

AN ORDINANCE BY THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE PASCO COUNTY LAND DEVELOPMENT CODE TO INCREASE FIRE COMBAT AND RESCUE IMPACT FEES BEYOND THE PHASE-IN LIMITATIONS IN SECTION 163.31801(6), FLORIDA STATUTES; AMENDING SECTION 103.1 JURISDICTIONAL APPLICABILITY; PROVIDING FOR AMENDMENTS TO SECTION 1302.6 FIRE COMBAT AND RESCUE SERVICE IMPACT FEE, TO MAKE SUCH SECTION CONSISTENT WITH THE 2024 FIRE COMBAT AND RESCUE SERVICE IMPACT FEE STUDY AND TO ADOPT SUCH STUDY; TO INCREASE THE AMOUNT OF FIRE COMBAT AND RESCUE SERVICE IMPACT FEES; PROVIDING FOR ADDITIONAL AMENDMENTS AS NECESSARY TO ENSURE INTERNAL CONSISTENCY; PROVIDING FOR APPLICABILITY; REPEALER; PROVIDING FOR SEVERABILITY; INCLUSION INTO THE LAND DEVELOPMENT CODE, AND AN EFFECTIVE DATE.

WHEREAS, on December 17 2003, Pasco County adopted Ordinance No. 04-02 to implement Fire Combat and Rescue Service Impact Fees for residential and non-residential uses, which have been codified into Section 1302.6 of the Paso County Land Development Code; and

WHEREAS, Pasco County continues to see unprecedented growth in population and development, and Pasco County Fire Rescue is unable to maintain an uninterrupted level of service delivery, while calls for service parallels population increases, elevating demands on Fire Combat and Rescue Facilities and Equipment with minimal increases to service delivery models; and

WHEREAS, Pasco County Fire Rescue remains below the nationwide industry standard on service delivery per 1,000 population, and experiences increasing unit hour utilization metrics on emergency service resources above the industry standard; and

WHEREAS, internal findings in an evaluation of the Fire Combat and Rescue Service Impact Fees proves the current 2004 fee structure cannot support the 2024 Fire Combat or Rescue Service Capital Improvement Plan; and

WHEREAS, Pasco County Administration supported and directed the retention of an independent consultant to complete an Impact Fee Study with recommendations focused on the 2024 Fire Combat and Rescue Service Capital Improvement Plan; and

WHEREAS, in June of 2024, Stantec completed the Pasco County Fire Combat and Rescue Service Impact Fee Study and provided the Final Report with conclusions and recommendations of amending and increasing the Fire Combat and Rescue Service Impact Fees needed to pay for Fire Combat and Rescue facilities and equipment to service future population growth and fund a substantial portion of the 2024 Fire Combat and Rescue Service Capital Improvement Plans; and

WHEREAS, in 2021, the State Legislature adopted, and the Governor signed into law, House Bill 337, which became Chapter 2021-63, Laws of Florida ("HB 337"), which made substantial changes to the impact fee requirements in Section 163.31801, Florida Statutes, including limiting impact fee increases to once every four (4) years, and limiting impact fee increases to a maximum of 50 percent of the existing impact fee rate, which must be implemented in two (2) or four (4) equal annual

installments (“Phase-In Limitations”), and

WHEREAS, Section 163.31801, Florida Statutes allows a local government to exceed the Phase-In Limitations if the local government demonstrates the extraordinary circumstances necessitating the need to exceed the Phase-In Limitations, and holds at least two publicly noticed workshops dedicated to these extraordinary circumstances (“Extraordinary Circumstances Workshop(s)”); and

WHEREAS, notice of this proposed ordinance amending the impact fee regulations, and notifying the public of proposed impact fee increases pursuant to Section 163.31801(3)(d), Florida Statutes, was published in the Tampa Bay Times on April 2, 2025; and

WHEREAS, on April 17, 2025, the Local Planning Agency conducted the first required Extraordinary Circumstances Workshop and a duly noticed public hearing and found the proposed amendments to the Fire Combat and Rescue Service impact fee regulations consistent with the Pasco County Comprehensive Plan; and

WHEREAS, the Board of County Commissioners conducted the second Extraordinary Circumstances Workshop on April 22, 2025 and duly noticed public hearings on April 22, 2025 and May 20, 2025 where the Board of County Commissioners considered all oral and written comments, including staff reports and information received during said Extraordinary Circumstances Workshop and public hearings and declares (a) that the proposed Fire Combat and Rescue Service Impact Fee increase beyond the Phase-In Limitations is necessitated by extraordinary circumstances, including, but not limited to, the extraordinary increases in construction costs since 2004, and (b) that this Ordinance is consistent with the Pasco County Comprehensive Plan; and

WHEREAS, in exercise of the authority referenced above the Board of County Commissioners of Pasco County has determined it is necessary and desirable to amend the Fire Combat and Rescue Service impact fee regulations in the Pasco County Land Development Code.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Pasco County, Florida, as follows:

Section 1. Authority.

This ordinance is enacted pursuant to Chapter 125 and 163, Florida Statutes, as amended and under the home rule powers of the County.

Section 2. Recitals.

The WHEREAS Clauses above are true and accurate and are incorporated herein by reference and made a part of this Ordinance.

Section 3. Applicability.

