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3 **Staff Summary**

4 This ordinance amends the general provisions of Chapter 22, Lake County Code, regarding
5 impact fees. Based on an April 2010 Impact Fee Update Study performed by Duncan
6 Associates, this ordinance updates Lake County’s impact fees for transportation, parks and
7 recreation, libraries and fire rescue facilities. The ordinance generally proposes an increase in
8 Lake County’s impact fees for transportation impact fees, although by proposing a new, broad
9 land use category called ‘retail/commercial,’ some commercial uses that are high trip generators
10 and that are assessed at a high rate in the current Code, such as drive-through banks and
11 convenience stores with associated gas pumps, will see significant decreases in their impact fee
12 rates. In addition, the ordinance proposes an increase across all land use categories for parks and
13 recreation and library impact fees. Finally, the ordinance generally proposes a decrease in Lake
14 County’s impact fees for fire rescue facilities, with the exception of the fire rescue impact fees
15 for single-family homes of 2,500 square feet or more, and the warehousing,
16 industrial/manufacturing and mobile home park land use categories.

17 In addition to adjusting Lake County’s impact fee rates, the ordinance proposes other major
18 amendments to Ch. 22 that are also based on the April 2010 Impact Fee Update Study. Some of
19 the other major amendments proposed within this ordinance are as follows: amending and
20 clarifying some definitions, and adding definitions for categories of land uses such as
21 ‘industrial/manufacturing,’ ‘lodging,’ ‘office,’ and ‘retail/commercial’; increasing administrative
22 fees from a maximum of \$100 to a flat \$142 per building permit or final development order;
23 reducing the number of transportation impact fee benefit districts from six to three; simplifying
24 and consolidating the number of land use categories for transportation impact fees by reducing
25 them from 83 categories to 13; and providing for an annual indexing process at the end of each
26 fiscal year in which impact fees have not been modified based on an updated impact fee study,
27 which indexing process will take into account cost inflation and accordingly increase or
28 decrease, as appropriate, transportation, fire rescue, parks and recreation and library impact fees.
29

30 **ORDINANCE NO. 2010 – _____**

31
32 **AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE**
33 **COUNTY, FLORIDA; AMENDING CHAPTER 22 OF THE LAKE COUNTY CODE**
34 **ENTITLED IMPACT FEES; AMENDING ARTICLE I, ENTITLED “GENERAL**
35 **PROVISIONS,” ARTICLE III, ENTITLED “TRANSPORTATION IMPACT FEES,”**
36 **ARTICLE IV, ENTITLED “FIRE RESCUE IMPACT FEES,” ARTICLE V, ENTITLED**
37 **“PARK IMPACT FEES,” AND ARTICLE VI, ENTITLED “LIBRARY IMPACT FEES,”**
38 **IN ORDER TO UPDATE THOSE SECTIONS AND REVISE IMPACT FEE RATE**
39 **SCHEDULES ACCORDING TO THE APRIL 2010 IMPACT FEE STUDY; PROVIDING**
40 **FOR SQUARE FOOTAGE THRESHOLDS FOR SINGLE FAMILY LAND USES;**
41 **INCREASING ADMINISTRATIVE FEES, AS WELL AS PARKS AND RECREATION**
42 **AND LIBRARY IMPACT FEES; GENERALLY INCREASING TRANSPORTATION**
43 **IMPACT FEE RATES EXCEPT FOR COMMERCIAL LAND USES WITH A HIGH**
44 **TRIP GENERATION THAT WILL BE ASSESSED A NEW, GENERAL**
45 **‘RETAIL/COMMERCIAL’ RATE; DECREASING FIRE RESCUE IMPACT FEES FOR**
46 **LAND USE CATEGORIES OTHER THAN WAREHOUSING,**
47 **INDUSTRIAL/MANUFACTURING AND MOBILE HOME PARK LAND USES;**
48 **REDUCING THE NUMBER OF TRANSPORTATION LAND USE CATEGORIES**
49 **FROM 83 TO 13 AND THE NUMBER OF TRANSPORTATION BENEFIT DISTRICTS**

1 **FROM 6 TO 3; PROVIDING FOR AN INDEXING PROCESS AT THE END OF EACH**
2 **FISCAL YEAR IN WHICH TRANSPORTATION, FIRE RESCUE, PARKS AND**
3 **RECREATION AND LIBRARY IMPACT FEES HAVE NOT BEEN MODIFIED;**
4 **AMENDING, ADDING AND CLARIFYING DEFINITIONS; ADDING AND DELETING**
5 **LANGUAGE CONCERNING IMPOSITION, RULES OF CONSTRUCTION AND**
6 **PAYMENT AND USE OF IMPACT FEES; PROVIDING FOR SEVERABILITY;**
7 **PROVIDING FOR INCLUSION IN THE LAKE COUNTY CODE; PROVIDING FOR**
8 **FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING FOR AN**
9 **EFFECTIVE DATE.**

10
11 **WHEREAS**, Chapter 22 of the Lake County Code imposes impact fees for
12 Transportation, Educational Facilities, Parks, Libraries and Fire; and

13
14 **WHEREAS**, County consultant Duncan Associates performed an Impact Fee Update
15 Study in April 2010; and

16
17 **WHEREAS**, it is necessary to update Chapter 22 according to the findings contained
18 within the Impact Fee Update Study, in order to ensure that the County's impact fees are based
19 on the most recent and localized data as required by Florida law; and

20
21 **WHEREAS**, the Lake County Impact Fee Committee is a committee which is
22 established by Chapter 22 of the Lake County Code; and

23
24 **WHEREAS**, one of the duties of the Impact Fee Committee is to review Chapter 22 of
25 the Lake County Code on an annual basis and make recommendations to the Board of County
26 Commissioners; and

27
28 **WHEREAS**, on May 20, 2010 the Impact Fee Committee reviewed the Impact Fee
29 Update Study, and voted to recommend adoption of the fire, park, library and administrative
30 portions of the study as presented, and voted to recommend adoption of the road portion of the
31 study with the fee set at 50% of the consultant's recommended increase and with an additional
32 provision advising that the Board of County Commissions should seek alternative funding
33 solutions; and

34
35 **WHEREAS**, on June 17, 2010, the Impact Fee Committee reviewed this proposed
36 ordinance, which is based on the Impact Fee Update Study, for the purpose of making a
37 recommendation to the Board of County Commissioners as to the amendments contained herein;

38
39 **NOW THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of
40 Lake County, Florida as follows:

41
42 **SECTION 1. Recitals.** The foregoing recitals are true and correct and
43 incorporated herein by reference.

