

COMMISSION AGENDA

ITEM 400

Informational	
Consent	
Public Hearings	X
Regular	

December 12, 2016

KS

BF

Regular Meeting

City Manager

Department

REQUEST:

The Community Development Department requesting the City Commission approve for final adoption the Second Reading of Ordinance No. 2016-10 updating the City's Transportation Impact Fee Ordinance.

SYNOPSIS:

A Transportation Impact Fee Study was recently completed for the City by Raftelis Financial Consultants, Inc. in October 2016. The purpose of the study was to review and update the City's transportation impact fees, which were last updated in 2005. This agenda item is for the second reading and final adoption of Ordinance No. 2016-10, updating the Transportation Impact Fee Ordinance including the rate schedule.

CONSIDERATIONS:

- Transportation Impact Fees are established by local governments to require new development to pay their equitable share of public transportation improvements that must be constructed to serve new growth.
- The City's Transportation Impact Fee ordinance and fee schedule was last updated in March 2005 (Ordinance 2005-10). The current Transportation Impact Fee schedule is out of date and needs to be updated to reflect recent development trends as well as the City's projected transportation needs. Staff has heard from numerous consultants and developers that the City's current Transportation Impact Fees are inconsistent with those of surrounding cities and counties, and this does impact development decisions.
- At the May 9, 2016 City Commission meeting, the Commission authorized the

preparation of a Transportation Impact Fee Study, to be performed by Raftelis Financial Consultants, Inc.

- Exhibit B is the 2016 Transportation Impact Fee Study, which was completed in October 2016 by Raftelis Financial Consultants, Inc. The Impact Fee Study updates the City's Transportation Impact Fees to reflect:
 1. Recent development trends
 2. Updated capital costs, allocations, and credits
 3. Completed and planned City transportation projects
 4. Land use categories and associated trip generation rates that meet current standards and future City growth trends
 5. Conformance with state statutes and standard practices for impact fee calculations

- The updated Transportation Impact Fee rate schedule is listed on pages 2-3 of the Executive Summary in Exhibit B. The rates have been significantly reduced for most land uses. The primary reason for the overall reduction in transportation impact fee rates is the reduction in the "impact fee eligible project costs" due to completion of many major impact fee projects over the past 10 years.

- Table 1 below shows a comparison of transportation impact fees for Winter Springs (existing and proposed) and several surrounding agencies.

**Table 1
Transportation Impact Fee Comparison**

Land Use	Attributes	Winter Springs Existing	Winter Springs Proposed	Apopka	Casselberry	Orlando	Oviedo	Seminole County
Single Family	Dwelling Unit	\$3,167	\$1,342	\$3,101	\$800	\$3,818	\$1,050	\$1,185
Multi-Family	Dwelling Unit	\$2,224	\$937	\$2,178	\$517	\$2,527	\$880	\$792
Convenience Market w/ Gas Pumps (16)	6,000 sf, 16 pumps	\$36,041	\$32,694	\$269,104	\$27,588	\$76,176	\$38,850	\$43,184
General Office Building	50,000 sf	\$238,769	\$77,750	\$249,750	\$47,850	\$211,850	\$90,750	\$129,900
Hotel	200 rooms	\$373,704	\$265,800	\$642,400	\$81,400	\$506,600	\$120,600	\$165,800
Retail (Small)	7,500 sf	\$40,098	\$32,535	\$96,668	\$9,788	\$46,988	\$12,495	\$43,148
Shopping Center/Retail	30,000 sf	\$150,713	\$130,140	\$386,670	\$39,150	\$187,950	\$49,980	\$172,590
Supermarket	30,000 sf	\$391,928	\$106,470	\$386,670	\$52,590	\$233,700	\$45,480	\$174,000

- Ordinance 2016-10 (Exhibit C) amends the city's transportation impact fee regulations and rate schedule in Section 9-386 of the City Code. The ordinance adopts the transportation impact fee rate schedule from the Transportation Impact Fee Study (Exhibit B). The ordinance also includes text changes that bring the transportation impact fee schedule up to date and in conformance with the 2016 Transportation Impact Fee Study.

