

ORDINANCE NO. 2024-O-19

AN ORDINANCE OF THE CITY OF EDGEWATER, FLORIDA, AMENDING/MODIFYING THE SCHEDULE OF IMPACT FEES RELATING TO CHAPTER 21 (LAND DEVELOPMENT CODE), ARTICLE XVII (DEVELOPMENT/IMPACT FEES) OF THE CITY OF EDGEWATER CODE OF ORDINANCES; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY APPLICABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND ADOPTION.

WHEREAS, the City Council of the City of Edgewater, Florida, has made the following determinations:

1. On February 3, 2020, Council adopted Ordinance 2019-O-25 which was the most recent incorporation of annual modifications to various fees/costs, surcharges and administrative costs/fees relating to the Code of Ordinances, Land Development Code and various administrative costs/fees.
2. Pursuant to Chapter 163.31801, F.S. municipalities are permitted to increase impact fees by Ordinance.
3. The Schedule of Impact Fees (which is attached hereto and incorporated herein as “Exhibit “A”) related to Article XVII (Development/Impact Fees) of the Land Development Code is being modified to reflect changes pursuant to the Impact Fee Study conducted by Alfred Benesh and Company and GovRates, Inc. and concluded in June 2024, that have been incorporated herein.

NOW, THEREFORE, BE IT ENACTED by the People of the City of Edgewater,
Florida:

PART A. AMEND CHAPTER 21 (LAND DEVELOPMENT CODE), ARTICLE XVII (DEVELOPMENT/IMPACT FEES) OF THE CITY OF EDGEWATER CODE OF ORDINANCES

~~Struck through~~ passages are deleted.
Underlined passages are added.

Chapter 21 (Land Development Code); Article XVII (Development/Impact Fees) is amended pursuant to Exhibit “A”, which is attached and incorporated herein.

PART B. CONFLICTING PROVISIONS.

All conflicting ordinances and resolutions, or parts thereof, in conflict with this ordinance, are hereby superseded by this ordinance to the extent of such conflict.

PART C. SEVERABILITY AND APPLICABILITY.

If any portion of this ordinance is for any reason held or declared to be unconstitutional, inoperative, or void by a court of competent jurisdiction, such holding shall not affect the remaining portions of this ordinance. If this ordinance or any provisions thereof shall be held to be inapplicable to any person, property, or circumstances by a court of competent jurisdiction, such holding shall not affect its applicability to any other person, property, or circumstance.

PART D. EFFECTIVE DATE.

The effective date of this Ordinance shall be _____

PASSED AND DULY ADOPTED this ____ day of _____, 2024.

Diezel DePew, Mayor

ATTEST:

Bonnie Zlotnik, CMC, City Clerk

Passed on first reading on the ____ day of _____, 2024

REVIEWED AND APPROVED: _____
Aaron R. Wolfe, City Attorney

Exhibit “A”
DEVELOPMENT/IMPACT FEE SCHEDULE

ARTICLE XVII. Development/Impact Fees

~~21-310.04—Pedestrian System Development Fee Schedule~~

PEDESTRIAN SYSTEM DEVELOPMENT FEE SCHEDULE		
Street/Roadway- Classification	Minimum Pedestrian/Sidewalk- Width	Development Fee Per- Linear Foot
Local	4 feet	\$16.39
Collector	5 feet	\$20.49
Arterial	6 feet	\$28.69

21-311.04 - Tree Relocation Fee Schedule and Replacement Tree Fee Schedule

Determination of the bond amount and the tree replacement contribution shall be computed based upon the most current version of the Guide for Plant Appraisal, published by the International Society of Arboriculture.

21-311.05 - Payment in Lieu of Tree Replacement

Payment shall be \$5.00 per square inch of required mitigation in lieu of tree replacement.

