

City of Coral Gables
CITY COMMISSION MEETING
December 8, 2015

ITEM TITLE:

City of Coral Gables Impact / Service Fee status update.

DEPARTMENT HEAD RECOMMENDATION:

No action required.

BRIEF HISTORY:

This report is in response to a recent Commission's request on the status update on the various City impact/service fees.

In 2007, the City adopted an impact fee ordinance for Police, Fire, General Government and Parks, and a separate one for sanitary sewer capacity fee. Both were based on a detailed study done by TischlerBise. The ordinance required that "new development help address the need for capital facility capacity needed to accommodate the demand generated by new development." (CC Sec. 2-2103(a))

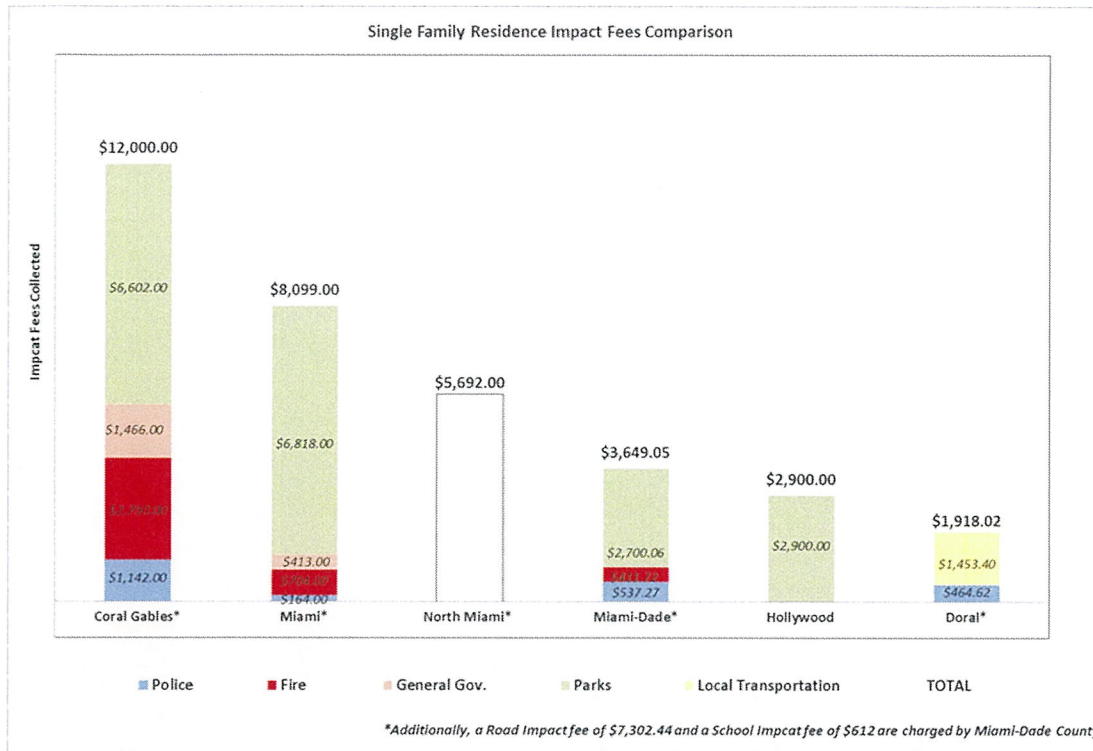
The various fees described above are deposited into separate trust fund accounts and "shall be expended only on system improvements needed to accommodate the demand generated by new development." (CC Sec. 2-2110(d)) For comparison's sake, staff has compiled on the next page the associated impact fees for a single family residence for area local governments. These fees do not include county required impact fees, particularly school and road impact fees that total \$7,914.44, as these are also required to be paid at permit issuance. It should be noted that Coral Gables has one of the most comprehensive impact fee program in South Florida.

Since the City Code requires an updated impact study every three (3) years, staff has budgeted monies in FY15/16 budget to update the City's Impact Fee Study, with a projected completion date of June of 2016.

