



Osceola-Polk Line Road **Due Diligence Report**

(DSE Job No.: OPL-1)

Prepared By
Dave Schmitt Engineering, Inc.

Prepared For
Mr. Joe Montezeri

June 23, 2022

State of Florida Board of Professional Engineers
Certification of Authorization #27471

Due Diligence Report

Osceola-Polk Line Road Davenport, Florida



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State of Florida Board of Professional Engineers
Certification of Authorization #27

*Due Diligence Report
Osceola-Polk Line Rd
Davenport, Florida*

Table of Contents

Due Diligence Report and Summary.....1
Appendix A Due Diligence Maps.....2
Appendix B Utility Map.....3
Appendix C Impact fees and Applicable Flow Rates.....4

Osceola-Polk Line Rd
Due-Diligence Report

Dave Schmitt Engineering Inc. was engaged to perform a due diligence analysis of a property located on Osceola-Polk Line Rd Davenport, Florida 33896. The parcel is located North of Osceola-Polk Line Road and approximately 0.25 miles West of Westmont Blvd. Table 1 below shows information of the parcel:

Osceola-Polk Line Rd (PIN: 31-25-28-5455-0001-0490)	
Jurisdiction	Unincorporated Osceola County
Acres	5.0
Land Use	Vacant Residential
Zoning	E-2 (Estate Development)
Future Land Use	(LDR) Low-Density Residential

The following is a list of information documented in this due diligence report:

- Current Zoning
- Existing & Future Zoning and Land Use
- Set-Back Requirements
- Open Space Requirements
- Topographic Information & preliminary Drainage Pattern
- Public Schools and Impact Rates
- Utility availability
- Electric, Gas, Telephone, and Cable providers
- Federal Emergency Management Agency (FEMA) requirements
- United States Department of Agriculture Soil Conservation Service (SCS) Soils Map
- Concurrency Review Application
- Local Impact Fees Assessment Statement
- Utility Impact Fees
- South Florida Water Management District (SFWMD)
- Florida Department of Environmental Protection (FDEP)
- Maps

Current Zoning/Future Land Use & Proposed Zoning

A review of Osceola County Comprehensive plan was conducted for this property. According to Osceola County GIS Interactive Map, the property has a zoning of E-2 (Estate Development). The future land use of the parcel is LDR (Low-Density Residential). This density allows a maximum of 3-8 du/1ac.

Current Zoning does not support the intended use for multi-family developments. Per call with Osceola County, the zoning and future land use do not correlate. They recommended a pre-app scheduled with the County to confirm the appropriate zoning for multi-family residential use. Table 1 below shows the building setbacks and requirements:

Zoning	Building setbacks and Requirements					
	Front (ft)	Side (ft)	Rear (ft)	Building Height (Stories)	Minimum Lot Area (Acres)	Minimum Lot Width (ft)
E-2	25	20	25	2	2	150

Table 1: Setbacks and Requirements

Open Space Requirement

A minimum of 20% of developable areas shall be designated as functional open space.

- Open space elements shall be available to all residents and users of the development.
- Preserved wetlands and water management areas, if designed appropriately with available pedestrian access, may contribute to the open space acreage. Preserved wetlands and water management areas may not comprise more than 50% of the required open space acreage.
- Buffers, greenways, wildlife corridors, and recreation areas shall count towards the required open space acreage.
- Civic spaces and outdoor seating areas that are open to the public and provide features encouraging casual public engagement, shall count toward the open space requirement.
- Required parking lot landscaping shall not contribute to the open space requirement.

Topographic Information & Preliminary Drainage Pattern

The subject property has elevations ranging from 80' to 75'. The property is currently draining from West to East shown in the contour map in Appendix A. The property is within the South Florida Water Management District and the mitigation basin is Reedy Creek Swamp Basin. Certain design standards and requirements are to be met:

Attenuation

SFWMD:

The proposed ± 5 acres post development peak rate of discharge must not exceed the pre-development peak rate of discharge for the ten-year/seventy-two-hour (10yr-72 hr) design storm events. Also the site is located in the Reedy Creek Basin.

Osceola County:

All development must be designed, constructed, and maintained to meet but not limited to the following minimum performance standards:

Dry-Detention volume shall be provided so that the post-development peak rate of discharge shall not exceed the pre-development peak rate of discharge for the ten-year/seventy-two-hour (10yr-72 hr) design storm event, with a rainfall depth of 7.6 inches.

Water Quality

SFWMD/Osceola County:

Provide Water Quality Treatment Volume (WQTV) -Retain the run-off from the greater of either the first 1 inch of rainfall over the entire drainage area or the first 2.5 inches of rainfall over the impervious area (25% reduction for dry-detention) and recover that volume at a maximum rate of 1/2 of WQTV in 24 hours; and the total water quality recovered in 72 hours. An additional 50% water quality is to be provided in the on & offsite ponds.

Public Schools

Below is a list of the closest schools to the project area with distance, approximate travel times, and percent to enrollment capacity. As well as, Education Impact Fees and Student Generation Fees.

All xcmes shown are found in the Osceola County website. Relevant forms are provided in Appendix C.

- Sunrise Elementary School- 5.55 miles from project area, travel time of approximately 15-35 minutes. Enrollment capacity 84%
- Horizon Middle School- 5.45 miles from project area, travel time of approximately 16-35 minutes. Enrollment capacity 94%
- Celebration High School- 2.8 miles from project area, travel time of approximately 17-30 minutes. Enrollment capacity 95%

School Impact Fee Rates	
Land Use	Current Impact Fee
Single Family Detached	\$12,373
Multi-Family	\$11,763
Townhouse	\$7,926
Mobile Home	\$8,206
<i>Note: Impact fees are assessed and must be paid in full at the time of building permit issuance</i>	

Table 2: School Impact Fee Rates

Student Generation Rates (SGR)				
	SGR Total	SGR ES	SGR MS	SGR HS
Single Family	0.369	0.139	0.086	0.144
Townhouse	0.237	0.096	0.052	0.089
Multi Family	0.354	0.157	0.083	0.114
Mobile House	0.254	0.107	0.065	0.082
Condos	0.136	0.059	0.030	0.047

Table 3: Student Generation Rates

For a residential plat to be permitted, adequate school capacity must be available or under development at the time of the plat. If capacity is not available, the developer, school district and affected local government must work together to find a way to provide capacity before the development can proceed, through execution of a Concurrency Mitigation Agreement (CMA).

Utility Availability

The following is a list of utilities service providers:

- Water: Toho Water Authority, 407-944-5000, <https://www.tohowater.com/>
- Sewer: Toho Water Authority, 407-944-5000, <https://www.tohowater.com/>
- Phone/Cable Spectrum, 888-438-2427, www.spectrum.com
- Electricity: Duke Energy, 800-700-8744, www.duke-energy.com
- Gas: Chesapeake Utilities Corporation, 302.734.6799, <http://www.chpk.com/>

A utility map was provided by Toho Water Authority showing the nearest existing utilities to be approximately 7,000 ft to the West of the property on Sullivan Rd. (Utility Maps in Appendix B)

- 6" Force Main on intersection of Sullivan Rd and Osceola-Polk Lane Rd, flowing west along Osceola-Polk Line Rd
- 20" Water Main on intersection of Sullivan Rd and Osceola-Polk Lane Rd, flowing west along Osceola-Polk Line Rd

Federal Emergency Management Agency (FEMA) Requirements

The FEMA Flood Insurance Rate Map (FIRM) #12097C0045G was most recently revised on June 18, 2013 Based on this FIRM, the parcel falls within Zone X and there is no risk of flooding. (FEMA map available in Appendix A)

USDA Soil Conservation Service (SCS) Soils Survey

According to the USDA soil survey, the proposed site is composed of approximately:

- 34.5% Riviera fine sand, frequently ponded, 0 to 2 percent slopes, rating A/D
- 65.5% Immokalee fine sand, 0 to 2 percent slopes, rating B/D

An exhibit showing the soil groups is available in Appendix A, describing the soil ratings pertaining to the project area.

A wetlands delineation map completed by Verde Environmental Co. is provided at the end of Appendix A.

Concurrency Review Application

The applicant can demonstrate that there is sufficient capacity to meet all county-mandated concurrency requirements, including schools to meet the needs of the proposed development. A concurrency review is needed and an application will be required for further additional developments.

Impact Fees

Impact fees are charges assessed on new development to help pay for public infrastructure required to accommodate the new development. Impact fees are generally charged at the issuance of a project’s building permit. Fire, Parks & recreation, school and transportation impact fees for single family are available in Appendix C. Below are the fees for Multi-Family Condos and Town homes:

Impact Fee Rates		
	Condos	Townhomes
Mobility	\$7,754	\$7,754
School	\$4,472	\$7,926
Park	\$1,117.97	\$2,304.72
Fire	\$484	\$484
<i>Note: Impact fees are assessed and must be paid in full at the time of building permit issuance</i>		

Utility Impact Fees

Below are the capital charges for water and wastewater under Toho Water Authority.

- Water: \$8.05 x GPD
- Wastewater: \$12.50 X GPD

Applicable Flow Rates per the Toho Water Authority website are provided in Appendix C

South Florida Water Management District (SFWMD)

An Environmental Resource Permit (ERP) authorizes new development or construction activities to occur in a manner that prevent adverse flooding, manage surface water; and protect water quality, wetlands and other surface waters. An ERP permit is issued for a specific purpose and the project must be constructed in accordance with the approved plans and associated permit conditions. Permit holders are responsible for complying with the terms of the permit and demonstrating that the project has been built as authorized. Proposed activities such as residential construction or other activities in or over wetlands or surface waters, must obtain an ERP prior to beginning construction. If wetland impacts will occur, mitigation will likely be required to offset adverse impacts to wetland or other surface functions.

