

BCC Mtg. Date: March 23, 2021

Effective Date: March 26, 2021
As to Subsection 1.A., Subsection 1.B.,
Section 2, and Section 3

Effective Date: June 27, 2021
As to Subsection 1.C.

ORDINANCE NO. 2021 - 16

AN ORDINANCE AMENDING THE ORANGE COUNTY TRANSPORTATION IMPACT FEE ORDINANCE, CODIFIED AT ARTICLE IV, CHAPTER 23, OF THE ORANGE COUNTY CODE; AMENDING SECTION 23-92 (“TRANSPORTATION IMPACT FEE SCHEDULE”); PROVIDING FOR UPDATED TRANSPORTATION IMPACT FEES, INCLUDING NEW AND INCREASED FEES IN CERTAIN LAND USE CATEGORIES; MAKING AN ECONOMIC IMPACT DETERMINATION; PROVIDING EFFECTIVE DATES; AND DIRECTING THE POSTING OF NOTICES OF NEW AND INCREASED TRANSPORTATION IMPACT FEES.

WHEREAS, on October 27, 2020, the Orange County Board of County Commissioners (the “Board”) held a public hearing at which Ordinance No. 2020-31 (the “Transportation Impact Fee Ordinance”) was adopted; and

WHEREAS, the Transportation Impact Fee Ordinance was approved with new and increased impact fees, based upon data contained in that certain Orange County Transportation Impact Fee Update Study prepared by Tindale-Oliver and Associates and dated September 11, 2020 (the “Study”), which the Board adopted and incorporated by reference into the Transportation Impact Fee Ordinance; and

WHEREAS, the Board adopted and implemented the impact fees identified in the Study at a policy discount factor rate of 75%, and opted to implement the increased transportation impact fees in phases, with the first phased increase effective on July 4, 2021, and the remaining phased increase effective on July 3, 2022; and

WHEREAS, on January 19, 2021, House Bill 337 (“HB 337”) was filed by Representative DiCeglie for the 2021 Florida Legislative Session; HB 337 received its first reading on March 2, 2021; and

WHEREAS, on January 25, 2021, Senate Bill 750 (“SB 750,” and together with HB 337, the “Bills”) was filed by Senator Gruters for the 2021 Florida Legislative Session as a companion bill to HB 337; SB 750 is identical to HB 337 and was introduced on March 2, 2021; and

WHEREAS, the Bills contain various provisions related to the Florida Impact Fee Act codified at §163.31801, F.S., including a provision that proposes to cap annual increases to impact fees; and

WHEREAS, if enacted, the Bills may become effective on July 1, 2021; and

WHEREAS, in order to protect the residents of Orange County and preserve the will of the Board under the home rule authority of Orange County, Florida, to implement the increases in transportation impact fees contemplated by the Transportation Impact Fee Ordinance, the Board hereby adopts this ordinance to remove the phased increase in transportation impact fees and to implement the new and increased transportation impact fees identified in the Study, without the policy discount factor, effective on June 27, 2021.

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

Section 1. Amendments to Section 23-92. Orange County Code, Chapter 23 (“Impact Fees”), Article IV (“Transportation Impact Fees”), Section 23-92 (“Transportation impact fee schedule”) is hereby amended as follows, with new text being underlined and deleted text being ~~struck through~~:

A. Subsections 23-92(a) and 23-92(a)1. are hereby amended as follows:

Sec. 23-92. Transportation impact fee schedule.

(a) *Generally.* The transportation impact fees authorized by this article are generally calculated using Gross Floor Area, except as noted, and shall be as follows, with indexing at a rate of 3.4% annually, effective January 1 of each year, beginning January 1, 2023:

1. For the period beginning March 26, 2021~~November 8, 2020~~, and ending July 3, 2021~~June 26, 2021~~**:

| ITE LUC | Land Use | Unit | Calculated Rates* | | |
|-----------------------|---|----------|-------------------|----------------------------|----------|
| | | | Urban | Non- Urban/ Suburban | Rural |
| RESIDENTIAL: | | | | | |
| 210 | Single Family (Detached) - 1,200 sf or less | du | \$3,761 | \$3,898 | \$3,898 |
| 210 | Single Family (Detached) - 1,201 to 2,000 sf | du | \$3,761 | \$3,898 | \$3,898 |
| 210 | Single Family (Detached) - 2,001 to 3,500 sf | du | \$3,761 | \$3,898 | \$3,898 |
| 210 | Single Family (Detached) - greater than 3,500 sf | du | \$3,761 | \$3,898 | \$3,898 |
| 220 | Multi-Family Housing/Townhouse (Low-Rise, 1-2 Floors) | du | \$2,435 | \$2,524 | \$2,524 |
| 221 | Multi-Family Housing (Mid-Rise, 3-10 Floors) | du | \$2,435 | \$2,524 | \$2,524 |
| 222 | Multi-Family Housing (High-Rise, >10 Floors) | du | \$1,543 | \$1,598 | \$1,598 |
| 225 | Student Housing (Adjacent to Campus) | bedroom | \$1,246 | \$1,555 | \$1,780 |
| 225 | Student Housing (Over 1/2 Mile from Campus) | bedroom | \$2,410 | \$2,973 | \$3,399 |
| 231 | Mid-Rise Residential w/1st Floor Commercial | du | \$2,744 | \$3,417 | \$3,909 |
| 232 | High-Rise Residential w/1st Floor Commercial | du | \$1,571 | \$1,986 | \$2,274 |
| 240 | Mobile Home Park | du | \$1,389 | \$1,436 | \$1,436 |
| 251 | Sr. Adult Housing - Detached (Retirement Community/Age-Restricted SF) | du | \$1,234 | \$1,274 | \$1,274 |
| 252 | Sr. Adult Housing - Attached (Retirement Community/Age-Restricted SF) | du | \$1,234 | \$1,274 | \$1,274 |
| 265 | Time Share | du | \$1,999 | \$2,076 | \$2,076 |
| LODGING: | | | | | |
| 310 | Hotel/Tourist Hotel | room | \$1,910 | \$1,978 | \$1,978 |
| 320 | Motel | room | \$1,355 | \$1,411 | \$1,411 |
| RECREATIONAL: | | | | | |
| 430 | Golf Course | acre | \$2,185 | \$2,267 | \$2,267 |
| 437 | Bowling Alley | 1,000 sf | \$7,992 | \$9,284 | \$9,881 |
| 443 | Movie Theater | 1,000 sf | \$10,698 | \$11,151 | \$11,151 |
| 491 | Racquet Club | 1,000 sf | \$4,918 | \$5,106 | \$5,106 |
| 492 | Health/Fitness Club | 1,000 sf | \$11,547 | \$11,974 | \$11,974 |
| n/a | Dance Studio (Martial Arts/Music Lessons) | 1,000 sf | \$8,010 | \$9,357 | \$9,961 |
| INSTITUTIONAL: | | | | | |
| 522 | School | 1,000 sf | \$6,734 | \$6,974 | \$6,974 |
| 560 | Public Assembly | 1,000 sf | \$3,284 | \$3,767 | \$4,010 |
| 565 | Day Care | 1,000 sf | \$6,741 | \$7,043 | \$7,043 |
| 590 | Library | 1,000 sf | \$11,589 | \$12,015 | \$12,015 |
| MEDICAL: | | | | | |
| 610 | Hospital | bed | \$3,823 | \$3,968 | \$3,968 |
| 620 | Nursing Home | 1,000 sf | \$355 | \$369 | \$369 |

