

2022 IMPACT FEE STUDY UPDATE

BOARD WORK SESSION

05/03/2022

2022 IMPACT FEE ESTIMATED TIMELINE

Initiated: August 2020 – School Board requested an Impact Fee Study
March 2022 – TischlerBise completed the 2022 Impact Fee Study
April 12, 2022 – School Board Work Session 2022 Impact Fee Study Presentation by TischlerBise
May 3, 2022 – School Board Work Session 2022 Impact Fee Study Update Presentation by staff

Purpose: Florida Statute (FS) 163.31801(4) requires Impact Fees are based on the most recent and localized data. The last Impact Fee Study was completed in 2015 by Tindale Oliver.

End Result: School Board provide direction for future Impact Fee

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Florida Statute 163.31801 Impact Fees

In accordance with Florida Statute 163.31801(6), the Impact Fee cannot increase beyond 50% of the current Fee in any 4 year period.

1. No change if the current impact fee is based on the most recent and localized data
2. The Impact Fee can increase by 25% of the current amount and be implemented in equal amounts over 2 years
3. The Impact Fee can increase by 50% of the current amount and be implemented in equal amounts over 4 years
4. The Impact Fee can increase beyond the phase-in limitations when “extraordinary circumstances” are justified by a study.

History

SCS approved the first Impact Fee in 2004 and the last update was in 2015 by Tindale Oliver (ORD 2015-090). The Board adopted increases in Multi-Family (MF) and Mobile Home (MH). There have been no changes in the Single-Family (SF) Impact Fee since Impact Fees were established in 2004 (ORD 2004-28).

2004 & 2015 Impact Fee History and Comparisons				2022 IF Allowed by FS			
Dwelling Unit Type	2004	2015	Increase	25%	Increase	50%	Differs
Single Family (SF)	\$2,032	\$2,032	\$ -	\$2,540	\$508	\$3,048	\$1,016
Multi-Family (MF)	\$474	\$516	\$42	\$645	\$129	\$774	\$258
Mobile Home (MH)	\$138	\$188	\$50	\$235	\$47	\$282	\$94

March 2022

- Impact Fee Study Completed

April 12, 2022

- School Board Work Session TischlerBise Presentation
- Impact Fee & Student Generation Rate

May 3, 2022

- School Board Work Session 2020 Impact Fee Update
- School Board provide staff direction for future impact fees

June 7, 2022

- School Board Agenda to adopt Impact Fee
- Provide to Sarasota County Government

October 2022

- Sarasota County Government Agenda
- Ordinance adopting Impact Fees
- 90 Day Notice

January 1, 2023

- All local governments start collection of the new impact fee
- Collection occurs at Certificate of Occupancy (CO)

2022 TischlerBise Impact Fee Study: Results

In March 2022, TischlerBise completed the Impact Fee Study showing increases over 200% of the current Impact Fee. The chart below provides the Impact Fee by the type of dwelling unit for the current Fee (ORD 2015-090), the 2022 Impact Fee Study amounts, amount of increase from the current year, percent of increase, the Impact Fee if adopted at 25% increase from the current fee and the Impact Fee if adopted at 50% of the current fee.

2022 TischlerBise Impact Fee Study: Results								
Dwelling Unit Type	2015	2022	Increase	% Differs	IF 25%	Increase	IF 50%	Increase
Single Family (SF)	\$ 2,032	\$ 6,533	\$ 4,501	222%	\$ 2,540	\$ 508	\$3,048	\$ 1,016
Multi-Family (MF)	\$ 516	\$ 2,193	\$ 1,677	325%	\$ 645	\$ 129	\$ 774	\$ 258
Mobile Home (MH)	\$ 188	\$ 592	\$ 404	215%	\$ 235	\$ 47	\$ 282	\$ 94

2015 Tindale Oliver Impact Fee Study – Projected Students compared to Actual Enrollment

Board Data Requested: Staff was asked to compare 2015 IF Study Student Projections with Actual Student Enrollment to determine accuracy of Student Projections

For the previous 2015 Tindale Oliver Impact Fee Study, Sarasota County Schools (SCS) staff provided the 2015-2018 Projected Student Enrollment. The chart below shows the 2015 Tindale Oliver SCS staff Projected Students compared to the Actual Student Enrollment from the October 40-Day Count. The difference in Projected Students to Actual Enrollment range from -0.13% to -0.99%.

