



**CITY OF MOUNT DORA
FEE SCHEDULE
FOR
BUILDING AND PLANNING**

Revised Resolution 2022-03
Date of Approval: 1/18/22

PART I - GENERAL REQUIREMENTS

Building permit, land development, zoning, site development, administrative, and related fees shall be applied as enumerated herein. These fees shall be set in amounts designed to defray the expenses in reviewing proposed plans, undertaking inspections, and other related costs as may be authorized or required by the adopted codes. The fees shall also be designed to fairly allocate costs by the type of permit involved. Amendments and updates to fee schedule shall be by resolution of the City Council.

Prior to the issuance of a building permit, all appropriate fees and charges must be paid in full, including, but not limited to, impact fees, sewer connection charges, utility meter connection charges and building permit fees.

The value of each construction project will be determined by Building and Fire Prevention Construction Services. Fees are due upon issuance of permit.

Note: This fee schedule is not inclusive for all fees that are imposed by the City. Impact fees, special events, right-of-way permits, utilities, and other fees are contained in other Chapters of the Land Development Code and/or Code of Ordinances.

Fees shall be required for the following permits or services:

1. Building permits shall be required to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure. Building permits shall be required to erect, install, enlarge, alter, repair, remove, convert or replace any required impact-resistant coverings, electrical, gas, mechanical, plumbing system, or fire system.
2. Plan submittal, review, re-submittal, modification and processing for building, electrical, gas, mechanical, plumbing, and fire permits; fire life safety plan review and inspections; fire systems, plan review and inspections; change of model plan review; additional copies of reviewed plans; and technology upgrade and archive fees.
3. Inspections for building, electrical, gas, mechanical, plumbing, and fire permits; non-routine inspections, routine fire inspections, including re-inspections, inspections during non-scheduled work hours.
4. Permit extension, renewal, replacement and refund of fees.
5. Miscellaneous permits and services; sign permits; temporary Certificates of Occupancy and; review and approval of requests for conditional use of a building prior to Certificate Occupancy, foundation permits, re-evaluation of occupant load; verification letters, involving staff research time to prepare; flood determination letters, zoning verification letters, open permit letters, public

record requests, review of alternative methods, materials, or processes to the Florida Building Code or the Florida Fire Prevention Code, local product approval, etc.

6. Site Development Permit. For improvements to be dedicated to the city, site clearing or site work required prior to the issuance of building permits on-sites other than single-family and duplex lots, a site development permit must be issued; Planning and Zoning applications for rezoning, conditional use, variance, annexation, vacation, or comprehensive plan amendment, etc.
7. Planning and Zoning applications for rezoning, conditional use permits (CUP), variance, annexation, vacation, or comprehensive plan amendment, zoning permits, development plan applications, site plan, etc.
8. Pass-through Fees shall be in accordance with APPENDIX "A" of this Fee Schedule. The City is authorized to assess and collect fees, cost, and expenses relating to the review, inspection, regulation and defense of development activities.
9. Meter and impact fees shall follow fee schedule adopted under separate ordinances contained within the City of Mount Dora Code of Ordinances and with Lake County.
10. Public Records request and photocopy fees are adopted by separate instruments.

PART II - BUILDING AND FIRE PERMIT FEES

A. COMMERCIAL AND MULTI-FAMILY PERMIT FEES

1. Commercial and Multi-Family New Construction, or Additions.....\$ 150.00 base fee; plus \$8.00 per \$1,000.00 or fraction thereof of construction value.
2. Commercial and Multi-Family Alteration, In-ground Pools, or Spas..... \$ 75.00 base fee; plus \$7.00 per \$1,000.00 or fraction thereof of construction value.
3. Commercial and Multi-Family Sub-Contractors.....\$ 75.00 base fee; plus plus \$7.00 per \$1,000.00 or fraction thereof of construction value.
4. Commercial and Multi-Family Foundation Permit fee.....\$ 150.00
(All Impact Fees shall be paid prior to issuance of foundation permit.)
5. Commercial and Multi-Family stand-alone permits. Permit involving more than one trade shall be grouped as a commercial alteration or addition.
6. Commercial and Multi-Family stand-alone permits for: Mechanical, roofing, electrical, gas, plumbing, and sign.....\$ 75.00 base fee; plus \$7.00 per \$1,000.00 or fraction thereof of construction.
7. Change in Use is considered a commercial alteration and the applicable fees shall apply.

