

Bromley Farms Construction and Reimbursement Agreement

City Council – December 2, 2025

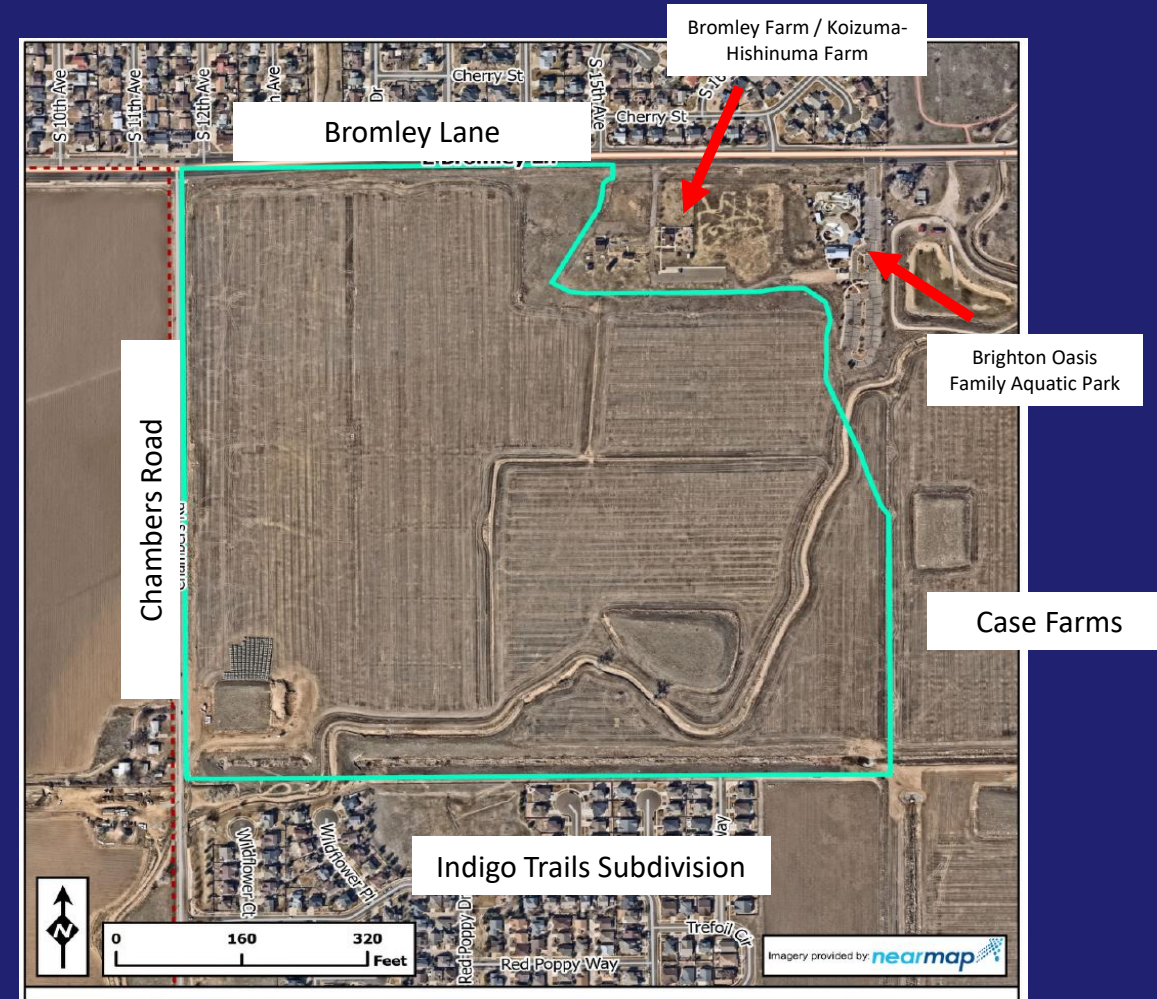
Applicant:

Privateer / Bromley, LLC
Parkland Metropolitan District Nos. 1-3
Nick Di Mario, AICP, Principal Planner

City Staff Representative:

Subject Property Location

- The Property is generally located at the southeast corner of Bromley Lane and Chambers Road, south of the Bromley Farm / Koizuma – Hishinuma Farm and the Brighton Oasis Family Aquatic Park, north of the Indigo Trails Subdivision and west of the Case Farms property.



Aerial Map

Reimbursement Agreement

A Reimbursement Agreement:

- An agreement that details the reimbursement of certain public improvements.
- Typically negotiated for required public improvements that are outside the bounds and/or impacts of a development.
- Examples of infrastructure that would be included in a reimbursement agreement:
 - Roadways and traffic signals
 - Drainage systems
 - Open Space Improvements

Bromley Farms Reimbursement Agreement: Purpose and Process

Purpose:

- Rescind Resolution 2025-51 previously approved the original version of the reimbursement agreement.
- The request is to approve the updated Construction and Reimbursement Agreement for the Bromley Farms Subdivision.

