

# CITY OF PALM COAST, FLORIDA



## Parks and Recreation Impact Fee Study

December 30<sup>th</sup>, 2013



**Public Resources Management Group, Inc.**  
*Utility, Rate, Financial and Management Consultants*



December 30, 2013

PRMG #1131-17

Honorable Mayor and Members of the  
City Council  
City of Palm Coast  
Suite B-106  
160 Cypress Point Parkway  
Palm Coast, FL 32164

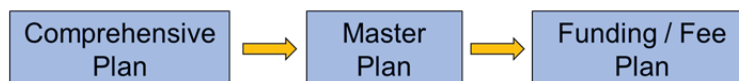
**Subject: Parks and Recreation Impact Fee Study**

Honorable Mayor and Members of the City Council:

We have completed our study of the recreational services municipal impact fee for the City of Palm Coast (the "City") and have summarized the results of our analysis, assumptions, conclusions and recommendations in this letter report, which is submitted for your consideration. This report summarizes the basis for the proposed impact fees in order to provide funds to meet the City's capital expenditure requirements for such services allocable to growth.

**RECREATION PLANNING PROCESS**

The overall planning process can be illustrated as follows:



Chapter 4 of the City's Comprehensive Plan dated July 6<sup>th</sup>, 2010 describes the City's goals, objectives and policies for its public recreation and open space facilities. This represents the first step of the overall planning process. This plan describes the City's goals as they relate to its recreational services program as well as delineates the City's planning processes, level of service guidelines and maintenance standards in order to achieve such goals.

The second step in the planning process relates to the development and implementation of a master plan. The City's Master Plan, dated January of 2009, details and analyzes the City's needs related to recreational service standards as delineated in the Comprehensive Plan. The Master Plan describes a strategy for the implementation of those needs.

This report summarizes the final step in the City's recreation planning process associated with the identification of the City's recreation services capital funding needs and the evaluation of the appropriate level of such capital costs to be recovered through recreation impact fees.

## IMPACT FEE CRITERIA

The purpose of an impact fee is to assign, to the extent practical, growth-related capital costs to new development that benefits from the facilities funded by such expenditures. To the extent new population growth and associated development imposes identifiable capital costs to municipal services, equity and modern capital funding practices suggest the assignment of such costs to those residents or system users responsible for such costs rather than the existing population base. Generally, this practice has been labeled as "growth paying its own way."

Within the State of Florida, a recently adopted statute authorizes the use of impact fees. The statute was generally developed based on case law before the Florida courts and broad grants of power including the home rule power of Florida counties and municipalities. Section 163.31801 of the Florida Statutes was created on June 14, 2006, and amended in 2009 and 2011. This section is referred to as the "Florida Impact Fee Act." Within this section, the Legislature finds that impact fees are an important source of revenue for local government to use in funding the infrastructure necessitated by new growth. Section 163.31801 of the Florida Statutes, as amended, further provides that an impact fee adopted by ordinance of a county or municipality or by resolution of a special district must, at a minimum:

1. Require that the calculation of the impact fee be based on the most recent and localized data;
2. Provide for accounting and reporting of impact fee revenues and expenditures in a separate accounting fund;
3. Limit administrative charges for the collection of impact fees to actual costs;
4. Require that notice be provided no less than ninety (90) days before the effective date of an ordinance or resolution imposing a new or increased impact fee; and
5. Requires an affidavit addressed to the Auditor General that the utility has complied with this statute.

This section is further reinforced through existing Florida case law and the Municipal Home Rule Powers Act that grants Florida municipalities the governmental, corporate, and proprietary powers to enable them to conduct municipal government, perform municipal functions, and render municipal services, as limited by legislation or as prohibited by state constitution or general law. Florida courts have ruled that the Municipal Home Rule Powers Act grants the requisite power and authority to establish valid impact fees. The authority for Florida governments to implement valid system impact fees is further granted in the Florida Growth Management Act of 1985<sup>[1]</sup>.

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<sup>[1]</sup> The Act allows for impact fees under land use regulation by stating:

"This section shall be construed to encourage the use of innovative land development regulations which include provisions such as the transfer of development right, incentive and inclusionary zoning, planned unit development, capital charges, and performance zoning."—Florida Statutes, Sec. 163.3202(3).

The initial precedent for impact fees in Florida was set in the Florida Supreme Court decision, *Contractors and Builders Association of Pinellas Authority v. The City of Dunedin, Florida*. In this case, the Court's ruling found that an equitable cost recovery mechanism, such as impact fees, could be levied for a specific purpose by a Florida municipality as a capital charge for services. An impact fee should not be considered as a special assessment or an additional tax. A special assessment is predicated upon an estimated increase in property value as a result of an improvement being constructed in the vicinity of the property. Further, the assessment must be directly and reasonably related to the benefit which the property receives. Conversely, impact fees are not related to the value of the improvement to the property, but rather to the property's use of the public facility and the capital cost thereof.

Until property is put to use and developed, there is no burden upon servicing facilities and the land use may be entirely unrelated to the value or assessment basis of the underlying land. Impact fees are distinguishable from taxes primarily in the direct relationship between amount charged and the measurable quantity of public facilities or service capacity required. In the case of taxation, there is no requirement that the payment be in proportion to the quantity of public services consumed since tax revenue can be expended for any legitimate public purpose.

