

CITY OF OPA-LOCKA

The City of Bright Opportunities



WORKSHOP

Agenda

Wednesday, December 10, 2025

5:00 PM

*Commission Chambers
780 Fisherman Street, 3rd Floor
Opa-locka, FL 33054*

City Commission

Mayor John H. Taylor Jr.

Vice Mayor Joseph L. Kelley

Commissioner Dr. Sherelean Basa

Commissioner Natasha L. Ervin

Commissioner Luis B. Santiago

Appointed Officials

City Manager Sha'mecca Lawson

City Attorney Burnadette Norris-Weeks

City Clerk Joanna Flores, CMC

SPEAKING BEFORE THE CITY COMMISSION

NOTE: All persons speaking shall come forward and give your full name and address, and the name and address of the organization you are representing.

There is a three (3) minute time limit for speaker/citizens forum and participation at all city commission meetings and public hearings. Your cooperation is appreciated in observing the three (3) minute time limit policy. If your matter requires more than three (3) minutes, please arrange a meeting or an appointment with the City Clerk prior to the commission meeting. City of Opa-locka Code of Ordinances Section 2-57

DECORUM POLICY

Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the commission, shall be declared to be out of order by the presiding officer, and shall be barred from further audience before the Commission by the presiding officer, unless permission to continue or again address the commission be granted by the majority vote of the commission members. City of Opa-locka Code of Ordinances Section 2-58

NOTICE TO ALL LOBBYISTS

Any person appearing in a paid or remunerated representative capacity before the city staff, boards, committees and the City Commission is required to register with the City Clerk before engaging in lobbying activities. *City of Opa-locka Code of Ordinances Section 2-18*

FLORIDA STATUTES, CHAPTER 285.0105

"If a person decides to appeal any decision made by the Board, Agency or Commission with respect to the proceedings, and that, for such purpose, that person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."

PROCEDURES FOR PUBLIC PARTICIPATION

How to watch the meeting

Members of the public can watch public meetings and public hearings at <https://www.youtube.com/user/CityofOpaLocka>

City Commission Meetings are held in-person while allowing virtual participation. Members of the public wishing to address the Commission may do so in person or virtually.

To participate virtually, please register by 5:00 p.m. on the scheduled meeting date via the City of Opa-locka website at www.opalockafl.gov.

CITY OF OPA-LOCKA
"The City of Bright Opportunities"

AGENDA
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December 10, 2025
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1. **CALL TO ORDER:**
2. **ROLL CALL:**
3. **INVOCATION:**
4. **PLEDGE OF ALLEGIANCE:**
5. **PRESENTATION BY STANTEC:**

Impact Fee Study
6. **QUESTIONS & ANSWERS / CITY COMMISSION DISCUSSION:**
7. **PUBLIC COMMENTS:**
Agenda Item Only
8. **ADJOURNMENT:**

For further information, please contact the Office of the City Clerk by telephone at (305) 953-2800 or email jflores@opalockafl.gov.



Stantec

Opa-locka, FL

Impact Fee Study



Background

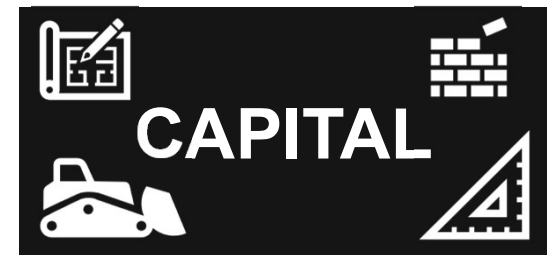
- City of Opa-locka impact fees unchanged since 2015 Study performed by Stantec
 - Parks
 - Police
 - Stormwater
 - Water
 - Sewer

Scope of Study: Re-calculate all existing impact fees



Background

- Impact fees allow new development to “*pay its own way*”
 - Funds expansion related capital costs
 - Not for operations, maintenance, or replacement
- Without impact fees:
 - 1) Facilities may not be constructed
 - 2) Facilities may be funded by existing taxpayers





Background

Current Fee schedule (adopted in 2015)

