

Hillsborough County Comprehensive Plan - Capital Improvements Section Background and Analysis

Introduction:

The Florida Legislature, with the adoption of the Community Planning Act, 2011 and subsequent amendments, instituted significant changes in the requirements for the Capital Improvements Section (CIS) and Concurrency Management. Section 163.3177, F.S. now reads, in part:

The comprehensive plan shall contain a capital improvements Section designed to consider the need for and the location of public facilities in order to encourage the efficient use of such facilities and set forth:

- A component that outlines principles for construction, extension, or increase in capacity of public facilities, as well as a component that outlines principles for correcting existing public facility deficiencies, which are necessary to implement the comprehensive plan. The components shall cover at least a 5-year period.
- Estimated public facility costs, including a delineation of when facilities will be needed, the general location of the facilities, and projected revenue sources to fund the facilities.
- Standards to ensure the availability of public facilities and the adequacy of those facilities to meet established acceptable levels of service.
- A schedule of capital improvements which includes any publicly funded projects of federal, state, or local government, and which may include privately funded projects for which the local government has no fiscal responsibility. Projects necessary to ensure that any adopted level-of-service standards are achieved and maintained for the 5-year period must be identified as either funded or unfunded and given a level of priority for funding.
- The schedule must include transportation improvements included in the applicable metropolitan planning organization's transportation improvement program adopted pursuant to s. 339.175(8) to the extent that such improvements are relied upon to ensure concurrency. The schedule must be coordinated with the applicable metropolitan planning organization's long-range transportation plan adopted pursuant to s. 339.175(7).

Other legislative changes affecting the preparation of the CIS and Concurrency Management include

- Provisions for preparing the CIS (i.e. Covering a 5-year period; identifying whether the project is funded or unfunded and given a level of priority for funding; and deleting the requirements for financial feasibility;
- The annual CIS review is no longer required to be submitted to the state land planning agency (it is adopted by ordinance by the county and therefore, is no longer considered an annual amendment to the Comprehensive Plan);
- Concurrency is only mandated by the State for Potable Water, Sanitary Sewer, Solid Waste and Drainage; and • Concurrency is optional for roads, Parks and Public Schools, but the county has the option to extend concurrency to these services and facilities. Concurrency requires that capacity be available to support the impact of development within the adopted level of service.

One of the most significant aspects of the Capital Improvements Section is the establishment of Levels of Service (LOS) for those facility types required by Florida Statute. The county must maintain the

Capital Improvements Section Background and Analysis

adopted LOS standards for both current and future residents. These LOS standards must be balanced between community goals that exemplify quality of life considerations and economic priorities and affordability. If the adopted LOS standards are not maintained during implementation of the plan, then the county must deny additional development permits or may require additional steps to limit additional development. If financial constraints compel the deferment of infrastructure projects that would maintain the adopted LOS, phases of development may be approved and constructed, as funding becomes available. The system for achieving and maintaining level of service for public facilities is known as concurrency management which requires that capacity be available to support the impact of development within the Adopted Level of Service; implementation is through the CIS and County's Land Development Regulations.

The five-year Capital Improvements Program (CIP) Schedule of Projects which is adopted annually by the Hillsborough County Board of County Commissioners. Capital improvements required beyond five years are addressed in the various plan Sections and will be incorporated into the Schedule of Projects through the annual update process. Long term planning horizons for the CIS correspond with those found in other Sections of the Comprehensive Plan.

Funding Sources¹

The following sections address revenue sources and funding mechanisms for County expenses, including operating costs, capital projects, and debt service.

A. Ad Valorem Taxes

There are three ad valorem taxes imposed by Hillsborough County – the countywide property tax imposed on all properties within the county with use restricted to projects providing countywide benefit; the unincorporated area property tax imposed on all properties in the unincorporated area of the county with use limited to projects that benefit the unincorporated area; and the special library property tax, imposed on all properties within the City of Tampa and the unincorporated area of the County with use restricted to library projects. Both Temple Terrace and Plant City maintain their own library systems so properties within these two municipalities are not subject to the special library tax. Additionally, two voter approved ad valorem taxes are used to pay debt service on the Jan K. Platt Environmental Lands Acquisition and Protection Program (ELAPP) bonds and on Parks and Recreation bonds.

The Communications Services Tax is a 4% tax imposed on local and long-distance telephone calls, cable, fax, pagers and beepers, cellular phone services and other related telecommunication services. The Board of County Commissioners originally designated 1% of this tax for the construction of new fire stations. In FY 06, the Board increased the allocation by an additional ½ %, for a total of 1½% for the construction of fire stations. Due to the continuing ad valorem roll back requirements by the State Legislature and the effects of Amendment 1, approved by the voters on January 29, 2008, the amount and the percentage allocated to the construction of new fire stations in FY 09 was reduced to ½%. The

¹ Hillsborough County Adopted Capital Improvement Program FY23-FY27. (n.d.). HillsboroughCounty.org. Retrieved December 14, 2022, from <https://www.hillsboroughcounty.org/library/hillsborough/media-center/documents/budget/fy-23/fy23-fy27-adopted-cip-budget.pdf>

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remainder of the 1½% is used to offset a portion of the reduction in property tax revenues funding operating expenditures.

B. Discretionary Sales Surtax

Chapter 212.055, Florida Statutes allows certain counties, including Hillsborough County, to levy a sales surtax, subject to approval by majority vote of the electorate. In November 1995, Hillsborough County voters approved a 30-year \$0.50 sales tax for Infrastructure (Community Investment Tax). In November 2018, a 10-year \$0.50 sales tax was approved for School Capital Improvements. The Community Investment Tax funds capital improvement projects throughout Hillsborough County, including the City of Tampa, Plant City, and Temple Terrace in the following areas: jails, police and Sheriff's equipment, fire stations, emergency vehicles, school construction, a community stadium, transportation improvements, libraries, parks, trails, stormwater improvements, and public facilities.

C. Fuel Taxes

In addition to state taxes, Hillsborough County levies the following taxes on sales of each gallon of motor and diesel fuel.

1. Ninth Cent Tax: \$0.1
2. Local Option Fuel Tax: \$0.06

The Six Cent Local Option Gasoline Tax is limited to transportation expenditures for public transportation operations and maintenance; roadway and right-of way maintenance and equipment and structures used primarily for the storage and maintenance of this equipment; roadway and right-of-way drainage; street lighting; traffic signs, traffic engineering, signalization and pavement markings; bridge maintenance and operation; debt service and current expenditures for transportation capital projects including construction or reconstruction of roads.

Use of the Ninth Cent Gasoline Tax is restricted by County ordinance to the road resurfacing program. The Constitutional Fuel Tax collected by the State on behalf of the County is first used to meet debt service, if any, of debt assumed by the State Board of Administration payable from this tax. Any remaining tax proceeds may be used by the County for the acquisition, construction, and maintenance of roads as defined by statute or as matching funds for grants specifically related to these purposes.

D. Enterprise Fees

Enterprise fees are charges for services imposed on users of facilities of the two programs funded through enterprise funds - Solid Waste and Water/Wastewater/Reclaimed Water. An annual fee schedule for each enterprise fund is set by the Board of County Commissioners. Use of these revenues is restricted to operating, maintaining or building new infrastructure for the respective service for which the fee is being collected.

E. Special Assessments

Special assessments are charges levied by statute or ordinance for a specific purpose. One example is the stormwater fee, a non-ad valorem special assessment levied on the annual property tax bill, used to help fund the stormwater capital program.

Capital Improvements Section Background and Analysis

F. Impact Fees

Florida Statutes requires the provision of essential infrastructure, such as wastewater, solid waste, stormwater, and portable water services concurrent with the impacts of development. To ensure new construction is supported by essential infrastructure and service, Hillsborough County assess impact fees for parks, transportation, fire, and schools. Impact fees are governed by the County's Consolidated Impact Fee Assessment Program Ordinance.

G. Mobility Fees

Mobility Fees are a one-time charge on new development to pay for offsite transportation improvements necessitated by new development. On April 26, 2016, the Board of County Commissioners adopted the Mobility Fee Ordinance that would replace the current transportation impact fees and transportation concurrency. The Mobility Fee Program became effective January 1, 2017.

G. Financing

Financing is the last source of funding. It includes long-term and short-term financing. Short-term financing via a commercial paper borrowing program is used to borrow funds when needed to keep projects on schedule and to keep financing costs down. Upon completion of capital projects, the County either uses available cash or issues long-term debt at favorable interest rates to pay off outstanding short-term notes, unless there is an economic advantage in keeping short-term, variable rate notes outstanding.

Needs Assessment

Hillsborough County's Comprehensive Plan includes a specific growth management strategy called the Urban Service Area. This strategy is designed to direct growth into areas where public service needs can be more efficiently provided and where existing services are already in place.

In addition to the standards in the Comprehensive Plan and the Capital Improvements Section of the Plan, the planning for parks and recreation, solid waste, stormwater, transportation and water facilities also is guided by master and visioning plans developed by County staff. Planning for fire, government facilities, and library infrastructure in Hillsborough County's unincorporated area is performed primarily within County government. Each capital program has different criteria for assessing project needs and priorities. However, a common characteristic of the planning processes is the recognition of the importance of obtaining input from the public and other interested governmental and private agencies. The individual program planning processes provide the guidance necessary for allocating available resources during the capital budget process.

A. Capital Improvement Program

Hillsborough County Board of County Commissioners Policy 03.02.02.00 provides for the Management and Budget Department to prepare the annual Capital Improvement Program for approval by the Board. The Capital Improvements Program (CIP) includes proposed revenue sources and appropriations for the next five fiscal years. The first fiscal year is the annual capital budget. Updates address changes in priorities, resource availability, project costs, and additions for the fifth program year. Engineering and planning studies are utilized as needed to determine infrastructure needs.

1. **Fire Services** – The Fire Rescue Department maintains a Capital Facilities Master Plan which details new fire station needs required to meet emergency and rescue service requirements within the unincorporated area. The plan is prepared based on national service response time standards established by the National Fire Protection Association, the Insurance Service

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Organization and on the relevant goals, objectives and policies incorporated in the County's Comprehensive Plan. In developing this plan, which is updated every five years, the response time standards, along with current response data, are applied to an analysis of the needs of Hillsborough County's current and projected populations and population distribution to identify where and when new fire rescue facilities will be needed. This plan was recently updated and presented to the Board with additional analysis being performed to ensure that current facilities in need of a major remodel are presently in the best locations. This process may result in the relocation of some existing facilities.

2. **Libraries** – Library Services gauges the effectiveness of its facilities through a variety of metrics including current and potential use of a facility, state of existing buildings, grounds, and parking, total cost of operation for all facilities, existence and willingness of neighboring partner agencies, distance from population concentrations, and public demand and presents recommendations for potential capital projects to the Library Board. Annually, the Library Board evaluates the data and sends a prioritized list of recommendations for funded and unfunded projects to the Board of County Commissioners.
3. **Parks** – The strategic vision of the Parks & Recreation and Conservation & Environmental Lands Management Departments includes the development of goals and objectives to safeguard the inheritance of the County's future generations. The planning process identifies future developments that may affect expected needs, wants and social environments. It identifies the most critical stakeholders and their major interests and expectations, such as safety and security, high quality experience, well maintained facilities and the preservation of our natural and cultural resources. The tool is evaluated against the current environment in order to develop a Capital Improvement Plan consistent with the vision of Hillsborough County and the values and expectations of our community.

In FY 17, Hillsborough County Parks & Recreation and Conservation & Environmental Lands Management Departments delivered their Master Plans to the BOCC. The Master Plans are long-range planning documents that are meant to help shape the direction, development, and delivery of the County's parks, recreation, and conservation sites. Based on a comprehensive planning approach, these plans take into consideration department goals, existing conditions, and community needs assessments that provide for the framework of recommendations and prioritization strategies. These Master Plans represent the collective vision for the Hillsborough County Parks & Recreation and Conservation & Environmental Lands departments. They serve as a guide for the Department's investments and strategies over the next ten years, shaping the delivery of services in a manner that is consistent with the County's sustainability goals and the community's level of service expectations. The cohesive vision for continually improving parks, recreation, and conservation opportunities in Hillsborough County represents the culmination of the public engagement process. The vision, along with guiding principles and mission statement will guide the implementation of the Master Plans and the future of parks, recreation, and conservation throughout the County.

4. **Solid Waste Enterprise** - The Solid Waste Enterprise has an established plan to determine the need to enhance and or change its Capital Improvement Program on an annual basis. This plan calls for information to be gathered from various sources such as staff, stakeholders, public meetings, etc. to identify needs that should be incorporated into the CIP. Management reviews the information and prioritizes each need according to a preestablished ranking system. The

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ranking system considers mandates by Federal and State agencies, health and safety concerns, capacity needs, efficiency, location requirements, population growth and aging infrastructure.

5. **Stormwater** – The County maintains a Watershed Master Plan that incorporates identified needs for each of its seventeen watershed basins. The plan is periodically updated as new development and stormwater improvements are completed throughout the County. Under the plan, the entire County (1,072 sq. miles) is divided into 17 watersheds (basins) and further subdivided into 7,000 sub-basins. The master plan study looks at water quantity, water quality and the natural watershed system. The plan identifies areas with inadequate conveyance systems or poor water quality and recommends solutions.

Flood control project evaluations take into consideration the following factors: frequency of flooding, the category of the road subject to flooding (local/arterial/collector road), the number of structures flooded, stormwater asset conditions (groundwater table, erosion/siltation and structure) and the potential of available matching funds.

The County also maintains a separate list of non-watershed related neighborhood stormwater needs. Criteria for neighborhood stormwater projects is similar to criteria for watershed master plan projects, with the exception that environmental issues and the availability of matching funds are not included in the evaluation.

Water quality or natural system projects are evaluated based on concerns identified by the Florida Department of Environmental Protection, or the County related to the sub-watershed segment of “impaired waters/water bodies,” the concern of water quality parameters and the benefits of a natural system.

Both engineers and environmental scientists within the Stormwater Services Section of the Public Works Department contribute to this uniform matrix evaluation process.

6. **Transportation** – Efficient movement of people and goods is important to the public safety, economic viability, and overall quality of life in Hillsborough County. Planning occurs on several levels. The Hillsborough County Transportation Planning Organization (TPO), working with the County and its three incorporated municipalities (City of Tampa, Plant City and Temple Terrace), and input from county residents, is responsible by State statute for adopting [the Long-Range Transportation Plan](#), a blueprint for comprehensive transportation planning throughout the County. The TPO also consolidates the transportation capital improvement programs of various political jurisdictions constructing transportation projects within the county into an annual [Transportation Improvement Program \(TIP\)](#). The Long-Range Transportation Plan and the Transportation Improvement Program are used by the County in prioritizing major capacity projects for funding, determining project grant dollars.

Each municipality is responsible for its own transportation planning; however, major roads determined to have countywide significance may be designated as County roads, with the County primarily responsible for their maintenance and improvement. Capital needs associated with these roads, as well as all transportation needs in the unincorporated area of the County, are evaluated for inclusion in the annual capital budget and Capital Improvement Program.

Planning for the transportation program is performed on a sub-program basis. The sub-programs within the transportation program are roads, intersections, sidewalks and bridges.

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With the exception of roads, where the County adopts the prioritized list from the Long-Range Transportation Plan (LRTP) and adds local road improvements not subject to inclusion in the plan, the County has prepared a master plan for intersections, bridges and sidewalks. While specific criteria used for prioritizing the projects on the plans differ by project type, they encompass public safety, traffic volume, environmental mitigation and other key factors as well as incorporating input received during the public outreach part of the planning process.

7. **Water Enterprise** - The Water Enterprise is responsible for providing quality water, wastewater and reclaimed water services to Hillsborough County residents within its designated service area, unincorporated Hillsborough County. This includes the operation and maintenance of these facilities including treatment plants, pumping stations, metering devices and all related transmission piping and above ground appurtenances. The department is also responsible, when operating the above facilities, for complying with all federal, State and local regulatory and permit requirements. Water and wastewater planning are conducted on a 10-year cycle to identify system improvements necessary to accommodate future growth and to address regulatory changes. The 10-year Water Supply Facilities Work Plan can be found within the One Water Chapter of this Comprehensive Plan.

B. Fiscal Analysis of Existing Conditions

This section describes the fiscal implications of providing the public facilities and infrastructure required to meet proposed levels of service for both existing and future developments. This section also discusses future needs and existing deficiencies to meet Adopted and Target Levels of Service which are addressed through the Schedule of Projects, as well as expenditures required to comply with the goals, objectives, and polices of the various Hillsborough County Comprehensive Plan Chapters and Sections.

1. **Future Needs and Existing Deficiencies** - The County continually maintains or replaces facilities and infrastructure, balancing needs to ensure funds are available to maintain the County's current Levels of Service. Debt service costs are incurred for certain large expenditures. The use of property tax funds is primarily limited to maintenance. Fee supported projects and programs are prioritized and phased based on the availability of funds and the ability to adjust fees to pay for ongoing operations, maintenance and debt service costs

Ongoing challenges include potential federal and state funding reductions. Many of the County's capital programs depend on these sources.

The five-year program is re-evaluated and refined each year to address these challenges. The Schedule of Projects, a subset of the Capital Improvements Program, lists projects which address Levels of Service.

- a. **Water, Wastewater & Stormwater:** The Capital Improvements Section provides Adopted Levels of Service for both water and wastewater. Target Levels of Service are provided for Stormwater. Water, wastewater and stormwater polices can also be found throughout the Section to ensure development receives the required public facilities. Further guidance can be found in the One Water Chapter of the Comprehensive Plan. Additional water enterprise and stormwater projects that address Levels of Service deficiencies can be found in the Schedule of Projects of the Capital Improvements Section.

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- b. **Parks and Recreation Facilities:** The Capital Improvements Section provides four Adopted Level of Service for the program area which are analogous to the program area's impact fee based on the recently completed impact fee study (See Tables, Maps, & Studies Section). The Schedule of Projects lists several projects within the program area that address the Adopted Levels of Service. Further project guidance can be found in the Parks and Recreation Section of the Comprehensive Plan.
- c. **Solid Waste:** The Capital Improvements Section provides an Adopted Level of Service for the program area. Additionally, the Schedule of Projects lists several projects within the program area that address the Adopted Levels of Service. Further project guidance can be found in the Solid Waste Management Section of the Comprehensive Plan.
- d. **Transportation:** The Capital Improvements Section includes Target Levels of Service based on Existing Levels of Service for vehicular, transit, bicycle, and pedestrian (See Tables, Maps, & Studies Section). Table 1: Deficient Roads and Proposed Improvements addresses already identified transportation deficiencies that are able to be addressed at a later date (See Tables, Maps, & Studies Section). Additional transportation projects that address Level of Service deficiencies can be found in the Schedule of Projects of the Capital Improvements Section. Further project guidance can be found in the Mobility Section of the Comprehensive Plan.

Implementation

The capital needs addressed by the CIS Five-year Schedule of Projects are documented in the various Sections of the Comprehensive Plan.

The five-year schedule includes projects and revenues required to ensure infrastructure meets level of service standards and satisfies existing deficiencies. Pursuant to Chapter 163.3177(3)(b), Florida Statutes, The Schedule of Projects is revised and updated annually. Policy 1.9.1.b5 provides for the School Board of Hillsborough County, Florida's Five-Year District Educational Facilities Work Plan by reference to be annually adopted into the Five-Year Schedule of Capital Improvements by reference.