Based on Section 163.31801 of the Florida Statutes and existing Florida case law, certain conditions are required to develop a valid impact fee. Generally, it is our understanding that these conditions involve the following issues:

1. The impact fee must meet the "dual rational nexus" test. First, impact fees are valid when a reasonable impact or rationale exists between the anticipated need for additional capital facilities and the growth in population. Second, impact fees are valid when a reasonable association, or rational nexus, exists between the expenditure of the impact fee proceeds and the benefits accruing to the growth from those proceeds.
2. The system of fees and charges should be set up so that there is not an intentional windfall to existing users.
3. The impact fee should only cover the capital cost of construction and related costs thereto (engineering, legal, financing, administrative, etc.) for capacity expansions and capital requirements that are required solely due to growth. Therefore, expenses due to rehabilitation or replacement of a facility serving existing customers (e.g., replacement of a capital asset) or an increase in the level of service should be borne by all users of the facility (i.e., existing and future users). Likewise, increased expenses due to operation and maintenance of that facility should be borne by all users of the facility.
4. The City should maintain an impact fee resolution that explicitly restricts the use of impact fees collected. Therefore, impact fee revenue should be set aside in a separate account, and separate accounting must be made for those funds to ensure that they are used only for the lawful purposes described above.

Based on the criteria above, impact fees which will be developed in subsequent sections herein:  
i) will include only the cost of the capital facilities necessary to serve new customer growth;

ii) will not reflect renewal and replacement costs associated with existing capital assets of the City; and iii) will not include any costs of operation and maintenance of the facilities.

## **IMPACT FEE METHODS**

There are two methods typically used for the calculation of impact fees. The method that is selected is dependent on the type of fee being calculated (e.g., water, police services, recreational services, transportation, etc.), cost and engineering data available, and the availability of other local data such as household and population projections, current levels of service, and other related items. These two methods are: i) the improvements-driven approach; and ii) the standards-driven approach. These methods have been utilized in the development of impact fees for local governments in Florida.

The improvements-driven method is an approach that utilizes a specific list of planned capital improvements over a period of time. For example, the fee may correspond to the level of capital improvements that have been identified in the capital improvements element of the Comprehensive Plan or capital improvement budget of the local government. The standards-driven method does not utilize the cost of improvements based on specific capital budget needs but rather on the theoretical cost of the improvements to capital facilities for incremental development based on standards established by the local government. For example, the standards-driven method for a transportation impact fee would consider the theoretical cost of a mile of a new road by the trip capacity of a mile of road to establish the cost per trip. The primary difference between the two methodologies is how the capital costs, which must be recovered from the application of the fee, are calculated.

The proposed impact fee herein for recreational services is based on the improvements-driven method and reflects the City's long term capital improvement plan to provide services and meet the City's service needs. This method was selected as the City's capital improvement plan data was complete, readily available based on the City's desired capital investments related to recreation services.

## **DWELLING UNIT FORECAST**

Regardless of the approach taken to formulate impact fees, it is necessary to develop a forecast of the City's dwelling units in order to have an appropriate planning horizon to ensure that capital improvement needs and costs are apportioned over a suitable growth segment.

As shown below, according to the City's planning department the total current count of the City's dwelling units is 34,858. Based on information provided by the City regarding currently approved developer entitlements, it is estimated that the total amount of dwelling units will approach approximately 88,898 at its full "build-out" level. It is this "build-out" level that is used in the development of the fee as shown later on in this report.

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Current and Projected Dwelling Units [1]		
Year	Total Dwelling Units	Average Annual Historical Population Growth Rate
2013	34,858	2.50%
Build-Out	88,898	N/A

[1] Amounts as derived from the 2013 American Community Survey and the Adopted 2035 City of Palm Coast Comprehensive Plan.

To the extent the estimated future “build-out” dwelling unit assumption materially changes, it would then be appropriate for the City to re-evaluate the impact fees developed in this report.

## EXISTING RECREATIONAL ASSETS

In the determination of the fee, the original costs of the existing assets and any grant funding for those assets was considered. The City’s existing assets are categorized by type and are summarized below.

Inventory of City Parks and Recreational Facilities [1]				
Description	Developed Acres	Total Acres	Grant Funding	Original Cost
Neighborhood Parks	64.33	64.33	\$0	\$3,638,564
Community Parks	15.69	15.69	0	0
Special Use Facilities	222.80	394.58	677,560	8,509,041
Open Space	64.33	64.33	400,000	1,747,596
Undeveloped Parkland	0.00	747.58	75,000	0
Adjustments [2]	0.00	0.00	852,616	0
Sub Total	367.15	1,286.51	\$2,005,176	\$13,895,201
Original Cost Subtotal				\$13,895,201
Grant Funding Subtotal				(\$2,005,176)
Net Recoverable Costs				\$11,890,025

[1] Amounts as shown on Table 1.

[2] Amounts shown relate to Graham Swamp Trail and were provided by City Staff.

As shown above, of the \$13,895,201 in recreational assets \$11,890,025 is included in the calculation of the impact fee as a result of the City obtaining \$2,005,176 in grant funding which offset the capital cost to the City.

## CAPITAL IMPROVEMENT PLAN

In the determination of the fee, the following capital improvement plan was provided by the City for this project. Along with the City’s existing investment in recreation assets this capital



improvement plan is anticipated and designed to provide recreation services to the City’s “build-out” dwelling unit level. The City’s capital improvements are categorized by type of project and are summarized below.

