

ORDINANCE 2004 - 54

AN ORDINANCE AMENDING ORDINANCE 87-17, KNOWN AS THE "IMPACT FEE ORDINANCE", AS AMENDED; SPECIFICALLY AMENDING SECTION 2, APPLICABILITY; SECTION 4, DEFINITIONS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners finds that it is in the best interest of the citizens of Nassau County to amend the Impact Fee Ordinance.

NOW, THEREFORE, BE IT ORDAINED this 22nd day of November, 2004, by the Board of County Commissioners of Nassau County, Florida, that Ordinance 87-17, as amended, is further amended as follows:

SECTION 2. APPLICABILITY

This Article shall apply to all new construction within the unincorporated and incorporated limits of Nassau County where applicable, except the following:

1. Expansion of a residential dwelling unit where no additional units are created, and the use is not changed;
2. Remodeling or rebuilding of any structure where no additional units are created, and the use is not changed, based upon the uses listed in Schedule "A" or Chapter 3 of the Florida Building Code;
3. Any accessory building for a subordinate or incidental use to a dwelling unit or residential property which building does not constitute a dwelling unit.

4. Construction of any public-purpose structure by Federal, State or local governments or any agency, subdivision or instrumentality thereof.

5. Any reconstruction of destroyed or partially destroyed building, provided that the destruction of the building occurred other than by willful razing or demolition.

6. Expansions of or in addition to existing structures provided that such expansion or addition does not ~~require the issuance of a Certificate of Occupancy~~ constitute a change of use based upon Schedule "A" or Chapter 3 of the Florida Building Code or when such expansion or addition does not create additional impacts.

7. Agricultural structures designed to protect farm equipment and livestock.

8. The replacement of a building or structure with a new building or structure of the same use provided that no additional impacts will be produced over and above those produced by the original use of the land.

9. A building or structure, including a mobile home, to be occupied by a Nassau County resident, wherein the Nassau County resident has moved from a prior parcel of land in Nassau County, on which was located a residential building or structure, including a mobile home, and that

parcel of land does not now have a residential building, structure, or mobile home on it. The resident must be able to demonstrate through evidence and/or an affidavit his residence and the requirements of this Paragraph.

10. Construction of any church or structure directly related to the church.

SECTION 4. DEFINITIONS

1. Arterial Road - a road which is a main traffic artery carrying relatively high traffic volumes for relatively long distances. Generally an arterial road is greater than two lanes in width, and longer than two (2) miles in distance.

2. Benefit District - Those districts as set forth in Exhibit "B" attached hereto and made a part hereof.

3. Board - The Board of County Commissioners of Nassau County, Florida.

4. Building - Any structure either temporary or permanent having a roof and used for the enclosure or shelter of persons, vehicles, goods, merchandise, equipment, materials, or property of any kind excluding agricultural building as stated in this Ordinance.

5. Building Official - The person authorized to interpret and enforce the requirements of this Ordinance.

6. ~~5-~~ Capital Cost - Any expenditure which, under generally accepted accounting principals for local governments, would be considered a capital expense.

7. ~~6-~~ Capital Improvement for Roads - includes transportation planning and the right-of-way acquisition, engineering, and construction of any project eligible for inclusion as a road project, but does not include maintenance as defined in Florida Statutes, Sections 334.03(24).

8. ~~7-~~ Collector Road - a road which carries traffic from local roads to arterial roads. Collector roads have more continuity, carry higher traffic volumes, and provide more access than local roads. Generally, collector roads are two-lane facilities and generally operate at lower capacity and operating speeds than do arterial roads.

9. ~~8-~~ Development - any improvement to real property for which the issuance of a permit is required.

10. ~~9-~~ Dwelling Unit - Single family and multi-family residential units, attached and detached dwellings, houses of conventional construction, mobile homes, manufactured housing, and all other structures used for a permanent residence or for dwelling purposes, regardless of whether occupied by an owner or tenant. The term shall not include

hotels, motels, tourist or trailer camps, or condominiums allowing a rental of less than three (3) months.

11. ~~10.~~ Feepayer - a person commencing impact generating land development activity who is obligated to pay an impact fee in accordance with the terms of this Ordinance.

