

ORDINANCE NO. 2023 - __

2 AN ORDINANCE AMENDING THE ORANGE COUNTY
3 FIRE/RESCUE SERVICES IMPACT FEE ORDINANCE,
4 CODIFIED AT ARTICLE III, CHAPTER 23, OF THE
5 ORANGE COUNTY CODE; PROVIDING FOR UPDATED
6 AND INCREASED FIRE/RESCUE SERVICES IMPACT
7 FEES; PROVIDING AN EFFECTIVE DATE; AND
8 DIRECTING THE CLERK OF THE BOARD TO POST A
9 TIMELY NOTICE STATING THAT THE BOARD HAS
10 ADOPTED THIS ORDINANCE IMPOSING INCREASED
11 FIRE/RESCUE SERVICES IMPACT FEES, WITH ANNUAL
12 INDEXING

14 BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF
16 ORANGE COUNTY:

17 *Section 1. Amendments to Article III, Chapter 23, Orange County Code.* Article
18 III, Chapter 23, Orange County Code (“Fire/Rescue Services Impact Fee”), is hereby amended to
19 read as follows, with additions being shown by underlines and deletions being shown by strike-
20 throughs:

22 **ARTICLE III**
FIRE RESCUE IMPACT FEE

24 **Sec. 23-56. Short title, authority and applicability.**

25 (a) This article shall be known and may be cited as the
26 “Orange County Fire Rescue Impact Fee Ordinance.”

27 (b) The board of county commissioners has authority to
28 adopt this article through general charter county home rule powers
29 pursuant to Fla. Const. art. VIII, § 1(g) and F.S. chs. 30, 125, and
30 163 and the county charter.

31 (c) Planning for additional capital improvements needed
32 to serve new growth and development that generate additional
33 demands on fire and rescue services and the implementation of these
34 needs is a responsibility of the county under F.S. ch. 163, pt. II [F.S.
35 163.3161 et seq.], and is in the best interest of the health, safety, and
36 welfare of the citizens of the county.

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Sec. 23-57. Definitions.

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The following words, terms, and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

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Affordable housing shall mean, as applicable, affordable housing as defined in Section 23-62 or housing as set forth in Orange County Administrative Regulation No. 4.08, as it may be amended or replaced from time to time.

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Capital cost shall mean any expenditure for a capital improvement.

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Capital improvement shall mean, but is not limited to, site planning, land acquisition, site improvements, buildings, motor vehicles, personal equipment and communications facilities, but excludes maintenance and operations. Acquisition of a “capital improvement” means a purchase of a capital improvement that expands the capacity of the Orange County Fire Rescue Department to provide fire and rescue protection and prevention services made necessary by growth.

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Certificate of occupancy shall mean a certificate issued by the county building safety division upon completion of a building erected in accordance with approved plans, and after final inspection of a building, stating, at a minimum, the nature of the occupancy permitted, the number of persons for each floor when limited by law, and the allowable load per square foot for each floor in accordance with the Florida building code.

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Commercial/retail shall include but not necessarily be limited to those land uses defined by Standard Industrial Classification codes 50-59, which include wholesale and retail trade, restaurants, service stations and the like.

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Comprehensive plan shall mean the 2010-2030 Orange County Comprehensive Plan, adopted by the board of county commissioners on May 19, 2009, in accordance with Florida Statutes, as amended from time to time.

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County facilities constructed for nonproprietary governmental purposes shall mean facilities constructed by or for the county to be used for governmental purposes, but shall exclude

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76 Orange County Utilities Department and Orange County
Convention Center Facilities.

78 *Duplex* shall mean the primary use of a lot for two (2)
attached dwelling units.

80 *Development* shall mean any improvement which requires a
building permit.

82 *Dwelling unit* shall mean any of the following: single-family
or multifamily residential unit, attached or detached dwelling unit,
84 house of conventional construction, mobile home, manufactured
home, and any other structure used for permanent residence or for
dwelling purposes, regardless of whether occupied by an owner or
86 tenant. The term shall not include a hotel, motel, or recreational
vehicle park.

