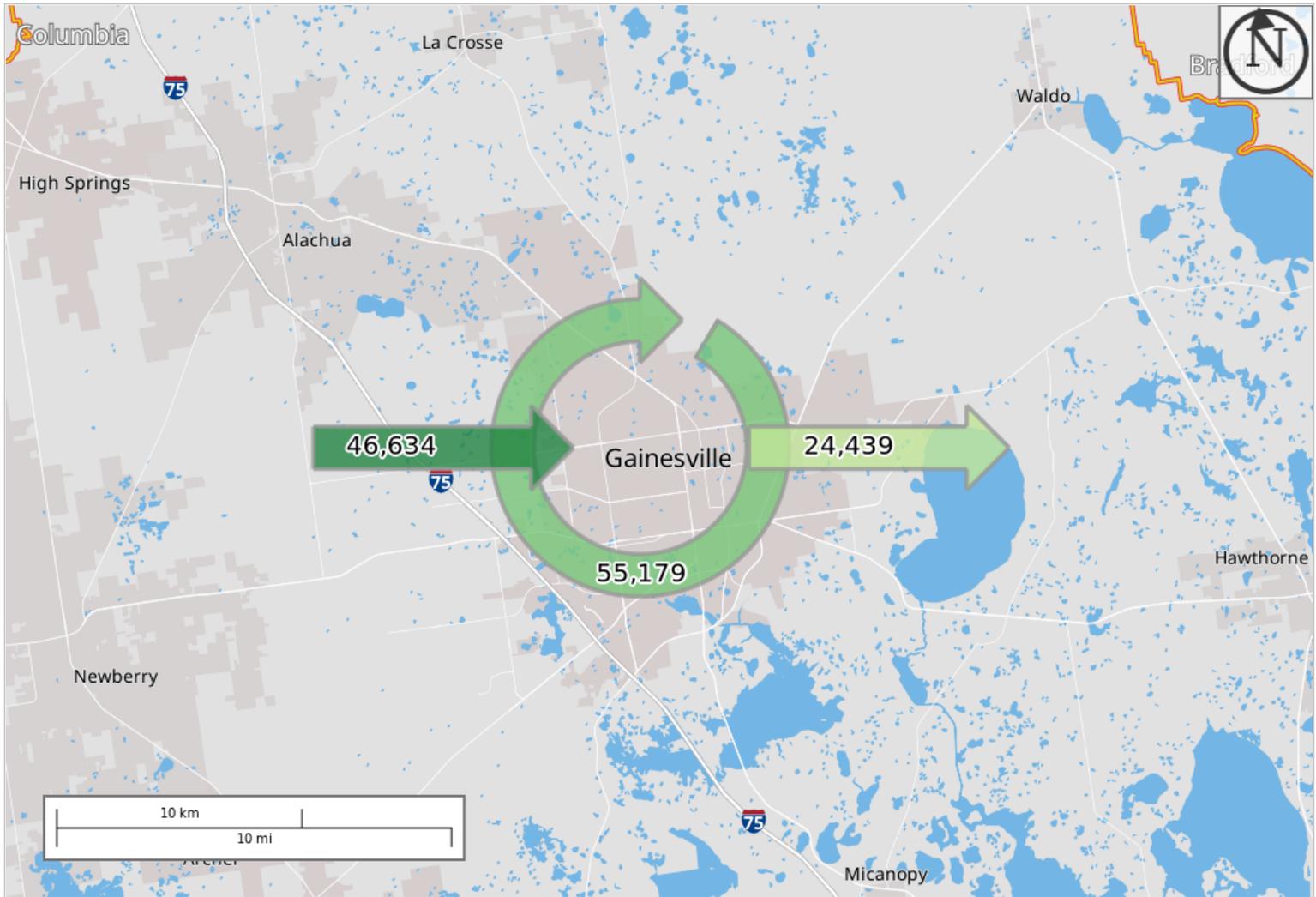
## Inflow/Outflow Report

### All Jobs for All Workers in 2009

Created by the U.S. Census Bureau's OnTheMap <https://onthemap.ces.census.gov> on 08/01/2023

### Inflow/Outflow Counts of All Jobs for Selection Area in 2009

#### All Workers



### Map Legend

#### Selection Areas

Selection Area

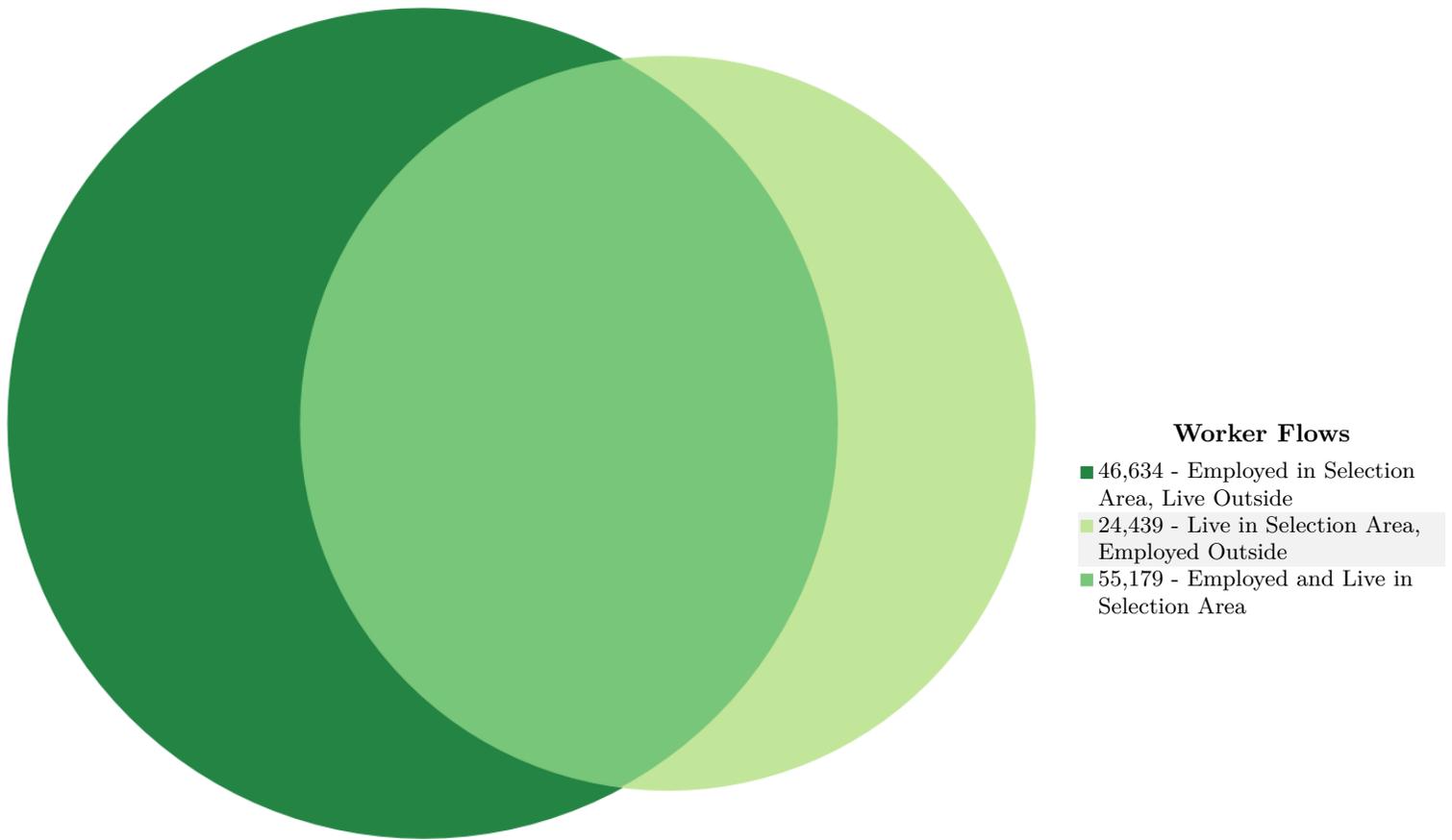
#### Inflow/Outflow

- Employed and Live in Selection Area
  - Employed in Selection Area, Live Outside
  - Live in Selection Area, Employed Outside
- Note: Overlay arrows do not indicate directionality of worker flow between home and employment locations.



## Inflow/Outflow Counts of All Jobs for Selection Area in 2009

### All Workers



## Inflow/Outflow Counts of All Jobs for Selection Area in 2009

### All Workers

Worker Totals and Flows	2009	
	Count	Share
Employed in the Selection Area	101,813	100.0
Employed in the Selection Area but Living Outside	46,634	45.8
Employed and Living in the Selection Area	55,179	54.2
Living in the Selection Area	79,618	100.0
Living in the Selection Area but Employed Outside	24,439	30.7
Living and Employed in the Selection Area	55,179	69.3

## Additional Information

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### Analysis Settings

<b>Analysis Type</b>	Inflow/Outflow
<b>Selection area as</b>	N/A
<b>Year(s)</b>	2009
<b>Job Type</b>	All Jobs
<b>Selection Area</b>	Alachua County, FL from Counties
<b>Selected Census Blocks</b>	5,897
<b>Analysis Generation Date</b>	08/01/2023 14:57 - OnTheMap 6.23.1
<b>Code Revision</b>	a0a13191a5f4f4a96c67a221fb70057ecc21a6d1
<b>LODES Data Vintage</b>	20230321_1647

### Data Sources

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2020).

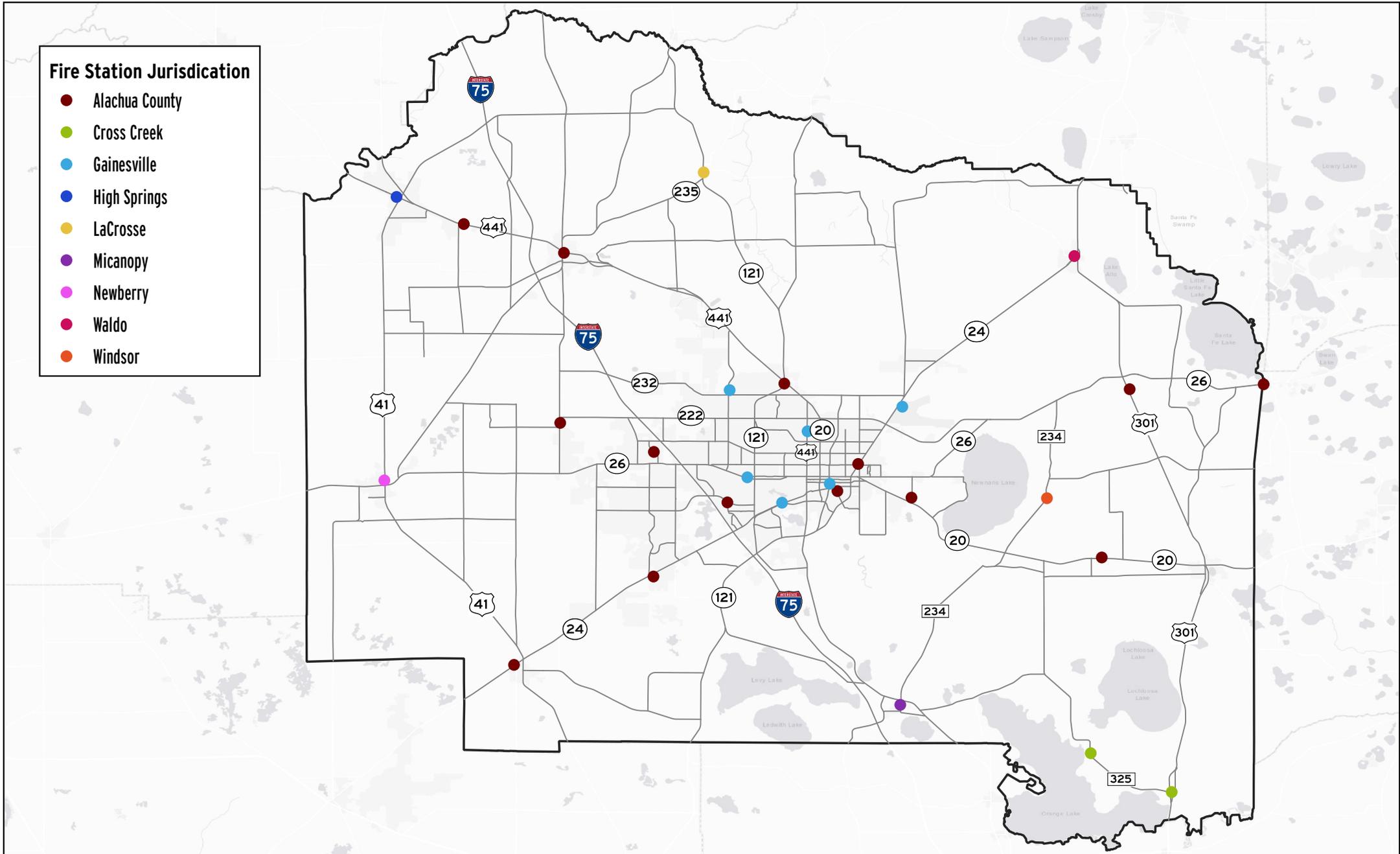
### Notes

1. Race, Ethnicity, Educational Attainment, and Sex statistics are beta release results and are not available before 2009.
2. Educational Attainment is only produced for workers aged 30 and over.
3. Firm Age and Firm Size statistics are beta release results for All Private jobs and are not available before 2011.

