

Unincorporated Indian River County Impact Fee Schedule
(Effective October 1, 2009)

Land Use	Impact Unit	Net Impact Fee										Total Net Impact Fee	Administration Fee @ 2.5%	Total Impact Fee
		Updated Transportation	Correctional Facilities	Solid Waste	Public Buildings	Fire/EMS	Law Enforcement	Library	Schools	Park and Recreation				
Residential														
Single Family														
Lower than 1,500 sf (under air)	du	\$2,974	\$151	\$75	\$183	\$247	\$218	\$430	\$1,756	\$1,302	\$7,336	\$183	\$7,519	
1,500 to 2,499 sf (under air)	du	\$4,483	\$170	\$75	\$206	\$278	\$245	\$483	\$1,756	\$1,463	\$9,159	\$229	\$9,388	
2,500 sf or Greater (under air)	du	\$5,031	\$184	\$75	\$223	\$301	\$265	\$524	\$1,756	\$1,587	\$9,946	\$249	\$10,195	
Accessory Single Family	du	\$2,428	\$100	\$57	\$121	\$176	\$148	\$285	\$500	\$884	\$4,699	\$117	\$4,817	
Multi Family	du	\$2,428	\$100	\$57	\$121	\$176	\$148	\$285	\$500	\$884	\$4,699	\$117	\$4,817	
Mobile Home	du	\$1,745	\$123	\$75	\$149	\$182	\$158	\$349	\$623	\$942	\$4,345	\$109	\$4,454	
Transient, Assisted, Group														
Hotel	Room	\$2,804	\$99	\$21	\$229	\$160	\$140				\$3,452	\$86	\$3,539	
Motel	Room	\$1,516	\$99	\$21	\$229	\$160	\$140				\$2,164	\$54	\$2,219	
Nursing Home	Bed	\$432	\$107	\$33	\$312	\$172	\$151				\$1,207	\$30	\$1,237	
ACLF	Bed	\$620	\$107	\$62	\$312	\$172	\$151				\$1,424	\$36	\$1,460	
Office and Financial														
Medical Office	1,000 sf	\$13,411	\$186	\$118	\$1,275	\$299	\$262				\$15,551	\$389	\$15,940	
Bank	1,000 sf	\$10,634	\$212	\$118	\$1,454	\$341	\$299				\$13,058	\$326	\$13,385	
Bank w/Drive-in	1,000 sf	\$13,020	\$174	\$118	\$1,191	\$280	\$245				\$15,028	\$376	\$15,403	
Office	1,000 sf	\$3,798	\$153	\$94	\$1,050	\$246	\$216				\$5,557	\$139	\$5,696	
Research & Development Center	1,000 sf	\$2,798	\$81	\$94	\$555	\$130	\$114				\$3,772	\$94	\$3,867	
Industrial														
Manufacturing	1,000 sf	\$1,318	\$55	\$236	\$375	\$88	\$77				\$2,149	\$54	\$2,203	
Warehouse	1,000 sf	\$1,228	\$42	\$47	\$288	\$68	\$59				\$1,732	\$43	\$1,775	
Mini-Warehouse	1,000 sf	\$862	\$8	\$19	\$40	\$13	\$12				\$954	\$24	\$978	
General Industrial	1,000 sf	\$2,404	\$75	\$236	\$512	\$120	\$105				\$3,453	\$86	\$3,539	
Concrete Plant	Acre	\$5,382	\$165	\$213	\$1,130	\$265	\$232				\$7,387	\$185	\$7,572	
Sand Mining	Acre	\$690	\$21	\$213	\$145	\$34	\$30				\$1,133	\$28	\$1,161	
Retail, Gross Square Feet														
Retail Center	1,000 sf	\$3,163	\$312	\$236	\$1,531	\$503	\$441				\$6,186	\$155	\$6,341	
Gas Station	Fuel pos	\$5,587	\$188	\$39	\$921	\$303	\$265				\$7,303	\$183	\$7,486	
New and Used Car Sales	1,000 sf	\$10,108	\$186	\$118	\$912	\$300	\$263				\$11,887	\$297	\$12,184	
Restaurant	1,000 sf	\$22,152	\$800	\$330	\$3,923	\$1,289	\$1,129				\$29,623	\$741	\$30,364	
Fast Food Rest w/ Drive-Thru	1,000 sf	\$34,781	\$863	\$330	\$4,227	\$1,389	\$1,217				\$42,807	\$1,070	\$43,877	
Supermarket	1,000 sf	\$11,179	\$222	\$424	\$1,087	\$357	\$313				\$13,582	\$340	\$13,922	
Auto Repair	1,000 sf	\$7,830	\$70	\$20	\$134	\$107	\$114				\$8,275	\$207	\$8,482	
Car Wash	Bays	\$14,589	\$206	\$77	\$1,009	\$332	\$291				\$16,503	\$413	\$16,916	
Convenience Store	1,000 sf	\$25,430	\$463	\$424	\$2,270	\$746	\$653				\$29,986	\$750	\$30,736	
Furniture Store	1,000 sf	\$1,373	\$35	\$236	\$170	\$56	\$49				\$1,919	\$48	\$1,967	

