

ORDINANCE NO.: 2010-13

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2
3 AN ORDINANCE AMENDING SUBSECTIONS 23-45(d), 23-68(b),
4 23-90(d), 23-113(d) AND 23-137(e) OF THE HERNANDO COUNTY CODE
5 OF ORDINANCES RELATING TO PERSONS WHOSE PREPAID
6 IMPACT FEES WERE RECEIVED BY THE BUILDING DEPARTMENT
7 ON OR PRIOR TO JUNE 2, 2005 BY EXTENDING THE TIME IN
8 WHICH TO OBTAIN A VALID BUILDING PERMIT ISSUED BY THE
9 BUILDING DEPARTMENT FROM JUNE 2, 2010 TO JUNE 2, 2011;
10 PROVIDING FOR SEVERABILITY; PROVIDING FOR FULL FORCE
11 AND EFFECT OF REMAINDER; PROVIDING FOR INCLUSION IN THE
12 CODE; AND PROVIDING FOR AN EFFECTIVE DATE.
13

14 WHEREAS, on June 2, 2005 and pursuant to ordinance, the Hernando County Board of
15 County Commissioners adopted, among other things, changes to the way that impact fees could
16 be paid and imposed a three year (*i.e.* June 2, 2008) sunset provision on impact fees that were
17 previously prepaid; and,
18

19 WHEREAS, relating to impact fees that were prepaid on or before June 2, 2005, the
20 Board of County Commissioners desires to extend the sunset provision from June 2, 2010 to
21 June 2, 2011, subject to the property owner obtaining a valid building permit on said prepaid
22 parcel on or before June 2, 2011.
23

24 NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY
25 COMMISSIONERS OF HERNANDO COUNTY, FLORIDA:
26

27 SECTION 1. Amending Chapter 23 (Planning), Article III (Impact Fees), Division 1 (Fire
28 Protection and Emergency Medical Services Capital Facilities Impact Fee), Section 23-
29 45(d) (prepayment of impact fees). Section 23-45(d) is hereby amended to read as follows,
30 with any underlined language added and any struck-through language deleted:
31

32 (d) Impact fees under this division may not be prepaid after June, 2, 2005. Impact fees are not
33 transferable from one parcel to another. Impact fees that were prepaid on or prior to June 2, 2005
34 under this division shall vest the parcel for the land use for which the fees are paid from any
35 increase in the fire protection and emergency medical services capital facilities impact fee
36 through the period ending June 2, ~~2010~~2011 and further provided that a valid building permit
37 has been issued by the Building Department for said parcel within this period. In the event that
38 the parcel owner does not obtain, or chooses not to obtain, a valid building permit by June 2,
39 ~~2010~~ 2011, then all impact fees previously prepaid against said parcel shall become refundable to
40 the current parcel owner of record, together with interest at the County's average annual rate of
41 return (and calculated from the date the impact fee was paid to the County through the date the
42 County issues a refund check, but no later than June 2, ~~2010~~ 2011); however, nothing herein shall
43 prevent the parcel owner from requesting this refund at any time after June 2, 2005. The current

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1 parcel owner of record must file a written request with the County Building Department as a
2 prerequisite to obtaining this refund. Following June 2, ~~2010~~ 2011, all amounts previously
3 prepaid under this division together with afore-described interest (and not otherwise refunded)
4 shall continue to remain as a credit against future impact fees requirements (the prevailing impact
5 fee rate structure at time of building permitting) as to said parcel, or until such time as a request
6 for refund has been received; however, interest shall no longer accrue after June 2, ~~2010~~ 2011.
7 No refunds shall be made for any prepaid impact fees except as otherwise provided for in this
8 division.
9

10 **SECTION 2. Amending Chapter 23 (Planning), Article III (Impact Fees), Division 2**
11 **(Educational Facilities Impact Fee), Section 23-68(b) (prepayment of impact fees).** Section
12 23-68(b) is hereby amended to read as follows, with any underlined language added and any
13 struck-through language deleted:
14