B. ONE-TWO FAMILY DWELLINGS PERMIT FEES

- 1. One-Two Family Dwellings new construction, or additions.....\$ 75.00 base fee; plus \$0.71 per square foot of construction
- 2. One-Two Family Dwellings Alterations or in ground pools \$ 75.00 base fee; plus \$7.00 per \$1,000.00 or fraction thereof of construction value
- 3. One-Two Family Dwellings Sub-Contractors.....\$ 75.00 base fee; plus \$7.00 per \$1,000.00 or fraction thereof of construction value
- 4. One-Two Family Dwellings Foundation Permit fee.....\$ 75.00
(All Impact Fees shall be paid prior to issuance of foundation permit.)
- 5. Residential stand-alone permits. Permit involving more than one trade shall be grouped as a One-Two Family Dwellings alteration or addition.
- 6. One-Two Family Dwellings Permits:
 - a) Plumbing, Re-pipe, or Upgrade (including water heater replacement)..... \$ 50.00
 - b) Electrical: new service, or upgrade..... \$ 50.00
 - c) AC and heating unit replacement or upgrade..... \$ 50.00
 - d) Fences..... \$ 50.00
 - e) Stucco..... \$ 50.00
 - f) Siding..... \$ 50.00
 - g) Soffit and Fascia..... \$ 50.00
 - h) Re-roofing..... \$ 50.00
 - i) One-Two Family Dwelling Flagpole..... \$ 50.00
 - j) Spa..... \$ 75.00

- k) Windows/Doors..... \$ 50.00
- l) Private above-ground swimming pool..... \$ 75.00

***NOTE-All permits are subject to the Florida Building Surcharges and Lien Law fees.

C. FIRE SYSTEMS PERMIT FEES

Fire alarm, Sprinkler: Underground, Suppression, Hood, etc..... \$ 75.00 base fee;
plus \$7.00 per \$1,000
or fraction thereof of
construction value.

D. DEMOLITION OR MOVING A STRUCTURE PERMIT

- 1. Permits for demolition of building or structures..... \$ 75.00 per structure
- 2. Moving a building or structure..... \$ 150.00 each
(Additional permits shall be required for the foundation and reconnecting service to a building or structure.)

E. WORK WITHOUT A PERMIT

- 1. Issuance of permit after construction has commenced..... \$ 150.00
or double amount or
permit fee, whichever
is greater.
- 2. Release of Stop Work Order..... \$ 250.00

PART III-BUILDING AND FIRE INSPECTION FEES

A. FIRE INSPECTION FEES

- 1. Fire System Inspection Fees
 - a) Fire Alarm Inspection.....\$ 70.00 plus \$1.50 per device after six.
 - b) Fire Sprinkler Inspection..... \$ 70.00 plus \$1.50 per head after six.
 - * Plus, (if applicable) Standpipe Inspection.....\$ 50.00
 - * Plus, (if applicable) Fire Pump Inspection.....\$ 50.00
 - * Plus, (if applicable) 24 hour air test.....\$ 50.00
 - c) Underground Fire Inspection..... \$ 70.00
 - d) Hood Inspection..... \$ 70.00
 - e) Fire Suppression System Inspection..... \$ 50.00
- 2. Commercial and Multi-Family (except one and two family dwellings) Fire Final (Life Safety Inspection) Inspection..... \$ 50.00
- 3. Building or hydrant flow inspection..... \$ 50.00
- 4. Any Additional Existing Fire Inspections..... \$ 25.00 per inspection

B. RE-INSPECTION FEES

- 1. Re-inspection fee..... \$ 50.00

*All re-inspections shall be paid prior to the final inspection.

*FS 553.80(2)(c) with respect to inspections, if a local government finds it necessary, in order to enforce compliance with the Florida Building Code, to conduct any inspection after an initial inspection and one subsequent re-inspection of any project or activity for the same code violation specifically and continuously noted in each rejection, including, but not limited to, egress, fire protection, structural stability, energy, accessibility, lighting, ventilation, electrical, mechanical, plumbing, and gas systems, or other requirements identified by rule of the Florida Building Commission adopted pursuant to Chapter 120, the local government shall impose a fee of four times the amount of the fee imposed for the initial inspection or first re-inspection, whichever is greater, for each such subsequent re-inspection.

C. USE OF A PRIVATE PROVIDER INSPECTION SERVICE

Reduction of fee for use of a Private Provider Inspection service: Inspection serviced reduces the total permit and plan review fee by 13 percent.

D. OTHER INSPECTIONS

1. Inspections during other than normal business hours \$ 55.00 per hour with a three hour minimum.
2. Inspections outside of enforcement of the Florida Building Code, including other City Codes or Ordinances \$ 55.00 per hour billable at 10-minutes intervals.

PART IV - BUILDING AND FIRE PLAN REVIEW FEES

A. CONSTRUCTION PLAN REVIEW

1. Re-submittal shall be defined as adding or changing information to the plans prior to initial review.
2. Revisions shall be defined as adding or changing information to the plans after issuance of the permit.
3. A plan review fee shall be charged for all trades that require plan review.
4. Reduction of fee for use of a Private Provider: Plan review service reduces the total permit and plan review fee by 5 percent.

