

ORDINANCE 2006-005

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, IMPOSING LAW ENFORCEMENT IMPACT FEES IN THE CITY OF FRUITLAND PARK FOR PROVIDING LAW ENFORCEMENT SERVICES; PROVIDING FINDINGS AND DECLARATIONS OF THE CITY COMMISSION; PROVIDING FOR THE COMPUTATION, PAYMENT AND TIME OF PAYMENT OF THE LAW ENFORCEMENT FEES; PROVIDING FOR THE PLACEMENT AND USE OF FUNDS COLLECTED FROM LAW ENFORCEMENT IMPACT FEES; PROVIDING THAT LAW ENFORCEMENT IMPACT FEES MAY BE PLEDGED TOWARD PAYMENT OF BOND ISSUES AND SIMILAR DEBT INSTRUMENTS; PROVIDING FOR CODIFICATION: PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Fruitland Park has determined that there is a need to address the requirement for law enforcement facilities in the city in order to accommodate new development;

NOW THEREFORE, be it ordained by the City Commission of the City of Fruitland Park, Florida:

SECTION 1. LEGISLATIVE FINDINGS.

The City of Fruitland Park finds, determines and declares that:

A. The provision of law enforcement services is in the best interest of the public's health, safety and welfare.

B. The City of Fruitland Park plans on constructing and developing law enforcement facilities in order to maintain and/or improve current standards of public health.

C. The imposition of Law Enforcement Impact Fees is one of the preferred methods of ensuring that development bears a proportionate share of the cost of the law enforcement facilities necessary to accommodate such development.

D. The charges established herein are derived from, are based upon, and do not exceed the costs of providing law enforcement facilities necessitated by development in the city and its service area.

E. The analysis conducted by Tindale-Oliver & Associates, Inc., an executive summary of which is attached to this ordinance, sets forth a reasonable methodology and analysis for the determination of the impact of development on the need for and costs of law enforcement facilities in the City of Fruitland Park.

SECTION 2. SHORT TITLE, AUTHORITY, ADOPTION OF TECHNICAL REPORTS, AND APPLICABILITY.

A. This ordinance shall be known and may be cited as the "City of Fruitland Park Law Enforcement Impact Fee Ordinance".

B. The City Commission for the City of Fruitland Park has the authority to adopt this ordinance pursuant to general law.

C. The City Commission of the City of Fruitland Park has reviewed and accepted, and incorporates into this Ordinance by reference, the "City of Fruitland Park Impact Fee Study Final Report, Fire Rescue and Law Enforcement," dated February 2006, prepared by Tindale-Oliver & Associates, Inc.

D. This Ordinance shall apply in the incorporated areas of the City of Fruitland Park.

SECTION 3. INTENT AND PURPOSES.

A. This ordinance is intended to assist in the implementation of the City of Fruitland Park Comprehensive Plan.

B. The purpose of this ordinance is to assure that development bears a proportionate share of the cost of capital expenditures necessary to provide adequate law enforcement facilities in the City of Fruitland Park.

C. The provisions of this ordinance shall be liberally construed so as to effectively carry out its purpose in the interest of the public health, safety and welfare.

SECTION 4. DEFINITIONS.

A. For the purposes of this Ordinance, the following terms shall have the following meanings.

1. Building Permit means that development permit issued by the City of Fruitland Park before any building or construction activity can be initiated on a parcel of land.

2. Commencement of Impact-Generating Land Development occurs upon the issuance of any permit to authorize Impact-Generating Land Development, as defined herein.

3. Existing Impact-Generating Land Development means the most intense use of land within the twelve (12) months prior to the time of commencing land development.

4. Fee payer means a person commencing Impact-Generating Land Development who is obligated to pay an impact fee in accordance with the terms of this Ordinance.

5. Impact-Generating Land Development is:

- a. Land development designed or intended to permit a use of the land which will, with respect to residential development, contain more dwelling units, and with respect to non-residential development, contain more floor space, than the then existing use of the land; or
- b. The making of any material change in the use of any structure or land in a manner that increases the population or the demand on law enforcement facilities.

SECTION 5. IMPOSITION OF LAW ENFORCEMENT IMPACT FEES.

Any person who, after the effective date of this Ordinance, shall commence any Impact-Generating Land Development as defined herein, is hereby required to pay a Law Enforcement Impact Fee in the manner and amount set forth in this Ordinance.

The Law Enforcement Impact Fee shall be determined and paid to the City Manager or a designee, at the time of issuance of a building permit or any approval as may be required to initiate an Impact-Generating Land Development. If the building permit or other approval is for less than the entire development, the fee shall be computed separately for the amount of development covered by the permit. If the fee is exacted for Impact-Generating Land Development that increases impact because of a change in use or the expansion of an existing use, the fee shall be determined by computing the difference in the fee schedule between the new Impact-Generating Land Development and the existing Impact-Generating Land Development. The obligation to pay the impact fee shall run with the land.

In the event the City Commission, by ordinance, does not modify the amount of the impact fees to the contrary, the Law Enforcement Impact Fee will be as established in Exhibit "A." The Law Enforcement Impact Fee shall be indexed to inflation and adjusted effective October 1st of each year beginning October 1, 2006. The inflation index for these adjustments shall be Table V-5 of the "City of Fruitland Park Impact Fee Study Final Report, Fire Rescue and Law Enforcement," attached hereto as Exhibit "B" and incorporated herein by reference, or such other index as deemed appropriate by the City Commission. The City Manager shall document the adjusted rate each year subject to review by the City Commission. Otherwise, the City Commission may by ordinance adjust the Law Enforcement Impact Fee as deemed appropriate.