15 (b) Impact fees under this division may not be prepaid after June 2, 2005. Impact fees are not
16 transferable from one parcel to another. Impact fees that were prepaid on or prior to June 2, 2005
17 under this division shall vest the parcel for the land use for which the fees are paid from any
18 increase in the educational facilities impact fee through the period ending June 2, ~~2010~~ 2011 and
19 further provided that a valid building permit has been issued by the Building Department for said
20 parcel within this period. In the event that the parcel owner does not obtain, or chooses not to
21 obtain, a valid building permit by June 2, ~~2010~~ 2011, then all impact fees previously prepaid
22 against said parcel shall become refundable to the current parcel owner of record, together with
23 interest at the County's average annual rate of return (and calculated from the date the impact fee
24 was paid to the County through the date the County issues a refund check, but no later than June
25 2, ~~2010~~ 2011); however, nothing herein shall prevent the parcel owner from requesting this
26 refund at any time after June 2, 2005. The current parcel owner of record must file a written
27 request with the County Building Department as a prerequisite to obtaining this refund from or
28 on behalf of the Hernando County School Board. Following June 2, ~~2010~~ 2011, all amounts
29 previously prepaid under this division together with afore-described interest (and not otherwise
30 refunded) shall continue to remain as a credit against future impact fees requirements (the
31 prevailing impact fee rate structure at time of building permitting) as to said parcel, or until such
32 time as a request for refund has been received; however, interest shall no longer accrue after June
33 2, ~~2010~~ 2011. No refunds shall be made for any prepaid impact fees except as otherwise
34 provided for in this division.
35

36 **SECTION 3. Amending Chapter 23 (Planning), Article III (Impact Fees), Division 3**
37 **(Public Capital Facilities Impact Fee), Section 23-90(d) (prepayment of impact fee).** Section
38 23-90(d) is hereby amended to read as follows, with any underlined language added and any
39 struck-through language deleted:
40

41 (d) Impact fees under this division may not be prepaid after June 2, 2005. Impact fees are not
42 transferable from one parcel to another. Impact fees that were prepaid on or prior to June 2, 2005
43 under this division shall vest the parcel for the land use for which the fees are paid from any

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1 increase in the public capital facilities impact fee through the period ending June 2, ~~2010~~ 2011
2 and further provided that a valid building permit has been issued by the Building Department for
3 said parcel within this period. In the event that the parcel owner does not obtain, or chooses not
4 to obtain, a valid building permit by June 2, ~~2010~~ 2011, then all impact fees previously prepaid
5 against said parcel shall become refundable to the current parcel owner of record, together with
6 interest at the County's average annual rate of return (and calculated from the date the impact fee
7 was paid to the County through the date the County issues a refund check, but no later than June
8 2, ~~2010~~ 2011); however, nothing herein shall prevent the parcel owner from requesting this
9 refund at any time after June 2, 2005. The current parcel owner of record must file a written
10 request with the County Building Department as a prerequisite to obtaining this refund.
11 Following June 2, ~~2010~~ 2011, all amounts previously prepaid under this division together with
12 afore-described interest (and not otherwise refunded) shall continue to remain as a credit against
13 future impact fees requirements (the prevailing impact fee rate structure at time of building
14 permitting) as to said parcel, or until such time as a request for refund has been received;
15 however, interest shall no longer accrue after June 2, ~~2010~~ 2011. No refunds shall be made for
16 any prepaid impact fees except as otherwise provided for in this division.
17

18 **SECTION 4. Amending Chapter 23 (Planning), Article III (Impact Fees), Division 4 (Parks**
19 **Impact Fee), Section 23-113(d) (prepayment of impact fee).** Section 23-113(d) is hereby
20 amended to read as follows, with any underlined language added and any struck-through
21 language deleted:
22