~~21-320.03——Recreational Parks and Open Space Impact Fee Schedule~~

RECREATIONAL PARKS AND OPEN SPACE IMPACT FEE SCHEDULE	
LAND USE TYPE	FEE AMOUNT
RESIDENTIAL	
Single Family Detached 2 Bedroom or less 3 Bedroom 4 Bedroom or more	\$798.97
Single Family Attached 2 Bedroom or less 3 Bedroom or more	\$642.24

Multi-Family 2 Bedroom or less 3 Bedroom or more	\$598.93
Mobile Home 1 Bedroom or less 2 Bedroom 3 Bedroom or more	\$528.82
Hotel or Motel Per Room	\$654.62

~~21-321.03—Fire Protection and EMS Impact Fee Schedule~~

FIRE PROTECTION AND EMS IMPACT FEE SCHEDULE				
Land-Use	Development-Unit	Functional-Population-Unit	Cost/Funct ional-Population	Net-Cost/Unit
Single-Family, Detached	Dwelling	1.46	321.6	469.54
Single-Family, Attached	Dwelling	1.08	\$321.60	\$347.33
Duplex, Apartment, Condominium	Dwelling	.97	321.60	311.95
Mobile Home/R/V Park	Pad-Site	.80	321.6	257.28
Hotel/Motel	Rooms	2.21	\$321.6	\$710.74
Retail/Commercial	1,000 sq.ft.	3.25	321.60	1045.20
Office/Institutional	1,000 sq.ft.	0.100	\$1,652.53	630.34
Industrial/Warehouse	1,000 sq.ft	0.007	\$1,652.53	373.05

~~21-322.03—Police Impact Fee Schedule~~

POLICE IMPACT FEE SCHEDULE

Struck through passages are deleted.
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Land-Use	Development Unit	Functional Population Unit	Cost/Functional Population	Net Cost/Unit
Single-Family/Detached *	Dwelling	1.46	487.37	711.56
Single-Family/Attached	Dwelling	1.08	487.37	526.36
Duplex/Apartment/-Condominium	Dwelling	0.97	487.37	472.75
Mobile Home or R/V Park	Pad Site	0.80	487.37	389.90
Hotel/Motel	Room	2.21	487.37	1077.09
Retail/Commercial	1,000 sq.ft.	3.25	487.37	1583.95
Office/Institutional	1,000 sq.ft.	1.96	487.37	955.25
Industrial/Warehouse	1,000 sq.ft.	1.16	487.37	565.35
* Includes mobile homes on single lots.				

~~21-323.03 Transportation/Road Impact Fee Schedule~~

TRANSPORTATION /ROAD IMPACT FEE SCHEDULE						
	Use	Unit	Trip Rate	Trip Length	% New Trips	FEE PER unit (or) 1,000-s.f.
	Residential					
	Single Family/Duplex	DU				1,737.34
	Apartment/Condominium/Townhouse (less than 3 floors)	DU				1,346.96
	Apartment/Condominium/Townhouse (3 to 10 floors)	DU				1,001.28
	Apartment/Condominium/Townhouse (more than 10 floors)	DU				\$819.50

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	Mobile Home Park	DU				950.62
	Assisted Living	1,000-sf				771.82
	Continuing Care Retirement Community	Unit				\$441.04
	Office and Financial					
	Hospital	1,000-sf				1,919.12
	Office under 10,000-sf	1,000-sf				3,328.66
	Office over 10,000-sf	1,000-sf				1,999.58
	Corporate headquarters-building	1,000-sf				1,636.02
	Medical Office	1,000-sf				7,149.02
	Office Park	1,000-sf				2,276.72
	Research & Development Center	1,000-sf				2,547.90
	Business Park	1,000-sf				2,243.94
	Bank w/out Drive-through	1,000-sf				1,028.10
	Bank w/Drive-through	1,000-sf				8,481.08
	Industrial					

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	Light Industry	1,000-sf				1,120.48
	Industrial Park	1,000-sf				765.86
	Manufacturing	1,000-sf				891.02
	Warehouse	1,000-sf				393.36
	Mini-Warehouse	1,000-sf				274.16
	Retail					
	Building—Materials—and Lumber Store	1,000-sf				3,257.14
	Hardware/Paint Store	1,000-sf				429.12
	Nursery (Garden Center)	1,000-sf				\$3,069.40
	Factory Outlet Center	1,000-sf				\$1,630.06
	Retail, less than 10,00-sf	1,000-sf				2,273.72
	Retail, 10,000—99,999-sf	1,000-sf				6,556.00
	Retail, 100,000—1,000,000-sf	1,000-sf				2,562.80
	Retail, Greater than 1,000,000-sf	1,000-sf				8,066.86
	Quality Restaurant	1,000-sf				\$5,642.08
	High-Turnover Restaurant	1,000-sf				8,689.68
	Fast Food Restaurant w/ drive-through	1,000-sf				15,594.34