2015 Tindale Oliver: Internal Finance Projected Student Enrollment vs. Actual Student Enrollment (October 40-Day Count)									
School Type	2014-15	2015-16		2016-17		2017-18		2018-2019	
	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual
Elementary	15,592	15,797	15,614	15,941	15,801	15,878	15,793	15,974	15,688
Middle	5,885	5,838	5,845	5,924	5,741	6,004	5,945	6,076	6,108
High	10,534	10,666	10,791	10,795	10,808	10,887	11,011	11,078	11,184
Special	3,562	3,546	3,552	3,542	3,511	3,602	3,412	3,647	3,432
Total Students:	35,573	35,847	35,802	36,202	35,861	36,371	36,161	36,775	36,412
	Under/(Over):		(45)			(341)			(363)
	% Difference:		-0.13%			-0.94%			-0.99%

Internal Finance: Projected Student Enrollment compared to Actual Student Enrollment

Board Data Requested: Staff was asked to compare 2021-22 Student Projections with Actual Enrollment

The chart below shows the SCS Projected Student Enrollment compared to the Actual Student Enrollment from the October 40-Day Count, the difference in total number of students and the percent difference between actual and projected students by year.

Internal Finance Projected Student Enrollment vs. Actual Student Enrollment (October 40-Day Count)										
School Type	2015-16		2016-17		2017-18		2018-2019		2019-2020	
	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual
Elementary	15,831	15,614	15,773	15,801	16,109	15,793	15,917	15,688	15,603	15,800
Middle	5,905	5,845	5,852	5,741	6,056	5,945	6,087	6,108	6,210	6,239
High	10,665	10,791	10,784	10,808	10,859	11,011	10,998	11,184	10,865	11,224
Special	3,521	3,552	3,598	3,511	3,504	3,412	3,424	3,432	3,401	3,384
Total Students:	35,922	35,802	36,007	35,861	36,528	36,161	36,426	36,412	36,079	36,647
Under/(Over):	(120)		(146)		(367)		(14)		568	
% Difference:	-0.33%		-0.41%		-1.00%		-0.04%		1.57%	

The current year, 2021-22, Projected Student Enrollment was 1,008 students over the Actual Student Enrollment, a difference of 2.79%. When the current year and prior year differences are combined, the variance in Projected Students and Actual Enrollment only vary by 0.38%. The previous 2 years variances may be from a combination of variables i.e., COVID-19, Virtual School, migration to Home School, entering Kindergartens etc.

Internal Finance Projected Student Enrollment vs. Actual Student Enrollment (October 40-Day Count)							
School Type	2020-2021			2021-2022			2 Years Combined
	Projected	Actual	Differs	Projected	Actual	Differs	
Elementary	15,901	14,960	(941)	15,269	15,664	395	(546)
Middle	6,243	6,136	(107)	6,135	6,299	164	57
High	11,192	11,449	257	11,457	11,800	343	600
Special	3,356	3,261	(95)	3,257	3,363	106	11
Total Students:	36,692	35,806	(886)	36,118	37,126	1,008	122
% Difference:	-2.41%			2.79%			0.38%

2015 Impact Fee Study: Maximum Impact Fee Estimated Additional Revenue

Board Data Requested: Staff was asked to determine impact of 2015 Impact Fee Study on past Debt if adopted at 100%

The chart below shows the 2015 Impact Fee Study Maximum Supportable \$7,835 Single-Family Fee Estimated Revenues. If the 2015 Impact Fee had been adopted at 100% in 2015, an additional \$110 million more in revenue to date. However, no new debt has been issued since the 2015 Impact Fee Study was completed.

Note: The Impact Fees collections had a Moratorium from 12/15/10 – 12/14/15.

2015 Impact Fee Study: Maximum Impact Fee \$7,835 Prior Estimated Revenues	
Fiscal Year	Prior Years Estimated Impact Fee Revenue
2021-2022 to date	\$ 5,478,379
2020-2021	\$ 7,554,948
2019-2020	\$ 5,916,927
2018-2019	\$ 7,030,622
2017-2018	\$ 6,930,137
2016-2017	\$ 5,012,705
2015-2016	\$ 601,604
Total Collections:	\$ 38,525,321
Single Family Impact Fee	\$ 2,032
Estimated # of Collections:	\$ 18,959
2015 Maximum Impact Fee	\$ 7,835
Total Potential Revenue:	\$ 148,546,207

2015 Impact Fee Study: Maximum Impact Fee Prior Year Estimated Additional Revenue	
2015 Adopted Impact Fee	\$ 2,032
2015 Maximum Impact Fee	\$ 7,835
Difference in Fees:	\$ 5,803
Estimated # of Collections	18,959
Estimated Additional Revenue:	\$ 110,020,886

Scholarship Programs

Board Data Requested: Staff was asked to determine the impact on student projections from Scholarship Programs

McKay Scholarships due to its longevity have remained steady over the years. The new Florida Empowerment Scholarship (FES) is where there is the most growth. It appears most of the Scholarships are being given to students who were already in private school. The number of District students who migrated to FES in FY 2022 was 121 (126 if including PreK) of the 1,044 total FES scholarships. Therefore, the impact on growth projections used for the 2022 TischlerBise Impact Fee Study is minimal.