All provisions of this Ordinance shall apply to the unincorporated areas of Pasco County, Florida, and to those incorporated municipalities in Pasco County that have entered into an interlocal agreement with Pasco County providing for the collection of Fire Combat and Rescue Service Impact Fees.

Section 4. Amendments.

The Pasco County Land Development Code is hereby amended as shown and described in Exhibit A.

Section 5. Repealer.

Any and all ordinances in conflict herewith are hereby repealed to the extent of any conflict.

Section 6. Severability.

It is declared to be the intent of the Board of County Commissioners of Pasco County, Florida, that if any section, subsection, sentence, clause, or provision of this Ordinance shall be declared invalid, the remainder of this Ordinance shall be construed as not having contained said section, subsection, sentence, clause, or provisions and shall not be affected by such holding.

Section 7. Inclusion into the Land Development Code.

It is the intent of the Board of County Commissioners that the provisions of this Ordinance shall become and be made part of the Pasco County Land Development Code and that the sections of this Ordinance may be renumbered or relettered.

Section 8. Scrivener's Error.

The County Attorney may correct scrivener's error found in this Ordinance by filing a corrected copy of this Ordinance with Board Records.

Section 9. Effective Date.

A certified copy of this ordinance shall be filed with the Florida Department of State by the Clerk to the Board within ten (10) days after adoption and shall take effect upon filing with the Florida Department of State.

ADOPTED with a quorum present and voting this 20th day of May, 2025.

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA



Nikki Alvarez-Sowles
BCC 05-20-2025 FR25-1621

NIKKI ALVAREZ-SOWLES, ESQ
PASCO COUNTY CLERK & COMPTROLLER

APPROVED
IN SESSION
MAY 20 2025
PASCO COUNTY
BOC

Kathryn Starkey
KATHRYN STARKEY, CHAIRMAN

Exhibit A

CHAPTER 100. GENERAL PROVISIONS

SECTION 101. TITLE

This Code shall be entitled the Pasco County Land Development Code and may be referred to herein as this Code. Whenever a reference is made to this Code or any portion thereof, the reference shall apply to all amendments, corrections, and additions heretofore, now, or hereafter made.

SECTION 102. AUTHORITY AND PURPOSE

102.1. Pursuant to Article VIII, Section I(f), of the Constitution of the State of Florida; the Local Government Comprehensive Plan and Land Development Act, Chapter 163, Part II, Florida Statutes, as amended; and Chapter 125, Florida Statutes, as amended, the County is authorized and required to adopt this Code consistent with the adopted Pasco County Comprehensive Plan.

This Code consists of certain regulatory and administrative ordinances of the County, codified pursuant to the provisions of Sections 125.66, 125.67, and 125.68, Florida Statutes.

102.2. The provisions of this Code shall be construed and implemented to achieve the following intentions and purposes of the Board of County Commissioners (BCC):

- A. To establish the regulations, procedures, and standards for review and approval of all proposed development in the County.
- B. To foster and preserve public health, safety, and welfare and to aid in the harmonious, orderly, and progressive development of the County in accordance with the adopted Comprehensive Plan.
- C. To implement a development review process that is:
 - 1. Efficient, in terms of time and expense;
 - 2. Effective, in terms of addressing the natural resource and public facility implications of proposed development;
 - 3. Equitable, in terms of consistency with regulations and procedures;
 - 4. Equitable, in terms of preservation of the rights of property owners; and
 - 5. Equitable, in the consideration of the interests of the citizens of the County.
- D. To implement the Comprehensive Plan.

SECTION 103. APPLICABILITY

103.1. **Jurisdictional Applicability**

Except where otherwise provided for in this Code, the provisions of this Code apply to all land where any portion is within the jurisdiction of unincorporated Pasco County. Notwithstanding the forgoing, this Code, Section 1302.3, School Impact Fees, shall apply throughout the entire incorporated and unincorporated areas of the County. Other provisions of this Code may apply to incorporated areas of the County pursuant to an interlocal agreement between the County and a municipality(ies).

103.2. **Applicability**

The provisions of this Code apply to all uses, structures, and development proposed within the County. Where a development approval has been granted for a use, structure, or development, the owner/applicant may proceed with that development approval under the terms of the Code existing at the time of development approval, unless otherwise specified in the text of this Code.

SECTION 104. REQUIRED CONSISTENCY WITH THE COMPREHENSIVE PLAN

This Code is consistent with the Pasco County Comprehensive Plan. Any amendments to this Code must be consistent with the Comprehensive Plan, in effect at the time of any proposed amendment to this Code. An amendment to this Code is consistent with the Comprehensive Plan if it implements the Goals, Objectives, Policies, and strategies and any vision statement contained in the Comprehensive Plan. No development may be approved unless it is determined that the proposed development is consistent with the Comprehensive Plan.

SECTION 105. CONSTRUCTION

105.1. **Coordination with Other Regulations**

- A. The uses, structures, and land within the unincorporated area of Pasco County are subject to all other applicable regulations, whether or not such other provisions are specifically referenced in this Code. References to other regulations or provisions of this Code are for the convenience of the reader and are not exhaustive. The lack of a reference or a cross-reference does not exempt a use, structure, development, or land from those regulations or all other applicable provisions of this Code.
- B. If a provision of this Code requires a greater width or size of a yard, court, or other open space; requires a lower building height or fewer number of stories for a building; requires a greater percentage of lot to be left unoccupied; or otherwise imposes higher standards than those required under another statute or local ordinance or regulation, the regulation adopted under this Code controls. If the other statute or local ordinance or regulation imposes higher standards, that statute, ordinance, or regulation controls.