# **APPENDIX C**

## **FIRE STATION LOCATION**

# Alachua County Existing Fire Station Locations



0 5 10 mi



# **APPENDIX D**

## **FIRE ASSESSMENT FUNDING**

**APPENDIX D: FIRE ASSESSMENT FUNDING**

Fire Protection Net Revenue Requirement	
	FY2023
Fire Expenditures by Category	
Personal Services	15,086,271
Operations & Maintenance	7,053,947
Capital Outlay	350,000
Other Uses	131,268
5-Year Average Annual Capital Costs (per Fire Assessment Study)	936,359
Total Fire Expenditures	\$ 23,557,845
Assessment Costs - Allocance for Early Payment (5% of Net Revenue Requirement)	1,177,892
Net Revenue Requirement for Assessment	\$ 24,735,737
Less:	
Interest Allocations	(100,000)
Tax Collector	-
Development Review Fees	(3,800)
State Shared Revenues	(30,000)
Protective Inspection Fees	(85,000)
Protective Insptection Fee/Annual Fire	(120,000)
Impact Fee Revenue	(100,000)
Adjusted Net Revenue Requirement	\$ 24,296,937

**Source: Alachua County**

# **APPENDIX E**

## **HOUSEHOLD DATA**

APPENDIX E: HOUSEHOLD DATA	
Label	Alachua County, Florida
HOUSING OCCUPANCY	
Total housing units	125,518
Occupied housing units	108,189
Vacant housing units	17,329
Homeowner vacancy rate	1.7
Rental vacancy rate	15.7
UNITS IN STRUCTURE	
Total housing units	125,518
1-unit, detached	66,660
1-unit, attached	5,443
2 units	3,275
3 or 4 units	7,153
5 to 9 units	10,688
10 to 19 units	11,072
20 or more units	12,718
Mobile home	8,164
Boat, RV, van, etc.	345
ROOMS	
Total housing units	125,518
1 room	4,185
2 rooms	2,664
3 rooms	9,822
4 rooms	22,316
5 rooms	29,167
6 rooms	26,681
7 rooms	12,685
8 rooms	10,013
9 rooms or more	7,985
Median rooms	5.3

<b>APPENDIX E: HOUSEHOLD DATA</b>	
<b>Label</b>	<b>Alachua County, Florida</b>
<b>BEDROOMS</b>	
Total housing units	125,518
No bedroom	4,231
1 bedroom	10,923
2 bedrooms	35,434
3 bedrooms	49,778
4 bedrooms	22,029
5 or more bedrooms	3,123

<b>APPENDIX E: HOUSEHOLD DATA</b>	
<b>Label</b>	<b>Alachua County, Florida</b>
<b>HOUSING TENURE</b>	
Occupied housing units	108,189
Owner-occupied	61,131
Renter-occupied	47,058
Average household size of owner-occupied unit	2.54
Average household size of renter-occupied unit	2.34
<b>VEHICLES AVAILABLE</b>	
Occupied housing units	108,189
No vehicles available	6,920
1 vehicle available	41,639
2 vehicles available	43,068
3 or more vehicles available	16,562
Source: American Community Survey, 2021 Alachua County. Selected Housing Characteristics (Table ID DP04 Dataset ACSDP1Y2021)	

# **APPENDIX F**

## **NATIONAL ASSOCIATION OF REALTORS**

**Demographics and Economy**

**Demographics**

<b>0.6%</b>	<b>42.3%</b>	<b>-4.1%</b>	<b>51.1%</b>
population growth (2020-2021) U.S.: 0.7%	share of renters (2021) U.S.: 34.5%	renter household formation (2021) U.S.: 2.6%	share of inbound moves (2022)

**Economy**

<b>10.1%</b>	<b>5,500</b>	<b>3.7%</b>	<b>4.6%</b>
GDP growth (2021) U.S.: 10.7%	12-month job creation (March 2023)	1-year job growth (March 2023) U.S.: 3.2%	1-year wage growth (March 2023) U.S.: 3.1%
<b>\$51,555</b>	<b>2.6%</b>	<b>14.3%</b>	<b>40.5%</b>
Average wage per year (March 2023) U.S.: \$58,540	unemployment rate (March 2023) U.S.: 3.5%	share of workers teleworking (2021) U.S.: 17.9%	inbound businesses moves

**Commercial Real Estate by Sector**

**1. Office**

Demand for office space is **stronger than nationwide** as this area has a faster absorption of office space. As a result, rent prices rose faster than nationwide and vacancy rate is lower in this area.

	Net Absorption SF	Net Absorption SF 12 Mo	Market Rent Growth 12 Mo	Market Rent/SF	Vacancy Rate
<b>2023 Q1</b>	1,852	277,729	2.6%	\$21	5.6%
<b>2022 Q1</b>	-99,528	-14,087	4.9%	\$20	6.3%

	Avg. Inventory SF	Net Delivered SF	Net Delivered SF 12 Months	Total Sales Volume	Market Cap Rate
<b>2023 Q1</b>	10,551,153	0	216,674	\$7.08M	8.6%
<b>2022 Q1</b>	10,334,479	0	13,552	\$65.20M	8.6%

**2. Multifamily**

Demand for multifamily space is **weaker than nationwide** as this area has a slower absorption of multifamily space. Despite weaker conditions, rent prices rose faster than nationwide and vacancy rate is lower in this area.

	Absorption Units	Absorption Units 12 Months	Market Asking Rent Growth 12 Months	Market Asking Rent/Unit	Market Effective Rent/Unit	Vacancy Rate
<b>2023 Q1</b>	-15	-90	5.0%	\$1,360	\$1,350	6.6%
<b>2022 Q1</b>	-36	1,187	13.4%	\$1,296	\$1,293	3.7%

	Inventory Units	Net Delivered Units	Net Delivered Units 12 Mo	Market Cap Rate
<b>2023 Q1</b>	25,454	172	674	5.1%
<b>2022 Q1</b>	24,780	0	199	5.5%

**3. Retail**

Demand for retail space is **weaker than nationwide** as this area has a slower absorption of retail space. Despite weaker conditions, rent prices rose faster than nationwide and vacancy rate is lower in this area.

	Net Absorption SF	Net Absorption SF 12 Months	Market Rent Growth 12 Months	Market Rent/SF	Vacancy Rate
<b>2023 Q1</b>	-11,674	35,785	5.7%	\$23	3.3%
<b>2022 Q1</b>	-21,488	59,479	4.8%	\$22	3.0%

	Inventory SF	Market Cap Rate	Total Sales Volume	Transaction Sale Price/SF
<b>2023 Q1</b>	19,607,069	6.9%	\$23.02M	\$337
<b>2022 Q1</b>	19,498,043	7.0%	\$14.93M	\$125

**4. Industrial**

Demand for industrial space is **weaker than nationwide** as this area has a slower absorption of industrial space. Despite weaker conditions, rent prices rose faster than nationwide and vacancy rate is lower in this area.

	Net Absorption SF	Net Absorption SF 12 Months	Market Rent Growth 12 Months	Market Rent/SF	Vacancy Rate
<b>2023 Q1</b>	9,274	80,924	11.3%	\$10	2.8%
<b>2022 Q1</b>	-16,573	87,168	11.2%	\$9	2.1%

	Inventory SF	Net Delivered SF	Net Delivered SF 12 Months	Market Cap Rate	Total Sales Volume
<b>2023 Q1</b>	13,111,254	60,000	171,781	6.6%	\$3.35M
<b>2022 Q1</b>	12,939,473	5,400	47,900	6.7%	\$53.57M

Sources: NAR analysis on data from the U.S. Census Bureau, U.S. Bureau of Labor Statistics, Bureau of Economic Analysis, USPS, CoStar

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# **APPENDIX G**

## **HOUSEHOLD SIZE**

**APPENDIX G: ALACHUA COUNTY HOUSEHOLD SIZE PER 1,000 SQUARE FEET (SQ. FT.) FOR RESIDENTIAL USES (2006 to 2023)**

BASE DATA USED FOR ANALYSIS							VERIFICATION ANALYSIS			
RESIDENTIAL USE	TOTAL SQ. FT.	TOTAL UNITS	AVERAGE SQ. FT. PER UNIT	AVERAGE HOUSEHOLD SIZE (HHS)	1,000 SQ. FT. CONVERSION	HHS PER 1,000 SQ. FT.	SQ. FT. / HHS CONVERSION	HHS PER 1,000 SQ. FT.	HHS PER 1,000 CONVERSION	AVERAGE HOUSEHOLD SIZE (HHS)
APARTMENTS	12,724,031	11,521	1,104	1.63	1.10	1.48	677.56	1.48	0.001476	1.63
CONDOS	1,557,855	1,256	1,240	1.63	1.24	1.31	760.94	1.31	0.001314	1.63
MULTI-FAMILY	640,971	383	1,674	1.63	1.67	0.97	1,026.72	0.97	0.000974	1.63
LONG TERM CARE	415,560	611	680	0.50	0.68	0.74	1,360.26	0.74	0.000735	0.5
SMALL RESIDENTIAL	89,281	177	504	1.00	0.50	1.98	504.41	1.98	0.001983	1.00
SINGLE FAMILY	25,166,085	11,726	2,146	2.39	2.15	1.11	897.98	1.11	0.001114	2.39
<b>TOTAL</b>	<b>40,593,783</b>	<b>25,674</b>	<b>1,581</b>	<b>1.95</b>	<b>1.58</b>	<b>1.23</b>	<b>810.83</b>	<b>1.23</b>	<b>0.001233</b>	<b>1.95</b>

**Note:** The total square feet and units are based on new development between 2006 and 2023. The average square footage per unit was obtained by dividing total square footage by total number of units for each residential use. Average households size (HHS) is based on data from **Table 9**. The 1,000 square foot conversion was calculated by dividing the average square foot per unit by 1,000. The household size per 1,000 square foot was calculated by dividing the 1,000 square foot conversion by average household size. To verify the analysis was correct the average square feet per household was divided by average household size and the results were converted into a per 1,000 square foot factor (e.g., apartments: 1,104/1.63 = 677.56; 1000/677.56 = 1.48). The household size per 1,000 square feet was then converted back to average household size (e.g., apartments: 1.63/1000 = 0.001476; 0.001476/1,104 = 1.63). The factors used in the impact fee calculation have been rounded to the nearest 100th place. The values displayed in the table are rounded. Thus, without undertaking the actual calculations, the results may vary using rounded data. The underlying calculations are not rounded, only the displayed values are rounded. Residential Parcels (**Appendix H**).

**APPENDIX G: ALACHUA COUNTY HOUSEHOLD SIZE PER 1,000 SQUARE FEET (SQ. FT.) FOR RESIDENTIAL USES (1865 to 2023)**

BASE DATA USED FOR ANALYSIS							VERIFICATION ANALYSIS			
RESIDENTIAL USE	TOTAL SQ. FT.	TOTAL UNITS	AVERAGE SQ. FT. PER UNIT	AVERAGE HOUSEHOLD SIZE (HHS)	1,000 SQ. FT. CONVERSION	HHS PER 1,000 SQ. FT.	SQ. FT. / HHS CONVERSION	HHS PER 1,000 SQ. FT.	HHS PER 1,000 CONVERSION	AVERAGE HOUSEHOLD SIZE (HHS)
APARTMENTS	35,520,923	32,268	1,101	1.63	1.10	1.48	675.34	1.48	0.001481	1.63
CONDOS	7,696,400	6,677	1,153	1.25	1.15	1.08	922.14	1.08	0.001084	1.25
MULTI-FAMILY	5,343,120	4,094	1,305	1.63	1.31	1.25	800.68	1.25	0.001249	1.63
LONG TERM CARE	1,488,977	2,190	680	0.50	0.68	0.74	1,359.80	0.74	0.000735	0.5
SMALL RESIDENTIAL	1,759,459	3,279	537	0.82	0.54	1.52	658.39	1.52	0.001519	0.82
SINGLE FAMILY	129,940,990	72,814	1,785	2.39	1.78	1.34	746.68	1.34	0.001339	2.39
<b>TOTAL</b>	<b>181,749,869</b>	<b>121,322</b>	<b>1,498</b>	<b>1.98</b>	<b>1.50</b>	<b>1.32</b>	<b>756.61</b>	<b>1.32</b>	<b>0.001322</b>	<b>1.98</b>

**Note:** The total square feet and units are based on new development between 1865 and 2023. The average square footage per unit was obtained by dividing total square footage by total number of units for each residential use. Average households size (HHS) is based on data from **Table 9**. The 1,000 square foot conversion was calculated by dividing the average square foot per unit by 1,000. The household size per 1,000 square foot was calculated by dividing the 1,000 square foot conversion by average household size. To verify the analysis was correct the average square feet per household was divided by average household size and the results were converted into a per 1,000 square foot factor (e.g., apartments: 1,101/1.63 = 675.34; 1000/675.34 = 1.48). The household size per 1,000 square feet was then converted back to average household size (e.g., apartments: 1.63/1000 = 0.001481; 0.001481/1,101 = 1.63). The factors used in the impact fee calculation have been rounded to the nearest 100th place. The values displayed in the table are rounded. Thus, without undertaking the actual calculations, the results may vary using rounded data. The underlying calculations are not rounded, only the displayed values are rounded. Residential Parcels (**Appendix H**).

# **APPENDIX H-1**

## **RESIDENTIAL PARCELS (2006 TO 2023)**

**AVAILABLE UPON REQUEST TO THE COUNTY  
SEPARATE FILE  
OVER 250 PAGES IN LENGTH**

# **APPENDIX H-1**

## **RESIDENTIAL PARCELS (1865 TO 2005)**

**AVAILABLE UPON REQUEST TO THE COUNTY  
SEPARATE FILE  
OVER 500 PAGES IN LENGTH**

# **APPENDIX I**

## **NON-RESIDENTIAL PARCELS**

**AVAILABLE UPON REQUEST TO THE COUNTY  
SEPARATE FILE  
OVER 150 PAGES IN LENGTH**

# **APPENDIX J**

## **PARK LEVEL OF SERVICE**

<b>APPENDIX J: EXISTING PARK LEVEL OF SERVICE</b>				
<b>LEVEL OF SERVICE (0.5 Active &amp; 5.0 Resource Based Developed Acres per 1000 Unincorporated Population)</b>				
Unincorporated Population (BEBR):			111,892	
YEAR			2022	
PARK	PARK TYPE	ACRES	PERCENT DEVELOPED	DEVELOPED ACRES
<b>ACTIVE PARKS</b>				
COPELAND	N	5.00	100.00%	5.00
FOREST	C	24.70	100.00%	24.70
GROVE	N	4.00	100.00%	4.00
JONESVILLE	C	89.00	90.00%	80.10
KANAPAHA	C	22.95	95.00%	21.80
MONTEOCHA	N	5.00	100.00%	5.00
S.E. 35th STREET	N	27.00	100.00%	27.00
SQUIRREL RIDGE	N	16.90	100.00%	16.90
REGIONAL TRAILS***	N/A	580.00		0.00
<b>Subtotal Active Parks</b>		<b>774.55</b>	<b>23.82%</b>	<b>184.50</b>
<b>Level of Service Achieved</b>				<b>1.65</b>
<b>RESOURCE BASED PARKS</b>				
			2022	
CELLON OAK	SP-r	3.74	95.00%	3.55
E.P. POWERS	SU-r	10.90	100.00%	10.90
HIGH SPRINGS BOAT RAMP	SU-r	0.25	100.00%	0.25
HOLDEN	SU-r	5.00	100.00%	5.00
KANAPAHA BOTANICAL GARDENS	SU-r	62.70	80.00%	50.16
LAKE ALTO	SU-r	22.33	40.00%	8.93
LAKE KANAPAHA	SU-r	453.37	20.00%	90.67
LOCHLOOSA	SU-r	1.32	100.00%	1.32
McCALL	SP-r	78.42	0.00%	0.00
M.K. RAWLINGS	SU-r	12.08	65.00%	7.85
MELROSE BOAT RAMP	SU-r	0.25	100.00%	0.25
OWENS-ILLINOIS	SU-r	21.57	45.00%	9.71
POE SPRINGS	SU-r	202.00	100.00%	202.00
SAN FELASCO: <b>Transferred to Gainesville</b>	NA	194.00	100.00%	194.00
SANTA FE LAKE	SU-r	24.98	100.00%	24.98
WALDO CANAL: <b>Transferred to Waldo</b>	SU-r	10.15	100.00%	10.15
WATERMELON POND BOAT RAMP	SU-r	12.00	70.00%	8.40
<b>Subtotal Resource Based Parks</b>		<b>1115.06</b>	<b>56.33%</b>	<b>628.13</b>
<b>Level of Service Achieved</b>				<b>5.61</b>
Source: Alachua County				

