Impact Fee Update Study

January 23, 2025

benesch

Presentation Overview

Background/ Purpose

Technical Study

Next Steps

Background/Purpose

Impact Fee Service Areas:

- Fire Rescue
- Law Enforcement
- Parks & Recreation

Impact Fee Update Study:

- Reflect most current and localized data
- Meet the requirements of burden of proof

Background/Purpose

Impact fee definition:

- One-time capital charge to new development
- Covers the cost of new capital facility capacity
  - Frees up other funds for maintenance/renovations
- Implements the CIP

Background/Purpose

Why Impact Fees?

- Maintain current level-of-service (LOS)
- Calculate the cost of growth
- Potential large developments
- Most needed when:
  - High growth
  - Limited funding

Legal Requirements

Legal Requirements - F.S. 163.31801:

- **Most recent and localized data**
- Minimum of **90-day** notice for any fee increases after adoption
- May not collect prior to building permit
- Rational nexus in the amount of collection and expenditures
- May not use for prior debt or projects unless there is a nexus showing use for need due to new growth
- **In any action challenging the fee, the government has the burden of proof**
- Accounting of impact fee collections & expenditures

Legal Requirements

HB 7103 (2019):

- Allowed local governments to waive/reduce impact fees for affordable/workforce housing without offset
- Required indexing of developer credits when fees increase

Legal Requirements

HB 337 (2021):

- Limit on fee increases:
  - Up to 25% increase: Over 2 years
  - 25% to 50% increase: Over 4 installments
  - Cannot be increased more than 50%
  - Cannot be increased more than once every four years
- Exception:
  - A study within the past 12 months demonstrating extraordinary circumstances
  - Two public workshops to discuss the extraordinary circumstances
  - Increase to be approved by 2/3rd of the governing body

Legal Requirements

HB 479 (2024) – Effective October 1, 2024:

- Requires interlocal agreements by October 1, 2025 between cities and counties if both charging for transportation impacts
- Studies need to be **completed and adopted in 12 months**
- Studies need to use **data available within the past four years**

Presentation Overview

Background/ Purpose

Technical Study

Next Steps

Technical Study

Consumption-Based Methodology

- Common methodology used by many Florida jurisdictions
- Charges new growth based on its consumption of capacity
- Fees are calculated at a rate that cannot correct existing deficiencies

Technical Study

Basic Impact Fee Formula

Net Impact Fee =

(Cost – Credit) x Demand

Cost to add capacity

Non-impact fee revenue from future development

Population

Summary of Impact Fees (Sample Land Uses)

Land Use	Unit	Calculated Impact Fee				Current Adopted Impact Fee*			F.S. 163.31801 Maximum Allowable Impact Fee (Phase IV)			
		Fire	Law	Parks	Total	Fire	Law	Total	Fire	Law	Parks	Total
Residential												
Single Family												
- Less than 2,500 sf	du	$684	$820	$5,282	**$6,786**	$615	$327	**$942**	$684	$490	$5,282	**$6,456**
- 2,500 sf or greater	du	$806	$966	$6,225	**$7,997**	$966	$514	**$1,480**	$806	$771	$6,225	**$7,802**
Multi-Family (1,700 sf)	du	$425	$509	$3,282	**$4,216**	$498	$265	**$763**	$425	$397	$3,282	**$4,104**
Non-Residential												
Light Industrial	1,000 sf	$162	$194	-	**$356**	$293	$911	**$1,204**	$162	$194	-	**$356**
General Office	1,000 sf	$342	$410	-	**$752**	$293	$911	**$1,204**	$342	$410	-	**$752**
Retail (125,000 sf)	1,000 sfgla	$986	$1,182	-	**$2,168**	$293	$648	**$941**	$439	$972	-	**$1,411**

*Current adopted impact fees for residential categories are based on average square footages of recently built homes.

