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## MEMORANDUM

TO: Willie Swoope,  
Leonard Berger

DATE: June 25, 2012

SUBJ: Comparative Non-Residential Impact Fees

At the June 22<sup>nd</sup> meeting, Chairman Ecclestone asked for comparative non-residential impact fee data.

This memo sets out the adopted non-residential impact fees in Florida counties. Note should be taken that some of these counties have suspended some or all of the impact fees for an indefinite period in an effort to stimulate construction activity. These fees are accurate as of July 2011.

### NON-RESIDENTIAL IMPACT FEES IN FLORIDA (per 1,000 Square Feet of Floor Area)

	Roads	Parks	Fire	Police	Gen Gov	Schools	Other	Total
<b>General Retail</b>								
Mean	\$6,039	\$0	\$288	\$350	\$549	\$0	\$733	\$6,714
Median	\$3,787	\$0	\$226	\$293	\$422	\$0	\$819	\$4,555
Palm Beach								
Existing	\$5,081	\$0	\$226	\$76	\$226	\$0	\$0	\$5,609
Updated	\$10,116	\$0	\$0	\$60	\$1,306	\$0	\$0	\$11,482
<b>General Office</b>								
Mean	\$3,203	\$0	\$194	\$156	\$259	\$0	\$498	\$3,598
Median	\$2,539	\$0	\$150	\$107	\$210	\$0	\$349	\$2,786
Palm Beach								
Existing	\$1,725	\$0	\$151	\$64	\$114	\$0	\$0	\$2,054
Updated	\$2,920	\$0	\$0	\$11	\$631	\$0	\$0	\$3,562
<b>General Industrial</b>								
Mean	\$1,990	\$0	\$287	\$141	\$201	\$0	\$157	\$2,414
Median	\$1,423	\$0	\$90	\$76	\$152	\$0	\$177	\$1,822
Palm Beach								
Existing	\$1,064	\$0	\$145	\$5	\$49	\$0	\$0	\$1,263
Updated	\$1,791	\$0	\$0	\$11	\$631	\$0	\$0	\$2,433

NOTE: Where fees varied by building size, the fee for a 200,000 foot building was used.

A number of Florida counties may not be relevant to Palm Beach County. This table includes only 22 urban counties.

**NON-RESIDENTIAL IMPACT FEES IN 22 URBAN COUNTIES  
 (per 1,000 Square Feet of Floor Area)**

	Roads	Parks	Fire	Police	Gen Gov	Schools	Other	Total
<b>General Retail</b>								
Mean	\$6,757	\$0	\$299	\$350	\$610	\$0	\$733	\$7,548
Median	\$4,110	\$0	\$237	\$293	\$432	\$0	\$819	\$5,576
Palm Beach								
Existing	\$5,081	\$0	\$226	\$76	\$226	\$0	\$0	\$5,609
Updated	\$10,116	\$0	\$0	\$60	\$1,306	\$0	\$0	\$11,482
<b>General Office</b>								
Mean	\$3,509	\$0	\$203	\$156	\$284	\$0	\$498	\$3,963
Median	\$2,772	\$0	\$151	\$107	\$229	\$0	\$349	\$3,112
Palm Beach								
Existing	\$1,725	\$0	\$151	\$64	\$114	\$0	\$0	\$2,054
Updated	\$2,920	\$0	\$0	\$11	\$631	\$0	\$0	\$3,562
<b>General Industrial</b>								
Mean	\$2,090	\$0	\$259	\$125	\$151	\$0	\$157	\$2,459
Median	\$1,457	\$0	\$95	\$76	\$152	\$0	\$177	\$1,962
Palm Beach								
Existing	\$1,064	\$0	\$145	\$5	\$49	\$0	\$0	\$1,263
Updated	\$1,791	\$0	\$0	\$11	\$631	\$0	\$0	\$2,433

NOTE: Where fees varied by building size, the fee for a 200,000 foot building was used.

The counties dropped from the first summary table are: Flagler, Gilchrist, Levy, and Sumter.

