

**Impact Fee Schedule for Unincorporated Indian River County**  
**Effective October 1, 2009 - March 31, 2010 (Excludes five suspended impact fees)**

Land Use	Impact Unit	Net Impact Fee				Total Net Impact Fee	Administration Fee @ 2.5%	Total Impact Fee
		Transportation	Library	Schools	Recreation			
<b>Residential</b>								
Single Family								
Lower than 1,500 sf (under air)	du	\$2,974	\$430	\$1,756	\$1,302	\$6,462	\$162	\$6,624
1,500 to 2,499 sf (under air)	du	\$4,483	\$483	\$1,756	\$1,463	\$8,185	\$205	\$8,390
2,500 sf or Greater (under air)	du	\$5,031	\$524	\$1,756	\$1,587	\$8,898	\$222	\$9,120
Accessory Single Family	du	\$2,428	\$285	\$500	\$884	\$4,097	\$102	\$4,199
Multi Family	du	\$2,428	\$285	\$500	\$884	\$4,097	\$102	\$4,199
Mobile Home	du	\$1,745	\$349	\$623	\$942	\$3,659	\$91	\$3,750
<b>Transient, Assisted, Group</b>								
Hotel	Room	\$2,804				\$2,804	\$70	\$2,874
Motel	Room	\$1,516				\$1,516	\$38	\$1,554
Nursing Home	Bed	\$432				\$432	\$11	\$443
ACLF <sup>(1)</sup>	Bed	\$449				\$449	\$11	\$460
<b>Office and Financial</b>								
Medical Office	1,000 sf	\$13,411				\$13,411	\$335	\$13,746
Bank	1,000 sf	\$10,634				\$10,634	\$266	\$10,900
Bank w/Drive-in	1,000 sf	\$13,020				\$13,020	\$326	\$13,346
Office	1,000 sf	\$3,798				\$3,798	\$95	\$3,893
Research and Development Center	1,000 sf	\$2,798				\$2,798	\$70	\$2,868
<b>Industrial</b>								
Manufacturing	1,000 sf	\$1,318				\$1,318	\$33	\$1,351
Warehouse	1,000 sf	\$1,228				\$1,228	\$31	\$1,259
Mini-Warehouse	1,000 sf	\$862				\$862	\$22	\$884
General Industrial	1,000 sf	\$2,404				\$2,404	\$60	\$2,464
Concrete Plant	Acre	\$5,382				\$5,382	\$135	\$5,517
Sand Mining	Acre	\$690				\$690	\$17	\$707
<b>Retail, Gross Square Feet</b>								
Retail	1,000 sf	\$3,163				\$3,163	\$79	\$3,242
Gas Station	Fuel pos	\$5,587				\$5,587	\$140	\$5,727
New and Used Car Sales	1,000 sf	\$10,108				\$10,108	\$253	\$10,361
Restaurant	1,000 sf	\$22,152				\$22,152	\$554	\$22,706
Fast Food Rest w/ Drive-Thru	1,000 sf	\$34,781				\$34,781	\$870	\$35,651
Supermarket	1,000 sf	\$11,179				\$11,179	\$279	\$11,458
Auto Repair	1,000 sf	\$7,830				\$7,830	\$196	\$8,026
Car Wash	Bays	\$14,589				\$14,589	\$365	\$14,954
Convenience Store	1,000 sf	\$25,430				\$25,430	\$636	\$26,066
Furniture Store	1,000 sf	\$1,373				\$1,373	\$34	\$1,407