# **APPENDIX K**

## **PARKS AND OPEN SPACES MASTER PLAN (EXCERPTS)**

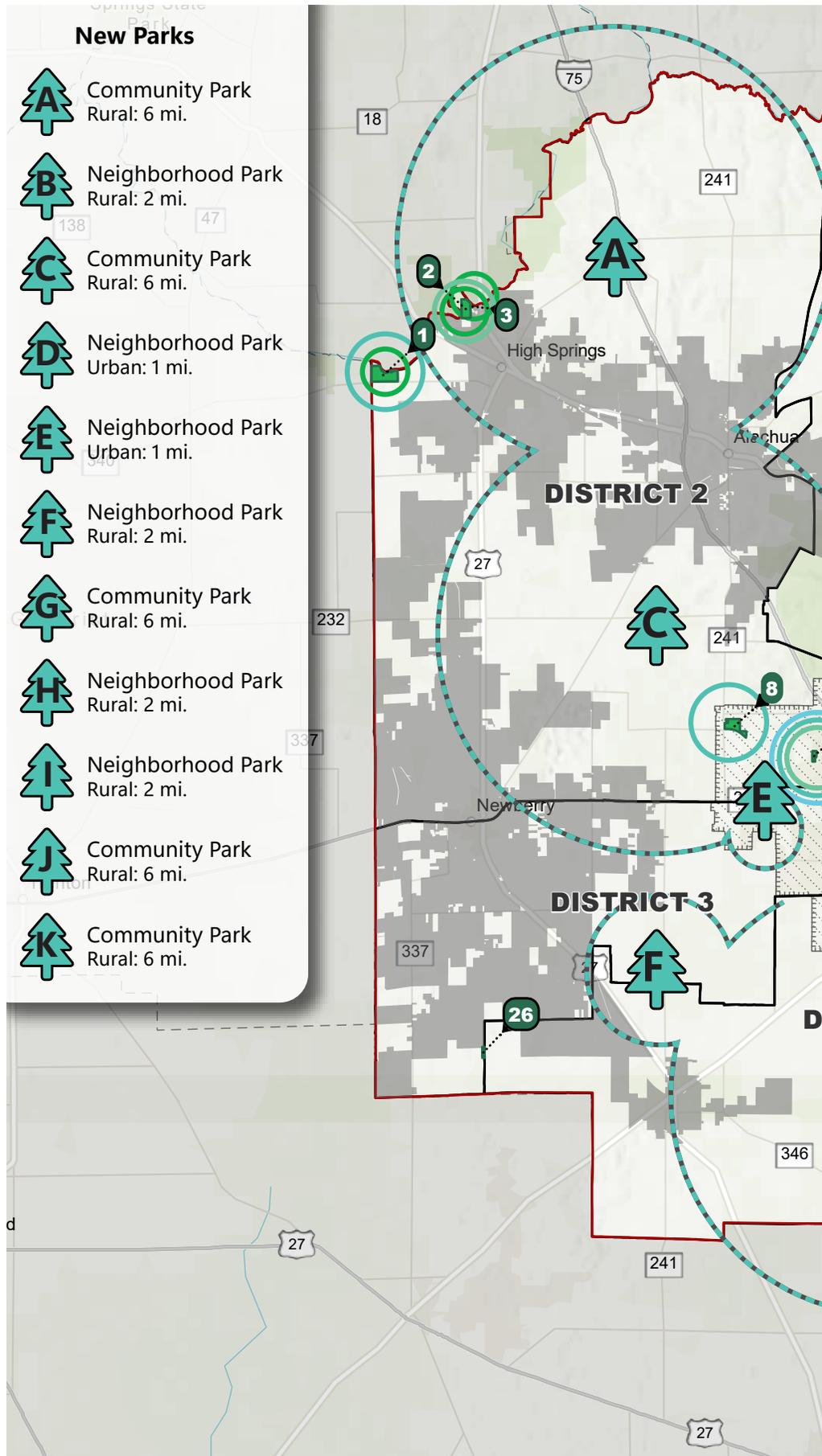
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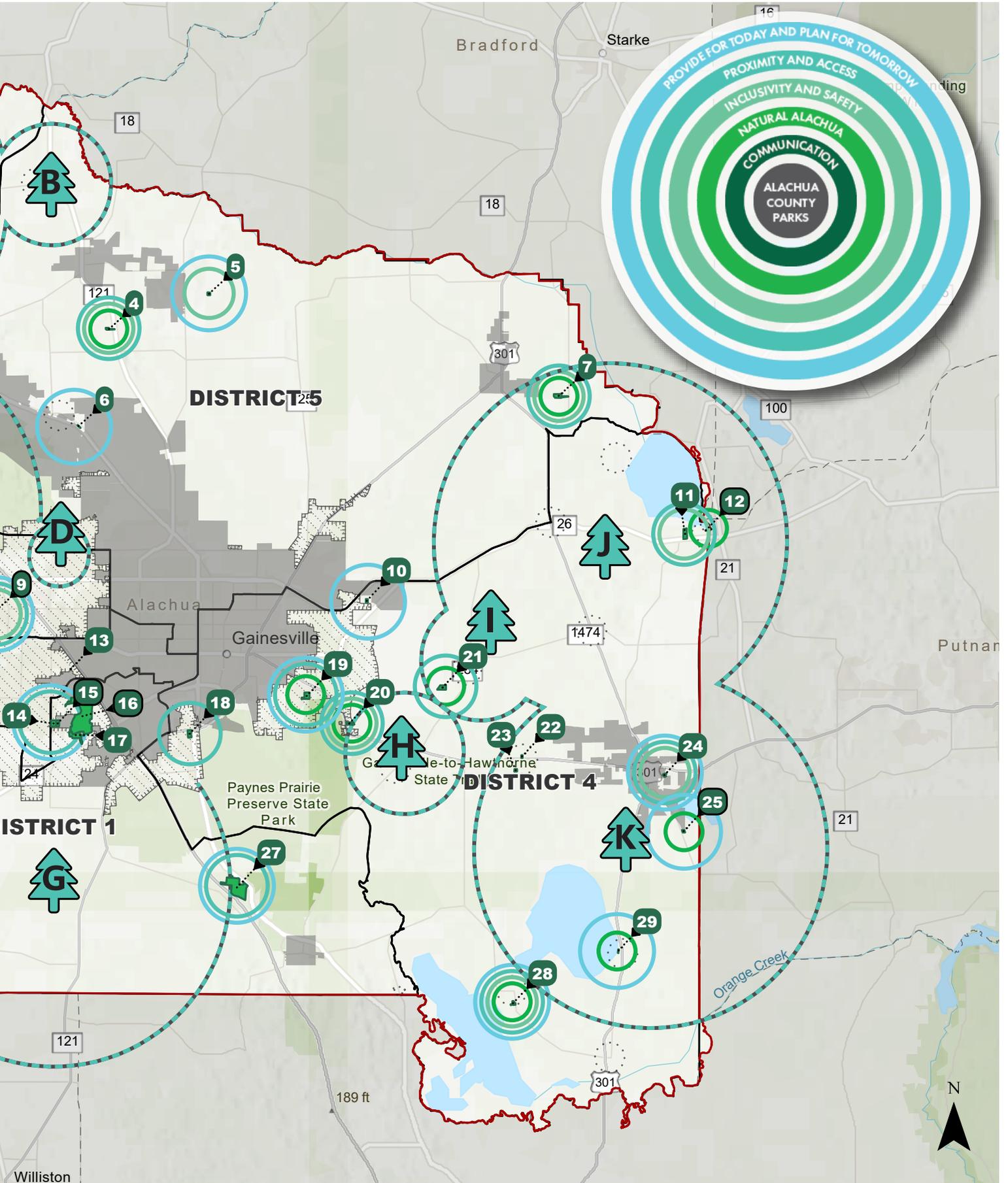
**VISION**

# Alachua County Parks Vision

The Vision for Alachua County Parks is provided in the following pages and is directly derived from the Guiding Principles. Recommendations put forth aim to advance the objectives of the system and meet the needs of Alachua County residents. Concrete recommendations provide implementable steps to achieving this vision.

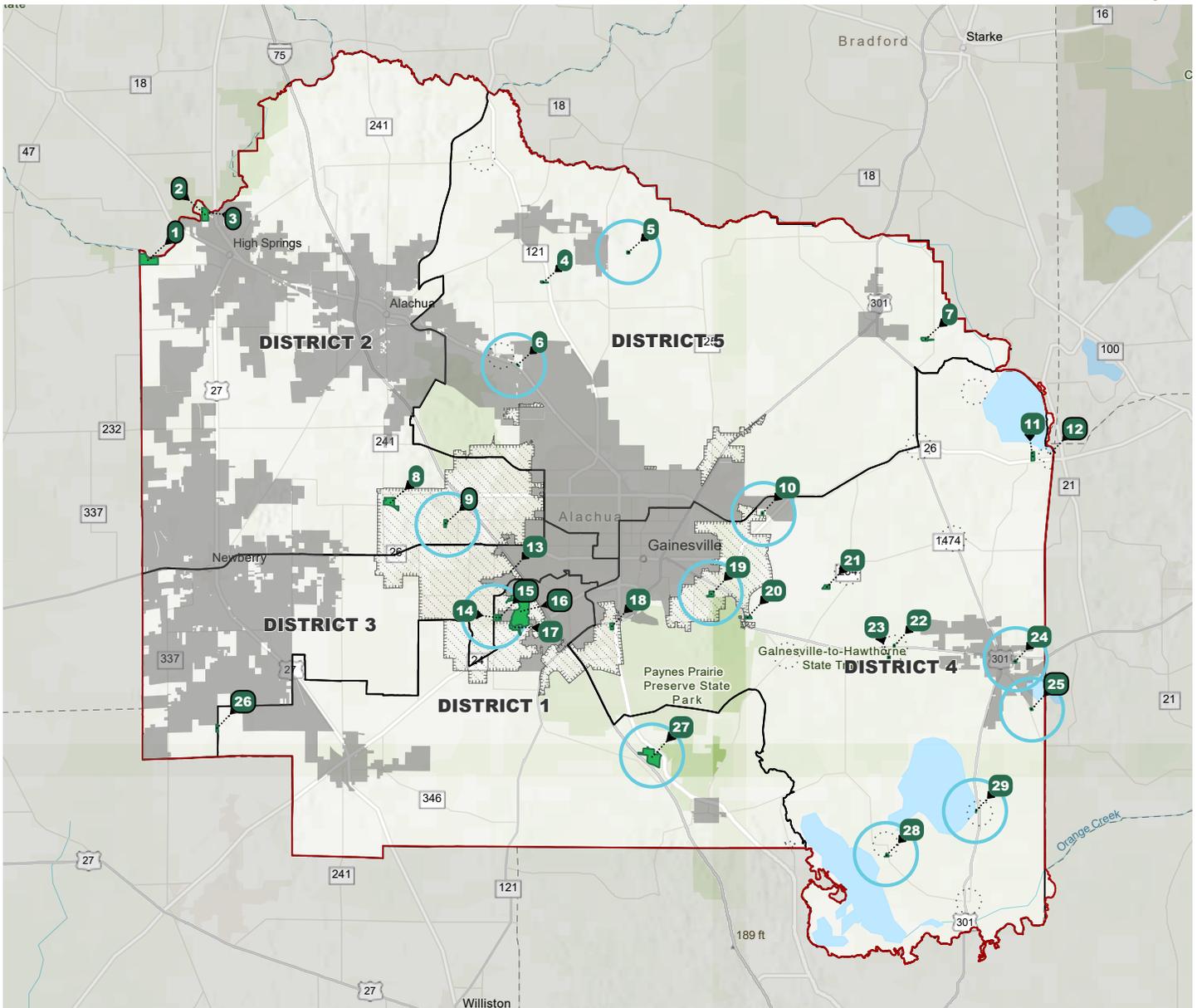
The following map provides a breakdown of the general location and park-type recommendations and the corresponding Guiding Principles. Notably, Communication recommendations function on a system-wide scale.





