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3 **ORDINANCE BUSINESS IMPACT ESTIMATE**

4 *Florida Statutes, Section 166.041(4)*
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6 **ORDINANCE NUMBER: 2024-09-653**

7 **ORDINANCE: Mobility Fees**

8 **DEPARTMENT: Public Works**

9 **MEETING DATE: October 15, 2024**

10 *This form should be included in the agenda packet for the item under which the proposed ordinance is to*
11 *be considered and must be posted on the City of Mascotte’s website by the time notice of the proposed*
12 *ordinance is published.*
13

14 **ORDINANCE 2024-09-653**
15

16 **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF**
17 **MASCOTTE, FLORIDA, AMENDING CHAPTER 19 OF THE CODE OF**
18 **ORDINANCES; SETTING FORTH GENERAL PROVISIONS FOR**
19 **MOBILITY FEES, DEFINITIONS, PURPOSE, AND ADOPTION OF THE**
20 **MOBILITY FEE STUDY; PROVIDING FOR IMPOSITION AND A**
21 **MOBILITY FEE SCHEDULE; PROVIDING FOR THE PROCESS FOR**
22 **REVIEW OF FUND ACCOUNTS, EXPENDITURES, REFUNDS, REVIEW**
23 **AND UPDATES, AND PENALTIES FOR VIOLATIONS; PROVIDING**
24 **FOR CODIFICATION, CONFLICTS, SEVERABILITY AND FOR AN**
25 **EFFECTIVE DATE.**
26

27 This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes.
28 If one or more boxes are checked below, this means the City is of the view that a business impact
29 estimate is not required by state law¹ for the proposed ordinance, but the City is, nevertheless,
30 providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could
31 impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised
32 following its initial posting.

- 33 The proposed ordinance is required for compliance with Federal or State law or regulation;
34 The proposed ordinance relates to the issuance or refinancing of debt;
35 The proposed ordinance relates to the adoption of budgets or budget amendments,
36 including revenue sources necessary to fund the budget;

¹ See Section 166.041(4)(c), Florida Statutes.

- 37 The proposed ordinance is required to implement a contract or an agreement, including,
38 but not limited to, any Federal, State, local, or private grant or other financial assistance
39 accepted by the municipal government;
- 40 The proposed ordinance is an emergency ordinance;
- 41 The ordinance relates to procurement; or
- 42 The proposed ordinance is enacted to implement the following:
 - 43 a. Development orders and development permits, as those terms are defined in s.
44 163.3164, and development agreements, as authorized by the Florida Local
45 Government Development Agreement Act under ss. 163.3220-163.3243;
 - 46 b. Comprehensive plan amendments and land development regulation amendments
47 initiated by an application by a private party other than the City of Mascotte;
 - 48 c. Sections 190.005 and 190.046, Florida Statutes, regarding community development
49 districts;
 - 50 d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - 51 e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

52
53 In accordance with the provisions of controlling law, the City hereby publishes the following
54 information:

- 55
56 1. Summary of the proposed ordinance (must include a statement of the public purpose, such as
57 serving the public health, safety, morals, and welfare):

58
59 The City of Mascotte is experiencing growth and new development that necessitates the
60 expansion of transportation facilities for a variety of modes to meet the demands of new
61 development and redevelopment, including adequate and efficient multi-modal facilities
62 along with different mobility options. This ordinance creates a system for imposition of a
63 mobility fee requiring future growth to contribute its fair share of the cost of growth-
64 necessitated multi-modal facilities. The City Council has determined that imposition of a
65 mobility fee requiring future growth to contribute its fair share of the cost of growth-
66 necessitated multi-modal facilities is necessary and reasonably related to the public health,
67 safety, and welfare of the people of the City; provided that the mobility fee does not exceed
68 the actual amount necessary to offset the demand on transportation facilities generated by
69 new development

- 70
71 2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit
72 businesses in the City, if any:

- 73
74 (a) An estimate of direct compliance costs that businesses may reasonably incur;

75
76 No direct impact to existing general businesses. For those applicants (businesses) seeking
77 to develop and/or redevelop land, mobility fees will be charged per land use as identified
78 within the attached fee schedule.

