



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?