B. COMMERCIAL & MULTI-FAMILY PLAN REVIEW

1. A Fee of 50 percent of the building permit fee shall be charged for each construction plan submitted for review by the Building Official or Fire Official in conjunction with a building permit application.
2. A fee of 50 percent of the plan review fee shall be charged for each re-submittal of plans for review.
3. Revision / re-stamp fee commercial & multi-family: \$35.00 plus \$5.00 per page.
4. Commercial and Multi-Family Fire Life Safety Plan Review: 5 cents per square foot

C. ONE & TWO FAMILY PLAN REVIEW

1. A fee of 10% of the building permit fee shall be charged for each construction plan submitted for review by the building official or fire official in conjunction with building permit application.
2. A fee of 50 percent of the plan review fee shall be charged for each re-submittal of plans for review.
3. Revision and re-stamp fee one & two family dwelling.....\$ 35.00
4. Change of model one & two family dwelling..... Initial Plan Review Fee

D. FIRE SYSTEMS PLAN REVIEW

Fire alarm, sprinkler, underground, suppression, hood, etc\$ 75.00

E. MASTER FILE FEES.

The building official or his designee shall collect a fee of \$30.00 per annum for the city's fiscal year for the purpose of maintaining documents for all master files or until a FBC edition change whichever happens first. Payment of this fee entitles the contractor to master file the following documents with Building & Fire Prevention Construction Services:

1. Single Family Residences
2. Swimming Pools
3. Screened enclosures.
4. Boat docks.
5. Sheds
6. Solar Panels
7. HVAC tie-downs
8. Pre-engineered Fire Suppression Systems

F. REJECTION OF PLANS

Florida Statutes 553.80, Section 2(b) With respect to evaluation of design professionals' documents, if a local government finds it necessary, in order to enforce compliance with the Florida Building Code and issue a permit, to reject design documents required by the code three or more times for failure to correct a code violation specifically and continuously noted in each rejection, including, but not limited to, egress, fire protection, structural stability, energy, accessibility, lighting, ventilation, electrical, mechanical, plumbing, and gas systems, or other requirements identified by rule of the Florida Building Commission adopted pursuant to chapter 120, the local government shall impose, each time after the third such review the plans are rejected for that code violation, a fee of four times the amount of the proportion of the permit fee attributed to plans review.

PART V - BUILDING AND FIRE PERMIT ADMINISTRATIVE FEES

A. PERMIT SERVICES

- 1. Change of primary contractor.....\$ 50.00
- 2. Change of subcontractor.....\$ 30.00

B. TEMPORARY CO, REPLACEMENT CARD AND EXTENSION FEES

- 1. Temporary or conditional certificate of occupancy..... \$ 110.00
- 2. Replacement of Building Permit Card.....\$ 5.00
- 3. Extension of permit..... \$ 50.00 or 10%
of original permit
fee whichever is
greater.

C. PERMIT RENEWALS

The Building Official or his designee shall collect the following fee percentages for the renewal of expired permits based upon the level of completion of the permitted project indicated.

- 1. No inspections conducted..... 100%
of Original Fee
- 2. Slab inspection approved, slab poured..... 80%
- 3. Rough all inspections approved..... 50%
- 4. Insulation inspection approved..... 30%
- 5. Pending final inspection only..... 10%

D. MISCELLANEOUS

- 1. Local Product Approval..... \$ 65.00 per hour,
1 hour minimum.
- 2. Evaluation of Alternative Material and Methods..... \$ 65.00 per hour,
(When required by the Building Official to be reviewed by a 3rd party the expenses, will be paid by applicant.) 1 hour minimum.
- 3. Flood Determination Letter..... \$ 25.00

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|----|--|-------------------------------------|
| 4. | Status of property letter (open permits, stop work orders, etc)..... | \$25.00 |
| 5. | State of Florida Building Surcharge. A 2.5% of the permit fee will be charged on all permits, i.e., building, plumbing, electrical, mechanical, gas, roofing, fire systems etc. The minimum amount collected on any permit will be \$4.00 per F.S. 553 and F.S. 468. | |
| 6. | Lien Law Fee. A \$5.00 fee to cover the required processing and mailing of the lien law notice to owners per F.S. 713.135. | |
| 7. | Rental Inspection and License..... | \$80.00 |
| 8. | Administrative charge on impact fees collection..... | \$100.00 or 3%
whichever is less |

PART VI - PLANNING AND DEVELOPMENT APPLICATIONS

A. PLANNING

- 1. Rezoning petition all classifications, except PUD..... \$3,000.00
- 2. Planned Unit Development (PUD):
 - a) Preliminary PUD..... \$2,500.00
 - b) Final PUD..... \$3,500.00
 - c) PUD Amendment..... \$3,000.00
 - d) Rezoning to Mixed Use (MU-1 and MU-2 Zoning)..... \$3,000.00
 - e) Rezoning All Classification (Not PUD or MU-1 and MU-2 Zoning)... \$3,000.00
- 3. Variance petitions:
 - a) Non-residential..... \$1,000.00
 - b) Existing single-family dwelling unit..... \$ 250.00
- 4. Comprehensive Plan:
 - a) Text Amendment..... \$4,000.00
 - b) Future Land Use Large-Scale Map Amendment..... \$4,000.00
 - c) Future Land Use Small-Scale Map Amendment..... \$2,500.00
- 5. Annexation (voluntary) petition:
 - a) One single-family residence..... \$ 500.00
 - b) All Others..... \$2,000.00
- 6. Vacate rights-of-way, alleyways, easements, or plats..... \$1,000.00
- 7. Conditional Use Permit (CUP)..... \$1,000.00
- 8. Concurrency reviews..... \$ 500.00
- 9. Appeals to all decisions..... \$ 200.00
- 10. Addressing Assignments
 - a) 0-99..... \$ Free
 - b) 100 or more..... \$1.00 per address
number, maximum fee
of \$500.00

