

# IMPACT FEE UPDATE



**CITY OF OVIEDO**

**1<sup>st</sup> Reading**

**NOVEMBER 17th, 2025**



**NUE URBAN CONCEPTS**  
LAND USE • MOBILITY • PARKING • FEES

# WORKSHOP PURPOSE

- **Discuss Impact Fees Update**
- **Review Phased-in Rates**
- **Request Input / Direction on Impact Fee Tech Report**

# IMPACT FEE TECH REPORT

*City of Oviedo*

**IMPACT FEE  
TECHNICAL REPORT**

Law Enforcement  
Fire & Rescue (EMS)  
Recreation & Parks  
Administrative Facilities

**OCTOBER 2025**



**NUE URBAN CONCEPTS**  
LAND USE • MOBILITY • PARKING • FEES


**CITY OF OVIEDO  
IMPACT FEE  
TECHNICAL REPORT**

**RECREATION & PARKS  
FIRE & RESCUE  
LAW ENFORCEMENT  
ADMINISTRATIVE FACILITIES**

**OCTOBER 2025**

Produced for: City of Oviedo

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# PROJECTED GROWTH IN OVIEDO

**TABLE 1. PROJECTED GROWTH IN OVIEDO**

YEAR	POPULATION	EMPLOYMENT	LIVE & WORK IN OVIEDO	WORK IN OVIEDO
2025 (Impact Fee Base Year)	42,460	13,281	1,240	12,041
2035 (Impact Fee Future Year)	48,100	18,528	1,575	16,953
Increase	5,640	5,247	335	4,912
<i>Source: Population (Appendix C). Employment (Appendix D).</i>				



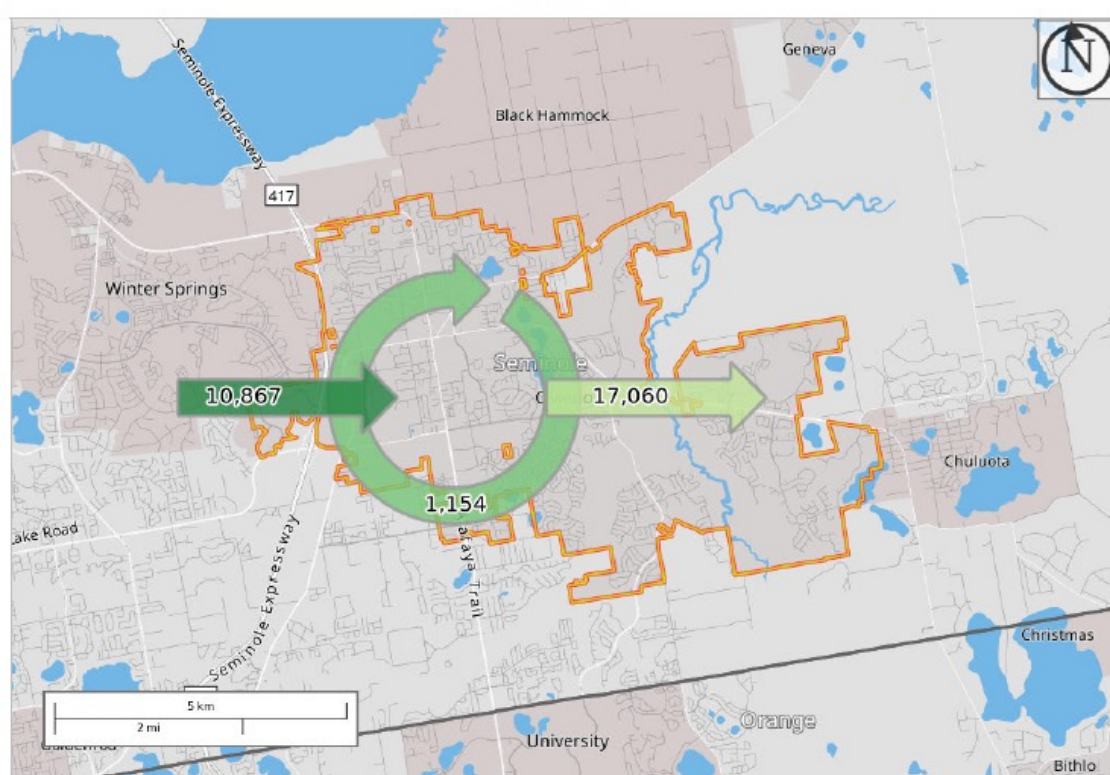
# CITY OF OVIEDO POPULATION & EMPLOYMENT

TABLE 2. CITY OF OVIEDO POPULATION & EMPLOYMENT

	2020	2021	2022	2023	2024
Population	40,059	40,073	40,078	40,261	41,934
Live & Work in Oviedo	1,021	1,041	1,154	1,182	1,211
Work in Oviedo Live outside the City	10,797	10,278	10,867	11,245	11,637
Total Work in City	11,818	11,319	12,021	12,427	12,847
Total Population & Employment In City	51,877	51,392	52,099	52,688	54,781
Employment Factor (50.0% Live Outside City)	5,399	5,139	5,434	5,623	5,819
Functional Equivalent Population (FEP)	46,479	46,253	46,666	47,066	48,964
Source: Population ( <b>Appendix C</b> ). Employment ( <b>Appendix D</b> ).					

# EMPLOYMENT FLOW

Inflow/Outflow Counts of All Jobs for Selection Area in 2022  
All Workers



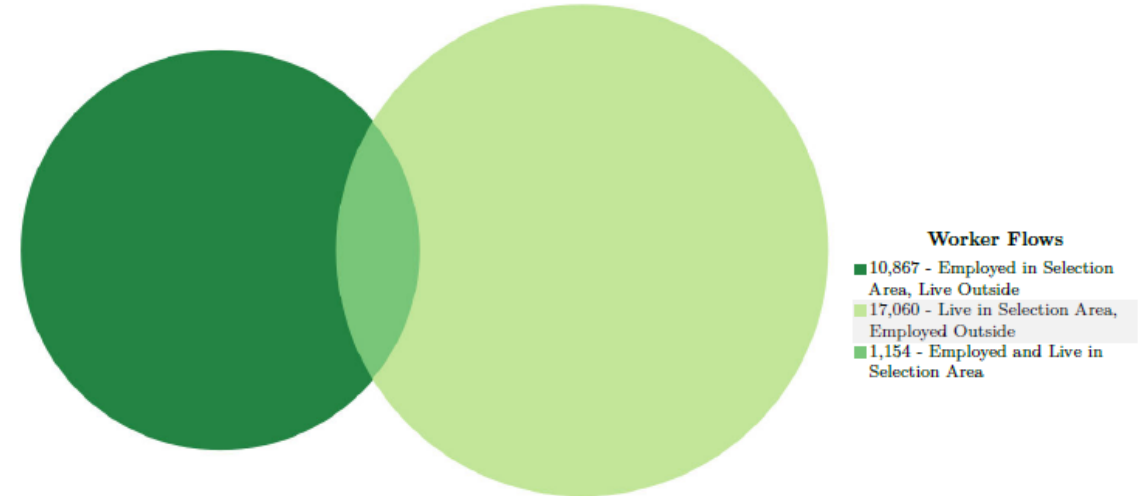
Map Legend

## Selection Areas

Selection Area

## Inflow/Outflow

- Employed and Live in Selection Area
  - Employed in Selection Area, Live Outside
  - Live in Selection Area, Employed Outside
- Note: Overlay arrows do not indicate directionality of worker flow between home and employment locations.



Worker Flows

- 10,867 - Employed in Selection Area, Live Outside
- 17,060 - Live in Selection Area, Employed Outside
- 1,154 - Employed and Live in Selection Area

Inflow/Outflow Counts of All Jobs for Selection Area in 2022  
All Workers

Worker Totals and Flows	2022	
	Count	Share
Employed in the Selection Area	12,021	100.0%
Employed in the Selection Area but Living Outside	10,867	90.4%
Employed and Living in the Selection Area	1,154	9.6%
Living in the Selection Area	18,214	100.0%
Living in the Selection Area but Employed Outside	17,060	93.7%
Living and Employed in the Selection Area	1,154	6.3%

# FUNCTIONAL EQUIVALENT POPULATION (FEP)

TABLE 3. FUNCTIONAL EQUIVALENT POPULATION (FEP)

YEAR	2025	2035	INCREASE
Population	42,460	48,100	5,640
Total Employment	13,281	18,528	5,247
Live & Work in Oviedo	1,240	1,575	335
Work In Oviedo	12,041	16,953	4,912
Employment Factor (50.0% Work in Oviedo)	6,021	8,477	2,456
Functional Equivalent Population (FEP)	49,721	58,152	8,431
FEP per 1,000	49.72	58.15	8.43
Source: Population (Appendix C). Employment (Appendix D).			

