



City of Coral Gables
CITY COMMISSION MEETING
August 28, 2007

ITEM TITLE:

Ordinance on Second Reading. An Ordinance of the City Commission of the City of Coral Gables, Florida, establishing Article 60 of the Coral Gables City Code ("City Code") the City of Coral Gables Development Impact Fee Ordinance; providing a short title; providing findings, intent, authority, and definitions; providing for applicability; establishing benefit districts; providing for imposition of impact fees; providing for calculation of impact fees and establishing impact fee schedules for police, fire, general government, and parks; providing for administration of the impact fee system and periodic update of the fees; providing for a service charge; providing for administrative petitions; providing for appeals to the City Commission; providing for judicial appeals; providing for effect on zoning and subdivision regulations; providing for impact fees as an additional and supplemental requirement; providing for alternative collection methods; providing for liberal construction; providing for severability; providing for codification; and providing for an effective date and time.

RECOMMENDATION OF THE CITY MANAGER:

It is recommended that this Ordinance be adopted on second reading. The following amendments have been made to the ordinance presented on first reading:

1. Revision to General Government Impact Fee. The new fees reflect a more conservative projection of future general government building space needed to serve new development, and
2. Revision to Park Impact Fee. The new fees reflect a credit for Miami-Dade County bond program (of which a portion of the proceeds is dedicated to Coral Gables Park Capital Improvements).

BRIEF HISTORY:

The City retained the services of TischlerBise Fiscal, Economic & Planning Consultants to prepare an impact fee study. The proposed impact fee includes the following infrastructure categories:

- Police
- Fire and Emergency medical
- General Government
- Parks

The process of calculating impact fees involves the determination of the cost of development-related capital improvements and allocating those costs equitably to various types of development.

Impact fees are one-time payments used to fund system improvements needed to accommodate new development.

On August 21, 2007 a public meeting was held to present and discuss the City's Impact Fee and Sanitary Sewer Capacity Fee Ordinances with the public. Over 7300 notices were sent out and 20 persons from the public were in attendance. Also in attendance were TischlerBise Consultants, Legal Counsel, and City staff.

In addition, City Consultants and staff have met with various developers and/or their representatives, representatives from the University of Miami and those representing the Builders Association of South Florida.

PUBLIC NOTIFICATION(S):

Date	Form of Notification
August 9, 2007	Notice sent to property owners, (excluding single-family owner) on a public meeting held August 21, 2007 at the Community Meeting Room, Central Police and Fire Station
August 17, 2007	Miami Daily Business Review

APPROVED BY:

Assistant City Manager	City Attorney (If Applicable)	City Manager

ATTACHMENT(S):

1. Draft Ordinance
2. Impact Fee Study revised July 26, 2007
3. Power Point Presentation
4. Impact Fee Reserve Projection
5. Management Plan for Implementation of Impact & Sanitary Sewers Capacity Fees
6. Samples of fees charged to development projects in the City (Existing and Proposed)
7. Letter and response to the Builders Association of South Florida, dated July 23, 2007
8. Response to the University of Miami, dated August 20, 2007
9. List of attendees at the August 21, 2007 Public meeting.