



City of Wildwood Impact Fee Study

January 20, 2021



Impact Fee Background

- Impact fees allow new development to “pay its own way” for capital facilities needed for growth
- Law Enforcement & Recreation Impact Fees created in 2006

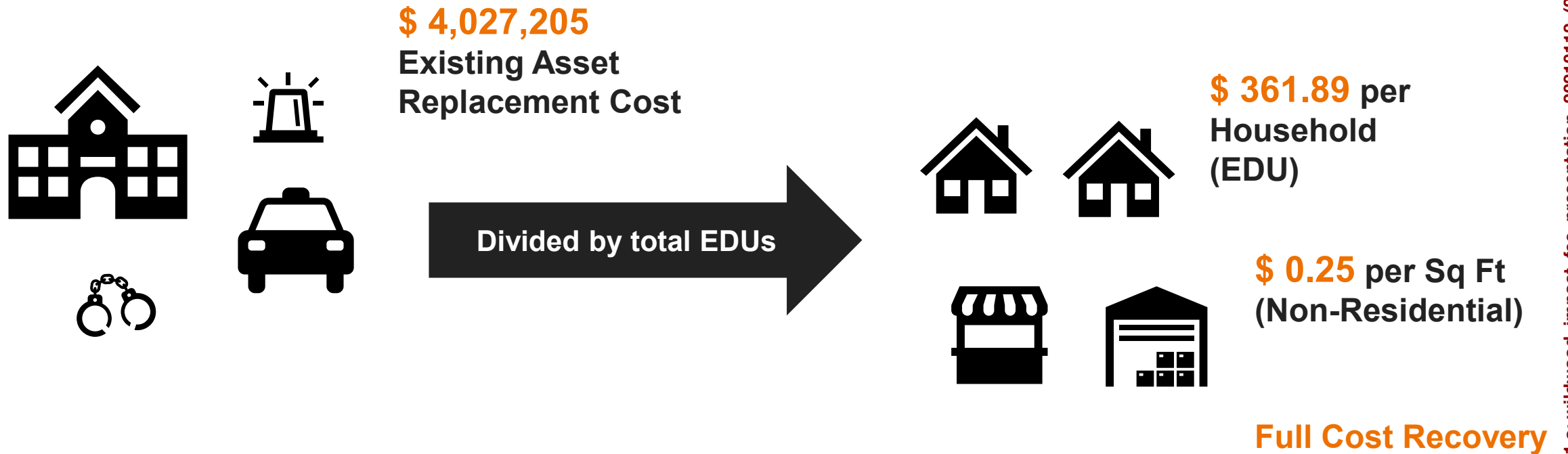
Customer Class	Law Enforcement Impact Fee	Recreation Impact Fee	Unit
Residential	\$ 284.12	\$ 244.22	Dwelling Unit
Non-Residential	\$ 0.34	N/A	Square Foot

- Stantec retained to evaluate and update fees as appropriate:
 - City’s fixed asset registry,
 - Capital improvement program,
 - County Property Appraiser’s database,
 - Local census data, and
 - Current industry practices and state statutes



Law Enforcement Impact Fee

- The buy-in approach was used because:
 - Growth can be accommodated by the current capacity of the system. (Including the new Police HQ)
 - The City is not planning for a significant amount of capital projects related to serving growth





Law Enforcement Impact Fee

- Variances are expected given the passage of time since the City's last study (15 years)
 - Changes in demographics, costs, level of service, and calculation methodologies

Land Use	Current Impact Fee Per Unit	Calculated Impact Fee Per Unit	Change \$	Change %
Residential	\$284.12	\$361.89	\$77.77	27%
Non-Residential	\$0.34	\$0.25	-\$0.09	-25%

- We recommend the City considers adopting the calculated impact fees at 75% cost recovery
 - Avoids increases in fees for either land use category and
 - Remains comparable to the fees of surveyed entities

Land Use	Current Impact Fee Per Unit	75% Cost Recovery Impact Fee Per Unit	Change \$	Change %
Residential	\$284.12	\$271.42	-\$12.70	-4%
Non-Residential	\$0.34	\$0.19	-\$0.15	-44%

