

CITY OF WINTER GARDEN
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WINTER GARDEN, FL
34787
WINTERGARDEN-FL.GOV

IMPACT FEES



PUBLICATION DATE: JANUARY 2012

- IMPACT FEES ARE CHARGES ASSESSED ON NEW DEVELOPMENT TO HELP PAY FOR PUBLIC INFRASTRUCTURE REQUIRED TO ACCOMMODATE THE DEVELOPMENT.
- THE ROAD IMPACT FEE ORDINANCE WAS UPDATED BY THE CITY COMMISSION ON JANUARY 14, 2010 BY ORDINANCE No. 10-01. THE PARKS AND RECREATION, POLICE, AND FIRE, IMPACT FEE ORDINANCE WAS UPDATED BY THE CITY COMMISSION ON AUGUST 12, 2004 BY ORDINANCE No. 04-17. THE POTABLE WATER/WASTEWATER/IRRIGATION IMPACT FEE WAS UPDATED BY THE CITY COMMISSION ON JANUARY 13, 2011 BY ORDINANCE No. 11-02.
- THE COUNTY ROAD 545 SPECIAL BENEFIT OVERLAY DISTRICT IMPACT FEE IS IN ADDITION TO THE CITY WIDE ROAD IMPACT FEE IDENTIFIED ABOVE, ALL DEVELOPING PROPERTY LOCATED WITHIN THE CR 545 SPECIAL BENEFIT OVERLAY DISTRICT SHALL BE REQUIRED TO PAY AN ADDITIONAL ROAD IMPACT FEE ON OR PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY. THIS FEE WILL REMAIN IN EFFECT UNTIL OCTOBER 1, 2021. A THREE PERCENT (3%) DISCOUNT IS OFFERED ON ROAD IMPACT FEES PAID IN FULL AT THE ISSUANCE OF A PROJECT'S BUILDING PERMIT.
- THE SCHOOL IMPACT FEE WAS UPDATED BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS ON JUNE 10, 2011 BY ORDINANCE No. 2011-05 TO PROVIDE FOR A REDUCTION IN THE SCHOOL IMPACT FEE RATE.
- THE ADOPTED RATE SCHEDULE FOR THE SCHOOL, POLICE, FIRE, PARKS AND RECREATION, CITY WIDE ROAD, CR545 ROAD, POTABLE WATER, WASTEWATER AND IRRIGATION IMPACT FEES ARE SHOWN ON THE FOLLOWING PAGES.
- FOR FURTHER INFORMATION OR TO DOWNLOAD THE DEVELOPMENT FEES GUIDE, PLEASE GO TO OUR WEBSITE AT WINTERGARDEN-FL.GOV UNDER THE "ONLINE FORMS" TAB.

THIS PUBLICATION IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. IN THE EVENT OF ANY DIFFERENCE BETWEEN THIS BROCHURE AND THE ADOPTED IMPACT FEE ORDINANCES, THE ADOPTED ORDINANCES SHALL CONTROL. PLEASE CONTACT THE CITY OF WINTER GARDEN, COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING AND ZONING DIVISION AT 407-877-5156 IF YOU HAVE ANY QUESTIONS REGARDING THIS PUBLICATION.

ROAD IMPACT FEE

(ADOPTED BY THE CITY COMMISSION ON 12/10/1998 BY ORDINANCE NO. 98-89, UPDATED ON 10/26/2006/12/2004 BY ORDINANCE NO. 06-39; UPDATED ON 01/14/2010 BY ORDINANCE NO. 10-01)

