



**MEETING MINUTES
SESSION OF THE COMMISSION WORKSHOP (PARKS AND
RECREATION IMPACT FEES)
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
TUESDAY, JULY 25, 2023 AT 3:00 PM**

1. MEETING CALLED TO ORDER

Members Present: Mayor Olga Gonzalez, Commissioners Olga Castano, Angela Eady, Carlos Alvarez, III, Janette Martinez

Staff Present: City Manager Mike Steigerwald, City Attorney Olga Sanchez de Fuentes, Deputy City Manager Desiree Matthews, Assistant City Manager Austin Blake, Deputy City Clerk Tameara Crespo

Mayor Gonzalez called the meeting to order at 4:28 PM.

2. DISCUSSION ITEMS

2.A Public Hearing - Second Public Workshop Regarding Parks and Recreation Impact Fee Increases and Extraordinary Circumstances

City Manager Steigerwald introduced Parks and Recreation Director Steve Lackey. Mr. Lackey stated this is the second of two public workshops required as part of an effort to increase the Parks and Recreation Impact Fees. State laws have a cap on raising impact fees within a certain period of time, unless good cause can be shown in an extraordinary circumstance. The City sought the services of a consultant to perform a study.

Mr. Joe Williams, a representative of the consultant firm, Raftelis, reviewed the study results via a presentation attached to the agenda which includes topics on: population, development and revenue forecasts, statutory requirements, recommended land uses, and calculated fees. Mr. Williams and staff are recommending approval of the extraordinary circumstances provision due to the recent large inflationary cost increase plus additional capital improvements based on a considerable increase in population growth. Mr. Williams confirmed the first public workshop was held on July 18, 2023 and the requirements of the Florida Statute are being met by holding the second public meeting. Once an ordinance has been prepared and presented for first and second reading, a 2/3 vote must be ratified. If and when the ordinance is approved, there is a 90-day effective period.

Commissioner Alvarez, Martinez and Eady engaged in open discussion with Mr. Williams and the City Manager regarding anticipated growth in Florida, the potential for new development in Kissimmee and Osceola County, how the impact fees would be collected and revenue expended, and how the proposed fees compare to other surrounding governments. The City Manager clarified to the Commission that the fee would be collected from developers for residential properties only and then would be used to help facilitate the needs for our City's Parks and Recreation, with the larger projects being Lancaster Ranch and Mark Durbin Park at Lakeside. He explained that this is not a tax on City residents but instead a one-time fee for all developers at the time they request their

permit, to offset their impact on community services, and that this would not affect existing developments but only future ones. Mr. Williams confirmed that faster growing communities such as Kissimmee will see higher impact fees but this is an opportunity for the City to recoup the costs of services with the impact fee increase on developers. The City Manager conferred with the Assistant City Attorney that a draft ordinance is being prepared for future advertisement with the anticipation of it being brought before the Commission on August 15 and September 12, 2023. There will be a separate ordinance required for the Police and Fire impact fees.

Mayor Gonzalez announced the Public Hearing with no response from the audience.

No further action was taken on this item.

3. ADJOURNMENT

There being no further business to come before the Commission, Mayor Gonzalez adjourned the meeting at 04:51 PM.



Olga Gonzalez

MAYOR-COMMISSIONER

ATTEST:

Linda S. Hansell

CITY CLERK