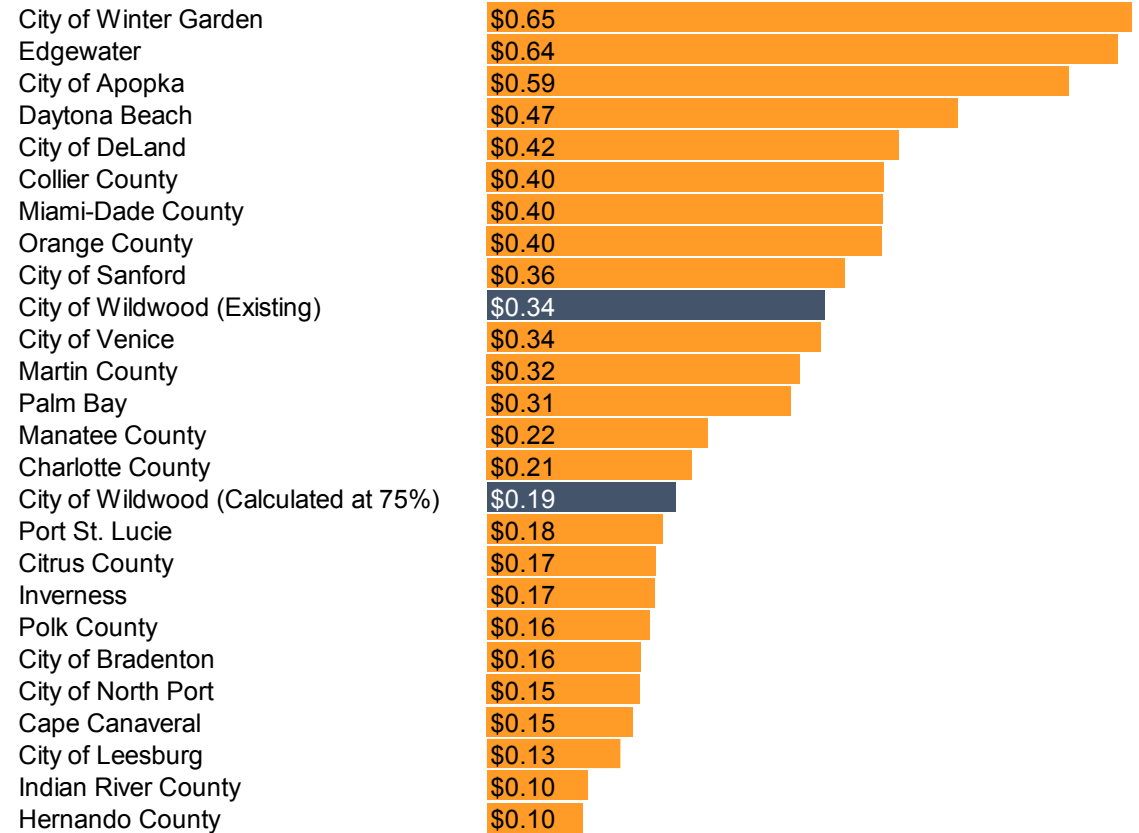


Law Enforcement Impact Fee

Law Enforcement Impact Fee Survey - Residential (per Dwelling Unit)



Law Enforcement Impact Fee Survey - Non Residential (per 1 Sq Ft)*



*A weighted average of Non-Residential fees was used for entities with multiple Non-Residential categories.



Recreation Impact Fee

- The incremental approach was used because:
 - Significant capital expenditures are required and have been identified to accommodate future growth



* Non-residential land uses are not typically charged as they do not materially benefit from the availability of recreation services



Recreation Impact Fee

Land Use	Current Impact Fee Per Unit	Calculated Impact Fee Per Unit	Change \$	Change %
Residential	\$244.22	\$690.54	\$446.32	183%

- We recommend the City considers adopting the calculated impact fee with a phased-in approach;
 - 40% cost recovery in the 1st year,
 - 55% in the 2nd year, and
 - 70% in the 3rd year

