

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 THE TEXT OF TITLE X FOR LEVEL OF SERVICE STANDARDS USED IN IMPACT FEE CALCULATIONS AND CLEAN UP REVISIONS AS MAY BE NECESSARY; AND TO AMEND APPENDIX A, IMPACT FEE SCHEDULES TO APPROVE NEW IMPACT FEE SCHEDULES FOR UNINCORPORATED INDIAN RIVER COUNTY AND MUNICIPALITIES; PROVIDING FOR EFFECTIVE DATE FOR NEW IMPACT FEE SCHEDULES; AND PROVIDING FOR CODIFICATION; SEVERABILITY; AND EFFECTIVE DATE.

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 sources of funding for infrastructure projects in Indian River County; and

WHEREAS, according to the Indian River County Impact Fee Ordinance, the County must every five years, consistent with state statute, review and update the impact fee schedules. Because the last impact fee study was completed in 2014, the County determined that a new impact fee study was due; and

WHEREAS, staff prepared a scope of services for an impact fee update study, including fee schedule updates, that was approved by the Board of County Commissioners on November 20, 2018; and

WHEREAS, the scope of services was incorporated into a Request For Proposals and in March 26, 2019, 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, including utilization of the “Affordable Growth” methodology to calculate 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

impact fees for correctional facilities, solid waste facilities, and library facilities are suspended, pending further trend evaluation during the next scheduled impact fee methodological update; and

WHEREAS, the Consultant has determined that 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, the Affordable Growth methodology utilized to reduce impact fees and staff recommended impact fee rates are acceptable; and

WHEREAS, the Consultant, in coordination with staff, developed the proposed impact fee schedules based upon the Consultant's report, impact fee update, and Affordable Growth methodology; and.

WHEREAS, the Consultant has prepared an impact fee schedule, including a school impact fee component, based on the Affordable Growth/Staff Scenario methodology; and

WHEREAS, in response to a request by the Board of County Commissioners, after advisement of the Affordable Housing Advisory Committee, new land use categories were created in the impact fee schedule to eliminate impact fees for single family homes of less than 1,000 square feet for households with incomes below 80% of area median income and to reduce impact fees for single family homes of between 1,000 and 1,500 square feet for households with incomes below 80% of area median income; and

WHEREAS, the impact fee schedule was updated to replace old land use categories classified by the Institute of Transportation Engineers 9th Edition with new land use categories based on the Institute of Transportation Engineers 10th Edition; and

WHEREAS, staff advertised for a public hearing to be held on March 10, 2020, and also provided 30 days' notice to each municipality and to the school board as required by each impact fee agreement between the County and each municipality, and the County and school board.

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

Section 1. Enactment Authority.

Article VIII, section 1 of the Florida Constitution and chapter 125, Florida Statutes vest broad home rule powers in counties to enact ordinances, not inconsistent with general or special law, for the purpose of protecting the public health, safety and welfare of the residents of the county. The Indian River County Board of County Commissioners specifically determines that the enactment of this ordinance is necessary to protect the health, safety and welfare of the residents of Indian River County.

Section 2. Amendment of Title X (IMPACT FEES).

New language indicated by underline, and deleted language indicated by ~~striketrough~~.

Title X (IMPACT FEES) of the Code of Indian River County, Florida is hereby amended to read as follows:

CHAPTER 1002. - EMERGENCY SERVICES FACILITIES

* * *

Section 1002.02. - Findings.

In addition to those findings and determinations found in Chapter 1000, the board of county commissioners makes the following findings and determinations:

- (1) The existing emergency services system is not sufficient to accommodate anticipated new development without decreasing the existing levels of service.
- (2) Generally, existing revenue sources are not sufficient to fund capital improvements necessary to accommodate new development.
- (3) For impact fee calculation purposes, the emergency services facilities level of service is ~~two hundred and one dollars (\$201.00)~~ one hundred and seventy three dollars (\$173.00) per functional resident for residential land uses for additional capital assets, excluding Indian River Shores and one hundred and ninety dollars (\$190.00) per functional resident for non-residential land uses for additional capacity assets, excluding Indian River Shores.

* * *

CHAPTER 1004. - PUBLIC BUILDINGS DEVELOPMENT

* * *

Section 1004.02. - Findings.

In addition to those findings and determinations found in Chapter 1000, the board of county commissioners makes the following findings and determinations:

- (1) The existing public buildings are not sufficient to accommodate anticipated new development without decreasing the existing levels of service.
- (2) For impact fee calculation purposes, the public building level of service standard for the county is ~~four hundred and eighty~~ five hundred twenty-two dollars (~~\$480~~522.00) per functional resident for additional capital assets.

- (3) Generally, existing revenue sources are not sufficient to fund capital improvements necessary to accommodate new development.

