

**AGENDA**

**Consent Agenda**

First Reading:

First Public Hearing:

Second Public Hearing:

**Ordinance No.**

**Resolution No. 2017-028R**

Final Action:

02/23/2017

DATE OF MEETING: FEBRUARY 23, 2017

**AGENDA ITEM (Brief Description)**

Resolution No. 2017-028R

**DEPARTMENT SUMMARY:**      **COST OF PROJECT:** No cost associated with this item

Resolution No. 2017-028R, a resolution of the City Council of St. Cloud, Florida, adopting the mobility fee schedule, adopting current discount percentages, providing for conflict, and providing for an effective date.

**COST:** No cost associated with this item

This resolution is a companion resolution to Ordinance 2017-08. This resolution adopts the mobility fee schedule.

It also establishes a discount percentage of 31.59% (resulting in an impact fee of 68.41% of the residential base fee) effective from May 29, 2017 and ending June 3, 2018. The discount rate will then decrease to 20% (resulting in an impact fee of 80% of the residential base fee) effective on June 4, 2018.

Staff recommends approval.

**FINANCE DIRECTOR'S COMMENTS:**

N/A

**PURCHASING MANAGER'S COMMENTS:**

N/A

**CITY MANAGER'S COMMENTS:**

I recommend approval.

---

**CITY COUNCIL ACTION:**

02/23/2017

---

**ATTACHMENTS:**

**Description**

Resolution No. 2017-028R

Exhibit "A"

**RESOLUTION NO. 2017-028R**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, ADOPTING THE MOBILITY FEE SCHEDULE, ADOPTING CURRENT DISCOUNT PERCENTAGES, PROVIDING FOR CONFLICT, AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the City of St. Cloud, by adopting Ordinance 2017-08, may establish and update the transportation impact fee by resolution of the City Council; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, as follows:

SECTION I. The foregoing recitals are true and correct.

SECTION II. The discount percentage established by this resolution shall be as follows and shall be applied to the mobility fee schedule attached hereto and incorporated herein as Exhibit "A":

Effective May 29, 2017: the discount percentage shall be 31.59%, resulting in an impact fee of 68.41% of the base fee; and

Effective June 4, 2018: the discount percentage shall be 20%, resulting in an impact fee of 80% of the base fee.

SECTION III. The mobility fee schedule, attached as Exhibit "A" to this Resolution, shall be maintained in the Public Services office. Copies of the schedule contained herein shall be made available to the public on demand. The City Manager or his designee shall be directed to assess such fees contemporaneously with the applications for building permits. The applicable impact fee as provided by Exhibit "A" of the referenced document shall be paid to the City prior to the issuance of a Certificate of Occupancy.

SECTION IV. This resolution shall take effect on May 29, 2017.

A. Any person who, after the effective date of this Resolution, seeks to develop land within the City of St. Cloud, Florida, by applying for: a building permit; an extension of a building permit issued prior to that date; a permit for mobile home installation; or an extension of a permit for mobile home installation issued prior to that date; or to make an improvement to land, which will generate additional traffic, is hereby required to pay a mobility fee in the manner and amount set forth in this Resolution.

B. No mobile home installation permit or building permit for any activity requiring payment of a mobility fee shall be issued without incurring a mobility fee liability payable prior to issuance of the certificate of occupancy for such permit.

C. All Development Projects that have submitted a complete application for or have obtained a Building Permit, and have been assessed the Transportation Impact Fee established by this resolution prior to the effective date of this resolution will pay the Transportation Impact Fee established herein provided the project has not been issued a Certificate of Occupancy as of the effective date of this resolution.

SECTION V. All Resolutions of the City in conflict herewith are hereby repealed to the extent of the conflict.

PASSED AND ADOPTED this 23<sup>rd</sup> day of February, 2017.

