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INDIAN RIVER COUNTY, FLORIDA

MEMORANDUM

**TO:** Joseph A. Baird; County Administrator

**DEPARTMENT HEAD CONCURRENCE:**

  
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Stan Boling, AICP  
Community Development Director

**FROM:** Phil Matson, AICP  
MPO Staff Director 

**DATE:** April 7, 2014

**SUBJECT:** Request for the Board of County Commissioners to Consider an Ordinance to Approve New Impact Fee Schedules for Non-Residential Uses for the Unincorporated Indian River County and Municipalities

It is requested that the data herein presented be given formal consideration by the Board of County Commissioners at its regular meeting of April 22, 2014.

**DESCRIPTION & CONDITIONS**

To address infrastructure costs associated with new growth, Indian River County has, since 1986, imposed traffic impact fees on new development. In 2005, the County adopted impact fees for eight additional services/facilities. Since their adoption, impact fees have generated considerable revenue, and impact fees are now among the largest single source of funding for infrastructure projects in Indian River County.

According to the Indian River County Impact Fee Ordinance, the County must periodically review and update its impact fee schedule. Since the last update was performed in 2009, the county determined last year that a new impact fee study was needed. With that in mind, staff prepared a Scope of Services for an Impact Fee update, incorporated the Scope of Services into a Request for Proposals (RFP) for consultant services, and issued the RFP. Although the Scope contained activities included in a typical impact fee update, the Scope also directed the Consultant to develop strategies to reduce non-residential impact fees.

In July 2013, the Board of County Commissioners (Board) selected Tindale-Oliver & Associates, Inc. (Consultant) to develop the Impact Fee Update. The resulting contract required the Consultant to review the county's existing impact fee formulas and policies; review previously authorized impact fee studies; utilize the latest available data to update impact fee variables and inputs; update land acquisition and infrastructure costs; review existing levels of service (for non-traffic fee categories only); update impact fee credits; and develop an updated impact fee cost schedule(s). In addition, the contract required the Consultant to review each of the

major components of the County's impact fee program and develop alternative strategies to reduce non-residential impact fees, while minimizing or avoiding increases to residential impact fees and while maintaining adequate levels of service.

In a draft report issued in January 2014, the Consultant updated impact fee data and calculations, and developed updated impact fee schedules. In response to the directive to reduce non-residential impact fees, the Consultant applied its "Affordable Growth" methodology to the fee calculations, a methodology that considers the effects of various rates of growth on the County's ability to subsidize impact fees from other funding sources while adequately maintaining levels of service. The draft report and Affordable Growth methodology were presented by the Consultant at a Board public workshop held on January 22, 2014. At that workshop, staff discussed (and later developed) its own scenario (the "Staff Scenario") that builds upon the Affordable Growth methodology by further reducing a number of fees based on projected non-impact fee revenues and improvements necessary to adequately maintain levels of service over the next five years. At the workshop's conclusion, the Board indicated the Consultant's update and Affordable Growth methodology were generally acceptable and directed staff to conduct workshops with different interested groups and organizations regarding the impact fee update and Affordable Growth methodology.

Since January, staff has conducted eight workshops with interested groups and organizations including two municipalities, and received considerable positive feedback with respect to the proposed Affordable Growth/Staff Scenario approach and resulting reductions in non-residential impact fees. On March 11, 2014, staff informed the Board of the results of the workshops and also reported that a number of commercial developers were awaiting the outcome of the impact fee update before proceeding with their projects. In response, the Board authorized staff to initiate the process of adopting the non-residential impact fee schedules in advance of the final impact fee rates for residential uses.

Most recently, the Consultant revised the Draft Impact Fee Update Study Technical Report that was issued in January with a report dated April 14, 2014. The report was revised to include the final (recommended) non-residential fee schedules which are based on the Affordable Growth/Staff Scenario methodology. The Executive Summary of the latest report is attached to this staff report (Attachment 1). The full report can be accessed at [http://www.irccdd.com/Applications/Impact\\_Fee/index.html](http://www.irccdd.com/Applications/Impact_Fee/index.html)

## ANALYSIS

In accordance with State Law, a public hearing must be conducted in order to update the Indian River County Impact Fee Ordinance and put the new Non-Residential Impact Fee Schedules for the unincorporated county and municipalities into effect. Staff has complied with the advertising requirements for the public hearing and also provided a 30-day notice to each municipality as required by each county/municipality impact fee interlocal agreement.

The Consultant has performed all tasks necessary to update the impact fee schedules for Non-Residential uses; has applied the "Affordable Growth" methodology to reduce Non-Residential Impact Fees; and has determined that the "Staff Scenario" based upon the Affordable Growth methodology is technically sound and warranted. Consequently, the Board has a reasonable basis for determining that the Consultant's update and Affordable Growth/Staff Scenario methodology utilized to reduce non-residential impact fees are acceptable. Furthermore, the Board has found that it is in the public interest to reduce non-residential impact fees to stimulate economic development. Therefore, staff has developed the attached Proposed Ordinance for Non-Residential Impact Fee Schedules for the Unincorporated County and Municipalities (Attachment 2).

Said ordinance, if adopted, will establish new Impact Fee Schedules for the Unincorporated County and Municipalities for non-residential uses, based on the Consultant's report. Said ordinance and impact fee schedules will reduce impact fee rates for all except two non-residential categories. For all reduced impact fee rates, the proposed effective date will be 5/5/2014. For the Jail and Veterinary Clinic impact fee rates that will

be increasing, the proposed effective date will be 10/1/2014. The proposed October 1<sup>st</sup> effective date will satisfy state statutes which require a minimum of 90 days between adoption and the effective date of any impact fee increase.


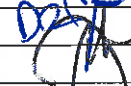

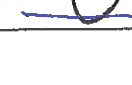

**RECOMMENDATION**

Staff recommends that the Board of County Commissioners adopt the revised non-residential impact fee schedules for the Unincorporated County and Municipalities by adopting the attached ordinance

**ATTACHMENTS**

- 1) Impact Fee Update Summary Technical Report dated April 14, 2014 - Executive Summary
- 2) Proposed Ordinance for Non-Residential Impact Fee Schedules for the Unincorporated County and Municipalities.

**APPROVED AGENDA ITEM:**  
**FOR:** April 22, 2014  
**BY:** Joseph A. Baur

Indian River Co,	Approved	Date
Admin.		4/16/14
Legal		4/15/14
Budget		4/15/14
Dept.		4/15/14
Risk Mgr.		

## Executive Summary

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In response to high growth levels and the need to provide infrastructure to support this growth, Indian River County (IRC) implemented a Transportation Impact Fee in 1986. In 2005, the County adopted impact fees in eight additional program areas. The technical studies for all program areas were updated in 2007; however, these technical studies were not adopted. Of the nine program areas, only the transportation impact fee was later updated substantially in 2009 by an internally generated County update using data from the 2005 and 2007 studies, resulting in a fee reduction for almost all the land uses. The eight non-transportation program fees were slightly modified in the 2009 update. Since then, the County suspended the collection of five impact fee areas to promote construction during the economic downturn, and more recently extended suspension of correctional facilities, solid waste, and public buildings impact fees. Those three impact fee suspensions are currently in effect.