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(Effective October 1, 2009)

Land Use	Impact Unit	Net Impact Fee									Total Net Impact Fee	Administration Fee @ 2.5%	Total Impact Fee
		Updated Transportation	Correctional Facilities	Solid Waste	Public Buildings	Fire/EMS	Law Enforcement	Library	Schools	Park and Recreation			
Recreational													
Golf Course	hole	\$11,248	\$267	\$38	\$1,307	\$429	\$376				\$13,666	\$342	\$14,007
Racquet Club/Health Club/Dance Studio	1,000 sf	\$10,824	\$259	\$118	\$1,270	\$417	\$366				\$13,254	\$331	\$13,586
County Park	Acre	\$718	\$17	\$85	\$81	\$27	\$23				\$952	\$24	\$975
Tennis Court	Court	\$12,180	\$253	\$18	\$1,241	\$408	\$357				\$14,458	\$361	\$14,819
Marina	Berths	\$973	\$17	\$45	\$82	\$27	\$24				\$1,167	\$29	\$1,197
Governmental													
Post Office	1,000 sf	\$14,199	\$194	\$94	\$1,107	\$312	\$273				\$16,179	\$404	\$16,583
Library	1,000 sf	\$17,925	\$188	\$94	\$919	\$302	\$265				\$19,693	\$492	\$20,185
Government Office Complex ⁽¹⁾	1,000 sf	\$9,632	\$148	\$94		\$238	\$209				\$10,321	\$258	\$10,579
Jail ⁽¹⁾	Bed	\$389		\$16	\$466	\$153	\$134				\$1,158	\$29	\$1,187
Miscellaneous													
Day Care Center	1,000 sf	\$8,847	\$110	\$236	\$755	\$177	\$155				\$10,281	\$257	\$10,538
Hospital	1,000 sf	\$5,309	\$171	\$83	\$838	\$275	\$241				\$6,917	\$173	\$7,090
Veterinary Clinic	1,000 sf	\$3,511	\$178	\$118	\$1,223	\$287	\$251				\$5,569	\$139	\$5,708
Church	1,000 sf	\$2,588	\$58	\$33	\$285	\$94	\$82				\$3,140	\$78	\$3,218
Movie Theater	Screen	\$22,743	\$925	\$188	\$4,535	\$1,490	\$1,305				\$31,186	\$780	\$31,966
School (Elementary and Middle)	Student	\$149	\$10	\$12	\$70	\$17	\$14				\$272	\$7	\$279
School (High)	Student	\$538	\$13	\$13	\$90	\$21	\$18				\$693	\$17	\$711
School (College)	Student	\$653	\$11	\$13	\$78	\$18	\$16				\$789	\$20	\$809
Fire Station ⁽¹⁾	1,000 sf	\$983	\$69	\$94	\$339		\$97				\$1,582	\$40	\$1,622

(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 October 1, 2009)