# Provide for Today & Plan for Tomorrow

	Implementation Strategy	District	Location	Projects	short	mid	long
Provide for Today & Plan for Tomorrow	Enhance existing parks with upgraded facilities and amenities	1	Cuscowilla Nature and Retreat Center	Develop site-specific master plan to build on existing amenities and enhance offerings for the general public Provide off peak public access	x		
		4	Copeland Park	New playground	x		
		4	Cynthia Moore Chestnut Park and Clark Butler Nature Preserve	Stormwater plan to address drainage issues	x		
		4	Kate Barnes Boat Ramp at Marjorie Kinnan Rawlings Park	Replace existing restroom	x		
		4	Holden Pond Park	Add play area	x		
		5	Monteocha Park	New pavilion and playground	x		
		4	Lochloosa Park	Restabilize and even out grade	x		
	Expand offerings of sports courts and fields	1, 2, 4	New Community Parks			x	
		1	Veterans Memorial Park	New fields (SE corner, slated as "Future Fields" on plans)		x	
	Establish additional off-leash areas	4	Hawthorne Dog Park		x		
		5	DeSoto Park			x	
		2	Jane B. Walker Park		x		
		TBD	New Parks	Determine locations based on new parks' master planning process	x	x	x

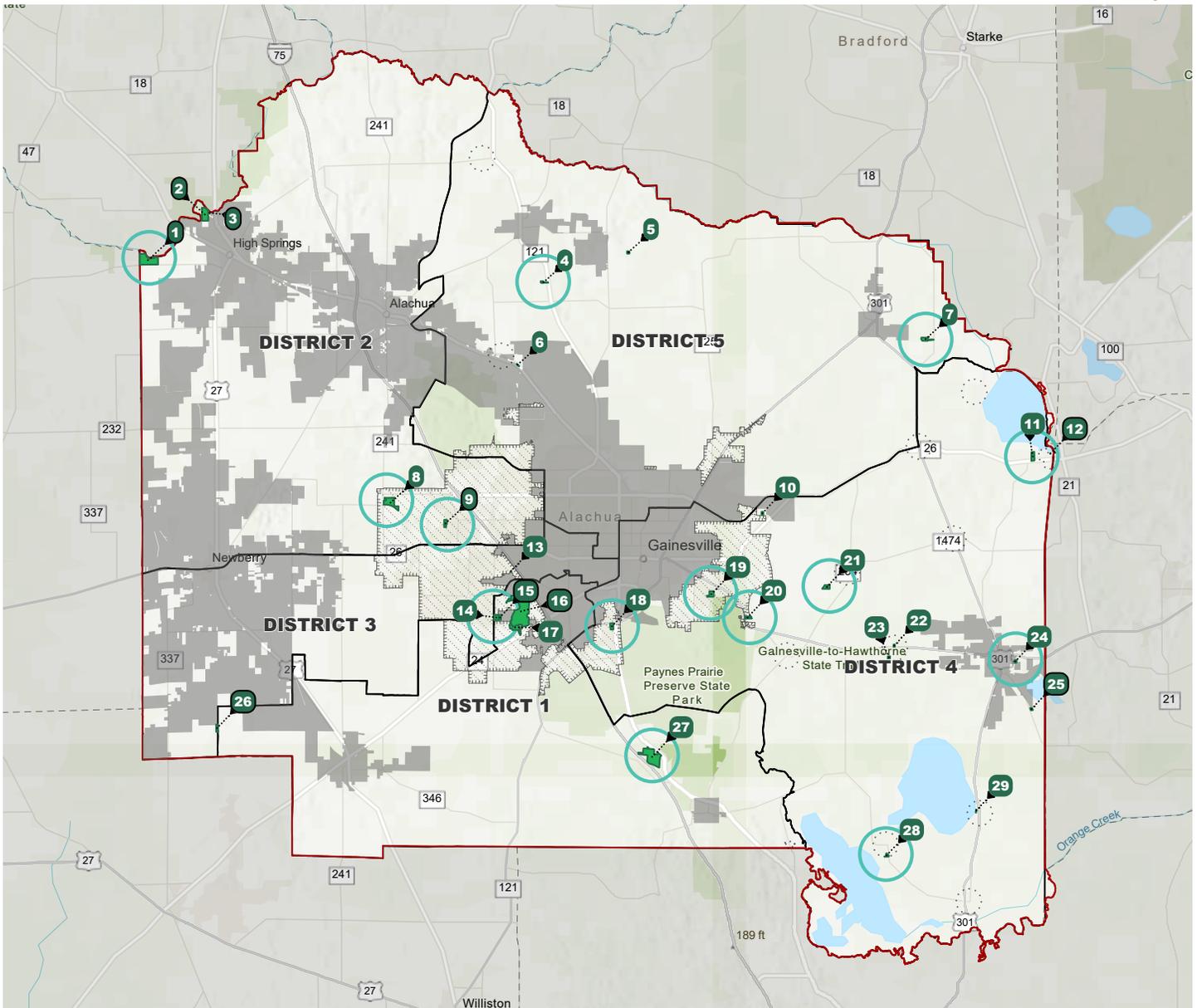


**Park Legend**

- |  |   |  |
|--|---|--|
| <ul style="list-style-type: none"> <li>1 Poe Springs</li> <li>2 McCall (Undeveloped)</li> <li>3 High Springs Boat Ramp</li> <li>4 Cellon Oak</li> <li>5 Montechoa</li> <li>6 DeSoto Park</li> <li>7 Lake Alto</li> <li>8 Rotary Park at Jonesville</li> <li>9 Jane B Walker Park (Undeveloped)</li> <li>10 Copeland</li> <li>11 Santa Fe Lake</li> </ul> | <ul style="list-style-type: none"> <li>12 Melrose Boat Ramp</li> <li>13 Mark S. Hopkins Park</li> <li>14 Veterans Memorial Park (2 Lighted Soccer Fields)</li> <li>15 Veterans Memorial Park (Gainesville Use Agreement)</li> <li>16 Kanapaha Lake (Undeveloped)</li> <li>17 Kanapaha Botanical Gardens</li> <li>18 Squirrel Ridge (Dog Park)</li> <li>19 Cynthia Moore Chestnut Park and Clark Butler Nature Preserve</li> </ul> | <ul style="list-style-type: none"> <li>20 Earl P. Powers</li> <li>21 Owens-Illinois</li> <li>22 Scott-Phifer House</li> <li>23 Grove</li> <li>24 Hawthorne Dog Park (Undeveloped)</li> <li>25 Holden Pond</li> <li>26 Watermelon Pond</li> <li>27 Cuscowilla Nature and Retreat Center</li> <li>28 Kate Barnes Boat Ramp at Marjorie Kinnan Rawlings Park</li> <li>29 Lochloosa</li> </ul> |
|--|---|--|

# Proximity & Access

	Implementation Strategy	District	Location	Projects	short	mid	long
Proximity & Access	Coordinate with Growth Management on implementation of their Trails Master Plan	All	County-wide		x		
	Work closely with Public Works to provide safe, walkable connections into all parks such as marked crosswalks to improve driver awareness of pedestrians/cyclists to create a welcoming environment for those choosing active transportation  Note: Prioritize parks with existing sidewalk network, provide entry points as sidewalk grids extend and/or with additional trail connections	2	Rotary Park at Jonesville	Add crosswalks along NW 32nd Ave	x		
		2	Jane B. Walker Park	Add sidewalk and crosswalks with development	x		
		1	Veterans Memorial Park	Add crosswalk connections west across SW 75th St	x		
		4	Squirrel Ridge Park	Pave existing sidewalk connection into park	x		
		2	Poe Springs	Provide pedestrian entry and sidewalk connection into park	x		
		4	Santa Fe Lake	extend sidewalk along ROW into park	x		
	Include amenities that encourage a variety of multi-modal access points including bike racks and pedestrian entry points	All	All Parks		on-going		



**Park Legend**

- 1 Poe Springs
- 2 McCall (Undeveloped)
- 3 High Springs Boat Ramp
- 4 Cellon Oak
- 5 Montechoa
- 6 DeSoto Park
- 7 Lake Alto
- 8 Rotary Park at Jonesville
- 9 Jane B Walker Park (Undeveloped)
- 10 Copeland
- 11 Santa Fe Lake

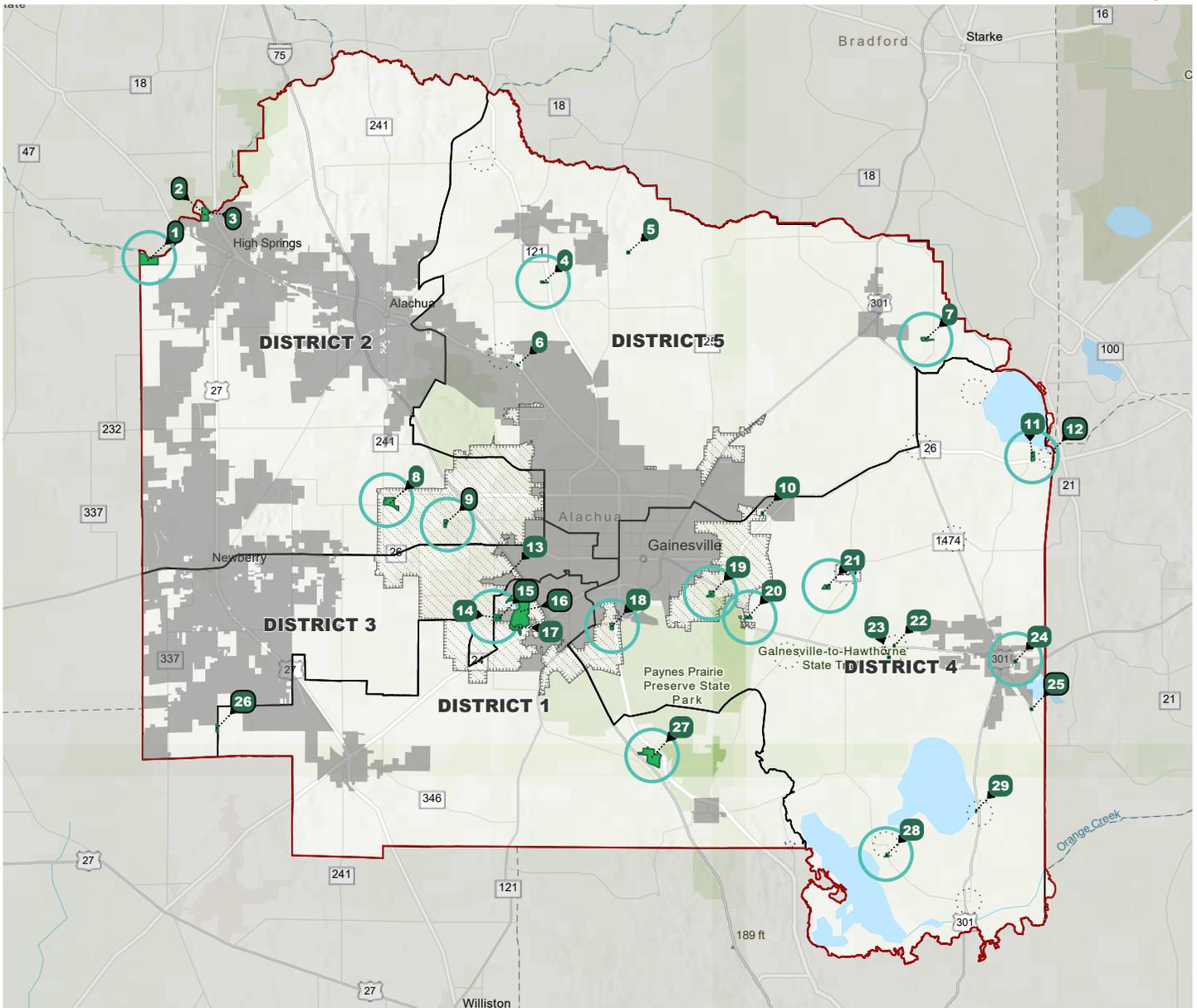
- 12 Melrose Boat Ramp
- 13 Mark S. Hopkins Park
- 14 Veterans Memorial Park (2 Lighted Soccer Fields)
- 15 Veterans Memorial Park (Gainesville Use Agreement)
- 16 Kanapaha Lake (Undeveloped)
- 17 Kanapaha Botanical Gardens
- 18 Squirrel Ridge (Dog Park)
- 19 Cynthia Moore Chestnut Park and Clark Butler Nature Preserve

- 20 Earl P. Powers
- 21 Owens-Illinois
- 22 Scott-Phifer House
- 23 Grove
- 24 Hawthorne Dog Park (Undeveloped)
- 25 Holden Pond
- 26 Watermelon Pond
- 27 Cuscowilla Nature and Retreat Center
- 28 Kate Barnes Boat Ramp at Marjorie Kinnan Rawlings Park
- 29 Lochloosa

# Proximity & Access

	Implementation Strategy	District	Location	Projects	short	mid	long
Proximity & Access	Establish a geographic level of service where each resident lives within a close range of a neighborhood park (1-mile urban or 2-miles rural) or a community park (3-miles urban or 6-miles rural). Meet new geographic LOS through the following strategies:	All	County-wide		x		
	1. Reclassifying existing parks based on amenities to provide Neighborhood or Community LOS	All		Lake Alto, Rotary Park at Jonesville, Santa Fe Lake, Earl P. Powers, Owens-Illinois, Cuscowilla Nature and Retreat Center, Kate Barnes Boat Ramp at Marjorie Kinnan Rawlings Park	x		
	2. Upgrading existing parks with additional neighborhood or community park amenities	2	Poe Springs	Offer free entry during non-peak times and add/enhance neighborhood amenities such as playground, sports court, picnic areas	x		
		2	Jane B. Walker Park	Add neighborhood amenities	x		
		4	Cynthia Moore Chestnut Park and Clark Butler Nature Preserve	Add community amenities	x		
		4	Hawthorne Dog Park	Add neighborhood amenities	x		
3. Expanding existing parks by acquiring adjacent properties and adding new amenities/facilities	5	Cellon Oak	Expand existing park and add new community parks amenities such as play area, sports fields/courts, open space, group and small pavilions, restroom building, shade trees, off-street parking	x	x		

Recommendations for Level of Service are the result of a comprehensive Level of Service analysis process aimed at providing equitable access to parks for all Alachua County residents. For more detailed methodology information, refer to Section 3.1, p. 154.



