

2 AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF
 4 SEMINOLE COUNTY, FLORIDA RELATING TO MOBILITY FEES:
 6 AMENDING CHAPTER 120 (ROAD IMPACT FEES) OF THE LAND
 8 DEVELOPMENT CODE OF SEMINOLE COUNTY BASED ON THE
 10 MOBILITY STUDY TO PROVIDE FOR MOBILITY FEES INSTEAD OF
 12 ROAD IMPACT FEES; PROVIDE FOR DEFINITIONS, RULES OF
 14 CONSTRUCTION, FINDINGS, ADOPTION OF MOBILITY FEE STUDY,
 16 IMPOSITION, CALCULATION OF MOBILITY FEE, ALTERNATIVE
 18 MOBILITY FEE CALCULATION, USE OF MONIES, SUNSET DATE,
 20 EFFECT OF SUNSET DATE, EXEMPTIONS, CHANGES IN USE
 22 GENERATING INCREASED TRAVEL, VESTED RIGHTS, PAYMENT,
 24 COLLECTION OF FEES WHEN NOT PAID BY MISTAKE OR IN
 26 ADVERTENCE OR BY AGREEMENT, ALTERNATIVE COLLECTION
 28 IN MUNICIPAL AREAS, DESIGNATED ROAD IMPROVEMENT
 CONTRIBUTION CREDITS, MUNICIPAL CONTRIBUTION CREDITS,
 ADMINISTRATIVE REVIEW PROCEDURES, REVIEW HEARINGS,
 REVIEW REQUIREMENT, MOBILITY FEE MUNICIPAL TECHNICAL
 ADVISORY COMMITTEE, MOBILITY FEE CITIZENS ADVISORY
 COMMITTEE, ALTERNATIVE ROAD CLASSIFICATIONS,
 DECLARATION OF EXCLUSION FROM ADMINISTRATIVE
 PROCEDURES ACT, INDIVIDUAL CALCULATION OF MOBILITY
 FEES, ESCROW OF MOBILITY FEES, AND SEVERABILITY;
 ADOPTING MOBILITY FEE RATE SCHEDULE; DESCRIBING THE
 MOBILITY FEE DISTRICT TYPES AND BOUNDARIES; PROVIDING
 FOR CONFLICTS; PROVIDING FOR CODIFICATION IN THE LAND
 DEVELOPMENT CODE OF SEMINOLE COUNTY; PROVIDING FOR
 SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Seminole County seeks to replace its Road Impact Fee with a Mobility Fee.
 30 Seminole County most recently reviewed its road impact fee in 1995. Impact fee methodologies
 have advanced since 1995. State laws have been passed requiring use of current information, and
 32 encouraging creative approaches to support local economic development and land development
 programs; and

34 WHEREAS, Seminole County commissioned the 2020 Multi-Modal Mobility Fee Study
 prepared by Kittleson and Associates, Inc. and W.E. Oliver, P.E., LLC; and

36 **WHEREAS**, Mobility fees provide more flexibility than road impact fees, allowing
expenditures for not only roads but transit, bicycle, and pedestrian facilities; and

38 **WHEREAS**, based upon the findings and recommendations contained in the 2020 Multi-
Modal Mobility Fee Study, Seminole County now desires to revise and update Land Development
40 Code Chapter 120, Road Impact Fees, to now be entitled Mobility Fees as more particularly set
forth below; and

42 **WHEREAS**, the Seminole County Local Planning Agency held a public hearing, with all
required public notice on July 1, 2020 for the purpose of providing recommendations to the Board
44 of County Commissioners with regard to the Ordinance amending the Land Development Code
and recommended that the Board of County Commissioners adopt the Ordinance amending the
46 Land Development Code to recognize and facilitate Mobility Fees; and

WHEREAS, the Seminole County Home Rule Charter requires that an Economic Impact
48 Statement be prepared to address the potential fiscal impacts and economic costs of this Ordinance
upon the public and taxpayers of Seminole County and such Economic Impact Statement has been
50 prepared and has been made available for public review and copying prior to the enactment of this
Ordinance.

52 **NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY**
COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

54 **Section 1. Incorporation of Recitals.** The above recitals represent the legislative findings
of the Seminole County Board of County Commissioners supporting the need for this Ordinance.

56 **Section 2. Short Title.** This Ordinance is designated as Mobility Fees Land Development
Code Amendment.

58 **Section 3. Intent and Purpose.** The intent and purpose of this Ordinance is to amend the
Seminole County Land Development Code to revise the existing Chapter 120, Road Impact Fees,
60 and replace Road Impact Fees with Mobility Fees consistent with Florida Statutes
Sections 163.3180 and 163.31801 (2020) and the 2020 Multi-Modal Mobility Fee Study prepared
62 by W.E. Oliver, P.E. LLC and Kittleson and Associates, Inc., dated April 21, 2020.

Section 4. Chapter 120 (Road Impact Fees) of the Land Development Code of Seminole
64 County is hereby amended to read as follows:

Chapter 120 - ~~ROAD IMPACT~~ MOBILITY FEES

PART 1. GENERAL

66 **Sec. 120.1. Definitions.** When used in this ~~chapter~~ Chapter, the following terms shall
68 have the following meanings, unless the context clearly otherwise requires:

~~Access-improvements~~ Improvements: Improvements designed and constructed to provide
70 safe and adequate ingress and egress from a ~~road impact construction~~ Travel-Increasing
Development, which include, but are not limited to, rights-of-way, easements, paving of adjacent
72 or connecting roadways, turn lanes, deceleration and acceleration lanes, traffic control devices,
signage and markings, and drainage and utilities.

74 ~~Accessory-building~~ Building: 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
76 the same lot as the principal building or use.

~~Alternative-arterial-road-impact-fee~~ Mobility Fee: Any alternative fee calculated by an
78 ~~applicant~~ Applicant and approved by the ~~county-engineer~~ County Engineer or ~~board~~ Board
pursuant to ~~section~~ Section 120.13 or ~~section~~ Section 120.39.

80 ~~Alternative collector road impact fee:~~ Any alternative fee calculated by an applicant and
approved by the county engineer or the board pursuant to section 120.23 or section 120.39.

82 ~~Applicant:~~ The ~~person~~ Person who applies for a ~~building permit~~ Building Permit.

~~Arterial road Road:~~ A ~~road~~ All State roads and roads on the county road system County
84 Road System and classified by the Florida Department of Transportation utilizing the definition
established in Section 334.03(1), Florida Statutes, or its statutory successor in function, or a road
86 classified as an ~~arterial road~~ Arterial Road under the procedures and meeting the criteria specified
in Section 120.44. For the purposes of this ~~chapter~~ Chapter, an ~~arterial road~~ Arterial Road shall
88 include those portions of an intersection with a ~~local road~~ Local Roads that are a necessary and
integral element of the design of the traffic flow on the ~~arterial road~~ Arterial Road.

90 ~~Arterial road deficit amount:~~ The amount of money which was advance funded as of
September 30, 2001, plus any additional money advance funded after that date, for arterial road
92 ~~construction.~~

~~Arterial road impact fee:~~ The fee imposed by the county pursuant to section 120.11 or, if
94 ~~applicable, the alternative arterial road impact fee.~~

~~Board:~~ The Board of County Commissioners of Seminole County, Florida.

96 ~~Building:~~ Any structure, either temporary or permanent, built for the support, shelter, or
enclosure of persons, chattels, or property of any kind. This term shall include tents, trailers, mobile
98 homes, or any vehicles serving in any way the function of a building. This term shall not include
temporary construction sheds or trailers erected to assist in construction and maintained during the
100 term of a ~~building permit~~ Building Permit.

~~Building permit Permit:~~ An official document or certificate issued by a municipality or
102 the ~~county~~ County under the authority of an ordinance or law, authorizing the construction or siting

of any building. For purposes of this ~~chapter~~ Chapter, the term “~~building permit~~ Building Permit” shall also include tie-down permits for these structures or buildings, such as a mobile home, that do not require a ~~building permit~~ Building Permit in order to be occupied.

Certificate of ~~occupancy~~ Occupancy: An official document or certificate issued by a municipality or the ~~county~~ County under the authority of this ~~chapter~~ Chapter or law authorizing the occupancy for its intended use of a building, or any portion thereof, within a ~~road impact construction~~ Travel-Increasing Development.

Collector ~~road~~ Road: A road on the ~~county road system~~ County Road System and classified by the Florida Department of Transportation utilizing the definition established in Section 334.03(4), Florida Statutes, or its statutory successor in function, or a road classified as a ~~collector road~~ Collector Road under the procedures and meeting the criteria specified in ~~section~~ Section 120.44. For the purposes of this ~~chapter~~ Chapter a ~~collector road~~ Collector Road shall include those portions of an intersection with a ~~local road~~ Local Road that are a necessary and integral element of the design of the traffic flow on the ~~collector road~~ Collector Road.

Collector road district: ~~One of the four (4) districts located within the county which are described in Appendix C-2, to this Code, and within each of which a separate collector road impact fee is assessed.~~

Collector road impact fee: ~~The fee imposed by the county pursuant to section 120.21 or, if applicable, the Alternative collector road impact fee.~~

Commercial ~~impact fee land use category~~ Mobility Fee Land Use Category: ~~The impact fee land use categories~~ Mobility Fee Land Use Categories listed under the commercial heading in the schedule incorporated in ~~section~~ Section 120.11 ~~for arterial road impact fees and in section 120.21 for collector road impact fees.~~

126 ~~Comprehensive-plan~~ Plan: ~~The comprehensive plan of the county adopted and amended~~
pursuant to the ~~Local Government Comprehensive Planning and Land Development Regulation~~
128 ~~Act and Chapter 74-612, Laws of Florida, or their statutory successors in function. An adopted~~
comprehensive plan that meets the requirements of the Growth Policy Act as found in Chapter 163,
130 Part II of the Florida Statutes, and the implementing rules.

~~County~~: Seminole County, a political subdivision of the State of Florida.

132 ~~County-attorney~~ Attorney: ~~The person~~ Person appointed as ~~county attorney~~ County
Attorney pursuant to the Seminole County Home Rule Charter, or the designee of such ~~person~~
134 Person.

~~County manager~~: ~~The chief administrative officer of the county, appointed by the board,~~
136 ~~or the designee of such person.~~

~~County-engineer~~ Engineer: ~~The person~~ Person appointed by the ~~county manager~~ County
138 Manager to serve as the professional engineer responsible for the ~~county's major road system~~
County's Mobility System, or the designee of such ~~person~~ Person.

140 ~~County Manager~~: The chief administrative officer of the County, appointed by the Board,
or the designee of such Person.

142 ~~County road system~~ Road System: The road system of the ~~county~~ County as defined in
Section 334.03(6), Florida Statutes, or its statutory successor in function.

144 ~~Designated arterial road~~: ~~An arterial road which is listed for improvement in the Impact~~
~~Fee Study or subsequently added pursuant to section 120.41, and which was used as the basis for~~
146 ~~calculating the arterial road impact fees.~~

148 ~~Designated collector road: A collector road which is listed for improvement in the impact fee study or subsequently added pursuant to section 120.41, and which was used as the basis for calculating the collector road impact fees.~~

150 ~~Dwelling-unit Unit: A building, or portion thereof, designed for residential occupancy, consisting of one (1) or more rooms which are arranged, designed or used as living quarters for one (1) family only.~~

154 ~~East Collector Road deficit amount: The amount of money which was advance funded as of September 30, 2001, plus any additional money advance funded after that date, for East District Collector Road construction.~~

156 ~~Encumbered: Monies committed by contract or purchase order in a manner that obligates the county County to expend the encumbered Encumbered amount upon delivery of goods or completion of services or conveyance of right-of-way by a vendor, supplier, contractor or owner Owner. The word encumbered Encumbered in section Section 120.37 shall have the meaning prescribed in such section.~~

162 ~~External-trip Trip: Any trip Trip which either has its origins from origin or its destination to the road impact construction (or both) within the Travel-Increasing Development and which impacts makes use of the major road system Mobility System.~~

164 ~~Impact fee: Collectively the collector road impact fee and the arterial road impact fee.~~

166 ~~Impact fee rate: An impact fee imposed for a particular road impact construction under the applicable impact fee land use category established in the schedules incorporated in section 120.11 for arterial road impact fees and in section 120.21 for collector road impact fees.~~

168 ~~*Impact fee statement:* The document, valid for up to sixty (60) days, issued to an applicant~~
prior to the issuance of a building permit containing the calculation of the impact fees imposed on
170 road impact construction under section 120.11 and section 120.21.

~~*Impact fee study:* The studies adopted pursuant to section 120.4, as amended and~~
172 ~~supplemented pursuant to section 120.41.~~

~~*Interim impact fee:* The fees collected by the county pursuant to Resolution 85 R-182,~~
174 ~~adopted by the board on August 13, 1985.~~

~~*Land Development Code:* Seminole County Ordinance No. 80-35, as amended and~~
176 ~~supplemented, or its successor in function.~~

~~*Level of service (D):* The meaning set forth in the "Highway Capacity Manual" (Special~~
178 ~~Report 209), published by the Transportation Research Board, National Research Council,~~
~~Washington, D.C. (1985), or its successor in function, as measured at peak hour traffic periods.~~

180 ~~*Local road Road:* A road classified by the Florida Department of Transportation utilizing~~
the definition established in Section 334.03(12), Florida Statutes, or its statutory successor in
182 function.

~~*Major road system Road:* The designated collector roads and the designated arterial roads.~~

184 A road:

(a) On the State or County Road System and classified by the Florida Department of
186 Transportation utilizing the definition established in Section 334.03(1), Florida Statutes, or its
statutory successor in function; or

188 (b) A road classified as an Arterial or Collector Road under the procedures and meeting
the criteria specified in Section 120.44; or

190 (c) A road existing or proposed, identified in the Comprehensive Plan Transportation
Element of the Seminole County Comprehensive Plan.

192 For the purposes of this Chapter, a Major Road shall include those portions of an intersection with
a Local Road that are a necessary and integral element of the design of the traffic flow on the
194 Major Road.

~~Mixed-use road impact construction~~ Use Travel-Increasing Development: ~~A road impact~~
196 ~~construction~~ Travel-Increasing Development in which more than one ~~(1) impact fee land use~~
~~category~~ Mobility Fee Land Use Category is contemplated with each category constituting a
198 separate and identifiable enterprise not subordinate to or dependent on other enterprises within the
~~road impact construction~~ Travel-Increasing Development.

200 Mobility Fee: The fee (or, if applicable, the Alternative Mobility Fee) imposed by the
County for the purpose of developing the County’s Mobility System pursuant to Section 120.11
202 associated with the Travel-Increasing Development in a fee district.

Mobility Fee District: One (1) of three (3) districts located within the County which are
204 described in Appendix C-2 to this Code, and for each of which a separate Mobility Fee is
established.

206 Mobility Fee Rate: The Mobility Fee imposed per unit of travel-increasing development
under the applicable Mobility Fee Land Use Category established in the schedules incorporated in
208 Section 120.11.

Mobility Fee Statement: The document, valid for up to sixty (60) days, issued to an
210 Applicant prior to the issuance of a Building Permit containing the calculation of the Mobility Fees
imposed on Travel-Increasing Development under Section 120.11.

212 Mobility Fee Study: The study adopted pursuant to Section 120.4, providing technical
justification for the Mobility Fee Schedules of Section 120.11, as it may be amended and
214 supplemented pursuant to Section 120.41.

Mobility Plan: The Transportation Element of the Seminole County Comprehensive Plan.

216 Mobility System: The multi-modal system of Major Roads, transit services, bicycle
facilities, and pedestrian facilities on Major Roads or providing access to schools and transit routes,
218 all of which are collectively intended to provide for the movement of people and goods throughout
Seminole County.

220 ~~Municipal-impact fee~~ Mobility Fee: A fee or charge imposed on ~~road impact construction~~
Travel-Increasing Development by a municipality in the ~~county~~ County for the purpose of
222 financing improvements ~~or additions to roads and transportation capital facilities located within~~
~~the municipality~~ to elements of the Mobility System.

224 ~~New net trip~~ Net New Travel: The average daily external ~~trips~~ travel, as increased from
the pre-construction condition, as adjusted ~~by the impact fee study~~ for pass-by capture and
226 recognition of prior on-site development.

~~North Collector Road deficit amount:~~ The amount of money which was advance funded as
228 of September 30, 2001, plus any additional money advance funded after that date, for North
~~District Collector Road construction.~~

230 ~~Off-site improvements~~ Site Improvements: ~~Road~~ Mobility System improvements located
outside of the boundaries of a ~~road impact construction~~ Travel-Increasing Development which are
232 required by the ~~county~~ County in order to serve ~~external trips~~ External Trips, but not including ~~access~~
~~improvements~~ site-Access Improvements.

234 *Owner:* ~~The person~~ Person holding legal title to the real property upon which ~~road impact~~
~~construction~~ Travel-Increasing Development is to occur.

236 *Person:* An individual, a corporation, a partnership, an incorporated association, or any
other similar entity.

238 ~~Road impact construction~~ Square Footage: The habitable area of a building as measured
in square feet. See the current version of the Institute of Transportation Engineers “Trip
240 Generation” reference for additional details of the appropriate Square Footage measurements for
specific land uses.

242 Sunset Date: The last day that Mobility Fees will be assessed or Mobility Fee Statements
issued.

244 Travel-Increasing Development: Land development designed or intended to permit a use
of the land which will contain more ~~dwelling units~~ Dwelling Units, buildings or floor space than
246 the existing use of land, or to otherwise change the use of the land in a manner that increases the
generation of ~~vehicular traffic or the number of external trips~~ travel that makes use of the County’s
248 Mobility System.

~~South Collector Road deficit amount:~~ ~~The amount of money which was advance funded as~~
250 ~~of September 30, 2001, plus any additional money advance funded after that date, for South~~
~~District Collector Road construction.~~

252 ~~Square footage:~~ ~~The gross area measured in feet from the exterior faces of exterior walls~~
~~or other exterior boundaries of the building.~~

254 ~~Sunset date:~~ ~~As applied to each Collector Road and Arterial Road District, the last day that~~
~~road impact fees will be assessed or road impact fee statements issued.~~

256 *Trip:* A one-way movement of vehicular travel from an origin (one trip end) to a
destination (the other trip end). The word trip shall have the meaning which it has in commonly
258 accepted traffic engineering practice.

~~*Trip-generation*~~ Generation or ~~*trip-generator rate*~~ Trip Generator Rate: The ~~maximum~~
260 ~~average daily trip generation rates at peak hour~~ typical number of trips per unit of development,
for the ~~applicable trip-generation~~ land use category, as adjusted by the ~~impact fee study~~ Mobility
262 Fee Study.

~~*Trip-generation land use category*~~ Generation Land Use Category: The ~~trip-generation~~
264 ~~land use categories established in the trip-generation report published by the institute of~~
~~transportation engineers in the current edition on the effective date of this chapter or the most~~
266 ~~current edition on the effective date of any revisions to the impact fee study.~~ The land use
categories as found in the Mobility Fee Schedule in this Chapter or in the edition of the Institute
268 of Transportation Engineer’s Trip Generation Manual used for any revisions to this Chapter.

~~*West Collector Road deficit amount:*~~ The amount of money which was advance funded as
270 of September 30, 2001, plus any additional money advance funded after that date, for West District
Collector Road construction.

272 **Sec. 120.2. Rules of construction.** For the purposes of administration and enforcement
of this ~~chapter~~ Chapter, unless otherwise stated in this ~~chapter~~ Chapter, the following rules of
274 construction shall apply:

(a) In case of any difference of meaning or implication between the text of this ~~chapter~~
276 Chapter and any caption, illustration, summary table, or illustrative table, the text shall control.