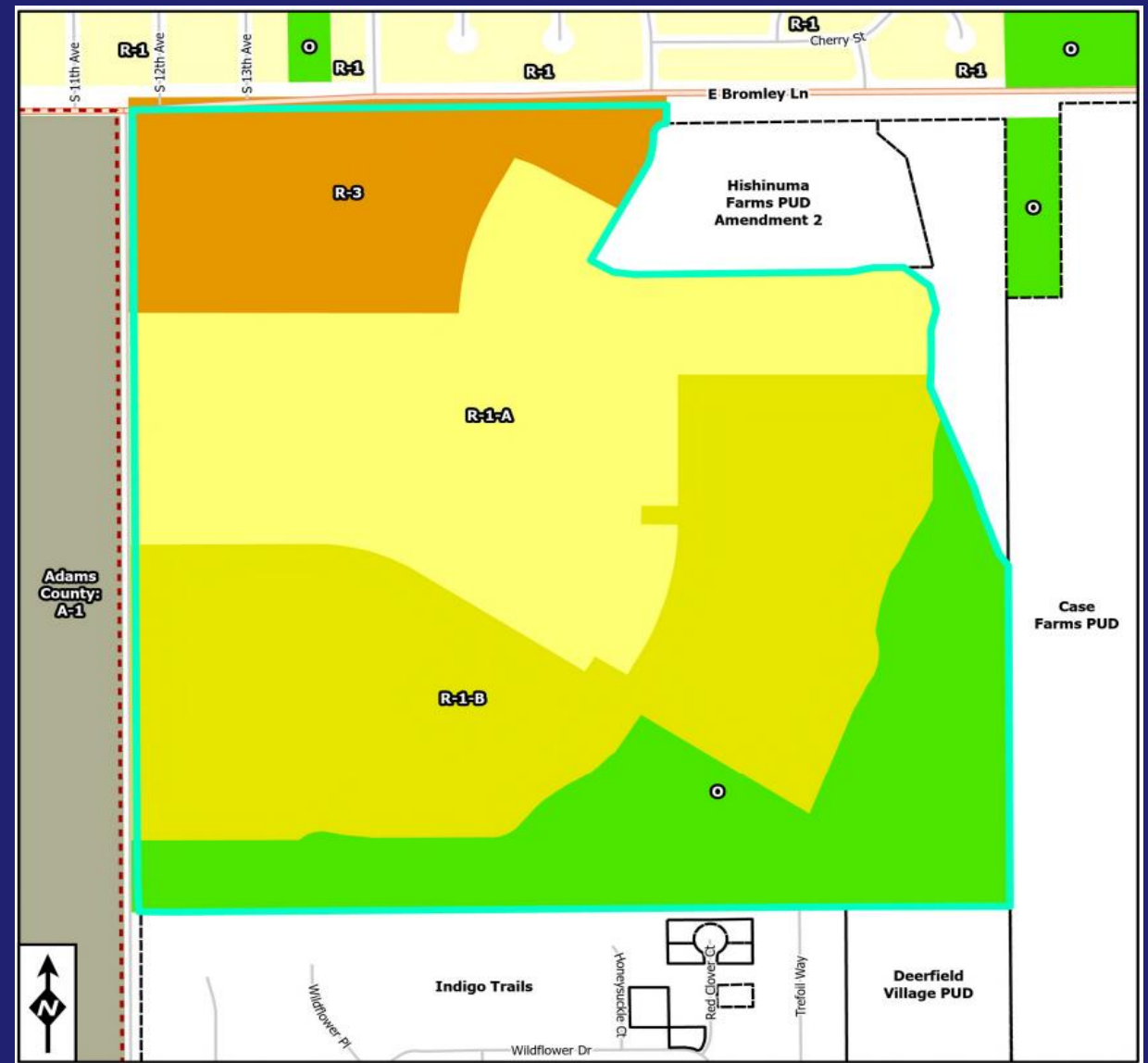
Process:

- The Reimbursement Agreement shall be reviewed and approved by City Council.

Background

The Property:

- 139.79 acres in size
- Zoned a mix of R-3, R-1-A, R-1-B and Open Space
- Subdivision Plan fully approved in February of 2024.
- Final Plat and Development Agreement currently in review.
- Development will contain 429 single family lots, and approximately 330 multi-family units.



Zoning Map

Bromley Farms: Subdivision Plan

The Subdivision Plan:

- Includes public improvement obligations both within and adjacent to the Property.
- Requires roadway improvements to Bromley Lane, Chambers Road, Kite Street, S. 15th Avenue, etc.
- Requires construction of several parks and open spaces.

