

Impact Fees – Road

STEPHEN OKIYE

FINANCE DIVISION DIRECTOR

MAY 2019 CITY
COUNCIL
ASSIGNED
IMPACT FEES
TO THE BAC

- DOES THE CITY OF PSL RECEIVE AN EQUITABLE DISTRIBUTION OF IMPACT FEES FROM ST. LUCIE COUNTY
- WHERE ARE COUNTY IMPACT FEES EXPENDED
- TRENDS IN IMPACT FEE COLLECITON

December 2020 BAC Recommendations

Annual Impact Fee Report – St. Lucie County (SLC) should provide an Annual Impact Fee Report to Port St. Lucie (PSL)

Intergovernmental Coordination between PSL and SLG Consider structuring a procedure that require cooperation.

- **Representation on County Citizen Budget Development Committee**

PSL should have an equal or proportionate amount of city residents on the County Citizens Budget Development Committee.

Mobility Fee - PSL may wish to contract with a Consultant to prepare a study on the use of Mobility Fees.

SLC FY2021 BUDGETED ROAD IMPACT FEE

SLC Impact Fees Adopted CIP - North of Midway

Project	FY Budget FY 20-21	FY 2022	FY 2023	FY 2024	FY 2025	TOTAL FY 21-25
City of PSL						
Midway Road Widening (Jenkins Road to Selvitz Road)					\$8,000,000	\$ 8,000,000
Turnpike Interchange at Midway Road		\$ 3,500,000				\$ 3,500,000
Glades Cut-off Road Improvements		\$ 4,500,000				\$ 4,500,000
Total City of PSL	\$ -	\$ 8,000,000	\$ -	\$ -	\$8,000,000	\$ 16,000,000
North of Midway						
Jenkins Rd. (Midway Rd. - Orange Ave)				\$ 600,000		\$ 600,000
Jenkins Rd. (Midway Road to Wal-Mart Distribution)	\$ 2,000,000	\$ 5,000,000	\$ 5,000,000			\$ 12,000,000
Selvitz Rd Improvements (Glades Cutoff - Edwards)	\$ 1,000,000	\$ 7,000,000	\$ 5,000,000			\$ 13,000,000
Bell Avenue Sidewalk (25th Street to Sunrise Boulevard)			\$ 200,000			\$ 200,000
Oleander Avenue Vision Study	\$ 550,000					\$ 550,000
Lennard Road ROW (ERD Parcel)	\$ 350,000					\$ 350,000
Kings Highway @ Indrio	\$ 1,673,564					\$ 1,673,564
Oleander Avenue Sidewalk (Edwards Road to South Market Avenue)				\$ 450,000		\$ 450,000
Total North of Midway	\$ 5,573,564	\$12,000,000	\$10,200,000	\$1,050,000	\$ -	\$ 28,223,564
Total	\$ 5,573,564	\$20,000,000	\$10,200,000	\$1,050,000	\$8,000,000	\$ 44,223,564

36% OR \$16.0 MILLION OF THE \$44.2 MILLION TOTAL PROJECTS FY 21 -25 IN THE SLC CIP ARE PROJECTS WITHIN THE CITY LIMITS. Link:[2021 SLC Final Budget - PDF343](#)

YTD SLC ROAD IMPACT FEE COLLECTED WITHIN PSL

DESCRIPTION	YEAR	PER	JOURNAL	EFF DATE	REFERENCE	AMOUNT	CHECK NO	VDR NAME/ITEM DESC
COUNTY ROAD IMPACT FEES	2021	10	265	07/21/2021	W 072221F	2,092,377.69	313301	BOARD OF COUNTY COMMISSIONERS/S.L.C
COUNTY ROAD IMPACT FEES	2021	9	234	06/17/2021	W 061721F	1,952,110.80	311919	BOARD OF COUNTY COMMISSIONERS/S.L.C
COUNTY ROAD IMPACT FEES	2021	8	137	05/13/2021	W 051321F	1,559,780.82	310379	BOARD OF COUNTY COMMISSIONERS/S.L.C
COUNTY ROAD IMPACT FEES	2021	7	332	04/22/2021	W 042221F	1,455,943.28	309497	BOARD OF COUNTY COMMISSIONERS/S.L.C
COUNTY ROAD IMPACT FEES	2021	6	123	03/11/2021	W 031121F	853,694.29	307718	BOARD OF COUNTY COMMISSIONERS/S.L.C
COUNTY ROAD IMPACT FEES	2021	5	124	02/11/2021	W 021121F	1,684,822.21	306589	BOARD OF COUNTY COMMISSIONERS/S.L.C
COUNTY ROAD IMPACT FEES	2021	4	192	01/21/2021	W 012121F	1,212,795.47	305744	BOARD OF COUNTY COMMISSIONERS/S.L.C
COUNTY ROAD IMPACT FEES	2021	3	121	12/03/2020	W 121020F	797,166.68	304139	BOARD OF COUNTY COMMISSIONERS/S.L.C
COUNTY ROAD IMPACT FEES	2021	2	58	11/05/2020	W 111220F	1,672,080.19	303128	BOARD OF COUNTY COMMISSIONERS/S.L.C
Total YTD:						13,280,771.43		
Average/Month:						1,475,641.27		
Est. Annual Total:						17,707,695.24		

YTD SLC ROAD IMPACT FEES COLLECTED WITHIN THE MUNICIPAL BOUNDARIES OF THE CITY OF PORT ST. LUCIE TOTAL \$13.3 MILLION AND AN ESTIMATED ANNUAL COLLECTION OF \$17.7 MILLION.