| | | | | | |
|------------------|---|--------------|----------|----------|----------|
| 640 | Animal Hospital/Veterinary Clinic | 1,000 sf | \$4,047 | \$4,841 | \$5,160 |
| OFFICE: | | | | | |
| 710 | General Office 50,000 sf or less | 1,000 sf | \$5,374 | \$5,574 | \$5,574 |
| 710 | General Office 50,001-100,000 sf | 1,000 sf | \$4,575 | \$4,748 | \$4,748 |
| 710 | General Office 100,001-200,000 sf | 1,000 sf | \$3,905 | \$4,050 | \$4,050 |
| 710 | General Office greater than 200,000 sf | 1,000 sf | \$3,330 | \$3,455 | \$3,455 |
| 720 | Small Medical/Dental Office (10,000 sf or less) | 1,000 sf | \$12,446 | \$12,900 | \$12,900 |
| 720 | Medical/Dental Office | 1,000 sf | \$12,446 | \$12,900 | \$12,900 |
| 732 | Post Office | 1,000 sf | \$19,778 | \$20,508 | \$20,508 |
| RETAIL: | | | | | |
| 815 | Free-Standing Discount Store | 1,000 sf | \$5,639 | \$5,884 | \$5,884 |
| 816 | Hardware/Paint Store | 1,000 sf | \$1,079 | \$1,404 | \$1,499 |
| 820 | Retail/Tourist Retail: 50,000 or less sf* | 1,000 sf | \$5,455 | \$5,700 | \$5,700 |
| 820 | Retail/Tourist Retail: 50,001-100,000 sf* | 1,000 sf | \$5,876 | \$6,135 | \$6,135 |
| 820 | Retail/Tourist Retail: 100,001-200,000 sf* | 1,000 sf | \$5,246 | \$5,477 | \$5,477 |
| 820 | Retail/Tourist Retail: 200,001-300,000 sf* | 1,000 sf | \$5,090 | \$5,307 | \$5,307 |
| 820 | Retail/Tourist Retail: 300,001-400,000 sf* | 1,000 sf | \$4,960 | \$5,169 | \$5,169 |
| 820 | Retail/Tourist Retail: 400,001-500,000 sf* | 1,000 sf | \$4,926 | \$5,135 | \$5,135 |
| 820 | Retail/Tourist Retail: 500,001-1,000,000 sf* | 1,000 sf | \$5,118 | \$5,319 | \$5,319 |
| 820 | Retail/Tourist Retail: 1,000,001-1,200,000 sf* | 1,000 sf | \$5,204 | \$5,412 | \$5,412 |
| 820 | Retail/Tourist Retail: greater than 1,200,000 sf* | 1,000 sf | \$5,319 | \$5,534 | \$5,534 |
| 840/841 | New/Used Auto Sales | 1,000 sf | \$6,040 | \$6,276 | \$6,276 |
| 850 | Supermarket | 1,000 sf | \$7,299 | \$7,621 | \$7,621 |
| 853 | Convenience Market w/Gas Pumps | 1,000 sf | \$19,451 | \$20,411 | \$20,411 |
| 862 | Home Improvement Superstore | 1,000 sf | \$2,933 | \$3,059 | \$3,059 |
| 863 | Electronics Superstore | 1,000 sf | \$1,424 | \$1,502 | \$1,502 |
| 880/881 | Drug Store | 1,000 sf | \$8,915 | \$10,476 | \$11,160 |
| SERVICES: | | | | | |
| 911 | Bank/Savings Walk-In | 1,000 sf | \$8,404 | \$10,094 | \$10,758 |
| 912 | Bank/Savings Drive-In | 1,000 sf | \$11,050 | \$11,525 | \$11,525 |
| 925 | Drinking Place | 1,000 sf | \$3,590 | \$3,774 | \$3,774 |
| 931 | Quality Restaurant | 1,000 sf | \$13,690 | \$14,253 | \$14,253 |
| 932 | High-Turnover Restaurant | 1,000 sf | \$16,314 | \$16,974 | \$16,974 |
| 934 | Fast Food Restaurant w/Drive-Thru | 1,000 sf | \$36,809 | \$38,463 | \$38,463 |
| 942 | Auto Service | 1,000 sf | \$6,651 | \$6,891 | \$6,891 |
| 944 | Gas Station with or w/o Convenience Market <2,000 sq ft | fuel pos. | \$4,456 | \$4,660 | \$4,660 |
| 945 | Gas Station w/Convenience Market 2,000-2,999 sq ft | fuel pos. | \$4,456 | \$4,660 | \$4,660 |
| 960 | Gas Station w/Convenience Market 3,000+ sq ft | fuel pos. | \$4,456 | \$4,660 | \$4,660 |
| 947 | Self-Service Car Wash | wash station | \$9,756 | \$10,190 | \$10,190 |