105.2. **Rules of Construction**

- A. This Code contains numerous graphics, pictures, illustrations, and drawings in order to assist the reader in understanding and applying this Code. However, to the extent that there is any inconsistency between the text of this Code and any such graphic, picture, illustration, or drawing, the text controls unless otherwise provided in the specific section.
- B. Title and chapter headings and section catch lines in this Code shall not be deemed to govern, limit, modify, or in any manner affect the scope, meaning, or intent of the provisions of any title, chapter, or section hereof.
- C. Words as defined herein, whether within individual sections of this Code or as put forth in Appendix A, Definitions, are specifically incorporated herein and made a part of this Code.
- D. All general provisions, terms, phrases, and expressions contained in this Code shall be liberally construed in order that the true intent and meaning of the BCC may be fully carried out. Terms used in this Code, unless otherwise specifically provided, shall have the meanings prescribed by the statutes of the State for the same terms. Where any provision of this Code imposes greater restrictions upon the use of land than the general provision imposed by this Code, the provision imposing the greater restriction or regulation shall be deemed to be controlling.
- E. Where this Code incorporates by reference a provision of another statute, regulation, guideline, or rule, it shall be deemed to be the most recent applicable version.

105.3. **Rules of Interpretation**

A. **Gender**

Words importing the masculine gender shall be construed to include the feminine and neuter. Words importing the feminine gender shall be construed to include the masculine and neuter.

B. **Number**

A word importing the singular number only may extend and be applied to several persons and things as well as to one person and thing. The use of the plural number shall be deemed to include any single person or thing.

C. **Shall, May**

The word "shall" is mandatory and not discretionary; "may" is permissive.

D. **Written or in Writing**

The term "written" or "in writing" shall be construed to include any representation of words, letters, or figures, whether by printing or otherwise.

E. Computation of Time

The time within which an act is to be done shall be computed by excluding the first and including the last day. If the last day is a Saturday, Sunday, or legal holiday, that day shall be excluded.

F. Day

The word "day" shall mean a calendar day unless a working day is indicated.

105.4. **Continuation of Existing Ordinances**

The sections of this Code, insofar as they are substantially the same as legislation previously adopted by the County relating to the same subject matter, shall be construed as restatements and continuations thereof and not as new enactments.

105.5. **Effect of Repeal or Amendment**

- A. The repeal or amendment of an ordinance shall not revive any ordinance in force before or at the time the repealed or amended ordinance took effect.
- B. The repeal or amendment of any ordinance shall not affect any punishment or penalty finalized before the repeal took effect, nor any suit, prosecution, or proceeding pending at the time of the repeal for an offense committed under the repealed or amended ordinance.

SECTION 106. AMENDMENT OF THIS CODE

106.1. **Purpose**

This Code may be amended from time to time in accordance with the procedures and standards set forth in this section. The purpose of this section is not to relieve particular hardships and not to confer special privileges or rights on any person, but only to make adjustments to the text of this Code that are necessary in light of changed conditions or changes in public policy or that are necessary to implement the Comprehensive Plan or to advance the general welfare of the County.

106.2. An amendment to the text of this Code may be initiated by the BCC.

106.3. **Public Hearings**

Public hearings to consider and adopt amendments to this Code shall be duly noticed in accordance with the general procedures and requirements of Section 125.66, Florida Statutes, and other applicable law. Public hearings to enact emergency ordinances to amend the text of this Code need not comply with the notice requirements of Section 304, hereof, so long as they comply with the requirements of Section 125.66(3), Florida Statutes. The Local Planning Agency (LPA) shall hold an

advertised public hearing to consider the proposed amendment, provided additional hearings may be held at the option of the LPA. The BCC shall hold an advertised public hearing to consider the proposed amendment, provided additional hearings shall be held when required by applicable law and when at the option of the BCC.

106.4. **Recommendation of the LPA**

The LPA shall consider the proposed amendment and provide a recommendation to the BCC addressing consistency with the Comprehensive Plan. The LPA may also provide comments, including recommended changes to the proposed amendment and additional issues to be considered. The County Administrator or designee shall forward the recommendation and comments of the LPA, together with any County staff recommendations, to the BCC for consideration in the public hearing or hearings in which the proposed amendment will be considered.

106.5. **Action by the BCC**

The BCC may:

- A. Determine that the proposed amendment is consistent with the Comprehensive Plan and promotes the public health, safety and welfare and adopt the amendment as proposed, or with such modifications as are necessary ensuring consistency with the Comprehensive Plan and promoting public health, safety and welfare;
- B. Refer the matter back to the LPA for further consideration; or
- C. Determine that the proposed amendment is not consistent with the Comprehensive Plan or does not promote the public health, safety, or welfare and reject the proposed amendment.

SECTION 107. FEES

The BCC is authorized to adopt, by resolution, all necessary fees to administer, implement, and enforce this Code. The said fee resolution may include provisions for consulting assistance as required.