Also in 2007, the City adopted an Art in Public Places Ordinance that established two (2) accounts for Art in Public Places fees. The first fund, the Art Acquisition Fund, is dedicated for acquisition, commission, exhibition extraordinary maintenance and conservation of public art. Of the three (3) projects that are designated funding source from this fund is the public art related to the Miracle Mile Streetscape Project at \$1.1M. The second fund, the Historic Public Art Fund, is dedicated for restoration, maintenance and acquisition of Historic Public Art such as plazas, entrances, fountains, murals, sculptures, and other decorative features designated as local historic landmarks or fine arts such as paintings and ceramics that represent the original civic art of the city.

Status of Various Impact / Service Fees:

There are four (4) city impact fees (General Government, Police, Fire and Park Impact Fees), one (1) sanitary sewer capacity service fee (Sewer Capacity Fee), and two (2) Arts in Public Places fees (Art Acquisition Fund and Historic Public Art Fund). The balance of all these fees is reflected in the following table.



	Total Revenue Received as of 9/30/15	Funds Appropriated for Project Use	Balance
Service Fee	\$65,504.75	\$0.00	\$65,504.75
General Government Impact Fee	\$1,330,344.66	\$1,036,807.00	\$293,537.66
Fire Station 2/Trolley Depot		\$1,036,807.00	
Police Impact Fee	\$798,407.25	\$0.00	\$798,407.25
Fire Impact Fee	\$1,809,483.52	\$1,370,622.00	\$438,861.52
Fire Station 2/Trolley Depot		\$1,370,622.00	
Park Impact Fee	\$2,399,305.00	\$1,092,691.00	\$1,306,614.00
Betsy Adams/Garden Club Park, Enrique (Henry) Cepero Park & Maggiore Park		\$921,491.00	
Kings Bay Streetscape		\$171,200.00	
Sanitary Service Capacity Fee	\$299,527.00	\$0.00	\$299,527.00
TOTAL (Excluding Service Fee)	\$6,637,067.43	\$3,500,120.00	\$3,136,947.43
Art Acquisition Fund	\$1,464,792.98	\$1,162,700.00	\$302,092.98
Miracle Mile Public Art		\$1,100,000.00	
Cartagena Plaza Sculpture		\$8,200.00	
Jean Ward Sculptures		\$54,500.00	
Historic Public Art Fund	\$316,542.85	\$0.00	\$316,542.85
TOTAL	\$1,781,335.83	\$1,162,700.00	\$618,635.83

Status of City Impact / Service Fees as of Sep. 30, 2015

Impact fee is caused by new development and cannot be used for regular operational and maintenance of public facilities. The City does not have a local Road Impact Fee as there are no new city roadways planned and the existing city roadways have no capacity to widen. When development projects are proposed, the Gables Redevelopment Infill District (GRID) allows concurrency exemption for local roadways, pursuant to the City of Coral Gables Comprehensive Plan. Oftentimes, traffic reports for those development projects raise operational concerns for certain intersections. In those cases, mitigation measures such as signalization and traffic diversion or calming measures are made conditions to the approvals.

While there is no local Road Impact Fee, each new development project in the City pays a County Road Impact Fee to support the County road network. On occasion, the City enters into an agreement with the County to contribute a portion of that Road Impact Fee for local road capital projects. Here are examples of recent projects:

Road Project	Year	County Impact Fee Contribution
Segovia median project	2009	\$609,305
Ponce de Leon, bw Alcazar & Salamanca	2010	\$1,490,000
Ponce de Leon, bw Salamanca & Antiquera	2014	\$1,490,000

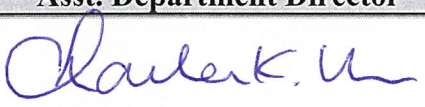


The City's trolley system receives funds from the ½ penny county-wide sales tax, but none from the County Road Impact Fees.

As a point of information, Doral has a local transportation improvement fee to address a wider range of transportation needs such as sidewalks, bike paths, transit projects, traffic signage, tree planting, etc. Aventura has a Transportation Mitigation Fee to address their transit system called Aventura Express. While these options are in addition to the existing County Road Impact Fee, they provide an alternative mobility funding mechanism consistent with Sec. 163.3180(1)(i) of the Florida Statutes.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
	NA	

APPROVED BY:

Asst. Department Director	City Attorney (If Applicable)	City Manager
		

EXHIBIT(S):

- Exhibit A – Impact/Service Fee City Code Provision
- Exhibit B – Art in Public Places Zoning Code Provision