44
45 **SECTION 2. Amendment.** Article I, entitled "General Provisions," Section 22-
46 1 of the Lake County Code, entitled "Applicability," is hereby amended to read as follows:

1 **ARTICLE I. GENERAL PROVISIONS**

2
3 **Sec. 22-1. Applicability.**

4
5 This chapter shall apply as follows:

- 6
7 (1) Educational impact fees, and transportation impact fees ~~and library impact fees~~ shall apply to the unincorporated areas of Lake County, Florida and to all municipalities within Lake County, Florida. ~~Educational impact fees and library impact fees shall only apply to residential construction.~~
- 8
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11
12 (2) Fire rescue impact fees shall be imposed in all unincorporated areas of the county and within all municipalities that consent to the imposition of the fire rescue impact fees within their municipal boundaries through a duly executed interlocal agreement, and which participate in the county fire rescue system.
- 13
14
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16
17 (3) Park impact fees shall be imposed in all unincorporated areas of the county and within all municipalities that consent to the imposition of the park impact fees within their municipal boundaries through a duly executed interlocal agreement.
- 18
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20
21 (4) Library impact fees shall be imposed in all unincorporated areas of the county and within all municipalities within Lake County, with the exception of Eustis, which does not participate in the Lake County Library System, and Leesburg, which has been determined to be funding its fair share of library facilities through debt service payments on a new library.
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26
27 (5) Educational, park and library impact fees shall only apply to residential construction.

28
29 **SECTION 3. Amendment.** Article I, entitled “General Provisions,” Section 22-4 of the Lake County Code, entitled “Definitions,” is hereby amended to read as follows:

30
31
32 **Sec. 22-4. Definitions.**

33
34 The following words, terms and phrases, when used in Chapter 22, shall have the meaning ascribed to them in this chapter, except where the context clearly indicates a different meaning. For words, terms and phrases not listed in this section, reference shall be made to ~~Chapter 2,~~ Lake County Code, Appendix E, Land Development Regulations.

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36
37
38
39 (1) *Accessory building or structure* is a detached, subordinate building, the use of which is clearly indicated and related to the use of the principal building or use of the land and which is located on the same lot as the principal building or use.
- 40
41
42
43 (2) *Active adult community* is defined as a development community ~~community~~ which meets the definition of housing for older persons contained in this Code, which has been approved by the county attorney to be exempt from educational system impact fees pursuant to section 22-14(8), and which contains on-site facilities and
- 44
45
46

1 services specifically designed to meet the physical or social needs of its residents,
2 such as pools, spas, tennis courts, basketball courts, golf courses, horseshoe areas,
3 bachi courts, community center, banquet halls, health gyms, clubhouses and/or
4 other sports or activities for use by the residents, including at least one thousand
5 (1,000) square feet of building space per one hundred (100) dwelling units. If a
6 community ceases to contain at least two (2) or more of such facilities or services,
7 and a minimum of at least one thousand (1,000) square feet of building space for
8 residents per one hundred (100) dwelling units, the applicable ~~transportation~~
9 impact fee in effect at the time of the change in circumstances shall be due and
10 payable for all such residential units located within the subdivision, mobile home
11 or manufactured housing park, or multi-family structure. ~~To be recognized as~~
12 ~~being within the active adult transportation impact fee category, the property must~~
13 ~~meet the above described qualifications~~

14 * * *

15
16
17 (9) *Capital improvement* includes expenditures for facility planning, land acquisition,
18 site improvements, construction, necessary off-site improvements, acquisition of,
19 or additions to buildings and capital equipment, but excludes the maintenance and
20 operation, and replacement of existing facilities or equipment.

21 * * *

22
23
24 (16) Duplex, for the purposes of this chapter, shall mean two (2) attached dwelling
25 units on a single lot. Dwelling unit is a building, or a portion thereof, which is
26 designed for residential occupancy, consisting of one (1) or more rooms which are
27 arranged, designed or used as living quarters for one (1) family only. For purposes
28 of the educational impact fee only, the term dwelling unit excludes assisted living
29 facilities and time share property.

30 * * *

31
32
33 (24) *Fire rescue impact fee study* shall mean ~~that certain study entitled “Impact Fees~~
34 ~~for Fire and Rescue Services in Lake County, Florida,” dated as of July 21, 2003,~~
35 ~~prepared by Henderson Young & Company, as adopted by the board of county~~
36 ~~commissioners~~ the fire rescue portion of the “Lake County, Florida Impact Fee
37 Update for Transportation, Parks, Libraries and Fire Rescue,” prepared by
38 Duncan Associates in April 2010, or a subsequent similar study.

39 * * *

40
41
42 (26) Industrial/manufacturing shall mean an establishment primarily engaged in the
43 fabrication, assembly or processing of goods. Typical uses include manufacturing
44 plants, industrial parks, welding shops, wholesale bakeries, utility plants and
45 agricultural processing facilities for produce or livestock not raised on the site.

- 1 ~~(26)~~ (27) *Library impact fee* shall mean the fee imposed pursuant to section 22-60 of the
2 Lake County Code, as it may be amended from time-to-time.
3
- 4 ~~(27)~~ (28) *Library impact fee study* shall mean ~~that certain study entitled “Impact Fees for~~
5 ~~Library Facilities in Lake County, Florida,” dated as of June 17, 2003, prepared~~
6 ~~by Henderson Young & Company, as adopted by the board of county~~
7 ~~commissioners the library portion of the “Lake County, Florida Impact Fee~~
8 ~~Update for Transportation, Parks, Libraries and Fire Rescue,” prepared by~~
9 ~~Duncan Associates in April 2010, or a subsequent similar study.~~
- 10
- 11 (29) *Lodging* shall mean a building or part thereof, in which sleeping accommodations
12 are offered to the public and in which there may be a public dining room for the
13 convenience of the guests. Typical uses include hotels, motels, bed and breakfast
14 inns, boarding houses, campsites and recreational vehicle parks. For campsites
15 and recreational vehicle parks, a camping or RV space shall be considered the
16 equivalent of a hotel or motel room.
17
- 18 (30) *Mini-warehouse* shall mean an enclosed storage facility containing independent,
19 fully enclosed bays that are leased to persons for storage of their household goods
20 or personal property.
21
- 22 ~~(28)~~ (31) *Mobile home* is a structure transportable in one (1) or more sections, which
23 structure is eight (8) body feet or more in width and ~~over thirty five (35) feet in~~
24 ~~length, greater than 400 square feet, and which structure is built on an integral~~
25 ~~chassis and designed to be used as a dwelling unit when connected to the required~~
26 ~~utilities, and includes the plumbing, heating, air conditioning, and electrical~~
27 ~~systems contained therein. The term mobile home includes manufactured homes~~
28 ~~designed to be used as a dwelling unit, as defined in F.S. Ch. 553.~~
- 29
- 30 (32) *Mobile home park* shall mean an establishment that leases spaces for occupancy
31 by mobile homes.
32
- 33 ~~(29)~~ (33) *Multi-family dwelling unit* shall mean a building or a portion of a building,
34 regardless of ownership, containing more than one (1) dwelling unit designed for
35 occupancy by a single family, which units are not customarily offered for rent for
36 one (1) day, and shall include duplexes, apartments, townhouses, timeshares and
37 condominiums.
38
- 39 ~~(30)~~ (34) *Nonsite-related improvements* are improvements that are required by the
40 permitting authority as part of the development approval process which are
41 beyond what is mandated by federal, state or local codes or regulations to provide
42 safe and adequate ingress and egress to the site. These may include, but are not
43 limited to, additional lanes, deceleration lanes, left-turn lanes, signalization and
44 widening of roads not at or near the site. Nonsite-related improvements improve
45 the transportation system of the area over and above the improvements required
46 based on criteria outlined in applicable federal, state or local codes or regulations

1 as part of the development approval and can be credited against transportation
2 impact fees.