CITY OF ST. CLOUD

---

Nathan Blackwell, Mayor

ATTEST:

---

Linda P. Jaworski, City Clerk

LEGAL IN FORM AND VALID IF ADOPTED:  
deBeaubien, Simmons, Knight, Mantzaris & Neal

---

Daniel F. Mantzaris, City Attorney

## **Exhibit “A”**

**City of St. Cloud Mobility Fee**

ITE	Land Use	Unit	Full Calculated Rate <sup>(1)</sup>	Adoption Percentage <sup>(2)</sup>		
				Phase I 68.41%	Phase II 80%	Phase III 95%
<b>Residential</b>						
210	Single Family/Mobile Home on Lot	du	\$6,442	\$4,407	\$5,154	\$6,120
220	Multi-Family	du	\$4,166	\$2,850	\$3,333	\$3,958
240	Mobile Home in Rental Park	du	\$2,374	\$1,624	\$1,899	\$2,255
251	Retirement Home	du	\$2,102	\$1,438	\$1,682	\$1,997
253	Congregate Care Facility	du	\$602	\$412	\$482	\$572
<b>Non-Residential</b>						
			<b>Additional Discount:<sup>(3)</sup></b>	<b>50%</b>	<b>70%</b>	<b>90%</b>
310	Lodging	room	\$2,822	\$966	\$677	\$268
411	City Park/General Recreation	acre	\$661	\$226	\$159	\$63
416	RV Park	space	\$803	\$275	\$193	\$76
420	Marina	berth	\$1,910	\$654	\$458	\$182
430	Golf Course	hole	\$23,131	\$7,912	\$5,552	\$2,197
435	Multi-Purpose Recreational Facility	acre	\$58,499	\$20,010	\$14,040	\$5,557
444	Movie Theater	screen	\$21,552	\$7,372	\$5,173	\$2,047
480	Amusement Park	acre	\$26,494	\$9,063	\$6,359	\$2,517
491	Racquet/Tennis Club	court	\$21,075	\$7,209	\$5,058	\$2,002
492	Health/Fitness Club	1,000 sf	\$17,927	\$6,132	\$4,303	\$1,703
495	Recreational Community Center	1,000 sf	\$17,632	\$6,031	\$4,232	\$1,675
520	Elementary School	student	\$472	\$162	\$113	\$45
522	Middle School	student	\$672	\$230	\$161	\$64
530	High School	student	\$709	\$243	\$170	\$67
540	Junior/Community College	student	\$1,292	\$442	\$310	\$123
550	University	student	\$966	\$331	\$232	\$92
560	Church	1,000 sf	\$3,425	\$1,172	\$822	\$325
565	Day Care	1,000 sf	\$10,936	\$3,741	\$2,625	\$1,039
566	Cemetery	acre	\$3,057	\$1,046	\$734	\$290
610	Hospital	1,000 sf	\$7,317	\$2,503	\$1,756	\$695
620	Nursing Home	bed	\$671	\$230	\$161	\$64
710	Office	1,000 sf	\$6,585	\$2,253	\$1,580	\$626
820	Retail	1,000 sf	\$8,889	\$3,041	\$2,133	\$845
932	Services	1,000 sf	\$19,498	\$6,670	\$4,679	\$1,852
937	Quick Lube	bay	\$11,104	\$3,798	\$2,665	\$1,055
944	Gasoline Station	fuel pos.	\$7,037	\$2,407	\$1,689	\$669
947	Self-Service Car Wash	bay	\$6,737	\$2,305	\$1,617	\$640
110	Industrial General	1,000 sf	\$4,172	\$1,427	\$1,001	\$396
120	Industrial Heavy	1,000 sf	\$895	\$306	\$215	\$85
151	Mini-Warehouse	1,000 sf	\$710	\$243	\$170	\$68

1) Source: St. Cloud Mobility Fee Study, Appendix D, Table D-1

2) The mobility fee will be implemented in three phases, 68.41%, 80%, and 95% of the full calculated mobility fee rate (Item 1)

3) In addition to the phasing adjustment, non-residential uses receive an additional discount which increase as the adoptions percentage increase. This discount is applied after the phasing adjustment for each non-residential land use