SECTION 6. ESTABLISHMENT OF FEE SCHEDULE.

A. Any person who shall initiate any new Impact-Generating Land Development shall pay Law Enforcement Impact Fees as determined by the fee schedule attached to this Ordinance as Exhibit "A" and incorporated herein by reference.

B. Fee Computation.

1. If a building permit is requested for mixed uses, then the fee shall be determined according to the above schedule by apportioning the space committed to uses specified on the schedule.

2. If the type of Impact-Generating Land Development for which a building permit is requested is not specified on the fee schedule, the City Manager or designee shall determine the fee on the basis of the fee applicable to the most nearly comparable type of land use on the fee schedule.

SECTION 7. PAYMENT OF FEE.

A. The feepayer shall pay the Law Enforcement Impact Fee required by this ordinance to the City of Fruitland Park when zoning clearance for a building permit is issued by the City or pursuant to a written agreement with the City.

B. All funds collected shall be properly identified by and promptly transferred for deposit in the appropriate Law Enforcement Impact Fee Fund to be held in a separate account as provided in Section 7 of this ordinance and used solely for the purposes specified in this Ordinance.

SECTION 8. LAW ENFORCEMENT IMPACT FEE FUND ESTABLISHED.

A. The Law Enforcement Impact Fee collected pursuant to this ordinance shall be deposited into a fund called the City of Fruitland Park Law Enforcement Impact Fee Fund. The fees deposited in the fund shall be used only for the construction and debt service related to the acquisition of capital improvements for the city law enforcement services.

B. The City Commission may, by resolution, provide for the application of some or all of the Law Enforcement Impact Fees to the payment or security for the payment of revenue bonds issued in whole or in part for the purpose set out in subsection A of this Section, provided that the amount of Law Enforcement Facilities Impact Fee applied to the payment of such bonds shall not exceed the amount of bond proceeds actually expended for such purpose with interest at the average rate borne by the bonds. Such application or pledge may be made directly in the proceedings authorizing such bonds or in an agreement with an insurer of bonds to ensure such insurer of additional security therefor.

SECTION 9. USE OF FUNDS.

A. Funds collected from Law Enforcement Impact Fees shall be used solely for the purpose of acquiring, equipping, and/or making capital improvements to law enforcement facilities under the jurisdiction of the City of Fruitland Park and shall not be used for maintenance or operations.

B. Funds from the Law Enforcement Impact Fee Fund may only be used for law enforcement facilities purposes.

C. In the event that bonds or similar debt instruments are issued for advanced provision of capital facilities for which Law Enforcement Impact Fee may be expended, Law Enforcement Impact Fees may be used to pay debt service on such bonds or similar debt instruments to the extent that the facilities provided are of the type described in Paragraph A above.

SECTION 10. SEVERABILITY.

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

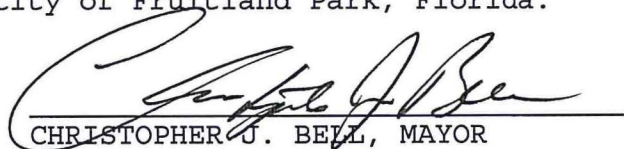
SECTION 11. CODIFICATION.

This Ordinance shall be codified and included in the Municipal Code by the appropriate party. The section of this ordinance may be renumbered or relettered, and the word "ordinance" may be changed to "section," "article," or other appropriate designation.

SECTION 12. EFFECTIVE DATE.

This Ordinance shall become effective on March 23, 2006 and upon passage on second and final reading by the City Commission of the City of Fruitland Park.

PASSED AND ORDAINED this 23rd day of March, 2006, by the City Commission of the City of Fruitland Park, Florida.

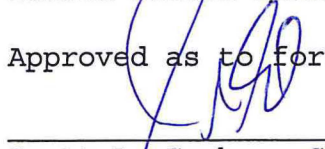

CHRISTOPHER J. BELL, MAYOR

Attest:


Linda S. Rodrick, City Clerk

Passed First Reading March 9, 2006
Passed Second Reading March 23, 2006

Approved as to form:



Scott A. Gerken, City Attorney

Proposed Law Enforcement Impact Fee Schedule

Table IV-13 presents the proposed law enforcement impact fee schedule developed for the City of Fruitland Park for residential and non-residential land uses, based on the net impact cost per functional resident presented in Table IV-12.