Bromley Farms: Subdivision Plan (cont'd)

The Subdivision Plan:

- Requires the construction of several off-site improvements.
- Requires the off-site improvements be designed and constructed by the developer with the possibility of, but not guarantee of, reimbursement.

Reimbursement Agreement: Public Improvements

The Scope of the Reimbursement Agreement includes:

- The East travel lanes of Bromley Lane east of S. 15th Avenue.
- The extension of Chambers Road south of the property.
- The traffic signal at S. 15th Avenue and Bromley Lane.
- The drainage infrastructure at the Historic Farm and the Oasis.
- The regional storm water outfall.
- The trail connection to the Oasis.
- The pedestrian bridge adjacent to Chambers Road.
- The system of soft trails and a dog park within the dedicated open space.

Reimbursement Agreement: Development Impact Fees (2026 Updated Fees)

Utilization of Development Impact Fees:

- Community Park Impact Fee: \$2,063/unit
- Neighborhood Park Impact Fee: \$2,063/unit
- Transportation / Multimodal Impact Fee: \$3,638/single family unit, \$3,105/multi-family unit
- Storm Drainage Impact Fee: \$5,488/single family unit, \$2,744/multi-family unit

Reimbursement Agreement: Parameters

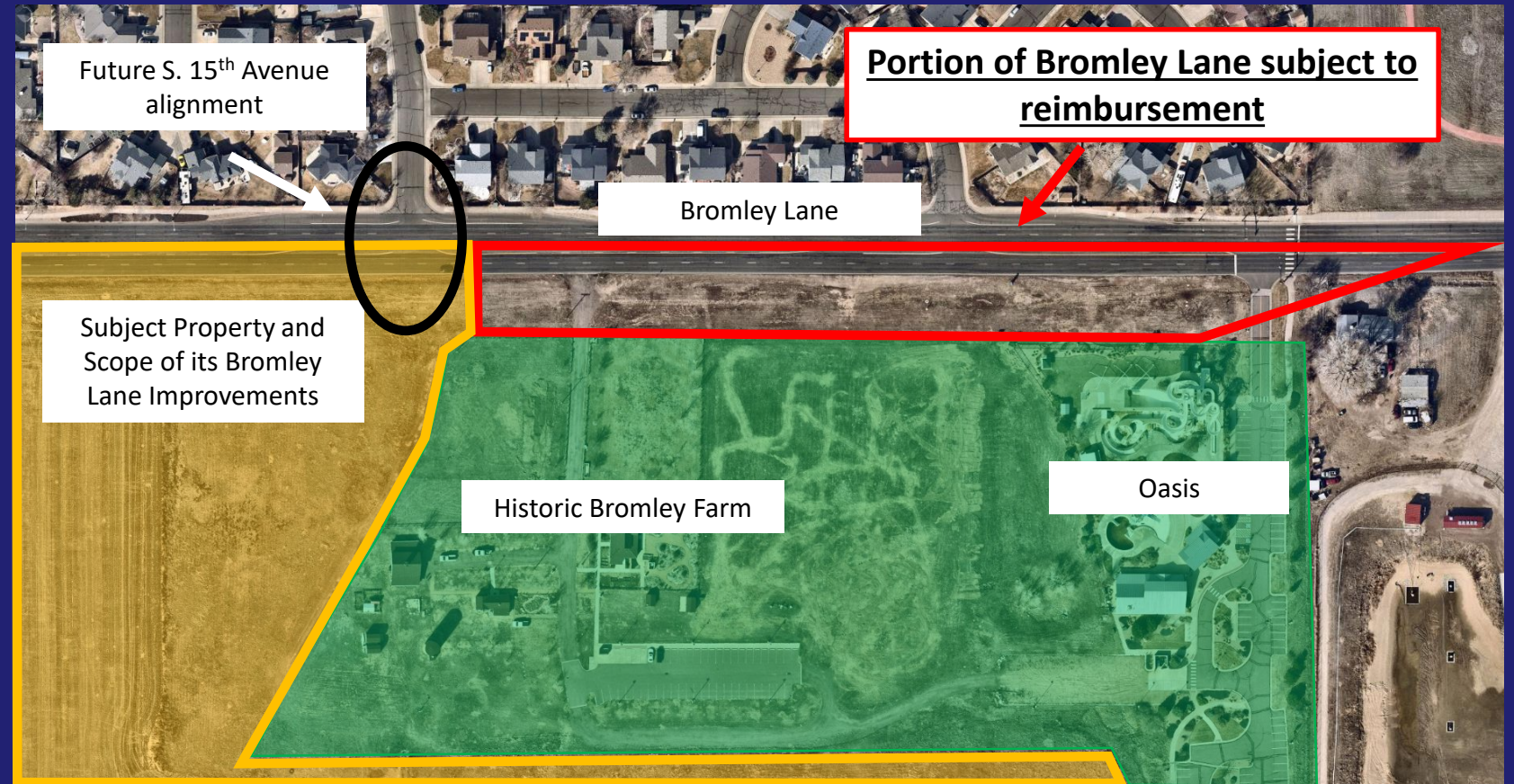
Parameters of the Reimbursement Agreement Include:

