

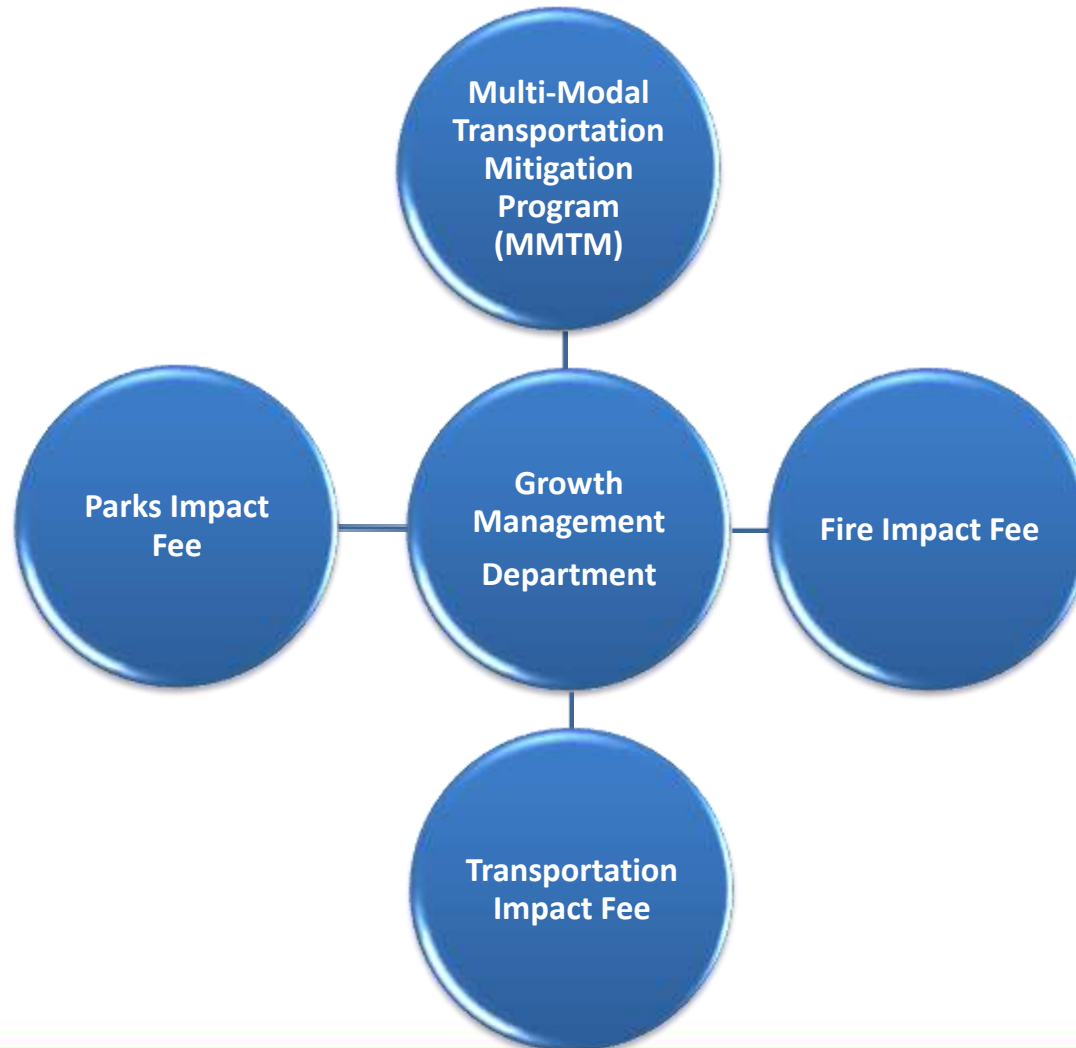


# **Alachua County, FL Impact Fee Administration**

**Alachua County Growth Management  
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# Alachua County Impact Fee Administration



## LAND USE



- Transit Oriented Development
- Traditional Neighborhood Development
- Streamlined Approvals

## TRANSPORTATION



- Multi-Modal
- Roadway Connections
- Express and Premium Transit
- Bicycle & Pedestrian

## FUNDING



- Multi-Modal Transportation Mitigation
- Tax Increment Financing
- Local Match for Federal and State Grants

# Alachua County Mobility Plan







# Managing Revenue and Expenditures

**Impact Fee Administrator manages all aspects of the Impact Fee Ordinances :**

- Updates**
- Collections**
- Credits**
- Capital Planning (Primarily for Transportation Impact Fee and MMTM)**
- Oversight of Capital Expenditures**



# Basic Administrative Structure

- **Fee is calculated by Building Clerks at Building Permit Application**
- **All fees are reviewed by Impact Fee Administrator**
- **Questions or concerns by customers handled by Impact Fee Administrator**
- **Credits, Special Studies, Unusual Rates handled by Impact Fee Administrator**
- **Appeals can be made to the County Manager (rare)**



# GIS based Calculator Demo

you are logged in

Impact Fee Calculator

1 Search and Select a location

*Type in an address, parcel number or owner's last name and select from the results that appear below:*

OR Select a District

Select a District▼

Next

**DISCLAIMER:**

This calculator is meant to provide an estimate of Impact Fees or Multi-Modal Transportation Mitigation (MMTM) for approved developments and legal lots of records. If you are researching an address that has not already been through the Alachua County Development Plan Approval process please contact Staff for additional information on the correct fee categories. The fee and mitigation estimates provided by the calculator are for the currently adopted ordinances. Fees and mitigation amounts are subject to change. [Please contact Staff with any questions](#)

✕





# Credit for Previous Uses

- Policy is to give credit for previously existing legal use of the property.
- These uses can sometimes be prior to modern building permits and can require extensive investigation.



Can you find the old home site in this photo?





# Unique Uses

- **Impact Fee Administrator will choose closest use in use table**
- **Option always available for a specialized study produced by applicant or alternative study meeting ITE guidelines.**





# Managing Credits for Infrastructure Construction

- Determine creditable projects with developer.
- Reviewing costs with engineering and fiscal staff.
- Managing use of credits by developer.





# Customers

- **Upset Customers are an occasional fact of life.**
- **We have found that explaining capital projects that they would know about that have been funded by impact fees is helpful to dispel that this is just another “government tax” mentality.**





# Being Reasonable

- The role of the Impact Fee Administrator is to faithfully uphold and enforce the impact fee ordinances
- Fair, Equitable, & Consistent
- Goal is not always to maximize revenue. The “straight face” test goes a long way.
- Document decisions and be prepared to “tell it to the judge”!