Florida Department of Environmental Protection (FDEP)

The FDEP requires you to submit a completed Notice of Intent (NOI) form to the department to get coverage under the Generic Permit for storm water discharge from large and small construction activities provided in section 62-621.300(4), F.A.C. The generic permit document tells what construction activity qualifies for coverage, how to obtain and terminate coverage, what must be done to minimize pollution from the construction site, and what conditions apply to the project to use generic permit. There are 3 FDEP permits: sewer, water and storm water.

Osceola County

The plan review section of Development Engineering reviews all development plans for compliance with Osceola County government regulations. All developments should adhere to design standards and specifications, submittal requirements.

Toho Water Authority

Developments and procedures to be used for water, wastewater, reclaimed water systems will be maintained and operated by the Toho Water Authority. All plans and developments should be within the design standards and criteria of the Toho Water Authority.

RCID

The fee for Reedy Creek Improvement District will be based on the system discharge for the 50year/72 hr storm event and the area being permitted. Below is an example of a 16.4 ac project permitted with 8.15 CFS discharge. The exact number will be determined during the design stage.

FEE CALCULATION

$$\text{Discharge per Acre} = \frac{\text{Post-Development (50/72) Basin Area}}{640} = 0.50 \text{ CFS/AC}$$

$$\text{Discharge} = \text{Discharge per Acre} \times 640 \text{ AC/ SQ. MI.} = 317.27 \text{ CSM}$$

Discharge Over the Allowable Limit:

$$\text{Discharge} - \text{Allowable Discharge} = 304.27 \text{ CSM}$$

Fee Per CSM (Over Allowable Limit):

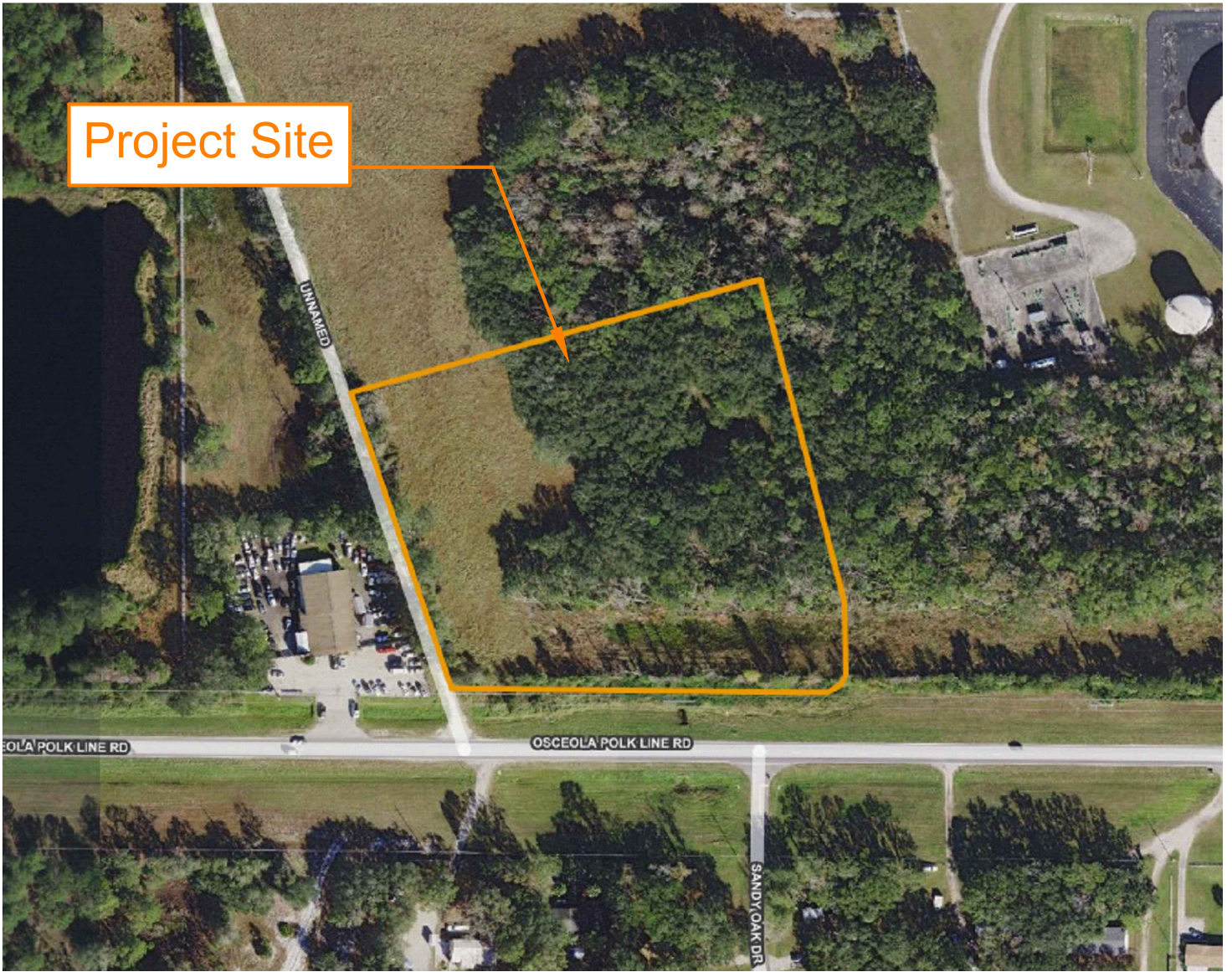
$$= \$4.15/ \text{ AC/CSM} \times \text{Site Area} \times \text{Discharge Over the Allowable Limit} = \$20,759.46$$

Standard Fee

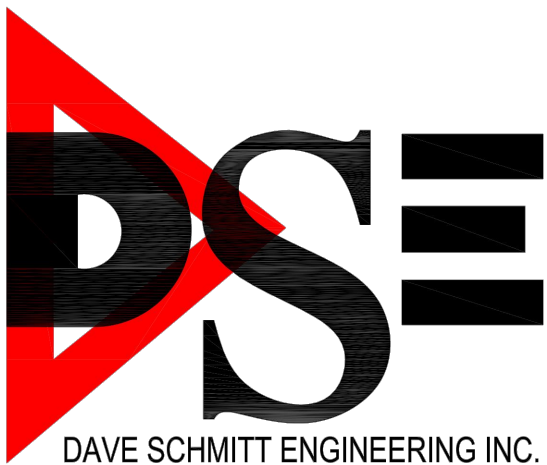
$$\$200.00 \times \text{Site Area} = \$3,288.00$$

$$\text{Total Fee} = \$24,047.46$$

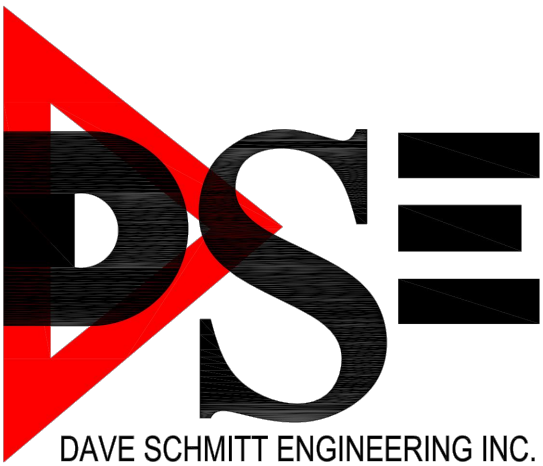
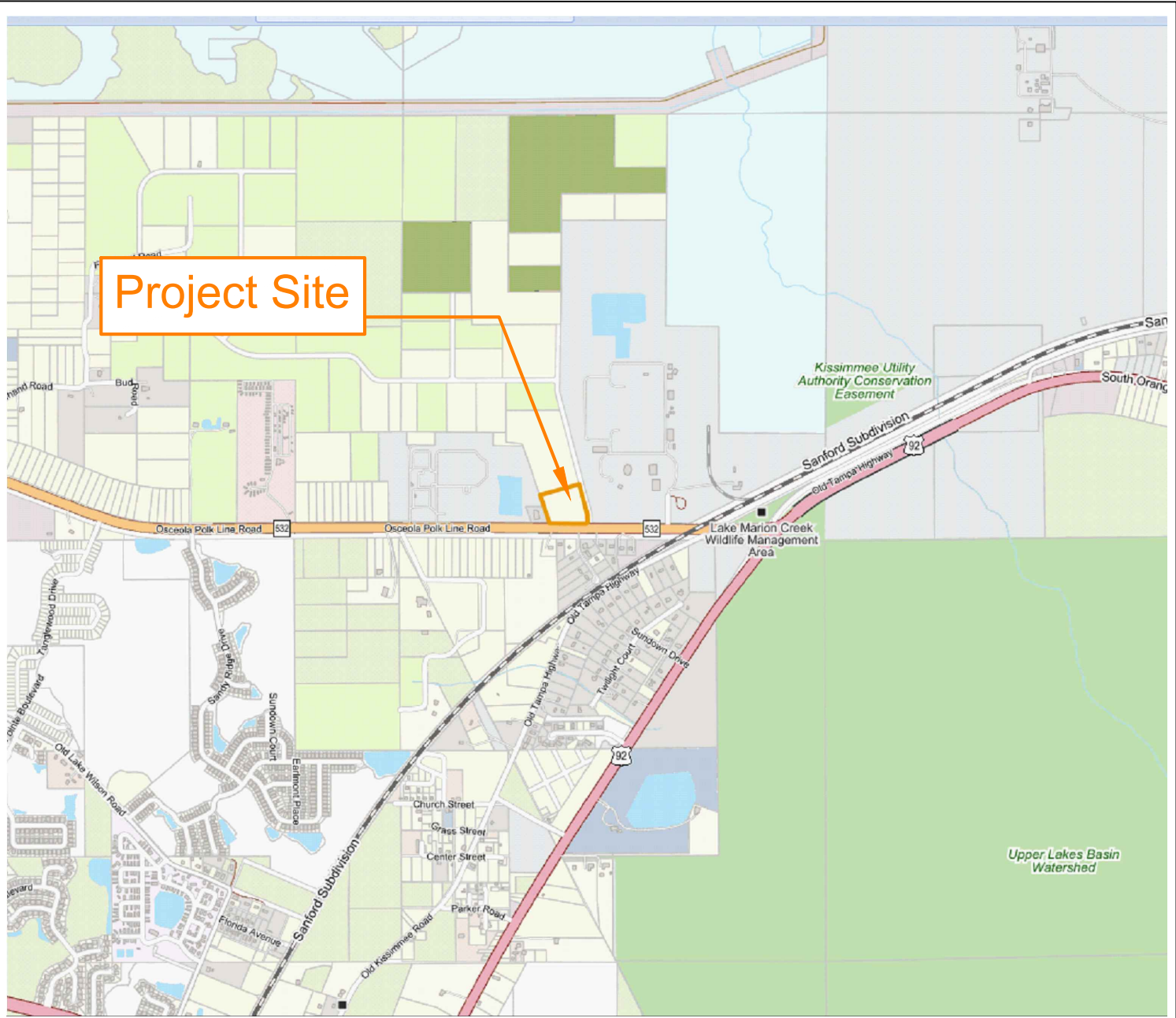
Appendix A