3
4 (35) Office shall mean an establishment providing executive, management,
5 administrative or professional services, not located in a shopping center, and
6 which may include ancillary services for office workers, such as a restaurant,
7 coffee shop, newspaper or candy stand, or child-care facilities. Typical uses
8 include real estate, insurance, property management, investment, employment,
9 travel, advertising, secretarial, data processing, photocopy and reproduction,
10 telephone answering, telephone marketing, music, radio and television recording
11 and broadcasting studios; professional or consulting services in the fields of law,
12 architecture, design, engineering, accounting and similar professions; interior
13 decorating consulting services; medical and dental offices and clinics, including
14 veterinarian clinics; and business offices of private companies, public agencies,
15 utility companies, trade associations, unions and nonprofit organizations.

16
17 ~~(34)~~ (36) *Owner of record* means the most recent owner of a parcel of property appearing in
18 the Official Records of Lake County, Florida.

19
20 ~~(32)~~ (37) *Park impact fee* shall mean the fee imposed pursuant to section 22-54 of the Lake
21 County Code, as it may be amended from time-to-time.

22
23 ~~(33)~~ (38) *Park impact fee study* shall mean ~~that certain study entitled “Impact Fees for~~
24 ~~Parks and Recreational Facilities in Lake County, Florida,” dated as of July 2,~~
25 ~~2003, prepared by Henderson Young & Company, as adopted by the board of~~
26 ~~county commissioners~~ the parks portion of the “Lake County, Florida Impact Fee
27 Update for Transportation, Parks, Libraries and Fire Rescue,” prepared by
28 Duncan Associates in April 2010, or a subsequent similar study.

29
30 (39) Public/institutional shall mean a governmental, quasi-public, institutional or
31 non-profit recreational use, other than government administrative offices or uses
32 located in a shopping center. Typical uses include elementary, secondary or
33 higher educational establishments, day care centers, hospitals, mental institutions,
34 nursing homes, assisted living facilities, fire stations, jails, libraries, museums,
35 places of religious worship, cemeteries, military bases, airports, bus stations,
36 fraternal lodges, parks and playgrounds.

37
38 ~~(34)~~ (40) *Public schools* are all pre-kindergarten classes; kindergarten classes; elementary,
39 middle and high school grades and special classes; and all adult, part-time,
40 vocational and evening schools, courses or classes operated by law under the
41 control of the school board or a public school charter board.

42
43 ~~(35)~~ (41) *Residential* means multi-family dwelling units, mobile homes and single-family
44 ~~detached~~ houses.

- 1 ~~(36)~~ (42) *Residential construction* is land development designed or intended to permit more
2 dwelling units than the existing use or non-use of land contains.
3
- 4 (43) *Retail/commercial* means establishments engaged in the selling or rental of goods,
5 services or entertainment to the general public. Such uses include, but are not
6 limited to, shopping centers, discount stores, supermarkets, furniture stores, home
7 improvement stores, pharmacies, automobile sales and service, banks, movie
8 theaters, amusement arcades, bowling alleys, barber shops, laundromats, funeral
9 homes, gas stations, quick lubes, car washes, automobile sales and service,
10 convenience stores, restaurants, bars, vocational or technical schools, dance
11 studios, meeting facilities, marinas, health clubs and golf courses that are open to
12 the public. All uses within a shopping center shall be considered to be
13 retail/commercial uses.
14
- 15 ~~(37)~~ (44) *School board* is the District School Board of Lake County, Florida, which is the
16 governing body of the School District of Lake County, Florida.
17
- 18 (45) *Shopping center* shall mean a building or group of buildings containing multiple
19 retail and other establishments and served by a common vehicular access and
20 parking area so that patrons may visit multiple establishments without having to
21 access a public street to do so.
22
- 23 ~~(38)~~ (46) *Single-family detached house* is a dwelling unit on an individual lot shall mean,
24 for the purpose of transportation, parks, library and fire rescue impact fees, a
25 dwelling unit, including a mobile home, modular home or manufactured home, on
26 an individual lot. For the purpose of educational system impact fees, the term
27 'single-family' shall exclude mobile, modular or manufactured homes.
28
- 29 ~~(39)~~ (47) *Site-related improvements* are those improvements that are mandated by federal,
30 state or local codes or regulations to provide safe and adequate ingress and egress
31 to the site. These may include but are not limited to additional lanes, deceleration
32 lanes, left-turn lanes, signalization, widening of adjacent roadways and
33 resurfacing. These improvements are designed to improve safety for the increased
34 traffic generated from the site, prevent the development of the site from causing
35 physical deterioration of the existing adjacent roadways, and accommodate
36 increased traffic generation caused by the development of the site. Site-related
37 improvements that are so required as part of a development approval based on
38 criteria outlined in applicable federal, state or local codes or regulation shall not
39 be credited against transportation impact fees.
40
- 41 ~~(40)~~ (48) *Student occupant station* shall mean the area necessary for a student to engage in
42 educational activities, excluding ancillary and auxiliary spaces.
43
- 44 ~~(41)~~ (49) *Superintendent* shall mean the chief administrative officer of the public schools or
45 the designee of such person.
46

1 ~~(42)~~ (50) Square footage shall mean, when applied to nonresidential uses, the gross area
2 measured in square feet from the exterior faces of exterior walls or other exterior
3 boundaries of the building, including all floors and mezzanines within said
4 building and including all usable exterior space such as pads, balconies and
5 patios, but excluding areas within the interior of the building that are utilized for
6 parking. This definition applies to Article IV, Fire Impact Fees only. When
7 applied to residential uses, square footage shall refer to enclosed, air conditioned
8 and heated living area, measured from the exterior surface of exterior walls or the
9 center of common walls.

10
11 ~~(43)~~ (51) *Time-share property* means the facilities and accommodations offered in a
12 time-share plan that are classified as time-share estates and time-share licenses as
13 those terms are defined in F.S. Ch. 721.

14
15 ~~(44)~~ *Unit for residential and motel uses* means each entity of occupancy within a
16 building and not the entire building. For land uses calculated using units of one
17 thousand (1,000) square feet, the rate is to be calculated on total square feet. For
18 land uses expressed in acres, the rate is to be calculated on number of acres in
19 production during a typical five-year period.

20
21 (52) Warehousing/wholesale shall mean an establishment primarily engaged in the
22 display, storage and sale of goods to other firms for resale, as well as activities
23 involving significant movement and storage of products or equipment. Typical
24 uses include wholesale distributors, storage warehouses, high-cube warehouses,
25 moving and storage firms, trucking and shipping operations, major mail
26 processing centers and agricultural product storage and distribution.

27
28 {Any definition contained within this Section and not referenced herein shall remain
29 unchanged.}

30
31 **SECTION 4. Amendment.** Article I, entitled “General Provisions,” Section 22-
32 5 of the Lake County Code, entitled “Rules of Construction,” is hereby amended to read as
33 follows:

34
35 **Sec. 22-5. Rules of construction.**

36
37 (a) The provisions of Chapter 22 shall be liberally construed so as to effectively carry out its
38 purpose in the interest of public health, safety, and welfare.