Indian River County has retained Tindale-Oliver & Associates, Inc. (TOA) to prepare an update study to reflect changes to the impact fee variables for all program areas. In addition, the direction received from the Board of County Commissioners (BOCC) is to maintain the residential land uses at the current level and develop a methodology to reduce non-residential impact fees.

To address the goal of reducing fees for non-residential land uses, TOA developed the Affordable Growth methodology, which takes into consideration revenues received from the existing development that will be used toward capacity expansion projects. As population growth rates decrease, the existing development's ability to assist in absorbing new growth's impact while maintaining the level of service (LOS) becomes more possible. The Affordable Growth method calculates the necessary impact fee levels to maintain the existing/achieved LOS given a certain level of non-impact fee funding at an estimated growth rate. It is important to note that whether to fund capacity expansion projects solely with impact fee collections or supplement them with alternative funding sources is largely a policy decision, allowing the County to contribute or limit non-impact fee funding in its service areas as appropriate based on its capital improvement planning goals and the nature of its existing impact fee program.

In Florida, legal requirements related to impact fees have primarily been established through case law since the 1980's. Generally speaking, impact fees must comply with the "dual rational nexus" test, which requires that they:

- Be supported by a study demonstrating that the fees are proportionate in amount to the need created by new development paying the fee; and
- Be spent in a manner that directs a proportionate benefit to new development, typically accomplished through a list of capacity-adding projects included in the County's Capital Improvement Plan, Capital Improvement Element, or another planning document/Master Plan.

In addition, one of the requirements of the 2006 Florida Impact Fee Act is that the studies be based on most recent and localized data.

This technical report has been prepared to support legal compliance with existing case law and statutory requirements. The methodology used in this report is consistent with that used in the 2004 and 2005 technical reports, which are the basis of the current adopted fees. Although the Florida courts have yet to expressly address the methodology underpinning the Affordable Growth Strategy, this aspect of the report is based on the long-standing legal standards described in this report. The technical report also documents the methodology components for each of the impact fee areas, including an evaluation of the inventory, service area, level-of-service (LOS), cost, credit, and demand components. Information supporting this analysis was obtained from the County and other sources, as indicated. The report includes results for all program areas, with the exception of educational facilities. Because the initial results have not yet been reviewed by the Indian River County School Board, this section is not included in this report.

Three primary factors affected the County's impact fee levels:

- Since 2005, the County built additional infrastructure and increased the capital asset inventory significantly in most program areas. This results in an increased asset value, which in turn, increases the impact fee.
- In most infrastructure areas, the County used or is projected to use other revenue sources to supplement impact fees, such as optional sales tax revenues, ad valorem tax revenues, and other revenues. Depending on the program area and the level of on-going investment, this results in an increase in the credit component for some

program areas, which in turn reduces the impact fee. In others, if the investment was made in earlier years and are not projected to continue at the same levels, the credit may decrease compared to the previous study, which in turn increases the impact fee.

- Finally, the cost and demand components are adjusted to reflect the most recent available data, which affects different land uses at different rates.

This technical report includes the final calculations for non-residential land uses while figures for residential land uses are still being refined. Given that the fees for almost all of the non-residential categories are decreasing, the County prefers to adopt changes to the non-residential impact fee schedule at this time. This approach is also consistent with the County's economic development goals.

The following tables provide a summary of calculated fees for seven representative land uses. The complete schedule has almost 50 land uses and a comparison of all fee categories is included in Appendices G through I. The tables include the following:

Table ES-1 (Unincorporated County)

- Current adopted fee
- Calculated maximum impact fee
- Percent change from the current fee to the calculated fee
- The complete fee schedule associated with this scenario is included in Appendix G.\*

Table ES-2 (Unincorporated County)

- Current adopted fee
- Affordable growth impact fee
- Percent change from the current fee to the affordable growth fee
- The complete fee schedule associated with this scenario is included in Appendix H.\*

Table ES-3 (Preferred Alternative, Unincorporated County)

- Current adopted fee
- Staff Recommended impact fee
- Percent change from the current fee to the staff recommended fee
- The complete fee schedule associated with this scenario is included in Appendix I.\*

\* Can be found in the full Impact Fee Update Study, available at [www.irccdd.com/Applications/Impact\\_Fee/Index.htm](http://www.irccdd.com/Applications/Impact_Fee/Index.htm)

The methodology used to develop the full calculated fees and affordable growth fees is documented throughout this report. **The staff scenarios shown in Table ES-3 as well as Appendix I represent the County's preferred alternative and follow the affordable growth calculations, with the exception of the following policy decisions primarily based on a review of capital needs in the near future:**

- **Adoption of maximum calculated fees for emergency services;**
- **Application of a 50-percent reduction to affordable growth scenario for public buildings impact fees for all land uses;**
- **Application of a 25-percent reduction to affordable growth scenario for parks and recreation facilities impact fees for all land uses; and**
- **Suspension of the library impact fees.**

Of these, parks and recreation and libraries impact fees are charged only to residential land uses while the emergency services and public buildings impact fees are charged to both residential and non-residential land uses.

Table ES-1

Summary of Impact Fees – All Program Areas (Full Calculated Fee Rates): Unincorporated County