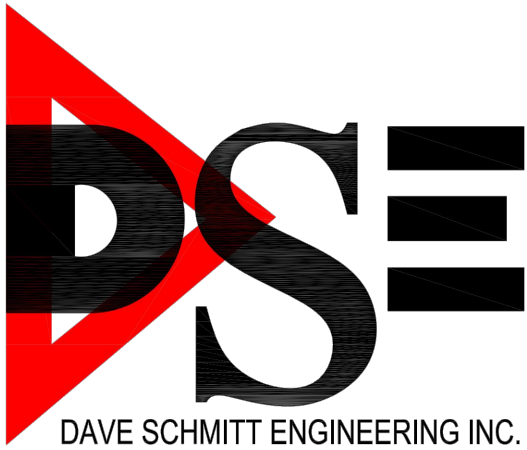
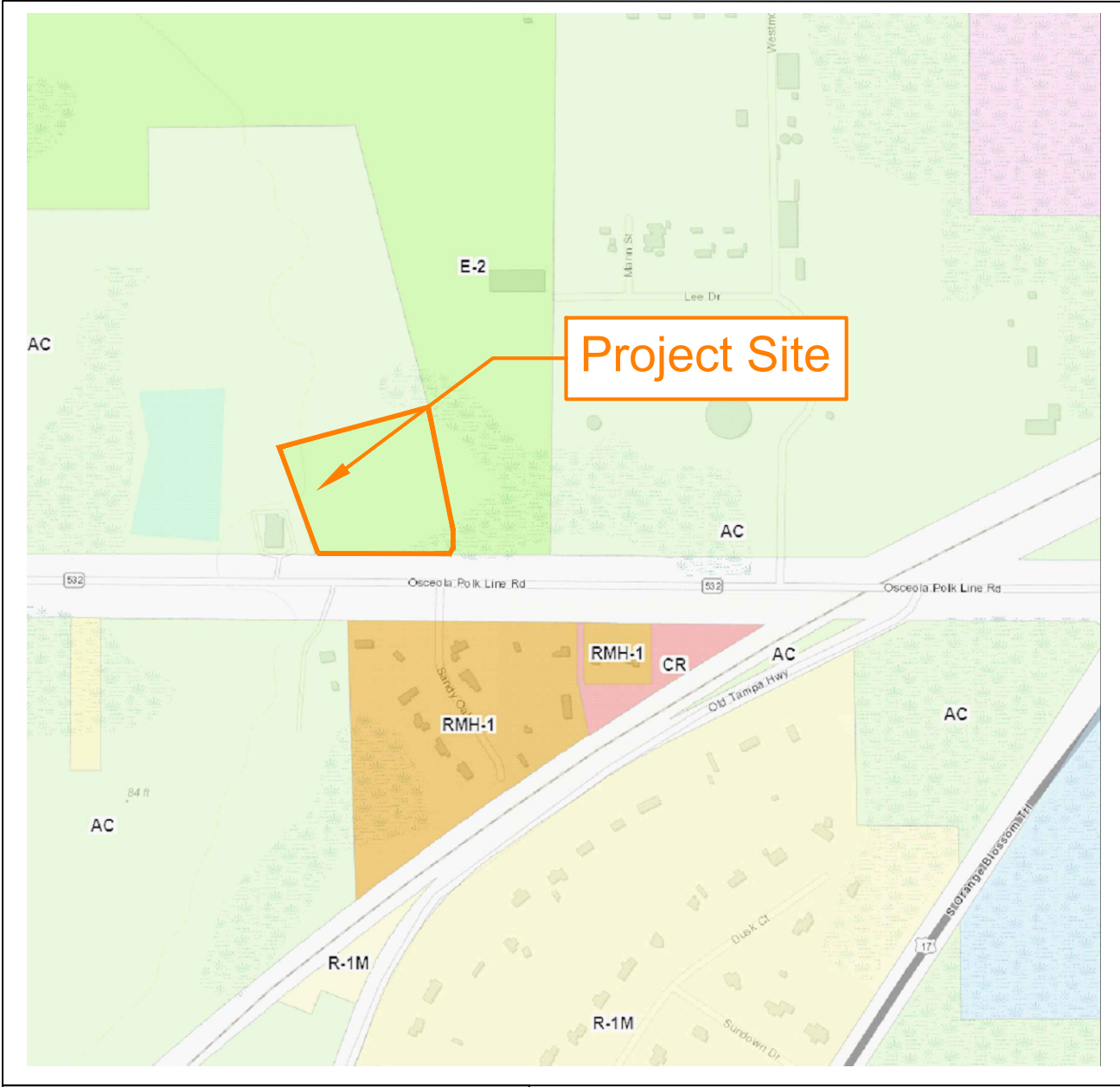
Project Site



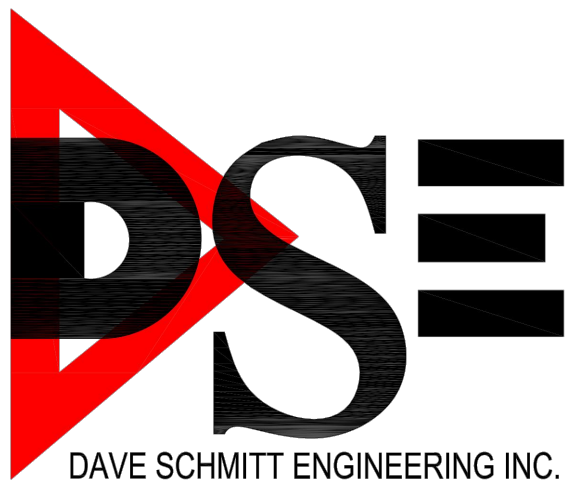
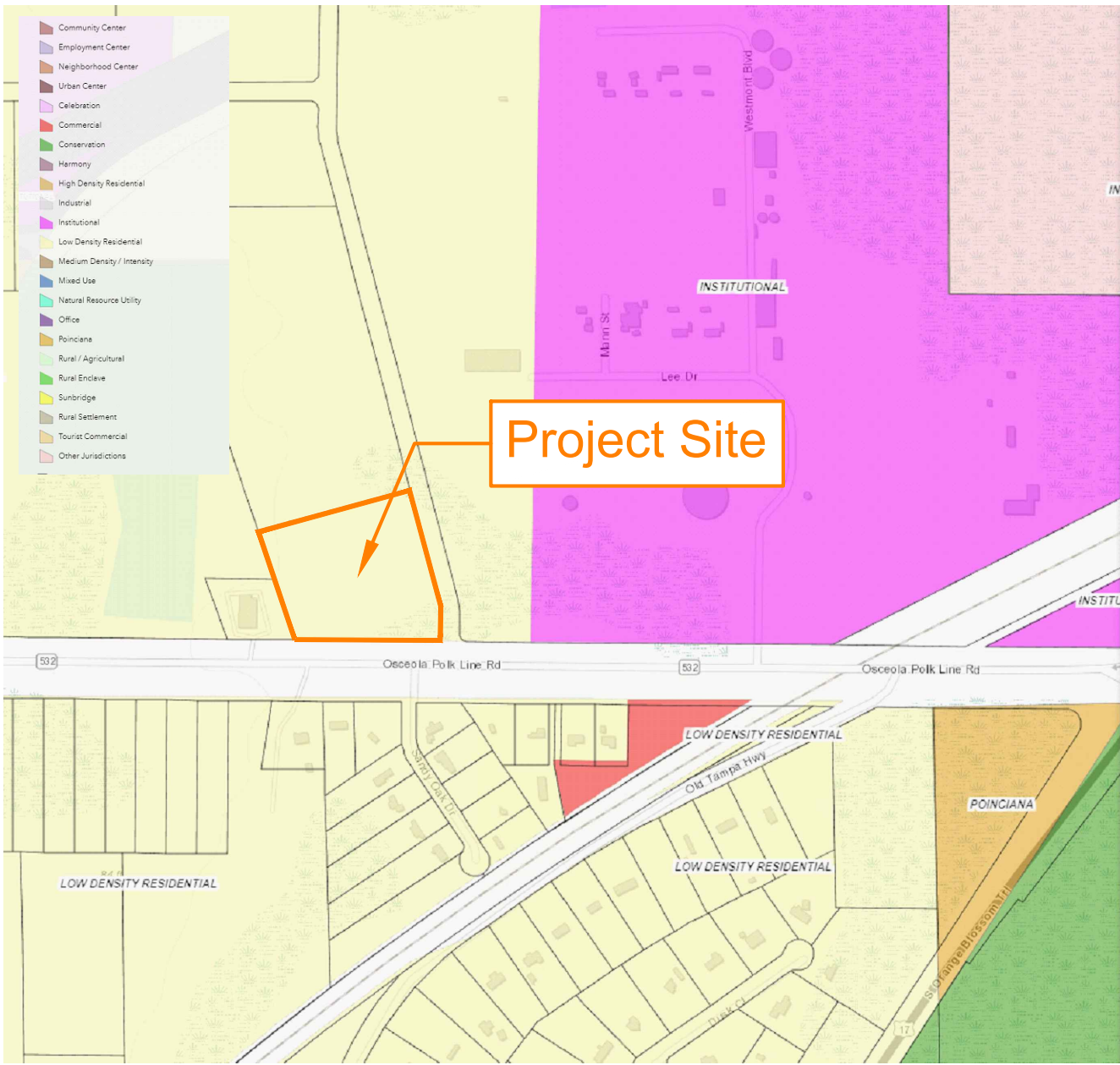
Osceola-Polk Line
Osceola County, FL
Aerial Map