RESIDENTIAL AND COMMERCIAL LAND USE	FEE BASED ON	FEE EFFECTIVE AS OF 01/14/2010
SINGLE FAMILY RESIDENTIAL	PER DWELLING	\$3,517.00
MULTI-FAMILY	PER DWELLING	\$2,470.00
MOBILE HOME	PER DWELLING	\$1,834.00
OFFICE 0 -- 100,000 SF	PER 1,000 SQ.FT.	\$5,748.00
OFFICE 100,001 -- 200,000 SF	PER 1,000 SQ.FT.	\$4,466.00
OFFICE 200,000> SF	PER 1,000 SQ.FT.	\$3,808.00
RETAIL 0 -- 50,000 SF	PER 1,000 SQ.FT.	\$12,716.00
RETAIL 50,001 -- 100,000 SF	PER 1,000 SQ.FT.	\$8,479.00
RETAIL 100,001 -- 300,000 SF	PER 1,000 SQ.FT.	\$7,645.00
RETAIL 300,001 -- 500,000 SF	PER 1,000 SQ.FT.	\$7,276.00
RETAIL 500,001 -- 1,000,000 SF	PER 1,000 SQ.FT.	\$6,392.00
GREATER THAN 1,000,000 SF	PER 1,000 SQ.FT.	\$5,344.00
HOSPITAL	PER 1,000 SQ.FT.	\$4,391.00
MANUFACTURING	PER 1,000 SQ.FT.	\$1,404.00
WAREHOUSING	PER 1,000 SQ.FT.	\$1,823.00
HOTEL/MOTEL	PER ROOM	\$3,348.00
RESTAURANT SIT-DOWN	PER 1,000 SQ.FT.	\$17,048.00
BANK	PER 1,000 SQ.FT.	\$30,730.00
MINI-WAREHOUSE	PER 1,000 SQ.FT.	\$919.00
DAY CARE	PER 1,000 SQ.FT.	\$5,547.00
RACQUET CLUB	PER 1,000 SQ.FT.	\$1,718.00
SCHOOL	PER 1,000 SQ.FT.	\$3,222.00
DRUG STORE	PER 1,000 SQ.FT.	\$10,592.00
FAST FOOD REST. W/DRIVE - THRU	PER 1,000 SQ.FT.	\$58,351.00
MEDICAL-DENTAL OFFICE	PER 1,000 SQ.FT.	\$13,279.00
AUTO CARE CENTER	PER 1,000 SQ.FT.	\$1,903.00
QUICK LUBE CENTER	PER BAY(S)	\$4,799.00
GAS PUMPS	PER FUELING POSITION	\$11,102.00
CONVENIENCE STORE	PER 1,000 SQ.FT.	\$48,607.00
BOWLING ALLEY	PER 1,000 SQ.FT.	\$4,082.00
MOVIE THEATER	PER 1,000 SQ.FT.	\$19,509.00
SUPERMARKET	PER 1,000 SQ.FT.	\$15,392.00
BUSINESS PARK*	PER 1,000 SQ.FT.	\$4,690.00

* THE BUSINESS PARK CATEGORY WILL BE USED FOR ALL SPECULATIVE HEAVY COMMERCIAL OR INDUSTRIAL INCUBATORS.

NOTE:

1. A THREE PERCENT (3%) DISCOUNT IS OFFERED ON ROAD IMPACT FEES PAID IN FULL AT THE ISSUANCE OF A PROJECT'S BUILDING PERMIT.
2. USES NOT LISTED WILL BE DETERMINED WITH A SPECIAL CALCULATION.

CR545 SPECIAL BENEFIT OVERLAY DISTRICT IMPACT FEE

(ADOPTED BY THE CITY COMMISSION ON 08/12/2004 BY ORDINANCE No. 04-17, UPDATED ON 10/26/2006 BY ORDINANCE No. 06-39, ORDINANCE No. 06-40; UPDATED ON 01/14/2010 BY ORDINANCE No. 10-01)

RESIDENTIAL AND COMMERCIAL LAND USE	FEE BASED ON	FEE EFFECTIVE AS OF 10/01/2010
SINGLE FAMILY RESIDENTIAL	PER DWELLING	\$6,226.00
MULTI-FAMILY	PER DWELLING	\$4,372.00
MOBILE HOME	PER DWELLING	\$3,247.00
OFFICE 0 -- 100,000 SF	PER 1,000 SQ.FT.	\$10,175.00
OFFICE 100,001 -- 200,000 SF	PER 1,000 SQ.FT.	\$7,905.00
OFFICE 200,000> SF	PER 1,000 SQ.FT.	\$6,740.00
RETAIL 0 -- 50,000 SF	PER 1,000 SQ.FT.	\$22,509.00
RETAIL 50,001 -- 100,000 SF	PER 1,000 SQ.FT.	\$15,010.00
RETAIL 100,001 -- 300,000 SF	PER 1,000 SQ.FT.	\$13,533.00
RETAIL 300,001 -- 500,000 SF	PER 1,000 SQ.FT.	\$12,880.00
RETAIL 500,001 -- 1,000,000 SF	PER 1,000 SQ.FT.	\$11,316.00
GREATER THAN 1,000,000 SF	PER 1,000 SQ.FT.	\$9,461.00
HOSPITAL	PER 1,000 SQ.FT.	\$7,773.00
MANUFACTURING	PER 1,000 SQ.FT.	\$2,485.00
WAREHOUSING	PER 1,000 SQ.FT.	\$3,227.00
HOTEL/MOTEL	PER ROOM	\$5,927.00
RESTAURANT SIT-DOWN	PER 1,000 SQ.FT.	\$30,178.00
BANK	PER 1,000 SQ.FT.	\$54,397.00
MINI-WAREHOUSE	PER 1,000 SQ.FT.	\$1,627.00
DAY CARE	PER 1,000 SQ.FT.	\$9,818.00
RACQUET CLUB	PER 1,000 SQ.FT.	\$3,041.00
SCHOOL	PER 1,000 SQ.FT.	\$5,703.00
DRUG STORE	PER 1,000 SQ.FT.	\$18,750.00
FAST FOOD REST. W/DRIVE - THRU	PER 1,000 SQ.FT.	\$103,289.00
MEDICAL-DENTAL OFFICE	PER 1,000 SQ.FT.	\$23,506.00
AUTO CARE CENTER	PER 1,000 SQ.FT.	\$3,368.00
QUICK LUBE CENTER	PER BAY(S)	\$8,494.00
GAS PUMPS	PER FUELING POSITION	\$19,652.00
CONVENIENCE STORE	PER 1,000 SQ.FT.	\$86,041.00
BOWLING ALLEY	PER 1,000 SQ.FT.	\$7,225.00
MOVIE THEATER	PER 1,000 SQ.FT.	\$34,535.00
SUPERMARKET	PER 1,000 SQ.FT.	\$27,246.00
BUSINESS PARK*	PER 1,000 SQ.FT.	\$8,302.00