SECTION 108. ENFORCEMENT

- 108.1. Any person who violates any provision of this Code may be prosecuted and punished in the manner provided by law under Section 125.69, Florida Statutes; Chapter 162, Part II, Florida Statutes; Section 1 of the Pasco County Code of Ordinances; and/or as otherwise specifically provided for elsewhere in this Code. Nothing in this Code shall be construed to prohibit the County from enforcing this Code by any means including, but not limited to, issuance of a citation without warning, a summons, an arrest, an action before an enforcement board or special master, a civil action for injunctive relief, a stop work order, demolition, or by any other matter provided for in Chapter 125, Florida Statutes, or the Pasco County Code of Ordinances. Each violation of this Code shall be a separate offense. Each day that the violation continues shall constitute a separate violation. All costs for enforcement, prosecution,

and judicial review may be assessed against the violator of the provisions of this Code on finding by the court that the violations have occurred.

- 108.2. The owner, tenant, or occupant of any land or structure or part thereof, and any architect, builder, contractor, agent, or other person who participates in, assists, directs, creates, or maintains any situation that is contrary to the requirements of this Code, or any person otherwise responsible as provided elsewhere in this Code, may be held responsible for the violation and be subject to the penalties and remedies provided for in this Code.
- 108.3. The BCC or any aggrieved person may resort to such remedies in law and equity as may be necessary to ensure compliance with the provisions of this Code, including injunctive relief to enjoin and restrain any person violating the said provisions. The County may elect any or all of the available remedies concurrently and the pursuance of one shall not preclude the pursuance of another. The County Attorney is hereby authorized to take whatever legal action is necessary to prevent, abate, or correct violations of this Code.
- 108.4. Any law enforcement official, County Code Enforcement Officer, and the County Administrator or designee is hereby designated as a "Code Enforcement Officer" authorized to issue citations for the County.
- 108.5. County officials authorized to issue development approvals including, but not limited to, Building Permits and Certificates of Occupancy, may withhold such approvals from any person found to be in violation of this Code or in violation of any prior, unexpired, development approval issued in accordance with the provisions of this Code. Such pending development approvals and/or permits may be withheld until compliance with this Code or the development approval occurs. However, any person aggrieved by a decision to withhold a pending development approval and/or permit may appeal such decision to the Planning Commission, pursuant to Section 407.1.
- 108.6. It shall not be a defense to or grounds for dismissal of any action for damages and civil penalties that the County has failed to exhaust its administrative remedies, has failed to serve a notice of violation, or has failed to hold an administrative hearing prior to the institution of a civil action, or that criminal proceedings or other enforcement proceedings are pending. The failure of the County to enforce any requirements of this Code shall not constitute a waiver of the County's right to enforce this Code with respect to that violation or subsequent violations of the same type or to pursue other remedies.
- 108.7. The County's Uniform Fine Schedule, as provided for in Sections 1-11 of the Pasco County Code of Ordinances and as may be amended, is incorporated herein.

- 108.8. In the event a violation of this Code or a permit creates an immediate health hazard or threatens immediate, serious damage to the public health or threatens or causes irreparable injury or damage to aquatic life or property, the County Administrator or designee shall have the power and authority to order immediate cessation of the activities causing such conditions. Any person receiving such an order for immediate cessation of operations shall immediately comply with the requirements thereof. It shall be unlawful for any person to fail or refuse to comply with an order for immediate cessation issued and served under the provisions of this Code. The failure of a permittee or any other appropriate party to comply with an order for immediate cessation issued under this Code or with any requirements, measures, or steps imposed upon the violator through such an order shall be unlawful and shall constitute a violation of this Code.

- 108.9. Any person violating the provision of this Code and causing damage, destruction, or unsafe, dangerous, or unhealthful conditions shall be responsible for:
 - A. Correcting such conditions.

 - B. Repairing damage to or replacing destroyed County, public, or County-maintained property.

 - C. Reimbursing the County for the cost of correcting such conditions, repairing, or replacing County or publicly owned or maintained property, where such correction, repair, or replacement by the County is required, provided that prior to undertaking repair or replacement, the County may first make:
 - 1. Demand upon a person responsible for such adverse conditions, damage, or destruction to make appropriate corrections, repairs, or replacement.

 - 2. If such demand is made, the responsible person shall take such action within a reasonable time as determined by the County, based upon the circumstances giving rise to the demand.

 - D. Indemnifying the County for any liability for damages caused by such violation or violations.

- 108.10. Any person failing to implement or carry out development in accordance with this Code or other applicable regulations or approved plans, development permits, applications, conditions, or standards shall be responsible for correcting, repairing, or replacing materials, property, or conditions in order to bring the development into conformity with such regulations, this Code, plans, development permits, applications, conditions, or standards. Any such person shall be deemed in violation of this Code.

- 108.11. Enforcement of any setback or height restrictions set forth in this Code, Chapter 500, Zoning and Section 1003, Gates, Fences, and Walls, shall be barred if enforcement; e.g., notice of violation, citation, complaint, lawsuit, etc., of such violation has not been initiated within one (1) year of the date the violation occurs. This exemption shall not apply to violations involving recreational vehicles, nor to buildings or structures built or placed without required building or zoning permits and/or inspections after January 1,

1995, nor to buildings or structures built or placed upon easements where structures would otherwise be prohibited.

