

# Impact Fee Study Overview

**PRELIMINARY RESULTS**

**Nassau County, FL**

***December 9th, 2019***



## 40-year consulting practice serving local governments nationwide

- Impact fees/infrastructure financing strategies
- Fiscal/economic impact analyses
- Capital improvement planning
- Infrastructure finance/revenue enhancement
- Real estate and market feasibility

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Hernando  
County

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County

Manatee  
County

Nassau  
County

NEFRC

Osceola  
County

Palm Springs

Pinecrest  
Village

Sarasota  
County

South Miami

# Impact Fee Fundamentals

- One-time payment for growth-related infrastructure, usually collected at the time buildings permits are issued
- Cannot be used for operations, maintenance, or replacement
- Not a tax, a contractual arrangement to build infrastructure, with three requirements:
  - **Need** - system improvements, not project-level improvements
  - **Benefit**
    - Short range expenditures
    - Geographic service areas and/or benefit districts
  - **Proportionate**

# Nassau County

- Residential Projections
  - Countywide
  - BEBR's **high** population projection

*5-year increment*

	Base Year 2019	2020	2021	2022	2023	2024	2029	Total Increase
<b>Population</b>								
Permanent Residents	87,074	91,400	93,760	96,120	98,480	100,840	112,400	<b>25,326</b>
Seasonal Residents	15,413	16,179	16,596	17,014	17,432	17,850	19,896	<b>4,483</b>
Peak Daily Visitors	8,398	8,707	8,838	8,969	9,100	9,231	9,886	<b>1,488</b>
Total Peak Population	110,885	116,286	119,194	122,103	125,012	127,921	142,182	<b>31,297</b>
<b>Housing Type</b>								
Single Family	35,047	36,788	37,738	38,688	39,638	40,587	45,240	<b>10,194</b>
Multifamily	5,621	5,901	6,053	6,205	6,358	6,510	7,256	<b>1,635</b>
Total Housing Units	40,668	42,688	43,791	44,893	45,995	47,097	52,497	<b>11,829</b>

Source: *Nassau County, FL Growth Trends Report* (2019), Nassau County; Florida Bureau of Economic and Business Research (BEBR); U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates; Amelia Island Tourist Development Council, Visitor Profile 2018; Nassau County, Planning and Economic Opportunity Dept.

# Nassau County

- Nonresidential Projections
  - Countywide

5-year Increment								
Industry	Base Year 2019	2020	2021	2022	2023	2024	2029	Total Increase
Employment								
Retail	7,322	7,754	7,937	8,120	8,303	8,486	9,401	2,079
Office	4,937	5,229	5,352	5,476	5,599	5,722	6,339	1,402
Industrial	4,564	4,834	4,948	5,062	5,176	5,290	5,860	1,296
Institutional	3,715	3,935	4,027	4,120	4,213	4,306	4,770	1,055
Hotel	1,921	2,035	2,083	2,131	2,179	2,227	2,467	546
Total	22,461	23,786	24,347	24,909	25,470	26,031	28,838	6,377
Nonresidential Floor Area (1,000 sq. ft.)								
Retail	3,435	3,620	3,698	3,776	3,854	3,932	4,322	887
Office	799	898	939	981	1,022	1,064	1,272	472
Industrial	2,937	3,106	3,178	3,250	3,321	3,393	3,752	815
Institutional	3,821	3,898	3,931	3,964	3,997	4,030	4,194	373
Hotel	960	995	1,010	1,025	1,040	1,055	1,130	170
Total	11,953	12,517	12,756	12,995	13,235	13,474	14,669	2,717

Source: Nassau County, FL *Growth Trends Report 2019*, Florida Bureau of Economic and Business Research (BEBR)

# Nassau County

## ○ Functional Population

Nassau County, FL (2015)				
<i><b>Residential</b></i>			<i>Demand Hours/Day</i>	<i>Person Hours</i>
Population*	78,444			
Residents Not Working	45,916		20	918,320
Employed Residents	32,528			
Employed in Nassau County		11,644	14	163,016
Employed outside Nassau County		20,884	14	292,376
Residential Subtotal				1,373,712
Residential Share =>				78%
<i><b>Nonresidential</b></i>				
Non-working Residents	45,916		4	183,664
Jobs Located in Nassau County	20,537			
Residents Employed in Nassau County		11,644	10	116,440
Non-Resident Workers (inflow commuters)		8,893	10	88,930
Nonresidential Subtotal				389,034
Nonresidential Share =>				22%
TOTAL				1,762,746

Source: U.S. Census Bureau, OnTheMap 6.1.1 Application and LEHD Origin-Destination Employment Statistics.