<p>Annexation Fees waived effective 1/5/21 until further notice. Reso. 2021-05</p>
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- 11. As Built Record Drawings Review
 - a) Projects 9.99 acres in land area or less.....\$ 200.00
 - b) Projects 10.00 to 99.99 acres in land area.....\$ 500.00
 - c) Projects greater than 100 acres in land areas.....\$ 750.00
- 12. Duplex Division.....\$ 500.00

B. DEVELOPMENT

- 1. Preliminary Plat and Development Plan (land subdivision).... \$2,500.00
- 2. Final Plat and Construction Plans..... \$3,500.00
- 3. Site Plan (multiple-family or commercial)..... \$2,000.00
- 4. Final Development Plan..... \$2,000.00
- 5. Replat (pursuant to subsection 4.1.2.4.)..... \$1,500.00
- 6. Minor Subdivision..... \$1,500.00
- 7. Minor Site Plan..... \$1,500.00
- 8. Development Agreements (Includes Amendments)..... \$ 500.00

C. SITE DEVELOPMENT PERMIT AND CONSULTANT FEES

- 1. For improvements to be dedicated to the city, any site clearing, or site work required prior to the issuance of building permits on-sites other than single-family and duplex lots, a Site Development Permit must be issued for which the sum of the total construction valued as follows:
 - a) All projects will be assessed two and one-half (2.5%) percent of the total construction value.
- 2. Costs incurred by the City's outside engineering consultants, other constants, legal counsel, etc. will be billed directly to the applicant. All consultant fees shall be paid prior issuance of any permits, pursuant to **APPENDIX "A" PASS-THROUGH FEES** of this Fee Schedule.

D. ZONING

- 1. Zoning Verification or Determinations letter.....\$ 75.00
- 2. Temporary Sales Permit.....\$ 50.00
- 3. Dog-Friendly Dinning Permit.....\$ 100.00
- 4. Outdoor Amplified Sound Permit.....\$ 100.00
- 5. Sandwich Board Sign.....\$ 75.00
- 6. Home Occupations (Business Tax Receipt Home-Based).....\$ See Chapter 26
Code of Ordinances
- 7. Zoning Permit.....\$ 75.00
- 8. Small-Scale Special Event Permit.....\$ 50.00
- 9. Horse Drawn Vehicle Inspection and Permit (Annually)\$ 100.00
- 10. Sidewalks Cafe Permit/Dog Friendly Dining.....\$ 100.00
- 11. Business Tax Receipt-Home Occupations.....See Chapter 26, Code of Ordinance
- 12. Hearing Notifications (Mailings): The applicant shall pay, as part of the application fee, mailings to surrounding owners for the initial 200 notices. The applicant shall reimburse the City the mailing cost for all notices after 201 and for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing.
- 13. Landscape Inspection (include new home).....Free
Landscape Re-Inspection.....\$ 50.00

E. OTHER SERVICES

- 1. Notary seal for non-city business.....\$ Free

F. HISTORIC

- 1. Minor Historic Certificate of Appropriateness.....\$ 50.00
(includes extensions)
- 2. Major Historic Certificate of Appropriateness.....\$ 100.00
- 3. Historic Marker or Plaque.....Actual Production Cost

APPENDIX "A"
PASS THROUGH-FEES

Pass Through-Fees: The City is hereby authorized to assess and collect fees, cost, and expenses relating to the review, inspection, appeal, regulation and defense of development activities pursuant to this Section.

Section A - Invoices and Payments

1. The City Department in which the application was originally submitted may periodically calculate the costs expenses and fees incurred by the City for each application and send an invoice to the applicant for payment. The applicant shall have thirty (30) days from the date of the invoice to pay to the City the invoiced amount.
2. In such cases where payment and/or fee reimbursement has not been made by the applicant after the 30 day notice the applicable City Department shall send a second notice to the applicant instructing the applicant to cease all work relating to such application or project until all invoice fees have been paid.
3. Upon receipt of the second notice, work by the City staff, City Attorney, and City consultants on the application or project shall cease, and neither building permits, certificates of completion, temporary certificates of occupancy, nor certificates of occupancy will be issued with the respect to such real property. Continuation of the review of the application or project with the respect to the real property for which payment was not made will not be undertaken by the City until such time as all outstanding fees, costs and expenses due under this Section are paid in full.
4. Unless otherwise provided for in this Section if an applicant receives or is granted approval on an application or project or is issued a building permit, certificate of completion, temporary certificate of occupancy, certificate of occupancy, occupational license or other development order by the City, and additional fees, costs, expenses or such other obligations attributable to the applicant are thereafter posted to the project account for work that is associated with said approval or issuance, the applicant or his/her successor in interest shall pay said cost, fees and expenses incurred by the City for such application. The City shall send an invoice to the applicant or successor for such fees or expenses, and the applicant or successor shall reimburse the City for such fees or expenses within ten (10) days.