					
	Parks	Public Safety	Stormwater	Water	Sewer
Charge	\$0.998	\$0.17	\$829	\$1,439	\$1,279
Unit	SQFT	SQFT	ERU	ERU	ERU



Calculation

US CPI Growth
since '15 = 32%

		Cost Basis	Capacity	Single Family Impact Fee
	Parks	\$12.6 M	Existing Residential Served	\$1.31
	Public Safety	\$3.8 M	Existing Served	\$0.20
	Stormwater	\$15.1 M	Existing Impervious ERUs + 15yr Growth	\$835
	Water	\$26.3 M	Equivalent Residential Connections	\$1,701
	Sewer	\$30.3 M	Equivalent Residential Connections	\$2,405

Existing (2015)	%
\$0.998	31%
\$0.17	18%
\$829	1%
\$1,439	18%
\$1,279	88%



Totals – Single Family

		Existing Fee (2015)	Proposed Impact Fee	Change \$	Change %
	Parks*	\$1,497	\$1,965	+\$468	31%
	Public Safety*	\$255	\$300	+\$45	18%
	Stormwater**	\$829	\$829	\$0	0%
	Water	\$1,439	\$1,701	+\$262	18%
	Sewer ***	\$1,279	\$1,919	+\$640	50%
	Total	\$5,299	\$7,315	+\$1,415	38%

* Single Family average of 1,500 SF

** Recommend no change

*** Capped at 50%

Reforms to Florida Impact Fee Law



“Phase-In Limitations” on Impact Fee Increases

- ☑ $\leq 25\%$ Two Equal Annual Increments
- ☑ $>25\% \leq 50\%$ Four Increments
- ☑ $>50\%$ Not Allowed
- ☑ Increase only once every 4 years

Exceeding the Limitations

1. A special study that outlines **extraordinary circumstances**
2. Two publicly noticed workshops
3. Two-thirds approval



Parks and Recreation Phase In

Land Use	Calculated Change	Phase-In Time	Current Fee	Year 1	Year 2	Year 3	Year 4
Parks & Recreation Impact Fee	31%	4 Year	\$ 0.998	\$ 1.08	\$ 1.15	\$ 1.23	\$ 1.31

Land Use	Annual Increase / (Decrease):	Year 1	Year 2	Year 3	Year 4
Parks & Recreation Impact Fee		\$ 0.08	\$ 0.07	\$ 0.08	\$ 0.08



Public Safety Phase In

Land Use	Calculated Change	Phase-In Time	Current Fee	Year 1	Year 2	Year 3	Year 4
Public Safety Impact Fee	18%	2 Years	\$ 0.17	\$ 0.19	\$ 0.20	\$ 0.20	\$ 0.20

Land Use	Annual Increase / (Decrease):	Year 1	Year 2	Year 3	Year 4
Public Safety Impact Fee		\$ 0.02	\$ 0.01	\$ -	\$ -