**Capital Improvements Section
Background and Analysis**

Tables, Maps, & Studies

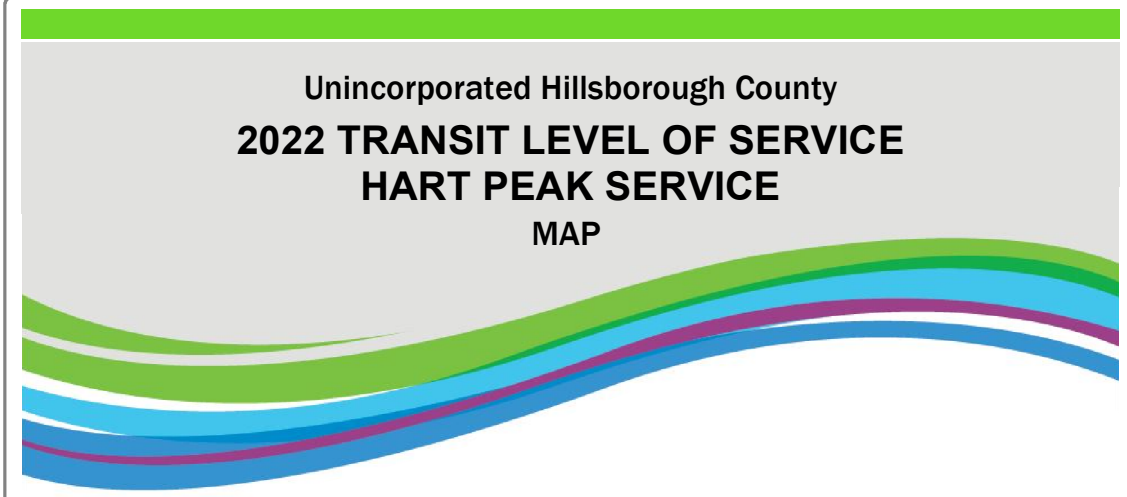
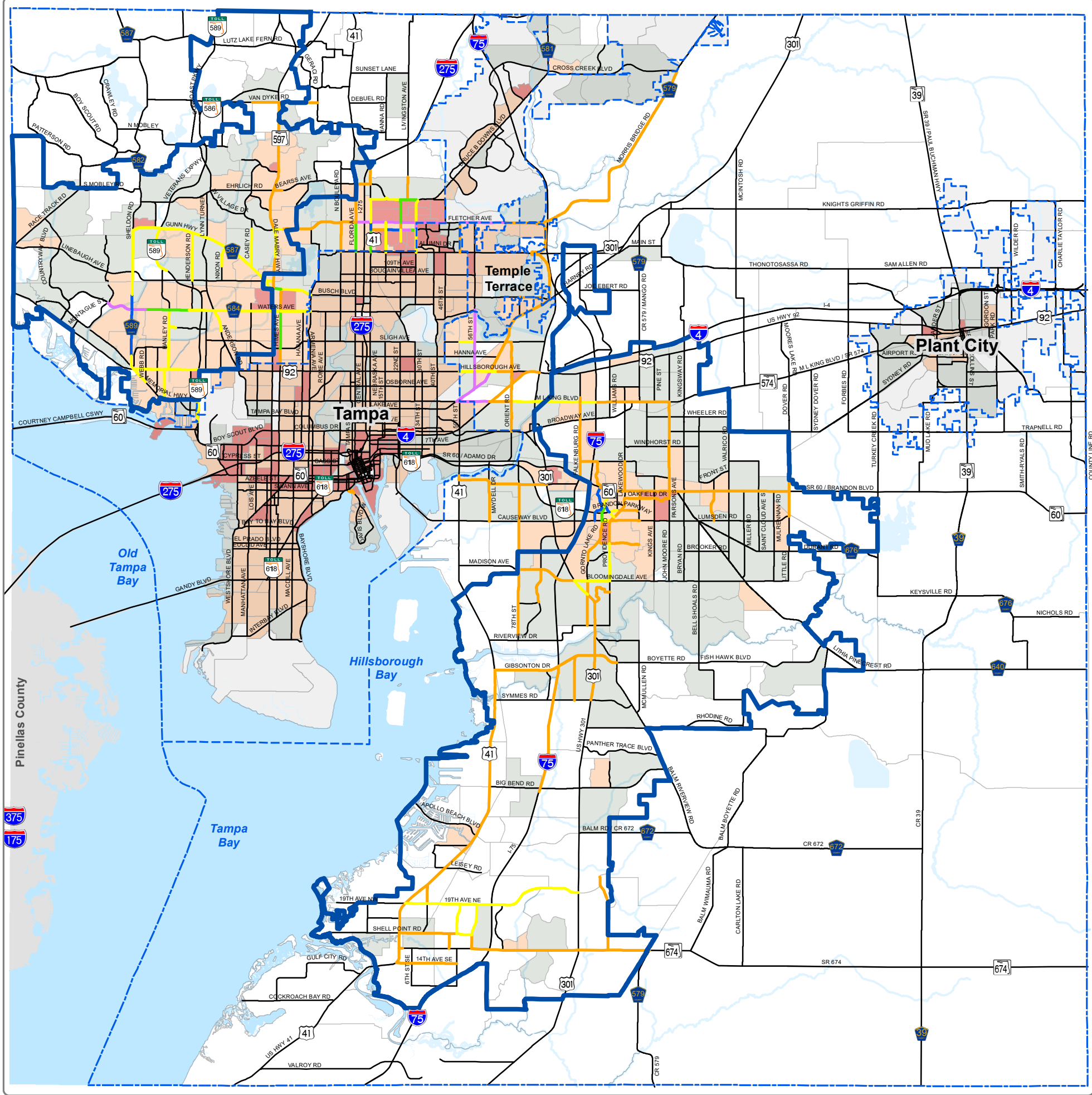
Table 1: Deficient Roads and Proposed Improvements

ID	Facility	Description	Existing Condition¹	Needed by 2045	Length (Miles)	Notes
L-1	Sligh Ave from US 301 to Williams Rd	New Road	0	2U	2.50	Serves Tampa Executive Airport
L-2	Gibson Dr from I-75 to US 301	Add 2 lanes	4D	6D	1.30	
L-3	Orient Rd from Sligh Ave to Columbus Dr	Add 2 lanes	2U	4D	3.03	Health/Safety Benefit
L-4	Lutz Lake Fern Rd from Suncoast Expwy to Dale Mabry Hwy	Add 2 lanes	2U	4D	3.42	
L-18	19th Ave NE from US 41 to US 301	Add 2 lanes	2U	4D	6.08	Wildlife Corridor
L-5	Bearss Ave from I-275 to Bruce B Downs Blvd	Add 2 lanes	4D	6D	2.08	EJ top 20% ²
L-6	Linebaugh Ave from Sheldon Rd to Veterans Expwy	Add 2 lanes	4D	6D	1.54	
L-7	Wilsky Blvd from Hanley Rd to Linebaugh Ave	Add 2 lanes	2U	4U	1.13	Health/Safety Benefit
L-8	Anderson Rd from Sligh Ave to Linebaugh Ave	Add 2 lanes	4D	6D	2.13	
L-9	Memorial Hwy from Independence Pkwy to Hillsborough Ave	Add 2 lanes	4D	6D	1.98	
L-10	Fletcher Ave from 30th St to Morris Bridge Rd	Add 2 lanes	4D	6D	4.06	
L-11	Anderson Rd from Hillsborough Ave to Hoover Blvd	Add 2 lanes	2U	2U	1.01	
L-12	Woodberry Rd from Grand Regency Blvd to Lakewood Dr	Add 2 lanes	2D	4D	0.93	
L-14	Charlie Taylor Rd from I-4 to Knights Griffin Rd	New Road	0	3D	6.08	
L-15	Mango Rd from US 92 to I-4	Add 2 lanes	4D	6D	0.45	Health/Safety Benefit; EJ top 20%
L-16	Mango Rd from I-4 to Sligh Ave	Add 2 lanes	2U	6D	0.15	EJ top 20%
L-17	Mango Rd from US 92 to MLK Blvd	Add 2 lanes	2U	4D	1.40	EJ top 20%
L-19	Symm Rd from US 301 to US 41	Add 2 lanes	2U	4D	3.24	Health/Safety Benefit; Wildlife Corridor
L-20	Balm Rd from Clement Pride Blvd to US 301	Add 2 lanes	2U	4D	1.34	
L-21	Lumsden Rd from Lithia Pinecrest Rd to Kings Ave	Add 2 lanes	4D	6D	1.48	
L-22	Sam Allen Rd from Park Rd to Wilder Rd	Add 2 lanes	2U	4D	0.44	
L-23	Fishhawk Blvd from E of Bell Shoals Rd to Lithia-Pinecrest Rd	Add 2 lanes	2U	4D	9.19	Wildlife Corridor
L-24	Sligh Ave from Central Ave to Dale Mabry Hwy	Rightsizing 4 to 3 lanes	4D	3D	2.87	EJ top 10%; Severe Crash Hotspot

¹ 2U is a two-lane undivided road, 4D is a four-lane divided road, etc.

² EJ top 20% means there is potential for impact on the top quintile of neighborhoods protected under the Executive Order on Environmental Justice

Unincorporated Hillsborough County 2022 TRANSIT LEVEL OF SERVICE HART PEAK SERVICE MAP



Legend

TRANSIT LEVEL OF SERVICE & MINUTES BETWEEN BUSES	2015 POPULATION & EMPLOYMENT PER ACRE	ROADS AND BOUNDARIES
A - < 10	< 4	HILLSBOROUGH COUNTY
B - 10 TO 14	4 - 7.9	PINELLAS COUNTY
C - 15 TO 20	8 - 17	JURISDICTIONS
D - 21 TO 30	> 17	WATER AND BAY
E - 31 TO 60		STREAMS/RIVERS
F - > 60		COUNTY BOUNDARY
		URBAN SERVICE AREA
		MAJOR ROADS

Location Diagram and Reference Information

DATA SOURCES AND LIMITATIONS:

LEVEL OF SERVICE: 2022 Proposed Modifications TPO and Consultants.

JURISDICTIONAL AREAS: Hillsborough County City-County Planning Commission. Effective to Present.

URBAN SERVICE AREA BOUNDARIES: Hillsborough County City-County Planning Commission. Effective to Present.

MAJOR ROADS: Metropolitan Planning Organization Long Range Transportation Plan. See Adopted MPO Long Range Transportation Plan for specific improvements.

ACCURACY: It is intended that the accuracy of the base map comply with U.S. map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission.

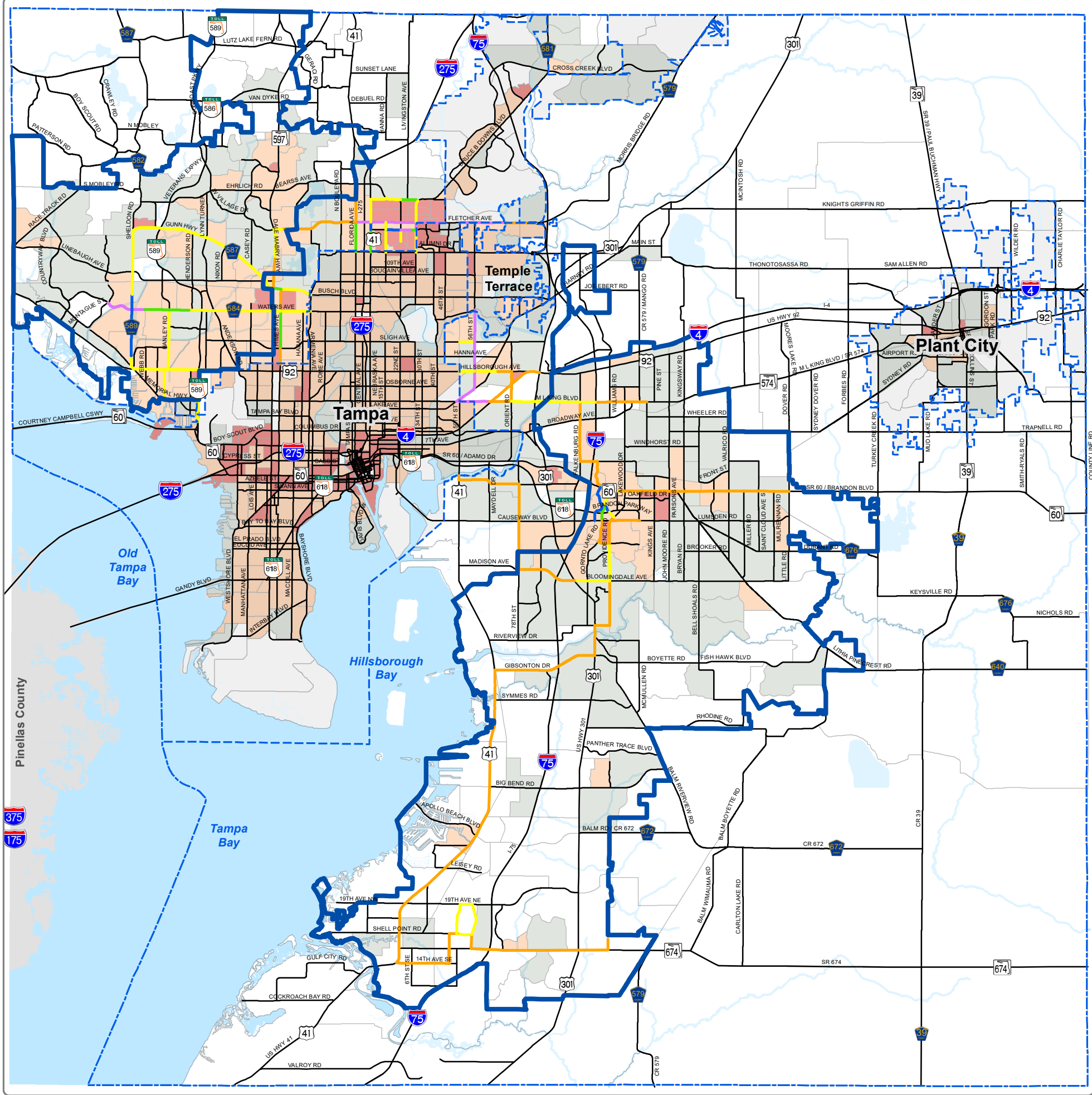
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Unincorporated Hillsborough County 2022 TRANSIT LEVEL OF SERVICE HART OFF PEAK SERVICE MAP



Legend

<p>TRANSIT LEVEL OF SERVICE & MINUTES BETWEEN BUSES</p> <ul style="list-style-type: none"> ~ A - < 10 ~ B - 10 TO 14 ~ C - 15 TO 20 ~ D - 21 TO 30 ~ E - 31 TO 60 ~ F - > 60 	<p>2015 POPULATION & EMPLOYMENT PER ACRE</p> <ul style="list-style-type: none"> < 4 4 - 7.9 8 - 17 > 17 	<p>ROADS AND BOUNDARIES</p> <ul style="list-style-type: none"> HILLSBOROUGH COUNTY PINELLAS COUNTY JURISDICTIONS WATER AND BAY STREAMS/RIVERS COUNTY BOUNDARY URBAN SERVICE AREA MAJOR ROADS
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Location Diagram and Reference Information

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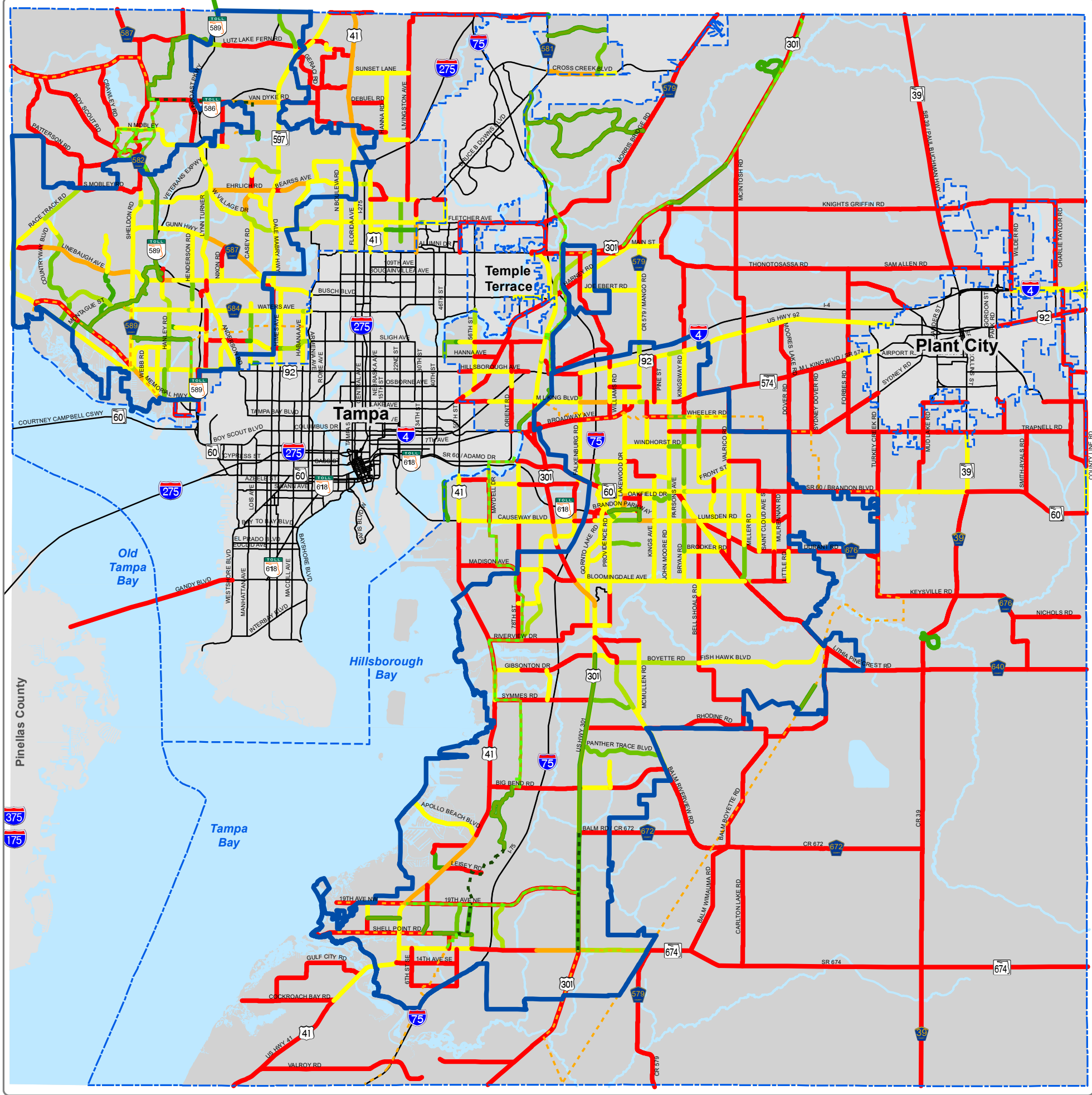
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**Hillsborough County
City-County
Planning Commission**

For more information about our organization visit website: www.planhillsborough.org

Unincorporated Hillsborough County EXISTING PEDESTRIAN LEVEL OF SERVICE MAP



Legend

LEVEL OF SERVICE	TRAILS	ROADS AND BOUNDARIES
<ul style="list-style-type: none"> — A — B — C — D — E — F 	<ul style="list-style-type: none"> — EXISTING — FULLY FUNDED — PARTIALLY FUNDED — UNFUNDED 	<ul style="list-style-type: none"> HILLSBOROUGH COUNTY PINELLAS COUNTY JURISDICTIONS — WATER AND BAY — STREAMS/RIVERS COUNTY BOUNDARY — URBAN SERVICE AREA — MAJOR ROADS

NOTE: BASED ON THE MOST READIY AVAILABLE DATA, AND SUBJECT TO UPDATE WHEN NEW DATA BECOMES AVAILABLE.

Location Diagram and Reference Information

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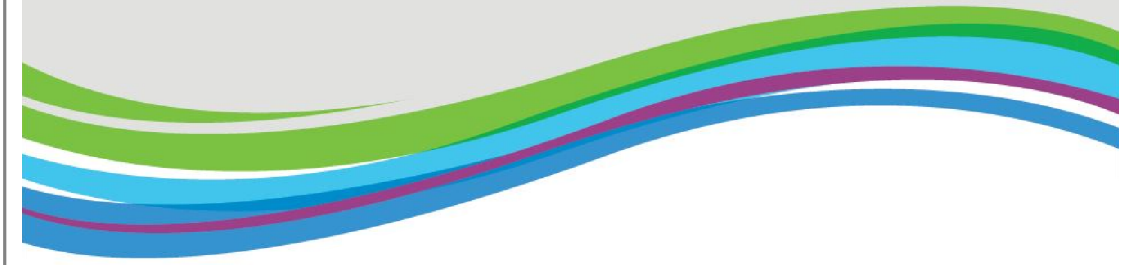
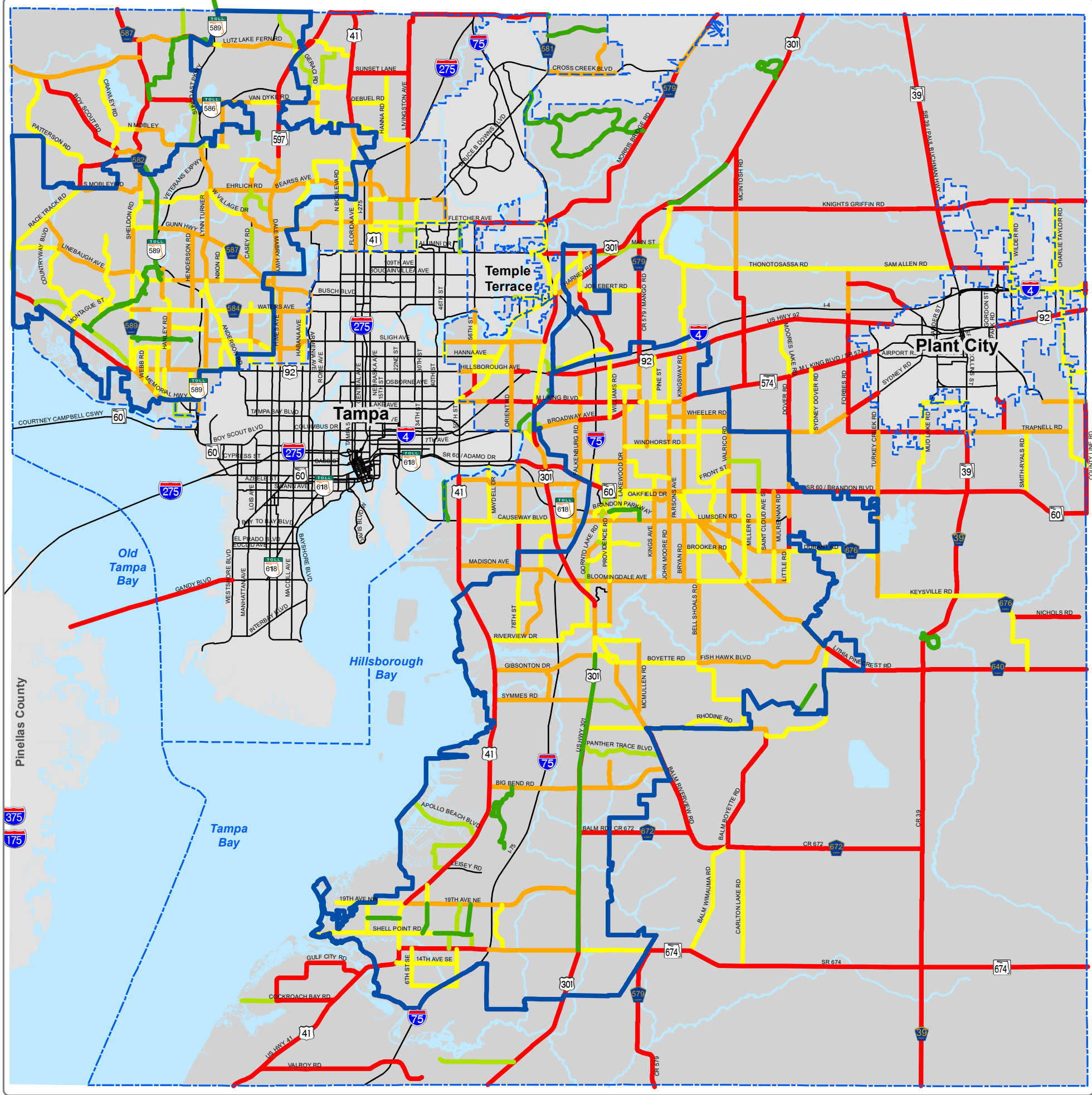
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Unincorporated Hillsborough County EXISTING BICYCLE LEVEL OF SERVICE MAP



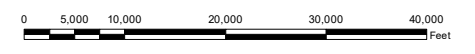
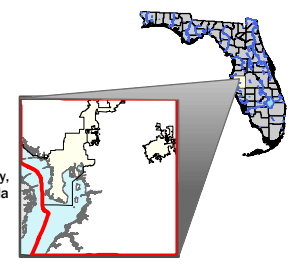
Legend

- | LEVEL OF SERVICE | ROADS AND BOUNDARIES |
|------------------|----------------------|
| A | HILLSBOROUGH COUNTY |
| B | PINELLAS COUNTY |
| C | JURISDICTIONS |
| D | WATER AND BAY |
| E | STREAMS/RIVERS |
| F | COUNTY BOUNDARY |
| | URBAN SERVICE AREA |
| | MAJOR ROADS |

NOTE: BASED ON THE MOST READIY AVAILABLE DATA, AND SUBJECT TO UPDATE WHEN NEW DATA BECOMES AVAILABLE.