- 79
80 (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be
81 financially responsible; and

No new charges or fees for existing general businesses. For those applicants (businesses) seeking to develop and/or redevelop land, mobility fees will be charged per land use as identified within the attached fee schedule.

(c) An estimate of the City’s regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

No additional regulatory costs, staff administration only.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

Undeterminable. The ordinance will impact those businesses (developers) seeking to develop and/or redevelop land within the City per the attached schedule.

4. Additional information the governing body deems useful (if any):

The mobility fee schedule is attached below.

<u>Land Use</u>	<u>LUC</u>	<u>Unit of Measure</u>	<u>Mobility Fee Per Unit</u>
<u>INDUSTRIAL</u>			
<u>General Light Industrial</u>	<u>110</u>	<u>1,000 SF</u>	<u>\$ 763</u>
<u>Manufacturing</u>	<u>140</u>	<u>1,000 SF</u>	<u>\$ 744</u>
<u>Warehousing</u>	<u>150</u>	<u>1,000 SF</u>	<u>\$ 268</u>
<u>Mini-Warehouse</u>	<u>151</u>	<u>1,000 SF</u>	<u>\$ 227</u>
<u>High-Cube Transload and Short-Term Storage Warehouse</u>	<u>154</u>	<u>1,000 SF</u>	<u>\$ 219</u>
<u>Utility</u>	<u>170</u>	<u>1,000 SF</u>	<u>\$ 1,698</u>
<u>Specialty Trade Contractor</u>	<u>180</u>	<u>1,000 SF</u>	<u>\$ 1,538</u>
<u>Marijuana Cultivation and Processing Facility</u>	<u>190</u>	<u>1,000 SF</u>	<u>\$ 506</u>
<u>RESIDENTIAL</u>			
<u>Single-Family Detached Housing (Less than 1,500 s.f.)</u>	<u>210</u>	<u>DU</u>	<u>\$ 1,204</u>
<u>Single-Family Detached Housing (1,500 to 2,499 s.f.)</u>	<u>210</u>	<u>DU</u>	<u>\$ 1,605</u>
<u>Single-Family Detached Housing (2,500 and more s.f.)</u>	<u>210</u>	<u>DU</u>	<u>\$ 2,007</u>
<u>Single-Family Attached Housing</u>	<u>215</u>	<u>DU</u>	<u>\$ 1,226</u>
<u>Multifamily Housing (Low-Rise)</u>	<u>220</u>	<u>DU</u>	<u>\$ 1,147</u>

<u>Multifamily Housing (Mid-Rise)</u>	<u>221</u>	<u>DU</u>	<u>\$ 773</u>
<u>Affordable Housing</u>	<u>223</u>	<u>DU</u>	<u>\$ 819</u>
<u>Low-Rise Residential with Ground-Floor Commercial (GFA 1-25K)</u>	<u>230</u>	<u>DU</u>	<u>\$ 586</u>
<u>Mid-Rise Residential with Ground-Floor Commercial</u>	<u>231</u>	<u>DU</u>	<u>\$ 679</u>
<u>Mobile Home Park</u>	<u>240</u>	<u>DU</u>	<u>\$ 1,016</u>
<u>Senior Adult Housing—Single-Family</u>	<u>251</u>	<u>DU</u>	<u>\$ 734</u>
<u>Senior Adult Housing—Multifamily</u>	<u>252</u>	<u>DU</u>	<u>\$ 552</u>
<u>Congregate Care Facility</u>	<u>253</u>	<u>DU</u>	<u>\$ 263</u>
<u>Assisted Living</u>	<u>254</u>	<u>1,000 SF</u>	<u>\$ 499</u>
<u>Continuing Care Retirement Community</u>	<u>255</u>	<u>UNITS</u>	<u>\$ 294</u>
<u>Residential Planned Unit Development</u>	<u>270</u>	<u>DU</u>	<u>\$ 1,245</u>