\* Source: U.S. Census Bureau, American Community Survey, 2015 (countywide population)

# Nassau County Impact Fee Study

- Administration
- Sheriff
- Fire



# Nassau County Impact Fee Summary

## ○ **DRAFT/Preliminary** Maximum Supportable Fees

Development Type	Administrative	Sheriff	Fire	Maximum Supportable Fee	Current Fee	Increase/ (Decrease)
<b>Residential (per unit)</b>						
Single Family	\$1,273	\$482	\$576	<b>\$2,331</b>	\$1,138	\$1,193
Multifamily	\$899	\$340	\$407	<b>\$1,646</b>	\$1,024	\$622
<b>Nonresidential (per 1,000 square feet)</b>						
Retail	\$1,549	\$1,234	\$1,464	<b>\$4,247</b>	\$1,375	\$2,872
Office	\$1,963	\$419	\$497	<b>\$2,879</b>	\$735	\$2,144
Industrial	\$1,052	\$169	\$201	<b>\$1,422</b>	\$329	\$1,093
Warehouse	\$228	\$75	\$89	<b>\$392</b>	\$145	\$247
Institutional	\$1,870	\$461	\$547	<b>\$2,878</b>	\$489	\$2,389
Hotel	\$2,122	\$673	\$798	<b>\$3,593</b>	\$1,375	\$2,218



# Nassau County Impact Fee Summary

- Comparables

Counties	Administrative	Sheriff	Fire	Other Fees [1]	Total
<b>Residential (per unit)</b>					
St. Johns County	\$700	\$326	\$609	\$15,146	\$16,781
Clay County	-	-	-	\$12,769	\$12,769
<b>Nassau County - Proposed</b>	<b>\$1,273</b>	<b>\$482</b>	<b>\$576</b>	<b>\$8,628</b>	<b>\$10,959</b>
Nassau County - Current	\$892	\$77	\$169	\$8,628	\$9,766

Note: fees listed are for a single family unit that is 2,000 square feet

[1] Includes Transportation, Parks & Recreation, and School impact fees

# Administration Impact Fee Analysis

## ○ Administration Office Space

Facility	Square Feet	Cost per Square Foot	Replacement Cost
General Govt Offices	58,510	\$217	\$12,707,800
Public Health Centers	31,214	\$168	\$5,243,200
R&B Office and Facilities	20,120	\$228	\$4,586,200
<b>Total</b>	<b>109,844</b>		<b>\$22,537,200</b>

<i>Level-of-Service Standards</i>	Residential	Nonresidential
Proportionate Share	78%	22%
Share of Facility Square Feet	85,678	24,166
2019 Population or Jobs	110,885	22,461
<b>Square Feet per Person or Job</b>	<b>0.77</b>	<b>1.08</b>

<i>Cost Analysis</i>	Residential	Nonresidential
Square Feet per Person or Job	0.77	1.08
Average Cost per Square Foot	\$205	\$205
<b>Capital Cost per Person or Job</b>	<b>\$158</b>	<b>\$221</b>

Source: Facility information was provided by the County's Facility Department.

# Administration Impact Fee Analysis

## ○ Court Facilities

Facility	Square Feet	Cost per Square Foot	Replacement Cost
Courthouse	127,366	\$229	\$29,158,900
Justice Center Admin Offices	30,778	\$219	\$6,739,000
<b>Total</b>	<b>158,144</b>		<b>\$35,897,900</b>

<i>Level-of-Service Standards</i>	Residential	Nonresidential
Proportionate Share	78%	22%
Share of Facility Square Feet	123,352	34,792
2019 Population or Jobs	110,885	22,461
<b>Square Feet per Person or Job</b>	<b>1.11</b>	<b>1.55</b>

<i>Cost Analysis</i>	Residential	Nonresidential
Square Feet per Person or Job	1.11	1.55
Average Cost per Square Foot	\$227	\$227
<b>Capital Cost per Person or Job</b>	<b>\$252</b>	<b>\$352</b>

Source: Facility information was provided by the County's Facility Department

# Administration Impact Fee Analysis

## ○ Detention Center

Facility	Beds	Square Feet	Cost per Square Foot	Replacement Cost
Detention Center	315	45,318	\$200	\$9,063,600
<b>Total</b>	<b>315</b>	<b>45,318</b>		<b>\$9,063,600</b>

<i>Level-of-Service Standards</i>	Residential	Nonresidential
Proportionate Share	78%	22%
Share of Facility Square Feet	35,348	9,970
2019 Population or Jobs	92,925	22,461
<b>Square Feet per Person or Jobs</b>	<b>0.38</b>	<b>0.44</b>

<i>Cost Analysis</i>	Residential	Nonresidential
Square Feet per Person or Job	0.38	0.44
Average Cost per Square Foot	\$200	\$200
<b>Capital Cost Per Person or Job</b>	<b>\$76</b>	<b>\$88</b>

Source: Facility information was provided by the County's Facility Department

# Administration Impact Fee Analysis

- Projected Future Facility Needs
- Administration Office Space

Infrastructure	Level of Service			Demand Unit	Cost / Sq. Ft.
Administrative Offices	Residential	0.77	Square Feet	per person	\$205
	Nonresidential	1.08		per job	