88 *Impact fee study* shall mean the “Fire Rescue Impact Fee
Update Study,” prepared by ~~BeneschTindale Oliver~~, dated October
90 26, 2022~~August 22, 2017~~.

92 *Low income* shall mean as set forth in Orange County
Administrative Regulation No. 4.08, as it may be amended or
replaced from time to time.

94 *Mobile home* shall mean a structure transportable in one (1) or
more sections, which structure is eight (8) body feet or more in width
96 and over thirty-five (35) feet in length, and which structure is built on
an integral chassis and designed to be used as a dwelling when
98 connected to the required utilities, and includes the plumbing, heating,
air conditioning and electrical systems contained therein.

100 *Multifamily* shall mean the primary use of a lot for three (3) or
more attached dwelling units. For purposes of this ordinance, time-
102 share development shall be considered as multifamily.

104 *Office/institutional* shall include but not necessarily be limited
to those land uses defined by Standard Industrial Classification codes
40-49 and 60-99, which include transportation, utilities, government,
106 health care, banking, insurance, real estate, personal and business
services and the like.

108 *Residential development* shall mean any development
designed or intended to be used as a dwelling unit.

110 *Single-family* shall mean the primary use of a lot for a single
dwelling unit, including a mobile home, not attached to any other
112 dwelling unit, or for a mobile home park.

114 *Very low income* shall mean as set forth in Orange County
Administrative Regulation No. 4.08, as it may be amended or
replaced from time to time.
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Sec. 23-57.5. Rules of construction.

118 For the purposes of administration and enforcement of this
article, unless otherwise stated in this article, the following rules of
120 construction shall apply:

122 (a) In case of any difference of meaning or implication
between the text of this subdivision and any caption, illustration,
summary table, or illustrative table, the text shall control.

124 (b) The word “shall” is always mandatory and not
discretionary; the word “may” is permissive.

126 (c) Words used in the present tense shall include the
future and words used in the singular number shall include the plural
128 and the plural the singular, unless the context clearly indicates the
contrary.

130 (d) The word “person” includes an individual, a
corporation, a partnership, an incorporated association, or any other
132 similar entity.

134 (e) Unless the context clearly indicates the contrary,
where a regulation involves two (2) or more items, conditions,
provisions, or events connected by the conjunction “and,” “or,” or
136 “either ... or,” the conjunction shall be interpreted as follows:

138 (1) *And* indicates that all the connected terms,
conditions, provisions, or events shall apply.

140 (2) *Or* indicates that the connected items,
conditions, provisions, or events may apply singly or in any
combination.

142 (3) *Either ... or* indicates that the connected
items, conditions, provisions, or events shall apply singly but not in
144 combination.

146 (f) The word “includes” shall not limit a term to the
specific example but is intended to extend its meaning to all other
instances or circumstances of like kind or character.
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Sec. 23-58. Findings and declarations.

150 (a) The board of county commissioners finds that new
152 development in the unincorporated area of the county requires
154 additional governmental services and facilities, including
156 specifically fire and rescue services provided by the county fire
rescue department. It is the policy of the board, as set forth in the
comprehensive plan, that new development should be permitted to
occur only where an adequate level of governmental services and
facilities, such as fire and rescue services, can be provided.

158 (b) It is the policy of the board of county commissioners
160 that new development should pay a portion of the overall capital
costs related to the additional governmental services and facilities to
accommodate that new development.

162 (c) The purpose of this article is to ensure the provision
164 of an adequate level of fire and rescue services throughout the
unincorporated area of the county so that new development in the
unincorporated area may occur in a manner consistent with the
166 comprehensive plan.

168 (d) It is the purpose of this article to require new
development to bear a portion of the overall capital costs related to
170 the additional fire and rescue services made necessary by such new
development and to avoid paying those costs from the county's
general fund.

172 (e) The board of county commissioners hereby finds that
174 impact fees provide a reasonable method of regulating new
development in the county to ensure that such new development
pays a portion of the capital costs of governmental services and
176 facilities necessary to accommodate the new development.