Land Use	Impact Unit	Net Impact Fee							Total Net Impact Fee	City Administration Fee @ 2%	County Administration Fee @ 1%	Total Impact Fee
		Transportation	Correctional Facilities	Solid Waste	Public Buildings	Fire/EMS	Library	Schools				
Residential												
Single Family												
Lower than 1,500 sf (under air)	du	\$2,974	\$151	\$75	\$183	\$247	\$430	\$1,756	\$5,816	\$116	\$58	\$5,990
1,500 to 2,499 sf (under air)	du	\$4,483	\$170	\$75	\$206	\$278	\$483	\$1,756	\$7,451	\$149	\$75	\$7,675
2,500 sf or Greater (under air)	du	\$5,031	\$184	\$75	\$223	\$301	\$524	\$1,756	\$8,094	\$162	\$81	\$8,337
Accessory Single Family	du	\$2,428	\$100	\$57	\$121	\$176	\$285	\$500	\$3,667	\$73	\$37	\$3,777
Multi Family	du	\$2,428	\$100	\$57	\$121	\$176	\$285	\$500	\$3,667	\$73	\$37	\$3,777
Mobile Home	du	\$1,745	\$123	\$75	\$149	\$182	\$349	\$623	\$3,246	\$65	\$32	\$3,343
Transient, Assisted, Group												
Hotel	Room	\$2,804	\$99	\$21	\$229	\$160			\$3,313	\$66	\$33	\$3,412
Motel	Room	\$1,516	\$99	\$21	\$229	\$160			\$2,025	\$41	\$20	\$2,086
Nursing Home	Bed	\$432	\$107	\$33	\$312	\$172			\$1,056	\$21	\$11	\$1,088
ACLF	Bed	\$620	\$107	\$62	\$312	\$172			\$1,273	\$25	\$13	\$1,311
Office and Financial												
Medical Office	1,000 sf	\$13,411	\$186	\$118	\$1,275	\$299			\$15,289	\$306	\$153	\$15,748
Bank	1,000 sf	\$10,634	\$212	\$118	\$1,454	\$341			\$12,759	\$255	\$128	\$13,142
Bank w/Drive-in	1,000 sf	\$13,020	\$174	\$118	\$1,191	\$280			\$14,783	\$296	\$148	\$15,226
Office	1,000 sf	\$3,798	\$153	\$94	\$1,050	\$246			\$5,341	\$107	\$53	\$5,501
Research and Development Center	1,000 sf	\$2,798	\$81	\$94	\$555	\$130			\$3,658	\$73	\$37	\$3,768
Industrial												
Manufacturing	1,000 sf	\$1,318	\$55	\$236	\$375	\$88			\$2,072	\$41	\$21	\$2,134
Warehouse	1,000 sf	\$1,228	\$42	\$47	\$288	\$68			\$1,673	\$33	\$17	\$1,723
Mini-Warehouse	1,000 sf	\$862	\$8	\$19	\$40	\$13			\$942	\$19	\$9	\$970
General Industrial	1,000 sf	\$2,404	\$75	\$236	\$512	\$120			\$3,347	\$67	\$33	\$3,447
Concrete Plant	Acre	\$5,382	\$165	\$213	\$1,130	\$265			\$7,155	\$143	\$72	\$7,370
Sand Mining	Acre	\$690	\$21	\$213	\$145	\$34			\$1,103	\$22	\$11	\$1,136
Retail, Gross Square Feet												
Retail Center	1,000 sf	\$3,163	\$312	\$236	\$1,531	\$503			\$5,745	\$115	\$57	\$5,917
Gas Station	Fuel pos	\$5,587	\$188	\$39	\$921	\$303			\$7,038	\$141	\$70	\$7,249
New and Used Car Sales	1,000 sf	\$10,108	\$186	\$118	\$912	\$300			\$11,624	\$232	\$116	\$11,973
Restaurant	1,000 sf	\$22,152	\$800	\$330	\$3,923	\$1,289			\$28,494	\$570	\$285	\$29,349
Fast Food Rest w/ Drive-Thru	1,000 sf	\$34,781	\$863	\$330	\$4,227	\$1,389			\$41,590	\$832	\$416	\$42,838
Supermarket	1,000 sf	\$11,179	\$222	\$424	\$1,087	\$357			\$13,269	\$265	\$133	\$13,667
Auto Repair	1,000 sf	\$7,830	\$70	\$20	\$134	\$107			\$8,161	\$163	\$82	\$8,406
Car Wash	Bays	\$14,589	\$206	\$77	\$1,009	\$332			\$16,213	\$324	\$162	\$16,699
Convenience Store	1,000 sf	\$25,430	\$463	\$424	\$2,270	\$746			\$29,333	\$587	\$293	\$30,213
Furniture Store	1,000 sf	\$1,373	\$35	\$236	\$170	\$56			\$1,870	\$37	\$19	\$1,926

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

(Effective October 1, 2009)

