



Interoffice Memorandum

March 12, 2021

TO: Mayor Jerry L. Demings
—AND—
County Commissioners

FROM: Jon V. Weiss, P.E., Director
Planning, Environmental, and Development
Services Department

CONTACT PERSON: **Roberta Alfonso, Assistant County Attorney**
County Attorney's Office
407-836-7320

SUBJECT: March 23, 2021 – Adoption Public Hearing
Ordinance amending Orange County Code Article IV, Chapter
23, Transportation Impact Fee

On October 27, 2020, the Board approved the Transportation Impact Fee Update Study (Final Report - September 11, 2020) and proposed Transportation Impact Fee Ordinance amending Chapter 23, Article IV, Orange County Code, entitled "Transportation Impact Fee". 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 July 3, 2022.

On January 19, 2021, House Bill 337 ("HB 337") was filed by Representative DiCeglie for the 2021 Florida Legislative Session; and on January 25, 2021, Senate Bill 750 ("SB 750" and together with HB 337, the "Bills") was filed as an identical companion bill to HB 337. The Bills contain various provisions related to the Florida Impact Fee Act codified at §163.31801, Florida Statutes, including, a provision that proposes to cap annual increases to impact fees, effective on July 1, 2021.

While the legislative outcomes of the Bills is uncertain, each bill poses a significant negative financial risk to the County in its ability to implement the planned phased transportation impact fee increases on July 4, 2021 and July 3, 2022. The bill could also invalidate the County's adopted indexing percentage increasing fees by 3.4% annually beginning on January 1, 2023.

Page Two

March 23, 2021 – Public Hearing

Ordinance amending Orange County Code Article IV, Chapter 23, Transportation Impact Fee

The proposed amendments to Orange County Code Article IV, Chapter 23, Transportation Impact Fee revise the transportation impact fee schedule in Section 23-92 to reflect the Study rates at 100% (eliminating the Board's current policy discount factor rate of 75%), with the date of the fee increase on June 27, 2021. The amendments also reduce the annual indexing rate from 3.4% to 3.0% in a manner consistent with the current draft of HB 337. The anticipated effective date of the ordinance and fee increase meet the requirements of §163.31801, Florida Statutes providing for a 90-day notice.

ACTION REQUESTED: Make a finding of consistency with the County's Comprehensive Plan and approve 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. All Districts

JVW/ABM/fb

Attachment

c: Byron Brooks, County Administrator
Christopher R. Testerman, AICP, Deputy County Administrator
Joel Prinsell, Deputy County Attorney
Renzo Nastasi, AICP, Manager, Transportation Planning Division
Whitney E. Evers, Attorney IV

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ORDINANCE NO. 2021 - __

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**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.**

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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

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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

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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

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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

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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

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42 **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

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

46 **WHEREAS**, in order to protect the residents of Orange County and preserve the will of the
48 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
50 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
52 policy discount factor, effective on June 27, 2021.

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

56 **Section 1. Amendments to Section 23-92.** Orange County Code, Chapter 23
58 (“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
60 text being ~~struck through~~:

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

64 **Sec. 23-92. Transportation impact fee schedule.**

66 (a) ~~Generally~~. The transportation impact fees authorized
by this article are generally calculated using Gross Floor Area,
68 except as noted, and shall be as follows, with indexing at a rate of
3.04% annually, effective January 1 of each year, beginning January
1, 2022~~3~~:

- 70 1. For the period beginning March 26,
~~2021~~November 8, 2020, and ending ~~July 3,~~
72 ~~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

** For the period of ~~November 8, 2020~~ March 26, 2021 – June 26, 2021 ~~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.

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

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2. ~~For the period beginning July 1, 2021, and ending July 2, 2022:~~

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ITE LUC	Land Use	Unit	Calculated Rates		
			Urban	Non- Urban/ Suburban	Rural
RESIDENTIAL:					
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
LODGING:					
310	Hotel/Tourist Hotel	room	\$2,092	\$2,309	\$2,394
320	Motel	room	\$1,080	\$1,285	\$1,367
RECREATIONAL:					
430	Golf Course	acre	\$2,131	\$2,404	\$2,487

