

## RESOLUTION 2024-31

**A RESOLUTION OF THE CITY OF PALM BAY, BREVARD COUNTY, FLORIDA, ADOPTING RATES, CHARGES, AND FEES FOR FISCAL YEARS 2024-2025 THROUGH 2027-2028, PURSUANT TO THE CITY OF PALM BAY CODE OF ORDINANCES, TITLE X, IMPACT FEES, CHAPTER 103, IMPACT FEES, SUBCHAPTERS 'PARKS, POLICE AND FIRE IMPACT FEES', AND 'TRANSPORTATION FACILITIES IMPACT FEES', RESCINDING RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Palm Bay Code of Ordinances, Title X, Impact Fees, provides for certain fees, rates, and charges to be established by resolution.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PALM BAY, BREVARD COUNTY, FLORIDA**, as follows:

**SECTION 1.** The City Council of the City of Palm Bay hereby adopts fees, rates, and charges, for Fiscal Year 2024-2025 through 2027-2028, pursuant to the City of Palm Bay Code of Ordinances, Title X, Impact Fees, which are, by reference, incorporated herein as Exhibit A.

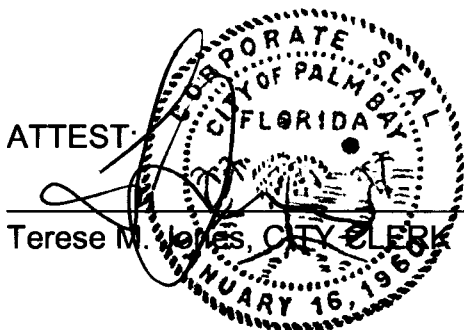
**SECTION 2.** All resolutions or parts of resolutions in conflict herewith are hereby superseded and rescinded.

**SECTION 3.** The provisions within this resolution shall take effect on January 1, 2025. The rates adopted for Fiscal Year 2023-2024 shall remain in effect through December 31, 2024.

This resolution was duly enacted at Meeting 2024-25, of the City Council of the City of Palm Bay, Brevard County, Florida, held on October 1, 2024.

ATTEST:

Terese M. Jones, CITY CLERK



Rob Medina, MAYOR

## EXHIBIT 'A'

### Impact Fees Schedule Fiscal Years 2024-2025 through 2027-2028

#### CHAPTER 103: PARKS, POLICE, FIRE AND TRANSPORTATION FACILITIES FIRE IMPACT FEES

	FY 24-25 Phase 1	FY 25-26 Phase 2	FY 26-27 Phase 3	FY 27-28 Phase 4
<b>Parks</b>				
Single family (per dwelling unit)	\$1,310.08	\$1,310.08	\$1,310.08	\$1,310.08
Multiple family (per dwelling unit)	\$1,063.04	\$1,063.04	\$1,063.04	\$1,063.04
Mobile home (per dwelling unit)	\$937.31	\$937.31	\$937.31	\$937.31
<b>Police</b>				
>>Single family (per dwelling unit)	\$498.00	\$498.00	\$498.00	\$498.00
Multi-family (per dwelling unit)	\$374.00	\$374.00	\$374.00	\$374.00
Mobile home (per dwelling unit)	\$304.00	\$304.00	\$304.00	\$304.00
Retail/Commercial (per 1,000 sf)	\$573.00	\$573.00	\$573.00	\$573.00
Office/Institutional (per 1,000 sf)	\$149.00	\$149.00	\$149.00	\$149.00
Industrial/Warehouse (per 1,000 sf)	\$60.00	\$60.00	\$60.00	\$60.00<<
<b>Fire</b>				
>>Single Family (per dwelling unit)	\$697.56	\$775.04	\$852.52	\$930.00
Multi-Family (per dwelling unit)	\$551.87	\$600.58	\$649.29	\$698.00
Mobile home (per dwelling unit)	\$505.32	\$567.00	\$567.00	\$567.00
Retail/Commercial (per 1,000 sf)	\$947.63	\$1,070.00	\$1,070.00	\$1,070.00
Office/Institutional (per 1,000 sf)	\$279.00	\$279.00	\$279.00	\$279.00