(b) The word “shall” is always mandatory and not discretionary; the word “may” is
278 permissive.

280 (c) Words used in the present tense shall include the future; and words used in the singular number shall include the plural, and the plural the singular, unless the context clearly indicates the contrary.

282 (d) The phrase “used for” includes “arranged for,” “designed for,” “maintained for,” or “occupied for.”

284 (e) Unless the context clearly indicates the contrary, where a regulation involves two or more items, conditions, provisions, or events connected by the conjunction “and,” “or” or “either... or,” the conjunction shall be interpreted as follows:

288 (1) “And” indicates that all the connected terms, conditions, provisions or events shall apply.

290 (2) “Or” indicates that the connected items, conditions, provisions or events may apply singly or in any combination.

292 (3) “Either... or” indicates that the connected items, conditions, provisions or events shall apply singly but not in combination.

294 (f) The word “includes” shall not limit a term to the specific example but is intended to extend its meaning to all other instances or circumstances of like kind or character.

296 (g) Where a road right-of-way is used to define ~~collector road district~~ Mobility Fee District boundaries, ~~that portion~~ those portions of land parcels within ¼-mile of the roadway right-of-way demarcating ~~demarking~~ the boundary ~~may be~~ are considered as part of ~~either~~ the more intense district ~~in which the land parcels bounds~~.

Sec. 120.3. Findings. It is hereby ascertained, determined and declared:

300 (a) Both existing development and development necessitated by the growth contemplated in the ~~comprehensive plan~~ Comprehensive Plan will require improvements and

302 additions to the ~~major road system of the county to accommodate and maintain traffic at level of~~
service ~~(D)~~ County's Mobility System in accordance with the County's Comprehensive Plan
304 Transportation Element.

(b) Future growth represented by ~~road impact construction~~ Travel-Increasing
306 Development should contribute its fair share of the cost of improvements and additions to the
~~major road system~~ Mobility System required to accommodate ~~traffic~~ travel generated by such
308 growth as contemplated in the ~~comprehensive plan~~ Comprehensive Plan.

(c) The required improvements and additions to the ~~major road system~~ Mobility
310 System of the ~~county~~ County to accommodate existing traffic ~~at level of service (D)~~ and to finance
that portion of the cost of improvements and additions required to accommodate future growth not
312 contemplated to be financed by ~~impact fees~~ Mobility Fees, shall be funded by revenue sources of
the ~~county~~ County other than ~~road impact fees~~ Mobility Fees.

(d) Implementation of a ~~road impact fee~~ Mobility Fee structure to require future ~~road~~
314 ~~impact construction~~ Travel-Increasing Development to contribute ~~its fair~~ a reasonable share of the
316 cost of required transportation capital improvements and additions is an integral and vital element
of the regulatory plan of growth management incorporated in the ~~comprehensive plan~~
318 Comprehensive Plan.

(e) The projected capital improvements and additions to the ~~major road system~~
320 Mobility System of the ~~county~~ County and the allocation of projected costs between those
necessary to serve existing development and those required to accommodate traffic to be generated
322 by ~~road impact construction~~ as Travel-Increasing Development are presented in the ~~studies entitled~~
~~"Road Impact Fees for Seminole County, Florida"~~ and ~~"Analysis of the Use of Road Impact Fees~~
324 ~~And Calculation of Amounts Available for Unrestricted Use."~~ These studies are 2020 Multi-Modal

Mobility Fee Study, (April 21, 2020). This study is hereby approved and adopted by the ~~county~~
326 County and such projections are hereby found to be in conformity with the Comprehensive Plan.

(1) ~~Repayment of the 1991 Local Option Sales Tax funds in order to reduce or
328 eliminate the deficit amounts created by advance funding of road impact construction is a valid
use of road impact fees and constitutes a public purpose.~~

(f) Transportation planning is an evolving process and the capital improvements and
330 additions to the ~~major road system~~ Mobility System identified upon the date of the adoption of this
332 ~~chapter~~ Chapter constitute projections of growth patterns and transportation improvements and
additions based upon present knowledge and judgment. Therefore, in recognition of changing
334 growth patterns and the dynamic nature of population growth, it is the intent of the ~~board~~ Board
that the identified improvements and additions to the ~~major road system~~ Mobility System be
336 reviewed and adjusted periodically by means of an amendment to the Mobility Plan to insure that
~~road impact fees~~ Mobility Fees are imposed equitably and lawfully and are utilized effectively
338 based upon actual and anticipated traffic conditions at the time of their imposition.

(g) The ~~county~~ County has a statutory responsibility to provide and maintain ~~all arterial
340 roads~~ a Mobility System in Seminole County in both unincorporated and municipal areas. All ~~road
impact construction~~ Travel-Increasing Development occurring in Seminole County in both
342 unincorporated and municipal areas ~~impacts~~ creates the need for ~~future~~ improvements and
additions to the ~~designated arterial roads~~ County's Mobility System. Placing a ~~fair~~ share of the
344 ~~burden of the~~ cost of providing improvements and additions to the ~~designated arterial roads~~
Mobility System required ~~by growth on road impact construction~~ to serve Travel-Increasing
346 Development within municipal areas constitutes a ~~county~~ legitimate County purpose. In
recognition of these findings and except within the boundaries of the City of Altamonte Springs

348 which has coordinated with the County and adopted its own Municipal Mobility Fee that addresses
improvements to the County’s Mobility System within and in proximity to the boundaries of the
350 City of Altamonte Springs, it is the intent of the ~~board~~ Board to impose the ~~arterial road impact~~
fee Mobility Fee on all ~~road impact construction~~ Travel-Increasing Development occurring within
352 Seminole County in both unincorporated and municipal areas (less the City of Altamonte Springs)
and to utilize the proceeds of such ~~arterial road impact fees~~ Mobility Fees to construct or acquire
354 the contemplated improvements to the ~~designated arterial roads~~ Mobility System.

(h) ~~The county has a statutory responsibility to provide and maintain all collector roads~~
356 ~~in Seminole County in both unincorporated as well as municipal areas. Road impact construction~~
~~occurring in the municipal areas of Seminole County impacts the need for future improvements~~
358 ~~and additions to the designated collector roads within the collector road district in which such~~
~~municipal area is located. Placing a fair share of the burden of the cost of providing the~~
360 ~~improvements and additions to the designated collector roads required by growth on road impact~~
~~construction within the municipal areas in a collector road district constitutes a county purpose. In~~
362 ~~recognition of these findings, it is the intent of the board to impose the appropriate collector road~~
~~impact fee on all road impact construction occurring within each collector road district in both~~
364 ~~unincorporated and municipal areas and to utilize the proceeds of such collector road impact fees~~
~~to construct or acquire the contemplated improvements to the designated collector road system~~
366 ~~within the collector road district in which it is collected.~~

(i) ~~The county County cannot avoid its statutory responsibility to provide and maintain~~
368 ~~the county system in all portions of Seminole County. In the event the county is prevented from~~
~~imposing road impact fees County’s Mobility System in all portions of Seminole County. The City~~
370 ~~of Altamonte Springs has coordinated with the County and adopted its own Municipal Mobility~~

372 Fee which addresses improvements to the County’s Mobility System within and in proximity to
the boundaries of the City of Altamonte Springs. Accordingly, County Mobility Fees will not be
collected within the boundaries of the City of Altamonte Springs. In the event the County is
374 prevented from imposing Mobility Fees in municipal areas other than the City of Altamonte
Springs, the portion of the cost of constructing improvements and additions to the ~~major road~~
376 system Mobility System necessitated by growth within the those municipal areas will be required
to be funded from other ~~county~~ County revenues. Failure of a municipality, other than Altamonte
378 Springs, to collect the County Mobility Fee may result in some Comprehensive Plan Mobility
System improvements not being funded.

380 ~~(j)-(i)~~ (i) The purpose of this ~~chapter~~ Chapter is to require payment of ~~arterial road impact~~
~~fees and collector road impact fees~~ Mobility Fees by ~~road impact construction~~ Travel-Increasing
382 Development and to provide for the cost of capital improvements to the ~~major road system~~
Mobility System which are required to accommodate the additional traffic demand caused by such
384 ~~road impact construction~~ Travel-Increasing Development. This ~~chapter~~ Chapter shall not be
construed to permit the collection of ~~impact fees~~ Mobility Fees from ~~road impact construction~~
386 Travel-Increasing Development in excess of the amount reasonably anticipated to offset the
demand on the ~~major road system~~ Mobility System generated by such ~~road impact construction~~
388 Travel-Increasing Development.

~~(k)-(j)~~ (j) This ~~chapter~~ Chapter shall not be construed to permit the expending or encumbering
390 of any monies collected through ~~road impact fees~~ Mobility Fees for the construction of
improvements or additions to ~~local roads~~ Local Roads.

392 **Sec. 120.4. Adoption of ~~impact fee study~~ Mobility Fee Study.** The ~~board~~ Board hereby
adopts and incorporates by reference, the studies entitled “~~Road Impact Fees Update for Seminole~~

394 ~~County, Florida”, dated March, 1990, and “Analysis of the Use of Road Impact Fees And~~
~~Calculation of Amounts Available for Unrestricted Use,” dated November, 2001 (hereinafter~~
396 ~~referred to as the “Analysis of Road Impact Fees”); “2020 Multi-Modal Mobility Fee Study”,~~
April 21, 2020, particularly the assumptions, conclusions and findings ~~in such studies therein~~ as to
398 the allocation of ~~anticipated costs of capital improvements and additions to the major road system~~
Mobility System of the ~~county between those costs required~~ County to accommodate ~~existing~~
400 ~~traffic and those costs required to accommodate traffic~~ travel generated by the growth
contemplated in the ~~comprehensive plan~~ Comprehensive Plan.

402 **Secs. 120.5—120.10. Reserved.**

PART 2. ARTERIAL ROAD IMPACT MOBILITY FEES

404 **Sec. 120.11. Imposition.** ~~All road impact construction~~ Travel-Increasing Development
occurring within the ~~county~~ County, both with the unincorporated areas and within the boundaries
406 of all municipalities, ~~except for within the boundaries of the City of Altamonte Springs which has~~
coordinated with the County and adopted its own Municipal Mobility Fee that addresses
408 improvements to the County’s Mobility System within and in proximity to the boundaries of the
City of Altamonte Springs, shall pay the ~~arterial road impact fees~~ Mobility Fees established in this
410 ~~chapter~~ Chapter.

(a) ~~The countywide road district is~~ Three (3) Mobility Fee Districts, a Rural District, a
412 Suburb District, and a Core District, are hereby created to include all areas within Seminole
County, both unincorporated and municipal areas, ~~except within the boundaries of the City of~~
414 Altamonte Springs. The countywide road district ~~impact fee rate schedule~~ Mobility Fee Rate
Schedules incorporated in Appendix C-1 ~~is~~ are hereby adopted and the ~~arterial impact fees~~
416 Mobility Fees are hereby imposed on all ~~road impact construction~~ Travel-Increasing Development

located within the ~~countywide road district~~ County, except within the boundaries of the City of
418 Altamonte Springs, at a rate ~~the rates~~ established under the applicable ~~impact fee land use category~~
district and Mobility Fee Land Use Category.

420 (b) ~~The arterial road impact fees shall be paid in addition to the collector road impact~~
~~fees~~ Mobility Fees and are intended to provide funds only for ~~off-site improvements~~ Off-Site
422 Improvements. Access ~~improvements~~ Improvements, including required right-of-way dedication,
will be provided by the ~~applicant~~ Applicant in accordance with the ~~land development code~~ Land
424 Development Code or any comparable ordinance or regulation of the municipality in which the
~~road impact construction~~ Travel-Increasing Development is located.

426 **Sec. 120.12. - Calculation of ~~arterial road impact fee~~ Mobility Fee.**

(a) Except as otherwise provided in this ~~chapter~~ Chapter, ~~an impact fee statement a~~
428 Mobility Fee Statement shall be issued for ~~all road impact construction~~ Travel-Increasing
Development occurring in the unincorporated areas of the ~~county~~ County following application
430 for, but prior to the issuance of, a ~~building permit~~ Building Permit.

(b) In all municipal areas of the ~~county~~ County, except for Altamonte Springs, the
432 ~~impact fee statement~~ Mobility Fee Statement shall be calculated and issued as provided in ~~section~~
Section 120.34(c) or under the provisions of ~~section~~ Section 120.35 in the event a municipality has
434 not agreed to assist in the calculation and collection of ~~impact fees~~ Mobility Fees as recognized in
~~section~~ Section 120.34(d).

436 (c) Annual fee schedule indexing.

(1) In order to ensure Mobility Fee amounts are sufficient to address the needs
438 created by Travel-Increasing Development, the Board determined the Mobility Fee rate established
in Section 120.11 of this Chapter shall be indexed each year, beginning on January 1, 2022, to

440 reflect changes in actual costs of meeting demand for additional Mobility System capacity created
by Travel-Increasing Development, as provided by this Section.

442 (2) Indexing shall not be required within a twelve (12) month period following
an update to the Mobility Fee Study.

444 (3) Mobility Fees shall be indexed as follows:

(A) Mobility Fee components pertaining to land costs shall be adjusted
446 to reflect the percent change over a five-year period in just property values in Seminole County,
based on data from the Florida Legislature’s Office of Economic and Demographic Research.

448 (B) Mobility Fee components pertaining to roadway construction costs
shall be adjusted to reflect the percent change over a five-year period in design, construction, and
450 construction/engineering/inspection (CEI) costs, as indicated by the Florida Department of
Transportation’s Office of Policy Planning.

452 (C) Mobility Fee components pertaining to mobility facilities other than
those referenced in Section 120.12(c)(3)(A) and (B), including certain transit facilities, shall be
454 adjusted to reflect the percent change in costs over a five-year period based on the Construction
Cost Index calculated by the Engineering News-Record.

456 (4) The County Engineer will provide a revised Mobility Fee Rate Schedule
based on the indexing calculation in Section 120.12(c)(3), above, at least ninety (90) days prior to
458 the January 1 adjustment anniversary and provide public notice of the change in the Mobility Fee
Rate Schedule resulting from the indexing procedure for that year, as required by Section
460 163.31801, Florida Statutes. Public notice shall be provided by publication in a newspaper of
general circulation within the County. Should the County Engineer not provide notice of the

462 change in the Mobility Fee Rate Schedule at least ninety (90) days prior to January 1, the changed
fee schedule shall not take effect until at least ninety (90) days following the actual notice date.

464 (5) After the notice period required by Section 120.12(c)(4) has ended, Travel-
Increasing Development required to pay Mobility Fees shall be subject to the new indexed
466 Mobility Fee Rate Schedule for that year.

Sec. 120.13. ~~Alternative arterial road impact fee~~ Mobility Fee calculation.

468 (a) In the event an ~~applicant~~ Applicant believes that the impact to the ~~designated~~
~~arterial roads~~ Mobility System necessitated by its ~~road impact construction~~ Travel-Increasing
470 Development is less than the fee established in ~~section~~ Section 120.11 or that its ~~road impact~~
~~construction~~ Travel-Increasing Development produces less net new ~~net trips~~ travel than assumed
472 under the applicable ~~impact fee land use category~~ Mobility Fee Land Use Category specified in
the ~~arterial road impact fee rate schedule~~ Mobility Fee Rate Schedule incorporated in Appendix
474 C-1, such ~~applicant~~ Applicant may, prior to issuance of a ~~building permit~~ Building Permit for such
~~road impact construction~~ Travel-Increasing Development, submit a calculation of an ~~alternative~~
476 ~~arterial road impact fee~~ Alternative Mobility Fee to the ~~county engineer~~ County Engineer pursuant
to the provisions of this ~~section~~ Section. The ~~county engineer~~ County Engineer shall review the
478 calculations and make a determination within fifteen (15) calendar days of submittal as to whether
such calculation complies with the requirements of this ~~section~~ Section.

480 (b) For purposes of any ~~alternative arterial road impact fee~~ Alternative Mobility Fee
calculation, the ~~road impact construction~~ Travel-Increasing Development shall be presumed to
482 have the maximum impact on the ~~major road system~~ Mobility System for the ~~trip generation land~~
~~use category~~ Trip Generation Land Use Category contemplated under the ~~impact fee rate~~ Mobility
484 Fee Rate.

(c) ~~The alternative arterial road impact fee~~ Alternative Mobility Fee shall be calculated
486 ~~by use of the following formula~~ using the formula provided in the 2020 Multimodal Mobility Fee
Study dated April 21, 2020. Unit costs for Mobility System improvements and all other parameters
488 of the calculation shall be updated to reflect indexing or other adjustments that are applicable to
the fee schedules in effect at the time of Alternative Mobility Fee payment.

490 ~~ALTERNATE ARTERIAL IMPACT FEE = ACT X NNT~~

~~ACT: Arterial Cost Per Trip (\$140.22)~~

492 ~~NNT: New Net Trips Generated By Road Impact Construction~~

(d) ~~The alternative arterial road impact fee calculations shall~~ Parameters not addressed
494 in (c), above, may be based on data, information or assumptions contained in this chapter or from
independent sources, provided that:

496 (1) The independent source is a generally accepted standard source of
transportation engineering or planning information, or

498 (2) The independent source is a local study supported by a data base adequate
for the conclusions contained in such study performed by a professional engineer pursuant to a
500 generally accepted methodology of transportation planning or engineering.

(3) ~~—If a previously approved road impact construction~~ Travel-Increasing
502 Development project submitted, during its approval process, a traffic impact study substantially
consistent with the criteria required by this ~~section~~ Section, and if such study is determined by the
504 ~~county engineer~~ County Engineer to be current, the traffic impacts of such previously approved
~~road impact construction~~ Travel-Increasing Development shall be presumed to be as described in
506 the prior study. In such circumstances, an ~~alternative arterial road impact fee~~ Alternative Mobility
Fee shall be established reflecting the traffic impact described in the prior study.

508 (4) —It is acknowledged that the ~~impact fee rates~~ Mobility Fee Rates are based
upon the applicable trip generation rates for the ~~trip generation land use categories~~ Trip Generation
510 Land Use Categories corresponding to the ~~impact fee land use categories~~ Mobility Fee Land Use
Categories set forth in Appendix C-1. In recognition of such acknowledgment, the trip generation
512 rates for the ~~trip generation land use categories~~ Trip Generation Land Use Categories shall be
considered an independent source for the purpose of an ~~alternative arterial impact fee~~ Alternative
514 Mobility Fee calculation without the necessity of a study as required by subsection (d)(2) of this
~~section~~ Section.

516 (e) If the ~~county engineer~~ County Engineer determines that the data, information and
assumptions utilized by the ~~applicant~~ Applicant to calculate the ~~alternative arterial road impact fee~~
518 Alternative Mobility Fee comply with the requirements of this ~~section~~ Section, the ~~alternative~~
~~arterial road impact fee~~ Alternative Mobility Fee shall be paid in lieu of the fee set forth in ~~section~~
520 Section 120.11.

(f) If the ~~county engineer~~ County Engineer determines that the data, information and
522 assumptions utilized by the ~~applicant~~ Applicant to calculate the ~~alternative arterial impact fee~~
Alternative Mobility Fee do not comply with the requirements of this ~~section~~ Section, then the
524 ~~county~~ County shall provide to the ~~applicant~~ Applicant by certified mail, return receipt requested,
written notification of the rejection of the ~~alternative arterial impact fee~~ Alternative Mobility Fee
526 and the reason therefore. The ~~applicant~~ Applicant shall have fifteen (15) calendar days from the
receipt of the written notification of rejection to request a hearing pursuant to ~~section~~
528 Section 120.39.

Sec. 120.14. Use of monies.

530 (a) The ~~board~~ Board hereby establishes a three (3) separate trust accounts for ~~the~~
532 ~~arterial road impact fees~~ each Mobility Fee District (Rural, Suburb, and Core), to be collectively
designated as the “~~arterial road impact fee trust account~~ Mobility Fee Trust Accounts,” which shall
be maintained separate and apart from all other accounts of the ~~county~~ County. All ~~arterial road~~
534 ~~impact fees~~ Mobility Fees shall be deposited into ~~such~~ the appropriate trust account immediately
upon receipt.

536 (b) The monies deposited into the ~~arterial road impact fee trust account~~ Mobility Fee
Trust Accounts shall be used solely for the purpose of constructing or improving ~~designated~~
538 ~~arterial roads~~ the County’s Mobility System, including, but not limited to:

- (1) Design and construction plan preparation;
- 540 (2) Permitting;
- (3) Right-of-way acquisition, including any costs of acquisition or
542 condemnation;
- (4) Construction of new through lanes;
- 544 (5) Construction of new turn lanes;
- (6) Construction of new bridges;
- 546 (7) Construction of new drainage facilities in conjunction with new roadway
construction;
- 548 (8) Purchase and installation of traffic signalization;
- (9) Construction of new curbs, medians and shoulders;
- 550 (10) Construction of bicycle lanes and trails meant to serve travel;
- (11) Construction of sidewalks;

- 552 (12) Relocating utilities to accommodate new roadway construction;
- ~~(11)~~~~(13)~~ Construction management and inspection;
- 554 ~~(12)~~~~(14)~~ Surveying and soils and material testing;
- (15) Acquisition of transit capital facilities, including rolling stock or
- 556 equipment;
- ~~(13)~~~~(16)~~ Repayment of monies transferred or borrowed from any budgetary fund
- 558 of the ~~county~~ County which were used to fund any of the construction or improvements as herein
- defined;
- 560 ~~(14)~~~~(17)~~ Payment of principal and interest, necessary reserves and costs of issuance
- under any bonds or other indebtedness issued by the ~~county~~ County to provide funds to construct
- 562 or acquire contemplated capital transportation improvements; and
- ~~(15)~~~~(18)~~ Reimbursement to a municipality for growth impacted construction in
- 564 excess of the municipal contribution credit under agreement with the ~~board~~ Board.

 Funds on deposit in the ~~arterial road impact fee trust account~~ Mobility Fee Trust Accounts

566 shall not be used for any expenditure that would be classified as a maintenance, operational, or

 repair expense.

568 (c) The monies deposited into the ~~arterial road impact fee trust account~~ Mobility Fee

Trust Accounts shall be used solely to provide additions and improvements to the ~~designated~~

570 ~~arterial roads~~ Mobility System required to accommodate ~~traffic travel~~ generated by growth as

 projected in the ~~impact fee study~~ Mobility Fee Study. The Mobility Fee shall be used within the

572 Fee District from which the Mobility Fee is collected; however, to the extent that a transportation

capital improvement provides reasonable benefits beyond the Fee District within which it is

574 located, it may be funded with Mobility Fee funds collected from another Fee District. Prior to

encumbering Mobility Fee funds in this manner, the County Engineer or designee shall make a
576 written determination that: (1) the transportation capital improvement will benefit new
development in the Fee District from which the Mobility Fees have been collected; (2) the planned
578 transportation capital improvement is of a nature such that it will add capacity to the County
Mobility System that serves travel from Travel-Increasing Development in other Fee District(s);
580 and (3) the need for the transportation capital improvement arises in part from new development
in the Fee District from which the Mobility Fees have been collected.

582 (d) Any monies on deposit which are not immediately necessary for expenditure shall
be invested by the ~~county~~ County. All income derived from such investments shall be deposited
584 in the ~~arterial road impact fee trust account~~ Mobility Fee Trust Accounts.

(e) The ~~arterial road impact fees~~ Mobility Fees collected pursuant to this ~~chapter~~
586 Chapter shall be returned by the ~~county~~ County to the then current owner of the property on behalf
of which such fee was paid if such fees have not been expended or ~~encumbered~~ Encumbered prior
588 to the end of the fiscal year immediately following the sixth anniversary of the date upon which
such fees were paid. Refunds shall be made in accordance with procedures to be established by
590 the ~~board~~ Board.

(1) If such ~~arterial road impact fee~~ Mobility Fee has not been spent or
592 ~~encumbered~~ Encumbered within the applicable time period, then it shall be returned to the then
current owner with interest paid at the rate of six ~~(6)~~ percent (6%) per annum or the average net
594 interest rate earned by the ~~county~~ County in the ~~arterial road impact fee trust account~~ Mobility Fee
Trust Accounts during the time such refunded ~~arterial road impact fee~~ Mobility Fee was on deposit,
596 whichever is less. For the purposes of this ~~section~~ Section, fees collected shall be deemed to be
spent or ~~encumbered~~ Encumbered on the basis of the first fee in shall be the first fee out.

598 (f) Notwithstanding anything in this ~~chapter~~ Chapter to the contrary, from and after the
effective date of this ~~ordinance~~ Ordinance, all ~~arterial road impact fees~~ Mobility Fees shall be used
600 first to fund construction and improvements of ~~designated arterial roads~~ to the Mobility System;
then to repay Seminole County for ~~all amounts owed respective to the arterial road deficit amount~~
602 existing debt for previously approved eligible projects identified in the Mobility Plan which have
a rational nexus to the Mobility Fees collected for the Travel-Increasing Development.

604 (g) ~~Any money used to repay the arterial road deficit amount may be deposited in or~~
~~transferred to an unrestricted budgetary fund. The county may use all such funds for any purpose~~
606 ~~authorized for use of the 1991 local option sales tax proceeds.~~

Sec. 120.15. ~~Sunset-date~~ Date. There is hereby created a ~~sunset date~~ Sunset Date for
608 ~~arterial road impact fees~~ Mobility Fees. The ~~sunset date~~ Sunset Date for ~~arterial road impact fees~~
Mobility Fees shall be December 31, ~~2024~~ 2030.

610 ~~Secs. 120.16—120.20~~ 120.16—120.29. - Reserved.

~~PART 3. COLLECTOR ROAD IMPACT FEES~~

612 **~~Sec. 120.21. Imposition.~~** ~~All road impact construction occurring within the county, both~~
~~within the unincorporated areas and within the boundaries of all municipalities, shall pay the~~
614 ~~collector road impact fees established in this chapter.~~

(a) ~~The north collector road district is hereby created to include the boundaries set forth~~
616 ~~and established as described and depicted in Appendix C-2, attached hereto and incorporated by~~
~~reference. The north collector road district impact fee rate schedule incorporated in Appendix C-1~~
618 ~~is hereby adopted and the collector road impact fees established in such north collector road district~~
~~impact fee schedule are hereby imposed on all road impact construction located within the north~~
620 ~~collector road district at a rate established under the applicable impact fee land use categories.~~

622 (b) ~~The east collector road district is hereby created to include the boundaries set forth
and established as described and depicted in Appendix C-2, attached hereto and incorporated by
reference. The east collector road district impact fee rate schedule incorporated in Appendix C-1
624 is hereby adopted and the collector road impact fees established in such east collector road district
impact fee schedule are hereby imposed on all road impact construction located within the east
626 collector road district at a rate established under the applicable impact fee land use categories.~~

628 (e) ~~The west collector road district is hereby created to include the boundaries set forth
and established as described and depicted in Appendix C-2, attached hereto and incorporated by
reference. The west collector road district impact fee rate schedule incorporated in Appendix C-1
630 is hereby adopted and the collector road impact fees established in such west collector road district
impact fee schedule are hereby imposed on all road impact construction located within the west
632 collector road district at a rate established under the applicable impact fee land use categories.~~

634 (d) ~~The south central collector road district is hereby created to include the boundaries
set forth and established as described and depicted in Appendix C-2, attached hereto and
incorporated by reference. The south central collector road district impact fee rate schedule
636 incorporated in Appendix C-1 is hereby adopted and the collector road impact fees established in
such south central collector road district impact fee schedule are hereby imposed on all road impact
638 construction located within the south central collector road district at a rate established under the
applicable impact fee land use categories.~~

640 (e) ~~The collector road impact fee shall be paid in addition to the countywide road
impact fee and is intended to provide funds only for off-site improvements. Access improvements,
642 including required right-of-way dedication, will be provided by the applicant in accordance with~~

the land development code, or any comparable ordinance or regulation of the municipality in which
644 the road impact construction is located.

~~Sec. 120.22. Calculation of collector road impact fees.~~

646 (a) ~~Except as otherwise provided in this chapter, an impact fee statement shall be issued
for all road impact construction occurring in the unincorporated areas within any collector road
648 district following application for, but prior to the issuance of, a building permit.~~

(b) ~~In all municipal areas within any collector road district, the impact fee statement
650 shall be calculated and issued as provided in section 120.34(e) or under the provisions of section
120.35 in the event a municipality has not agreed to assist in the calculation and collection of
652 impact fees as recognized in section 120.34(d).~~

~~Sec. 120.23. Alternative collector road impact fee calculation.~~

654 (a) ~~In the event an applicant believes that the impact to the collector road system in the
applicable collector road district necessitated by its road impact construction is less than the fee
656 established in section 120.21 or that the road impact construction produces less external trips than
assumed under the applicable impact fee land use category specified in the applicable collector
658 road impact fee rate schedule specified in Appendix C-1, such applicant may, prior to issuance of
a building permit for such road impact construction, submit a calculation of an alternative collector
660 road impact fee to the county engineer pursuant to the provisions of this section. The county
engineer shall review the calculations and make a determination within fifteen (15) calendar days
662 of submittal as to whether such calculation complies with the requirements of this section.~~

(b) ~~For purposes of any alternative collector road impact fee calculation, the road
664 impact construction shall be presumed to have the maximum impact on the major road system for
the trip generation land use category contemplated under the impact fee rate.~~

666 (e) ~~The alternative collector road impact fee shall be calculated by use of the following~~
formula:

668 ~~ALTERNATIVE COLLECTOR ROAD IMPACT FEE = DCT X NNT~~

~~Where DCT = District Cost Per Trip~~

670 ~~North District Cost Per Trip: \$28.38~~

~~East District Cost Per Trip: 46.81~~

672 ~~West District Cost Per Trip: 112.54~~

~~South Central District Cost Per Trip: 95.60~~

674 ~~NNT = New Net Trips Generated by Road Impact Construction~~

(d) ~~The alternative collector road impact fee calculations shall be based on data,~~
676 ~~information or assumptions contained in this chapter or independent sources, provided that:~~

(1) ~~The independent source is a generally accepted standard source of~~
678 ~~transportation engineering or planning or information, or~~

(2) ~~The independent source is a local study supported by a data base adequate~~
680 ~~for the conclusions contained in such study performed by a professional engineer pursuant to a~~
~~generally accepted methodology of transportation planning or engineering.~~

(3) ~~If a previously approved road impact construction project submitted, during~~
682 ~~its approval process, a traffic impact study substantially consistent with the criteria required by~~
684 ~~this section, and if such study is determined by the county engineer to be current, the traffic impacts~~
~~of such previously approved road impact construction shall be presumed to be as described in the~~
686 ~~prior study. In such circumstances, an alternative collector road impact fee shall be established~~
~~reflecting the traffic impact described in the prior study.~~

688 (4) It is ~~acknowledged that the impact fee rates are based upon the applicable~~
trip generation rates for the trip generation land use categories corresponding to the impact fee
690 ~~land use categories set forth in Appendix C-1. In recognition of such acknowledgement, the trip~~
generation rate for the trip generation land use categories shall be considered an independent
692 ~~source for the purposes of the calculation of an alternative collector road impact fee calculation~~
~~without the necessity of a study as required by subsection (d)(2) of this section.~~

694 (e) If the ~~county engineer determines that the data, information and assumptions~~
utilized by the applicant to calculate the alternative collector road impact fee comply with the
696 ~~requirements of this section, the alternative collector road impact fee shall be paid in lieu of the~~
fee set forth in section 120.21.

698 (f) If the ~~county engineer determines that the data, information and assumptions~~
utilized by the applicant to calculate the alternative collector impact fee do not comply with the
700 ~~requirements of this section, then the county shall provide to the applicant by certified mail, return~~
receipt requested, written notification of the rejection of the alternative arterial impact fee and the
702 ~~reason therefore. The applicant shall have fifteen (15) calendar days from the receipt of the written~~
notification of rejection to request a hearing pursuant to section 120.38.

704 **~~Sec. 120.24. Use of monies.~~**

 (a) The ~~Board of County Commissioners hereby establishes four separate trust~~
706 ~~accounts for the collector road impact fees, to be designated as the "North Collector Road District~~
Impact Fee Trust Account," the "East Collector Road District Impact Fee Trust Account," the
708 ~~"South Central Collector Road District Impact Fee Trust Account," and the "West Collector Road~~
District Impact Fee Trust Account," which accounts shall be maintained separate and apart from

710 ~~all other accounts of the county. All collector road impact fees shall be deposited into the~~
~~appropriate trust account immediately upon receipt.~~

712 (b) ~~The monies deposited into the respective collector road impact fee trust account~~
~~shall be used solely for the purpose of constructing or improving designated collector roads within~~
714 ~~that collector road district, including, but not limited to:~~

- 716 (1) ~~Design and construction plan preparation;~~
- (2) ~~Permitting;~~
- (3) ~~Right of way acquisition, including and costs of acquisition or~~
718 ~~condemnation;~~
- (4) ~~Construction of new through lanes;~~
- 720 (5) ~~Construction of new turn lanes;~~
- (6) ~~Construction of new bridges;~~
- 722 (7) ~~Construction of new drainage facilities in conjunction with new roadway~~
~~construction;~~
- 724 (8) ~~Purchase and installation of traffic signalization;~~
- (9) ~~Construction of new curbs, medians and shoulders;~~
- 726 (10) ~~Relocating utilities to accommodate new roadway construction;~~
- (11) ~~Construction management and inspection;~~
- 728 (12) ~~Surveying and soils and material testing;~~
- (13) ~~Repayment of monies transferred or borrowed from any budgetary fund of~~
730 ~~the county which were used to fund any construction or improvements as herein defined;~~

732 (14) ~~Payment of principal and interest, necessary reserves and costs of issuance
under any bonds or other indebtedness issued by the county to provide funds to construct or acquire
contemplated capital transportation improvements; and~~

734 (15) ~~Reimbursement to a municipality for growth impacted construction in
excess of the municipal contribution credit under agreement with the board.~~

736 ~~Funds on deposit in the collector road impact fee trust account shall not be used for any
expenditure that would be classified as a maintenance or repair expense.~~

738 (e) ~~The monies deposited into the collector road impact fee trust account shall be used
solely to provide additions and improvements to the applicable designated collector roads required
740 to accommodate traffic generated by growth as projected in the impact fee study.~~

 (d) ~~Any monies on deposit which are not immediately necessary for expenditure shall
742 be invested by the county. All income derived from such investments shall be deposited in the
respective collector road impact fee trust account.~~

744 (e) ~~The collector road impact fees collected pursuant to this chapter shall be returned
by the county to the then current owner of the property on behalf of which such fee was paid if
746 such fees have not been expended or encumbered prior to the end of the fiscal year immediately
following the sixth anniversary of the date upon which such fees were paid. Refunds shall be made
748 only in accordance with procedures to be established by the board.~~

 (1) ~~if such collector road impact fee has not been spent or encumbered within
750 the applicable time period, then it shall be returned to the then current owner with interest paid at
the rate of six (6) percent per annum or the average net interest rate earned by the county in the
752 applicable collector road impact fee trust account during the time such refunded collector road~~

754 impact fee was on deposit, whichever is less. For the purposes of this section, fees collected shall
be deemed to be spent or encumbered on the basis of the first fee in shall be the first fee out.

756 (f) ~~Notwithstanding anything in this chapter to the contrary, from and after the~~
~~effective date of this ordinance, all collector road impact fees shall be used first to fund~~
~~construction and improvements of the collector roads; then to repay Seminole County for all~~
758 ~~amounts owing respective to the collector road deficit amount for the district in which the funds~~
~~were generated.~~

760 (g) ~~Any money used to repay the various collector road deficit amounts may be~~
~~deposited in or transferred to an unrestricted budgetary fund. The county may use all such funds~~
762 ~~for any purpose authorized for use of the 1991 local option sales tax proceeds.~~

~~**Sec. 120.25 Sunset date.** There are hereby created Sunset Dates for Collector Road~~
764 ~~District Impact Fees.~~

The Sunset Dates are as follows:

North Collector:	December 31, 2005
East Collector:	December 31, 2021
South Collector:	December 31, 2021
West Collector:	December 31, 2021

766 ~~**Secs. 120.26 – 120.29. Reserved.**~~

PART 4 3. MISCELLANEOUS PROVISIONS

768 ~~**Sec. 120.30. Effect of sunset date**~~ **Sunset Date**. Nothing in this ~~part~~ Part shall be
construed to relieve any ~~person~~ Person, firm, corporation, other entity or property from: any lien
770 ~~for road impact fees~~ Mobility Fees; the obligation to pay in full a ~~road impact fee statement~~
Mobility Fee Statement; or the obligation to pay in full any ~~road impact fee~~ Mobility Fee assessed
772 on or before the ~~sunset date~~ Sunset Date.

Sec. 120.31. Exemptions. The following shall be exempted from payment of the ~~road~~
774 ~~impact fees~~ Mobility Fees:

(a) Alterations, expansion or replacement of an existing ~~dwelling unit~~ Dwelling Unit
776 which does not ~~increase the number of families which such dwelling unit is arranged, designed or~~
~~intended to accommodate for the purpose of providing living quarters~~ change the size category of
778 the single-family land use category of the fee schedule or increase the number of dwelling units
on the lot or parcel.

(b) The alteration or expansion of a ~~building~~ Building if the ~~building~~ Building use upon
780 completion does not generate greater external ~~trips~~ travel under the applicable ~~impact fee rate~~
782 Mobility Fee Rate.

(c) The replacement of a ~~building~~ Building or the construction of an ~~accessory building~~
784 Accessory Building if the replacement ~~building~~ Building or ~~accessory building~~ Accessory Building
does not result in a land use generating greater ~~external trips~~ External Trips under the applicable
786 ~~impact fee rate~~ Mobility Fee Rate.

(d) The construction of publicly owned ~~buildings~~ Buildings used for governmental
788 purposes.

(e) Any construction, alteration or expansion of a private school or public school.

Sec. 120.32. Changes in use generating ~~greater external trips~~ increased travel. ~~Impact~~
790 ~~fees~~ Mobility Fees shall be imposed and calculated for the alteration, expansion or replacement
792 of a ~~building~~ Building or ~~dwelling unit~~ Dwelling Unit or the construction of an ~~accessory building~~
Accessory Building if the alteration, expansion or replacement of the ~~building~~ Building or ~~dwelling~~
794 ~~unit~~ Dwelling Unit or the construction of an ~~accessory building~~ Accessory Building results in a
land use determined to generate ~~greater external trips~~ more travel than the present use under the

796 applicable ~~impact fee rate~~ Mobility Fee Rate. The ~~impact fee~~ Mobility Fee imposed under the
applicable ~~impact fee rate~~ Mobility Fee Rate shall be calculated as follows:

798 (a) If the ~~impact fees~~ Mobility Fees are calculated on land use, the ~~impact fees~~ Mobility
Fees imposed shall be the ~~impact fees~~ Mobility Fees due under the applicable ~~impact fee rate~~
800 Mobility Fee Rate for the ~~impact fee~~ Mobility Fee land use category resulting from the alteration,
expansion or replacement less the ~~impact fee~~ Mobility Fee that would be imposed under the
802 applicable ~~impact fee rate~~ Mobility Fee Rate for the ~~impact fee~~ Mobility Fee land use category
prior to the alteration, expansion or replacement.

804 (b) If the ~~impact fees~~ Mobility Fees are calculated on ~~square footage~~ Square Footage
and the ~~square footage~~ Square Footage of an office ~~building~~ Building or retail ~~building~~ Building
806 as defined in Appendix C-1 is increased, the ~~impact fee rate~~ Mobility Fee Rate for the additional
~~square footage~~ Square Footage created by the ~~road impact construction~~ Travel-Increasing
808 Development shall be at the ~~impact fee rate~~ Mobility Fee Rate applicable to the land use size
category for ~~road impact construction~~ Travel-Increasing Development with ~~square footage~~ Square
810 Footage equal to the existing ~~square footage~~ Square Footage plus the additional ~~square footage~~
Square Footage.

812 (c) For existing ~~buildings~~ Buildings, the present use may be defined as the highest
intensity actual tenant use or occupancy which has occurred in the ~~building~~ Building so long as
814 such use would have been allowed and permitted in the ~~building~~ Building under the land use
designation in effect for the property on ~~the 1987 effective date of Seminole County Ordinance~~
816 ~~87-4~~ January 1, 2021 (effective date of the Mobility Fees Land Development Code Amendment).
The owner or ~~applicant~~ Applicant shall be responsible for providing reasonable documentation as
818 to such actual prior use.

(d) ~~The impact fee Mobility Fee imposed for any accessory buildings Accessory~~
820 ~~Buildings shall be that applicable under the impact fee rate Mobility Fee Rate for the land use for~~
~~the primary building Building.~~

822 **Sec. 120.33. Vested rights.**

(a) ~~Any owner which was the subject of a development order of the county prior to~~
824 ~~August 13, 1985, or a municipality prior to July 1, 1987 (the effective date of this chapter within~~
~~municipalities) may petition the board for a vested rights determination which would exempt the~~
826 ~~owner from the provisions of this chapter. Such petition shall be evaluated by the county attorney~~
~~and a determination made based on the following criteria:~~

828 (1) ~~The existence of a valid, unexpired governmental act of the county or a~~
~~municipality authorizing the specific development for which a determination is sought;~~

830 (2) ~~Expenditures or obligations made or incurred in reliance upon the~~
~~authorizing governmental act that are reasonably equivalent to the fees required by this chapter;~~

832 (3) ~~Other factors that demonstrate it is inequitable to deny the owner the~~
~~opportunity to complete the previously approved development under the conditions of approval by~~
834 ~~requiring the owner to comply with the requirements of this chapter. For the purposes of this~~
~~paragraph, the following factors shall be considered in determining whether it is inequitable to~~
836 ~~deny the owner the opportunity to complete the previously approved development:~~

(A) ~~Whether the injury suffered by the owner outweighs the public cost~~
838 ~~of allowing the development to go forward without payment of the road impact fee required by~~
~~this chapter; and~~

840 (B) ~~If the proposed road impact construction is located in the~~
~~unincorporated area of the county, whether the expenses or obligations for the development were~~

842 ~~made or incurred subsequent or prior to August 13, 1985, which date the interim road impact fee
resolution was adopted.~~

844 (b) ~~The county attorney shall make a written determination as to whether the owner
has a vested right and, if so, whether such vested right would exempt the owner from the provisions
846 of this chapter. In the event the vested right petition is based upon a governmental act of a
municipality, the county attorney shall consult with the attorney representing such municipality
848 prior to making a determination.~~

(c) ~~Any owner aggrieved by a decision of the county attorney pursuant to this section
850 may appeal said decision to the Board of County Commissioners within thirty (30) days of the date
of the written decision by filing said appeal with the clerk to the board with a copy to the county
852 attorney.~~

(d) ~~Any written agreement entered into prior to April 9, 1987 (the effective date of this
854 chapter within unincorporated Seminole County) between the owner of any property and the
county or prior to July 1, 1987 (the effective date of this chapter within municipalities) between
856 the owner of any property and a municipality, which establishes, restricts or prohibits the
imposition of impact fees by the county shall be binding upon the county and not subject to the
858 provisions of this chapter. Provided, however, that if such vested written agreement is
subsequently amended to increase the amount of road impact construction permitted on the
860 property, that such additional road impact construction shall be required to pay the impact fee as
provided by the chapter. A written agreement which establishes, restricts, or prohibits the
862 imposition of Mobility Fees on property within the County entered into prior to the effective date
of this Chapter or any subsequent amendment to this Chapter and which is between the owner and
864 the County for property within the unincorporated area of the County, or between the owner and~~

866 the appropriate city for property within municipal boundaries, shall be binding upon the County;
868 such property shall not be subject to the provisions of this Chapter but shall pay such road impact
fee or Mobility Fee rates as established in such written agreement provided a building permit
utilizing the road impact fee or Mobility Fee rates in such written agreement is obtained within
eighteen (18) months of the effective date of such written agreement. Any written agreement
870 hereunder applicable to and based on a subsequent amendment to this Chapter is limited to
applying those impact or Mobility Fee rates established by this Chapter and applicable to the
872 property immediately prior to such amendment. Such written agreement is deemed void if not
utilized within eighteen (18) months of its effective date. Provided, however, if the agreement is
874 amended subsequent to the effective date of this Chapter or any subsequent amendment to this
Chapter increasing the net new travel to the County mobility system resulting from Travel-
876 Increasing Development, the Mobility Fee imposed by Section 120.11 shall be required to be paid
as provided by this Chapter on the increased net new travel to the County Mobility System.

878 **Sec. 120.34. Payment.**

(a) Except as otherwise provided in this ~~chapter~~ Chapter, an ~~applicant~~ Applicant shall
880 pay the amounts specified in the ~~impact fee statements~~ Mobility Fee Statements issued pursuant
to ~~sections~~ Section 120.11 ~~and 120.21~~ above. The ~~Board of County Commissioners (BCC)~~ shall,
882 by resolution adopted after a duly noticed public hearing, determine the point in the development
process when such payments must be made. The BCC may establish different times for payment
884 for developments occurring in the unincorporated area and those occurring within incorporated
areas. In the absence of a written agreement between the ~~county~~ County and an ~~applicant~~ Applicant
886 as provided in subsection (f) below, the timing of such payments may not be changed on an
individual case by case basis.

888 (b) (1) If the ~~road impact construction~~ Travel-Increasing Development is located
within the unincorporated area of the ~~county~~ County, the ~~arterial road impact fee and collector road~~
890 ~~impact fee~~ Mobility Fee shall be paid directly to the ~~county~~ County.

(2) If an ~~arterial or collector road facility reservation fee was previously paid to~~
892 ~~the county pursuant to the provisions of Part 2 for the subject road impact construction then the~~
~~arterial and collector road impact fee paid shall be net of the respective facility reservation fee paid~~
894 ~~pursuant to Part 2.~~

(c) Other than for property located within the City of Altamonte Springs which has
896 established its own Municipal Mobility Fee, If if the road impact construction Travel-Increasing
Development is located within a municipality and the governing body of the municipality by
898 interlocal agreement or otherwise has agreed to collect the ~~impact fees~~ Mobility Fees then such
fees shall be calculated and paid in accordance with the provisions of the interlocal agreement or
900 municipal ordinance.

(d) Other than for property located within the City of Altamonte Springs which has
902 established its own Municipal Mobility Fee, If if the road impact fee construction Travel-
Increasing Development is located within a municipality and the governing body of the
904 municipality has not agreed to collect the ~~impact fees~~ Mobility Fees then such fees shall be
calculated and paid as provided in ~~section~~ Section 120.35.

(e) In the event the ~~impact fee rate~~ Mobility Fee Rate or payment provisions for a
particular ~~road impact construction~~ Travel-Increasing Development is changed subsequent to the
908 issuance of an ~~impact fee statement~~ Mobility Fee Statement, the ~~impact fee rate~~ Mobility Fee
Rate calculation in the issued ~~impact fee statement~~ Mobility Fee Statement or payment provisions

910 set forth therein shall be the ~~impact fee~~ Mobility Fee imposed or payment provisions applicable
for such ~~road impact construction~~ Travel-Increasing Development.

912 (f) In the event that the ~~board~~ Board determines that there is a valid public purpose to
allow deferral of the payment of ~~arterial road and collector road impact fees~~ Mobility Fees related
914 to a development located within a municipality that requires payment of ~~impact fees~~ Mobility Fees
before issuance of a ~~building permit~~ Building Permit such as, by way of example and not limitation,
916 economic development or job growth, the ~~county~~ County and the developer may enter into an
agreement that provides for the deferred payment of ~~impact fees~~ Mobility Fees required under this
918 ~~chapter~~ Chapter that would otherwise be due and payable; provided, however, that the maximum
period of deferment shall be for a period of one hundred eighty (180) days from the date that the
920 city issues a ~~building permit~~ Building Permit for the project; provided, further, however, that in no
event shall the payment of fees and other assessments be paid later than the issuance of a ~~certificate~~
922 ~~of occupancy~~ Certificate of Occupancy for the development for which the ~~building permit~~ Building
Permit was issued.

924 (g) The payment of the ~~arterial and the collector road impact fee~~ Mobility Fee shall be
in addition to any other fees, charges or assessments due for the issuance of a ~~building permit~~
926 Building Permit.

(h) The obligation for payment of the ~~arterial road impact fee and collector road impact~~
928 ~~fee~~ Mobility Fee shall run with the land. However, this ~~section~~ Section shall not be construed to
relieve an ~~applicant~~ Applicant of responsibility or liability for payment of the ~~impact fees~~ Mobility
930 Fee imposed by this ~~chapter~~ Chapter.

Sec. 120.35. Collection of fees when not paid by mistake or inadvertence or by
932 **agreement; alternative collection in municipal areas.** Other than for property located within

934 the City of Altamonte Springs which has established its own Municipal Mobility Fee, ~~in~~ in the
event the ~~arterial road impact fee or the collector road impact fee~~ Mobility Fee is not paid for the
936 affected ~~road impact construction~~ Travel-Increasing Development when specified by BCC
resolution because of mistake or inadvertence or in the event a municipality has not agreed to assist
in the calculation and collection of ~~impact fees~~ Mobility Fees as recognized in ~~section~~
938 Section 120.34(d), the ~~county~~ County shall proceed to collect the ~~arterial impact fee and collector~~
~~road impact fee~~ Mobility Fee as follows:

940 (a) The ~~county~~ County shall serve, by certified mail, return receipt requested, or by
hand delivery an ~~impact fee statement~~ Mobility Fee Statement notice upon the ~~applicant~~ Applicant,
942 at the address set forth in the application for ~~building permit~~ Building Permit, and the owner at the
address appearing on the most recent records maintained by the ~~property appraiser~~ Property
944 Appraiser of the ~~county~~ County. The ~~county~~ County shall also file a copy of the ~~impact fee~~
~~statement~~ Mobility Fee Statement notice in the official records of the ~~county~~ County. Service of
946 the ~~impact fee statement~~ Mobility Fee Statement notice shall be deemed notice of the ~~impact fees~~
Mobility Fees due and service shall be deemed effective on the date the return receipt indicates the
948 notice was received by either the ~~applicant~~ Applicant or the owner or the date said notice was hand
delivered to either the ~~applicant~~ Applicant or owner, whichever occurs first. Provided, however,
950 that should none of these methods of service be successful, service shall be deemed effective on
the date the copy of the ~~impact fee statement~~ Mobility Fee Statement notice was filed in the official
952 records of the ~~county~~ County. The ~~impact fee statement~~ Mobility Fee Statement notice shall
contain the legal description of the property and shall advise the ~~applicant~~ Applicant and the owner
954 as follows:

956 (1) The amount due and the general purpose for which the ~~arterial road impact fee and collector road fee~~ were Mobility Fee was imposed;

958 (2) That administrative review pursuant to ~~section~~ Section 120.38 may be requested no later than forty-five (45) calendar days from the date of receipt of the ~~impact fee statement~~ Mobility Fee Statement notice, by making application to the office of the ~~county engineer~~ County Engineer.

962 (3) That the ~~county~~ County shall file a release of the ~~impact fee statement~~ Mobility Fee Statement notice in the official records of the county upon collection of payment in full.

964 (4) That the ~~arterial road impact fee and the collector road impact fee~~ Mobility Fee shall be delinquent if not paid and received by the ~~county~~ County within sixty (60) calendar days of the date the ~~impact fee statement~~ Mobility Fee Statement notice is received, excluding the date of receipt. Upon becoming delinquent, such ~~impact fees~~ Mobility Fees shall be subject to the imposition of a delinquent fee and interest on the unpaid amount until paid;

970 (5) That in the event the ~~arterial road impact fee and the collector road impact fee~~ Mobility Fee becomes delinquent, a lien against the property for which the ~~building permit~~ Building Permit was secured shall be recorded in the official records book of the ~~county~~ County.

972 (b) The ~~arterial road impact fee and the collector road impact fee~~ Mobility Fee shall be delinquent if, within sixty (60) calendar days from the date of receipt of the ~~impact fee statement~~ Mobility Fee Statement notice by either the ~~applicant~~ Applicant or the owner, or the date said notice was filed in the official records, the ~~impact fees~~ Mobility Fees have not been paid and received by the ~~county~~ County. Said time periods shall be calculated on a calendar day basis, including Sundays and legal holidays, but excluding the date of the earliest receipt of said ~~impact~~

978 ~~fee statement~~ Mobility Fee Statement notice. In the event the last day falls on a Sunday or legal
holiday, the last due date prior to becoming delinquent shall be the next business day. Upon
980 becoming delinquent, a delinquency fee equal to ten-~~(10)~~ percent (10%) of the total ~~impact fees~~
Mobility Fees imposed shall be assessed. Such total ~~impact fees~~ Mobility Fees, plus delinquency
982 fee, shall bear interest at the statutory rate for final judgments calculated on a calendar day basis,
until paid.

984 (c) Should the ~~arterial road impact fee and the collector road impact fee~~ Mobility Fee
become delinquent as set forth in subsection (b), the ~~county~~ County shall serve, by certified mail
986 return receipt requested, a “notice of lien” upon the delinquent ~~applicant~~ Applicant if the ~~building~~
Building is under construction at the address indicated in the application for the ~~building permit~~
988 Building Permit, and upon the delinquent owner at the address appearing on the most recent
records maintained by the ~~property appraiser~~ Property Appraiser of the ~~county~~ County. The notice
990 of lien shall notify the delinquent ~~applicant~~ Applicant and owner that due to their failure to pay the
~~arterial or collector road impact fees~~ Mobility Fees, the ~~county~~ County shall file a claim of lien
992 with the ~~clerk of the circuit court~~ Clerk of the Circuit Court.

(d) Upon mailing of the notice of lien, the ~~county attorney~~ County Attorney shall file a
994 claim of lien with the ~~clerk of the circuit court~~ Clerk of the Circuit Court for recording in the
official records of the ~~county~~ County. The claim of lien shall contain the legal description of the
996 property, the amount of the delinquent ~~impact fees~~ Mobility Fees and the date of their imposition.
Once recorded, the claim of lien shall constitute a lien against the property described therein. The
998 ~~county attorney~~ County Attorney shall proceed expeditiously to collect, foreclose or otherwise
enforce said lien.

1000 (e) After the expiration of one (1) year from the date of recording of the claim of lien,
as provided herein, a suit may be filed to foreclose said lien. Such foreclosure proceedings shall
1002 be instituted, conducted and enforced in conformity with the procedures for the foreclosure of
municipal special assessment liens, as set forth in Sections 173.04 through 173.12, inclusive,
1004 Florida Statutes, which provisions are hereby incorporated herein in their entirety to the same
extent as if such provisions were set forth herein verbatim.

1006 (f) The liens for delinquent ~~impact fees~~ Mobility Fees imposed hereunder shall remain
liens, coequal with the lien of all state, ~~county~~ County, district and municipal taxes, superior in
1008 dignity to all other subsequently filed liens and claims, until paid as provided herein.

(g) The collection and enforcement procedures set forth in this ~~section~~ Section shall be
1010 cumulative with, supplemental to and in addition to, any applicable procedures provided in any
other ordinances or administrative regulations of the ~~county~~ County or any applicable law or
1012 administrative regulation of the State of Florida. Failure of the ~~county~~ County to follow the
procedure set forth in this ~~section~~ Section shall not constitute a waiver of its rights to proceed under
1014 any other ordinances or administrative regulations of the ~~county~~ County or any applicable law or
administrative regulation of the State of Florida.

1016 **Sec. 120.36. Designated road improvement contribution credits.**

(a) The ~~county~~ County shall grant a credit against the ~~arterial road impact fee~~ Mobility
1018 Fee imposed by ~~section~~ Section 120.01, ~~and the collector road impact fee imposed pursuant to~~
~~section 120.21~~ for the donation of land or for the construction of any ~~off-site improvements~~ Off-
1020 Site Improvements to a ~~designated arterial or collector road~~ the County Mobility System made
pursuant to a development order or to be made by agreement with the ~~county~~ County. Credit shall
1022 be given against the ~~arterial road impact fee or the collector road impact fee~~ Mobility Fee based

on the classification of the designated road for which the donation is given or the improvements
1024 undertaken. Such land donation and construction and improvement shall be subject to the
following standards:

1026 (1) The donated land shall be an integral part of and a necessary
accommodation of the contemplated ~~off-site improvements~~ Off-Site Improvements to the
1028 ~~designated arterial and collector roads~~ County Mobility System;

(2) The ~~off-site improvements~~ Off-Site Improvements to be constructed shall
1030 be an integral part of and a necessary accommodation of the contemplated ~~off-site improvements~~
Off-Site Improvements to the ~~designated arterial and collector roads~~ County Mobility System and
1032 shall exclude ~~access improvements~~ Access Improvements.

(b) The amount of contribution credit to be applied shall be determined according to
1034 the following standards of valuation:

(1) The value of donated land shall be based upon a written appraisal of fair
1036 market value by a qualified and professional real estate appraiser based upon comparable sales of
similar property between unrelated parties in an arms length transaction.

1038 (2) The cost of anticipated construction of ~~off-site improvements~~ Off-Site
Improvements to ~~designated arterial and collector roads~~ the County Mobility System shall be based
1040 upon cost estimates certified by a professional engineer; and

(3) The land and construction contributions shall only provide additions or
1042 improvements to the ~~designated arterial and collector roads required to accommodate traffic
generated by growth as projected in the impact fee study~~ County Mobility Fee System identified
1044 in the current or amended Comprehensive Plan Transportation Element.

1046 (c) Prior to issuance of a ~~building permit~~ Building Permit the contributor shall submit
1048 to the ~~county engineer~~ County Engineer a proposed plan of construction of ~~off-site improvements~~
Off-Site Improvements to the ~~designated arterial and/or collector roads~~. The proposed plan of
construction shall include:

- 1050 (1) A list of the contemplated ~~off-site improvements~~ Off-Site Improvements;
- 1052 (2) A legal description, prepared and sealed by a licensed surveyor indicating
compliance with minimum technical standards, of any land proposed to be donated and a written
1054 appraisal prepared in conformity with subsection (b)(1) of this ~~section~~ Section;
- 1056 (3) An estimate of proposed construction costs certified by a professional
engineer; and
- (4) A proposed time schedule for completion of the proposed plan of
construction.

- 1058 (d) The ~~county engineer~~ County Engineer shall determine:
- 1060 (1) If a proposed donation and/or plan of construction is in conformity with
contemplated ~~off-site improvements~~ Off-Site Improvements to the ~~designated arterial and collector~~
~~roads~~ County Mobility System;
 - 1062 (2) If the proposed donation and/or construction by the contributor is consistent
with the public interest; and
 - 1064 (3) If the proposed donation and/or construction time schedule is consistent
with the county transportation work schedule.

1066 Upon approval of a proposed plan of construction, the ~~county engineer~~ County Engineer
shall determine the amount of construction credit based upon the above standards of valuation and
shall approve the timetable for completion of construction.

1068 (e) All construction cost estimates shall be based upon, and all construction plans and
specifications shall be in conformity with the road construction standards of the ~~county~~ County.
1070 All plans and specifications shall be approved by the ~~county engineer~~ County Engineer prior to
commencement of construction.

1072 (f) Any contributor shall have a right of review pursuant to ~~section~~ Section 13.39 of
the determinations and certifications of a proposed plan of construction and the determination and
1074 valuation of the contribution credit by the ~~county engineer~~ County Engineer.

(g) In the event the amount of contribution credit determined to be applicable by the
1076 ~~county engineer~~ County Engineer exceeds the total amount of ~~impact fees~~ Mobility Fees due by a
contributor, or exceeds the ~~county engineer's~~ County Engineer's estimate of ~~impact fees~~ Mobility
1078 Fees that would be paid based on the potential development of the parcel to which the contribution
is associated, the ~~county~~ County shall execute with the contributor an agreement for future use of
1080 credits or reimbursement of the excess of such credit. The agreement would provide for:

(1) Reimbursement of the excess credit out of existing and/or future collections
1082 of ~~arterial or collector road impact fees~~ Mobility Fees;

(2) Permitting credits to be transferred to other eligible property, i.e., property
1084 within the applicable benefit zone, said property to be identified in the agreement and the ~~owner~~
Owner of said property to be a party to the agreement;

(3) Leaving the surplus on the parent tract to absorb future increases in the
1086 applicable ~~impact fee~~ Mobility Fee or to be used in the event of redevelopment; or

(4) Credits are entitled to the full benefit of the intensity or density prepaid by
1088 the credit balance as of the date the credits were first established.

1090 (5) Some combination of the above.

1092 (h) Credits shall be given as a fixed ~~dollar deduction from the applicable road impact~~
~~fee~~ unit amount based on the Mobility Fee in place at the time the fee otherwise becomes due and
~~payable~~ credits were first established.

1094 (i) Unless it can be demonstrated that due to previous ~~county~~ County expenditures for
~~road impact fee~~ Mobility System projects that the appropriate ~~road impact fee~~ Mobility Fee
1096 account would not be proportionately over committed, the credit given for donation or construction
may not exceed the lesser of (1) the value of the donation or construction or (2) for donations, an
1098 amount equal to the value of the donation multiplied by a factor equal to the ~~impact fee~~ Mobility
Fee share of the designated road in dollars divided by the estimated right-of-way cost for that road
1100 as identified in the ~~impact fee study~~ Mobility Fee Study adopted by reference in ~~section~~
Section 120.4 hereof. The value of a donation or construction that exceeds the credit given shall
1102 be paid for directly from other available ~~county~~ County revenues or handled by separate agreement
with the contributor not governed by the terms of this ~~chapter~~ Chapter. This paragraph shall only
1104 become operative when the value of the donation and/or construction exceeds two hundred fifty
thousand dollars (\$250,000.00).

1106 (j) Nothing contained herein shall be interpreted or construed to qualify any land
required as right-of-way or construction required under the Land Development Code as donated
1108 land or construction under this ~~section~~ Section.

Sec. 120.37. Municipal contribution credit.

1110 (a) The ~~county~~ County shall grant a credit against the ~~arterial road impact fee~~ Mobility
Fee imposed by ~~section~~ Section 120.11 ~~and the collector road impact fee imposed by section~~
1112 ~~120.21~~ upon ~~road impact construction~~ Travel-Increasing Development occurring within any
municipality to the extent that any portion of the proceeds of a ~~municipal impact fee~~ Municipal

1114 Mobility Fee or other municipal revenue is ~~encumbered~~ Encumbered for the construction of
growth impacted improvements or additions to the ~~designated arterial roads or the designated~~
1116 ~~collector roads~~ County Mobility System.

(b) For the purpose of granting any municipal contribution credit under this subsection,
1118 a municipal ~~impact fee~~ Mobility Fee or other municipal revenue shall be deemed ~~encumbered~~
Encumbered for the construction of growth impacted improvements or additions to the ~~designated~~
1120 ~~arterial roads or the designated collector roads~~ Mobility System under the following
circumstances:

1122 (1) The municipality and the ~~county~~ County have agreed to a proposed plan of
~~growth impacted construction~~ Mobility System improvements by the municipality to the
1124 ~~designated arterial roads or the designated collector roads~~; or

(2) The municipality has agreed to remit to and the ~~county~~ County has agreed
1126 to accept under conditions acceptable to the ~~county~~ County such ~~municipal impact fee~~ Municipal
Mobility Fee or other municipal revenue for use in providing the contemplated growth impacted
1128 capital improvements to the ~~designated arterial roads or the designated collector roads~~ Mobility
System.

1130 (c) No credit shall be given by the ~~county~~ County against ~~impact fees~~ Mobility Fees
imposed by this ~~chapter~~ Chapter for any ~~municipal impact fee~~ Municipal Mobility Fee imposed
1132 for the construction of ~~growth impacted~~ improvements or additions to the ~~designated arterial or~~
~~the designated collector roads~~ Mobility System unless the ~~municipal impact fee~~ Municipal
1134 Mobility Fee is ~~encumbered~~ Encumbered under one of the alternatives specified in subsection (b)
of this ~~section~~ Section.

1136 (d) Such municipal contribution credit shall be applied at the time of the imposition of
the ~~impact fees~~ Mobility Fees for the ~~road impact construction~~ Travel-Increasing Development
1138 and shall not exceed the total of the ~~arterial and collector impact fees~~ Mobility Fees imposed by
the ~~county~~ County.

1140 (e) In the event a municipal ~~impact fee~~ Mobility Fee is imposed for the construction of
improvements and additions to the ~~major road system~~ County Mobility System but the portion of
1142 such fee imposed for such improvements and additions to the ~~major road system~~ Mobility System
cannot be determined or in the event the portion of a ~~municipal impact fee~~ Municipal Mobility Fee
1144 imposed for improvements and additions to the ~~major road system~~ County Mobility System is not
~~encumbered~~ Encumbered under either of the alternatives required in subsection (b) of this ~~section~~
1146 Section, the ~~county~~ County shall, at the option of the ~~owner~~ Owner, defer the collection ~~within the~~
~~municipality~~ of a portion of the ~~impact fees equal to the portion of the municipal impact fees~~
1148 Mobility Fees estimated by the ~~board~~ Board to be imposed for the construction of improvements
and additions to the ~~major road system~~ County Mobility System. The deferral of the collection of
1150 such estimated portion of the ~~impact fees~~ Mobility Fees shall continue until the amount of the
credit for the ~~municipal impact fee~~ Municipal Mobility Fee can be determined under the provisions
1152 of this ~~section~~ Section or until the authority of the municipality to impose the ~~municipal impact~~
~~fee~~ Municipal Mobility Fee for improvements and additions to the ~~major road system~~ County
1154 Mobility System is determined by a court of competent jurisdiction. In such event, the amount of
the ~~impact fees~~ Mobility Fees imposed shall be calculated and determined under the provisions of
1156 this ~~chapter~~ Chapter and the ~~owner~~ Owner shall execute a written acknowledgment of the amount
of ~~impact fees~~ Mobility Fees due for the ~~road impact construction~~ Travel-Increasing Development.
1158 Upon execution of such written acknowledgment by the ~~owner~~ Owner, the ~~county~~ County shall

1160 defer the collection of the identified portion of the ~~impact fees~~ Mobility Fees until resolution
between the ~~county~~ County and the municipality of the amount of ~~municipal impact fee~~ Mobility
Fee credit, if any, applicable to the affected ~~road impact construction~~ Travel-Increasing
1162 Development. At the sole option of the ~~owner~~ Owner, in lieu of deferral of collection of the
~~identified estimated~~ portion of the ~~impact fees~~ Mobility Fees by the ~~county~~ County, the ~~owner~~
1164 Owner may elect to pay the entire amount of ~~impact fees~~ Mobility Fees imposed by the ~~county~~
County and receive a refund upon resolution between the ~~county~~ County and the municipality of
1166 the amount of ~~municipal impact fee~~ Municipal Mobility Fee credit, if any, applicable to the
affected ~~road impact construction~~ Travel-Increasing Development. Such refund shall be equal to
1168 the amount of the ~~municipal impact fee~~ Municipal Mobility Fee credit, if any, applicable to the
affected ~~road impact construction~~ Travel-Increasing Development and shall be refunded without
1170 interest.

(f) This Section is not applicable within the boundaries of the City of Altamonte
1172 Springs which has coordinated with the County and adopted its own Municipal Mobility Fee that
addresses improvements to the County’s Mobility System within and in proximity to the
1174 boundaries of the City of Altamonte Springs.

Sec. 120.38. Administrative review procedures.

1176 (a) An ~~applicant~~ Applicant or ~~owner~~ Owner who is required to pay ~~an arterial road~~
~~impact fee~~ a Mobility Fee pursuant to ~~section~~ Section 120.11 ~~or a collector road impact fee~~
1178 ~~pursuant to section 120.21~~, shall have the right to request a special review by the ~~county engineer~~
County Engineer.

1180 (b) Such review shall be for the purpose of the ~~county engineer~~ County Engineer
rendering a determination concerning the application or calculation of the appropriate ~~arterial road~~

1182 ~~impact fee~~ Mobility Fee pursuant to ~~section~~ Section 120.11 or the appropriate collector road impact
fee pursuant to ~~section~~ 120.21.

1184 (c) Except as otherwise provided in this ~~chapter~~ Chapter, such review shall be
requested by the ~~applicant~~ Applicant or ~~owner~~ Owner within forty-five (45) calendar days,
1186 including Sundays and legal holidays, of the date of receipt of the ~~impact fee statement~~ Mobility
Fee Statement, provided however that any request must be filed prior to the date of issuance of the
1188 ~~certificate of occupancy~~ Certificate of Occupancy. Failure to request a review within the time
provided shall be deemed a waiver of such right.

1190 (d) A written request for review shall be filed with the office of the ~~county engineer~~
County Engineer and shall contain the following:

- 1192 (1) The name and address of the ~~applicant~~ Applicant or ~~owner~~ Owner;
- (2) The telephone number at which the ~~applicant~~ Applicant or ~~owner~~ Owner
1194 may be reached during daytime hours;
- (3) The legal description of the property in question;
- 1196 (4) If issued, the date the ~~building permit~~ Building Permit was issued and the
~~building permit~~ Building Permit number;
- 1198 (5) The ~~impact fee statement~~ Mobility Fee Statement number;
- (6) A brief description of the nature of the construction being undertaken
1200 pursuant to the ~~building permit~~ Building Permit;
- (7) If paid, the date the ~~arterial road impact fee~~ Mobility Fee was paid; and
- 1202 (8) ~~If paid, the date the collector road impact fee was paid; and~~
- (9) A statement of the reasons why the ~~applicant~~ Applicant or ~~owner~~ Owner is
1204 requesting the review, including any supporting information and site or construction plan.

1206 (e) Within fifteen (15) calendar days of receipt of such request, the ~~county engineer~~
County Engineer shall forward to the ~~applicant~~ Applicant and ~~owner~~ Owner his written review of
and determination concerning the ~~arterial and/or collector road impact fee~~ Mobility Fee.

1208 (f) The ~~applicant~~ Applicant or ~~owner~~ Owner shall have fifteen (15) calendar days from
the receipt of the written special review or, in the event of lack of response by the ~~county engineer~~
1210 County Engineer, thirty (30) days from filing of the request for review, whichever is later, to
request a hearing pursuant to ~~section~~ Section 120.39.

1212 **Sec. 120.39. Review hearings.**

(a) An ~~applicant~~ Applicant or ~~owner~~ Owner who is required to pay a ~~arterial road~~
1214 ~~impact fee~~ Mobility Fee pursuant to ~~section~~ Section 120.11 ~~or a collector road impact fee pursuant~~
~~to section 120.21~~, shall have the right to request a review hearing.

1216 (b) Such hearing shall be limited to the review of the following:

(1) The special review determination made by the ~~county engineer~~ County
1218 Engineer concerning the application or calculation of the appropriate ~~road impact fee~~ Mobility Fee
pursuant to ~~section~~ Section 120.38 or, in the event of nonresponse of the ~~county engineer~~ County
1220 Engineer, direct review concerning the application or calculation of the appropriate ~~arterial road~~
~~impact fee~~ Mobility Fee pursuant to section 120.11 ~~or the appropriate collector road impact fee~~
1222 ~~pursuant to section 120.21~~.

(2) The rejection of the ~~alternative arterial impact fee~~ Alternative Mobility Fee
1224 calculation pursuant to ~~section~~ Section 120.13 ~~or the alternative collector road impact fee~~
calculation pursuant to ~~section 120.23~~.

1226 (3) The failure to grant or granting insufficient credits for the donation and/or
construction of improvements pursuant to ~~section~~ Section 120.36.

1228 (c) Except as otherwise provided in this ~~chapter~~ Chapter, such hearing shall be
requested by the ~~applicant~~ Applicant or ~~owner~~ Owner within fifteen (15) calendar days, including
1230 Sundays and legal holidays of the date of: (1) receipt of the ~~impact fee~~ Mobility Fee special review
determination; (2) receipt of the notification of the calculation of any ~~alternative impact fee~~
1232 Alternative Mobility Fee; or (3) receipt of notification of decision on the credit for donation of
land or construction improvements. Failure to request a hearing within the time provided shall be
1234 deemed a waiver of such right.

(d) The request for hearing shall be filed with the office of ~~county manager~~ County
1236 Manager and shall contain the following:

- 1238 (1) The name and address of the ~~applicant~~ Applicant or ~~owner~~ Owner;
- 1238 (2) The legal description of the property in question;
- 1240 (3) If issued, the date the ~~building permit~~ Building Permit was issued and the
~~building permit~~ Building Permit number;
- 1242 (4) The ~~impact fee statement~~ Mobility Fee Statement number, if issued;
- 1242 (5) A brief description of the nature of the construction being undertaken
pursuant to the ~~building permit~~ Building Permit;
- 1244 (6) If paid, the date the ~~arterial road impact fee~~ Mobility Fee was paid; and
- (7) ~~If paid, the date the collector road impact fee was paid; and~~
- 1246 (8) ~~a~~ A statement of the reasons why the ~~applicant~~ Applicant or ~~owner~~ Owner
is requesting the hearing.

1248 (e) Upon receipt of such request, the ~~county manager~~ County Manager shall schedule
a hearing before the ~~board~~ Board at a regularly scheduled meeting or a special meeting called for
1250 the purpose of conducting the hearing and shall provide the ~~applicant~~ Applicant and ~~owner~~ Owner

written notice of the time and place of the hearing. Such hearing shall be held within forty-five
1252 (45) calendar days of the date the request for hearing was filed.

(f) Such hearing shall be before the ~~board~~ Board and shall be conducted in a manner
1254 designed to obtain all information and evidence relevant to the requested hearing. Formal rules of
civil procedure and evidence shall not be applicable; however, the hearing shall be conducted in a
1256 fair and impartial manner with each party having an opportunity to be heard and to present
information and evidence.

Sec. 120.40. ~~Application of interim impact fees~~ Reserved.

(a) ~~—The interim impact fees collected pursuant to Resolution 85 R 182 and deposited
1260 into the interim impact fee trust account shall be transferred prior to October 1, 1987 to the arterial
road impact fee trust account and the applicable collector road district impact fee trust account for
1262 the district in which the road impact construction is located. The transfers from the interim impact
fee trust account shall be allocated between the arterial road impact fee trust account and the
1264 collector road district impact fee trust account according to the following schedule:~~

Percent of Interim Impact Fee Amount

Collector Road District Number	Deposit to Arterial Account	Deposit to Collector Account
North	90.7%	9.3%
East	76.4%	23.6%
West	76.4%	23.6%
South Central	76.4%	23.6%

(b) ~~— In recognition of the provisions of Section 9C of Resolution 85 R 182, a refund
1266 shall be given to the owner of a road impact construction to the extent the interim fee imposed
under Resolution 85 R 182 exceeds the road impact fees imposed under this chapter, plus interest
1268~~

at the average rate of return earned by the county between the date of payment of the fee and the
1270 refund.

(c) ~~Any developer of road impact construction in the unincorporated area of the county
1272 as defined in Resolution 85 R-182 who made commitments pursuant to the provisions of such
resolution will not be required to pay an impact fee greater than that specified in Resolution 85 R-
1274 182 for a period commencing on the effective date of this chapter and terminating twelve (12)
calendar months thereafter. The provisions of this subsection shall apply only in the event a
1276 building permit is issued during such twelve (12) calendar month period.~~

(d) ~~To the extent specifically provided therein, the provisions of Resolution 85 R-182
1278 shall remain in effect in the municipal areas of the county until July 1, 1987, the effective date of
this chapter in such municipal areas. Any developer of road impact construction in the municipal
1280 areas of the county as defined in Resolution 85 R-182 who made commitments pursuant to the
provisions of such resolution will not be required to pay an impact fee greater than that specified
1282 in Resolution 85 R-182 for a period commencing on the effective date of this chapter in such
municipal areas and terminating on June 30, 1988. The provisions of this subsection shall apply
1284 only in the event a building permit is issued during such twelve (12) calendar month period.~~

Sec. 120.41. Review requirement.

(a) ~~This chapter Chapter and the impact fee study Mobility Fee Study shall be has been
1286 prepared and reviewed consistent with the provisions by the board initially in connection with its
approval of the capital improvements element of its comprehensive plan Comprehensive Plan as
1288 required by Section 163.3177, Florida Statutes. Thereafter, this chapter This Chapter and the
1290 impact fee study Mobility Fee Study shall be reviewed every four (4) five (5) years unless
otherwise directed by the board Board. The initial and each subsequent review shall consider new~~

1292 estimates of population and other socioeconomic data; changes in construction, right-of-way
acquisition and related costs; and changes in ~~trip generation~~ Trip Generation rates, ~~external trip~~
1294 External Trip lengths and traffic volume counts. The purpose of this review is to review and revise,
if necessary, the ~~designated arterial roads and the designated collector roads~~ County's
1296 Comprehensive Plan Transportation Element, which serves as the County's Mobility Plan, and to
ensure that the ~~arterial road impact fees~~ Mobility Fees do not exceed the reasonably anticipated
1298 costs associated with the improvements necessary to ~~offset the demand generated by the road~~
~~impact construction on the major road system~~ implement said Plan. In the event the review of the
1300 ordinance required by this ~~section~~ Section alters or changes the assumptions, conclusions and
findings of the ~~studies~~ study adopted by reference in ~~section~~ Section 120.4, revises or changes the
1302 ~~designated arterial roads or designated collector roads~~ Mobility System or alters or changes the
amount or classification of ~~impact fees~~ Mobility Fees or the boundaries of the districts, the ~~studies~~
1304 study adopted by reference in ~~section~~ Section 120.4 shall be amended and updated to reflect the
assumptions, conclusions and findings of such reviews and ~~section~~ Section 120.4 shall be amended
1306 to adopt by reference such updated ~~studies~~ study. If, upon the conclusion of the review of the
ordinance required by this ~~section~~ Section, the ~~board~~ Board determines in its legislative discretion
1308 that a rebate of ~~impact fees~~ Mobility Fees previously collected is appropriate because of an
alteration or change in the amount or classification of ~~impact fees~~ Mobility Fees previously
1310 collected, the ordinance amending ~~section~~ Section 120.4 shall establish the procedures and
determinations for any such rebate.

1312 (b) Simultaneous with any review of the ~~impact fee study~~ Mobility Fee Study required
in subsection (a) of this ~~section~~ Section, the ~~board~~ Board shall review the capital improvements
1314 element of the ~~comprehensive plan~~ Comprehensive Plan to confirm the assumptions in such

1316 element on the availability and adequacy of revenue sources to construct improvements and
additions to the ~~major road system~~ Mobility System determined in the ~~impact fee study~~ Mobility
Fee Study to be required to accommodate existing development.

1318 (c) As part of the review required by this ~~section~~ Section, ~~new collector/arterial roads~~
~~or new segments/extensions of previously designated collector/arterial roads~~ elements may be
1320 added to the ~~major road system~~ Mobility System plan. Any ~~road~~ element added to the ~~major road~~
~~system~~ Mobility System plan must meet the following criteria:

1322 (1) It must provide substantial functional improvement to the ~~major road~~
~~system~~ Mobility System; or

1324 (2) It must contribute to the safety of the Mobility System; or

(3) It must alleviate the need for previously designated improvements to the
1326 ~~major road system~~ Mobility System or significantly impact the timing of said improvements; ~~and~~
or

1328 ~~(3)~~ (4) It must meet the requirements of ~~section~~ Section 120.44 with the exception
that the traffic counts required by ~~sections~~ Sections 120.44(a)(2) and 120.44(b)(2), shall be based
1330 on projected daily traffic counts as determined by the ~~county engineer using the methodology~~
~~established in the "Road Impact Fee for Seminole County, Florida" study referenced in section~~
1332 ~~120.4~~ County Engineer. The cost of improvements added to the system shall be included in the
revised fee calculation made during the review. Any difference in fee attributable to the addition
1334 of the ~~new road or segment~~ system elements shall be separately identified at the time advisory
committee recommendations are submitted to the ~~board~~ Board.

1336 **Sec. 120.42. ~~Road impact fee municipal technical advisory committee~~ Mobility Fee
Municipal Technical Advisory Committee.** There is hereby created a technical advisory

1338 committee to the ~~board~~ Board to be known as the ~~road impact fee municipal technical advisory~~
~~committee~~ Mobility Fee Municipal Technical Advisory Committee. The membership of the
1340 committee shall be the mayor of each municipality within the ~~county~~ County, or the designee of
the mayor, except for the City of Altamonte Springs, whose participation shall be voluntary. The
1342 committee shall set its own rules of procedure and meeting dates and shall meet additionally as
requested by the ~~county manager~~ County Manager. The committee shall consider and review the
1344 assumptions utilized in the initial and each subsequent review of the ~~impact fee study~~ Mobility Fee
Study as required in ~~section~~ Section 120.41. Such consideration and review of assumptions shall
1346 include, but not be limited to, estimates of population and other socioeconomic data; changes in
construction, right-of-way acquisition and related costs; changes in ~~trip generation rates~~ Trip
1348 Generation Rates, ~~external trip~~ External Trip lengths and traffic volume counts; and designations
of ~~arterial and collector roads~~ Mobility System elements and establishment of construction
1350 schedules for improvements to the ~~major road system~~ Mobility System. In such consideration and
review, the committee is requested to provide such comment and supplemental information,
1352 technical assistance and recommendations as is necessary and appropriate to assist the ~~county~~
~~manager~~ County Manager and the ~~board~~ Board in the review required in ~~section~~ Section 120.41.

1354 (a) The technical advisory committee shall not be required unless the ~~board~~ Board of
~~county commissioners~~ County Commissioners increases the ~~road impact fees~~ Mobility Fees in any
1356 ~~arterial or collector road district~~ Mobility Fee District.

Sec. 120.43.—~~Road impact fee citizens advisory committee~~ Mobility Fee Citizens
1358 **Advisory Committee**. There is hereby created an advisory committee to the ~~board~~ Board to be
known as the ~~road impact fee citizens advisory committee~~ Mobility Fee Citizens Advisory
1360 Committee. The number of members and their terms shall be established by the ~~board~~ Board by

1362 resolution; provided however, there shall be included in the membership of the committee
1364 representatives of the business community, the industrial community, the homebuilders and the
1366 homeowners. The terms of the members shall be staggered to ensure continuity and experience on
1368 the committee. The committee shall set its own rules of procedure and meeting dates and shall
1370 meet additionally as requested by the ~~county manager~~ County Manager. The committee shall
consider and review the assumptions utilized in the initial and each subsequent review of the
~~impact fee study~~ Mobility Fee Study as required in ~~section~~ Section 120.41. In such consideration
and review, the committee is requested to provide such comment and recommendations as is
necessary and appropriate to assist the ~~county manager~~ County Manager and the ~~board~~ Board in
the review required in ~~section~~ Section 120.41.

(a) ~~The road impact fee citizen advisory committee~~ Mobility Fee Citizen Advisory
1372 Committee will not be required unless the ~~board~~ Board of ~~county commissioners~~ County
Commissioners increases the ~~road impact fees~~ Mobility Fees in any ~~arterial or collector road~~
1374 ~~district~~ Mobility Fee District.

Sec. 120.44. Alternative road classifications.

1376 (a) ~~The county~~ County may classify and designate in the ~~impact fee study~~ Mobility Fee
Study a road as a ~~collector road~~ Collector Road for the purposes of this ~~chapter~~ Chapter that is not
1378 classified as such by the Florida Department of Transportation if it is determined by the ~~board~~
Board that such road meets substantially the following criteria:

1380 (1) Provides service which is of relatively moderate average traffic volume,
moderately average ~~trip~~ Trip length, and moderately average operating speed. Such a road also
1382 collects and distributes traffic between ~~local roads~~ Local Roads or ~~arterial roads~~ Arterial Roads
and serves as a linkage between land access and mobility needs;

1384 (2) Has a minimum existing average daily traffic count in excess of four
thousand (4,000);

1386 (3) Has a free flow average operating speed away from intersection of thirty-
five (35) to forty (40) MPH; and

1388 (4) Has a length in excess of one and one-half (1.5) miles.

(b) The ~~county~~ County may classify and designate in the ~~impact fee study~~ Mobility Fee
1390 Study a road as an ~~arterial road~~ Arterial Road for the purpose of this ~~chapter~~ Chapter that is not
classified as such by the Florida Department of Transportation if it is determined by the ~~board~~
1392 Board that such road meets substantially the following criteria:

(1) The road provides service which is relatively continuous and of relatively
1394 high traffic volume, long average ~~trip~~ Trip length, high operating speed, and high mobility
importance;

1396 (2) Has a minimum existing average daily traffic count in excess of twelve
thousand (12,000);

1398 (3) Has a free flow average operating speed away from intersection of forty
(40) and forty-five (45) MPH;

1400 (4) Has a length in excess of three and one-half (3.5) miles; and

(5) Connects with another ~~arterial road~~ Arterial Road.

1402 **Sec. 120.45. Declaration of exclusion from administrative procedures act.** Nothing
contained in this ~~chapter~~ Chapter shall be construed or interpreted to include the ~~county~~ County or
1404 any municipality in the ~~county~~ County in the definition of agency contained in Section 120.52,
Florida ~~statutes~~ Statutes, or to otherwise subject the ~~county~~ County or any municipality in the
1406 ~~county~~ County to the application of the Administrative Procedure Act, Chapter 120, Florida

Statutes. This declaration of intent and exclusion shall apply to all proceedings taken as a result of
1408 or pursuant to this ~~chapter~~ Chapter including specifically, but not limited to, consideration of a
petition for vested rights determination under ~~section~~ Section 120.33 and a review hearing under
1410 ~~section~~ Section 120.39.

Sec. 120.46. Individual calculation of ~~impact fees~~ Mobility Fees.

1412 (a) In the event a ~~road impact construction~~ Travel-Increasing Development involves a
land use not contemplated under the ~~impact fee land use categories~~ Mobility Fee Land Use
1414 Categories set forth in Appendix C-1, the ~~county engineer~~ County Engineer shall determine the
number of new net ~~trips~~ Trips to be generated by the proposed ~~road impact construction~~ Travel-
1416 Increasing Development and shall calculate appropriate ~~impact fees~~ Mobility Fees utilizing the
~~alternative impact fee formula procedure designated in section~~ Section 120.13(c) and 120.23(e).
1418 The ~~county engineer~~ County Engineer shall utilize as a standard in his determination the ~~trip~~
~~generation rates~~ Trip Generation Rates in the most similar ~~trip generation land use category~~ Trip
1420 Generation Land Use Category or any other generally accepted standard source of transportation
engineering or planning.

1422 (b) In the event a ~~road impact construction~~ Travel-Increasing Development involves a
~~mixed use road impact construction~~ mixture of land uses, the ~~county engineer~~ County Engineer
1424 shall calculate the ~~impact fees~~ Mobility Fees based upon the number of new net ~~trips~~ Trips to be
generated by each separate ~~impact fee land use category~~ Mobility Fee Land Use Category included
1426 in the proposed mixed use ~~road impact construction~~ development.

Sec. 120.47. Escrow of ~~impact fees~~ Mobility Fees. In the event a municipality in the
1428 ~~county~~ County, other than the City of Altamonte Springs which has coordinated with the County
and adopted its own Municipal Mobility Fee, enacts a municipal ordinance attempting to interfere

1430 with or prevent the imposition or collection of ~~impact fees~~ Mobility Fees imposed by the ~~board~~
Board under this ~~chapter~~ Chapter on ~~road impact construction~~ Travel-Increasing Development
1432 occurring within the boundaries of such municipality, the ~~impact fees~~ Mobility Fees collected
pursuant to the provisions of ~~section~~ Section 120.35 shall be held by the ~~board~~ Board in escrow
1434 and not utilized as provided in ~~section~~ Section 120.14 ~~or section 120.24~~ until the authority of the
municipality by municipal ordinance to interfere with or prevent the imposition and collection of
1436 ~~impact fees~~ Mobility Fees imposed by the ~~board~~ Board is determined by a court of competent
jurisdiction.

1438 **Sec. 120.48. Severability.** If any clause, section or provision of this ~~chapter~~ Chapter shall
be declared unconstitutional or invalid for any reason or cause, the remaining portion of said
1440 ordinance shall be in full force and effect and be valid as if such invalid portion thereof had not
been incorporated herein. In the event it is held or construed by any court of competent jurisdiction
1442 that the ~~county~~ County does not possess the power or authority to impose the ~~arterial impact fee~~
~~within municipal areas~~ or to impose the ~~collector road impact fee~~ Mobility Fee within any
1444 municipal areas ~~contained in any established collector road district~~ of the County, or such
imposition of ~~impact fees~~ Mobility Fees within municipal areas is declared invalid or
1446 unconstitutional for any purpose, such declaration of unconstitutionality or invalidity shall not
affect the validity or constitutionality of the imposition of the ~~arterial impact fee~~ Mobility Fee in
1448 the unincorporated areas of ~~its county or the collector road impact fee within unincorporated areas~~
~~within a collector road district~~ the County, and it is the intent of the ~~county~~ County, in such event,
1450 that such imposition of ~~impact fees~~ Mobility Fees in the unincorporated areas remain valid and in
force.

APPENDIX C -~~ROAD IMPACT MOBILITY FEES~~

1454

APPENDIX C-1

IMPACT MOBILITY FEE RATE SCHEDULE

1456

~~APPENDIX C-2~~

~~COLLECTOR FEE RATE SCHEDULE~~

1458

For the purposes of calculating the amount of ~~Impact Fees~~ Mobility Fees to be imposed under ~~Sections Section~~ Section 120.11 ~~and 120.21~~, Chapter 120, on all ~~Road Impact Construction Travel-~~

1460

Increasing Development the following definitions shall be utilized:

DEFINITIONS

1462

Accessory Dwelling Unit: A dwelling unit, subordinate in size to a principal dwelling unit, attached to a principal dwelling unit or located on the same lot and having an independent means of access. An accessory dwelling unit shall not exceed 35% of the gross floor area of the principal dwelling unit, or 1,000 square feet, whichever is less. There shall be a maximum of one (1) accessory dwelling unit per single family lot or parcel.

1464

1466

Active Warehousing: A building that is primarily devoted to high-volume package processing and shipping, and that may support parcel delivery. These uses would typically include some office and maintenance areas. Offices within the same building as the primary warehousing use are included in the warehousing definition up to ten percent (10%) of the total building gross Square Footage.

1468

1470

1472

~~Apartment~~ A rental dwelling unit located within the same building as other dwelling units.

1474

~~Bank/Savings: drive in~~ A financial institution with facilities for motorists as well as walk-in customers.

1476 ~~*Bank/Savings/Credit Union: walk-in*~~ A financial institution in a freestanding building with
its own parking lot, ~~and no~~ with or without drive-in windows.

1478 *Church:*– A structure used primarily by a group of individuals for the practice of religion or
the profession of faith.

1480 ~~*Condominium*~~ ~~A single family or time sharing ownership unit that has at least one other~~
~~similar unit within the same building structure. The term Condominium includes all fee simple or~~
~~titled multi-unit structures, including townhouses and duplexes. The term Condominium includes~~
1482 ~~single family detached houses on lots less than 50 feet wide, such as zero lot line homes.~~

1484 *Coffee/Donut Shop:* Single-tenant coffee and donut restaurants primarily sell freshly brewed
coffee and a variety of coffee-related accessories. They may also sell other refreshment items, such
as donuts, bagels, muffins, cakes, sandwiches, wraps, salads, and other hot and cold beverages.
1486 Some may also sell newspapers, music CDs, and books. These stores typically hold long store
hours (more than fifteen (15) hours), with an early opening. Also, limited indoor seating is
1488 generally provided for patrons; however, table service is not provided.

1490 ~~*Convenience Market*~~ *Retail:* A retail facility typically open from fifteen (15) to twenty-four
(24) hours daily selling primarily a limited assortment of food, food preparation and wrapping
materials and household cleaning and servicing items. Convenience markets may also sell fuel for
1492 motor vehicles. Buildings are typically from 1,000 to 2,500 s.f. in size.

1494 *Day Care:* A facility that cares for preschool age children during the daytime hours. The
facility generally includes classrooms, offices, eating areas, and a playground. Daytime care for
adults are also considered in this category.

1496 *Fitness Center:* A fitness center is a privately-owned facility that primarily focuses on
individual fitness or training. It typically provides exercise classes; weightlifting, spas, locker

1498 rooms; and small restaurants or snack bars. This land use may also include ancillary facilities, such
as swimming pools, whirlpools, saunas, tennis, racquetball ad handball courts, and limited retail.

1500 *Garage/Auto Repair:* —A facility primarily designed or used for repairing, equipping, or
servicing of motor vehicles.

1502 *Gasoline Station:* A facility primarily designed for dispensing fuel to motor vehicles, but may
include light vehicle maintenance and repair services. (The independent variable is “fueling
1504 position”. A fueling position is the number of vehicles that can be fueled simultaneously. A
dispenser is the mechanical device which can typically pump fuel for two (2) vehicles at a time –
1506 one (1) on either side. Multiple dispensers may be housed on a single fuel island.)

Golf Course: —An area designed for playing the game of golf, including any clubhouse, with
1508 or without bar and banquet facilities.

Hospital: —Any institution where medical or surgical care is given to ~~nonambulatory non-~~
1510 ambulatory and ambulatory patients. Hospitals do not include facilities that provide diagnoses and
are only for outpatients (See Medical Office) nor do they include facilities that are devoted to the
1512 care of ~~person~~ Person unable to care for themselves (See Nursing Home).

Hotel: —A place of lodging providing sleeping accommodations, restaurants, cocktail
1514 lounges, meeting and banquet rooms, and other retail and service shops.

Independent Senior Living: Consists of attached or detached independent living
1516 developments, deed-restricted to residents over the age of fifty-five (55), including retirement
communities, age-restricted housing, and active adult communities. These developments may
1518 include amenities such as golf courses, swimming pools, 24-hour security, transportation, and
common recreational facilities. However, they generally lack centralized dining and on-site health

1520 facilities. Residents in these communities are typically active, requiring little to no medical
1521 supervision.

1522 *Manufacturing:* –Places where materials or parts are converted into finished products. Offices
1523 within the same building as the primary manufacturing use are included in the manufacturing
1524 definition up to 10% of the total building gross ~~square footage~~ Square Footage.

Marina: –A facility for berthing boats, including any ancillary social or club facilities.

1526 *Medical Office:* –A facility for individual or small groups of physicians, that provide
1527 diagnoses and outpatient care, but not prolonged in-house medical or surgical care.

1528 ~~*Mini-warehouse*~~ *Warehouse:* –A building in which a storage unit or vault is rented for the
1529 storage of goods.

1530 *Mobile Home:* ~~–Manufactured~~ Actively occupied manufactured homes, trailers, campers and
1531 recreational vehicles.

1532 *Motel:* –A place of lodging offering only sleeping accommodations and possibly a restaurant.

1533 *Multi-Family:* A rental or owned dwelling unit located within the same building as other
1534 dwelling units. This land use includes apartments, townhomes, and condominiums.

1535 *Nursing Home:* –A facility whose primary function is to care for persons unable to care for
1536 themselves, including rest homes (which are primarily for the aged) and chronic and convalescent
1537 homes.

1538 *Office:* –A building housing one or more tenants where the affairs of a business, commercial
1539 or industrial organization, professional ~~person~~ Person or firm are conducted.

1540 *Passive Warehousing:* A building that is primarily devoted to storage of materials and may
1541 also include some office and maintenance areas and distribution areas for receiving and shipping
1542 materials and goods and minor assembly. Offices within the same building as the primary

warehousing use are included in the warehousing definition up to ten percent (10%) of the total gross Square Footage.

1544

~~Private School/Day Care—A facility that cares for preschool age children during the daytime hours. The facility generally includes classrooms, offices, eating areas, and a playground.~~

1546

Private School: A privately owned and operated institution for educating youth and/or adults.

1548

~~Racquet Clubs—Tennis, handball, squash, racquetball and other court sport facilities, including ancillary swimming pools, and exercise facilities.~~

1550

~~Restaurant – Fast Food: drive-in— An eating place with limited or no sit-down facilities, where food is frequently ordered and taken out to be consumed outside the restaurant building.~~

1552

Fast-food restaurants typically provide for drive-through food ordering and pick-up.

1554

~~Restaurant – Sit-Down: sit-down— An eating place with indoor service and places for customers to sit while consuming their meals.~~

1556

~~Retail: —One or more establishments devoted to selling merchandise goods and products to consumers.~~

1558

~~Service Station—A facility primarily designed for dispensing fuel to motor vehicles, including maintenance and repair services. (A dispenser is the mechanical device which will pump fuel for~~

1560

~~up to two vehicles at a time. A single dispenser may be connected to multiple fuel storage tanks and to multiple dispensing hoses and can pump through either one or two fueling hoses at a time.~~

1562

~~Multiple dispensers may be housed in a single free-standing unit; a fuel island will be comprised of one or more free-standing units.)~~

1564

~~Single Family Detached House—A home on an individual lot, except detached homes on lots less than 50 feet wide, such as zero lot line homes.~~

Single-Family: A free-standing home intended to house one (1) family on an individual lot.

1566 This use includes zero-lot line homes, which should be considered multi-family units.

Supermarket: –A retail store selling an assortment of food, food preparation and wrapping materials and household cleaning and servicing items.

Utility Substation—A facility primarily designed for the housing of remote equipment. These facilities are not manned on a regular basis.

Warehousing—A building that is primarily devoted to the storage of materials and may also include some office and maintenance areas and distribution areas for receiving and shipping materials and goods and minor assembly. Offices within the same building as the primary warehousing use are included in the warehousing definition up to 10% of the total building gross square footage.

1576 **COUNTYWIDE ROAD DISTRICT IMPACT FEE RATE SCHEDULE**

1578 For the purpose of calculating the Arterial Road Impact Fee to be imposed under Section 120.11, Chapter 120, the following schedule shall be utilized:

IMPACT FEE LAND USE CATEGORY		IMPACT FEE RATE
RESIDENTIAL		
1.	Single-family Detached House	\$705.00/dwelling unit
2.	Apartment	471.00/dwelling unit
3.	Condominium	394.00/dwelling unit
4.	Mobile Home	392.00/dwelling unit
5.	Hotel	493.00/room
6.	Motel	492.00/room
Commercial		
Recreational		
7.	Marina	\$120.00/boat berth
8.	Golf Course	267.00/acre

9.	Racquet Clubs	1,240.00/1,000 sq. ft.
	Medical and Institutional	
10.	Hospital	\$1,110.00/1,000 sq. ft.
11.	Nursing Home	145.00/bed
12.	Church	448.00/1,000 sq. ft.
13.	Private School/Day Care	4,321.00/1,000 sq. ft.
	Office	
14.	Office <100,000 SF	\$1,545.00/1,000 sq. ft.
15.	Office 100,000 – 200,000 SF	1,287.00/1,000 sq. ft.
16.	Office >200,000 SF	1,139.00/1,000 sq. ft.
17.	Medical Office	2,540.00/1,000 sq. ft.
	Retail	
18.	Retail <50,000 SF	\$3,421.00/1,000 sq. ft.
19.	Retail 50,000 – 99,999	SF 2,494.00/1,000 sq. ft.
20.	Retail 100,000 – 299,999 SF	1,821.00/1,000 sq. ft.
21.	Retail 300,000 – 499,999 SF	1,557.00/1,000 sq. ft.
22.	Retail 500,000 – 999,999 SF	1,546.00/1,000 sq. ft.
23.	Retail 1,000,000 – 1,250,000 SF	1,602.00/1,000 sq. ft.
24.	Retail >1,250,000 SF	1,634.00/1,000 sq. ft.
25.	Restaurant: sit-down	7,250.00/1,000 sq. ft.
26.	Restaurant: drive-in	9,426.00/1,000 sq. ft.
27.	Service Station	1,605.00/dispenser
28.	Supermarket	3,449.00/1,000 sq. ft.
29.	Convenience Market	7,250.00/1,000 sq. ft.
30.	Garage/Auto Repair	1,873.00/1,000 sq. ft.
	Services	
31.	Bank/Savings: walk-in	\$4,234.00/1,000 sq. ft.
32.	Bank/Savings: drive-in	5,756.00/1,000 sq. ft.
	Industrial and Agricultural	
33.	Manufacturing	\$524.00/1,000 sq. ft.
34.	Warehousing	398.00/1,000 sq. ft.
35.	Mini-Warehouse	182.00/1,000 sq. ft.

36.	Utility Substation	701.00/per site
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NORTH COLLECTOR ROAD DISTRICT IMPACT FEE RATE SCHEDULE

1580 For the purpose of calculating the Collector Road Impact Fee to be imposed under Section
 120.21, Chapter 120, on all Road Impact Construction occurring in the North Collector Road
 1582 District the following schedule of the North Collector Road District Impact Fees shall be utilized:

IMPACT FEE LAND USE CATEGORY	IMPACT FEE RATE
RESIDENTIAL	
1. Single-family Detached House	\$142.00/dwelling unit
2. Apartment	95.00/dwelling unit
3. Condominium	79.00/dwelling unit
4. Mobile Home	79.00/dwelling unit
5. Hotel	99.00/room
6. Motel	99.00/room
COMMERCIAL	
Recreational	
7. Marina	\$24.00/boat berth
8. Golf Course	54.00/acre
9. Racquet Clubs	251.00/1,000 sq. ft.
Medical and Institutional	
10. Hospital	\$224.00/1,000 sq. ft.
11. Nursing Home	29.00/bed
12. Church	90.00/1,000 sq. ft.
13. Private School/Day Care	874.00/1,000 sq. ft.
Office	
14. Office <100,000 SF	\$312.00/1,000 sq. ft.
15. Office 100,000 – 200,000 SF	260.00/1,000 sq. ft.
16. Office >200,000 SF	230.00/1,000 sq. ft.
17. Medical Office	514.00/1,000 sq. ft.
Retail	
18. Retail <50,000 SF	\$692.00/1,000 sq. ft.
19. Retail 50,000 – 99,999 SF	504.00/1,000 sq. ft.
20. Retail 100,000 – 299,999 SF	368.00/1,000 sq. ft.
21. Retail 300,000 – 499,999 SF	315.00/1,000 sq. ft.

22. Retail 500,000 – 999,999 SF	313.00/1,000 sq. ft.
23. Retail 1,000,000 – 1,250,000 SF	324.00/1,000 sq. ft.
24. Retail >1,250,000 SF	330.00/1,000 sq. ft.
25. Restaurant: sit-down	1,467.00/1,000 sq. ft.
26. Restaurant: drive-in	1,907.00/1,000 sq. ft.
27. Service Station	324.00 dispenser
28. Supermarket	698.00/1,000 sq. ft.
29. Convenience Market	1,467.00/1,000 sq. ft.
30. Garage/Auto Repair	379.00/1,000 sq. ft.
Services	
31. Bank/Savings: walk-in	\$857.00/1,000 sq. ft.
32. Bank/Savings: drive-in	1,165.00/1,000 sq. ft.
Industrial and Agricultural	
33. Manufacturing	\$106.00/1,000 sq. ft.
34. Warehousing	80.00/1,000 sq. ft.
35. Mini Warehouse	36.00/1,000 sq. ft.
36. Utility Substation	141.00/per site

EAST COLLECTOR ROAD DISTRICT IMPACT MOBILITY FEE RATE SCHEDULE

1584 For the purpose of calculating the ~~Collector Road Impact~~ Mobility Fee to be imposed under
 Section ~~120.21~~ 120.11, Chapter 120, ~~on all Road Impact Construction occurring in the East~~
 1586 ~~Collector Road District~~ the following schedule of the East Collector Road District Impact Fees
 shall be utilized:

Seminole County, Florida
Condensed Mobility Fee Schedule
Adopted:

<u>ITE Land Use Code</u>	<u>Land Use</u>	<u>Unit</u>	<u>Fee District</u>		
			<u>Rural</u>	<u>Suburb</u>	<u>Core</u>
210	Single Family (<=1,500 s.f.)	D.U.	\$6,710	\$2,234	\$1,477
210	Single Family (1,501 to 2,500 s.f.)	D.U.	\$8,284	\$2,759	\$1,824
210	Single Family (>2,500 s.f.)	D.U.	\$11,101	\$3,697	\$2,444
n/a	Accessory Dwelling Unit	D.U.	\$3,178	\$1,000	\$614

<u>220</u>	<u>Multi-Family (1-2 Floor)</u>	<u>D.U.</u>	<u>n/a</u>	<u>\$1,694</u>	<u>\$1,040</u>
<u>221</u>	<u>Multi-Family (3+ Floor)(1)</u>	<u>D.U.</u>	<u>n/a</u>	<u>\$1,259</u>	<u>\$773</u>
<u>240</u>	<u>Mobile Home</u>	<u>D.U.</u>	<u>\$2,891</u>	<u>\$890</u>	<u>\$529</u>
<u>310</u>	<u>Hotel</u>	<u>Room</u>	<u>\$5,063</u>	<u>\$1,671</u>	<u>\$1,093</u>
<u>320</u>	<u>Motel</u>	<u>Room</u>	<u>\$1,956</u>	<u>\$629</u>	<u>\$399</u>
<u>420</u>	<u>Marina</u>	<u>Berth</u>	<u>\$1,411</u>	<u>\$628</u>	<u>\$483</u>
<u>430</u>	<u>Golf Course</u>	<u>Holes</u>	<u>\$12,815</u>	<u>\$5,565</u>	<u>\$3,989</u>
<u>492/493</u>	<u>Fitness Center</u>	<u>1,000 sf</u>	<u>\$9,928</u>	<u>\$4,219</u>	<u>\$2,932</u>
<u>610</u>	<u>Hospital</u>	<u>1,000 sf</u>	<u>\$4,841</u>	<u>\$2,119</u>	<u>\$1,725</u>
<u>251/252</u>	<u>Independent Senior Living</u>	<u>D.U.</u>	<u>\$2,932</u>	<u>\$922</u>	<u>\$566</u>
<u>620</u>	<u>Nursing Home</u>	<u>bed</u>	<u>\$738</u>	<u>\$298</u>	<u>\$206</u>
<u>560</u>	<u>Church (Non-Sanctuary Space Only)</u>	<u>1,000 sf</u>	<u>\$2,164</u>	<u>\$894</u>	<u>\$638</u>
<u>565</u>	<u>Day Care (Child or Adult)</u>	<u>student</u>	<u>\$506</u>	<u>\$207</u>	<u>\$128</u>
<u>710</u>	<u>Office</u>	<u>1,000 sf</u>	<u>\$4,366</u>	<u>\$1,873</u>	<u>\$1,470</u>
<u>720</u>	<u>Medical Office</u>	<u>1,000 sf</u>	<u>\$16,144</u>	<u>\$6,979</u>	<u>\$5,647</u>
<u>820</u>	<u>Retail < 20K Sq. Ft.</u>	<u>1,000 sf</u>	<u>\$6,813</u>	<u>\$2,748</u>	<u>\$1,699</u>
<u>820</u>	<u>Retail (large >=20 ksf, Shop Ctr.)</u>	<u>1,000 sf</u>	<u>\$9,124</u>	<u>\$3,809</u>	<u>\$2,467</u>
<u>Various</u>	<u>Convenience Retail</u>	<u>1,000 sf</u>	<u>\$30,200</u>	<u>\$12,169</u>	<u>\$7,517</u>
<u>936/937</u>	<u>Coffee/Donut Shop</u>	<u>1,000 sf</u>	<u>\$11,599</u>	<u>\$4,559</u>	<u>\$2,646</u>
<u>931/932</u>	<u>Restaurant - Sit Down</u>	<u>1,000 sf</u>	<u>\$24,194</u>	<u>\$10,092</u>	<u>\$6,666</u>
<u>933/934</u>	<u>Restaurant - Fast Food</u>	<u>1,000 sf</u>	<u>\$22,561</u>	<u>\$8,867</u>	<u>\$5,146</u>
<u>944</u>	<u>Gasoline Station</u>	<u>Fuel Pos.</u>	<u>\$15,849</u>	<u>\$6,260</u>	<u>\$4,130</u>
<u>850</u>	<u>Supermarket</u>	<u>1,000 sf</u>	<u>\$11,471</u>	<u>\$4,676</u>	<u>\$2,956</u>
<u>848</u>	<u>Garage / Auto Repair</u>	<u>1,000 sf</u>	<u>\$5,464</u>	<u>\$2,230</u>	<u>\$1,567</u>
<u>912</u>	<u>Bank/Savings/Credit Union</u>	<u>1,000 sf</u>	<u>\$9,040</u>	<u>\$3,616</u>	<u>\$2,428</u>
<u>110/140</u>	<u>Manufacturing</u>	<u>1,000 sf</u>	<u>\$2,424</u>	<u>\$1,042</u>	<u>\$766</u>
<u>150/154/157</u>	<u>Passive Warehouse (Storage warehouse)</u>	<u>1,000 sf</u>	<u>\$949</u>	<u>\$408</u>	<u>\$300</u>

155/156	<u>Active Warehouse (Parcel hub/fulfilment center)</u>	<u>1,000</u> sf	\$4,346	\$1,868	\$1,373
151	<u>Mini-Warehouses</u>	<u>1,000</u> sf	\$553	\$235	\$163

Note: 1. This rate is applicable to all dwelling units in buildings of three or more floors, including units on floors 1 and 2.

1588

IMPACT FEE LAND USE CATEGORY	IMPACT FEE RATE
RESIDENTIAL	
1. Single family Detached House	\$235.00/dwelling unit
2. Apartment	157.00/dwelling unit
3. Condominium	131.00/dwelling unit
4. Mobile Home	131.00/dwelling unit
5. Hotel	164.00/room
6. Motel	164.00/room
COMMERCIAL	
Recreational	
7. Marina	\$40.00/boat berth
8. Golf Course	89.00/acre
9. Racquet Clubs	414.00/1,000 sq. ft.
Medical and Institutional	
10. Hospital	\$370.00/1,000 sq. ft.
11. Nursing Home	48.00/bed
12. Church	149.00/1,000 sq. ft.
13. Private School/Day Care	1,442.00/1,000 sq. ft.
Office	
14. Office <100,000 SF	\$515.00/1,000 sq. ft.
15. Office 100,000 – 200,000 SF	429.00/1,000 sq. ft.
16. Office >200,000 SF	380.00/1,000 sq. ft.
17. Medical Office	848.00/1,000 sq. ft.
Retail	
18. Retail <50,000 SF	\$1,142.00/1,000 sq. ft.
19. Retail 50,000 – 99,999 SF	832.00/1,000 sq. ft.
20. Retail 100,000 – 299,999 SF	608.00/1,000 sq. ft.
21. Retail 300,000 – 499,999 SF	520.00/1,000 sq. ft.
22. Retail 500,000 – 999,999 SF	516.00/1,000 sq. ft.

23. Retail 1,000,000 – 1,250,000 SF	535.00/1,000 sq. ft.
24. Retail >1,250,000 SF	545.00/1,000 sq. ft.
25. Restaurant: sit-down	2,420.00/1,000 sq. ft.
26. Restaurant: drive-in	3,146.00/1,000 sq. ft.
27. Service Station	535.00/dispenser
28. Supermarket	1,151.00/1,000 sq. ft.
29. Convenience Market	2,420.00/1,000 sq. ft.
30. Garage/Auto Repair	625.00/1,000 sq. ft.
Services	
31. Bank/Savings: walk-in	\$1,413.00/1,000 sq. ft.
32. Bank/Savings: drive-in	1,921.00/1,000 sq. ft.
Industrial and Agricultural	
33. Manufacturing	\$175.00/1,000 sq. ft.
34. Warehousing	132.00/1,000 sq. ft.
35. Mini Warehouse	60.00/1,000 sq. ft.
36. Utility Substation	234.00/per site

~~SOUTH CENTRAL COLLECTOR ROAD DISTRICT IMPACT FEE RATE SCHEDULE~~

1590 For the purpose of calculating the Collector Road Impact Fee to be imposed under Section
 120.21, Chapter 120, on all Road Impact Construction occurring in the South Central Collector
 1592 Road District the following schedule of the South Central Collector Road District Impact Fees
 shall be utilized:

IMPACT FEE LAND USE CATEGORY	IMPACT FEE RATE
RESIDENTIAL	
1. Single family Detached House	\$480.00/dwelling unit
2. Apartment	321.00/dwelling unit
3. Condominium	268.00/dwelling unit
4. Mobile Home	267.00/dwelling unit
5. Hotel	336.00/room
6. Motel	335.00/room
COMMERCIAL	
Recreational	
7. Marina	\$82.00/boat berth
8. Golf Course	182.00/acre

9. Racquet Clubs	846.00/1,000 sq. ft.
Medical and Institutional	
10. Hospital	\$757.00/1,000 sq. ft.
11. Nursing Home	99.00/bed
12. Church	305.00/1,000 sq. ft.
13. Private School/Day Care	2,946.00/1,000 sq. ft.
Office	
14. Office <100,000 SF	\$1,053.00/1,000 sq. ft.
15. Office 100,000 – 200,000 SF	877.00/1,000 sq. ft.
16. Office >200,000 SF	777.00/1,000 sq. ft.
17. Medical Office	1,732.00/1,000 sq. ft.
Retail	
18. Retail <50,000 SF	\$2,332.00/1,000 sq. ft.
19. Retail 50,000 – 99,999 SF	1,700.00/1,000 sq. ft.
20. Retail 100,000 – 299,999 SF	1,241.00/1,000 sq. ft.
21. Retail 300,000 – 499,999 SF	1,062.00/1,000 sq. ft.
22. Retail 500,000 – 999,999 SF	1,054.00/1,000 sq. ft.
23. Retail 1,000,000 – 1,250,000 SF	1,092.00/1,000 sq. ft.
24. Retail >1,250,000 SF	1,114.00/1,000 sq. ft.
25. Restaurant: sit-down	4,943.00/1,000 sq. ft.
26. Restaurant: drive-in	6,426.00/1,000 sq. ft.
27. Service Station	1,094.00/dispenser
28. Supermarket	2,351.00/1,000 sq. ft.
29. Convenience Market	4,943.00/1,000 sq. ft.
30. Garage/Auto Repair	1,277.00/1,000 sq. ft.
Services	
31. Bank/Savings: walk-in	\$2,887.00/1,000 sq. ft.
32. Bank/Savings: drive-in	3,924.00/1,000 sq. ft.
Industrial and Agricultural	
33. Manufacturing	\$357.00/1,000 sq. ft.
34. Warehousing	271.00/1,000 sq. ft.
35. Mini Warehouse	124.00/1,000 sq. ft.
36. Utility Substation	478.00/per site

1594

WEST COLLECTOR ROAD DISTRICT IMPACT FEE RATE SCHEDULE

1596 For the purpose of calculating the Collector Road Impact Fee to be imposed under Section 120.21, Chapter 120, on all Road Impact Construction occurring in the West Collector Road District the following schedule of the West Collector Road District Impact Fees shall be utilized:

IMPACT FEE LAND USE CATEGORY	IMPACT FEE RATE
RESIDENTIAL	
1. Single-family Detached House	\$566.00/dwelling unit
2. Apartment	378.00/dwelling unit
3. Condominium	316.00/dwelling unit
4. Mobile Home	315.00/dwelling unit
5. Hotel	396.00/room
6. Motel	395.00/room
COMMERCIAL	
Recreational	
7. Marina	\$96.00/boat berth
8. Golf Course	214.00/acre
9. Racquet Clubs	995.00/1,000 sq. ft.
Medical and Institutional	
10. Hospital	\$891.00/1,000 sq. ft.
11. Nursing Home	117.00/bed
12. Church	360.00/1,000 sq. ft.
13. Private School/Day Care	3,468.00/1,000 sq. ft.
Office	
14. Office <100,000 SF	\$1,240.00/1,000 sq. ft.
15. Office 100,000 – 200,000 SF	1,033.00/1,000 sq. ft.
16. Office >200,000 SF	914.00/1,000 sq. ft.
17. Medical Office	2,039.00/1,000 sq. ft.
Retail	
18. Retail <50,000 SF	\$2,745.00/1,000 sq. ft.
19. Retail 50,000 – 99,999 SF	2,002.00/1,000 sq. ft.
20. Retail 100,000 – 299,999 SF	1,461.00/1,000 sq. ft.
21. Retail 300,000 – 499,999 SF	1,250.00/1,000 sq. ft.
22. Retail 500,000 – 999,999 SF	1,241.00/1,000 sq. ft.
23. Retail 1,000,000 – 1,250,000 SF	1,286.00/1,000 sq. ft.

24. Retail >1,250,000 SF	1,312.00/1,000 sq. ft.
25. Restaurant: sit down	5,819.00/1,000 sq. ft.
26. Restaurant: drive-in	7,565.00/1,000 sq. ft.
27. Service Station	1,288.00/dispenser
28. Supermarket	2,768.00/1,000 sq. ft.
29. Convenience Market	5,819.00/1,000 sq. ft.
30. Garage/Auto Repair	1,503.00/1,000 sq. ft.
Services	
31. Bank/Savings: walk-in	\$3,398.00/1,000 sq. ft.
32. Bank/Savings: drive-in	4,619.00/1,000 sq. ft.
Industrial and Agricultural	
33. Manufacturing	\$420.00/1,000 sq. ft.
34. Warehousing	319.00/1,000 sq. ft.
35. Mini Warehouse	146.00/1,000 sq. ft.
36. Utility Substation	562.00/per site

1598

APPENDIX C-2

COLLECTOR ROAD DISTRICT BOUNDARIES

1600

NORTH COLLECTOR ROAD DISTRICT BOUNDARIES

The following are the boundaries of the North Collector Road District:

1602
1604
1606
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1620

~~Begin at the most westerly intersection of the north boundary line of Section 1, township 20 South, Range 31 East with the north Seminole County line; proceed southwest, southeast, southwesterly and west along the centerline of Lake Jesup to the point of intersection on the western shore with Soldier Creek; thence southwesterly and northwesterly along the centerline of Soldier Creek to its intersection with the Seaboard Coastline Railroad; thence northerly along the centerline of the Seaboard Coastline Railroad approximately 1600 feet to its intersection with the unnamed road; thence west along the centerline of the unnamed road to its intersection with County Road 419; thence northwesterly along the centerline of County Road 419 to its intersection with U. S. 17-92; thence northwest along the centerline of Silkwood Court to its intersection with County Road 427; thence southwest, northwest and southwest along the centerline of County Road 427 to its intersection with Longwood Hills Road; thence westerly along the centerline of Longwood Hills Road to E.E. Williamson Road; continue west along the centerline of E.E. Williamson Road to the east line of Ibis Road; continue west along the centerline of Ibis Road to its intersection with the Florida Power Corporation Easement; thence southwest along the centerline of the Florida Power Corporation Easement to its intersection with Little Wekiva River; thence north, northeast and northwesterly along the centerline of the Little Wekiva River main tributary to its intersection with the Wekiva River; said Wekiva River marking the west Seminole County line; thence north, northeasterly and southeasterly along the Seminole County line to the point of beginning.~~

1622

~~It is the intention of the Board that the North Collector Road District consist of the 1990 Traffic Analysis Zones 1 through 63, and 182 and 183.~~

1624

EAST COLLECTOR ROAD DISTRICT BOUNDARIES

The following are the boundaries of the East Collector Road District:

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1632
1634

~~Begin at the intersection of South Seminole County line with the Seaboard Coastline Railroad; proceed northeast along the centerline of the Seaboard Coastline Railroad to its intersection with Tuskawilla Road; thence north and northwest along the centerline of Tuskawilla Road to its intersection with Red Bug Lake Road; thence east along the centerline of Red Bug Lake Road to its intersection with South Citrus Road; thence north along the centerline of South Citrus Road to its intersection with Citrus Road; thence southeast along the north boundary of Citrus Road to the southeast corner of the Winter Springs Subdivision, Unit 3, as recorded in Plat Book 17, pages 89 and 90; thence north along the east boundary line of the Winter Springs Subdivision, Unit 3, as recorded in Plat Book 17, pages 89 and 90 to its intersection with the south boundary line of the Tuscawilla Subdivision, Unit 7, as recorded in Plat Book 22, pages~~

1636 ~~46 and 47; thence easterly, south, and southeast along the south boundary line of the~~
1638 ~~Tuscawilla Subdivision, Unit 7, to the southeast corner of said subdivision as recorded in Plat~~
~~Book 22, pages 46 and 47; thence north along the east boundary line of the Tuscawilla~~
1640 ~~Subdivision, Unit 7, as recorded in Plat Book 22, Pages 46 and 47, to its intersection with the~~
~~south boundary line of the Tuscawilla Subdivision, Unit 13, as recorded in Plat Book 29,~~
1642 ~~Pages 1 and 2; thence east along the south boundary line of the Tuscawilla Subdivision, Unit~~
~~13, as recorded in Plat Book 29, Pages 1 and 2, to its intersection with Bear Creek; thence~~
1644 ~~northwesterly along the centerline of Bear Creek to its intersection with the south boundary~~
~~line of Section 8, Township 21 South, Range 31 East; thence east along the south boundary~~
1646 ~~line of Section 8, Township 21 South, Range 31 East, to its intersection with the south~~
~~boundary line of Section 9, Township 21 South, Range 31 East; continue east along the south~~
1648 ~~boundary line of Section 9, Township 21 South, Range 31 East, to its intersection with Mission~~
~~Road; thence north along the centerline of Mission Road to the northern extension of Mission~~
1650 ~~Road; continue north along the centerline of the extension of Mission Road to its intersection~~
~~with the Seaboard Coastline Railroad; thence northwest along the centerline of the Seaboard~~
1652 ~~Coastline Railroad to its most easterly intersection with the northern spur of said Railroad;~~
~~thence north along the centerline of the northern spur of the Seaboard Coastline Railroad to~~
1654 ~~its intersection with State Road 434; thence west along the centerline of State Road 434 to its~~
~~intersection with Howell Creek; thence northwesterly along the centerline of Howell Creek to~~
1656 ~~its intersection with the southern shore of Lake Jesup; thence northeast along an imaginary~~
~~line to its intersection with the centerline of Lake Jesup, said imaginary line having its~~
1658 ~~beginning at the intersection of the centerline of Howell Creek with the south shore of Lake~~
~~Jesup and its ending at the northeast corner of Section 31, Township 20 South, Range 31 East;~~
1660 ~~thence east, northeasterly, northwest, northeast, northwest, and northerly along the centerline~~
~~of Lake Jesup to the most westerly intersection of the north boundary line of Section 1,~~
1662 ~~Township 20 South, Range 31 East with the north Seminole County Line; thence~~
~~northeasterly, southeasterly, and west along the Seminole County line to the point of~~
~~beginning.~~

1664 It is the intention of the Board that the East Collector Road District consist of the 1990 Traffic
Analysis Zones 64 through 71, 73 through 81, and 184.

1666 **SOUTH CENTRAL COLLECTOR ROAD DISTRICT BOUNDARIES**

The following are the boundaries of the South Collector Road District:

1668 ~~Begin at the intersection of South Seminole County line with the Seaboard Coastline Railroad;~~
~~proceed northeast along the centerline of the Seaboard Coastline Railroad to its intersection~~
1670 ~~with Tuskawilla Road; thence north and northwest along the centerline of Tuskawilla Road to~~
~~its intersection with Red Bug Lake Road; thence east along the centerline of Red Bug Lake~~
1672 ~~Road to its intersection with South Citrus Road; thence north along the centerline of South~~
~~Citrus Road to its intersection with Citrus Road; thence southeast along the north boundary of~~
1674 ~~Citrus Road to the southeast corner of the Winter Springs Subdivision, Unit 3, as recorded in~~
~~Plat Book 17, pages 89 and 90; thence north along the east boundary line of the Winter Springs~~
1676 ~~Subdivision, Unit 3, as recorded in Plat Book 17, pages 89 and 90 to its intersection with the~~
~~south boundary line of the Tuscawilla Subdivision, Unit 7, as recorded in Plat Book 22, pages~~

1678 ~~46 and 47; thence easterly, south, and southeast along the south boundary line of the~~
1680 ~~Tuscawilla Subdivision, Unit 7, to the southeast corner of said subdivision as recorded in Plat~~
~~Book 22, pages 46 and 47; thence north along the east boundary line of the Tuscawilla~~
1682 ~~Subdivision, Unit 7, as recorded in Plat Book 22, Pages 46 and 47, to its intersection with the~~
~~south boundary line of the Tuscawilla Subdivision, Unit 13, as recorded in Plat Book 29,~~
1684 ~~Pages 1 and 2; thence east along the south boundary line of the Tuscawilla Subdivision, Unit~~
~~13, as recorded in Plat Book 29, Pages 1 and 2, to its intersection with Bear Creek; thence~~
1686 ~~northwesterly along the centerline of Bear Creek to its intersection with the south boundary~~
~~line of Section 8, Township 21 South, Range 31 East; thence east along the south boundary~~
1688 ~~line of Section 8, Township 21 South, Range 31 East, to its intersection with the south~~
~~boundary line of Section 9, Township 21 South, Range 31 East; continue east along the south~~
1690 ~~boundary line of Section 9, Township 21 South, Range 31 East, to its intersection with Mission~~
~~Road; thence north along the centerline of Mission Road to the northern extension of Mission~~
1692 ~~Road; continue north along the centerline of the extension of Mission Road to its intersection~~
~~with the Seaboard Coastline Railroad; thence northwest along the centerline of the Seaboard~~
1694 ~~Coastline Railroad to its most easterly intersection with the northern spur of said Railroad;~~
~~thence north along the centerline of the northern spur of the Seaboard Coastline Railroad to~~
1696 ~~its intersection with State Road 434; thence west along the centerline of State Road 434 to its~~
~~intersection with Howell Creek; thence northwesterly along the centerline of Howell Creek to~~
1698 ~~its intersection with the southern shore of Lake Jesup; thence northeast along an imaginary~~
~~line to its intersection with the centerline of Lake Jesup, said imaginary line having its~~
1700 ~~beginning at the intersection of the centerline of Howell Creek with the south shore of Lake~~
~~Jesup and its ending at the northeast corner of Section 31, Township 20 South, Range 31 East;~~
1702 ~~thence westerly along the centerline of Lake Jesup to the point of intersection on the western~~
~~shore with Soldier Creek; thence southwesterly and northwesterly along the centerline of~~
1704 ~~Soldier Creek to its intersection with the Seaboard Coastline Railroad; thence northerly along~~
~~the centerline of the Seaboard Coastline Railroad approximately 1600 feet to its intersection~~
1706 ~~with the unnamed road; thence west along the centerline of the unnamed road to its~~
~~intersection with County Road 419; thence northwesterly along the centerline of County Road~~
1708 ~~419 to its intersection with U. S. 17-92; thence southwesterly along the centerline of U. S. 17-~~
~~92 to its intersection with the south Seminole County Line; thence east, south and east along~~
~~the Seminole County Line to the point of beginning.~~

1710 ~~It is the intention of the Board that the South Central Collector Road District consist of the~~
1712 ~~1990 Traffic Analysis Zones 72, 82 through 124, and 185 through 188.~~

WEST COLLECTOR ROAD DISTRICT BOUNDARIES

~~The following are the boundaries of the West Collector Road District:~~

1714 ~~Begin at the intersection of the south Seminole County line with U. S. 17-92; proceed~~
~~northeasterly along the centerline of U. S. 17-92 to its intersection with Silkwood Court;~~
1716 ~~thence, northwest along the centerline of Silkwood Court to its intersection with County Road~~
~~427; thence, southwest, northwest, and southwest along the centerline of County Road 427 to~~
1718 ~~its intersection with Longwood Hills Road; thence westerly along the centerline of Longwood~~
~~Hills Road to E.E. Williamson Road; continue west along the centerline of E.E. Williamson~~

1720 ~~Road; to the east line of Ibis Road; continue west along the centerline of Ibis Road to its~~
1722 ~~intersection with the Florida Power Corporation Easement; thence southwest along the~~
~~centerline of the Florida Power Corporation Easement to its intersection with the Little~~
1724 ~~Wekiva River; thence north, northeast, and northwesterly along the centerline of the Little~~
~~Wekiva River main tributary to its intersection with the Wekiva River; said Wekiva River~~
1726 ~~marking the west Seminole County Line; thence southwesterly, south and east along the~~
~~Seminole County Line to the point of beginning.~~

1728 ~~It is the intention of the Board that the West Collector Road District consist of the 1990 Traffic~~
~~Analysis Zones 125 through 181, and 189 through 198.~~

GENERAL LOCATION OF MOBILITY FEE DISTRICTS

1730 The Mobility Fee District Boundaries are generally illustrated in Figure C-2-1.

CORE MOBILITY FEE DISTRICT BOUNDARY

1732 The following are the boundaries of the Core Mobility Fee District.

The western boundary of the Core district shall be ¼ mile to the west of the Interstate 4 right-of-
1734 way, with two exceptions:

- 1736 a. From Lake Mary Boulevard north to SR 46 the western boundary of the Core district
shall be ¼ mile to the west of the International Parkway right-of-way.
- 1738 b. In the vicinity of SR 436, the Core district shall extend westward to the
Seminole/Orange County line along SR 436 to include land parcels within ¼-mile of
the right-of-way of SR 436.

1740 If a portion of a parcel is within the ¼ mile measurement, the entire parcel is considered to be
within the Core district.

1742 The eastern boundary of the Core district shall be ¼-mile to the east of US Highway 17/92 right-
of-way from the Seminole/Orange County Line north to Lake Monroe, with one exception:

- 1744 a. In the vicinity of SR 436, the Core district shall extend eastward to the
Seminole/Orange County line along SR 436 to include land parcels within ¼-mile of
1746 the right-of-way of SR 436.

If a portion of a parcel is within the ¼ mile measurement, the entire parcel is considered to be
1748 within the Core district.

The northern boundary of the Core district is the Seminole/Volusia County line.

1750 The southern boundary of the Core district is the Seminole/Orange County line.

RURAL MOBILITY FEE DISTRICT BOUNDARY

1752 The Rural Mobility Fee District shall be that “Rural Area” adopted by referendum in November
1754 2004, as depicted in the Seminole County Comprehensive Plan, as it may be amended from time
to time.

SUBURB MOBILITY FEE DISTRICT BOUNDARY

1756 The Suburb Mobility Fee District shall include all lands within Seminole County east of US 17-
92 and west of Interstate 4 that are not included in the Core or Rural Mobility Fee Districts.

1758 **Section 5. Conflicts.** This Ordinance controls over any previously adopted County
ordinances or parts of ordinances in conflict with this Ordinance.

1760 **Section 6. Codification.** It is the intention of the Board of County Commissioners that
the provisions of this Ordinance will become and be made a part of the Land Development Code
1762 of Seminole County, and that the word “ordinance” may be changed to “section”, “article”, or
other appropriate word or phrase and the sections of this Ordinance may be renumbered or re-
1764 lettered to accomplish such intention, except that Sections 5, 6, 7 and 8 of this Ordinance are not
to be codified.

1766 **Section 7. Severability.** If any provision or application of this Ordinance to any person
or circumstance is held invalid, then it is the intent of the Board of County Commissioners that
1768 such invalidity will not affect other provisions or applications of this Ordinance that can be given
effect without the invalid provision or application and, to this end, the provisions of this Ordinance
1770 are declared severable.

Section 8. Effective date. This Ordinance will take effect upon filing a copy of this
1772 Ordinance with the Department of State by the Clerk to the Board of County Commissioners.
Notwithstanding the above, pursuant to Section 163.31801(3)(d), Florida Statutes, the revised Mobility
1774 Fee Rates as set forth in Appendix C-1 as incorporated by Section 120.11(a) and the time by which an
applicant shall pay the appropriate Mobility Fee as that time is to be established by resolution pursuant
1776 to Section 120.34(a) of the Land Development Code of Seminole County, Florida, as amended by this

Ordinance, shall be effective on January 1, 2021, which is more than ninety (90) days from the date of
1778 adoption of this Ordinance. Until the resolution establishing the time of payment of the Mobility Fee
pursuant to Section 120.34(a) is effective, the time of such collection shall remain consistent with
1780 Resolution No. 2018-R-45. The Board of County Commissioners of Seminole County declares that
it is the intent of Seminole County that the Road Impact Fee Rates as have been established under
1782 Chapter 120, Seminole County Land Development Code, will remain applicable to and enforceable on
new development and redevelopment until the Mobility Fee Rates as adopted under this Ordinance are
1784 effective.

BE IT ORDAINED by the Board of County Commissioners of Seminole County, this _____
1786 day of _____, 20____.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

GRANT MALOY
Clerk to the Board of
County Commissioners of
Seminole County, Florida

JAY ZEMBOWER, Chairman

Attachment:
Figure C-2-1 – General Location of Mobility Fee Districts

PHC/org
6/10/20
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APPENDIX C-2-1

1788

GENERAL LOCATION OF MOBILITY FEE DISTRICTS

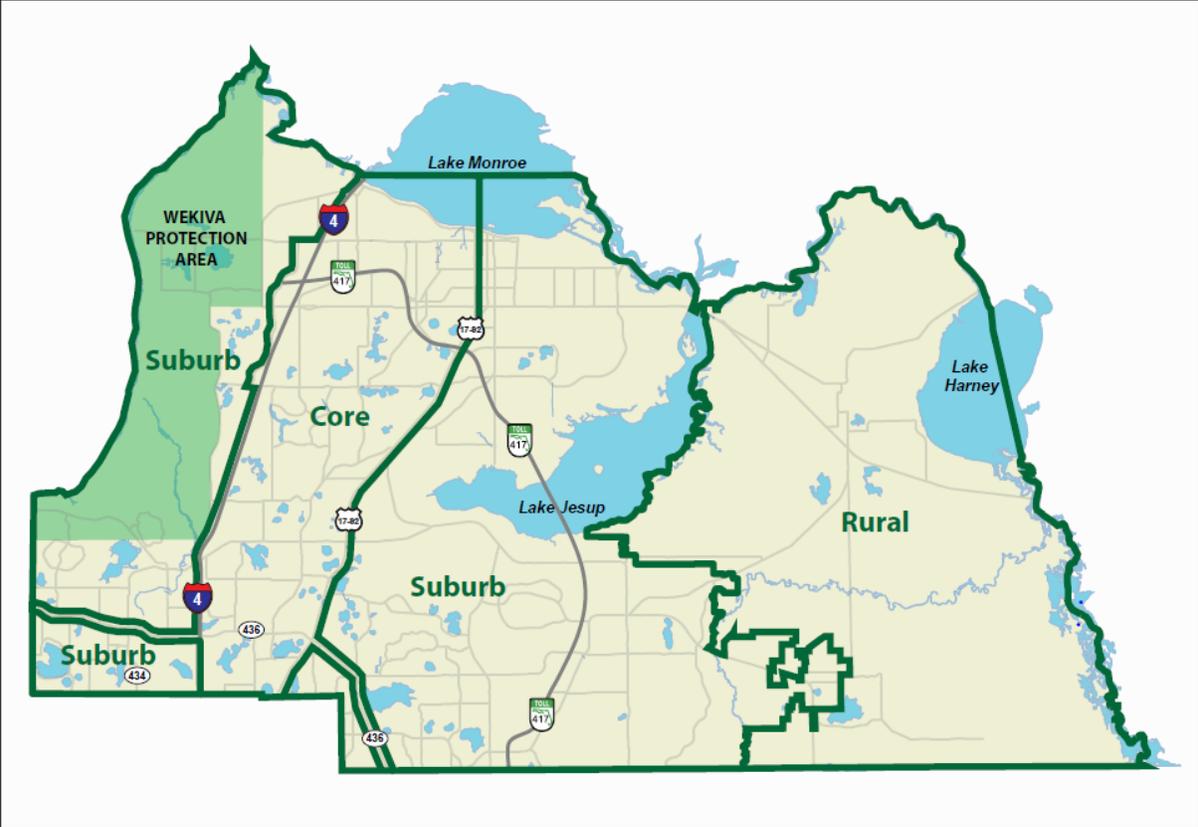


Figure C-2-1
General Location of Mobility Fee Districts