Section B - Assessable cost, expenses, and fees.

1. Payment for costs, expenses and fees incurred by the City under this Section is a requirement for the City's final approval of the applicant and project.
2. Fees, costs and expenses for any City consultant time directly to the review, processing inspection, appeal or regulation of any application or development pursuant to this Section the City Code and/or

State Statutes, and all other directly related expenses, including but not limited to legal, notification mailing, inspection and engineering cost are to be invoiced to the applicant requesting payment pursuant to this Section.

3. All direct costs, expenses and fees incurred by the City that relate directly to the review processing, inspection, appeal, regulation or defense of an application including but not limited to expenses incurred by City consultants who review or defend the application at the direction of the City, as well as other expenses related directly to advertising, notification mailing, surveying, legal review and/or engineering review for an application or project shall be assessed to the applicant and reimbursed to the city. Assessable expenses shall not include the cost employee time in reviewing such application as such time shall be deemed to have been reimbursed by the application fee.
4. City consultants shall submit records of their time, fees, costs and expenses to the City Department in which the application was generated and such fees, costs and expenses shall be invoiced to the applicant on a dollar-for-dollar basis for services provided under the direction of the City to review. The rates charged to the applicant for said services shall not exceed those charged to the City.

Section C - Objections and appeal

1. Any objection to any invoice or to any matter set forth in this Section must be set forth in writing and addressed and delivered to the City Department in which the application was originally submitted on or before the tenth day after the date of the relevant invoice. In the event the Department Director denies the objection, the applicant shall have ten (10) days after the date of the Director's written decision to file an appeal of such decision with the City Manager or his/her designee, which appeal shall be heard by the City Council. All objections and appeals shall set forth in detail the reasons and evidence upon which the objection and appeal are based. Failure of the applicant to establish beyond a preponderance of evidence that an invoice is not appropriate and is not based upon competent substantial evidence shall result in a denial of the objection and appeal.

Section D - Attorney's fees in event of failure to pay review cost.

1. In the event City is required to enforce this Section, then the City shall be entitled to recover from the applicant all costs and expenses incurred, including but not limited to its reasonable attorneys' fees, paralegal fees and other costs and expenses, whether incurred prior to or subsequent to court proceedings or on appeal and/or in any bankruptcy proceedings involving the applicant, the real property and/or the project being reviewed.

Section E - Agreement to be bound by this Section.

1. Submission of an application shall constitute the consent and agreement for the applicant and the owner, if the application is being executed by the owner's authorized agent, to be bound by the provisions of this section.

Section F - Deficiency and liens.

1. Failure to pay an invoiced amount within requested time shall constitute a violation of this section. Any deficiency owed to the City, whether incurred before or after project approval, shall bear interest from the date of the aforementioned notice of non-payment at the rate of 18 percent simple interest per annum or otherwise at the highest rate permitted by law until paid. The amount of any such deficiency owed to the City shall together with interest and the costs of the collection as hereinafter provided, shall be the personal obligation of the applicant and shall be a continuing lien on the real property related to the application or project under review. Any subsequent or new owner of the real property related to the application or project shall take title subject to the obligations of the applicant under the terms of this Section and shall be jointly and severally liable for such obligations. An applicant may not escape liability for the deficiency by abandonment of the application or project withdrawal of such application or sale of the real property with the respect to which such application has been submitted. If the initial or subsequent invoices are not paid in a timely fashion, the City may take whatever legal means it deems appropriate to collect the deficiency, including, but not limited to retaining the services of a collection agency or attorney, initiating legal proceedings for thereof recording a notice of lien as hereinafter provided and foreclosing same in the same manner as mortgage liens are foreclosed.
2. If the project is subject to the provisions of a development agreement, and the applicant is found to be in default of such development agreement and whatever remunerative such development agreement calls for would be applied as opposed to the provisions called for in this Appendix.

***NOTE:** Pass through fees adopted by Resolution 2015-02 on 01/20/2015



METER AND IMPACT FEES

Effective 1/18/22



Note: Meter and Impact Fees are associated with provisions of the Mount Dora Code of Ordinance and Lake County. Impact fees are subject to adjustments pursuant to Chapter 86 of the Code of Ordinances.

A. ELECTRIC METERS

1.	Temporary	\$100.00
2.	Permanent (Single Phase)	\$100.00
3.	Permanent (Three Phase – up to 200 amperes)	\$400.00
4.	Permanent (Three Phase – over 200 amperes)	\$550.00
5.	Changeover	Charges for substitution of one type of service for another shall be determined by subtracting the new service connection fee from the market value of the materials salvaged from initial use.