- Reimbursement shall not exceed the actual cost of the design and construction of the improvement or the total amount of development impact fees collected, whichever is less.
- Developer is required to design and construct all of the public improvements.
- Reimbursement will commence only after the improvements have been issued final construction acceptance.
- Developer can request reimbursement quarterly, but no less than annually.
- City shall remit payment to the Developer within 45 days of receipt of the reimbursement request.
- The agreement will terminate 7 years from the date of the release of the first development permit associated with the property, or when the full reimbursement has been satisfied, or the development impact fees have been exhausted, **whichever comes first.**

Reimbursement Agreement: Off-Site Roadway Improvements - Bromley Lane

Bromley Lane Improvements:

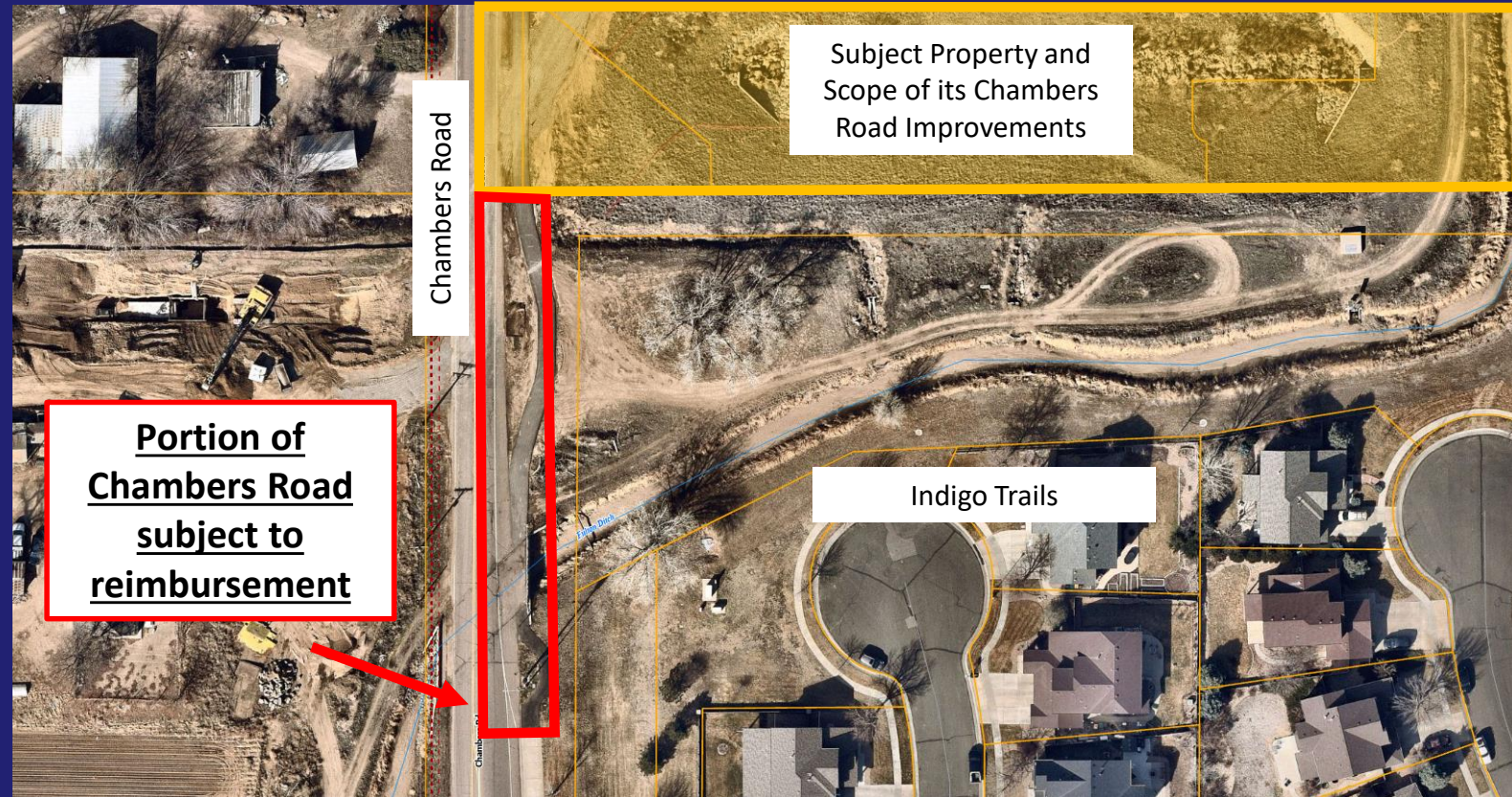
- Design and construction of Bromley Lane east of S. 15th Avenue alignment.
- Specific Impact Fee: Transportation and Multimodal