Projected Future City Investment in Recreational Facilities and Activities (Capital Plan) [1]	
Description	Amount
Parks	\$8,582,000
Neighborhood Parks	34,500,000
Community Centers	13,900,000
Community Parks	32,812,500
Resource Based Parks (Passive Parks)	3,000,000
Trails and Trail Amenities	3,475,000
Contingency / Safety Improvements	750,000
Park Renovations	825,000
Special Use Facilities	30,735,000
Adjustments to Capital Plan	0
Total Future City Investment in Recreational Facilities and Activities	\$128,579,500

[1] Amounts as provided by City staff and are shown on Table 2.

As can be seen above, the City anticipates spending \$128,579,500 in order to further acquire and develop the parks and recreation facilities to provide the desired level of recreation services to the City’s anticipated “build-out” population.

## DESIGN OF RECREATIONAL FACILITY IMPACT FEE

The method used to determine the impact fee is the improvements-driven method with recoupment of a portion of existing investments associated with capacity to serve the City’s recreation needs as defined by the City. Table 3 at the end of this report summarizes the results of the impact fee calculation. The following is a brief description of the method used in this study:

- Development of Recoverable Assets – Based on the City’s existing investment in recreation and park facilities, and the dwelling unit projections at “build-out”, the total estimated cost of existing assets to serve residents is identified.
- Development of Total Capital Need – Based on the City’s estimated capital costs of developing future park facilities, and the dwelling unit projections, the total estimated cost to serve existing residents is developed.
- Development of Equivalent Impact Fee Units – This data which was provided by Staff in the form of the City’s anticipated “build-out” dwelling unit capacity. These figures are used to develop a proposed fee per dwelling unit.

- Calculation of Cost per Dwelling Unit – Once the total capital costs allocable to future resident are determined, the impact fee unit per dwelling (residence) is calculated. This calculation represents the average cost of recreation facilities per dwelling unit.
- Calculation of Credit per Dwelling Unit – A credit per dwelling unit was applied to the calculated recreation impact fee to reflect the fact that not all investment should be borne by new development. The basis for the fee calculation is the average investment per residential dwelling unit. A significant amount of the \$129 million in future capital investment benefits all of the City’s residents and therefore should be funded by sources of funds other than impact fees. The credit calculation is designed to avoid new development paying for a greater share of the costs than is justified. The unfunded portion of the identified capital costs is likely to come from grants or other City revenue sources. The credit was calculated as follows:

<u>Credit Calculation</u>	<u>Amount</u>
Total City Current Dwelling Units	34,858
Total City Buildout Dwelling Units	88,898
Current Population as Percentage of Buildout Dwelling Units	39.21%
 Total Costs of Investments in Recreational Facilities, Activities and Parklands	 \$140,469,525
Minus Net City Investment in Recreational Facilities and Activities	(11,890,025)
Adjusted Costs to Be Recovered	\$128,579,500
 Adjusted Costs to Be Recovered	 \$128,579,500
Current Population as Percentage of Buildout Dwelling Units	39.21%
Portion of Future Asset Costs to be Credited	\$50,416,022
Total City Buildout Dwelling Units	88,898
Total Credit Per Dwelling Unit	\$567.12

## PROPOSED IMPACT FEE CALCULATION

Based on the above-referenced assumptions, the parks and recreation impact fee as set forth in detail on Table 3 was determined as follows:

<u>Description</u>	<u>Amount [1]</u>
Net City Investment in Recreational Facilities and Activities	\$11,890,025
Total Future City Investment in Recreational Facilities and Activities	128,579,500
Total Costs of Investments in Recreational Facilities, Activities and Parklands	\$140,469,525
Total Costs of Investments in Recreational Facilities, Activities and Parklands	\$140,469,525
Total City Buildout Dwelling Units	88,898
Total Costs to be Recovered Per Dwelling Unit	\$1,580.12
 Total Costs to be Recovered Per Dwelling Unit	 \$1,580.12
Total Credit Per Dwelling Unit	(567.12)
Total Proposed Fee Per Dwelling Unit	\$1,013.00

[1] Amounts as shown on Table 3.



The proposed rate per dwelling unit is applied to the residential development (single-family, multi-family, and mobile homes).

## **IMPACT FEE ALTERNATIVE SCENARIOS**

In addition to the proposed impact fee, PRMG also developed two alternative impact fee calculations based on comments received during the workshop process with the City Council. These alternatives, though similar in nature to the proposed method, differ in that they calculate the fee based on an adjusted capital plan wherein certain DRI related projects and their associated dwelling units have been removed from the calculation. These two alternative scenarios are summarized below:

- Alternative Scenario 1 – This scenario calculates the impact fee based on an adjusted capital improvement plan that reflects the removal of the State Road 100, Palm Coast Park, Neoga Lakes and Old Brick Township DRI related projects and their dwelling units from the buildout total. This results in the capital plan being reduced by \$42,562,500 and the build-out estimate of dwelling units being reduced by 18,011 units. Based on these adjustments to the capital plan and built-out dwelling unit estimate, the resulting impact fee is calculated to be \$784.52 per dwelling unit. This calculation is shown in detail on Table 4.
- Alternative Scenario 2 – This scenario calculates the impact fee based on an adjusted capital improvement plan that reflects the removal of the Neoga Lakes and Old Brick Township DRI related projects and their dwelling units from the buildout total. This results in the capital plan being reduced by \$30,875,000 and the buildout estimate of dwelling units being reduced by 12,000 units. Based on these adjustments to the capital plan and build-out dwelling unit estimate, the resulting impact fee is calculated to be \$849.24 per dwelling unit. This calculation is shown in detail on Table 5.