Location Diagram and Reference Information

Hillsborough County, Florida



DATA SOURCES AND LIMITATIONS:

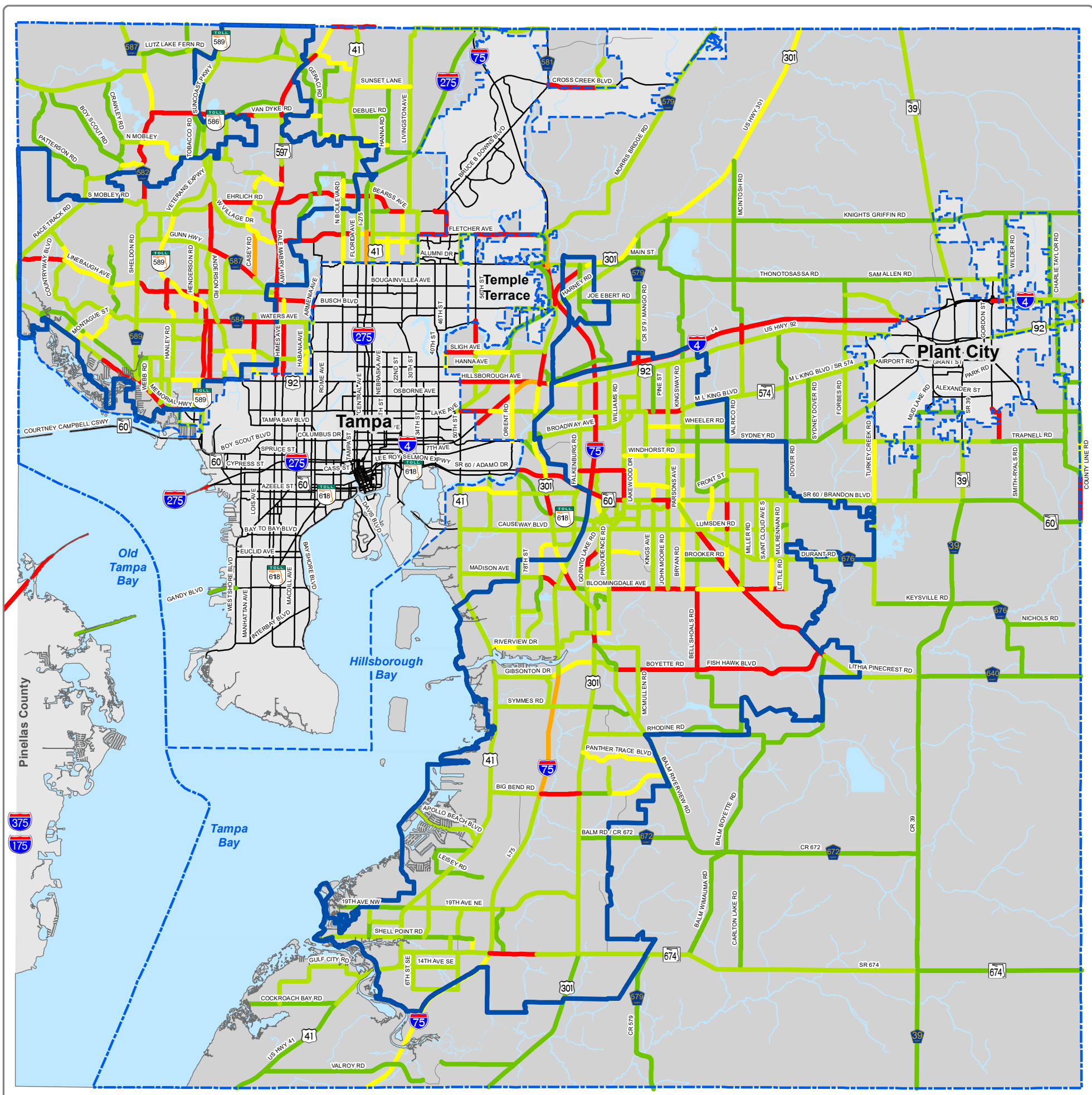
LEVEL OF SERVICE: 2022 Proposed Modifications TPO and Consultants.
 JURISDICTIONAL AREAS: Hillsborough County City-County Planning Commission. Effective to Present.
 URBAN SERVICE AREA BOUNDARIES: Hillsborough County City-County Planning Commission. Effective to Present.
 MAJOR ROADS: Metropolitan Planning Organization Long Range Transportation Plan. See Adopted MPO Long Range Transportation Plan for specific improvements.
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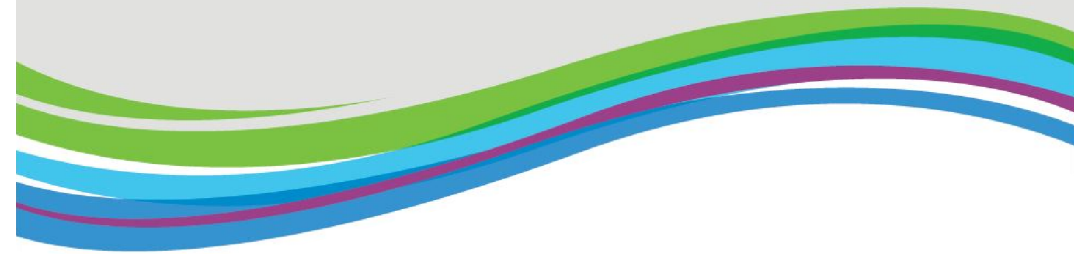
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Unincorporated Hillsborough County
**EXISTING HIGHWAY LEVEL OF SERVICE
 MAP**

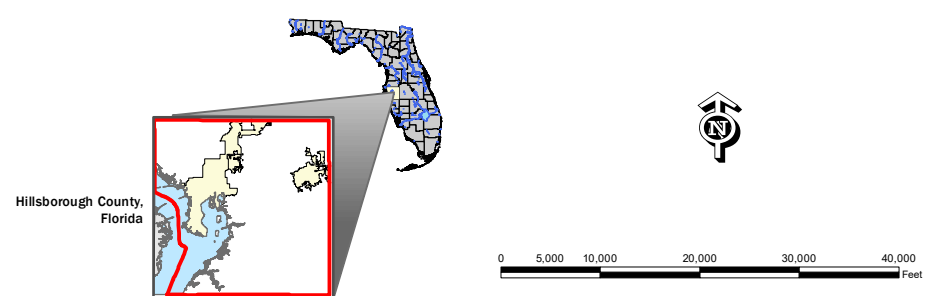


Legend

- | LEVEL OF SERVICE | ROADS AND BOUNDARIES |
|------------------|----------------------|
| A | Hillsborough County |
| B | Pinellas County |
| C | Tampa |
| D | Plant City |
| E | Temple Terrace |
| F | Water and Bay |
| | Streams/Rivers |
| | County Boundary |
| | Urban Service Area |
| | Major Roads |

NOTE: BASED ON THE MOST RECENT READILY AVAILABLE DATA, AND SUBJECT TO UPDATE WHEN NEW DATA BECOMES AVAILABLE.

Location Diagram and Reference Information



DATA SOURCES AND LIMITATIONS:

LEVEL OF SERVICE: 2022 Proposed Modifications TPO and Consultants

JURISDICTIONAL AREAS: Hillsborough County City-County Planning Commission. Effective to Present.

URBAN SERVICE AREA BOUNDARIES: Hillsborough County City-County Planning Commission. Effective to Present.

MAJOR ROADS: Transportation Planning Organization Long Range Transportation Plan. See Adopted MPO Long Range Transportation Plan for specific improvements.

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For more information about our organization visit website: www.planhillsborough.org

Bicycle Level of Service Methodology

25 MPH

	Urban			Rural		
	11' Shared Lane	4' Bike Lane	7' Buffered Bike Lane	11' Shared Lane	4' Bike Lane	7' Buffered Bike Lane
A	0	800	9,500	0	800	6,200
B	500	5,800	38,000	500	4,400	16,400
C	3,900	23,500	117,500	3,000	17,250	39,500
D	18,500	90,000	255,000	11,750	29,000	102,000
E	71,000	205,000	740,000	29,000	87,000	160,000

30 MPH

LOS	Urban			Rural		
	11' Shared Lane	4' Bike Lane	7' Buffered Bike Lane	11' Shared Lane	4' Bike Lane	7' Buffered Bike Lane
A	0	500	7,000	0	500	4,900
B	340	3,750	24,000	340	2,600	13,000
C	2,470	18,750	94,000	1,750	9,600	29,000
D	12,500	62,000	205,000	8,500	19,500	40,000
E	42,000	227,000	510,000	17,000	38,000	75,000

35 MPH

LOS	Urban			Rural		
	11' Shared Lane	4' Bike Lane	7' Buffered Bike Lane	11' Shared Lane	4' Bike Lane	7' Buffered Bike Lane
A	0	415	5,300	0	415	3,650
B	265	2,850	17,000	265	1,900	10,750
C	1,900	14,000	76,000	1,300	5,700	21,000
D	9,300	41,000	200,000	6,000	15,000	40,000
E	35,000	180,000	335,000	13,000	25,000	65,000

40 MPH

LOS	Urban			Rural		
	11' Shared Lane	4' Bike Lane	7' Buffered Bike Lane	11' Shared Lane	4' Bike Lane	7' Buffered Bike Lane
A	0	230	2,900	0	230	1,800
B	115	1,500	13,000	115	1,500	4,650
C	1,025	8,900	57,000	1,025	4,200	14,000
D	7,450	35,500	102,000	4,750	10,000	20,000
E	34,000	127,000	202,000	6,750	17,000	33,500

45 MPH

LOS	Urban			Rural		
	Shared Lane	4' Bike Lane	7' Buffered Bike Lane	Shared Lane	4' Bike Lane	7' Buffered Bike Lane
A	0	190	2,400	0	190	1,480
B	110	1,300	10,750	110	1,300	3,600
C	875	7,350	46,000	875	3,350	10,250
D	6,250	32,000	75,000	3,900	7,500	13,000
E	27,500	99,000	137,500	5,000	14,500	20,500

Values represent the maximum daily motor vehicle traffic volume in the outside lane for the indicated Bicycle Level of Service.

Values greater than those indicating LOS E = LOS F

25 MPH

	Urban			Rural		
	11' Shared Lane	4' Bike Lane	7' Buffered Bike Lane	11' Shared Lane	4' Bike Lane	7' Buffered Bike Lane
A	0	800	9,500	0	800	6,200
B	500	5,800	higher	500	4,400	16,400
C	3,900	23,500	---	3,000	17,250	higher
D	18,500	higher	---	11,750	higher	---
E	higher	---	---	higher	---	---
F	---	---	---	---	---	---

30 MPH

LOS	Urban			Rural		
	11' Shared Lane	4' Bike Lane	7' Buffered Bike Lane	11' Shared Lane	4' Bike Lane	7' Buffered Bike Lane
A	0	500	7,000	0	500	4,900
B	340	3,750	24,000	340	2,600	13,000
C	2,470	18,750	higher	1,750	9,600	higher
D	12,500	higher	---	8,500	19,500	---
E	higher	---	---	17,000	higher	---
F	---	---	---	higher	---	---

35 MPH

LOS	Urban			Rural		
	11' Shared Lane	4' Bike Lane	7' Buffered Bike Lane	11' Shared Lane	4' Bike Lane	7' Buffered Bike Lane
A	0	415	5,300	0	415	3,650
B	265	2,850	17,000	265	1,900	10,750
C	1,900	14,000	higher	1,300	5,700	21,000
D	9,300	higher	---	6,000	15,000	higher
E	higher	---	---	13,000	25,000	---
F	---	---	---	higher	higher	---

40 MPH

LOS	Urban			Rural		
	11' Shared Lane	4' Bike Lane	7' Buffered Bike Lane	11' Shared Lane	4' Bike Lane	7' Buffered Bike Lane
A	0	230	2,900	0	230	1,800
B	115	1,500	13,000	115	1,500	4,650
C	1,025	8,900	higher	1,025	4,200	14,000
D	7,450	higher	---	4,750	10,000	20,000
E	higher	---	---	6,750	17,000	higher
F	---	---	---	higher	higher	---

45 MPH

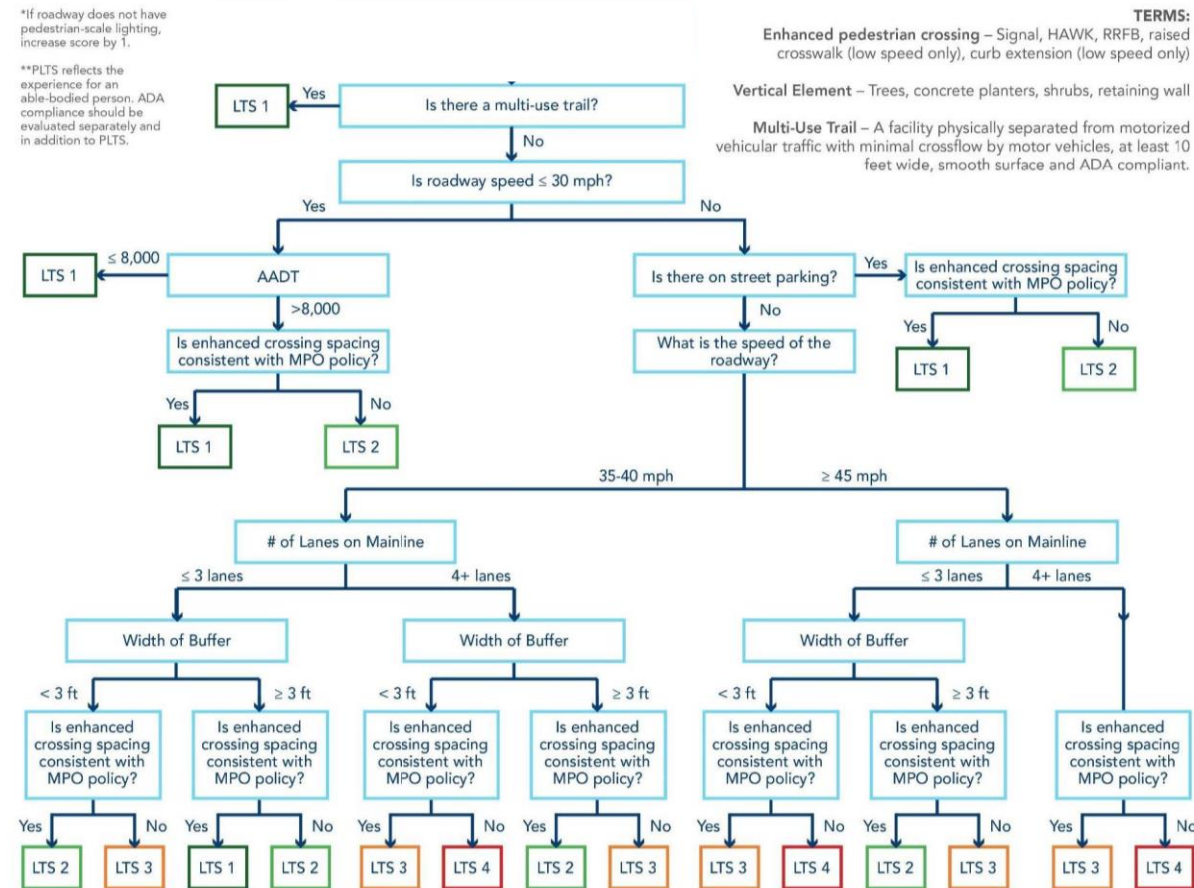
LOS	Urban			Rural		
	Shared Lane	4' Bike Lane	7' Buffered Bike Lane	Shared Lane	4' Bike Lane	7' Buffered Bike Lane
A	0	190	2,400	0	190	1,480
B	110	1,300	10,750	110	1,300	3,600
C	875	7,350	higher	875	3,350	10,250
D	6,250	higher	---	3,900	7,500	13,000
E	higher	---	---	5,000	14,500	20,500
F	---	---	---	higher	higher	higher

Values represent the maximum daily motor vehicle traffic volume in the outside lane for the indicated Bicycle Level of Service.

Pedestrian LOS Methodology

- No Sidewalk or Fragmentary Sidewalk → LOS F
- Is there a sidewalk on at least one side throughout the segment, but crossings are required? → LOS E
- Is there a sidewalk continuously on one side throughout the segment? If AADT <20 K, LOS D; if AADT > 20K, LOS E. → LOS D
- If sidewalks exist on both sides, use table below:

Figure 8: Pedestrian LTS Methodology



Park Impact Fee Study

**Prepared for:
Hillsborough County, Florida**

April 24, 2020



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EXECUTIVE SUMMARY

Hillsborough County, Florida, contracted with TischlerBise to update its Park Impact Fees pursuant to Florida Statutes § 163.31801. Counties in Florida may assess impact fees to offset infrastructure costs necessitated by future growth. Impact fees are one-time payments used to construct system improvements needed to accommodate future development. The fee represents future development's proportionate share of infrastructure costs. Impact fees may be used for infrastructure improvements or debt service for growth-related infrastructure. In contrast to general taxes, impact fees may not be used for operations, maintenance, replacement, or correcting existing deficiencies.

FLORIDA IMPACT FEE ENABLING LEGISLATION

The authority for Florida counties to adopt and collect impact fees to offset the demands future development creates for new infrastructure is well established. *St. Johns County v. Northeast Florida Builders Association* (583 So. 2d 635, 638 Fla. 1991) states, "The use of impact fees has become an accepted method of paying for public improvements that must be constructed to serve new growth."¹ State statutes specifically "encourage the use of innovative land development regulations which include provisions such as [...] impact fees," and Florida courts have upheld local government's authority to adopt fees under general home rule and police power theories.²

In 2006, the Florida legislature passed the "Florida Impact Fee Act," which recognized impact fees as "an outgrowth of the home rule power of a local government to provide certain services within its jurisdiction." § 163.31801(2), Fla. Stat. The statute – concerned mostly with procedural and methodological limitations – did not expressly allow or disallow any particular public facility type from being funded with impact fees. The Act did specify procedural and methodological prerequisites, most of which were common to the practice already. Subsequent amendments to the Act, in 2009, removed prior notice requirements for impact fee reductions (but not increases) and purported to elevate the standard of judicial review. Under Florida law, impact fees must comply with the "dual rational nexus" test, which requires "a reasonable connection, or rational nexus, between the need for additional capital facilities and the growth in service units generated by new development. In addition, the government must show a reasonable connection, or rational nexus, between the expenditures of the funds collected and the benefits accruing to the subdivision," *St. Johns County*, 583 So.2d at 637 (quoting *Hollywood, Inc.* 431 So. 2d at 611-12). Impact fee calculation studies, generally speaking, establish the pro rata, or proportionate, "need" for new infrastructure and implementing ordinances to ensure that new growth paying the fees receive a pro rata "benefit" from their expenditure.

Hillsborough County is updating its Park Impact Fees in order to fund capital facilities needed to meet the demand created by future development in unincorporated areas of Hillsborough County. The need for these services, and the infrastructure necessary to provide them, is driven by development; therefore, as vacant lands within Hillsborough County develop, or as existing uses expand, the demand imposed upon Hillsborough County for additional capital facilities increases proportionately.

¹ Citing *Home Builders & Contractors Association v. Palm Beach City.*, 446 So.2d 140 (Fla. 4th DCA 1984); *Hollywood, Inc. v. Broward County*, 431 So.2d 606 (Fla. 4th DCA 1983).

² See §163.3202(3), Fla. Stat.; see also *Home Builders & Contractors Association*, 446 So.2d 140.

The need for additional capacity for future development is further shown through an established level of service standard and Hillsborough County's existing capital improvement plan. Hollywood, Inc., 431 So.2d at 611 (holding that a plan for providing facilities at a reasonable level of service demonstrates "a reasonable connection between the need for additional park facilities and the growth in population"). Capital facilities necessary to provide this infrastructure have been provided by Hillsborough County to date; however, Hillsborough County will need to provide new residents and visitors with the same levels of service. The expenditures required to maintain existing levels of service are not necessitated by existing residents and visitors, but rather by future development.

Furthermore, through the implementation of Hillsborough County's capital improvement plans, future development paying impact fees will receive a pro rata benefit from new facilities built with those fees. In addition, Hillsborough County's impact fee ordinance, including any amendments necessary to implement the fees recommended in this study, earmarks impact fees solely for the expansion of capital facilities necessary to accommodate future development in the unincorporated County.

Finally, there are several steps Hillsborough County will take to ensure ongoing compliance with applicable Florida laws related to impact fees. First, it will continue to update and implement plans for expending impact fee revenues on the types of facilities TischlerBise has used to develop the fees in this study. In Florida, this is typically satisfied through the Capital Improvement Plan (CIP) and Capital Improvements Element (CIE) framework. Also, Hillsborough County will update its existing impact fee ordinance to ensure compliance with the approach used here and any developments in statutory and case law since Hillsborough County's fees were last updated. This update will address, among other things, earmarking of impact fee revenues, limitations on the use of revenues, revisions related to developer credits, and ongoing compliance with other County and state law requirements.

CONCEPTUAL DEVELOPMENT FEE CALCULATION

In contrast to project-level improvements, impact fees fund growth-related infrastructure that will benefit multiple development projects, or the entire service area (usually referred to as system improvements). The first step is to determine an appropriate demand indicator for the particular type of infrastructure. The demand indicator measures the number of service units for each unit of development. For example, an appropriate indicator of the demand for parks is population growth and the increase in population can be estimated from the average number of persons per housing unit. The second step in the impact fee formula is to determine infrastructure improvement units per service unit, typically called level-of-service (LOS) standards. In keeping with the park example, a common LOS standard is improved park acres per thousand people. The third step in the impact fee formula is the cost of various infrastructure units. To complete the park example, this part of the formula would establish a cost per acre for land acquisition and/ or park improvements.

GENERAL METHODOLOGIES

Impact fees for the necessary public services made necessary by new development must be based on the same level of service (LOS) provided to existing development in the service area. There are three basic methodologies used to calculate impact fees. They examine the past, present, and future status of infrastructure. The objective of evaluating these different methodologies is to determine the best measure of the demand created by new development for additional infrastructure capacity. Each methodology has advantages and disadvantages in a particular situation and can be used simultaneously for different cost components.