| INDUSTRIAL: | | | | | |
|--------------------|--------------------------|----------|---------|---------|---------|
| 110 | General Light Industrial | 1,000 sf | \$2,088 | \$2,163 | \$2,163 |
| 140 | Manufacturing | 1,000 sf | \$1,144 | \$1,185 | \$1,185 |
| 150 | Warehouse | 1,000 sf | \$1,050 | \$1,107 | \$1,107 |
| 151 | Mini-Warehouse | 1,000 sf | \$382 | \$396 | \$396 |

* Note: gross leasable area

** The impact of a development for which the county received a legally sufficient application prior to June 27, 2021, shall be calculated at the impact fee rates set forth in Section 23-92(a)1. hereof; the impact of all other development shall be calculated at the time of issuance of the building permit. For the period of November 8, 2020 February 6, 2021, no new development will be charged a rate higher than the previous adopted rate, recognizing changes in land use categories and fee districts.

B. Subsection 23-92(a)2. is hereby deleted as follows:

2. ~~For the period beginning July 4, 2021, and ending July 2, 2022:~~

| ITE LUC | Land Use | Unit | Calculated Rates | | |
|-----------------------------|---|---------|------------------|------------------------|---------|
| | | | Urban | Non-Urban/ Suburban | Rural |
| <i>RESIDENTIAL:</i> | | | | | |
| 210 | Single Family (Detached) – 1,200 sf or less | du | \$4,290 | \$4,939 | \$5,366 |
| 210 | Single Family (Detached) – 1,201 to 2,000 sf | du | \$4,962 | \$5,751 | \$6,294 |
| 210 | Single Family (Detached) – 2,001 to 3,500 sf | du | \$5,692 | \$6,640 | \$7,309 |
| 210 | Single Family (Detached) – greater than 3,500 sf | du | \$5,871 | \$6,855 | \$7,555 |
| 220 | Multi Family Housing/Townhouse (Low Rise, 1-2 Floors) | du | \$3,444 | \$4,001 | \$4,393 |
| 221 | Multi Family Housing (Mid Rise, 3-10 Floors) | du | \$2,866 | \$3,295 | \$3,586 |
| 222 | Multi Family Housing (High Rise, >10 Floors) | du | \$2,114 | \$2,460 | \$2,699 |
| 225 | Student Housing (Adjacent to Campus) | bedroom | \$935 | \$1,166 | \$1,335 |
| 225 | Student Housing (Over 1/2 Mile from Campus) | bedroom | \$1,808 | \$2,230 | \$2,549 |
| 231 | Mid-Rise Residential w/1st Floor Commercial | du | \$2,058 | \$2,563 | \$2,932 |
| 232 | High-Rise Residential w/1st Floor Commercial | du | \$1,178 | \$1,490 | \$1,706 |
| 240 | Mobile Home Park | du | \$1,840 | \$2,126 | \$2,328 |
| 251 | Sr. Adult Housing – Detached (Retirement Community/Age-Restricted SF) | du | \$1,733 | \$2,026 | \$2,226 |
| 252 | Sr. Adult Housing – Attached (Retirement Community/Age-Restricted SF) | du | \$1,450 | \$1,688 | \$1,840 |
| 265 | Time Share | du | \$3,003 | \$3,536 | \$3,895 |
| <i>LODGING:</i> | | | | | |
| 310 | Hotel/Tourist Hotel | room | \$2,092 | \$2,309 | \$2,394 |
| 320 | Motel | room | \$1,080 | \$1,285 | \$1,367 |
| <i>RECREATIONAL:</i> | | | | | |

