

Appendix "A"

Unincorporated Indian River County Impact Fee Schedule Effective April 1, 2011 - March 31, 2012 (Excludes three suspended impact fees)

Land Use	Impact Unit	Net Impact Fee						Total Net Impact Fee	Administration Fee @ 2.5%	Total Impact Fee
		Updated Transportation	Fire/EMS	Law Enforcement	Library	Schools	Park and Recreation			
Residential										
Single Family										
Lower than 1,500 sf (under air)	du	\$2,974	\$247	\$218	\$430	\$1,756	\$1,302	\$6,927	\$173	\$7,100
1,500 to 2,499 sf (under air)	du	\$4,483	\$278	\$245	\$483	\$1,756	\$1,463	\$8,708	\$218	\$8,925
2,500 sf or Greater (under air)	du	\$5,031	\$301	\$265	\$524	\$1,756	\$1,587	\$9,464	\$237	\$9,701
Accessory Single Family	du	\$2,428	\$176	\$148	\$285	\$500	\$884	\$4,421	\$111	\$4,532
Multi Family	du	\$2,428	\$176	\$148	\$285	\$500	\$884	\$4,421	\$111	\$4,532
Mobile Home	du	\$1,745	\$182	\$158	\$349	\$623	\$942	\$3,998	\$100	\$4,098
Transient, Assisted, Group										
Hotel	Room	\$2,804	\$160	\$140				\$3,103	\$78	\$3,181
Motel	Room	\$1,516	\$160	\$140				\$1,815	\$45	\$1,861
Nursing Home	Bed	\$432	\$172	\$151				\$755	\$19	\$774
ACLF	Bed	\$620	\$172	\$151				\$943	\$24	\$966
Office and Financial										
Medical Office	1,000 sf	\$13,411	\$299	\$262				\$13,972	\$349	\$14,322
Bank	1,000 sf	\$10,634	\$341	\$299				\$11,274	\$282	\$11,556
Bank w/Drive-in	1,000 sf	\$13,020	\$280	\$245				\$13,545	\$339	\$13,883
Office	1,000 sf	\$3,798	\$246	\$216				\$4,260	\$107	\$4,366
Research & Development Center	1,000 sf	\$2,798	\$130	\$114				\$3,042	\$76	\$3,118
Industrial										
Manufacturing	1,000 sf	\$1,318	\$88	\$77				\$1,483	\$37	\$1,520
Warehouse	1,000 sf	\$1,228	\$68	\$59				\$1,355	\$34	\$1,389
Mini-Warehouse	1,000 sf	\$862	\$13	\$12				\$887	\$22	\$909
General Industrial	1,000 sf	\$2,404	\$120	\$105				\$2,630	\$66	\$2,695
Concrete Plant	Acre	\$5,382	\$265	\$232				\$5,879	\$147	\$6,026
Sand Mining	Acre	\$690	\$34	\$30				\$754	\$19	\$772
Retail, Gross Square Feet										
Retail Center	1,000 sf	\$3,163	\$503	\$441				\$4,107	\$103	\$4,209
Gas Station	Fuel pos	\$5,587	\$303	\$265				\$6,155	\$154	\$6,309
New and Used Car Sales	1,000 sf	\$10,108	\$300	\$263				\$10,671	\$267	\$10,937
Restaurant	1,000 sf	\$22,152	\$1,289	\$1,129				\$24,570	\$614	\$25,184
Fast Food Rest w/ Drive-Thru	1,000 sf	\$34,781	\$1,389	\$1,217				\$37,387	\$935	\$38,321
Supermarket	1,000 sf	\$11,179	\$357	\$313				\$11,849	\$296	\$12,145
Auto Repair	1,000 sf	\$7,830	\$107	\$114				\$8,051	\$201	\$8,252
Car Wash	Bays	\$14,589	\$332	\$291				\$15,211	\$380	\$15,592
Convenience Store	1,000 sf	\$25,430	\$746	\$653				\$26,829	\$671	\$27,500
Furniture Store	1,000 sf	\$1,373	\$56	\$49				\$1,478	\$37	\$1,515

Unincorporated Indian River County Impact Fee Schedule
Effective April 1, 2011 - March 31, 2012 (Excludes three suspended impact fees)