VOUCHER PROGRAM	SY2019	SY2020	SY2021	SY2022	Total
Family Empowerment Scholarship					
FES-EO	N/A	182	379	735	1,296
<i>ENR_DIST_PY</i>	N/A	52	90	88	230
<i>ENR_KG</i>	N/A	76	92	95	263
<i>ENR_PK_PY</i>	N/A	0	3	3	6
FES-UA (GARDNER)	N/A	N/A	N/A	309	309
<i>ENR_DIST_PY</i>	N/A	N/A	N/A	33	33
<i>ENR_KG</i>	N/A	N/A	N/A	16	16
<i>ENR_PK_PY</i>	N/A	N/A	N/A	2	2
McKay Scholarship					
McKay	442	478	436	445	1,801
<i>ENR_DIST_PY</i>	118	141	112	128	499
<i>ENR_KG</i>	11	11	6	12	40
<i>ENR_PK_PY</i>	10	10	4	10	34
Grand Total	442	660	815	1,489	3,406

Key:

ENR_DIST_PY- The number of students enrolled in a district school the prior year before enrolling in a voucher program.

ENR_KG – Was enrolled in a voucher program as a KG during that year.

ENR_PY_PK – The number of voucher program enrolled KGs who were PK students enrolled in a district school the prior year.

2022 TischlerBise Impact Fee Study: Projected Impact Fee Revenue

The 2022 Impact Fee Revenue is projected by year based on the following assumptions:

- Residential Dwelling Units Per Year: 3,000
- Number of Residential Dwelling Unit (DU) by Type
 - 3,000 DU X 85% = 2,550 Single-Family
 - 3,000 DU X 15% = 450 Multi-Family

Impact Fee Revenue Assumptions						
Dwelling Unit Type	DU	% Type	# DU by Type	Current	25% Increase	50% Increase
Single Family (SF)	3,000	85%	2,550	\$ 2,032	\$ 2,540	\$ 3,048
Multi-Family (MF/TH)	3,000	15%	450	\$ 516	\$ 645	\$ 774
Mobile Home (MH)	3,000	0%	-	\$ 188	\$ 235	\$ 282
			Total:	3,000		

The chart below shows Projected Impact Fee Revenue by each year for five years, total five year projected revenue, total ten year projected revenue and the difference between adopting 25% of the current impact fee or 50%. The Total Five Year difference in Projected Impact Fee Revenue is \$3.4 million and the Total Ten Year difference is \$10.1 million.

2022 TischlerBise Impact Fee Study: Projected Revenue - Comparison								
#	Scenario	2022-2023 Projection	2023-2024 Projection	2024-2025 Projection	2025-2026 Projection	2026-2027 Projection	Total Five Year IF Revenue	Total Ten Year IF Revenue
1	Impact Fee - 2015 No Change	\$ 5,413,800	\$ 5,413,800	\$ 5,413,800	\$ 5,413,800	\$ 5,413,800	\$ 27,069,000	\$ 54,138,000
2	Impact Fee - 25% Phased 2 Years	\$ 6,090,525	\$ 6,767,250	\$ 6,767,250	\$ 6,767,250	\$ 6,767,250	\$ 33,159,525	\$ 66,995,775
3	Impact Fee - 50% Phase 4 Years	\$ 6,090,525	\$ 6,767,250	\$ 7,443,975	\$ 8,120,700	\$ 8,120,700	\$ 36,543,150	\$ 77,146,650
Difference:		\$ -	\$ -	\$ 676,725	\$ 1,353,450	\$ 1,353,450	\$ 3,383,625	\$ 10,150,875

Florida 163.31801(6)(g) provides a fourth option allowing an increase in the impact fee rate beyond the phase-in limitations when “extraordinary circumstances” are justified by a study.

2022 TischlerBise Impact Fee Study: School Board Next Steps

1. 05/03/22 - School Board provide staff direction for future Impact Fees
2. 06/07/22 - School Board adopt the Impact Fees
3. 06/08/22 - Submit to Sarasota County Government Board of County Commissioners