* * *

CHAPTER 1005. - LAW ENFORCEMENT

* * *

Section 1005.02. - Findings.

In addition to those findings and determinations found in Chapter 1000, the board of county commissioners makes the following findings and determinations:

- (1) Existing law enforcement is not sufficient to accommodate anticipated new development without decreasing the existing levels of service.
- (2) For impact fee calculation purposes, the law enforcement facilities level of service standard for the county is ~~two hundred and seventy four~~ three hundred and four dollars (\$~~274~~304.00) per functional resident for additional capital assets.
- (3) Generally, existing revenue sources are not sufficient to fund capital improvements necessary to accommodate new development.

* * *

CHAPTER 1008. - PARKS AND RECREATION FACILITIES

* * *

Section 1008.02. - Findings.

In addition to those findings and determinations found in Chapter 1000, the board of county commissioners makes the following findings and determinations:

- (1) The existing parks and recreation facilities are not sufficient to accommodate anticipated new development without decreasing the existing levels of service.
- (2) For impact fee calculation purposes, the park and recreation level of service standard for the county is ~~eight hundred and thirty six~~ seventy-nine dollars (~~\$836~~879.00) per weighted resident for additional capital assets.
- (3) Generally, existing revenue sources are not sufficient to fund capital improvements necessary to accommodate new development.

* * *

CHAPTER 1009. - PUBLIC EDUCATION FACILITIES

* * *

Section 1009.02. - Findings.

In addition to those findings and determinations found in Chapter 1000, the board of county commissioners makes the following findings and determinations:

- (1) The existing public education facilities are not sufficient to accommodate anticipated new development without decreasing the existing levels of service.
- (2) For impact fee calculation purposes, the public education facilities level of service standard is one (1) permanent student station per student, which includes an average of 147.7 permanent net square footage per station and ~~twenty-four thousand one hundred and fourteen~~ twenty thousand seven hundred and nine dollars (\$~~24,114~~20,709.00) of capital investment per student.
- (3) Generally, existing revenue sources are not sufficient to fund capital improvements necessary to accommodate new development.

* * *

Section 3. Appendix A. Impact Fee Schedules

Appendix A, Impact Fee Schedules, of Title X, Impact Fees, of the Code of Indian River County for the unincorporated Indian River County and municipalities is hereby replaced with adopted ~~and is the~~ attached as Appendix A.

Section 4. Appendix B, Indian River County Impact Fee Benefit Districts.

Appendix B, Indian River County Impact Fee Benefit Districts, of Title X, Impact Fees, of the Code of Indian River County for the unincorporated Indian River County and municipalities is hereby replaced with the Attached Appendix B that is retitled to “Indian River County Transportation Impact Fee Benefit Districts” and is revised from three transportation impact fee benefit districts to two transportation impact fee benefit districts.

Section 5. 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 6. Severability.

If any part of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, the remainder of this ordinance shall not be affected by such holding and shall remain in full force and effect.

Section 7. Conflict.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 8. Effective Date of Impact Fees

The impact fee rates contained in Appendix A of this ordinance shall take effect on June 15, 2020.

This ordinance was advertised in the Press-Journal on the 23rd day of February 2020, for a public hearing to be held on the 10th day of March, 2020, at which time it was moved for adoption by Commissioner _____, seconded by Commissioner _____, and adopted by the following vote:

Susan Adams, Chairman	_____
Joseph E. Flescher, Vice Chairman	_____
Tim Zorc, Commissioner	_____
Peter D. O'Bryan, Commissioner	_____
Bob Solari, Commissioner	_____

The Chairman thereupon declared the ordinance duly passed and adopted this 10th day of March, 2020.

Board of County Commissioners
Indian River County, Florida

By: _____
Susan Adams, Chairman

ATTEST: Jeffrey R. Smith, Clerk
and Comptroller

By: _____
Deputy Clerk

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

Phillip J. Matson, AICP; Community Development Director

F:\Community Development\Impact Fee\Impact Fee Studies\2019 Update\BCC Memos\Attachments for BCC Ordinance Memo\Attachment 2 - 2020 Impact Fee Ordinance - 3-10-2020 V4.doc

Appendix A

Unincorporated Indian River County Impact Fee Schedule (Effective Date: _____, 2020)

