

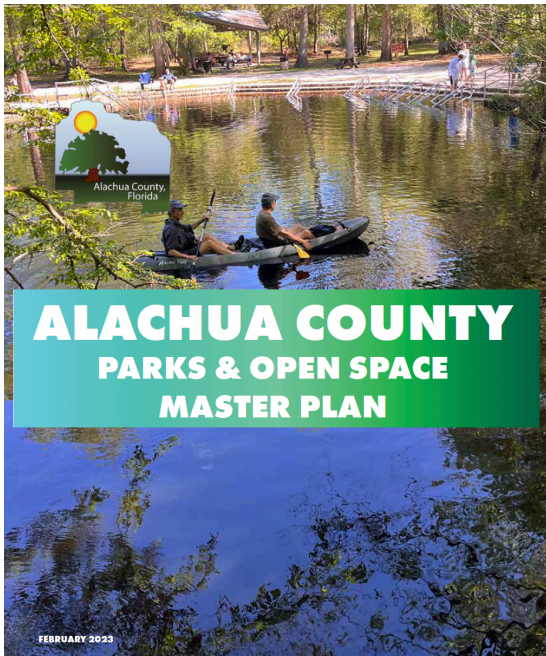
**ALACHUA COUNTY**

**PARK SYSTEM**

**IMPACT FEE UPDATE**

**June 6<sup>th</sup>, 2023**

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NUE Urban Concepts, LLC**



# ALACHUA COUNTY PARKS & OPEN SPACE MASTER PLAN

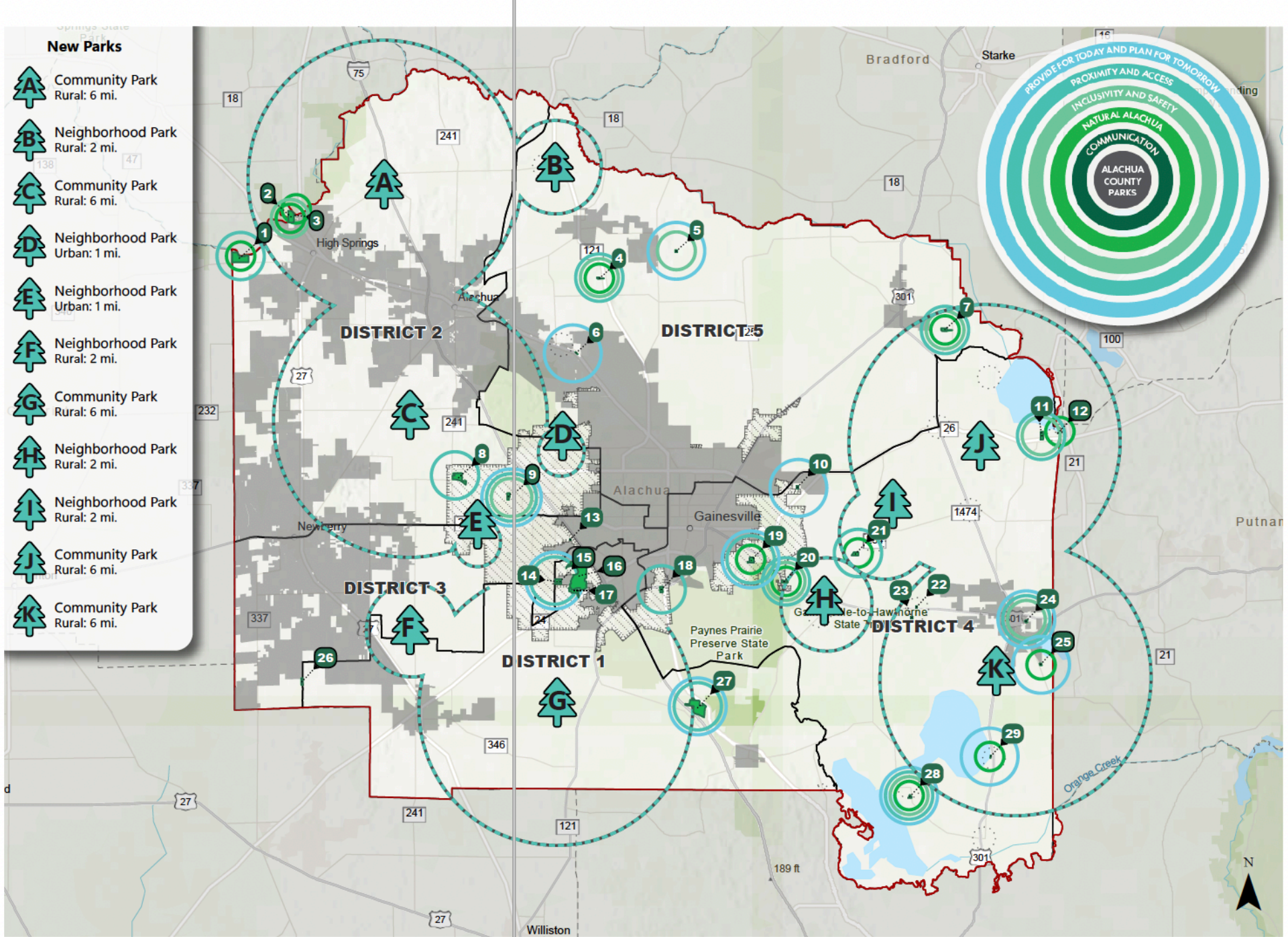
FEBRUARY 2023

## 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.

- New Parks**
- A** Community Park Rural: 6 mi.
  - B** Neighborhood Park Rural: 2 mi.
  - C** Community Park Rural: 6 mi.
  - D** Neighborhood Park Urban: 1 mi.
  - E** Neighborhood Park Urban: 1 mi.
  - F** Neighborhood Park Rural: 2 mi.
  - G** Community Park Rural: 6 mi.
  - H** Neighborhood Park Rural: 2 mi.
  - I** Neighborhood Park Rural: 2 mi.
  - J** Community Park Rural: 6 mi.
  - K** Community Park Rural: 6 mi.



# 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           |

*Based on Alachua County recent vacant land sales (2021-2022)*

# 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.*

# INITIAL DRAFT PARKS IMPACT FEE BASED ON PARKS MASTER PLAN

|  |                     |
|--|---------------------|
| <b>2035 Parks Master Plan Cost:</b>                  | <b>\$87,952,250</b> |
| <b>2035 Projected Parks Revenue:</b>                 | <b>\$46,157,478</b> |
| <b>Unfunded Cost:</b>                                | <b>\$41,794,772</b> |
| <b>2035 Population (Unincorporated):</b>             | <b>127,020</b>      |
| <b>Cost per resident:</b>                            | <b>\$329.04</b>     |
| <b>Residents per 1,000 SQ. FT.</b>                   | <b>1.27</b>         |
| <b>Hotel Occupancy per room</b>                      | <b>1.50</b>         |
| <b>Residential Park Impact Fee per 1,000 SQ. FT.</b> | <b>\$417.88</b>     |
| <b>Hotel Park Impact Fee per Room (New Fee)</b>      | <b>\$493.56</b>     |
