



City of Wilton Manors

2022 Municipal Impact and Utility Connection

Fee Study

September 13, 2022



Impact and Connection Fee Study

Objectives

- Review City's existing impact/connection fees
 - › Police
 - › Fire
 - › Leisure Services (Parks & Recreation)
 - › Sewer
- Calculate additional impact/connection fees
 - › Water
 - › General Government
 - › Library
- Review/update application methods
- Review historical (“embedded”) assets and planned improvements to meet demands of growth
- Apply credits where appropriate
- Follow statutory parameters and case law

Impact Fee Basics

- One-time charges established to recover costs of infrastructure and capital equipment needed to accommodate demands of new growth
 - › Impact fees do not fund replacement of existing assets unless original asset is removed from fixed asset schedule and excess capacity is made available for growth
 - › Impact fees do not correct deficiencies in level of service attributed to existing development
 - › Impact fees do not fund operations and maintenance costs

Statutory Requirements

- Section 163.31801 Florida Statutes

- › Among other requirements...

- (4) At a minimum, each local government that adopts and collects an impact fee by ordinance and each special district that adopts, collects, and administers and impact fee by resolution must:
 - a. Ensure that the calculation of the impact fee be is based on the most recent and localized data.
 - b. Provide for accounting and reporting of impact fee collections and expenditures and 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 to actual costs.
 - d. Provide notice at least 90 days before the effective date of an ordinance or resolution imposing a new or increased impact fee. A local government is not required to wait 90 days to decrease, suspend, or eliminate an impact fee...

Statutory Requirements (cont'd.)

- Section 163.31801 Florida Statutes

- › Extraordinary Circumstance Clause

(6) 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 fee 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.

Statutory Requirements (cont'd.)

- Section 163.31801 Florida Statutes

- › Limitations on increasing Impact Fees

(g) A local government, school district, or special district **may increase an impact fee beyond the phase-in limitations** established... providing the follow 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.

Extraordinary Circumstances

- Recent large inflationary cost increases
- Adoption of Ordinance 2020-13R allowing increased density and new development
 - › Additional growth will result in additional demand on City’s services, which will in turn require additional facilities and vehicles to accommodate staffing increases to continue provide same high levels of service
- Revenue Implications:

Fee	10-year Revenue – Existing Rates	10-year Revenue – Proposed Rates	Increase
Police	\$119,000	\$449,000	\$330,000
Parks	1,243,000	2,414,000	1,171,000
Total	\$1,362,000	\$2,863,000	\$1,501,000

Calculated Impact Fees



Calculated Single Family Impact/ Connection Fees

Description	Existing	Calculated	% Change
Residential:			
Police	\$91.50	\$382.00	317.5%
Fire	\$60.00	\$100.00	66.7%
Parks and Rec	\$1,224.28	\$2,146.00	75.3%
Library	\$0	\$112.00	--
General Government	\$0	\$520.00	--
Water	\$0	\$696.00	--
Sewer	\$2,075.00	\$2,441.00	17.6%
Total	\$3,450.78	\$6,397.00	85.0%

Single Family based on 2,000 SF

Calculated Multi-Family Impact/ Connection Fees

Description	Existing	Calculated	% Change
Residential:			
Police	\$91.50	\$360.00	293.4%
Fire	\$60.00	\$102.00	70.0%
Parks and Rec	\$976.51	\$2,010.00	105.8%
Library	\$0	\$104.00	--
General Government	\$0	\$491.00	--
Water	\$0	\$557.00	--
Sewer	\$2,075.00	\$2,441.00	17.6%
Total	\$3,035.78	\$5,204.00	71.4%