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Technical Study

Service Areas:

- Fire Rescue
- Law Enforcement
- Parks & Recreation

Technical Study

Impact Fee Components

- Inventory
- Level of Service
- Cost Component
- Credit Component
- Net Impact Cost
- Calculated Fee
- Fee Comparison

Technical Study

Fire Rescue

Fire Rescue

Inventory

- 2 Fire Stations
  - ✓≈23,100 total square feet
  - ✓≈ 3 acres of land
- Vehicles/equipment
- Unit Costs:
  - ✓Buildings: **$450** per square foot for fire stations
  - ✓Land: **$350,000** per acre

Fire Rescue

Level of Service

Variable	Year 2024	
	Weighted Population	Functional Population
Population	60,284	54,470
Number of Stations	2	2
Population per Station	30,142	27,235
Current LOS (Stations per 1,000 Residents)	0.033	**0.037**

Fire Rescue

Cost Component

Variable	Figure	Percent of Total
Building Value	$10.41 M	48%
Land Value	$1.01 M	5%
Vehicle & Equipment Value	$10.20 M	47%
Total Asset Value	**≈$21.62 M**	**100%**
Functional Population	54,470	-
Total Impact Cost per Functional Resident	**≈$400**	-

Fire Rescue

Credit Component & Net Impact Cost

Variable	Figure
Impact Cost:	
Total Impact Cost per Functional Resident	$400
Total Revenue Credit:	
Credit Percentage	10%
Credit Amount per Functional Resident	$40
Net Impact Cost:	
Net Impact Cost per Functional Resident	**≈$360**

Fire Rescue

Calculated Impact Fees (Sample Land Uses)

Land Use	Unit	Functional Residents per Unit	Calculated Impact Fee	Current Adopted Impact Fee*	Percent Change	Maximum Allowable Impact Fee	Percent Change
Residential							
Single Family							
- Less than 2,500 sf	du	1.90	$684	$615	11%	**$684**	11%
- 2,500 sf or greater	du	2.24	$806	$966	-17%	**$806**	-17%
Multi-Family	du	1.18	$425	$498	-15%	**$425**	-15%
Non-Residential							
Light Industrial	1,000 sf	0.45	$162	$293	-45%	**$162**	-45%
General Office	1,000 sf	0.95	$342	$293	17%	**$342**	17%
Retail (125,000 sq. ft.)	1,000 sfgla	2.74	$986	$293	241%	**$439**	50%

*Current adopted impact fees for residential categories are based on average square footages of recently built homes.

Fire Rescue

Impact Fee Comparison (Sample Land Uses)

Land Use	Unit	Coconut Creek Max Allowable	Coconut Creek Adopted	Deerfield Beach	Hallandale Beach	Hollywood	Margate	Palm Beach Gardens
Study Date	-	**2024**	**2005**	2016	2021	2021	1993	2023
Assessed Portion	-	**N/A**	**100%**	100%	100%	100%	100%	100%
Residential:								
Single Family (2,100 sf)	du	**$684**	**$615**	$233	$552	$812	$415	$218
Multi-Family (1,700 sf)	du	**$425**	**$498**	$145	$317	$491	$415	$421
Non-Residential								
Light Industrial	1,000 sf	**$162**	**$293**	$17	$150	$197	$823	$311
General Office (50k sf)	1,000 sf	**$342**	**$293**	$36	$307	$402	$823	$645
Retail (125k sq ft)	1,000 sfgla	**$439**	**$293**	$65	$832	$1,058	$823	$1,159

Technical Study

Law Enforcement

Law Enforcement

Inventory

- 1 Police Center
  - ≈30,500 total square feet
  - ≈ 7 acres of land
- Vehicles/equipment
- Unit Costs:
  - Building: **$300** per square foot
  - Land: **$275,000** per acre

Law Enforcement

Level of Service

Variable	Year 2024	
	Weighted Population	Functional Population
Population	60,284	54,470
Number of Full-Time Officers	119	119
LOS (Officers per 1,000 Residents)	**1.97**	**2.18**

Law Enforcement

Cost Component

Variable	Figure	Percent of Total
Building Value	$9.14 M	35%
Land Value	$1.90 M	7%
Vehicle & Equipment Value	$15.12 M	58%
Total Asset Value	**≈$26.16 M**	**100%**
Functional Population	54,470	-
Total Impact Cost per Functional Resident	**≈$479**	-

