

ORDINANCE NO. 2023-_____

AN ORDINANCE OF CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING THE FEE SCHEDULE OF CHAPTER 54 OF THE CITRUS COUNTY CODE, ALSO KNOWN AS THE CITRUS COUNTY IMPACT FEE ORDINANCE, FOR TRANSPORTATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER’S ERRORS; PROVIDING FOR CODIFICATION AND INCLUSION INTO THE CODE PROVIDING FOR MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Citrus County, has determined that future growth and new development that creates the need for and benefits from the provision of new County Facilities should contribute its fair share of the costs of providing such facilities; and

WHEREAS, the Board of County Commissioners of Citrus County has studied the necessity for and implications of updating current impact fees for transportation, and in 2021 retained a qualified consultant to prepare an impact fee study (hereinafter the “Technical Report”); and

WHEREAS, the Technical Report sets forth reasonable methodologies for determining the impact of new development, or “Impact-Generating Land Development,” on capital transportation; and

WHEREAS, the Board of County Commissioners of Citrus County had determined that the impact fees calculated in the Technical Report are based on the most recent and localized data as evidenced by the adoption of Ordinance 2021-A09; and

WHEREAS, the Technical Report and the impact fees established in the report reflect the proportionate demand created by the new Impact-Generating Land Development for additional capital transportation and were adopted at a 50% rate for transportation in Ordinance 2021-A09; and

WHEREAS, the Board of County Commissioners of Citrus County has determined that a nexus exists between new Impact-Generating Land Development and the need for additional capital transportation; and

WHEREAS, the County is experiencing unusually rapid growth, as outlined by the Citrus County Extraordinary Needs Study dated May 30, 2023, as prepared by a qualified consultant;

WHEREAS, an updated impact fee schedule of 100% of the transportation fees noted in the Technical Report would require new Impact-Generating Land Development to contribute its fair share of the capital facility costs for new users and is consistent with the Citrus County Comprehensive Plan;

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Citrus County, Florida, as follows:

SECTION 1. Amendment to Code of Ordinances, Section 54-4 of Part II, Chapter 54, Impact Fees – Fee to be imposed, Exhibit A, of the Citrus County Code of Ordinances is hereby amended to read as follows.

