



**BOARD OF COUNTY
COMMISSIONERS
INDIAN RIVER COUNTY, FLORIDA
COMMISSION AGENDA**

**SPECIAL CALL MEETING
FRIDAY, MAY 9, 2008 – 9:00 A.M.**

**County Commission Chamber
Indian River County Administration Complex
1801 27th Street, Building A
Vero Beach, Florida, 32960-3388
www.ircgov.com**

COUNTY COMMISSIONERS

**Sandra L. Bowden, Chairman
Wesley S. Davis, Vice Chairman
Joseph E. Flescher
Peter D. O’Bryan
Gary C. Wheeler**

**District 5
District 1
District 2
District 4
District 3**

**Joseph A. Baird, County Administrator
William G. Collins II, County Attorney
Jeffrey K. Barton, Clerk to the Board**

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- | | | <u>PAGE</u> |
|-----------|----------------------------------------|---------------------------------------------|
| 1. | <u>CALL TO ORDER</u> | <u>9:00 A.M.</u> |
| 2. | <u>INVOCATION</u> | Commissioner Wesley S. Davis, Vice Chairman |
| 3. | <u>PLEDGE OF ALLEGIANCE</u> | Commissioner Joseph E. Flescher |
| 4. | <u>DEPARTMENTAL MATTERS</u> | |
| | A. <u>Community Development</u> | |
| | 1. Impact Fees | |
| 5. | <u>ADJOURNMENT</u> | |

Anyone who may wish to appeal any decision which may be made at this meeting will need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal will be based.

Anyone who needs a special accommodation for this meeting may contact the County's Americans with Disabilities Act (ADA) Coordinator at (772) 226-1223 (TDD # 772-770-5215) at least 48 hours in advance of meeting.

The full agenda is available on line at the Indian River County Website at www.ircgov.com The full agenda is also available for review in the Board of County Commission Office, the Indian River County Main Library, the IRC Courthouse Law Library, and the North County Library.

Commission Meeting may be broadcast live by Comcast Cable Channel 27

Rebroadcasts continuously with the following proposed schedule:

Wednesday at 9:00 a.m. until 5:00 p.m.,

Thursday at 1:00 p.m. through Friday Morning,

and Saturday at 12:00 Noon to 5:00 p.m.

12A I

INDIAN RIVER COUNTY, FLORIDA

MEMORANDUM

TO: Joseph A. Baird, County Administrator

FROM: Robert M. Keating, AICP *RMK*
Community Development Director

DATE: March 28, 2008

RE: Consideration of Impact Fee Study Alternatives

It is requested that the following information be given formal consideration by the Board of County Commissioners at its regular meeting of April 15, 2008

DESCRIPTION AND CONDITIONS

In 2005, the Board of County Commissioners (BCC) adopted a new impact fee ordinance. That ordinance established eight (8) new impact fees and increased the existing traffic impact fee rate. The nine current impact fee categories are:

1. Correctional Facilities
2. Solid Waste Facilities
3. Public Education Facilities
4. Libraries
5. Fire/Emergency Services
6. Law Enforcement
7. Public Buildings
8. Parks
9. Transportation

While section 1000.13(2) of the county impact fee ordinance requires that the impact fee schedule be reviewed at least once every three years, the Impact Fee Interlocal Agreement with the School District required recalculation of the public education facilities impact fee by the end of the first year. Consistent with the County School District Interlocal Agreement, the county hired the consulting firm Duncan and Associates in November 2006 to review and update the impact fee schedule. In May 2007, the consultants completed a draft report. That report proposed significant increases to existing impact fees rates.

In May 2007, the county held a public workshop where the draft report was presented. At that workshop, concerns were expressed regarding the amount of the proposed impact fee increase. Subsequently, the Chamber of Commerce formed a task force to review the impact fee report, while the Treasure Coast Builders Association commissioned a consultant to also review the report. In

January 2008, the Impact Fee Taskforce and the Treasure Coast Builders Association presented their reports on the impact fee study.

On March 6, 2008, the Board of County Commissioners (BCC) conducted an impact fee update workshop. At that workshop, staff presented an overview of impact fees, followed by presentations from the Impact Fee Task Force, the Treasure Coast Builders Association and the county's impact fee consulting firm (Duncan and Associates). The presentations were followed by a public comment period.

At the conclusion of the public workshop, the Board of County Commissioners directed staff to look at three areas of the study. These three areas were: revising the thresholds for single family homes; removing state roads from the cost per lane mile calculations for traffic impact fees; and reevaluating commercial/industrial impact fee rates to ensure that trips are not double counted.

ANALYSIS:

Since the impact fee workshop, staff has coordinated with the consultant to address each of the issues raised by the Board of County Commissioners.

Single Family Fee Category

Currently, the county's impact fee schedule classifies single-family residential uses into three categories for impact fee calculations purposes. These categories are:

- Less than 1,500 sq ft
- 1,500 sq ft to 2,499 sq ft
- 2,500 sq ft and larger

The reason for having different single-family impact fee rate categories is to recognize that smaller houses have less infrastructure demand than larger houses. Because of less infrastructure demand, smaller houses have lower impact fees. This then reduces the cost to construct affordable units because affordable units are smaller than the average single-family unit.

At the March impact fee workshop, the Board directed staff to create a new single-family residential impact fee category with a 1,200 square foot threshold. Recognizing that many affordable housing units, including those built by Habitat for Humanity, are smaller than 1,200 square feet, the Board's intent was to reduce the impact fee for smaller, affordable units.

Consistent with the Board's direction, staff coordinated with the impact fee consultant and created a new single-family residential impact fee category. Existing and proposed categories are listed below.

Existing Single Family Category	Existing Fee Rate*	Proposed Single-Family Category	Proposed Fee Rate*
	**	Less than 1,200 sq ft	\$13,574.00
Less than 1,500 sq ft	\$7,814.57	1,200 to 1,499 sq ft	\$14,055.00
1,500 to 2,499 sq ft	\$9,877.80	1,500 to 2,499 sq ft	\$16,951.00
2,500 sq ft or greater	\$10,754.14	2,500 sq ft or greater	\$18,321.00

* This is the total net impact fee not including administrative fee.

** The impact fee amount for less than 1,200 sq ft if the category existed under the current fee schedule would be \$7,643.00.

As indicated above, creating a less than 1,200 square foot single-family residential category would slightly reduce the impact fee rate for the smallest houses. Since this would reduce affordable housing cost (although only marginally), the new category is appropriate.

State Road Construction Cost

In the Treasure Coast Builders report assessing the Duncan and Associates impact fee update study, one recommendation was that state road construction cost be excluded from the average cost to construct a lane mile of road calculation. The average cost per lane mile of road is one of the principal variables in the traffic impact fee formula. Because state road construction costs exceed local road construction costs, using only local road construction costs in the cost per lane mile calculation reduces the traffic impact fee rate and lessens the amount of traffic impact fee revenue collected. According to the Treasure Coast Builders report, state road construction costs should not be considered because impact fees are not used to fund the cost of constructing state roads.

In the past, most state road construction has been funded by federal money, not local impact fees. That, however, is not the case now, and will not be the case in the future.

Currently, several impact fee funded projects are programmed for state roads. One of these is the addition of one lane in each direction on SR A-1-A from the 17th Street Bridge to Sea Gull; another is the widening of CR 510 east of the Wabasso Causeway. In the future, impact fees will be the principal funding source for widening US 1 north of the City of Vero Beach and State Road 60 from the twin pairs to the Merrill Barber Bridge. For these reasons, state road construction costs should not be excluded from the cost per lane mile calculations.

Commercial / Industrial Fee Rates

At the March workshop, the Board discussed commercial / industrial impact fee rates. One issue which arose from that discussion was that commercial / industrial rates may be too high because trips may be counted twice, once for residential and again for commercial.

As structured, the county's traffic fee formula ensures that trips are not counted twice. It does this by taking the trip rate for each use, multiplying it by the trip length and percent of new trips for that use, and then dividing the result by two. Dividing by two reflects the fact that each trip has two ends (a production end and an attraction end) and that a use, whether residential or commercial, should pay a

fee for only its half of that trip.

Another issue raised was whether commercial / industrial rates could be lowered. Because impact fee case law requires that impact fee rates be proportional to the infrastructure demand created, rates for all uses must be based on objective criteria. For example, commercial traffic impact fee rates can be lowered only if trip rate data, trip length data, or percent new trip data justify a reduction. Of course, commercial/industrial impact fee rates can be lowered if an across the board reduction is applied to all impact fee categories.

Level of Service Standards

One component of the county impact fee update study was a review of level of service standards for certain facilities. Two facility categories for which service levels were assessed were parks and corrections.

While level of service is an important component in impact fee calculation, service levels also have other implications. Where levels of service are listed in the comprehensive plan, the county has a responsibility to maintain these service levels. Even more important are levels of service associated with facilities subject to the state's concurrency regulations. With respect to concurrency facilities (such as parks), the county may not approve development projects if levels of service cannot be maintained.

Not only are service levels important with respect to capital costs, they also have an impact on operational costs. For example, a higher park level of service involves purchasing more parkland and then having more park employees.

With respect to parks, the county's impact fee consultant opted not to use a traditional level of service standard such as acres of park per 1,000 people. Instead, the consultant used a land and improvements value method. In so doing, the consultant calculated the current value of the county's parkland and park improvements, and then divided that amount by population to obtain a per capita value. The consultant then multiplied the per capita value times the average number of persons per unit by land use category type (e.g. single-family, multi-family) and lessed out credits to obtain the parks impact fee.

By using value to derive the parks impact fee, the county can amend the comprehensive plan to reduce its parks level of service from the 6.61 acres per 1,000 to a lower standard. This will lessen the need to purchase parkland in the future and will lessen the need for park employees.

For corrections, there is no need to change the current level of service standard. Instead, the consultant recommends that the county acknowledge that corrections facilities are built only in large increments, usually more than a hundred beds at a time. Given that the county just completed a jail expansion, the consultant proposes that the fees be based on the average level of service that could be in place between expansion projects. That point will be 2012.

