

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO.

A RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA, AMENDING THE IMPACT FEE SCHEDULE AS AUTHORIZED BY ORDINANCE 2015-17, AS AMENDED, PROVIDING APPLICABILITY; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, impact fees are an authorized method to collect from new development a one-time payment for proportionate share capital improvements necessitated by such development; and

WHEREAS, the City of Coral Gables first established impact fees in 2007; and

WHEREAS, the City of Coral Gables engaged the firm of TishlerBise to study and review and update the City's impact fee ordinance and fee schedule; and

WHEREAS, the purpose of the City's review of its Impact Fee Ordinance and Fee Schedule is to continue ensure that new development pays its fair share of the cost of infrastructure necessitate by such development; and

WHEREAS, the revised Impact Fee Ordinance, among other things, includes imposition of mobility fees as recommended by the TishlerBise Study; and

WHEREAS, a further recommendation of the TishlerBise Study is to simplify the categories utilized to asses impact fees for new residential and nonresidential development; and

WHEREAS, the City Commission desires to amend the Fee Schedule to update its impact fees in accordance with the adopted study by TishlerBise and consistent with State Law and the City Code.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. The foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution adoption hereof.

SECTION 2. The impact fees, service charges and sewer capacity fees in the Fee Schedule are hereby repealed and replaced with the following:

Residential (square feet)	Police Fee	Fire Fee	Municipal Fee	Parks and Recreation Fee	Mobility Fee	Administrative Charge
850 or less	\$126	\$142	\$430	\$3,377	\$763	\$41
851 to 1400	\$156	\$176	\$533	\$4,187	\$946	\$50
1401 to 2500	\$215	\$242	\$735	\$5,774	\$1,304	\$70
2501 to 3700	\$270	\$305	\$924	\$7,260	\$1,640	\$88
3701 to 4900	\$307	\$346	\$1,049	\$8,239	\$1,861	\$100
4901 or more	\$335	\$377	\$1,143	\$8,982	\$2,029	\$109
Nonresidential (square feet)	Police Fee	Fire Fee	Municipal Fee	Parks and Recreation Fee	Mobility Fee	Administrative Charge
Retail & Restaurant	\$591	\$290	\$880	\$1,244	\$1,558	\$83
Institutional & Industrial	\$213	\$109	\$332	\$470	\$589	\$31
Office & Other Services	\$231	\$397	\$1,202	\$1,700	\$2,130	\$114
Uni. of Miami	Police Fee	Fire Fee	Municipal Fee	Parks and Recreation Fee	Mobility Fee	Administrative Charge
Per Student for Dorms	\$118	\$142	\$430	None	\$763	\$41
Type I Buildings	\$66	\$109	\$332	None	\$589	\$31

Net increase of 1,000 square feet or less shall not incur any impact fees.

Meter size (inches)	Sewer Fee
0.75	\$ 850
1.00	\$ 1,420
1.50	\$ 2,831
2.00	\$ 4,532
3.00	\$ 9,073
4.00	\$ 14,175
6.00	\$ 28,342
8.00	\$ 45,350

SECTION 3. SEVERABILITY.

If any section, sentence, clause or phrase of this Resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of any remaining portions of this Resolution.

SECTION 4. APPLICABILITY.

This Resolution shall not apply to development applications that have received final Board of Architects' review or City Commission's approval of a Development Agreement prior to the effective date of this Resolution, which development applications shall be governed by the Resolution in effect prior to this amendment.

SECTION 5. EFFECTIVE DATE.

That this Resolution shall become effective ninety (90) days upon the date of its adoption herein.

PASSED AND ADOPTED THIS _____ DAY OF _____, A.D. 2017.

APPROVED:

JIM CASON
MAYOR

ATTEST:

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

WALTER J. FOEMAN
CITY CLERK

CRAIG E. LEEN
CITY ATTORNEY