Growth-Related Need for Administrative Offices						
Year		Population	Jobs	Residential Square Feet	Nonresidential Square Feet	Total Square Feet
Base	2019	110,885	22,461	85,381	24,257	109,638
Year 1	2020	116,286	23,786	89,540	25,689	115,229
Year 2	2021	119,194	24,347	91,780	26,295	118,075
Year 3	2022	122,103	24,909	94,019	26,901	120,920
Year 4	2023	125,012	25,470	96,259	27,507	123,766
Year 5	2024	127,921	26,031	98,499	28,114	126,613
Year 6	2025	130,829	26,593	100,739	28,720	129,459
Year 7	2026	133,667	27,154	102,924	29,326	132,250
Year 8	2027	136,506	27,715	105,109	29,932	135,041
Year 9	2028	139,344	28,276	107,295	30,539	137,834
Year 10	2029	142,182	28,838	109,480	31,145	140,625
Ten-Year Increase		31,297	6,377	24,099	6,888	30,987
		Projected Expenditure		\$4,940,295	\$1,412,040	\$6,352,335

Growth-Related Expenditures for Administrative Offices	\$6,352,335
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# Administration Impact Fee Analysis

- Projected Future Facility Needs
- Courts Facilities

Infrastructure	Level of Service			Demand Unit	Cost / Sq. Ft.
Court and Judicial Facilities	Residential	1.11	Square Feet	per person	\$227
	Nonresidential	1.55		per job	

Growth-Related Need for Court and Judicial Facilities						
Year		Population	Jobs	Residential Square Feet	Nonresidential Square Feet	Total Square Feet
Base	2019	110,885	22,461	123,082	34,814	157,896
Year 1	2020	116,286	23,786	129,077	36,868	165,945
Year 2	2021	119,194	24,347	132,306	37,738	170,044
Year 3	2022	122,103	24,909	135,534	38,608	174,142
Year 4	2023	125,012	25,470	138,763	39,478	178,241
Year 5	2024	127,921	26,031	141,992	40,348	182,340
Year 6	2025	130,829	26,593	145,220	41,218	186,438
Year 7	2026	133,667	27,154	148,371	42,088	190,459
Year 8	2027	136,506	27,715	151,521	42,958	194,479
Year 9	2028	139,344	28,276	154,671	43,828	198,499
Year 10	2029	142,182	28,838	157,822	44,698	202,520
Ten-Year Increase		31,297	6,377	34,740	9,884	44,624
Projected Expenditure				\$7,885,980	\$2,243,668	\$10,129,648

Growth-Related Expenditures for Court and Judicial Facilities	\$10,129,648
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# Administration Impact Fee Analysis

- Projected Future Facility Needs
- Detention Center

Infrastructure	Level of Service		Demand Unit	Cost / Sq. Ft.
Detention Center	Residential	0.38	per person	\$200
	Nonresidential	0.44	per job	

Growth-Related Need for Detention Center						
Year		Population	Jobs	Residential Square Feet	Nonresidential Square Feet	Total Square Feet
Base	2019	110,885	22,461	42,136	9,883	52,019
Year 1	2020	116,286	23,786	44,189	10,466	54,655
Year 2	2021	119,194	24,347	45,294	10,713	56,007
Year 3	2022	122,103	24,909	46,399	10,960	57,359
Year 4	2023	125,012	25,470	47,504	11,207	58,711
Year 5	2024	127,921	26,031	48,610	11,454	60,064
Year 6	2025	130,829	26,593	49,715	11,701	61,416
Year 7	2026	133,667	27,154	50,794	11,948	62,742
Year 8	2027	136,506	27,715	51,872	12,195	64,067
Year 9	2028	139,344	28,276	52,951	12,442	65,393
Year 10	2029	142,182	28,838	54,029	12,689	66,718
Ten-Year Increase		31,297	6,377	11,893	2,806	14,699
Projected Expenditure				\$2,378,600	\$561,200	\$2,939,800

Growth-Related Expenditures for Detention Center	\$2,939,800
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# Administration Impact Fee Analysis

- **Draft/Preliminary** Maximum Supportable Fee

Fee Component	Cost per Person	Cost per Job
Administrative Offices	\$158	\$221
Court and Judicial Facilities	\$252	\$352
Detention Center	\$76	\$88
<b>Total</b>	<b>\$486</b>	<b>\$661</b>

## Residential

Housing Type	Persons per Household	Maximum Supportable Fee per Unit	Current Fee	Increase/ (Decrease)
Single Family	2.62	\$1,273	\$892	\$381
Multifamily	1.85	\$899	\$802	\$97

## Nonresidential

Development Type	Jobs per 1,000 Sq Ft	Maximum Supportable Fee per KSF	Current Fee	Increase/ (Decrease)
Retail	2.34	\$1,549	\$1,076	\$473
Office	2.97	\$1,963	\$576	\$1,387
Industrial	1.59	\$1,052	\$258	\$794
Warehouse	0.34	\$228	\$115	\$113
Institutional	2.83	\$1,870	\$383	\$1,487
Hotel	3.21	\$2,122	\$1,076	\$1,046

# Administration Impact Fee Analysis

- Administration Impact Fee Revenue
  - Not collecting in Fernandina Beach and visitor population results in funding gap

## Infrastructure Costs for Admin Facilities

	Total Cost	Growth Cost
Administrative Offices	\$6,352,335	\$6,352,335
Court and Judicial Facilities	\$10,129,648	\$10,129,648
Detention Center	\$2,939,800	\$2,939,800
<b>Total Expenditures</b>	<b>\$19,421,783</b>	<b>\$19,421,783</b>