## **IMPACT FEE COMPARISONS**

In order to provide the City additional information about the proposed impact fees, a comparison of the proposed fees for the City and those charged by other jurisdictions was prepared. Table 6 at the end of this section summarizes the impact fees for recreational services charged by other communities with the proposed rates of the City. Please note that each community may establish a different level of service standard to meet its vision of the needs for recreation facilities and activities. The City can anticipate variances between other communities.

## **CONCLUSIONS AND RECOMMENDATIONS**

Based on our analyses of the current parks and recreation asset data, projected capital improvements plan as well as discussions with City Staff, PRMG recommends updating of the current Parks and Recreation Impact fee of \$1,264.06 per dwelling unit to the amount calculated herein of \$1,013.00. This adjustment would lower the fee currently charged to new residents by \$251.06 per dwelling unit or a decrease of approximately 20%. The alternatives presented herein while justified and defensible would result in reduced impact fee revenues collected thereby potentially shifting a portion of future capital funding obligations to the City's taxpayers.

Additionally, PRMG recommends that the City review and update its impact fee calculations and methodology every three to five years.

The proposed parks and recreation impact fee and related alternative scenarios presented in this report should meet the study objectives, as identified by the City and provide a defensible impact fee based on industry norms, case law and the requirements of the Florida Statutes regarding impact fees. As such, based on information provided by the City and the assumptions and considerations reflected in this report, Public Resources Management Group, Inc. considers the proposed fees to be cost-based, reasonable, and representative of the funding requirements of the City.

We appreciate the cooperation and assistance given to us by the City and its staff in the completion of the study.

Very truly yours,

**Public Resources Management Group, Inc.**



Henry L. Thomas  
Vice President



Shawn A. Ocasio  
Rate Analyst

HLT/sao



**City of Palm Coast  
Parks and Recreation Impact Fee Study**



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5	Calculation of Proposed Recreation Impact Fee - Alternative 2 (Removal of 2 DRIs)
6	Parks and Recreation Services Impact Fee Comparison

**Table 1**  
**City of Palm Coast**  
**Parks and Recreation Impact Fee Study**

**Inventory of City Parks and Recreational Facilities [1]**

Line No.	Facility Classification	Grant Funding	Development Cost	Developed Acres	Total Acres	Activity	Facilities	Count
<b><u>DEVELOPED PARKLAND</u></b>								
<b><u>Neighborhood Parks</u></b>								
1	Bird of Paradise Nature Reserve	N/A	\$23,664	2.92	2.92	Resource	N/A	N/A
2	Holland Park - James F. Holland Memorial Park	N/A	N/A	26.75	26.75	Active	Community Center Restrooms Group Picnic Pavilion Picnic Shelter Baseball Softball Football / Soccer Bocce Ball Basketball Racquetball Tennis Courts Volleyball Dog Park Shuffleboard Picnic Area < 2 Tables	1 3 2 4 1 1 2 2 2 4 3 2 1 2 1
3	Ralph Carter Park	N/A	\$2,387,685	13.12	13.12	Active	Restrooms Group Picnic Pavilion Multi-Purpose Fields Baseball Basketball Skate Park Playground Nature Trail (#)	1 1 2 1 1 1 1 1
4	Seminole Woods Neighborhood Park	N/A	\$1,227,215	12.40	12.40	Active	Restrooms Group Picnic Pavilion Multi-Purpose Fields Softball Basketball Tennis Courts Playground Nature Trail (#)	1 1 1 1 1 1 1 1
5	Hidden Lakes Park	N/A	N/A	9.14	9.14	Resource	Nature Trail (#)	1
<b><u>Community Parks</u></b>								
6	Belle Terre Park / Frieda Zamba Pool	N/A	N/A	10.90	10.90	Active	Restrooms Group Picnic Pavilion Public Shelter Multi-Purpose Fields Football / Soccer Racquetball Tennis Courts Swimming Pool Playground Exercise Trail (#)	1 4 2 1 2 2 3 1 2 1
7	Palm Coast Community Center Park	N/A	N/A	4.79	4.79	Active	Community Center Restrooms Basketball Picnic Area < 2 Tables Playground	1 1 1 1 1
<b><u>Special Use Facilities</u></b>								
8	Indian Trails Sports Complex (50.37 ac Upland)	\$200,000	\$4,009,352	35.30	164.10	Active	Restrooms Concession Group Picnic Pavilion Baseball Softball Football / Soccer Playground Exercise Trail (#)	3 1 2 3 1 5 1 1
9	Heroes Memorial Park	N/A	\$448,750	1.00	1.00	Active	Exercise Trail (#)	1
10	Palm Coast Tennis Center	N/A	\$1,250,000	5.00	47.98	Active	Restrooms Picnic Shelter Tennis Courts	1 1 10