Law Enforcement

Net Impact Cost

Variable	Figure
Impact Cost:	
Total Impact Cost per Functional Resident	$479
Total Revenue Credit:	
Credit Percentage	10%
Credit Amount per Functional Resident	$48
Net Impact Cost:	
Net Impact Cost per Functional Resident	**≈$431**

Law Enforcement

Calculated Impact Fees (Sample Land Uses)

Land Use	Unit	Functional Residents per Unit	Calculated Impact Fee	Current Adopted Impact Fee*	Percent Change	Maximum Allowable Impact Fee	Percent Change
Residential							
Single Family							
- Less than 2,500 sf	du	1.90	$820	$327	151%	**$490**	50%
- 2,500 sf or greater	du	2.24	$966	$514	88%	**$771**	50%
Multi-Family	du	1.18	$509	$265	92%	**$397**	50%
Non-Residential							
Light Industrial	1,000 sf	0.45	$194	$911	-79%	**$194**	-79%
General Office	1,000 sf	0.95	$410	$911	-55%	**$410**	-55%
Retail (125,000 sq. ft.)	1,000 sfgla	2.74	$1,182	$648	82%	**$972**	50%

*Current adopted impact fees for residential categories are based on average square footages of recently built homes.

Law Enforcement

Impact Fee Comparison (Sample Land Uses)

Land Use	Unit	Coconut Creek Max Allowable	Coconut Creek Adopted	Deerfield Beach	Hallandale Beach	Hollywood	Jupiter	Margate	Palm Beach Gardens
Study Date	-	**2024**	**2005**	2016	2021	2021	N/A	1993	2023
Assessed Portion	-	**N/A**	**50%**	100%	100%	100%	N/A	N/A	100%
Residential:									
Single Family (2,100 sf)	du	**$490**	**$327**	$285	$387	$727	$60	$372	$161
Multi-Family (1,700 sf)	du	**$397**	**$265**	$64	$222	$440	$51	$372	$310
Non-Residential:									
Light Industrial	1,000 sf	**$194**	**$911**	$11	$92	$176	$12	$994	$229
General Office (50k sq ft)	1,000 sf	**$410**	**$911**	$28	$188	$360	$156	$994	$475
Retail (125k sq ft)	1,000 sf	**$729**	**$648**	$58	$509	$947	$111	$994	$853

Technical Study

Parks and Recreation

Parks and Recreation

Level of Service

Variable	Acres	Achieved LOS	Adopted LOSS	Used in Study
City of Coconut Creek	216.30	3.58	3.00	**3.00**
2024 Weighted Seasonal Population		**60,284**		

Parks and Recreation

Land Cost per Resident

Variable	Cost per Resident
Land Purchase Cost per Acre	$250,000
Landscaping, Site Prep, and Irrigation Cost per Acre	$150,000
Total Land Cost per Acre	**$400,000**
LOS (Acres per 1,000 residents)	3.00
Total Land Cost per Resident	**$1,200**

Parks and Recreation

Recreational Facility Cost per Resident

Variable	Cost
Recreational Facility Cost per Acre	$300,000
Architecture, Engineering, and Inspection @ 5%	$22,500
Total Recreational Facility Cost per Acre	**$322,500**
Total Acres	216.30
Total Recreational Facility Value	**$69.76 M**
2024 Weighted Seasonal Population	60,284
Total Recreational Facility Cost per Resident	**≈$1,157**

Parks and Recreation

Total Impact Cost per Resident

Variable	Cost	Percent of Total
Total Land Cost	$1,200	51%
Recreational Facility Cost	$1,157	49%
Total Impact Cost	**≈$2,357**	**100%**

Parks and Recreation
Credit Component – "Cash" Credit

Variable	FY 2017 to FY 2023
General Fund	$2.8 M
Community Improvement Fund	$0.5 M
Capital Improvement Fund	$7.1 M
Total Capital Expansion "Cash" Expenditures	**$10.4 M**
Average Annual Capital Expansion "Cash" Expenditures	**≈$1.3 M**
Average Annual Weighted Seasonal Population	60,020
Capital Expansion Expenditures per Resident	**≈$21.75**
Portion funded with ad valorem tax revenues	$7.18
Portion funded with other revenue sources	$14.57
Credit Adjustment Factor	1.50
Adjusted Capital Expansion Credit per Resident (Ad Valorem ONLY)	**$8.61**
Adjusted Capital Expansion Credit per Resident	**≈$25.34**