| | | | | | |
|---------|---|----------|----------|----------|----------|
| 430 | Golf Course | acre | \$2,131 | \$2,404 | \$2,487 |
| 437 | Bowling Alley | 1,000 sf | \$5,994 | \$6,963 | \$7,411 |
| 443 | Movie Theater | 1,000 sf | \$13,185 | \$14,704 | \$15,299 |
| 491 | Racquet Club | 1,000 sf | \$7,234 | \$8,071 | \$8,425 |
| 492 | Health/Fitness Club | 1,000 sf | \$14,184 | \$15,666 | \$16,286 |
| n/a | Dance Studio (Martial Arts/Music Lessons) | 1,000 sf | \$6,008 | \$7,018 | \$7,471 |
| - | INSTITUTIONAL: | - | - | - | - |
| 522 | School | 1,000 sf | \$5,249 | \$6,125 | \$6,522 |
| 560 | Public Assembly | 1,000 sf | \$2,463 | \$2,825 | \$3,008 |
| 565 | Day Care | 1,000 sf | \$6,913 | \$7,687 | \$7,959 |
| 590 | Library | 1,000 sf | \$17,695 | \$19,608 | \$20,475 |
| - | MEDICAL: | - | - | - | - |
| 610 | Hospital | bed | \$7,777 | \$8,692 | \$9,120 |
| 620 | Nursing Home | 1,000 sf | \$890 | \$1,043 | \$1,099 |
| 640 | Animal Hospital/Veterinary Clinic | 1,000 sf | \$3,035 | \$3,631 | \$3,870 |
| - | OFFICE: | - | - | - | - |
| 710 | General Office 50,000 sf or less | 1,000 sf | \$5,737 | \$6,551 | \$7,089 |
| 710 | General Office 50,001-100,000 sf | 1,000 sf | \$5,270 | \$6,062 | \$6,589 |
| 710 | General Office 100,001-200,000 sf | 1,000 sf | \$4,874 | \$5,637 | \$6,154 |
| 710 | General Office greater than 200,000 sf | 1,000 sf | \$4,523 | \$5,262 | \$5,768 |
| 720 | Small Medical/Dental Office (10,000 sf or less) | 1,000 sf | \$13,300 | \$15,115 | \$16,351 |
| 720 | Medical/Dental Office | 1,000 sf | \$16,386 | \$18,862 | \$20,631 |
| 732 | Post Office | 1,000 sf | \$25,714 | \$29,567 | \$32,321 |
| - | RETAIL: | - | - | - | - |
| 815 | Free-Standing Discount Store | 1,000 sf | \$6,984 | \$7,810 | \$8,127 |
| 816 | Hardware/Paint Store | 1,000 sf | \$809 | \$1,053 | \$1,124 |
| 820 | Retail/Tourist Retail: 50,000 sf or less* | 1,000 sf | \$6,497 | \$7,282 | \$7,573 |
| 820 | Retail/Tourist Retail: 50,001-100,000 sf* | 1,000 sf | \$7,083 | \$7,915 | \$8,231 |
| 820 | Retail/Tourist Retail: 100,001-200,000 sf* | 1,000 sf | \$6,393 | \$7,150 | \$7,437 |
| 820 | Retail/Tourist Retail: 200,001-300,000 sf* | 1,000 sf | \$6,240 | \$6,978 | \$7,259 |
| 820 | Retail/Tourist Retail: 300,001-400,000 sf* | 1,000 sf | \$6,109 | \$6,827 | \$7,102 |
| 820 | Retail/Tourist Retail: 400,001-500,000 sf* | 1,000 sf | \$6,088 | \$6,805 | \$7,081 |
| 820 | Retail/Tourist Retail: 500,001-1,000,000 sf* | 1,000 sf | \$6,401 | \$7,133 | \$7,422 |
| 820 | Retail/Tourist Retail: 1,000,001-1,200,000 sf* | 1,000 sf | \$6,530 | \$7,277 | \$7,572 |
| 820 | Retail/Tourist Retail: greater than 1,200,000 sf* | 1,000 sf | \$6,698 | \$7,461 | \$7,763 |
| 840/841 | New/Used Auto Sales | 1,000 sf | \$7,473 | \$8,296 | \$8,628 |
| 850 | Supermarket | 1,000 sf | \$9,676 | \$10,856 | \$11,317 |
| 853 | Convenience Market w/Gas Pumps | 1,000 sf | \$22,438 | \$25,131 | \$26,116 |
| 862 | Home Improvement Superstore | 1,000 sf | \$3,851 | \$4,339 | \$4,522 |
| 863 | Electronics Superstore | 1,000 sf | \$2,747 | \$3,166 | \$3,325 |
| 880/881 | Drug Store | 1,000 sf | \$6,686 | \$7,857 | \$8,372 |

| SERVICES: | | | | | |
|--------------------|---|--------------|----------|----------|----------|
| 911 | Bank/Savings Walk In | 1,000 sf | \$6,303 | \$7,571 | \$8,069 |
| 912 | Bank/Savings Drive In | 1,000 sf | \$11,101 | \$12,352 | \$12,782 |
| 925 | Drinking Place | 1,000 sf | \$7,530 | \$8,606 | \$9,047 |
| 931 | Quality Restaurant | 1,000 sf | \$17,141 | \$19,076 | \$19,848 |
| 932 | High Turnover Restaurant | 1,000 sf | \$20,009 | \$22,231 | \$23,118 |
| 934 | Fast Food Restaurant w/Drive-Thru | 1,000 sf | \$46,377 | \$51,810 | \$53,937 |
| 942 | Auto Service | 1,000 sf | \$6,966 | \$7,672 | \$7,945 |
| 944 | Gas Station with or w/o Convenience Market <2,000 sq ft | fuel pos. | \$5,902 | \$6,608 | \$6,888 |
| 945 | Gas Station w/Convenience Market 2,000-2,999 sq ft | fuel pos. | \$6,619 | \$7,438 | \$7,772 |
| 960 | Gas Station w/Convenience Market 3,000+ sq ft | fuel pos. | \$7,154 | \$8,063 | \$8,437 |
| 947 | Self-Service Car Wash | wash station | \$12,746 | \$14,224 | \$14,818 |
| INDUSTRIAL: | | | | | |
| 110 | General Light Industrial | 1,000 sf | \$2,213 | \$2,528 | \$2,735 |
| 140 | Manufacturing | 1,000 sf | \$1,490 | \$1,736 | \$1,900 |
| 150 | Warehouse | 1,000 sf | \$788 | \$1,010 | \$1,131 |
| 151 | Mini Warehouse | 1,000 sf | \$408 | \$491 | \$533 |