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	Fast Food Restaurant w/out drive-through	1,000-sf				\$21,208.66
	CBC Sandwich Shop	1,000-sf				\$2,674.51
	Coffee/Doughnut Shop w/out drive-through	1,000-sf				\$33,980.94
	Coffee/Doughnut Shop w/- drive-through	1,000-sf				\$36,946.04
	Bar/Lounge/Drinking Place	1,000-sf				899.96
	Winery	1,000-sf				3,561.10
	Quick Lube	1,000-sf				5,271.62
	Automotive Care Center	1,000-sf				56.62
	New and Used Car Sales	1,000-sf				5,021.30
	Self-Service Car Wash	1,000-sf				4,085.58
	Automated Car Wash	1,000-sf				\$536.40
	Tire Store/Auto Repair	1,000-sf				2,759.48
	Supermarket	1,000-sf				6,925.52
	Convenience Store	1,000-sf				26,778.28
	Convenience Store w/Gas Pumps	1,000-sf				23,613.52
	Convenience Store w/Gas Pumps and Fast Food	1,000-sf				42,244.48
	Home Improvement Store	1,000-sf				2,661.14

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	Pharmacy/Drugstore w/Drive-Through	1,000-sf				4,818.66
	Furniture Store	1,000-sf				533.42
	Lodging					
	Hotel	Rooms				\$1,585.36
	All Suites Hotel	Rooms				\$846.32
	Motel	Rooms				\$637.72
	Resort Motel	Rooms				\$26.82
	Recreational					
	General Recreation	Parking-Space				540.77
	City Park	Aeres				122.18
	Major Park/Regional Park	Aeres				715.20
	Campground/RV Park	Oocup-Sites				74.50
	Marina	Berths				378.46
	Major Sports Facility	Parking-Space				324.90
	Soccer Complex	Fields				\$2,768.42
	Miniature Golf Course	Holes				\$53.64

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	Golf Course	Holes				\$4,753.10
	Multipurpose Recreational Facility	1,000-sf				\$560.24
	Water Slide Park	Aeres				\$23,521.14
	Health and Fitness Club	1,000-sf				\$205.62
	Miscellaneous					
	Movie Theater	1,000-sf				3,495.54
	Church	1,000-sf				1,245.64
	Day Care	1,000-sf				\$2,914.99
	General Aviation Airport	Employee s				2,676.04
	Veterinary Clinie	1,000-sf				3,850.16
	Recreational Community Center	1,000-sf				\$5,158.38

21-325.01 - Water Capital Charges

A water capital charge is hereby established at ~~\$9,169.41~~ per gallon of potable water capacity or ~~\$1,869.00~~1,920.00 (one thousand ~~eight hundred sixty ninenine~~ eight hundred twenty dollars and 00/100) per equivalent residential unit (ERU), of which - (The summary of components (rounded) is Treatment \$1,253.00 is related to treatment plant capacity and Transmission \$667.00) is related to transmission and distribution system capacity. Those persons, corporations or entities who or which have entered into an agreement with the City providing credits against the water capacity charges shall be exempt from paying this water capital charge.

21-325.06 - System Design; Independent Engineers; City's Engineer

Fees for the City Engineer's review/comments on engineering plans relating to all system design shall be borne by each developer. Said developer shall pay all costs incurred for review and ~~Struck through~~ passages are deleted.
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comments related to said review.

~~21-325.07 – Meter Installation and Connection Fees~~

~~Meter connection fees greater than four inches will be charged current cost for meter and labor at time of request.~~

METER INSTALLATION AND CONNECTION FEES	
FEE TYPE	AMOUNT
Reclaimed Water Connection Fee	\$ 600.00
Road Boring for Water at Dock (Residential- Only) $\frac{3}{4}$ inch	\$ 475.00
Meter Connection Fee $\frac{3}{4}$ inch	\$ 600.00
Meter Connection Fee 1 inch	\$ 725.00
Meter Connection Fee 1.5 inch	\$ 1,000.00
Meter Connection Fee 2 inch	\$1,575.00
Meter Connection Fee 3 inch	\$2,050.00
Meter Connection Fee 4 inch	\$3,800.00

21-325.08 - Inspection Fees

All facilities proposed for transference to the City for ownership, operation and control shall be inspected to insure all construction/installation was in accordance with approved designs, Standard Construction Details, etc. Inspection fees shall be borne by each developer with all costs being reimbursed to the City as determined by the City's consulting engineer.