# CITY OF OVIEDO EMPLOYEES

**TABLE 4. CITY OF OVIEDO EMPLOYEES**

	2020	2021	2022	2023	2024
<b>LAW ENFORCEMENT (aka Police Department)</b>	82.75	82.75	82.75	83.75	83.75
<b>FIRE AND RESCUE (aka Fire Department)</b>	55.00	55.00	58.00	58.00	58.00
<b>RECREATION &amp; PARK</b>	61.75	61.75	64.88	64.875	64.875
<b>ADMINISTRATIVE FACILITIES (aka General Government)</b>	69.200	69.200	70.185	74.200	75.500
<b>Total</b>	268.70	268.70	275.82	280.83	282.13

*Source: City of Oviedo Employees per Department (Appendix F).*

# CITY OF OVIEDO EMPLOYEES PER CAPITA (1,000 FEP)

**TABLE 5. CITY OF OVIEDO EMPLOYEES PER CAPITA (1,000 FEP)**

	2020	2021	2022	2023	2024	Average
<b>LAW ENFORCEMENT</b>	<b>1.78</b>	<b>1.79</b>	<b>1.77</b>	<b>1.78</b>	<b>1.71</b>	<b>1.77</b>
<b>FIRE AND RESCUE (EMS)</b>	<b>1.18</b>	<b>1.19</b>	<b>1.24</b>	<b>1.23</b>	<b>1.18</b>	<b>1.21</b>
<b>RECREATION &amp; PARK</b>	<b>1.33</b>	<b>1.34</b>	<b>1.39</b>	<b>1.38</b>	<b>1.32</b>	<b>1.35</b>
<b>ADMINISTRATIVE FACILITIES</b>	<b>1.49</b>	<b>1.50</b>	<b>1.50</b>	<b>1.58</b>	<b>1.54</b>	<b>1.52</b>
<b>Total</b>	<b>5.78</b>	<b>5.81</b>	<b>5.91</b>	<b>5.97</b>	<b>5.76</b>	<b>5.85</b>
<i>Source: City of Oviedo Employees per Department (Table 4). Functional equivalent population (Table 2).</i>						



# PROJECTED INCREASE IN CITY OF OVIEDO EMPLOYEES IN 2035

TABLE 6. PROJECTED INCREASE IN CITY OF OVIEDO EMPLOYEES IN 2035

	AVERAGE	FUNCTIONAL EQUIVALENT RESIDENT INCREASE	EMPLOYEE INCREASE	PROJECTED NEW EMPLOYEES
LAW ENFORCEMENT PERSONNEL	1.77	8.43	14.92	15
FIRE AND RESCUE (EMS) PERSONNEL	1.21	8.43	10.20	10
RECREATION & PARK PERSONNEL	1.35	8.43	11.38	11
ADMINISTRATIVE FACILITIES PERSONNEL	1.52	8.43	12.81	13
TOTAL	5.85	8.43	49.32	49
<i>Source: City of Oviedo Employees per Capita (Table 5). Functional equivalent population (Table 3).</i>				

# CITY OF OVIEDO EXISTING IMPACT FEE RATES

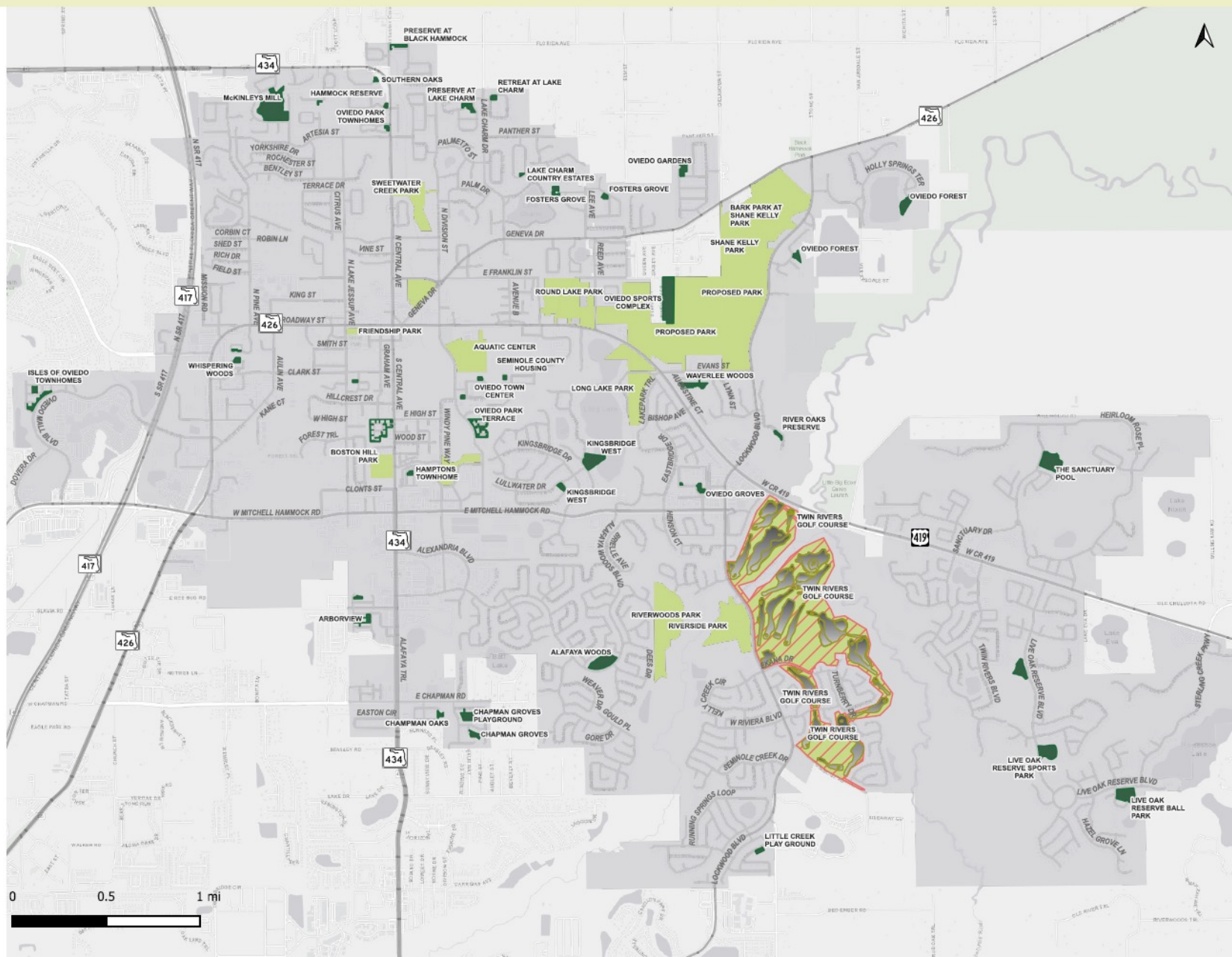
Land Use	Unit of Measure	Police	Fire	Administration Facilities	Recreation & Parks
Residential					
Single Family (detached/attached)	dwelling unit	\$472	\$479	\$731	\$2,877
Multi-Family (apartment/condominium)	dwelling unit	\$402	\$408	\$623	\$2,452
Mobile Home Park	dwelling unit	\$284	\$288	\$440	\$1,721
Transient, Assisted, Group					
Hotel	room	\$235	\$256	\$360	11
Motel	room	\$195	\$213	\$299	
Congregate Care Facility	dwelling unit	\$305	\$333	\$468	
Assisted Living Facility	bed	\$197	\$215	\$303	
Nursing Home	bed	\$272	\$297	\$418	



# City of Oviedo

## Existing Parks and Recreation Facilities

-  Forest/Parks/Rec Areas
-  Twin Rivers Golf Course
-  Golf Course
-  Public Park
-  Private Park
-  City of Oviedo









# RECREATION & PARKS NEED

TABLE 7. RECREATION & PARKS NEED

CAPITAL IMPROVEMENT	STANDARD	POPULATION INCREASE	ACREAGE NEEDED
Community Park Need	10 acres per 1,000 persons	5,640	56.40
Source: Comprehensive Plan Recreation and Parks LOS standard. Population data from <b>Table 1</b> .			



# COMMUNITY PARK COST

TABLE 8. COMMUNITY PARK COST

CAPITAL IMPROVEMENT	COST PER ACRE	TOTAL COST
Land	\$95,246	\$5,371,869
Equipment	\$6,836	\$385,527
Structures	\$9,636	\$543,485
Total New Parks	\$111,717	\$6,300,881
<i>Source: Land cost (Appendix H). Equipment and structure cost (Appendix I).</i>		

# EXISTING UPGRADES

TABLE 9. EXISTING PARK UPGRADES

CAPITAL IMPROVEMENTS	COST
Master Plans	\$475,000
Playground Upgrades	\$4,535,117
Shade Structures	\$400,000
Lighting Upgrades	\$4,001,200
Parking Lot Upgrades	\$794,000
<b>Total</b>	<b>\$10,205,317</b>
<i>Source: City of Oviedo Capital Improvements Program (Appendix K). These types of capital improvements have been ongoing upgrades to existing parks for FY 2023 to 2028. These capital improvement upgrades have been extended out to FY 34 / 35 to accommodate existing and future residents.</i>	

# ATTRIBUTABLE SHARE OF UPGRADES TO EXISTING PARKS

TABLE 10. ATTRIBUTABLE SHARE OF UPGRADES TO EXISTING PARKS

CAPITAL IMPROVEMENT	TOTAL COST	2035 POPULATION	COST PER PERSON	POPULATION INCREASE	ATTRIBUTABLE COST
Upgrades to Existing Parks	\$10,205,317	48,100	\$212.17	5,640	\$1,196,638.80
Source: Total cost (Table 9). 2035 Population (Table 1). Population increase (Table 1).					

# RECREATION & PARKS IMPACT FEE RATE

TABLE 11. RECREATION & PARKS IMPACT FEE RATE

CAPITAL IMPROVEMENT	COST
New Community Park	\$6,300,880.54
Share of Upgrades to Existing Parks	\$1,196,631.76
Total Capital Improvement Cost	\$7,497,512
Future Cost Adjustment (3.5% annual inflation for 4 years)	\$1,049,652
Total Cost	\$8,547,164
Population Increase	5,640
Recreation & Parks Impact Fee Rate	\$1,515.45
Source: New Community Park Cost (Table 8). Share of Upgrades to Existing Parks (Table 10). Population (Table 1).	