**Park Legend**

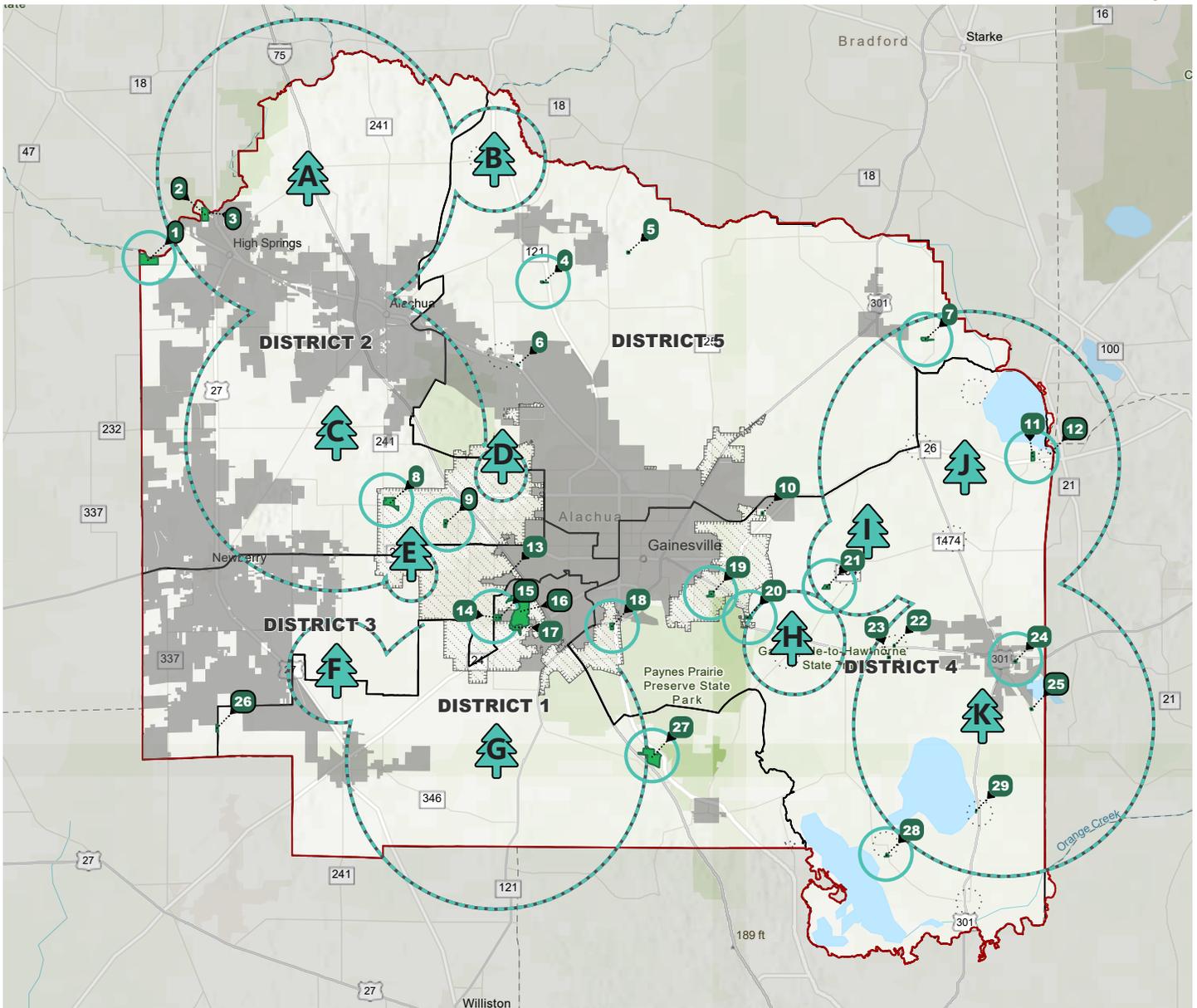
- |   |   |  |
|---|---|--|
| <ul style="list-style-type: none"> <li><b>1</b> Poe Springs</li> <li><b>2</b> McCall (Undeveloped)</li> <li><b>3</b> High Springs Boat Ramp</li> <li><b>4</b> Cellon Oak</li> <li><b>5</b> Montechoa</li> <li><b>6</b> DeSoto Park</li> <li><b>7</b> Lake Alto</li> <li><b>8</b> Rotary Park at Jonesville</li> <li><b>9</b> Jane B Walker Park (Undeveloped)</li> <li><b>10</b> Copeland</li> <li><b>11</b> Santa Fe Lake</li> </ul> | <ul style="list-style-type: none"> <li><b>12</b> Melrose Boat Ramp</li> <li><b>13</b> Mark S. Hopkins Park</li> <li><b>14</b> Veterans Memorial Park (2 Lighted Soccer Fields)</li> <li><b>15</b> Veterans Memorial Park (Gainesville Use Agreement)</li> <li><b>16</b> Kanapaha Lake (Undeveloped)</li> <li><b>17</b> Kanapaha Botanical Gardens</li> <li><b>18</b> Squirrel Ridge (Dog Park)</li> <li><b>19</b> Cynthia Moore Chestnut Park and Clark Butler Nature Preserve</li> </ul> | <ul style="list-style-type: none"> <li><b>20</b> Earl P. Powers</li> <li><b>21</b> Owens-Illinois</li> <li><b>22</b> Scott-Phifer House</li> <li><b>23</b> Grove</li> <li><b>24</b> Hawthorne Dog Park (Undeveloped)</li> <li><b>25</b> Holden Pond</li> <li><b>26</b> Watermelon Pond</li> <li><b>27</b> Cuscowilla Nature and Retreat Center</li> <li><b>28</b> Kate Barnes Boat Ramp at Marjorie Kinnan Rawlings Park</li> <li><b>29</b> Lochloosa</li> </ul> |
|---|---|--|

# Proximity & Access

	Implementation Strategy	District	Location	Projects	short	mid	long
Proximity & Access	4. Acquiring and developing new parks in unserved areas	5	New Neighborhood Parks	New Rural Neighborhood Park (B)	x		
		2	Acquire property and develop with neighborhood park amenities such as: play area, sports court, open space, small pavilions and picnic tables, shade trees, off-street parking	New Urban Neighborhood Park (D)		x	
		3		New Urban Neighborhood Park (E)	x		
		4		New Rural Neighborhood Park (H)		x	
		4		New Rural Neighborhood Park (I)			x
		2		New Community Parks	New Rural Community Park (A)	x	
		2	Acquire property and develop with community park amenities such as: play area, sports fields/courts, open space, group and small pavilions, restroom building, shade trees, off-street parking	New Rural Community Park (C)	x		
		1		New Rural Community Park (G)		x	
		4		New Rural Community Park (J)	x		
		4		New Rural Community Park (K)			x

New Park Legend	
<b>A</b>	Community Park (Rural)
<b>B</b>	Neighborhood Park (Rural)
<b>C</b>	Community Park (Rural)
<b>D</b>	Neighborhood Park (Urban)
<b>E</b>	Neighborhood Park (Urban)
<b>F</b>	Neighborhood Park (Rural)
<b>G</b>	Community Park (Rural)
<b>H</b>	Neighborhood Park (Rural)
<b>I</b>	Neighborhood Park (Rural)
<b>J</b>	Community Park (Rural)
<b>K</b>	Community Park (Rural)

Recommendations for Level of Service are the result of a comprehensive Level of Service analysis process aimed at providing equitable access to parks for all Alachua County residents. For more detailed methodology information, refer to Section 3.1, p. 154.



**Park Legend**

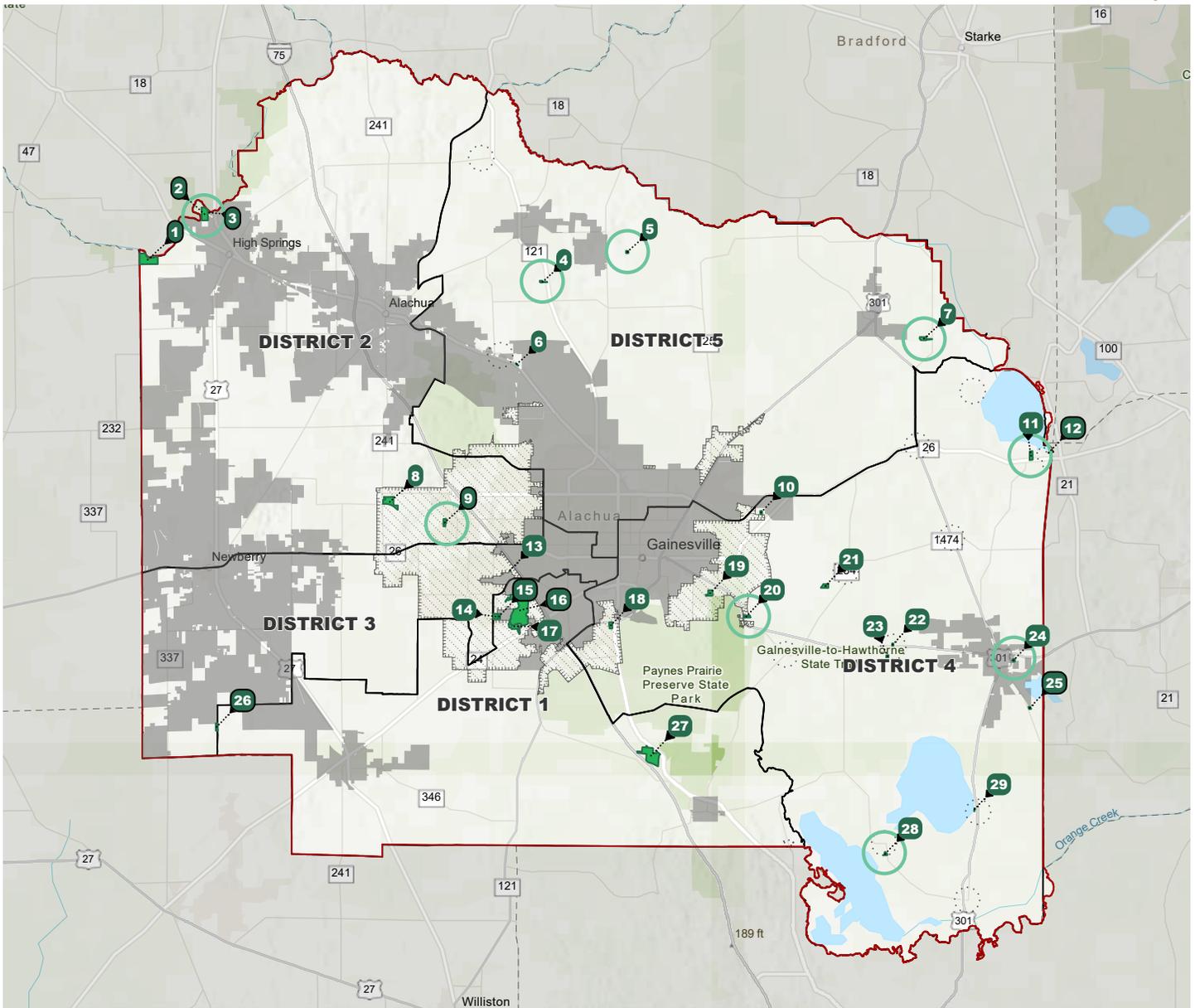
- 1** Poe Springs
- 2** McCall (Undeveloped)
- 3** High Springs Boat Ramp
- 4** Cellon Oak
- 5** Montechoa
- 6** DeSoto Park
- 7** Lake Alto
- 8** Rotary Park at Jonesville
- 9** Jane B Walker Park (Undeveloped)
- 10** Copeland
- 11** Santa Fe Lake

- 12** Melrose Boat Ramp
- 13** Mark S. Hopkins Park
- 14** Veterans Memorial Park (2 Lighted Soccer Fields)
- 15** Veterans Memorial Park (Gainesville Use Agreement)
- 16** Kanapaha Lake (Undeveloped)
- 17** Kanapaha Botanical Gardens
- 18** Squirrel Ridge (Dog Park)
- 19** Cynthia Moore Chestnut Park and Clark Butler Nature Preserve

- 20** Earl P. Powers
- 21** Owens-Illinois
- 22** Scott-Phifer House
- 23** Grove
- 24** Hawthorne Dog Park (Undeveloped)
- 25** Holden Pond
- 26** Watermelon Pond
- 27** Cuscowilla Nature and Retreat Center
- 28** Kate Barnes Boat Ramp at Marjorie Kinnan Rawlings Park
- 29** Lochloosa

# Inclusivity & Safety

	Implementation Strategy	District	Location	Projects	short	mid	long	
Inclusivity & Safety	Establish Park Equity Standards	All	County-wide		x			
	Incorporate gathering space into parks that promotes social interaction between diverse users such as pavilions and picnic tables as well as flexible lawn spaces for gathering and events.	5	Cellon Oak	Add pavilion			x	
		4	Hawthorne Dog Park	Add pavilion and picnic tables	x			
		2	Jane B. Walker Park	Add pavilion and picnic tables	x			
		5	Lake Alto	Add large group pavilion	x			
		2	McCall Park	Add periodic benches along new trails				x
		5	Monteocha Park	Add small pavilions			x	
		All	New Parks	Consider gathering spaces in new parks	x	x		x
	Provide inclusive amenities that go beyond basic handicap accessibility.	4	Earl P. Powers Park	Complete accessible circulation	x			
		4	Kate Barnes Boat Ramp at Marjorie Kinnan Rawlings Park	Enhance sidewalk connectivity			x	
		5	Monteocha Park	Enhance sidewalk connectivity	x			
		4	Santa Fe Lake	Provide sidewalk connection between family area and boat ramp	x			
		Install inclusive playgrounds that go beyond ADA accessibility. Playgrounds should offer activities for all children regardless of level of ability with unitary surfacing such as poured-in-place rubber, and maneuverable routes for wheelchair access.	All	All Parks	As playgrounds are replaced or implemented	on-going		
		Implement CPTED recommendations to improve safety and comfort of park users.	All	All Parks		on-going		
	Provide protection from the elements at all parks.	All	All Parks	Provide pavilions at all parks	on-going			