Reimbursement Agreement: Off-Site Roadway Improvements – Chambers Road

Chambers Road Improvements:

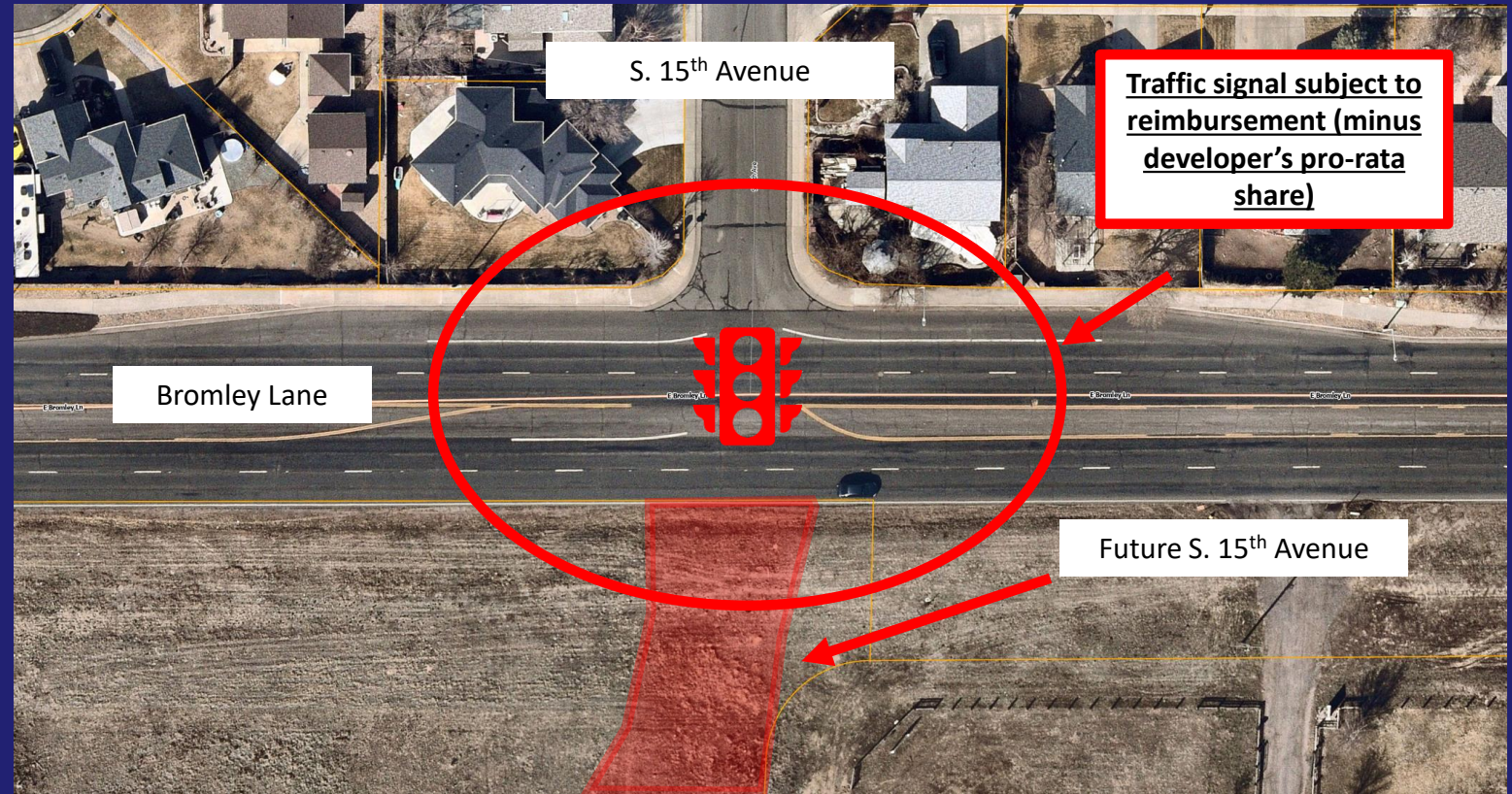
- Design and construction of Chambers Road south of Bromley Farms property.
- Specific Impact Fee: Transportation and Multimodal



Reimbursement Agreement: Off-Site Roadway Improvements – S. 15th Ave / Bromley Ln Traffic Signal

Traffic Signal Improvements:

- Design and construction of traffic signal at intersection of Bromley Lane and S. 15th Avenue.
- Reimbursenent does not include developer's pro-rata share.
- Specific Impact Fee: Transportation and Multimodal