Reduced to its simplest terms, the process of calculating impact fees involves two main steps: (1) determining the cost of development-related capital improvements and (2) allocating those costs equitably to various types of development. In practice, though, the calculation of impact fees can become quite complicated because of the many variables involved in defining the relationship between development and the need for facilities within the designated service area. The following paragraphs discuss basic methodologies for calculating impact fees and how those methodologies can be applied.

- **Cost Recovery** (past improvements) - The rationale for recoupment, often called cost recovery, is that new development is paying for its share of the useful life and remaining capacity of facilities already built, or land already purchased, from which new growth will benefit. This methodology is often used for utility systems that must provide adequate capacity before new development can take place.
- **Incremental Expansion** (concurrent improvements) - The incremental expansion methodology documents current LOS standards for each type of public facility, using both quantitative and qualitative measures. This approach assumes there are no existing infrastructure deficiencies or surplus capacity in infrastructure. New development is only paying its proportionate share for growth-related infrastructure. Revenue will be used to expand or provide additional facilities, as needed, to accommodate new development. An incremental expansion cost method is best suited for public facilities that will be expanded in regular increments to keep pace with development.
- **Plan-Based** (future improvements) - The plan-based methodology allocates costs for a specified set of improvements to a specified amount of development. Improvements are typically identified in a long-range facility plan and development potential is identified by a land use plan. There are two basic options for determining the cost per demand unit: (1) total cost of a public facility can be divided by total demand units (average cost), or (2) the growth-share of the public facility cost can be divided by the net increase in demand units over the planning timeframe (marginal cost).

Evaluation of Credits/Offsets

Regardless of the methodology, a consideration of credits/offsets is integral to the development of a legally defensible impact fee. There are two types of credits/offsets that should be addressed in impact fee studies and ordinances. The first is a revenue credit/offset due to possible double payment situations, which could occur when other revenues may contribute to the capital costs of infrastructure covered by the impact fee. This type of credit/offset is integrated into the fee calculation, thus reducing the fee amount. The second is a site-specific credit or developer reimbursement for dedication of land or construction of system improvements. This type of credit is addressed in the administration and implementation of the impact fee program. For ease of administration, TischlerBise normally recommends developer reimbursements for system improvements.

IMPACT FEE COMPONENTS

Figure 1 summarizes service areas, methodologies, and infrastructure cost components for each fee component. The service area for Park Impact Fees is the unincorporated area of Hillsborough County.

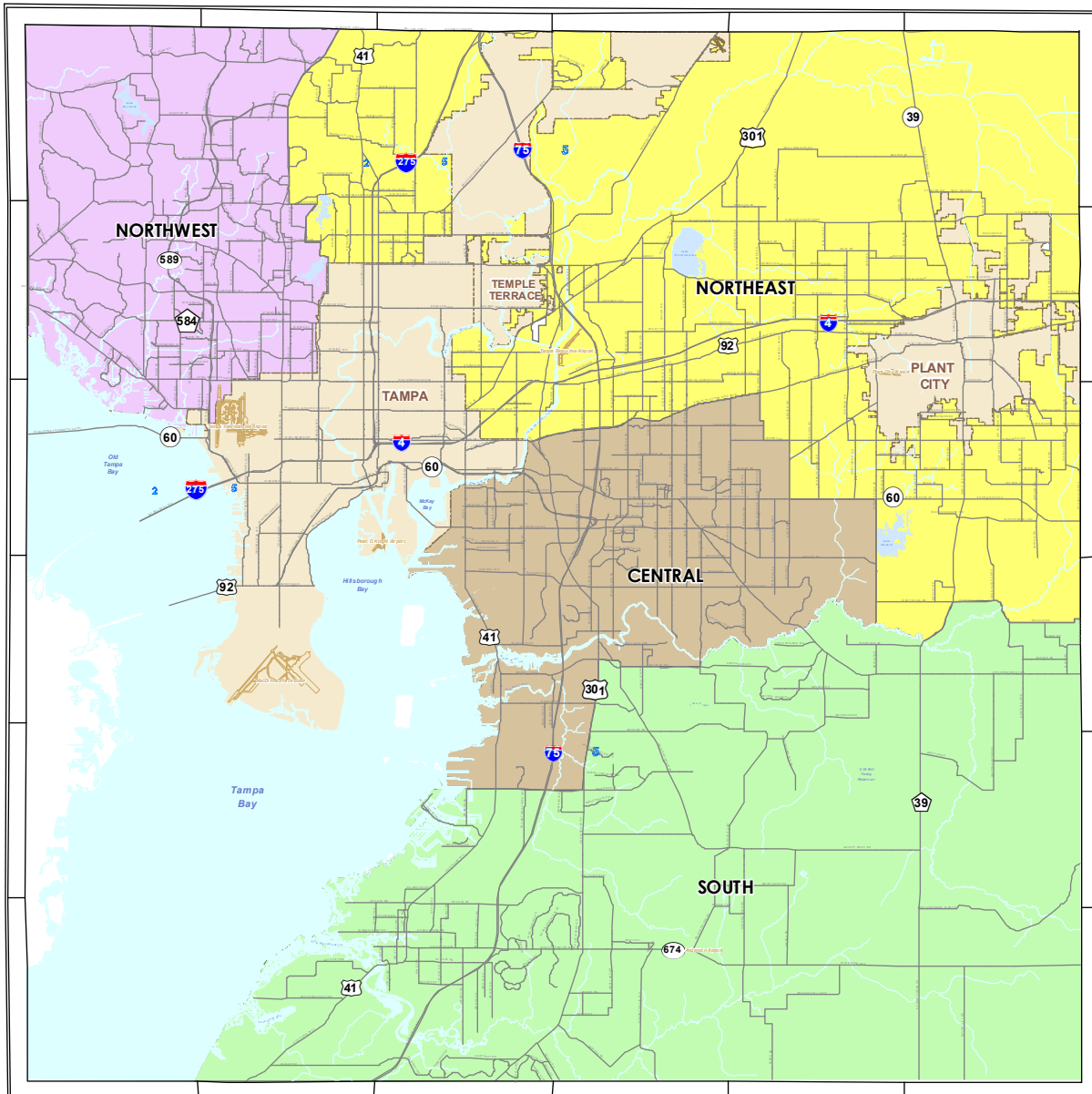
Figure 1: Proposed Impact Fee Service Areas, Methodologies, and Cost Components

Fee Component	Service Area	Cost Recovery	Incremental Expansion	Plan-Based	Cost Allocation
Active Recreation Park	Unincorporated Area	N/A	Community Parks, Sports Complexes, Special Use Facilities, Undeveloped Land, Park Facilities, Trails	N/A	Park Population
Regional Park	Unincorporated Area	N/A	Regional Parks, Trails, Boat Ramps, Park Facilities	N/A	Park Population

PROPOSED PARK IMPACT FEE BENEFIT DISTRICTS

Shown below, Figure 2 includes the current Park Impact Fee zones used to track fee collections and expenditures in the unincorporated area. In this update, impact fees are the same for the entire unincorporated area, but these geographic areas will be the benefit districts used to track fee collections and expenditures.

Figure 2: Park Impact Fee Benefit Districts



PROPOSED PARK IMPACT FEES

Impact fees for residential development will be assessed per dwelling unit, based on the size of unit, and Hotel / Lodging fees will be assessed per room. Fees shown below represent the maximum allowable fees. Hillsborough County may adopt fees that are less than the amounts shown; however, a reduction in impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital improvements and/or a decrease in Hillsborough County’s LOS standards. All costs in the Park Impact Fee Study are in current dollars with no assumed inflation rate over time. If cost estimates change significantly over time, impact fees should be recalibrated.

Figure 3: Proposed Park Impact Fees

Fees per Unit			
Size of Unit	Active Recreation	Regional	Total
Less than 500	\$1,021	\$175	\$1,196
500 to 749	\$1,479	\$253	\$1,732
750 to 999	\$1,796	\$308	\$2,104
1,000 to 1,249	\$2,042	\$350	\$2,392
1,250 to 1,499	\$2,245	\$385	\$2,630
1,500 to 1,999	\$2,571	\$440	\$3,011
2,000 to 2,499	\$2,817	\$483	\$3,300
2,500 to 2,999	\$3,020	\$517	\$3,537
3,000 to 3,999	\$3,336	\$572	\$3,908
4,000 or More	\$3,601	\$617	\$4,218
Hotel / Lodging (per room)	\$1,743	\$299	\$2,042

CURRENT PARK IMPACT FEES

Hillsborough County currently assesses Park Impact Fees to residential development per dwelling unit, based on development type and the number of bedrooms. Nonresidential development currently pays no Park Impact Fees. Hillsborough County’s current Park Impact Fees vary by zone.

Figure 4: Current Impact Fees

Fees per Unit					Average
Development Type	Northwest	Northeast	Central	South	
Single Family Detached					\$388
1 and 2 BR	\$317	\$265	\$314	\$168	\$266
3 BR	\$422	\$352	\$417	\$224	\$354
4 BR	\$517	\$432	\$511	\$275	\$434
5 BR	\$593	\$495	\$586	\$315	\$498
Mobile Homes					\$299
1 BR	\$280	\$234	\$276	\$148	\$235
2 BR	\$329	\$275	\$325	\$174	\$276
3 BR	\$462	\$386	\$456	\$245	\$387
Single Family Attached					\$242
1 BR	\$195	\$163	\$193	\$103	\$164
2 BR	\$283	\$236	\$280	\$150	\$237
3 BR	\$387	\$323	\$382	\$205	\$324
Multi-Family					\$250
1 BR	\$178	\$148	\$176	\$94	\$149
2 BR	\$274	\$229	\$271	\$146	\$230
3 BR	\$444	\$371	\$439	\$236	\$372
Hotel					\$0
Hotel (per room)	\$0	\$0	\$0	\$0	\$0

ACTIVE RECREATION PARK IMPACT FEES

This section includes parks managed by Hillsborough County's Parks and Recreation Department.

SERVICE AREA

Hillsborough County plans to provide a uniform level of service and equal access to parks within the unincorporated areas of the county. The service area for the Active Recreation Parks Impact Fees is the unincorporated area of Hillsborough County, and the 2020 service area population in the unincorporated area is 1,034,189 persons. The service area population, or park population, includes seasonal residents, year-round residents, and visitors in hotel / lodging units.

LEVEL-OF-SERVICE ANALYSIS

Future development in Unincorporated Hillsborough County will maintain current levels of service by incrementally expanding parks facilities managed by Hillsborough County's Parks and Recreation Department. The Active Recreation Park Impact Fees include components for community parks, sports complexes, special use facilities, undeveloped land, park facilities, and trails. The analysis excludes smaller, neighborhood parks and pocket parks because of their limited benefit areas. The incremental expansion methodology, based on the current level of service, is used for all components.

Hillsborough County's Parks and Recreation Department provided the existing inventories used in the level-of-service analysis. Community parks include 1,082.5 acres of land and 422 improvements, sports complexes include 1,576.0 acres of land and 415 improvements, special use facilities include 224.1 acres of land and 6.0 improvements, there are 177.4 acres of undeveloped land, park facilities include 484,817 square feet, and there are 59.0 miles of trails. Appendix A includes a more detailed list of Hillsborough County's Parks and Recreation inventory.

Based on recent land acquisition by Hillsborough County, the analysis uses \$150,000 per acre for land acquisition. For improvements and trails, the analysis uses a mixture of recent project costs and planned costs from the Capital Improvement Program. Cost factors for park facilities use planned facility costs outlined in the Capital Improvement Program. Appendix A includes a more detailed list of Hillsborough County's Parks and Recreation costs.

Community Parks – Incremental Expansion

Future development in Unincorporated Hillsborough County will maintain current levels of service by incrementally expanding community park facilities. The community parks component of the Active Recreation Parks Impact Fees includes land and improvements.

Community Park Land

Hillsborough County’s existing inventory of community park land includes 1,082.5 acres³, and these parks serve development throughout the unincorporated area. Hillsborough County’s existing level of service is 0.0010 acres per person (1,082.5 acres / 1,034,189 persons). Based on recent land acquisition costs provided by the Parks and Recreation Department, land acquisition is \$150,000 per acre. For community park land, the cost is \$157.01 per person (0.0010 acres per person X \$150,000 per acre).

Figure AR1: Existing Level of Service - Land

Cost Allocation Factors	
Cost per Acre	\$150,000

Level-of-Service (LOS) Standards	
Existing Acres	1,082.5
2020 Park Population	1,034,189
Acres per Person	0.0010
Cost per Person	\$157.01

Source: Parks and Recreation Department, Hillsborough County, Florida

Community Park Improvements

Hillsborough County’s existing inventory of community park improvements includes 422 improvements⁴, and community parks serve development throughout the unincorporated area. Hillsborough County’s existing level of service is 0.0004 improvements per person (422 improvements / 1,034,189 persons). Using costs from recent park projects applied to the existing inventory of community park improvements, the average cost is \$200,276 per improvement. For community park improvements, the cost is \$81.72 per person (0.0004 improvements per person X \$200,276 per improvement).

Figure AR2: Existing Level of Service – Improvements

Cost Allocation Factors	
Average Cost per Improvement	\$200,276

Level-of-Service (LOS) Standards	
Existing Improvements	422
2020 Park Population	1,034,189
Improvements per Person	0.0004
Cost per Person	\$81.72

Source: Parks and Recreation Department, Hillsborough County, Florida

³ See Appendix A for a detailed inventory of community park land

⁴ See Appendix A for a detailed inventory of community park improvements

Sports Complexes – Incremental Expansion

Future development in Unincorporated Hillsborough County will maintain current levels of service by incrementally expanding sports complexes. The sports complex component of the Active Recreation Parks Impact Fees includes land and improvements.

Sports Complex Land

Hillsborough County’s existing inventory of sports complex land includes 1,576.0 acres⁵, and these parks serve development throughout the unincorporated area. Hillsborough County’s existing level of service is 0.0015 acres per person (1,576.0 acres / 1,034,189 persons). Based on recent land acquisition costs provided by the Parks and Recreation Department, land acquisition is \$150,000 per acre. For sports complex land, the cost is \$228.59 per person (0.0015 acres per person X \$150,000 per acre).

Figure AR3: Existing Level of Service - Land

Cost Allocation Factors	
Cost per Acre	\$150,000

Level-of-Service (LOS) Standards	
Existing Acres	1,576.0
2020 Park Population	1,034,189
Acres per Person	0.0015
Cost per Person	\$228.59

Source: Parks and Recreation Department, Hillsborough County, Florida

Sports Complex Improvements

Hillsborough County’s existing inventory of sports complex improvements includes 415 improvements⁶, and sports complexes serve development throughout the unincorporated area. Hillsborough County’s existing level of service is 0.0004 improvements per person (415 improvements / 1,034,189 persons). Using costs from recent park projects applied to the existing inventory of sports complex improvements, the average cost is \$412,348 per improvement. For sports complex improvements, the cost is \$165.47 per person (0.0004 improvements per person X \$412,348 per improvement).

Figure AR4: Existing Level of Service – Improvements

Cost Allocation Factors	
Average Cost per Improvement	\$412,348

Level-of-Service (LOS) Standards	
Existing Improvements	415
2020 Park Population	1,034,189
Units per Improvements	0.0004
Cost per Person	\$165.47

Source: Parks and Recreation Department, Hillsborough County, Florida

⁵ See Appendix A for a detailed inventory of sports complex land

⁶ See Appendix A for a detailed inventory of sports complex improvements

Special Use Facilities – Incremental Expansion

Future development in Unincorporated Hillsborough County will maintain current levels of service by incrementally expanding special use facilities. The special use facility component of the Active Recreation Parks Impact Fees includes land and improvements.

Special Use Facility Land

Hillsborough County’s existing inventory of special use facility land includes 224.1 acres⁷, and these facilities serve development throughout the unincorporated area. Hillsborough County’s existing level of service is 0.0002 acres per person (224.1 acres / 1,034,189 persons). Based on recent land acquisition costs provided by the Parks and Recreation Department, land acquisition is \$150,000 per acre. For special use facility land, the cost is \$32.51 per person (0.0002 acres per person X \$150,000 per acre).

Figure AR5: Existing Level of Service - Land

Cost Allocation Factors	
Cost per Acre	\$150,000

Level-of-Service (LOS) Standards	
Existing Acres	224.1
2020 Park Population	1,034,189
Acres per Person	0.0002
Cost per Person	\$32.51

Source: Parks and Recreation Department, Hillsborough County, Florida

Special Use Facility Improvements

Hillsborough County’s existing inventory of special use facility improvements includes 6.0 improvements⁸, and special use facilities serve development throughout the unincorporated area. Hillsborough County’s existing level of service is 0.00001 improvements per person (6.0 improvements / 1,034,189 persons). Using costs from recent park projects applied to the existing inventory of special use facility improvements, the average cost is \$174,167 per improvement. For special use facility improvements, the cost is \$1.01 per person (0.00001 improvements per person X \$174,167 per improvement).

Figure AR6: Existing Level of Service – Improvements

Cost Allocation Factors	
Average Cost per Improvement	\$174,167

Level-of-Service (LOS) Standards	
Existing Improvements	6
2020 Park Population	1,034,189
Improvements per Person	0.00001
Cost per Person	\$1.01

Source: Parks and Recreation Department, Hillsborough County, Florida

⁷ See Appendix A for a detailed inventory of special use facility land

⁸ See Appendix A for a detailed inventory of special use facility improvements

Undeveloped Land – Incremental Expansion

Future development in Unincorporated Hillsborough County will maintain current levels of service by incrementally expanding undeveloped land. Hillsborough County’s existing inventory of undeveloped land includes 177.4 acres, and this land serves development throughout the unincorporated area. Hillsborough County’s existing level of service is 0.0002 acres per person (177.4 acres / 1,034,189 persons). Based on recent land acquisition costs provided by the Parks and Recreation Department, land acquisition is \$150,000 per acre. For undeveloped land, the cost is \$25.73 per person (0.0002 acres per person X \$150,000 per acre).

Figure AR7: Existing Level of Service

Description	Acres
Campo Property	20.8
Kestrel Park	9.0
North Ruskin Park	8.1
Panther Trace Park	10.0
Sumner Acres Property	2.9
Tanner Road Park	32.4
Valencia Lakes	13.2
Waterset Property	81.0
Total	177.4

Cost Allocation Factors	
Cost per Acre	\$150,000

Level-of-Service (LOS) Standards	
Existing Acres	177.4
2020 Park Population	1,034,189
Acres per Person	0.0002
Cost per Person	\$25.73

Source: Parks and Recreation Department, Hillsborough County, Florida

Park Facilities – Incremental Expansion

Future development in Unincorporated Hillsborough County will maintain current levels of service by incrementally expanding park facilities. Hillsborough County’s existing inventory of park facilities includes 484,817 square feet, and these park facilities serve development throughout the unincorporated area. Hillsborough County’s existing level of service is 0.4688 square feet per person (484,817 square feet / 1,034,189 persons). Based on planned park facilities provided by the Parks and Recreation Department, the average cost of park facilities is \$437 per square foot (\$22,199,000 total cost / 50,800 square feet). For park facilities, the cost is \$204.86 per person (0.4688 square feet per person X \$437 per square foot).

Figure AR8: Existing Level of Service

Cost Allocation Factors	
Average Cost per Square Foot	\$437

Level-of-Service (LOS) Standards	
Existing Square Feet	484,817
2020 Park Population	1,034,189
Square Feet per Person	0.4688
Cost per Person	\$204.86

Description	Square Feet	Unit Cost	Cost per Sq Ft
Brandon Area Recreation Center	10,000	\$4,410,000	\$441
Fishhawk Recreation Center	10,000	\$4,410,000	\$441
Mann Wagnon Storage Facility	800	\$150,000	\$188
New Tampa Performing Arts Center	20,000	\$8,819,000	\$441
Thonotosassa Area Recreation Center	10,000	\$4,410,000	\$441
Total	50,800	\$22,199,000	\$437

Source: Parks and Recreation Department, Hillsborough County, Florida

Trails – Incremental Expansion

Future development in Unincorporated Hillsborough County will maintain current levels of service by incrementally expanding trails. Hillsborough County’s existing inventory of trails includes 59.0 miles, and these trails serve development throughout the unincorporated area. Hillsborough County’s existing level of service is 0.001 miles per person (59.0 miles / 1,034,189 persons). Based on costs from recent trail projects provided by the Parks and Recreation Department, the average cost is \$181,847 per mile (\$10,729,000 total cost / 59.0 miles). For trails, the cost is \$10.37 per person (0.0001 miles per person X \$181,847 per mile).

Figure AR9: Existing Level of Service

Description	Miles	Unit Cost	Total Cost
Paved Trails	44.0	\$206,000	\$9,064,000
Unpaved Trails	15.0	\$111,000	\$1,665,000
Total	59.0	\$181,847	\$10,729,000

Cost Allocation Factors	
Average Cost per Mile	\$181,847

Level-of-Service (LOS) Standards	
Existing Miles	59.0
2020 Park Population	1,034,189
Miles per Person	0.0001
Cost per Person	\$10.37

Source: Parks and Recreation Department, Hillsborough County, Florida

PROJECTED DEMAND FOR SERVICES AND COSTS

As shown in Appendix D, Unincorporated Hillsborough County’s park population is expected to increase by an additional 165,515 persons over the next 10 years. To serve demand provided by future development, Hillsborough County will use impact fee revenue to maintain the existing level of service.

Community Parks

Hillsborough County plans to maintain its current level of service for community parks in the unincorporated areas. Based on a projected park population increase of 165,515 persons, Hillsborough County’s future development in the unincorporated areas demands 173.2 additional acres of community park land (165,515 additional persons X 0.0010 acres per person) at a cost of approximately \$25.98 million (173.2 acres X \$150,000 per acre). For community park improvements, future development in the unincorporated areas demands 67.5 additional community park improvements (165,515 additional persons X 0.0004 improvements per person) at a cost of approximately \$13.52 million (67.5 improvements X \$200,276 per improvement).