Multi-Family based on 1,000 SF

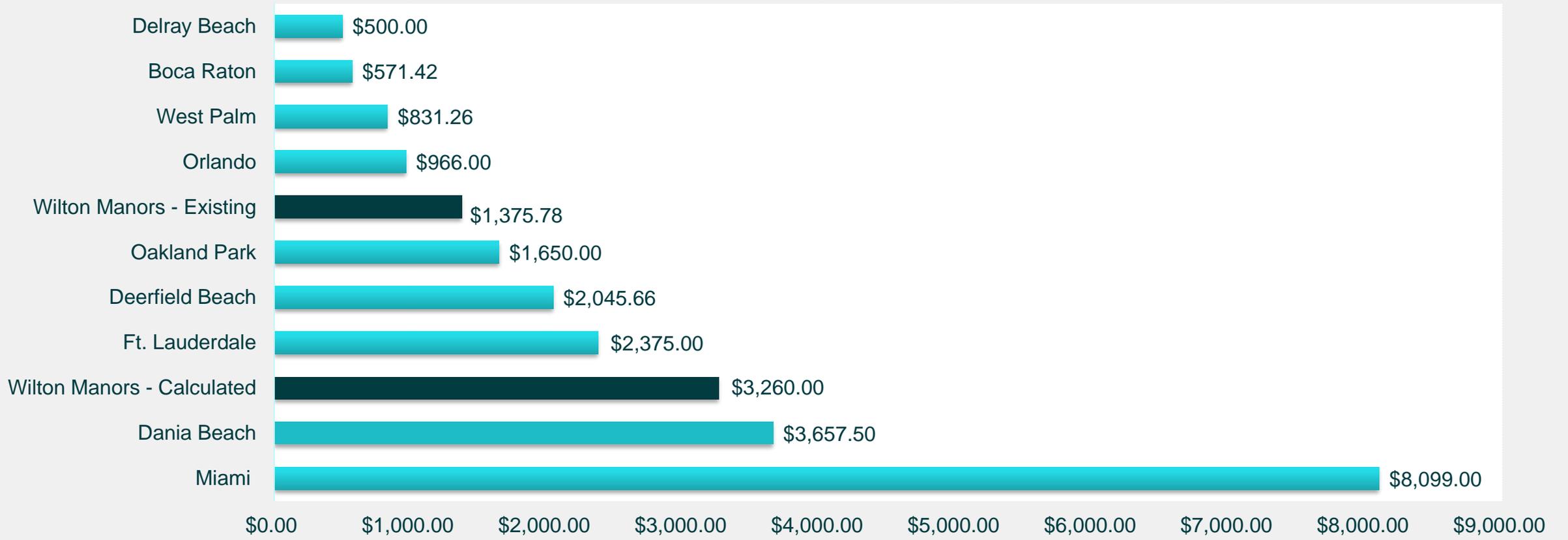
Calculated Non-residential Impact/ Connection Fees

Description	Impact Unit	Police	Fire	General Government	Total
Industrial/ Warehousing	1,000 sq. ft.	\$34.00	\$9.00	\$47.00	\$90.00
Hotel	1,000 sq. ft.	\$133.00	\$37.00	\$181.00	\$351.00
Institutional	1,000 sq. ft.	\$74.00	\$21.00	\$101.00	\$196.00
Office Building	1,000 sq. ft.	\$252.00	\$71.00	\$344.00	\$667.00
Retail	1,000 sq. ft.	\$694.00	\$197.00	\$948.00	\$1,839.00
Restaurant/Bar	1,000 sq. ft.	\$2,095.00	\$594.00	\$2,861.00	\$5,550.00

Utility Connection Fees additional and based on number of fixture units.

Local Police, Fire, Leisure, and General Government Impact Fee Comparisons

Single-family Residential



Conclusion

- Updated fees based on recent and localized costs
- Implement full fees where feasible, while meeting extraordinary circumstances requirements to comply with updated impact fee legislation
- By updating the impact fees, the City minimizes the cost burden of growth to existing residents and businesses
- Updated fees comparable to neighboring communities
- 90 days (minimum) for implementing higher impact fees