* THE BUSINESS PARK CATEGORY WILL BE USED FOR ALL SPECULATIVE HEAVY COMMERCIAL OR INDUSTRIAL INCUBATORS.

NOTE:

1. DEVELOPING PROPERTY LOCATED WITHIN THE CR545 SPECIAL BENEFIT OVERLAY DISTRICT SHALL BE REQUIRED TO PAY THIS ADDITIONAL ROAD IMPACT FEE. (SEE EXHIBIT "A" FOR A MAP OF THE OVERLY DISTRICT)
2. A THREE PERCENT (3%) DISCOUNT IS OFFERED ON ROAD IMPACT FEES PAID IN FULL AT THE ISSUANCE OF A PROJECT'S BUILDING PERMIT.
3. USES NOT LISTED WILL BE DETERMINED WITH A SPECIAL CALCULATION.

PARKS AND RECREATION IMPACT FEE (FOR RESIDENTIAL USE ONLY)

(ADOPTED BY THE CITY COMMISSION ON 12/10/1998 BY ORDINANCE NO. 98-87, UPDATED ON 8/12/2004 BY ORDINANCE NO. 04-17)

RESIDENTIAL	FEE BASED ON	FEE EFFECTIVE AS OF 11/1/2004
SINGLE FAMILY	PER UNIT	\$ 671.00
MULTI-FAMILY	PER UNIT	\$ 598.00
MOBILE HOME	PER UNIT	\$ 451.00

POLICE IMPACT FEE

(ADOPTED BY THE CITY COMMISSION ON 12/10/1998 BY ORDINANCE NO. 98-85, UPDATED ON 8/12/2004 BY ORDINANCE NO. 04-17)

RESIDENTIAL	FEE BASED ON	FEE EFFECTIVE AS OF 11/1/2004
SINGLE FAMILY	PER UNIT	\$ 260.00
MULTI-FAMILY	PER UNIT	\$ 260.00
MOBILE HOME	PER UNIT	\$ 260.00
COMMERCIAL		
CALCULATION	\$.50 PER SQUARE FOOT OF TOTAL BUILDING GROSS SQUARE FOOTAGE	

FIRE IMPACT FEE

(ADOPTED BY THE CITY COMMISSION ON 12/10/1998 BY ORDINANCE NO. 98-86, UPDATED ON 8/12/2004 BY ORDINANCE NO. 04-17)

RESIDENTIAL	FEE BASED ON	FEE EFFECTIVE AS OF 11/1/2004
SINGLE FAMILY	PER UNIT	\$ 340.00
MULTI-FAMILY	PER UNIT	\$ 340.00
MOBILE HOME	PER UNIT	\$ 340.00
COMMERCIAL		
CALCULATION	\$.61 PER SQUARE FOOT OF TOTAL BUILDING GROSS SQUARE FOOTAGE	

SCHOOL IMPACT FEE (FOR RESIDENTIAL USE ONLY)

(ADMINISTERED BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS AND UPDATED ON 06/10/2011 BY ORDINANCE NO. 2011-05)

RESIDENTIAL	FEE BASED ON	FEE EFFECTIVE AS OF *05/13/2011
SINGLE FAMILY	PER UNIT	\$ 6,525.00
MULTI-FAMILY	PER UNIT	\$ 3,921.00
MOBILE HOME	PER UNIT	\$ 4,345.00