St. Lucie County, Florida
Budgetary Comparison Schedules
Governmental Funds
For the year ended September 30, 2020

SLC IMPACT FEES COLLECTED WITHIN THE CITY LIMITS TOTALED \$17 MILLION FOR FY 2020, WHICH REPRESENTS 83% OF THE \$20.4 MILLION IMPACT FEE REVENUE IN THE SLC CAFR. LINK: [2020 SLC comprehensive report.pdf – 188 & 40 2019 SLC comprehensive report/CRFY-2019.pdf - pdf 39](#)

	Impact Fee		
	Final Budget	Actual	Variance Positive (Negative)
REVENUES			
Impact fees	\$ 3,951,638	\$ 20,459,069	\$ 16,507,431
Intergovernmental	1,496,055	2,508,526	1,012,471
Investment income	185,000	1,804,739	1,619,739
Total revenues	5,632,693	24,772,334	19,139,641
EXPENDITURES			
Current:			
Public safety	8,335	8,335	-
Culture and recreation	380,790	269,102	111,688
Capital outlay	6,327,883	1,061,247	5,266,636
Total expenditures	6,717,008	1,338,684	5,378,324
Excess (deficiency) of revenues over (under) expenditures	(1,084,315)	23,433,650	24,517,965
OTHER FINANCING SOURCES (USES)			
Transfers in	11,032,927	-	(11,032,927)
Transfers out	(11,560,656)	(1,044,699)	10,515,957
Total other financing sources (uses)	(527,729)	(1,044,699)	(516,970)
Net change in fund balances	(1,612,044)	22,388,951	24,000,995
Fund balances - beginning	46,036,370	42,046,361	(3,990,009)
Fund balances - ending	\$ 44,424,326	\$ 64,435,312	\$ 20,010,986

SLC Impact Fees Generated Within The Municipal Boundaries of PSL

Fiscal Year	Road	Library	Building	Parks	Total Collected within PSL	County Impact Fee (SLC CAFR)	Percent of County Impact Fee
FY 15/16	\$3,393,501.44	\$241,179.84	\$498,700.16	\$1,230,264.96	\$5,363,646.40	7,058,232.00	76%
FY 16/17	\$3,989,873.50	\$313,401.60	\$437,533.22	\$1,761,568.32	\$6,502,376.64	7,649,488.00	85%
FY 17/18	\$5,909,129.67	\$528,773.76	\$697,103.45	\$2,697,490.56	\$9,832,497.44	12,196,539.00	81%
FY 18/19	\$7,542,487.49	\$713,892.48	\$980,878.65	\$4,257,144.00	\$13,494,402.62	16,571,151.00	81%
FY 19/20	\$9,690,669.67	\$878,431.68	\$1,209,463.52	\$5,280,402.24	\$17,058,967.11	20,459,069.00	83%
Total:	\$30,525,661.77	\$2,675,679.36	\$3,823,679.00	\$15,226,870.08	\$52,251,890.21	63,934,479.00	82%

SLC Road and Parks Impact Fees Generated Within The Municipal Boundaries of PSL

Fiscal Year	Road	Parks	Total Generated within PSL
FY 15/16	\$3,393,501	\$1,230,265	\$4,623,766
FY 16/17	\$3,989,874	\$1,761,568	\$5,751,442
FY 17/18	\$5,909,130	\$2,697,491	\$8,606,620
FY 18/19	\$7,542,487	\$4,257,144	\$11,799,631
FY 19/20	\$9,690,670	\$5,280,402	\$14,971,072
Total:	\$30,525,662	\$15,226,870	\$45,752,532

Fiscal Year	Road	Parks	Total Generated within PSL
FY 20/21 YTD	\$13,280,771	\$6,837,658	\$20,118,429
FY 16 to FY 21 YTD	\$43,806,433	\$22,064,528	\$65,870,961

Fiscal Year	Road	Parks	Total Generated within PSL
Estimated FY 20/21	\$17,707,695	\$9,116,877	\$26,824,572
FY 16 through Estimated FY 21	\$48,233,357	\$24,343,747	\$72,577,104

Concluding Remarks

SLC Comprehensive Annual Financial Report (CAFR) the Budgetary Comparison Schedule for Impact fees shows an ending fund balance of \$64 million and impact fee revenue of \$20.4 million for FY 2020.

SLC Impact Fees collected in the City totaled \$17 million for FY 2020, 83% of the \$20.4 million impact fee revenue in the SLC CAFR.

BAC Recommendation - The City should have adequate representation on Citizen's Budget Committee (CBC) - Resolution 91-221 and amended Res 93-77; 15 members - proportionate to population.

BAC Recommendation – The City should address accountability and the inequity on when and what type of projects the funds from impact fees generated within the municipal boundaries of the City are being spent.

The City should reduce the reliance on road capacity and focus on moving people.

Mobility Fees provide a range of options for the use of the funding which include bike lanes, sidewalks, transit, trails, and roads.