178 (f) The fire rescue department provides fire and rescue
services on a countywide basis, as a countywide service, throughout
180 the unincorporated area without regard to the location of or use of
specific parcels of property. Because of this public policy the capital
improvements that are funded with impact fee revenue cannot be
182 restricted to the Battalion Districts (or similar zones or districts)
which have been created by the Fire Chief for administrative
184 purposes. The capital improvements funded by impact fees shall
provide fire and rescue services to the new users within the
186 unincorporated area of the county.

188 (g) The provision of fire and rescue services is hereby
deemed to be a governmental service to be provided on a uniform
190 countywide basis. All new development creates an impact upon the
cost of providing fire and rescue services. The cost of providing such

services has been allocated according to the type of development which occurs based on the survey of prior calls for service.

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(h) The additional impact imposed by new development upon the capital costs of providing fire and rescue services occurs at the time that development of the property takes place.

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(i) The provisions of this article relating to adequate fire and rescue services in the county, the additional fire and rescue services needed for new development in the county, the capital costs relating to those additional fire and rescue services needed for new development in the county, and the impact fee for those capital costs are based upon and supported by the findings and recommendations contained within the impact fee study. The board of county commissioners hereby finds that the calculation of the impact fee in the impact fee study is based on the most recent and localized data, and approves and adopts the impact fee study.

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(j) Continuing to provide, at a minimum, the existing level of fire and rescue services within the county, which is the basis of calculated impact fees in the impact fee study, is essential to and in the best interests of the public health, safety, and general welfare of the citizens of the county.

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(k) It is the intent of the board of county commissioners that the impact fees imposed pursuant to this article be used to pay for those capital costs related to the additional fire and rescue services required for new development in the county.

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(l) Based on the impact fee study, the board of county commissioners hereby finds that there exists a reasonable relationship, or rational nexus, between the capital costs of providing fire and rescue services and the impact fees imposed on new development by this article.

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(m) The board of county commissioners hereby finds that there exists a reasonable relationship, or rational nexus, between the impact fees to be collected pursuant to this article and the expenditure of those funds on capital costs relating to fire and rescue services, as limited and restricted by this article.

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Sec. 23-59. Fire rescue impact fee fund established.

(a) There is hereby established one fire rescue impact fee fund for the impact fees collected pursuant to this article.

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(b) Funds withdrawn from the fund established hereby must be used in accordance with this article.

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Sec. 23-60. Impact fees, with annual indexing; comparable uses; alternative impact fee calculation; periodic updates; time of payment.

(a) *Impact fees.* The following impact fees, with annual indexing at ~~three and one-half~~ two (3.52) percent, are imposed upon all new development in the unincorporated area ~~of the county~~:

Fire Rescue Impact Fee Schedule

<i>Development Type Land Use</i>	<i>Impact Fee Per Development Unit</i>				
	<i>Year 1: May 1, 2018— April 30, 2019⁽¹⁾</i>	<i>Year 2: May 1, 2019— April 30, 2020⁽²⁾</i>	<i>Year 3: May 1, 2020— April 30, 2021⁽³⁾</i>	<i>Year 4: May 1, 2021— April 30, 2022⁽⁴⁾</i>	<i>Year 5: May 1, 2022— April 30, 2023+⁽⁵⁾</i>
<i>Residential:</i>					
<i>Single Family/ Duplex/Mobile Home (per dwelling unit)</i>	\$319	\$325	\$332	\$339	\$346
<i>Multifamily (per dwelling unit)</i>	\$219	\$223	\$227	\$232	\$237
<i>Hotel/Motel (per room)</i>	\$182	\$186	\$190	\$194	\$198
<i>Nonresidential:</i>					
<i>Commercial Retail/ Assembly (per 1,000 living area sq. ft.)</i>	\$289	\$295	\$301	\$307	\$313
<i>Office/Institutional (per 1,000 living area sq. ft.)</i>	\$254	\$259	\$264	\$269	\$274
<i>Industrial (per 1,000 living area sq. ft.)</i>	\$78	\$80	\$82	\$84	\$86
<i>Storage (per 1,000 living area sq. ft.)</i>	\$18	\$18	\$19	\$19	\$19
<i>Annual Index⁽⁶⁾</i>	2.0%	2.0%	2.0%	2.0%	