FE/LUC	Land Use	Unit	Correctional Facilities			Solid Waste Facilities			Public Buildings			Libraries			Emergency Services		
			Current	Full Calculated	Percent Change	Current	Full Calculated	Percent Change	Current	Full Calculated	Percent Change	Current	Full Calculated	Percent Change	Current	Full Calculated	Percent Change
<b>RESIDENTIAL (DRAFT)</b>																	
210	Single Family (1,500 to 2,499 sf)	du	\$170	\$283	66.5%	\$75	\$141	88.0%	\$206	\$730	254.4%	\$483	\$691	43.1%	\$278	\$310	11.5%
220	Multi-Family/Accessory Unit	du	\$100	\$156	56.0%	\$57	\$78	36.8%	\$121	\$403	233.1%	\$285	\$381	33.7%	\$176	\$175	-0.6%
<b>NON-RESIDENTIAL:</b>																	
912	Bank/Savings Drive-In	1,000 sf	\$174	\$425	144.3%	\$118	\$0	-100.0%	\$1,191	\$1,095	-8.1%	n/a	n/a	n/a	\$280	\$459	63.9%
710	General Office	1,000 sf	\$153	\$186	21.6%	\$94	\$0	-100.0%	\$1,050	\$480	-54.3%	n/a	n/a	n/a	\$246	\$201	-18.3%
140	Manufacturing	1,000 sf	\$55	\$93	69.1%	\$236	\$0	-100.0%	\$375	\$240	-36.0%	n/a	n/a	n/a	\$88	\$101	14.8%
820	Retail	1,000 sf/la	\$312	\$441	41.3%	\$236	\$0	-100.0%	\$1,531	\$1,138	-25.7%	n/a	n/a	n/a	\$503	\$477	-5.2%
934	Fast Food Rest. w/Drive-Thru	1,000 sf	\$863	\$1,658	92.1%	\$330	\$0	-100.0%	\$4,227	\$4,273	1.1%	n/a	n/a	n/a	\$1,389	\$1,792	29.0%
FE/LUC	Land Use	Unit	Law Enforcement			Parks & Recreation			Transportation			Administrative Fee (2.5%)			Total (All Fees)		
			Current	Full Calculated	Percent Change	Current	Full Calculated	Percent Change	Current	Full Calculated	Percent Change	Current	Full Calculated	Percent Change	Current	Full Calculated	Percent Change
<b>RESIDENTIAL (DRAFT)</b>																	
210	Single Family (1,500 to 2,499 sf)	du	\$245	\$425	73.5%	\$1,463	\$1,897	29.7%	\$4,483	\$4,248	-5.2%	\$185	\$218	17.8%	\$7,588	\$8,943	17.9%
220	Multi-Family/Accessory Unit	du	\$148	\$244	64.9%	\$884	\$1,086	22.9%	\$2,428	\$2,742	12.9%	\$105	\$132	25.7%	\$4,304	\$5,397	25.4%
<b>NON-RESIDENTIAL:</b>																	
912	Bank/Savings Drive-In	1,000 sf	\$245	\$625	155.1%	n/a	n/a	n/a	\$13,020	\$13,820	6.1%	\$376	\$411	9.3%	\$15,404	\$16,835	9.3%
710	General Office	1,000 sf	\$216	\$274	26.9%	n/a	n/a	n/a	\$3,798	\$4,257	12.1%	\$139	\$135	-2.9%	\$5,696	\$5,533	-2.9%
140	Manufacturing	1,000 sf	\$77	\$137	77.9%	n/a	n/a	n/a	\$1,318	\$1,473	11.8%	\$54	\$51	-5.6%	\$2,203	\$2,095	-4.9%
820	Retail	1,000 sf/la	\$441	\$650	47.4%	n/a	n/a	n/a	\$3,163	\$6,360	101.1%	\$155	\$227	46.5%	\$6,341	\$9,293	46.6%
934	Fast Food Rest. w/Drive-Thru	1,000 sf	\$1,217	\$2,439	100.4%	n/a	n/a	n/a	\$34,781	\$45,464	30.7%	\$1,070	\$1,391	30.0%	\$43,877	\$57,017	29.9%

Source: Appendix G, Table G-1

Notes:

- (1) "Current" column reflects all current adopted fee levels. Of these, fees for correctional facilities, solid waste and public buildings are currently suspended.
- (2) "Calculated" column reflects the maximum calculated fees.



**Table ES-2  
Summary of Impact Fees – All Program Areas (Affordable Growth Fee Rates); Unincorporated County**

ITE/LUC	Land Use	Unit	Correctional Facilities			Solid Waste Facilities			Public Buildings			Libraries			Emergency Services		
			Current	Affordable Growth	Percent Change	Current	Affordable Growth	Percent Change	Current	Affordable Growth	Percent Change	Current	Affordable Growth	Percent Change	Current	Affordable Growth	Percent Change
<b>RESIDENTIAL (UNAFFL)</b>																	
210	Single Family (1,500 to 2,499 sf)	du	\$170	\$0	-100.0%	\$75	\$0	-100.0%	\$206	\$730	254.4%	\$483	\$663	37.3%	\$278	\$34	-87.8%
220	Multi-Family/Accessory Unit	du	\$100	\$0	-100.0%	\$57	\$0	-100.0%	\$121	\$403	233.1%	\$285	\$366	28.4%	\$176	\$19	-89.2%
<b>NON-RESIDENTIAL</b>																	
912	Bank/Savings Drive-In	1,000 sf	\$174	\$0	-100.0%	\$118	\$0	-100.0%	\$1,191	\$569	-52.2%	n/a	n/a	n/a	\$280	\$0	-100.0%
710	General Office	1,000 sf	\$153	\$0	-100.0%	\$94	\$0	-100.0%	\$1,050	\$250	-76.2%	n/a	n/a	n/a	\$246	\$0	-100.0%
140	Manufacturing	1,000 sf	\$55	\$0	-100.0%	\$236	\$0	-100.0%	\$375	\$125	-66.7%	n/a	n/a	n/a	\$88	\$0	-100.0%
820	Retail	1,000 sf/gla	\$312	\$0	-100.0%	\$236	\$0	-100.0%	\$1,531	\$592	-61.3%	n/a	n/a	n/a	\$503	\$0	-100.0%
934	Fast Food Rest. w/Drive-Thru	1,000 sf	\$863	\$0	-100.0%	\$330	\$0	-100.0%	\$4,227	\$2,222	-47.4%	n/a	n/a	n/a	\$1,389	\$0	-100.0%
ITE/LUC	Land Use	Unit	Law Enforcement			Parks & Recreation			Transportation			Administrative Fees (2.5%)			Total (All Fees)		
			Current	Affordable Growth	Percent Change	Current	Affordable Growth	Percent Change	Current	Affordable Growth	Percent Change	Current	Affordable Growth	Percent Change	Current	Affordable Growth	Percent Change
<b>RESIDENTIAL (UNAFFL)</b>																	
210	Single Family (1,500 to 2,499 sf)	du	\$245	\$425	73.5%	\$1,463	\$1,745	19.3%	\$4,483	\$4,248	-5.2%	\$185	\$196	5.9%	\$7,588	\$8,041	6.0%
220	Multi-Family/Accessory Unit	du	\$148	\$244	64.9%	\$884	\$999	13.0%	\$2,428	\$2,742	12.9%	\$105	\$119	13.3%	\$4,304	\$4,892	13.7%
<b>NON-RESIDENTIAL</b>																	
912	Bank/Savings Drive-In	1,000 sf	\$245	\$625	155.1%	n/a	n/a	n/a	\$13,020	\$6,219	-52.2%	\$376	\$185	-50.8%	\$15,404	\$7,598	-50.7%
710	General Office	1,000 sf	\$216	\$274	26.9%	n/a	n/a	n/a	\$3,798	\$1,916	-49.6%	\$139	\$61	-56.1%	\$5,696	\$2,501	-56.1%
140	Manufacturing	1,000 sf	\$77	\$137	77.9%	n/a	n/a	n/a	\$1,318	\$663	-49.7%	\$54	\$23	-57.4%	\$2,203	\$948	-57.0%
820	Retail	1,000 sf/gla	\$441	\$650	47.4%	n/a	n/a	n/a	\$3,163	\$2,862	-9.5%	\$155	\$103	-33.5%	\$6,341	\$4,207	-33.7%
934	Fast Food Rest. w/Drive-Thru	1,000 sf	\$1,217	\$2,439	100.4%	n/a	n/a	n/a	\$34,781	\$20,459	-41.2%	\$1,070	\$628	-41.3%	\$43,877	\$25,748	-41.3%

Source: Appendix H, Table H-1

Notes:

- (1) "Current" column reflects all current adopted fee levels. Of these, fees for correctional facilities, solid waste and public buildings are currently suspended.
- (2) "Affordable Growth" column indicates the maximum discount that can be provided and still maintain the LOS. The discount is first given to non-residential land uses, and then, to residential land uses, if available.

