



Transportation Planning Division

Public Hearing
Chapter 23, Article IV - Transportation
Impact Fees
 (continued from September 22, 2020)



October 27, 2020

 **Presentation Outline**

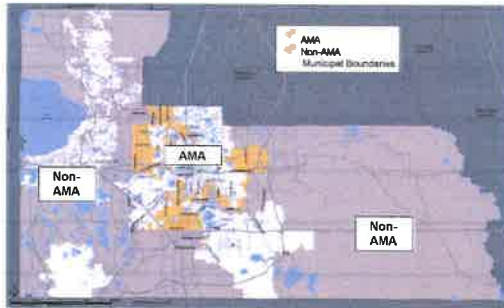
- Background
- Policy Considerations
- Ordinance Changes
- Action Requested

 **Background**

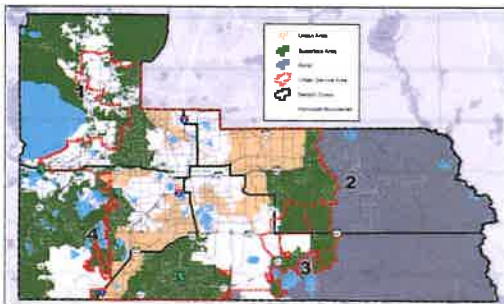
- Impact fees fund the cost of certain infrastructure required to support new growth
- Impact fees are an important funding source of the County's CIP
- Fees are currently assessed at 56% of the 2012 technical study
- 2020 update reflects prior board direction
 - AMA and new Fee District structure
 - Opportunities for affordable housing
 - Implementation

Current Impact Fee Boundary





Proposed Impact Fee District Boundary




Policy Considerations

- Options:
 - Adopt study but defer decision to change fee schedule
 - Adopt a Policy Discount Factor
 - Phase in a potential increase over a period of time
- Major policy considerations include:
 - Impact on CIP funding
 - Magnitude of potential increase
 - Fee parity with central Florida counties and municipalities
 - Increase of fees during pandemic recovery


 **Proposed Transportation Impact Fee Schedule**



 **Transportation Impact Fee Parity**

Fee Comparison – Orange County


Land Use	Unit	Orange County Urban	Orange County Suburban	Orange County Rural	Orange County AMA	Orange County Non-AMA
Study Update	-	2020 (75%)	2020 (75%)	2020 (75%)	2012 (56%)	2012 (56%)
Single Family (2,000sf)	du	\$6,164	\$7,604	\$8,690	\$3,761	\$3,898
Apartments (low rise)	du	\$4,453	\$5,477	\$6,262	\$2,435	\$2,524
Retail (under 50,000sf)	1,000 sf	\$7,538	\$8,864	\$9,446	\$5,455	\$5,700
Office (under 50,000sf)	1,000 sf	\$6,099	\$7,528	\$8,605	\$5,374	\$5,574

 **Transportation Impact Fee Parity**

Fee Comparison – Counties


Land Use	Unit	Orange County Urban	Orange County Suburban	Orange County Rural	Seminole County	Osceola County	Lake County
Study Update	-	2020 (75%)	2020 (75%)	2020 (75%)	1992 (100%)	2020* (100%)	2018 (100%)
Single Family (2,000 sf)	du	\$6,164	\$7,604	\$8,690	\$1,271	\$9,999	\$3,193
Apartments (low rise)	du	\$4,453	\$5,477	\$6,262	\$849	\$7,754	\$1,336
Retail (under 50,000sf)	1,000 sf	\$7,538	\$8,864	\$9,446	\$4,496	\$13,849	\$2,964
Office (under 50,000sf)	1,000 sf	\$6,099	\$7,528	\$8,605	\$2,785	\$6,025	\$2,531

*Rates for Osceola County mobility fee district, effective March 1, 2021

 **Transportation Impact Fee Parity**

Fee Comparison – Cities


Land Use	Unit	Orange County (2020 (75%))	Orange County (2020 (75%))	Orange County (2020 (75%))	City of Orlando (2012 (50%))	City of Winter Garden (2004 (100%))	City of Ocoee (2015 (100%))
Study Update		2020 (75%)	2020 (75%)	2020 (75%)	2012 (50%)	2004 (100%)	2015 (100%)
Single Family (2,000 sf)	du	\$6,164	\$7,604	\$8,690	\$4,123	\$3,517	\$3,944
Apartments (low rise)	du	\$4,453	\$5,477	\$6,262	\$2,729	\$2,470	\$2,655
Retail (under 50,000sf)	1,000 sf	\$7,538	\$8,864	\$9,446	\$6,766	\$12,716	\$4,598
Office (under 50,000sf)	1,000 sf	\$6,099	\$7,528	\$8,605	\$4,576	\$5,748	\$4,753

 **All Impact Fees Assessed**

Fee	Single Family 1 du	Multi-Family 1 du
Schools (100%)	\$8,784	\$5,919
Fire (100%)	\$325	\$227
Law Enforcement (100%)	\$494	\$191
Parks (100%)	\$1,660	\$1,123
Transportation (non-AMA) (56%)	\$3,898	\$2,524
Total	\$15,161	\$9,984
Updated Transportation (75%)	\$4,819 - \$11,212	\$4,453 - \$6,262
Updated Schools (100%)	\$8,829 - \$12,902	\$6,751 - \$7,250
Updated Total	\$16,127 - \$26,593	\$12,745 - \$15,053

Total Impact Fees on \$400k SF unit is about 5%

Total Impact Fees on \$200k MF unit is about 7.5%

 **Ordinance Changes**

- If the Board desires to move forward with scenario as presented:
 - 23-92(a) – replace new language at end with "... with indexing at a rate of 3.4% annually, effective January 1 of each year beginning January 1, 2023:"
 - Modify 23-92(a)1, 2, and 3 to replace and insert 3 new fee tables with footnotes as described on following slides
 - Renumber 23-92(a)3 to 23-92(a)4
 - Modify 'Effective' Date of Ordinance in Section 3 - November 8, 2020.



Action Requested

- Make a finding of consistency with the Comprehensive Plan
- Adoption of An Ordinance Amending the Orange County Transportation Impact Fee Ordinance; Providing for Updates and Amendments to the Orange County Code, Chapter 23, Impact Fees, Article IV, Transportation Impact Fees; Providing for Updated Transportation Impact Fees, including New and Increased Fees in Certain Categories; and Providing for an Effective Date
- Allow staff to make amendments consistent with Board direction and to correct scrivener's errors