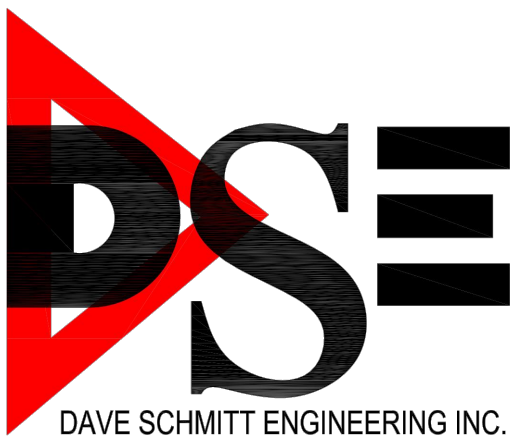
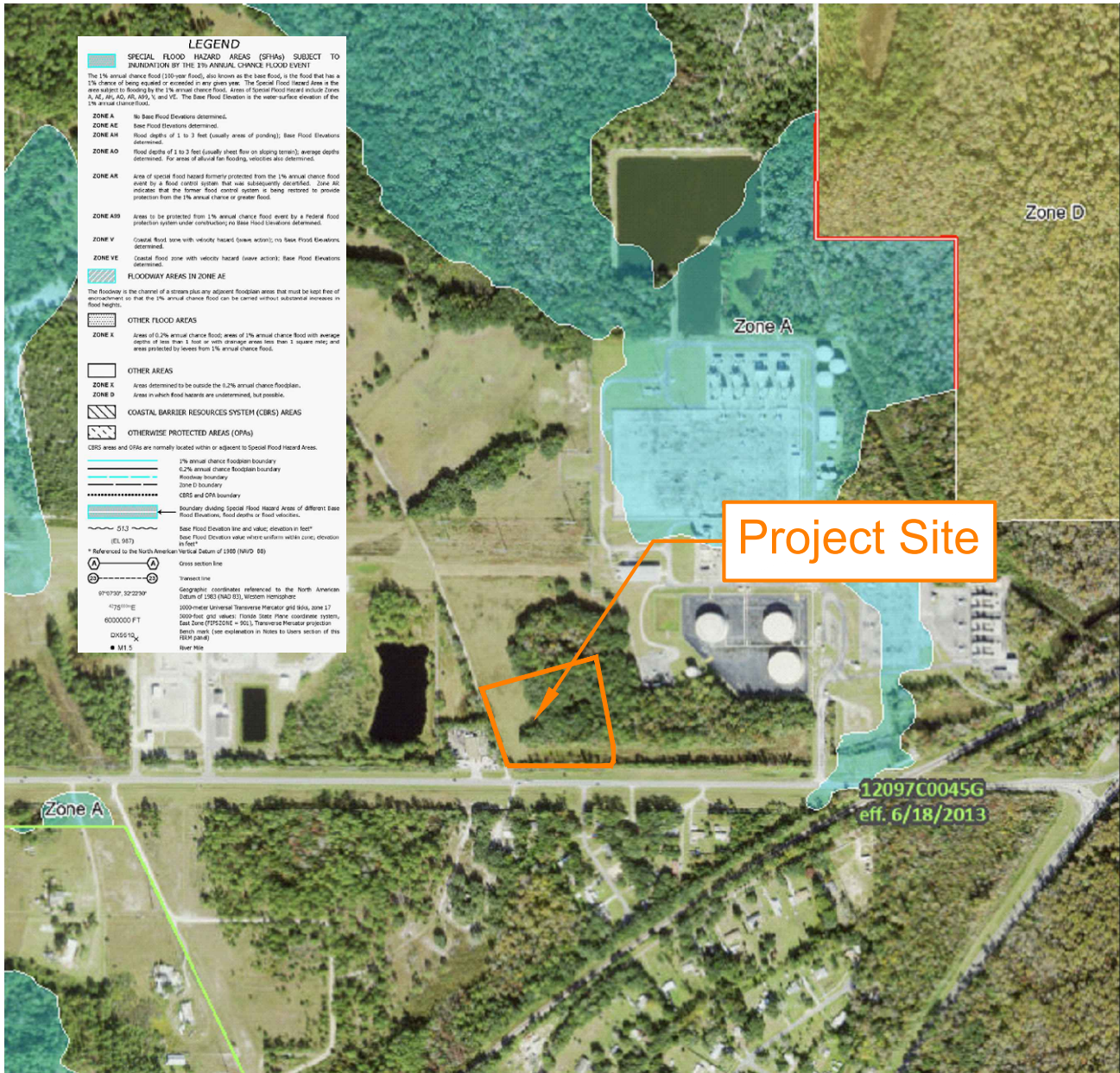
Osceola-Polk Line
Osceola County, FL
Location Map



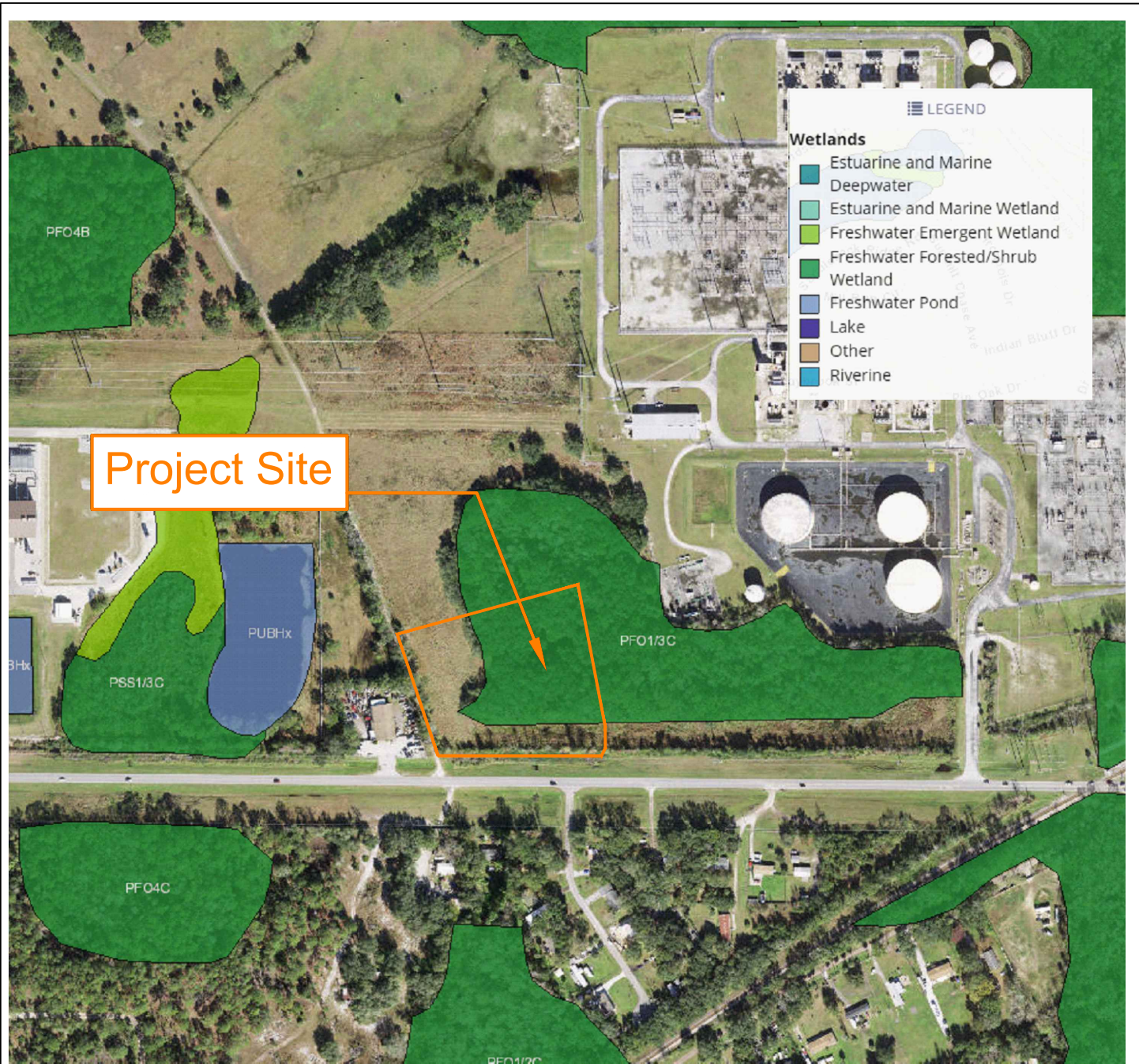
Osceola-Polk Line
Osceola County, FL
Zoning Map