- 108.12. The following acts and omissions constitute a violation of this Code:
- A. Failing to observe any requirements of this Code.
 - B. Failing to perform any act required by this Code.
 - C. Failing to perform any act required by this Code in the manner or within the time specified for performance.
 - D. Performing an act prohibited by this Code.
 - E. Failing to observe any condition of any permit or approval.
 - F. Failing to pay required fees.
 - G. Failing to comply with a recorded deed restriction that was utilized to secure a county development approval or county mobility fee or impact fee exemption, waiver, or reduction.

CHAPTER 1300. CAPITAL FACILITIES, FEES, AND INCENTIVES RELATED TO FEES

SECTION 1302. IMPACT FEES

1302.6. **Fire Combat and Rescue Service Impact Fees**

A. Intent and Purpose

1. To establish uniform fire combat and rescue service impact fees in the County and establish procedures for the imposition, calculation, collection, administration, and expenditure of fire combat and rescue service impact fees imposed on new building construction.
2. To facilitate the implementation of the Goals, Objectives, and Policies of the Comprehensive Plan, specifically, Objectives CIE 1.3 and CIE 1.4 of the Capital Improvements Element, relating to limiting reliance on ad valorem revenues and utilizing funding directly from new building construction to offset appropriate costs of serving new building construction with public facilities.
3. To ensure that new building construction is reasonably benefited by the provision of the public fire combat and rescue service facilities and equipment provided with the proceeds of fire combat and rescue service impact fees.
4. To ensure that all applicable legal standards and criteria are properly incorporated in these procedures.

B. Fire Combat and Rescue Service Impact Fee Study and Modifications

1. The Board of County Commissioners (BCC) has adopted and incorporates by reference the Fire Combat and Rescue Service Impact Fee Study by Stantec, dated June 11, 2024 and the 2024-2033 Fire Combat and Rescue Service Capital Improvement Plans (“Capital Plans”) as an attachment to the Impact Fee Study.
2. The following changes can be made to the Capital Plans without requiring an amendment to the impact fee structure in the LDC: (1) moving projects to different phases, (2) replacing existing facilities or projects in the Capital Plans with new facilities or projects that are equal to or less than the cost of existing facilities or projects, (3) adding facilities or projects to the Capital Plans that are fully funded with non-impact fee revenue sources, (4) adding to or changing the scope of facilities or projects in the Capital Plans where additional scope items are funded by non-impact fee revenue, and (5) fully funding facilities with impact fees where project costs exceed the Capital Plans cost estimates by less than 20%. The above listed changes to the Capital Plans may be adopted by Board resolution or through the Board’s approval of amended Capital Plans in conjunction with the Board’s approval of the yearly budget.

3. This section and the Fire Combat and Rescue Service Impact Fee Study may be reviewed and updated by the BCC no sooner than every four (4) years. The purpose of this review and update is to demonstrate that the fire combat and rescue service impact fee addresses, but does not exceed, reasonably anticipated costs associated with growth necessitated, capital improvements. In the event the review demonstrates that anticipated costs have changed, the study and the fire combat and rescue service impact fee shall be amended in accordance therewith.
4. The failure to prepare a review and update as provided herein shall not affect the effectiveness or the administration of this section.

C. Imposition

1. The fire combat and rescue service impact fee shall be imposed on all new construction occurring within unincorporated Pasco County and the municipalities of Dade City, St. Leo, and San Antonio. The fire combat and rescue impact fee shall be imposed on all new construction in the municipality of Zephyrhills upon entering into the required interlocal agreement with Zephyrhills. The rescue service impact fee shall be imposed on all new construction in the municipalities of Port Richey and New Port Richey if such municipalities enter into an interlocal agreement requiring such imposition.
2. For Building Permits or Mobile Home Tie-Down Permits for which a complete application is submitted on or prior to July 1, 2025, the Fire Combat and Rescue Impact Fees shall be as follows:

FIRE COMBAT	
Residential Uses:	
Fire Combat Land	\$ 27.45 Per Dwelling Unit
Facilities and Equipment	\$221.00 Per Dwelling Unit
Total	\$248.45 Per Dwelling Unit
Nonresidential Uses:	
Fire Combat Land	\$35.83 Per 1,000 Square Feet of Gross Floor Area
Facilities and Equipment	\$288.50 Per 1,000 Square Feet of Gross Floor Area
Total	\$324.33 Per 1,000 Square Feet of Gross Floor Area
Rescue Service	
Residential Uses:	
Rescue Service Land	\$19.79 Per Dwelling Unit
Facilities and Equipment	\$152.15 Per Dwelling Unit
Total	\$171.94 Per Dwelling Unit
Nonresidential Uses:	
Rescue Service Land	\$25.83 Per 1,000 Square Feet of Gross Floor Area
Facilities and Equipment	198.61 Per 1,000 Square Feet of Gross Floor Area
Total	\$224.44 Per 1,000 Square Feet of Gross Floor Area
	The gross floor area of a nonresidential use shall be capped at a maximum area of 50,000 square feet per building for purposes of calculation of the fire combat and rescue service impact fee. Nonresidential uses greater than 50,000 square feet in the gross floor area shall be calculated as if the gross floor area were 50,000 square feet.