Table IV-13
Proposed Law Enforcement Impact Fee Schedule

Land Use	Impact Unit	24-Hour Functional Resident Coefficient ⁽¹⁾	Fee @ \$239 per Functional Resident ⁽²⁾
Residential			
Single Family	du	1.73	\$414.11
Multi Family	du	0.95	\$227.40
Mobile Home Park	du	1.25	\$299.21
Transient, Assisted, Group			
Hotel / Motel	Room	0.67	\$160.38
Nursing Home / ACLF	Bed	0.96	\$229.80
Recreational			
Marina	berth	0.19	\$45.48
Golf Course	hole	1.08	\$258.52
Movie Theater with Matinee	screen	8.60	\$2,058.58
Institutions			
Hospital	1,000 sf	1.65	\$394.96
Day Care Center	1,000 sf	0.94	\$225.01
Elementary School	Student	0.06	\$14.36
Middle School	Student	0.07	\$16.76
High School	Student	0.08	\$19.15
Junior/Community College	Student	0.06	\$14.36
University/College	Student	0.13	\$31.12
Church	1,000 sf	0.57	\$136.44

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February 2006

City of Fruitland Park
Impact Fee Study

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Table IV-13 (continued)
Proposed Law Enforcement Impact Fee Schedule

Land Use	Impact Unit	24-Hour Functional Resident Coefficient ⁽¹⁾	Fee @ \$239 per Functional Resident ⁽²⁾
Office			
Office 50,000 SF or less	1,000 sf	1.67	\$399.75
Office 50,001 - 100,000 SF	1,000 sf	1.29	\$308.79
Office 100,001 - 200,000 SF	1,000 sf	1.10	\$263.31
Office 200,001 - 400,000 SF	1,000 sf	0.94	\$225.01
Office greater than 400,000 SF	1,000 sf	0.80	\$191.50
Medical Office	1,000 sf	1.73	\$414.11
Retail, Gross Square Feet			
Specialty Retail	1,000 sf	1.50	\$359.06
Retail 50,000 GSF or less	1,000 sf	2.87	\$686.99
Retail 50,001 GSF to 200,000 GSF	1,000 sf	2.34	\$560.13
Retail over 200,000 GSF	1,000 sf	2.50	\$598.43
Pharmacy/Drug Store w/Drive-Thru	1,000 sf	1.88	\$450.02
Home Improvement Superstore	1,000 sf	1.78	\$426.08
Quality Restaurant	1,000 sf	6.77	\$1,620.53
High-Turnover Restaurant	1,000 sf	7.09	\$1,697.13
Fast Food Rest w/ Drive-Thru	1,000 sf	8.75	\$2,094.49
Gas/Service Station	fuel pos.	1.98	\$473.95
Quick Lube	bay	1.16	\$277.67
Supermarket	1,000 sf	2.03	\$485.92
Convenience Store	1,000 sf	4.24	\$1,014.93
Convenience Store w/Gas Pumps	1,000 sf	6.27	\$1,500.85
Convenience/Gas/Fast Food Store	1,000 sf	7.15	\$1,711.50
Auto Repair or Body Shop	1,000 sf	3.19	\$763.59
Tire Store	1,000 sf	3.46	\$828.22
New and Used Car Sales	1,000 sf	1.73	\$414.11
Self Service Car Wash	bay	1.89	\$452.41
Bank/Savings Walk-in	1,000 sf	2.14	\$512.25
Bank/Savings Drive-in	1,000 sf	1.73	\$414.11
Industrial			
General Light Industrial/Industrial Park	1,000 sf	0.69	\$165.17
Business Park	1,000 sf	1.00	\$239.37
Mini-Warehouse	1,000 sf	0.07	\$16.76

(1) Source: Section II, Table II-5 for residential land uses and Table II-6 for non-residential land uses

(2) Proposed impact fee determined by multiplying the net impact cost per functional resident (Table IV-12) by the 24-hour functional resident coefficient (Item 1) for each land use.

Table V-5
Law Enforcement Indexing Application

Calculation Step	Distribution of Inventory ⁽¹⁾	Percent of Total Cost ⁽²⁾	Annual Increase ⁽³⁾	Index ⁽⁴⁾
Land Cost	\$66,000	5.8%	8.0%	0.5%
Building Cost	\$800,000	69.9%	4.2%	2.9%
Vehicle & Equipment Cost	\$278,500	24.3%	2.6%	0.6%
Total Cost	\$1,144,500			
Total Applicable Index ⁽⁵⁾				4.0%

(1) Source: Table IV-1 for building and land cost and Table IV-2 for equipment cost.

(2) Land, building, and equipment cost divided by total cost.

(3) Source: Tables V-1 through V-3

(4) Percent of total cost (Item 2) for each cost component multiplied by annual increase of each cost component (Item 3).

(5) Sum of index components for land, building, and equipment.

IV. Law Enforcement

Introduction

This section summarizes the analysis used to develop the City of Fruitland Park law enforcement impact fee schedule. The Fruitland Park Police Department provides law enforcement-related services to residents within the municipal boundaries of the city. As such, the service area for law enforcement services included in this study is the entire city. This section summarizes the analysis used to develop the City of Fruitland Park law enforcement impact fee schedule and includes the following sections:

- Inventory
- Population
- Level of Service
- Cost Component
- Credit Component
- Net Law Enforcement Impact Cost
- Proposed Law Enforcement Impact Fee Schedule
- Law Enforcement Impact Fee Schedule Comparison
- Revenue Estimates

These nine elements are summarized in the remainder of this section, with the result being the proposed law enforcement impact fee schedule.

Inventory

The City of Fruitland Park currently has one police station. Table IV-1 summarizes information on this facility, including the replacement cost for both the building and the associated land. As shown, the building has 4,000 square feet of building space and is located in the same building as the City Hall. In addition, as mentioned previously, the City's fire station also is located on the same parcel. As such, total building square footage is taken into consideration in determining the acreage associated with the police station. The adjusted acreage attributed to the station is 0.66 acres based on these calculations.