Ordinance: #2020-_____

LUC	Land Use	Unit	Net Impact Fee										Total Net Impact Fee	Admin Fee (2.0%)	Total Impact Fee	
			Correctional Facilities	Solid Waste Facilities	Public Buildings	Libraries	Fire/Emer. Services	Law Enforcement	Parks & Rec	Transportation	Educational Facilities					
RESIDENTIAL:																
210	Single Family (Detached) - Less than 1,000 sf (Household Income Not to Exceed 80% of Median Income)*	du	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Single Family (Detached) - 1,000 to 1,500 sf (Household Income Not to Exceed 80% of Median Income)*	du	\$0	\$0	\$173	\$0	\$116	\$81	\$340	\$2,971	\$655	\$4,336	\$87	\$4,423		
	Single Family (Detached) - Less than 1,500 sf	du	\$0	\$0	\$345	\$0	\$231	\$162	\$679	\$5,942	\$1,310	\$8,669	\$173	\$8,842		
	Single Family (Detached) - 1,501 to 2,499 sf	du	\$0	\$0	\$415	\$0	\$278	\$196	\$819	\$6,632	\$1,310	\$9,650	\$193	\$9,843		
	Single Family (Detached) - 2,500 sf and greater	du	\$0	\$0	\$465	\$0	\$312	\$219	\$918	\$7,553	\$1,310	\$10,777	\$216	\$10,993		
220	Multi-Family (Low-Rise, 1-2 levels)	du	\$0	\$0	\$225	\$0	\$152	\$112	\$468	\$4,753	\$539	\$6,249	\$125	\$6,374		
221	Multi-Family (Mid-Rise, 3-10 levels)	du	\$0	\$0	\$225	\$0	\$152	\$112	\$468	\$3,536	\$539	\$5,032	\$101	\$5,133		
240	Mobile Home Park/RV (tied down)	du	\$0	\$0	\$269	\$0	\$178	\$112	\$471	\$2,435	\$574	\$4,039	\$81	\$4,120		
252	Assisted Care Living Facility (ACLF)	bed	\$0	\$0	\$135	\$0	\$188	\$120	n/a	\$590	n/a	\$1,033	\$21	\$1,054		
LODGING:																
310	Hotel	room	\$0	\$0	\$137	NA	\$192	\$123	n/a	\$1,763	n/a	\$2,215	\$44	\$2,259		
320	Motel	room	\$0	\$0	\$114	NA	\$160	\$102	n/a	\$850	n/a	\$1,226	\$25	\$1,251		
RECREATION:																
411	Public Park	acre	\$0	\$0	\$7	NA	\$10	\$6	n/a	\$280	n/a	\$303	\$6	\$309		
420	Marina	boat berth	\$0	\$0	\$18	NA	\$25	\$16	n/a	\$1,102	n/a	\$1,161	\$23	\$1,184		
430	Golf Course	hole	\$0	\$0	\$114	NA	\$160	\$102	n/a	\$13,932	n/a	\$14,308	\$286	\$14,594		
444	Movie Theater w/Matinee	screen	\$0	\$0	\$705	NA	\$987	\$632	n/a	\$16,540	n/a	\$18,864	\$377	\$19,241		
490	Tennis Court	court	\$0	\$0	\$190	NA	\$266	\$170	n/a	\$11,235	n/a	\$11,861	\$237	\$12,098		
492	Racquet Club/Health Club/Dance Studio	1,000 sf	\$0	\$0	\$327	NA	\$458	\$293	n/a	\$12,776	n/a	\$13,854	\$277	\$14,131		
INSTITUTIONS:																
520	Elementary School (Private, K-5)	student	\$0	\$0	\$11	NA	\$15	\$10	n/a	\$378	n/a	\$414	\$8	\$422		
522	Middle School (Private, 6-8)	student	\$0	\$0	\$12	NA	\$17	\$11	n/a	\$425	n/a	\$465	\$9	\$474		
530	High School (Private, 9-12)	student	\$0	\$0	\$12	NA	\$17	\$11	n/a	\$458	n/a	\$498	\$10	\$508		
540/550	University/Jr College (Private)	student	\$0	\$0	\$14	NA	\$19	\$12	n/a	\$914	n/a	\$959	\$19	\$978		
560	Church	1,000 sf	\$0	\$0	\$50	NA	\$70	\$45	n/a	\$1,858	n/a	\$2,023	\$40	\$2,063		
565	Day Care Center	1,000 sf	\$0	\$0	\$110	NA	\$154	\$99	n/a	\$5,392	n/a	\$5,755	\$115	\$5,870		
571	Jail	bed	NA	\$0	\$23	NA	\$32	\$21	n/a	\$360	n/a	\$436	\$9	\$445		
575	Fire & Rescue Station	1,000 sf	\$0	\$0	\$57	NA	n/a	\$51	n/a	\$1,703	n/a	\$1,811	\$36	\$1,847		
590	Library	1,000 sf	\$0	\$0	\$356	NA	\$498	\$319	n/a	\$31,211	n/a	\$32,384	\$648	\$33,032		