For Building Permits or Mobile Home Tie-Down Permits for which a complete application is submitted after July 1, 2025,¹ the Fire Combat and Rescue Impact Fees shall be as follows:

¹ In the event a law takes effect that prevents Pasco County from adopting more restrictive or burdensome land development regulations following a hurricane, and if such law applies to Pasco County's increase of Fire Combat and Rescue Service impact fees adopted on May 20, 2025, this July 1, 2025 date shall be automatically extended to the date that Pasco County is no longer prevented from adopting more restrictive or burdensome land development regulations following a hurricane; provided, however, such extended date shall only apply to those Building Permits or Mobile Home Tie-Down Permits that are entitled to the benefit of the law that prevents Pasco County from adopting more restrictive or burdensome land development regulations following a hurricane.

FIRE COMBAT	
Residential Uses:	
Fire Combat Land	\$ 36.00 Per Dwelling Unit
Facilities and Equipment	\$380.00 Per Dwelling Unit
Total	\$416.00 Per Dwelling Unit
Nonresidential Uses:	
Fire Combat Land	\$32.00 Per 1,000 Square Feet of Gross Floor Area
Facilities and Equipment	\$330.00 Per 1,000 Square Feet of Gross Floor Area
Total	\$362.00 Per 1,000 Square Feet of Gross Floor Area
Rescue Service	
Residential Uses:	
Rescue Service Land	\$29.00 Per Dwelling Unit
Facilities and Equipment	\$229.00 Per Dwelling Unit
Total	\$258.00 Per Dwelling Unit
Nonresidential Uses:	
Rescue Service Land	\$25.00 Per 1,000 Square Feet of Gross Floor Area
Facilities and Equipment	\$199.00 Per 1,000 Square Feet of Gross Floor Area
Total	\$224.00 Per 1,000 Square Feet of Gross Floor Area

3. The fire combat and rescue service impact fee shall be determined at the time a completed application for a Building Permit is submitted and paid prior to the issuance of any Certificate of Occupancy (CO).

4. Exemptions or Partial Exemptions. An exemption or partial exemption must be claimed by the applicant or it shall be waived. Payment of the fire combat and rescue service impact fee shall not apply, or shall be reduced, in the following situations if the applicant clearly demonstrates with competent substantial evidence to the County Administrator or designee one of the following:
 - a. New building construction for which a completed application for a Building Permit has been submitted, where a Building Permit has been issued, or for which a CO has been issued prior to January 13, 2004.

 - b. Other uses. No fire combat and rescue service impact fee shall be imposed on a use, development, project, structure, building, fence, sign, or other building construction activity that cannot result in an increase in the demand for fire combat and rescue service facilities. An applicant who requests an exemption pursuant to this subsection for an activity not specifically enumerated herein shall request a determination from the

County Administrator or designee that the activity does not result in an increase in a demand generator for the fire combat and rescue service system. An applicant may appeal such a determination pursuant to this Code.

- c. Alterations or expansions. No fire combat and rescue service impact fee shall be imposed for alterations or expansions of a residential use that existed January 13, 2004, where no additional dwelling units are created. However, where an alteration or expansion will create an additional dwelling unit; e.g., a single-family detached house altered to create two (2) or more multi-family dwelling units, a fire combat and rescue service impact fee equivalent to the difference between the fire combat and rescue service impact fee amount for the existing use and the new use shall be due for each additional dwelling unit, pursuant to the fire combat and rescue service impact fee schedule in place at the time of the change in circumstances. No fire combat and rescue service impact fee shall be imposed for alterations or expansions of a nonresidential use that existed on January 13, 2004, where no additional, gross floor area is created. However, where an alteration or expansion will create additional, gross floor area of a nonresidential use, a fire combat and rescue service impact fee equivalent to the difference between the fire combat and rescue service impact fee amount for the existing use, and the new use shall be due for the additional, gross floor area pursuant to the fire combat and rescue service impact fee schedule in place at the time of the change in circumstances, subject to the limitations of this section.
- d. Accessory buildings or structures. No fire combat and rescue service impact fee shall be imposed for the building construction of accessory buildings or structures.
- e. Replacement of residential use or nonresidential use. No fire combat and rescue service impact fee shall be imposed for the replacement of a residential use or nonresidential use, in whole or in part, as long as the owner can demonstrate that the same use existed on January 13, 2004. However, where a replacement will create a greater fire combat and rescue service demand generator; e.g., for a residential use, one dwelling unit replaced by two (2) or more dwelling units; or for a nonresidential use, an increase in the gross floor area, a fire combat and rescue service impact fee equivalent to the difference shall be due for the resulting dwelling unit or nonresidential use pursuant to the fire combat and rescue service impact fee schedule in place at the time of the change in circumstances.