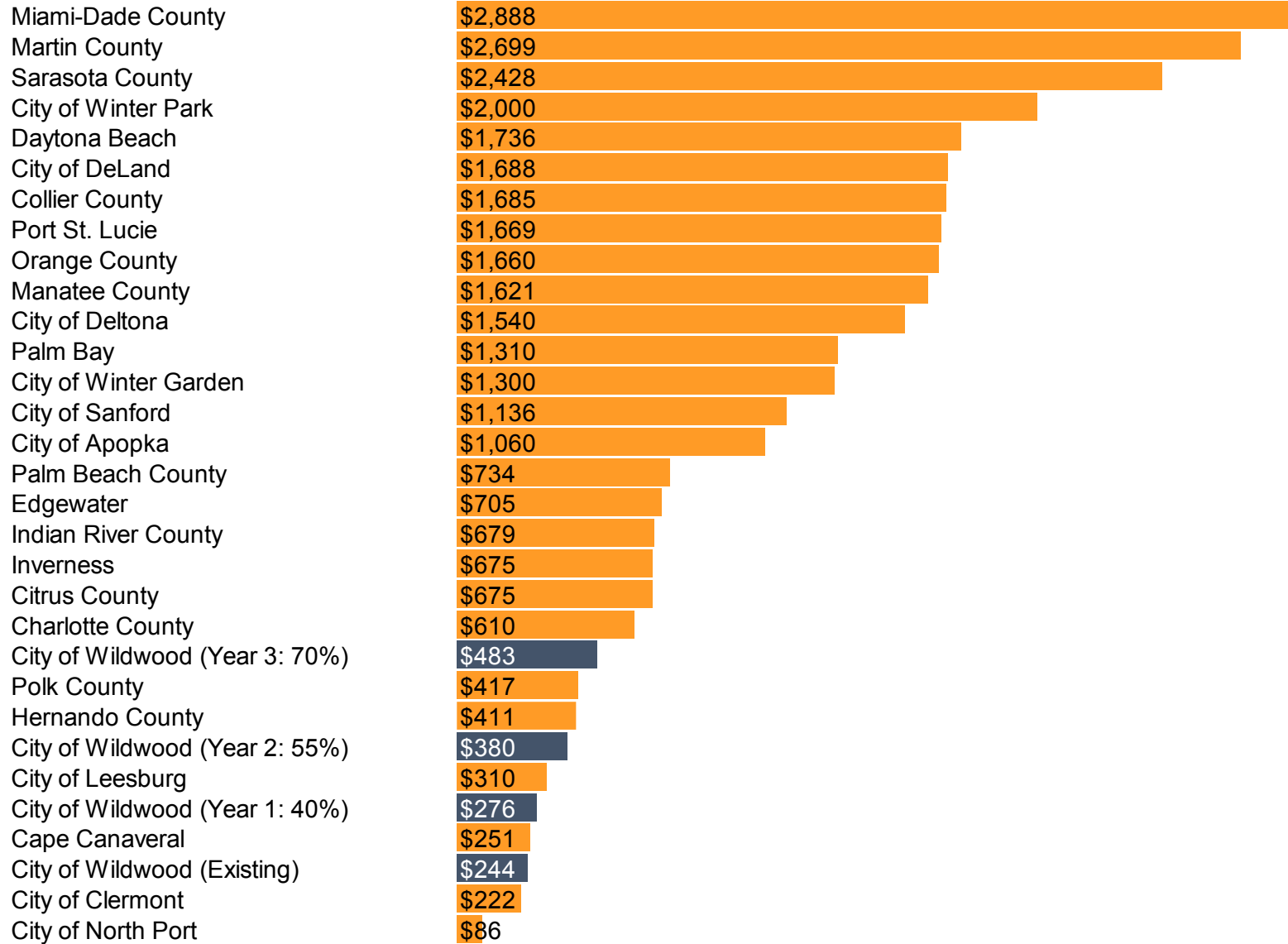
Land Use	Current Impact Fee Per Unit	40% Cost Recovery Impact Fee Per Unit	Change \$	Change %
Residential	\$244.22	\$276.22	\$32.00	13%

Land Use	Year 1: 40% Cost Recovery Recreation Impact Fee	Year 2: 55% Cost Recovery Recreation Impact Fee	Year 3: 70% Cost Recovery Recreation Impact Fee	Unit
Residential	\$276.22	\$379.80	\$483.38	Dwelling Unit



Recreation Impact Fee

Recreation Impact Fee Survey - Residential (per Dwelling Unit)





Conclusions/Recommendations

- Consider adoption of the calculated impact fees at the recommended cost recovery levels
- Consider increasing the impact fees in future years by the percentage which the Construction Cost Index published by Engineering News-Record has increased

Next Steps for Implementation

- Set public hearing date for adoption
- Update enabling ordinance/resolution with new fees and structure
- Florida Impact Fee Act requires notice of 90 days before the effective date of ordinance/resolution
- Re-calculate fees approximately every five years as costs and demographics are updated



Questions?

Andrew Burnham
Director
Andrew.Burnham@stantec.com
813-204-3331

Peter Napoli
Senior Consultant
Peter.Napoli@stantec.com
904-671-0117