<u>Land Use</u>	<u>Unit</u>	<u>Ph. 1</u>	<u>Ph. 2</u>	<u>Ph. 3</u>	<u>Ph. 4</u>				
		<u>May 1, 2023</u>	<u>May 1, 2024</u>	<u>Sept 1, 2024</u>	<u>Jan 1, 2025</u> (1)	<u>May 1, 2025</u> (2)	<u>May 1, 2026</u> (3)	<u>May 1, 2027</u> (4),(5)	
<u>ANNUAL INDEX</u>						-	3.5% (6)	3.5% (6)	3.5% (6)
<u>Single Family Detached/Duplex/Mobile Home</u>	<u>du</u>	<u>\$389</u>	<u>\$431</u>	<u>\$431</u>	<u>\$431</u>	<u>\$446</u>	<u>\$462</u>	<u>\$478</u>	
<u>Multi Family</u>	<u>du</u>	<u>\$258</u>	<u>\$278</u>	<u>\$278</u>	<u>\$278</u>	<u>\$288</u>	<u>\$298</u>	<u>\$308</u>	
<u>Hotel/Motel</u>	<u>room</u>	<u>\$212</u>	<u>\$225</u>	<u>\$239</u>	<u>\$252</u>	<u>\$261</u>	<u>\$270</u>	<u>\$279</u>	
<u>Commercial Retail/ Assembly</u>	<u>1,000 living area sf</u>	<u>\$343</u>	<u>\$378</u>	<u>\$414</u>	<u>\$449</u>	<u>\$465</u>	<u>\$481</u>	<u>\$498</u>	
<u>Office/ Institutional</u>	<u>1,000 living area sf</u>	<u>\$305</u>	<u>\$337</u>	<u>\$368</u>	<u>\$399</u>	<u>\$413</u>	<u>\$427</u>	<u>\$442</u>	
<u>Industrial</u>	<u>1,000 living area sf</u>	<u>\$91</u>	<u>\$96</u>	<u>\$96</u>	<u>\$96</u>	<u>\$99</u>	<u>\$102</u>	<u>\$106</u>	
<u>Storage</u>	<u>1,000 living area sf</u>	<u>\$21</u>	<u>\$23</u>	<u>\$26</u>	<u>\$28</u>	<u>\$29</u>	<u>\$30</u>	<u>\$31</u>	

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(1) Source: Table 7 of impact fee study.

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(2) ~~Year 1 figures-Phase 4 rates~~ multiplied by (1+0.0235), annual index.

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(3) ~~Year 2 figures-May 2025 rates~~ multiplied by (1+0.0235), annual index.

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(4) ~~Year 3 figures-May 2026 rates~~ multiplied by (1+0.0235), annual index.

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(5) ~~Year 4 figures multiplied by (1+0.02), annual index.~~ In the event the impact fee schedule is not updated by May 1, 2023~~8~~, the impact fees shall continue at the ~~Year 5-May 2027~~ rates until the impact fee schedule is updated.

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(6) Source: Table 13 of impact fee study.

(b) *Comparable uses.*

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If the type of development activity for which a building permit is applied is not specified on the above fee schedule, the fee assessed shall be the fee applicable to the most nearly comparable type of land use on the above fee schedule. The impact fee applicable for the most nearly comparable type of land use may be adjusted to a fee that accurately reflects the impacts of such development on the county fire rescue department.

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(c) *Alternative impact fee calculation.*

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(1) In the event an applicant believes that the cost of fire and rescue facilities to serve its proposed development is less than the fee established in subsection (a), the applicant may, at its sole expense, submit an alternative fee calculation to the county pursuant to the provisions of this subsection. Such an alternative fee calculation shall be submitted prior to issuance of any building permit and must be approved by the board of county commissioners prior to issuance of any certificate of occupancy, temporary or permanent.