Figure AR10: Projected Demand for Community Parks

Community Parks			
Component	Level of Service	Demand Unit	
Land	0.0010 Acres	per Person	
Improvements	0.0004 Improvements	per Person	

Demand for Community Parks			
Year	Park Population	Land	Improvements
2020	1,034,189	1,082.5	422.0
2021	1,052,201	1,101.3	429.3
2022	1,070,213	1,120.2	436.7
2023	1,088,224	1,139.0	444.0
2024	1,106,236	1,157.9	451.4
2025	1,124,248	1,176.8	458.7
2026	1,139,339	1,192.6	464.9
2027	1,154,430	1,208.3	471.1
2028	1,169,522	1,224.1	477.2
2029	1,184,613	1,239.9	483.4
2030	1,199,704	1,255.7	489.5
10-Yr Increase	165,515	173.2	67.5

Unit Cost	\$150,000	\$200,276
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Growth-Related Expenditures	\$25,980,000	\$13,518,607
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Sports Complexes

Hillsborough County plans to maintain its current level of service for sports complexes in the unincorporated areas. Based on a projected park population increase of 165,515 persons, Hillsborough County’s future development in the unincorporated areas demands 252.2 additional acres of sports complex land (165,515 additional persons X 0.0015 acres per person) at a cost of approximately \$37.83 million (252.2 acres X \$150,000 per acre). For sports complex improvements, future development in the unincorporated areas demands 66.4 additional sports complex improvements (165,515 additional persons X 0.0004 improvements per person) at a cost of approximately \$27.38 million (66.4 improvements X \$412,348 per improvement).

Figure AR11: Projected Demand for Sports Complexes

Sports Complexes		
Component	Level of Service	Demand Unit
Land	0.0015 Acres	per Person
Improvements	0.0004 Improvements	per Person

Demand for Sports Complexes			
Year	Park Population	Land	Improvements
2020	1,034,189	1,576.0	415.0
2021	1,052,201	1,603.5	422.2
2022	1,070,213	1,630.9	429.5
2023	1,088,224	1,658.4	436.7
2024	1,106,236	1,685.8	443.9
2025	1,124,248	1,713.3	451.1
2026	1,139,339	1,736.2	457.2
2027	1,154,430	1,759.2	463.3
2028	1,169,522	1,782.2	469.3
2029	1,184,613	1,805.2	475.4
2030	1,199,704	1,828.2	481.4
10-Yr Increase	165,515	252.2	66.4

Unit Cost	\$150,000	\$412,348
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Growth-Related Expenditures	\$37,830,000	\$27,379,920
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Special Use Facilities

Hillsborough County plans to maintain its current level of service for special use facilities in the unincorporated areas. Based on a projected park population increase of 165,515 persons, Hillsborough County’s future development in the unincorporated areas demands 35.9 additional acres of special use facilities land (165,515 additional persons X 0.0002 acres per person) at a cost of approximately \$5.39 million (35.9 acres X \$150,000 per acre). For special use facilities improvements, future development in the unincorporated areas demands 1.0 additional special use facilities improvements (165,515 additional persons X 0.00001 improvements per person) at a cost of approximately \$0.17 million (1.0 improvements X \$174,167 per improvement).

Figure AR12: Projected Demand for Special Use Facilities

Special Use Facilities			
Component	Level of Service	Demand Unit	
Land	0.0002 Acres	per Person	
Improvements	0.00001 Improvements	per Person	

Demand for Special Use Facilities			
Year	Park Population	Land	Improvements
2020	1,034,189	224.1	6.0
2021	1,052,201	228.0	6.1
2022	1,070,213	231.9	6.2
2023	1,088,224	235.8	6.3
2024	1,106,236	239.7	6.4
2025	1,124,248	243.6	6.5
2026	1,139,339	246.9	6.6
2027	1,154,430	250.2	6.7
2028	1,169,522	253.4	6.8
2029	1,184,613	256.7	6.9
2030	1,199,704	260.0	7.0
10-Yr Increase	165,515	35.9	1.0

Unit Cost	\$150,000	\$174,167
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Growth-Related Expenditures	\$5,385,000	\$174,167
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Undeveloped Land

Hillsborough County plans to maintain its current level of service for undeveloped land in the unincorporated areas. Based on a projected park population increase of 165,515 persons, Hillsborough County’s future development in the unincorporated areas demands 28.4 additional acres of undeveloped land (165,515 additional persons X 0.0002 acres per person) at a cost of approximately \$4.26 million (28.4 acres X \$150,000 per acre).

Figure AR13: Projected Demand for Undeveloped Land

Undeveloped Land	
Level of Service	0.0002 Acres
Demand Unit	per Person

Demand for Undeveloped Land		
Year	Park Population	Land
2020	1,034,189	177.4
2021	1,052,201	180.5
2022	1,070,213	183.6
2023	1,088,224	186.7
2024	1,106,236	189.7
2025	1,124,248	192.8
2026	1,139,339	195.4
2027	1,154,430	198.0
2028	1,169,522	200.6
2029	1,184,613	203.2
2030	1,199,704	205.8
10-Yr Increase	165,515	28.4

Unit Cost	\$150,000
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Growth-Related Expenditures	\$4,260,000
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Park Facilities

Hillsborough County plans to maintain its current level of service for park facilities in the unincorporated areas. Based on a projected park population increase of 165,515 persons, Hillsborough County’s future development in the unincorporated areas demands 77,591.6 additional square feet of park facilities (165,515 additional persons X 0.4688 square feet per person) at a cost of approximately \$33.91 million (77,591.6 square feet X \$437 per square foot).

Figure AR14: Projected Demand for Park Facilities

Park Facilities	
Level of Service	0.4688 Square Feet
Demand Unit	per Person

Demand for Park Facilities		
Year	Park Population	Facilities
2020	1,034,189	484,817.0
2021	1,052,201	493,260.7
2022	1,070,213	501,704.3
2023	1,088,224	510,148.0
2024	1,106,236	518,591.7
2025	1,124,248	527,035.4
2026	1,139,339	534,110.0
2027	1,154,430	541,184.7
2028	1,169,522	548,259.3
2029	1,184,613	555,334.0
2030	1,199,704	562,408.6
10-Yr Increase	165,515	77,591.6

Unit Cost	\$437
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Growth-Related Expenditures	\$33,906,613
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Trails

Hillsborough County plans to maintain its current level of service for trails in the unincorporated areas. Based on a projected park population increase of 165,515 persons, Hillsborough County’s future development in the unincorporated areas demands 9.4 additional miles of trails (165,515 additional persons X 0.0001 miles per person) at a cost of approximately \$1.71 million (9.4 miles X \$181,847 per mile).

Figure AR15: Projected Demand for Trails

Trails	
Level of Service	0.0001 Miles
Demand Unit	per Person

Demand for Trails		
Year	Park Population	Trails
2020	1,034,189	59.0
2021	1,052,201	60.0
2022	1,070,213	61.1
2023	1,088,224	62.1
2024	1,106,236	63.1
2025	1,124,248	64.1
2026	1,139,339	65.0
2027	1,154,430	65.9
2028	1,169,522	66.7
2029	1,184,613	67.6
2030	1,199,704	68.4
10-Yr Increase	165,515	9.4

Unit Cost	\$181,847
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Growth-Related Expenditures	\$1,709,366
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CREDITS

A revenue credit/offset is necessary for Active Recreation Park Impact Fees related to outstanding debt for active recreation parks. Shown below, Figure AR16 includes principal and interest for GO Bond Series 2002, Revenue Bond Series 2015, and Revenue Bond Series 2019. Dividing annual debt service by the park population in unincorporated areas provides the annual debt service credit per person. A present value adjustment accounts for the time value of annual debt service through 2049. The discount rate of 4.18 percent is the average annual interest rate paid by Hillsborough County on these debt obligations.

Figure AR16: Debt Credit

Fiscal Year	GO Bond Series 2002	Revenue Bond Series 2015	Revenue Bond Series 2019	Active Recreation Total	Uninc. Park Population	Credit per Person
2020	\$1,336,538	\$445,962	\$816,185	\$2,598,684	1,034,189	\$2.51
2021	\$1,334,288	\$448,162	\$732,735	\$2,515,185	1,052,201	\$2.39
2022	\$1,339,538	\$445,691	\$732,735	\$2,517,963	1,070,213	\$2.35
2023	\$1,341,788	\$448,090	\$732,735	\$2,522,613	1,088,224	\$2.32
2024	\$648,000	\$445,251	\$732,735	\$1,825,986	1,106,236	\$1.65
2025	\$647,288	\$445,293	\$732,735	\$1,825,315	1,124,248	\$1.62
2026	-	\$444,919	\$732,735	\$1,177,654	1,139,339	\$1.03
2027	-	\$444,671	\$1,140,210	\$1,584,880	1,154,430	\$1.37
2028	-	\$444,519	\$1,140,356	\$1,584,875	1,169,522	\$1.36
2029	-	\$444,178	\$1,334,420	\$1,778,598	1,184,613	\$1.50
2030	-	\$443,610	\$1,334,493	\$1,778,103	1,199,704	\$1.48
2031	-	\$443,566	\$1,334,420	\$1,777,986	1,212,301	\$1.47
2032	-	\$444,409	\$1,334,625	\$1,779,034	1,224,899	\$1.45
2033	-	\$443,339	\$1,334,420	\$1,777,759	1,237,496	\$1.44
2034	-	\$444,039	\$1,334,508	\$1,778,547	1,250,093	\$1.42
2035	-	\$442,513	\$1,334,830	\$1,777,343	1,262,690	\$1.41
2036	-	\$442,388	\$1,334,596	\$1,776,984	1,273,469	\$1.40
2037	-	\$442,112	\$1,334,508	\$1,776,620	1,284,248	\$1.38
2038	-	\$441,656	\$1,334,691	\$1,776,347	1,295,027	\$1.37
2039	-	\$440,992	\$1,334,794	\$1,775,786	1,305,806	\$1.36
2040	-	\$442,803	\$1,334,794	\$1,777,597	1,316,585	\$1.35
2041	-	\$442,803	\$1,334,669	\$1,777,472	1,326,601	\$1.34
2042	-	\$442,305	\$1,334,398	\$1,776,703	1,336,617	\$1.33
2043	-	\$441,853	\$1,334,691	\$1,776,544	1,346,632	\$1.32
2044	-	\$441,967	\$1,334,897	\$1,776,864	1,356,648	\$1.31
2045	-	\$441,521	\$1,334,783	\$1,776,304	1,366,664	\$1.30
2046	-	\$441,058	\$1,334,325	\$1,775,383	1,376,828	\$1.29
2047	-	-	\$1,334,233	\$1,334,233	1,387,068	\$0.96
2048	-	-	\$1,334,413	\$1,334,413	1,397,385	\$0.95
2049	-	-	\$1,334,039	\$1,334,039	1,407,778	\$0.95
Total	\$6,647,438	\$11,979,670	\$35,518,707	\$54,145,815		\$44.39

Average Coupon Rate	4.18%
Net Present Value	\$26.92

ACTIVE RECREATION PARK IMPACT FEES

Infrastructure components and cost factors for Active Recreation Park Impact Fees are summarized in the upper portion of Figure AR17. The cost for Active Recreation Park Impact Fees is \$880.34 per person.

Active Recreation Park Impact Fees for residential development are assessed according to the number of persons per housing unit. For example, a housing unit with 2,000 square feet pays \$2,817, and this is calculated using a cost of \$880.34 per person multiplied by 3.20 persons per housing unit.

Active Recreation Park Impact Fees for hotel / lodging are assessed according to the number of persons per room. The hotel / lodging fee of \$1,743 per room is calculated using a cost of \$880.34 per person multiplied by 1.98 persons per room.

Figure AR17: Schedule of Active Recreation Park Impact Fees

Fee Component	Cost per Person
Community Park Land	\$157.01
Community Park Improvements	\$81.72
Sports Complex Land	\$228.59
Sports Complex Improvements	\$165.47
Special Use Facility Land	\$32.51
Special Use Facility Improvements	\$1.01
Undeveloped Land	\$25.73
Park Facilities	\$204.86
Trails	\$10.37
Debt Credit	(\$26.92)
Total	\$880.34

Fees per Unit				
Size of Unit	Persons per Housing Unit ¹	Proposed Fees	Current Fees ²	Change
Less than 500	1.16	\$1,021	\$112	\$909
500 to 749	1.68	\$1,479	\$173	\$1,306
750 to 999	2.04	\$1,796	\$207	\$1,589
1,000 to 1,249	2.32	\$2,042	\$224	\$1,818
1,250 to 1,499	2.55	\$2,245	\$243	\$2,002
1,500 to 1,999	2.92	\$2,571	\$291	\$2,280
2,000 to 2,499	3.20	\$2,817	\$325	\$2,492
2,500 to 2,999	3.43	\$3,020	\$325	\$2,695
3,000 to 3,999	3.79	\$3,336	\$373	\$2,963
4,000 or More	4.09	\$3,601	\$373	\$3,228
Hotel / Lodging (per room)	1.98	\$1,743	N/A	N/A

1. See Land Use Assumptions

2. Based on Average of Current Park Impact Fee Zones X 75 percent

ACTIVE RECREATION PARK IMPACT FEE REVENUE

Projected fee revenue shown below is based on the development projections in Appendix D and the updated Active Recreation Park Impact Fees shown in Figure AR17. Residential impact fees shown below represent the average fee for each type of development. If development occurs at a more rapid rate than projected, the demand for infrastructure will increase and impact fee revenue will increase at a corresponding rate. If development occurs at a slower rate than projected, the demand for infrastructure will also decrease, along with impact fee revenue. During the next 10 years, projected impact fee revenue equals \$145.36 million, and projected expenditures equal \$145.69 million.

Figure AR18: Projected Active Recreation Park Impact Fee Revenue

Fee Component	Growth Share	Existing Share	Total
Community Park Land	\$25,980,000	\$0	\$25,980,000
Community Park Improvements	\$13,518,607	\$0	\$13,518,607
Sports Complex Land	\$37,830,000	\$0	\$37,830,000
Sports Complex Improvements	\$27,379,920	\$0	\$27,379,920
Special Use Facility Land	\$5,385,000	\$0	\$5,385,000
Special Use Facility Improvements	\$174,167	\$0	\$174,167
Undeveloped Land	\$4,260,000	\$0	\$4,260,000
Park Facilities	\$33,906,613	\$0	\$33,906,613
Trails	\$1,709,366	\$0	\$1,709,366
Debt Credit	(\$4,455,891)	\$0	(\$4,455,891)
Total	\$145,687,782	\$0	\$145,687,782

		Single Family \$2,553 per unit (avg)	Multi-Family \$1,972 per unit (avg)	Mobile Home \$2,368 per unit (avg)	Hotel / Lodging \$1,743 per unit
Year		Hsg Unit	Hsg Unit	Hsg Unit	Room
Base	2019	237,833	94,542	36,931	6,258
Year 1	2020	242,101	96,239	37,593	6,263
Year 2	2021	246,368	97,935	38,256	6,268
Year 3	2022	250,636	99,632	38,919	6,272
Year 4	2023	254,904	101,328	39,581	6,277
Year 5	2024	259,171	103,025	40,244	6,282
Year 6	2025	262,745	104,445	40,799	6,290
Year 7	2026	266,319	105,866	41,354	6,299
Year 8	2027	269,892	107,286	41,909	6,307
Year 9	2028	273,466	108,707	42,464	6,316
Year 10	2029	277,040	110,128	43,019	6,324
10-Year Increase		39,206	15,585	6,088	66
Projected Revenue		\$100,092,918	\$30,733,620	\$14,416,384	\$115,038

Projected Fee Revenue	\$145,357,960
Total Expenditures	\$145,687,782

REGIONAL PARK IMPACT FEES

This section includes parks managed by Hillsborough County's Conservation and Environmental Lands Management (CELM) Department.

SERVICE AREA

Hillsborough County plans to provide a uniform level of service and equal access to parks within the unincorporated areas of the county. The service area for the Regional Park Impact Fees is the unincorporated area of Hillsborough County, and the 2020 service area population in the unincorporated area is 1,034,189 persons. The service area population, or park population, includes seasonal residents, year-round residents, and visitors in hotel / lodging units.

LEVEL-OF-SERVICE ANALYSIS

Future development in Unincorporated Hillsborough County will maintain current levels of service by incrementally expanding parks facilities managed by Hillsborough County's Conservation and Environmental Lands Management (CELM) Department. The Regional Park Impact Fees include components for regional parks, trails, boat ramps, and park facilities. The incremental expansion methodology, based on the current level of service, is used for all components.

Hillsborough County's CELM Department provided the existing inventories used in the level-of-service analysis. Regional parks include 3,253 acres of County-owned land and 8,120 acres of land owned by other agencies and leased by the County—the analysis only includes County-owned parks. As outlined in Appendix B, the Regional Parks contain 244 separate improvements, ranging from boardwalks to full-service campgrounds; trails include the Upper Tampa Bay Trail that provides a contiguous network of 16.75 miles of paved, multi-use trails connecting Town N' Country to Odessa; and boat ramps located outside of regional parks include 60.3 acres of land and 17 improvements. Park facilities include 81,912 square feet of interpretive centers, classrooms, maintenance buildings, and the Bakas Equestrian Center provides operating space for equestrian use. The level-of-service analysis excludes lands acquired through the Jan K. Platt Environmental Lands Acquisition and Protection Program (ELAPP) since there is a dedicated ad valorem tax used to fund land acquisition and associated capital improvements.⁹

Based on recent land acquisition by Hillsborough County, the analysis uses \$30,000 per acre for County-owned regional parks and boat ramps. For improvements and trails, the analysis uses a mixture of recent project costs and planned costs from the Capital Improvement Program. Cost factors for park facilities use planned facility costs outlined in the Capital Improvement Program and estimates provided by CELM staff.

⁹ The 2019 ELAPP Bond Resolution defines "ELAPP Projects" as Capital Projects financed with the proceeds of Bonds issued under the Bond Resolution, related to the acquisition, preservation, protection, management, and restoration of environmentally sensitive lands which protect wildlife habitat, natural areas, drinking water sources, and the water quality of rivers, lakes and bays. "Capital Projects" is defined in the Bond Resolution as an outlay of funds to acquire or improve a long-term asset related to the initial acquisition and improvement of an ELAPP Project, including development of initial management plans, restoration of disturbed upland areas through seeding and direct planting, mechanical hardwood and ground fuel reduction, wetland/hydrologic restoration, initial fencing, initial fire lane installation, initial exotic plant removal, initial prescribed burns within each burn unit, construction of permanent security residences or renovation of existing residences, capping of existing groundwater wells, demolition of nonconforming structures, and removal of existing trash and debris. Capital Projects are not to be construed to include ongoing maintenance and operating expenses.

Regional Parks – Incremental Expansion

Future development in Unincorporated Hillsborough County will maintain current levels of service by incrementally expanding regional parks. The regional parks component of the Regional Park Impact Fees includes land and improvements.

Regional Park Land

Hillsborough County’s existing inventory of regional park land includes 3,253.0 acres¹⁰, and these parks serve development throughout the unincorporated area. Hillsborough County’s existing level of service is 0.0031 acres per person (3,253.0 acres / 1,034,189 persons). Based on recent land acquisition costs provided by the CELM Department, land acquisition is \$30,000 per acre. For regional park land, the cost is \$94.36 per person (0.0031 acres per person X \$30,000 per acre).

Figure CELM1: Existing Level of Service - Land

Cost Allocation Factors	
Cost per Acre	\$30,000

Level-of-Service (LOS) Standards	
Existing Acres	3,253.0
2020 Park Population	1,034,189
Acres per Person	0.0031
Cost per Person	\$94.36

Source: CELM Department, Hillsborough County, Florida

Regional Park Improvements

Hillsborough County’s existing inventory of regional park improvements includes 244 improvements¹¹, and regional parks serve development throughout the unincorporated area. Hillsborough County’s existing level of service is 0.0002 improvements per person (244 improvements / 1,034,189 persons). Using costs from recent park projects applied to the existing inventory of regional park improvements, the average cost is \$83,261 per improvement. For regional park improvements, the cost is \$19.64 per person (0.0002 improvements per person X \$83,261 per improvement).

Figure CELM2: Existing Level of Service – Improvements

Cost Allocation Factors	
Average Cost per Improvement	\$83,261

Level-of-Service (LOS) Standards	
Existing Improvements	244
2020 Park Population	1,034,189
Improvements per Person	0.0002
Cost per Person	\$19.64

Source: CELM Department, Hillsborough County, Florida

¹⁰ See Appendix B for a detailed inventory of regional park land

¹¹ See Appendix B for a detailed inventory of regional park improvements

Trails – Incremental Expansion

Future development in Unincorporated Hillsborough County will maintain current levels of service by incrementally expanding trails. Hillsborough County’s existing inventory includes 57.41 miles of trails (25.20 miles of paved trails and 32.21 miles of unpaved trails), and these trails serve development throughout the unincorporated area. Hillsborough County’s existing level of service is 0.00006 miles per person (57.41 miles / 1,034,189 persons). Based on costs from recent trail projects provided by the CELM Department, the average cost is \$152,700 per mile (\$206,000 per paved mile and \$111,000 per unpaved mile). For trails, the cost is \$8.48 per person (0.00006 miles per person X \$152,700 per mile).

Figure CELM3: Existing Level of Service

Description	Miles	Unit Cost	Total Cost
Paved Trails	25.20	\$206,000	\$5,191,200
Unpaved Trails	32.21	\$111,000	\$3,575,310
Total	57.41	\$152,700	\$8,766,510

Cost Allocation Factors	
Cost per Mile	\$152,700

Level-of-Service (LOS) Standards	
Existing Miles	57.41
2020 Park Population	1,034,189
Miles per Person	0.00006
Cost per Person	\$8.48

Boat Ramps – Incremental Expansion

Future development in Unincorporated Hillsborough County will maintain current levels of service by incrementally expanding access to boat ramps located outside of regional parks. The boat ramp component of the Regional Park Impact Fees includes land and improvements.

Boat Ramp Land

Hillsborough County’s existing inventory of boat ramp land includes 60.3 acres¹², and these facilities serve development throughout the unincorporated area. Hillsborough County’s existing level of service is 0.0001 acres per person (60.3 acres / 1,034,189 persons). Based on recent land acquisition costs provided by the CELM Department, land acquisition is \$30,000 per acre. For boat ramp land, the cost is \$1.75 per person (0.0001 acres per person X \$30,000 per acre).

Figure CELM4: Existing Level of Service - Land

Cost Allocation Factors	
Cost per Acre	\$30,000

Level-of-Service (LOS) Standards	
Existing Acres	60.3
2020 Park Population	1,034,189
Acres per Person	0.0001
Cost per Person	\$1.75

Source: CELM Department, Hillsborough County, Florida

Boat Ramp Improvements

Hillsborough County’s existing inventory of boat ramp improvements includes 17 improvements¹³, and boat ramps serve development throughout the unincorporated area. Hillsborough County’s existing level of service is 0.00002 improvements per person (17 improvements / 1,034,189 persons). Using costs from recent park projects applied to the existing inventory of boat ramp improvements, the average cost is \$350,000 per improvement. For boat ramp improvements, the cost is \$5.75 per person (0.00002 improvements per person X \$350,000 per improvement).

