

CITY OF WINTER GARDEN
P: 407.656.4111
300 WEST PLANT STREET
WINTER GARDEN, FL 34787
WWW.WINTERGARDEN-FL.GOV

IMPACT FEES



PUBLICATION DATE: OCTOBER 1, 2022

- 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 BOARD OF COUNTY COMMISSIONERS ON OCT. 1, 2021 BY ORDINANCE No. 2021-28 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 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 |
| TOWNHOME | PER DWELLING | \$3,517.00 |
| 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.

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 |
| COMMERCIAL | | |
| CALCULATION | \$.65 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 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 |
| COMMERCIAL | | |
| CALCULATION | \$.85 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 10/1/2022 BY ORDINANCE NO. 2021-28)

| RESIDENTIAL | FEE BASED ON | FEE EFFECTIVE AS OF *2 1 2022 |
|---------------|-------------------|----------------------------------|
| SINGLE FAMILY | < 2,000 SQFT. | \$ 8,829.00 |
| SINGLE FAMILY | 2,000-2,499 SQFT. | \$ 9,513.00 |
| SINGLE FAMILY | 2,500-2,999 SQFT. | \$ 11,402.00 |
| SINGLE FAMILY | 3,000-3,999 SQFT. | \$12,015.00 |
| SINGLE FAMILY | >=4,000 SQFT. | \$ 9,584.00 |
| MULTI FAMILY | (HIGH RISE) | \$ 307.00 |
| MULTI FAMILY | (NON-HIGH RISE) | \$ 6,751.00 |
| TOWNHOUSE | - | \$ 8,805.00 |
| MOBILE HOME | - | \$ 9,132.00 |

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 |
|----------------------------------|--------|-------------------------|-------------------------|-------------------------|-------------------------|
| ROAD | \$ | \$3,517.00 | \$2,470.00 | \$3,517.00 | \$1,834.00 |
| PARKS AND RECREATION | \$ | \$1,300.00 | \$1,159.00 | \$1,300.00 | \$874.00 |
| POLICE | \$ | \$339.00 | \$339.00 | \$339.00 | \$339.00 |
| FIRE | \$ | \$491.00 | \$491.00 | \$491.00 | \$491.00 |
| SCHOOL | \$ | SEE FEE | SEE FEE | SEE FEE | SEE FEE |
| WATER | | | | | |
| POTABLE WATER | \$ | \$1,086.00 ¹ | \$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 | \$1,086.00 ¹ |
| WASTEWATER | \$ | \$1,767.00 ¹ | \$1,767.00 ¹ | \$1,767.00 ¹ | \$1,767.00 ¹ |
| OTHER COSTS | AMOUNT | | | | |
| CONNECTION/INSTALLATION | \$ | \$250.00 | \$250.00 | \$250.00 | \$250.00 |
| WATER - MISCELLANEOUS FEE | \$ | 225.00 | \$225.00 | \$225.00 | \$225.00 |
| TOTAL RESIDENTIAL COSTS | \$ | \$18,845.00 | \$14,792.00 | \$16,991.00 | \$14,040.00 |

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

COMMERCIAL IMPACT FEE CALCULATION EXAMPLE WORKSHEET

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

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



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