



ORDINANCE 11-26 RECREATIONAL FACILITIES IMPACT FEES
AND ORDINANCE 12-26 PUBLIC SAFETY IMPACT FEES
CITY COUNCIL MEETING
MARCH 25, 2026

Development Impact Fees to be Updated and Adopted

1. Police
2. Fire
3. Advanced Life Support (ALS)
4. Parks

- Note: Development Impact Fees (DIFs) are one-time fees assessed to recover infrastructure costs required to serve new development.



History

1. Recreational Facilities Impact Fees first implemented in 1987 and last updated in 2002
2. Fire Rescue Impact Fees first implemented in 1987 and last updated in 2006.
3. Police and Advanced Life Support (ALS) Impact Fees first implemented in 2006.
4. Contracted with DTA to conduct an impact fee study on April 17, 2025.
5. Presented results of the impact fee study to City Council on January 30, 2026.
6. Presented Public Safety and Recreational Facilities Impact Fee Ordinances to the Planning & Zoning Board on March 4, 2026 – both Ordinances recommended for approval
7. Ordinance 11-26 Recreational Facilities Impact Fees and Ordinance 12-26 Public Safety Impact Fees introduced on March 4, 2026

Proposed Development Impact Fee Schedule (Maximum Calculated Allowable Fees)

<u>Impact Fee Type</u>	<u>Unit of Measure (UM)</u>	<u>Calculated Impact Fee</u>	<u>Existing Impact Fee</u>	<u>Percentage Increase over Existing Impact Fee</u>	<u>1% - 25% Increase over Existing Impact Fee</u>	<u>25% to 50% Increase over Existing Impact Fee</u>	<u>Annual Impact Fee Adjustments</u>	<u>2026 Impact Fee</u>	<u>2027 Impact Fee</u>	<u>2028 Impact Fee</u>	<u>2029 Impact Fee</u>
Police Impact Fee:											
Residential Dwelling Unit	Unit	\$ 1,314.00	\$ 596.55	120.27%		\$ 298.28	\$ 74.57	\$ 671.12	\$ 745.69	\$ 820.26	\$ 894.83
Non-Residential	Square Foot	\$ 0.883	\$ 0.1543	472.26%		\$ 0.0772	\$ 0.0193	\$ 0.1736	\$ 0.1929	\$ 0.2122	\$ 0.2315
Fire Rescue Impact Fee:											
Residential Dwelling Unit:											
< 30,000 square feet	Unit	\$ 2,328.45	\$ 574.96	304.98%		\$ 287.48	\$ 71.87	\$ 646.83	\$ 718.70	\$ 790.57	\$ 862.44
> 30,000 square feet	Unit	\$ 2,395.76	\$ 591.58	304.98%		\$ 295.79	\$ 73.95	\$ 665.53	\$ 739.48	\$ 813.42	\$ 887.37
Non-Residential:											
< 30,000 square feet	Square Foot	\$ 1.5685	\$ 0.1490	952.68%		\$ 0.0745	\$ 0.0186	\$ 0.1676	\$ 0.1863	\$ 0.2049	\$ 0.2235
> 30,000 square feet	Square Foot	\$ 1.6106	\$ 0.1530	952.68%		\$ 0.0765	\$ 0.0191	\$ 0.1721	\$ 0.1913	\$ 0.2104	\$ 0.2295
Advanced Life Support (ALS) Impact Fee:											
Residential Dwelling Unit	Unit	\$ 41.00	\$ 35.15	16.64%	\$ 8.79		\$ 4.39	\$ 39.54	\$ 43.94	\$ 43.94	\$ 43.94
Non-Residential	Square Foot	\$ 0.0272	\$ 0.0091	198.90%		\$ 0.0046	\$ 0.0011	\$ 0.0102	\$ 0.0114	\$ 0.0125	\$ 0.0137
Recreational Facilities Impact Fee:											
Residential Dwelling Unit	Unit	\$ 7,303.00	\$ 1,115.00	554.98%		\$ 557.50	\$ 139.38	\$1,254.38	\$1,393.75	\$1,533.13	\$1,672.50

Single Family Residence Example (Residence < 30,000 SQ. Ft. Gross Area)

Residential < 30,000 square feet

Impact Fee Type	Basis	Proposed Fee	Current Fee	Difference
Police	Unit	\$ 671.12	\$ 596.55	\$ 74.57
Fire ⁽¹⁾	Unit	\$ 646.83	\$ 574.96	\$ 71.87
Advanced Life Support	Unit	\$ 39.54	\$ 35.15	\$ 4.39
Parks	Unit	\$ 1,254.38	\$ 1,115.00	\$ 139.38
		<u>\$ 2,611.87</u>	<u>\$ 2,321.66</u>	<u>\$ 290.21</u>

(1) Fire fee assumes residence <30,000 gross area

Commercial Construction Example (Facility > 30,000 Sq. Ft. Gross Area)

Commercial Facility 65,000 square feet

Impact Fee Type	Basis	Proposed Fee	Current Fee	Difference
Police	Square Feet	\$ 11,284.00	\$ 10,029.50	\$ 1,254.50
Fire ⁽¹⁾	Square Feet	\$ 11,186.50	\$ 9,945.00	\$ 1,241.50
Advanced Life Support	Square Feet	\$ 663.00	\$ 591.50	\$ 71.50
		<u>\$ 23,133.50</u>	<u>\$ 20,566.00</u>	<u>\$ 2,567.50</u>

(1) Fire uses >30,000 per square foot fee

Next Steps

1. Pursuant to Section 163.31801(4)(d) an impact fee must provide notice at least 90 days before an effective date of imposing an increased impact fee.
2. Implementation of the new impact fee rates will be July 1, 2026, or 97 days following approval of Ordinances 11-26 and 12-26.



Thank you

Questions?