MEDICAL:																
610	Hospital	1,000 sf	\$0	\$0	\$175	NA	\$245	\$157	n/a	\$4,263	n/a	\$4,840	\$97	\$4,937		
620	Nursing Home	bed	\$0	\$0	\$135	NA	\$188	\$120	n/a	\$517	n/a	\$960	\$19	\$979		
640	Veterinary Clinic	1,000 sf	\$0	\$0	\$191	NA	\$268	\$172	n/a	\$6,607	n/a	\$7,238	\$145	\$7,383		
OFFICE:																
710	General Office	1,000 sf	\$0	\$0	\$121	NA	\$169	\$108	n/a	\$3,530	n/a	\$3,928	\$79	\$4,007		
720	Medical Office/Clinic 10,000 sq ft or less	1,000 sf	\$0	\$0	\$163	NA	\$228	\$146	n/a	\$9,021	n/a	\$9,558	\$191	\$9,749		
	Medical Office/Clinic greater than 10,000 sq ft	1,000 sf	\$0	\$0	\$233	NA	\$327	\$209	n/a	\$12,921	n/a	\$13,690	\$274	\$13,964		
732	Post Office	1,000 sf	\$0	\$0	\$212	NA	\$297	\$190	n/a	\$14,337	n/a	\$15,036	\$301	\$15,337		
733	Government Office Complex	1,000 sf	\$0	\$0	n/a	NA	\$238	\$152	n/a	\$12,322	n/a	\$12,712	\$254	\$12,966		
760	Research & Development Center	1,000 sf	\$0	\$0	\$140	NA	\$196	\$125	n/a	\$4,127	n/a	\$4,588	\$92	\$4,680		
RETAIL:																
820	Retail/Shopping Center	1,000 sf/la	\$0	\$0	\$205	NA	\$287	\$184	n/a	\$5,603	n/a	\$6,279	\$126	\$6,405		
840/841	New/Used Auto Sales	1,000 sf	\$0	\$0	\$213	NA	\$299	\$191	n/a	\$6,811	n/a	\$7,514	\$150	\$7,664		
850	Supermarket	1,000 sf	\$0	\$0	\$327	NA	\$458	\$293	n/a	\$9,119	n/a	\$10,197	\$204	\$10,401		
890	Furniture Store	1,000 sf	\$0	\$0	\$44	NA	\$61	\$39	n/a	\$1,590	n/a	\$1,734	\$35	\$1,769		
SERVICE:																
911	Bank/Savings Walk-In	1,000 sf	\$0	\$0	\$140	NA	\$196	\$125	n/a	\$4,988	n/a	\$5,449	\$109	\$5,558		
912	Bank/Savings Drive-In	1,000 sf	\$0	\$0	\$202	NA	\$283	\$181	n/a	\$8,618	n/a	\$9,284	\$186	\$9,470		
932	Restaurant	1,000 sf	\$0	\$0	\$756	NA	\$1,059	\$678	n/a	\$17,987	n/a	\$20,480	\$410	\$20,890		
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	\$0	\$0	\$1,316	NA	\$1,845	\$1,181	n/a	\$42,069	n/a	\$46,411	\$928	\$47,339		
942	Automobile Care Center	1,000 sf	\$0	\$0	\$227	NA	\$318	\$203	n/a	\$5,559	n/a	\$6,307	\$126	\$6,433		
944	Gas Station w/Convenience Market <2,000 sq ft	fuel pos.	\$0	\$0	\$198	NA	\$278	\$178	n/a	\$5,481	n/a	\$6,135	\$123	\$6,258		
945	Gas Station w/Convenience Market 2,000-2,999 sq ft	fuel pos.	\$0	\$0	\$242	NA	\$338	\$217	n/a	\$6,546	n/a	\$7,343	\$147	\$7,490		
960	Gas Station w/Convenience Market 3,000+ sq ft	fuel pos.	\$0	\$0	\$274	NA	\$384	\$246	n/a	\$7,343	n/a	\$8,247	\$165	\$8,412		
947	Self-Service Car Wash	service bay	\$0	\$0	\$131	NA	\$183	\$117	n/a	\$4,797	n/a	\$5,228	\$105	\$5,333		
INDUSTRIAL:																
110	General Light Industrial	1,000 sf	\$0	\$0	\$68	NA	\$95	\$61	n/a	\$1,795	n/a	\$2,019	\$40	\$2,059		
140	Manufacturing	1,000 sf	\$0	\$0	\$62	NA	\$87	\$56	n/a	\$1,421	n/a	\$1,626	\$33	\$1,659		
150	Warehousing	1,000 sf	\$0	\$0	\$15	NA	\$21	\$13	n/a	\$629	n/a	\$678	\$14	\$692		
151	Mini-Warehouse	1,000 sf	\$0	\$0	\$6	NA	\$8	\$5	n/a	\$367	n/a	\$386	\$8	\$394		
154	High-Cube Transload/Storage	1,000 sf	\$0	\$0	\$12	NA	\$17	\$11	n/a	\$509	n/a	\$549	\$11	\$560		
n/a	Concrete Plant	acre	\$0	\$0	\$212	NA	\$297	\$190	n/a	\$5,653	n/a	\$6,352	\$127	\$6,479		
n/a	Sand Mining	acre	\$0	\$0	\$27	NA	\$38	\$24	n/a	\$728	n/a	\$817	\$16	\$833		