12. ~~11.~~ Gross Floor Area - of a building is the sum (in square feet) of the area of each floor level that is within the principal outside faces of exterior wall. Included are all areas that have floor surfaces with clear standing headroom (6'-6" minimum) regardless of their use. However, unroofed areas and unenclosed roofed-over spaces, except those contained within the principal outside faces of exterior walls shall be excluded.

13. ~~12.~~ Generation of Traffic - shall include both the production and attraction of traffic.

14. ~~13.~~ Land - shall have the same meaning as set forth in Section 380.031(6), Florida Statutes.

15. ~~14.~~ Person - an individual, corporation, business trust, estate, trust, partnership, association, two or more persons having a joint or common interest, or any other entity.

16. ~~15.~~ Road - shall have the same meaning as set forth in Section 334.03(23), Florida Statutes.

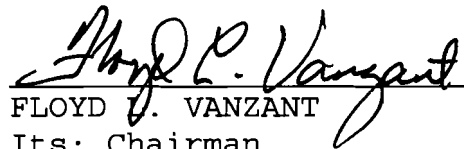
17. ~~16.~~ Site Related Improvements - are capital improvements and right-of-way dedications for direct access improvements to the development in question.

18. ~~17.~~ Trip - a one-way movement of vehicular travel from an origin (one trip end) to a destination (the other trip end). For the purposes of this Ordinance, trip shall have a meaning which it has in commonly accepted traffic engineering practice.

ARTICLE 12. EFFECTIVE DATE


This Ordinance shall take effect immediately upon its being filed in the Office of the Secretary of State.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



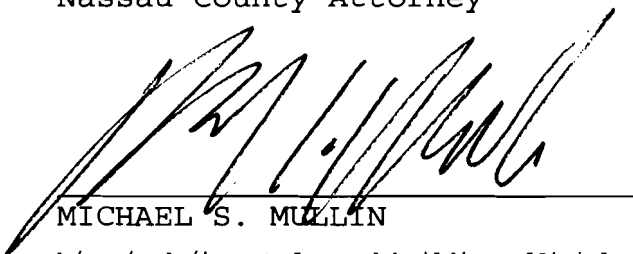
FLOYD L. VANZANT
Its: Chairman

ATTEST:



J. M. "CHIP" OXLEY, JR.
Its: Ex-Officio Clerk

Approved as to form by the
Nassau County Attorney



MICHAEL S. MULLIN

h/ann/ords/impact-fee-amd-building-official

Rev. 2004-23

Start 3/3/04
Bcc 3/2/04

SCHEDULE "A"

IMPACT FEE UPDATE						
Land Use Type	Trans.	Fire/EMS	Admin.	Police	TOTAL	
RESIDENTIAL (Per Unit)						
Single Family Detached	\$1,429.51	\$121.01	\$231.49	\$149.85	\$1,931.86	
Multi-family	\$984.38	\$109.55	\$209.57	\$135.66	\$1,439.16	
Condominium/Townhouse	\$875.33	\$108.17	\$206.94	\$133.95	\$1,324.39	
Hotel/Motel	\$866.01	\$110.01	\$210.45	\$136.22	\$1,322.69	
Other Residential	\$1,429.51	\$121.01	\$231.49	\$149.85	\$1,931.86	