WATER IMPACT FEES

(ADOPTED BY THE CITY COMMISSION ON 01/13/2011 BY ORDINANCE NO.11-02)

RESIDENTIAL AND COMMERCIAL	FEE BASED ON	FEE EFFECTIVE AS OF 01/13/2011 IRRIGATION	FEE EFFECTIVE AS OF 01/13/2011 POTABLE WATER	FEE EFFECTIVE AS OF 01/13/2011 WASTEWATER
3/4"	WATER METER SIZE	\$ 1,086.00	\$ 1,086.00	\$ 1,767.00
1"	WATER METER SIZE	\$ 2,715.00	\$ 2,715.00	\$ 4,418.00
2"	WATER METER SIZE	\$ 8,688.00	\$ 8,688.00	\$ 14,136.00
3"	WATER METER SIZE	\$ 16,290.00	\$ 16,290.00	\$ 26,505.00
4"	WATER METER SIZE	\$ 27,150.00	\$ 27,150.00	\$ 44,175.00
6"	WATER METER SIZE	\$ 54,300.00	\$ 54,300.00	\$ 88,350.00
8"	WATER METER SIZE	\$ 86,880.00	\$ 86,880.00	\$ 141,360.00
10"	WATER METER SIZE	\$ 124,890.00	\$ 124,890.00	\$ 203,205.00

NOTE: ADDITIONAL WATER FEES WILL ALSO APPLY (SEE BELOW).

OTHER COSTS:

WATER METER CONNECTION/INSTALLATION FEE

(ADOPTED BY THE CITY COMMISSION ON 01/13/2011 BY ORDINANCE NO.11-02)

RESIDENTIAL AND COMMERCIAL	FEE BASED ON	FEE EFFECTIVE AS OF 01/13/2011 INSTALLATION AND TAP IN	OR	FEE EFFECTIVE AS OF 01/13/2011 INSTALLATION
5/8"	WATER METER SIZE	\$ 470.00		\$ 230.00
3/4"	WATER METER SIZE	\$ 490.00		\$ 250.00
1"	WATER METER SIZE	\$ 640.00		\$ 320.00
1 1/2"	WATER METER SIZE	\$ 1,160.00		\$ 690.00
2"	WATER METER SIZE	\$ 1,230.00		\$ 710.00
ABOVE 2"	WATER METER SIZE	ACTUAL COST		ACTUAL COST

MISCELLANEOUS FEES

FEE	FIXED AMOUNT
DEPOSIT FEE	\$190.00
INITIATION SET-UP FEE	\$10.00
IRRIGATION PERMIT FEE	\$25.00

RESIDENTIAL IMPACT FEE CALCULATION EXAMPLES

IMPACT FEE	AMOUNT	SFR	MFR	MOBILE HOME
ROAD	\$	\$3,517.00	\$2,470.00	\$1,834.00
PARKS AND RECREATION	\$	\$671.00	\$598.00	\$451.00
POLICE	\$	\$260.00	\$260.00	\$260.00
FIRE	\$	\$340.00	\$340.00	\$340.00
SCHOOL	\$	\$6,525.00	\$3,921.00	\$4,345.00
WATER				
POTABLE WATER	\$	\$1,086.00 ¹	\$1,086.00 ¹	\$1,086.00 ¹
IRRIGATION	\$	\$1,086.00 ¹	\$1,086.00 ¹	\$1,086.00 ¹
WASTEWATER	\$	\$1,767.00 ¹	\$1,767.00 ¹	\$1,767.00 ¹
OTHER COSTS	AMOUNT			
CONNECTION/INSTALLATION	\$	\$250.00	\$250.00	\$250.00
WATER - MISCELLANEOUS FEE	\$ 225.00	\$225.00	\$225.00	\$225.00
TOTAL RESIDENTIAL COSTS	\$	\$15,727.00	\$12,003.00	\$11,644.00

¹EXAMPLES ARE BASED ON UTILIZING A ¾" WATER/IRRIGATION/WASTEWATER METER.