Alternatives to the Impact Fee Study

Since the county's consultant has completed its impact fee update report, the Board of County Commissioners now must take action on the report. Several options for action are listed below.

1. One option is to table the study, maintain existing impact fee rates, and revisit the impact fee issue at a later date. An advantage to maintaining impact fee rates at their existing levels is that there will be no additional burden placed on a slow housing market. A disadvantage of this option is that current impact fees are based on old data and level of service standards that are difficult to maintain. Another disadvantage is that the impact fee update study results would not be used. Staff does not recommend this alternative.
2. A second option is to approve the study as presented and increase the fees as recommended by the consultant. This option would result in an impact fee rate increase and provide needed capital for constructing capital facilities. This increase, however, could place a financial burden on the economy.
3. A third option is to approve the study as presented, but phase in the increases over a period of time. For example, the current rate could be maintained for the first year. Then, a gradual increase could be implemented over a period of time to raise the fees to the levels recommended in the update report. This would allow for a gradual increase of the fees. One advantage to this option is that there would be less of an impact on the local economy at this time.
4. A fourth option is to approve the study, but discount the proposed fees to maintain rates at existing levels. This option would have the advantage of approving the impact fee study and proposed level of service standards as recommended by the consultant, but would keep impact fee rates at current levels. In the future, the discount could be eliminated, and rates could be increased to recommended levels. This would allow for less impact on the economy at present, but provide for recommended rates to be implemented over time.
5. A final option is to approve the update study, but eliminate some of the fees (such as solid waste, libraries), keep most fees at their current level (such as parks), and increase transportation fees, with the result being a zero net increase in overall fee rates. This alternative recognizes that some impact fee categories are a lower priority and even more costly than other categories. For example, the solid waste impact fee is low; it does not fund significant capital improvements, and it can be replaced with user fees. Another example is the library fee. Not only are no new libraries needed in the near term, but new libraries increase operating costs at a time then money is not available. On the other hand, transportation impact fees are insufficient to accommodate demand and the capital improvements they fund do not have a large impact on operating costs.

This alternative involves approving the update's recommended rates, but not applying them at this time. It also involves eliminating library and solid waste impact fees, and increasing traffic impact fees by the amount reflected by the library and solid waste fee reductions. The table below shows the results of that option for the single family categories.

Land Use	Unit	Traffic	School	Parks	Library	Rescue	Enf.	Jail	Bldgs.	Waste	Total
Single Family											
Less than 1,200 sf	Dwelling	\$3,638	\$1,758	\$1,295	\$0	\$243	\$213	\$148	\$348	\$0	\$7,643
1,200 to 1,499 sf	Dwelling	\$3,833	\$1,758	\$1,363	\$0	\$255	\$224	\$156	\$366	\$0	\$7,955
1,500 to 2,499 sf	Dwelling	\$5,610	\$1,758	\$1,479	\$0	\$277	\$243	\$169	\$398	\$0	\$9,934
2,500 sf or more	Dwelling	\$6,298	\$1,758	\$1,608	\$0	\$301	\$264	\$184	\$433	\$0	\$10,846





RECOMMENDATION

Staff recommends that the Board of County Commissioners review the above listed options, make any necessary changes, and provide direction to staff.

Agenda Item Approved:

For April 15, 2008

By: _____

Indian River Co.	Approved	Date
Admin.		4/10/08
Legal		4/9/08
Budget		4/9/08
Dept.		4/9/08
Risk Mgr.		

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Percentages of Maximum Fees

Facility Type	Revenue Neutral	First Increase	Second Increase	100% Updated
Traffic	64.85%	76.57%	88.29%	100.00%
Schools	39.43%	59.62%	79.81%	100.00%
Parks	59.46%	72.97%	86.49%	100.00%
Libraries	88.50%	92.33%	96.17%	100.00%
Fire Rescue	84.83%	89.89%	94.95%	100.00%
Law Enforcement	69.73%	79.82%	89.91%	100.00%
Corrections	78.65%	85.77%	92.89%	100.00%
Public Buildings	97.43%	98.29%	99.15%	100.00%
Solid Waste	100.00%	100.00%	100.00%	100.00%

Annual Revenue (Millions)

Facility Type	Current Fees	Revenue Neutral	First Increase	Second Increase	100% Updated
Traffic	\$21.8	\$21.8	\$25.8	\$29.7	\$33.6
Schools	\$4.5	\$4.5	\$6.7	\$9.0	\$11.3
Parks	\$3.0	\$3.0	\$3.7	\$4.4	\$5.1
Libraries	\$1.3	\$1.3	\$1.4	\$1.4	\$1.5
Fire Rescue	\$1.0	\$1.0	\$1.1	\$1.1	\$1.2
Law Enforcement	\$0.7	\$0.7	\$0.7	\$0.8	\$0.9
Corrections	\$0.6	\$0.6	\$0.7	\$0.7	\$0.8
Public Buildings	\$1.5	\$1.5	\$1.5	\$1.5	\$1.5
Solid Waste	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3
Total	\$34.7	\$34.6	\$41.8	\$49.0	\$56.2

Alternative Revenue Neutral Fees

Facility Type	Percent of Maximum	Revenue (\$M)
Traffic	69.49%	\$23.4
Schools	39.43%	\$4.5
Parks	59.46%	\$3.0
Libraries	0.00%	\$0.0
Fire Rescue	84.83%	\$1.0
Law Enforcement	69.73%	\$0.7
Corrections	78.65%	\$0.6
Public Buildings	97.43%	\$1.5
Solid Waste	0.00%	\$0.0
Total Revenue		\$34.6

Unincorporated Indian River County Impact Fee Schedule
(Effective July 1, 2005)

Land Use	Impact Unit	Transportation	Conventional Facilities	Solid Waste	Public Buildings	Arts/DMS	Elementary Schools	High Schools	Recreation	Forest/Neighborhood	Administrative	Total Impact Fee	
Residential	Single Family												
	Lower than 1,500 sf (under air)	\$3,452	\$151.31	\$75.42	\$182.92	\$247.34	\$430.04	\$1,755.96	\$1,301.87	\$7,814.57	\$195.36	\$8,009.93	
	1,500 to 2,499 sf (under air)	\$5,202	\$169.98	\$75.42	\$205.72	\$277.92	\$483.26	\$1,755.96	\$1,462.88	\$9,877.80	\$246.95	\$10,124.75	
	2,500 sf or Greater (under air)	\$5,838	\$184.39	\$75.42	\$222.89	\$301.30	\$524.11	\$1,755.96	\$1,586.78	\$10,754.14	\$268.85	\$11,022.99	
	Accessory Single Family	\$2,842	\$100.33	\$56.57	\$121.37	\$176.14	\$285.20	\$500.18	\$884.07	\$5,113.67	\$127.84	\$5,241.51	
	Multi Family	\$2,842	\$100.33	\$56.57	\$121.37	\$176.14	\$285.20	\$500.18	\$884.07	\$5,113.67	\$127.84	\$5,241.51	
	Mobile Home	\$1,957	\$122.82	\$75.42	\$148.59	\$181.59	\$157.51	\$349.14	\$622.37	\$942.13	\$4,556.77	\$113.92	\$4,670.69
	Transient, Assisted, Group												
	Hotel	\$3,271	\$99.13	\$21.21	\$228.77	\$159.62	\$139.80				\$3,919.53	\$97.99	\$4,017.52
	Motel	\$1,764	\$99.13	\$21.21	\$228.77	\$159.62	\$139.80				\$2,412.53	\$60.31	\$2,472.84
Nursing Home	\$560	\$106.88	\$33.18	\$312.14	\$172.10	\$150.71				\$1,355.04	\$33.38	\$1,388.42	
ACLF	\$449	\$106.88	\$62.04	\$312.14	\$172.10	\$150.71				\$1,252.90	\$31.32	\$1,284.22	
Office and Financial													
Medical Office	1,000 sf	\$15,553	\$185.81	\$117.85	\$1,274.79	\$299.19	\$262.06			\$17,692.70	\$442.32	\$18,135.02	
Bank	1,000 sf	\$16,289	\$211.89	\$117.85	\$1,453.79	\$341.21	\$298.86			\$18,712.60	\$467.82	\$19,180.42	
Bank w/Drive-in	1,000 sf	\$27,607	\$173.06	\$117.85	\$1,914.43	\$279.68	\$244.97			\$29,614.59	\$740.36	\$30,354.95	
Office 50,000 GSF or less	1,000 sf	\$7,348	\$153.00	\$94.28	\$1,049.70	\$246.28	\$215.71			\$9,106.97	\$227.67	\$9,334.64	
Office greater than 50,000 GSF	1,000 sf	\$5,326	\$80.86	\$94.28	\$554.64	\$130.26	\$114.09			\$6,300.13	\$157.30	\$6,457.63	
Industrial													
Manufacturing	1,000 sf	\$1,553	\$54.68	\$235.70	\$375.16	\$88.07	\$77.14			\$2,363.75	\$59.09	\$2,422.84	
Warehouse	1,000 sf	\$1,958	\$42.03	\$47.14	\$288.36	\$67.68	\$59.28			\$2,462.49	\$61.56	\$2,524.05	
Mini-Warehouse	1,000 sf	\$1,003	\$8.28	\$18.86	\$40.46	\$13.36	\$11.70			\$1,095.66	\$27.39	\$1,123.05	
General Industrial	1,000 sf	\$2,797	\$74.71	\$235.70	\$512.47	\$120.24	\$105.32			\$3,845.44	\$96.14	\$3,941.58	
Concrete Plant	1,000 sf	\$6,261	\$164.68	\$213.36	\$1,129.88	\$265.09	\$232.19			\$8,266.20	\$206.66	\$8,472.86	
Sand Mining	1,000 sf	\$803	\$21.11	\$213.36	\$144.91	\$33.93	\$29.72			\$1,246.03	\$31.15	\$1,277.18	
Retail, Gross Square Feet													
Retail 50,000 GSF or less	1,000 sf	\$9,837	\$312.49	\$235.70	\$1,531.27	\$303.11	\$440.66			\$12,860.23	\$321.51	\$13,181.74	
Retail 50,001 GSF to 100,000 GSF	1,000 sf	\$7,813	\$311.61	\$235.70	\$1,527.11	\$301.70	\$439.43			\$10,828.55	\$270.71	\$11,099.26	
Retail 100,001 GSF to 200,000 GSF	1,000 sf	\$6,860	\$318.81	\$235.70	\$1,562.41	\$313.31	\$449.59			\$9,939.82	\$248.30	\$10,188.32	
Retail over 200,000 GSF	1,000 sf	\$6,977	\$217.79	\$235.70	\$1,067.36	\$350.70	\$307.17			\$9,155.72	\$228.89	\$9,384.61	
Gas Station	Fuel pos	\$6,094	\$188.05	\$39.13	\$921.46	\$302.89	\$265.29			\$8,410.82	\$210.27	\$8,621.09	
New and Used Car Sales	1,000 sf	\$13,212	\$186.30	\$177.85	\$912.88	\$299.90	\$262.67			\$14,991.60	\$374.79	\$15,366.39	
Quality Restaurant	1,000sf	\$20,072	\$738.41	\$329.98	\$3,618.66	\$1,189.04	\$1,041.45			\$26,989.54	\$852.94	\$27,842.48	
Restaurant	1,000 sf	\$26,646	\$800.55	\$329.98	\$3,922.95	\$1,289.07	\$1,129.06			\$34,117.61	\$874.74	\$34,992.35	
Fast Food Rest w/ Drive-Thru	1,000 sf	\$41,971	\$862.61	\$329.98	\$4,227.25	\$1,389.09	\$1,216.67			\$49,996.60	\$1,249.92	\$51,246.52	
Supermarket	1,000 sf	\$13,288	\$221.74	\$424.26	\$1,086.73	\$357.03	\$312.71			\$15,690.47	\$392.26	\$16,082.73	
Car Wash	1,000 sf	\$17,232	\$206.01	\$76.60	\$1,009.49	\$331.72	\$290.54			\$19,146.36	\$478.66	\$19,625.02	
Convenience Store	1,000 sf	\$26,459	\$465.20	\$424.26	\$2,269.82	\$745.88	\$653.29			\$31,015.45	\$775.39	\$31,790.84	
Furniture Store	1,000 sf	\$1,592	\$34.67	\$235.70	\$169.92	\$55.90	\$48.96			\$2,137.15	\$53.43	\$2,190.58	