NON-RESIDENTIAL (Per 1,000 sq. ft unless otherwise stated)						
Industrial	\$1,073.90	\$73.16	\$139.95	\$90.59	\$1,377.60	
Warehouse	\$765.30	\$35.26	\$67.46	\$43.66	\$911.68	
Mini-warehouse	\$385.74	\$10.88	\$20.81	\$13.47	\$430.90	
Medical Office	\$2,449.54	\$189.85	\$363.18	\$235.09	\$3,237.66	
General Offices (0-50K sq. ft.)	\$1,489.66	\$200.58	\$383.72	\$248.39	\$2,322.35	
General Offices (50-100K sq. ft.)	\$1,154.47	\$169.37	\$324.01	\$209.74	\$1,857.59	
General Offices (100-200K sq. ft.)	\$982.80	\$143.02	\$273.60	\$177.11	\$1,576.53	
General Offices (200-300K sq. ft.)	\$873.21	\$129.55	\$247.83	\$160.43	\$1,411.02	
General Offices (300K-500K sq. ft.)	\$782.66	\$114.37	\$218.78	\$141.62	\$1,257.43	
General Offices (>500K sq. ft.)	\$743.61	\$105.35	\$201.53	\$130.46	\$1,180.95	
Office Park	\$929.10	\$137.84	\$263.69	\$170.69	\$1,501.32	
Research and Development Center	\$659.81	\$92.94	\$177.80	\$115.09	\$1,045.64	
Building Materials and Lumber Store	\$2,388.30	\$106.12	\$203.01	\$131.41	\$2,828.84	
Garden Center	\$2,169.98	\$125.29	\$239.67	\$155.15	\$2,690.09	
Shopping Center (< 50K sq. ft.)	\$3,179.21	\$318.26	\$608.83	\$394.11	\$4,500.41	
Shopping Center (50K to 100K sq. ft.)	\$2,725.94	\$245.41	\$469.47	\$303.90	\$3,744.72	
Shopping Center (100K to 300K sq. ft.)	\$2,386.08	\$162.54	\$310.94	\$201.28	\$3,060.84	
Shopping Center (300K to 500K sq. ft.)	\$2,181.44	\$134.21	\$256.74	\$166.19	\$2,738.58	
Shopping Center (>500K sq. ft.)	\$1,996.76	\$111.43	\$213.16	\$137.98	\$2,459.33	
Restaurant	\$1,496.56	\$57.94	\$272.83	\$71.84	\$1,899.17	
Fast Food Restaurant (w./drive-thru)	\$3,255.10	\$175.60	\$335.93	\$217.45	\$3,984.08	
Car Dealerships	\$2,255.38	\$166.37	\$318.26	\$206.01	\$2,946.02	
Service Station (per pump)	\$1,105.94	\$92.37	\$176.70	\$114.38	\$1,489.39	
Supermarket	\$3,658.14	\$304.95	\$583.37	\$377.63	\$4,924.09	
Convenience Market	\$4,842.03	\$205.01	\$392.19	\$253.87	\$5,693.10	
Convenience Market w/Gas Pumps	\$5,548.07	\$278.73	\$533.21	\$345.15	\$6,705.16	
Furniture Store	\$304.33	\$15.09	\$28.86	\$18.68	\$366.96	
Bank (w/ no drive thru)	\$5,133.41	\$97.65	\$186.81	\$120.93	\$5,538.80	
Drive-In bank	\$5,800.24	\$184.19	\$352.35	\$228.08	\$6,564.86	
Golf Course (per hole)	\$2,441.66	\$52.21	\$99.88	\$64.66	\$2,658.41	
Elementary School	\$723.53	\$129.39	\$247.53	\$160.23	\$1,260.68	
High School	\$798.10	\$131.57	\$251.69	\$162.92	\$1,344.28	
Hospital	\$1,009.21	\$202.54	\$387.46	\$250.81	\$1,850.02	
Nursing Home	\$321.77	\$122.61	\$234.56	\$151.83	\$630.77	
Recreational Community Center	\$825.65	\$16.04	\$30.69	\$19.87	\$892.25	
Marina (per berth)	\$483.58	\$4.59	\$8.77	\$5.68	\$502.62	
Movie Theater (per screen)	\$9,121.20	\$166.68	\$318.86	\$206.40	\$9,813.14	
Racquet Club (per court)	\$259.59	\$26.81	\$51.28	\$33.20	\$370.88	
Bowling Alley	\$285.68	\$24.58	\$47.03	\$30.44	\$387.73	