## Projected Development Impact Fee Revenue

		Single Family \$1,273 per unit	Multifamily \$899 per unit	Retail \$1,549 per KSF	Office \$1,963 per KSF	Industrial \$1,052 per KSF	Institutional \$1,870 per KSF	Hotel \$2,122 per KSF
Year		Housing Units	Housing Units	KSF	KSF	KSF	KSF	KSF
Base	2019	28,467	3,884	2,215	340	2,018	2,321	848
Year 1	2020	30,166	4,152	2,393	432	2,181	2,396	883
Year 2	2021	31,074	4,293	2,464	467	2,247	2,425	898
Year 3	2022	31,981	4,434	2,534	503	2,313	2,455	912
Year 4	2023	32,888	4,575	2,605	538	2,379	2,484	927
Year 5	2024	33,794	4,716	2,676	573	2,445	2,513	941
Year 6	2025	34,701	4,857	2,747	609	2,510	2,543	956
Year 7	2026	35,582	4,994	2,818	644	2,576	2,572	970
Year 8	2027	36,464	5,131	2,888	679	2,642	2,602	985
Year 9	2028	37,345	5,268	2,959	714	2,707	2,631	999
Year 10	2029	38,226	5,404	3,029	749	2,773	2,660	1,014
Ten-Year Increase		9,759	1,520	814	409	755	339	165
Projected Revenue		\$12,422,913	\$1,366,637	\$1,260,993	\$803,086	\$794,582	\$633,866	\$350,906

Projected Revenue =>	<b>\$17,632,983</b>
Total Expenditures =>	<b>\$19,421,783</b>
Non-Impact Fee Funding=>	<b>\$1,788,800</b>

# Sheriff Impact Fee Analysis

- Sheriff Station
  - Level of service is calculated countywide excluding Fernandina Beach

Facility	Square Feet	Cost per Square Foot	Replacement Cost
Sheriff Admin Office	37,400	\$256	\$9,580,000
Emergency Op Center	7,180	\$49	\$352,900
<b>TOTAL</b>	<b>44,580</b>		<b>\$9,932,900</b>

<i>Level-of-Service Standards</i>	Residential	Nonresidential
Proportionate Share	78%	22%
Share of Facility Square Feet	34,772	9,808
2019 Population or Nonres. Trips	92,925	56,475
<b>Square Feet per Person or Nonres. Trip</b>	<b>0.37</b>	<b>0.17</b>

<i>Cost Analysis</i>	Residential	Nonresidential
Square Feet per Person or Nonres. Trips	0.37	0.17
Average Cost per Square Foot	\$223	\$223
<b>Capital Cost Per Person or Nonres. Trip</b>	<b>\$83</b>	<b>\$38</b>

Source: Facility information was provided by the County's Facility Department

# Sheriff Impact Fee Analysis

- 911 Communication Facilities
  - Level of service is calculated countywide excluding Fernandina Beach

Facility	Square Feet	Cost per Square Foot	Replacement Cost
911 Call Center	5,030	\$550	\$2,766,500
<b>TOTAL</b>	<b>5,030</b>		<b>\$2,766,500</b>

<i>Level-of-Service Standards</i>	Residential	Nonresidential
Proportionate Share	78%	22%
Share of Facility Square Feet	3,923	1,107
2019 Population or Nonres. Trips	92,925	56,475
<b>Square Feet per Person or Nonres. Trip</b>	<b>0.04</b>	<b>0.02</b>

<i>Cost Analysis</i>	Residential	Nonresidential
Square Feet per Person or Nonres. Trips	0.04	0.02
Average Cost per Square Foot	\$550	\$550
<b>Capital Cost Per Person or Nonres. Trip</b>	<b>\$22</b>	<b>\$11</b>

Source: Facility information was provided by the County's Facility Department

# Sheriff Impact Fee Analysis

- Sheriff Vehicles
  - Level of service is calculated countywide excluding Fernandina Beach

Vehicle Type	Units	Cost per Vehicle	Replacement Cost
Admin Vehicle	5	\$11,884	\$59,419
Patrol Sedan	72	\$27,560	\$1,984,349
Patrol SUV	109	\$54,487	\$5,939,083
Truck	9	\$20,000	\$180,000
Van	8	\$44,100	\$352,800
Motorcycle	3	\$13,000	\$39,000
Mobile Command	1	\$576,560	\$576,560
Special Ops	1	\$280,968	\$280,968
<b>TOTAL</b>	<b>208</b>		<b>\$9,412,178</b>

<i>Level-of-Service Standards</i>	Residential	Nonresidential
Proportionate Share	78%	22%
Share of Vehicles	162.24	45.76
2019 Population or Nonres. Trips	92,925	56,475
<b>Units per 1,000 Persons or Nonres. Trips</b>	<b>1.75</b>	<b>0.81</b>

<i>Cost Analysis</i>	Residential	Nonresidential
Units per 1,000 Persons or Nonres. Trips	1.75	0.81
Average Cost per Vehicle	\$45,251	\$45,251
<b>Capital Cost Per Person or Nonres. Trip</b>	<b>\$79</b>	<b>\$37</b>

Source: Vehicle inventory and unit costs were provided by the County's Sheriff Office