21-325.12 - Water Capital Charges for Consumers Outside City Limits

All consumers located outside the corporate limits of the City shall be charged the applicable water capital charges required to be paid by all City residents along with a twenty-five percent (25%) surcharge as allowed by applicable State Statutes.

21-327 Sewer Capital Charges

A sewer capital charge is hereby established at ~~\$14.91~~\$21.86 per gallon of wastewater capacity or ~~\$3,042.00~~\$4,460.00 (~~three thousand forty two~~four thousand four hundred sixty two dollars and 00/100) per ERU, of which, (The summary of components (rounded) is Treatment \$4,111.00 is related to treatment plant capacity and Transmission \$349.00) is related to collection and transmission system capacity. Those persons, corporations or entities who or which have entered into an agreement with the City providing credits against the sewer capacity charges shall be

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~~exempt from paying this sewer capital charge. Those persons, corporations or entities who or which have previously prepaid the existing sewer capacity charges shall be exempt from paying this sewer capital charge (i.e. Florida Shores assessment area).~~ Those properties in the southern end of the utility service area that will be connected to the sewer system of Volusia County shall be charged the prevailing impact fees of Volusia County.

For the purpose of calculating and imposing non-residential water and sewer capital charges, the ~~following~~ ERU conversion ratios found in Table 21-888 may be utilized as a reference:

TABLE 21-888 Conversion Ratios for WATER AND SEWER CAPITAL CHARGES		
ESTABLISHMENT	UNIT	ERU FACTOR
Residential:		
Single-family detached	per dwelling unit	1.0
Duplex	per dwelling unit	1.0
Multi-family	per dwelling unit	1.0
Mobile home	per dwelling unit	1.0
Commercial:		
Shopping center & retail shopping	per 1,000 sq.ft. gross	0.5
Office building (add food service & retail space)	per 1,000 sq.ft. gross	0.4
Auditorium	per seat	0.02
Laundry, self-service	per machine	1.4
Barber/beauty shop	per operating station	0.333
Bowling alley	per lane	0.333
Theater	per seat	0.02
Dinner theater	per seat	0.1
Trailer Park (overnight)	per space	0.833
Dentist's office	per dentist	1.0
Dentist's office	per wet chair	0.667
Doctor's office	per doctor	1.0
Hospital	per bed	0.833
Nursing home	per bed	0.5
Automotive service and/or detailing facility	per bay	1.0
Automotive care	per wash bay	3.2

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Automotive care	per public restroom	1.5
Convenience store/self service gas pumps	per public restroom	1.5
Industrial building (not including food service of industrial waste flows)		
Without showers	per 1,000 sq.ft.	0.4
With showers	per 1,000 sq.ft.	1.25
Hotel or motel (not including food service, banquet and meeting rooms, and laundries calculated separately)	per room	0.5
Church	per seat	0.02
Warehouse	per 1,000 sq.ft.	0.75
Grocery store	per 1,000 sq.ft. gross	0.75
Food service:		
Restaurant/cafeteria	per seat	0.1
Restaurant (24 hours)	per seat	0.185
Restaurant (fast food)	per seat	0.1
Bar/cocktail lounge	per seat	0.1
Schools, middle & high	per student	0.075
Schools, elementary & nursery	per student	0.033

21-327.06 - System Design; Independent Engineer; City's Engineer

Fees for the City Engineer's review/comments on engineering plans relating to all system design shall be borne by each developer. Said developer shall pay all costs incurred for review and comments related to said review.

21-327.07 - Inspection Fees

All facilities proposed for transference to the City for ownership, operation and control shall be inspected to insure all construction/installation was in accordance with approved designs, etc. Inspection fees shall be borne by each developer with all costs being reimbursed to the City as determined by the City's consulting engineer.

21-327.11 - Sewer Capital Charges for Consumers Outside City Limits

All consumers located outside the corporate limits of the City shall be charged the applicable sewer capital charges required to be paid by all City residents along with a twenty-five percent (25%) surcharge as allowed by applicable State Statutes.