Figure CELM5: Existing Level of Service – Improvements

Cost Allocation Factors	
Average Cost per Unit	\$350,000

Level-of-Service (LOS) Standards	
Existing Improvements	17
2020 Park Population	1,034,189
Improvements per Person	0.00002
Cost per Person	\$5.75

Source: CELM Department, Hillsborough County, Florida

¹² See Appendix B for a detailed inventory of boat ramp land

¹³ See Appendix B for a detailed inventory of boat ramp improvements

Park Facilities – Incremental Expansion

Future development in Unincorporated Hillsborough County will maintain current levels of service by incrementally expanding park facilities. Hillsborough County’s existing inventory of park facilities includes 81,912 square feet, and these park facilities serve development throughout the unincorporated area. Hillsborough County’s existing level of service is 0.0792 square feet per person (81,912 square feet / 1,034,189 persons). Using costs from recent and planned projects applied to the existing inventory of park facilities, the average cost of park facilities is \$263 per square foot. For park facilities, the cost is \$20.83 per person (0.0792 square feet per person X \$263 per square foot).

Figure CELM6: Existing Level of Service

Description	Square Feet	Cost per Sq Ft	Total Cost
Bakas Equestrian Center	10,000	\$99	\$985,000
Classrooms	3,777	\$441	\$1,665,657
Interpretive Centers	24,035	\$441	\$10,599,435
Maintenance/Storage Buildings	44,100	\$188	\$8,290,800
Total	81,912	\$263	\$21,540,892

Cost Allocation Factors	
Cost per Square Foot	\$263

Level-of-Service (LOS) Standards	
Existing Square Feet	81,912
2020 Park Population	1,034,189
Square Feet per Person	0.0792
Cost per Person	\$20.83

Source: CELM Department, Hillsborough County, Florida

PROJECTED DEMAND FOR SERVICES AND COSTS

As shown in Appendix D, Unincorporated Hillsborough County’s park population is expected to increase by an additional 165,515 persons over the next 10 years. To serve demand provided by future development, Hillsborough County will use impact fee revenue to maintain the existing level of service.

Regional Parks

Hillsborough County plans to maintain its current level of service for regional parks in the unincorporated areas. Based on a projected park population increase of 165,515 persons, Hillsborough County’s future development in the unincorporated areas demands 520.6 additional acres of regional park land (165,515 additional persons X 0.0031 acres per person) at a cost of approximately \$15.62 million (520.6 acres X \$30,000 per acre). For regional park improvements, future development in the unincorporated areas demands 39.1 additional regional park improvements (165,515 additional persons X 0.0002 improvements per person) at a cost of approximately \$3.26 million (39.1 improvements X \$83,261 per improvement).

Figure CELM7: Projected Demand for Regional Parks

Regional Parks		
Component	Level of Service	Demand Unit
Land	0.0031 Acres	per Person
Improvements	0.0002 Improvements	per Person

Demand for Regional Parks			
Year	Park Population	Land	Improvements
2020	1,034,189	3,253.0	244.0
2021	1,052,201	3,309.7	248.2
2022	1,070,213	3,366.3	252.5
2023	1,088,224	3,423.0	256.7
2024	1,106,236	3,479.6	261.0
2025	1,124,248	3,536.3	265.2
2026	1,139,339	3,583.7	268.8
2027	1,154,430	3,631.2	272.4
2028	1,169,522	3,678.7	275.9
2029	1,184,613	3,726.2	279.5
2030	1,199,704	3,773.6	283.1
10-Yr Increase	165,515	520.6	39.1

Unit Cost	\$30,000	\$83,261
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Growth-Related Expenditures	\$15,618,000	\$3,255,488
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Trails

Hillsborough County plans to maintain its current level of service for trails in the unincorporated areas. Based on a projected park population increase of 165,515 persons, Hillsborough County’s future development in the unincorporated areas demands 9.19 additional miles of trails (165,515 additional persons X 0.00006 miles per person) at a cost of approximately \$1.40 million (9.19 miles X \$152,700 per mile).

Figure CELM8: Projected Demand for Trails

Trails	
Level of Service	0.00006 Miles
Demand Unit	per Person

Demand for Trails		
Year	Park Population	Trails
2020	1,034,189	57.41
2021	1,052,201	58.41
2022	1,070,213	59.41
2023	1,088,224	60.41
2024	1,106,236	61.41
2025	1,124,248	62.41
2026	1,139,339	63.25
2027	1,154,430	64.08
2028	1,169,522	64.92
2029	1,184,613	65.76
2030	1,199,704	66.60
10-Yr Increase	165,515	9.19

Unit Cost	\$152,700
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Growth-Related Expenditures	\$1,403,313
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Boat Ramps

Hillsborough County plans to maintain its current level of service for boat ramps in the unincorporated areas. Based on a projected park population increase of 165,515 persons, Hillsborough County’s future development in the unincorporated areas demands 9.6 additional acres of boat ramp land (165,515 additional persons X 0.0001 acres per person) at a cost of approximately \$0.29 million (9.6 acres X \$30,000 per acre). For boat ramp improvements, future development in the unincorporated areas demands 2.7 additional boat ramp improvements (165,515 additional persons X 0.00002 improvements per person) at a cost of approximately \$0.95 million (2.7 improvements X \$350,000 per improvement).

Figure CELM9: Projected Demand for Boat Ramps

Boat Ramps			
Component	Level of Service	Demand Unit	
Land	0.0001 Acres	per Person	
Improvements	0.00002 Improvements	per Person	

Demand for Boat Ramps			
Year	Park Population	Land	Improvements
2020	1,034,189	60.3	17.0
2021	1,052,201	61.3	17.3
2022	1,070,213	62.3	17.6
2023	1,088,224	63.4	17.9
2024	1,106,236	64.4	18.2
2025	1,124,248	65.5	18.5
2026	1,139,339	66.4	18.7
2027	1,154,430	67.3	19.0
2028	1,169,522	68.1	19.2
2029	1,184,613	69.0	19.5
2030	1,199,704	69.9	19.7
10-Yr Increase	165,515	9.6	2.7

Unit Cost	\$30,000	\$350,000
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Growth-Related Expenditures	\$288,000	\$945,000
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Park Facilities

Hillsborough County plans to maintain its current level of service for park facilities in the unincorporated areas. Based on a projected park population increase of 165,515 persons, Hillsborough County’s future development in the unincorporated areas demands 13,109.5 additional square feet of park facilities (165,515 additional persons X 0.0792 square feet per person) at a cost of approximately \$3.45 million (13,109.5 square feet X \$263 per square foot).

Figure CELM10: Projected Demand for Park Facilities

Facilities	
Level of Service	0.0792 Square Feet
Demand Unit	per Person

Demand for Facilities		
Year	Park Population	Facilities
2020	1,034,189	81,912.0
2021	1,052,201	83,338.6
2022	1,070,213	84,765.2
2023	1,088,224	86,191.8
2024	1,106,236	87,618.4
2025	1,124,248	89,045.0
2026	1,139,339	90,240.3
2027	1,154,430	91,435.6
2028	1,169,522	92,630.9
2029	1,184,613	93,826.2
2030	1,199,704	95,021.5
10-Yr Increase	165,515	13,109.5

Unit Cost	\$263
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Growth-Related Expenditures	\$3,447,484
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CREDITS

Hillsborough County's outstanding CELM debt relates to the Environmental Lands Acquisition and Protection Program (ELAPP). The analysis excludes ELAPP lands, also known as preserve parks, so a revenue credit/offset is not necessary for Regional Park Impact Fees.

REGIONAL PARK IMPACT FEES

Infrastructure components and cost factors for Regional Park Impact Fees are summarized in the upper portion of Figure CELM11. The cost for Regional Park Impact Fees is \$150.81 per person.

Regional Park Impact Fees for residential development are assessed according to the number of persons per housing unit. For example, a housing unit with 2,000 square feet pays \$483, and this is calculated using a cost of \$150.81 per person multiplied by 3.20 persons per housing unit.

Regional Park Impact Fees for hotel / lodging are assessed according to the number of persons per room. The hotel / lodging fee of \$299 per room is calculated using a cost of \$150.81 per person multiplied by 1.98 persons per room.

Figure CELM11: Schedule of Regional Park Impact Fees

Fee Component	Cost per Person
Regional Park Land	\$94.36
Regional Park Improvements	\$19.64
Trails	\$8.48
Boat Ramp Land	\$1.75
Boat Ramp Improvements	\$5.75
Park Facilities	\$20.83
Total	\$150.81

Fees per Unit				
Size of Unit	Persons per Housing Unit ¹	Proposed Fees	Current Fees ²	Change
Less than 500	1.16	\$175	\$37	\$138
500 to 749	1.68	\$253	\$58	\$195
750 to 999	2.04	\$308	\$69	\$239
1,000 to 1,249	2.32	\$350	\$75	\$275
1,250 to 1,499	2.55	\$385	\$81	\$304
1,500 to 1,999	2.92	\$440	\$97	\$343
2,000 to 2,499	3.20	\$483	\$108	\$375
2,500 to 2,999	3.43	\$517	\$108	\$409
3,000 to 3,999	3.79	\$572	\$124	\$448
4,000 or More	4.09	\$617	\$124	\$493
Hotel / Lodging (per room)	1.98	\$299	N/A	N/A

1. See Land Use Assumptions

2. Based on Average of Current Park Impact Fee Zones X 25 percent

REGIONAL PARK IMPACT FEE REVENUE

Projected fee revenue shown below is based on the development projections in Appendix D and the updated Regional Park Impact Fees shown in Figure CELM11. Residential impact fees shown below represent the average fee for each type of development. If development occurs at a more rapid rate than projected, the demand for infrastructure will increase and impact fee revenue will increase at a corresponding rate. If development occurs at a slower rate than projected, the demand for infrastructure will also decrease, along with impact fee revenue. During the next 10 years, projected impact fee revenue equals \$24.89 million, and projected expenditures equal \$24.96 million.

Figure CELM12: Projected Regional Park Impact Fee Revenue

Fee Component	Growth Share	Existing Share	Total
Regional Park Land	\$15,618,000	\$0	\$15,618,000
Regional Park Improvements	\$3,255,488	\$0	\$3,255,488
Trails	\$1,403,313	\$0	\$1,403,313
Boat Ramp Land	\$288,000	\$0	\$288,000
Boat Ramp Improvements	\$945,000	\$0	\$945,000
Park Facilities	\$3,447,484	\$0	\$3,447,484
Total	\$24,957,285	\$0	\$24,957,285

		Single Family \$437 per unit (avg)	Multi-Family \$338 per unit (avg)	Mobile Home \$406 per unit (avg)	Hotel / Lodging \$299 per unit
Year		Hsg Unit	Hsg Unit	Hsg Unit	Room
Base	2020	237,833	94,542	36,931	6,258
Year 1	2021	242,101	96,239	37,593	6,263
Year 2	2022	246,368	97,935	38,256	6,268
Year 3	2023	250,636	99,632	38,919	6,272
Year 4	2024	254,904	101,328	39,581	6,277
Year 5	2025	259,171	103,025	40,244	6,282
Year 6	2026	262,745	104,445	40,799	6,290
Year 7	2027	266,319	105,866	41,354	6,299
Year 8	2028	269,892	107,286	41,909	6,307
Year 9	2029	273,466	108,707	42,464	6,316
Year 10	2030	277,040	110,128	43,019	6,324
10-Year Increase		39,206	15,585	6,088	66
Projected Revenue		\$17,133,022	\$5,267,730	\$2,471,728	\$19,734

Projected Fee Revenue	\$24,892,214
Total Expenditures	\$24,957,285

APPENDIX A: ACTIVE RECREATION PARK INVENTORY

This section includes the Active Recreation park inventory included in the Park Impact Fee Study.

Figure A1: Community Park Land

Description	Acres
Alexander Park	17.1
All People's Life Center	27.8
All Persons Rotary Park	8.1
Apollo Beach Park and Community Center	22.5
Balm Park and Community Center	9.3
Bethune Park and Community Center	11.4
Bloomington East Park	5.8
Bloomington West Park and Community Center	19.6
Boyette Springs Park	59.3
Branchton Park	19.8
Carolyn Meeker Dog Park	11.5
Carrollwood Meadows Park and Community Center	17.2
Carrollwood Village Park	55.0
Chandler Park	9.6
Country Place Park and Community Center	10.2
Country Place Park West	10.6
Country Run Park	22.0
Covington Oak Park	4.0
Cross Creek Park	14.6
Davis Park	56.0
Don Hardy Park/Logangate	9.7
Earl Simmons Park and Community Center	9.5
Egypt Lake Park and Community Center	5.1
Gardenville Park and Community Center	9.0
Hamilton Park	19.8
Jackson Springs Park and Community Center	11.1
Kenly Park and Community Center	9.0
Keyville Park and Community Center	19.8
Kings Forest Park and Community Center	5.1
Lakeview Village Park	19.2
Lakewood Park	7.2
Limona Park	9.9
Mango Park and Community Center	21.7
Morgan Woods Community Center	1.3
Mort Park and Community Center	8.4
Northdale Park and Community Center	16.2

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Description	Acres
Nuccio Park and Community Center	10.6
Nye Park and Community Center	10.0
Palm River Park and Community Center	4.7
Perrone Park and Community Center	10.0
Pinecrest Park	16.7
Riverview Civic Center and Boat Ramp	9.2
Riverview Park and Community Center	7.7
Roy Haynes Park Community Center	5.1
Ruskin Park and Community Center	23.5
Saladino Park	14.1
Seffner Park and Community Center	3.1
Seffner-Mango Park	24.6
Springhead Park and Community Center	33.1
Stearns Road Park	15.5
Stephen J. Wortham Park	107.2
Sterling Heights Park and Community Center	4.6
Sun City Heritage Park	13.6
Sweetwater Park	19.7
Temple Park and Community Center	6.8
Thatcher Park and Community Center	20.7
Thonotosassa Park and Community Center	20.0
Thonotosassa School Park	6.1
Timberlane Park	9.9
Timberlane Park and Community Center	4.7
Town 'n Country Park and Community Center	25.7
University Area Park and Community Center	25.3
Villa Rosa Park	7.3
Westchase Community Center	6.3
Wimauma Park and Community Center	15.3
Winston Park and Community Center	8.1
Community Park Land Total	1,082.5

Figure A2: Community Park Improvements

Description	Improvements	Unit Cost	Total Cost
Baseball Fields	8	\$801,250	\$6,410,000
Basketball Courts	96	\$129,500	\$12,432,000
Boat Ramps	1	\$600,000	\$600,000
Cricket Fields	1	\$1,000,000	\$1,000,000
Disc Golf	1	\$11,300	\$11,300
Dog Park	5	\$350,000	\$1,750,000
Fishing Dock/Piers	8	\$272,254	\$2,178,030
Football Fields	6	\$500,000	\$3,000,000
Handball Courts	11	\$40,000	\$440,000
Lacrosse	1	\$500,000	\$500,000
Multi-Purpose Fields	17	\$500,000	\$8,500,000
Park Restroom	41	\$75,000	\$3,075,000
Picnic Shelters	70	\$40,000	\$2,800,000
Playgrounds	61	\$200,000	\$12,200,000
Skate Park	3	\$500,000	\$1,500,000
Soccer Fields	5	\$500,000	\$2,500,000
Softball Fields	24	\$563,750	\$13,530,000
Splash Pad	3	\$450,000	\$1,350,000
Tennis Courts	45	\$220,000	\$9,900,000
Volleyball Courts	15	\$56,000	\$840,000
Community Park Improvement Total	422	\$200,276	\$84,516,330

Figure A3: Sports Complex Land

Description	Acres
Antioch Sports Complex	19.7
Bealsville Community Center and Sports Complex	20.1
Bloomingtondale Sports Complex	25.5
Brandon Community Center and Sports Complex	20.5
Burnett Sports Complex	17.0
Citrus Park Sports Complex	10.0
Clayton Park Sports Complex	16.3
Dover Community Center and Sports Complex	61.0
E.L. Bing Sports Complex and Airport	34.7
Eber Sports Complex	11.0
Ed Radice Sports Complex	175.3
Evans Park Community Center and Sports Complex	17.5
Fishhawk Sports Complex	70.5
Heather Lakes Sports Complex	17.9

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Description	Acres
JC Handly Sports Complex	53.3
Keith Waller Sports Complex	18.0
Keystone Community Center and Sports Complex	19.5
Larry Sanders Sports Complex	106.0
New Tampa Sports Complex	18.0
North Brandon Sports Complex	18.3
Northdale Sports Complex	10.7
Northlakes Community Center and Sports Complex	76.8
Orange Grove Sports Complex	20.8
Oscar Cooler Sports Complex	62.0
Pinecrest Sports Complex	36.6
Progress Village Community Center and Sports Complex	16.2
Providence East Sports Complex	6.7
Providence West Community Center and Sports Complex	10.2
Rodney Colson Sports Complex	32.6
Rubin Padgett Sports Complex	9.8
Shimberg Sports Complex	46.1
Summerfield Sports Complex	23.5
Tournament Sportsplex of Tampa Bay	65.0
Turkey Creek Sports Complex	15.0
Valrico Community Center and Sports Complex	19.8
Vance Vogel Sports Complex	96.8
West Park Sports Complex and Dog Park	30.8
William Owen Pass Sports Complex	246.6
Sports Complex Land Total	1,576.0

Figure A4: Sports Complex Improvements

Description	Improvements	Unit Cost	Total Cost
Baseball Fields	100	\$801,250	\$80,125,000
Basketball Courts	29	\$129,500	\$3,755,500
Cricket Fields	4	\$1,000,000	\$4,000,000
Dog Park	1	\$350,000	\$350,000
Football Fields	15	\$500,000	\$7,500,000
Handball Courts	2	\$40,000	\$80,000
Lacrosse	3	\$500,000	\$1,500,000
Multi-Purpose Fields	26	\$500,000	\$13,000,000
Park Restroom	46	\$75,000	\$3,450,000
Picnic Shelters	50	\$40,000	\$2,000,000
Playgrounds	20	\$200,000	\$4,000,000
Skate Park	1	\$500,000	\$500,000
Soccer Fields	52	\$500,000	\$26,000,000
Softball Fields	32	\$563,750	\$18,040,000
Tennis Courts	30	\$220,000	\$6,600,000
Volleyball Courts	4	\$56,000	\$224,000
Sports Complex Improvements Total	415	\$412,348	\$171,124,500

Figure A5: Special Use Facility Land

Description	Acres
Carrollwood Cultural Center	6.0
Construction Unit	2.0
Fishhawk Skate Park	11.2
Hillsborough County Fairgrounds	69.0
Lutz Civic Center	2.5
Lutz School House	1.4
Maintenance Unit I	15.3
Maintenance Unit II	30.7
Mann-Wagnon Memorial Park	2.0
New Tampa Performing Arts Center and Dog Park	80.7
Vista Gardens Park	3.3
Special Use Facility Land Total	224.1

Figure A6: Special Use Facility Improvements

Description	Improvements	Unit Cost	Total Cost
Dog Park	1	\$350,000	\$350,000
Picnic Shelter	3	\$40,000	\$120,000
Restroom	1	\$75,000	\$75,000
Skate Park	1	\$500,000	\$500,000
Special Use Facility Improvements Total	6	\$174,167	\$1,045,000

Figure A7: Undeveloped Land

Description	Acres
Campo Property	20.8
Kestrel Park	9.0
North Ruskin Park	8.1
Panther Trace Park	10.0
Sumner Acres Property	2.9
Tanner Road Park	32.4
Valencia Lakes	13.2
Waterset Property	81.0
Undeveloped Land Total	177.4

Figure A8: Park Facilities

Description	Square Feet
Alexander Recreation Center	3,438
All Peoples Life Center Athletic/Rec Center	5,132
All Peoples Life Center Gym	42,010
Apollo Beach Park- Computer Room	714
Apollo Beach Park- Game Bldg	2,046
Apollo Beach Park- Rec Center	3,240
Apollo Beach Park- Weight Bldg	1,782
Balm Recreation Center	4,938
Bealsville Community Center	6,014
Beaudette/Ruskin Recreation Center	7,976
Beaudette/Ruskin Recreation Center Gym	5,245
Bethune Recreation Center	6,000
Bloomingtondale Senior Center-Bloomingtondale West	4,774
Brandon Park Community Center	14,709
Brandon Park Rec Center	6,410
Carrollwood Cultural Center	22,565
Carrollwood Cultural-Studio Bldg	6,000
Carrollwood Meadows Recreation Center	3,526
Country Place Recreation Center	3,526

Description	Square Feet
Citrus Park Community Building/Room	1,800
Dover Park Civic Club Bldg	5,151
Dover Park Game Bldg	1,768
Dover Park Main Office Bldg	714
Dover Park Technology Bldg	1,768
Egypt Lake Park Rec Center	4,131
Emanuel P. Johnson Community Center	15,054
Evans Park "New" Rec Center	3,680
Evans Park "Old" Rec Center	2,194
Gardenville Gym	10,478
Gardenville Recreation Center	10,381
Gardenville School House	3,855
Jackson Springs Gymnasium	10,260
Jackson Springs Recreation Center	5,358
Kenly Recreation Center	5,358
Keystone Recreation Center	8,589
Keyville Recreation Center	5,372
Kings Forest Recreation Center	3,336
Lutz Civic Center	3,298
Mango Recreation Center	7,716
Mann Wagon Memorial Park Community Center	4,102
Mann Wagon Memorial Park Office	1,788
Morgan Woods Recreation Center	3,034
Mort Recreation Center	7,768
Northdale Community Center #1	5,624
Northdale Community Center #2	8,634
Northdale Community Gym	9,959
Northlakes Park Community Center	4,416
Nuccio Rec Center	6,292
Nye Recreation Center	4,416
Palm River Recreation Center	4,459
Perrone Park & Community Center	3,240
Progress Village Community Center	7,257
Providence West Recreation Center	6,865
Riverview Recreation Center (New)	4,300
Riverview Recreation Center (Old)	2,211
Roy Haynes Recreation Center	7,068
Seffner Park & Community Center	4,040
Springhead Park Community Center	4,200
Sterling Heights Admin Office	1,500

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Description	Square Feet
Sterling Heights Game Room	1,870
Sterling Heights Rec Center	3,240
Temple Park Rec Center	4,250
Thatcher Community Center	4,768
Thonotosassa Recreation Center	5,624
Timberlane Recreation Center	4,774
Town & Country Community Center	4,592
Town & Country Recreation Center-Boys/Girls Club	3,034
Turkey Creek/Earl Simmons Recreation Center	4,746
University Community Center & Gymnasium	52,800
University Rec Center	3,240
Valrico Park Recreation Center	3,526
Westchase Gymnasium	10,568
Westchase Recreation Center	3,526
Wimauma Civic Center	2,964
Winston Recreation Center	8,550
JB Gibson Nutrition Center	1,266
Park Facilities Total	484,817

Figure A9: Trails

Description	Miles	Unit Cost	Total Cost
Paved Trails	44.0	\$206,000	\$9,064,000
Unpaved Trails	15.0	\$111,000	\$1,665,000
Trails Total	59.0	\$181,847	\$10,729,000

APPENDIX B: REGIONAL PARK INVENTORY

This section includes the Regional park inventory included in the Park Impact Fee Study.