OPTION 1

Unincorporated Indian River County Impact Fee Schedule
(Effective July 1, 2005)

Land Use	Impact Unit	Neighborhood Fee										Total Impact Fee	Administrative Fee	Total Impact Fee		
		Transportation	Correctional Facilities	South West	Public Buildings	Fire/EMS	Law Enforcement	Library	Schools	Park and Recreation	Total Neighborhood Impact Fee					
Recreational																
Golf Course	Hole	\$13,090	\$266.70	\$37.53	\$1,306.92	\$429.45	\$76.15	\$15,506.75	\$387.67	\$15,894.42						
Racquet Club/Health Club/Dance Studio	1,000 sf	\$6,556	\$259.21	\$117.85	\$1,270.38	\$417.33	\$565.52	\$8,986.29	\$224.66	\$9,210.95						
County Park	Acre	\$769	\$16.65	\$84.85	\$81.41	\$26.72	\$23.40	\$1,002.01	\$25.05	\$1,027.06						
Tennis Court	Court	\$11,368	\$253.33	\$18.32	\$1,241.45	\$408.01	\$357.36	\$13,646.47	\$341.16	\$13,987.63						
Marina	Berths	\$1,132	\$16.69	\$45.21	\$81.90	\$26.90	\$23.56	\$1,326.26	\$33.16	\$1,359.42						
Governmental																
Post Office	1,000 sf	\$16,518	\$193.60	\$94.28	\$1,106.83	\$311.68	\$72.99	\$18,497.38	\$462.43	\$18,959.81						
Library	1,000 sf	\$20,023	\$187.61	\$94.28	\$919.25	\$302.01	\$264.52	\$21,790.67	\$544.77	\$22,335.44						
Government Office Building ⁽¹⁾	1,000 sf	\$27,663	\$284.31	\$94.28	\$94.28	\$457.76	\$400.94	\$28,900.29	\$722.51	\$29,622.80						
Government Office Complex ⁽¹⁾	1,000 sf	\$11,205	\$148.07	\$94.28	\$94.28	\$238.37	\$208.78	\$11,894.50	\$297.36	\$12,191.86						
Jail ⁽¹⁾	Bed	\$449		\$15.56	\$465.88	\$153.11	\$134.11	\$1,217.66	\$30.44	\$1,248.10						
Miscellaneous																
Day Care Center	1,000 sf	\$10,555	\$110.12	\$235.70	\$755.46	\$177.37	\$155.36	\$11,989.01	\$299.73	\$12,288.74						
Hospital	1,000 sf	\$6,267	\$170.91	\$82.97	\$837.60	\$275.29	\$241.12	\$7,874.89	\$196.87	\$8,071.76						
Veterinary Clinic	1,000 sf	\$4,189	\$178.27	\$117.85	\$1,223.06	\$287.07	\$251.43	\$6,246.68	\$156.17	\$6,402.85						
Church	1,000 sf	\$3,016	\$58.15	\$33.00	\$284.92	\$93.70	\$82.07	\$3,567.84	\$89.20	\$3,657.04						
Movie Theater	Screen	\$26,940	\$225.42	\$188.14	\$4,534.97	\$1,490.17	\$1,305.20	\$33,383.90	\$884.60	\$36,268.50						
School (Elementary and Middle)	Student	\$141	\$10.25	\$11.61	\$70.37	\$16.52	\$14.47	\$264.22	\$6.61	\$270.83						
School (High)	Student	\$513	\$13.08	\$13.12	\$89.74	\$21.09	\$18.48	\$668.51	\$16.71	\$685.22						
School (College)	Student	\$1,008	\$11.38	\$13.12	\$77.97	\$18.28	\$16.01	\$1,144.76	\$28.62	\$1,173.38						
Fire Station ⁽¹⁾	1,000 sf	\$1,158	\$69.10	\$94.28	\$338.62	\$97.46	\$97.46	\$1,757.46	\$43.94	\$1,801.40						

(1) Government uses are exempt from paying impact fees used to develop that same use. This is because legally, if the development does not create a demand for the facility, or indeed, mitigates the need for the facility, it should not pay the fee. In other words, a new jail will not pay the correctional facilities impact fee, a new fire/EMS station will not pay the fire/EMS impact fee, and a new government office building or office complex will not pay the public buildings impact fee, etc. Specific government uses that are not included in the schedule, such as a sheriff's office, will be classified under government office building or complex as appropriate. These uses will not pay the impact fee used to develop them (e.g., a sheriff's office will not pay the law enforcement impact fee, etc.).