INSTITUTIONAL:			
437	Bowling Alley	1,000 sf	\$5,994
443	Movie Theater	1,000 sf	\$13,185
491	Racquet Club	1,000 sf	\$7,234
492	Health/Fitness Club	1,000 sf	\$14,184
n/a	Dance Studio (Martial Arts/Music Lessons)	1,000 sf	\$6,008
MEDICAL:			
610	Hospital	bed	\$7,777
620	Nursing Home	1,000 sf	\$890
640	Animal Hospital/Veterinary Clinic	1,000 sf	\$3,035
OFFICE:			
710	General Office 50,000 sf or less	1,000 sf	\$5,737
710	General Office 50,001-100,000 sf	1,000 sf	\$5,270
710	General Office 100,001-200,000 sf	1,000 sf	\$4,874
710	General Office greater than 200,000 sf	1,000 sf	\$4,523
720	Small Medical/Dental Office (10,000 sf or less)	1,000 sf	\$13,300
720	Medical/Dental Office	1,000 sf	\$16,386
732	Post Office	1,000 sf	\$25,714
RETAIL:			
815	Free Standing Discount Store	1,000 sf	\$6,984
816	Hardware/Paint Store	1,000 sf	\$809
820	Retail/Tourist Retail: 50,000 sf or less*	1,000 sf	\$6,497
820	Retail/Tourist Retail: 50,001-100,000 sf*	1,000 sf	\$7,083
820	Retail/Tourist Retail: 100,001-200,000 sf*	1,000 sf	\$6,393
820	Retail/Tourist Retail: 200,001-300,000 sf*	1,000 sf	\$6,240
820	Retail/Tourist Retail: 300,001-400,000 sf*	1,000 sf	\$6,109
820	Retail/Tourist Retail: 400,001-500,000 sf*	1,000 sf	\$6,088
820	Retail/Tourist Retail: 500,001-1,000,000 sf*	1,000 sf	\$6,401
820	Retail/Tourist Retail: 1,000,001-1,200,000 sf*	1,000 sf	\$6,530
820	Retail/Tourist Retail: greater than 1,200,000 sf*	1,000 sf	\$6,698
840/841	New/Used Auto Sales	1,000 sf	\$7,473
850	Supermarket	1,000 sf	\$9,676
853	Convenience Market w/Gas Pumps	1,000 sf	\$22,438
862	Home Improvement Superstore	1,000 sf	\$3,851
863	Electronics Superstore	1,000 sf	\$2,747
880/881	Drug Store	1,000 sf	\$6,686
SERVICES:			
837	Bowling Alley	1,000 sf	\$6,963
443	Movie Theater	1,000 sf	\$14,704
491	Racquet Club	1,000 sf	\$8,071
492	Health/Fitness Club	1,000 sf	\$15,666
n/a	Dance Studio (Martial Arts/Music Lessons)	1,000 sf	\$7,018
522	School	1,000 sf	\$6,125
560	Public Assembly	1,000 sf	\$2,825
565	Day Care	1,000 sf	\$7,687
590	Library	1,000 sf	\$17,695
610	Hospital	bed	\$7,777
620	Nursing Home	1,000 sf	\$890
640	Animal Hospital/Veterinary Clinic	1,000 sf	\$3,035
710	General Office 50,000 sf or less	1,000 sf	\$5,737
710	General Office 50,001-100,000 sf	1,000 sf	\$5,270
710	General Office 100,001-200,000 sf	1,000 sf	\$4,874
710	General Office greater than 200,000 sf	1,000 sf	\$4,523
720	Small Medical/Dental Office (10,000 sf or less)	1,000 sf	\$13,300
720	Medical/Dental Office	1,000 sf	\$16,386
732	Post Office	1,000 sf	\$25,714
815	Free Standing Discount Store	1,000 sf	\$6,984
816	Hardware/Paint Store	1,000 sf	\$809
820	Retail/Tourist Retail: 50,000 sf or less*	1,000 sf	\$6,497
820	Retail/Tourist Retail: 50,001-100,000 sf*	1,000 sf	\$7,083
820	Retail/Tourist Retail: 100,001-200,000 sf*	1,000 sf	\$6,393
820	Retail/Tourist Retail: 200,001-300,000 sf*	1,000 sf	\$6,240
820	Retail/Tourist Retail: 300,001-400,000 sf*	1,000 sf	\$6,109
820	Retail/Tourist Retail: 400,001-500,000 sf*	1,000 sf	\$6,088
820	Retail/Tourist Retail: 500,001-1,000,000 sf*	1,000 sf	\$6,401
820	Retail/Tourist Retail: 1,000,001-1,200,000 sf*	1,000 sf	\$6,530
820	Retail/Tourist Retail: greater than 1,200,000 sf*	1,000 sf	\$6,698
840/841	New/Used Auto Sales	1,000 sf	\$7,473
850	Supermarket	1,000 sf	\$9,676
853	Convenience Market w/Gas Pumps	1,000 sf	\$22,438
862	Home Improvement Superstore	1,000 sf	\$3,851
863	Electronics Superstore	1,000 sf	\$2,747
880/881	Drug Store	1,000 sf	\$6,686

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:

FE 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	aere	\$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 (Marital 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	\$8,850
590	Library	1,000 sf	\$23,801	\$27,202	\$28,956
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 50,001 100,000 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	\$9,057