Land Use	Impact Unit	Net Impact Fee					Total Net Impact Fee	Administration Fee @ 2.5%	Total Impact Fee
		Updated Transportation	Fire/EMS	Law Enforcement	Library	Schools			
Recreational									
Golf Course	hole	\$11,248	\$429	\$376			\$12,054	\$301	\$12,355
Racquet Club/Health Club/Dance Studio	1,000 sf	\$10,824	\$417	\$366			\$11,607	\$290	\$11,897
County Park	Acre	\$718	\$27	\$23			\$768	\$19	\$787
Tennis Court	Court	\$12,180	\$408	\$357			\$12,945	\$324	\$13,269
Marina	Berths	\$973	\$27	\$24			\$1,023	\$26	\$1,049
Governmental									
Post Office	1,000 sf	\$14,199	\$312	\$273			\$14,784	\$370	\$15,153
Library	1,000 sf	\$17,925	\$302	\$265			\$18,492	\$462	\$18,954
Government Office Complex ⁽¹⁾	1,000 sf	\$9,632	\$238	\$209			\$10,079	\$252	\$10,331
Jail ⁽¹⁾	Bed	\$389	\$153	\$134			\$676	\$17	\$693
Miscellaneous									
Day Care Center	1,000 sf	\$8,847	\$177	\$155			\$9,180	\$229	\$9,409
Hospital	1,000 sf	\$5,309	\$275	\$241			\$5,825	\$146	\$5,971
Veterinary Clinic	1,000 sf	\$3,511	\$287	\$251			\$4,050	\$101	\$4,151
Church	1,000 sf	\$2,588	\$94	\$82			\$2,764	\$69	\$2,833
Movie Theater	Screen	\$22,743	\$1,490	\$1,305			\$25,538	\$638	\$26,177
School (Elementary and Middle)	Student	\$149	\$17	\$14			\$180	\$5	\$184
School (High)	Student	\$538	\$21	\$18			\$578	\$14	\$592
School (College)	Student	\$653	\$18	\$16			\$687	\$17	\$704
Fire Station ⁽¹⁾	1,000 sf	\$983		\$97			\$1,080	\$27	\$1,107

(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.).

Master Impact Fee Schedule - City of Fellsmere, Town of Orchid, City of Sebastian, City of Vero Beach

Effective April 1, 2011 - March 31, 2012 (Excludes three 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	Fire/EMS	Library	Schools				
Residential									
Single Family									
Lower than 1,500 sf (under air)	du	\$2,974	\$247	\$430	\$1,756	\$5,407	\$108	\$54	\$5,569
1,500 to 2,499 sf (under air)	du	\$4,483	\$278	\$483	\$1,756	\$7,000	\$140	\$70	\$7,210
2,500 sf or Greater (under air)	du	\$5,031	\$301	\$524	\$1,756	\$7,612	\$152	\$76	\$7,840
Accessory Single Family	du	\$2,428	\$176	\$285	\$500	\$3,389	\$68	\$34	\$3,491
Multi Family	du	\$2,428	\$176	\$285	\$500	\$3,389	\$68	\$34	\$3,491
Mobile Home	du	\$1,745	\$182	\$349	\$623	\$2,899	\$58	\$29	\$2,986
Transient, Assisted, Group									
Hotel	Room	\$2,804	\$160			\$2,964	\$59	\$30	\$3,053
Motel	Room	\$1,516	\$160			\$1,676	\$34	\$17	\$1,726
Nursing Home	Bed	\$432	\$172			\$604	\$12	\$6	\$622
ACLF	Bed	\$620	\$172			\$792	\$16	\$8	\$816
Office and Financial									
Medical Office	1,000 sf	\$13,411	\$299			\$13,710	\$274	\$137	\$14,121
Bank	1,000 sf	\$10,634	\$341			\$10,975	\$220	\$110	\$11,304
Bank w/Drive-in	1,000 sf	\$13,020	\$280			\$13,300	\$266	\$133	\$13,699
Office	1,000 sf	\$3,798	\$246			\$4,044	\$81	\$40	\$4,165
Research and Development Center	1,000 sf	\$2,798	\$130			\$2,928	\$59	\$29	\$3,016
Industrial									
Manufacturing	1,000 sf	\$1,318	\$88			\$1,406	\$28	\$14	\$1,448
Warehouse	1,000 sf	\$1,228	\$68			\$1,296	\$26	\$13	\$1,335
Mini-Warehouse	1,000 sf	\$862	\$13			\$875	\$18	\$9	\$901
General Industrial	1,000 sf	\$2,404	\$120			\$2,524	\$50	\$25	\$2,600
Concrete Plant	Acre	\$5,382	\$265			\$5,647	\$113	\$56	\$5,816
Sand Mining	Acre	\$690	\$34			\$724	\$14	\$7	\$746
Retail, Gross Square Feet									
Retail Center	1,000 sf	\$3,163	\$503			\$3,666	\$73	\$37	\$3,776
Gas Station	Fuel pos	\$5,587	\$303			\$5,890	\$118	\$59	\$6,067
New and Used Car Sales	1,000 sf	\$10,108	\$300			\$10,408	\$208	\$104	\$10,720
Restaurant	1,000 sf	\$22,152	\$1,289			\$23,441	\$469	\$234	\$24,144
Fast Food Rest w/ Drive-Thru	1,000 sf	\$34,781	\$1,389			\$36,170	\$723	\$362	\$37,255
Supermarket	1,000 sf	\$11,179	\$357			\$11,536	\$231	\$115	\$11,882
Auto Repair	1,000 sf	\$7,830	\$107			\$7,937	\$159	\$79	\$8,175
Car Wash	Bays	\$14,589	\$332			\$14,921	\$298	\$149	\$15,369
Convenience Store	1,000 sf	\$25,430	\$746			\$26,176	\$524	\$262	\$26,961
Furniture Store	1,000 sf	\$1,373	\$56			\$1,429	\$29	\$14	\$1,472