*Policy discounts are applied to Single Family Affordable Housing with less than 1,000 sq ft (no fee) and to Single Family Affordable Housing with 1,000 to 1,500 sq ft (fee decrease of 50% of the fee for less than 1,500 sf single family home tier)

Appendix A

City of Fellsmere, Town of Orchid, City of Sebastian, City of Vero Beach: Impact Fee Schedule (Effective Date: _____, 2020)

Ordinance: #2020-

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	Fire/Emer. Services	Transportation	Educational Facilities				
RESIDENTIAL:													
210	Single Family (Detached) - Less than 1,000 sf (Household Income Not to Exceed 80% of Median Income)*	du	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	Single Family (Detached) - 1,000 to 1,500 sf (Household Income Not to Exceed 80% of Median Income)*	du	\$0	\$0	\$173	\$0	\$116	\$2,971	\$655	\$3,915	\$78	\$39	
	Single Family (Detached) - Less than 1,500 sf	du	\$0	\$0	\$345	\$0	\$231	\$5,942	\$1,310	\$7,828	\$157	\$78	
	Single Family (Detached) - 1,501 to 2,499 sf	du	\$0	\$0	\$415	\$0	\$278	\$6,632	\$1,310	\$8,635	\$173	\$86	
	Single Family (Detached) - 2,500 sf and greater	du	\$0	\$0	\$465	\$0	\$312	\$7,553	\$1,310	\$9,640	\$193	\$96	
220	Multi-Family (Low-Rise, 1-2 levels)	du	\$0	\$0	\$225	\$0	\$152	\$4,753	\$539	\$5,669	\$113	\$57	
221	Multi-Family (Mid-Rise, 3-10 levels)	du	\$0	\$0	\$225	\$0	\$152	\$3,536	\$539	\$4,452	\$89	\$45	
240	Mobile Home Park/RV (tied down)	du	\$0	\$0	\$269	\$0	\$178	\$2,435	\$574	\$3,456	\$69	\$35	
252	Assisted Care Living Facility (ACLF)	bed	\$0	\$0	\$135	\$0	\$188	\$590	n/a	\$913	\$18	\$9	
LODGING:													
310	Hotel	room	\$0	\$0	\$137	NA	\$192	\$1,763	n/a	\$2,092	\$42	\$21	
320	Motel	room	\$0	\$0	\$114	NA	\$160	\$850	n/a	\$1,124	\$22	\$11	
RECREATION:													
411	Public Park	acre	\$0	\$0	\$7	NA	\$10	\$280	n/a	\$297	\$6	\$3	
420	Marina	boat berth	\$0	\$0	\$18	NA	\$25	\$1,102	n/a	\$1,145	\$23	\$11	
430	Golf Course	hole	\$0	\$0	\$114	NA	\$160	\$13,932	n/a	\$14,206	\$284	\$142	
444	Movie Theater w/Matinee	screen	\$0	\$0	\$705	NA	\$987	\$16,540	n/a	\$18,232	\$365	\$182	
490	Tennis Court	court	\$0	\$0	\$190	NA	\$266	\$11,235	n/a	\$11,691	\$234	\$117	
492	Racquet Club/Health Club/Dance Studio	1,000 sf	\$0	\$0	\$327	NA	\$458	\$12,776	n/a	\$13,561	\$271	\$136	
INSTITUTIONS:													
520	Elementary School (Private, K-5)	student	\$0	\$0	\$11	NA	\$15	\$378	n/a	\$404	\$8	\$4	
522	Middle School (Private, 6-8)	student	\$0	\$0	\$12	NA	\$17	\$425	n/a	\$454	\$9	\$5	
530	High School (Private, 9-12)	student	\$0	\$0	\$12	NA	\$17	\$458	n/a	\$487	\$10	\$5	
540/550	University/Jr College (Private)	student	\$0	\$0	\$14	NA	\$19	\$914	n/a	\$947	\$19	\$9	
560	Church	1,000 sf	\$0	\$0	\$50	NA	\$70	\$1,858	n/a	\$1,978	\$40	\$20	
565	Day Care Center	1,000 sf	\$0	\$0	\$110	NA	\$154	\$5,392	n/a	\$5,656	\$113	\$57	
571	Jail	bed	NA	\$0	\$23	NA	\$32	\$360	n/a	\$415	\$8	\$4	