Land Use	Impact Unit	Net Impact Fee						Total Net Impact Fee	City Administration Fee @ 2%	County Administration Fee @ 1%	Total Impact Fee
		Transportation	Correctional Facilities	Solid Waste	Public Buildings	Fire/EMS	Library				
Recreational											
Golf Course	hole	\$11,248	\$267	\$38	\$1,307	\$429		\$13,289	\$266	\$133	\$13,688
Racquet Club/Health Club/Dance Studio	1,000 sf	\$10,824	\$259	\$118	\$1,270	\$417		\$12,888	\$258	\$129	\$13,275
County Park	Acre	\$718	\$17	\$85	\$81	\$27		\$928	\$19	\$9	\$956
Tennis Court	Court	\$12,180	\$253	\$18	\$1,241	\$408		\$14,100	\$282	\$141	\$14,523
Marina	Berths	\$973	\$17	\$45	\$82	\$27		\$1,144	\$23	\$11	\$1,178
Governmental											
Post Office	1,000 sf	\$14,199	\$194	\$94	\$1,107	\$312		\$15,906	\$318	\$159	\$16,383
Library	1,000 sf	\$17,925	\$188	\$94	\$919	\$302		\$19,428	\$389	\$194	\$20,011
Government Office Complex ⁽¹⁾	1,000 sf	\$9,632	\$148	\$94		\$238		\$10,112	\$202	\$101	\$10,415
Jail ⁽¹⁾	Bed	\$389		\$16	\$466	\$153		\$1,024	\$20	\$10	\$1,055
Miscellaneous											
Day Care Center	1,000 sf	\$8,847	\$110	\$236	\$755	\$177		\$10,125	\$203	\$101	\$10,429
Hospital	1,000 sf	\$5,309	\$171	\$83	\$838	\$275		\$6,676	\$134	\$67	\$6,876
Veterinary Clinic	1,000 sf	\$3,511	\$178	\$118	\$1,223	\$287		\$5,317	\$106	\$53	\$5,477
Church	1,000 sf	\$2,588	\$58	\$33	\$285	\$94		\$3,058	\$61	\$31	\$3,150
Movie Theater	Screen	\$22,743	\$925	\$188	\$4,535	\$1,490		\$29,881	\$598	\$299	\$30,777
School (Elementary and Middle)	Student	\$149	\$10	\$12	\$70	\$17		\$258	\$5	\$3	\$266
School (High)	Student	\$538	\$13	\$13	\$90	\$21		\$675	\$14	\$7	\$695
School (College)	Student	\$653	\$11	\$13	\$78	\$18		\$773	\$15	\$8	\$796
Fire Station ⁽¹⁾	1,000 sf	\$983	\$69	\$94	\$339			\$1,485	\$30	\$15	\$1,530

(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 October 1, 2009)