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If the data, information, and assumptions used by the applicant to calculate the alternative impact fee satisfy the

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280 requirements of this subsection, the alternative impact fee shall be
281 deemed the impact fee due and owing for the proposed
282 development. The proposed development shall be presumed to
283 generate the most intensive use permitted under the applicable land
284 development regulations such as the comprehensive plan or zoning
regulations or under applicable deed or plat restrictions.

285 (2) The alternative impact fee calculations shall
286 be limited to the demand component of the impact fee equation and
287 shall be based on data, information, or assumptions contained in this
288 article or independent sources, provided that the independent source
289 is a county-accepted source and the independent source is a local
study carried out pursuant to an accepted methodology.

290 (3) If a previous project has submitted a local
291 study consistent with the criteria required herein, and if such study
292 is determined by the county to be current, the impact upon the fire
293 and rescue facilities as described in such prior local study shall be
294 presumed to exist for other similar projects. In such circumstances,
295 the alternative impact fee shall be established to reflect the impact
296 upon the fire and rescue facilities as described in the prior local
297 study. There shall be a rebuttable presumption that an alternative
298 impact fee study conducted more than three (3) years earlier is
299 invalid.

300 (4) The provisions of this subsection shall be
301 implemented and administered in accordance with the procedures
302 set forth in Orange County Administrative Regulations Nos. 4.01
303 and 4.02, as may be amended from time to time.

304 (5) Any agreement proposed by an applicant
305 pursuant to this subsection must be presented to and approved by the
306 board of county commissioners prior to the issuance of any
307 certificate of occupancy, temporary or permanent. Any such
308 agreement may provide for execution by mortgagees, lien holders,
309 or contract purchasers, in addition to the landowner, and may permit
310 any party to record such agreement in the official records of the
311 county. The board of county commissioners shall approve such an
312 agreement only if it finds that the agreement will apportion the
313 burden of expenditure for new facilities in a just and equitable
314 manner, consistent with the principles set forth in *Contractors &*
315 *Builders Association v. City of Dunedin*, 329 So. 2d 314 (Fla. 1976),
316 *Hollywood Inc. v. Broward County*, 432 So. 2d 606 (Fla. 4th DCA
317 1983, *cert. denied*, 440 So. 2d 352 (Fla. 1983); and *Home Builders*
318 *and Contractors Association of Palm Beach County, Inc. v. Board*
319 *of County Commissioners of Palm Beach County*, 446 So. 2d 140
320 (Fla. 4th DCA 1984), *cert. denied*, 451 So. 2d 848 (Fla. 1984).
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324 (6) Any applicant or owner who submits a
 325 proposed alternative impact fee pursuant to this subsection and
 326 desires the immediate issuance of a building permit shall pay, prior
 327 to the issuance of the building permit, the applicable impact fee
 328 pursuant to subsection (a). Such payment shall be paid to the county
 329 and shall be noted in writing as “paid under protest” and shall not be
 330 construed as a waiver of any review rights. Any difference between
 331 the amount paid and the amount due, as determined by the county,
 332 shall be refunded to the applicant or owner. The county shall not pay
 333 interest on the funds paid under protest and subsequently refunded
 334 unless interest has been earned on such funds.

335 (d) *Periodic updates.* This article shall be reviewed by
 336 the board of county commissioners at least every five (5) years. The
 337 review shall consider actual calls for service recorded by the fire
 338 rescue department and actual capital costs for capital improvements
 339 purchased by the county to provide fire and rescue services. The
 340 purpose of this review is to analyze the effects of inflation on the
 341 actual costs of capital improvements, and to review and revise, if
 342 necessary, the fee charged new development to ensure it will not
 343 exceed its pro rata share for the reasonably anticipated expansion
 344 costs of capital improvements for fire and rescue services
 345 necessitated by new development.

346 (e) *Time of payment.*

347 (1) Except as otherwise permitted by subsection
 348 (e)(2) through (e)(6) or mandated by state law, fire rescue impact
 349 fees imposed on all new development shall be paid as a condition to
 350 the issuance of a building permit. In the case of a mobile home, the
 351 fee shall be paid at the issuance of a tie-down permit.