	FY 24-25 Phase 1	FY 25-26 Phase 2	FY 26-27 Phase 3	FY 27-28 Phase 4
Industrial/Warehouse (per 1,000 sf)	\$112.00	\$112.00	\$112.00	\$112.00<<
<b>Transportation</b>				
<b>Land Use Type - Residential</b>				
>>Single Family (Detached) – Less than 1,500 sf	\$4,897	\$5,441	\$5,985	\$6,529
Single Family (Detached) – 1,501 to 2,499 sf	\$4,897	\$5,441	\$5,985	\$6,529
Single Family (Detached) – greater than 2,500 sf	\$4,897	\$5,441	\$5,985	\$6,529
Single Family (Attached)	\$2,870	\$3,189	\$3,508	\$3,826
Multi-Family Housing (Low-Rise, 1-3 floors)	\$3,228	\$3,587	\$3,946	\$4,303
Multi-Family Housing (Mid/High-Rise, 4+floors)	\$2,869	\$3,187	\$3,505	\$3,824
Mobile Home Park	\$2,401	\$2,630	\$2,859	\$3,088
Senior Adult Housing – Single Family	\$867	\$963	\$1,059	\$1,156
Senior Adult Housing – Multi-Family	\$867	\$963	\$1,059	\$1,156
Congregate Care Facility	\$394	\$438	\$482	\$525<<
<b>Land Use Type – Lodging</b>				
>>Hotel (per room)	\$2,543	\$2,826	\$3,109	\$3,390
Motel (per room)	\$1,801	\$1,801	\$1,801	\$1,801<<
<b>Land Use Type – Recreation</b>				
>>Public Park (per acre)	\$585	\$585	\$585	\$585
Marina (per berth)	\$1,565	\$1,739	\$1,913	\$2,086
Golf Course* (per hole)	\$26,264	\$29,288	\$29,288	\$29,288
Racquet/Tennis Club (per 1,000 sf)	\$7,045	\$7,828	\$8,611	\$9,393
Recreational Community Center (per 1,000 sf)	\$11,556	\$12,840	\$14,124	\$15,408<<
<b>Land Use Type – Institutions</b>				
>>Elementary School (Private) (per student)	\$596	\$662	\$728	\$795
Middle School (Private) (per student)	\$780	\$894	\$894	\$894

	FY 24-25 Phase 1	FY 25-26 Phase 2	FY 26-27 Phase 3	FY 27-28 Phase 4
High School (Private) (per student)	\$818	\$932	\$932	\$932
University/Junior College (7,500 or fewer students) (Private) (per student)	\$555	\$617	\$679	\$739
University/Junior College (more than 7,500 students) (Private) (per student)	\$1,097	\$1,216	\$1,335	\$1,454
Church (per 1,000 sf)	\$4,034	\$4,325	\$4,325	\$4,325
Day Care Center (per 1,000 sf)	\$9,192	\$10,045	\$10,898	\$11,750<<
<b>Land Use Type – Medical</b>				
>>Hospital (per bed)	\$6,292	\$6,991	\$7,690	\$8,389
Nursing Home (per bed)	\$997	\$1,123	\$1,123	\$1,123<<
<b>Land Use Type – Office</b>				
>>Office (per 1,000 sf)	\$8,205	\$8,293	\$8,293	\$8,293
Medical/Dental Office – less than 10,000 sf (per 1,000 sf)	\$17,344	\$19,018	\$19,018	\$19,018
Medical/Dental Office – greater than 10,000 sf (per 1,000 sf)	\$17,628	\$19,587	\$21,546	\$23,503
Government Office (per 1,000 sf)	\$9,845	\$10,939	\$12,033	\$13,126
U.S. Post Office (per 1,000 sf)	\$15,452	\$17,169	\$18,886	\$20,602
Research and Development Center (per 1,000 sf)	\$4,321	\$4,801	\$5,281	\$5,761<<
<b>Land Use Type – Retail</b>				
>>Retail – less than 40,000 sfgla (per 1,000 sfgla)	\$6,138	\$6,138	\$6,138	\$6,138
Retail – 40,000 to 150,000 sfgla (per 1,000 sfgla)	\$11,029	\$11,914	\$11,914	\$11,914
Retail – greater than 150,000 sfgla (per 1,000 sfgla)	\$11,836	\$12,480	\$12,480	\$12,480
New/Used Auto Sales (per 1,000 sf)	\$1,442	\$1,602	\$1,762	\$1,923
Wholesale Market (per 1,000 sf)	\$2,022	\$2,247	\$2,472	\$2,695
Home Improvement Superstore (per 1,000 sf)	\$7,343	\$7,343	\$7,343	\$7,343
Furniture Store (per 1,000 sf)	\$953	\$1,059	\$1,165	\$1,270<<

