



# **Ordinance 2026-10 Amending & Creating Chapter 58 of City Code – The Impact Fee Program**



# Deferral Program

# Eligible Development Changes

## Current Code

- Development valued of at least \$1,000,000
- Only '*Commercial*' is eligible

## Proposed

- New Construction
  - Office. 5,000 sq. ft. minimum
  - Industrial. 15,000 sq. ft. minimum
  - Restaurant. 3,000 sq. ft. minimum
  - All Other Impact Fee Categories. 50,000 sq. ft. minimum
- Expansions/Changes in use
- Affordable non-residential development

# Security & Agreement Length Changes

## Current Code

- Security
  - Is only a property lien
  - Lien process is time consuming and risky for the City
- Deferral length of 3 years

## Proposed

- Security
  - Uses a performance bond or the deferral agreement must be recorded and released only upon payment in full
- Deferral length of 5 years



# Process Improvements



# Codified Best Practices

- Accessory buildings exemption clarification
- Shell buildings and changes-in-use assessment process
- Square feet definition clarification to address outdoor dining
- To reduce conflict, definitions now refer to Florida Building Code or ULDC when possible



**Questions?**