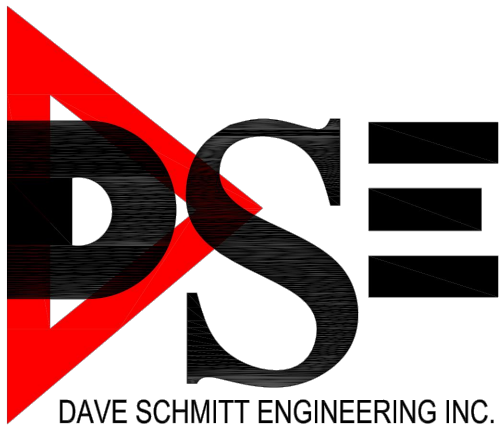
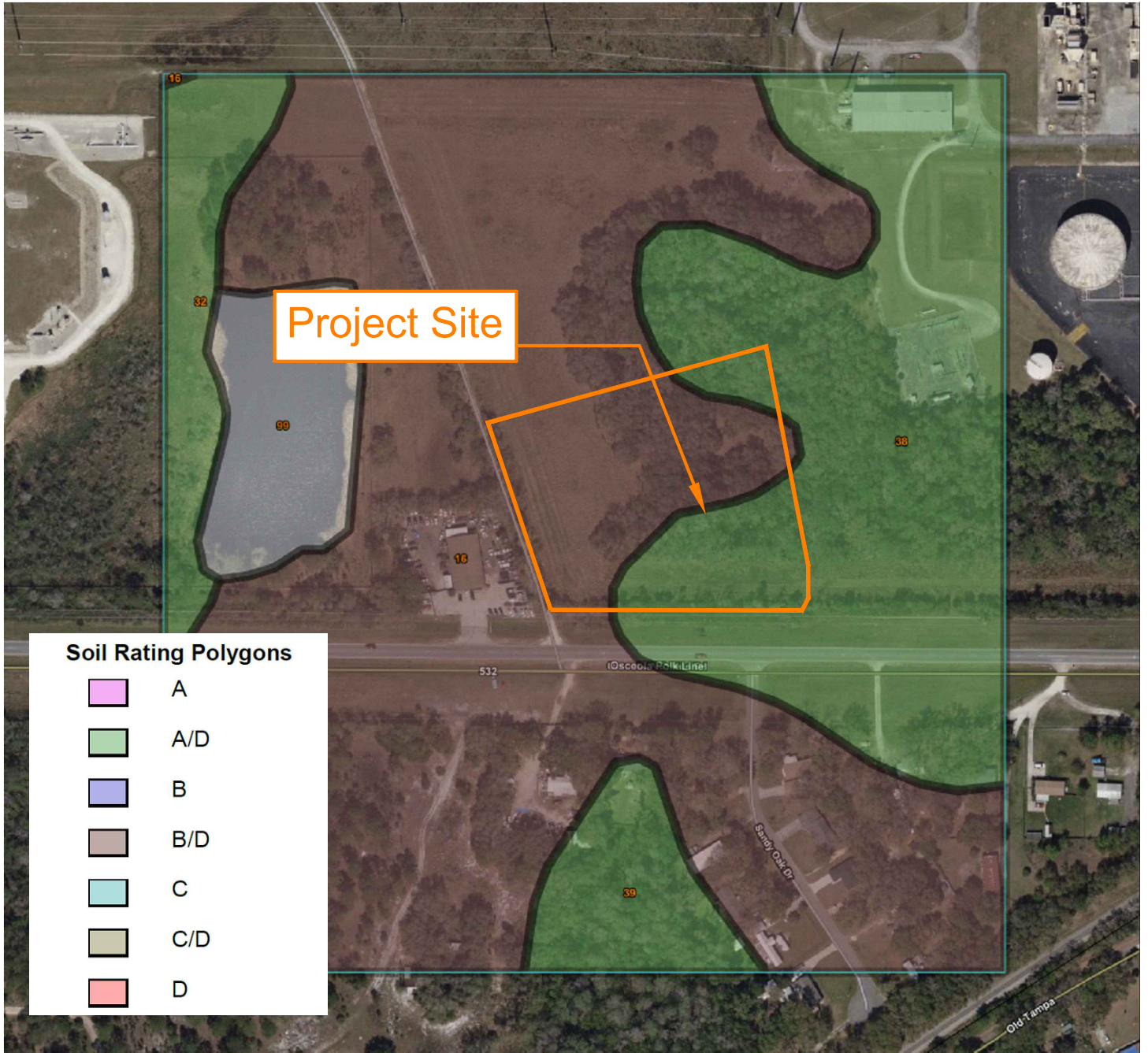
Osceola-Polk Line
Osceola County, FL
Future Land Use Map



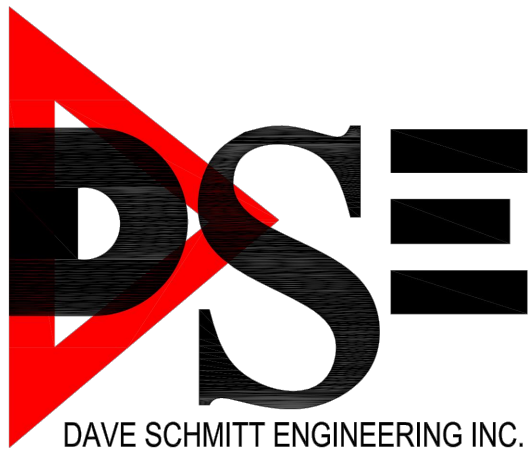
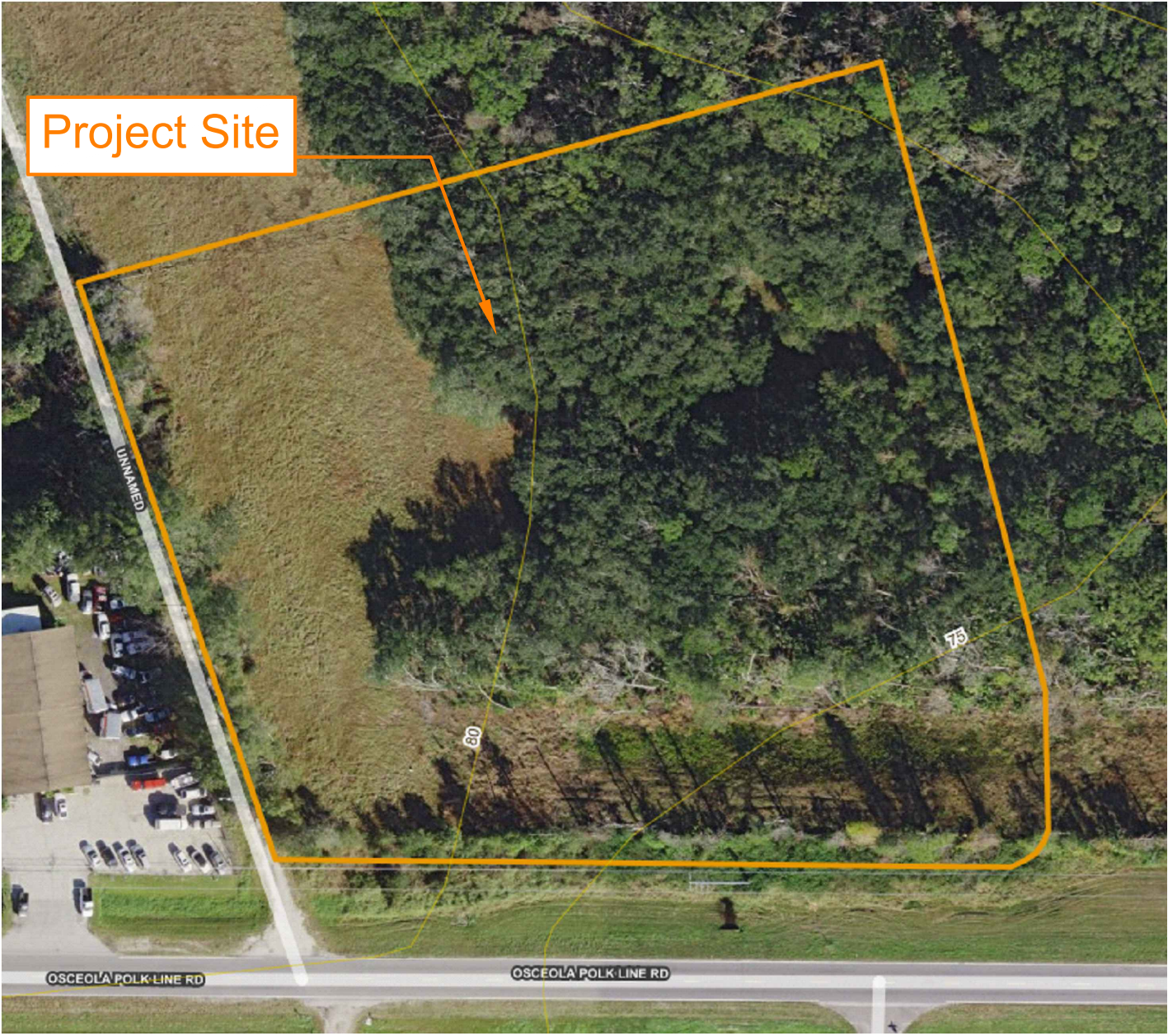
Osceola-Polk Line
 Osceola County, FL
 FEMA Map