**Table ES-3 (Preferred Alternative)  
Summary of Impact Fees – All Program Areas (Staff Recommended Fee Rates); Unincorporated County**

ITE LUC	Land Use	Unit	Correctional Facilities			Solid Waste Facilities			Public Buildings			Libraries			Emergency Services		
			Current	Staff	Percent Change	Current	Staff	Percent Change	Current	Staff	Percent Change	Current	Staff	Percent Change	Current	Staff	Percent Change
<b>RESIDENTIAL (CONVERT)</b>																	
210	Single Family (1,500 to 2,499 sf)	du	\$170	\$0	-100.0%	\$75	\$0	-100.0%	\$206	\$365	77.2%	\$483	\$0	-100.0%	\$278	\$310	11.5%
220	Multi-Family/Accessory Unit	du	\$100	\$0	-100.0%	\$57	\$0	-100.0%	\$121	\$202	66.9%	\$285	\$0	-100.0%	\$176	\$175	-0.6%
<b>NON-RESIDENTIAL:</b>																	
912	Bank/Savings Drive-In	1,000 sf	\$174	\$0	-100.0%	\$118	\$0	-100.0%	\$1,191	\$285	-76.1%	n/a	n/a	n/a	\$280	\$459	63.9%
710	General Office	1,000 sf	\$153	\$0	-100.0%	\$94	\$0	-100.0%	\$1,050	\$125	-88.1%	n/a	n/a	n/a	\$246	\$201	-18.3%
140	Manufacturing	1,000 sf	\$55	\$0	-100.0%	\$236	\$0	-100.0%	\$375	\$63	-83.2%	n/a	n/a	n/a	\$88	\$101	14.8%
820	Retail	1,000 sf/gla	\$312	\$0	-100.0%	\$236	\$0	-100.0%	\$1,531	\$296	-80.7%	n/a	n/a	n/a	\$503	\$477	-5.2%
934	Fast Food Rest. w/Drive-Thru	1,000 sf	\$863	\$0	-100.0%	\$330	\$0	-100.0%	\$4,227	\$1,111	-73.7%	n/a	n/a	n/a	\$1,389	\$1,792	29.0%
ITE LUC	Land Use	Unit	Law Enforcement			Parks & Recreation			Transportation			Administrative Fee (2.5%)			Total (All Fees)		
			Current	Staff	Percent Change	Current	Staff	Percent Change	Current	Staff	Percent Change	Current	Staff	Percent Change	Current	Staff	Percent Change
<b>RESIDENTIAL (CONVERT)</b>																	
210	Single Family (1,500 to 2,499 sf)	du	\$245	\$425	73.5%	\$1,463	\$1,309	-10.5%	\$4,483	\$4,248	-5.2%	\$185	\$166	-10.3%	\$7,588	\$6,823	-10.1%
220	Multi-Family/Accessory Unit	du	\$148	\$244	64.9%	\$884	\$749	-15.3%	\$2,428	\$2,742	12.9%	\$105	\$103	-1.9%	\$4,304	\$4,215	-2.1%
<b>NON-RESIDENTIAL:</b>																	
912	Bank/Savings Drive-In	1,000 sf	\$245	\$625	155.1%	n/a	n/a	n/a	\$19,020	\$6,219	-52.2%	\$376	\$190	-49.5%	\$15,404	\$7,778	-49.5%
710	General Office	1,000 sf	\$216	\$274	26.9%	n/a	n/a	n/a	\$3,798	\$1,916	-49.6%	\$139	\$63	-54.7%	\$5,696	\$2,579	-54.7%
140	Manufacturing	1,000 sf	\$77	\$137	77.9%	n/a	n/a	n/a	\$1,318	\$663	-49.7%	\$54	\$24	-55.6%	\$2,203	\$988	-55.2%
820	Retail	1,000 sf/gla	\$441	\$650	47.4%	n/a	n/a	n/a	\$3,163	\$2,862	-9.5%	\$155	\$107	-31.0%	\$6,341	\$4,392	-30.7%
934	Fast Food Rest. w/Drive-Thru	1,000 sf	\$1,217	\$2,439	100.4%	n/a	n/a	n/a	\$34,781	\$20,459	-41.2%	\$1,070	\$645	-39.7%	\$43,877	\$26,446	-39.7%

Source: Appendix I, Table I-1

Notes:

- (1) "Current" column reflects all current adopted fee levels. Of these, fees for correctional facilities, solid waste and public buildings are currently suspended.
- (2) "Staff" column indicates additional policy discounts proposed by Indian River County staff to the affordable growth scenarios.

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, AMENDING TITLE X, IMPACT FEES, OF THE CODE OF INDIAN RIVER COUNTY, TO AMEND CODE SECTION APPENDIX A, IMPACT FEE SCHEDULES, TO APPROVE NEW IMPACT FEE SCHEDULES FOR NON-RESIDENTIAL USES FOR THE UNINCORPORATED INDIAN RIVER COUNTY AND MUNICIPALITIES; PROVIDING FOR EFFECTIVE DATE FOR NEW IMPACT FEE SCHEDULES; AND PROVIDING FOR CODIFICATION; AND SEVERABILITY.

WHEREAS, to address infrastructure costs associated with new growth, Indian River County has, since 1986, imposed traffic impact fees on new development. In 2005, the County adopted impact fees for eight additional services/facilities, also to address infrastructure costs associated with new growth; and

WHEREAS, since their adoption, impact fees have generated considerable revenue, and impact fees are now among the largest single source of funding for infrastructure projects in Indian River County; and

WHEREAS, according to the Indian River County Impact Fee Ordinance, the County must periodically review the impact fee schedules and by law the county needs to keep the impact fee schedules up to date. Because the last impact fee study was performed in 2009, the county determined that a new impact fee study was due; and

WHEREAS, staff prepared a scope of services for an impact fee study and fee schedule updates that was approved by the Board of County Commissioners in February, 2013; and

WHEREAS, the scope of services was incorporated into a Request For Proposals and in July 2013 the Board of County Commissioners selected Tindale-Oliver & Associates, Inc. (Consultant) and entered into a contract for services; and

WHEREAS, as reflected in the Consultant's report, the Consultant has performed the tasks necessary to update the impact fee schedules for Non-Residential uses, including development of the "Affordable Growth" methodology to calculate Non-Residential Impact Fees, and

WHEREAS, the Consultant has determined that recommended residential and non-residential impact fees, using the Affordable Growth methodology, are proportionate in amount to the need that new growth creates for each category of public improvements for which impact fees are collected; and

WHEREAS, based on anticipated growth projections, the County's 5-year capital improvement plan needs, and the County's policy to stimulate economic development, County staff has recommended that impact fees for libraries, public buildings, and parks and recreation

ATTACHMENT 2 1

facilities be reduced or suspended, pending further trend evaluation during the next scheduled impact fee methodological update (the "Staff Scenario"); and

WHEREAS, the Consultant has determined that the "Staff Scenario," based upon the Affordable Growth methodology, is technically sound and warranted, and, based on projected non-impact fee revenues, will result in maintaining level of service standards used in the Consultant's report; and

WHEREAS, the Board of County Commissioners has determined that the Consultant's update and Affordable Growth/Staff Scenario methodology utilized to reduce non-residential impact fees are acceptable and directed staff to conduct workshops with different interested groups and organizations, including two municipalities, regarding the impact fee update and Affordable Growth/Staff Scenario methodology; and