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Land Use	Impact Unit	Net Impact Fee				Total Net Impact Fee	Administration Fee @ 2.5%	Total Impact Fee
		Transportation	Library	Schools	Recreation			
<b>Recreational</b>								
Golf Course	hole	\$11,248				\$11,248	\$281	\$11,529
Racquet Club/Health Club/Dance Studio <sup>(1)</sup>	1,000 sf	\$6,556				\$6,556	\$164	\$6,720
County Park	Acre	\$718				\$718	\$18	\$736
Tennis Court <sup>(1)</sup>	Court	\$11,368				\$11,368	\$284	\$11,652
Marina	Berths	\$973				\$973	\$24	\$997
<b>Governmental</b>								
Post Office	1,000 sf	\$14,199				\$14,199	\$355	\$14,554
Library	1,000 sf	\$17,925				\$17,925	\$448	\$18,373
Government Office Complex <sup>(2)</sup>	1,000 sf	\$9,632				\$9,632	\$241	\$9,873
Jail <sup>(2)</sup>	Bed	\$389				\$389	\$10	\$399
<b>Miscellaneous</b>								
Day Care Center	1,000 sf	\$8,847				\$8,847	\$221	\$9,068
Hospital	1,000 sf	\$5,309				\$5,309	\$133	\$5,442
Veterinary Clinic	1,000 sf	\$3,511				\$3,511	\$88	\$3,599
Church	1,000 sf	\$2,588				\$2,588	\$65	\$2,653
Movie Theater	Screen	\$22,743				\$22,743	\$569	\$23,312
School (Elementary and Middle) <sup>(1)</sup>	Student	\$141				\$141	\$4	\$145
School (High) <sup>(1)</sup>	Student	\$513				\$513	\$13	\$526
School (College)	Student	\$653				\$653	\$16	\$669
Fire Station <sup>(2)</sup>	1,000 sf	\$983				\$983	\$25	\$1,008

(1) These impact fees are set to increase on January 1, 2010.

(2) Government uses are exempt from paying impact fees used to develop the 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.

**Impact Fee Schedule**  
**City of Fellsmere, Town of Orchid, City of Sebastian, City of Vero Beach, and Town of Indian River Shores**  
**Effective October 1, 2009 - March 31, 2010 (Excludes five suspended impact fees)**

Land Use	Impact Unit	Net Impact Fee			Total Net Impact Fee	City Administration Fee @ 2%	County Administration Fee @ 1%	Total Impact Fee
		Transportation	Library	Schools				
<b>Residential</b>								
Single Family								
Lower than 1,500 sf (under air)	du	\$2,974	\$430	\$1,756	\$5,160	\$103	\$52	\$5,315
1,500 to 2,499 sf (under air)	du	\$4,483	\$483	\$1,756	\$6,722	\$134	\$67	\$6,923
2,500 sf or Greater (under air)	du	\$5,031	\$524	\$1,756	\$7,311	\$146	\$73	\$7,530
Accessory Single Family	du	\$2,428	\$285	\$500	\$3,213	\$64	\$32	\$3,309
Multi Family	du	\$2,428	\$285	\$500	\$3,213	\$64	\$32	\$3,309
Mobile Home	du	\$1,745	\$349	\$623	\$2,717	\$54	\$27	\$2,798
<b>Transient, Assisted, Group</b>								
Hotel	Room	\$2,804			\$2,804	\$56	\$28	\$2,888
Motel	Room	\$1,516			\$1,516	\$30	\$15	\$1,561
Nursing Home	Bed	\$432			\$432	\$9	\$4	\$445
ACLF <sup>(1)</sup>	Bed	\$449			\$449	\$9	\$4	\$462
<b>Office and Financial</b>								
Medical Office	1,000 sf	\$13,411			\$13,411	\$268	\$134	\$13,813
Bank	1,000 sf	\$10,634			\$10,634	\$213	\$106	\$10,953
Bank w/Drive-in	1,000 sf	\$13,020			\$13,020	\$260	\$130	\$13,410
Office	1,000 sf	\$3,798			\$3,798	\$76	\$38	\$3,912
Research and Development Center	1,000 soft	\$2,798			\$2,798	\$56	\$28	\$2,882
<b>Industrial</b>								
Manufacturing	1,000 sf	\$1,318			\$1,318	\$26	\$13	\$1,357
Warehouse	1,000 sf	\$1,228			\$1,228	\$25	\$12	\$1,265
Mini-Warehouse	1,000 sf	\$862			\$862	\$17	\$9	\$888
General Industrial	1,000 sf	\$2,404			\$2,404	\$48	\$24	\$2,476
Concrete Plant	Acre	\$5,382			\$5,382	\$108	\$54	\$5,544
Sand Mining	Acre	\$690			\$690	\$14	\$7	\$711
<b>Retail, Gross Square Feet</b>								
Retail Center	1,000 sf	\$3,163			\$3,163	\$63	\$32	\$3,258
Gas Station	Fuel pos	\$5,587			\$5,587	\$112	\$56	\$5,755
New and Used Car Sales	1,000 sf	\$10,108			\$10,108	\$202	\$101	\$10,411
Restaurant	1,000 sf	\$22,152			\$22,152	\$443	\$222	\$22,817
Fast Food Rest w/ Drive-Thru	1,000 sf	\$34,781			\$34,781	\$696	\$348	\$35,825
Supermarket	1,000 sf	\$11,179			\$11,179	\$224	\$112	\$11,515
Auto Repair	1,000 sf	\$7,830			\$7,830	\$157	\$78	\$8,065
Car Wash	Bays	\$14,589			\$14,589	\$292	\$146	\$15,027
Convenience Store	1,000 sf	\$25,430			\$25,430	\$509	\$254	\$26,193
Furniture Store	1,000 sf	\$1,373			\$1,373	\$27	\$14	\$1,414