- The first reading of Ordinance 2016-10 was approved at the November 21, 2016 City Commission meeting. The second reading includes a revised Ordinance 2016-10 which fills in several technical blanks and revises the Effective Date Section.

- The new transportation impact fee rates will be effective upon adoption for the rates that are decreasing. For the five land uses with rates that are increasing, these will be effective March 1, 2017.

FISCAL IMPACT:

The new transportation impact fee rate schedule reduces City transportation impact fees for almost all residential and commercial land uses. The reduction in future transportation impact fee revenues is offset by a corresponding reduction in both the number and cost of the future projects planned to be funded by transportation impact fees.

COMMUNICATION EFFORTS:

This Agenda Item has been electronically forwarded to the Mayor and City Commission, City Manager, City Attorney/Staff, and is available on the City's Website, LaserFiche, and the City's Server. Additionally, portions of this Agenda Item are typed verbatim on the respective Meeting Agenda which has also been electronically forwarded to the individuals noted above, and which is also available on the City's Website, LaserFiche, and the City's Server; has been sent to applicable City Staff, Media/Press Representatives who have requested Agendas/Agenda Item information, Homeowner's Associations/Representatives on file with the City, and all individuals who have requested such information. This information has also been posted outside City Hall, posted inside City Hall with additional copies available for the General Public, and posted at six (6) different locations around the City. Furthermore, this information is also available to any individual requestors. City Staff is always willing to discuss this Agenda Item or any Agenda Item with any interested individuals.

RECOMMENDATION:

Staff recommends the Commission approve the second and final reading adopting Ordinance No. 2016-10 updating the City's Transportation Impact Fee Ordinance.

ATTACHMENTS:

- Exhibit A - Copy of Legal Ad (1 page)
- Exhibit B - 2016 Transportation Impact Fee Study (36 pages)
- Exhibit C - Ordinance 2016-10 (30 pages)



Legal Notices

**NOTICE OF PUBLIC HEARING
CITY OF WINTER SPRINGS**
NOTICE IS HEREBY GIVEN THAT
THE CITY COMMISSION
PROPOSES TO CONSIDER:

ORDINANCE 2016-10

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER SPRINGS, SEMINOLE COUNTY, FLORIDA; AMENDING THE CITY OF WINTER SPRINGS ROAD IMPACT FEE REGULATIONS AND SCHEDULE SET FORTH IN THE CITY CODE; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

**PUBLIC HEARING
FOR SECOND READING
WILL BE HELD ON**

MONDAY, DECEMBER 12, 2016 AT 5:15 P.M. OR SOON THEREAFTER IN THE COMMISSION CHAMBERS LOCATED AT THE WINTER SPRINGS CITY HALL 1126 EAST STATE ROAD 434 WINTER SPRINGS, FLORIDA. THE CITY COMMISSION RESERVES THE RIGHT TO POSTPONE OR CONTINUE THE PUBLIC HEARING ON THIS ORDINANCE AT THIS MEETING WITHOUT FURTHER NOTICE.

The proposed ordinance may be inspected by interested parties between 8 a.m. and 5 p.m., Monday through Friday, at the City's Clerk's Office, located at 1126 East State Road 434, Winter Springs, Florida. For more information call (407) 327-1800, Extension 227. Interested parties may appear at the meeting and be heard with respect to the proposed ordinance. Persons with disabilities needing assistance to participate in any of these proceedings should contact the Employee Relations Department Coordinator, 48 hours in advance of the meeting at (407) 327-1800, Extension 236. These are public hearings. If you decide to appeal any recommendation/decision made by the City Commission with respect to any matter considered at this meeting, you will need a record of the proceedings, and for such purposes, you may need to ensure that a verbatim record of the proceedings is made upon which the appeal is based. Interested parties are advised that they may appear at the meeting and be heard with respect to the proposed ordinance.