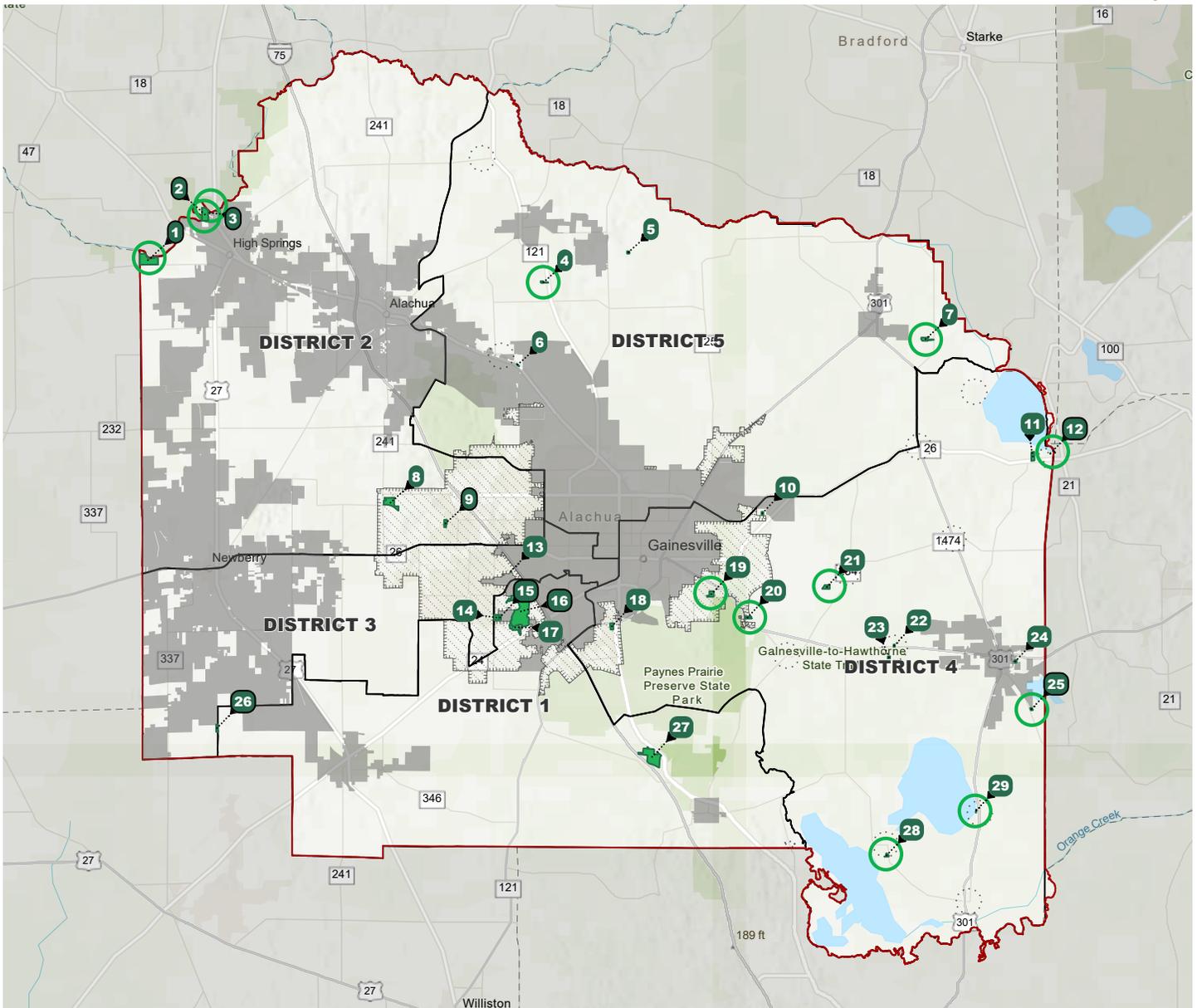


**Park Legend**

- |  |   |  |
|--|---|--|
| <ul style="list-style-type: none"> <li>1 Poe Springs</li> <li>2 McCall (Undeveloped)</li> <li>3 High Springs Boat Ramp</li> <li>4 Cellon Oak</li> <li>5 Montechoa</li> <li>6 DeSoto Park</li> <li>7 Lake Alto</li> <li>8 Rotary Park at Jonesville</li> <li>9 Jane B Walker Park (Undeveloped)</li> <li>10 Copeland</li> <li>11 Santa Fe Lake</li> </ul> | <ul style="list-style-type: none"> <li>12 Melrose Boat Ramp</li> <li>13 Mark S. Hopkins Park</li> <li>14 Veterans Memorial Park (2 Lighted Soccer Fields)</li> <li>15 Veterans Memorial Park (Gainesville Use Agreement)</li> <li>16 Kanapaha Lake (Undeveloped)</li> <li>17 Kanapaha Botanical Gardens</li> <li>18 Squirrel Ridge (Dog Park)</li> <li>19 Cynthia Moore Chestnut Park and Clark Butler Nature Preserve</li> </ul> | <ul style="list-style-type: none"> <li>20 Earl P. Powers</li> <li>21 Owens-Illinois</li> <li>22 Scott-Phifer House</li> <li>23 Grove</li> <li>24 Hawthorne Dog Park (Undeveloped)</li> <li>25 Holden Pond</li> <li>26 Watermelon Pond</li> <li>27 Cuscowilla Nature and Retreat Center</li> <li>28 Kate Barnes Boat Ramp at Marjorie Kinnan Rawlings Park</li> <li>29 Lochloosa</li> </ul> |
|--|---|--|

# Natural Alachua

	Implementation Strategy	District	Location	Projects	short	mid	long
Natural Alachua	Provide access to lake/water edge amenities for non-boaters, such as additional piers and boardwalks	4	Owens-Illinois	Boardwalk access to water's edge with observation platform	x		
		4	Holden Pond Park	Replace fishing platform	x		
		4	Lochloosa	Provide bank grade stabilization and fishing spots	x		
	Increase access to green spaces and nature-based recreation, such as nature trails by partnering with Conservation Lands to co-locate active park amenities in disturbed areas (when feasible).	2	McCall Park	Walking trails, boardwalks, observation platforms			x
		3	GRU Wetlands Park	Work with GRU on Wetlands Park set to open 2024		x	
	Provide environmental education wherever possible, such as pollinator gardens and interpretative signage	5	Cellon Oak	Pollinator garden, interpretative signage	x		
		4	Cynthia Moore Chestnut Park and Clark Butler Nature Preserve	Pollinator garden, interpretative signage	x		
		4	Earl P. Powers Park	Interpretative signage	x		
		2	High Springs Boat Ramp	Interpretative signage	x		
		4	Holden Pond Park	Interpretative signage	x		
		4	Kate Barnes Boat Ramp at Marjorie Kinnan Rawlings Park	Interpretative signage, nature trail towards bank	x		
		5	Lake Alto	Interpretative signage	x		
		4	Lochloosa	Interpretative signage	x		
		4	Melrose Boat Ramp	Interpretative signage	x		
		2	Poe Springs	Interpretative signage, environmental education programs, volunteer opportunities		on-going	
2		McCall Park	tbd, interpretative signage			x	
Preserve open space	All	County-wide		on-going			



**Park Legend**

- |  |   |  |
|--|---|--|
| <ul style="list-style-type: none"> <li>1 Poe Springs</li> <li>2 McCall (Undeveloped)</li> <li>3 High Springs Boat Ramp</li> <li>4 Cellon Oak</li> <li>5 Montechoa</li> <li>6 DeSoto Park</li> <li>7 Lake Alto</li> <li>8 Rotary Park at Jonesville</li> <li>9 Jane B Walker Park (Undeveloped)</li> <li>10 Copeland</li> <li>11 Santa Fe Lake</li> </ul> | <ul style="list-style-type: none"> <li>12 Melrose Boat Ramp</li> <li>13 Mark S. Hopkins Park</li> <li>14 Veterans Memorial Park (2 Lighted Soccer Fields)</li> <li>15 Veterans Memorial Park (Gainesville Use Agreement)</li> <li>16 Kanapaha Lake (Undeveloped)</li> <li>17 Kanapaha Botanical Gardens</li> <li>18 Squirrel Ridge (Dog Park)</li> <li>19 Cynthia Moore Chestnut Park and Clark Butler Nature Preserve</li> </ul> | <ul style="list-style-type: none"> <li>20 Earl P. Powers</li> <li>21 Owens-Illinois</li> <li>22 Scott-Phifer House</li> <li>23 Grove</li> <li>24 Hawthorne Dog Park (Undeveloped)</li> <li>25 Holden Pond</li> <li>26 Watermelon Pond</li> <li>27 Cuscowilla Nature and Retreat Center</li> <li>28 Kate Barnes Boat Ramp at Marjorie Kinnan Rawlings Park</li> <li>29 Lochloosa</li> </ul> |
|--|---|--|

# Communication

A park system is only as effective as its ability to communicate to its users. In order to create a truly equitable park system, residents throughout Alachua County should have access to and knowledge of parks and recreation offerings. Park users do not perceive departmental or jurisdictional boundaries, rather they seek to understand what kinds of recreational amenities are around them. Therefore interdepartmental and inter-jurisdictional partnerships are key to providing a well-rounded experience for all Alachua County residents.

Additionally, parks serve as key public spaces and should provide equitable opportunities to host grassroots events and community building activities. An effective communications strategy helps build community advocacy and excitement about the parks system as a whole.

Within Alachua County, enhanced communication between departments and agencies provides access to a wider range of resources and collaboration opportunities that reduce redundant efforts and provide creative problem solving and activation.

The following recommendations provide a blueprint for Alachua County Parks & Open Space to raise awareness, build community, and enhance operations. While some of these recommendations have recommended timelines, many are on-going efforts to continually engage with the community and provide open lines of communication both internally and externally. All recommendations under this Guiding Principle are to be implemented on a system-wide scale to provide resources for Alachua County residents at large.

Implementation Strategy		Projects	short	mid	long
Communication	Develop a Parks & Open Space communications strategy in partnership with Communications		on-going		
	Expand social media marketing and webpage presence		x		
	Develop a brand for Alachua County Parks & Open Space focusing on Master Plan implementation and generating excitement within the community	Create awareness campaign for Master Plan initiatives	x		
		Develop hashtag campaign to crowdsource marketing content and highlight grassroots activities		x	
		Provide opportunities for community engagement throughout Master Plan implementation, e.g., public workshops for new parks	on-going		
	Facilitate special events with community-based grassroots organizations	Provide point of contact for grassroots organization wishing to use parks for events	on-going		
		Create crowdsourced events calendar for ease of communications. Foster access to grassroots events without complex permitting processes to create equitable opportunities for event access.	on-going		
		Create "superhost" program to highlight key event partners	on-going		
	Improve internal communication between County departments and agencies	Continue to develop partnerships with other departments and agencies for the provision of amenities and activation of parks (i.e., Land Conservation, Public Works, Sheriff's Office, Alachua County Public Schools)	on-going		
	Partner with municipalities within the County to create a comprehensive awareness of parks & open space offerings through all jurisdictions	Develop inventory of park offerings through the County including municipal parks	x		
		Provide interactive map of parks offerings throughout the County for public use	x		
	Work with County Public Information Office to build strategy for parks & open space	Build and implement communications strategy	x		
		Re-evaluate strategy at 5 years		x	

# 3.2 **IMPLEMENTATION**

# Park Land Acquisition

## METHODOLOGY

Based on the Vision developed through this Master Planning process, in order to extend appropriate access and level of service to the currently unserved residential areas within Alachua County, it is anticipated that the following park land should be acquired:

### Neighborhood Parks (min. 5 acres)

- 2 - Urban Neighborhood Parks (within Urban Cluster)
- 4 - Rural Neighborhood Parks (outside Urban Cluster)

### Community Parks (min. 20 acres)

- 5 - Rural Community Parks (outside Urban Cluster)

A land price analysis was developed to determine land acquisition cost in Alachua County. The analysis measured the potential sale price for all vacant land within Alachua County—including vacant residential, commercial, industrial, agriculture, institutional, and government land—and estimated the price per acre for each land use category. To estimate the cost for acquiring park lands within the County, an aggregate average of the price per acre for these vacant properties was applied. This analysis also examined the cost per acre within and outside the urban service boundary using a similar methodology. The analysis revealed that the cost per acre is much higher within the urban service boundary which may be attributed to the availability of utilities and services within the urban service cluster. Additionally, since the price per acre for land acquisition generally decreases with larger acreage purchases, it can be inferred that the price per acre is higher for a neighborhood park versus a community park.

Park Type	Acreage Min.	Cost per Acre	Assumed Parcel Cost
<b>Urban Parks</b>			
Neighborhood Park	5	\$74,600	\$373,000
Community Park	20	\$36,800	\$736,000
<b>Rural Parks</b>			
Neighborhood Park	5	\$49,400	\$247,000
Community Park	20	\$27,800	\$556,000
<i>Based on Alachua County recent vacant land sales (2021-2022)</i>			

# Capital Improvement Plan

## COUNTYWIDE SUMMARY CAPITAL IMPROVEMENT PLAN

	Improvements	Projection			Operation & Maintenance
		Short	Mid	Long	
<b>District 1</b>					
	Short Projection Total	\$3,847,500			\$193,000
	Mid Projection Total		\$17,664,000		\$720,000
	Long Projection Total				
	<b>Total Budget</b>	<b>\$21,511,500</b>			<b>\$913,000</b>
<b>District 2</b>					
	Short Projection Total	\$13,121,000			\$150,000
	Mid Projection Total		\$3,233,000		\$143,000
	Long Projection Total			\$110,000	
	<b>Total Budget</b>	<b>\$16,464,000</b>			<b>\$293,000</b>
<b>District 3</b>					
	Short Projection Total	\$6,466,000			\$150,000
	Mid Projection Total		\$3,520,000		\$75,000
	Long Projection Total				
	<b>Total Budget</b>	<b>\$9,986,000</b>			<b>\$225,000</b>
<b>District 4</b>					
	Short Projection Total	\$29,874,250			\$1,268,000
	Mid Projection Total		\$45,000		
	Long Projection Total				
	<b>Total Budget</b>	<b>\$29,919,250</b>			<b>\$1,268,000</b>
<b>District 5</b>					
	Short Projection Total	\$9,861,500			\$720,000
	Mid Projection Total		\$210,000		
	Long Projection Total				
	<b>Total Budget</b>	<b>\$10,071,500</b>			<b>\$720,000</b>
<b>CIP Grand Total</b>					
	<b>CIP Grand Total</b>	<b>\$87,952,250</b>			<b>\$3,419,000</b>

Note: The projects listed above are example projects based on the Parks Master Plan. The budgets and timeframes are estimates with the intention provide the Parks & Open Space Department with flexibility to allocate funds for all future projects.