# Sheriff Impact Fee Analysis

- Projected Future Facility Needs
- Sheriff Station

Infrastructure	Level of Service		Demand Unit	Cost / Sq. Ft.
Sheriff Stations	Residential	0.37	per person	\$223
	Nonresidential	0.17	per vehicle trip	

Growth-Related Need for Sheriff Stations						
Year		Population	Nonres. Trips	Residential Square Feet	Nonresidential Square Feet	Total Square Feet
Base	2019	92,925	56,475	34,382	9,601	43,983
Year 1	2020	98,217	60,459	36,340	10,278	46,618
Year 2	2021	101,017	62,050	37,376	10,548	47,924
Year 3	2022	103,817	63,640	38,412	10,819	49,231
Year 4	2023	106,617	65,229	39,448	11,089	50,537
Year 5	2024	109,416	66,816	40,484	11,359	51,843
Year 6	2025	112,216	68,403	41,520	11,629	53,149
Year 7	2026	114,944	69,989	42,529	11,898	54,427
Year 8	2027	117,673	71,574	43,539	12,168	55,707
Year 9	2028	120,401	73,157	44,548	12,437	56,985
Year 10	2029	123,129	74,740	45,558	12,706	58,264
Ten-Year Increase		30,204	18,264	11,176	3,105	14,281
Projected Expenditure				\$2,492,248	\$692,415	\$3,184,663

**Growth-Related Expenditures for Sheriff Stations | \$3,184,663**

# Sheriff Impact Fee Analysis

- Projected Future Facility Needs
- 911 Call Center

Infrastructure	Level of Service		Demand Unit	Cost / Sq. Ft.
911 Call Center	Residential	0.04	per persons	\$550
	Nonresidential	0.02	per vehicle trip	

Growth-Related Need for 911 Call Center						
Year		Population	Nonres. Trips	Residential Square Feet	Nonresidential Square Feet	Total Square Feet
Base	2019	92,925	56,475	3,717	1,130	4,847
Year 1	2020	98,217	60,459	3,929	1,209	5,138
Year 2	2021	101,017	62,050	4,041	1,241	5,282
Year 3	2022	103,817	63,640	4,153	1,273	5,426
Year 4	2023	106,617	65,229	4,265	1,305	5,570
Year 5	2024	109,416	66,816	4,377	1,336	5,713
Year 6	2025	112,216	68,403	4,489	1,368	5,857
Year 7	2026	114,944	69,989	4,598	1,400	5,998
Year 8	2027	117,673	71,574	4,707	1,431	6,138
Year 9	2028	120,401	73,157	4,816	1,463	6,279
Year 10	2029	123,129	74,740	4,925	1,495	6,420
Ten-Year Increase		30,204	18,264	1,208	365	1,573
Projected Expenditure				\$664,400	\$200,750	\$865,150

Growth-Related Expenditures for 911 Call Center	\$865,150
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# Sheriff Impact Fee Analysis

- Projected Future Facility Needs
- Sheriff Vehicles

Infrastructure	Level of Service		Demand Unit	Cost / Unit
Sheriff Vehicles	Residential	1.75	per 1,000 persons	\$45,251
	Nonresidential	0.81	per 1,000 vehicle trips	

Growth-Related Need for Sheriff Vehicles						
Year		Population	Nonres. Trips	Residential Vehicles	Nonresidential Vehicles	Total Vehicles
Base	2019	92,925	56,475	162.62	45.74	208.36
Year 1	2020	98,217	60,459	171.88	48.97	220.85
Year 2	2021	101,017	62,050	176.78	50.26	227.04
Year 3	2022	103,817	63,640	181.68	51.55	233.23
Year 4	2023	106,617	65,229	186.58	52.84	239.42
Year 5	2024	109,416	66,816	191.48	54.12	245.60
Year 6	2025	112,216	68,403	196.38	55.41	251.79
Year 7	2026	114,944	69,989	201.15	56.69	257.84
Year 8	2027	117,673	71,574	205.93	57.97	263.90
Year 9	2028	120,401	73,157	210.70	59.26	269.96
Year 10	2029	123,129	74,740	215.48	60.54	276.02
Ten-Year Increase		30,204	18,264	52.86	14.80	67.66
Projected Expenditure				\$2,391,960	\$669,713	\$3,061,673

**Growth-Related Expenditures for Sheriff Vehicles | \$3,061,673**

# Sheriff Impact Fee Analysis

- **DRAFT/Preliminary** Maximum Supportable Fee

Fee Component	Cost per Person	Cost per Nonres. Vehicle Trip
Sheriff Facilities	\$83	\$38
911 Communications	\$22	\$11
Sheriff Vehicles	\$79	\$37
<b>Total</b>	<b>\$184</b>	<b>\$86</b>

## Residential

Housing Type	Persons per Household	Maximum Supportable Fee per Unit	Current Fee	Increase/ (Decrease)
Single Family	2.62	\$482	\$77	\$405
Multifamily	1.85	\$340	\$70	\$270