39
40 (b) For the purposes of administration and enforcement of Chapter 22, unless otherwise stated
41 in this article, the following rules of construction shall apply to the text of this article:

- 42
43 (1) The phrase “used for” includes “arranged for,” “designed for,” “maintained for,”
44 or “occupied for.”

45
46 * * *

1
2 (4) ~~A road right of way used to define road benefit district boundaries may be~~
3 ~~considered within any district it bounds.~~
4

5 **SECTION 5. Amendment.** Article I, entitled “General Provisions,” Section 22-
6 8 of the Lake County Code, entitled “Payment and use of impact fees,” is hereby amended to
7 read as follows:
8

9 **Sec. 22-8. Payment and use of impact fees.**

10 * * *

11
12
13 (e) Funds on deposit in any impact fee account established within this chapter shall not be used
14 for any expenditure that would be classified as an operational expense, a maintenance expense or
15 a repair expense, nor shall such funds be used for any expenditure that is intended to or would
16 have the effect of replacing any existing facility or equipment serving the same function.
17

18 * * *

19 {*The remainder of this Section shall remain unchanged.*}

20
21 **SECTION 6. Amendment.** Article I, entitled “General Provisions,” Section 22-
22 12 of the Lake County Code, entitled “Changes in size and use,” is hereby amended to read as
23 follows:
24

25 **Sec. 22-12. Changes in size and use.**

26
27 Unless otherwise specified within this chapter, impact fees shall be imposed and calculated for
28 the alteration, expansion or replacement of a building or dwelling unit or the construction of an
29 accessory building or structure if the alteration, expansion or replacement of the building or
30 dwelling unit or the construction of an accessory building or structure results in a land use
31 determined by the county manager or designee to generate a greater impact than the ~~present~~
32 previous use under the applicable impact fee rate schedule. The previous use shall be the most
33 recent use existing on the site within the six years prior to the application for the building permit
34 or development order subject to the impact fee. The impact fee imposed for the building,
35 dwelling unit or accessory building or structure after construction, alteration, expansion or
36 replacement, shall be as set forth in this chapter, less the impact fee credited to the property prior
37 to such alteration, expansion, replacement or construction. A credit shall be given for the amount
38 of fee that would have been imposed for the building, dwelling unit or accessory building or
39 structure prior to such alteration, expansion, replacement or construction.
40
41

240	Mobile Home Park (Mobile Homes clustered in a Park)	du	\$859.00
252	ACLF	du	\$309.00
—	Lodging:	—	—
310	Hotel	Room	\$1,446.00
320	Motel/Bed and Breakfast	Room	\$774.00
416	Campground/RV Park	Space	\$536.00
—	Recreational:	—	—
412	General Recreation/County Park	Acre	\$388.00
420	Marina	Slip	\$668.00
430	Golf Course	Hole	\$6,594.00
473	Amusement & Recreation Services	1,000 sf	\$25,880.00
492	Racquet Club/Health Spa	1,000 sf	\$3,303.00
494	Bowling Center	1,000 sf	\$6,286.00
N/A	Dance Studio	1,000 sf	\$3,303.00
495	Community Recreation Center	1,000 sf	\$3,895.00
N/A	Horse Training	Acre	\$964.00
—	Institutional:	—	—
520	School (Elementary)	Student	\$180.00
522	Middle School	Student	\$287.00
530	School (High)	Student	\$355.00
550	School (College)	Student	\$552.00
540	Junior College	Student	\$357.00
560	Church/Religious Organization	1,000 sf	\$1,322.00
565	Day Care Center	1,000 sf	\$4,507.00
566	Cemetery	Acre	\$1,073.00
590	Library	1,000 sf	\$4,265.00
610	Hospital	1,000 sf	\$2,444.00
620	Nursing Home	Bed	\$242.00
730	Government Office Building – Municipal	1,000 sf	\$4,304.00
733	Government Office Building – County	1,000 sf	\$8,711.00
N/A	Fire Station	1,000 sf	\$2,494.00
—	Office:	—	—
710	Office under 10,000 GSF	1,000 sf	\$4,452.00
710	Office 10,001 GSF to 30,000 GSF	1,000 sf	\$3,790.00
710	Office 30,001 GSF to 100,000 GSF	1,000 sf	\$2,883.00
710	Office 100,001 GSF to 400,000 GSF	1,000 sf	\$2,110.00
710	Office greater than 400,000 GSF	1,000 sf	\$1,722.00
715	Single Tenant Office Building	1,000 sf	\$2,275.00
720	Medical Office	1,000 sf	\$6,717.00
750	Office Park	1,000 sf	\$2,123.00
760	Research Center	1,000 sf	\$1,508.00
770	Business Park	1,000 sf	\$2,373.00
—	General Commercial:	—	—
820	Under 50,000 GSF	1,000 sf	\$2,816.00

820	50,000 to 200,000 GSF	1,000 sf	\$2,177.00
820	200,001 to 600,000 GSF	1,000 sf	\$2,171.00
820	Greater than 600,000 GSF	1,000 sf	\$2,385.00
—	Retail/Services:	—	—
444	Movie Theater w/Matinee	Screen	\$11,552.00
812	Building Materials and Lumber Store	1,000 sf	\$5,930.00
813	Discount Superstore (greater than 120,000 sf)	1,000 sf	\$2,969.00
814	Specialty Retail	1,000 sf	\$3,553.00
815	Discount Superstore (less or equal to 120,000 sf)	1,000 sf	\$3,580.00
816	Hardware/Paint Store	1,000 sf	\$9,939.00
818	Wholesale Nursery	Acre	\$858.00
831	Quality Restaurant	1,000 sf	\$8,731.00
832	High Turnover Restaurant	1,000 sf	\$11,422.00
834	Fast Food Restaurant/W drive Thru	1,000 sf	\$17,706.00
836	Bar/Lounge/Drinking Place	1,000 sf	\$11,422.00
837	Quick Lube	Bay	\$3,884.00
840	Auto Repair	1,000 sf	\$4,010.00
841	New and Used Auto Sales	1,000 sf	\$5,742.00
844	Service Station	Fuel Position	\$2,080.00
847	Car Wash	1,000 sf	\$5,973.00
850	Supermarket	1,000 sf	\$4,952.00
853	Convenience Market w/gas	1,000 sf	\$14,834.00
881	Pharmacy/Drugstore	1,000 sf	\$3,915.00
890	Furniture Store	1,000 sf	\$704.00
911	Bank	1,000 sf	\$8,202.00
912	Bank w/Drive Thru	1,000 sf	\$12,207.00
N/A	Convenience Mkt. w/gas, fast food and car wash	1,000 sf	\$32,865.00
N/A	Stand Alone Meeting Facility w/ Catering	1,000 sf	\$3,368.00
N/A	Veterinary Clinic	1,000 sf	\$1,788.00
—	Industrial:	—	—
110	General Light Industrial	1,000 sf	\$2,157.00
120	General Heavy Industrial	1,000 sf	\$464.00
130	Industrial Park	1,000 sf	\$2,084.00
140	Manufacturing	1,000 sf	\$1,182.00
150	Warehouse	1,000 sf	\$1,535.00
151	Mini Warehouse	1,000 sf	\$290.00
152	High Cube Warehouse (4)	1,000 sf	\$535.00
N/A	Airport Hanger	1,000 sf	\$1,535.00
170	Utilities Building	1,000 sf	\$1,684.00
Notes:			
N/A Does not have an ITE Land Use Code			
Source – Tindale Oliver and Associates, Updated as of October 2003			