Osceola-Polk Line
 Osceola County, FL
 Wetlands Map

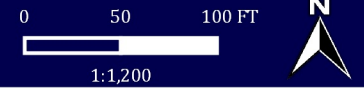


Osceola-Polk Line
Osceola County, FL
Soil Map



Osceola-Polk Line
Osceola County, FL
Contour Map

WETLANDS- OSCEOLA POLK
LINE RD, DAVENPORT, FL
OSCEOLA CO. PARCEL:
31-25-28-5455-0001-0490
2017 TC AERIAL



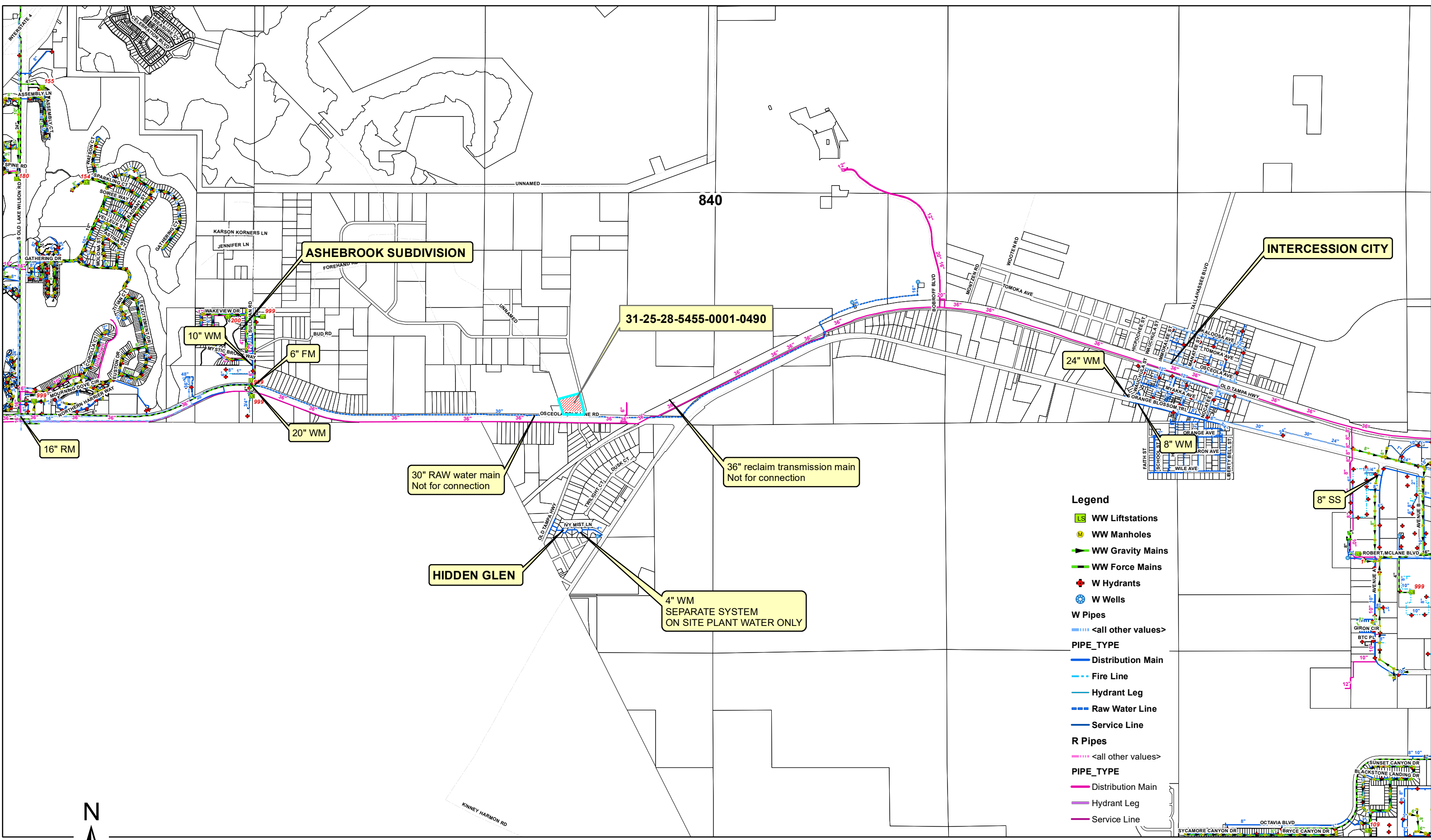
LEGEND

- Property Boundary
- Wetlands (+/- 1.43 acres)
- Wetland Flags



DATA SOURCES: OSCEOLA COUNTY, USGS/NHD, FL DOT, FDEP, FGDL AND VERDE. DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED. SCALED FOR PRINTING ON 8.5X11" PAPER.

Appendix B



- Legend**
- WW Liftstations
 - WW Manholes
 - WW Gravity Mains
 - WW Force Mains
 - + W Hydrants
 - W Wells
 - W Pipes**
 - <all other values>
 - PIPE_TYPE**
 - Distribution Main
 - - - Fire Line
 - Hydrant Leg
 - Raw Water Line
 - Service Line
 - R Pipes**
 - <all other values>
 - PIPE_TYPE**
 - Distribution Main
 - Hydrant Leg
 - Service Line



1 inch = 2,000 feet

31-25-28-5455-0001-0490

THE TOHOPEKALIGA WATER AUTHORITY MAKES NO WARRANTIES, GUARANTEES OR REPRESENTATIONS AS TO THE TRUTH, ACCURACY, OR COMPLETENESS OF THE DATA ON THIS MAP. THIS IS NOT A SURVEY PRODUCT AND IS A VISUAL REFERENCE TOOL ONLY. The Tohopekaliga Water Authority makes no warranty, express or implied with respect to its ownership of any rights relating to trademarks and trade names described herein. THERE ARE NO WARRANTIES WHICH EXTEND BEYOND THE DESCRIPTION OF THE FACE HEREOF. Any questions or concerns should be directed to Toho Water Authority, Information Technology (IT) Department at 407-944-5190.
 C:\Users\mpampouk\Desktop\Sept Avail Map.mxd
 9/9/2019 at 11:34:24 AM
 PRODUCED BY: Mike

Appendix C

Of the GIS layers, there are three groups of students that are excluded from the student generation calculations: (1) students attending non-traditional Osceola County public schools, (2) students that do not live in Osceola County, and (3) students that were spatially joined to a nonresidential development type. In the database, there are 550 students enrolled in virtual schooling and over 1,100 students that are attending from out of county. Also, 623 students were geocoded to nonresidential and other land uses types (this includes hotels and institutional housing). Overall, 50,337 eligible students are able to be joined and compared to the current enrollment of 52,107. When summing all the types of students there is a difference of 503 students, which represents the virtual students plus a slight difference resulting from the timing between enrollment estimates and the GIS layer. It was determined that a sufficient number of students were included in the student generation rate (SGR) analysis and that it would be cost prohibitive to individually assign housing types to missing students.

Furthermore, the countywide housing totals are reduced slightly to account for senior living communities and vacation villas. A database of these units was provided by the School District and it is assumed that no students reside in these homes. As a result, the housing estimates are reduced for a more accurate representation of residential demand.

The student and housing estimates for each housing type are compared to estimate the per unit countywide student generation rate averages. Overall, there is an average of 0.313 student per housing unit.