WHEREAS, Staff has conducted eight workshops with interested groups and organizations, including two municipalities, and generally received positive comments and support for the proposed reductions in non-residential impact fee rates; and

WHEREAS, On March 11, 2014, staff informed the Board of the results of the workshop meetings and the fact that several developers are ready to proceed with non-residential projects once the proposed non-residential impact fee schedules are in effect; and

WHEREAS, Staff and the County Attorney recommended that the Board consider adopting the new impact fee schedules for non-residential uses separate from and prior to adoption of new impact fee schedules for residential uses; and

WHEREAS, the Consultant and the County are proceeding as expeditiously as possible with the tasks necessary to prepare and adopt new impact fee schedules for residential uses and expect to have those fee schedules completed for consideration by the Board within one hundred and twenty (120) days; and

WHEREAS, to stimulate economic development the Board wishes to make the completed non-residential fee schedule available to the community as soon as possible; and

WHEREAS, the Consultant has evaluated the fee schedule adoption timeframe and has determined that it will allow the County to maintain its level of service standards and to provide the capital improvements planned for new nonresidential and residential development; and

WHEREAS, the Board directed staff to advertise for a public hearing to consider adoption of the proposed non-residential impact fee schedules as soon as practicable; and

WHEREAS, staff advertised for a public hearing on April 22, 2014, and also provided 30 day notice to each municipality as required by each impact fee agreement between the County and each municipality; and

WHEREAS, the Consultant, in coordination with staff, developed the proposed non-residential impact fee schedules based upon the Consultant's report, impact fee update, and Affordable Growth/Staff Scenario methodology.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Indian River County, Florida that:

SECTION ONE: AMENDMENT OF CHAPTER TITLE X.

Title X, Impact Fees, of the Code of Indian River County is hereby amended as identified in Section Two, below. All current residential impact fee rates shall remain unchanged until specifically amended by ordinance of the Board of County Commissioners.

SECTION TWO: APPENDIX A, IMPACT FEE SCHEDULES

Appendix A, Non-Residential Impact Fee Schedules, of Title X, Impact Fees, of the county code that contains the new non-residential impact fee schedules for the unincorporated Indian River County and municipalities is attached.

SECTION THREE: CODIFICATION.

It is the intention of the Board of County Commissioners that the provision of this ordinance shall become and be made part of the Indian River County Code, and that the sections of this ordinance may be renumbered or re-lettered and the word ordinance may be changed to section, article or such other appropriate word or phrase in order to accomplish such intention.

SECTION FOUR: SEVERABILITY.

If any section, sentence, clause, or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this ordinance. Furthermore, should the entirety of this ordinance be held invalid or unconstitutional by any court of competent jurisdiction, it is the intent of the Board of County Commissioners to reinstate the non-residential impact fees in effect prior to the effective date of this ordinance.

SECTION FIVE: EFFECTIVE DATE.

The non-residential impact fee rates contained in Appendix A of this ordinance shall take effect on May 5, 2014, except for the Jail and Veterinary Clinic impact fee rates that will be increasing and which shall become effective on October 1, 2014.

This ordinance was advertised in the Vero Beach Press-Journal on the 7th day of April 2014, for a public hearing to be held on the 22<sup>nd</sup> day of April 2014, at which time it was moved for adoption by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, and adopted by the following vote:

ORDINANCE NO. 2014\_\_\_\_\_

Peter D. O'Bryan, Chairman \_\_\_\_\_  
Wesley S. Davis, Vice-Chairman \_\_\_\_\_  
Bob Solari, Commissioner \_\_\_\_\_  
Tim Zorc, Commissioner \_\_\_\_\_  
Joseph E. Flescher, Commissioner \_\_\_\_\_

The Chairman thereupon declared the ordinance duly passed and adopted this 22<sup>nd</sup> day of April 2014.

Board of County Commissioners  
Indian River County, Florida

By: \_\_\_\_\_  
Peter D. O'Bryan, Chairman

ATTEST BY: \_\_\_\_\_  
Jeffrey R. Smith, Clerk of Court and Comptroller

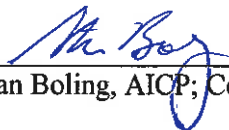
This ordinance was filed with the Department of State and becomes effective on the following date:

\_\_\_\_\_

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

  
\_\_\_\_\_  
Dylan Reingold, County Attorney

APPROVED AS TO PLANNING MATTERS

  
\_\_\_\_\_  
Stan Boling, AICP; Community Development Director

F:\Community Development\Impact Fee\2014- IF Study\2014 Ordinance for Non-Residential impact fees -4-22-2014.doc