Parks and Recreation
Credit Component- Debt Service Credit (Lakeside Park)

Description	Funding Source	Remaining Payments due for Parks Expansion	Present Value of Total Remaining Payments due for Parks Expansion	Average Annual Weighted Seasonal Population	Debt Service Credit per Resident
Series 2017A	Non-Ad Valorem	$1,484,654	$1,332,850	60,120	≈$22

Parks and Recreation

Net Impact Cost

Variable	Figure
Impact Cost:	
Total Impact Cost per Resident	$2,357
Total Revenue Credit:	
Annual Capital Expansion "Cash" Credit per Resident	$25
Capitalization Rate	2.85%
Capitalization Period (in years)	25
Capital Expansion "Cash" Credit per Resident	$449
Capital Expansion "Debt Service" Credit per Resident	$22
Total Revenue Credit per Resident	**$471**
Net Impact Cost:	
Net Impact Cost Per Resident	**≈$1,886**

Parks and Recreation

Calculated/Maximum Allowable Impact Fee*

Land Use	Unit	Residents per Unit	Net Impact Cost per Resident	Calculated / Maximum Allowable Impact Fee*
Single Family				
- Less than 2,500 sf	du	2.80	$1,886	**$5,282**
- 2,500 sf or greater	du	3.30	$1,886	**$6,225**
Multi-Family	du	1.74	$1,886	**$3,282**
Mobile Home	du	2.54	$1,886	**$4,791**

*The parks and recreation impact fee is a new impact fee area and thus is not subject to the limitations and phasing requirements of F.S. 163.31801

Parks and Recreation

Impact Fee Comparison (Sample Residential Categories)

Land Use	Unit	Coconut Creek Calculated/ Maximum Allowable[1]	Boca Raton	Boynton Beach	Deerfield Beach	Hallandale Beach	Hollywood	Jupiter
Study Date	-	**2024**	2006	2023	2016	2021	2021	2006
Assessed Portion	-	**N/A**	36%	100%	100%	100%	100%	N/A
Residential:								
Single Family (2,100 sf)	du	**$5,282**	$4,570	$2,560	$1,528	$2,727	$2,317	$1,105
Multi-Family (1,700 sf)	du	**$3,282**	$4,000	$2,299	$1,030	$1,562	$1,401	$967