Updated Impact Fees, 100%

Land Use	Impact Unit	Traffic	School	Parks	Library	Fire Rescue	Law Enf.	Jail	Public Bldgs.	Solid Waste	Total
Residential											
Single Family											
Less than 1,200 sf	Dwelling	\$5,236	\$4,459	\$2,178	\$483	\$286	\$305	\$188	\$357	\$82	\$13,574
1,200 to 1,499 sf	Dwelling	\$5,516	\$4,459	\$2,293	\$509	\$301	\$321	\$198	\$376	\$82	\$14,055
1,500 to 2,499 sf	Dwelling	\$8,073	\$4,459	\$2,488	\$552	\$326	\$348	\$215	\$408	\$82	\$16,951
2,500 sf or more	Dwelling	\$9,063	\$4,459	\$2,705	\$600	\$355	\$379	\$234	\$444	\$82	\$18,321
Multi-Family/Accessory	Dwelling	\$4,418	\$1,091	\$1,344	\$298	\$176	\$188	\$116	\$220	\$62	\$7,913
Mobile Home	Dwelling	\$3,047	\$2,841	\$1,584	\$352	\$208	\$222	\$137	\$260	\$82	\$8,733
Hotel	room	\$5,078				\$197	\$211	\$130	\$247	\$4	\$5,867
Motel	room	\$2,748				\$197	\$211	\$130	\$247	\$4	\$3,537
Nursing Home	bed	\$878				\$213	\$227	\$140	\$266	\$7	\$1,731
ACLF	bed	\$703				\$213	\$227	\$140	\$266	\$7	\$1,556
Office											
Medical Office	1,000 sf	\$24,194				\$370	\$395	\$243	\$462	\$20	\$25,684
Bank	1,000 sf	\$25,476				\$421	\$450	\$277	\$527	\$20	\$27,171
Bank w/Drive-In	1,000 sf	\$43,175				\$372	\$397	\$245	\$465	\$20	\$44,674
Office up to 50,000 sf	1,000 sf	\$11,430				\$356	\$380	\$234	\$445	\$16	\$12,861
Office over 50,000 sf	1,000 sf	\$8,282				\$258	\$276	\$170	\$323	\$16	\$9,325
Research & Dev't Center	1,000 sf	\$5,063				\$158	\$168	\$104	\$197	\$16	\$5,706
Industrial											
Manufacturing	1,000 sf	\$2,383				\$109	\$116	\$72	\$136	\$41	\$2,857
Warehouse	1,000 sf	\$3,044				\$82	\$88	\$54	\$103	\$8	\$3,379
Mini-Warehouse	1,000 sf	\$1,562				\$16	\$18	\$11	\$21	\$3	\$1,631
General Industrial	1,000 sf	\$4,352				\$149	\$159	\$98	\$186	\$41	\$4,985
Concrete Plant	acre	\$9,738				\$328	\$350	\$216	\$410	\$33	\$11,075
Sand Mining	acre	\$1,247				\$42	\$45	\$28	\$53	\$33	\$1,448
Retail											
Retail under 50,000 sf	1,000 sf	\$15,522				\$748	\$799	\$492	\$935	\$41	\$18,537
Retail 50,001-100,000 sf	1,000 sf	\$12,247				\$594	\$635	\$391	\$743	\$41	\$14,651
Retail 100,001-200,000 sf	1,000 sf	\$10,759				\$600	\$641	\$395	\$750	\$41	\$13,186
Retail over 200,000 sf	1,000 sf	\$10,913				\$504	\$538	\$332	\$630	\$41	\$12,958
Gas Station	fuel position	\$10,495				\$374	\$399	\$246	\$468	\$7	\$11,989
New/Used Auto Sales	1,000 sf	\$20,563				\$417	\$445	\$274	\$521	\$20	\$22,240
Restaurant	1,000 sf	\$41,645				\$1,614	\$1,724	\$1,063	\$2,018	\$57	\$48,121
Fast Food Restaurant	1,000 sf	\$66,142				\$1,716	\$1,832	\$1,130	\$2,145	\$106	\$73,071
Supermarket	1,000 sf	\$20,861				\$481	\$514	\$317	\$601	\$74	\$22,848
Auto Repair	1,000 sf	\$9,437				\$107	\$114	\$70	\$134	\$20	\$9,882
Car Wash	stall	\$26,969				\$410	\$438	\$270	\$512	\$13	\$28,612
Convenience Store	1,000 sf	\$41,698				\$816	\$872	\$538	\$1,021	\$74	\$45,019
Furniture Store	1,000 sf	\$2,468				\$69	\$74	\$45	\$86	\$41	\$2,783
Recreational											
Golf Course	hole	\$20,389				\$530	\$566	\$349	\$663	\$7	\$22,504
Racquet/Health/Dance	1,000 sf	\$10,214				\$333	\$356	\$220	\$417	\$20	\$11,560
County Park	acres	\$1,199				\$31	\$33	\$20	\$39	\$15	\$1,337
Tennis Court	court	\$17,706				\$404	\$432	\$266	\$505	\$3	\$19,316
Marina	berth	\$1,765				\$33	\$35	\$22	\$42	\$8	\$1,905
Governmental											
Post Office	1,000 sf	\$25,692				\$385	\$411	\$254	\$481	\$16	\$27,239
Library	1,000 sf	\$31,142				\$373	\$398	\$246	\$467	\$16	\$32,642
Government Office	1,000 sf	\$17,428				\$294	\$314	\$194	\$0	\$16	\$18,246
Jail	bed	\$700				\$42	\$44	\$0	\$52	\$3	\$841
Miscellaneous											
Day Care Center	1,000 sf	\$16,557				\$219	\$234	\$144	\$274	\$41	\$17,469
Hospital	1,000 sf	\$9,744				\$325	\$347	\$214	\$406	\$14	\$11,050
Veterinary Clinic	1,000 sf	\$6,569				\$355	\$379	\$233	\$443	\$20	\$7,999
Church	1,000 sf	\$4,702				\$116	\$123	\$76	\$145	\$6	\$5,168
Movie Theater	1,000 sf	\$21,543				\$1,306	\$1,395	\$860	\$1,634	\$20	\$26,758
School (Elementary)	1,000 sf	\$3,137				\$229	\$245	\$151	\$286	\$16	\$4,064
School (High)	1,000 sf	\$7,352				\$196	\$209	\$129	\$245	\$16	\$8,147
School (College)	1,000 sf	\$26,832				\$518	\$554	\$341	\$648	\$16	\$28,909
Fire Station	1,000 sf	\$1,812				\$0	\$147	\$90	\$172	\$16	\$2,237

Updated Impact Fees, Revenue Neutral

Land Use	Impact Unit	Traffic	School	Parks	Library	Fire Rescue	Law Enf.	Jail	Public Bldgs.	Solid Waste	Total
Single Family											
Less than 1,200 sf	Dwelling	\$3,396	\$1,758	\$1,295	\$427	\$243	\$213	\$148	\$348	\$82	\$7,910
1,200 to 1,499 sf	Dwelling	\$3,577	\$1,758	\$1,363	\$450	\$255	\$224	\$156	\$366	\$82	\$8,231
1,500 to 2,499 sf	Dwelling	\$5,235	\$1,758	\$1,479	\$489	\$277	\$243	\$169	\$398	\$82	\$10,130
2,500 sf. or more	Dwelling	\$5,877	\$1,758	\$1,608	\$531	\$301	\$264	\$184	\$433	\$82	\$11,038
Multi-Family/Accessory	Dwelling	\$2,865	\$430	\$799	\$264	\$149	\$131	\$91	\$214	\$62	\$5,005
Mobile Home	Dwelling	\$1,976	\$1,120	\$942	\$312	\$176	\$155	\$108	\$253	\$82	\$5,124
Hotel	room	\$3,293	\$0	\$0	\$0	\$167	\$147	\$102	\$241	\$4	\$3,954
Motel	room	\$1,782	\$0	\$0	\$0	\$167	\$147	\$102	\$241	\$4	\$2,443
Nursing Home	bed	\$569	\$0	\$0	\$0	\$181	\$158	\$110	\$259	\$7	\$1,284
ACLF	bed	\$456	\$0	\$0	\$0	\$181	\$158	\$110	\$259	\$7	\$1,171
Office											
Medical Office	1,000 sf	\$15,690	\$0	\$0	\$0	\$314	\$275	\$191	\$450	\$20	\$16,940
Bank	1,000 sf	\$16,521	\$0	\$0	\$0	\$357	\$314	\$218	\$513	\$20	\$17,943
Bank w/Drive-In	1,000 sf	\$27,999	\$0	\$0	\$0	\$316	\$277	\$193	\$453	\$20	\$29,258
Office up to 50,000 sf	1,000 sf	\$7,412	\$0	\$0	\$0	\$302	\$265	\$184	\$434	\$16	\$8,613
Office over 50,000 sf	1,000 sf	\$5,371	\$0	\$0	\$0	\$219	\$192	\$134	\$315	\$16	\$6,247
Research & Dev't Center	1,000 sf	\$3,283	\$0	\$0	\$0	\$134	\$117	\$82	\$192	\$16	\$3,824
Industrial											
Manufacturing	1,000 sf	\$1,545	\$0	\$0	\$0	\$92	\$81	\$57	\$133	\$41	\$1,949
Warehouse	1,000 sf	\$1,974	\$0	\$0	\$0	\$70	\$61	\$42	\$100	\$8	\$2,255
Mini-Warehouse	1,000 sf	\$1,013	\$0	\$0	\$0	\$14	\$13	\$9	\$20	\$3	\$1,072
General Industrial	1,000 sf	\$2,822	\$0	\$0	\$0	\$126	\$111	\$77	\$181	\$41	\$3,358
Concrete Plant	acre	\$6,315	\$0	\$0	\$0	\$278	\$244	\$170	\$399	\$33	\$7,439
Sand Mining	acre	\$809	\$0	\$0	\$0	\$36	\$31	\$22	\$52	\$33	\$983
Retail											
Retail under 50,000 sf	1,000 sf	\$10,066	\$0	\$0	\$0	\$635	\$557	\$387	\$911	\$41	\$12,597
Retail 50,001-100,000 sf	1,000 sf	\$7,942	\$0	\$0	\$0	\$504	\$443	\$308	\$724	\$41	\$9,962
Retail 100,001-200,000 sf	1,000 sf	\$6,977	\$0	\$0	\$0	\$509	\$447	\$311	\$731	\$41	\$9,016
Retail over 200,000 sf	1,000 sf	\$7,077	\$0	\$0	\$0	\$428	\$375	\$261	\$614	\$41	\$8,796
Gas Station	fuel position	\$6,806	\$0	\$0	\$0	\$317	\$278	\$193	\$456	\$7	\$8,057
New/Used Auto Sales	1,000 sf	\$13,335	\$0	\$0	\$0	\$354	\$310	\$216	\$508	\$20	\$14,743
Restaurant	1,000 sf	\$27,007	\$0	\$0	\$0	\$1,369	\$1,202	\$836	\$1,966	\$57	\$32,437
Fast Food Restaurant	1,000 sf	\$42,893	\$0	\$0	\$0	\$1,456	\$1,277	\$889	\$2,090	\$106	\$48,711
Supermarket	1,000 sf	\$13,528	\$0	\$0	\$0	\$408	\$358	\$249	\$586	\$74	\$15,203
Auto Repair	1,000 sf	\$6,120	\$0	\$0	\$0	\$91	\$79	\$55	\$131	\$20	\$6,496
Car Wash	stall	\$17,489	\$0	\$0	\$0	\$348	\$305	\$212	\$499	\$13	\$18,866
Convenience Store	1,000 sf	\$27,041	\$0	\$0	\$0	\$692	\$608	\$423	\$995	\$74	\$29,833
Furniture Store	1,000 sf	\$1,600	\$0	\$0	\$0	\$59	\$52	\$35	\$84	\$41	\$1,871
Recreational											
Golf Course	hole	\$13,222	\$0	\$0	\$0	\$450	\$395	\$274	\$646	\$7	\$14,994
Racquet/Health/Dance	1,000 sf	\$6,624	\$0	\$0	\$0	\$282	\$248	\$173	\$406	\$20	\$7,753
County Park	acres	\$778	\$0	\$0	\$0	\$26	\$23	\$16	\$38	\$15	\$896
Tennis Court	court	\$11,482	\$0	\$0	\$0	\$343	\$301	\$209	\$492	\$3	\$12,830
Marina	berth	\$1,145	\$0	\$0	\$0	\$28	\$24	\$17	\$41	\$8	\$1,263
Governmental											
Post Office	1,000 sf	\$16,661	\$0	\$0	\$0	\$327	\$287	\$200	\$469	\$16	\$17,960
Library	1,000 sf	\$20,196	\$0	\$0	\$0	\$316	\$278	\$193	\$455	\$16	\$21,454
Government Office	1,000 sf	\$11,302	\$0	\$0	\$0	\$249	\$219	\$153	\$0	\$16	\$11,939
Jail	bed	\$454	\$0	\$0	\$0	\$36	\$31	\$0	\$51	\$3	\$575
Miscellaneous											
Day Care Center	1,000 sf	\$10,737	\$0	\$0	\$0	\$186	\$163	\$113	\$267	\$41	\$11,507
Hospital	1,000 sf	\$6,319	\$0	\$0	\$0	\$276	\$242	\$168	\$396	\$14	\$7,415
Veterinary Clinic	1,000 sf	\$4,260	\$0	\$0	\$0	\$301	\$264	\$183	\$432	\$20	\$5,460
Church	1,000 sf	\$3,049	\$0	\$0	\$0	\$98	\$86	\$60	\$141	\$6	\$3,440
Movie Theater	1,000 sf	\$13,971	\$0	\$0	\$0	\$1,108	\$973	\$676	\$1,592	\$20	\$18,340
School (Elementary)	1,000 sf	\$2,034	\$0	\$0	\$0	\$194	\$171	\$119	\$279	\$16	\$2,813
School (High)	1,000 sf	\$4,768	\$0	\$0	\$0	\$166	\$146	\$101	\$239	\$16	\$5,436
School (College)	1,000 sf	\$17,401	\$0	\$0	\$0	\$439	\$386	\$268	\$631	\$16	\$19,141
Fire Station	1,000 sf	\$1,175	\$0	\$0	\$0	\$0	\$103	\$71	\$168	\$16	\$1,533

