

CITY OF WINTER GARDEN  
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300 WEST PLANT STREET  
WINTER GARDEN, FL 34787  
WWW.WINTERGARDEN-FL.GOV

# IMPACT FEES



**PUBLICATION DATE: OCTOBER 1, 2016**

- 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 JANUARY 22, 2015 BY ORDINANCE NO. 15-11. THE POTABLE WATER / WASTEWATER / IRRIGATION IMPACT FEE WAS UPDATED BY THE CITY COMMISSION ON JANUARY 13, 2011 BY ORDINANCE NO. 11-02.
- THE SCHOOL IMPACT FEE WAS UPDATED BY THE ORANGE COUNTY SCHOOL BOARD ON OCTOBER 1, 2016 BY ORDINANCE NO. 2016-08 TO PROVIDE FOR AN INCREASE IN THE SCHOOL IMPACT FEE RATE.
- THE ADOPTED RATE SCHEDULE FOR THE SCHOOL, POLICE, FIRE, PARKS AND RECREATION, CITY WIDE 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 [WWW.WINTERGARDEN-FL.GOV](http://WWW.WINTERGARDEN-FL.GOV) UNDER THE "ONLINE FORMS" TAB.

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

## ***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 1/22/15 BY ORDINANCE NO. 15-11)

RESIDENTIAL	FEE BASED ON	FEE EFFECTIVE AS OF 11/1/2004
SINGLE FAMILY	PER UNIT	\$ 1,300.00
MULTI-FAMILY	PER UNIT	\$ 1,159.00
TOWNHOME	PER UNIT	\$ 1,300.00
MOBILE HOME	PER UNIT	\$ 874.00

## ***POLICE IMPACT FEE***

(ADOPTED BY THE CITY COMMISSION ON 12/10/1998 BY ORDINANCE NO. 98-85, UPDATED ON 1/22/15 BY ORDINANCE NO. 15-11)

RESIDENTIAL	FEE BASED ON	FEE EFFECTIVE AS OF 11/1/2004
SINGLE FAMILY	PER UNIT	\$ 339.00
MULTI-FAMILY	PER UNIT	\$ 339.00
TOWNHOME	PER UNIT	\$ 339.00
MOBILE HOME	PER UNIT	\$ 339.00
<b>COMMERCIAL</b>		
<b>CALCULATION</b>	<b>\$.65 PER SQUARE FOOT OF TOTAL BUILDING GROSS SQUARE FOOTAGE</b>	

## ***FIRE IMPACT FEE***

(ADOPTED BY THE CITY COMMISSION ON 12/10/1998 BY ORDINANCE NO. 98-86, UPDATED ON 1/22/15 BY ORDINANCE NO. 15-11)

RESIDENTIAL	FEE BASED ON	FEE EFFECTIVE AS OF 11/1/2004
SINGLE FAMILY	PER UNIT	\$ 491.00
MULTI-FAMILY	PER UNIT	\$ 491.00
TOWNHOUSE	PER UNIT	\$ 491.00
MOBILE HOME	PER UNIT	\$ 491.00
<b>COMMERCIAL</b>		
<b>CALCULATION</b>	<b>\$.85 PER SQUARE FOOT OF TOTAL BUILDING GROSS SQUARE FOOTAGE</b>	

## ***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	\$ 7,655.00
MULTI-FAMILY	PER UNIT	\$ 4,920.00
TOWNHOUSE	PER UNIT	\$ 5,426.00
MOBILE HOME	PER UNIT	\$ 5,217.00

## **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	TOWNHOME	MOBILE HOME
<b>ROAD</b>	\$	\$3,517.00	\$2,470.00	\$3,517.00	\$1,834.00
<b>PARKS AND RECREATION</b>	\$	\$1,300.00	\$1,159.00	\$1,300.00	\$874.00
<b>POLICE</b>	\$	\$339.00	\$339.00	\$339.00	\$339.00
<b>FIRE</b>	\$	\$491.00	\$491.00	\$491.00	\$491.00
<b>SCHOOL</b>	\$	\$7,655.00	\$4,920.00	\$5,426.00	\$5,217.00
<b>WATER</b>					
<b>POTABLE WATER</b>	\$	\$1,086.00 <sup>1</sup>	\$1,086.00 <sup>1</sup>	\$1,086.00 <sup>1</sup>	\$1,086.00 <sup>1</sup>
<b>IRRIGATION</b>	\$	\$1,086.00 <sup>1</sup>	\$1,086.00 <sup>1</sup>	\$1,086.00 <sup>1</sup>	\$1,086.00 <sup>1</sup>
<b>WASTEWATER</b>	\$	\$1,767.00 <sup>1</sup>	\$1,767.00 <sup>1</sup>	\$1,767.00 <sup>1</sup>	\$1,767.00 <sup>1</sup>
<b>OTHER COSTS</b>	AMOUNT				
<b>CONNECTION/INSTALLATION</b>	\$	\$250.00	\$250.00	\$250.00	\$250.00
<b>WATER - MISCELLANEOUS FEE</b>	\$	225.00	\$225.00	\$225.00	\$225.00
<b>TOTAL RESIDENTIAL COSTS</b>	\$	\$17,716.00	\$13,793.00	\$15,487.00	\$13,169.00

<sup>1</sup>EXAMPLES ARE BASED ON UTILIZING A 3/4" WATER/IRRIGATION/WASTEWATER METER.

## COMMERCIAL IMPACT FEE CALCULATION EXAMPLE WORKSHEET

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

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



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