- f. Mobile homes. No fire combat and rescue service impact fee shall be imposed for the issuance of a Tie-Down Permit for a mobile home where the applicant is able to demonstrate to the County Administrator or designee that a fire combat and rescue service impact fee has previously been paid for the lot upon which the mobile home is to be situated.
- g. Recreational vehicle sites. Fire combat and rescue service impact fees shall be imposed only once per recreational vehicle site and shall be calculated based on one (1) dwelling unit per recreational vehicle site. A recreational vehicle site is an area providing for one (1) water or electrical service connection to one (1) recreational vehicle dwelling unit. Areas in which more than one (1) recreational vehicle site is provided shall have the fire combat and rescue service impact fees calculated for each recreational vehicle site. The replacement of recreational vehicles on a recreational vehicle site shall not require payment of a fire combat and rescue service impact fee.
- h. Farm and ranch buildings on land used for bona fide, agricultural purposes as classified by the County Property Appraiser. The exemption shall not apply to residential units on bona fide, agricultural land.
- i. Affordable Housing Exemption. No fire combat and rescue service impact fee shall be imposed for a dwelling unit that is affordable to a family with a median income that does not exceed eighty (80) percent of the median income for the Tampa-St. Petersburg-Clearwater standard metropolitan statistical area. To qualify for the Affordable Housing Exemption, the dwelling unit, or the larger planned development that includes the dwelling unit, or the multiple family building, as applicable, must be designated as affordable by the County Administrator or designee consistent with the foregoing definition and applicable Federal, State, and local income and expense criteria for affordable housing and must be sold or leased to a family that satisfies the foregoing income criteria, as determined by the County Administrator or designee. The County shall impose deed restrictions, mortgage requirements, and/or liens that ensure that any dwelling unit or multiple-family building that is awarded the Affordable Housing Exemption remains affordable. The owner of any dwelling unit or multiple family building that was awarded the Affordable Housing Exemption that resells or leases such dwelling unit at a price that is no longer affordable or resells or leases such dwelling unit to a family that does not satisfy the foregoing income criteria, as determined by the County Administrator or designee consistent with the foregoing definition, shall be required to pay to the County the entire fire combat and rescue service impact fee that was exempted, which shall be calculated based on the

fee in place at the time the violation occurs. Failure to pay such fee shall be considered a violation of this section which shall make the owner subject to the County enforcement provisions of this section, in addition to any other remedies of the County as set forth in the County imposed deed restrictions, mortgage requirements, and/or liens. Notwithstanding the foregoing, a person shall not be eligible for the Affordable Housing Exemption if that person has invoked the land use/zoning preemption or mandatory property tax exemption in the Live Local Act (Section 125.01055(7) or Section 196.1978(3), Florida Statutes).

- j. Moderate Income Affordable Housing Partial Exemption. A dwelling unit that is affordable to a family with a median income that is between eighty (80) percent and one hundred and twenty (120) percent of the median income for the Tampa-St. Petersburg-Clearwater standard metropolitan statistical area shall be exempt from seventy-five (75) percent of the applicable fire combat and rescue service impact fee set forth in Section 1302.6.C. (i.e. is required to pay twenty-five (25) percent of such fee). To qualify for the Moderate Income Affordable Housing Partial Exemption, the dwelling unit, or the larger planned development that includes the dwelling unit, or the multiple family building, as applicable, must be designated as affordable by the County Administrator or designee consistent with the foregoing definition and applicable Federal, State, and local income and expense criteria for affordable housing, must be constructed by a registered non-profit, and be sold or leased to a family that satisfies the foregoing income criteria, as determined by the County Administrator or designee. The County shall impose deed restrictions, mortgage requirements, and/or liens that ensure that any dwelling unit or multiple-family building that is awarded the Moderate Income Affordable Housing Partial Exemption remains affordable. The owner of any dwelling unit or multiple family building that was awarded the Moderate Income Affordable Housing Partial Exemption that resells or leases such dwelling unit at a price that is no longer affordable or resells or leases such dwelling unit to a family that does not satisfy the foregoing income criteria, as determined by the County Administrator or designee consistent with the foregoing definition, shall be required to pay to the County the amount of the Moderate Income Affordable Housing Partial Exemption (i.e. seventy-five (75) percent of the applicable fire combat and rescue service impact fee), which shall be calculated based on the fee in place at the time the violation occurs. Failure to pay such amount shall be considered a violation of this section which shall make the owner subject to the County enforcement provisions of this section, in addition to any other remedies of the County as set forth in the County imposed deed restrictions, mortgage requirements, and/or

liens. Notwithstanding the foregoing, a person shall not be eligible for the Moderate Income Affordable Housing Partial Exemption if that person has invoked the land use/zoning preemption or mandatory property tax exemption in the Live Local Act (Section 125.01055(7) or Section 196.1978(3), Florida Statutes).

5. Any new building construction which is determined to be exempt or partially exempt from the payment of fire combat and rescue service impact fees, but which, as a result of a change in circumstances, produces a residential use or nonresidential use not exempt or partially exempt pursuant to this section hereto, shall pay the fire combat and rescue service impact fee imposed by this section according to the impact fee schedule in effect at such time as the change in circumstances occurs.

D. Calculation

1. Upon receipt of a complete application for a Building Permit, the County Administrator or designee shall determine the applicable fire combat and rescue service impact fee in the following manner:
 - a. Residential uses. Multiply the number of dwelling units created by the new building construction by the appropriate fire combat and rescue service impact fee amount pursuant to the fire combat and rescue service impact fee schedule. If the applicant has received a credit pursuant to this chapter, that credit shall be subtracted from the otherwise applicable fire combat and rescue service impact fee, if such credit applies.
 - b. Nonresidential uses. Divide the square footage of the gross floor area by 1,000, and multiply the resulting number by the appropriate fire combat and rescue service impact fee amount pursuant to the fire combat and rescue service impact fee schedule. If the applicant has received a credit pursuant to this section, that credit shall be subtracted from the otherwise applicable fire combat and rescue service impact fee, if such credit applies.
2. An applicant may request, at any time, a nonbinding estimate of fire combat and rescue service impact fees due for a particular development; however, such estimate is subject to change when a complete application for a Building Permit for new building construction is made.