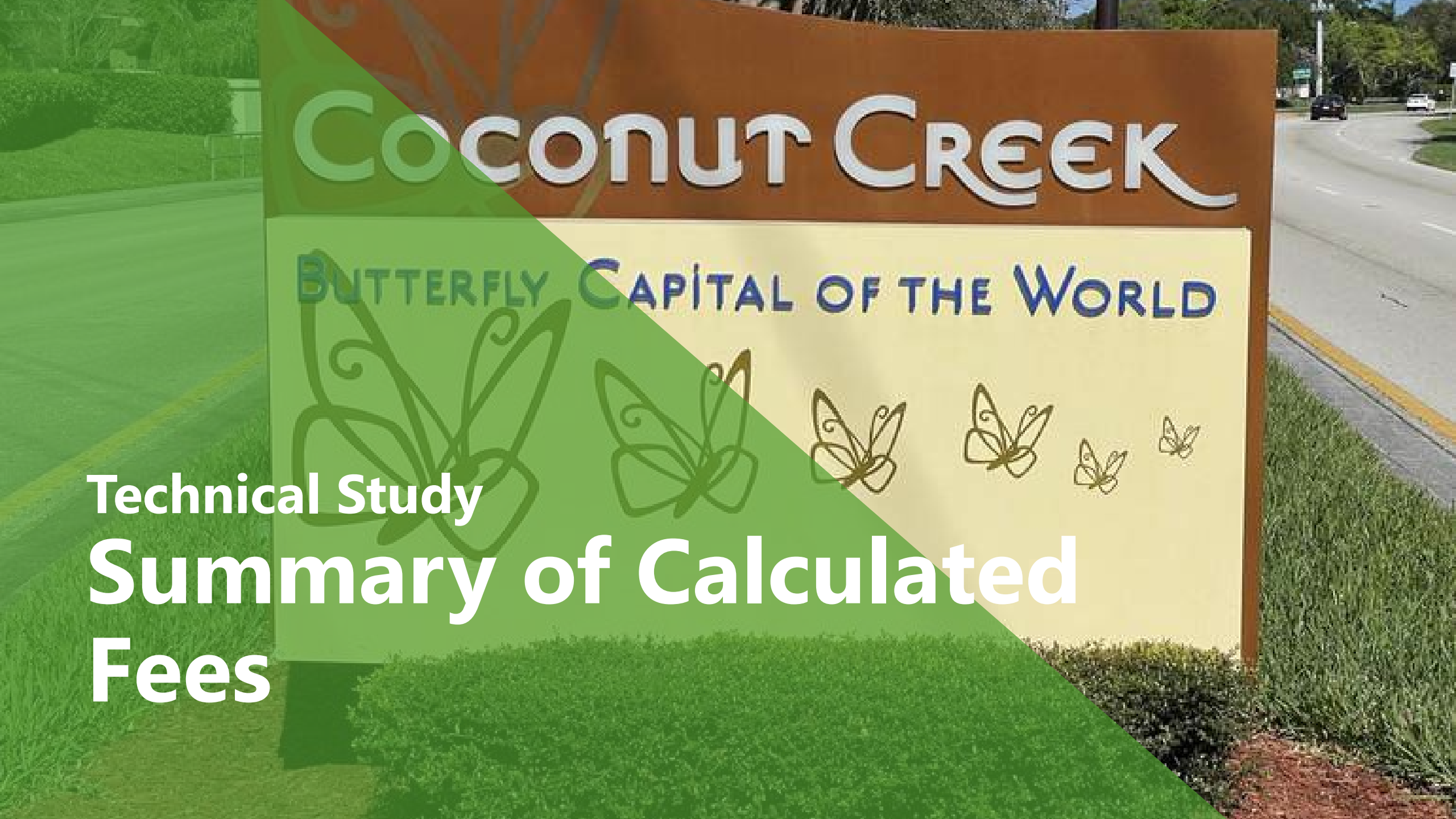
1) The parks and recreation impact fee is a new impact fee area and is not subject to the limitations and phasing requirements of F.S. 163.31801

Parks and Recreation

Impact Fee Comparison (Sample Residential Categories)

Land Use	Unit	Coconut Creek Calculated/ Maximum Allowable[1]	Oakland Park[2]	Palm Beach Gardens	Parkland	Pompano Beach[3]	Wellington
Study Date	-	**2024**	N/A	2023	2019	1982	2021
Assessed Portion	-	**N/A**	N/A	100%	100%	N/A	100%
Residential:							
Single Family (2,100 sf)	du	**$5,282**	$2,250	$1,323	$10,832	$1,503	$4,046
Multi-Family (1,700 sf)	du	**$3,282**	$2,250	$2,556	$7,305	$933	$3,378

1) The parks and recreation impact fee is a new impact fee area and is not subject to the limitations and phasing requirements of F.S. 163.31801
2) Fees shown effective November 1, 2025
3) Fee shown for single family reflects a 3-bedroom house in Sector 3. Fee for multi-family reflects 2-bedroom garden apartment in Sector 3.