- 1 sf = square foot
- 2 du = dwelling unit

1 **Lake County Transportation Impact Fee Schedule**

<u>Land Use Type</u>	<u>Unit</u>	<u>Rate</u>
<u>Single-Family</u>		
Less than 1,500 sf	Dwelling	\$3,457
1,500 to 2,499 sf	Dwelling	\$4,606
2,500 sf or greater	Dwelling	\$5,434
<u>Active Adult Community</u>	Dwelling	\$1,678
<u>Multi-Family</u>	Dwelling	\$2,126
<u>Mobile Home Park</u>	Space	\$1,331
<u>Lodging</u>	Room	\$2,238
<u>Retail/Commercial</u>	1,000 sf	\$5,349
<u>Office</u>	1,000 sf	\$4,475
<u>Industrial/Manufacturing</u>	1,000 sf	\$4,553
<u>Warehousing</u>	1,000 sf	\$2,379
<u>Mini-Warehouse</u>	1,000 sf	\$620
<u>Public/Institutional</u>	1,000 sf	\$1,404

2
3 Following the end of each fiscal year in which the transportation impact fees have not been
4 modified based on an updated impact fee study, the impact fees shall be increased or decreased
5 to account for cost inflation. The county manager or designee shall calculate the updated impact
6 fees by multiplying the fees by the ratio of the most recent available monthly construction cost
7 index published by the Engineering News-Record to the index for the same month in the
8 previous year. The updated fees shall be rounded to the nearest dollar. The updated fees shall be
9 effective on the first day of the new fiscal year, and shall be posted on the county’s web site and
10 shall be available to the public at the county clerk’s office.

11
12 **SECTION 11. Amendment.** Article III, entitled “Transportation Impact Fees,”
13 Section 22-38 of the Lake County Code, entitled “Alternative transportation impact fee; mixed
14 uses; change of use; fee challenges,” is hereby amended to read as follows:

15
16 **Sec. 22-38. Alternative transportation impact fee; mixed uses; change of use; fee**
17 **challenges.**

18
19 ~~(a) In the event that the determination of a transportation impact fee is required for a land use~~
20 ~~not contained in section 22-37, the following procedure shall be followed. The determination of~~
21 ~~an alternative transportation impact fee shall be the responsibility of a county designated~~
22 ~~planning, zoning or land use professional and supportable by documentation a proposed~~
23 ~~development project does not clearly fit in any of the land use categories listed in the fee~~
24 ~~schedule, the determination as to the appropriate classification shall be made by a close reading~~
25 ~~of the definitions of the land use categories included in this chapter. If there is still doubt as to~~
26 ~~the appropriate classification, the choice between the reasonable possibilities shall be made by~~
27 ~~reference to the most similar trip generation characteristics.~~

28
29 ~~(1) The two-digit Standard Industrial Classification (SIC) Code, or two-digit Department of~~
30 ~~Revenue (DOR) Land Use Code, into which the land use falls is to be determined.~~

1 ~~(2) The two digit SIC Code, or two digit DOR Land Use Code shall be cross referenced to~~
2 ~~an appropriate Institute of Transportation Engineers (ITE) Land Use Code in order to~~
3 ~~derive an appropriate trip generation rate.~~

4
5 ~~(3) At the discretion of the county's designated agent, information provided by the person~~
6 ~~seeking to develop land may be used in determining the appropriate trip generation rate.~~

7
8 ~~(4) Once a trip generation rate has been determined for a land use not contained within the~~
9 ~~"Fee Schedule," located in subsection (a), that rate shall be considered precedence for~~
10 ~~future assessment of similar land uses.~~

11
12 ~~(5) The person seeking to develop land shall either pay the transportation impact fee~~
13 ~~determined by the county agent authorized to make the trip generation determination, or~~
14 ~~prepare a traffic study in accordance with the methodology contained in this article.~~

15
16 (b) If a building or development permit is requested for mixed uses, then the transportation
17 impact fee shall be determined by using the above fee schedule, and apportioning the space
18 committed according to the building or development permit to uses specified on the fee schedule.
19 However, any secondary use which takes up less than twenty-five (25) percent of the square
20 footage of the primary use will be considered an incidental use, not a mixed use, when such use
21 is necessary to carry out the primary use, i.e., office space needed to operate a warehouse.

22
23 ~~(e) In the case of a change of use, redevelopment, or modification of an existing use on site~~
24 ~~which requires the issuance of a building permit or development permit, the transportation~~
25 ~~impact fee shall be based upon the net increase in vehicular traffic generated by the new use as~~
26 ~~compared to the most intense previous use since February 19, 1985. The county manager or a~~
27 ~~designee shall be guided in this determination by using the most recent edition of the ITE Trip~~
28 ~~Generation Manual, and the most recent edition of the SIC Manual.~~

29
30 ~~(d) (c)~~ If the person seeking to develop land challenges the transportation impact fee as
31 determined according to the section 22-37, the person shall prepare and submit a traffic study
32 and independent impact fee calculation for the development activity for which a building permit
33 or development order is sought in accordance with the procedures set forth below. The
34 independent fee calculation shall employ the methodology contained in the "Transportation
35 Impact Fee Update Study," dated May 30, 2001, prepared by Tindale Oliver and Associates, Inc.
36 transportation portion of the "Lake County, Florida Impact Fee Update for Transportation, Parks,
37 Libraries and Fire Rescue," prepared by Duncan Associates in April 2010, or a subsequent
38 similar study and be calculated at the same rate as set forth in the fee schedule.

39
40 ~~(e) (d)~~ The traffic study shall document the basis upon which the independent fee calculation
41 was made and be in accordance with the methodology described above. The county manager or
42 designee shall consider the documentation submitted; however, the county manager or designee
43 is not required to accept such documentation if it is deemed to be inaccurate or not reliable. The
44 county manager or designee may require the submission of additional and distinct documentation
45 for consideration. If an acceptable independent impact fee calculation is not presented, the
46 county manager or designee shall require payment in accordance with the fee schedule located in

1 ~~subsection (a)~~ section 22-37. If an acceptable independent impact fee calculation is presented,
2 the county manager or designee may adjust the impact fee, as appropriate to a specific building
3 permit or development order.

4
5 ~~(f)~~ (e) The following procedures shall be used to prepare the alternative transportation impact
6 fee study:

7
8 * * *

9 *{The remainder of this Section shall remain unchanged.}*

10
11 **SECTION 12. Amendment.** Article III, entitled “Transportation Impact Fees,”
12 Section 22-40 of the Lake County Code, entitled “Transfer of impact fee credits,” is hereby
13 amended to read as follows:

14
15 **Sec. 22-40. Transfer of impact fee credits.**

16
17 The transfer of impact fee credits shall be permitted on a project-by-project basis subject to the
18 following:

19
20 * * *

21
22 (4) In no event shall any impact fee credit be transferred outside of the transportation benefit
23 district in which the original project was completed. Any ~~transfer of impact fee credit~~
24 ~~sheet attempting~~ attempt to transfer such credits outside of the transportation benefit
25 district shall be immediately voided by the county manager or designee.