E. Credits

1. Any applicant or successor in interest that donates fire combat or rescue service land, facilities, or equipment, or paid a fee for fire combat or rescue service land acquisition, facility construction, or equipment acquisition, may be entitled to a credit, provided: (a) the costs of such fire combat or rescue service land, facilities, or equipment have been included in the fire combat and rescue service impact fee calculation methodology; or (b) the fire combat or rescue service land, facilities, or equipment donated, or fee paid for fire combat or rescue service land acquisition, facility construction, or equipment acquisition, is determined by the County Administrator or designee to be a reasonable substitute for the fire combat and rescue service impact fee due.

2. The value of such credit shall be calculated in the following manner:

If fire combat or rescue service land, facilities, or equipment were donated, the value of the credit shall be based upon the value of the donated property at the time of conveyance, unless the donating person and County Administrator or designee or the BCC agrees to another valuation date. The amount of the credit for land donations shall be 115 percent of the assessed value of the conveyed land as determined by the County Property Appraiser unless the donating person and the County Administrator or designee or the BCC agrees in a development approval to another credit amount. The amount of the credit for fire combat and rescue service facilities or equipment shall be established in a written agreement between the person donating the fire combat and rescue service facilities, or equipment and the BCC.

3. Requests for credits for donated land, facilities, or equipment shall be submitted to the County Administrator or designee by the applicant. The request for a credit shall be accompanied by relevant documentary evidence establishing the eligibility of the applicant for the credit.
4. Transferability. Fire combat and rescue service impact fee credits are transferable. Transferable credits may be sold, assigned, or conveyed to another person or transferred to another project of the applicant within the County. To transfer credits, the applicant must submit to the County Administrator or designee, a letter signed and notarized by the owner of the credits that specifies the name of the person receiving the transfer of the credits and the amount of the credit being transferred. Regardless of the date of transfer, the transfer of the credit shall not be effective until the transfer letter is received and accepted by the County Administrator or designee.
5. Unused credits shall not be refunded.

F. Payment/Collection

1. The County Administrator or designee shall collect the fire combat and rescue service impact fee prior to the issuance of a CO for the new building construction. Where a CO is not required, the fire

combat and rescue service impact fee shall be paid prior to the final inspection.

2. Notwithstanding the foregoing, nothing in this section shall prevent the County from studying or adopting an alternate method of payment of the fire combat and rescue service impact fee; e.g., payment over time through special assessments.

G. Establishment of Fire Combat and Rescue Service Impact Fee Funds/Appropriation of Funds

1. The County shall establish a fire combat impact fee fund for fire combat and a rescue service impact fee fund for rescue service impact fees. Such funds shall clearly be identified as monies collected as fire combat and rescue service impact fees. All fire combat and rescue service impact fees collected by the County shall be deposited into the fire combat and rescue service impact fee funds. Within each fund, a separate account for land acquisition and facility and equipment development shall be established. All interest or investment income earned shall be available for appropriation or expenditure for fire combat or rescue service land or fire combat and rescue service facilities regardless of the source of the interest, or investment income. The BCC shall establish, and implement necessary accounting controls to ensure that all fire combat and rescue service impact fees are properly deposited, accounted for, and appropriated in accordance with this part, and any other applicable legal requirements.
2. Fire combat and rescue service impact fees shall be appropriated for fire combat and rescue service land or facilities necessitated by new building construction, or for the payment of principal, interest, and other financing costs on contracts, bonds, notes, or other obligations issued by or on behalf of the County to finance such fire combat and rescue service land or facilities.
3. Fire combat and rescue service impact fee monies shall only be expended for land, facilities, and equipment for fire combat and for land, facilities, and equipment for rescue service.
4. The BCC shall use fire combat and rescue service impact fee funds' monies for the following:
 - a. Planning (with specific BCC approval), design, permitting, and building construction plan costs for the fire combat and rescue service system;
 - b. Fire combat or rescue service land acquisition costs;
 - c. Building construction costs, including all furnishings and equipment of fire combat and rescue service facilities and equipment;

- d. Vehicles, equipment, apparatus, and supplies for the fire combat and rescue service system;
- e. Repayment of monies borrowed from any budgetary fund of the County subsequent to the initial effective date of this section, where such borrowed monies were used to fund growth necessitated capital improvements to fire combat and rescue service facilities as provided herein; and
- f. Payment of principal and interest, necessary reserves, and costs of issuance under any bonds or other indebtedness issued by the County to fund growth necessitated improvements to the fire combat and rescue service system subsequent to January 13, 2004.



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

May 21, 2025

Nikki Alvarez-Sowles, Esq.
County Clerk and Comptroller
Pasco County
14236 6th Street, Suite 201
Dade City, Florida 33523

Dear Nikki Alvarez-Sowles:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Pasco County Ordinance No. 25-28, which was filed in this office on May 21, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp