

August 11, 2014

Mayor and County Commissioners
Orange County, Florida

Re: Transportation Impact Fee

Dear Mayor and Commissioners:

I watched with interest the hearings at the Commission meeting on August 5, 2014, relative to the transportation impact fee increase. I noted the concern expressed by GOBA and the efforts of the Commission to come to an equitable resolution. I believe that you will find that your suggested platting concept is not going to work for a number of reasons. In addition, while the issue of processing approvals, including platting, may need some adjustment, the fundamental issue that has not been addressed relates to the 33-1/3% increase in the transportation impact fee.

As you all know, I have been engaged in land use for a lengthy period of time and have observed the processes in Orange County as well as throughout other local jurisdictions in Central Florida. I know that you are sensitive to the needs of the construction industry as it is one of the primary drivers of our local economy. Let me suggest an alternative resolution that, I hope, addresses all the issues.

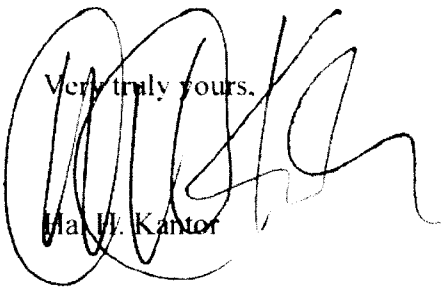
In order to address the problems with those projects which are in platting, I would suggest that you allow the existing fee schedule (at the 42% discount level) to remain intact until December 1st. This would give all those projects in the platting process approximately 3 months in which to obtain their approvals, which would seem to me to be ample time to resolve any of those projects in process which are properly filed with legitimate plats.

Then, on December 1st, I would suggest you raise the impact fees by one-half of your total increase or from 42% to 49% and then on December 1, 2015, increase them to 56%. This arrangement has the impact of resolving, as reasonably as possible, those cases which are in process. It would then step the raised transportation impact fee so that it would not fall on the industry all in one fell swoop. I would also suggest that the treatment of impact fees be consistent across all sectors of the construction industry -- commercial, industrial, residential, etc..

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Page 2

I would be pleased to meet with any of you at any time to discuss this further, if you would like.
I am just trying to help.

Very truly yours,


Mark W. Kantor

HHK/nla

Mayor Teresa Jacobs
County Commissioners
Scott Boyd
Fred Brummer
Pete Clarke
Jennifer Thompson
Ted Edwards
Tiffany Moore Russell
Ajit Lalchandani
Jeff Newton