**Table 1**  
**City of Palm Coast**  
**Parks and Recreation Impact Fee Study**

**Inventory of City Parks and Recreational Facilities [1]**

Line No.	Facility Classification	Grant Funding	Development Cost	Developed Acres	Total Acres	Activity	Facilities	Count
11	Palm Harbor Golf Course	N/A	N/A	160.00	160.00	Active	N/A	N/A
12	Town Center Central Park	N/A	\$1,300,939	10.00	10.00	Active	Multi-Purpose Path (# of Miles)	0.5
13	Waterfront Park	\$477,560	\$1,500,000	11.50	11.50	Resource	Restrooms Group Picnic Pavilion	1 3
<b><u>Open Space</u></b>								
14	Pine Lakes Parkway Multi-Purpose Trail	\$400,000	N/A	7.56	7.56	Active	Multi-Purpose Path (# of Miles)	3.7
15	Palm Coast Linear Park / St. Joe Walkway	N/A	\$1,747,596	56.77	56.77	Active	Restrooms Concession Group Picnic Pavilion Picnic Area Bocce Ball Shuffleboard Playground Multi-Purpose Path (# of Miles)	1 1 3 3 1 2 1 2
16	Subtotal Developed Park Land	\$1,077,560	\$13,895,201	367.15	538.93			125.20
<b><u>UNDEVELOPED PARKLAND</u></b>								
17	Big Mullberry Creek Trail	N/A	N/A	0.00	58.10	Resource	N/A	N/A
18	Cypress Knoll / East Hampton	N/A	N/A	0.00	14.59	Active	N/A	N/A
19	Indian Trails Park	N/A	N/A	0.00	32.71	Active	N/A	N/A
20	JX Properties - DRI	N/A	N/A	0.00	56.48	Resource	N/A	N/A
21	JX Properties - DRI	N/A	N/A	0.00	33.87	Resource	N/A	N/A
22	Canoe Launch at Cobblestone	N/A	N/A	0.00	1.52	Resource	N/A	N/A
23	Longs Creek / Longs Landing	\$75,000	N/A	0.00	225.40	Resource	N/A	N/A
24	Matanzas Woods	N/A	N/A	0.00	12.40	Active	N/A	N/A
25	Old Brick Township DRI	N/A	N/A	0.00	100.00	Resource	N/A	N/A
26	Neoga Lakes DRI	N/A	N/A	0.00	120.00	Resource	N/A	N/A
27	Palm Coast Park DRI Community Park	N/A	N/A	0.00	74.00	Resource	N/A	N/A
28	Town Center Community Park	N/A	N/A	0.00	4.76	Active	N/A	N/A
29	Town Center Cultural Arts Center	N/A	N/A	0.00	12.46	Active	N/A	N/A
30	Wild Oaks Park	N/A	N/A	0.00	1.29	Resource	N/A	N/A
31	Subtotal Undeveloped Park Land	\$75,000	\$0	0.00	747.58			0.00
32	Grand Total	\$1,152,560	\$13,895,201	367.15	1286.51			125.20
<b><u>Total By Category</u></b>								
33	Neighborhood Parks	\$0	\$3,638,564	64.33	64.33			49.00
34	Community Parks	0	0	15.69	15.69			24.00
35	Special Use Facilities	677,560	8,509,041	222.80	394.58			34.50
36	Open Space	400,000	1,747,596	64.33	64.33			17.70
37	Undeveloped Parkland	75,000	0	0.00	747.58			0.00
38	Adjustment for Graham Swamp Trail [2]	852,616	0	0.00	0.00			0.00
39	Grand Total	\$2,005,176	\$13,895,201	367.15	1,286.51			125.20

**Footnotes:**

[1] Amounts obtained from Inventory data as provided by City Staff.

[2] Details on Graham Swamp Trail's development costs, acreage and facilities was unavailable at the time of this schedules preparation.

Table 2  
City of Palm Coast  
Parks and Recreation Impact Fee Study  
Capital Improvement Plan III

Line No.	Description	Phase	Project Number	Fiscal Year Ending September 30,							Total
				2013	2014	2015	2016	2017	2018	2019-2023	
<b><u>Parks</u></b>											
1	Longs Landing	Design / CEI	61015	\$75,000	\$60,000	\$0	\$0	\$50,000	\$50,000	\$0	\$235,000
2	Longs Landing - Phase 1 (FIND Elements (Entry/Parking, Infrastructure, Shoreline Stabilization, Boat Launches, Boardwalk, Stormwater Pond, Trails, Sidewalks)	Construction	61015	0	1,215,000	0	0	0	0	0	1,215,000
3	Longs Landing - Phase 2 - Nature Center, Exhibits, Site Elements, Landscaping, Etc.	Construction	61015	0	0	0	0	1,565,000	1,115,000	0	2,680,000
4	Longs Landing	Contingency	61015	0	120,000	0	0	135,000	135,000	0	390,000
5	ITSC Additional Fields @ ITMS	Construction	61505	0	150,000	0	0	0	0	0	150,000
6	ITSC Storage Building	Construction	61505	0	0	0	0	0	0	250,000	250,000
7	ITSC Field Lighting @ ITMS 6 Fields	Construction	61505	0	0	0	0	0	0	750,000	750,000
8	Holland Park - Phase 1 Sitework	Construction	66006	0	762,000	0	0	0	0	0	762,000
9	Holland Park - Phase 3 - Sports Lighting	Construction	66006	0	0	410,000	490,000	0	0	0	900,000
10											
	Holland Park - Phase 4 - Playground & Splash Park	Construction	66006	0	0	0	250,000	0	0	0	250,000
11	Town Center Central Park - Phase 3 - Gazebo, Overlook, Water Play Park and Art Display	Construction	N/A	0	0	0	0	0	0	1,000,000	1,000,000
<b><u>Neighborhood Parks</u></b>											
12	Matanzas Woods Neighborhood Park	Design/Construction	N/A	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
13	Pine Lakes Neighborhood Park (10 Acres)	Design/Construction	N/A	0	0	0	0	0	0	0	0
14	Quail Hollow Neighborhood Park (10 Acres)	Design/Construction	N/A	0	0	0	0	0	0	0	0
15	Miscellaneous Project	N/A	N/A	0	0	0	0	0	250,000	2,500,000	2,750,000
<b><u>Community Centers</u></b>											
16	Community Center Renovation / Addition	Design	66005	\$50,000	\$100,000	\$0	\$0	\$0	\$0	\$0	\$150,000
17	Community Center Renovation / Addition	Construction	66005	0	330,000	670,000	0	0	0	0	1,000,000
<b><u>Trails and Trail Amenities</u></b>											
18	Graham Swamp Trail Phase 2	Design	61014	\$0	\$0	\$0	\$0	\$0	\$250,000	\$86,500	\$336,500
19	Graham Swamp Trail Phase 2	Construction	61014	0	0	0	0	0	250,000	2,213,500	2,463,500
20	Lehigh/Belle Terre Trailhead (FPL Easement)	Design	66009	0	100,000	0	0	0	0	0	100,000
21	Lehigh/Belle Terre Trailhead (FPL Easement)	Construction	66009	0	0	300,000	100,000	100,000	0	0	500,000
22	Trailhead & Trail Signs	Material	N/A	0	0	25,000	25,000	25,000	0	0	75,000
23	<b><u>Contingency / Safety Improvements</u></b>	N/A	N/A	\$0	\$75,000	\$75,000	\$75,000	\$75,000	\$375,000	\$0	\$750,000
24	<b><u>Park Renovations</u></b>	N/A	N/A	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$375,000	\$0	\$825,000
<b><u>Neighborhood Parks (5-10 Acres)</u></b>											
25	New K-8 School Park	Land Acquisition	N/A	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000,000	\$3,000,000

