

TO: Mayor and City Council

FROM: Jerry Bohnsack, Interim City Administrator

RE: Park Dedication Cash in lieu of Land.
Residential Subdivisions.

DATE: June 2, 2025



The City of Breezy Point Subdivision Ordinance Requires dedication of 10% land or 10% value of subdivided land to be dedicated for park purposes. Developing of small subdivision 2 lots has indicated that the proposed fee is excessive and has asked the council for relief.

The Council has considered the request and has indicated a willingness to amend the ordinance.

We have researched subdivision requirements of area communities and have found the following:

Brainerd \$500 / Single Dwelling per buildable lot.

Nisswa \$416 per expected resident.

Crosslake \$1,500 for each new lot

Pequot Lakes \$416 per expected resident.
Subdivision 3 or more lots

Fair Market Value

The neighboring Communities also have options to choose land or cash in lieu of land, based on land value, at their discretion.

The Current Breezy Point Ordinance 15.2-60 only calculates Park Dedication cash payments based on 10% of the fair market value of the land.

Historically Park Dedication requirements were crafted for traditional subdivision of land into smaller lots as 1/3 to 1 acres lots.

Current Zoning for new Subdivisions 2 ½ acre minimum lot size.

Because of the 2 ½ acre minimum the council may want to consider other options in addition to existing language for park dedication in new subdivision.

Options

\$_____ per lot fee

\$_____ per dwelling fee

\$_____ per resident fee

\$_____ other