

RESOLUTION NO. 2669

**RESOLUTION ADOPTING A SCHEDULE OF IMPACT FEES
TO BE IMPOSED UPON ALL NEW DEVELOPMENT WITHIN THE
CITY OF ORANGE BEACH, ALABAMA**

WHEREAS, on September 25, 2006 the City Council for the City of Orange Beach, Alabama adopted Ordinance 2006-986 authorizing the establishment and implementation of impact fees to be imposed upon all new development;

WHEREAS, the City Council has determined that new development places demands upon public facilities;

WHEREAS, studies conducted by the City's Consultant dated August 2006, show that tax revenues generated from new development will not generate sufficient funds to cover the public cost created by the new development;

WHEREAS, the City's Consultant recommended the City adopt the attached schedule of fees to recoup some of the costs of new development;

WHEREAS, pursuant to the impact fee ordinance and this Resolution, the City Council finds and determines that the impact fees collected will benefit the new development;

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Orange Beach, Alabama, in a regular meeting duly assembled, a quorum being present, as follows:

SECTION 1. That the City Council hereby adopts the following Schedule of Impact Fee chart. The schedule shall be in full force and effect on and after November 1, 2006:

Per Housing Unit							
	<i>Parks and Recreation</i>	<i>Fire</i>	<i>Police</i>	<i>Transportation</i>	<i>Library</i>	<i>Total</i>	
Single Family	\$2,412	\$829	\$243	\$1,859	\$229	\$5,573	
All Other Housing	\$1,932	\$664	\$195	\$1,306	\$183	\$4,280	
Per 1000 Square Feet of Floor Area*							
	<i>Parks</i>	<i>Fire</i>	<i>Police</i>	<i>Transportation</i>	<i>Library</i>	<i>Total</i>	
Com / Shop Ctr 10,000 SF or less	N/A	\$4,263	\$1,616	\$6,876	N/A	\$12,755	
Com / Shop Ctr 10,001-25,000 SF	N/A	\$3,609	\$1,368	\$5,822	N/A	\$10,798	
Com / Shop Ctr 25,001-50,000 SF	N/A	\$3,135	\$1,188	\$5,057	N/A	\$9,380	
Com / Shop Ctr 50,001-100,000 SF	N/A	\$2,618	\$992	\$4,223	N/A	\$7,834	
Com / Shop Ctr 100,001-200,000 SF	N/A	\$2,241	\$849	\$3,615	N/A	\$6,705	
Com / Shop Ctr 200,001-400,000 SF	N/A	\$1,904	\$722	\$3,072	N/A	\$5,699	
Office / Inst 10,000 SF or less	N/A	\$1,324	\$502	\$2,349	N/A	\$4,174	
Office / Inst 10,001-25,000 SF	N/A	\$1,072	\$406	\$1,902	N/A	\$3,380	
Office / Inst 25,001-50,000 SF	N/A	\$914	\$346	\$1,622	N/A	\$2,883	
Office / Inst 50,001-100,000 SF	N/A	\$779	\$295	\$1,383	N/A	\$2,457	
Office / Inst 100,001 - 200,000 SF	N/A	\$664	\$252	\$1,179	N/A	\$2,095	
Light Industrial	N/A	\$407	\$154	\$723	N/A	\$1,284	
Warehousing	N/A	\$290	\$110	\$514	N/A	\$914	
Per Room							
Motel	\$2,106	\$329	\$125	\$584	\$200	\$3,342	

*The nonresidential development categories in the impact fee schedule apply to a majority of the new construction anticipated within the City of Orange Beach. Nonresidential development categories are based on land use classifications from the book Trip Generation (Institute of Transportation Engineers, 2003). For unique developments, the City may allow, or require, documentation of reasonable demand indicators to facilitate an impact fee determination, consistent with the methodologies and cost factors documented in the impact fee report.

SECTION 2. That the collection, expenditure and administration of the impact fees shall be in accordance with the ordinance adopted September 25, 2006.

ADOPTED and APPROVED, this 17th day of October, 2006.



Pete Blalock, Mayor

ATTEST:



Cathy Constatino, City Clerk