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**Table 2**  
**City of Palm Coast**  
**Parks and Recreation Impact Fee Study**  
**Capital Improvement Plan III**

Line No.	Description	Phase	Project Number	Fiscal Year Ending September 30,							Total	
				2013	2014	2015	2016	2017	2018	2019-2023		2023+
26	New K-8 School Park	Development Costs	N/A	0	0	0	0	0	0	0	3,750,000	3,750,000
27	Other Neighborhood Parks	Development Costs	N/A	0	0	0	0	0	0	0	5,000,000	5,000,000
28	Quail Hollow Neighborhood	Development Costs	N/A	0	0	0	0	0	0	0	1,250,000	1,250,000
29	Old Brick Township	Development Costs	N/A	0	0	0	0	0	0	0	7,500,000	7,500,000
30	Neoga Lakes	Development Costs	N/A	0	0	0	0	0	0	0	11,250,000	11,250,000
<b><u>Community Park (20 Acres)</u></b>												
31	Pine Lakes Neighborhood	Land Acquisition	N/A	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000,000	\$3,000,000
32	Pine Lakes Neighborhood	Development Costs	N/A	0	0	0	0	0	0	0	3,750,000	3,750,000
33	Palm Coast Park DRI	Development Costs	N/A	0	0	0	0	0	0	0	3,750,000	3,750,000
34	Indian Trails Park	Development Costs	N/A	0	0	0	0	0	0	0	5,250,000	5,250,000
35	State Road 100 DRI	Development Costs	N/A	0	0	0	0	0	0	0	6,937,500	6,937,500
36	Old Brick Township DRI	Development Costs	N/A	0	0	0	0	0	0	0	4,687,500	4,687,500
37	Neoga Lakes DRI	Development Costs	N/A	0	0	0	0	0	0	0	5,437,500	5,437,500
<b><u>Resource Based Parks (Passive Parks)</u></b>												
38	State Road 100 DRI	N/A	N/A	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000,000	\$1,000,000
39	Old Brick Township	N/A	N/A	0	0	0	0	0	0	0	1,000,000	1,000,000
40	Neoga Lakes	N/A	N/A	0	0	0	0	0	0	0	1,000,000	1,000,000
<b><u>Community Centers</u></b>												
41	Community Centers	N/A	N/A	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,750,000	\$12,750,000
<b><u>Special Use Facilities</u></b>												
42	Big Mulberry Creek Trail	N/A	N/A	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,400,000	\$1,400,000
43	Aquatic Center	N/A	N/A	0	0	0	0	0	0	0	11,325,000	11,325,000
44	Sports Complex / Landfill Spots Field	N/A	N/A	0	0	0	0	0	0	0	14,500,000	14,500,000
45	Palm Coast Tennis Center -Player Control	N/A	N/A	0	0	0	0	0	0	0	3,250,000	3,250,000
46	Canoe /Kayak Launch	N/A	N/A	0	0	0	0	0	0	0	260,000	260,000
47	<b>Total Parks and Recreation Capital Improvement Plan</b>			\$200,000	\$2,987,000	\$1,555,000	\$1,015,000	\$2,025,000	\$2,200,000	\$7,550,000	\$111,047,500	\$128,579,500

Footnotes:

[1] Amounts as provided by City Staff.