352 (2) For the following types of projects, the fire
 353 rescue impact fee may be paid prior to the authorization of prepower
 354 or issuance of a certificate of occupancy (temporary or otherwise),
 355 but no prepower or certificate of occupancy shall be authorized or
 356 issued until the impact fee has been paid as provided by subsection
 357 (e)(3):

358 a. A certified affordable housing
 359 project, provided an agreement setting forth the terms and
 360 conditions of the discount and deferral of the impact fee has been
 361 executed; and

362 b. A new commercial project (a project
 363 without single-family homes or duplexes) with a building permit
 364 valuation of at least one million dollars (\$1,000,000.00), provided
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368 an impact fee deferral form has been executed and the service charge
required under subsection (e)(4) has been paid.

370 (3) For any such eligible project where payment
372 of the impact fee is deferred, the impact fee for the entire project
shall be paid not later than when prepower is authorized for the first
374 building or the first certificate of occupancy, temporary or
permanent, is issued for the project.

376 (4) a. If the fire rescue impact fee is
deferred at the time of issuance of the building permit as authorized
378 by subsection (e)(2) for an eligible commercial project, a service
charge shall be assessed and a notice of nonpayment setting forth
380 the legal description of the property and the amount of the impact
fee liability shall be executed by the county. The county shall serve
382 notice upon the owner by certified mail and place a lien against such
property for the amount of the impact fee, and all interest, penalties,
384 and the costs and fees for collection, coequal with the lien of all
state, county, district, and municipal taxes.

386 b. Upon payment of the impact fee and
any associated costs and fees, the county shall promptly record the
388 notice of payment in the official records of the county, thereby
releasing the lien.

390 (5) In the event the fire rescue impact fee is not
paid prior to the authorization of prepower or issuance of the first
392 certificate of occupancy (temporary or permanent), the county shall
make demand for payment of the fee. If the fee is not paid within
394 fourteen (14) days after the county makes demand:

396 a. The county may collect the fire rescue
impact fee, interest from the date payment was due at the rate fixed
398 by state statute for judgments, the costs of such collection, and
reasonable attorney's fees; and

400 b. For an eligible housing project, the
building owner and/or license holder who obtained the building
402 permit may be prohibited from obtaining any other building permits
within the county until the applicable fire rescue impact fee
(including any costs and fees) has been paid.

404 (6) For single-family homes and duplexes, the
applicant may elect to pay the applicable impact fee no later than
406 immediately prior to the issuance of the certificate of occupancy.

408 **Sec. 23-61. Presumption; limitations; date of impact; appeal**
410 **process; refunds.**

412 (a) *Development presumed to have maximum impact*
414 *permitted.* The proposed development shall be presumed to have
416 maximum impact on the necessary fire rescue services facilities and
418 equipment as permitted under the most restrictive of the applicable
land development regulations such as zoning regulations, the county
land use plan, county facility master plan, applicable deed or plat
restrictions, or the building permit application.

420 (b) *Limitations on expenditure of funds collected.* The
422 impact fees collected by the county pursuant to this article shall be
424 kept as a separate fund from other revenue of the county. The use of
426 such funds will be restricted to expenditures for capital
428 improvements to benefit new development within unincorporated
430 Orange County. Any funds on deposit not immediately necessary
432 for expenditure shall be invested in interest-bearing accounts. All
434 interest income derived from monies collected to date and in the
436 future shall be deposited in the applicable trust account. In
438 recognition of the centralized location of some fire rescue service
440 functions, the inherent mobile nature of fire and rescue service
activities and the periodic need to reassign personnel and equipment
among battalion areas, the funds shall not be geographically
segregated nor restricted for expenditure in any subarea of the
county. The impact fee funds shall be collected and expended in a
manner consistent with the principles set forth in *Contractors and*
Builders Association v. City of Dunedin, 329 So. 2d 314 (Fla. 1976)
and *Hollywood Inc. v. Broward County*, 431 So. 2d 606 (Fla. 4th
DCA 1983), *cert. denied*, 440 So. 2d 352 (Fla. 1983) and otherwise
consistent with all requirements of the Constitution of the United
States, the Constitution of the State of Florida and all applicable
laws.