Updated Impact Fees, First of Three Increases

Land Use	Impact Unit	Traffic	School	Parks	Library	Fire Rescue	Law Enf.	Jail	Public Bldgs.	Solid Waste	Total
Single Family											
Less than 1,200 sf	Dwelling	\$4,009	\$2,658	\$1,589	\$446	\$257	\$243	\$161	\$351	\$82	\$9,796
1,200 to 1,499 sf	Dwelling	\$4,224	\$2,658	\$1,673	\$470	\$271	\$256	\$170	\$370	\$82	\$10,174
1,500 to 2,499 sf	Dwelling	\$6,181	\$2,658	\$1,815	\$510	\$293	\$278	\$184	\$401	\$82	\$12,402
2,500 sf or more	Dwelling	\$6,940	\$2,658	\$1,974	\$554	\$319	\$303	\$201	\$436	\$82	\$13,467
Multi-Family/Accessory	Dwelling	\$3,383	\$650	\$981	\$275	\$158	\$150	\$99	\$216	\$62	\$5,974
Mobile Home	Dwelling	\$2,333	\$1,694	\$1,156	\$325	\$187	\$177	\$118	\$256	\$82	\$6,328
Hotel	room	\$3,888	\$0	\$0	\$0	\$177	\$168	\$112	\$243	\$4	\$4,592
Motel	room	\$2,104	\$0	\$0	\$0	\$177	\$168	\$112	\$243	\$4	\$2,808
Nursing Home	bed	\$672	\$0	\$0	\$0	\$191	\$181	\$120	\$261	\$7	\$1,432
ACLF	bed	\$538	\$0	\$0	\$0	\$191	\$181	\$120	\$261	\$7	\$1,298
Office		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Medical Office	1,000 sf	\$18,525	\$0	\$0	\$0	\$333	\$315	\$208	\$454	\$20	\$19,855
Bank	1,000 sf	\$19,507	\$0	\$0	\$0	\$378	\$359	\$238	\$518	\$20	\$21,020
Bank w/Drive-In	1,000 sf	\$33,059	\$0	\$0	\$0	\$334	\$317	\$210	\$457	\$20	\$34,397
Office up to 50,000 sf	1,000 sf	\$8,752	\$0	\$0	\$0	\$320	\$303	\$201	\$437	\$16	\$10,029
Office over 50,000 sf	1,000 sf	\$6,342	\$0	\$0	\$0	\$232	\$220	\$146	\$317	\$16	\$7,273
Research & Dev't Center	1,000 sf	\$3,877	\$0	\$0	\$0	\$142	\$134	\$89	\$194	\$16	\$4,452
Industrial											
Manufacturing	1,000 sf	\$1,825	\$0	\$0	\$0	\$98	\$93	\$62	\$134	\$41	\$2,253
Warehouse	1,000 sf	\$2,331	\$0	\$0	\$0	\$74	\$70	\$46	\$101	\$8	\$2,630
Mini-Warehouse	1,000 sf	\$1,196	\$0	\$0	\$0	\$14	\$14	\$9	\$21	\$3	\$1,257
General Industrial	1,000 sf	\$3,332	\$0	\$0	\$0	\$134	\$127	\$84	\$183	\$41	\$3,901
Concrete Plant	acre	\$7,456	\$0	\$0	\$0	\$295	\$279	\$185	\$403	\$33	\$8,651
Sand Mining	acre	\$955	\$0	\$0	\$0	\$38	\$36	\$24	\$52	\$33	\$1,138
Retail											
Retail under 50,000 sf	1,000 sf	\$11,885	\$0	\$0	\$0	\$672	\$638	\$422	\$919	\$41	\$14,577
Retail 50,001-100,000 sf	1,000 sf	\$9,378	\$0	\$0	\$0	\$534	\$507	\$335	\$730	\$41	\$11,525
Retail 100,001-200,000 sf	1,000 sf	\$8,238	\$0	\$0	\$0	\$539	\$512	\$339	\$737	\$41	\$10,406
Retail over 200,000 sf	1,000 sf	\$8,356	\$0	\$0	\$0	\$453	\$429	\$285	\$619	\$41	\$10,183
Gas Station	fuel position	\$8,036	\$0	\$0	\$0	\$336	\$318	\$211	\$460	\$7	\$9,368
New/Used Auto Sales	1,000 sf	\$15,745	\$0	\$0	\$0	\$375	\$355	\$235	\$512	\$20	\$17,242
Restaurant	1,000 sf	\$31,888	\$0	\$0	\$0	\$1,451	\$1,376	\$912	\$1,983	\$57	\$37,667
Fast Food Restaurant	1,000 sf	\$50,645	\$0	\$0	\$0	\$1,543	\$1,462	\$969	\$2,108	\$106	\$56,833
Supermarket	1,000 sf	\$15,973	\$0	\$0	\$0	\$432	\$410	\$272	\$591	\$74	\$17,752
Auto Repair	1,000 sf	\$7,226	\$0	\$0	\$0	\$96	\$91	\$60	\$132	\$20	\$7,625
Car Wash	stall	\$20,650	\$0	\$0	\$0	\$369	\$350	\$232	\$503	\$13	\$22,117
Convenience Store	1,000 sf	\$31,928	\$0	\$0	\$0	\$734	\$696	\$461	\$1,004	\$74	\$34,897
Furniture Store	1,000 sf	\$1,890	\$0	\$0	\$0	\$62	\$59	\$39	\$85	\$41	\$2,176
Recreational											
Golf Course	hole	\$15,612	\$0	\$0	\$0	\$476	\$452	\$299	\$652	\$7	\$17,498
Racquet/Health/Dance	1,000 sf	\$7,821	\$0	\$0	\$0	\$299	\$284	\$189	\$410	\$20	\$9,023
County Park	acres	\$918	\$0	\$0	\$0	\$28	\$26	\$17	\$38	\$15	\$1,042
Tennis Court	court	\$13,557	\$0	\$0	\$0	\$363	\$345	\$228	\$496	\$3	\$14,992
Marina	berth	\$1,351	\$0	\$0	\$0	\$30	\$28	\$19	\$41	\$8	\$1,477
Governmental											
Post Office	1,000 sf	\$19,672	\$0	\$0	\$0	\$346	\$328	\$218	\$473	\$16	\$21,053
Library	1,000 sf	\$23,845	\$0	\$0	\$0	\$335	\$318	\$211	\$459	\$16	\$25,184
Government Office	1,000 sf	\$13,345	\$0	\$0	\$0	\$264	\$251	\$166	\$0	\$16	\$14,042
Jail	bed	\$536	\$0	\$0	\$0	\$38	\$35	\$0	\$51	\$3	\$663
Miscellaneous											
Day Care Center	1,000 sf	\$12,678	\$0	\$0	\$0	\$197	\$187	\$124	\$269	\$41	\$13,496
Hospital	1,000 sf	\$7,461	\$0	\$0	\$0	\$292	\$277	\$184	\$399	\$14	\$8,627
Veterinary Clinic	1,000 sf	\$5,030	\$0	\$0	\$0	\$319	\$303	\$200	\$435	\$20	\$6,307
Church	1,000 sf	\$3,600	\$0	\$0	\$0	\$104	\$98	\$65	\$143	\$6	\$4,016
Movie Theater	1,000 sf	\$16,495	\$0	\$0	\$0	\$1,174	\$1,113	\$738	\$1,606	\$20	\$21,146
School (Elementary)	1,000 sf	\$2,402	\$0	\$0	\$0	\$206	\$196	\$130	\$281	\$16	\$3,231
School (High)	1,000 sf	\$5,629	\$0	\$0	\$0	\$176	\$167	\$111	\$241	\$16	\$6,340
School (College)	1,000 sf	\$20,545	\$0	\$0	\$0	\$466	\$442	\$292	\$637	\$16	\$22,398
Fire Station	1,000 sf	\$1,387	\$0	\$0	\$0	\$0	\$117	\$77	\$169	\$16	\$1,766