<u>Land Use</u>	<u>LUC</u>	<u>Unit of Measure</u>	<u>Mobility Fee Per Unit</u>
<u>LODGING</u>			
<u>Hotel</u>	<u>310</u>	<u>Rooms</u>	<u>\$ 1,190</u>
<u>Motel</u>	<u>320</u>	<u>Rooms</u>	<u>\$ 499</u>
<u>RECREATIONAL</u>			
<u>Public Park</u>	<u>411</u>	<u>Acres</u>	<u>\$ 116</u>
<u>Campground/Recreational Vehicle Park</u>	<u>416</u>	<u>Sites</u>	<u>\$ 214</u>
<u>Miniature Golf Course</u>	<u>431</u>	<u>Holes</u>	<u>\$ 491</u>
<u>Golf Driving Range</u>	<u>432</u>	<u>Tees/Positions</u>	<u>\$ 2,033</u>
<u>Batting Cages</u>	<u>433</u>	<u>Cages</u>	<u>\$ 2,033</u>
<u>Rock Climbing Gym</u>	<u>434</u>	<u>1,000 SF</u>	<u>\$ 1,761</u>
<u>Multipurpose Recreational Facility</u>	<u>435</u>	<u>1,000 SF</u>	<u>\$ 1,830</u>
<u>Adult Cabaret (weekday PM Peak)</u>	<u>440</u>	<u>1,000 SF</u>	<u>\$ 3,394</u>
<u>Movie Theater</u>	<u>445</u>	<u>1,000 SF</u>	<u>\$ 3,338</u>
<u>Health/Fitness Club</u>	<u>492</u>	<u>1,000 SF</u>	<u>\$ 2,757</u>
<u>Recreational Community Center</u>	<u>495</u>	<u>1,000 SF</u>	<u>\$ 3,338</u>
<u>INSTITUTIONAL</u>			

<u>Elementary School</u>	<u>520</u>	<u>Students</u>	<u>\$ 355</u>
<u>Middle School/Junior High School</u>	<u>522</u>	<u>Students</u>	<u>\$ 329</u>
<u>High School</u>	<u>525</u>	<u>Students</u>	<u>\$ 347</u>
<u>Private School (K-8)</u>	<u>530</u>	<u>Students</u>	<u>\$ 643</u>
<u>Private School (K-12)</u>	<u>532</u>	<u>Students</u>	<u>\$ 388</u>
<u>Charter Elementary School</u>	<u>536</u>	<u>Students</u>	<u>\$ 290</u>
<u>Charter School (K-12)</u>	<u>538</u>	<u>Students</u>	<u>\$ 355</u>
<u>Place of Worship</u>	<u>560</u>	<u>1,000 SF</u>	<u>\$ 1,189</u>
<u>Day Care Center</u>	<u>565</u>	<u>Students</u>	<u>\$ 1,824</u>
<u>Fire and Rescue Station</u>	<u>575</u>	<u>1,000 SF</u>	<u>\$ 966</u>

<u>Land Use</u>	<u>LUC</u>	<u>Unit of Measure</u>	<u>Mobility Fee Per Unit</u>
<u>MEDICAL</u>			
<u>Hospital</u>	<u>610</u>	<u>1,000 SF</u>	<u>\$ 1,959</u>
<u>Nursing Home</u>	<u>620</u>	<u>1,000 SF</u>	<u>\$ 955</u>
<u>Clinic</u>	<u>630</u>	<u>1,000 SF</u>	<u>\$ 6,838</u>
<u>Animal Hospital/Veterinary Clinic</u>	<u>640</u>	<u>1,000 SF</u>	<u>\$ 3,041</u>
<u>Free-Standing Emergency Room</u>	<u>650</u>	<u>1,000 SF</u>	<u>\$ 3,528</u>
<u>OFFICE</u>			
<u>General Office Building</u>	<u>710</u>	<u>1,000 SF</u>	<u>\$ 1,334</u>
<u>Small Office Building</u>	<u>712</u>	<u>1,000 SF</u>	<u>\$ 1,771</u>
<u>Single Tenant Office Building</u>	<u>715</u>	<u>1,000 SF</u>	<u>\$ 1,609</u>
<u>Medical-Dental Office Building</u>	<u>720</u>	<u>1,000 SF</u>	<u>\$ 4,431</u>