Based on discussions with Fruitland Park Police Department representatives, the building replacement value of \$200 per square foot is used, which was provided by Southern

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Builders, Inc. for the fire station (as discussed previously in Section III of this report). This figure is consistent with police station construction costs experienced in other communities. In addition, since the next police station will be co-located with the future fire station in the proposed Public Safety Building, it is appropriate to use the same unit cost figure.

Table IV-1
Law Enforcement Land & Building Inventory⁽¹⁾

Facility	Location	Year Acquired/ Built	Square Feet ⁽²⁾	Total Square Footage on Site ⁽³⁾	Total Acres ⁽⁴⁾	Acres per 1,000 sf of Building Space ⁽⁵⁾	Adjusted Acres ⁽⁶⁾	Land Replacement Cost ⁽⁷⁾	Adjusted Land Replacement Cost ⁽⁸⁾	Building Replacement Cost ⁽⁹⁾	Total Replacement Cost ⁽¹⁰⁾
Main Station	506 W. Berckman Street	2003	4,000	14,103	2.31	0.164	0.66	\$231,000	\$66,000	\$800,000	\$866,000
Total		N/A	4,000					\$231,000	\$66,000	\$800,000	\$866,000

- (1) Source: Fruitland Park Police Department
- (2) Portion of the building dedicated to law enforcement services.
- (3) Square footage of all buildings on a given parcel.
- (4) Acreage of the parcel where the police station is located, which also includes the City Hall, fire station, and community room.
- (5) Acres (Item 4) divided by the total square footage on site (Item 3) multiplied by 1,000.
- (6) Acres per 1,000 square feet of building space (Item 5) is multiplied by square feet of the facility (Item 2) divided by 1,000.
- (7) Land replacement value is provided by the City of Fruitland Park based on just market value of the lot where the proposed Public Safety Building will be built.
- (8) Adjusted acres (Item 6) divided by total acres (Item 4) multiplied by the total land value (Item 7).
- (9) Based on the \$200 per square foot construction cost estimate provided by Southern Building, Inc.
- (10) Sum of adjusted land replacement cost (Item 8) and building replacement cost (Item 9).

In addition to land and buildings, the Fruitland Park Police Department's inventory includes the vehicles and equipment necessary for police officers to perform their duties and is summarized in Table IV-2. It should be noted that the City leases its police cars. This is viewed as a capitalized lease and lease payments are made using the infrastructure sales tax revenues, which, legally, can only be used for capital purchases. The City Attorney confirmed that this payment process is an appropriate mechanism to fund police cars. Given

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this funding mechanism and that the City residents benefit from these vehicles in obtaining law enforcement services, the police cars are included in the inventory for impact fee calculations.

Table IV-2
Law Enforcement Vehicle and Equipment Inventory ⁽¹⁾

Description	# Units	Unit Cost	Total Replacement Cost
Vehicles			
Crown Victoria LTD	8	\$22,000	\$176,000
Ford Pickup	1	\$19,000	\$19,000
Dodge Pickup	1	\$19,500	\$19,500
Total Vehicle Cost			\$214,500
Equipment ⁽²⁾			
Crown Victoria LTD	8	\$6,000	\$48,000
Ford Pickup	1	\$8,000	\$8,000
Dodge Pickup	1	\$8,000	\$8,000
Total Equipment Cost			\$64,000
Total Vehicle and Equipment Cost			\$278,500

(1) Source: Fruitland Park Police Department

(2) Equipment cost per vehicle is reported separately.

Population

The Fruitland Park Police Department provides all residents, workers, and visitors law enforcement services. Because simply using population does not fully address all of the benefactors of the Police Department's services, the "functional" weekly 24-hour population approach is used to establish a common unit of demand across different land uses (Arthur C. Nelson, *Estimating Land-Use and Facility Needs for Comprehensive Plans*, American Planning Association, 2003).

As previously stated, police services are provided to the entire City of Fruitland Park. Therefore, the citywide 24-hour functional population estimate for year 2005 is used, which is provided in Section II, Table II-4.

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Level of Service

As presented in Table IV-3, there is a correlation between an increase in the City of Fruitland Park's population and the number of calls for police services over the last five years. The average annual growth in the number of calls for service has been approximately 4.5 percent while population grew by one percent. This shows the need for additional capacity to service the demand from new growth. The slight decline in the number of calls from 2002 to 2003 was due to the City not being able to fill open positions for police officers that year.

Table IV-3
Service Area Population and
Calls for Service

Year	Population ⁽¹⁾	Number of Calls ⁽²⁾
2000	3,186	10,997
2001	3,193	11,094
2002	3,220	12,165
2003	3,265	12,062
2004	3,335	13,045

(1) Source: Section II, Table II-1

(2) Source: Fruitland Park Police Department

Typically, level of service for police services is expressed in terms of officers per 1,000 residents. Using this method, Fruitland Park's current level of service (LOS) is 11 sworn officers per 3,510 residents or 3.134 officers per 1,000 residents. As mentioned in the previous section, for impact fee calculations, LOS needs to be measured using functional population. This calculation results in a current LOS of 3.525 officers per 1,000 functional residents. Table IV-4 summarizes the calculation of the City's current LOS using both population and functional population.