Updated Impact Fees, Second of Three Increases

Land Use	Impact Unit	Traffic	School	Parks	Library	Fire Rescue	Law Enf.	Jail	Public Bldgs.	Solid Waste	Total
Single Family											
Less than 1,200 sf	Dwelling	\$4,623	\$3,559	\$1,884	\$465	\$272	\$274	\$175	\$354	\$82	\$11,688
1,200 to 1,499 sf	Dwelling	\$4,870	\$3,559	\$1,983	\$490	\$286	\$289	\$184	\$373	\$82	\$12,116
1,500 to 2,499 sf	Dwelling	\$7,128	\$3,559	\$2,152	\$531	\$310	\$313	\$200	\$405	\$82	\$14,680
2,500 sf or more	Dwelling	\$8,002	\$3,559	\$2,340	\$577	\$337	\$341	\$217	\$440	\$82	\$15,895
Multi-Family/Accessory	Dwelling	\$3,901	\$871	\$1,162	\$287	\$167	\$169	\$108	\$218	\$62	\$6,945
Mobile Home	Dwelling	\$2,690	\$2,267	\$1,370	\$339	\$197	\$200	\$127	\$258	\$82	\$7,530
Hotel	room	\$4,483	\$0	\$0	\$0	\$187	\$190	\$121	\$245	\$4	\$5,230
Motel	room	\$2,426	\$0	\$0	\$0	\$187	\$190	\$121	\$245	\$4	\$3,173
Nursing Home	bed	\$775	\$0	\$0	\$0	\$202	\$204	\$130	\$264	\$7	\$1,582
ACLF	bed	\$621	\$0	\$0	\$0	\$202	\$204	\$130	\$264	\$7	\$1,428
Office		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Medical Office	1,000 sf	\$21,361	\$0	\$0	\$0	\$351	\$355	\$226	\$458	\$20	\$22,771
Bank	1,000 sf	\$22,493	\$0	\$0	\$0	\$400	\$405	\$257	\$523	\$20	\$24,098
Bank w/Drive-In	1,000 sf	\$38,119	\$0	\$0	\$0	\$353	\$357	\$228	\$461	\$20	\$39,538
Office up to 50,000 sf	1,000 sf	\$10,092	\$0	\$0	\$0	\$338	\$342	\$217	\$441	\$16	\$11,446
Office over 50,000 sf	1,000 sf	\$7,312	\$0	\$0	\$0	\$245	\$248	\$158	\$320	\$16	\$8,299
Research & Dev't Center	1,000 sf	\$4,470	\$0	\$0	\$0	\$150	\$151	\$97	\$195	\$16	\$5,079
Industrial											
Manufacturing	1,000 sf	\$2,104	\$0	\$0	\$0	\$103	\$104	\$67	\$135	\$41	\$2,554
Warehouse	1,000 sf	\$2,688	\$0	\$0	\$0	\$78	\$79	\$50	\$102	\$8	\$3,005
Mini-Warehouse	1,000 sf	\$1,379	\$0	\$0	\$0	\$15	\$16	\$10	\$21	\$3	\$1,444
General Industrial	1,000 sf	\$3,842	\$0	\$0	\$0	\$141	\$143	\$91	\$184	\$41	\$4,442
Concrete Plant	acre	\$8,598	\$0	\$0	\$0	\$311	\$315	\$201	\$407	\$33	\$9,865
Sand Mining	acre	\$1,101	\$0	\$0	\$0	\$40	\$40	\$26	\$53	\$33	\$1,293
Retail											
Retail under 50,000 sf	1,000 sf	\$13,704	\$0	\$0	\$0	\$710	\$718	\$457	\$927	\$41	\$16,557
Retail 50,001-100,000 sf	1,000 sf	\$10,813	\$0	\$0	\$0	\$564	\$571	\$363	\$737	\$41	\$13,089
Retail 100,001-200,000 sf	1,000 sf	\$9,499	\$0	\$0	\$0	\$570	\$576	\$367	\$744	\$41	\$11,797
Retail over 200,000 sf	1,000 sf	\$9,635	\$0	\$0	\$0	\$479	\$484	\$308	\$625	\$41	\$11,572
Gas Station	fuel position	\$9,266	\$0	\$0	\$0	\$355	\$359	\$229	\$464	\$7	\$10,680
New/Used Auto Sales	1,000 sf	\$18,155	\$0	\$0	\$0	\$396	\$400	\$255	\$517	\$20	\$19,743
Restaurant	1,000 sf	\$36,768	\$0	\$0	\$0	\$1,532	\$1,550	\$987	\$2,001	\$57	\$42,895
Fast Food Restaurant	1,000 sf	\$58,397	\$0	\$0	\$0	\$1,629	\$1,647	\$1,050	\$2,127	\$106	\$64,956
Supermarket	1,000 sf	\$18,418	\$0	\$0	\$0	\$457	\$462	\$294	\$596	\$74	\$20,301
Auto Repair	1,000 sf	\$8,332	\$0	\$0	\$0	\$102	\$102	\$65	\$133	\$20	\$8,754
Car Wash	stall	\$23,811	\$0	\$0	\$0	\$389	\$394	\$251	\$508	\$13	\$25,366
Convenience Store	1,000 sf	\$36,815	\$0	\$0	\$0	\$775	\$784	\$500	\$1,012	\$74	\$39,960
Furniture Store	1,000 sf	\$2,179	\$0	\$0	\$0	\$66	\$67	\$42	\$85	\$41	\$2,480
Recreational											
Golf Course	hole	\$18,001	\$0	\$0	\$0	\$503	\$509	\$324	\$657	\$7	\$20,001
Racquet/Health/Dance	1,000 sf	\$9,018	\$0	\$0	\$0	\$316	\$320	\$204	\$413	\$20	\$10,291
County Park	acres	\$1,059	\$0	\$0	\$0	\$29	\$30	\$19	\$39	\$15	\$1,191
Tennis Court	court	\$15,633	\$0	\$0	\$0	\$384	\$388	\$247	\$501	\$3	\$17,156
Marina	berth	\$1,558	\$0	\$0	\$0	\$31	\$31	\$20	\$42	\$8	\$1,690
Governmental											
Post Office	1,000 sf	\$22,683	\$0	\$0	\$0	\$366	\$370	\$236	\$477	\$16	\$24,148
Library	1,000 sf	\$27,495	\$0	\$0	\$0	\$354	\$358	\$229	\$463	\$16	\$28,915
Government Office	1,000 sf	\$15,387	\$0	\$0	\$0	\$279	\$282	\$180	\$0	\$16	\$16,144
Jail	bed	\$618	\$0	\$0	\$0	\$40	\$40	\$0	\$52	\$3	\$753
Miscellaneous											
Day Care Center	1,000 sf	\$14,618	\$0	\$0	\$0	\$208	\$210	\$134	\$272	\$41	\$15,483
Hospital	1,000 sf	\$8,603	\$0	\$0	\$0	\$309	\$312	\$199	\$403	\$14	\$9,840
Veterinary Clinic	1,000 sf	\$5,800	\$0	\$0	\$0	\$337	\$341	\$216	\$439	\$20	\$7,153
Church	1,000 sf	\$4,151	\$0	\$0	\$0	\$110	\$111	\$71	\$144	\$6	\$4,593
Movie Theater	1,000 sf	\$19,020	\$0	\$0	\$0	\$1,240	\$1,254	\$799	\$1,620	\$20	\$23,953
School (Elementary)	1,000 sf	\$2,770	\$0	\$0	\$0	\$217	\$220	\$140	\$284	\$16	\$3,647
School (High)	1,000 sf	\$6,491	\$0	\$0	\$0	\$186	\$188	\$120	\$243	\$16	\$7,244
School (College)	1,000 sf	\$23,690	\$0	\$0	\$0	\$492	\$498	\$317	\$642	\$16	\$25,655
Fire Station	1,000 sf	\$1,600	\$0	\$0	\$0	\$0	\$132	\$84	\$171	\$16	\$2,003

