

MEMORANDUM

September 22, 2020

TO: Honorable Mayor and City Commissioners

VIA: James Slaton, Interim City Manager

FROM: Mark J. Bennett, Development Services Director
Prepared by: Autumn Cochella, Development Services Manager

RE: Ordinance 2020-22 – 2nd Reading – Public Hearing
Development Impact Fee Study and Schedule

SYNOPSIS

Ordinance 2020-22 adopts the Impact Fee Study prepared by Raftelis including a new fee schedule, altering the impact fees based upon the City's current capital improvements plan and costs for providing facilities to serve new development.

RECOMMENDATION

Staff recommends adoption of Ordinance 2020-22 upon second reading, following a public hearing.

BACKGROUND

Impact fees are charged by the City to cover the capital costs of services to new development. Impact fees must be updated periodically to reflect the most recent and localized data used as a basis for the fees. Fees were last updated in 2011. The "Development Impact Fee Study" completed by Raftelis recommends increases in some impact fees, and reductions in others, as shown in the attached presentation prepared by Raftelis. Passage of the ordinance will adopt the impact fee study including the fee changes. Recommended adjustments in fees will be effective 90 days following notification requirements of state law.

Recommended adjustments proposed will take effect in December in order to comply with the state's 90-day notice requirement for fee increases.

The impact fee study was presented to the City Commission by Shawn Ocasio with Raftelis at the Commissioners Workshop on Wednesday, September 2, and was approved at the September 9 Commission meeting at first reading.

Specific changes proposed in the ordinance:

Section 1 – Adopts the impact fee study update by Raftelis and the revised impact fee schedule.

- Consolidation of north and south fire-EMS services areas on the Impact Fee Schedule.
- Change multi-family ERC factor from 50% to 75%.

Section 2 – Changes the annual rate adjustment from June 1 to October 1, to be consistent with the date that other City fees are adjusted.

Section 3 – Changes the number of years that a property can be vacant in order to be exempt from the payment of impact fees upon redevelopment from three years to five years. This is consistent with the County.

Section 4 – Severability clause (standard language for this type of ordinance).

Section 5 – Effective dates. The proposed changes in fees will become effective in December, ninety days after the first advertisement of the ordinance, as required under state statute.

FISCAL IMPACT

The new fees reflect the City’s costs based upon current and local conditions. Maintaining current fees is not justified by the study.

For easy reference on a summary basis the combined changes for a standard single family home with a ¾”meter (based on the preliminary fees) are as follows:

Single Family Per Unit Rate			
<u>Fee Type</u>	<u>Existing</u>	<u>Proposed</u>	<u>Net Change</u>
Police	\$533.68	\$564.00	\$30.32
Fire	683.68	488.00	(195.68)
Parks	1,092.80	1,787.00	694.20
Library	503.70	323.00	(180.70)
Water	2,191.26	2,438.00	246.74
Wastewater	3,592.94	3,091.00	(501.94)
Total	\$8,598.06	\$8,691.00	\$92.94

OTHER OPTIONS

None

ATTACHMENT

Ordinance 2020-22

Presentation: Development Impact Fee Study; September 2, 2020 by Raftelis