<u>Land Use</u>	<u>LUC</u>	<u>Unit of Measure</u>	<u>Mobility Fee Per Unit</u>
<u>RETAIL</u>			
<u>Construction Equipment Rental Store</u>	<u>811</u>	<u>1,000 SF</u>	<u>\$ 940</u>
<u>Building Materials and Lumber Store</u>	<u>812</u>	<u>1,000 SF</u>	<u>\$ 1,620</u>
<u>Variety Store</u>	<u>814</u>	<u>1,000 SF</u>	<u>\$ 6,047</u>
<u>Hardware/Paint Store</u>	<u>816</u>	<u>1,000 SF</u>	<u>\$ 945</u>
<u>Nursery (Garden Center)</u>	<u>817</u>	<u>1,000 SF</u>	<u>\$ 6,469</u>
<u>Nursery (Wholesale)</u>	<u>818</u>	<u>1,000 SF</u>	<u>\$ 3,633</u>
<u>Shopping Center (>150k)</u>	<u>820</u>	<u>1,000 SF</u>	<u>\$ 2,930</u>
<u>Shopping Plaza (40-150k)</u>	<u>821</u>	<u>1,000 SF</u>	<u>\$ 5,345</u>
<u>Strip Retail Plaza (<40k)</u>	<u>822</u>	<u>1,000 SF</u>	<u>\$ 4,310</u>
<u>Automobile Sales (New)</u>	<u>840</u>	<u>1,000 SF</u>	<u>\$ 2,645</u>
<u>Automobile Sales (Used)</u>	<u>841</u>	<u>1,000 SF</u>	<u>\$ 2,570</u>
<u>Recreational Vehicle Sales</u>	<u>842</u>	<u>1,000 SF</u>	<u>\$ 475</u>
<u>Automobile Parts Sales</u>	<u>843</u>	<u>1,000 SF</u>	<u>\$ 5,184</u>
<u>Tire Store</u>	<u>848</u>	<u>1,000 SF</u>	<u>\$ 2,630</u>
<u>Tire Superstore</u>	<u>849</u>	<u>1,000 SF</u>	<u>\$ 1,935</u>
<u>Supermarket</u>	<u>850</u>	<u>1,000 SF</u>	<u>\$ 7,428</u>
<u>Convenience Store (w/o gas station)</u>	<u>851</u>	<u>1,000 SF</u>	<u>\$ 9,582</u>
<u>Sporting Goods Superstore</u>	<u>861</u>	<u>1,000 SF</u>	<u>\$ 2,259</u>
<u>Home Improvement Superstore</u>	<u>862</u>	<u>1,000 SF</u>	<u>\$ 2,920</u>
<u>Baby Superstore</u>	<u>865</u>	<u>1,000 SF</u>	<u>\$ 1,729</u>
<u>Pet Supply Superstore</u>	<u>866</u>	<u>1,000 SF</u>	<u>\$ 3,372</u>
<u>Office Supply Superstore</u>	<u>867</u>	<u>1,000 SF</u>	<u>\$ 2,631</u>
<u>Pharmacy/Drugstore without Drive-Through Window</u>	<u>880</u>	<u>1,000 SF</u>	<u>\$ 2,852</u>
<u>Pharmacy/Drugstore with Drive-Through Window</u>	<u>881</u>	<u>1,000 SF</u>	<u>\$ 3,432</u>
<u>Marijuana Dispensary</u>	<u>882</u>	<u>1,000 SF</u>	<u>\$ 2,852</u>
<u>Furniture Store</u>	<u>890</u>	<u>1,000 SF</u>	<u>\$ 798</u>
<u>Liquor Store</u>	<u>899</u>	<u>1,000 SF</u>	<u>\$ 8,487</u>