Updated Impact Fees, 100%

Land Use	Impact Unit	Traffic	School	Parks	Library	Fire Rescue	Law Enf.	Jail	Public Bldgs.	Solid Waste	Total
Residential											
Single Family:											
Less than 1,200 sf	Dwelling	\$5,236	\$4,459	\$2,178	\$483	\$286	\$305	\$188	\$357	\$82	\$13,574
1,200 to 1,499 sf	Dwelling	\$5,516	\$4,459	\$2,293	\$509	\$301	\$321	\$198	\$376	\$82	\$14,055
1,500 to 2,499 sf	Dwelling	\$8,073	\$4,459	\$2,488	\$552	\$326	\$348	\$215	\$408	\$82	\$16,951
2,500 sf or more	Dwelling	\$9,063	\$4,459	\$2,705	\$600	\$355	\$379	\$234	\$444	\$82	\$18,321
Multi-Family/Accessory	Dwelling	\$4,418	\$1,091	\$1,344	\$298	\$176	\$188	\$116	\$220	\$62	\$7,913
Mobile Home	Dwelling	\$3,047	\$2,841	\$1,584	\$352	\$208	\$222	\$137	\$260	\$82	\$8,733
Hotel	room	\$5,078				\$197	\$211	\$130	\$247	\$4	\$5,867
Motel	room	\$2,748				\$197	\$211	\$130	\$247	\$4	\$3,537
Nursing Home	bed	\$878				\$213	\$227	\$140	\$266	\$7	\$1,731
ACLF	bed	\$703				\$213	\$227	\$140	\$266	\$7	\$1,556
Office											
Medical Office	1,000 sf	\$24,194				\$370	\$395	\$243	\$462	\$20	\$25,684
Bank	1,000 sf	\$25,476				\$421	\$450	\$277	\$527	\$20	\$27,171
Bank w/Drive-In	1,000 sf	\$43,175				\$372	\$397	\$245	\$465	\$20	\$44,674
Office up to 50,000 sf	1,000 sf	\$11,430				\$356	\$380	\$234	\$445	\$16	\$12,861
Office over 50,000 sf	1,000 sf	\$8,282				\$258	\$276	\$170	\$323	\$16	\$9,325
Research & Dev't Center	1,000 sf	\$5,063				\$158	\$168	\$104	\$197	\$16	\$5,706
Industrial											
Manufacturing	1,000 sf	\$2,383				\$109	\$116	\$72	\$136	\$41	\$2,857
Warehouse	1,000 sf	\$3,044				\$82	\$88	\$54	\$103	\$8	\$3,379
Mini-Warehouse	1,000 sf	\$1,562				\$16	\$18	\$11	\$21	\$3	\$1,631
General Industrial	1,000 sf	\$4,352				\$149	\$159	\$98	\$186	\$41	\$4,985
Concrete Plant	acre	\$9,738				\$328	\$350	\$216	\$410	\$33	\$11,075
Sand Mining	acre	\$1,247				\$42	\$45	\$28	\$53	\$33	\$1,448
Retail											
Retail under 50,000 sf	1,000 sf	\$15,522				\$748	\$799	\$492	\$935	\$41	\$18,537
Retail 50,001-100,000 sf	1,000 sf	\$12,247				\$594	\$635	\$391	\$743	\$41	\$14,851
Retail 100,001-200,000 sf	1,000 sf	\$10,759				\$600	\$641	\$395	\$750	\$41	\$13,186
Retail over 200,000 sf	1,000 sf	\$10,913				\$504	\$538	\$332	\$630	\$41	\$12,958
Gas Station	fuel position	\$10,495				\$374	\$399	\$246	\$468	\$7	\$11,989
New/Used Auto Sales	1,000 sf	\$20,563				\$417	\$445	\$274	\$521	\$20	\$22,240
Restaurant	1,000 sf	\$41,645				\$1,614	\$1,724	\$1,063	\$2,018	\$57	\$48,121
Fast Food Restaurant	1,000 sf	\$66,142				\$1,716	\$1,832	\$1,130	\$2,145	\$106	\$73,071
Supermarket	1,000 sf	\$20,861				\$481	\$514	\$317	\$601	\$74	\$22,848
Auto Repair	1,000 sf	\$9,437				\$107	\$114	\$70	\$134	\$20	\$9,882
Car Wash	stall	\$26,969				\$410	\$438	\$270	\$512	\$13	\$28,612
Convenience Store	1,000 sf	\$41,698				\$816	\$872	\$538	\$1,021	\$74	\$45,019
Furniture Store	1,000 sf	\$2,468				\$69	\$74	\$45	\$86	\$41	\$2,783
Recreational											
Golf Course	hole	\$20,389				\$530	\$566	\$349	\$663	\$7	\$22,504
Racquet/Health/Dance	1,000 sf	\$10,214				\$333	\$356	\$220	\$417	\$20	\$11,560
County Park	acres	\$1,199				\$31	\$33	\$20	\$39	\$15	\$1,337
Tennis Court	court	\$17,706				\$404	\$432	\$266	\$505	\$3	\$19,316
Marina	berth	\$1,765				\$33	\$35	\$22	\$42	\$8	\$1,905
Governmental											
Post Office	1,000 sf	\$25,692				\$385	\$411	\$254	\$481	\$16	\$27,239
Library	1,000 sf	\$31,142				\$373	\$398	\$246	\$467	\$16	\$32,642
Government Office	1,000 sf	\$17,428				\$294	\$314	\$194	\$0	\$16	\$18,246
Jail	bed	\$700				\$42	\$44	\$0	\$52	\$3	\$841
Miscellaneous											
Day Care Center	1,000 sf	\$16,557				\$219	\$234	\$144	\$274	\$41	\$17,469
Hospital	1,000 sf	\$9,744				\$325	\$347	\$214	\$406	\$14	\$11,050
Veterinary Clinic	1,000 sf	\$6,569				\$355	\$379	\$233	\$443	\$20	\$7,999
Church	1,000 sf	\$4,702				\$116	\$123	\$76	\$145	\$6	\$5,168
Movie Theater	1,000 sf	\$21,543				\$1,306	\$1,395	\$860	\$1,634	\$20	\$26,758
School (Elementary)	1,000 sf	\$3,137				\$229	\$245	\$151	\$286	\$16	\$4,064
School (High)	1,000 sf	\$7,352				\$196	\$209	\$129	\$245	\$16	\$8,147
School (College)	1,000 sf	\$26,832				\$518	\$554	\$341	\$648	\$16	\$28,909
Fire Station	1,000 sf	\$1,812				\$0	\$147	\$90	\$172	\$16	\$2,237

Updated Impact Fees, Revenue Neutral

Land Use	Impact Unit	Traffic	School	Parks	Library	Fire Rescue	Law Enf.	Jail	Public Bldgs.	Solid Waste	Total
Single Family											
Less than 1,200 sf	Dwelling	\$3,396	\$1,758	\$1,295	\$427	\$243	\$213	\$148	\$348	\$82	\$7,910
1,200 to 1,499 sf	Dwelling	\$3,577	\$1,758	\$1,363	\$450	\$255	\$224	\$156	\$366	\$82	\$8,231
1,500 to 2,499 sf	Dwelling	\$5,235	\$1,758	\$1,479	\$489	\$277	\$243	\$169	\$398	\$82	\$10,130
2,500 sf. or more	Dwelling	\$5,877	\$1,758	\$1,608	\$531	\$301	\$264	\$184	\$433	\$82	\$11,038
Multi-Family/Accessory	Dwelling	\$2,865	\$430	\$799	\$264	\$149	\$131	\$91	\$214	\$82	\$5,005
Mobile Home	Dwelling	\$1,976	\$1,120	\$942	\$312	\$176	\$155	\$108	\$253	\$82	\$5,124
Hotel	room	\$3,293	\$0	\$0	\$0	\$167	\$147	\$102	\$241	\$4	\$3,954
Motel	room	\$1,782	\$0	\$0	\$0	\$167	\$147	\$102	\$241	\$4	\$2,443
Nursing Home	bed	\$569	\$0	\$0	\$0	\$181	\$158	\$110	\$259	\$7	\$1,284
ACLF	bed	\$456	\$0	\$0	\$0	\$181	\$158	\$110	\$259	\$7	\$1,171
Office											
Medical Office	1,000 sf	\$15,690	\$0	\$0	\$0	\$314	\$275	\$191	\$450	\$20	\$16,940
Bank	1,000 sf	\$16,521	\$0	\$0	\$0	\$357	\$314	\$218	\$513	\$20	\$17,943
Bank w/Drive-In	1,000 sf	\$27,999	\$0	\$0	\$0	\$316	\$277	\$193	\$453	\$20	\$29,258
Office up to 50,000 sf	1,000 sf	\$7,412	\$0	\$0	\$0	\$302	\$265	\$184	\$434	\$16	\$8,613
Office over 50,000 sf	1,000 sf	\$5,371	\$0	\$0	\$0	\$219	\$192	\$134	\$315	\$16	\$6,247
Research & Dev't Center	1,000 sf	\$3,283	\$0	\$0	\$0	\$134	\$117	\$82	\$192	\$16	\$3,824
Industrial											
Manufacturing	1,000 sf	\$1,545	\$0	\$0	\$0	\$92	\$81	\$57	\$133	\$41	\$1,949
Warehouse	1,000 sf	\$1,974	\$0	\$0	\$0	\$70	\$61	\$42	\$100	\$8	\$2,255
Mini-Warehouse	1,000 sf	\$1,013	\$0	\$0	\$0	\$14	\$13	\$9	\$20	\$3	\$1,072
General Industrial	1,000 sf	\$2,822	\$0	\$0	\$0	\$126	\$111	\$77	\$181	\$41	\$3,358
Concrete Plant	acre	\$6,315	\$0	\$0	\$0	\$278	\$244	\$170	\$399	\$33	\$7,439
Sand Mining	acre	\$809	\$0	\$0	\$0	\$36	\$31	\$22	\$52	\$33	\$983
Retail											
Retail under 50,000 sf	1,000 sf	\$10,066	\$0	\$0	\$0	\$635	\$557	\$387	\$911	\$41	\$12,597
Retail 50,001-100,000 sf	1,000 sf	\$7,942	\$0	\$0	\$0	\$504	\$443	\$308	\$724	\$41	\$9,962
Retail 100,001-200,000 sf	1,000 sf	\$6,977	\$0	\$0	\$0	\$509	\$447	\$311	\$731	\$41	\$9,016
Retail over 200,000 sf	1,000 sf	\$7,077	\$0	\$0	\$0	\$428	\$375	\$261	\$614	\$41	\$8,796
Gas Station	fuel position	\$6,806	\$0	\$0	\$0	\$317	\$278	\$193	\$456	\$7	\$8,057
New/Used Auto Sales	1,000 sf	\$13,335	\$0	\$0	\$0	\$354	\$310	\$216	\$508	\$20	\$14,743
Restaurant	1,000 sf	\$27,007	\$0	\$0	\$0	\$1,369	\$1,202	\$836	\$1,966	\$57	\$32,437
Fast Food Restaurant	1,000 sf	\$42,893	\$0	\$0	\$0	\$1,456	\$1,277	\$889	\$2,090	\$106	\$48,711
Supermarket	1,000 sf	\$13,528	\$0	\$0	\$0	\$408	\$358	\$249	\$586	\$74	\$15,203
Auto Repair	1,000 sf	\$6,120	\$0	\$0	\$0	\$91	\$79	\$55	\$131	\$20	\$6,496
Car Wash	stall	\$17,489	\$0	\$0	\$0	\$348	\$305	\$212	\$499	\$13	\$18,866
Convenience Store	1,000 sf	\$27,041	\$0	\$0	\$0	\$692	\$608	\$423	\$995	\$74	\$29,833
Furniture Store	1,000 sf	\$1,600	\$0	\$0	\$0	\$59	\$52	\$35	\$84	\$41	\$1,871
Recreational											
Golf Course	hole	\$13,222	\$0	\$0	\$0	\$450	\$395	\$274	\$646	\$7	\$14,994
Racquet/Health/Dance	1,000 sf	\$6,624	\$0	\$0	\$0	\$282	\$248	\$173	\$406	\$20	\$7,753
County Park	acres	\$778	\$0	\$0	\$0	\$26	\$23	\$16	\$38	\$15	\$896
Tennis Court	court	\$11,482	\$0	\$0	\$0	\$343	\$301	\$209	\$492	\$3	\$12,830
Marina	berth	\$1,145	\$0	\$0	\$0	\$28	\$24	\$17	\$41	\$8	\$1,263
Governmental											
Post Office	1,000 sf	\$16,661	\$0	\$0	\$0	\$327	\$287	\$200	\$469	\$16	\$17,960
Library	1,000 sf	\$20,196	\$0	\$0	\$0	\$316	\$278	\$193	\$455	\$16	\$21,454
Government Office	1,000 sf	\$11,302	\$0	\$0	\$0	\$249	\$219	\$153	\$0	\$16	\$11,939
Jail	bed	\$454	\$0	\$0	\$0	\$36	\$31	\$0	\$51	\$3	\$575
Miscellaneous											
Day Care Center	1,000 sf	\$10,737	\$0	\$0	\$0	\$186	\$163	\$113	\$267	\$41	\$11,507
Hospital	1,000 sf	\$6,319	\$0	\$0	\$0	\$276	\$242	\$168	\$396	\$14	\$7,415
Veterinary Clinic	1,000 sf	\$4,260	\$0	\$0	\$0	\$301	\$264	\$183	\$432	\$20	\$5,460
Church	1,000 sf	\$3,049	\$0	\$0	\$0	\$98	\$86	\$60	\$141	\$6	\$3,440
Movie Theater	1,000 sf	\$13,971	\$0	\$0	\$0	\$1,108	\$973	\$676	\$1,592	\$20	\$18,340
School (Elementary)	1,000 sf	\$2,034	\$0	\$0	\$0	\$194	\$171	\$119	\$279	\$16	\$2,813
School (High)	1,000 sf	\$4,768	\$0	\$0	\$0	\$166	\$146	\$101	\$239	\$16	\$5,436
School (College)	1,000 sf	\$17,401	\$0	\$0	\$0	\$439	\$386	\$268	\$631	\$16	\$19,141
Fire Station	1,000 sf	\$1,175	\$0	\$0	\$0	\$0	\$103	\$71	\$168	\$16	\$1,533