# Unincorporated Indian River County: Non-Residential Impact Fee Schedule (Effective date 5/5/2014)

## Appendix A

FF LUC	Land Use	Unit	Corrections/ Facilities	Solid Waste Facilities	Public Buildings	Libraries	Emergency Services	Law Enforcement	Educational Facilities	Parks & Recreation	Transportation	Total Net Impact Fee	Admin. Fee (2.5%)	Total Impact Fee
<b>TRANSIENT, ASSISTED, GROUP</b>														
310	Hotel	room	\$0	\$0	\$81	n/a	\$131	\$178	n/a	n/a	\$970	\$1,360	\$34	\$1,394
320	Motel	room	\$0	\$0	\$75	n/a	\$121	\$164	n/a	n/a	\$686	\$1,046	\$26	\$1,072
620	Nursing Home	bed	\$0	\$0	\$115	n/a	\$185	\$252	n/a	n/a	\$222	\$774	\$19	\$793
232	Assisted Care Living Facility (ACLIF)	bed	\$0	\$0	\$115	n/a	\$185	\$252	n/a	n/a	\$222	\$802	\$20	\$822
<b>OFFICE &amp; FINANCIAL</b>														
720	Medical Office/Clinic 10,000 sf or less	1,000 sf	\$0	\$0	\$142	n/a	\$229	\$312	n/a	n/a	\$4,321	\$5,004	\$125	\$5,129
	Medical Office/Clinic greater than 10,000 sf	1,000 sf	\$0	\$0	\$207	n/a	\$334	\$455	n/a	n/a	\$6,298	\$7,294	\$182	\$7,476
911	Bank/Savings Walk-in	1,000 sf	\$0	\$0	\$279	n/a	\$449	\$611	n/a	n/a	\$4,730	\$6,069	\$152	\$6,221
912	Bank/Savings Drive-In	1,000 sf	\$0	\$0	\$285	n/a	\$459	\$625	n/a	n/a	\$6,219	\$7,588	\$190	\$7,778
710	General Office	1,000 sf	\$0	\$0	\$125	n/a	\$201	\$274	n/a	n/a	\$1,916	\$2,516	\$63	\$2,579
760	Research & Development Center	1,000 sf	\$0	\$0	\$106	n/a	\$171	\$233	n/a	n/a	\$1,421	\$1,934	\$48	\$1,982
<b>INDUSTRIAL</b>														
140	Manufacturing	1,000 sf	\$0	\$0	\$63	n/a	\$101	\$137	n/a	n/a	\$663	\$964	\$24	\$988
150	Warehousing	1,000 sf	\$0	\$0	\$35	n/a	\$56	\$77	n/a	n/a	\$617	\$785	\$20	\$805
151	Mini-Warehouse	1,000 sf	\$0	\$0	\$8	n/a	\$12	\$16	n/a	n/a	\$217	\$253	\$6	\$259
110	General Light Industrial	1,000 sf	\$0	\$0	\$86	n/a	\$139	\$189	n/a	n/a	\$1,206	\$1,620	\$41	\$1,661
n/a	Concrete Plant	acre	\$0	\$0	\$194	n/a	\$312	\$425	n/a	n/a	\$2,703	\$3,634	\$91	\$3,725
n/a	Sand Mine	acre	\$0	\$0	\$25	n/a	\$40	\$55	n/a	n/a	\$346	\$466	\$12	\$478
<b>RETAIL</b>														
820	Retail	1,000 sf/gle	\$0	\$0	\$296	n/a	\$477	\$650	n/a	n/a	\$2,862	\$4,285	\$107	\$4,392
944/ 946	Gasoline/Service Station with or w/o Car Wash	fuel pos.	\$0	\$0	\$239	n/a	\$385	\$523	n/a	n/a	\$2,287	\$3,434	\$86	\$3,520
841	New/Used Auto Sales	1,000 sf	\$0	\$0	\$184	n/a	\$296	\$403	n/a	n/a	\$3,732	\$4,615	\$115	\$4,730
932	Restaurant	1,000 sf	\$0	\$0	\$847	n/a	\$1,365	\$1,858	n/a	n/a	\$9,289	\$13,359	\$334	\$13,693
934	Fast Food Rest. w/Drive-Thru	1,000 sf	\$0	\$0	\$1,111	n/a	\$1,792	\$2,439	n/a	n/a	\$20,459	\$25,801	\$645	\$26,446
850	Supermarket	1,000 sf	\$0	\$0	\$256	n/a	\$413	\$562	n/a	n/a	\$4,066	\$5,297	\$132	\$5,429
942	Automobile Repair/Body Shop	1,000 sf	\$0	\$0	\$187	n/a	\$302	\$411	n/a	n/a	\$2,934	\$3,834	\$96	\$3,930
947	Self-Service Car Wash	service bay	\$0	\$0	\$109	n/a	\$175	\$238	n/a	n/a	\$2,209	\$2,731	\$68	\$2,799
853	Convenience Market with Gas Pumps	1,000 sf	\$0	\$0	\$728	n/a	\$1,174	\$1,598	n/a	n/a	\$10,463	\$13,963	\$349	\$14,312
890	Furniture Store	1,000 sf	\$0	\$0	\$29	n/a	\$46	\$63	n/a	n/a	\$615	\$753	\$19	\$772
<b>RECREATION</b>														
430	Golf Course	hole	\$0	\$0	\$135	n/a	\$217	\$296	n/a	n/a	\$7,882	\$8,530	\$213	\$8,743
492	Racquet Club/Health Club/Dance Studio	1,000 sf	\$0	\$0	\$386	n/a	\$622	\$847	n/a	n/a	\$5,835	\$7,690	\$192	\$7,882
412	County Park	acre	\$0	\$0	\$25	n/a	\$40	\$55	n/a	n/a	\$987	\$507	\$13	\$520
491	Tennis Court	court	\$0	\$0	\$395	n/a	\$636	\$866	n/a	n/a	\$6,856	\$8,753	\$219	\$8,972
420	Marina	boat berth	\$0	\$0	\$24	n/a	\$38	\$52	n/a	n/a	\$654	\$768	\$19	\$787
<b>GOVERNMENT</b>														
732	Post Office	1,000 sf	\$0	\$0	\$203	n/a	\$326	\$444	n/a	n/a	\$7,136	\$8,109	\$203	\$8,312
590	Library	1,000 sf	\$0	\$0	\$220	n/a	\$354	\$482	n/a	n/a	\$11,712	\$12,768	\$319	\$13,087
733	Government Office Complex	1,000 sf	\$0	\$0	n/a	n/a	\$280	\$381	n/a	n/a	\$4,842	\$5,503	\$138	\$5,641
571	Jail *	bed	n/a	\$0	\$174	n/a	\$175	\$238	n/a	n/a	\$949	\$1,536	\$38	\$1,574
<b>MISCELLANEOUS</b>														
565	Day Care Center	1,000 sf	\$0	\$0	\$111	n/a	\$179	\$244	n/a	n/a	\$3,582	\$4,116	\$103	\$4,219
610	Hospital	1,000 sf	\$0	\$0	\$171	n/a	\$276	\$375	n/a	n/a	\$2,498	\$3,320	\$83	\$3,403
640	Veterinary Clinic *	1,000 sf	\$0	\$0	\$317	n/a	\$511	\$696	n/a	n/a	\$6,962	\$8,486	\$212	\$8,698
560	Church	1,000 sf	\$0	\$0	\$64	n/a	\$103	\$140	n/a	n/a	\$1,154	\$1,461	\$37	\$1,498
444	Movie Theater w/Matinee	screen	\$0	\$0	\$747	n/a	\$1,204	\$1,639	n/a	n/a	\$7,096	\$10,686	\$267	\$10,953
520	Elementary School (Private, K-5)	student	\$0	\$0	\$8	n/a	\$9	\$14	n/a	n/a	\$164	\$200	\$5	\$205
522	Middle School (Private, 6-9)	student	\$0	\$0	\$9	n/a	\$14	\$19	n/a	n/a	\$225	\$267	\$7	\$274
530	High School (Private, 9-12)	student	\$0	\$0	\$10	n/a	\$16	\$22	n/a	n/a	\$227	\$285	\$7	\$292
540/550	University/Junior College (7,500 or fewer students)	student	\$0	\$0	\$13	n/a	\$20	\$27	n/a	n/a	\$443	\$503	\$13	\$516
n/a	Fire Station	1,000 sf	\$0	\$0	\$79	n/a	\$123	\$173	n/a	n/a	\$324	\$576	\$14	\$590

\* Effective date for the Jail and the Veterinary Clinic impact fee rates: 10/1/2014

City of Fellsmere, Town of Orchid, City of Sebastian, City of Vero Beach: Non-Residential Impact Fee Schedule (Effective date 5/5/2014)