B. WATER METERS:

1.	¾ inch	\$ 414.40
2.	1 inch	\$ 466.20
3.	1 ½ inch	\$ 802.90
4.	2 inch	\$ 906.50
5.	4 inch	cost basis + 10%
6.	6 inch	cost basis + 10%
7.	Upgrades	cost basis + 10%

C. WATER IMPACT FEES:

NOTE: For all establishments not listed in the following table, the total equivalent residential unit (ERU) value shall be determined by multiplying the number of fixture units, as published in the Florida Plumbing Code by twenty-five (25) and then dividing the numerator by 300 GPD / ERU, then multiplying by \$1,340.00 if you are inside the City or \$1,675.00 if you are outside the City.

$$\text{Total ERU Value} = \frac{\text{Number of Fixture Units} \times 25}{300}$$

For example, the chart indicates a kitchen sink has a fixture unit of 2. Simply take the 2 multiply it by 25 then divide it by 300 then multiply by \$1,340.00 if you are inside the City and you get your total fee:

$$\frac{2 \times 25}{300} \times \$1,340.00 = \$223.33$$

Water Impact Fee	Unit	ERU Factor	GPD	Inside City	*Outside City
Single Family Residence	DU	1	350	\$1,340.00	\$1,675.00
*Inside City rate will apply if the covenant to annex form is recorded and submitted.					
Duplex (1-2 Bedrooms)	DU	0.833	292	\$1,116.22	\$1,395.28
Duplex (3+ Bedrooms)	DU	1	350	\$1,340.00	\$1,675.00
Multi Family (1-2 Bedrooms)	DU	0.833	292	\$1,116.22	\$1,395.28
Multi Family (3+ Bedrooms)	DU	1	350	\$1,340.00	\$1,675.00
Mobile Home (1-2 Bedrooms)	DU	0.667	235	\$893.78	\$1,117.23
Mobile Home (3+ Bedrooms)	DU	0.833	292	\$1,116.22	\$1,395.28

D. SEWER IMPACT FEES:

NOTE: For all establishments not listed in the following table, the total equivalent residential unit (ERU) value shall be determined by multiplying the number of fixture units, as published in the Florida Plumbing Code by twenty-five (25), then dividing the numerator by 300 GPD / ERU, then multiplying by \$4,215.00 if you are inside the City or \$5,268.75 if you are outside the City.

$$\text{Total ERU Value} = \frac{\text{Number of Fixture Units} \times 25}{300}$$

For example, the fixture unit chart indicates a kitchen has a fixture unit value of 2. Simply take the 2 multiply it by 25 then divide it by 300, then multiply the result by \$4,215.00 if you are inside the City or \$5,268.75 if you are outside the City.

$$\frac{2 \times 25}{300} \times \$4,215.00 = \$702.50$$

Sewer Impact Fee	Unit	ERU Factor	GPD	Inside City	*Outside City
Single Family Residence	DU	1	350	\$4,215.00	\$5,268.75
*Inside City rate will apply if the covenant to annex form is recorded and submitted.					
Duplex (1-2 Bedrooms)	DU	0.833	292	\$3,511.10	\$4,388.88
Duplex (3+ Bedrooms)	DU	1	350	\$4,215.00	\$5,268.75
Multi Family (1-2 Bedrooms)	DU	0.833	292	\$3,511.10	\$4,388.88
Multi Family (3+ Bedrooms)	DU	1	350	\$4,215.00	\$5,268.75
Mobile Home (1-2 Bedrooms)	DU	0.667	235	\$2,811.41	\$3,514.26
Mobile Home (3+ Bedrooms)	DU	0.833	292	\$3,511.10	\$4,388.88

E. RECLAIMED WATER IMPACT FEES:

NOTE: A single family residence with a grass/landscape area of an average of 0.12 acres is equal to one ERU. The cost of one ERU is \$500.00 if you are inside the City or \$625.00 if you are outside the City.

$$\text{Total ERU Value} = \frac{\text{Number of acres}}{0.12}$$

Reclaimed Water Impact Fee	Unit	ERU Factor	Inside City	*Outside City
Single Family Residence (400 GPD) – 0.12 acres	DU	1	\$500.00	\$625.00
Duplex - 0.06 acres or less	DU	0.833	\$500.00	\$625.00
Multi Family	DU	0.833	\$500.00	\$625.00
Mobile Home – 1.10 acres or less	DU	0.667	\$500.00	\$625.00
Commercial – billed at 1 ERU per 0.12 acres of greenspace/landscaping area				

F. CITY IMPACT FEES

City of Mt Dora Impact Fees						
Land Use Category	Unit	Parks & Recreation	Public Library	Police Protection	Fire / EMS	Total
Residential						
Single- Family	Per DU	\$2,814.64	\$1,498.41	\$298.52	\$443.81	\$5,055.38
Multi-Family	Per DU	\$1,412.45	\$751.92	\$776.14	\$228.63	\$3,169.14
Non-Residential						
Commercial	Per 1000 Sq Ft			\$1,032.87	\$376.56	\$1,409.43
Office	Per 1000 Sq Ft			\$71.64	\$349.65	\$421.29
Institutional	Per 1000 Sq Ft			\$71.64	\$2,272.83	\$2,344.47
Industrial	Per 1000 Sq Ft			\$240.81	\$80.70	\$321.51
Warehouse	Per 1000 Sq Ft			\$256.72	\$26.90	\$283.62

