



## MEMORANDUM

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DATE: MAY 12, 2006

TO: CITY MANAGERS AND CITY PLANNING DIRECTORS

FROM: CAROLYN A. DEKLE <sup>CAD</sup>

SUBJECT: GET ACQUAINTED AND FIAM INTRODUCTION MEETING

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The South Florida Regional Planning Council (SFRPC) is pleased to invite you to a "Get Acquainted and FIAM Introduction Meeting" where Council staff will present the Fiscal Impact Analysis Model (FIAM) and its application to the comprehensive planning process. **The meeting is scheduled for May 26, 2006 from 8:30 a.m. to 12:00 noon.** A light breakfast will be provided at 8:30 a.m. and the meeting will start at 9:00 a.m. sharp. The FIAM meeting will be at the South Florida Regional Planning Council offices located at 3440 Hollywood Boulevard Suite 140 – Hollywood. A location map is attached.

The FIAM has been developed as a financial analysis tool to aid local governments in analyzing the financial feasibility of its comprehensive plan. The model can be used to confirm the financial feasibility of a comprehensive plan by projecting net cash flow to the local government resulting from the development delineated in the plan. Through this analysis the local government may determine its ability to fund the capital improvements necessary to support the growth of the community, and compare the fiscal implications of various land use options. The FIAM meets requirements of the Florida Department of Community Affairs (DCA) to comply with changes in Growth Management legislation, specifically Senate Bill 360.

The FIAM training begins with a "Get Acquainted and FIAM Introduction Meeting" in which local governments will learn about the rationale behind the implementation of the FIAM and its implications for local governments, and a brief introduction to the model subsequently. There will be two training sessions during which trainees will learn the fundamentals about fiscal impact modeling, its usefulness and application in land use decision-making, and the assumptions as well as the background knowledge that went into the development of the model. Trainees will also learn how to calibrate the model to suit local conditions. **The first set of training sessions is scheduled for Thursday, June 1 and Friday, June 2, 2006 at the SFRPC in Hollywood.**

Should you have any questions, please contact Carlos Andres Gonzalez, of Council staff at (954) 985-4416. Please RSVP to [Carlosg@sfrpc.com](mailto:Carlosg@sfrpc.com) by May 24, 2006.