| <b>Current Park Impact Fee per 1,000 SQ. FT.</b>     | <b>\$126.00</b>     |

# **PARK IMPACT FEE: PHASING PER FLORIDA STATUTE**

**FEE INCREASES (25% or LESS): PHASE EQUALLY OVER TWO YEARS      MAX 12.5% per Year**

**FEE INCREASES (25% to 50%): PHASE EQUALLY OVER FOUR YEARS      MAX 12.5% per Year**

**MAXIMUM INCREASE: 50% ABOVE EXISTING IMPACT FEE RATE**

**ANY INCREASE GREATER THAN 50% OF CURRENT FEE REQUIRED TO DEMONSTRATE:**

**EXTRAORDINARY CIRCUMSTANCES (NOT CURRENTLY DEFINED)**

**EXAMPLES: POPULATION GROWTH, PLAN BASED FEE, CHANGE IN STANDARDS, ETC.**

**REQUIRES: TWO NOTICED PUBLIC WORKSHOPS, DOCUMENTED BASIS FOR**

**EXTRAORDINARY CIRCUMSTANCES, SUPER MAJORITY VOTE OF APPROVAL FOR INCREASE**

# PHASED PARK IMPACT FEE: PER FLORIDA STATUTE

## CURRENT PARK IMPACT FEE:

- \$126.00 PER 1,000 SQ. FT. OR \$0.126 PER SQ. FT.

## 2023 PARK IMPACT FEE:

- \$141.75 PER 1,000 SQ. FT. OR \$0.142 PER SQ. FT.

## 2024 PARK IMPACT FEE:

- \$157.50 PER 1,000 SQ. FT. OR \$0.158 PER SQ. FT.

## 2025 PARK IMPACT FEE:

- \$173.25 PER 1,000 SQ. FT. OR \$0.173 PER SQ. FT.

## 2026 PARK IMPACT FEE:

- \$189.00 PER 1,000 SQ. FT. OR \$0.189 PER SQ. FT.

# PARK IMPACT FEE COMPARISON

## CURRENT PARK IMPACT FEE:

- **\$126.00 PER 1,000 SQ. FT. OR \$0.126 PER SQ. FT.**

## PARK IMPACT FEE BASED ON PARKS MASTER PLAN:

- **Residential Park Impact Fee per 1,000 SQ. FT. \$417.88**
- **Hotel Park Impact Fee per Room (New Fee) \$493.56**

## PHASED PARK IMPACT FEE (2026 RATE USED):

- **Residential Park Impact Fee per 1,000 SQ. FT. \$189.00**
- **Hotel Park Impact Fee per per 1,000 SQ. FT. \$189.00**

# **DRAFT PARK IMPACT FEE OPTIONS**

- (1) PARK IMPACT FEE BASED ON PARKS MASTER PLAN (EXTRAORDINARY CIRCUMSTANCES)**
- (2) PHASED PARK IMPACT FEE (NO EXTRAORDINARY CIRCUMSTANCES)**
- (3) INCREASE BASED ON PARKS MASTER PLAN & PHASE-IN OVER 2, 3, or 4 YEARS**
- (4) OPEN DISCUSSION**