Figure B1: Regional Park Land

Description	Acres
Alderman's Ford Park	596.0
Bakas Equestrian Center	11.0
E.G. Simmons Park	469.0
Eureka Springs Park	31.0
Lettuce Lake Park	240.0
Northwest Equestrian Park	337.0
Old Fort King Trail	40.0
Sydney Dover Park and Trails	808.0
Upper Tampa Bay Park	596.0
Upper Tampa Bay Trail	90.0
Veterans Memorial Park	35.0
Regional Park Land Total	3,253.0

Figure B2: Regional Park Improvements

Description	Improvements	Unit Cost	Total Cost
Boardwalk	5	\$1,261,515	\$6,307,576
Boat Ramp	3	\$600,000	\$1,800,000
Campground (Full-Service)	112	\$18,000	\$2,016,000
Exercise Area	9	\$10,000	\$90,000
Observation Tower	1	\$400,000	\$400,000
Parking Area	11	\$318,545	\$3,504,000
Picnic Shelter	60	\$40,000	\$2,400,000
Playground	9	\$200,000	\$1,800,000
Restroom	17	\$75,000	\$1,275,000
Security Residence	5	\$100,000	\$500,000
Signage	11	\$20,000	\$220,000
Volleyball Court	1	\$3,000	\$3,000
Regional Park Improvements Total	244	\$83,261	\$20,315,576

Figure B3: Trails

Description	Paved	Unpaved
Alderman’s Ford Park	1.80	4.20
Eureka Springs Park	1.00	0.00
Lettuce Lake Park	1.25	1.00
Northdale-Lake Park Trail	2.00	0.00
Northwest Equestrian Park	0.00	7.50
Old Fort King Trail	2.90	6.90
South Coast Greenway – Phase I	2.30	0.00
Sydney Dover Park and Trails	0.00	8.00
Town n’ Country Greenway	1.00	0.00
Upper Tampa Bay Park	0.00	1.50
Upper Tampa Bay Trail	11.45	3.00
Veterans Memorial Park	1.50	0.11
Trails Total	25.20	32.21

Figure B4: Boat Ramp Land

Description	Acres
Alafia River Boat Ramp	1.0
Baker Creek Boat Ramp	12.0
Domino Boat Ramp	0.3
E.G. Simmons Park	8.0
Lake Weeks Boat Ramp	17.0
Riverview Boat Ramp	9.0
Ruskin Commongood	2.0
Salty Sol Fleishman Boat Ramp	9.0
Wildcat Creek Boat Ramp	2.0
Boat Ramp Land Total	60.3

Figure B5: Boat Ramp Improvements

Description	Improvements	Unit Cost	Total Cost
Boat Ramp	9	\$600,000	\$5,400,000
Picnic Shelter	5	\$40,000	\$200,000
Playground	1	\$200,000	\$200,000
Restroom	2	\$75,000	\$150,000
Boat Ramp Improvements Total	17	\$350,000	\$5,950,000

Figure B6: Park Facilities

Description	Square Feet	Cost per Sq Ft	Total Cost
Bakas Equestrian Center	10,000	\$99	\$985,000
Classrooms	3,777	\$441	\$1,665,657
Interpretive Centers	24,035	\$441	\$10,599,435
Maintenance/Storage Buildings	44,100	\$188	\$8,290,800
Park Facilities Total	81,912	\$263	\$21,540,892

APPENDIX C: LAND USE DEFINITIONS

RESIDENTIAL DEVELOPMENT

As discussed below, residential development categories are based on data from the U.S. Census Bureau, American Community Survey. Hillsborough County will collect impact fees from all new residential units. One-time impact fees are determined by site capacity (i.e. number of residential units).

Single-Family Units:

1. **Single-family detached** is a one-unit structure detached from any other house, that is, with open space on all four sides. Such structures are considered detached even if they have an adjoining shed or garage. A one-family house that contains a business is considered detached as long as the building has open space on all four sides.
2. **Single-family attached (townhouse)** is a one-unit structure that has one or more walls extending from ground to roof separating it from adjoining structures. In row houses (sometimes called townhouses), double houses, or houses attached to nonresidential structures, each house is a separate, attached structure if the dividing or common wall goes from ground to roof.

Multi-Family Units:

1. **2+ units (duplexes and apartments)** are units in structures containing two or more housing units, further categorized as units in structures with “2, 3 or 4, 5 to 9, 10 to 19, 20 to 49, and 50 or more apartments.”
2. **Boat, RV, Van, Etc.** includes any living quarters occupied as a housing unit that does not fit the other categories (e.g., houseboats, railroad cars, campers, and vans). Recreational vehicles, boats, vans, railroad cars, and the like are included only if they are occupied as a current place of residence.

Mobile Home Units:

1. **Mobile home** includes both occupied and vacant mobile homes, to which no permanent rooms have been added. Mobile homes used only for business purposes or for extra sleeping space and mobile homes for sale on a dealer's lot, at the factory, or in storage are not counted in the housing inventory.

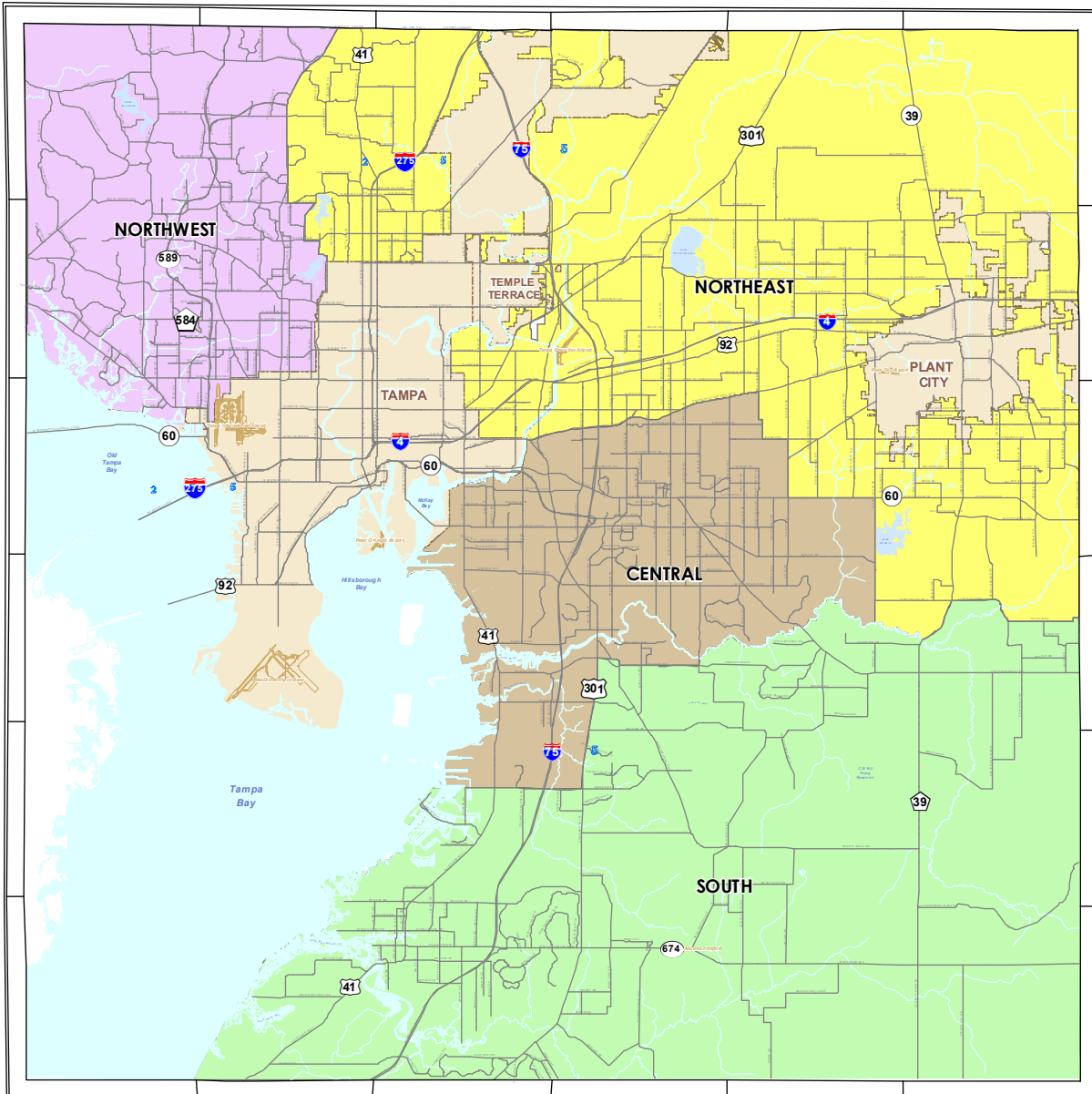
NONRESIDENTIAL DEVELOPMENT

As discussed below, the nonresidential development category is defined by Trip Generation, Institute of Transportation Engineers, 10th Edition (2017). Hillsborough County will collect impact fees from all new hotel / lodging rooms. One-time impact fees are determined by site capacity (i.e. number of hotel / lodging rooms).

Hotel: A hotel is a place of lodging that provides sleeping accommodations and may include supporting facilities such as restaurants, cocktail lounges, meeting and banquet rooms or convention facilities, limited recreational facilities (pool, fitness room), and/or other retail and service shops.

APPENDIX D: LAND USE ASSUMPTIONS

This section includes estimates and projections of development for areas within the boundaries of Hillsborough County, Florida. The map below illustrates Hillsborough County’s Park Impact Fee zones. Since Hillsborough County will continue to assess Park Impact Fees only to development in the unincorporated areas, this Park Impact Fee Study uses demand indicators related to existing development in unincorporated areas.



SUMMARY OF GROWTH INDICATORS

Key land use assumptions for the Hillsborough County Park Impact Fee Study are population, households, and hotel / lodging units. Based on discussions with staff, TischlerBise projects population using Bureau of Economic and Business Research (BEBR) Medium Series Projections of Florida Population by County 2020–2045. For households, TischlerBise applies person per household factors derived from American Community Survey 2013-2017 5-Year Estimates to population projections. For hotel / lodging, the base year estimate was calculated based on estimates published by STR and Tampa Hillsborough Convention & Visitors Bureau. To project future hotel development, the analysis uses projections published by Plan Hillsborough. The analysis uses park population to calculate existing level of service. Park population is the sum of seasonal population, resident population, and hotel population.

Complete development projections are summarized in Figure D10 through Figure D15. These projections will be used to estimate impact fee revenue and to indicate the anticipated need for growth-related infrastructure. However, impact fee methodologies are designed to reduce sensitivity to development projections in the determination of the proportionate share fee amounts. If actual development is slower than projected, fee revenue will decline, but so will the need for growth-related infrastructure. In contrast, if development occurs faster than anticipated, fee revenue will increase, but Hillsborough County will need to accelerate infrastructure improvements to keep pace with the actual rate of development.

During the next 10 years, countywide development projections indicate an average increase of approximately 9,200 households per year and approximately 46 hotel rooms per year. Over the same period, development in unincorporated areas will average approximately 6,100 households per year and approximately seven hotel rooms per year. Projections for the incorporated areas include approximately 3,100 households per year and approximately 39 hotel rooms per year.

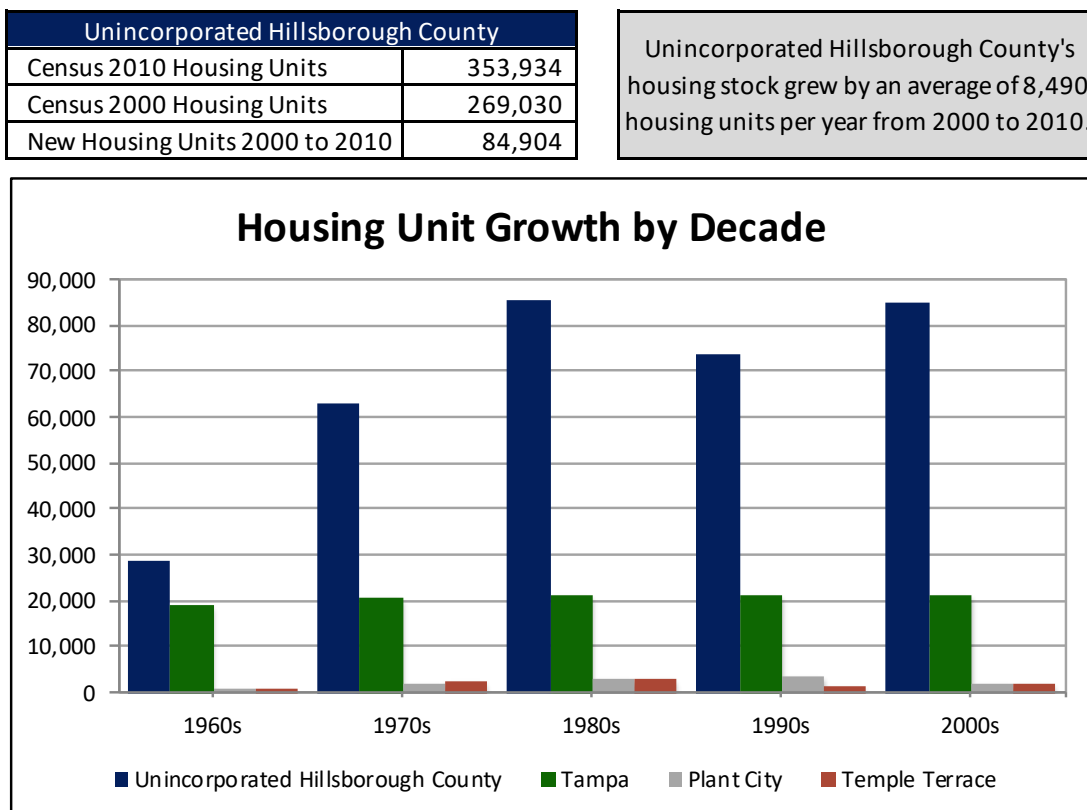
RESIDENTIAL DEVELOPMENT

Current estimates and future projections of residential development are detailed in this section including population and housing units.

Recent Residential Construction

Impact fees require an analysis of current levels of service. For residential development, current levels of service are determined using estimates of population and housing units. Shown below, Figure D1 indicates the estimated number of housing units added by decade according to data obtained from the U.S. Census Bureau. Unincorporated Hillsborough County experienced strong growth from 2000 to 2010, when housing inventory increased by an average of 8,490 units per year.

Figure D1: Housing Units by Decade



Source: U.S. Census Bureau, Census 2010 Summary File 1, Census 2000 Summary File 1, 2013-2017 5-Year American Community Survey (for 1990s and earlier, adjusted to yield total units in 2000).

Household Size

According to the U.S. Census Bureau, a household is a housing unit occupied by year-round residents. Impact fees often use per capita standards and persons per housing unit (PPHU) or persons per household (PPH) to derive proportionate share fee amounts. When PPHU is used in the fee calculations, infrastructure standards are derived using year-round population. When PPH is used in the fee calculations, the impact fee methodology assumes a higher percentage of housing units will be occupied, thus requiring seasonal or peak population to be used when deriving infrastructure standards. TischlerBise recommends that Hillsborough County impose impact fees for residential development according to the number of persons per household.

Occupancy calculations require data on population and the types of units by structure. The 2010 census did not obtain detailed information using a “long-form” questionnaire. Instead, the U.S. Census Bureau switched to a continuous monthly mailing of surveys, known as the American Community Survey (ACS), which has limitations due to sample-size constraints. For example, data on detached housing units are now combined with attached single units (commonly known as townhouses, which share a common sidewall, but are constructed on an individual parcel of land). For impact fees in Hillsborough County, detached, stick-built units and attached units are included in the “Single-Family” category. The second residential category includes duplexes, structures with two or more units on an individual parcel of land, boats, RV, and vans. This is referred to as the “Multi-Family” category. The final residential category, which includes mobile homes, is referred to as the “Mobile Home” category.

Countywide

Figure D2 below shows the occupancy estimates for Hillsborough County. Single-family units average 2.85 persons per household, multi-family units average 2.12 persons per household, and mobile homes average 2.67 persons per household.

Figure D2: Persons per Household – Countywide

Housing Type	Persons	Households	Persons per Household	Housing Units	Persons per Housing Unit	Housing Mix	Vacancy Rate
Single-Family Units ¹	936,522	328,469	2.85	355,778	2.63	63.1%	7.70%
Multi-Family Units ²	307,573	145,160	2.12	167,945	1.83	29.8%	13.60%
Mobile Home Units	86,098	32,216	2.67	39,915	2.16	7.1%	19.30%
Total	1,330,193	505,845	2.63	563,638	2.36	100.0%	10.30%

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates, Tables B25024, B25032, B25033.

1. Includes detached and attached (i.e. townhouses) units.
2. Includes dwellings in structures with two or more units.

Incorporated Areas

Figure D3 below shows the occupancy estimates for incorporated areas within Hillsborough County. Single-family units average 2.75 persons per household, multi-family units average 1.96 persons per household, and mobile homes average 2.41 persons per household.

Figure D3: Persons per Household – Incorporated Areas

Housing Type	Persons	Households	Persons per Household	Housing Units	Persons per Housing Unit	Housing Mix	Vacancy Rate
Single-Family Units ¹	290,405	105,421	2.75	116,169	2.50	60.7%	9.30%
Multi-Family Units ²	123,356	62,832	1.96	72,670	1.70	37.9%	13.50%
Mobile Home Units	5,131	2,133	2.41	2,693	1.91	1.4%	20.80%
Total	418,892	170,386	2.46	191,532	2.19	100.0%	11.00%

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates, Tables B25024, B25032, B25033.

1. Includes detached and attached (i.e. townhouses) units.
2. Includes dwellings in structures with two or more units.

Unincorporated Areas

Figure D4 below shows the occupancy estimates for the unincorporated areas of Hillsborough County. Single-family units average 2.90 persons per household, multi-family units average 2.24 persons per household, and mobile homes average 2.69 persons per household. The analysis uses the unincorporated area estimate of 2.72 persons per household to calculate occupancy by square feet of living area.

Figure D4: Persons per Household – Unincorporated Areas

Housing Type	Persons	Households	Persons per Household	Housing Units	Persons per Housing Unit	Housing Mix	Vacancy Rate
Single-Family Units ¹	646,117	223,048	2.90	239,609	2.70	64.4%	6.90%
Multi-Family Units ²	184,217	82,328	2.24	95,275	1.93	25.6%	13.60%
Mobile Home Units	80,967	30,083	2.69	37,222	2.18	10.0%	19.20%
Total	911,301	335,459	2.72	372,106	2.45	100.0%	9.80%

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates, Tables B25024, B25032, B25033.

1. Includes detached and attached (i.e. townhouses) units.
2. Includes dwellings in structures with two or more units.

Demand Indicators by Bedroom Range

TischlerBise recommends a fee schedule where larger units pay higher impact fees. Benefits of the proposed methodology include: 1) proportionate assessment of infrastructure demand using local demographic data, and 2) progressive fee structure (i.e. smaller units pay less and larger units pay more).

Custom tabulations of demographic data by bedroom range can be created from individual survey responses provided by the U.S. Census Bureau in files known as Public Use Microdata Samples (PUMS). Because PUMS files are available for areas of roughly 100,000 persons, unincorporated Hillsborough County is included in Public Use Microdata Areas (PUMA) 5703, 5704, 5705, 5706, 5707, and 5708. Shown below in Figure D5, cells with yellow shading include the survey results for unincorporated Hillsborough County. Unadjusted persons per household estimates, derived from PUMS data, were adjusted to match the control totals for the unincorporated area shown in Figure D4.

Figure D5: Persons per Household by Dwelling Size

Bedroom Range	Persons ¹	Households ¹	Unadjusted PPH	Adjusted PPH ²
0-1	68,494	42,152	1.62	1.62
2	205,679	93,257	2.21	2.20
3	390,994	137,583	2.84	2.84
4	289,697	85,816	3.38	3.37
5+	62,032	15,145	4.10	4.09
Total	1,016,896	373,953	2.72	2.72

1. American Community Survey, Public Use Microdata Sample for FL PUMAs 5703-5708 (2013-2017 5-Year Estimates).

2. Adjusted multipliers are scaled to make the average PUMS values match control totals for Unincorporated Hillsborough County (2.72), based on American Community Survey 2013-2017 5-Year Estimates.