= Additional Projects removed  
= Original Projects removed

**Table 3**  
**City of Palm Coast**  
**Parks and Recreation Impact Fee Study**

**Calculation of Proposed Recreation Impact Fee - Revised Method**

Line No.	Description	Basis / Amounts
<b><u>Costs to Be Recovered From Impact Fee</u></b>		
<u>Existing City Investment</u>		
1	Existing City Investment in Recreational Facilities and Activities [1]	\$13,895,201
2	Less Grant Funding [1]	(2,005,176)
3	Net City Investment in Recreational Facilities and Activities	\$11,890,025
<u>Future City Investment in Recreational Facilities and Activities (Capital Plan) [2]</u>		
5	Parks	\$8,582,000
6	Neighborhood Parks	34,500,000
7	Community Centers	13,900,000
8	Community Parks	32,812,500
9	Resource Based Parks (Passive Parks)	3,000,000
10	Trails and Trail Amenities	3,475,000
11	Contingency / Safety Improvements	750,000
12	Park Renovations	825,000
13	Special Use Facilities	30,735,000
14	Adjustments to Capital Plan	0
15	Total Future City Investment in Recreational Facilities and Activities	\$128,579,500
16	Total Costs of Existing and Future Investments in Recreational Facilities, Activities and Parklands	\$140,469,525
17	Total City Buildout Dwelling Units [3]	88,898
18	Total Cost to be Recovered Per Dwelling Unit	<b>\$1,580.12</b>
<b><u>Credit Calculation</u></b>		
20	Total City Current Dwelling Units [4]	34,858
21	Total City Buildout Dwelling Units [3]	88,898
22	Current Dwelling Units as Percentage of Buildout Dwelling Units	39.21%
23	Total Costs of Existing and Future Investments in Recreational Facilities, Activities and Parklands	\$140,469,525
24	Minus Net City Investment in Recreational Facilities and Activities	(11,890,025)
25	Adjusted Costs to Be Recovered	\$128,579,500
26	Adjusted Costs to Be Recovered	\$128,579,500
27	Current Population as Percentage of Buildout Population	39.21%
28	Portion of Future Asset Costs to be Credited	\$50,416,022
29	Total City Buildout Dwelling Units [3]	88,898
30	Total Credit Per Dwelling Unit	<b>\$567.12</b>
<b><u>Impact Fee Calculation</u></b>		
32	Total Cost to be Recovered Per Dwelling Unit	\$1,580.12
33	Total Credit Per Dwelling Unit (Costs to be Incurred by Existing Homeowners)	(\$567.12)
34	Adjusted Cost to be Recovered Per Dwelling Unit	<b>\$1,013.00</b>

**Footnotes**

- [1] Amount derived from Table 1.  
[2] Amount derived from Table 2.  
[3] Total Buildout Dwelling Units figure obtained from City Staff.  
[4] Total Current Dwelling Units figure obtained from City Staff.

**Table 4**  
**City of Palm Coast**  
**Parks and Recreation Impact Fee Study**

**Calculation of Proposed Recreation Impact Fee - Alternative 1 (Removal of 4 DRIs)**

Line No.	Description	Basis / Amounts
	<b><u>Costs to Be Recovered From Impact Fee</u></b>	
	<u>Existing City Investment</u>	
1	Existing City Investment in Recreational Facilities and Activities [1]	\$13,895,201
2	Less Grant Funding [1]	(2,005,176)
3	Net City Investment in Recreational Facilities and Activities	\$11,890,025
4	<u>Future City Investment in Recreational Facilities and Activities (Capital Plan) [2]</u>	
5	Parks	\$8,582,000
6	Neighborhood Parks	34,500,000
7	Community Centers	13,900,000
8	Community Parks	32,812,500
9	Resource Based Parks (Passive Parks)	3,000,000
10	Trails and Trail Amenities	3,475,000
11	Contingency / Safety Improvements	750,000
12	Park Renovations	825,000
13	Special Use Facilities	30,735,000
14	Adjustments to Capital Plan for the Removal of DRI Projects	(42,562,500)
15	Total Future City Investment in Recreational Facilities and Activities	\$86,017,000
16	Total Costs of Existing and Future Investments in Recreational Facilities, Activities and Parklands	\$97,907,025
17	Adjusted Total City Buildout Dwelling Units [3]	70,887
18	Total Cost to be Recovered Per Dwelling Unit	<b><u>\$1,381.17</u></b>
19	<b><u>Credit Calculation</u></b>	
20	Total City Current Dwelling Units [4]	34,858
21	Adjusted Total City Buildout Dwelling Units [3]	70,887
22	Current Dwelling Units as Percentage of Buildout Dwelling Units	49.17%
23	Total Costs of Existing and Future Investments in Recreational Facilities, Activities and Parklands	\$97,907,025
24	Minus Net City Investment in Recreational Facilities and Activities	(11,890,025)
25	Adjusted Costs to Be Recovered	\$86,017,000
26	Adjusted Costs to Be Recovered	\$86,017,000
27	Current Dwelling Units as Percentage of Buildout Dwelling Units	49.17%
28	Portion of Future Asset Costs to be Credited	\$42,294,559
29	Adjusted Total City Buildout Dwelling Units [3]	70,887
30	Total Credit Per Dwelling Unit	<b><u>\$596.65</u></b>
31	<b><u>Impact Fee Calculation</u></b>	
32	Total Cost to be Recovered Per Dwelling Unit	\$1,381.17
33	Total Credit Per Dwelling Unit (Costs to be Incurred by Existing Homeowners)	(\$596.65)
34	Adjusted Cost to be Recovered Per Dwelling Unit	<b><u>\$784.52</u></b>

Footnotes on Page 2 of 2

**Table 4**  
**City of Palm Coast**  
**Parks and Recreation Impact Fee Study**

**Calculation of Proposed Recreation Impact Fee - Alternative 1 (Removal of 4 DRIs)**

Footnotes

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- [1] Amount derived from Table 1.
- [2] Amount derived from Table 2.
- [3] Calculated figure based on information provided by staff and estimated as follows:

Total Buildout Dwelling Units	88,898
DRI Dwelling Units [a]	(18,011)
Adjusted Dwelling Units	70,887

[a] Amount as provided by City staff.