Appendix A

FE/LUC	Land Use	Unit	Correctional Facilities	Solid Waste Facilities	Public Buildings	Net Impact Fee				Total Net Impact Fee	City Admin. Fee (1.0%)	County Admin. Fee (1.0%)	Total Impact Fee
						Librarians	Emergency Services	Educational Facilities	Transportation				
<b>TRANSIENT, ASSISTED, GROUP:</b>													
310	Hotel	room	\$0	\$0	\$81	n/a	\$131	n/a	\$970	\$1,181	\$24	\$12	\$1,218
320	Motel	room	\$0	\$0	\$75	n/a	\$121	n/a	\$686	\$882	\$18	\$9	\$909
620	Nursing Home	bed	\$0	\$0	\$115	n/a	\$185	n/a	\$222	\$52	\$10	\$5	\$537
252	Assisted Care Living Facility (ACLIF)	bed	\$0	\$0	\$115	n/a	\$185	n/a	\$250	\$550	\$11	\$6	\$567
<b>OFFICE &amp; FINANCIAL:</b>													
720	Medical Office/Clinic 10,000 sf or less	1,000 sf	\$0	\$0	\$142	n/a	\$229	n/a	\$4,321	\$4,692	\$94	\$47	\$4,833
	Medical Office/Clinic greater than 10,000 sf	1,000 sf	\$0	\$0	\$207	n/a	\$334	n/a	\$6,298	\$6,839	\$137	\$68	\$7,044
911	Bank/Savings Walk-In	1,000 sf	\$0	\$0	\$279	n/a	\$449	n/a	\$4,730	\$5,458	\$109	\$55	\$5,622
912	Bank/Savings Drive-In	1,000 sf	\$0	\$0	\$285	n/a	\$459	n/a	\$6,219	\$6,963	\$139	\$70	\$7,172
710	General Office	1,000 sf	\$0	\$0	\$125	n/a	\$201	n/a	\$1,916	\$2,242	\$45	\$22	\$2,309
760	Research & Development Center	1,000 sf	\$0	\$0	\$106	n/a	\$171	n/a	\$1,424	\$1,701	\$34	\$17	\$1,752
<b>INDUSTRIAL:</b>													
140	Manufacturing	1,000 sf	\$0	\$0	\$63	n/a	\$101	n/a	\$663	\$827	\$17	\$8	\$852
150	Warehousing	1,000 sf	\$0	\$0	\$35	n/a	\$56	n/a	\$617	\$708	\$14	\$7	\$729
151	Mini-Warehouse	1,000 sf	\$0	\$0	\$8	n/a	\$12	n/a	\$217	\$237	\$5	\$2	\$244
110	General Light Industrial	1,000 sf	\$0	\$0	\$86	n/a	\$139	n/a	\$1,206	\$1,431	\$29	\$14	\$1,474
n/a	Concrete Plant	acre	\$0	\$0	\$194	n/a	\$312	n/a	\$2,703	\$3,209	\$64	\$32	\$3,305
n/a	Sand Mining	acre	\$0	\$0	\$25	n/a	\$40	n/a	\$346	\$411	\$8	\$4	\$423
820	Retail	1,000 sf/gla	\$0	\$0	\$296	n/a	\$477	n/a	\$2,862	\$3,635	\$73	\$36	\$3,744
944/ 946	Gasoline/Service Station with or w/o Car Wash	fuel pos.	\$0	\$0	\$239	n/a	\$385	n/a	\$2,287	\$2,911	\$58	\$29	\$2,998
841	New/Used Auto Sales	1,000 sf	\$0	\$0	\$184	n/a	\$296	n/a	\$3,732	\$4,212	\$84	\$42	\$4,338
932	Restaurant	1,000 sf	\$0	\$0	\$847	n/a	\$1,365	n/a	\$9,289	\$11,501	\$230	\$115	\$11,846
934	Fast Food Rest. w/Drive-Thru	1,000 sf	\$0	\$0	\$1,111	n/a	\$1,792	n/a	\$20,459	\$23,362	\$467	\$234	\$24,063
850	Supermarket	1,000 sf	\$0	\$0	\$256	n/a	\$413	n/a	\$4,066	\$4,735	\$95	\$47	\$4,877
942	Automobile Repair/Body Shop	1,000 sf	\$0	\$0	\$187	n/a	\$302	n/a	\$2,934	\$3,423	\$68	\$34	\$3,525
947	Self-Service Car Wash	service bay	\$0	\$0	\$109	n/a	\$175	n/a	\$2,209	\$2,493	\$50	\$25	\$2,568
853	Convenience Market with Gas Pumps	1,000 sf	\$0	\$0	\$728	n/a	\$1,174	n/a	\$10,463	\$12,365	\$247	\$124	\$12,736
890	Furniture Store	1,000 sf	\$0	\$0	\$29	n/a	\$46	n/a	\$615	\$690	\$14	\$7	\$711
<b>RECREATIONAL:</b>													
430	Golf Course	hole	\$0	\$0	\$135	n/a	\$217	n/a	\$7,882	\$8,234	\$165	\$82	\$8,481
492	Racquet Club/Health Club/Dance Studio	1,000 sf	\$0	\$0	\$386	n/a	\$622	n/a	\$5,835	\$6,843	\$137	\$68	\$7,048
412	County Park	acre	\$0	\$0	\$25	n/a	\$40	n/a	\$387	\$452	\$9	\$5	\$466
491	Tennis Court	court	\$0	\$0	\$395	n/a	\$636	n/a	\$6,856	\$7,887	\$158	\$79	\$8,124
420	Marina	boat berth	\$0	\$0	\$24	n/a	\$38	n/a	\$654	\$716	\$14	\$7	\$737
<b>GOVERNMENTAL:</b>													
732	Post Office	1,000 sf	\$0	\$0	\$203	n/a	\$326	n/a	\$7,136	\$7,665	\$153	\$77	\$7,895
590	Library	1,000 sf	\$0	\$0	\$220	n/a	\$354	n/a	\$11,712	\$12,286	\$246	\$123	\$12,655
733	Government Office Complex	1,000 sf	\$0	\$0	n/a	n/a	\$280	n/a	\$4,842	\$5,122	\$102	\$51	\$5,275
571	Jail *	bed	n/a	\$0	\$174	n/a	\$175	n/a	\$949	\$1,298	\$26	\$13	\$1,337
<b>MISCELLANEOUS:</b>													
565	Day Care Center	1,000 sf	\$0	\$0	\$111	n/a	\$179	n/a	\$3,582	\$3,872	\$77	\$39	\$3,988
610	Hospital	1,000 sf	\$0	\$0	\$171	n/a	\$276	n/a	\$2,498	\$2,945	\$59	\$29	\$3,033
640	Veterinary Clinic *	1,000 sf	\$0	\$0	\$317	n/a	\$511	n/a	\$6,962	\$7,790	\$156	\$78	\$8,024
560	Church	1,000 sf	\$0	\$0	\$64	n/a	\$103	n/a	\$1,154	\$1,321	\$26	\$13	\$1,360
444	Movie Theater w/Matinee	screen	\$0	\$0	\$747	n/a	\$1,204	n/a	\$7,096	\$9,047	\$181	\$90	\$9,318
520	Elementary School (Private, K-5)	student	\$0	\$0	\$8	n/a	\$12	n/a	\$164	\$184	\$4	\$2	\$190
522	Middle School (Private, 6-9)	student	\$0	\$0	\$9	n/a	\$14	n/a	\$223	\$248	\$5	\$2	\$255
530	High School (Private, 9-12)	student	\$0	\$0	\$10	n/a	\$16	n/a	\$237	\$263	\$5	\$3	\$271
540/550	University/Junior College (7,500 or fewer students)	student	\$0	\$0	\$13	n/a	\$20	n/a	\$443	\$476	\$10	\$5	\$491
n/a	Fire Station	1,000 sf	\$0	\$0	\$79	n/a	n/a	n/a	\$324	\$403	\$8	\$4	\$415

\* Effective date for the Jail and the Veterinary Clinic impact fee rates: 10/1/2014