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**City of Fellsmere, Town of Orchid, City of Sebastian, City of Vero Beach, and Town of Indian River Shores**  
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Land Use	Impact Unit	Net Impact Fee			Total Net Impact Fee	City Administration Fee @ 2%	County Administration Fee @ 1%	Total Impact Fee
		Transportation	Library	Schools				
<b>Recreational</b>								
Golf Course	hole	\$11,248			\$11,248	\$225	\$112	\$11,585
Racquet Club/Health Club/Dance Studio <sup>(1)</sup>	1,000 sf	\$6,556			\$6,556	\$131	\$66	\$6,753
County Park	Acre	\$718			\$718	\$14	\$7	\$739
Tennis Court <sup>(1)</sup>	Court	\$11,368			\$11,368	\$227	\$114	\$11,709
Marina	Berths	\$973			\$973	\$19	\$10	\$1,002
<b>Governmental</b>								
\$0								
Post Office	1,000 sf	\$14,199			\$14,199	\$284	\$142	\$14,625
Library	1,000 sf	\$17,925			\$17,925	\$359	\$179	\$18,463
Government Office Complex <sup>(2)</sup>	1,000 sf	\$9,632			\$9,632	\$193	\$96	\$9,921
Jail <sup>(2)</sup>	Bed	\$389			\$389	\$8	\$4	\$401
<b>Miscellaneous</b>								
Day Care Center	1,000 sf	\$8,847			\$8,847	\$177	\$88	\$9,112
Hospital	1,000 sf	\$5,309			\$5,309	\$106	\$53	\$5,468
Veterinary Clinic	1,000 sf	\$3,511			\$3,511	\$70	\$35	\$3,616
Church	1,000 sf	\$2,588			\$2,588	\$52	\$26	\$2,666
Movie Theater	Screen	\$22,743			\$22,743	\$455	\$227	\$23,425
School (Elementary and Middle) <sup>(1)</sup>	Student	\$141			\$141	\$3	\$1	\$145
School (High) <sup>(1)</sup>	Student	\$513			\$513	\$10	\$5	\$528
School (College)	Student	\$653			\$653	\$13	\$7	\$673
Fire Station <sup>(2)</sup>	1,000 sf	\$983			\$983	\$20	\$10	\$1,013

(1) These impact fees are set to increase on January 1, 2010.

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