* Note: gross leasable area

C. Subsection 23-92(a)3. is hereby amended as follows:

32. On or after ~~Effective June 27, 2021~~ July 3, 2022:

| ITE LUC | Land-Use | Unit | Calculated Rates | | |
|---------------------|---|---------|------------------|------------------------|----------|
| | | | Urban | Non-Urban/ Suburban | Rural |
| RESIDENTIAL: | | | | | |
| 210 | Single Family (Detached) – 1,200 sf or less | du | \$4,819 | \$5,980 | \$6,835 |
| 210 | Single Family (Detached) – 1,201 to 2,000 sf | du | \$6,164 | \$7,604 | \$8,690 |
| 210 | Single Family (Detached) – 2,001 to 3,500 sf | du | \$7,622 | \$9,382 | \$10,721 |
| 210 | Single Family (Detached) – greater than 3,500 sf | du | \$7,980 | \$9,812 | \$11,212 |
| 220 | Multi-Family Housing/Townhouse (Low-Rise, 1-2 Floors) | du | \$4,453 | \$5,477 | \$6,262 |
| 221 | Multi-Family Housing (Mid-Rise, 3-10 Floors) | du | \$3,296 | \$4,066 | \$4,649 |
| 222 | Multi-Family Housing (High-Rise, >10 Floors) | du | \$2,685 | \$3,323 | \$3,800 |
| 225 | Student Housing (Adjacent to Campus) | bedroom | \$935 | \$1,166 | \$1,335 |
| 225 | Student Housing (Over 1/2 Mile from Campus) | bedroom | \$1,808 | \$2,230 | \$2,549 |

| | | | | | |
|-----|---|----------|----------|----------|----------|
| 231 | Mid-Rise Residential w/1st Floor Commercial | du | \$2,058 | \$2,563 | \$2,932 |
| 232 | High-Rise Residential w/1st Floor Commercial | du | \$1,178 | \$1,490 | \$1,706 |
| 240 | Mobile Home Park | du | \$2,291 | \$2,816 | \$3,219 |
| 251 | Sr. Adult Housing—Detached (Retirement Community/Age-Restricted SF) | du | \$2,231 | \$2,778 | \$3,177 |
| 252 | Sr. Adult Housing—Attached (Retirement Community/Age-Restricted SF) | du | \$1,665 | \$2,102 | \$2,406 |
| 265 | Time Share | du | \$4,007 | \$4,995 | \$5,714 |
| - | LODGING: | - | - | - | - |
| 310 | Hotel/Tourist Hotel | room | \$2,275 | \$2,639 | \$2,810 |
| 320 | Motel | room | \$1,080 | \$1,285 | \$1,367 |
| - | RECREATIONAL: | - | - | - | - |
| 430 | Golf Course | acre | \$2,131 | \$2,541 | \$2,706 |
| 437 | Bowling Alley | 1,000 sf | \$5,994 | \$6,963 | \$7,411 |
| 443 | Movie Theater | 1,000 sf | \$15,671 | \$18,257 | \$19,447 |
| 491 | Racquet Club | 1,000 sf | \$9,551 | \$11,036 | \$11,744 |
| 492 | Health/Fitness Club | 1,000 sf | \$16,820 | \$19,358 | \$20,598 |
| n/a | Dance Studio (Martial Arts/Music Lessons) | 1,000 sf | \$6,008 | \$7,018 | \$7,471 |
| - | INSTITUTIONAL: | - | - | - | - |
| 522 | School | 1,000 sf | \$5,249 | \$6,125 | \$6,522 |
| 560 | Public Assembly | 1,000 sf | \$2,463 | \$2,825 | \$3,008 |
| 565 | Day Care | 1,000 sf | \$7,085 | \$8,330 | \$8,876 |
| 590 | Library | 1,000 sf | \$23,801 | \$27,202 | \$28,936 |
| - | MEDICAL: | - | - | - | - |
| 610 | Hospital | bed | \$11,731 | \$13,415 | \$14,271 |
| 620 | Nursing Home | 1,000 sf | \$1,424 | \$1,716 | \$1,829 |
| 640 | Animal Hospital/Veterinary Clinic | 1,000 sf | \$3,035 | \$3,631 | \$3,870 |
| - | OFFICE: | - | - | - | - |
| 710 | General Office 50,000 sf or less | 1,000 sf | \$6,099 | \$7,528 | \$8,605 |
| 710 | General Office 50,001-100,000 sf | 1,000 sf | \$5,965 | \$7,376 | \$8,431 |
| 710 | General Office 100,001-200,000 sf | 1,000 sf | \$5,843 | \$7,225 | \$8,258 |
| 710 | General Office greater than 200,000 sf | 1,000 sf | \$5,716 | \$7,069 | \$8,081 |
| 720 | Small Medical/Dental Office (10,000 sf or less) | 1,000 sf | \$14,154 | \$17,330 | \$19,802 |
| 720 | Medical/Dental Office | 1,000 sf | \$20,326 | \$24,824 | \$28,363 |
| 732 | Post Office | 1,000 sf | \$31,651 | \$38,627 | \$44,134 |
| - | RETAIL: | - | - | - | - |
| 815 | Free-Standing Discount Store | 1,000 sf | \$8,329 | \$9,736 | \$10,370 |
| 816 | Hardware/Paint Store | 1,000 sf | \$809 | \$1,053 | \$1,124 |
| 820 | Retail/Tourist Retail: 50,000 sf or less* | 1,000 sf | \$7,538 | \$8,864 | \$9,446 |
| 820 | Retail/Tourist Retail: 50,001-100,000 sf* | 1,000 sf | \$8,289 | \$9,695 | \$10,327 |
| 820 | Retail/Tourist Retail: 100,001-200,000 sf* | 1,000 sf | \$7,539 | \$8,822 | \$9,397 |
| 820 | Retail/Tourist Retail: 200,001-300,000 sf* | 1,000 sf | \$7,389 | \$8,649 | \$9,212 |