# CALCULATED RECREATION & PARK IMPACT FEE

TABLE 15. CALCULATED RECREATION & PARK IMPACT FEE

LAND USE	HOUSEHOLD SIZE	IMPACT FEE PER DWELLING
SINGLE-FAMILY	3.12	\$4,728
MULTIFAMILY	2.62	\$3,970
MOBILE HOME	1.87	\$2,834
<i>Source: American Community Survey (Appendix R).</i>		



# RECREATION AND PARK IMPACT FEE: PHASED-IN RATE

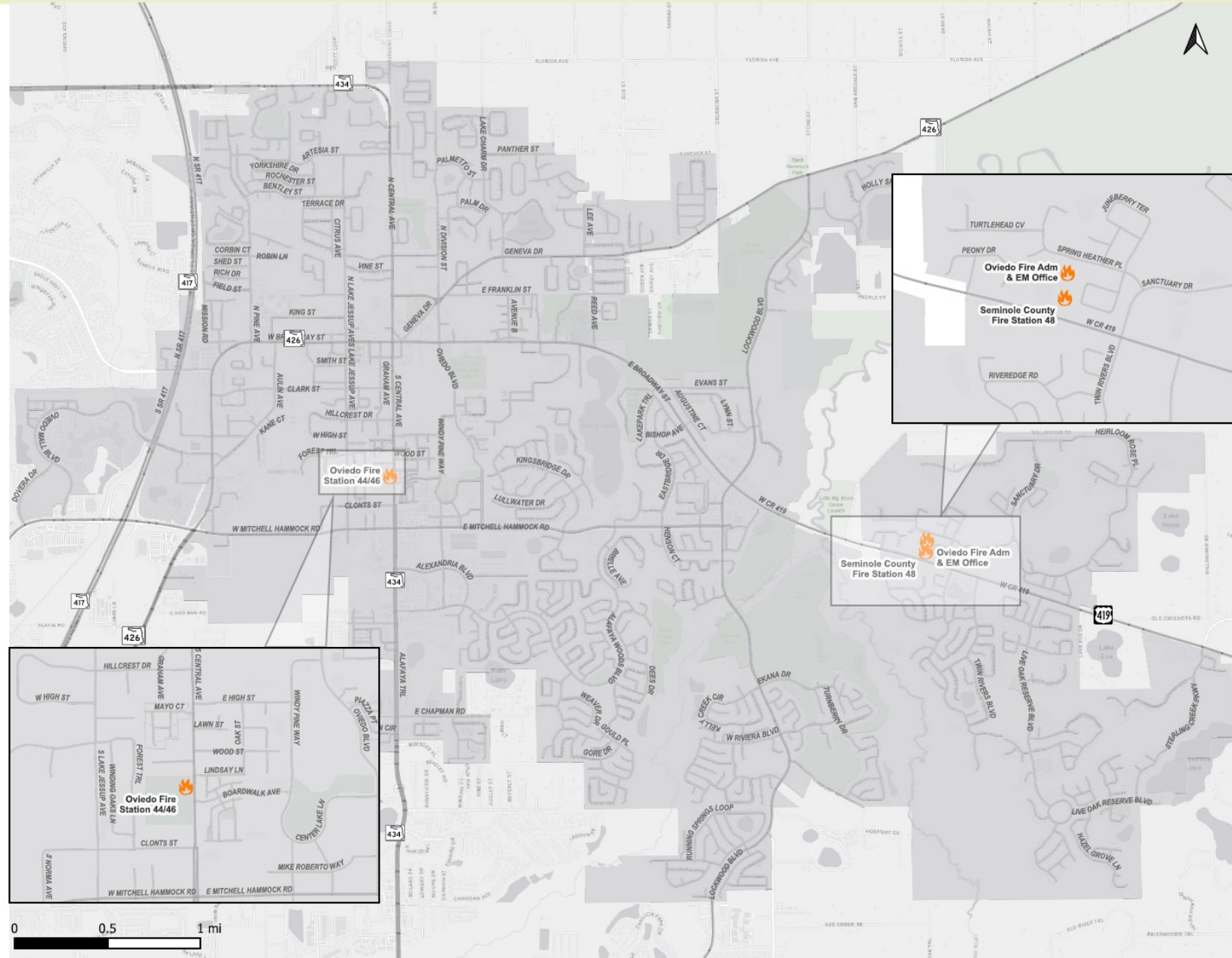
Land Use	Unit of Measure	Recreation And Parks Impact Fee Updated (2025)	Recreation and Parks Impact Fee Updated (2019)	Recreation and Parks Impact Fee (2026)	Recreation and Parks Impact Fee (2027)	Recreation and Parks Impact Fee (2028)	Recreation and Parks Impact Fee (2029)
FLORIDA STATUTE LIMITS INCREASES TO 50% ABOVE CURRENT IMPACT FEE RATES & REQUIRES INCREASES BE PHASED IN EQUAL INCREMENTS OVER 4 YEARS							
<b>Single Family</b> (detached/attached)	dwelling unit	\$4,728	\$2,877	\$3,237	\$3,596	\$3,956	\$4,316
<b>Multi-Family</b> (Apartment/ condominium)	dwelling unit	\$3,971	\$2,452	\$2,759	\$3,065	\$3,372	\$3,678
<b>Mobile Home Park</b>	dwelling unit	\$2,834	\$1,721	\$1,936	\$2,151	\$2,366	\$2,582



# City of Oviedo

## Existing Fire Rescue Stations

-  **Oviedo Fire Rescue Stations**
-  **City of Oviedo**







# FIRE AND RESCUE DEPARTMENT IMPACT FEE

TABLE 12. FIRE & RESCUE IMPACT FEE RATE

CAPITAL IMPROVEMENT	COST
One New Fire Station	\$10,000,000
One New Fire Engine	\$1,250,000
One New Emergency Rescue Vehicle	\$350,000
New Hires Equipment (15 at \$7,500 each)	\$112,500
Total Capital Improvement Cost	\$11,712,500
Future Cost Adjustment (3.5% annual inflation for 4 years)	\$1,639,750
Total Cost	\$13,352,250
2035 Functional Equivalent Residents (FER)	58,152
Fire & Rescue Impact Fee Rate	\$229.61
Source: Cost from Oviedo Fire Department and surrounding Central Florida communities. FER (Table 3).	