Reimbursement Agreement: Off-Site Drainage Improvements – Pond at Historic Farm and the Oasis

Pond Improvements:

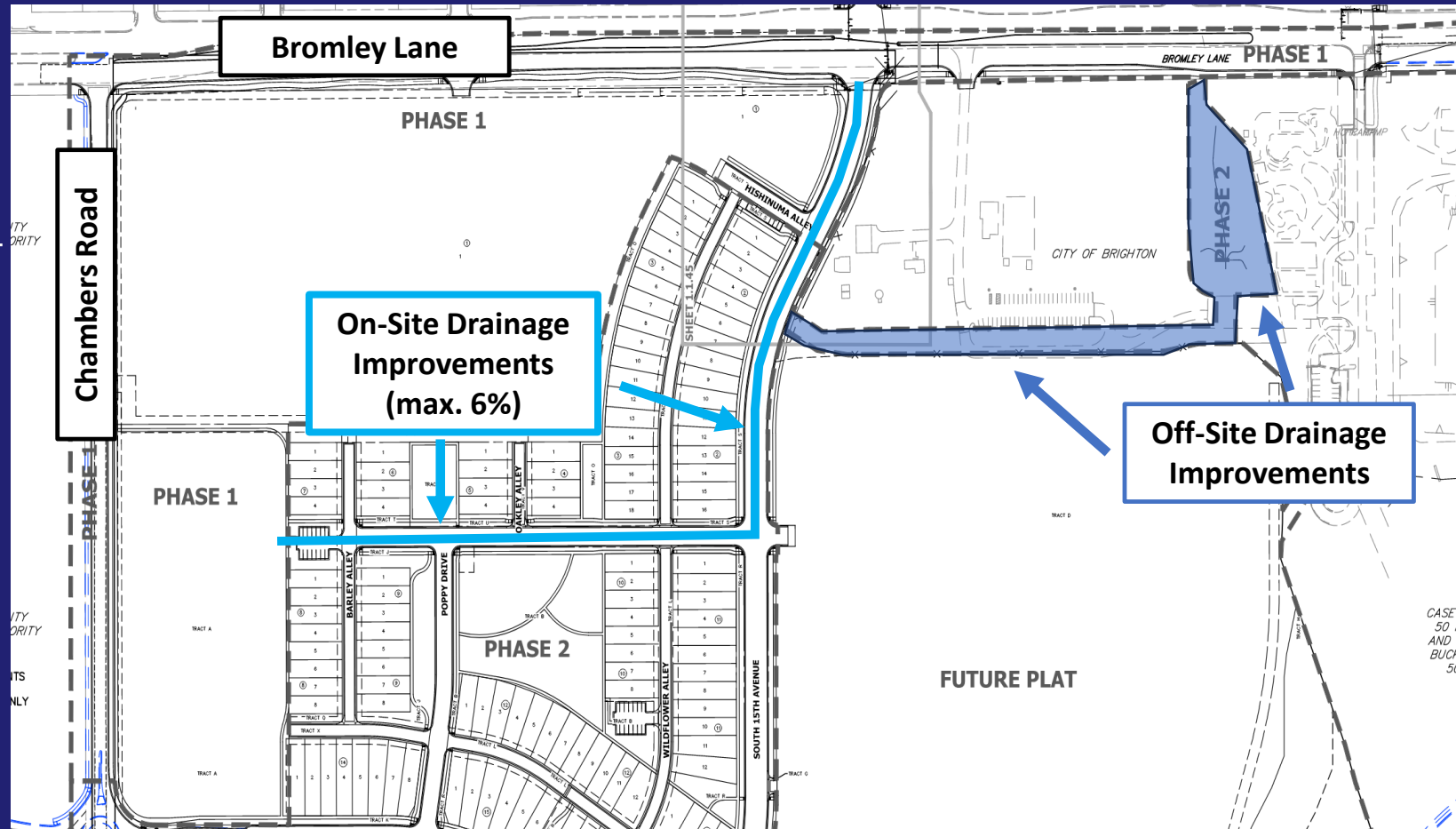
- Conversion of the pond between the Historic Farm and the Oasis from retention pond to a detention pond.
- Design and construction of a storm sewer pipe from the City owned properties to S. 15th Avenue
- Specific Impact Fee: **Storm Drainage**



Reimbursement Agreement: On-Site Drainage Improvements – Pond at Historic Farm and the Oasis

Storm Sewer Improvements:

- Maximum reimbursement of 6% of design and construction costs.
- Specific Impact Fee: Storm Drainage



Reimbursement Agreement: Regional Outfall Improvements – South Outfall



Reimbursement Agreement: Regional Outfall Improvements – South Outfall (cont'd)

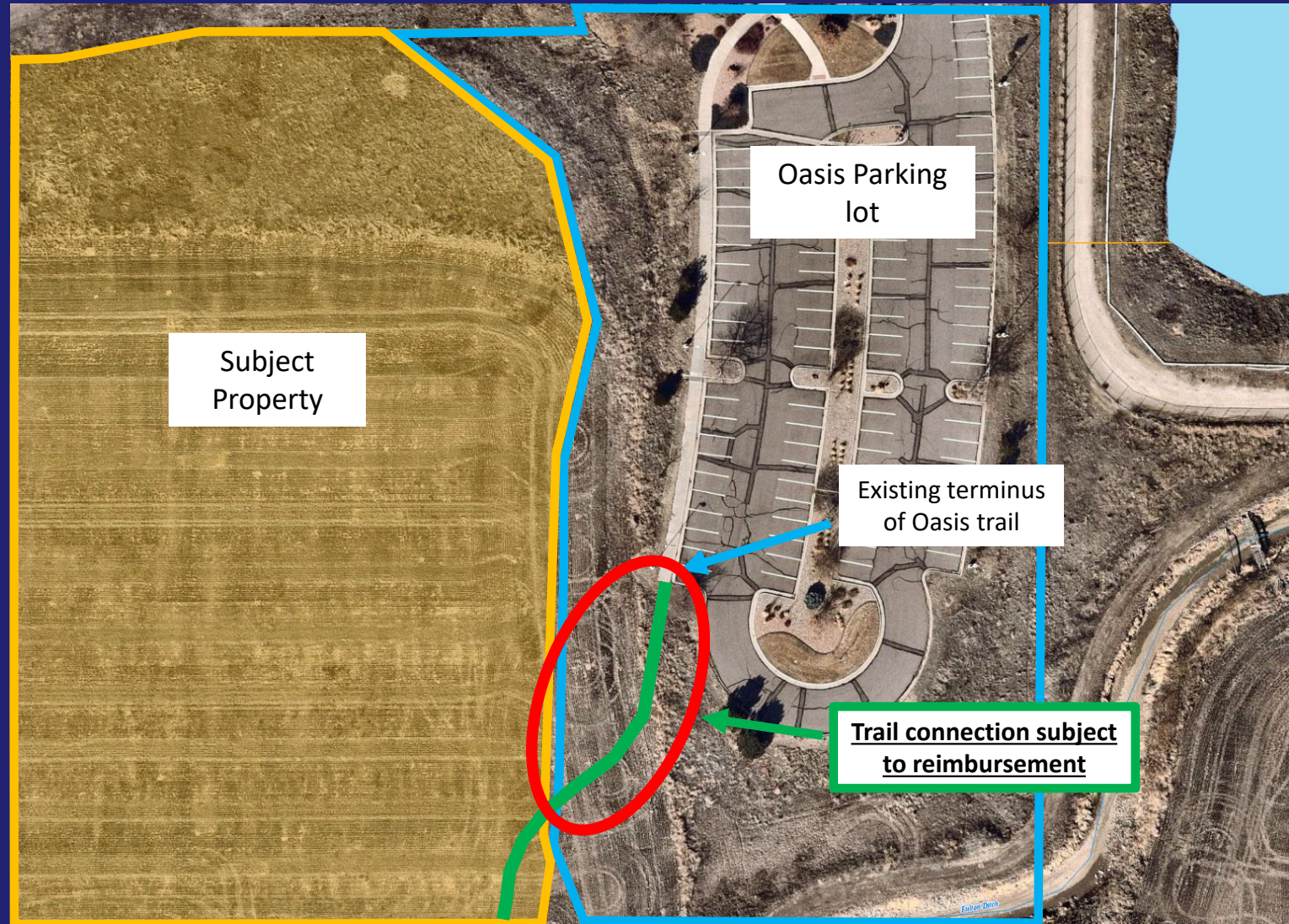
Regional Outfall Improvements:

- Design and construction of the regional outfall from Bromley Farms west to Sable Boulevard.
- Due to the Developer contributing some storm water flows to the regional outfall, the City will reimburse a certain percentage for each segment of the regional outfall.
- Specific Impact Fee: **Storm Drainage**

Reimbursement Agreement: Off-Site Trail Improvements – Oasis Trail Connection

Oasis Trail Connection Improvements:

- Design and construction of 10' trail within City property to connect to the terminus of the existing Oasis trail.
- Specific Impact Fees: Neighborhood Park and Community Park



Reimbursement Agreement: Off-Site Trail Improvements – Pedestrian Bridge

Pedestrian Bridge Improvements:

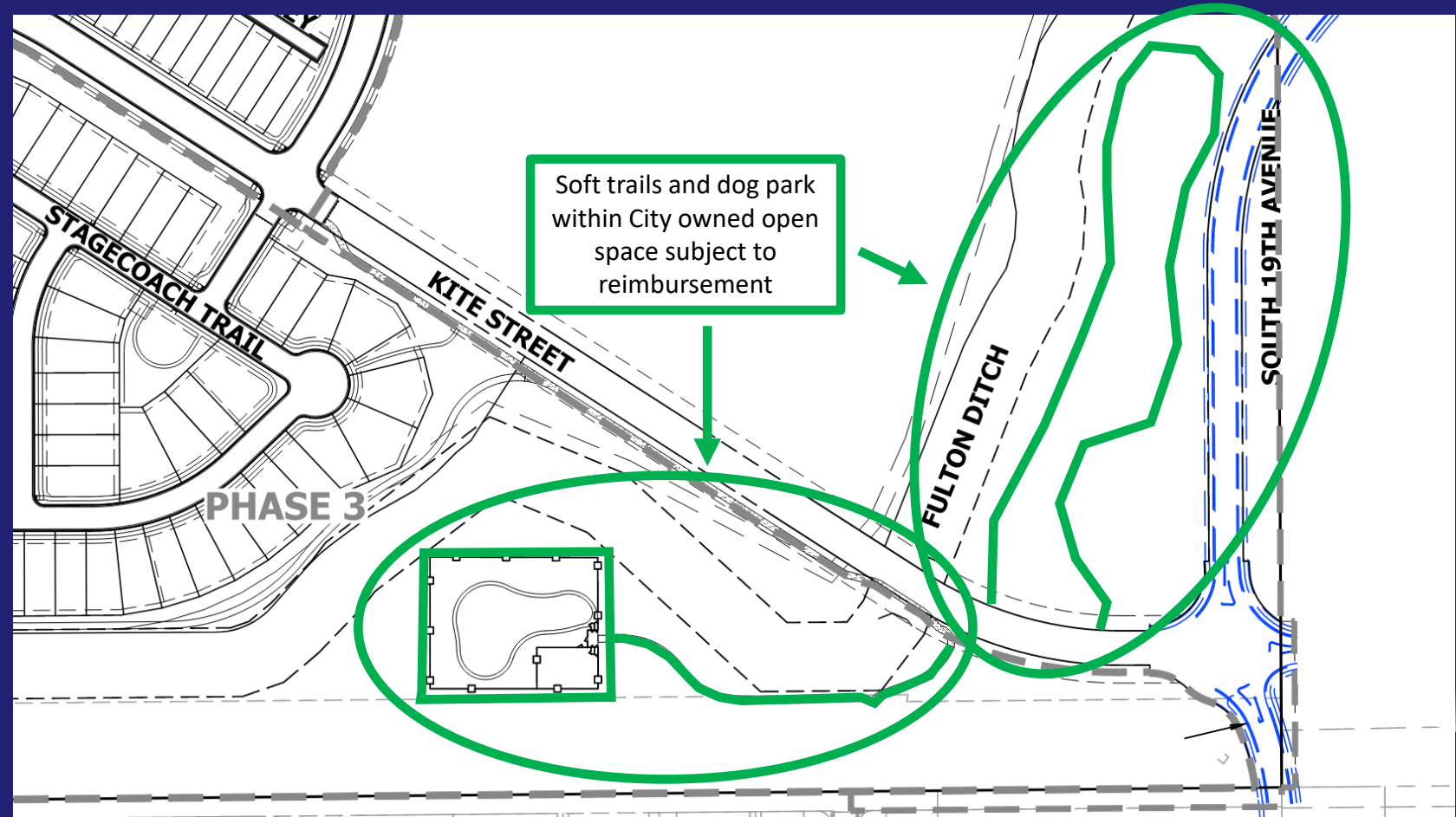
- Design and construction of a pedestrian bridge adjacent to Chambers Road across Fulton Ditch.
- Specific Impact Fees: Neighborhood Park and Community Park



Reimbursement Agreement: Open Space Improvements – Soft Trails / Dog Park

Open Space Improvements:

- Design and construction of system of soft trails and a dog park within City-owned open space.
- Specific Impact Fees: Neighborhood Park and Community Park



Collected Impact Fees

The development contains:

- 429 single family lots.
- 1 multi-family lot (est. 330 units).

The development will generate (approximate):

- Park Impact Fees (Community and Neighborhood): \$3,131,634
- Transportation & Multimodal Impact Fees: \$2,585,352
- Storm Drainage Impact Fees: \$3,259,872
- TOTAL (not including other impact fees): \$8,976,858

Summary of Findings

- ✓ The Development Review Committee, Finance Department and City Attorney's Office find that the improvements subject to reimbursement are regional in nature, and that the use of certain development impact fees to reimburse the Developer are an appropriate and legal use of the collected development impact fees.

Options for City Council

- ☐ Approve the Resolution as drafted;
- ☐ Approve the Resolution with modifications;
- ☐ Not approve the Resolution; or
- ☐ Provide further direction to staff.