Master Impact Fee Schedule - City of Fellsmere, Town of Orchid, City of Sebastian, City of Vero Beach

Effective April 1, 2011 - March 31, 2012 (Excludes three suspended impact fees)

Land Use	Impact Unit	Net Impact Fee				Total Net Impact Fee	City	County	Total Impact Fee
		Transportation	Fire/EMS	Library	Schools		Administration Fee @ 2%	Administration Fee @ 1%	
Recreational									
Golf Course	hole	\$11,248	\$429			\$11,677	\$234	\$117	\$12,027
Racquet Club/Health Club/Dance Studio	1,000 sf	\$10,824	\$417			\$11,241	\$225	\$112	\$11,578
County Park	Acre	\$718	\$27			\$745	\$15	\$7	\$767
Tennis Court	Court	\$12,180	\$408			\$12,588	\$252	\$126	\$12,966
Marina	Berths	\$973	\$27			\$1,000	\$20	\$10	\$1,030
Governmental									
									\$0
Post Office	1,000 sf	\$14,199	\$312			\$14,511	\$290	\$145	\$14,946
Library	1,000 sf	\$17,925	\$302			\$18,227	\$365	\$182	\$18,774
Government Office Complex ⁽¹⁾	1,000 sf	\$9,632	\$238			\$9,870	\$197	\$99	\$10,166
Jail ⁽¹⁾	Bed	\$389	\$153			\$542	\$11	\$5	\$558
Miscellaneous									
Day Care Center	1,000 sf	\$8,847	\$177			\$9,024	\$180	\$90	\$9,295
Hospital	1,000 sf	\$5,309	\$275			\$5,584	\$112	\$56	\$5,752
Veterinary Clinic	1,000 sf	\$3,511	\$287			\$3,798	\$76	\$38	\$3,912
Church	1,000 sf	\$2,588	\$94			\$2,682	\$54	\$27	\$2,762
Movie Theater	Screen	\$22,743	\$1,490			\$24,233	\$485	\$242	\$24,960
School (Elementary and Middle)	Student	\$149	\$17			\$166	\$3	\$2	\$171
School (High)	Student	\$538	\$21			\$559	\$11	\$6	\$576
School (College)	Student	\$653	\$18			\$671	\$13	\$7	\$691
Fire Station ⁽¹⁾	1,000 sf	\$983				\$983	\$20	\$10	\$1,012

(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.).

Master Impact Fee Schedule - Town of Indian River Shores

Effective April 1, 2011 - March 31, 2012 (Excludes three 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				
Residential								
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	\$6,924
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	\$2,799
Transient, Assisted, Group								
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	Bed	\$620			\$620	\$12	\$6	\$639
Office and Financial								
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	\$13,411
Office	1,000 sf	\$3,798			\$3,798	\$76	\$38	\$3,912
Research and Development Center	1,000 sf	\$2,798			\$2,798	\$56	\$28	\$2,882
Industrial								
Manufacturing	1,000 sf	\$1,318			\$1,318	\$26	\$13	\$1,358
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	\$5,543
Sand Mining	Acre	\$690			\$690	\$14	\$7	\$711
Retail, Gross Square Feet								
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	\$35,824
Supermarket	1,000 sf	\$11,179			\$11,179	\$224	\$112	\$11,514
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

Master Impact Fee Schedule - Town of Indian River Shores

Effective April 1, 2011 - March 31, 2012 (Excludes three 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				
Recreational								
Golf Course	hole	\$11,248			\$11,248	\$225	\$112	\$11,585
Racquet Club/Health Club/Dance Studio	1,000 sf	\$10,824			\$10,824	\$216	\$108	\$11,149
County Park	Acre	\$718			\$718	\$14	\$7	\$740
Tennis Court	Court	\$12,180			\$12,180	\$244	\$122	\$12,545
Marina	Berths	\$973			\$973	\$19	\$10	\$1,002
Governmental								\$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 ⁽¹⁾	1,000 sf	\$9,632			\$9,632	\$193	\$96	\$9,921
Jail ⁽¹⁾	Bed	\$389			\$389	\$8	\$4	\$401
Miscellaneous								
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)	Student	\$149			\$149	\$3	\$1	\$153
School (High)	Student	\$538			\$538	\$11	\$5	\$554
School (College)	Student	\$653			\$653	\$13	\$7	\$673
Fire Station ⁽¹⁾	1,000 sf	\$983			\$983	\$20	\$10	\$1,012

(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.).