# City of Oviedo

## Existing Police Stations



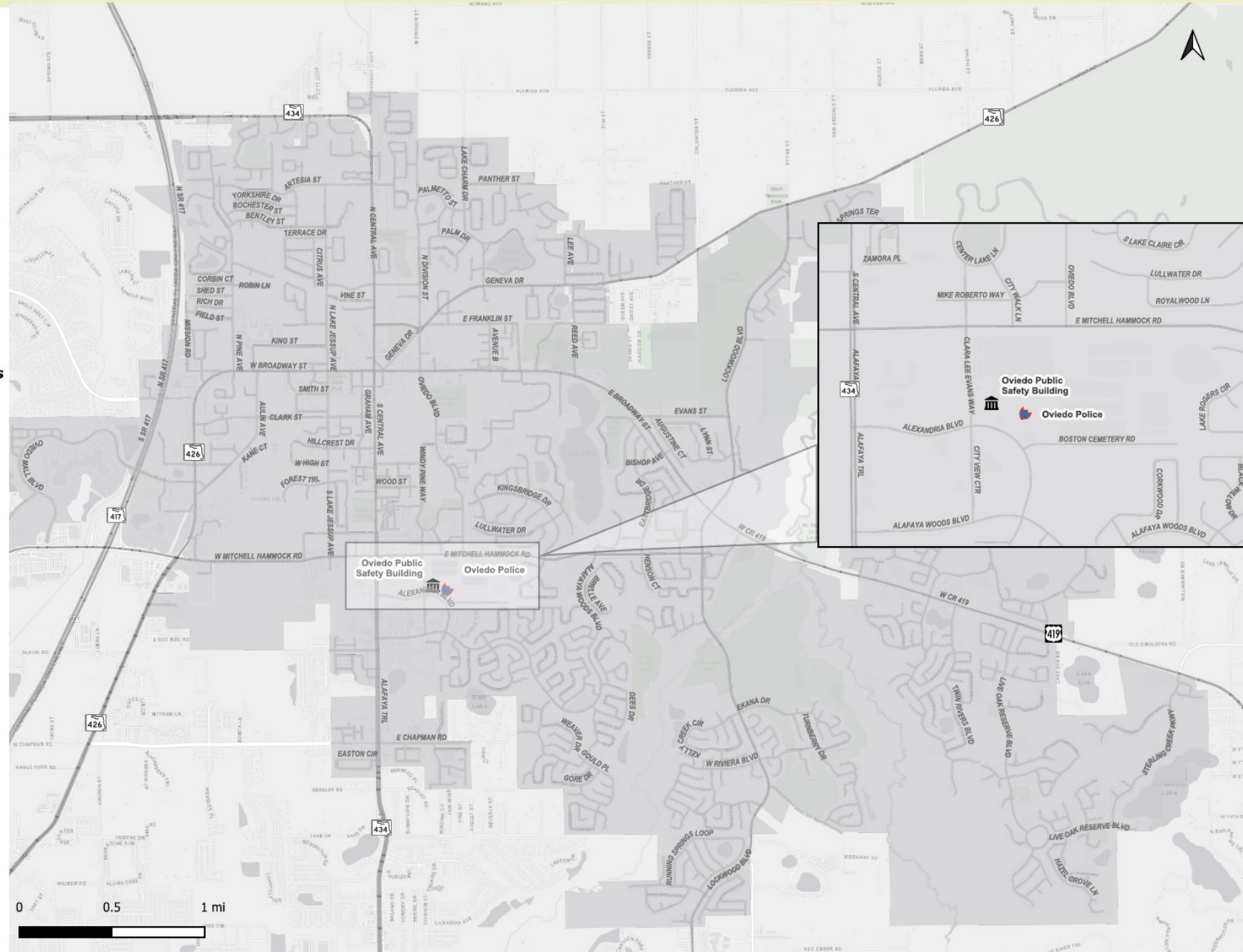
Oviedo Police Station



Oviedo Public Safety Buildings



City of Oviedo







Handicap parking

# Oviedo Police Department



300



# POLICE DEPARTMENT INVENTORY

**TABLE 13. LAW ENFORCEMENT IMPACT FEE RATE**

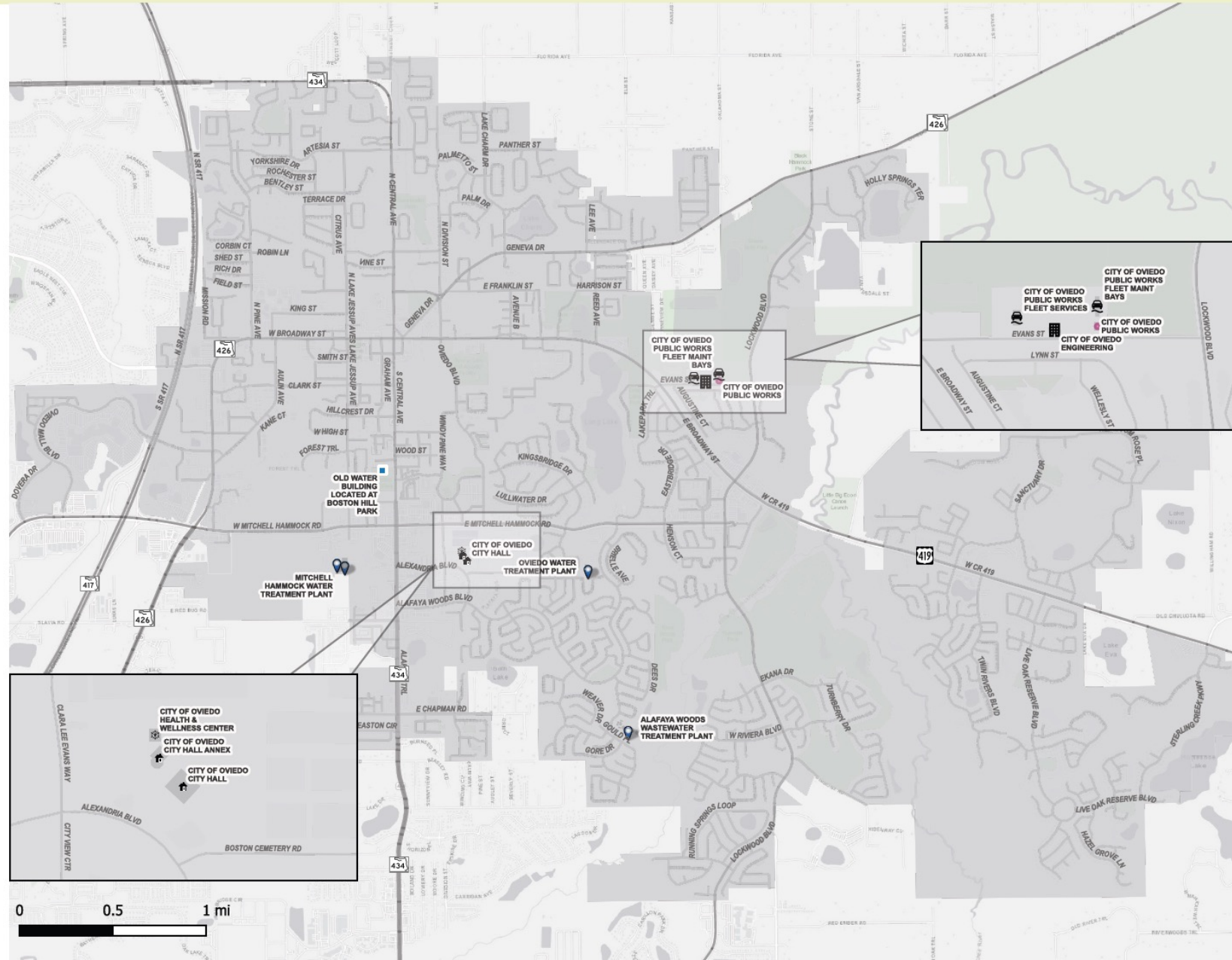
CAPITAL IMPROVEMENT	COST
Police Station Expansion	\$12,500,000
New Hires Vehicles (15 at \$66,000 each)	\$990,000
New Hires Equipment (15 at \$25,000 each)	\$375,000
Total Capital Improvement Cost	\$13,865,000
Future Cost Adjustment (3.5% annual inflation for 4 years)	\$1,941,100
Total Cost	\$15,806,100
2035 Functional Equivalent Residents (FER)	58,152
Law Enforcement Impact Fee Rate	\$271.81
Source: Capital Improvement Cost provided by Police Department. FER (Table 3).	



# City of Oviedo

## Existing Public Buildings

- City Hall
- Water Building
- Engineering Main Office
- Fleet Services
- City of Oviedo Health & Wellness Center
- Water Treatment Plant
- Public Works
- City of Oviedo









# ADMINISTRATIVE FACILITIES IMPACT FEE RATE

TABLE 14. ADMINISTRATIVE FACILITIES IMPACT FEE RATE

CAPITAL IMPROVEMENT	COST
New Training Facility (Public Safety & City Departments)	\$7,875,000
New Public Works Facility (25% Administrative Share - 75% Utilities Share)	\$875,000
Administrative Facility Space for New Hires (13 at \$425,000 each)	\$5,850,000
Emergency Operation Center (Potential inclusion as part of Police Station Expansion)	\$5,000,000
New Hires Office Equipment (13 at \$2,500 each)	\$32,500
IT, AI, Administrative, Efficiency, GIS Equipment & Software	\$1,000,000
Master Facility, Resiliency, Sustainability, & Efficiency Plans	\$1,000,000
<b>Total Capital Improvement Cost</b>	<b>\$21,632,500</b>
Future Cost Adjustment (3.5% annual inflation for 4 years)	\$3,028,550
<b>Total Cost</b>	<b>\$24,661,050</b>
<b>2035 Functional Equivalent Residents (FER)</b>	<b>58,152</b>
<b>Administrative Facilities Impact Fee Rate</b>	<b>\$424.08</b>
<i>Source: City of Oviedo Capital Improvements Program and Strategic Plan.</i>	

# FUNCTIONAL EQUIVALENT RESIDENTS FACTOR (FERf) PER LAND USE

Residential / Lodging Uses	Unit of Measure	Residents, Guest or Employees (RGE)	Daily Trip Generation Rate (TGr)	% New Trips (%NT)	Residents, Guest or Employee Trips (RGEt)	Client, Customer, Delivery, Patron, Visitor Impact (CCDPVI)	Functional Equivalent Resident Factor (FERf)
<b>Single Family</b> (detached/attached)	dwelling unit	<b>3.12</b>	<b>8.32</b>	<b>1.00</b>	<b>6.24</b>	<b>2.08</b>	<b>4.16</b>
<b>Multi-Family</b> (apartment/condominium)	dwelling unit	<b>2.62</b>	<b>6.74</b>	<b>1.00</b>	<b>5.24</b>	<b>1.50</b>	<b>3.37</b>
<b>Overnight Lodging</b> (Hotel, Inn, Motel, Resort)	per room	<b>1.25</b>	<b>6.67</b>	<b>0.75</b>	<b>2.50</b>	<b>2.50</b>	<b>2.50</b>
<b>Mobile Residence</b> (Mobile Home, Recreational Vehicle, Travel Trailer)	per space or lot	<b>1.87</b>	<b>4.47</b>	<b>1.00</b>	<b>3.74</b>	<b>0.73</b>	<b>2.24</b>



# FUNCTIONAL EQUIVALENT RESIDENTS FACTOR (FERf) PER LAND USE

Institutional Use	Unit of Measure	Residents, Guest or Employees (RGE)	Daily Trip Generation Rate (TGr)	% New Trips (%NT)	Residents, Guest or Employee Trips (RGEt)	Client, Customer, Delivery, Patron, Visitor Impact (CCDPVI)	Functional Equivalent Resident Factor (FERf)
<b>Community Serving</b> (Civic, Museum, Performance Arts, Place of Assembly or Worship)	per 1,000 Sq. ft.	1.00	5.52	0.60	2.00	1.31	1.16
<b>Long Term Care</b> (Assisted Living, Congregate Care Facility, Nursing Facility)	per 1,000 Sq. ft.	1.00	6.68	0.60	2.00	2.01	1.50
<b>Private Education</b> (Day Care, Private Primary School, Pre-K)	per 1,000 Sq. ft.	2.00	9.82	0.60	4.00	1.89	1.95

# FUNCTIONAL EQUIVALENT RESIDENTS FACTOR (FERf) PER LAND USE

Industrial Use	Unit of Measure	Residents, Guest or Employees (RGE)	Daily Trip Generation Rate (TGr)	% New Trips (%NT)	Residents, Guest or Employee Trips (RGEt)	Client, Customer, Delivery, Patron, Visitor Impact (CCDPVI)	Functional Equivalent Resident Factor (FERf)
<b>Industrial</b> (Assembly, Manufacturing, Nursery, Outdoor Storage, Warehouse, Utilities)	per 1,000 Sq. ft.	<b>0.50</b>	<b>3.69</b>	<b>1.00</b>	<b>1.00</b>	<b>2.69</b>	<b>1.60</b>

# FUNCTIONAL EQUIVALENT RESIDENTS FACTOR (FERf) PER LAND USE

Recreational Use	Unit of Measure	Residents, Guest or Employees (RGE)	Daily Trip Generation Rate (TGr)	% New Trips (%NT)	Residents, Guest or Employee Trips (RGEt)	Client, Customer, Delivery, Patron, Visitor Impact (CCDPVI)	Functional Equivalent Resident Factor (FERf)
<b>Outdoor Commercial Recreation</b> (Amusement, Golf, Multi-Purpose, Parks, Sports, Tennis)	per Acre	2.00	12.19	0.85	4.00	6.36	4.18
<b>Indoor Commercial Recreation</b> (Dance, Fitness, Gym, Indoor Sports, Kids Activities, Yoga)	per 1,000 Sq. Ft.	5.75	24.86	0.65	11.50	4.66	5.20