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Table IV-4
Current Level of Service (2005)

Calculation Step	Year 2005	
	Permanent Population	Functional Population
Population ⁽¹⁾	3,510	3,121
Number of Police Officers ⁽²⁾	11	11
Population/Functional Residents per Officer	319	284
LOS (Stations per 1,000 Residents)	3.134	3.525

(1) Source: Section II, Table II-4

(2) Source: Fruitland Park Police Department

Table IV-5 summarizes a LOS comparison between Fruitland Park, Lake County, select cities near Fruitland Park, and the State of Florida. The LOS is displayed in terms of regular population for 2004 for all entities because functional population was calculated only for Fruitland Park. For the State of Florida, the figures presented in the following table are based on year 2000 data. As presented in Table IV-5, Fruitland Park's 2004 LOS exceeds that of surrounding jurisdictions and the State of Florida. Similar to the fire rescue services, the Fruitland Park Police Department is service a smaller population base, and as such, is providing a higher number of police officers per 1,000 residents.

Table IV-5
2004 Level of Service Comparison

LOS Measure	City of Fruitland Park ⁽¹⁾	Lake County ⁽²⁾	City of Eustis ⁽³⁾	City of Tavares ⁽⁴⁾	City of Clermont ⁽⁵⁾	Florida ⁽⁶⁾
Population	3,335	251,878	16,884	10,938	17,654	15,982,824
Number of Officers	9	139	41	24	38	39,939
Residents per Officer	371	1,812	412	456	465	400
LOS (Officers per 1,000 Residents)	2.699	0.552	2.428	2.194	2.152	2.499

(1) Source: Table II-1 for 2004 population and information obtained from Fruitland Park Police Department for number of officers.

(2) Source: Lake County Sheriff's Office for number of officers, Table II-1 for population figure.

(3) Source: City of Eustis Law Enforcement Impact Fee Update, Tindale-Oliver & Associates, May 2004 and 2004 BEBR population estimates.

(4) Source: City of Tavares Police Department and BEBR Population Estimates (2004)

(5) Source: City of Clermont Police Department and BEBR Population Estimates (2004)

(6) Source: Florida Department of Law Enforcement and 2000 Census. Includes only the full-time sworn officers.

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Cost Component

Capital Replacement Costs

Table IV-6 summarizes the capital replacement costs for land and buildings for law enforcement services. As shown in the table, the building and land replacement cost per officer is \$79,000.

Table IV-6
Land and Building Cost per Officer⁽¹⁾

Item	Figure
Number of Officers ⁽¹⁾	11
Total Building Replacement Cost per Officer ⁽²⁾	\$72,727
Total Land Replacement Cost per Officer ⁽³⁾	\$6,000
Total Building and Land Replacement Cost per Officer ⁽⁴⁾	\$78,727
Building Cost per Square Foot ⁽⁵⁾	\$200
Land Cost per Acre ⁽⁶⁾	\$100,000

(1) Source: Table IV-4

(2) Total building replacement cost from Table IV-1 (\$800,000) divided by total number of officers (Item 1).

(3) Total land replacement cost from Table IV-1 (\$66,000) divided by total number of officers (Item 1).

(4) Sum of total building replacement cost per station (Item 2) and total land replacement cost per station (Item 3).

(5) The building replacement value is estimated at \$200 per square foot based on estimates provided by Southern Building, Inc.

(6) Total land replacement value of \$100,000 per acre is determined based on the just market value of the property where the proposed Public Safety Building will be located.

Table IV-7 summarizes the capital replacement costs for vehicles and equipment for law enforcement services, including:

- total vehicle and equipment replacement cost of \$278,500; and
- an average replacement cost of \$25,318 per officer.

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Table IV-7
Vehicle and Equipment Cost per Officer⁽¹⁾

Description	Figure
Vehicle and Equipment Costs ⁽¹⁾	\$278,500
Number of Officers ⁽²⁾	11
Cost per Officer	\$25,318

(1) Source: Table IV-2

(2) Source: Table IV-4

Total Impact Cost per Functional Resident

Table IV-8 presents the total impact cost per functional resident for law enforcement services in the City of Fruitland Park. This cost per functional resident is calculated by multiplying the total cost per officer by the LOS (officers per 1,000 residents) and dividing that figure by 1,000. The total cost impact for law enforcement services in the City of Fruitland Park is \$367 per functional resident.

Table IV-8
Total Impact Cost per Functional Resident

Component	Figure
Number of Officers ⁽¹⁾	11
Building & Land Replacement Cost per Officer ⁽²⁾	\$78,727
Equipment Cost per Officer ⁽³⁾	\$25,318
Total Cost per Officer	\$104,045
LOS⁽⁴⁾ (Officers/1,000 Functional Residents)	3.525
Total Impact Cost per Functional Resident⁽⁵⁾	\$366.76

(1) Source: Table IV-4

(2) Source: Table IV-6

(3) Source: Table IV-7

(4) Source: Table IV-4

(5) Total cost per officer multiplied by LOS (Item 4) divided by 1,000.

Credit Component

To avoid overcharging new development for the law enforcement impact fee, a review of the capital financing program for law enforcement services was completed. The purpose of this review was to determine any potential revenue credits generated by new development that could be used for capital facilities, land, and equipment expansion of

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the law enforcement program. Revenue credits are then applied against the cost per functional resident so that new development is not overcharged for capital revenue contributions used to expand the law enforcement program.