442 No fire rescue impact fees shall be expended on
444 capital improvements pursuant to this article unless or until the
446 board of county commissioners approves such expenditures by
448 motion at a regularly scheduled public hearing. Such review shall
occur only after the fire rescue department has submitted a request
for purchase identifying the capital improvements to be purchased.
Such request shall be submitted to the county office of management
and budget, which shall review the request and confirm that it
complies with the restrictions of this article.

450 (c) *Development impact calculated at time of issuance*
452 *of building permit.* The impact from the proposed development shall
be calculated at the time of issuance of the building permit. If the

454 applicant for a single-family or duplex home elects to pay the
456 applicable impact fee after the issuance of the building permit, but
no later than prior to the issuance of the initial certificate of
458 occupancy, temporary or permanent, the impact fee due shall be
calculated to be the fee due on the day of issuance of the building
460 permit.

(d) *Appeal process.*

462 (1) If an applicant disagrees with the
determination rendered by county staff, the applicant may appeal the
464 determination to the county's Impact Fee Committee, pursuant to
Administrative Regulations 4.01 and 4.02, as may be amended,
466 upon payment of a nonrefundable processing fee. If the applicant
decides to appeal the determination, the applicant shall file a written
468 notice of appeal with the Impact Fee Committee coordinator not
later than fifteen (15) days after the date that the staff written
470 determination was rendered. If the notice of appeal is not filed
within the fifteen-day period, the applicant waives the right to
472 appeal the determination. Within fifteen (15) days after receipt of
the written notice of appeal, a hearing date and time shall be
474 assigned and notice given to the applicant.

476 (2) In the event the applicant disagrees with the
decision of the Impact Fee Committee, the applicant may appeal the
478 decision to the Development Review Committee by filing a written
notice of appeal with the Chairperson of the Development Review
480 Committee and payment of a nonrefundable processing fee, within
fifteen (15) days after the decision.

482 (3) In the event the applicant disagrees with the
decision of the Development Review Committee, the applicant may
484 appeal the decision to the board of county commissioners by filing
a written notice of appeal with the Chairperson of the Development
486 Review Committee and payment of a nonrefundable processing fee,
within fifteen (15) days after the decision.

488 (4) In the event an applicant disagrees with the
decision of the board of county commissioners, the applicant may
490 challenge such decision in the circuit court by filing a petition for
writ of certiorari no later than thirty (30) days from the date the
board of county commissioners' decision is rendered.

492 (5) The county shall not pay interest on any funds
paid under protest and subsequently refunded, unless the county has
494 earned interest on such funds.

496 (e) *Refunds.* Any impact fee refund must comply with
the provisions of Orange County Administrative Regulation No.
4.04.01, as may be amended.

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Sec. 23-62. Exemptions and discounts.

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The following types of development are exempt from the payment of the impact fees imposed pursuant to this article:

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(a) Any addition or expansion to a residential building which does not increase the number of dwelling units in the building.

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(b) Any accessory building, including detached or attached garages, for a subordinate or incidental use to a single-family or multifamily dwelling unit on the same residential property or the primary residential building and, which building does not constitute a dwelling unit.

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(c) The replacement of a building or structure with a new building or structure, provided the original building or structure was located on the site in 1983 or thereafter. If the land use of the replacement building or structure is different from the original structure, the exemption shall be limited to the equivalent fee for the original structure. Documentation of the existence of the building or structure shall be submitted to the Community, Environmental, and Development Services Department, Division of Fiscal and Operational Support. When determining the amount of an exemption, the highest and best use that was previously assessed and paid shall be applied, whenever available. This section is not intended to preclude architectural enhancements or facade improvements to an existing structure as long as no additional net usable square footage is added.

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(d) Expansions of or additions to existing structures, provided that such expansion or addition does not require the issuance of a certificate of occupancy.

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(e) Structures owned by federal or state agencies and used for governmental purposes.

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(f) County facilities constructed for nonproprietary governmental purposes.