Water/Sewer Phase In

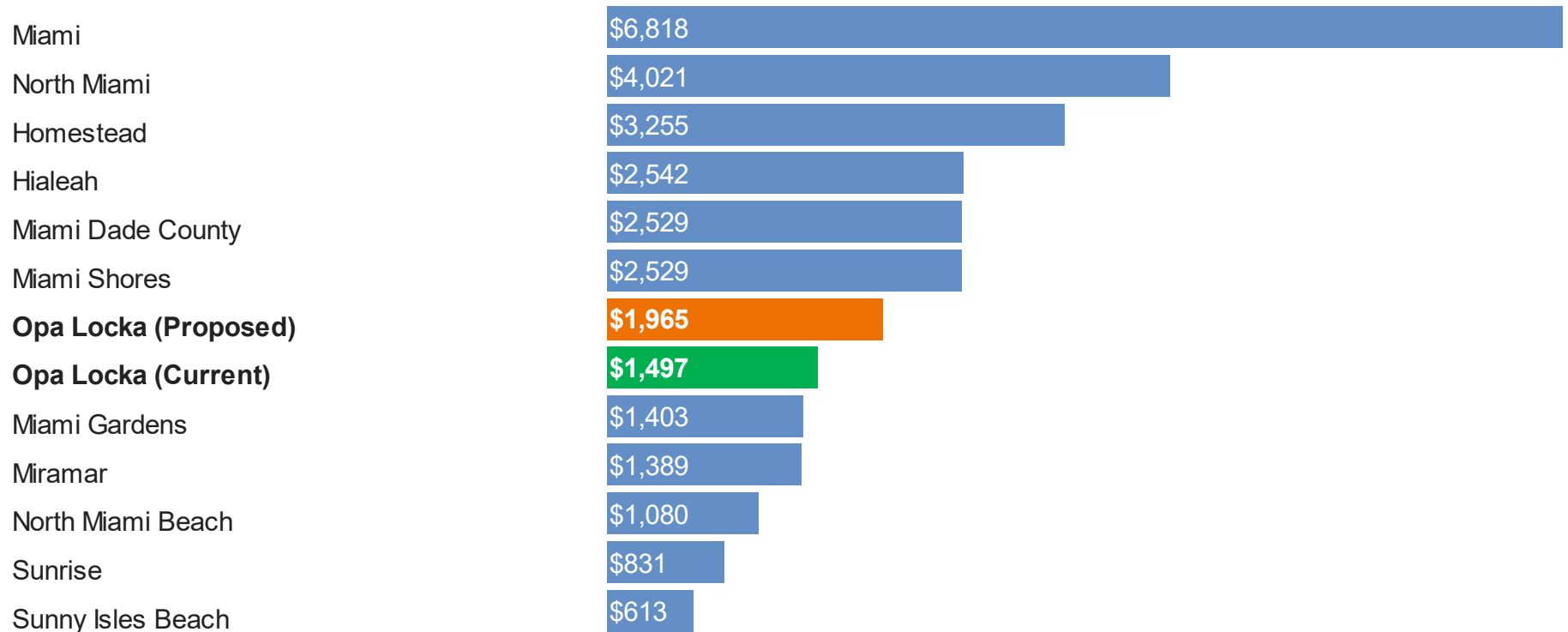
Land Use	Calculated Change	Phase-In Time	Current Fee	Year 1	Year 2	Year 3	Year 4
Water Impact Fee	18%	2 Year	\$ 1,439.00	\$ 1,570.00	\$ 1,701.00	\$ 1,701.00	\$ 1,701.00
Sewer Impact Fee	50% ¹	4 Year	\$ 1,279.00	\$ 1,439.00	\$ 1,599.00	\$ 1,759.00	\$ 1,919.00

Land Use	Annual Increase / (Decrease):	Year 1	Year 2	Year 3	Year 4
Water Impact Fee		\$ 131.00	\$ 131.00	\$ -	\$ -
Sewer Impact Fee		\$ 160.00	\$ 160.00	\$ 160.00	\$ 160.00

¹ Sewer Impact Fee increase limited to 50% according to limits set by Florida State Statutes