Town of Indian River Shores: Non-Residential Impact Fee Schedule (Effective date 5/5/2014)

Appendix A

ITE LUC	Land Use	Unit	Net Impact Fee						Total Net Impact Fee	City Admin. Fee (2.0%)	County Admin. Fee (1.0%)	Total Impact Fee
			Correctional Facilities	Solid Waste Facilities	Public Buildings	Libraries	Educational Facilities	Transportation				
<b>TRANSIENT, ASSISTED, GROUP:</b>												
310	Hotel	room	\$0	\$0	\$81	n/a	n/a	\$970				
320	Motel	room	\$0	\$0	\$75	n/a	n/a	\$686	\$1,051	\$21	\$11	
820	Nursing Home	bed	\$0	\$0	\$115	n/a	n/a	\$222	\$761	\$15	\$8	
252	Assisted Care Living Facility (ACLF)	bed	\$0	\$0	\$115	n/a	n/a	\$222	\$397	\$7	\$3	
<b>OFFICE &amp; FINANCIAL:</b>												
720	Medical Office/Clinic 10,000 sf or less	1,000 sf	\$0	\$0	\$142	n/a	n/a	\$4,321	\$365	\$7	\$4	
	Medical Office/Clinic greater than 10,000 sf	1,000 sf	\$0	\$0	\$207	n/a	n/a	\$6,298				
911	Bank/Savings Walk-In	1,000 sf	\$0	\$0	\$279	n/a	n/a	\$4,730	\$4,463	\$89	\$45	
912	Bank/Savings Drive-In	1,000 sf	\$0	\$0	\$285	n/a	n/a	\$6,219	\$6,505	\$130	\$65	
710	General Office	1,000 sf	\$0	\$0	\$125	n/a	n/a	\$1,916	\$5,009	\$100	\$50	
760	Research & Development Center	1,000 sf	\$0	\$0	\$106	n/a	n/a	\$1,424	\$6,504	\$130	\$65	
									\$2,041	\$41	\$20	
140	Manufacturing	1,000 sf	\$0	\$0	\$63	n/a	n/a	\$663	\$1,530	\$31	\$15	
150	Warehousing	1,000 sf	\$0	\$0	\$35	n/a	n/a	\$617	\$726	\$15	\$7	
151	Mini-Warehouse	1,000 sf	\$0	\$0	\$8	n/a	n/a	\$217	\$652	\$13	\$7	
110	General Light Industrial	1,000 sf	\$0	\$0	\$86	n/a	n/a	\$1,206	\$225	\$5	\$2	
n/a	Concrete Plant	acre	\$0	\$0	\$194	n/a	n/a	\$2,703	\$1,292	\$26	\$13	
n/a	Sand Mining	acre	\$0	\$0	\$25	n/a	n/a	\$346	\$2,897	\$58	\$29	
820	Retail	1,000 sqft/a	\$0	\$0	\$296	n/a	n/a	\$2,862	\$371	\$7	\$4	
944/ 946	Gasoline/Service Station with or w/o Car Wash	fuel pos.	\$0	\$0	\$239	n/a	n/a	\$2,287	\$3,158	\$63	\$32	
841	New/Used Auto Sales	1,000 sf	\$0	\$0	\$184	n/a	n/a	\$3,732	\$2,526	\$51	\$25	
932	Restaurant	1,000 sf	\$0	\$0	\$847	n/a	n/a	\$9,289	\$3,916	\$78	\$39	
934	Fast Food Rest. w/Drive-Thru	1,000 sf	\$0	\$0	\$1,111	n/a	n/a	\$20,459	\$10,136	\$203	\$101	
850	Supermarket	1,000 sf	\$0	\$0	\$256	n/a	n/a	\$4,066	\$21,570	\$431	\$216	
942	Automobile Repair/Body Shop	1,000 sf	\$0	\$0	\$187	n/a	n/a	\$2,934	\$4,322	\$86	\$43	
947	Self-Service Car Wash	service bay	\$0	\$0	\$109	n/a	n/a	\$2,209	\$3,121	\$62	\$31	
853	Convenience Market with Gas Pumps	1,000 sf	\$0	\$0	\$728	n/a	n/a	\$10,463	\$2,318	\$46	\$23	
890	Furniture Store	1,000 sf	\$0	\$0	\$29	n/a	n/a	\$615	\$11,191	\$224	\$112	
<b>RECREATIONAL:</b>												
430	Golf Course	hole	\$0	\$0	\$135	n/a	n/a	\$7,882	\$644	\$13	\$6	
492	Racquet Club/Health Club/Dance Studio	1,000 sf	\$0	\$0	\$386	n/a	n/a	\$5,835	\$8,017	\$160	\$80	
412	County Park	acre	\$0	\$0	\$25	n/a	n/a	\$387	\$6,221	\$124	\$62	
491	Tennis Court	court	\$0	\$0	\$395	n/a	n/a	\$6,856	\$412	\$8	\$4	
420	Waterline	boat berth	\$0	\$0	\$24	n/a	n/a	\$654	\$7,251	\$145	\$73	
<b>GOVERNMENTAL:</b>												
732	Post Office	1,000 sf	\$0	\$0	\$203	n/a	n/a	\$7,136	\$678	\$14	\$7	
590	Library	1,000 sf	\$0	\$0	\$220	n/a	n/a	\$11,712	\$7,339	\$147	\$73	
733	Government Office Complex	1,000 sf	\$0	\$0	n/a	n/a	n/a	\$4,842	\$11,932	\$139	\$119	
571	Jail *	bed	n/a	\$0	\$174	n/a	n/a	\$949	\$4,842	\$97	\$48	
<b>MISCELLANEOUS:</b>												
565	Day Care Center	1,000 sf	\$0	\$0	\$111	n/a	n/a	\$3,582	\$1,123	\$22	\$11	
610	Hospital	1,000 sf	\$0	\$0	\$171	n/a	n/a	\$2,498	\$3,693	\$74	\$37	
640	Veterinary Clinic *	1,000 sf	\$0	\$0	\$317	n/a	n/a	\$6,962	\$2,669	\$53	\$27	
560	Church	1,000 sf	\$0	\$0	\$64	n/a	n/a	\$1,154	\$7,279	\$146	\$73	
444	Movie Theater w/Matinee	screen	\$0	\$0	\$747	n/a	n/a	\$7,096	\$1,218	\$24	\$12	
520	Elementary School (Private, K-5)	student	\$0	\$0	\$8	n/a	n/a	\$164	\$7,843	\$157	\$78	
522	Middle School (Private, 6-9)	student	\$0	\$0	\$9	n/a	n/a	\$225	\$172	\$3	\$2	
530	High School (Private, 9-12)	student	\$0	\$0	\$10	n/a	n/a	\$237	\$234	\$5	\$2	
540/550	University/Junior College (7,500 or fewer students)	student	\$0	\$0	\$13	n/a	n/a	\$443	\$247	\$5	\$2	
n/a	Fire Station	1,000 sf	\$0	\$0	\$79	n/a	n/a	\$324	\$456	\$9	\$5	
									\$403	\$8	\$4	

\* Effective date for the Jail and the Veterinary Clinic impact fee rates: 10/1/2014