| | | | | | |
|--------------------|---|--------------|----------|----------|----------|
| 820 | Retail/Tourist Retail: 300,001-400,000 sf* | 1,000 sf | \$7,257 | \$8,484 | \$9,035 |
| 820 | Retail/Tourist Retail: 400,001-500,000 sf* | 1,000 sf | \$7,250 | \$8,476 | \$9,026 |
| 820 | Retail/Tourist Retail: 500,001-1,000,000 sf* | 1,000 sf | \$7,683 | \$8,946 | \$9,524 |
| 820 | Retail/Tourist Retail: 1,000,001-1,200,000 sf* | 1,000 sf | \$7,856 | \$9,141 | \$9,731 |
| 820 | Retail/Tourist Retail: greater than 1,200,000 sf* | 1,000 sf | \$8,078 | \$9,388 | \$9,992 |
| 840/841 | New/Used Auto Sales | 1,000 sf | \$8,906 | \$10,316 | \$10,979 |
| 850 | Supermarket | 1,000 sf | \$12,053 | \$14,092 | \$15,012 |
| 853 | Convenience Market w/Gas Pumps | 1,000 sf | \$25,424 | \$29,850 | \$31,821 |
| 862 | Home Improvement Superstore | 1,000 sf | \$4,769 | \$5,619 | \$5,986 |
| 863 | Electronics Superstore | 1,000 sf | \$4,070 | \$4,830 | \$5,149 |
| 880/881 | Drug Store | 1,000 sf | \$6,686 | \$7,857 | \$8,372 |
| SERVICES: | | | | | |
| 911 | Bank/Savings Walk-In | 1,000 sf | \$6,303 | \$7,571 | \$8,069 |
| 912 | Bank/Savings Drive-In | 1,000 sf | \$11,151 | \$13,178 | \$14,039 |
| 925 | Drinking Place | 1,000 sf | \$11,470 | \$13,439 | \$14,321 |
| 931 | Quality Restaurant | 1,000 sf | \$20,592 | \$23,898 | \$25,444 |
| 932 | High Turnover Restaurant | 1,000 sf | \$23,703 | \$27,488 | \$29,263 |
| 934 | Fast Food Restaurant w/Drive-Thru | 1,000 sf | \$55,944 | \$65,157 | \$69,410 |
| 942 | Auto Service | 1,000 sf | \$7,281 | \$8,453 | \$8,999 |
| 944 | Gas Station with or w/o Convenience Market <2,000 sq ft | fuel pos. | \$7,349 | \$8,557 | \$9,116 |
| 945 | Gas Station w/Convenience Market 2,000-2,999 sq ft | fuel pos. | \$8,782 | \$10,215 | \$10,883 |
| 960 | Gas Station w/Convenience Market 3,000+ sq ft | fuel pos. | \$9,852 | \$11,465 | \$12,215 |
| 947 | Self-Service Car Wash | wash station | \$15,735 | \$18,258 | \$19,447 |
| INDUSTRIAL: | | | | | |
| 110 | General Light Industrial | 1,000 sf | \$2,338 | \$2,893 | \$3,308 |
| 140 | Manufacturing | 1,000 sf | \$1,835 | \$2,287 | \$2,615 |
| 150 | Warehouse | 1,000 sf | \$788 | \$1,010 | \$1,156 |
| 151 | Mini-Warehouse | 1,000 sf | \$434 | \$585 | \$670 |

* Note: gross leasable area

| Land Use | Unit | Calculated Rates | | |
|--|------|------------------|------------------------|----------|
| | | Urban | Non-Urban/ Suburban | Rural |
| RESIDENTIAL: | | | | |
| Single Family (Detached) - 1,200 sf or less | du | \$6,425 | \$7,973 | \$9,113 |
| Single Family (Detached) - 1,201 to 2,000 sf | du | \$8,218 | \$10,138 | \$11,586 |
| Single Family (Detached) - 2,001 to 3,500 sf | du | \$10,163 | \$12,509 | \$14,294 |