Revenue Sources for Capital Expenditures

An analysis of the historical law enforcement capital expenditures for the six-year period from FY 2000/01 to FY 2005/06 was completed based on information provided by the Fruitland Park Police Department. The Fruitland Park Police Department has two funding sources for capital expenditures: infrastructure sales surtax and automation funds. As mentioned previously, the City's 10-year Public Safety Master Plan includes the construction of a Public Safety Building that will house both fire rescue and law enforcement services. However, the City has not yet determined the exact timing and funding sources of the proposed facility. Therefore, revenue credit calculations are based on historical capital expansion expenditures.

Table IV-9 summarizes the capital expenditures for the last five and current fiscal years, which include purchase of law enforcement related equipment such as radars and in-vehicle computers.

Table IV-9
Capital Expenditures for FY 2000/01 through FY 2005/06 ⁽¹⁾

Equipment	Expansion/ Replacement	Fiscal Year						Six-Year Total
		2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	
Infrastructure Sales Surtax Expenditures								
Radars	Expansion			\$7,500	\$5,000			\$12,500
Total - Infrastructure Sales Surtax		\$0	\$0	\$7,500	\$5,000	\$0	\$0	\$12,500
Automation Expenditures								
In Computer	Expansion	\$10,500					\$9,000	\$19,500
P.D. Computer	Expansion				\$6,000		\$4,000	\$10,000
Total - Automation		\$10,500	\$0	\$0	\$6,000	\$0	\$13,000	\$29,500
Total Capital Expansion Expenditures		\$10,500	\$0	\$7,500	\$11,000	\$0	\$13,000	\$42,000
Percent Capital Expansion from Infrastructure Sales Surtax								30%
Percent Capital Expansion Expenditures from Automation								70%

(1) Source: Fruitland Park Police Department

Capital Improvement Credit

The capital improvement credit per functional resident was calculated using the average capital expansion expenditures during the Fiscal Years 2000/01 through 2005/06. The average annual capital expenditures were divided by the average functional residents for that same period in order to calculate the average capital expansion cost per functional resident. As presented in Table IV-10, the result is an average expansion cost of \$2.35 per functional resident.

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Table IV-10
Capital Improvement Credit per Functional Resident

Fiscal Year	City Functional Residents ⁽¹⁾	Capital Expansion Expenditures Funding ⁽²⁾		Total Capital Expenditures for Expansion
		Sales Tax	Automation	
2000/01	2,839	\$0	\$10,500	\$10,500
2001/02	2,863	\$0	\$0	\$0
2002/03	2,903	\$7,500	\$0	\$7,500
2003/04	2,965	\$5,000	\$6,000	\$11,000
2004/05	3,121	\$0	\$0	\$0
2005/06	3,204	\$0	\$13,000	\$13,000
Total	17,895	\$12,500	\$29,500	\$42,000
Annual Average	2,983	\$2,083	\$4,917	\$7,000
Average Cost per Functional Resident				\$2.35

(1) Source: Appendix A, Table A-3

(2) Source: Table IV-9

(3) Annual average capital expenditures for expansion divided by the annual average functional residents.

Bond Debt Credit

Any outstanding bond issues related to the expansion of law enforcement facilities also will result in a credit to the impact fee. The City's related outstanding bond issue is presented in Table IV-11. The City Hall/Police Station Building was funded with a bond issued in 2003 that is being paid back with infrastructure sales surtax revenues. Since 40 percent of the building is used for law enforcement services, 40 percent of the debt service is attributed to the provision of these services. The total bond issue was for \$1 million, thus as shown in the table below, \$400,000 is the total capital funding for law enforcement services.

The bond debt credit is calculated by determining the present value of the total remaining payments, then dividing that figure by the average annual functional residents over the remaining life of the bond issue. The resulting credit for law enforcement-related debt is \$94 per functional resident.

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**Table IV-11
Bond Debt Credit per Functional Resident**

	Number of Years Issued	Years Remaining	Interest Rate ⁽¹⁾	Total Fire Capital Funding ⁽²⁾	Present Value of Payments Remaining ⁽³⁾	Average Annual Functional Population During Bond Issue Period ⁽⁴⁾	Credit per Functional Resident ⁽⁵⁾
City Hall - Law Enforcement Portion	10	8	3.73%	\$400,000	\$331,270	3,514	\$94.27

- (1) Source: SunTrust Bank, City of Fruitland Park Infrastructure Sales Surtax Revenue Note, Series 2003.
- (2) The total principal amount of the bond is \$1 million. The fraction of the City Hall structure attributed to law enforcement services is 40 percent or \$400,000.
- (3) The present value in 2005 dollars of the annual debt service payments.
- (4) The average annual functional population in the City of Fruitland Park for 2006-2013 during the remaining life of the bond. Appendix A, Table A-3 provides these figures.
- (5) The present value of payments remaining (Item 3) divided by the average annual functional population (Item 4).

Net Law Enforcement Impact Cost

The net impact fee per functional resident is the difference between the Cost Component and the Credit Component. Table IV-12 summarizes the calculation of the net impact cost per functional resident.

