

ALACHUA COUNTY

FIRE PROTECTION

IMPACT FEE UPDATE

November 14th, 2023

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

ALACHUA COUNTY IMPACT FEE UPDATE

FIRE PROTECTION PARK SYSTEM

TECHNICAL REPORT
AUGUST 2023

PRODUCED FOR



PRODUCED BY



TABLE 1. ALACHUA COUNTY GROWTH

YEAR	POPULATION	EMPLOYMENT
2022 (Bases Year)	287,872	139,570
2040 (Future Year)	330,200	199,340
Increase	42,328	59,770

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

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

FIRE STATION NEED

TABLE 4. FUTURE FIRE STATION NEED

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

FIRE RESCUE CAPITAL IMPROVEMENTS

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
Total Cost of Capital Improvements (TCi)			\$53,615,000
<i>Source:</i> Alachua County Fire Rescue Department. Future Fire Station need (Table 4).			

FIRE IMPACT FEE RATE

TABLE 8. FIRE IMPACT FEE RATE (FIFr)

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

FIRE PROTECTION IMPACT FEE UPDATE

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

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

INCREASE IN RESIDENTIAL THRESHOLDS

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

COMMENTS & QUESTIONS

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



NUE URBAN CONCEPTS

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