Focusing in on the south and central Florida Counties yields:

**NON-RESIDENTIAL IMPACT FEES IN SOUTH & CENTRAL COUNTIES (per 1,000 Square Feet of Floor Area)**

	Roads	Parks	Fire	Police	Gen Gov	Schools	Other	Total
<b>General Retail</b>								
Mean	\$8,201	\$0	\$395	\$475	\$615	\$0	\$626	\$9,101
Median	\$7,754	\$0	\$423	\$441	\$441	\$0	\$601	\$8,648
Palm Beach								
Existing	\$5,081	\$0	\$226	\$76	\$226	\$0	\$0	\$5,609
Updated	\$10,116	\$0	\$0	\$60	\$1,306	\$0	\$0	\$11,482
<b>General Office</b>								
Mean	\$4,124	\$0	\$247	\$196	\$286	\$0	\$313	\$4,571
Median	\$3,476	\$0	\$198	\$216	\$210	\$0	\$282	\$3,871
Palm Beach								
Existing	\$1,725	\$0	\$151	\$64	\$114	\$0	\$0	\$2,054
Updated	\$2,920	\$0	\$0	\$11	\$631	\$0	\$0	\$3,562
<b>General Industrial</b>								
Mean	\$2,364	\$0	\$318	\$137	\$151	\$0	\$209	\$2,811
Median	\$1,542	\$0	\$145	\$94	\$155	\$0	\$209	\$2,278
Palm Beach								
Existing	\$1,064	\$0	\$145	\$5	\$49	\$0	\$0	\$1,263
Updated	\$1,791	\$0	\$0	\$11	\$631	\$0	\$0	\$2,433

NOTE: Where fees varied by building size, the fee for a 200,000 foot building was used.

The counties included in this summary table are: Broward, Collier, Miami/Dade, Hillsborough, Indian River, Lee, Manatee, Martin, Orange, Osceola, Palm Beach, Pasco, Pinellas, St. Lucie, Sarasota, and Seminole.

These tables are the source data for the summary tables above.

**Retail Impact Fees per 1,000 FT<sup>2</sup>**

	<b>Roads</b>	<b>Parks</b>	<b>Fire</b>	<b>Police</b>	<b>Gen Gov</b>	<b>Schools</b>	<b>Other</b>	<b>Total</b>
Alachua Co	\$8,974		\$76					\$9,050
Broward Co	\$15,152							\$15,152
Charlotte Co	\$2,490		\$191	\$87	\$422			\$3,190
Collier Co	\$12,500		\$697	\$540	\$1,336		\$601	\$15,674
Miami/Dade Co	\$2,802		\$404	\$342				\$3,548
Flagler Co	\$1,997							\$1,997
Gilchrist Co	\$500				\$60			\$560
Hernando Co	\$2,752		\$173	\$145	\$280			\$3,350
Hillsborough Co	\$3,352		\$22					\$3,374
Indian River Co	\$3,163							\$3,163
Lee Co	\$10,983		\$641					\$11,624
Levy Co	\$1,710		\$80					\$1,790
Manatee Co	\$7,754		\$65	\$829				\$8,648
Martin Co	\$4,324		\$520	\$619	\$714			\$6,177
Monroe Co	\$1,168		\$64	\$112			\$1,054	\$2,398
Orange Co.	\$14,113		\$248	\$332				\$14,693
Osceola Co	\$16,690		\$300					\$16,990
Palm Beach Co	\$5,081		\$226	\$76	\$226			\$5,609
Pasco Co	\$8,877		\$549				\$241	\$9,667
Pinellas Co	\$3,627							\$3,627
St. Lucie Co	\$3,895		\$487	\$804	\$356			\$5,542
St Johns	\$3,678		\$119	\$63	\$1,102			\$4,962
Sarasota Co	\$11,319		\$442	\$254	\$441		\$1,037	\$13,493
Seminole Co	\$2,741		\$160					\$2,901
Sumter Co	\$4,147							\$4,147
Volusia Co	\$3,230							\$3,230
Mean	\$6,039		\$288	\$350	\$549		\$733	\$6,714
Median	\$3,787		\$226	\$293	\$422		\$819	\$4,555
<b>Palm Beach</b>								
Existing	\$5,081		\$226	\$76	\$226			\$5,609
Updated	\$10,116		\$0	\$60	\$1,306			\$11,482

NOTE: Where fees varied by building size, the fee for a 200,000 foot building was used.