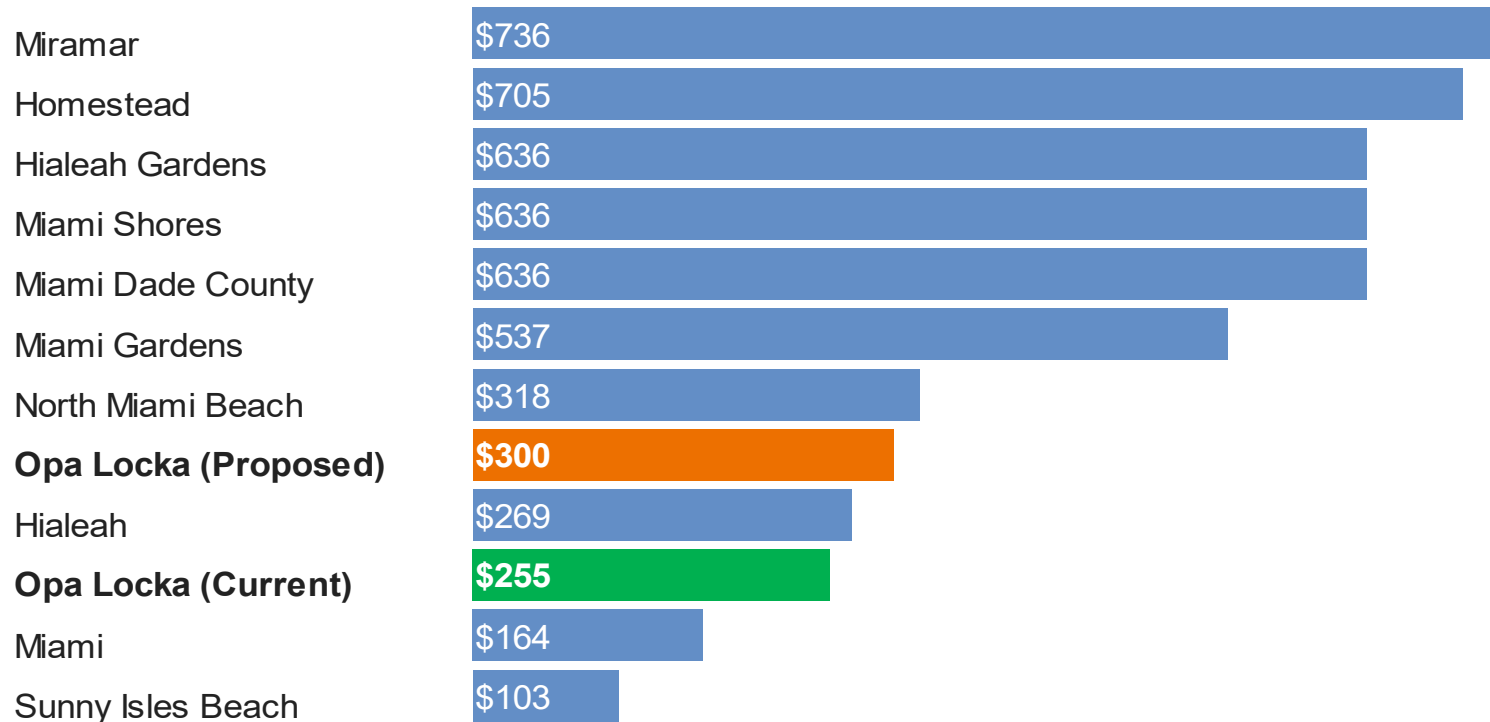
Parks and Recreation Impact Fee Survey – Single Family



Based on Single Family average square footage of 1,500



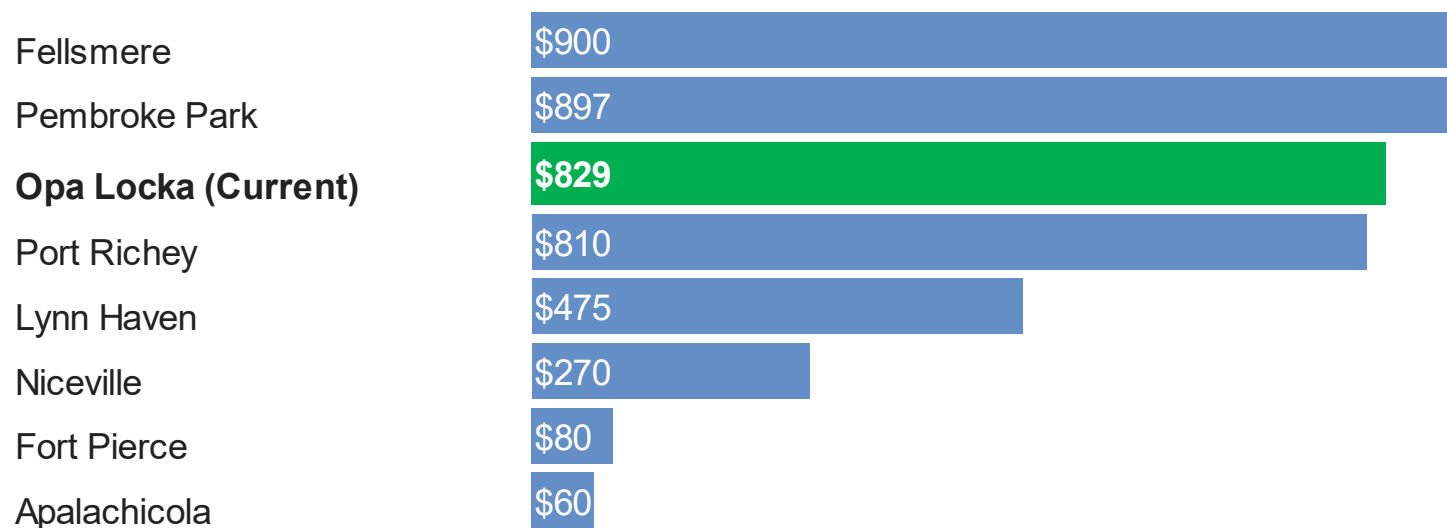
Public Safety Impact Fee Survey – Single Family