| | | | | |
|--|-----------------|-----------------|-----------------|-----------------|
| <u>Single Family (Detached) - greater than 3,500 sf</u> | <u>du</u> | <u>\$10,640</u> | <u>\$13,082</u> | <u>\$14,949</u> |
| <u>Multi-Family Housing/Townhouse (Low-Rise, 1-2 Floors)</u> | <u>du</u> | <u>\$5,937</u> | <u>\$7,303</u> | <u>\$8,349</u> |
| <u>Multi-Family Housing (Mid-Rise, 3-10 Floors)</u> | <u>du</u> | <u>\$4,395</u> | <u>\$5,421</u> | <u>\$6,198</u> |
| <u>Multi-Family Housing (High-Rise, >10 Floors)</u> | <u>du</u> | <u>\$3,580</u> | <u>\$4,430</u> | <u>\$5,066</u> |
| <u>Student Housing (Within ½ mile of Campus)</u> | <u>bedroom</u> | <u>\$1,246</u> | <u>\$1,555</u> | <u>\$1,780</u> |
| <u>Student Housing (Over 1/2 mile from Campus)</u> | <u>bedroom</u> | <u>\$2,410</u> | <u>\$2,973</u> | <u>\$3,399</u> |
| <u>Mid-Rise Residential w/1st Floor Commercial</u> | <u>du</u> | <u>\$2,744</u> | <u>\$3,417</u> | <u>\$3,909</u> |
| <u>High-Rise Residential w/1st Floor Commercial</u> | <u>du</u> | <u>\$1,571</u> | <u>\$1,986</u> | <u>\$2,274</u> |
| <u>Mobile Home Park</u> | <u>du</u> | <u>\$3,054</u> | <u>\$3,755</u> | <u>\$4,292</u> |
| <u>Retirement Community/Age-Restricted Single-Family</u> | <u>du</u> | <u>\$2,975</u> | <u>\$3,704</u> | <u>\$4,236</u> |
| <u>Time Share</u> | <u>du</u> | <u>\$5,343</u> | <u>\$6,660</u> | <u>\$7,619</u> |
| <u>LODGING:</u> | | | | |
| <u>Hotel/Tourist Hotel</u> | <u>room</u> | <u>\$3,033</u> | <u>\$3,519</u> | <u>\$3,746</u> |
| <u>Motel</u> | <u>room</u> | <u>\$1,440</u> | <u>\$1,713</u> | <u>\$1,823</u> |
| <u>RECREATIONAL:</u> | | | | |
| <u>Golf Course</u> | <u>acre</u> | <u>\$2,841</u> | <u>\$3,388</u> | <u>\$3,608</u> |
| <u>Bowling Alley</u> | <u>1,000 sf</u> | <u>\$7,992</u> | <u>\$9,284</u> | <u>\$9,881</u> |
| <u>Movie Theater</u> | <u>1,000 sf</u> | <u>\$20,895</u> | <u>\$24,343</u> | <u>\$25,929</u> |
| <u>Racquet Club</u> | <u>1,000 sf</u> | <u>\$12,734</u> | <u>\$14,714</u> | <u>\$15,658</u> |
| <u>Health/Fitness Club</u> | <u>1,000 sf</u> | <u>\$22,427</u> | <u>\$25,811</u> | <u>\$27,464</u> |
| <u>Dance Studio (Martial Arts/Music Lessons)</u> | <u>1,000 sf</u> | <u>\$8,010</u> | <u>\$9,357</u> | <u>\$9,961</u> |
| <u>INSTITUTIONAL:</u> | | | | |
| <u>School</u> | <u>1,000 sf</u> | <u>\$6,998</u> | <u>\$8,166</u> | <u>\$8,696</u> |
| <u>Public Assembly</u> | <u>1,000 sf</u> | <u>\$3,284</u> | <u>\$3,767</u> | <u>\$4,010</u> |
| <u>Day Care</u> | <u>1,000 sf</u> | <u>\$9,446</u> | <u>\$11,107</u> | <u>\$11,834</u> |
| <u>Library</u> | <u>1,000 sf</u> | <u>\$31,734</u> | <u>\$36,269</u> | <u>\$38,581</u> |
| <u>MEDICAL:</u> | | | | |
| <u>Hospital</u> | <u>bed</u> | <u>\$15,641</u> | <u>\$17,887</u> | <u>\$19,028</u> |
| <u>Nursing Home</u> | <u>1,000 sf</u> | <u>\$1,899</u> | <u>\$2,288</u> | <u>\$2,439</u> |
| <u>Animal Hospital/Veterinary Clinic</u> | <u>1,000 sf</u> | <u>\$4,047</u> | <u>\$4,841</u> | <u>\$5,160</u> |
| <u>OFFICE:</u> | | | | |
| <u>General Office 50,000 sf or less</u> | <u>1,000 sf</u> | <u>\$8,132</u> | <u>\$10,037</u> | <u>\$11,473</u> |
| <u>General Office 50,001-100,000 sf</u> | <u>1,000 sf</u> | <u>\$7,953</u> | <u>\$9,834</u> | <u>\$11,241</u> |
| <u>General Office 100,001-200,000 sf</u> | <u>1,000 sf</u> | <u>\$7,790</u> | <u>\$9,633</u> | <u>\$11,011</u> |
| <u>General Office greater than 200,000 sf</u> | <u>1,000 sf</u> | <u>\$7,621</u> | <u>\$9,425</u> | <u>\$10,775</u> |
| <u>Small Medical/Dental Office (10,000 sf or less)</u> | <u>1,000 sf</u> | <u>\$18,872</u> | <u>\$23,107</u> | <u>\$26,402</u> |
| <u>Medical/Dental Office</u> | <u>1,000 sf</u> | <u>\$27,101</u> | <u>\$33,099</u> | <u>\$37,817</u> |
| <u>Post Office</u> | <u>1,000 sf</u> | <u>\$42,201</u> | <u>\$51,502</u> | <u>\$58,845</u> |
| <u>RETAIL:</u> | | | | |
| <u>Free-Standing Discount Store</u> | <u>1,000 sf</u> | <u>\$11,105</u> | <u>\$12,981</u> | <u>\$13,826</u> |
| <u>Hardware/Paint Store</u> | <u>1,000 sf</u> | <u>\$1,079</u> | <u>\$1,404</u> | <u>\$1,499</u> |