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

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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
Single Family (Detached) - greater than 3,500 sf	du	\$10,640	\$13,082	\$14,949

<u>Multi-Family Housing/Townhouse (Low-Rise, 1-2 Floors)</u>	du	\$5,937	\$7,303	\$8,349
<u>Multi-Family Housing (Mid-Rise, 3-10 Floors)</u>	du	\$4,395	\$5,421	\$6,198
<u>Multi-Family Housing (High-Rise, >10 Floors)</u>	du	\$3,580	\$4,430	\$5,066
<u>Student Housing (Within ½ mile of Campus)</u>	bedroom	\$1,246	\$1,555	\$1,780
<u>Student Housing (Over 1/2 mile from Campus)</u>	bedroom	\$2,410	\$2,973	\$3,399
<u>Mid-Rise Residential w/1st Floor Commercial</u>	du	\$2,744	\$3,417	\$3,909
<u>High-Rise Residential w/1st Floor Commercial</u>	du	\$1,571	\$1,986	\$2,274
<u>Mobile Home Park</u>	du	\$3,054	\$3,755	\$4,292
<u>Retirement Community/Age-Restricted Single-Family</u>	du	\$2,975	\$3,704	\$4,236
<u>Time Share</u>	du	\$5,343	\$6,660	\$7,619
<u>LODGING:</u>				
<u>Hotel/Tourist Hotel</u>	room	\$3,033	\$3,519	\$3,746
<u>Motel</u>	room	\$1,440	\$1,713	\$1,823
<u>RECREATIONAL:</u>				
<u>Golf Course</u>	acre	\$2,841	\$3,388	\$3,608
<u>Bowling Alley</u>	1,000 sf	\$7,992	\$9,284	\$9,881
<u>Movie Theater</u>	1,000 sf	\$20,895	\$24,343	\$25,929
<u>Racquet Club</u>	1,000 sf	\$12,734	\$14,714	\$15,658
<u>Health/Fitness Club</u>	1,000 sf	\$22,427	\$25,811	\$27,464
<u>Dance Studio (Martial Arts/Music Lessons)</u>	1,000 sf	\$8,010	\$9,357	\$9,961
<u>INSTITUTIONAL:</u>				
<u>School</u>	1,000 sf	\$6,998	\$8,166	\$8,696
<u>Public Assembly</u>	1,000 sf	\$3,284	\$3,767	\$4,010
<u>Day Care</u>	1,000 sf	\$9,446	\$11,107	\$11,834
<u>Library</u>	1,000 sf	\$31,734	\$36,269	\$38,581
<u>MEDICAL:</u>				
<u>Hospital</u>	bed	\$15,641	\$17,887	\$19,028
<u>Nursing Home</u>	1,000 sf	\$1,899	\$2,288	\$2,439
<u>Animal Hospital/Veterinary Clinic</u>	1,000 sf	\$4,047	\$4,841	\$5,160
<u>OFFICE:</u>				
<u>General Office 50,000 sf or less</u>	1,000 sf	\$8,132	\$10,037	\$11,473
<u>General Office 50,001-100,000 sf</u>	1,000 sf	\$7,953	\$9,834	\$11,241
<u>General Office 100,001-200,000 sf</u>	1,000 sf	\$7,790	\$9,633	\$11,011
<u>General Office greater than 200,000 sf</u>	1,000 sf	\$7,621	\$9,425	\$10,775
<u>Small Medical/Dental Office (10,000 sf or less)</u>	1,000 sf	\$18,872	\$23,107	\$26,402
<u>Medical/Dental Office</u>	1,000 sf	\$27,101	\$33,099	\$37,817
<u>Post Office</u>	1,000 sf	\$42,201	\$51,502	\$58,845
<u>RETAIL:</u>				
<u>Free-Standing Discount Store</u>	1,000 sf	\$11,105	\$12,981	\$13,826
<u>Hardware/Paint Store</u>	1,000 sf	\$1,079	\$1,404	\$1,499
<u>Retail/Tourist Retail: 50,000 sf or less*</u>	1,000 sf	\$10,051	\$11,818	\$12,594

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

* Note: gross leasable area

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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

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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
100 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
102 be reviewed and revised accordingly.

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

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

(b) In order to comply with the notice requirement contained in Section
108 163.31801(3)(d), 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
110 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
112 impact fees, effective June 27, 2021.

(d) On or before March 26, 2021, the Planning, Environmental, and
114 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
116 imposing new and increased transportation impact fees, effective June 27, 2021.

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ADOPTED THIS 23rd DAY OF MARCH, 2021.

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

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138 By: _____
Deputy Clerk

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