EFFECTIVE 8/12/19

F. LAKE COUNTY TRANSPORTATION (ROAD) IMPACT FEES

****North Central Benefit District****

Lake County Non-Residential Transportation Impact Fee Schedule			
Category	Land Use	Unit	Rate
LODGING	as defined by Ord No. 2019-3	<i>A building that provides sleeping accommodations to public, which may provide a public dining room for guests</i>	
	Lodging Hotel Motel Bed & Breakfast	per room	\$416.00
	Assisted Living	dwelling unit	\$66.00
	Nursing Home	per bed	\$131.00
RETAIL / COMMERCIAL	as defined by Ord No. 2019-3	<i>Establishments engage in the selling or rental of goods, services or entertainment to the general public</i>	
	Convenience Retail (fast food/convenience store)	per 1000 sf	\$7,589.00
	Full Service Restaurant (Suburb/Rural)	per 1000 sf	\$3,378.00
	Day Care	per student	\$110.00
	Gas Station	per fuel pos.	\$1,392.00
	General Retail – Small (<20,000 sf)	per 1000 sf	\$818.00
	General Retail – Large (>20,000 sf) Shopping Center	per 1000 sf	\$1,095.00
	Bank / Pharmacy / Meeting Hall Marina Golf Course Amusement & Recreation Services Racquet Club / Health Spa Bowling Alley / Dance Studio Specialty Retail / Hardware Store Community Recreation Center Horse Training Movie Theater w/Matinee Building Materials & Lumber Store Discount Superstore / Furniture Store Auto Sales / Service / Carwash Shopping Center / Banks Funeral Homes / Laundromats	per 1000 sf	Based on square footage of project – General Retail

OFFICE	as defined by Ord No. 2019-3	<i>Establishments providing executive, management, administrative or professional services, not located in a shopping center (may include ancillary service for office workers)</i>	
	Office Single Tenant Office Building Office Park Business Park Real Estate Office Insurance Office Travel Office Radio & Television Broadcasting Professional or Consulting Services Telephone Answering Marketing Office Photocopy/Reproduction Advertising or Data Processing Office	per 1000 sf	\$935.00
	Veterinary Clinic	per 1000 sf	\$557.00
	Medical Office	per 1000 sf	\$3,171.00
PUBLIC / INSTITUTIONAL	as defined by Ord No. 2019-3	<i>A governmental, quasi-public, institutional or non-profit recreational use, other than government administrative offices or use in a shopping center</i>	
	Public/Institutional Elementary/secondary or higher Library Mental Institutions General Recreation/County Park Fire Station Cemetery	per 1000 sf	\$326.00
	House of Worship	per 1000 sf	\$453.00
	Private School Elementary/secondary or higher	per 1000 sf	\$177.00
	Hospital	per 1000 sf	\$697.00
INDUSTRIAL / MANUFACTURING	as defined by Ord No. 2019-3	<i>Establishments primarily engaged in the fabrication, assembly or processing of goods</i>	
	Industrial/Manufacturing Manufacturing Plants Industrial Parks Welding Shops Wholesale Bakeries Utility Plants Utilities Building Agriculture Processing Facilities	per 1000 sf	\$638.00

WAREHOUSING / WHOLESALE	as defined by Ord No. 2019-3	<i>Establishments primarily engaged in the display, storage and sale of goods for resale; and movement and storage of products and equipment.</i>	
	Warehouse – Passive (storage) Moving and Storage Firms	per 1000 sf	\$250.00
	Warehouse – Active (Fulfillment Center/Parcel Hub) Wholesale Distributors Trucking and Shipping Operations Major Mail Processing Centers Agricultural Storage & Distribution	per 1000 sf	\$1,145.00
	Mini-Warehouse	per 1000 sf	\$85.00

Notes:

du = dwelling unit

sf = square feet

G. LAKE COUNTY RESIDENTIAL ROAD & SCHOOL IMPACT FEE SCHEDULE

Single Family Home

	Road	School
Up to 1500 sf living area	\$ 751.00	\$8,927.00
1501 to 2500 sf living area	\$ 1,000.00	\$8,927.00
Over 2500 sf living area	\$ 1,080.00	\$8,927.00
*Active Adult	\$ 412.00	\$0

Mobile Home (includes Manufactured and Modular)

	Road	School
Up to 1500 sf living area	\$ 751.00	\$ 4,718.00
1501 to 2500 sf living area	\$ 1,000.00	\$ 4,718.00
Over 2500 sf living area	\$ 1,080.00	\$ 4,718.00
In a Mobile Home Park (space)	\$ 321.00	\$ 4,718.00

Multi-Family (duplexes, townhouses, and timeshares)-PER UNIT

	Road	School
Multifamily, Townhouse, Duplex	\$ 494.00	\$ 7,192.00
*Active Adult Community	\$ 412.00	\$0

Fees are per dwelling unit.

Home Additions and Upgrades

NO ADDITIONAL FEES DUE

* Adult only communities which have received a qualifying letter from the County Attorney's office are exempt from paying the School impact fee.