## CAPITAL IMPROVEMENTS PLAN BY DISTRICT

Improvements		Projection			Operation & Maintenance
District 1		Short	Mid	Long	
Cuscowilla Nature and Retreat Center	Amenity Enhancements, Public Access	\$500,000			
	Design & Permitting	\$75,000			
Veterans Memorial Park	Amenity Enhancements, Public Access Improvements	\$2,975,000			\$193,000
	Design & Permitting	\$297,500			
New Rural Community Park (1E)	Land Acquisition		\$498,000		\$240,000
	Design & Permitting		\$490,000		
	Implementation		\$4,900,000		
New Rural Community Park (2A)	Land Acquisition		\$498,000		\$240,000
	Design & Permitting		\$490,000		
	Implementation		\$4,900,000		
New Rural Community Park (2B)	Land Acquisition		\$498,000		\$240,000
	Design & Permitting		\$490,000		
	Implementation		\$4,900,000		
Short Projection Total		\$3,847,500			\$193,000
Mid Projection Total			\$17,664,000		\$720,000
Long Projection Total					
<b>Total Budget</b>			<b>\$21,511,500</b>		<b>\$913,000</b>

Improvements		Projection			Operation & Maintenance
District 2		Short	Mid	Long	
Jane B. Walker Park	Pedestrian & Amenity Improvements	\$155,000			
	Neighborhood Amenities	\$300,000			
	Design & Permitting	\$30,000			
Poe Springs	Neighborhood Amenities	\$750,000			
	Design & Permitting	\$75,000			
New Urban Neighborhood Park (1D)	Land Acquisition		\$373,000		\$143,000
	Design & Permitting		\$260,000		
	Implementation		\$2,600,000		
New Rural Community Park (1A)	Land Acquisition	\$498,000			\$75,000
	Design & Permitting	\$490,000			
	Implementation	\$4,900,000			
New Rural Community Park (1C)	Land Acquisition	\$498,000			\$75,000
	Design & Permitting	\$490,000			
	Implementation	\$4,900,000			
Rotary Park @ Jonesville	Pedestrian Access Improvements	\$25,000			
McCall Park	Pedestrian Amenity Improvements			\$95,000	
	Signage			\$15,000	
High Springs Boat Ramp	Signage	\$10,000			
Short Projection Total		\$13,121,000			\$150,000
Mid Projection Total			\$3,233,000		\$143,000
Long Projection Total				\$110,000	
<b>Total Budget</b>			<b>\$16,464,000</b>		<b>\$293,000</b>

Improvements		Projection			Operation & Maintenance
District 3		Short	Mid	Long	
New Urban Neighborhood Park (1E)	Land Acquisition	\$373,000			\$75,000
	Design & Permitting	\$260,000			
	Implementation	\$2,600,000			
GRU Wetland Park	Amenities, Infrastructure Improvements		\$3,200,000		\$75,000
	Design & Permitting		\$320,000		
New Urban Neighborhood Park (1D)	Land Acquisition	\$373,000			\$75,000
	Design & Permitting	\$260,000			
	Implementation	\$2,600,000			
Short Projection Total		\$6,466,000			\$150,000
Mid Projection Total			\$3,520,000		\$75,000
Long Projection Total					
<b>Total Budget</b>		<b>\$9,986,000</b>			<b>\$225,000</b>

Improvements		Projection			Operation & Maintenance
District 4		Short	Mid	Long	
Copeland Park	Play Amenities	\$350,000			
Cynthia Moore Chestnut Park & Clark Butler Nature Preserve	Stormwater Improvements & Community Amenities	\$600,000			
	Signage	\$10,000			
	Design & Permitting	\$60,000			
Kate Barnes Boat Ramp @ Marjorie Kinnan Rawlings Park	Amenity Enhancements	\$500,000			
	Design & Permitting	\$50,000			
	Nature Trail & Signage	\$10,000			
	Pedestrian Enhancements		\$45,000		
Holden Pond Park	Amenity Enhancements	\$400,000			
	Signage	\$10,000			
	Design & Permitting	\$60,000			
Lochloosa Park	Grading & Stabilization Improvements	\$65,000			
	Signage	\$10,000			
Hawthorne Dog Park	Neighborhood Park Amenities	\$730,000			
	Design & Permitting	\$73,000			
Squirrel Ridge Park	Pedestrian Enhancements	\$55,000			
	Design & Permitting	\$11,000			
Santa Fe Lake	Pedestrian Enhancements	\$75,000			
	Design & Permitting	\$18,750			
Earl P. Powers Park	Complete accessible circulation	\$10,000			
	Signage	\$10,000			
Owens-Illinois	Boardwalk Improvements	\$75,000			
	Design & Permitting	\$22,500			
Melrose Boat Ramp	Signage	\$10,000			

Improvements		Projection			Operation & Maintenance
District 4 (cont.)		Short	Mid	Long	
New Rural Neighborhood Park (H)	Land Acquisition	\$247,000			\$308,000
	Design & Permitting	\$260,000			
	Implementation	\$2,600,000			
New Rural Community Parks (2C)	Land Acquisition	\$498,000			\$240,000
	Design & Permitting	\$490,000			
	Implementation	\$4,900,000			
New Rural Community Parks (2D)	Land Acquisition	\$498,000			\$240,000
	Design & Permitting	\$490,000			
	Implementation	\$4,900,000			
New Rural Community Parks (2E)	Land Acquisition	\$498,000			\$240,000
	Design & Permitting	\$490,000			
	Implementation	\$4,900,000			
New Rural Community Parks (2F)	Land Acquisition	\$498,000			\$240,000
	Design & Permitting	\$490,000			
	Implementation	\$4,900,000			
Short Projection Total		\$29,874,250			\$1,268,000
Mid Projection Total			\$45,000		
Long Projection Total					
<b>Total Budget</b>			<b>\$29,919,250</b>		<b>\$1,268,000</b>

Improvements		Projection			Operation & Maintenance
District 5		Short	Mid	Long	
Monteocha Park	Amenity & Pedestrian Enhancements	\$405,000			
	Design & Permitting	\$40,500			
	Pavilions		\$100,000		
DeSoto Park	Amenity Enhancements		\$45,000		
	Design & Permitting		\$15,000		
Cellon Oak	Pavilions		\$50,000		
	Signage	\$10,000			
Lake Alto	Pavilion	\$75,000			
	Signage	\$10,000			
New Rural Neighborhood Park (1B)	Land Acquisition	\$247,000			\$240,000
	Design & Permitting	\$260,000			
	Implementation	\$2,600,000			
New Rural Neighborhood Park (1D)	Land Acquisition	\$247,000			\$240,000
	Design & Permitting	\$260,000			
	Implementation	\$2,600,000			
New Rural Neighborhood Park (2D)	Land Acquisition	\$247,000			\$240,000
	Design & Permitting	\$260,000			
	Implementation	\$2,600,000			
Short Projection Total		\$9,861,500			\$720,000
Mid Projection Total			\$210,000		
Long Projection Total					
<b>Total Budget</b>			<b>\$10,071,500</b>		<b>\$720,000</b>

## **APPENDIX L**

### **CONSUMPTION BASED PARK IMPACT FEE CALCULATION**

APPENDIX L: CONSUMPTION BASED PARK IMPACT FEE				
ACTIVITY BASED PARKS NEED			7.27	
RESOURCE BASED PARKS NEED			72.74	
ACTIVITY BASED COST				
			FIVE ACRES	ONE ACRE
LAND	ACTIVITY		\$373,000	\$74,600
DESIGN	ACTIVITY		\$260,000	\$52,000
IMPLEMENTATION	ACTIVITY		\$2,600,000	\$520,000
TOTAL	ACTIVITY		\$3,233,000	\$646,600
RESOURCE BASED COST				
			20 ACRES	ONE ACRE
LAND	RESOURCE		\$556,000	\$27,800
DESIGN	RESOURCE		\$490,000	\$13,000
IMPLEMENTATION	RESOURCE		\$4,900,000	\$245,000
TOTAL	RESOURCE		\$5,946,000	\$285,800
ACTIVITY BASED TOTAL COST (Total x Need)				\$4,700,782
RESOURCE BASED TOTAL COST (Total x Need)				\$20,789,092
POPULATION INCREASE				14,549
ACTIVITY BASED RATE PER PERSON				\$323.10
RESOURCE BASED RATE PER PERSON				\$1,428.90
TOTAL RATE PER PERSON				\$1,752.00
PROJECTED FUNDING				\$46,157,478
PROJECTED 2035 POPULATION				127,020
CREDIT PER PERSON				\$363.39
PARK IMPACT FEE RATE PER PERSON				\$1,388.61
RESIDENTS PER 1,000 SQ. FT.				1.23
RESIDENTIAL PARK IMPACT FEE				\$1,708.00

## **APPENDIX M**

### **PROJECTED PARK REVENUE**

**APPENDIX M: PARK REVENUE FUNDING**

<b>80/20 Split</b>	<b>FY23 (9 mos) + \$6M Off the Top</b>	<b>FY24</b>	<b>FY25</b>	<b>FY26</b>	<b>FY27</b>
Conservation Lands	\$ 4,814,693	\$ 13,332,374	\$ 13,865,669	\$ 14,420,295	\$ 14,997,107
Operations	\$ 240,735	\$ 666,619	\$ 693,283	\$ 721,015	\$ 749,855
Balance	\$ 4,573,958	\$ 12,665,755	\$ 13,172,385	\$ 13,699,281	\$ 14,247,252
Parks & Open Spaces	\$ 1,203,673	\$ 3,333,093	\$ 3,466,417	\$ 3,605,074	\$ 3,749,277
Operations	\$ 120,367	\$ 333,309	\$ 346,642	\$ 360,507	\$ 374,928
Balance	\$ 1,083,306	\$ 2,999,784	\$ 3,119,775	\$ 3,244,566	\$ 3,374,349
Total	\$ 6,018,366	\$ 16,665,467	\$ 17,332,086	\$ 18,025,369	\$ 18,746,384
<b>80/20 Split</b>	<b>FY28</b>	<b>FY29</b>	<b>FY30</b>	<b>FY31</b>	<b>FY32</b>
Conservation Lands	\$ 15,596,991	\$ 16,220,871	\$ 16,869,706	\$ 17,544,494	\$ 18,246,274
Operations	\$ 779,850	\$ 811,044	\$ 843,485	\$ 877,225	\$ 912,314
Balance	\$ 14,817,142	\$ 15,409,827	\$ 16,026,221	\$ 16,667,269	\$ 17,333,960
Parks & Open Spaces	\$ 3,899,248	\$ 4,055,218	\$ 4,217,426	\$ 4,386,124	\$ 4,561,568
Operations	\$ 389,925	\$ 405,522	\$ 421,743	\$ 438,612	\$ 456,157
Balance	\$ 3,509,323	\$ 3,649,696	\$ 3,795,684	\$ 3,947,511	\$ 4,105,412
Total	\$ 19,496,239	\$ 20,276,089	\$ 21,087,132	\$ 21,930,618	\$ 22,807,842
<b>80/20 Split</b>	<b>FY33</b>	<b>FY34</b>	<b>FY35</b>	<b>Total Funding over 12 years</b>	<b>Annual Funding</b>
Conservation Lands	\$ 18,976,125	\$ 19,735,170	\$ 20,524,577	\$ 205,144,345	\$ 17,095,362
Operations	\$ 948,806	\$ 986,758	\$ 1,026,229	\$ 10,257,217	\$ 854,768
Balance	\$ 18,027,319	\$ 18,748,411	\$ 19,498,348	\$ 194,887,127	\$ 16,240,594
Parks & Open Spaces	\$ 4,744,031	\$ 4,933,792	\$ 5,131,144	\$ 51,286,086	\$ 4,273,841
Operations	\$ 474,403	\$ 493,379	\$ 513,114	\$ 5,128,609	\$ 427,384
Balance	\$ 4,269,628	\$ 4,440,413	\$ 4,618,030	\$ 46,157,478	\$ 3,846,456
Total	\$ 23,720,156	\$ 24,668,962	\$ 25,655,721	\$ 256,430,431	\$ 21,369,203

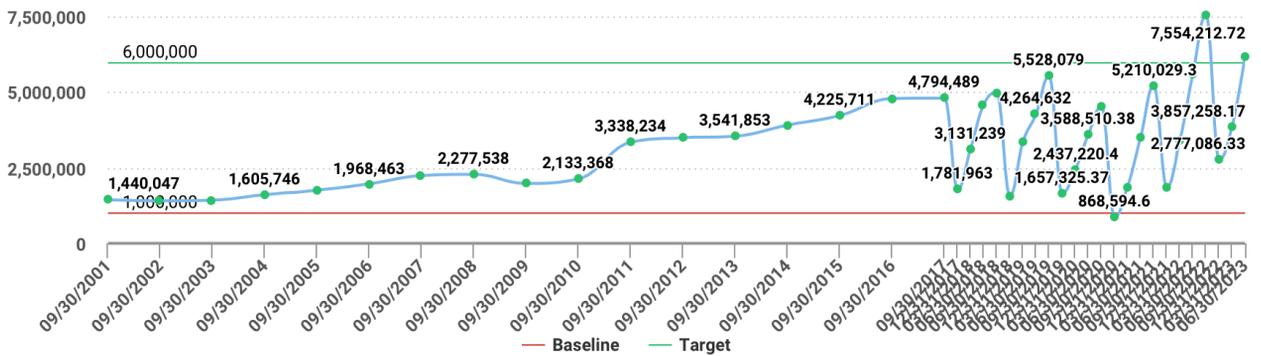
Source: Alachua County. Sales Tax expires in 2033. Extended to 2035 for Impact Fee Purposes Only.

## **APPENDIX N**

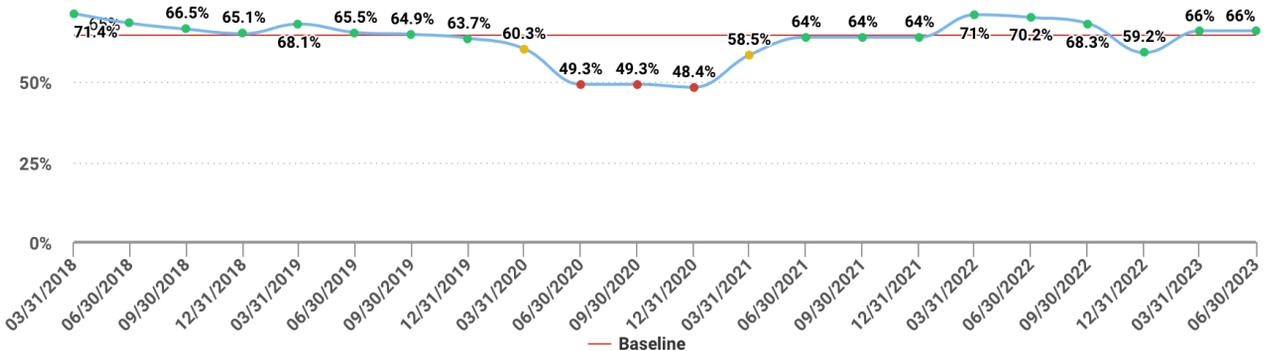
### **OVERNIGHT ACCOMMODATIONS OCCUPANCY**

# Visitors and Convention Bureau Performance Measures

Dollars received through Tourist Tax collections - Cumulative Year-to-Date (Visit Gainesville, Alachua County, FL)



Percent of Alachua County hotel room occupancy - Calendar Year-to-Date (Visit Gainesville, Alachua County, FL)