CR545 ROAD	\$	\$6,226.00²	\$4,372.00²	\$3,247.00²
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²CR545 ROAD IMPACT FEE ONLY APPLIES TO DEVELOPMENT WITHIN THE CR545 SPECIAL BENEFIT OVERLAY DISTRICT

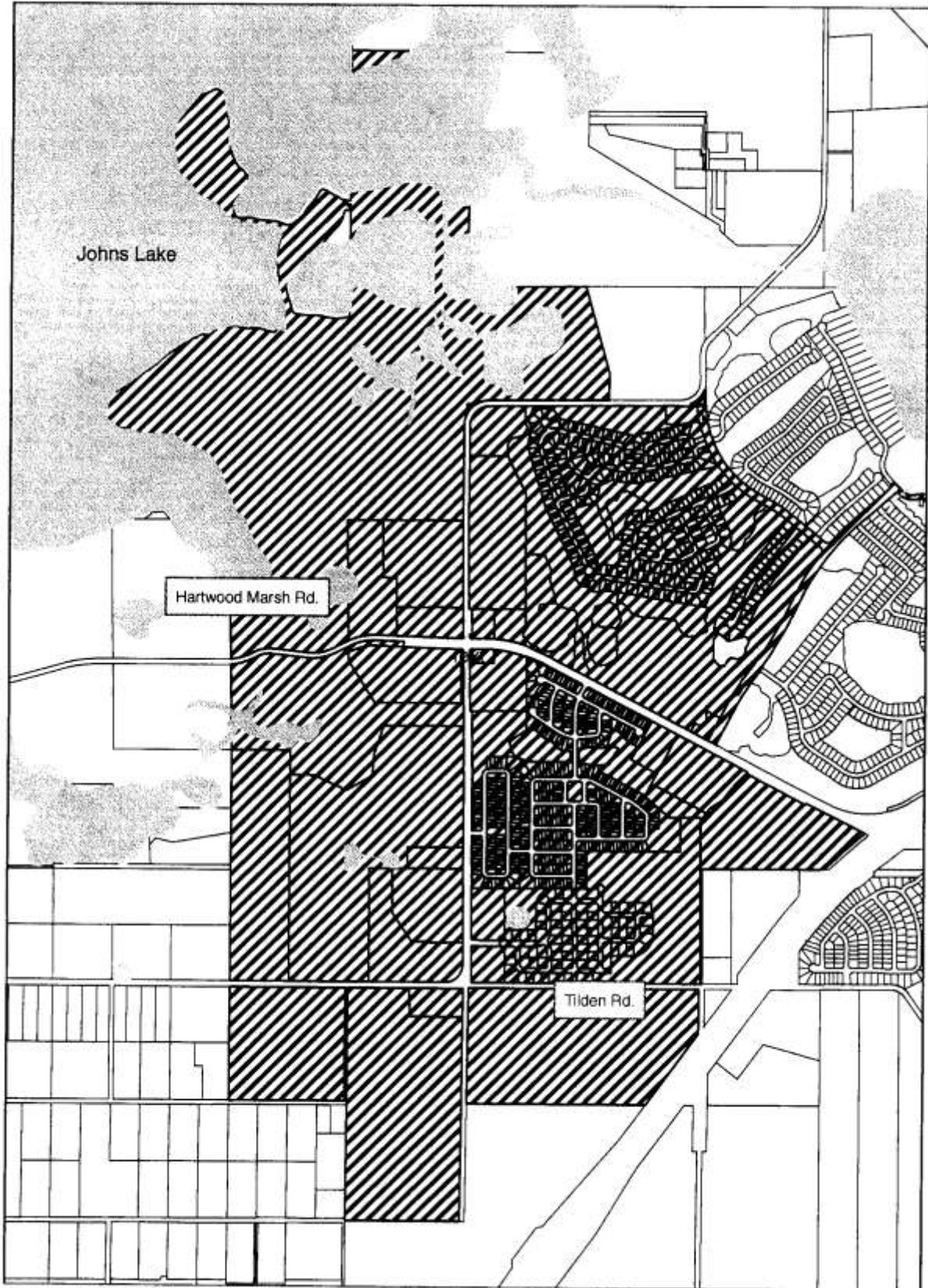
COMMERCIAL IMPACT FEE CALCULATION EXAMPLE WORKSHEET

IMPACT FEE AND OR OTHER COSTS	AMOUNT
ROAD	\$
CR545 ROAD	\$
POLICE	\$
FIRE	\$
WATER	
WATER	\$
IRRIGATION	\$
WASTEWATER	\$
OTHER COSTS	AMOUNT
CONNECTION/ INSTALLATION	\$
WATER - MISCELLANEOUS FEE	\$ 225.00
TOTAL COMMERCIAL COSTS	\$

NOTE: IN ADDITION TO IMPACT FEES ALL DEVELOPMENT IS SUBJECT TO APPLICABLE PERMIT, REVIEW AND INSPECTION FEES.

EXHIBIT "A"

CR545 SPECIAL BENEFIT OVERLAY DISTRICT





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