

HBA Questions for Park Impact Fee

1. Should a sliding scale be used to offset population growth existing people vs new people? We updated this ordinance every five years to account for this.

Would it be better to have shorter term planning instead of a sliding scale(10yr)?

The fee could vary drastically based upon the projects in the planning period.

2. Should county parks be included into equation of need? beaches? They could be included in some sort of methodology, but these assets are not included in this formula because they are not listed in the City's Parks Master Plan which was used to determine the fee.

3. Should development pools, dog parks etc (on-site amenities) be included in methodology? Is 8 ac per 1000 people a reasonable number? Apartments?

- Private amenities are not included in the methodology since they are not available to the general public. They are providing something above and beyond the city level of service.
- 8 acres per 1000 people was the level of service established, adopted by the residents of Palm Coast as part of the Comprehensive Plan. The Comprehensive Plan was drafted after numerous public meetings and input from the residents.

4. Is money paid by activity parks factored in?

Fee collected is for activity parks is used for operations/maintenance not capacity improvements.

5. Negative effect on housing affordability and marketing.

There may be minimal impacts on housing affordability but if a City wants to remain sustainable and attractive to new residents (marketability), there is a need to provide amenities.

6. The percentages that new construction/existing homes should pay do not add up - should be more like 66% new construction - how did this happen?

The impact fee is based off the total costs of the Parks master plan (minus grants, donations etc.).

7. Do the proposed parks/changes meet the master plan and address the level of service or is it just a wish list?

The level of service identified in the comprehensive plan is to insure available park land to meet population growth. The Park Master Plan is a schedule of projects identified by residents and established by City Council to meet the community vision for park amenities. The cost of additional lands required to meet build out LOS are not factored into the impact fee formula.