## **APPENDIX O**

### **PERSON MILES OF TRAVEL FACTOR**

APPENDIX O: PERSON MILES OF TRAVEL FACTOR BY TRIP PURPOSE

Mobility Fee Schedule Trip Purpose	Trip Length	Number of Trips	Average Trip Length	Number of Persons per Trip	Person Trip factor (PTf)	Person Miles of Travel (PMT)	Average Person Trip Length	Person Miles of Travel factor (PMTf)	Vehicle Miles of Travel (VMT)	Average Vehicle Trip Length	Number of Vehicles	# of Persons per Vehicle	Vehicle Occupancy factor (Vof)
Buy Goods	3,567	1,015	3.51	1,757	1.73	6,283	3.58	1.78	3,532	3.63	974	1,710	1.76
Buy Meals	1,904	530	3.59	1,172	2.21	4,227	3.61	2.25	1,881	3.94	477	1,040	2.18
Buy Services	635	166	3.82	280	1.69	963	3.44	1.52	634	3.89	163	276	1.69
Entertainment (Social)	851	197	4.32	450	2.28	1,904	4.23	2.31	826	5.07	163	366	2.25
Entertainment, Errands, Buy Goods, Services & Meals	7,393	2,075	3.56	3,909	1.88	14,046	3.59	1.92	7,299	3.80	1,921	3,616	1.88
Errands, Buy Goods	4,003	1,182	3.39	2,007	1.70	6,951	3.46	1.76	3,959	3.54	1,118	1,934	1.73
Errands, Buy Goods & Meals	5,907	1,712	3.45	3,179	1.86	11,178	3.52	1.91	5,839	3.66	1,595	2,974	1.86
Errands, Buy Goods & Services	4,638	1,348	3.44	2,287	1.70	7,914	3.46	1.72	4,593	3.59	1,281	2,210	1.73
Errands, Buy Goods, Meals & Services	6,542	1,878	3.48	3,459	1.84	12,141	3.51	1.88	6,473	3.68	1,758	3,250	1.85
Errands, Buy Meals	2,340	697	3.36	1,422	2.04	4,895	3.44	2.12	2,307	3.62	621	1,264	1.73
Errands, Buy Meals & Services	2,975	863	3.45	1,702	1.97	5,858	3.44	1.99	2,941	3.75	784	1,540	1.96
Errands, Buy Services	1,071	333	3.22	530	1.59	1,631	3.08	1.54	1,060	3.45	307	500	1.63
Entertainment, Exercise, Errands	1,953	608	3.21	1,061	1.75	3,617	3.41	1.97	1,833	4.09	448	811	1.81
Religious, Errands	1,086	307	3.54	561	1.83	2,175	3.88	2.03	1,072	3.89	276	524	1.90
Entertainment (Social), Home	9,284	2,430	3.82	4,560	1.88	18,200	3.99	2.03	8,984	4.59	2,066	4,008	1.91
Family Care, School, Errands	1,021	308	3.32	551	1.79	1,920	3.48	1.94	988	3.67	269	502	1.87
Family Care, Errands	476	176	2.70	270	1.53	754	2.79	1.63	463	3.07	151	241	1.60
Medical, Errands	1,062	282	3.76	426	1.51	1,651	3.87	1.58	1,047	4.09	256	397	1.55
Work, Errands	4,696	925	5.08	1,195	1.29	5,858	4.90	1.27	4,626	5.36	863	1,111	1.29
Home	8,433	2,233	3.78	4,110	1.84	16,296	3.96	2.00	8,158	4.29	1,903	3,642	1.91

Note: 2017 National Household Travel Survey Data for the State of Florida based on trips of 15 miles or less in length. A total of 5,706 unique survey's were used in the analysis.

## **APPENDIX P**

### **VEHICLE AVAILABILITY AND MILES OF TRAVEL**



U.S. Energy Information  
Administration

[Skip to sub-navigation](#)

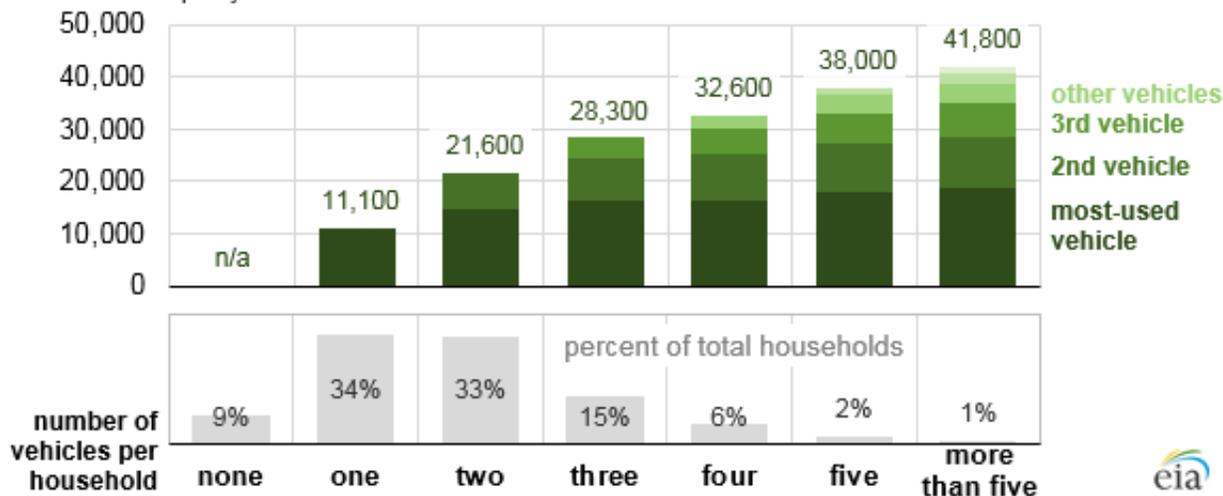
## Today in Energy

June 7, 2018

### U.S. households with more vehicles travel more but use additional vehicles less

#### Average annual vehicle miles per household (2017)

vehicle miles per year



**Source:** U.S. Energy Information Administration, based on U.S. Department of Transportation, Federal Highway Administration, [2017 National Household Travel Survey](#)

Households in the United States with more vehicles not only travel more, but they often put more miles on their most-used (primary) vehicle compared with households with fewer vehicles, according to the Federal Highway Administration's [National Household Travel Survey](#) (NHTS). Households with just one vehicle drove an average of about 11,100 miles per year, while households with more than five vehicles traveled a total of about 41,800 miles; each additional vehicle within a household had less average use. About two-thirds of households have either one or two vehicles.

U.S. households with more vehicles also tend to drive their primary vehicle more than households with fewer vehicles. While a two-vehicle household travels about 14,600 miles annually with the most-used vehicle, a five- or more vehicle household travels about 18,600 miles annually with the most-used vehicle.

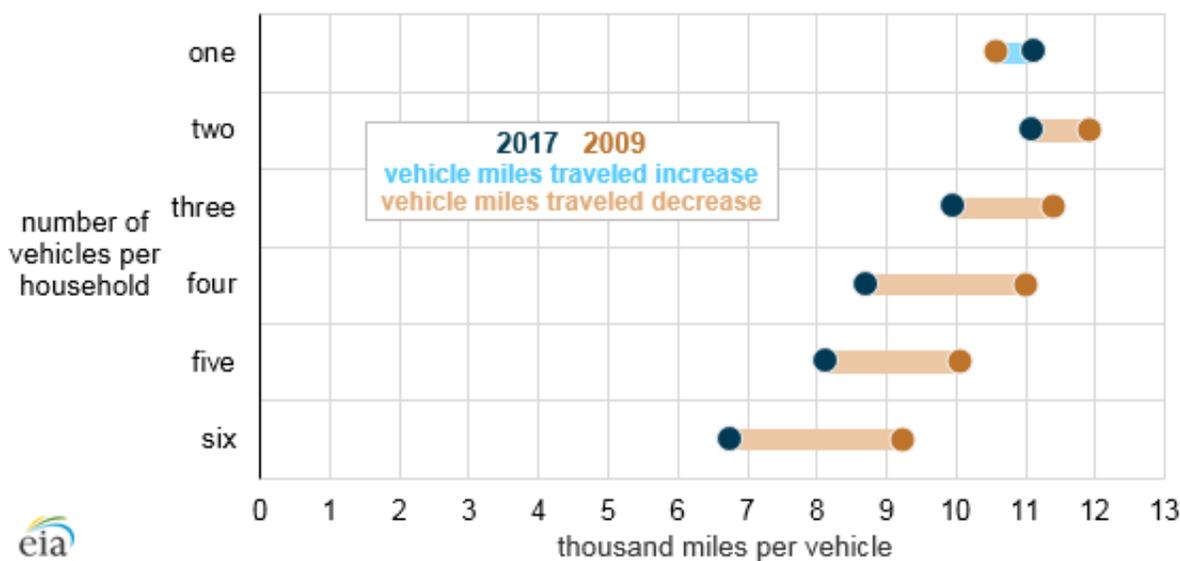
For U.S. households with more than one vehicle, the average use per vehicle within a household is greatest in a two-vehicle home, where the average vehicle travels about 11,000 miles. This average declines as households add more vehicles; a six-vehicle home averages about 6,700 miles per vehicle.

[Gasoline consumption](#) by household vehicles depends on both driving behavior (measured by vehicle miles traveled, or VMT) and vehicle fuel economy (measured in miles per gallon). [Changes in gasoline prices](#) are typically the primary factor in short-term fluctuations in gasoline expenditures, while changes in VMT and fuel economy (i.e., vehicle purchases) are more likely to influence longer-term trends.

In 2017, the total VMT for household vehicles was 2.11 trillion vehicle miles, down from the 2.25 trillion vehicle miles reported by NHTS for 2009, the previous NHTS survey year. Vehicle travel in households with only one vehicle increased from 2009 to 2017, which was

the only category to do so.

### U.S. annual vehicle miles traveled per vehicle (2009 and 2017)

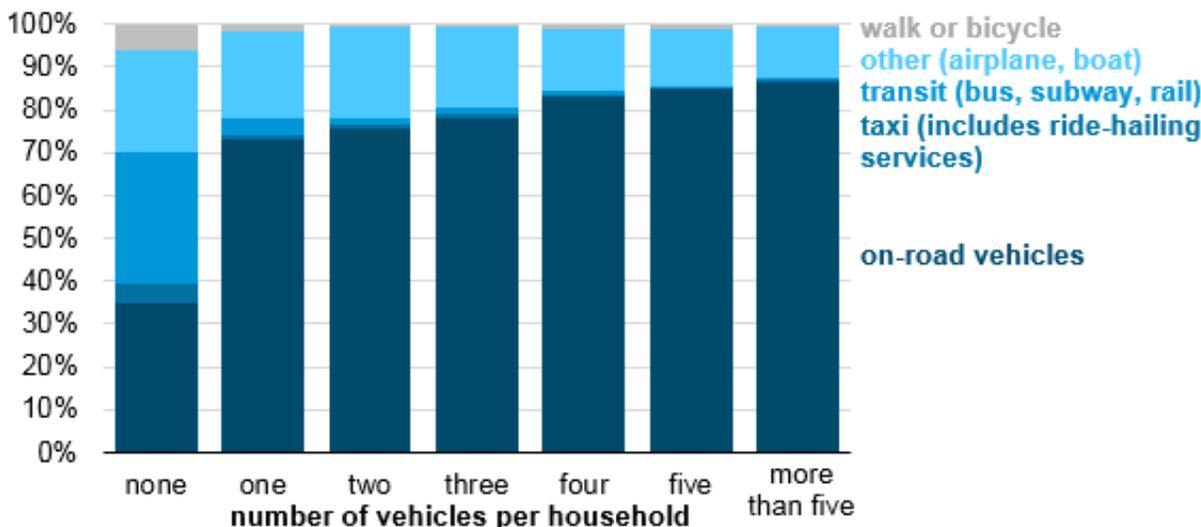


**Source:** U.S. Energy Information Administration, based on U.S. Department of Transportation, Federal Highway Administration, [2017 National Household Travel Survey](#) and [Technical Memo](#)

People in households in the United States without vehicles may still have access to vehicle travel or travel by other modes. Based on annualized person miles traveled, on average, a person in a zero-vehicle household uses transit modes such as bus, subway, and rail about eight times more than households with one or more vehicles. Similarly, these same zero-vehicle households take greater advantage of taxis and non-motorized modes of travel such as walking or biking.

### Distribution of travel modes in the United States, 2017

percent of person miles traveled



**Source:** U.S. Energy Information Administration, based on U.S. Department of Transportation, Federal Highway Administration, [2017 National Household Travel Survey](#)

The NHTS has been conducted by the U.S. Department of Transportation's Federal Highway Administration eight times since 1969. The latest data year for this survey is 2017, [a year with relatively low gasoline prices](#), which tends to increase vehicle travel.

**Principal contributor:** Mark Schipper

## **APPENDIX Q**

### **VEHICLES & BEDROOM PER HOUSEHOLD**

**APPENDIX Q: ALACHUA COUNTY VEHICLE AVAILABILITY & BEDROOMS BY TENURE**

VEHICLE AVAILABILITY BY HOUSEHOLD			NUMBER OF BEDROOMS BY HOUSEHOLD		
<b>Owner occupied:</b>	<b>61,131</b>	<b>Number of Bedrooms</b>	<b>Owner occupied:</b>	<b>61,131</b>	<b>Vehicles Available</b>
No vehicle available	1,034	0 & 1	No bedroom	73	0
1 vehicle available	20,247	1 & 2	1 bedroom	570	0
2 vehicles available	27,335	3	2 bedrooms	9,706	1
3 vehicles available	9,175	4	3 bedrooms	31,382	1 & 2
4 vehicles available	2,400	4 & 5	4 bedrooms	16,497	2 & 3
5 or more vehicles available	940	5 or More	5 or more bedrooms	2,903	4 or More
<b>Renter occupied:</b>	<b>47,058</b>	<b>Number of Bedrooms</b>	<b>Renter occupied:</b>	<b>47,058</b>	<b>Number of Bedrooms</b>
No vehicle available	5,886	0 & 1	No bedroom	3,629	0
1 vehicle available	21,392	1 & 2	1 bedroom	8,549	0 & 1
2 vehicles available	15,733	2 & 3	2 bedrooms	18,798	1 & 2
3 vehicles available	2,926	4 or More	3 bedrooms	12,126	2
4 vehicles available	428	4 or More	4 bedrooms	3,863	3 or More
5 or more vehicles available	693	4 or More	5 or more bedrooms	93	3 or More

American Community Survey (2021) U.S. Census Bureau. Tenure by Vehicles Available (Table ID B25044; Dataset ACSDT1Y2021) Tenure by Bedrooms (Table ID: B25042, Dataset ACSDT1Y2021)

**APPENDIX R**

**UNINCORPORATED ALACHUA COUNTY  
SINGLE-FAMILY DETACHED RESIDENTIAL PARCELS  
(2006 to 2023)**

**AVAILABLE UPON REQUEST TO THE COUNTY  
SEPARATE FILE  
OVER 75 PAGES IN LENGTH**

**This is the Last Page in the**

**Alachua County  
Impact Fee Update**

**Fire Protection  
Park System**

**Technical Report**

**August 2023**



**NUE URBAN CONCEPTS**

**LAND USE • MOBILITY • PARKING • FEES**