Technical Study

Summary of Calculated Fees

Summary of Impact Fees (Sample Land Uses)

Land Use	Unit	Calculated Impact Fee				Current Adopted Impact Fee*			F.S. 163.31801 Maximum Allowable Impact Fee (Phase IV)			
		Fire	Law	Parks	Total	Fire	Law	Total	Fire	Law	Parks	Total
Residential												
Single Family												
- Less than 2,500 sf	du	$684	$820	$5,282	**$6,786**	$615	$327	**$942**	$684	$490	$5,282	**$6,456**
- 2,500 sf or greater	du	$806	$966	$6,225	**$7,997**	$966	$514	**$1,480**	$806	$771	$6,225	**$7,802**
Multi-Family (1,700 sf)	du	$425	$509	$3,282	**$4,216**	$498	$265	**$763**	$425	$397	$3,282	**$4,104**
Non-Residential												
Light Industrial	1,000 sf	$162	$194	-	**$356**	$293	$911	**$1,204**	$162	$194	-	**$356**
General Office	1,000 sf	$342	$410	-	**$752**	$293	$911	**$1,204**	$342	$410	-	**$752**
Retail (125,000 sf)	1,000 sfgla	$986	$1,182	-	**$2,168**	$293	$648	**$941**	$439	$972	-	**$1,411**

*Current adopted impact fees for residential categories are based on average square footages of recently built homes.

Summary of Impact Fees (Sample Land Uses)

Maximum Allowable Impact Fees with Phasing Requirements

Land Use	Unit	Current Adopted*	Calculated		Year 1	Year 2	Year 3	Year 4
Residential:								
Single Family (detached)								
- Less than 2,500 sf	du	$942	$6,786		$6,299	$6,375	$6,415	$6,456
- 2,500 sf or greater	du	$1,480	$7,997		$7,609	$7,674	$7,738	$7,802
Multi-Family	du	$763	$4,216		$4,005	$4,038	$4,071	$4,104
Non-Residential:								
Light Industrial	1,000 sf	$1,204	$356		$356	$356	$356	$356
General Office	1,000 sf	$1,204	$752		$728	$752	$752	$752
Retail (125,000 sf)	1,000 sfgla	$941	$2,168		$1,059	$1,176	$1,294	$1,411

* Current adopted impact fees for residential categories are based on average square footages of recently built homes.

Presentation Overview

Background/ Purpose

Technical Study

Next Steps

Ordinance Summary

Amends the City's Landscape Code to:

- **Adopt the Impact Fee Study prepared by Benesch**
- **Deletes and replaces current impact fee ordinances:**
  - **Fire-Rescue**
  - **Law Enforcement**
  - **Creates a new Parks and Recreation**
- **Impact Fees are imposed on <u>new development</u> projects, or expansions or use changes that generate a need for expanded city services – <u>Impact Generating Projects</u>**

Ordinance Summary

- Provides new definitions, applicability, exemptions.
- Provides procedures for contribution credits, use of funds/refunds, updating and reporting, vested rights, penalties, and appeals.
- Includes the new fees for each program and the 4 year phase-in schedule.
- Fees increasing more than 12½ % must be phased in over two to four equal installments, at no more than 12½ % per increase; for a maximum 50% total increase.

Staff Recommendation

- Approval of the Land Development Code amendments and adoption of the new development impact fees and study.

- Note: this recommendation is for a maximum increase of no more than 50% for the applicable land uses, which requires the 4 year phase in schedule;
  - Except for the parks and recreation fees, those are new and not subject to the max. 50% rule.

Next Steps

- City Commission Input/Direction
- Implementation Process
  - ✓Second Reading: February, 2025
  - ✓Effective 90 days after notice

Questions?

Existing Impact Fee Schedule

Land Use	Police	Fire and rescue	Total
Residential - Floor area per sq. ft.	$.156	$.293	$.449
Hotel/motel - per sq. ft.	$.156	$.293	$.449
Retail auto dealers - per sq. ft.	$.484	$.293	$.777
Gas stations - per sq. ft.	$4.905	$.293	$5.198
Other retail - per sq. ft.	$.648	$.293	$.941
Offices and industry - per sq. ft.	$.911	$.293	$1.204
Institutional - per sq. ft.	$1.055	$.293	$1.348

