

July 18, 2024, 2:00PM
City Council Chambers, 2nd Floor

MINUTES**Members Present:**

William Cooper [4/1], Jamilah Felix [1/0], Antoinette Giles [5/0], Juan Hollingsworth [5/0], Alicia Matheson [5/0], Dr. Lantz Mills [2/3], Commissioner Tony Ortiz [2/0(via Zoom)], Calvin Pham [4/1], Claudia Ray [5/0], Ryan Seacrist [4/1], and Sharisse Walton [3/1(via Zoom)]

Members Absent:

All members present except Dr. Lantz Mills Sr.

Others Present:

Recording Secretary Donna Fuller, Executive Secretary Kassi Bernard, Planner II Rosemary Culhane, Chief Planning Manager Paul Lewis, Impact Fee Manager Nancy Ottini, Director for Families, Parks and Recreation Lisa Early.

1. Call to Order

Juan Hollingsworth called the meeting to order at 2:02pm. All members present except Dr. Lantz Mills, Sr.

2. Consideration of the Minutes

Approval of the minutes from April 18, 2024 – Ryan Seacrist made a motion to approve the minutes, which was seconded by Commissioner Tony Ortiz and unanimously approved.

3. Public Comment

Juan Hollingsworth invited comments from the public, but no member of the public was present.

4. New Business

a. New Board Member Introduction – Juan Hollingsworth introduced Jamilah Felix as a new board member who then provided a summary of her background.

b. Presentation on the proposed Parks Impact Fees Program – Nancy Ottini and Lisa Early.

Nancy Ottini introduced herself and Lisa Early and advised they will present the update to the Impact Fee Program. Ms. Ottini provided a background on Impact Fees and how they are assessed. She explained they are a onetime assessment on new developments and the last park study was updated in 2016 with data from 2015. Ms. Ottini advised the State mandates the annual reporting of the fees collected and if there are any updates, there is a minimum of 90 days' notice after the adoption to implement. Ms. Ottini advised the maximum increase can be 50% and cannot be increased more than once every 4 years. She further explained the exception to that rule that states if a study was prepared in the last 12 months demonstrating extraordinary circumstances with 2 public workshops, discussion of the extraordinary circumstances and has the approval of two thirds of the governing

body. Ms. Ottini explained the justification of extraordinary circumstances is extensive population growth since the last study in 2015, expansion of our city limits which leaves a parks deficit, the increased cost of land throughout the city, increased cost of construction and increased cost of parks equipment.

Ms. Ottini explained the main objective of the changes to the program is to go from a flat rate for all to a tiered program. She stated a tiered program makes it fair to all residents and went on to say they will be adding new residential rates for town homes, senior housing and mobile homes that previously did not exist and adding a new land use category for hotels/motels. Ms. Ottini stated the final change is a 41% policy discount across the board. She further explained the affordable housing exemption will be the same as it is for transportation; 80% or lower AMI will receive a 100% waiver and 120% to 80% AMI will receive a 50% reduction.

Lisa Early explained the current rates are: \$966 regardless of the size of the house, \$825 for a townhome or duplex and \$825 per unit for multifamily. She further explained that, while the study rates justify charging between \$2,768 and \$6,184 for a new home (depending on size) and \$2,979 for multi-family, our proposal is to provide a 41% discount on those recommended study rates. Antoinette Giles asked how they decided on 41% to which Ms. Ottini replied the attorney's office suggested an odd number as it is harder to challenge and the rates are the actual rates that came from the study due to the cost of land, construction costs and all the other elements included in the study. Further discussion ensued regarding the fee changes.

Ms. Early reviewed what the Impact Fee funds have been spent on in prior years and what the plans are for next 5 years for capital projects. Antoinette Giles asked for an overview of the different methods used to determine what is needed at each park or if there is a standard for all sites. Ms. Early replied there are community meetings held whenever a new park is developed or being renovated for input and feedback from the community.

Nancy Ottini reviewed the members of the Impact Fee Advisory Board and their qualifications and stated they held 2 meetings, one on June 4, 2024, and the other on June 18, 2024, both voting 7-1. Ms. Early advised the presentation was given to the Families, Parks, and Recreation Advisory Board twice and they were also in favor of the changes.

Nancy Ottini explained the next steps are after the presentation to receive a positive response, then a first ordinance reading at City Council on August 12, 2024, a second reading on September 9, 2024, and then the 90 days' notice previously mentioned. She stated the rollout will be effective December 9, 2024.

Lisa Early reviewed the future items that are being discussed are industrial and office use due to more businesses coming into Orlando. This adds to the demand for park capacity and these items may be back for a review in 4 years. Ms. Early further stated they are in the process of updating the parks master plan with the goal being that every resident in the City of Orlando lives within a 10-minute walk to a park. She went to say they are also updating the park's level of service within the Growth Management plan which says how many acres of parkland there should be for every number of residents. Ms. Early ended the presentation by stating they will

be advocating for more parks and opened the floor for questions. Further questions and discussions ensued.

Kassi Bernard asked if there were any additional questions, thanked Nancy Ottini and Lisa Early for the presentation and directed Juan Hollingsworth to direct the vote. Juan Hollingsworth opened the vote to recommend moving the presentation to City Council, to which Commissioner Tony Ortiz moved, Antionette Giles seconded the motion, and it was unanimously approved.

- c. Update on 2024-2027 LHAP Certification – Kassi Bernard advised that the changes to the LHAP which were submitted to the State had been approved and was also approved by City Council on June 24, 2024. She explained the big changes are to the Down Payment Assistance program which will be increased from a tiered structure of a minimum \$20,000.00 to \$45,000.00 for first time home buyers to a flat rate of \$45,000.00 for all approved first-time home buyers. Ms. Bernard further explained the other big change is to the Housing Repair program which provides a maximum of \$15,000.00 by way of a grant to repair owner-occupied homes without placing a lien on the property. She stated that amount has been increased to \$20,000.00. Ms. Bernard went on to say the changes will go into effect when new dollars are received from the State which may be in October 2024.

5. Adjourn

Juan Hollingsworth adjourned the meeting at 2:42pm.

Juan Hollingsworth
Chair

Donna Fuller
Recording Secretary