## Nonresidential

Development Type	Trips per 1,000 Sq Ft	Maximum Supportable Fee per KSF	Current Fee	Increase/ (Decrease)
Retail	14.35	\$1,234	\$95	\$1,139
Office	4.87	\$419	\$50	\$369
Industrial	1.97	\$169	\$22	\$147
Warehouse	0.87	\$75	\$9	\$66
Institutional	5.36	\$461	\$34	\$427
Hotel	7.82	\$673	\$95	\$578

# Sheriff Impact Fee Analysis

- Sheriff Impact Fee Revenue
- Visitor population results in a slight funding gap

## Infrastructure Costs for Sheriff Facilities

	Total Cost	Growth Cost
Sheriff Facilities	\$3,184,663	\$3,184,663
911 Communications	\$865,150	\$865,150
Sheriff Vehicles	\$3,061,673	\$3,061,673
<b>Total Expenditures</b>	<b>\$7,111,486</b>	<b>\$7,111,486</b>

## Projected Development Impact Fee Revenue

		Single Family \$482 per unit	Multifamily \$340 per unit	Retail \$1,234 per KSF	Office \$419 per KSF	Industrial \$169 per KSF	Institutional \$461 per KSF	Hotel \$673 per KSF
Year		Housing Units	Housing Units	KSF	KSF	KSF	KSF	KSF
Base	2019	28,467	3,884	2,215	340	2,018	2,321	848
Year 1	2020	30,166	4,152	2,393	432	2,181	2,396	883
Year 2	2021	31,074	4,293	2,464	467	2,247	2,425	898
Year 3	2022	31,981	4,434	2,534	503	2,313	2,455	912
Year 4	2023	32,888	4,575	2,605	538	2,379	2,484	927
Year 5	2024	33,794	4,716	2,676	573	2,445	2,513	941
Year 6	2025	34,701	4,857	2,747	609	2,510	2,543	956
Year 7	2026	35,582	4,994	2,818	644	2,576	2,572	970
Year 8	2027	36,464	5,131	2,888	679	2,642	2,602	985
Year 9	2028	37,345	5,268	2,959	714	2,707	2,631	999
Year 10	2029	38,226	5,404	3,029	749	2,773	2,660	1,014
Ten-Year Increase		9,759	1,520	814	409	755	339	165
Projected Revenue		\$4,703,727	\$516,859	\$1,004,562	\$171,418	\$127,647	\$156,263	\$111,291

Projected Revenue =>	<b>\$6,791,766</b>
Total Expenditures =>	<b>\$7,111,486</b>
Non-Impact Fee Funding=>	<b>\$319,720</b>

# Fire Impact Fee Analysis

- Fire Stations
  - Level of service is calculated countywide excluding Fernandina Beach

Facility	Square Feet	Cost per Square Foot	Replacement Cost
Station 20	4,481	\$386	\$1,728,274
Station 30	2,723	\$386	\$1,050,232
Station 40	8,157	\$386	\$3,146,068
Station 50	2,501	\$386	\$964,609
Station 60	8,201	\$386	\$3,163,038
Station 70	3,120	\$386	\$1,203,351
Station 71	9,168	\$386	\$3,536,000
Station 90	3,245	\$386	\$1,251,562
<b>TOTAL</b>	<b>41,596</b>		<b>\$16,043,134</b>

<i>Level-of-Service Standards</i>	Residential	Nonresidential
Proportionate Share	78%	22%
Share of Facility Square Feet	32,445	9,151
2019 Population or Nonres. Trips	92,925	56,475
<b>Square Feet per Person or Nonres. Trip</b>	<b>0.35</b>	<b>0.16</b>

<i>Cost Analysis</i>	Residential	Nonresidential
Square Feet per Person or Nonres. Trips	0.35	0.16
Average Cost per Square Foot	\$386	\$386
<b>Capital Cost Per Person or Nonres. Trip</b>	<b>\$135</b>	<b>\$62</b>

Source: Cost per square foot factor is from the new Station 71 construction. Cost factor is consistent with three other stations included in the County's 2020 Capital Improvement Plan

# Fire Impact Fee Analysis

- Fire Apparatuses
  - Level of service is calculated countywide excluding Fernandina Beach

Vehicle Type	Units	Cost per Vehicle	Replacement Cost
Engine	8	\$616,000	\$4,928,000
Rescue	8	\$342,000	\$2,736,000
Ladder	1	\$1,393,000	\$1,393,000
Tanker	2	\$335,000	\$670,000
Utility	2	\$147,000	\$294,000
Battalion Truck	2	\$147,000	\$294,000
<b>TOTAL</b>	<b>23</b>		<b>\$10,315,000</b>

<i>Level-of-Service Standards</i>	Residential	Nonresidential
Proportionate Share	78%	22%
Share of Vehicles	17.94	5.06
2019 Population or Nonres. Trips	92,925	56,475
<b>Units per 1,000 Persons or Nonres. Trips</b>	<b>0.19</b>	<b>0.09</b>

<i>Cost Analysis</i>	Residential	Nonresidential
Units per 1,000 Persons or Nonres. Trips	0.19	0.09
Average Cost per Vehicle	\$448,478	\$448,478
<b>Capital Cost Per Person or Nonres. Trip</b>	<b>\$85</b>	<b>\$40</b>