575	Fire & Rescue Station	1,000 sf	\$0	\$0	\$57	NA	n/a	\$1,703	n/a	\$1,760	\$35	\$18	
590	Library	1,000 sf	\$0	\$0	\$356	NA	\$498	\$31,211	n/a	\$32,065	\$641	\$321	
MEDICAL:													
610	Hospital	1,000 sf	\$0	\$0	\$175	NA	\$245	\$4,263	n/a	\$4,683	\$94	\$47	
620	Nursing Home	bed	\$0	\$0	\$135	NA	\$188	\$517	n/a	\$840	\$17	\$8	
640	Veterinary Clinic	1,000 sf	\$0	\$0	\$191	NA	\$268	\$6,607	n/a	\$7,066	\$141	\$71	
OFFICE:													
710	General Office	1,000 sf	\$0	\$0	\$121	NA	\$169	\$3,530	n/a	\$3,820	\$76	\$38	
720	Medical Office/Clinic 10,000 sq ft or less	1,000 sf	\$0	\$0	\$163	NA	\$228	\$9,021	n/a	\$9,412	\$188	\$94	
	Medical Office/Clinic greater than 10,000 sq ft	1,000 sf	\$0	\$0	\$233	NA	\$327	\$12,921	n/a	\$13,481	\$270	\$135	
732	Post Office	1,000 sf	\$0	\$0	\$212	NA	\$297	\$14,337	n/a	\$14,846	\$297	\$148	
733	Government Office Complex	1,000 sf	\$0	\$0	n/a	NA	\$238	\$12,322	n/a	\$12,560	\$251	\$126	
760	Research & Development Center	1,000 sf	\$0	\$0	\$140	NA	\$196	\$4,127	n/a	\$4,463	\$89	\$45	
RETAIL:													
820	Retail/Shopping Center	1,000 sf/la	\$0	\$0	\$205	NA	\$287	\$5,603	n/a	\$6,095	\$122	\$61	
840/841	New/Used Auto Sales	1,000 sf	\$0	\$0	\$213	NA	\$299	\$6,811	n/a	\$7,323	\$146	\$73	
850	Supermarket	1,000 sf	\$0	\$0	\$327	NA	\$458	\$9,119	n/a	\$9,904	\$198	\$99	
890	Furniture Store	1,000 sf	\$0	\$0	\$44	NA	\$61	\$1,590	n/a	\$1,695	\$34	\$17	
SERVICE:													
911	Bank/Savings Walk-In	1,000 sf	\$0	\$0	\$140	NA	\$196	\$4,988	n/a	\$5,324	\$106	\$53	
912	Bank/Savings Drive-In	1,000 sf	\$0	\$0	\$202	NA	\$283	\$8,618	n/a	\$9,103	\$182	\$91	
932	Restaurant	1,000 sf	\$0	\$0	\$756	NA	\$1,059	\$17,987	n/a	\$19,802	\$396	\$198	
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	\$0	\$0	\$1,316	NA	\$1,845	\$42,069	n/a	\$45,230	\$905	\$452	
942	Automobile Care Center	1,000 sf	\$0	\$0	\$227	NA	\$318	\$5,559	n/a	\$6,104	\$122	\$61	
944	Gas Station w/Convenience Market <2,000 sq ft	fuel pos.	\$0	\$0	\$198	NA	\$278	\$5,481	n/a	\$5,957	\$119	\$60	
945	Gas Station w/Convenience Market 2,000-2,999 sq ft	fuel pos.	\$0	\$0	\$242	NA	\$338	\$6,546	n/a	\$7,126	\$143	\$71	
960	Gas Station w/Convenience Market 3,000+ sq ft	fuel pos.	\$0	\$0	\$274	NA	\$384	\$7,343	n/a	\$8,001	\$160	\$80	
947	Self-Service Car Wash	service bay	\$0	\$0	\$131	NA	\$183	\$4,797	n/a	\$5,111	\$102	\$51	
INDUSTRIAL:													
110	General Light Industrial	1,000 sf	\$0	\$0	\$68	NA	\$95	\$1,795	n/a	\$1,958	\$39	\$20	
140	Manufacturing	1,000 sf	\$0	\$0	\$62	NA	\$87	\$1,421	n/a	\$1,570	\$31	\$16	
150	Warehousing	1,000 sf	\$0	\$0	\$15	NA	\$21	\$629	n/a	\$665	\$13	\$7	
151	Mini-Warehouse	1,000 sf	\$0	\$0	\$6	NA	\$8	\$367	n/a	\$381	\$8	\$4	
154	High-Cube Transload/Storage	1,000 sf	\$0	\$0	\$12	NA	\$17	\$509	n/a	\$538	\$11	\$5	
n/a	Concrete Plant	acre	\$0	\$0	\$212	NA	\$297	\$5,653	n/a	\$6,162	\$123	\$62	
n/a	Sand Mining	acre	\$0	\$0	\$27	NA	\$38	\$728	n/a	\$793	\$16	\$8	