26
27 * * *

28 *{The remainder of this Section shall remain unchanged.}*

29
30
31 **SECTION 13. Amendment.** Article III, entitled “Transportation Impact Fees,”
32 Section 22-41 of the Lake County Code, entitled “Impact fee trust account and use of monies,” is
33 hereby amended to read as follows:

34
35 **Sec. 22-41. Impact fee trust account and use of monies.**

36
37 * * *

38
39 (c) All funds shall be used exclusively for capital improvements within the transportation
40 benefit district in which the funds were collected or for projects in other transportation benefit
41 districts which are of direct benefit to the transportation benefit districts from which the funds
42 were collected. A road right-of-way used to define road benefit district boundaries may be
43 considered within any district it bounds. In the event, funds collected in one (1) transportation
44 benefit district are to be utilized for a project in another transportation benefit district that is of
45 direct benefit to the transportation benefit district in which the funds were collected, such use
46 shall be approved by a majority of the municipalities in the transportation benefit district within

1 which the funds were collected. Said recommendation shall be forwarded to the board of county
2 commissioners through the county manager or designee. The board of county commissioners
3 shall approve the use of funds collected in one (1) transportation benefit district for a project in
4 another transportation benefit district after a specific finding that there shall be a direct benefit to
5 the transportation benefit district in which the funds were collected. Funds shall be expended in
6 the order in which they are collected.

7
8 * * *

9
10 (d) (e) The governmental authority issuing the permit or other approval for the development
11 shall determine whether road improvements constructed by the person seeking to develop land
12 are “site-related” or “nonsite-related” as defined herein. In the event the permitting authority has
13 a question as to whether a particular improvement is site-related or nonsite-related, the county
14 shall be consulted and make the final decision.

15
16 **SECTION 14. Amendment.** Article III, entitled “Transportation Impact Fees,”
17 Section 22-42 of the Lake County Code, entitled “Transportation benefit districts,” is hereby
18 amended to read as follows:

19
20 **Sec. 22-42. Transportation benefit districts.**

21
22 The following transportation benefit districts are established:

23
24 ~~(1) — Transportation Benefit District 1. Begin at C 42 and the Lake County line in~~
25 ~~Section 31, Township 17 South, Range 27 East, Lake County, Florida; run easterly along~~
26 ~~C 42 to C 439; thence run southerly along C 439 to C 44A; thence run easterly along~~
27 ~~C 44A to SR 44; thence run southwesterly along SR 44 to C 46A; thence run~~
28 ~~southeasterly along C 46A to SR 46; thence run easterly along SR 46 to the Lake County~~
29 ~~line in Section 21, Township 19 South, Range 29 East; thence run northeasterly,~~
30 ~~northerly, northwesterly, and southerly along the Lake County line to the aforementioned~~
31 ~~C 42 being the end of this description.~~

32
33 ~~(2) — Transportation Benefit District 2. Beginning at C-561 and C-455 in Section 8,~~
34 ~~Township 21 South, Range 26 East, Lake County, Florida; run west along C-455 to~~
35 ~~3-2739 North Buckhill Road; thence run northerly along 3-2739 North Buckhill Road to~~
36 ~~a point on the north line of Section 1, Township 21 South, Range 25 East; thence run east~~
37 ~~to the theoretical northeast corner of said Section 1; thence run north to the theoretical~~
38 ~~northeast corner of Section 13, Township 20 South, Range 25 East; thence run thence run~~
39 ~~west to the theoretical southeast corner of Section 14, Township 20 South, Range 25~~
40 ~~East; thence run northwest to the theoretical northwest corner of said Section 14; thence~~
41 ~~run north to a point lying east of the mouth of Dead River and Lake Harris; thence run~~
42 ~~east to the mouth of said Dead River; thence run northeasterly along Dead River to Lake~~
43 ~~Eustis; thence run east to the theoretical east line of Section 19, Township 19 South,~~
44 ~~Range 26 East; thence run north to the northeast corner of Section 6, Township 19 South,~~
45 ~~Range 26 East; thence run west to C 44; thence northeasterly along C 44 to 5-6744 Fish~~
46 ~~Camp Road; thence run north along 5-6744 Fish Camp Road to C 452; thence run~~

1 northerly along C 452 to the Lake County Line in Section 2, Township 18 South, Range
2 25 East; thence run east and north along the Lake County line to C 42 in Section 31,
3 Township 17 South, Range 27 East; thence run easterly along C 42 to C 439; thence run
4 southerly along C 439 to C 44A; thence run easterly along C 44A to SR 44; thence run
5 southwesterly along SR 44 to C 46A; thence run southeasterly along C 46A to SR 46;
6 thence run easterly along SR 46 to the Lake County Line in Section 21, Township 19
7 South, Range 29 East designated as point "A". Return to point of beginning. From said
8 point of beginning run southeasterly along C 455 to the south line of Section 22,
9 Township 21 South, Range 26 East; thence run east to the Lake County line; thence run
10 north, east and northerly along the Lake County line to SR 46 and the aforementioned
11 point "A" being the end of this description.
12

13 (3) — *Transportation Benefit District 3.* — Begin at the Oklawaha River and the Lake
14 County line in Section 6, Township 18 South, Range 25 East, Lake County Florida; run
15 southerly along the Oklawaha River to a point on the theoretical west line of Section 17,
16 Township 18 South, Range 25 East; thence run south to the theoretical northeast corner
17 of Section 19, Township 19 South, Range 25 East; thence run west to the theoretical
18 northwest corner of said Section 19; thence run south to the theoretical southwest corner
19 of Section 31, Township 19 South, Range 25 East; thence run east to the theoretical
20 southwest corner of Section 35; thence run north to a point lying west of the mouth of
21 Dead River and Lake Harris; thence run east to the mouth of said Dead River; thence run
22 northeasterly along Dead River to Lake Eustis; thence run east to the theoretical east line
23 of Section 19, Township 19 South, Range 26 East; thence run north to the northeast
24 corner of Section 6, Township 19 South, Range 26 East; thence run west to C 44; thence
25 run northeasterly along C 44 to 5-6744 Fish Camp Road; thence run north along 5-6744
26 Fish Camp Road to C 452; thence run northwesterly along C 452 to the Lake County
27 line; thence run west along the Lake County line to the aforementioned Oklawaha River
28 being the end of this description.
29