Source: Costs per vehicle were provided by the County's Fire Department

# Fire Impact Fee Analysis

- Projected Future Facility Needs
- Fire Station

Infrastructure	Level of Service		Demand Unit	Cost / Sq. Ft.
Fire Stations	Residential	0.35	per persons	\$386
	Nonresidential	0.16	per vehicle trip	

Growth-Related Need for Fire Stations						
Year		Population	Nonres. Trips	Residential Square Feet	Nonresidential Square Feet	Total Square Feet
Base	2019	92,925	56,475	32,524	9,036	41,560
Year 1	2020	98,217	60,459	34,376	9,673	44,049
Year 2	2021	101,017	62,050	35,356	9,928	45,284
Year 3	2022	103,817	63,640	36,336	10,182	46,518
Year 4	2023	106,617	65,229	37,316	10,437	47,753
Year 5	2024	109,416	66,816	38,296	10,691	48,987
Year 6	2025	112,216	68,403	39,276	10,945	50,221
Year 7	2026	114,944	69,989	40,231	11,198	51,429
Year 8	2027	117,673	71,574	41,186	11,452	52,638
Year 9	2028	120,401	73,157	42,140	11,705	53,845
Year 10	2029	123,129	74,740	43,095	11,958	55,053
Ten-Year Increase		30,204	18,264	10,571	2,922	13,493
Projected Expenditure				\$4,080,406	\$1,127,892	\$5,208,298

**Growth-Related Expenditures for Fire Stations | \$5,208,298**

# Fire Impact Fee Analysis

- Projected Future Facility Needs
- Fire Apparatuses

Infrastructure	Level of Service		Demand Unit	Cost / Unit
Fire Vehicles	Residential	0.19	per 1,000 persons	\$448,478
	Nonresidential	0.09	per 1,000 vehicle trips	

Growth-Related Need for Fire Vehicles						
Year		Population	Nonres. Trips	Residential Vehicles	Nonresidential Vehicles	Total Vehicles
Base	2019	92,925	56,475	17.94	5.06	23.00
Year 1	2020	98,217	60,459	18.96	5.42	24.38
Year 2	2021	101,017	62,050	19.50	5.56	25.06
Year 3	2022	103,817	63,640	20.04	5.70	25.74
Year 4	2023	106,617	65,229	20.58	5.84	26.42
Year 5	2024	109,416	66,816	21.12	5.99	27.11
Year 6	2025	112,216	68,403	21.66	6.13	27.79
Year 7	2026	114,944	69,989	22.19	6.27	28.46
Year 8	2027	117,673	71,574	22.72	6.41	29.13
Year 9	2028	120,401	73,157	23.24	6.55	29.79
Year 10	2029	123,129	74,740	23.77	6.70	30.47
Ten-Year Increase		30,204	18,264	5.83	1.64	7.47
Projected Expenditure				\$2,614,627	\$735,504	\$3,350,131

**Growth-Related Expenditures for Fire Vehicles | \$3,350,131**



# Fire Impact Fee Analysis

- **DRAFT/Preliminary** Maximum Supportable Fee

Fee Component	Cost per Person	Cost per Nonres. Vehicle Trip
Fire Stations	\$135	\$62
Fire Vehicles	\$85	\$40
<b>Total</b>	<b>\$220</b>	<b>\$102</b>

## Residential

Housing Type	Persons per Household	Maximum Supportable Fee per Unit	Current Fee	Increase/ (Decrease)
Single Family	2.62	\$576	\$169	\$407
Multifamily	1.85	\$407	\$152	\$255

## Nonresidential

Development Type	Trips per 1,000 Sq Ft	Maximum Supportable Fee per Sq. Ft.	Current Fee	Increase/ (Decrease)
Retail	14.35	\$1,464	\$204	\$1,260
Office	4.87	\$497	\$109	\$388
Industrial	1.97	\$201	\$49	\$152
Warehouse	0.87	\$89	\$21	\$68
Institutional	5.36	\$547	\$72	\$475
Hotel	7.82	\$798	\$204	\$594

# Fire Impact Fee Analysis

- Fire Impact Fee Revenue
  - Visitor population results in a slight funding gap

## Infrastructure Costs for Fire Facilities

	Total Cost	Growth Cost
Fire Stations	\$5,208,298	\$5,208,298
Fire Vehicles	\$3,350,131	\$3,350,131
<b>Total Expenditures</b>	<b>\$8,558,429</b>	<b>\$8,558,429</b>

## Projected Development Impact Fee Revenue

		Single Family \$576 per unit	Multifamily \$407 per unit	Retail \$1,464 per KSF	Office \$497 per KSF	Industrial \$201 per KSF	Institutional \$547 per KSF	Hotel \$798 per KSF
Year		Housing Units	Housing Units	KSF	KSF	KSF	KSF	KSF
Base	2019	28,467	3,884	2,215	340	2,018	2,321	848
Year 1	2020	30,166	4,152	2,393	432	2,181	2,396	883
Year 2	2021	31,074	4,293	2,464	467	2,247	2,425	898
Year 3	2022	31,981	4,434	2,534	503	2,313	2,455	912
Year 4	2023	32,888	4,575	2,605	538	2,379	2,484	927
Year 5	2024	33,794	4,716	2,676	573	2,445	2,513	941
Year 6	2025	34,701	4,857	2,747	609	2,510	2,543	956
Year 7	2026	35,582	4,994	2,818	644	2,576	2,572	970
Year 8	2027	36,464	5,131	2,888	679	2,642	2,602	985
Year 9	2028	37,345	5,268	2,959	714	2,707	2,631	999
Year 10	2029	38,226	5,404	3,029	749	2,773	2,660	1,014
Ten-Year Increase		9,759	1,520	814	409	755	339	165
Projected Revenue		\$5,621,051	\$618,711	\$1,191,798	\$203,328	\$151,817	\$185,414	\$131,962