Figure 4: Student Generation Rates by Housing Type - Countywide

COUNTYWIDE STUDENT GENERATION RATES (SGR)								
Housing Type [3]	Housing Units [1]	ES Students [2]	SGR	MS Students [2]	SGR	HS Students [2]	SGR	Total SGR
Single Family	94,989	13,238	0.139	8,165	0.086	13,702	0.144	0.369
Townhouse	16,715	1,606	0.096	876	0.052	1,485	0.089	0.237
Multifamily	15,142	2,384	0.157	1,255	0.083	1,728	0.114	0.354
Condo	22,697	1,337	0.059	689	0.030	1,067	0.047	0.136
Mobile Home [4]	11,033	1,185	0.107	714	0.065	906	0.082	0.254
Total	160,576	19,750	0.123	11,699	0.073	18,888	0.118	0.313

[1] Source: Osceola County Property Appraiser's parcel GIS database

[2] Source: Osceola County School District

[3] Note: Senior living and vacation villas with an approved Application on file with SDOC have been removed from the housing totals because they are assumed to not allow any students

[4] Note: The parcel estimate is combined with the tangible property estimate to capture all mobile homes

Figure 12: School District of Osceola County Elementary Schools

School	Grades	Building Sq Ft [2]	Acreage [2]	2020-2021 Enrollment	Permanent Capacity [2]	% of Enrollment to Capacity
Boggy Creek Elementary School	K-05	87,938	15	596	842	71%
Canoe Creek School K8*	K-08	47,349	25	526	465	113%
Celebration School K8*	K-08	130,005	20	854	1,048	81%
Central Avenue Elementary School	K-05	137,484	15	624	1,016	61%
Chestnut Elem Science Engineering School	K-05	125,007	15	640	1,088	59%
Cypress Elementary School	K-05	107,015	16	507	782	65%
Deerwood Elementary School	K-05	113,022	25	517	990	52%
East Lake Elementary School	K-05	109,406	16	834	966	86%
Flora Ridge Elementary School	K-05	119,436	29	869	1,150	76%
Harmony Community School	K-05	106,047	10	764	915	83%
Hickory Tree Elementary School	K-05	120,499	15	577	954	60%
Highlands Elementary School	K-05	134,169	20	679	1,009	67%
Kissimmee Elementary School	K-05	126,445	21	871	1,028	85%
Koa Elementary School	K-05	107,654	18	542	898	60%
Lakeview Elementary School	K-05	107,154	16	633	736	86%
Michigan Avenue Elementary School	K-05	134,764	33	735	951	77%
Mill Creek Elementary School	K-05	140,975	18	721	1,120	64%
Narcoossee Elementary School	K-05	113,907	11	1,099	920	119%
Neptune Elementary School	K-05	118,621	21	947	1,154	82%
New Beginnings*	K-12	4,127	0	11	46	24%
Partin Settlement Elementary School	K-05	120,758	15	781	839	93%
Pleasant Hill Elementary School	K-05	137,787	42	711	1,056	67%
Poinciana Academy Of Fine Arts School	K-05	130,987	23	587	890	66%
Reedy Creek Elementary School	K-05	87,705	18	827	945	88%
St Cloud Elementary School	K-05	124,604	16	837	1,150	73%
Sunrise Elementary School	K-05	122,793	14	937	1,110	84%
Thacker Ave Elem Intl Studies School	K-05	144,926	15	664	928	72%
Ventura Elementary School	K-05	135,885	16	768	1,084	71%
Westside School K8*	K-08	108,889	13	1,184	860	138%
Total		3,305,358	531	20,842	26,940	77%

Elementary School Levels of Service

Building SF Site Acreage

LOS per Student (current enrollment)	158.59	0.025
LOS per Student (current capacity)	122.69	0.020

[1] Source: FOCUS Student Enrollment 1/19/2021 excluding non-FTE Pre-K, School District of Osceola County

[2] Source: Florida Inventory of School Houses

*For schools that contain grade levels that exceed K-05, only the portion attributable to K-05 is included

Middle Schools

The inventory and current levels of service for middle schools are shown below in Figure 13. As indicated below, middle school buildings have a total of 1,833,246 square feet of gross floor area on 339 acres. Total enrollment in all middle schools for the 2020-2021 school year is 12,073 and total permanent capacity 14,172. Utilization percentages for individual schools are calculated by dividing enrollment by capacities. Overall, middle schools are operating at 85 percent capacity for the 2020-2021 school year.

Levels of service are shown for buildings and land for middle schools at the bottom of Figure 13. Levels of service are calculated by dividing the amount of infrastructure by permanent capacity, since total enrollment is less than overall capacity. (For example, 1,833,246 square feet of school building space is divided by total middle school permanent capacity of 14,172 students to arrive at 129.36 square feet per student.)

Current levels of service are:
Buildings: 129.36 square feet per student
Land: 0.024 acres per student

Figure 13: School District of Osceola County Middle Schools

School	Grades	Building Sq Ft [2]	Acreage [2]	2020-2021 Enrollment	Permanent Capacity [2]	% of Enrollment to Capacity
Canoe Creek School K8*	K-08	8,012	4	89	79	113%
Celebration School K8*	K-08	88,902	14	584	717	81%
Denn John Middle School	06-08	157,049	27	964	1,318	73%
Discovery Intermediate School	06-08	251,410	64	1,020	1,313	78%
Harmony Middle School	06-08	178,094	33	1,056	1,310	81%
Horizon Middle School	06-08	156,924	25	1,351	1,441	94%
Kissimmee Middle School	06-08	175,413	25	1,409	1,479	95%
Narcoossee Middle School	06-08	184,375	40	1,230	1,429	86%
Neptune Middle School	06-08	160,189	41	1,027	1,413	73%
New Beginnings*	K-12	22,133	2	59	248	24%
Osceola County School For The Arts*	06-12	69,558	10	407	299	136%
Parkway Middle School	06-08	153,050	25	848	1,141	74%
St Cloud Middle School	06-08	149,372	20	1,247	1,342	93%
Westside School K8*	K-08	64,928	8	706	513	138%
Zenith Accelerated Academy*	K-12	13,837	1	76	130	58%
Total		1,833,246	339	12,073	14,172	85%

Middle School Levels of Service	Building SF	Site Acreage
LOS per Student (current enrollment)	151.85	0.028
LOS per Student (current capacity)	129.36	0.024

[1] Source: FOCUS Student Enrollment 1/19/2021 excluding non-FTE Pre-K, School District of Osceola County

[2] Source: Florida Inventory of School Houses

*For schools that contain grade levels in addition to grades 6-8, only the portion attributable to grades 6-8 is included

High Schools

The inventory and current levels of service for high schools are shown below in Figure 14. As indicated below, high school buildings have a total of 2,946,705 square feet of gross floor area on 633 acres. Total enrollment in all high schools for the 2020-2021 school year is 19,191 and total capacity is 22,383. Utilization percentages for individual schools are calculated by dividing enrollment by permanent capacities. Overall, high schools are at 86 percent capacity for the 2020-2021 school year.

Levels of service are shown for buildings and land for high schools at the bottom of Figure 14. Levels of service are calculated by dividing the amount of infrastructure by permanent capacity, since total enrollment is less than permanent capacity. (For example, 2,946,705 square feet of school building space is divided by total high school permanent capacity of 22,383 students to arrive at 131.65 square feet per student.)

Current levels of service are:

Buildings: 131.65 square feet per student

Land: 0.028 acres per student

Figure 14: School District of Osceola County High Schools

Facility	Grades	Building Sq Ft [2]	Acreage [2]	2020-2021 Enrollment	Permanent Capacity [2]	% of Enrollment to Capacity
Celebration High School	09-12	340,740	46	2,521	2,656	95%
Gateway High School	09-12	277,181	84	1,694	2,113	80%
Harmony High School	09-12	333,362	67	2,238	2,337	96%
Liberty High School	09-12	308,983	52	1,817	2,360	77%
NeoCity Academy	09-12	46,160	5	318	594	54%
New Beginnings*	K-12	46,517	3	124	522	24%
Osceola County School For The Arts*	06-12	97,757	15	572	420	136%
Osceola High School	09-12	306,633	50	2,312	2,484	93%
Poinciana High School	09-12	371,019	87	2,265	2,720	83%
Professional Technical High School	09-12	125,729	58	476	425	112%
St Cloud High School	09-12	272,642	86	2,053	2,074	99%
Tohopekaliga High School	09-12	340,420	75	2,364	2,930	81%
Zenith Accelerated Academy*	K-12	79,562	5	437	748	58%
Total		2,946,705	633	19,191	22,383	86%

High School Levels of Service

	Building SF	Site Acreage
LOS per Student (current enrollment)	153.55	0.033
LOS per Student (current capacity)	131.65	0.028

[1] Source: FOCUS Student Enrollment 1/19/2021 excluding non-FTE Pre-K, School District of Osceola County

[2] Source: Florida Inventory of School Houses

*For schools that contain grade levels in addition to grades 9-12, only the portion attributable to grades 9-12 is included

Impact and Mobility Fee Rates – Residential Effective March 7, 2022

Residential Impact Fees (DOES NOT include \$73.00 in administrative fees)

Impact Fee Type	Single-Family	Rural* Single-Family	Mobile Home	Multi-Family Rental	Multi-Family Condo	Townhouse
Mobility	\$9,999.00	\$15,941.00	\$5,296.00	\$7,754.00	\$7,754.00	\$7,754.00
School	\$12,373.00	\$12,373.00	\$8,206.00	\$11,763.00	\$4,472.00	\$7,926.00
Park	\$2,304.72	\$2,304.72	\$1,698.66	\$1,117.97	\$1,117.97	\$2,304.72
Fire	\$391.00	\$391.00	\$391.00	\$484.00	\$484.00	\$484.00
Total	\$25,067.72	\$31,009.72	\$15,591.66	\$21,118.97	\$13,827.97	\$18,468.72

*Outside of the Urban Growth Boundary

Mixed-Use Areas (e.g., Celebration & Harmony)

Impact Fee Type	Single-Family	Multi-Family Rental	Multi-Family Condo	Townhouse
Mobility	\$7,499.00	\$5,815.00	\$5,815.00	\$5,815.00
School	\$12,373.00	\$11,763.00	\$4,472.00	\$7,926.00
Park	\$2,304.72	\$1,117.97	\$1,117.97	\$2,304.72
Fire	\$391.00	\$484.00	\$484.00	\$484.00
Total	\$22,567.72	\$19,179.97	\$11,888.97	\$16,529.72

Residential Special Assessments FY2021-2022

Month of C.O.	Fire/Rescue	Solid Waste	Total Due per Dwelling Unit
October 2021	\$213.31	\$288.14	\$501.45
November 2021	\$193.92	\$261.94	\$455.86
December 2021	\$174.53	\$238.21	\$412.74
January 2022	\$155.13	\$213.92	\$369.05
February 2022	\$135.74	\$189.09	\$324.83
March 2022	\$116.35	\$163.72	\$280.07
April 2022	\$96.96	\$136.43	\$233.39
May 2022	\$77.57	\$109.14	\$186.71
June 2022	\$58.18	\$81.86	\$140.04
July 2022	\$271.48	\$368.90	\$640.38
August 2022	\$252.09	\$341.62	\$593.71
September 2022	\$232.70	\$314.33	\$547.03

Educational System Impact Fee at the rates provided herein.