30 Also:

31
32 Begin at C 470 and the Lake County line in Section 7, Township 20 South, Range 24
33 East, Lake County, Florida run easterly along C 470 to C 33; thence run northeasterly
34 along C 33 to US 27; thence run northerly along US 27 to the north line of Section 2,
35 Township 20 South, Range 24 East; thence run East to the theoretical northeast corner of
36 Section 1, Township 20 South, Range 24 East designated as Point "A." Return to point of
37 beginning. From said point of beginning run north along the Lake County line to the
38 northwest corner of Section 6, Township 18 South, Range 24 East; thence run east along
39 the Lake County line to the Oklawaha River being in Section 6, Township 18 South,
40 Range 25 East; thence run southerly along the Oklawaha River to a point on the
41 theoretical west line of Section 17, Township 18 South, Range 25 East; thence run south
42 to the theoretical northeast corner of Section 19, Township 19 South, Range 25 East;
43 thence run south to the northeast corner of Section 1, Township 19 South, Range 25 East;
44 thence run south to the corner of Section 1, Township 20 South, Range 24 East and the
45 aforementioned point "A" being the end of this description.
46

1 ~~(4) — *Transportation Benefit District 4.* — Begin at C 561 and US 27 in Section 36,~~
2 ~~Township 21 South, Range 25 East, Lake County, Florida; run northerly along C 561 to~~
3 ~~C 455; thence run west along C 455 to 3 2739 North Buckhill Road; thence run northerly~~
4 ~~along 3 2739 North Buckhill Road to a point on the north line of Section 1, Township 21~~
5 ~~South, Range 25 East; thence run east to the theoretical northeast corner of said Section~~
6 ~~1; thence run north to the theoretical southeast corner of Section 13, Township 20 South,~~
7 ~~Range 25 East; thence run west to the theoretical southeast corner of Section 14,~~
8 ~~Township 20 South, Range 25 East; thence run northwest to the theoretical northwest~~
9 ~~corner of said Section 14; thence run north to the theoretical northwest corner of Section~~
10 ~~2; Township 20 South, Range 25 East designated as point “A”. Return to point of~~
11 ~~beginning. From said point of beginning run northwesterly along US 27 to 2 2713~~
12 ~~Bridges Road; thence run westerly along 2 2713 Bridges Road, 2 2607 Austin Merritt~~
13 ~~Road, and 2 2403 Youth Camp Road to the Lake County line; thence run north along the~~
14 ~~Lake County Line to C 470; thence run easterly along C 470 to C 33; thence run~~
15 ~~northeasterly along C 33 to US 27; thence run northerly along US 27 to the north line of~~
16 ~~Section 2, Township 20 South, Range 24 East; thence run east to the theoretical~~
17 ~~northwest corner of Section 2, Township 20 South, Range 24 East, and the~~
18 ~~mentioned point “A” being the end of this description.~~

19
20 ~~(5) — *Transportation Benefit District 5.* — Begin at SR 33 and the Lake County line in~~
21 ~~Section 28, Township 24 South, Range 25 East, Lake County, Florida; run northerly~~
22 ~~along SR 33 to C 565B; thence run easterly along C 565B to C 561; thence run northerly~~
23 ~~along C 561 to C 561A; thence run northwesterly, northeasterly along C 561A to US 27;~~
24 ~~thence run northerly along US 27 to C 561; thence run northerly along C 561 to C 455;~~
25 ~~thence run southeasterly along C 455 to the south line of Section 22, Township 21 South,~~
26 ~~Range 26 East; thence run east to the Lake County line, thence run southerly, west, north,~~
27 ~~and west along the Lake County line to the mentioned SR 33 being the end of this~~
28 ~~description.~~

29
30 ~~(6) — *Transportation Benefit District 6.* — Begin at SR 33 and the Lake County line in~~
31 ~~Section 28, Township 24 South, Range 25 East, Lake County, Florida; run northerly~~
32 ~~along SR 33 to C 565B; thence run easterly along C 565B to C 561; thence run northerly~~
33 ~~along C 561 to C 561A; thence run northwesterly, northeasterly along C 561A to US 27;~~
34 ~~thence run northwesterly along US 27 to 2 2713 Bridges Road; thence run westerly along~~
35 ~~2 2713 Bridges Road, 2 2607 Austin Merritt Road, and 2 2403 Youth Camp Road to the~~
36 ~~Lake County line; thence run south, east, north and east along the Lake County line to the~~
37 ~~mentioned SR 33 being the end of this description.~~

38
39 (1) *North Transportation Benefit District.* Begin at the Lake County line at the northwest
40 corner of Section 6, Township 18 South, Range 26 East; thence run south to the
41 northwest corner of Section 6, Township 19 South, Range 26 East; thence run east to the
42 northeast corner of Section 6, Township 19 South, Range 26 East; thence run south to the
43 theoretical southeast corner of Section 18, Township 19 South, Range 26 East; thence run
44 east to CR 473; thence run south along CR 473 to US 441; thence run west along US 441
45 to the eastern boundary of Section 23, Township 19 South, Range 25 East; thence run
46 south to the southeast corner of Section 23, Township 19 South, Range 25 East; thence

1 run west to the theoretical northeast corner of Section 27, Township 19 South, Range 25
2 East; thence run south to the theoretical northeast corner of Section 15, Township 20
3 South, Range 25 East; thence run southeasterly in a straight line to the theoretical
4 northeast corner of Section 23, Township 20 South, Range 25 East; thence run east to the
5 theoretical northeast corner of Section 24, Township 20 South, Range 25 East, thence run
6 south to the southeast corner of Section 1, Township 21 South, Range 25 East; thence run
7 east to the southeast corner of Section 1, Township 21 South, Range 26 East; thence
8 north along the Lake County line and continuing along the Lake County line to the
9 mentioned northwest corner of Section 6, Township 18 South, Range 26 East being
10 the end of this description.

11
12 (2) *Central Transportation Benefit District.* Begin at Youth Camp Road and the Lake
13 County line in Section 18, Township 21 South, Range 24 East; run northeasterly along
14 Youth Camp Road/Austin Merritt Road to CR 33; thence run northerly along CR 33 to
15 the northern boundary of Section 10, Township 21 South, Range 24 East; thence run east
16 to the southeast corner of Section 1, Township 21 South, Range 25 East; thence run north
17 to the theoretical northeast corner of Section 24, Township 20 South, Range 25 East;
18 thence run west to the theoretical northeast corner of Section 23, Township 20 South,
19 Range 25 East; thence run northwesterly in a straight line to the theoretical northeast
20 corner of Section 15, Township 20 South, Range 25 East; then run north to the theoretical
21 northeast corner of Section 27, Township 19 South, Range 25 East; thence run east to the
22 northeast corner of Section 26, Township 19 South, Range 25 East; thence run north to
23 US 441; thence run easterly along US 441 to CR 473; thence run northerly along CR 473
24 to the northern boundary of Section 24, Township 19 South, Range 25 East; thence run
25 east to the theoretical southeast corner of Section 18, Township 19 South, Range 26 East;
26 thence run north to the northeast corner of Section 6, Township 19 South, Range 26 East;
27 thence run west to the northwest corner of Section 6, Township 19 South, Range 26 East;
28 thence run north to the Lake County line; thence run west along the Lake County line to
29 the northwest corner of Section 6, Township 18 South, Range 24 East; thence run south
30 along the Lake County line to the mentioned Youth Camp Road being the end of
31 this description.