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(g) Parking garages that are accessory to a principal use.

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(h) An accessory dwelling unit, as defined in Section 38-1, Orange County Code, provided, however, that the living area of such dwelling unit does not exceed one thousand five hundred (1,500) square feet. An accessory dwelling unit with a living area that exceeds 1,500 square feet shall be charged the single-family detached impact fee rate as set forth in Section 23-60.

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540 (i) Any project that meets or exceeds the definition of
542 "affordable," pursuant to Section 163.31801(9), Florida Statutes, as
544 may be amended, may be exempted from all or a portion of the
546 payment of impact fees, provided the level and duration of such
affordability is documented to the County's satisfaction prior to the
granting of any such impact fee exemption.

Sec. 23-63. Return of funds.

548 The fees collected pursuant to this article shall be returned
550 to the then-present owner of the development if the fees have not
552 been encumbered or spent by the end of the calendar quarter
554 immediately following six (6) years from the date the fees were
received, or if the development for which the fees were paid was
never begun, in accordance with Orange County Administrative
Regulation 4.04.01 and the following procedure:

556 (a) The then-present owner must petition the board of
558 county commissioners for the refund within one (1) year following
the end of the calendar quarter immediately following six (6) years
from the date on which the fee was received.

560 (b) The petition must be submitted to the county
administrator and must contain:

562 (1) A notarized sworn statement that the
petitioner is the current owner of the property;

564 (2) A copy of the dated receipt issued for
payment of the fee;

566 (3) A certified copy of the latest recorded deed;
and

(4) A copy of the most recent ad valorem tax bill.

568 (c) Within sixty (60) days from the date of receipt of
570 petition for refund, the county shall advise the petitioner and the
572 board of county commissioners of the status of the fee requested for
574 refund. For purposes of determining whether fees have been spent
or encumbered, the first money placed in a trust fund account shall
be deemed to be the first money taken out of that account when
withdrawals have been made in accordance with section 23-61.

576 (d) When the money requested is still in the trust fund
578 account and has not been spent or encumbered by the end of the
calendar quarter immediately following six (6) years from the date
the fees were paid, the money shall be returned with interest at the
rate earned by the county.

580 **Sec. 23-64. Municipal opt-in procedures.**

582 Any incorporated municipality within the county may enter
584 into an intergovernmental agreement with the county to participate
 in the fire rescue impact fee program as established by this article,
 subject to the provisions of this article and the terms of the
 intergovernmental agreement.

586 **Sec. 23-65. Economic impact determination.**

588 The board of county commissioners does hereby determine
590 and find, pursuant to subsection 30-2(b)(2), that sufficient
592 information has been provided for the board of county
 commissioners to assess the economic impact of this article,
 including as amended again in 2023, on the development of real
594 property in the county. The board of county commissioners
 therefore does hereby determine and find that no further economic
596 impact statement or economic impact information is required in this
 matter. If the ongoing planning studies and periodic review reveal a
 detrimental economic impact, this article shall be reviewed and
 revised accordingly.

598 **Sec. 23-66. Penalty.**

600 Violations of this article may be punished as provided in
602 section 1-9. Additionally, the county may obtain an injunction or
 other legal or equitable relief in the circuit court against any person
 violating this article.

Secs. 23-67 -- 23-85. Reserved.

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Section 2. Effective date; publishing of notice of increase in impact fees.

606 (a) This Ordinance shall become effective on May 1, 2023.

 (b) Pursuant to Section 163.31801(3)(d), Florida Statutes, on or before January 30,
608 2023, the Clerk of the Board of County Commissioners shall publish a legal notice in *The Orlando*
 Sentinel stating that the Board has adopted this ordinance effective May 1, 2023, imposing
610 increased fire rescue impact fees, with annual indexing of three point five percent (3.5%).

612 ADOPTED this 10th day of January, 2023.

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

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By: _____

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Jerry L. Demings

Orange County Mayor

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ATTEST: Phil Diamond, CPA, County Comptroller

622 As Clerk of the Board of County Commissioners

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By: _____

626 Deputy Clerk