

**GOBA**

GREATER ORLANDO BUILDERS ASSOCIATION

# Orange County School Impact Fee 2016

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# School Impact Fee Study



- Study does not consider Florida HB 7029 relating to construction costs of schools
- Study shows higher fees than necessary
- OCPS policy on pre-payments supersedes 2006 Impact Fee Ordinance, paying well in advance when money is needed

# OCPS Impact Fee Collections



- 2014 Impact Fee Revenue \$50.5 million, Spent \$5.1 million
- 2015 Impact Fee Revenues \$56.5 million, Spent \$34 million
- Total FY 2011-15: Collected \$183 million in revenue, Spent \$101 million
- OCPS Impact Fee Analysis
  - Expenditures in FY15 \$34,235,738
  - Expenditures in FY16 \$329,794,966
    - Over an 800% increase in spending on new schools

# Capacity Enhancement



- **The School Concurrency Interlocal** does not mention pre-payment of all school impact fees prior to plat recordation.
- **The School Impact Fee Ordinance** does not require pre-payment of all school impact fees prior to plat recordation.

**Line 218 Sec. 23-142. Payment.** (a) ... for single-family detached homes or duplexes, the applicant may elect to pay the applicable fee no later than immediately prior to the issuance of the certificate of occupancy.

- **The Concurrency Management Ordinance** does not require pre-payment of all school impact fees prior to plat recordation.

# Recommended Solutions



## 1. Accept Recommend Increase of Fee

- 35% Increase in Single Family Residential
- 77% Increase in Townhomes
- 51% Increase in Multi Family Homes

## 2. Effective date of January 1, 2017

## 3. Pay Impact Fees at Building Permit

4. CEAs or other type of private agreements shall not impose or require prepayment of impact fees inconsistent with Section 23-142 of School Impact Fee Ordinance

## Impact Fees

As of 5/4/16

	FY 2011 Actuals	FY 2012 Actuals	FY 2013 Actuals	FY 2014 Actuals	FY 2015 Actuals	FY 2016 Budget
<b>Beginning Fund Balance</b>	\$ 143,836,112	\$ 127,254,289	\$ 139,362,296	\$ 162,747,220	\$ 210,118,331	\$ 233,597,838
<i>Revenues:</i>						
Impact Fees	\$ 16,110,910	\$ 21,123,658	\$ 39,446,508	\$ 50,597,383	\$ 56,532,082	\$ 44,695,379 *
Interest and Other	\$ 1,872,878	\$ 2,387,311	\$ (358,516)	\$ 1,969,729	\$ 1,183,164	\$ 959,086
<b>TOTAL REVENUES</b>	\$ 17,983,787	\$ 23,510,969	\$ 39,087,992	\$ 52,567,112	\$ 57,715,246	\$ 45,654,465
<i>Expenditures:</i>						
21-M-E-2	\$ -	\$ -	\$ -	\$ 10,080	\$ 1,676,812	\$ 34,131,949
27-H-W-4	\$ 88	\$ 1,957	\$ 32,411	\$ 372,135	\$ 369,870	\$ 84,572,589
30-E-SE-3	\$ -	\$ 730,119	\$ 8,031	\$ -	\$ -	\$ -
44-E-SE-2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,500,000
52-M-SE-2	\$ -	\$ -	\$ -	\$ -	\$ 314,508	\$ 34,614,524
84-E-W-4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,612,000
133-K8-N-6	\$ -	\$ -	\$ -	\$ -	\$ 411,149	\$ 14,300,000
Bay Lake ES	\$ -	\$ -	\$ -	\$ -	\$ 73,050	\$ 19,186,538
Eagle Creek ES	\$ 5,921	\$ -	\$ 5,524	\$ 446,332	\$ 10,141,393	\$ 3,536,494
Forsyth Woods	\$ (208,552)	\$ (1,391)	\$ 4,800	\$ -	\$ -	\$ -
Prairie Lake ES	\$ 39,412	\$ 252,791	\$ 13,013,112	\$ 1,637,003	\$ 64,739	\$ 102,268
Independence ES	\$ -	\$ -	\$ 1,609	\$ 391,857	\$ 11,190,796	\$ 3,767,347
Keene's Crossing ES	\$ (3,525)	\$ -	\$ (516,000)	\$ -	\$ (310)	\$ -
Lake Nona HS	\$ (386)	\$ (474)	\$ (36)	\$ (66,163)	\$ (1,645)	\$ -
Lake Nona MS	\$ 17,801,040	\$ 2,712,364	\$ 27,429	\$ -	\$ (1,088)	\$ -
Millenia ES	\$ (6,049)	\$ -	\$ -	\$ -	\$ -	\$ -
Millenia Gardens ES	\$ -	\$ -	\$ 84,278	\$ 56,708	\$ 6,031,327	\$ 16,279,397
Ocoee MS	\$ 1,296	\$ -	\$ -	\$ -	\$ -	\$ -
Ocoee HS	\$ (5,283)	\$ -	\$ -	\$ -	\$ -	\$ -
Site Acquisition	\$ 95,293	\$ 139,143	\$ 328,835	\$ 72,558	\$ 37,741	\$ 52,539,852
Stone Lake ES	\$ (139)	\$ -	\$ -	\$ -	\$ -	\$ -
Sun Blaze ES	\$ -	\$ 308,461	\$ 1,199,030	\$ 1,906,053	\$ 20,398	\$ 37,749
Sunridge ES	\$ 594,056	\$ 222,015	\$ 48,246	\$ 7,427	\$ (35,381)	\$ -
Sunridge MS	\$ 348,930	\$ 4,508,189	\$ 1,204,726	\$ 10,320	\$ (26,888)	\$ -
Timber Lakes ES	\$ 1,291	\$ (175)	\$ -	\$ -	\$ -	\$ -
Vista Lakes	\$ 2,807,666	\$ -	\$ -	\$ 25,655	\$ -	\$ -
Wedgfield School	\$ 48,433	\$ 2,433	\$ -	\$ 326,036	\$ 3,969,314	\$ 32,614,259
Wetherbee ES	\$ 10,938,271	\$ 2,527,531	\$ 261,072	\$ -	\$ (44)	\$ -
Wyndham Lakes ES	\$ 2,107,849	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENDITURES</b>	\$ 34,565,610	\$ 11,402,962	\$ 15,703,068	\$ 5,196,001	\$ 34,235,738	\$ 329,794,966
<b>Ending Fund Balance</b>	\$ 127,254,289	\$ 139,362,296	\$ 162,747,220	\$ 210,118,331	\$ 233,597,838	\$ (50,542,662) **

\* Based on current projections.

\*\* Excess expenditures will be covered from a temporary loan until sufficient impact fees are collected to fund these projects.