Land Use	Impact Unit	Net Impact Fee						Total Net Impact Fee	City Administration Fee @ 2%	County Administration Fee @ 1%	Total Impact Fee
		Transportation	Correctional Facilities	Solid Waste	Public Buildings	Library	Schools				
Residential											
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2,500 sf or Greater (under air)	du	\$5,031	\$184	\$75	\$223	\$524	\$1,756	\$7,793	\$156	\$78	\$8,027
Accessory Single Family	du	\$2,428	\$100	\$57	\$121	\$285	\$500	\$3,491	\$70	\$35	\$3,596
Multi Family	du	\$2,428	\$100	\$57	\$121	\$285	\$500	\$3,491	\$70	\$35	\$3,596
Mobile Home	du	\$1,745	\$123	\$75	\$149	\$349	\$623	\$3,064	\$61	\$31	\$3,156
Transient, Assisted, Group											
Hotel	Room	\$2,804	\$99	\$21	\$229			\$3,153	\$63	\$32	\$3,248
Motel	Room	\$1,516	\$99	\$21	\$229			\$1,865	\$37	\$19	\$1,921
Nursing Home	Bed	\$432	\$107	\$33	\$312			\$884	\$18	\$9	\$911
ACLF	Bed	\$620	\$107	\$62	\$312			\$1,101	\$22	\$11	\$1,134
Office and Financial											
Medical Office	1,000 sf	\$13,411	\$186	\$118	\$1,275			\$14,990	\$300	\$150	\$15,440
Bank	1,000 sf	\$10,634	\$212	\$118	\$1,454			\$12,418	\$248	\$124	\$12,791
Bank w/Drive-in	1,000 sf	\$13,020	\$174	\$118	\$1,191			\$14,503	\$290	\$145	\$14,938
Office	1,000 sf	\$3,798	\$153	\$94	\$1,050			\$5,095	\$102	\$51	\$5,248
Research and Development Center	1,000 sf	\$2,798	\$81	\$94	\$555			\$3,528	\$71	\$35	\$3,634
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Warehouse	1,000 sf	\$1,228	\$42	\$47	\$288			\$1,605	\$32	\$16	\$1,653
Mini-Warehouse	1,000 sf	\$862	\$8	\$19	\$40			\$929	\$19	\$9	\$957
General Industrial	1,000 sf	\$2,404	\$75	\$236	\$512			\$3,227	\$65	\$32	\$3,324
Concrete Plant	Acre	\$5,382	\$165	\$213	\$1,130			\$6,890	\$138	\$69	\$7,097
Sand Mining	Acre	\$690	\$21	\$213	\$145			\$1,069	\$21	\$11	\$1,101
Retail, Gross Square Feet											
Retail Center	1,000 sf	\$3,163	\$312	\$236	\$1,531			\$5,242	\$105	\$52	\$5,399
Gas Station	Fuel pos	\$5,587	\$188	\$39	\$921			\$6,735	\$135	\$67	\$6,937
New and Used Car Sales	1,000 sf	\$10,108	\$186	\$118	\$912			\$11,324	\$226	\$113	\$11,664
Restaurant	1,000 sf	\$22,152	\$800	\$330	\$3,923			\$27,205	\$544	\$272	\$28,021
Fast Food Rest w/ Drive-Thru	1,000 sf	\$34,781	\$863	\$330	\$4,227			\$40,201	\$804	\$402	\$41,407
Supermarket	1,000 sf	\$11,179	\$222	\$424	\$1,087			\$12,912	\$258	\$129	\$13,299
Auto Repair	1,000 sf	\$7,830	\$70	\$20	\$134			\$8,054	\$161	\$81	\$8,296
Car Wash	Bays	\$14,589	\$206	\$77	\$1,009			\$15,881	\$318	\$159	\$16,357
Convenience Store	1,000 sf	\$25,430	\$463	\$424	\$2,270			\$28,587	\$572	\$286	\$29,445
Furniture Store	1,000 sf	\$1,373	\$35	\$236	\$170			\$1,814	\$36	\$18	\$1,868

Master Impact Fee Schedule - Town of Indian River Shores

(Effective October 1, 2009)

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County Park	Acre	\$718	\$17	\$85	\$81			\$901	\$18	\$9	\$928
Tennis Court	Court	\$12,180	\$253	\$18	\$1,241			\$13,692	\$274	\$137	\$14,103
Marina	Berths	\$973	\$17	\$45	\$82			\$1,117	\$22	\$11	\$1,151
Governmental											
Post Office	1,000 sf	\$14,199	\$194	\$94	\$1,107			\$15,594	\$312	\$156	\$16,062
Library	1,000 sf	\$17,925	\$188	\$94	\$919			\$19,126	\$383	\$191	\$19,700
Government Office Complex ⁽¹⁾	1,000 sf	\$9,632	\$148	\$94				\$9,874	\$197	\$99	\$10,170
Jail ⁽¹⁾	Bed	\$389		\$16	\$466			\$871	\$17	\$9	\$897
Miscellaneous											
Day Care Center	1,000 sf	\$8,847	\$110	\$236	\$755			\$9,948	\$199	\$99	\$10,246
Hospital	1,000 sf	\$5,309	\$171	\$83	\$838			\$6,401	\$128	\$64	\$6,593
Veterinary Clinic	1,000 sf	\$3,511	\$178	\$118	\$1,223			\$5,030	\$101	\$50	\$5,181
Church	1,000 sf	\$2,588	\$58	\$33	\$285			\$2,964	\$59	\$30	\$3,053
Movie Theater	Screen	\$22,743	\$925	\$188	\$4,535			\$28,391	\$568	\$284	\$29,243
School (Elementary and Middle)	Student	\$149	\$10	\$12	\$70			\$241	\$5	\$2	\$248
School (High)	Student	\$538	\$13	\$13	\$90			\$654	\$13	\$7	\$674
School (College)	Student	\$653	\$11	\$13	\$78			\$755	\$15	\$8	\$778
Fire Station ⁽¹⁾	1,000 sf	\$983	\$69	\$94	\$339			\$1,485	\$30	\$15	\$1,530

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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.).