<u>Land Use</u>	<u>LUC</u>	<u>Unit of Measure</u>	<u>Mobility Fee Per Unit</u>
<u>SERVICES</u>			
<u>Walk-in Bank</u>	<u>911</u>	<u>1,000 SF</u>	<u>\$ 3,082</u>
<u>Drive-in Bank</u>	<u>912.1</u>	<u>1,000 SF</u>	<u>\$ 5,137</u>
<u>Hair Salon</u>	<u>918</u>	<u>1,000 SF</u>	<u>\$ 1,263</u>
<u>Fast Casual Restaurant</u>	<u>930</u>	<u>1,000 SF</u>	<u>\$ 3,454</u>
<u>Fine Dining Restaurant</u>	<u>931</u>	<u>1,000 SF</u>	<u>\$ 5,565</u>
<u>High-Turnover (Sit-Down) Restaurant</u>	<u>932</u>	<u>1,000 SF</u>	<u>\$ 7,243</u>
<u>Fast-Food Restaurant without Drive-Through Window</u>	<u>933</u>	<u>1,000 SF</u>	<u>\$ 5,663</u>
<u>Fast-Food Restaurant with Drive-Through Window</u>	<u>934</u>	<u>1,000 SF</u>	<u>\$ 5,876</u>
<u>Fast-Food Restaurant with Drive-Through Window / No Indoor Seating</u>	<u>935</u>	<u>Drive-Through Lanes</u>	<u>\$ 6,436</u>
<u>Coffee/Donut Shop without Drive-Through Window</u>	<u>936</u>	<u>1,000 SF</u>	<u>\$ 674</u>
<u>Coffee/Donut Shop with Drive-Through Window</u>	<u>937</u>	<u>1,000 SF</u>	<u>\$ 1,763</u>
<u>Coffee/Donut Shop with Drive-Through Window and No Indoor Seating</u>	<u>938</u>	<u>Drive-Through Lanes</u>	<u>\$ 1,931</u>
<u>Quick Lubrication Vehicle Shop</u>	<u>941</u>	<u>Servicing Positions</u>	<u>\$ 1,267</u>
<u>Automobile Parts and Service Center</u>	<u>943</u>	<u>1,000 SF</u>	<u>\$ 1,577</u>
<u>Gasoline/Service Station</u>	<u>944</u>	<u>Vehicle Fueling Positions</u>	<u>\$ 5,825</u>
<u>Convenience Store/Gas Station - GFA (2-4K)</u>	<u>945.1</u>	<u>Vehicle Fueling Positions</u>	<u>\$ 3,333</u>
<u>Convenience Store/Gas Station - GFA (4.5-5K)</u>	<u>945.2</u>	<u>Vehicle Fueling Positions</u>	<u>\$ 3,232</u>
<u>Convenience Store/Gas Station - GFA (5.5-10K) (1 study)</u>	<u>945.3</u>	<u>Vehicle Fueling Positions</u>	<u>\$ 4,346</u>
<u>Self-Service Car Wash</u>	<u>947</u>	<u>Wash Stalls</u>	<u>\$ 3,800</u>
<u>Automated Car Wash</u>	<u>948</u>	<u>1,000 SF</u>	<u>\$ 10,425</u>
<u>Car Wash and Detail Center</u>	<u>949</u>	<u>Stalls</u>	<u>\$ 3,800</u>
<u>Drinking Place</u>	<u>975</u>	<u>1,000 SF</u>	<u>\$ 5,091</u>