| | | | | |
|---|---------------------|-----------------|-----------------|-----------------|
| <u>Retail/Tourist Retail: 50,000 sf or less*</u> | <u>1,000 sf</u> | <u>\$10,051</u> | <u>\$11,818</u> | <u>\$12,594</u> |
| <u>Retail/Tourist Retail: 50,001-100,000 sf*</u> | <u>1,000 sf</u> | <u>\$11,052</u> | <u>\$12,926</u> | <u>\$13,769</u> |
| <u>Retail/Tourist Retail: 100,001-200,000 sf*</u> | <u>1,000 sf</u> | <u>\$10,052</u> | <u>\$11,763</u> | <u>\$12,529</u> |
| <u>Retail/Tourist Retail: 200,001-300,000 sf*</u> | <u>1,000 sf</u> | <u>\$9,852</u> | <u>\$11,532</u> | <u>\$12,282</u> |
| <u>Retail/Tourist Retail: 300,001-400,000 sf*</u> | <u>1,000 sf</u> | <u>\$9,676</u> | <u>\$11,312</u> | <u>\$12,047</u> |
| <u>Retail/Tourist Retail: 400,001-500,000 sf*</u> | <u>1,000 sf</u> | <u>\$9,667</u> | <u>\$11,301</u> | <u>\$12,035</u> |
| <u>Retail/Tourist Retail: 500,001-1,000,000 sf*</u> | <u>1,000 sf</u> | <u>\$10,244</u> | <u>\$11,928</u> | <u>\$12,699</u> |
| <u>Retail/Tourist Retail: 1,000,001-1,200,000 sf*</u> | <u>1,000 sf</u> | <u>\$10,475</u> | <u>\$12,188</u> | <u>\$12,975</u> |
| <u>Retail/Tourist Retail: greater than 1,200,000 sf*</u> | <u>1,000 sf</u> | <u>\$10,770</u> | <u>\$12,517</u> | <u>\$13,323</u> |
| <u>New/Used Auto Sales</u> | <u>1,000 sf</u> | <u>\$11,875</u> | <u>\$13,755</u> | <u>\$14,639</u> |
| <u>Supermarket</u> | <u>1,000 sf</u> | <u>\$16,070</u> | <u>\$18,789</u> | <u>\$20,016</u> |
| <u>Home Improvement Superstore</u> | <u>1,000 sf</u> | <u>\$6,359</u> | <u>\$7,492</u> | <u>\$7,981</u> |
| <u>Electronics Superstore</u> | <u>1,000 sf</u> | <u>\$5,427</u> | <u>\$6,440</u> | <u>\$6,865</u> |
| <u>Drug Store</u> | <u>1,000 sf</u> | <u>\$8,915</u> | <u>\$10,476</u> | <u>\$11,162</u> |
| <u>SERVICES:</u> | | | | |
| <u>Bank/Savings Walk-In</u> | <u>1,000 sf</u> | <u>\$8,404</u> | <u>\$10,094</u> | <u>\$10,758</u> |
| <u>Bank/Savings Drive-In</u> | <u>1,000 sf</u> | <u>\$14,868</u> | <u>\$17,571</u> | <u>\$18,719</u> |
| <u>Drinking Place</u> | <u>1,000 sf</u> | <u>\$15,293</u> | <u>\$17,918</u> | <u>\$19,094</u> |
| <u>Quality Restaurant</u> | <u>1,000 sf</u> | <u>\$27,456</u> | <u>\$31,864</u> | <u>\$33,925</u> |
| <u>High-Turnover Restaurant</u> | <u>1,000 sf</u> | <u>\$31,604</u> | <u>\$36,650</u> | <u>\$39,017</u> |
| <u>Fast Food Restaurant w/Drive-Thru</u> | <u>1,000 sf</u> | <u>\$74,592</u> | <u>\$86,876</u> | <u>\$92,547</u> |
| <u>Auto Service</u> | <u>1,000 sf</u> | <u>\$9,708</u> | <u>\$11,271</u> | <u>\$11,998</u> |
| <u>Gas Station with or w/o Convenience Market <2,000 sq ft</u> | <u>fuel pos.</u> | <u>\$9,798</u> | <u>\$11,409</u> | <u>\$12,154</u> |
| <u>Gas Station w/Convenience Market 2,000-2,999 sq ft</u> | <u>fuel pos.</u> | <u>\$11,709</u> | <u>\$13,620</u> | <u>\$14,511</u> |
| <u>Gas Station w/Convenience Market 3,000+ sq ft</u> | <u>fuel pos.</u> | <u>\$13,136</u> | <u>\$15,287</u> | <u>\$16,286</u> |
| <u>Self-Service Car Wash</u> | <u>wash station</u> | <u>\$20,980</u> | <u>\$24,344</u> | <u>\$25,929</u> |
| <u>INDUSTRIAL:</u> | | | | |
| <u>General Light Industrial</u> | <u>1,000 sf</u> | <u>\$3,117</u> | <u>\$3,857</u> | <u>\$4,410</u> |
| <u>Manufacturing</u> | <u>1,000 sf</u> | <u>\$2,447</u> | <u>\$3,049</u> | <u>\$3,487</u> |
| <u>Warehouse</u> | <u>1,000 sf</u> | <u>\$1,050</u> | <u>\$1,347</u> | <u>\$1,541</u> |
| <u>Mini-Warehouse</u> | <u>1,000 sf</u> | <u>\$578</u> | <u>\$780</u> | <u>\$893</u> |

* Note: gross leasable area

Section 2. Economic impact determination. The Board does hereby determine and find, pursuant to Section 30-2(b)(2), Orange County Code, that sufficient information has been provided for the Board to assess the economic impact of this ordinance on the development of

real property in the county. The Board does hereby determine and find that no further economic 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 ordinance shall be reviewed and revised accordingly.

Section 3. Effective dates; Notice of increased impact fees.

(a) Subsection 1. A., Subsection 1.B., Section 2, and Section 3 of this ordinance shall become effective on March 26, 2021.

(b) In order to comply with the notice requirement contained in Section 163.31801(3)(d), Florida Statutes, Subsection 1.C. of this ordinance shall become effective on June 27, 2021.

(c) Pursuant to Section 163.31801(3)(d), Florida Statutes, the Clerk of the Board of County Commissioners shall publish a legal notice in *The Orlando Sentinel* on or before March 26, 2021, stating that the Board has adopted this ordinance imposing new and increased impact fees, effective June 27, 2021.

(d) On or before March 26, 2021, the Planning, Environmental, and Development Services Department shall post notice in the Division of Building Safety, and in the appropriate location(s) on the County website, stating that the Board has adopted this Ordinance imposing new and increased transportation impact fees, effective June 27, 2021.

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ADOPTED THIS 23rd DAY OF MARCH, 2021.

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: *Jerry L. Demings*
for Jerry L. Demings
Orange County Mayor

ATTEST: Phil Diamond, CPA, County Comptroller
As Clerk of the Board of County Commissioners

By: *Katie Smith*
Deputy Clerk