# FUNCTIONAL EQUIVALENT RESIDENTS FACTOR (FERf) PER LAND USE

Office Use	Unit of Measure	Residents, Guest or Employees (RGE)	Daily Trip Generation Rate (TGr)	% New Trips (%NT)	Residents, Guest or Employee Trips (RGEt)	Client, Customer, Delivery, Patron, Visitor Impact (CCDPVI)	Functional Equivalent Resident Factor (FERf)
<b>Office</b> (General, Higher Education, Hospital, Professional)	per 1,000 Sq. Ft.	<b>2.50</b>	<b>11.58</b>	<b>0.75</b>	<b>5.00</b>	<b>3.69</b>	<b>3.09</b>
<b>Medical Office</b> (Clinic, Dental, Emergency Care, Medical, Veterinary)	per 1,000 Sq. Ft.	<b>6.50</b>	<b>29.33</b>	<b>0.80</b>	<b>13.00</b>	<b>10.46</b>	<b>8.48</b>

# FUNCTIONAL EQUIVALENT RESIDENTS FACTOR (FERf) PER LAND USE

Commercial & Retail Use	Unit of Measure	Residents, Guest or Employees (RGE)	Daily Trip Generation Rate (TGr)	% New Trips (%NT)	Residents, Guest or Employee Trips (RGEt)	Client, Customer, Delivery, Patron, Visitor Impact (CCDPVI)	Functional Equivalent Resident Factor (FERf)
<b>Small Retail</b> (Entertainment, Restaurant, Retail, Services)	per 1,000 Sq. Ft.	<b>1.50</b>	<b>21.00</b>	<b>0.25</b>	<b>3.00</b>	<b>2.25</b>	<b>1.88</b>
<b>Retail</b> (Discount, Entertainment, Financial, Retail Services, Superstore)	per 1,000 Sq. Ft.	<b>3.00</b>	<b>42.00</b>	<b>0.25</b>	<b>6.00</b>	<b>4.50</b>	<b>3.75</b>
<b>High Impact Retail</b> (Banks, Pharmacy, Sit-Down Restaurant, Supermarket, Wine & Spirits)	per 1,000 Sq. Ft.	<b>5.00</b>	<b>106.33</b>	<b>0.20</b>	<b>10.00</b>	<b>11.27</b>	<b>8.13</b>
<b>Convenience Retail</b> (Convenience, Motor Vehicle Charging & Fueling, Quick Service Restaurant)	per 1,000 Sq. Ft.	<b>4.50</b>	<b>323.32</b>	<b>0.20</b>	<b>9.00</b>	<b>55.66</b>	<b>30.08</b>

# FUNCTIONAL EQUIVALENT RESIDENTS FACTOR (FERf) PER LAND USE

Additive Fees for Commercial Services & Retail Use	Unit of Measure	Residents, Guest or Employees (RGE)	Daily Trip Generation Rate (TGr)	% New Trips (%NT)	Residents, Guest or Employee Trips (RGEt)	Client, Customer, Delivery, Patron, Visitor Impact (CCDPVI)	Functional Equivalent Resident Factor (FERf)
<b>Bank Drive-Thru Lane or Free-Standing ATM</b>	per lane or ATM	<b>2.00</b>	<b>137.06</b>	<b>0.20</b>	<b>4.00</b>	<b>23.41</b>	<b>12.71</b>
<b>Motor Vehicle Cleaning</b> (Detailing, Wash, Wax)	per lane or stall	<b>2.00</b>	<b>145.84</b>	<b>0.20</b>	<b>4.00</b>	<b>25.17</b>	<b>13.58</b>
<b>Motor Vehicle Charging or Fueling</b>	per charging or fueling position	<b>2.00</b>	<b>161.50</b>	<b>0.20</b>	<b>4.00</b>	<b>28.30</b>	<b>15.15</b>



# FUNCTIONAL EQUIVALENT RESIDENTS FACTOR (FERf) PER LAND USE

Additive Fees for Commercial Services & Retail Use	Unit of Measure	Residents, Guest or Employees (RGE)	Daily Trip Generation Rate (TGr)	% New Trips (%NT)	Residents, Guest or Employee Trips (RGEt)	Client, Customer, Delivery, Patron, Visitor Impact (CCDPVI)	Functional Equivalent Resident Factor (FERf)
<b>Motor Vehicle Service</b> (Accessories, Brakes, Maintenance, Quick Lube, Repair, Tires)	per bay or stall	2.00	34.15	0.25	4.00	4.54	3.27
<b>Quick Service Restaurant Drive-Thru</b>	per lane	2.00	187.85	0.20	8.00	29.57	16.79

# CITY OF OVIEDO EXISTING IMPACT FEE RATES

Land Use	Unit of Measure	Police	Fire	Administration Facilities	Recreation & Parks
Residential					
Single Family (detached/attached)	dwelling unit	\$472	\$479	\$731	\$2,877
Multi-Family (apartment/condominium)	dwelling unit	\$402	\$408	\$623	\$2,452
Mobile Home Park	dwelling unit	\$284	\$288	\$440	\$1,721
Transient, Assisted, Group					
Hotel	room	\$235	\$256	\$360	38
Motel	room	\$195	\$213	\$299	
Congregate Care Facility	dwelling unit	\$305	\$333	\$468	
Assisted Living Facility	bed	\$197	\$215	\$303	
Nursing Home	bed	\$272	\$297	\$418	

# CITY OF OVIEDO EXISTING IMPACT FEE RATES

Land Use	Unit of Measure	Police	Fire	Administratio Facilities	Recreation & Parks
Recreation					
Public Park	acre	\$14	\$15	\$22	
Golf Course	hole	\$211	\$231	\$324	
Golf Driving Range	tee/ driving position	\$59	\$64	\$90	
Movie Theater	screen	\$1,460	\$1,593	\$2,241	
Health Club	per 1,000 Sq. ft.	\$676	\$738	\$1,038	
Recreational Community Center	per 1,000 Sq. ft.	\$563	\$615	\$865	
Dance Studio	per 1,000 Sq. ft.	\$507	\$553	\$778	

# CITY OF OVIEDO EXISTING IMPACT FEE RATES

Land Use	Unit of Measure	Police	Fire	Administration Facilities	Recreation & Parks
Office					
General Office	per 1,000 Sq. ft.	\$204	\$223	\$313	
Medical Office (10,000 sq ft or less)	per 1,000 Sq. ft.	\$282	\$307	\$432	
Medical Office (greater than 10,000 sq ft/Clinic)	per 1,000 Sq. ft.	\$404	\$441	\$620	
Business Park	per 1,000 Sq. ft.	\$218	\$238	\$335	



# CITY OF OVIEDO EXISTING IMPACT FEE RATES

Land Use	Unit of Measure	Police	Fire	Administration Facilities	Recreation & Parks
Retail					
Paint/Hardware Store	per 1,000 Sq. ft.	\$70	\$313	\$440	
Shopping Center/Retail	per 1,000 Sq. ft. gla	\$352	\$384	\$540	
New/Used Auto Sales	per 1,000 Sq. ft.	\$1,251	\$1,365	\$1,920	
Tire Store	per 1,000 Sq. ft.	\$1,213	\$1,324	\$1,863	
Supermarket	per 1,000 Sq. ft.	\$2,136	\$625	\$879	
Convenience Market, 24 hrs	per 1,000 Sq. ft.	\$1,521	\$1,660	\$2,335	
Home Improvement Superstore	per 1,000 Sq. ft.	\$458	\$500	\$703	
Pharmacy with & without Drive-Through Window	per 1,000 Sq. ft.	\$439	\$479	\$674	41

# CITY OF OVIEDO EXISTING IMPACT FEE RATES

Land Use	Unit of Measure	Police	Fire	Administration Facilities	Recreation & Parks
Services					
Bank/Savings Walk-In	per 1,000 Sq. ft.	\$286	\$313	\$440	42
Bank/Savings Drive-In	per 1,000 Sq. ft.	\$352	\$384	\$540	
Quality/Local Restaurant	per 1,000 Sq. ft.	\$1,251	\$1,365	\$1,920	
High-Turn Over (sit down) Restaurant	per 1,000 Sq. ft.	\$1,213	\$1,324	\$1,863	
Fast Food Restaurant w/Drive-Thru	per 1,000 Sq. ft.	\$2,136	\$2,331	\$3,279	
Quick Lube	service bay	\$378	\$412	\$580	
Automobile Care Center	per 1,000 Sq. ft.	\$394	\$430	\$605	42

# CITY OF OVIEDO EXISTING IMPACT FEE RATES

Land Use	Unit of Measure	Police	Fire	Administration Facilities	Recreation & Parks
Services					
<b>Gas/Service Station with Convenience Market</b> (less than 2,000 sf)	per 1,000 Sq. ft.	<b>\$345</b>	<b>\$377</b>	<b>\$530</b>	
<b>Gas/Service Station with Convenience Market</b> (2,000-2,999 sf)	per 1,000 Sq. ft.	<b>\$422</b>	<b>\$461</b>	<b>\$649</b>	
<b>Gas/Service Station with Convenience Market</b> (3,000 sf or more)	per 1,000 Sq. ft.	<b>\$479</b>	<b>\$523</b>	<b>\$735</b>	
<b>Self-Service Car Wash</b>	per 1,000 Sq. ft.	<b>\$228</b>	<b>\$248</b>	<b>\$350</b>	
<b>Convenience/Gas/Fast Food</b>	per 1,000 Sq. ft.	<b>\$1,892</b>	<b>\$1,660</b>	<b>\$2,904</b>	