**Table IV-12
Net Impact Cost per Functional Resident**

Calculation Step	Impact Cost	Revenue Credits
Impact Cost		
Total Impact Cost per Functional Resident ⁽¹⁾	\$366.76	
Impact Credit		
Average Annual Capital Improvement Credit per Functional Resident ⁽²⁾		\$2.35
Capitalization Rate		5%
Capitalization Period (in years)		25
Capital Improvement Credit per Resident ⁽³⁾		(\$33.12)
Debt Service Credit per Resident ⁽⁴⁾		(\$94.27)
Total Impact Credit per Functional Resident ⁽⁵⁾		(\$127.39)
Net Impact Cost		
Net Impact Cost per Functional Resident ⁽⁶⁾	\$239.37	

- (1) Source: Table IV-8
- (2) Source: Table IV-10
- (3) Average annual capital improvement credit per functional resident (Item 2) over a capitalization rate of 5 percent for 25 years.
- (4) Source: Table IV-11
- (5) The sum of capital improvement credit per resident (Item 3) and debt service credit per resident (Item 4).
- (6) Total impact cost per functional resident (Item 1) less the total credit per functional resident (Item 5).

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The first section of Table IV-12 identifies the total impact cost as \$367 per functional resident. The second section of the table identifies the revenue credits for the law enforcement impact fee. The credit calculation includes the present value of projected annual capital funding of \$33 per functional resident and a debt service credit per functional resident of \$94. The addition of these two credits results in a total revenue credit of \$127 per functional resident.

The net impact cost per functional resident (third section of the table) is the difference between the total impact cost and the total revenue credit. This results in a net impact cost of \$239 per functional resident.

Proposed Law Enforcement Impact Fee Schedule

Table IV-13 presents the proposed law enforcement impact fee schedule developed for the City of Fruitland Park for residential and non-residential land uses, based on the net impact cost per functional resident presented in Table IV-12.

Table IV-13
Proposed Law Enforcement Impact Fee Schedule

Land Use	Impact Unit	24-Hour Functional Resident Coefficient ⁽¹⁾	Fee @ \$239 per Functional Resident ⁽²⁾
Residential			
Single Family	du	1.73	\$414.11
Multi Family	du	0.95	\$227.40
Mobile Home Park	du	1.25	\$299.21
Transient, Assisted, Group			
Hotel / Motel	Room	0.67	\$160.38
Nursing Home / ACLF	Bed	0.96	\$229.80
Recreational			
Marina	berth	0.19	\$45.48
Golf Course	hole	1.08	\$258.52
Movie Theater with Matinee	screen	8.60	\$2,058.58
Institutions			
Hospital	1,000 sf	1.65	\$394.96
Day Care Center	1,000 sf	0.94	\$225.01
Elementary School	Student	0.06	\$14.36
Middle School	Student	0.07	\$16.76
High School	Student	0.08	\$19.15
Junior/Community College	Student	0.06	\$14.36
University/College	Student	0.13	\$31.12
Church	1,000 sf	0.57	\$136.44

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Table IV-13 (continued)
Proposed Law Enforcement Impact Fee Schedule

Land Use	Impact Unit	24-Hour Functional Resident Coefficient ⁽¹⁾	Fee @ \$239 per Functional Resident ⁽²⁾
Office			
Office 50,000 SF or less	1,000 sf	1.67	\$399.75
Office 50,001 - 100,000 SF	1,000 sf	1.29	\$308.79
Office 100,001 - 200,000 SF	1,000 sf	1.10	\$263.31
Office 200,001 - 400,000 SF	1,000 sf	0.94	\$225.01
Office greater than 400,000 SF	1,000 sf	0.80	\$191.50
Medical Office	1,000 sf	1.73	\$414.11
Retail, Gross Square Feet			
Specialty Retail	1,000 sf	1.50	\$359.06
Retail 50,000 GSF or less	1,000 sf	2.87	\$686.99
Retail 50,001 GSF to 200,000 GSF	1,000 sf	2.34	\$560.13
Retail over 200,000 GSF	1,000 sf	2.50	\$598.43
Pharmacy/Drug Store w/Drive-Thru	1,000 sf	1.88	\$450.02
Home Improvement Superstore	1,000 sf	1.78	\$426.08
Quality Restaurant	1,000 sf	6.77	\$1,620.53
High-Turnover Restaurant	1,000 sf	7.09	\$1,697.13
Fast Food Rest w/ Drive-Thru	1,000 sf	8.75	\$2,094.49
Gas/Service Station	fuel pos.	1.98	\$473.95
Quick Lube	bay	1.16	\$277.67
Supermarket	1,000 sf	2.03	\$485.92
Convenience Store	1,000 sf	4.24	\$1,014.93
Convenience Store w/Gas Pumps	1,000 sf	6.27	\$1,500.85
Convenience/Gas/Fast Food Store	1,000 sf	7.15	\$1,711.50
Auto Repair or Body Shop	1,000 sf	3.19	\$763.59
Tire Store	1,000 sf	3.46	\$828.22
New and Used Car Sales	1,000 sf	1.73	\$414.11
Self Service Car Wash	bay	1.89	\$452.41
Bank/Savings Walk-in	1,000 sf	2.14	\$512.25
Bank/Savings Drive-in	1,000 sf	1.73	\$414.11
Industrial			
General Light Industrial/Industrial Park	1,000 sf	0.69	\$165.17
Business Park	1,000 sf	1.00	\$239.37
Mini-Warehouse	1,000 sf	0.07	\$16.76

(1) Source: Section II, Table II-5 for residential land uses and Table II-6 for non-residential land uses

(2) Proposed impact fee determined by multiplying the net impact cost per functional resident (Table IV-12) by the 24-hour functional resident coefficient (Item 1) for each land use.