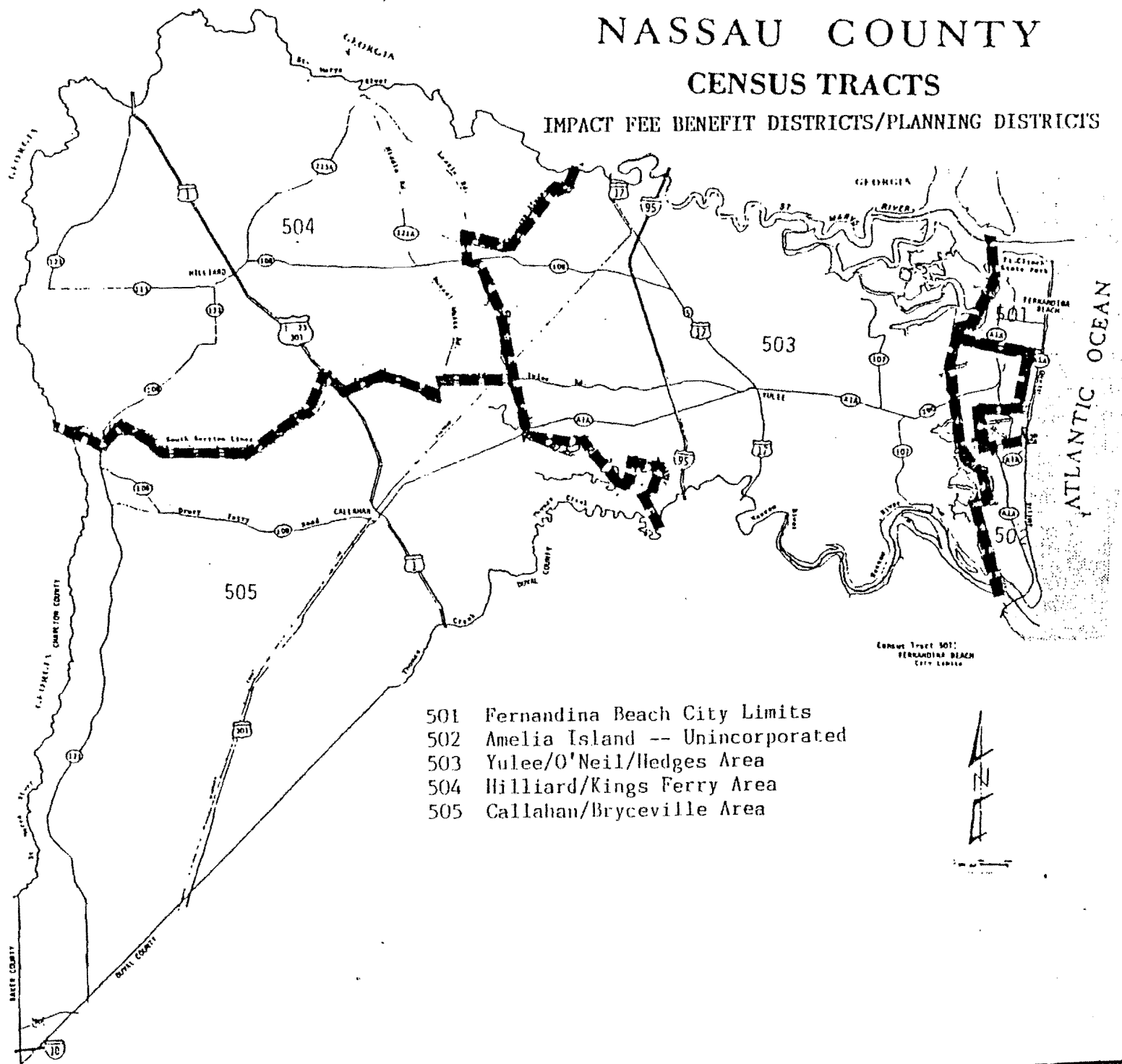
Recreational Impact Fee	District	Community	Regional	TOTAL
Single Family	502/503	\$222.00	\$330.50	\$552.50
Multi-family		\$206	\$224.50	\$430.50
Single Family	504	\$163.00	\$330.50	\$493.50
Multi-family		\$148.00	\$224.50	\$372.50
Single Family	505	\$184.00	\$330.50	\$514.50
Multi-family		\$167.00	\$224.50	\$391.50

02/26/04RPC

NASSAU COUNTY

CENSUS TRACTS

IMPACT FEE BENEFIT DISTRICTS/PLANNING DISTRICTS



Census Tract 501:
FERNANDINA BEACH
CITY LIMITS

- 501 Fernandina Beach City Limits
- 502 Amelia Island -- Unincorporated
- 503 Yulee/O'Neil/Hedges Area
- 504 Hilliard/Kings Ferry Area
- 505 Callahan/Bryceville Area



EXHIBIT "B"