**Office Impact Fees per 1,000 FT<sup>2</sup>**

	<b>Roads</b>	<b>Parks</b>	<b>Fire</b>	<b>Police</b>	<b>GenGov</b>	<b>Schools</b>	<b>Other</b>	<b>Total</b>
Alachua Co	\$4,275		\$76					\$4,351
Broward Co	\$4,214							\$4,214
Charlotte Co	\$714		\$112	\$50	\$247			\$1,123
Collier Co	\$8,208		\$720	\$196	\$656		\$282	\$10,062
Miami/Dade Co	\$2,776		\$300	\$342				\$3,418
Flagler Co	\$1,500							\$1,500
Gilchrist Co	\$500				\$60			\$560
Hernando Co	\$1,305		\$90	\$74	\$144			\$1,613
Hillsborough Co	\$1,893		\$41					\$1,934
Indian River Co	\$3,798							\$3,798
Lee Co	\$7,305		\$301					\$7,606
Levy Co	\$818		\$80					\$898
Manatee Co	\$3,867		\$96	\$246				\$4,209
Martin Co	\$1,970		\$198	\$236	\$272			\$2,676
Monroe Co	\$684		\$64	\$112			\$1,054	\$1,914
Orange Co.	\$5,428		\$203	\$83				\$5,714
Osceola Co	\$9,020		\$90					\$9,110
Palm Beach Co	\$1,725		\$151	\$64	\$114			\$2,054
Pasco Co	\$3,153		\$549				\$241	\$3,943
Pinellas Co	\$2,767							\$2,767
St. Lucie Co	\$1,987		\$310	\$298	\$210			\$2,805
St Johns	\$1,913		\$164	\$67	\$453			\$2,597
Sarasota Co	\$6,008		\$178	\$102	\$177		\$416	\$6,881
Seminole Co	\$1,872		\$72					\$1,944
Sumter Co	\$3,269		\$120					\$3,389
Volusia Co	\$2,310		\$150					\$2,460
Mean	\$3,203		\$194	\$156	\$259		\$498	\$3,598
Median	\$2,539		\$150	\$107	\$210		\$349	\$2,786
<b>Palm Beach</b>								
Existing	\$1,725		\$151	\$64	\$114			\$2,054
Updated	\$2,920		\$0	\$11	\$631			\$3,562

NOTE: Where fees varied by building size, the fee for a 200,000 foot building was used.

**Industrial per 1,000 FT<sup>2</sup>**

	<b>Roads</b>	<b>Parks</b>	<b>Fire</b>	<b>Police</b>	<b>Gen Gov</b>	<b>Schools</b>	<b>Other</b>	<b>Total</b>
Alachua Co	\$2,857		\$76					\$2,933
Broward Co	\$2,891							\$2,891
Charlotte Co	\$1,287		\$69	\$32	\$151			\$1,539
Collier Co	\$5,261		\$664	\$112	\$351		\$177	\$6,565
Miami/Dade Co	\$807		\$1,222	\$342				\$2,371
Flagler Co	\$794							\$794
Gilchrist Co	\$500				\$60			\$560
Hernando Co	\$935		\$45	\$37	\$72			\$1,089
Hillsborough Co	\$994		\$9					\$1,003
Indian River Co	\$1,318							\$1,318
Lee Co	\$6,195		\$257					\$6,452
Levy Co	\$709		\$80					\$789
Manatee Co	\$1,996		\$61	\$128				\$2,185
Martin Co	\$1,601		\$114	\$136	\$157			\$2,008
Monroe Co	\$406		\$64	\$19			\$54	\$543
Orange Co.	\$3,420		\$44	\$51				\$3,515
Osceola Co	\$1,404		\$610	\$500				\$2,514
Palm Beach Co	\$1,064		\$145	\$5	\$49			\$1,263
Pasco Co	\$1,432		\$414	\$20	\$49			\$1,915
Pinellas Co	\$3,151		\$549				\$241	\$3,941
Polk Co	\$1,414							\$1,414
Putnam Co	\$675		\$100	\$170				\$945
St. Lucie Co	\$2,773		\$16	\$76	\$152			\$3,017
St Johns	\$1,482		\$17	\$29	\$200			\$1,728
Sarasota Co	\$639		\$70	\$56	\$49			\$814
Seminole Co	\$4,714		\$581	\$193	\$198			\$5,686
Sumter Co	\$3,404		\$1,300	\$492	\$925			\$6,121
Volusia Co	\$1,584		\$90					\$1,674
Mean	\$1,990		\$287	\$141	\$201		\$157	\$2,414
Median	\$1,423		\$90	\$76	\$152		\$177	\$1,822
<b>Palm Beach</b>								
Existing	\$1,064		\$145	\$5	\$49			\$1,263
Updated	\$1,791		\$0	\$11	\$631			\$2,433

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