Projected Revenue =>	<b>\$8,104,080</b>
Total Expenditures =>	<b>\$8,558,429</b>
Non-Impact Fee Funding=>	<b>\$454,349</b>

# Nassau County Fee Analysis

- Future facility needs based on levels of service and 10-year projected growth
- Impact fee revenue is estimated to cover 93% of growth-related capital costs

Facility	Unit	10-Yr Need	Cost
<b>Administrative</b>			
Administrative Offices	Sq. Ft.	30,987	\$6,352,335
Court and Judicial Facilities	Sq. Ft.	44,624	\$10,129,648
Detention Center	Sq. Ft.	14,699	\$2,939,800
<b>Sheriff</b>			
Sheriff Facilities	Sq. Ft.	14,281	\$3,184,663
911 Call Center	Sq. Ft.	1,573	\$865,150
Sheriff Vehicles	Vehicles	68	\$3,061,673
<b>Fire</b>			
Fire Stations	Sq. Ft.	13,493	\$5,208,298
Fire Vehicles	Vehicles	7	\$3,350,131

	<b>10-Yr Need</b>	<b>Cost</b>
<b>Total Sq. Ft.</b>	119,657	\$28,679,894
<b>Total Vehicles</b>	75	\$6,411,804
<b>Total Cost</b>		\$35,091,698
<b>Projected Revenue</b>		\$32,528,830
<b>Non-Impact Fee Funding</b>		<b>(\$2,562,868)</b>

# Nassau County Impact Fee Summary

## ○ DRAFT/Preliminary Maximum Supportable Fees

Development Type	Administrative	Sheriff	Fire	Maximum Supportable Fee	Current Fee	Increase/ (Decrease)
<b>Residential (per unit)</b>						
Single Family	\$1,273	\$482	\$576	<b>\$2,331</b>	\$1,138	\$1,193
Multifamily	\$899	\$340	\$407	<b>\$1,646</b>	\$1,024	\$622
<b>Nonresidential (per 1,000 square feet)</b>						
Retail	\$1,549	\$1,234	\$1,464	<b>\$4,247</b>	\$1,375	\$2,872
Office	\$1,963	\$419	\$497	<b>\$2,879</b>	\$735	\$2,144
Industrial	\$1,052	\$169	\$201	<b>\$1,422</b>	\$329	\$1,093
Warehouse	\$228	\$75	\$89	<b>\$392</b>	\$145	\$247
Institutional	\$1,870	\$461	\$547	<b>\$2,878</b>	\$489	\$2,389
Hotel	\$2,122	\$673	\$798	<b>\$3,593</b>	\$1,375	\$2,218

# Comments/Questions

# Appendix

- Vehicle Trip Projections
  - Countywide

Development Type	Base Year 2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Increase
<b>Residential Trips</b>												
Single Family	216,589	227,349	233,220	239,090	244,960	250,831	256,701	262,422	268,143	273,864	279,585	<b>62,996</b>
Multifamily	18,213	19,118	19,611	20,105	20,599	21,092	21,586	22,067	22,548	23,029	23,510	<b>5,297</b>
Subtotal	234,802	246,467	252,831	259,195	265,559	271,923	278,287	284,489	290,691	296,893	303,095	<b>68,293</b>
<b>Nonresidential Trips</b>												
Retail	49,277	51,922	53,042	54,163	55,283	56,403	57,523	58,643	59,764	60,884	62,004	<b>12,727</b>
Office	3,893	4,371	4,574	4,776	4,978	5,181	5,383	5,585	5,788	5,990	6,193	<b>2,299</b>
Industrial	5,771	6,104	6,245	6,386	6,527	6,668	6,808	6,949	7,090	7,231	7,372	<b>1,601</b>
Institutional	20,479	20,895	21,071	21,247	21,422	21,598	21,774	21,950	22,126	22,302	22,478	<b>1,999</b>
Hotel	7,508	7,784	7,901	8,018	8,135	8,252	8,369	8,486	8,603	8,720	8,837	<b>1,329</b>
Subtotal	86,929	91,077	92,833	94,589	96,346	98,102	99,858	101,615	103,371	105,127	106,884	<b>19,955</b>
<b>Vehicle Trips</b>												
Grand Total	321,731	337,544	345,664	353,784	361,905	370,025	378,145	386,104	394,062	402,020	409,979	<b>88,248</b>

Source: Trip Generation, Institute of Transportation Engineers, 10th Edition (2017); National Household Travel Survey, 2009