*Policy discounts are applied to Single Family Affordable Housing with less than 1,000 sq ft (no fee) and to Single Family Affordable Housing with 1,000 to 1,500 sq ft (fee decrease of 50% of the fee for less than 1,500 sf single family home tier)

Appendix A

Town of Indian River Shores: Impact Fee Schedule (Effective Date: _____, 2020)

Ordinance: #2020-

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	Transportation					Educational Facilities
RESIDENTIAL:												
210	Single Family (Detached) - Less than 1,000 sf (Household Income Not to Exceed 80% of Median Income)*	du	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
	Single Family (Detached) - 1,000 to 1,500 sf (Household Income Not to Exceed 80% of Median Income)*	du	\$0	\$0	\$173	\$0	\$2,971	\$655	\$3,799	\$76	\$38	\$3,913
	Single Family (Detached) - Less than 1,500 sf	du	\$0	\$0	\$345	\$0	\$5,942	\$1,310	\$7,597	\$152	\$76	\$7,825
	Single Family (Detached) - 1,501 to 2,499 sf	du	\$0	\$0	\$415	\$0	\$6,632	\$1,310	\$8,357	\$167	\$84	\$8,608
	Single Family (Detached) - 2,500 sf and greater	du	\$0	\$0	\$465	\$0	\$7,553	\$1,310	\$9,328	\$187	\$93	\$9,608
220	Multi-Family (Low-Rise, 1-2 levels)	du	\$0	\$0	\$225	\$0	\$4,753	\$539	\$5,517	\$110	\$55	\$5,682
221	Multi-Family (Mid-Rise, 3-10 levels)	du	\$0	\$0	\$225	\$0	\$3,536	\$539	\$4,300	\$86	\$43	\$4,429
240	Mobile Home Park/RV (tied down)	du	\$0	\$0	\$269	\$0	\$2,435	\$574	\$3,278	\$66	\$33	\$3,377
252	Assisted Care Living Facility (ACLF)	bed	\$0	\$0	\$135	\$0	\$590	n/a	\$725	\$15	\$7	\$747
LODGING:												
310	Hotel	room	\$0	\$0	\$137	NA	\$1,763	n/a	\$1,900	\$38	\$19	\$1,957
320	Motel	room	\$0	\$0	\$114	NA	\$850	n/a	\$964	\$19	\$10	\$993
RECREATION:												
411	Public Park	acre	\$0	\$0	\$7	NA	\$280	n/a	\$287	\$6	\$3	\$296
420	Marina	boat berth	\$0	\$0	\$18	NA	\$1,102	n/a	\$1,120	\$22	\$11	\$1,153
430	Golf Course	hole	\$0	\$0	\$114	NA	\$13,932	n/a	\$14,046	\$281	\$140	\$14,467
444	Movie Theater w/Matinee	screen	\$0	\$0	\$705	NA	\$16,540	n/a	\$17,245	\$345	\$172	\$17,762
490	Tennis Court	court	\$0	\$0	\$190	NA	\$11,235	n/a	\$11,425	\$229	\$114	\$11,768
492	Racquet Club/Health Club/Dance Studio	1,000 sf	\$0	\$0	\$327	NA	\$12,776	n/a	\$13,103	\$262	\$131	\$13,496
INSTITUTIONS:												
520	Elementary School (Private, K-5)	student	\$0	\$0	\$11	NA	\$378	n/a	\$389	\$8	\$4	\$401
522	Middle School (Private, 6-8)	student	\$0	\$0	\$12	NA	\$425	n/a	\$437	\$9	\$4	\$450
530	High School (Private, 9-12)	student	\$0	\$0	\$12	NA	\$458	n/a	\$470	\$9	\$5	\$484
540/550	University/Jr College (Private)	student	\$0	\$0	\$14	NA	\$914	n/a	\$928	\$19	\$9	\$956
560	Church	1,000 sf	\$0	\$0	\$50	NA	\$1,858	n/a	\$1,908	\$38	\$19	\$1,965
565	Day Care Center	1,000 sf	\$0	\$0	\$110	NA	\$5,392	n/a	\$5,502	\$110	\$55	\$5,667
571	Jail	bed	NA	\$0	\$23	NA	\$360	n/a	\$383	\$8	\$4	\$395
575	Fire & Rescue Station	1,000 sf	\$0	\$0	\$57	NA	\$1,703	n/a	\$1,760	\$35	\$18	\$1,813
590	Library	1,000 sf	\$0	\$0	\$356	NA	\$31,211	n/a	\$31,567	\$631	\$316	\$32,514
MEDICAL:												