23 (d) Impact fees under this division may not be prepaid after June 2, 2005. Impact fees are not
24 transferable from one parcel to another. Impact fees that were prepaid on or prior to June 2, 2005
25 under this division shall vest the parcel for the land use for which the fees are paid from any
26 increase in the parks impact fee through the period ending June 2, ~~2010~~ 2011 and further
27 provided that a valid building permit has been issued by the Building Department for said parcel
28 within this period. In the event that the parcel owner does not obtain, or chooses not to obtain, a
29 valid building permit by June 2, ~~2010~~ 2011, then all impact fees previously prepaid against said
30 parcel shall become refundable to the current parcel owner of record, together with interest at the
31 County's average annual rate of return (and calculated from the date the impact fee was paid to
32 the County through the date the County issues a refund check, but no later than June 2, ~~2010~~
33 2011); however, nothing herein shall prevent the parcel owner from requesting this refund at any
34 time after June 2, 2005. The current parcel owner of record must file a written request with the
35 County Building Department as a prerequisite to obtaining this refund. Following June 2, ~~2010~~
36 2011, all amounts previously prepaid under this division together with afore-described interest
37 (and not otherwise refunded) shall continue to remain as a credit against future impact fees
38 requirements (the prevailing impact fee rate structure at time of building permitting) as to said
39 parcel, or until such time as a request for refund has been received; however, interest shall no
40 longer accrue after June 2, ~~2010~~ 2011. No refunds shall be made for any prepaid impact fees
41 except as otherwise provided for in this division.
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1 **SECTION 5. Amending Chapter 23 (Planning), Article III (Impact Fees), Division 5**
2 **(Roads Impact Fee), Section 23-137(e) (prepayment of road impact fees).** Section 23-137(e)
3 is hereby amended to read as follows, with any underlined language added and any struck-
4 through language deleted:
5

6 (e) Impact fees under this division may not be prepaid after June 2, 2005. Impact fees are not
7 transferable from one parcel to another. Impact fees that were prepaid on or prior to June 2, 2005
8 under this division shall vest the parcel for the land use for which the fees are paid from any
9 increase in the roads impact fee through the period ending June 2, ~~2010~~ 2011 and further
10 provided that a valid building permit has been issued by the Building Department for said parcel
11 within this period. In the event that the parcel owner does not obtain, or chooses not to obtain, a
12 valid building permit by June 2, ~~2010~~ 2011, then all impact fees previously prepaid against said
13 parcel shall become refundable to the current parcel owner of record, together with interest at the
14 County's average annual rate of return (and calculated from the date the impact fee was paid to
15 the County through the date the County issues a refund check, but no later than June 2, ~~2010~~
16 2011); however, nothing herein shall prevent the parcel owner from requesting this refund at any
17 time after June 2, 2005. The current parcel owner of record must file a written request with the
18 County Building Department as a prerequisite to obtaining this refund. Following June 2, ~~2010~~
19 2011, all amounts previously prepaid under this division together with afore-described interest
20 (and not otherwise refunded) shall continue to remain as a credit against future impact fees
21 requirements (the prevailing impact fee rate structure at time of building permitting) as to said
22 parcel, or until such time as a request for refund has been received; however, interest shall no
23 longer accrue after June 2, ~~2010~~ 2011. No refunds shall be made for any prepaid impact fees
24 except as otherwise provided for in this division.
25

26 **SECTION 6. Severability.** It is declared to be the intent of the Board of County
27 Commissioners that if any section, subsection, clause, sentence, phrase, or provision of this
28 ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect
29 the validity of the remaining portions of this ordinance.
30

31 **SECTION 7. Full Force and Effect of Remainder.** All sections, subsections, clauses,
32 sentences, phrases, and provisions of Chapter 23, Article III, of the Code not amended herein
33 shall stay the same and remain in full force and effect until amended, repealed or otherwise acted
34 upon by the Board of County Commissioners.
35

36 **SECTION 8. Inclusion in the Code.** It is the intention of the Board of County Commissioners
37 of Hernando County, Florida, and it is hereby provided, that the provisions of this Ordinance
38 shall become and be made a part of the Code of Ordinances of Hernando County, Florida. To
39 this end, any section or subsection of this Ordinance may be renumbered or relettered to
40 accomplish such intention, and the word "ordinance" may be changed to "section," "article," or
41 other appropriate designation.
42

1 **SECTION 9. Effective date.** This ordinance shall take effect immediately upon filing with the
2 office of the Secretary of State of Florida.

3
4 **BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF**
5 **HERNANDO COUNTY** in Regular Session this 25th day of May, 2010

6
7 **BOARD OF COUNTY COMMISSIONERS**
8 **HERNANDO COUNTY, FLORIDA**

9
10
11 Attest: _____

Karen Nicolai

KAREN NICOLAI
CLERK



12 By: _____

John Druzbeck

JOHN DRUZBECK
CHAIRMAN

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19
20 **Approved as to Form and**
21 **Legal Sufficiency**

22
23 By: _____

Geoffrey T. Kirk 5/25/10

Geoffrey T. Kirk
Assistant County Attorney