THIS IS A LEGAL ADVERTISEMENT

OS4591270

12/1/2016

Sale Notices

NOTICE OF SALE
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on **Monday, the**

/ Pace
Brandon Samuel Bass
Sabrina Elizabeth Willis / Sabrina Willis
Aaron Peterkin / Aaron Ann Peterkin
Shaun Heinen / Shaun E Heinen
Douglas W Whaley / Doug Whaley
Michael Hart / Michael Hunt / Michael K Hart / Michael K Hunt / Michael Kasey Hart / Michael Kasey Hart
Mary Elizabeth Hindman / Mary Hindman

NOTICE OF PUBLIC SALE:
Self-storage unit contents of the following customers containing household and other goods will be sold for cash by CubeSmart # 6174 - 1004 North Hoagland Blvd. Kissimmee, FL 34741 to satisfy a lien on Thursday, December 15th, 2016 at approx 1:30 PM at www.storage treasures.com.

Florida Delux Villas LLC/ Greg Woodhams
Barbara A Lucchini/ Raymond Lucchini
William McCray Jr/ William McCray
McCray/ William McCray
Douglas Shirey
Bonnie Sue Newton/ Bonnie Newton
Douglas Shirey
John Harrison/ John C Harrison/ Tonie Riffe
John Patrick/ John Louis Luster
Patrick
Desguerre Pierre
Davie Albarran/ David Albarran
Riguel Angel Rodriguez
Mary Ruth
Fernando Martin Diaz
Minerva Rodriguez
Sally Janette Medina Nieves
Shauna Wilson/ S Wilson/ Shauna M Wilson
Naudeep Kaur
Martin Mbugua
Luv Earl Fryson

NOTICE OF PUBLIC SALE:
Self-storage unit contents of the following customers containing household and other goods will be sold for cash by CubeSmart # 6177 - 1830 East Irlo Bronson Memorial Hwy. Kissimmee, FL 34744 to satisfy a lien on Thursday, December 15th, 2016 at approx 2:30 PM at www.storage treasures.com:

Edward Charles Cowart
Edward Charles Cowart
George Martinez
Ebony Iasha Bates
Lismary Moore
Dylan Thomas Riale
Mike Davis
Anton Spruell / Jacelyn Spruell
Karen Lyn Vacek / Karen L. Vacek
Jean Franck
Daniel Joseph Dabrowski iii
Pura Lozada Wiscovitch
Shalim Martinez

NOTICE OF PUBLIC SALE:
Self-storage unit contents of the following customers containing household and other goods will be sold for cash by CubeSmart # 6295 - 11920 West Colonial Drive, Ocoee, FL 34761 to satisfy a lien on Thursday, December 15th, 2016 at approx 3:30 PM at www.storage treasures.com:

Andre Boyd
Matthew Alexander Clift



Merchandise

Polk County Garage Sales

RAINBOW CHASE
6300 LAKE WILSON RD, DEC. 3
FROM 8:00 AM TO 1:00 PM

Seminole County Garage Sales

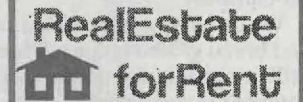
WINTER PARK
Cul-de-sac, Friday 12/2 & Saturday
12/3 8AM-12PM. Large clothes, tools,
kitchen, shoes, furniture & more. 4941
Ardmore Dr. 407-701-1229



Pets for Sale

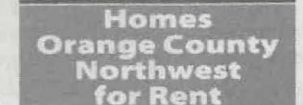
ENGLISH SPRINGER SPANIEL PUPPIES
AKC. Liver & White. 3 females \$700/
ea. 386-365-5742 386-365-0895

POMMERANIAN
Male, exotic black color. Call for
more information. 386 320-8893



Apts/Condos/ Multi-Family Seminole County for Rent

ALTAMONTE SPRINGS
2/2, Den, DR, Wd Flrs, W/D Hook Up,
1 Car gar, Cvr'd Patio, Pool, Fitness,
436/434, No Pets, \$1,095. 864-525-0051



APOPKA / WEKIVA
3/2, tile, 2 car Gar., 2,100 SqFt, Exc.
Cond., painted, \$1,250 mo. 407-814-1008