LAKE COUNTY TRANSPORTATION (ROAD) IMPACT FEES

Northeast/Wekiva Benefit District

Lake County Non-Residential Transportation Impact Fee Schedule			
Category	Land Use	Unit	Rate
LODGING	as defined by Ord No. 2019-3	<i>A building that provides sleeping accommodations to public, which may provide a public dining room for guests</i>	
	Lodging Hotel Motel Bed & Breakfast	per room	\$1,125.00
	Assisted Living	dwelling unit	\$180.00
	Nursing Home	per bed	\$355.00
	RETAIL / COMMERCIAL	as defined by Ord No. 2019-3	<i>Establishments engage in the selling or rental of goods, services or entertainment to the general public</i>
	Convenience Retail (fast food/convenience store)	per 1000 sf	\$20,537.00
	Full Service Restaurant (Suburb/Rural)	per 1000 sf	\$9,140.00
	Day Care	per student	\$299.00
	Gas Station	per fuel pos.	\$3,766.00
	General Retail – Small (<20,000 sf)	per 1000 sf	\$2,213.00
	General Retail – Large (>20,000 sf) Shopping Center	per 1000 sf	\$2,964.00
	Bank / Pharmacy / Meeting Hall Marina Golf Course Amusement & Recreation Services Racquet Club / Health Spa Bowling Alley / Dance Studio Specialty Retail / Hardware Store Community Recreation Center Horse Training Movie Theater w/Matinee Building Materials & Lumber Store Discount Superstore / Furniture Store Auto Sales / Service / Carwash Shopping Center / Banks Funeral Homes / Laundromats	per 1000 sf	Based on square footage of project – General Retail

OFFICE	as defined by Ord No. 2019-3	<i>Establishments providing executive, management, administrative or professional services, not located in a shopping center (may include ancillary service for office workers)</i>	
	Office Single Tenant Office Building Office Park Business Park Real Estate Office Insurance Office Travel Office Radio & Television Broadcasting Professional or Consulting Services Telephone Answering Marketing Office Photocopy/Reproduction Advertising or Data Processing Office	per 1000 sf	\$2,531.00
	Veterinary Clinic	per 1000 sf	\$1,507.00
	Medical Office	per 1000 sf	\$8,580.00
PUBLIC / INSTITUTIONAL	as defined by Ord No. 2019-3	<i>A governmental, quasi-public, institutional or non-profit recreational use, other than government administrative offices or use in a shopping center</i>	
	Public/Institutional Elementary/secondary or higher Museums Library Cemetery Government Office/Municipal Mental Institutions General Recreation/County Park Fire Station	per 1000 sf	\$883.00
	House of Worship	per 1000 sf	\$1,227.00
	Private School Elementary/secondary or higher	per 1000 sf	\$479.00
	Hospital	per 1000 sf	\$1,886.00
INDUSTRIAL / MANUFACTURING	as defined by Ord No. 2019-3	<i>Establishments primarily engaged in the fabrication, assembly or processing of goods</i>	
	Industrial/Manufacturing Manufacturing Plants Industrial Parks Welding Shops Wholesale Bakeries Utility Plants Utilities Building Agriculture Processing Facilities	per 1000 sf	\$1,728.00

WAREHOUSING / WHOLESALE	as defined by Ord No. 2019-3	<i>Establishments primarily engaged in the display, storage and sale of goods for resale; and movement and storage of products and equipment.</i>	
	Warehouse – Passive (storage) Moving and Storage Firms	per 1000 sf	\$676.00
	Warehouse – Active (Fulfillment Center/Parcel Hub) Wholesale Distributors Trucking and Shipping Operations Major Mail Processing Centers Agricultural Storage & Distribution	per 1000 sf	\$3,097.00
	Mini-Warehouse	per 1000 sf	\$230.00

Notes:

du = dwelling unit

sf = square feet

G. LAKE COUNTY RESIDENTIAL ROAD & SCHOOL IMPACT FEE SCHEDULE

Single Family Home

	Road	School
Up to 1500 sf living area	\$ 2,031.00	\$8,927.00
1501 to 2500 sf living area	\$ 2,706.00	\$8,927.00
Over 2500 sf living area	\$ 3,193.00	\$8,927.00
*Active Adult	\$ 1,115.00	\$0

Mobile Home (includes Manufactured and Modular)

	Road	School
Up to 1500 sf living area	\$ 2,031.00	\$ 4,718.00
1501 to 2500 sf living area	\$ 2,706.00	\$ 4,718.00
Over 2500 sf living area	\$ 3,193.00	\$ 4,718.00
In a Mobile Home Park (space)	\$ 1,115.00	\$ 4,718.00

Multi-Family (duplexes, townhouses, and timeshares)-PER UNIT

	Road	School
Multifamily, Townhouse, Duplex	\$ 1,136.00	\$ 7,192.00
*Active Adult Community	\$ 1,115.00	\$0

Fees are per dwelling unit.

Home Additions and Upgrades

NO ADDITIONAL FEES DUE

* Adult only communities which have received a qualifying letter from the County Attorney's office are exempt from paying the School impact fee.