- [4] Total Current Dwelling Units figure obtained from City Staff.

**Table 5**  
**City of Palm Coast**  
**Parks and Recreation Impact Fee Study**

**Calculation of Proposed Recreation Impact Fee - Alternative 2 (Removal of 2 DRIs)**

Line No.	Description	Basis / Amounts
	<b><u>Costs to Be Recovered From Impact Fee</u></b>	
	<u>Existing City Investment</u>	
1	Existing City Investment in Recreational Facilities and Activities [1]	\$13,895,201
2	Less Grant Funding [1]	(2,005,176)
3	Net City Investment in Recreational Facilities and Activities	\$11,890,025
4	<u>Future City Investment in Recreational Facilities and Activities (Capital Plan) [2]</u>	
5	Parks	\$8,582,000
6	Neighborhood Parks	34,500,000
7	Community Centers	13,900,000
8	Community Parks	32,812,500
9	Resource Based Parks (Passive Parks)	3,000,000
10	Trails and Trail Amenities	3,475,000
11	Contingency / Safety Improvements	750,000
12	Park Renovations	825,000
13	Special Use Facilities	30,735,000
14	Adjustments to Capital Plan for the Removal of Neoga Laks & Old Brick Township DRI Projects	(30,875,000)
15	Total Future City Investment in Recreational Facilities and Activities	\$97,704,500
16	Total Costs of Existing and Future Investments in Recreational Facilities, Activities and Parklands	\$109,594,525
17	Adjusted Total City Buildout Dwelling Units [3]	76,898
18	Total Cost to be Recovered Per Dwelling Unit	<b>\$1,425.19</b>
19	<b><u>Credit Calculation</u></b>	
20	Total City Current Dwelling Units [4]	34,858
21	Adjusted Total City Buildout Dwelling Units [3]	76,898
22	Current Dwelling Units as Percentage of Buildout Dwelling Units	45.33%
23	Total Costs of Existing and Future Investments in Recreational Facilities, Activities and Parklands	\$109,594,525
24	Minus Net City Investment in Recreational Facilities and Activities	(11,890,025)
25	Adjusted Costs to Be Recovered	\$97,704,500
26	Adjusted Costs to Be Recovered	\$97,704,500
27	Current Dwelling Units as Percentage of Buildout Dwelling Units	45.33%
28	Portion of Future Asset Costs to be Credited	\$44,289,450
29	Adjusted Total City Buildout Dwelling Units [3]	76,898
30	Total Credit Per Dwelling Unit	<b>\$575.95</b>
31	<b><u>Impact Fee Calculation</u></b>	
32	Total Cost to be Recovered Per Dwelling Unit	\$1,425.19
33	Total Credit Per Dwelling Unit (Costs to be Incurred by Existing Homeowners)	(\$575.95)
34	Adjusted Cost to be Recovered Per Dwelling Unit	<b>\$849.24</b>

Footnotes on Page 2 of 2

**Table 5**  
**City of Palm Coast**  
**Parks and Recreation Impact Fee Study**

**Calculation of Proposed Recreation Impact Fee - Alternative 2 (Removal of 2 DRIs)**

Footnotes

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- [1] Amount derived from Table 1.  
 [2] Amount derived from Table 2.  
 [3] Calculated figure based on information provided by staff and estimated as follows:

Total Buildout Population	88,898
Neoga & Old Brick DRI Population [a]	(12,000)
Adjusted Population	76,898

[a] Amount as provided by City staff.

- [4] Total Current Dwelling Units figure obtained from City Staff.



**Table 6**  
**City of Palm Coast**  
**Parks and Recreation Impact Fee Study**

**Parks and Recreational Services Impact Fee Comparison [1]**

Line No.	Description	Impact Fee Per Household
<b>City of Palm Coast</b>		
1	Existing	\$1,264.06
2	Proposed	1,013.00
<b><u>Other Florida Government Agencies:</u></b>		
3	City of Clermont [2]	\$2,584.00
4	City of Daytona Beach [3]	1,556.00
5	City of Eustis	599.27
6	City of Leesburg	358.00
7	City of Melbourne [4]	540.00
8	City of Mount Dora	2,733.33
9	City of New Smyrna Beach	133.34
10	City of Ormond Beach	1,137.00
11	City of Palm Bay	787.78
12	City of Port Orange	1,525.00
13	City of St. Augustine (St. Johns County)	461.00
14	City of Tavares	439.99
15	City of Winter Haven	970.28
16	Other Florida Governmental Agencies' Average	\$1,063.46

**Footnotes:**

- [1] Unless otherwise noted, amounts shown reflect impact fees in effect October 2013. This comparison is intended to show comparable charges for similar service for comparison purposes only and is not intended to be a complete listing of all rates and charges offered by each listed municipality.
- [2] Assumes a three bedroom single family home.
- [3] Assumes a single family home of 2,000 - 2,999.99 square feet.
- [4] Assumes 2.4 persons per dwelling unit at a rate of \$225 per person.