Fire-Rescue Fee

4 Year Phase-In

Full Fee Schedule

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ITE LUC	Land Use	Impact Unit	Phase I	Phase II	Phase III	Phase IV
Residential:						
Single Family (detached):						
210	- Less than 2,500 sf	du	$649.50	$684.00	$684.00	$684.00
	- 2,500 sf or greater	du	$806.00	$806.00	$806.00	$806.00
220/221/222	Multi-Family	du	$425.00	$425.00	$425.00	$425.00
240	Mobile Home	du	$484.00	$529.00	$574.00	$619.00
Transient, Assisted, Group:						
253/255	Congregate Care Facility/Continuing Care Retirement Center	du	$280.00	$311.00	$342.00	$373.00
310/320	Hotel	room	$131.50	$146.00	$160.50	$175.00
620	Nursing Home	bed	$39.25	$43.50	$47.75	$52.00
Recreational:						
445	Movie Theater	1,000 sf	$329.50	$366.00	$402.50	$439.00
Institutional:						
520	Elementary School (Private)	student	$32.50	$36.00	$36.00	$36.00
522	Middle School (Private)	student	$32.00	$32.00	$32.00	$32.00
525	High School (Private)	student	$29.00	$29.00	$29.00	$29.00
540	Junior/Community College	student	$19.00	$21.00	$23.00	$25.00
550	University/College	student	$19.00	$21.00	$23.00	$25.00
560	Place of Worship	1,000 sf	$169.00	$169.00	$169.00	$169.00
565	Day Care Center	1,000 sf	$299.50	$306.00	$306.00	$306.00
Medical:						
610	Hospital	1,000 sf	$329.50	$366.00	$402.50	$439.00
630	Urgent Care Center	1,000 sf	$329.50	$366.00	$402.50	$439.00
Office:						
710	General Office Building	1,000 sf	$317.50	$342.00	$342.00	$342.00
720	Medical-Dental Office Building (10,000 sf or less)	1,000 sf	$324.25	$355.50	$386.75	$418.00
720	Medical-Dental Office Building (greater than 10,000 sf)	1,000 sf	$329.50	$366.00	$402.50	$439.00
Retail:						
822	Retail/Shopping Center (less than 40,000 sfgla)	1,000 sfgla	$329.50	$366.00	$402.50	$439.00
821	Retail/Shopping Center (40,000 to 150,000 sfgla)	1,000 sfgla	$329.50	$366.00	$402.50	$439.00
820	Retail/Shopping Center (greater than 150,000 sfgla)	1,000 sfgla	$329.50	$366.00	$402.50	$439.00
840/841	Automobile Sales (New/Old)	1,000 sf	$329.50	$366.00	$402.50	$439.00
850	Supermarket	1,000 sf	$329.50	$366.00	$402.50	$439.00
880/881	Pharmacy/DrugStore with & without Drive-Through Window	1,000 sf	$329.50	$366.00	$402.50	$439.00
890	Furniture Store	1,000 sf	$112.00	$112.00	$112.00	$112.00
Services:						
911	Walk-in Bank	1,000 sf	$318.75	$344.50	$370.25	$396.00
912	Drive-in Bank	1,000 sf	$329.50	$366.00	$402.50	$439.00
931	Fine Dining Restaurant	1,000 sf	$329.50	$366.00	$402.50	$439.00
932	High-Turnover (Sit-Down) Restaurant	1,000 sf	$329.50	$366.00	$402.50	$439.00
942	Automobile Care Center	1,000 sf	$329.50	$366.00	$402.50	$439.00
944	Convenience Store/Gas Station	fuel pos.	$171.00	$190.00	$209.00	$228.00
Industrial:						
110	General Light Industrial	1,000 sf	$162.00	$162.00	$162.00	$162.00
140	Manufacturing	1,000 sf	$191.00	$191.00	$191.00	$191.00
150	Warehousing	1,000 sf	$36.00	$36.00	$36.00	$36.00
151	Mini-Warehouse	1,000 sf	$11.00	$11.00	$11.00	$11.00