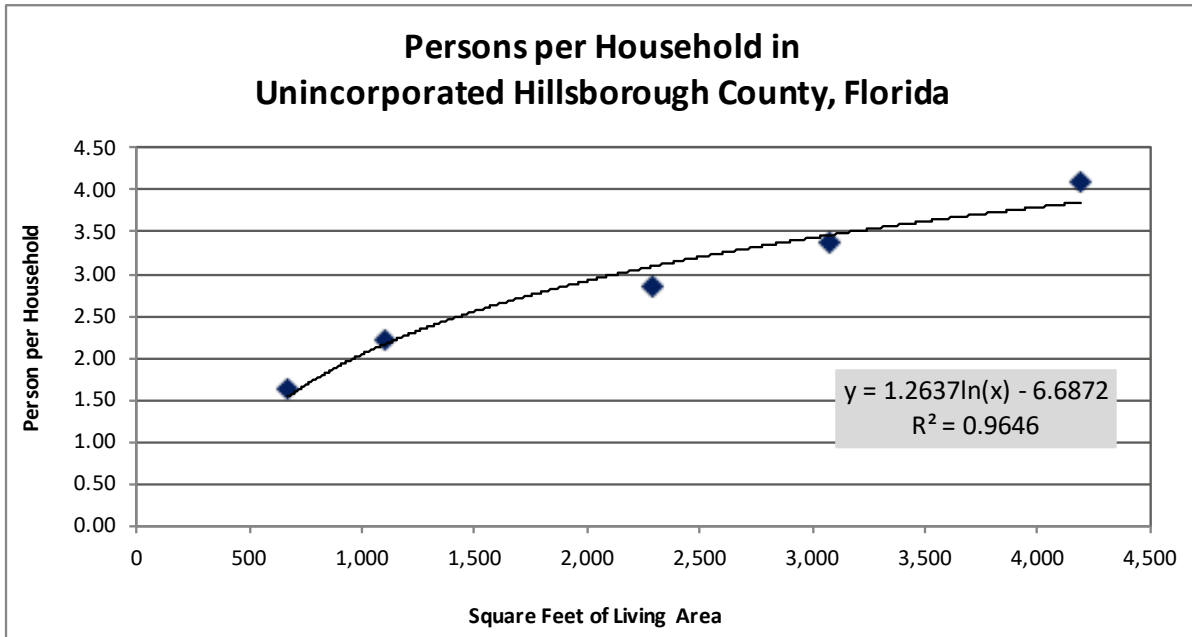
Demand Indicators by Square Feet of Living Area

Average floor area and number of persons by bedroom range are plotted in Figure D6, with a logarithmic trend line derived from 2017 U.S. Census Bureau data for the Census South region. Using the trend line formula shown in the chart, TischlerBise derived the estimated average number of persons, by dwelling size, using ten size thresholds. For the purpose of impact fees, TischlerBise recommends a minimum fee based on a unit size of less than 500 square feet and a maximum fee for units 4,000 square feet or larger.

Figure D6: Persons per Household by Square Feet of Living Space

Average persons per household derived from 2017 ACS PUMS data for the areas that include Unincorporated Hillsborough County. Unit sizes for 0-1 and 2-bedroom from the 2017 U.S. Census Bureau average for multi-family units constructed in the Census South region. Unit sizes for all other bedrooms from the 2017 U.S. Census Bureau average for single-family units constructed in the Census South region.

Actual Averages per Household			Fitted-Curve Values	
Bedrooms	Square Feet	Persons	Sq Ft Range	Persons
0-1	674	1.62	Less than 500	1.16
2	1,107	2.20	500 to 749	1.68
3	2,288	2.84	750 to 999	2.04
4	3,080	3.37	1,000 to 1,249	2.32
5+	4,197	4.09	1,250 to 1,499	2.55
			1,500 to 1,999	2.92
			2,000 to 2,499	3.20
			2,500 to 2,999	3.43
			3,000 to 3,999	3.79
			4,000 or More	4.09



Seasonal Population

Based on the U.S. Census Bureau’s American Community Survey 2013-2017 5-Year Estimates, there were 9,869 vacant housing units in Hillsborough County used for seasonal, recreational, or occasional use. The analysis applies the persons per household estimates shown in Figure D3 (incorporated areas) and Figure D4 (unincorporated areas) to estimate Hillsborough County’s seasonal population. Incorporated areas in Hillsborough County have a seasonal population of 7,476 persons (3,041 vacant units X 2.46 persons per household), and the unincorporated areas have a seasonal population of 18,459 persons (6,828 vacant units X 2.72 persons per household). The analysis maintains the existing seasonal population of 26,025 persons throughout the projection period. It is assumed that all population growth will be captured through the population projections discussed in the next section.

Resident Population

Shaded yellow in Figure D7, TischlerBise uses Bureau of Economic and Business Research (BEBR) estimates for 2019 population by jurisdiction. According to 2019 estimates, Unincorporated Hillsborough County’s population equals 988,250 persons—this is 68.4 percent of Hillsborough County’s total population of 1,444,870 persons. The analysis uses BEBR medium series projections, shaded yellow in Figure D7, for countywide population projections from 2020 through 2045. To project population by jurisdiction, the analysis maintains each jurisdiction’s 2019 share of countywide population. For the unincorporated areas of Hillsborough County, the 2020 population equals 1,003,249 persons, and the projected 2045 population equals 1,334,087.

Figure D7: Population Estimates and Projections

Area	2019	2020	2025	2030	2035	2040	2045
Unincorporated	988,250	1,003,249	1,093,260	1,168,634	1,231,286	1,284,977	1,334,087
Tampa	390,473	396,400	431,964	461,745	486,500	507,715	527,118
Plant City	39,478	40,077	43,673	46,684	49,187	51,331	53,293
Temple Terrace	26,669	27,074	29,503	31,537	33,228	34,677	36,002
Hillsborough County	1,444,870	1,466,800	1,598,400	1,708,600	1,800,200	1,878,700	1,950,500

Source: Estimates of Florida Population 2019, Bureau of Economic and Business Research (BEBR)

Source: Medium Series Projections of Florida Population by County 2020–2045, Bureau of Economic and Business Research (BEBR)

Households

TischlerBise converts population shown in Figure D7 to households by maintaining the existing housing mix and occupancy rates. For unincorporated areas, this results in 369,306 households in 2020 and 430,186 households in 2030 – an increase of 60,880 households over the next 10 years. For incorporated areas, there are 188,551 households in 2020 and 219,633 households in 2030.

Population and household projections are used to illustrate the possible future pace of service demands, revenues, and expenditures. To the extent these factors change, the projected need for infrastructure will also change. If development occurs at a more rapid rate than projected, the demand for infrastructure will increase at a corresponding rate. If development occurs at a slower rate than is projected, the demand for infrastructure will also decrease.

HOTEL DEVELOPMENT

Current estimates and future projections of hotel development are detailed in this section.

Hotel Population and Rooms

Shown below in Figure D8, Hillsborough County had 22,516 hotel rooms in 2018, and the average occupancy rate was 73.3 percent. Based on estimates published by the Tampa Hillsborough Convention & Visitors Bureau, there were an average of 2.70 persons per hotel room. Using these factors, the adjusted average is 1.98 visitors per room (73.3 percent occupancy X 2.70 visitors per room), and the hotel population is 44,582 persons (22,516 hotel rooms X 1.98 visitors per room).

Figure D8: Hotel Occupancy Factors

	2018
Hotel Rooms ¹	22,516
Occupancy Rate ¹	73.3%
Visitors per Room ²	2.70
Adjusted Visitors per Room ³	1.98
Hotel Population ⁴	44,582

1. 2019 STR
2. Tampa/Hillsborough County 2016 Visitor Research, Tampa Hillsborough Convention & Visitors Bureau, Inc.
3. Occupancy Rate X Visitors per Room
4. Hotel Rooms X Adjusted Persons per Room

TischlerBise uses traffic analysis zone (TAZ) data published by Plan Hillsborough to project hotel rooms by jurisdiction. Applying the hotel occupancy factor of 1.98 visitors per room to projected hotel rooms provides the necessary conversion of hotel rooms to hotel population.

Figure D9: Hotel Population and Rooms

Area	2018	2020	2025	2030	2035	2040	2045
Hotel Population							
Plant City	805	807	810	810	810	810	810
Tampa	29,829	29,875	29,989	30,635	30,964	31,209	33,117
Temple Terrace	1,576	1,578	1,584	1,584	1,584	1,584	1,584
Unincorporated	12,372	12,391	12,439	12,522	12,856	13,059	14,028
Total Hotel Population	44,582	44,650	44,822	45,550	46,213	46,662	49,540
Hotel Rooms							
Plant City	407	407	409	409	409	409	409
Tampa	15,065	15,088	15,146	15,472	15,638	15,762	16,726
Temple Terrace	796	797	800	800	800	800	800
Unincorporated	6,248	6,258	6,282	6,324	6,493	6,596	7,085
Total Hotel Rooms	22,516	22,551	22,637	23,005	23,340	23,567	25,020

DEVELOPMENT PROJECTIONS

Provided below are summaries of development projections used in the Park Impact Fee Study. Development projections are used to illustrate a possible future pace of demand for infrastructure and cash flows resulting from revenues and expenditures associated with those demands.

Figure D10: Population Projections, 2020-2030

Hillsborough County, FL	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	Base Year	1	2	3	4	5	6	7	8	9	10
Park Population											
Hillsborough County	1,537,475	1,563,830	1,590,184	1,616,538	1,642,893	1,669,247	1,691,433	1,713,618	1,735,804	1,757,990	1,780,176
Incorporated Areas	503,286	511,629	519,971	528,314	536,657	544,999	552,094	559,188	566,283	573,377	580,471
Unincorporated Areas	1,034,189	1,052,201	1,070,213	1,088,224	1,106,236	1,124,248	1,139,339	1,154,430	1,169,522	1,184,613	1,199,704
Seasonal Population											
Hillsborough County	26,025	26,025	26,025	26,025	26,025	26,025	26,025	26,025	26,025	26,025	26,025
Incorporated Areas	7,476	7,476	7,476	7,476	7,476	7,476	7,476	7,476	7,476	7,476	7,476
Unincorporated Areas	18,549	18,549	18,549	18,549	18,549	18,549	18,549	18,549	18,549	18,549	18,549
Resident Population											
Hillsborough County	1,466,800	1,493,120	1,519,440	1,545,760	1,572,080	1,598,400	1,620,440	1,642,480	1,664,520	1,686,560	1,708,600
Incorporated Areas	463,551	471,868	480,186	488,504	496,822	505,140	512,105	519,070	526,036	533,001	539,966
Unincorporated Areas	1,003,249	1,021,252	1,039,254	1,057,256	1,075,258	1,093,260	1,108,335	1,123,410	1,138,484	1,153,559	1,168,634
Hotel Population											
Hillsborough County	44,650	44,685	44,719	44,753	44,787	44,822	44,968	45,113	45,259	45,405	45,550
Incorporated Areas	32,259	32,284	32,309	32,334	32,358	32,383	32,512	32,642	32,771	32,900	33,029
Unincorporated Areas	12,391	12,401	12,410	12,420	12,429	12,439	12,455	12,472	12,488	12,505	12,522

Figure D11: Population Projections, 2031-2040

Hillsborough County, FL	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
	11	12	13	14	15	16	17	18	19	20
Park Population										
Hillsborough County	1,798,628	1,817,081	1,835,533	1,853,986	1,872,438	1,888,228	1,904,018	1,919,808	1,935,597	1,951,387
Incorporated Areas	586,327	592,182	598,037	603,893	609,748	614,759	619,769	624,780	629,791	634,802
Unincorporated Areas	1,212,301	1,224,899	1,237,496	1,250,093	1,262,690	1,273,469	1,284,248	1,295,027	1,305,806	1,316,585
Seasonal Population										
Hillsborough County	26,025	26,025	26,025	26,025	26,025	26,025	26,025	26,025	26,025	26,025
Incorporated Areas	7,476	7,476	7,476	7,476	7,476	7,476	7,476	7,476	7,476	7,476
Unincorporated Areas	18,549	18,549	18,549	18,549	18,549	18,549	18,549	18,549	18,549	18,549
Resident Population										
Hillsborough County	1,726,920	1,745,240	1,763,560	1,781,880	1,800,200	1,815,900	1,831,600	1,847,300	1,863,000	1,878,700
Incorporated Areas	545,756	551,545	557,335	563,125	568,914	573,876	578,838	583,799	588,761	593,723
Unincorporated Areas	1,181,164	1,193,695	1,206,225	1,218,755	1,231,286	1,242,024	1,252,762	1,263,501	1,274,239	1,284,977
Hotel Population										
Hillsborough County	45,683	45,816	45,948	46,081	46,213	46,303	46,393	46,482	46,572	46,662
Incorporated Areas	33,095	33,160	33,226	33,292	33,357	33,406	33,456	33,505	33,554	33,603
Unincorporated Areas	12,588	12,655	12,722	12,789	12,856	12,897	12,937	12,978	13,019	13,059

Figure D12: Population Projections, 2041-2045

Hillsborough County, FL	2041	2042	2043	2044	2045
	21	22	23	24	25
Park Population					
Hillsborough County	1,966,322	1,981,258	1,996,194	2,011,129	2,026,065
Incorporated Areas	639,721	644,641	649,561	654,481	659,401
Unincorporated Areas	1,326,601	1,336,617	1,346,632	1,356,648	1,366,664
Seasonal Population					
Hillsborough County	26,025	26,025	26,025	26,025	26,025
Incorporated Areas	7,476	7,476	7,476	7,476	7,476
Unincorporated Areas	18,549	18,549	18,549	18,549	18,549
Resident Population					
Hillsborough County	1,893,060	1,907,420	1,921,780	1,936,140	1,950,500
Incorporated Areas	598,261	602,799	607,337	611,875	616,413
Unincorporated Areas	1,294,799	1,304,621	1,314,443	1,324,265	1,334,087
Hotel Population					
Hillsborough County	47,237	47,813	48,389	48,964	49,540
Incorporated Areas	33,984	34,366	34,748	35,130	35,511
Unincorporated Areas	13,253	13,447	13,641	13,834	14,028

Figure D13: Household and Hotel Room Projections, 2020-2030

Hillsborough County, FL	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	Base Year	1	2	3	4	5	6	7	8	9	10
Hillsborough County											
Single Family	352,284	358,605	364,926	371,248	377,569	383,890	389,184	394,477	399,770	405,064	410,357
Multi-Family	166,003	168,982	171,961	174,939	177,918	180,897	183,391	185,886	188,380	190,874	193,369
Mobile Home	39,570	40,280	40,990	41,700	42,411	43,121	43,715	44,310	44,904	45,499	46,093
Total Households	557,857	567,867	577,877	587,887	597,898	607,908	616,290	624,672	633,055	641,437	649,819
Incorporated Areas											
Single Family	114,450	116,504	118,558	120,612	122,665	124,719	126,439	128,158	129,878	131,598	133,317
Multi-Family	71,461	72,743	74,025	75,308	76,590	77,872	78,946	80,020	81,094	82,167	83,241
Mobile Home	2,640	2,687	2,734	2,782	2,829	2,877	2,916	2,956	2,996	3,035	3,075
Total Households	188,551	191,934	195,318	198,701	202,084	205,468	208,301	211,134	213,967	216,800	219,633
Unincorporated Areas											
Single Family	237,833	242,101	246,368	250,636	254,904	259,171	262,745	266,319	269,892	273,466	277,040
Multi-Family	94,542	96,239	97,935	99,632	101,328	103,025	104,445	105,866	107,286	108,707	110,128
Mobile Home	36,931	37,593	38,256	38,919	39,581	40,244	40,799	41,354	41,909	42,464	43,019
Total Households	369,306	375,933	382,560	389,186	395,813	402,440	407,989	413,538	419,087	424,637	430,186
Hotel Rooms											
Hillsborough County	22,551	22,568	22,585	22,603	22,620	22,637	22,711	22,784	22,858	22,932	23,005
Incorporated Areas	16,293	16,305	16,318	16,330	16,343	16,355	16,420	16,486	16,551	16,616	16,681
Unincorporated Areas	6,258	6,263	6,268	6,272	6,277	6,282	6,290	6,299	6,307	6,316	6,324

Figure D14: Household and Hotel Room Projections, 2031-2040

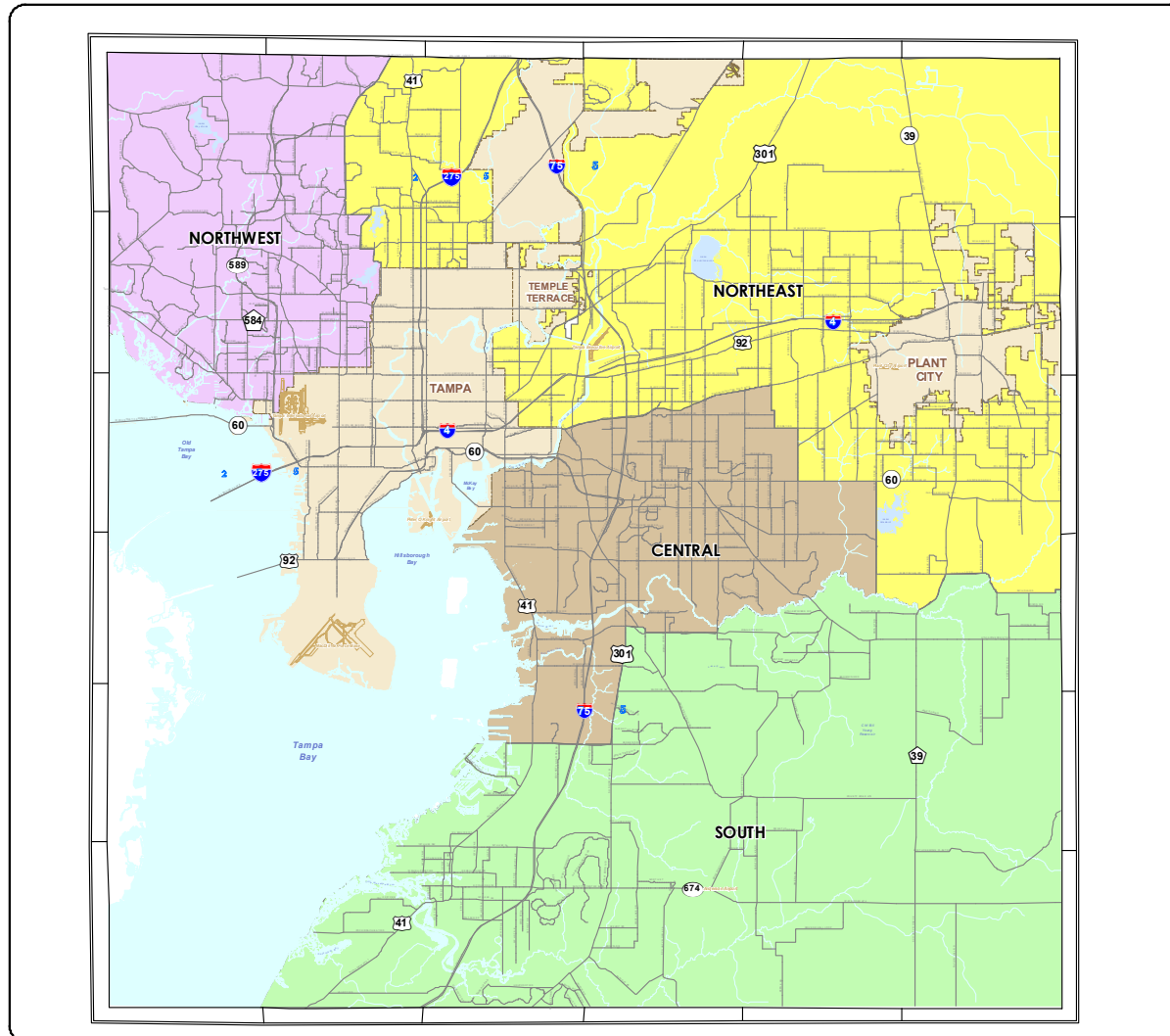
Hillsborough County, FL	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
	11	12	13	14	15	16	17	18	19	20
Hillsborough County										
Single Family	414,757	419,157	423,557	427,957	432,357	436,128	439,898	443,669	447,440	451,210
Multi-Family	195,442	197,515	199,589	201,662	203,735	205,512	207,289	209,066	210,843	212,619
Mobile Home	46,588	47,082	47,576	48,070	48,565	48,988	49,412	49,835	50,259	50,682
Total Households	656,787	663,754	670,722	677,689	684,657	690,628	696,599	702,570	708,541	714,512
Incorporated Areas										
Single Family	134,747	136,176	137,606	139,035	140,465	141,690	142,915	144,140	145,365	146,590
Multi-Family	84,134	85,026	85,919	86,811	87,704	88,469	89,233	89,998	90,763	91,528
Mobile Home	3,108	3,141	3,174	3,207	3,240	3,268	3,296	3,324	3,353	3,381
Total Households	221,988	224,343	226,698	229,053	231,408	233,426	235,445	237,463	239,481	241,499
Unincorporated Areas										
Single Family	280,010	282,981	285,951	288,922	291,892	294,438	296,983	299,529	302,075	304,620
Multi-Family	111,308	112,489	113,670	114,851	116,032	117,044	118,056	119,067	120,079	121,091
Mobile Home	43,480	43,941	44,402	44,864	45,325	45,720	46,115	46,511	46,906	47,301
Total Households	434,798	439,411	444,023	448,636	453,249	457,201	461,154	465,107	469,060	473,013
Hotel Rooms										
Hillsborough County	23,072	23,139	23,206	23,273	23,340	23,385	23,431	23,476	23,521	23,567
Incorporated Areas	16,714	16,748	16,781	16,814	16,847	16,872	16,897	16,921	16,946	16,971
Unincorporated Areas	6,358	6,392	6,425	6,459	6,493	6,513	6,534	6,555	6,575	6,596

Figure D15: Household and Hotel Room Projections, 2041-2045

Hillsborough County, FL	2041	2042	2043	2044	2045
	21	22	23	24	25
Hillsborough County					
Single Family	454,659	458,108	461,557	465,006	468,455
Multi-Family	214,245	215,870	217,495	219,120	220,745
Mobile Home	51,070	51,457	51,844	52,232	52,619
Total Households	719,973	725,435	730,896	736,358	741,819
Incorporated Areas					
Single Family	147,710	148,831	149,951	151,072	152,192
Multi-Family	92,228	92,927	93,627	94,327	95,026
Mobile Home	3,407	3,433	3,459	3,484	3,510
Total Households	243,345	245,191	247,037	248,883	250,729
Unincorporated Areas					
Single Family	306,949	309,277	311,606	313,934	316,262
Multi-Family	122,017	122,942	123,868	124,794	125,719
Mobile Home	47,663	48,024	48,386	48,748	49,109
Total Households	476,629	480,244	483,860	487,475	491,091
Hotel Rooms					
Hillsborough County	23,857	24,148	24,439	24,729	25,020
Incorporated Areas	17,164	17,357	17,549	17,742	17,935
Unincorporated Areas	6,693	6,791	6,889	6,987	7,085

APPENDIX E: PARK IMPACT FEE ZONES

Shown below are the Park Impact Fee zones used to track fee collections and expenditures in the unincorporated area.



**Hillsborough County
PARK
IMPACT FEE ZONES**


Park Impact Fee Zones

- CENTRAL
- NORTHEAST
- NORTHWEST
- SOUTH
- Incorporated Areas

4 2 0 4 Miles

N
W — E
S

DATA SOURCES: Base map, roads and water from Hillsborough County Real Estate Department. Parcel lines and lots from Hillsborough County Property Appraiser. All other data from Hillsborough County Planning & Growth Management Department.
ACCURACY: It is intended that the accuracy of the base map comply with U.S. national map accuracy standards. However, such accuracy or any other level of accuracy is not guaranteed by Hillsborough County.
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