Based on Single Family average square footage of 1,500



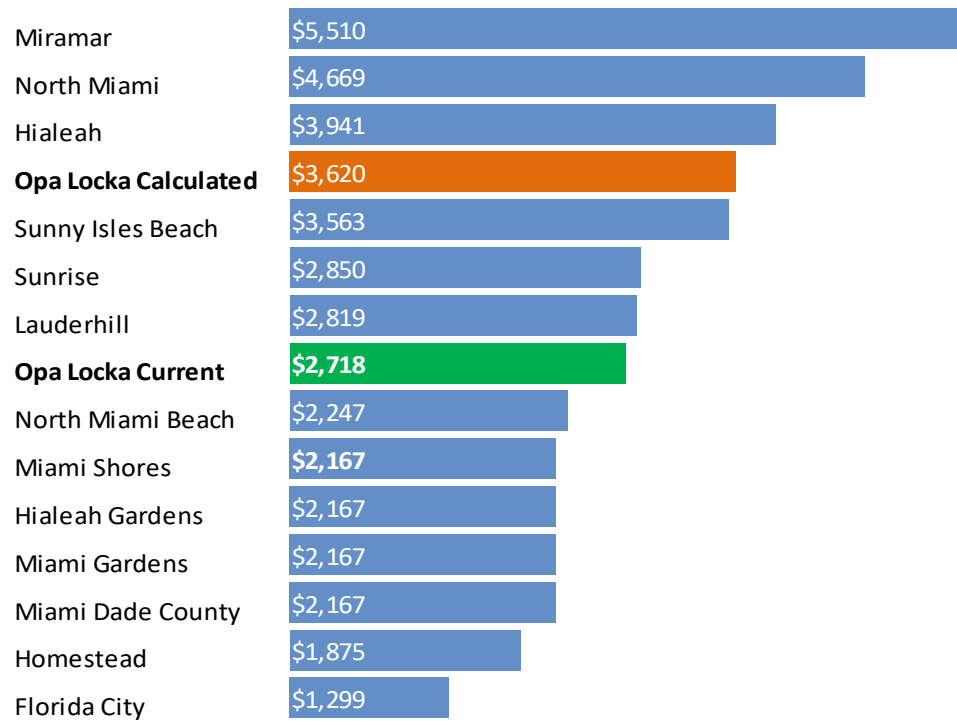
Stormwater Impact Fee Survey – Single Family





Water/Sewer Impact Fee Survey – Single Family

Single Family Water Sewer Impact Fee Survey



Based on Single Family average square footage of 1,500



Next Steps

- Consider adopting the updated schedule of calculated impact fees as presented herein
- Notice required **90 days** before the effective date
- Update impact fees in four years



Questions?

Peter Napoli
Senior Manager
Peter.Napoli@stantec.com



Stormwater Phase In

Land Use	Calculated Change	Phase-In Time	Current Fee	Year 1	Year 2	Year 3	Year 4
Stormwater Impact Fee	14%	2 Years	\$ 829.00	\$ 887.00	\$ 944.00	\$ 944.00	\$ 944.00

Land Use	Annual Increase / (Decrease):	Year 1	Year 2	Year 3	Year 4
Stormwater Impact Fee		\$ 58.00	\$ 57.00	\$ -	\$ -