# CITY OF OVIEDO EXISTING IMPACT FEE RATES

Land Use	Unit of Measure	Police	Fire	Administration Facilities	Recreation & Parks
Industrial					
General Light Industrial	per 1,000 Sq. ft.	\$113	\$123	\$173	
Manufacturing	per 1,000 Sq. ft.	\$106	\$115	\$162	
Warehousing	per 1,000 Sq. ft.	\$26	\$28	\$40	
Mini-Warehouse	per 1,000 Sq. ft.	\$2	\$3	\$4	

# FIRE AND RESCUE (EMS) IMPACT FEE: PHASED-IN RATE

Residential / Lodging Use	Unit of Measure	Fire and Rescue (EMS) Impact Fee Updated (2025)	Fire and Rescue (EMS) Impact Fee Updated (2019)	Fire and Rescue (EMS) Impact Fee (2026)	Fire and Rescue (EMS) Impact Fee (2027)	Fire and Rescue (EMS) Impact Fee (2028)	Fire and Rescue (EMS) Impact Fee (2029)
<b>Single Family</b> (detached/attached)	dwelling unit	<b>\$955</b>	<b>\$479</b>	<b>\$539</b>	<b>\$599</b>	<b>\$659</b>	<b>\$719</b>
<b>Multi-Family</b> (apartment/condominium)	dwelling unit	<b>\$774</b>	<b>\$408</b>	<b>\$459</b>	<b>\$510</b>	<b>\$561</b>	<b>\$612</b>
<b>Overnight Lodging</b> (Hotel, Inn, Motel, Resort)	per room	<b>\$574</b>	<b>\$256</b>	<b>\$288</b>	<b>\$320</b>	<b>\$352</b>	<b>\$384</b>
<b>Mobile Residence</b> (Mobile Home, Recreational Vehicle, Travel Trailer)	per space or lot	<b>\$513</b>	<b>\$288</b>	<b>\$324</b>	<b>\$360</b>	<b>\$396</b>	<b>\$432</b>



# FIRE AND RESCUE (EMS) IMPACT FEE: PHASED-IN RATE

Institutional Use	Unit of Measure	Fire and Rescue (EMS) Impact Fee Updated (2025)	Fire and Rescue (EMS) Impact Fee Updated (2019)	Fire and Rescue (EMS) Impact Fee (2026)	Fire and Rescue (EMS) Impact Fee (2027)	Fire and Rescue (EMS) Impact Fee (2028)	Fire and Rescue (EMS) Impact Fee (2029)
FLORIDA STATUTE LIMITS INCREASES TO 50% ABOVE CURRENT IMPACT FEE RATES & REQUIRES INCREASES BE PHASED IN EQUAL INCREMENTS OVER 4 YEARS							
<b>Community Serving</b> (Civic, Museum, Performance Arts, Place of Assembly or Worship)	per 1,000 Sq. ft.	\$265	\$95	\$107	\$119	\$131	\$143
<b>Long Term Care</b> (Assisted Living, Congregate Care Facility, Nursing Facility)	per 1,000 Sq. ft.	\$460	\$282	\$317	\$352	\$387	\$423
<b>Private Education</b> (Day Care, Private Primary School, Pre-K)	per 1,000 Sq. ft.	\$447	\$208	\$234	\$260	\$286	\$312

# FIRE AND RESCUE (EMS) IMPACT FEE: PHASED-IN RATE

Industrial Use	Unit of Measure	Fire and Rescue (EMS) Impact Fee Updated (2025)	Fire and Rescue (EMS) Impact Fee Updated (2019)	Fire and Rescue (EMS) Impact Fee (2026)	Fire and Rescue (EMS) Impact Fee (2027)	Fire and Rescue (EMS) Impact Fee (2028)	Fire and Rescue (EMS) Impact Fee (2029)
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FLORIDA STATUTE LIMITS INCREASES TO 50% ABOVE CURRENT IMPACT FEE RATES & REQUIRES INCREASES BE PHASED IN EQUAL INCREMENTS OVER 4 YEARS

<b>Industrial</b> (Assembly, Manufacturing, Nursery, Outdoor Storage, Warehouse, Utilities)	per 1,000 Sq. Ft.	<b>\$366</b>	<b>\$89</b>	<b>\$100</b>	<b>\$111</b>	<b>\$122</b>	<b>\$133</b>
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# FIRE AND RESCUE (EMS) IMPACT FEE: PHASED-IN RATE

Recreational Use	Unit of Measure	Fire and Rescue (EMS) Impact Fee Updated (2025)	Fire and Rescue (EMS) Impact Fee Updated (2019)	Fire and Rescue (EMS) Impact Fee (2026)	Fire and Rescue (EMS) Impact Fee (2027)	Fire and Rescue (EMS) Impact Fee (2028)	Fire and Rescue (EMS) Impact Fee (2029)
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FLORIDA STATUTE LIMITS INCREASES TO 50% ABOVE CURRENT IMPACT FEE RATES & REQUIRES INCREASES BE PHASED IN EQUAL INCREMENTS OVER 4 YEARS

## Outdoor

<b>Commercial Recreation</b> (Amusement, Golf, Multi-Purpose, Parks, Sports, Tennis)	per Acre	\$960	--	\$240	\$480	\$720	\$960
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## Indoor

<b>Commercial Recreation</b> (Dance, Fitness, Gym, Indoor Sports, Kids Activities, Yoga)	per 1,000 Sq. Ft.	\$1,195	\$635	\$715	\$794	\$874	\$953
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# FIRE AND RESCUE (EMS) IMPACT FEE: PHASED-IN RATE

Office Use	Unit of Measure	Fire and Rescue (EMS) Impact Fee Updated (2025)	Fire and Rescue (EMS) Impact Fee Updated (2019)	Fire and Rescue (EMS) Impact Fee (2026)	Fire and Rescue (EMS) Impact Fee (2027)	Fire and Rescue (EMS) Impact Fee (2028)	Fire and Rescue (EMS) Impact Fee (2029)
FLORIDA STATUTE LIMITS INCREASES TO 50% ABOVE CURRENT IMPACT FEE RATES & REQUIRES INCREASES BE PHASED IN EQUAL INCREMENTS OVER 4 YEARS							
<b>Office</b> (General, Higher Education, Hospital, Professional)	per 1,000 Sq. Ft.	\$710	\$264	\$297	\$330	\$363	\$396
<b>Medical Office</b> (Clinic, Dental, Emergency Care, Medical, Veterinary)	per 1,000 Sq. Ft.	\$1,948	\$374	\$421	\$468	\$514	\$561

# FIRE AND RESCUE (EMS) IMPACT FEE: PHASED-IN RATE

Commercial & Retail Use	Unit of Measure	Fire and Rescue (EMS) Impact Fee Updated (2025)	Fire and Rescue (EMS) Impact Fee Updated (2019)	Fire and Rescue (EMS) Impact Fee (2026)	Fire and Rescue (EMS) Impact Fee (2027)	Fire and Rescue (EMS) Impact Fee (2028)	Fire and Rescue (EMS) Impact Fee (2029)
FLORIDA STATUTE LIMITS INCREASES TO 50% ABOVE CURRENT IMPACT FEE RATES & REQUIRES INCREASES BE PHASED IN EQUAL INCREMENTS OVER 4 YEARS							
<b>Small Retail</b> (Entertainment, Restaurant, Retail, Services)	per 1,000 Sq. Ft.	\$431	\$194	\$218	\$242	\$266	\$290
<b>Retail</b> (Discount, Entertainment, Financial, Retail Services, Superstore)	per 1,000 Sq. Ft.	\$861	\$387	\$435	\$484	\$532	\$581
<b>High Impact Retail</b> (Banks, Pharmacy, Sit-Down Restaurant, Supermarket, Wine & Spirits)	per 1,000 Sq. Ft.	\$1,867	\$835	\$940	\$1,044	\$1,149	\$1,253
<b>Convenience Retail</b> (Convenience, Motor Vehicle Charging & Fueling, Quick Service Restaurant)	per 1,000 Sq. Ft.	\$6,907	\$1,864	\$2,097	\$2,330	\$2,563	\$2,796



# FIRE AND RESCUE (EMS) IMPACT FEE: PHASED-IN RATE

Additive Fees for Commercial Services & Retail Use	Unit of Measure	Fire and Rescue (EMS) Impact Fee Updated (2025)	Fire and Rescue (EMS) Impact Fee Updated (2019)	Fire and Rescue (EMS) Impact Fee (2026)	Fire and Rescue (EMS) Impact Fee (2027)	Fire and Rescue (EMS) Impact Fee (2028)	Fire and Rescue (EMS) Impact Fee (2029)
FLORIDA STATUTE LIMITS INCREASES TO 50% ABOVE CURRENT IMPACT FEE RATES & REQUIRES INCREASES BE PHASED IN EQUAL INCREMENTS OVER 4 YEARS							
<b>Bank Drive-Thru Lane or Free-Standing ATM</b>	per lane or ATM	\$2,917	--	\$729	\$1,459	\$2,188	\$2,917
<b>Motor Vehicle Cleaning</b> (Detailing, Wash, Wax)	per lane or stall	\$3,119	--	\$780	\$1,560	\$2,339	\$3,119
<b>Motor Vehicle Charging or Fueling</b>	per charging or fueling position	\$3,479	\$454	\$510	\$567	\$624	\$681

# FIRE AND RESCUE (EMS) IMPACT FEE: PHASED-IN RATE

Additive Fees for Commercial Services & Retail Use	Unit of Measure	Fire and Rescue (EMS) Impact Fee Updated (2025)	Fire and Rescue (EMS) Impact Fee Updated (2019)	Fire and Rescue (EMS) Impact Fee (2026)	Fire and Rescue (EMS) Impact Fee (2027)	Fire and Rescue (EMS) Impact Fee (2028)	Fire and Rescue (EMS) Impact Fee (2029)
FLORIDA STATUTE LIMITS INCREASES TO 50% ABOVE CURRENT IMPACT FEE RATES & REQUIRES INCREASES BE PHASED IN EQUAL INCREMENTS OVER 4 YEARS							
<b>Motor Vehicle Service</b> (Accessories, Brakes, Maintenance, Quick Lube, Repair, Tires)	per bay or stall	\$751	\$412	\$464	\$515	\$567	\$618
<b>Quick Service Restaurant Drive-Thru</b>	per lane	\$3,854	--	\$964	\$1,927	\$2,891	\$3,854

# LAW ENFORCEMENT IMPACT FEE: PHASED-IN RATE

Residential / Lodging Use	Unit of Measure	Law Enforcement Impact Fee Updated (2025)	Law Enforcement Impact Fee Updated (2019)	Law Enforcement Impact Fee (2026)	Law Enforcement Impact Fee (2027)	Law Enforcement Impact Fee (2028)	Law Enforcement Impact Fee (2029)
FLORIDA STATUTE LIMITS INCREASES TO 50% ABOVE CURRENT IMPACT FEE RATES & REQUIRES INCREASES BE PHASED IN EQUAL INCREMENTS OVER 4 YEARS							
<b>Single Family</b> (detached/attached)	dwelling unit	\$1,130	\$472	\$531	\$590	\$649	\$708
<b>Multi-Family</b> (apartment/condominium)	dwelling unit	\$916	\$402	\$452	\$503	\$553	\$603
<b>Overnight Lodging</b> (Hotel, Inn, Motel, Resort)	per room	\$680	\$235	\$264	\$294	\$323	\$353
<b>Mobile Residence</b> (Mobile Home, Recreational Vehicle, Travel Trailer)	per space or lot	\$607	\$284	\$320	\$355	\$391	\$426

# LAW ENFORCEMENT IMPACT FEE: PHASED-IN RATE

Institutional Use	Unit of Measure	Law Enforcement Impact Fee Updated (2025)	Law Enforcement Impact Fee Updated (2019)	Law Enforcement Impact Fee (2026)	Law Enforcement Impact Fee (2027)	Law Enforcement Impact Fee (2028)	Law Enforcement Impact Fee (2029)
FLORIDA STATUTE LIMITS INCREASES TO 50% ABOVE CURRENT IMPACT FEE RATES & REQUIRES INCREASES BE PHASED IN EQUAL INCREMENTS OVER 4 YEARS							
<b>Community Serving</b> (Civic, Museum, Performance Arts, Place of Assembly or Worship)	per 1,000 Sq. ft.	\$314	\$87	\$98	\$109	\$120	\$131
<b>Long Term Care</b> (Assisted Living, Congregate Care Facility, Nursing Facility)	per 1,000 Sq. ft.	\$409	\$258	\$290	\$323	\$355	\$387
<b>Private Education</b> (Day Care, Private Primary School, Pre-K)	per 1,000 Sq. ft.	\$529	\$190	\$214	\$238	\$261	\$285

# LAW ENFORCEMENT IMPACT FEE: PHASED-IN RATE

Industrial Use	Unit of Measure	Law Enforcement Impact Fee Updated (2025)	Law Enforcement Impact Fee Updated (2019)	Law Enforcement Impact Fee (2026)	Law Enforcement Impact Fee (2027)	Law Enforcement Impact Fee (2028)	Law Enforcement Impact Fee (2029)
FLORIDA STATUTE LIMITS INCREASES TO 50% ABOVE CURRENT IMPACT FEE RATES & REQUIRES INCREASES BE PHASED IN EQUAL INCREMENTS OVER 4 YEARS							
<b>Industrial</b> (Assembly, Manufacturing, Nursery, Outdoor Storage, Warehouse, Utilities)	per 1,000 Sq. Ft.	<b>\$434</b>	<b>\$82</b>	<b>\$92</b>	<b>\$102</b>	<b>\$112</b>	<b>\$123</b>

# LAW ENFORCEMENT IMPACT FEE: PHASED-IN RATE

Recreational Use	Unit of Measure	Law Enforcement Impact Fee Updated (2025)	Law Enforcement Impact Fee Updated (2019)	Law Enforcement Impact Fee (2026)	Law Enforcement Impact Fee (2027)	Law Enforcement Impact Fee (2028)	Law Enforcement Impact Fee (2029)
FLORIDA STATUTE LIMITS INCREASES TO 50% ABOVE CURRENT IMPACT FEE RATES & REQUIRES INCREASES BE PHASED IN EQUAL INCREMENTS OVER 4 YEARS							
<b>Outdoor Commercial Recreation</b> (Amusement, Golf, Multi-Purpose, Parks, Sports, Tennis)	per Acre	\$1,136	--	\$284	\$568	\$852	\$1,136
<b>Indoor Commercial Recreation</b> (Dance, Fitness, Gym, Indoor Sports, Kids Activities, Yoga)	per 1,000 Sq. Ft.	\$1,415	\$582	\$655	\$728	\$800	\$873



# LAW ENFORCEMENT IMPACT FEE: PHASED-IN RATE

Office Use	Unit of Measure	Law Enforcement Impact Fee Updated (2025)	Law Enforcement Impact Fee Updated (2019)	Law Enforcement Impact Fee (2026)	Law Enforcement Impact Fee (2027)	Law Enforcement Impact Fee (2028)	Law Enforcement Impact Fee (2029)
FLORIDA STATUTE LIMITS INCREASES TO 50% ABOVE CURRENT IMPACT FEE RATES & REQUIRES INCREASES BE PHASED IN EQUAL INCREMENTS OVER 4 YEARS							
<b>Office</b> (General, Higher Education, Hospital, Professional)	per 1,000 Sq. Ft.	\$841	\$242	\$272	\$302	\$332	\$363
<b>Medical Office</b> (Clinic, Dental, Emergency Care, Medical, Veterinary)	per 1,000 Sq. Ft.	\$2,305	\$343	\$386	\$429	\$472	\$515

# LAW ENFORCEMENT IMPACT FEE: PHASED-IN RATE

Commercial & Retail Use	Unit of Measure	Law Enforcement Impact Fee Updated (2025)	Law Enforcement Impact Fee Updated (2019)	Law Enforcement Impact Fee (2026)	Law Enforcement Impact Fee (2027)	Law Enforcement Impact Fee (2028)	Law Enforcement Impact Fee (2029)
FLORIDA STATUTE LIMITS INCREASES TO 50% ABOVE CURRENT IMPACT FEE RATES & REQUIRES INCREASES BE PHASED IN EQUAL INCREMENTS OVER 4 YEARS							
<b>Small Retail</b> (Entertainment, Restaurant, Retail, Services)	per 1,000 Sq. Ft.	\$510	\$177	\$199	\$221	\$243	\$266
<b>Retail</b> (Discount, Entertainment, Financial, Retail Services, Superstore)	per 1,000 Sq. Ft.	\$1,019	\$354	\$398	\$443	\$487	\$531
<b>High Impact Retail</b> (Banks, Pharmacy, Sit-Down Restaurant, Supermarket, Wine & Spirits)	per 1,000 Sq. Ft.	\$2,211	\$766	\$861	\$957	\$1,053	\$1,148
<b>Convenience Retail</b> (Convenience, Motor Vehicle Charging & Fueling, Quick Service Restaurant)	per 1,000 Sq. Ft.	\$8,177	\$1,850	\$2,081	\$2,312	\$2,543	\$2,775

# LAW ENFORCEMENT IMPACT FEE: PHASED-IN RATE

Additive Fees for Commercial Services & Retail Use	Unit of Measure	Law Enforcement Impact Fee Updated (2025)	Law Enforcement Impact Fee Updated (2019)	Law Enforcement Impact Fee (2026)	Law Enforcement Impact Fee (2027)	Law Enforcement Impact Fee (2028)	Law Enforcement Impact Fee (2029)
FLORIDA STATUTE LIMITS INCREASES TO 50% ABOVE CURRENT IMPACT FEE RATES & REQUIRES INCREASES BE PHASED IN EQUAL INCREMENTS OVER 4 YEARS							
<b>Bank Drive-Thru Lane or Free-Standing ATM</b>	per lane or ATM	\$3,454	--	\$863	\$1,727	\$2,590	\$3,454
<b>Motor Vehicle Cleaning</b> (Detailing, Wash, Wax)	per lane or stall	\$3,692	--	\$923	\$1,846	\$2,769	\$3,692
<b>Motor Vehicle Charging or Fueling</b>	per charging or fueling position	\$4,118	\$415	\$467	\$519	\$571	\$623

# LAW ENFORCEMENT IMPACT FEE: PHASED-IN RATE

Additive Fees for Commercial Services & Retail Use	Unit of Measure	Law Enforcement Impact Fee Updated (2025)	Law Enforcement Impact Fee Updated (2019)	Law Enforcement Impact Fee (2026)	Law Enforcement Impact Fee (2027)	Law Enforcement Impact Fee (2028)	Law Enforcement Impact Fee (2029)
FLORIDA STATUTE LIMITS INCREASES TO 50% ABOVE CURRENT IMPACT FEE RATES & REQUIRES INCREASES BE PHASED IN EQUAL INCREMENTS OVER 4 YEARS							
<b>Motor Vehicle Service</b> (Accessories, Brakes, Maintenance, Quick Lube, Repair, Tires)	per bay or stall	\$888	\$378	\$425	\$473	\$520	\$567
<b>Quick Service Restaurant Drive-Thru</b>	per lane	\$4,562	--	\$1,141	\$2,281	\$3,422	\$4,562

# ADMINISTRATIVE FACILITIES IMPACT FEE: PHASED-IN RATE

Residential / Lodging Use	Unit of Measure	Admin Facilities Impact Fee Updated (2025)	Admin Facilities Impact Fee Updated (2019)	Admin Facilities Impact Fee (2026)	Admin Facilities Impact Fee (2027)	Admin Facilities Impact Fee (2028)	Admin Facilities Impact Fee (2029)
FLORIDA STATUTE LIMITS INCREASES TO 50% ABOVE CURRENT IMPACT FEE RATES & REQUIRES INCREASES BE PHASED IN EQUAL INCREMENTS OVER 4 YEARS							
<b>Single Family</b> (detached/attached)	dwelling unit	\$1,763	\$731	\$822	\$914	\$1,005	\$1,097
<b>Multi-Family</b> (apartment/condominium)	dwelling unit	\$1,429	\$623	\$701	\$779	\$857	\$935
<b>Overnight Lodging</b> (Hotel, Inn, Motel, Resort)	per room	\$1,061	\$360	\$405	\$450	\$495	\$540
<b>Mobile Residence</b> (Mobile Home, Recreational Vehicle, Travel Trailer)	per space or lot	\$948	\$440	\$495	\$550	\$605	\$660

# ADMINISTRATIVE FACILITIES IMPACT FEE: PHASED-IN RATE

Institutional Use	Unit of Measure	Admin Facilities Impact Fee Updated (2025)	Admin Facilities Impact Fee Updated (2019)	Admin Facilities Impact Fee (2026)	Admin Facilities Impact Fee (2027)	Admin Facilities Impact Fee (2028)	Admin Facilities Impact Fee (2029)
FLORIDA STATUTE LIMITS INCREASES TO 50% ABOVE CURRENT IMPACT FEE RATES & REQUIRES INCREASES BE PHASED IN EQUAL INCREMENTS OVER 4 YEARS							
<b>Community Serving</b> (Civic, Museum, Performance Arts, Place of Assembly or Worship)	per 1,000 Sq. ft.	<b>\$490</b>	<b>\$133</b>	<b>\$150</b>	<b>\$166</b>	<b>\$183</b>	<b>\$200</b>
<b>Long Term Care</b> (Assisted Living, Congregate Care Facility, Nursing Facility)	per 1,000 Sq. ft.	<b>\$638</b>	<b>\$396</b>	<b>\$446</b>	<b>\$495</b>	<b>\$545</b>	<b>\$595</b>
<b>Private Education</b> (Day Care, Private Primary School, Pre-K)	per 1,000 Sq. ft.	<b>\$825</b>	<b>\$292</b>	<b>\$329</b>	<b>\$365</b>	<b>\$402</b>	<b>\$438</b>



# ADMINISTRATIVE FACILITES IMPACT FEE: PHASED-IN RATE

Industrial Use	Unit of Measure	Admin Facilities Impact Fee Updated (2025)	Admin Facilities Impact Fee Updated (2019)	Admin Facilities Impact Fee (2026)	Admin Facilities Impact Fee (2027)	Admin Facilities Impact Fee (2028)	Admin Facilities Impact Fee (2029)
FLORIDA STATUTE LIMITS INCREASES TO 50% ABOVE CURRENT IMPACT FEE RATES & REQUIRES INCREASES BE PHASED IN EQUAL INCREMENTS OVER 4 YEARS							
<b>Industrial</b> (Assembly, Manufacturing, Nursery, Outdoor Storage, Warehouse, Utilities)	per 1,000 Sq. Ft.	<b>\$676</b>	<b>\$125</b>	<b>\$141</b>	<b>\$156</b>	<b>\$172</b>	<b>\$188</b>

# ADMINISTRATIVE FACILITIES IMPACT FEE: PHASED-IN RATE

Recreational Use	Unit of Measure	Admin Facilities Impact Fee Updated (2025)	Admin Facilities Impact Fee Updated (2019)	Admin Facilities Impact Fee (2026)	Admin Facilities Impact Fee (2027)	Admin Facilities Impact Fee (2028)	Admin Facilities Impact Fee (2029)
FLORIDA STATUTE LIMITS INCREASES TO 50% ABOVE CURRENT IMPACT FEE RATES & REQUIRES INCREASES BE PHASED IN EQUAL INCREMENTS OVER 4 YEARS							
<b>Outdoor Commercial Recreation</b> (Amusement, Golf, Multi-Purpose, Parks, Sports, Tennis)	per Acre	\$1,773	--	\$443	\$886	\$1,330	\$1,773
<b>Indoor Commercial Recreation</b> (Dance, Fitness, Gym, Indoor Sports, Kids Activities, Yoga)	per 1,000 Sq. Ft.	\$2,207	\$894	\$1,005	\$1,117	\$1,229	\$1,341

# ADMINISTRATIVE FACILITIES IMPACT FEE: PHASED-IN RATE

Office Use	Unit of Measure	Admin Facilities Impact Fee Updated (2025)	Admin Facilities Impact Fee Updated (2019)	Admin Facilities Impact Fee (2026)	Admin Facilities Impact Fee (2027)	Admin Facilities Impact Fee (2028)	Admin Facilities Impact Fee (2029)
FLORIDA STATUTE LIMITS INCREASES TO 50% ABOVE CURRENT IMPACT FEE RATES & REQUIRES INCREASES BE PHASED IN EQUAL INCREMENTS OVER 4 YEARS							
<b>Office</b> (General, Higher Education, Hospital, Professional)	per 1,000 Sq. Ft.	\$1,311	\$371	\$417	\$464	\$510	\$557
<b>Medical Office</b> (Clinic, Dental, Emergency Care, Medical, Veterinary)	per 1,000 Sq. Ft.	\$3,597	\$526	\$592	\$658	\$723	\$789

# ADMINISTRATIVE FACILITIES IMPACT FEE: PHASED-IN RATE

Commercial & Retail Use	Unit of Measure	Admin Facilities Impact Fee Updated (2025)	Admin Facilities Impact Fee Updated (2019)	Admin Facilities Impact Fee (2026)	Admin Facilities Impact Fee (2027)	Admin Facilities Impact Fee (2028)	Admin Facilities Impact Fee (2029)
FLORIDA STATUTE LIMITS INCREASES TO 50% ABOVE CURRENT IMPACT FEE RATES & REQUIRES INCREASES BE PHASED IN EQUAL INCREMENTS OVER 4 YEARS							
<b>Small Retail</b> (Entertainment, Restaurant, Retail, Services)	per 1,000 Sq. Ft.	\$795	\$272	\$306	\$340	\$374	\$408
<b>Retail</b> (Discount, Entertainment, Financial, Retail Services, Superstore)	per 1,000 Sq. Ft.	\$1,590	\$544	\$612	\$680	\$748	\$816
<b>High Impact Retail</b> (Banks, Pharmacy, Sit-Down Restaurant, Supermarket, Wine & Spirits)	per 1,000 Sq. Ft.	\$3,449	\$1,175	\$1,322	\$1,469	\$1,616	\$1,763
<b>Convenience Retail</b> (Convenience, Motor Vehicle Charging & Fueling, Quick Service Restaurant)	per 1,000 Sq. Ft.	\$12,757	\$2,839	\$3,194	\$3,549	\$3,904	\$4,259

# ADMINISTRATIVE FACILITIES IMPACT FEE: PHASED-IN RATE

Additive Fees for Commercial Services & Retail Use	Unit of Measure	Admin Facilities Impact Fee Updated (2025)	Admin Facilities Impact Fee Updated (2019)	Admin Facilities Impact Fee (2026)	Admin Facilities Impact Fee (2027)	Admin Facilities Impact Fee (2028)	Admin Facilities Impact Fee (2029)
FLORIDA STATUTE LIMITS INCREASES TO 50% ABOVE CURRENT IMPACT FEE RATES & REQUIRES INCREASES BE PHASED IN EQUAL INCREMENTS OVER 4 YEARS							
<b>Bank Drive-Thru Lane or Free-Standing ATM</b>	per lane or ATM	\$5,388	--	\$1,347	\$2,694	\$4,041	\$5,388
<b>Motor Vehicle Cleaning</b> (Detailing, Wash, Wax)	per lane or stall	\$5,761	--	\$1,440	\$2,880	\$4,321	\$5,761
<b>Motor Vehicle Charging or Fueling</b>	per charging or fueling position	\$6,425	\$638	\$718	\$798	\$877	\$957



# ADMINISTRATIVE FACILITES IMPACT FEE: PHASED-IN RATE

Additive Fees for Commercial Services & Retail Use	Unit of Measure	Admin Facilities Impact Fee Updated (2025)	Admin Facilities Impact Fee Updated (2019)	Admin Facilities Impact Fee (2026)	Admin Facilities Impact Fee (2027)	Admin Facilities Impact Fee (2028)	Admin Facilities Impact Fee (2029)
FLORIDA STATUTE LIMITS INCREASES TO 50% ABOVE CURRENT IMPACT FEE RATES & REQUIRES INCREASES BE PHASED IN EQUAL INCREMENTS OVER 4 YEARS							
<b>Motor Vehicle Service</b> (Accessories, Brakes, Maintenance, Quick Lube, Repair, Tires)	per bay or stall	\$1,386	\$580	\$653	\$725	\$798	\$870
<b>Quick Service Restaurant Drive-Thru</b>	per lane	\$7,118	--	\$1,780	\$3,559	\$5,339	\$7,118

# OPPORTUNITY FOR FEEDBACK

- **1<sup>st</sup> Reading**
- **Provide Direction to Staff on Final Changes**
- **2<sup>nd</sup> Reading – December 2<sup>nd</sup>, 2025 - Adoption**

# COMMENTS & QUESTIONS



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