



**CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

DATE: August 26, 2014
TO: Robert Baldwin, City Manager
VIA: Marc LaFerrier, AICP, Director
FROM: Corinne Lajoie, AICP, Principal Planner, LEED G.A. *CLajoie*
SUBJECT: **CD-081-14:** Adopt a recreation and open space impact fee schedule.

REQUEST

ADOPT PARK IMPACT FEES

On May 27, 2014 the City Commission approved a series of text amendments, one of which amended the park and recreation concurrency and impact fees to reflect changes in case law.

The City hired a consultant, Walter H. Keller, Inc., to prepare an analysis establishing a basis for the fair share of recreation and open space capital facilities cost attributable to new residential development based upon standard and appropriate methodologies. The study established the legally acceptable fees that may be assessed. The fees recommended by staff are 10% below the fees recommended in the study, and therefore more consistent with the fees historically collected.

The fees recommended for adoption are as follows:

<u>Unit type</u>	<u>Fee per unit</u>
Single Family/Townhouse Dwelling	\$1,825.00
Multi-Family Dwelling	\$1,364.00
Mobile Home	\$1,140.00

The amendment changes the way park impact fees are calculated. Previously the fees were calculated based on the amount of land dedication required multiplied by the appraised value of the subject property. The City's consultant recommended adopting a flat rate based on use, which the City Commission accepted.

These fees will be asses prior to issuance of a building permit, as is done today.

CITY COMMISSION PREVIOUS ACTION

On May 27, 2014 the City Commission approved a zoning text amendment updating and amending the park and recreation concurrency and impact fees.

STAFF RECOMMENDATION

Approve.