Alternative Impact Fees, Revenue Neutral*

Land Use	Impact Unit	Traffic	School	Parks	Library	Fire Rescue	Law Enf.	Jail	Public Bldgs.	Solid Waste	Total
Single Family											
Less than 1,200 sf	Dwelling	\$3,638	\$1,758	\$1,295	\$0	\$243	\$213	\$148	\$348	\$0	\$7,643
1,200 to 1,499 sf	Dwelling	\$3,833	\$1,758	\$1,363	\$0	\$255	\$224	\$156	\$366	\$0	\$7,955
1,500 to 2,499 sf	Dwelling	\$5,610	\$1,758	\$1,479	\$0	\$277	\$243	\$169	\$398	\$0	\$9,934
2,500 sf or more	Dwelling	\$6,298	\$1,758	\$1,608	\$0	\$301	\$264	\$184	\$433	\$0	\$10,846
Multi-Family/Accessory	Dwelling	\$3,070	\$430	\$799	\$0	\$149	\$131	\$91	\$214	\$0	\$4,884
Mobile Home	Dwelling	\$2,117	\$1,120	\$942	\$0	\$176	\$155	\$108	\$253	\$0	\$4,871
Hotel	room	\$3,529	\$0	\$0	\$0	\$167	\$147	\$102	\$241	\$0	\$4,186
Motel	room	\$1,910	\$0	\$0	\$0	\$167	\$147	\$102	\$241	\$0	\$2,567
Nursing Home	bed	\$610	\$0	\$0	\$0	\$181	\$158	\$110	\$259	\$0	\$1,318
ACLF	bed	\$489	\$0	\$0	\$0	\$181	\$158	\$110	\$259	\$0	\$1,197
Office											
Medical Office	1,000 sf	\$16,812	\$0	\$0	\$0	\$314	\$275	\$191	\$450	\$0	\$18,042
Bank	1,000 sf	\$17,703	\$0	\$0	\$0	\$357	\$314	\$218	\$513	\$0	\$19,105
Bank w/Drive-In	1,000 sf	\$30,062	\$0	\$0	\$0	\$316	\$277	\$193	\$453	\$0	\$31,241
Office up to 50,000 sf	1,000 sf	\$7,943	\$0	\$0	\$0	\$302	\$265	\$184	\$434	\$0	\$9,128
Office over 50,000 sf	1,000 sf	\$5,755	\$0	\$0	\$0	\$219	\$192	\$134	\$315	\$0	\$6,615
Research & Dev't Center	1,000 sf	\$3,518	\$0	\$0	\$0	\$134	\$117	\$82	\$192	\$0	\$4,043
Industrial											
Manufacturing	1,000 sf	\$1,656	\$0	\$0	\$0	\$92	\$81	\$57	\$133	\$0	\$2,019
Warehouse	1,000 sf	\$2,115	\$0	\$0	\$0	\$70	\$61	\$42	\$100	\$0	\$2,388
Mini-Warehouse	1,000 sf	\$1,085	\$0	\$0	\$0	\$14	\$13	\$9	\$20	\$0	\$1,141
General Industrial	1,000 sf	\$3,024	\$0	\$0	\$0	\$126	\$111	\$77	\$181	\$0	\$3,519
Concrete Plant	acre	\$6,767	\$0	\$0	\$0	\$278	\$244	\$170	\$399	\$0	\$7,858
Sand Mining	acre	\$867	\$0	\$0	\$0	\$36	\$31	\$22	\$52	\$0	\$1,008
Retail											
Retail under 50,000 sf	1,000 sf	\$10,786	\$0	\$0	\$0	\$635	\$557	\$387	\$911	\$0	\$13,276
Retail 50,001-100,000 sf	1,000 sf	\$8,510	\$0	\$0	\$0	\$504	\$443	\$308	\$724	\$0	\$10,489
Retail 100,001-200,000 sf	1,000 sf	\$7,476	\$0	\$0	\$0	\$509	\$447	\$311	\$731	\$0	\$9,474
Retail over 200,000 sf	1,000 sf	\$7,583	\$0	\$0	\$0	\$428	\$375	\$261	\$614	\$0	\$9,261
Gas Station	fuel position	\$7,293	\$0	\$0	\$0	\$317	\$278	\$193	\$456	\$0	\$8,537
New/Used Auto Sales	1,000 sf	\$14,289	\$0	\$0	\$0	\$354	\$310	\$216	\$508	\$0	\$15,677
Restaurant	1,000 sf	\$28,939	\$0	\$0	\$0	\$1,369	\$1,202	\$836	\$1,966	\$0	\$34,312
Fast Food Restaurant	1,000 sf	\$45,961	\$0	\$0	\$0	\$1,456	\$1,277	\$889	\$2,090	\$0	\$51,673
Supermarket	1,000 sf	\$14,496	\$0	\$0	\$0	\$408	\$358	\$249	\$586	\$0	\$16,097
Auto Repair	1,000 sf	\$6,558	\$0	\$0	\$0	\$91	\$79	\$55	\$131	\$0	\$6,914
Car Wash	stall	\$18,740	\$0	\$0	\$0	\$348	\$305	\$212	\$499	\$0	\$20,104
Convenience Store	1,000 sf	\$28,975	\$0	\$0	\$0	\$692	\$608	\$423	\$995	\$0	\$31,693
Furniture Store	1,000 sf	\$1,715	\$0	\$0	\$0	\$59	\$52	\$35	\$84	\$0	\$1,945
Recreational											
Golf Course	hole	\$14,168	\$0	\$0	\$0	\$450	\$395	\$274	\$646	\$0	\$15,933
Racquet/Health/Dance	1,000 sf	\$7,098	\$0	\$0	\$0	\$282	\$248	\$173	\$406	\$0	\$8,207
County Park	acres	\$833	\$0	\$0	\$0	\$26	\$23	\$16	\$38	\$0	\$936
Tennis Court	court	\$12,304	\$0	\$0	\$0	\$343	\$301	\$209	\$492	\$0	\$13,649
Marina	berth	\$1,226	\$0	\$0	\$0	\$28	\$24	\$17	\$41	\$0	\$1,336
Governmental											
Post Office	1,000 sf	\$17,853	\$0	\$0	\$0	\$327	\$287	\$200	\$469	\$0	\$19,136
Library	1,000 sf	\$21,640	\$0	\$0	\$0	\$316	\$278	\$193	\$455	\$0	\$22,882
Government Office	1,000 sf	\$12,110	\$0	\$0	\$0	\$249	\$219	\$153	\$0	\$0	\$12,731
Jail	bed	\$486	\$0	\$0	\$0	\$36	\$31	\$0	\$51	\$0	\$604
Miscellaneous											
Day Care Center	1,000 sf	\$11,505	\$0	\$0	\$0	\$186	\$163	\$113	\$267	\$0	\$12,234
Hospital	1,000 sf	\$6,771	\$0	\$0	\$0	\$276	\$242	\$168	\$396	\$0	\$7,853
Veterinary Clinic	1,000 sf	\$4,565	\$0	\$0	\$0	\$301	\$264	\$183	\$432	\$0	\$5,745
Church	1,000 sf	\$3,267	\$0	\$0	\$0	\$98	\$86	\$60	\$141	\$0	\$3,652
Movie Theater	1,000 sf	\$14,970	\$0	\$0	\$0	\$1,108	\$973	\$676	\$1,592	\$0	\$19,319
School (Elementary)	1,000 sf	\$2,180	\$0	\$0	\$0	\$194	\$171	\$119	\$279	\$0	\$2,943
School (High)	1,000 sf	\$5,109	\$0	\$0	\$0	\$166	\$146	\$101	\$239	\$0	\$5,761
School (College)	1,000 sf	\$18,645	\$0	\$0	\$0	\$439	\$386	\$268	\$631	\$0	\$20,369
Fire Station	1,000 sf	\$1,259	\$0	\$0	\$0	\$0	\$103	\$71	\$168	\$0	\$1,601

* No library or solid waste fees and higher traffic fees to make up the lost revenue