Exhibit "A"
Impact Fee Schedule

<u>Land Use</u>	<u>Unit</u>	<u>Transport</u>	<u>Schools</u>	<u>Parks</u>	<u>Library</u>	<u>Fire</u>	<u>EMS</u>	<u>Law</u> <u>Enf</u>	<u>Public</u> <u>Bldgs</u>	<u>Total</u>
<u>Single-Family Detached</u>	<u>Dwelling</u>	<u>\$3,864</u>	<u>\$2,059</u>	<u>\$661</u>	<u>\$308</u>	<u>\$281</u>	<u>\$62</u>	<u>\$416</u>	<u>\$298</u>	<u>\$7,949</u>
<u>Accessory Dwelling Unit</u>	<u>Dwelling</u>	<u>\$1,150</u>	<u>\$593</u>	<u>\$403</u>	<u>\$188</u>	<u>\$170</u>	<u>\$38</u>	<u>\$253</u>	<u>\$181</u>	<u>\$2,976</u>
<u>Single-Family, Low-Income</u>	<u>Dwelling</u>	<u>\$2,550</u>	<u>\$1,778</u>	<u>\$529</u>	<u>\$246</u>	<u>\$225</u>	<u>\$50</u>	<u>\$334</u>	<u>\$239</u>	<u>\$5,951</u>
<u>Single-Family, Age-Rest.</u>	<u>Dwelling</u>	<u>\$1,216</u>	<u>\$0</u>	<u>\$469</u>	<u>\$219</u>	<u>\$200</u>	<u>\$44</u>	<u>\$297</u>	<u>\$213</u>	<u>\$2,658</u>
<u>Multi-Family</u>	<u>Dwelling</u>	<u>\$1,455</u>	<u>\$1,035</u>	<u>\$509</u>	<u>\$237</u>	<u>\$216</u>	<u>\$48</u>	<u>\$320</u>	<u>\$229</u>	<u>\$4,049</u>
<u>Multi-Family, Age-Rest.</u>	<u>Dwelling</u>	<u>\$636</u>	<u>n/a</u>	<u>\$350</u>	<u>\$163</u>	<u>\$150</u>	<u>\$33</u>	<u>\$222</u>	<u>\$159</u>	<u>\$1,713</u>
<u>Mobile Home Park</u>	<u>Pad/space</u>	<u>\$1,207</u>	<u>\$1,940</u>	<u>\$628</u>	<u>\$293</u>	<u>\$268</u>	<u>\$59</u>	<u>\$397</u>	<u>\$284</u>	<u>\$5,076</u>
<u>RV Park</u>	<u>Pad/space</u>	<u>\$1,207</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>\$268</u>	<u>\$59</u>	<u>\$397</u>	<u>\$284</u>	<u>\$2,215</u>
<u>Hotel/Motel</u>	<u>Room</u>	<u>\$933</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>\$108</u>	<u>\$24</u>	<u>\$160</u>	<u>\$115</u>	<u>\$1,340</u>
<u>Retail/Commercial</u>	<u>1,000 sq. ft.</u>	<u>\$2,320</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>\$355</u>	<u>\$78</u>	<u>\$526</u>	<u>\$377</u>	<u>\$3,656</u>
<u>Office</u>	<u>1,000 sq. ft.</u>	<u>\$2,368</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>\$169</u>	<u>\$37</u>	<u>\$250</u>	<u>\$179</u>	<u>\$3,003</u>
<u>Industrial/Manufacturing</u>	<u>1,000 sq. ft.</u>	<u>\$858</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>\$73</u>	<u>\$16</u>	<u>\$108</u>	<u>\$77</u>	<u>\$1,132</u>
<u>Warehousing</u>	<u>1,000 sq. ft.</u>	<u>\$442</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>\$33</u>	<u>\$7</u>	<u>\$48</u>	<u>\$35</u>	<u>\$565</u>
<u>Mini Warehouse</u>	<u>1,000 sq. ft.</u>	<u>\$385</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>\$5</u>	<u>\$1</u>	<u>\$8</u>	<u>\$5</u>	<u>\$404</u>
<u>Public/Institutional</u>	<u>1,000 sq. ft.</u>	<u>\$812</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>\$80</u>	<u>\$18</u>	<u>\$119</u>	<u>\$85</u>	<u>\$1,114</u>

SECTION 2. Severability. If any section, sentence, clause, phrase or provision of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed so as to render invalid or unconstitutional the remaining provisions of this Ordinance.

SECTION 3. Scrivener's Errors. Typographical errors which do not affect the intent of this Ordinance may be authorized by the County without need of a public hearing by filing a corrected or re-codified copy of the same with the Clerk.

SECTION 4. Codification. The publisher of the County's Code of Ordinances, the Municipal Code Corporation, is directed to incorporate this article into the Code of Ordinances where indicated.

SECTION 5. Modification. The provisions of this Ordinance may be modified as a result of considerations that may arise during public hearings. Such modifications shall be incorporated into the final version of the ordinance adopted by the Board and filed with the Clerk.

SECTION 6. Effective Date. This Ordinance shall take effect on September 21, 2023, as provided by Florida law.

DONE AND ADOPTED in regular meeting of the Board of County Commissioners of Citrus County, Florida, this ____ day of _____ 2023.

**CITRUS COUNTY, FLORIDA, A
POLITICAL SUBDIVISION OF THE
STATE OF FLORIDA**

ATTEST:

ANGELA VICK, CLERK OF COURT

BY: _____
RUTHIE DAVIS SCHLABACH, CHAIRMAN

**APPROVED AS TO FORM FOR THE
RELIANCE OF CITRUS COUNTY ONLY**

DENISE A. DYMOND LYN, COUNTY ATTORNEY