(B) For the period beginning March 6, 2022, the Educational System Impact Fee rates are hereby established as follows:

Residential Category	Unit	Calculated Impact Fees		
		Countywide	Vacation Villas	Short-Term Rentals
Single Family Detached	du	\$12,373	N/A	\$6,034
Townhouse	du	\$7,926	N/A	\$4,285
Multi-Family	du	\$11,763	N/A	\$7,283
Condominium	du	\$4,472	N/A	\$2,399
Mobile Home	du	\$8,206	N/A	N/A

(C) For the period beginning March 6, 2023, the Educational System Impact Fee rates are hereby established as follows:

Residential Category	Unit	Calculated Impact Fees		
		Countywide	Vacation Villas	Short-Term Rentals
Single Family Detached	du	\$12,923	N/A	\$6,034
Townhouse	du	\$8,262	N/A	\$4,620
Multi-Family	du	\$12,165	N/A	\$7,534
Condominium	du	\$4,702	N/A	\$2,473
Mobile Home	du	\$8,740	N/A	N/A

(D) The above Educational System Impact Fee rates are hereby approved. Educational System Impact Fees in the amounts set forth above, as herein approved, are hereby levied and imposed on all Residential Construction.

SECTION 4. NOTICE OF EDUCATIONAL SYSTEM IMPACT FEE RATES

Upon adoption of this Resolution pursuant to Section 24-47 of the Ordinance, the Impact Fee Coordinator shall publish a notice once in a newspaper of general circulation within the County in the form provided in Appendix A hereto. The date of implementation of the Educational System Impact Fee rates established herein, shall not be earlier than ninety (90) days after the date of publication of the notice.

SECTION 5. EFFECT OF ADOPTION OF RESOLUTION. The adoption of this Educational System Rate Resolution shall be the final adjudication of the issues presented (including, but not limited to, the determination of any adjustments in construction costs or land values used to calculate the Educational System Impact Fee rates and the rates

**APPENDIX A
SYSTEM DEVELOPMENT CHARGE RATE SCHEDULE
AND APPLICABLE FLOW RATES**

RATE SCHEDULE	
Per Gallon	
Water (Per Gallon)	\$8.05
Wastewater (Per Gallon)	\$12.50
Equivalent Residential Unit	
Water (300 gallons per day)	\$2,415.00
Wastewater (276 gallons per day)	\$3,450.00

Source: Chapter 2003-368, Laws of Florida; Resolutions 2014-004 and 2012-006.

APPLICABLE FLOW RATES		
Use Categories	WATER	SEWER
Table of Flow Rates	GPD	GPD
Commercial		
Minimum Commercial	300	300
Beauty Shop (Per Station)	100	100
Barber Shop (Per Sq. Ft.)	0.1	0.1
Per State-Required Sink (Additional)	50	50
General Retail Sales (Per Sq. Ft.)	0.05	0.05
General Office (Per Sq. Ft.)	0.15	0.15
Self Service/Coin Laundry (Per Machine)		
Top Load	210	210
Front Load 20#	175	175
Front Load 30#	250	250
Front Load 40# and above	400	400
Commercial Laundries (Per Machine)	400	400
Service Stations		
Fuel & Oil Sales Only		
Per Plumbing Fixture	150	150
Per Employee (Additional)	20	20
Maintenance Facility (Additional to Fuel & Oil Sales)		
Per Service Bay	100	100
Per Employee (Additional)	20	20
Stadium, Race Track, Ball Park (Per Seat)	4	4.5
Theater (Per Seat)		
Indoor	4	4.5
Outdoor	4	4.5
Medical		
Dentist Office (Including Orthodontist & Oral Surgeon)		
Per Dentist/Hygienist	250	250
Per Support Staff (Additional)	20	20

Lab/Testing Area (Additional, Per Sq. Ft.)	0.2	0.2
Doctor Office (Including Medical Clinics)		
Per Doctor	250	250
Per Support Staff (Additional)	20	20
Lab/Testing Area (Additional, Per Sq. Ft.)	0.2	0.2
Lodging		
Hotel/Motel (Per Room)		
Maximum 4 Guests Per Room	120	135
5-6 Guests Per Room	180	202.2
7-8 Guests Per Room	240	270
Additional Occupancy Over 8 (Additional, Per Occupant)	28	31.5
Kitchenette (Additional, Per Room)	40	45
Refrigerator or Hot Plate (Additional, Per Room)	16	18
Meeting/Banquet Room (Per Seat)	4	4.5
Travel Trailer/RV Park (Per Space or Lot)		
Spaces without Water and Sewer	50	50
Spaces with Water and Sewer	100	100
Restaurant/Food Service		
Ordinary Restaurant (Per Seat)		
3 Meal Periods Per Day	30	30
2 Meal Periods Per Day	25	25
1 Meal Period Per Day	15	15
Open 24 Hours (Additional, Per Seat)	10	10
Restaurant – Freeway, Commercial (Per Seat)		
3 Meal Periods Per Day	50	50
2 Meal Periods Per Day	30	30
1 Meal Period Per Day	20	20
Open 24 Hours (Additional, Per Seat)	10	10
Fast Food (Per Seat)		
Ordinary (Excluding Fried Chicken)	30	30
Fried Chicken	40	40
Open 24 Hours (Additional, Per Seat)	10	10
Sandwich Shop		
3 Meal Periods Per Day	30	30
2 Meal Periods Per Day	25	25
1 Meal Period Per Day	15	15
Open 24 Hours (Additional, Per Seat)	10	10
Pizza Shop		
Dine-in/Carry Out Only (No Seats)	300	300
Specialty Food Shop (Bakery, Donut, Ice Cream, Etc.)		
Food Made Off-Site, No Meals Served, Minimum	300	300
Per Sq. Ft.	0.25	0.25
Food Made On-Site, No Meals Served, Minimum	300	300
Per Sq. Ft.	0.5	0.5

Drive-In Restaurant (Per Space)	10	10
Carry-Out/Drive-Thru (Excludes Seating), Minimum	300	300
Per Sq. Ft.	0.5	0.5
As Addition to Other Restaurant (Per Sq. Ft.)	0.5	0.5
Dinner Theater (Per Seat, Per Show), Excludes Ancillary Services	10	10
Bar & Cocktail Lounge (Per Seat)	10	10
Industrial		
Factories, exclusive of industrial or process wastewater		
Per Employee, Per Shift	20	20
Showers (Additional, Per Shower)	15	15
Cafeteria (Additional, Per Employee, Per Shift)	5	5
Warehouse (Per Plumbing Fixture)	150	150
Light Industrial (Per Sq. Ft.)		
0-50,000 Sq. Ft.	0.1	0.1
50,001 Sq. Ft. – 100,000 Sq. Ft.	0.075	0.075
Greater than 100,000 Sq. Ft.	0.05	0.05
Institutional		
Hospital		
Per Room/Bed	150	150
Food Service (Additional, Per Seat)	30	30
Outpatient/Administrative Services (Additional, Per Sq. Ft.)	0.2	0.2
Nursing/Rest Homes/Care Facilities		
Per Patient/Resident	100	100
Per Employee, Per Shift (Additional)	20	20
Correctional Facility		
Per Patient/Inmate	100	100
Per Employee, Per Shift (Additional)	20	20
School (Per Student)		
Day-type (Public, Charter, Day Care, Etc.)	4.8	5.4
Boarding Type	100	100
Swimming/Bathing Facilities – Public (Per Person)	10	10
Church (Per Seat) (Office Space, Day Care, Etc. is Additional)	2.4	2.7
Fire Station (Per Firefighter/Staff Member, Per 24-Hour Day)	110	110
Residential		
Single Family Home (Detached, Non-Modular)		
0-4 Bedrooms (Per Unit)	300	276
Per Additional Bedroom (Per Bedroom, Per Unit)	64	69
Multi-Family (Condo, Apartment, Duplex, Etc.)		
1 st Bedroom (Per Unit)	127.5	138
Per Additional Bedroom (Per Bedroom, Per Unit)	64	69
Mobile/Modular Home (Per Unit)		
Double-Wide	255	276
Single-Wide	191	207
Retirement Community (Qualified Under HUD Guidelines)	102	111