32
33 (3) *South Transportation Benefit District.* Begin at Youth Camp Road and the Lake
34 County line in Section 18, Township 21 South, Range 24 East; run northeasterly along
35 Youth Camp Road/Austin Merritt Road to CR 33; thence run northerly along CR 33 to
36 the northern boundary of Section 10, Township 21 South, Range 24 East; thence run east
37 to the theoretical southeast corner of Section 1, Township 21 South, Range 26 East at the
38 Lake County line; thence run south along the Lake County line to the southeast corner of
39 Section 36, Township 24 South, range 26 East; thence run west along the Lake County
40 line to the southeast corner of Section 34, Township 24 South, Range 25 East; thence run
41 north along the Lake County line to the southeast corner of Section 27, Township 24
42 South, Range 25 East; thence run west along the Lake County line to the southwest
43 corner of Section 30, Township 24 South, Range 25 East; thence run south along the
44 Lake County line to the southwest corner of Section 31, Township 24 South, Range 25
45 East; thence run west along the Lake County line to the southwest corner of Section 31,
46 Township 24 South, Range 24 East; thence run north along the Lake County line to the

<u>Land Use Type</u>	<u>Unit</u>	<u>Rate</u>
<u>Single-Family</u>		
<u>Less than 1,500 sf</u>	<u>Dwelling</u>	<u>\$345</u>
<u>1,500 to 2,499 sf</u>	<u>Dwelling</u>	<u>\$375</u>
<u>2,500 sf or greater</u>	<u>Dwelling</u>	<u>\$416</u>
<u>Active Adult Community</u>	<u>Dwelling</u>	<u>\$274</u>
<u>Multi-Family</u>	<u>Dwelling</u>	<u>\$218</u>
<u>Mobile Home Park</u>	<u>Space</u>	<u>\$660</u>
<u>Lodging</u>	<u>Room</u>	<u>\$195</u>
<u>Retail/Commercial</u>	<u>1,000 sf</u>	<u>\$390</u>
<u>Office</u>	<u>1,000 sf</u>	<u>\$135</u>
<u>Industrial/Manufacturing</u>	<u>1,000 sf</u>	<u>\$139</u>
<u>Warehousing</u>	<u>1,000 sf</u>	<u>\$161</u>
<u>Mini-Warehouse</u>	<u>1,000 sf</u>	<u>\$161</u>
<u>Public/Institutional</u>	<u>1,000 sf</u>	<u>\$304</u>

1
2 Following the end of each fiscal year in which the fire rescue impact fees have not been modified
3 based on an updated impact fee study, the impact fees shall be increased or decreased to account
4 for cost inflation. The county manager or designee shall calculate the updated impact fees by
5 multiplying the fees by the ratio of the most recent available monthly construction cost index
6 published by the Engineering News-Record to the index for the same month in the previous year.
7 The updated fees shall be rounded to the nearest dollar. The updated fees shall be effective on
8 the first day of the new fiscal year, and shall be posted on the county’s web site and shall be
9 available to the public at the county clerk’s office.

10
11 **SECTION 17. Amendment.** Article IV, entitled “Fire Rescue Impact Fees,”
12 Section 22-50 of the Lake County Code, entitled “Individual calculation of fire rescue impact
13 fees,” is hereby amended to read as follows:
14

15 **Sec. 22-50. Individual calculation of fire rescue impact fees.**

16
17 (a) ~~In the event fire rescue impact construction involves a land use not contemplated under the~~
18 ~~fire rescue impact fee land use categories set forth in section 22-47 herein, the county manager or~~
19 ~~designee shall determine the impact to be generated by the proposed fire rescue impact~~
20 ~~construction and shall calculate the appropriate fire rescue impact fees utilizing the methodology~~
21 ~~contained in the fire rescue impact fee study. The county manager or designee shall utilize as a~~
22 ~~standard in this determination the impact assumed in the most similar fire rescue impact fee land~~
23 ~~use category or any other generally accepted standard source of planning and cost impact~~
24 ~~analysis classify the proposed use in the category that most closely resembles the proposed use.~~

25
26 * * *

27 *{The remainder of this Section shall remain unchanged.}*
28

1 Following the end of each fiscal year in which the park impact fees have not been modified
2 based on an updated impact fee study, the impact fees shall be increased or decreased to account
3 for cost inflation. The county manager or designee shall calculate the updated impact fees by
4 multiplying the fees by the ratio of the most recent available monthly construction cost index
5 published by the Engineering News-Record to the index for the same month in the previous year.
6 The updated fees shall be rounded to the nearest dollar. The updated fees shall be effective on
7 the first day of the new fiscal year, and shall be posted on the county's web site and shall be
8 available to the public at the county clerk's office.

9
10 **SECTION 20. Amendment.** Article V, entitled "Park Impact Fees," Section 22-
11 55 of the Lake County Code, entitled "Impact fee trust fund and use of monies," is hereby
12 amended to read as follows:

13
14 **Sec. 22-55. Impact fee trust fund and use of monies.**

15 * * *

16
17
18 (b) The monies deposited into any of the three (3) park district trust accounts shall be used
19 solely for the purpose of constructing or improving the county park system within the
20 corresponding park district, including, but not limited to:

21
22 (1) Design and construction plan preparation;

23 * * *

24
25
26 (6) Landscaping, including the initial restoration of land to its natural indigenous state,
27 but excluding subsequent replacement of landscaping or ongoing management of natural
28 habitat;

29 * * *

30 {The remainder of this Section shall remain unchanged.}

31
32
33
34
35
36 {Rest of page intentionally left blank.}

1 the updated impact fees by multiplying the fees by the ratio of the most recent available
2 monthly construction cost index published by the Engineering News-Record to the index
3 for the same month in the previous year. The updated fees shall be rounded to the nearest
4 dollar. The updated fees shall be effective on the first day of the new fiscal year, and
5 shall be posted on the county's web site and shall be available to the public at the county
6 clerk's office.

7 * * *

8 {The remainder of this Section shall remain unchanged.}

9
10 **SECTION 23. Severability.** If any section, sentence, clause or phrase of the
11 Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then
12 said holding shall in no way affect the validity of the remaining portion of this Ordinance.
13

14 **SECTION 24. Inclusion in the Lake County Code.** It is the intent of the Board
15 of County Commissioners that the provisions of this Ordinance shall become and be made a part
16 of the Lake County Code and that the sections of this Ordinance may be renumbered or relettered
17 and the word "ordinance" may be changed to "section," "article," or such other appropriate word
18 or phrase in order to accomplish such intentions.
19

20 **SECTION 25. Filing with the Department of State.** The clerk shall be and is
21 hereby directed forthwith to send a certified copy of this Ordinance to the Secretary of State for
22 the State of Florida.
23

24 **SECTION 26. Effective Date.** This Ordinance shall become effective as
25 provided for by law.
26

27
28 Enacted this _____ day of _____, 2010.

29
30 Filed with the Secretary of State _____, 2010.

31
32 Effective _____, 2010.
33

34
35 ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF LAKE COUNTY, FLORIDA

36
37 _____
38 Neil Kelly, Clerk of the
39 Board of County Commissioners
40 of Lake County, Florida

Welton G. Cadwell, Chairman

41
42 Approved as to form and legality:

This _____ day of _____, 2010.

43
44 _____
45 Melanie N. Marsh
46 Acting County Attorney