610	Hospital	1,000 sf	\$0	\$0	\$175	NA	\$4,263	n/a	\$4,438	\$89	\$44	\$4,571
620	Nursing Home	bed	\$0	\$0	\$135	NA	\$517	n/a	\$652	\$13	\$7	\$672
640	Veterinary Clinic	1,000 sf	\$0	\$0	\$191	NA	\$6,607	n/a	\$6,798	\$136	\$68	\$7,002
OFFICE:												
710	General Office	1,000 sf	\$0	\$0	\$121	NA	\$3,530	n/a	\$3,651	\$73	\$37	\$3,761
720	Medical Office/Clinic 10,000 sq ft or less	1,000 sf	\$0	\$0	\$163	NA	\$9,021	n/a	\$9,184	\$184	\$92	\$9,460
	Medical Office/Clinic greater than 10,000 sq ft	1,000 sf	\$0	\$0	\$233	NA	\$12,921	n/a	\$13,154	\$263	\$132	\$13,549
732	Post Office	1,000 sf	\$0	\$0	\$212	NA	\$14,337	n/a	\$14,549	\$291	\$145	\$14,985
733	Government Office Complex	1,000 sf	\$0	\$0	n/a	NA	\$12,322	n/a	\$12,322	\$246	\$123	\$12,691
760	Research & Development Center	1,000 sf	\$0	\$0	\$140	NA	\$4,127	n/a	\$4,267	\$85	\$43	\$4,395
RETAIL:												
820	Retail/Shopping Center	1,000 sf/la	\$0	\$0	\$205	NA	\$5,603	n/a	\$5,808	\$116	\$58	\$5,982
840/841	New/Used Auto Sales	1,000 sf	\$0	\$0	\$213	NA	\$6,811	n/a	\$7,024	\$140	\$70	\$7,234
850	Supermarket	1,000 sf	\$0	\$0	\$327	NA	\$9,119	n/a	\$9,446	\$189	\$94	\$9,729
890	Furniture Store	1,000 sf	\$0	\$0	\$44	NA	\$1,590	n/a	\$1,634	\$33	\$16	\$1,683
SERVICE:												
911	Bank/Savings Walk-In	1,000 sf	\$0	\$0	\$140	NA	\$4,988	n/a	\$5,128	\$103	\$51	\$5,282
912	Bank/Savings Drive-In	1,000 sf	\$0	\$0	\$202	NA	\$8,618	n/a	\$8,820	\$176	\$88	\$9,084
932	Restaurant	1,000 sf	\$0	\$0	\$756	NA	\$17,987	n/a	\$18,743	\$375	\$187	\$19,305
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	\$0	\$0	\$1,316	NA	\$42,069	n/a	\$43,385	\$868	\$434	\$44,687
942	Automobile Care Center	1,000 sf	\$0	\$0	\$227	NA	\$5,559	n/a	\$5,786	\$116	\$58	\$5,960
944	Gas Station w/Convenience Market <2,000 sq ft	fuel pos.	\$0	\$0	\$198	NA	\$5,481	n/a	\$5,679	\$114	\$57	\$5,850
945	Gas Station w/Convenience Market 2,000-2,999 sq ft	fuel pos.	\$0	\$0	\$242	NA	\$6,546	n/a	\$6,788	\$136	\$68	\$6,992
960	Gas Station w/Convenience Market 3,000+ sq ft	fuel pos.	\$0	\$0	\$274	NA	\$7,343	n/a	\$7,617	\$152	\$76	\$7,845
947	Self-Service Car Wash	service bay	\$0	\$0	\$131	NA	\$4,797	n/a	\$4,928	\$99	\$49	\$5,076
INDUSTRIAL:												
110	General Light Industrial	1,000 sf	\$0	\$0	\$68	NA	\$1,795	n/a	\$1,863	\$37	\$19	\$1,919
140	Manufacturing	1,000 sf	\$0	\$0	\$62	NA	\$1,421	n/a	\$1,483	\$30	\$15	\$1,528
150	Warehousing	1,000 sf	\$0	\$0	\$15	NA	\$629	n/a	\$644	\$13	\$6	\$663
151	Mini-Warehouse	1,000 sf	\$0	\$0	\$6	NA	\$367	n/a	\$373	\$7	\$4	\$384
154	High-Cube Transload/Storage	1,000 sf	\$0	\$0	\$12	NA	\$509	n/a	\$521	\$10	\$5	\$536
n/a	Concrete Plant	acre	\$0	\$0	\$212	NA	\$5,653	n/a	\$5,865	\$117	\$59	\$6,041
n/a	Sand Mining	acre	\$0	\$0	\$27	NA	\$728	n/a	\$755	\$15	\$8	\$778

*Policy discounts are applied to Single Family Affordable Housing with less than 1,000 sq ft (no fee) and to Single Family Affordable Housing with 1,000 to 1,500 sq ft (fee decrease of 50% of the fee for less than 1,500 sf single family home tier)

Appendix B

Indian River County Transportation Impact Fee Benefit Districts