	FY 24-25 Phase 1	FY 25-26 Phase 2	FY 26-27 Phase 3	FY 27-28 Phase 4

<b>Land Use Type – Services</b>				
>>Bank/Savings Walk-In (per 1,000 sf)	\$8,865	\$8,865	\$8,865	\$8,865
Bank/Savings Drive-In (per 1,000 sf)	\$15,839	\$15,853	\$15,853	\$15,853
Fine Dining Restaurant	\$8,578	\$9,531	\$10,484	\$11,437
High Turnover (Sit-Down) Restaurant (per 1,000 sf)	\$15,807	\$17,563	\$19,319	\$21,075
Fast Food Restaurant w/Drive-Thru (per 1,000 sf)	\$32,137	\$35,708	\$39,279	\$42,850
Coffee/Donut Shop w/Drive-Thru (per 1,000 sf)	\$101,331	\$101,331	\$101,331	\$101,331
Coffee/Donut Shop w/Drive-Thru and No Indoor Seating (per lane)	\$33,994	\$33,994	\$33,994	\$33,994
Gas Station w/Convenience Store – less than 2,000 sf (per fuel position)	\$7,293	\$8,103	\$8,913	\$9,724
Gas Station w/Convenience Store – 2,000 to 5,499 sf (per fuel position)	\$7,293	\$8,103	\$8,913	\$9,724
Gas Station w/Convenience Store – greater than 5,500 sf (per fuel position)	\$7,293	\$8,103	\$8,913	\$9,724
Self-Service Car Wash (per service bay)	\$4,672	\$5,191	\$5,710	\$6,229<<
<b>Land Use Type – Industrial</b>				
>>General Light Industrial (per 1,000 sf)	\$3,407	\$3,722	\$3,722	\$3,722
General Heavy Industrial (per 1,000 sf)	\$799	\$888	\$997	\$1,065
Warehousing (per 1,000 sf)	\$1,308	\$1,308	\$1,308	\$1,308
Mini-Warehouse (per 1,000 sf)	\$762	\$762	\$762	\$762
Utilities (per 1,000 sf)	\$426	\$473	\$520	\$568<<

sf = square foot

sfgla = square foot gross leasable area

\*The current fee for golf course is an estimated equivalent “per hole” rate due to the unit of measure change from “per acre” to “per hole”

***Strikethrough words shall be deleted; words that will be included will be placed in between two arrow symbols (>> <<). Deletions and additions constitute the proposed amendment. Words remaining are now in effect and remain unchanged.***



## LEGISLATIVE MEMORANDUM

**TO:** Honorable Mayor and Members of the City Council

**FROM:** Suzanne Sherman, City Manager

**THRU:** City Manager's Office

**DATE:** September 26, 2024

**RE:** Resolution 2024-31, establishing fees, rates, and charges, pursuant to the Code of Ordinances, Title X, Impact Fees, Chapter 103, Impact Fees.

### SUMMARY:

As discussed at the August 13, 2024 Regular Council Meeting, the City conducted impact fee studies to update Police, Fire, and Transportation Impact fees, all of which were presented to City Council in 2024. Stantec presented the Police and Fire Impact Fee Study at the February 1, 2024, Regular Council Meeting, and Benesch presented the Transportation Impact Fee Study at the July 18, 2024 Regular Council Meeting. Parks impact fees were originally proposed to be studied, but a decision was made to delay that work until the Parks Master Plan is completed (interviews with potential firms are in process, and a task order for Parks Master Plan Services will be brought for Council consideration before the end of the calendar year).

Based on the needs of the City, all impact fees studied were recommended by the consultants to be increased. The transportation impact fee was last updated in 2012, and the other fees were last updated in 2018. Per F.S. 163.31801, any changes in these fees will require a minimum of a 90-day notice for any fee increases. Also, state law now provides a limit on fee increases, and requires that fees be increased in installments rather than all at once, based on certain percentage limits. The attached Summary of Proposed Impact Fees shows the proposed changes to Transportation, Police, and Fire impact fees, and the four-year phase-in schedules, as applicable.

If adopted at this September 26, 2024, Special Council Meeting, the new rates would take effect 90 days later, specifically January 1, 2025.

### REQUESTING DEPARTMENTS:

City Manager's Office

Honorable Mayor and Members of the City Council

Legislative Memorandum

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**FISCAL IMPACT:**

None.

**STAFF RECOMMENDATION:**

Motion to adopt the Fee Resolution to update the Transportation, Police, and Fire impact fees, to be effective January 1, 2025.

**ATTACHMENTS:**

1. Resolution