Impact Fee Schedule Comparison

As part of the work effort in developing the City of Fruitland Park law enforcement impact fee program, the City's proposed impact fee schedule was compared to those in similar jurisdictions. Table IV-14 presents this comparison.

Table IV-14
Law Enforcement Impact Fee Schedule Comparison

Land Use	Unit	City of Fruitland Park (Proposed) ⁽¹⁾	City of Eustis	City of Deland	City of St. Cloud	City Of Ocoee	City Of Oviedo (Proposed) ⁽²⁾	City Of Deltona (Proposed) ⁽³⁾	Citrus County ⁽⁴⁾
Date of Last Update	N/A	2005	2004	2005	2003	2005	2005	2006	2005
Residential:									
Single Family	du	\$414.11	\$137.98	\$112.00	\$285.00	\$501.04	\$184.17	\$116.30	\$135.00
Non-residential:									
General Light Industrial	1,000 sf	\$165.17	\$177.89	\$15.00	\$850.00	\$330.00	\$70.21	\$51.77	\$156.00
Office 50,000 SF or less	1,000 sf	\$399.75	\$354.16	\$15.00	\$850.00	\$330.00	\$169.92	\$106.54	\$244.00
Fast Food with drive-thru	1,000 sf	\$2,094.49	\$1,536.67	\$30.00	\$850.00	\$330.00	\$890.31	\$656.51	N/A
Retail 50,001 GSF to 200,000 GSF	1,000 sf	\$560.13	\$456.30	\$30.00	\$850.00	\$330.00	\$241.66	\$135.80	\$397.00
Bank/Savings Drive-In	1,000 sf	\$414.11	\$472.85	\$30.00	\$850.00	\$330.00	\$176.03	\$129.80	N/A

(1) Source: Table IV-13

(2) An average of the retail (50,001 - 99,999 sf) and shopping center (100,000 - 299,999 sf) categories was used for the retail 50,001 GSF to 200,000 GSF land use comparison.

(3) The retail (10,000 - 99,999 GSF) category was used for the retail 50,001 to 200,000 GSF land use comparison.

(4) The Citrus County law enforcement impact fee is currently being updated. Impact fee for fast food restaurants and bank/savings with drive-in is determined by building size and shopping center rates. An average of the shopping center (50,000 - 99,999 sf) and shopping center (100,000 - 249,999 sf) categories was used for the retail 50,001 GSF to 200,000 GSF land use comparison.

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As mentioned previously, the City provides a higher LOS than most other communities, which results in relatively high fees. In addition, some of the other communities with similar LOS had committed a greater amount of non-impact fee funding for law enforcement capital facilities, which resulted in higher credit in these communities. The combination of these two factors results in relatively high law enforcement impact fees for Fruitland Park.

Revenue Estimates

Based on the growth population projections provided in Section II, Table II-1, it is estimated that the law enforcement impact fee revenues will generate approximately a total of \$1.2 million or an average of \$58,000 annually through 2025. These projections are presented in Table IV-15.

As mentioned previously, the impact fee revenue projections are based on population growth estimates. For impact fee purposes, revenue projections serve only as an overall guideline in planning future infrastructure needs. In their simplest form, impact fees charge each unit of new growth for the net cost (total cost less credits) of infrastructure needed to serve that unit of growth. If the growth rates remain high, the City will have more impact fee revenues to fund growth related projects sooner rather than later. If the growth rate slows down, less revenue will be generated, and the timing and need for future infrastructure improvements will be later rather than soon.

Table IV-15
Annual Impact Fee Revenue Estimates

Year	Population⁽¹⁾	New Population⁽²⁾	Estimated Revenues⁽³⁾
2005	3,510		
2006	3,745	235	\$50,017
2007	4,215	470	\$100,035
2008	4,919	704	\$149,839
2009	5,624	705	\$150,052
2010	6,564	940	\$200,070
2011	6,649	85	\$18,091
2012	6,812	163	\$34,693
2013	6,979	167	\$35,544
2014	7,150	171	\$36,396
2015	7,324	174	\$37,034
2016	7,483	159	\$33,842
2017	7,647	164	\$34,906
2018	7,813	166	\$35,331
2019	7,984	171	\$36,396
2020	8,158	174	\$37,034
2021	8,312	154	\$32,777
2022	8,469	157	\$33,416
2023	8,629	160	\$34,054
2024	8,792	163	\$34,693
2025	8,958	166	\$35,331
Total		5,448	\$1,159,551
Average Annual Revenue			\$57,978
Fee per functional resident⁽⁴⁾			\$239.37
Fee per resident⁽⁵⁾			\$212.84

- (1) Source: Section II, Table II-1 (some of the years are not shown in Table II-1. Calculations are based on growth rate of Lake County and Fruitland Park's share of the county population).
- (2) Additional population per year.
- (3) New population (Item 2) multiplied by fee per resident (Item 5).
- (4) Source: Table IV-12
- (5) To convert the fee per functional resident to fee per resident, fee per functional resident (Item 4) multiplied by functional population from Table IV-4 and divided by population from Table IV-4.