Law Enforcement

4 Year Phase-In

Full Fee Schedule

ITE LUC	Land Use	Impact Unit	Phase I	Phase II	Phase III	Phase IV
Residential:						
Single Family (detached):						
210	- Less than 2,500 sf	du	$367.75	$408.50	$449.25	$490.00
	- 2,500 sf or greater	du	$578.25	$642.50	$706.75	$771.00
220/221/222	Multi-Family	du	$298.00	$331.00	$364.00	$397.00
240	Mobile Home	du	$263.25	$292.50	$321.75	$351.00
Transient, Assisted, Group:						
253/255	Congregate Care Facility/Continuing Care Retirement Cen	du	$470.00	$470.00	$470.00	$470.00
310/320	Hotel	room	$69.75	$77.50	$85.25	$93.00
620	Nursing Home	bed	$141.75	$157.50	$173.25	$189.00
Recreational:						
445	Movie Theater	1,000 sf	$729.00	$810.00	$891.00	$972.00
Institutional:						
520	Elementary School (Private)	student	$43.00	$43.00	$43.00	$43.00
522	Middle School (Private)	student	$39.00	$39.00	$39.00	$39.00
525	High School (Private)	student	$35.00	$35.00	$35.00	$35.00
540	Junior/Community College	student	$43.00	$43.00	$43.00	$43.00
550	University/College	student	$35.00	$35.00	$35.00	$35.00
560	Place of Worship	1,000 sf	$203.00	$203.00	$203.00	$203.00
565	Day Care Center	1,000 sf	$367.00	$367.00	$367.00	$367.00
Medical:						
610	Hospital	1,000 sf	$552.00	$552.00	$552.00	$552.00
630	Urgent Care Center	1,000 sf	$621.00	$621.00	$621.00	$621.00
Office:						
710	General Office Building	1,000 sf	$410.00	$410.00	$410.00	$410.00
720	Medical-Dental Office Building (10,000 sf or less)	1,000 sf	$500.00	$500.00	$500.00	$500.00
720	Medical-Dental Office Building (greater than 10,000 sf)	1,000 sf	$720.00	$720.00	$720.00	$720.00
Retail:						
822	Retail/Shopping Center (less than 40,000 sfgla)	1,000 sfgla	$698.50	$749.00	$799.50	$850.00
821	Retail/Shopping Center (40,000 to 150,000 sfgla)	1,000 sfgla	$729.00	$810.00	$891.00	$972.00
820	Retail/Shopping Center (greater than 150,000 sfgla)	1,000 sfgla	$688.75	$729.50	$770.25	$811.00
840/841	Automobile Sales (New/Old)	1,000 sf	$521.50	$559.00	$596.50	$634.00
850	Supermarket	1,000 sf	$729.00	$810.00	$891.00	$972.00
880/881	Pharmacy/DrugStore with & without Drive-Through Windov	1,000 sf	$688.50	$729.00	$729.00	$729.00
890	Furniture Store	1,000 sf	$134.00	$134.00	$134.00	$134.00
Services:						
911	Walk-in Bank	1,000 sf	$474.00	$474.00	$474.00	$474.00
912	Drive-in Bank	1,000 sf	$612.00	$612.00	$612.00	$612.00
931	Fine Dining Restaurant	1,000 sf	$729.00	$810.00	$891.00	$972.00
932	High-Turnover (Sit-Down) Restaurant	1,000 sf	$729.00	$810.00	$891.00	$972.00
942	Automobile Care Center	1,000 sf	$658.50	$669.00	$669.00	$669.00
944	Convenience Store/Gas Station	fuel pos.	$569.00	$569.00	$569.00	$569.00
Industrial						
110	General Light Industrial	1,000 sf	$194.00	$194.00	$194.00	$194.00
140	Manufacturing	1,000 sf	$229.00	$229.00	$229.00	$229.00
150	Warehousing	1,000 sf	$43.00	$43.00	$43.00	$43.00
151	Mini-Warehouse	1,000 sf	$13.00	$13.00	$13.00	$13.00

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Parks & Recreation

New Fee, No Phase-In Required

Full Fee Schedule

ITE LUC	Land Use	Impact Unit	Calculated Impact Fee
Residential:			
210	Single Family		
	- Less than 2,500 sf	du	**$5,282**
	- 2,500 sf or greater	du	**$6,225**
220/221/222	Multi-Family	du	**$3,282**
240	Mobile Home	du	**$4,791**

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