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21-999.99 – Impact Fees, Other than Water or Sewer Utilities

All Development which intends to create or intensify usage shall pay for the impact on City services commensurate with the type of use proposed for the property. Charges for all uses shall align to the nearest equivalent use provided on Table 21-999. The City shall update the types of uses found on Table 21-999 from time to time. Those persons, corporations or entities who or which have entered into an agreement with the City providing credits against the impact fees for one or more City services shall be exempt from paying those certain impact fees. The City shall evaluate the impact of all uses in Table 21-999 on all City services, including:

- a) Fire Rescue and Emergency Medical Support
- b) Law Enforcement
- c) General Government Buildings
- d) Parks and Recreation
- e) Multi-Modal Transportation

TABLE 21-999: City of Edgewater Impact Fee Schedule

<u>ITE LUC</u>	<u>Land Use</u>	<u>Impact Unit</u>	<u>Fire Rescue</u>	<u>Law Enforcement</u>	<u>General Govt Bldgs</u>	<u>Parks & Recreation</u>	<u>Multi-Modal Transp.</u>
<u>RESIDENTIAL:</u>							
<u>210 - 222</u>	<u>Single Family/Multi-Family</u>	<u>du</u>	<u>\$1,019</u>	<u>\$408</u>	<u>\$833</u>	<u>\$1,306</u>	<u>\$346</u>
<u>240</u>	<u>Mobile Home on a Lot</u>	<u>du</u>	<u>\$583</u>	<u>\$234</u>	<u>\$476</u>	<u>\$748</u>	<u>\$346</u>
	<u>Mobile Home Park</u>	<u>du</u>	<u>\$583</u>	<u>\$234</u>	<u>\$476</u>	<u>\$748</u>	<u>\$131</u>
<u>TRANSIENT, ASSISTED, GROUP:</u>							
<u>254</u>	<u>Assisted Living Facility (ALF)</u>	<u>1,000 sf</u>	<u>\$764</u>	<u>\$310</u>	<u>\$624</u>	<u>-</u>	<u>\$53</u>
<u>255</u>	<u>Continuing Care Retirement Center</u>	<u>du</u>	<u>\$664</u>	<u>\$269</u>	<u>\$542</u>	<u>-</u>	<u>\$37</u>
<u>310</u>	<u>Hotel</u>	<u>room</u>	<u>\$805</u>	<u>\$326</u>	<u>\$657</u>	<u>\$1,226</u>	<u>\$157</u>
<u>311</u>	<u>All Suites Hotel</u>	<u>room</u>	<u>\$805</u>	<u>\$326</u>	<u>\$657</u>	<u>\$1,226</u>	<u>\$124</u>
<u>320</u>	<u>Motel</u>	<u>room</u>	<u>\$691</u>	<u>\$280</u>	<u>\$564</u>	<u>\$1,226</u>	<u>\$76</u>
<u>330</u>	<u>Resort Hotel</u>	<u>room</u>	<u>\$805</u>	<u>\$326</u>	<u>\$657</u>	<u>\$1,226</u>	<u>\$193</u>
<u>RECREATION:</u>							
<u>411</u>	<u>Public Park</u>	<u>acre</u>	<u>\$27</u>	<u>\$11</u>	<u>\$22</u>	<u>-</u>	<u>\$24</u>
<u>416</u>	<u>Campground/RV Park</u>	<u>site</u>	<u>\$308</u>	<u>\$125</u>	<u>\$252</u>	<u>-</u>	<u>\$51</u>
<u>420</u>	<u>Marina</u>	<u>berth</u>	<u>\$80</u>	<u>\$33</u>	<u>\$66</u>	<u>-</u>	<u>\$99</u>
<u>430</u>	<u>Golf Course</u>	<u>hole</u>	<u>\$536</u>	<u>\$217</u>	<u>\$438</u>	<u>-</u>	<u>\$1,239</u>
<u>431</u>	<u>Miniature Golf Course</u>	<u>hole</u>	<u>\$382</u>	<u>\$155</u>	<u>\$312</u>	<u>-</u>	<u>\$135</u>
<u>435</u>	<u>Multi-Purpose Recreational Facility</u>	<u>1,000 sf</u>	<u>\$1,502</u>	<u>\$609</u>	<u>\$1,227</u>	<u>-</u>	<u>\$81</u>
<u>445</u>	<u>Movie Theater</u>	<u>1,000 sf</u>	<u>\$2,233</u>	<u>\$905</u>	<u>\$1,824</u>	<u>-</u>	<u>\$1,073</u>
<u>482</u>	<u>Water Slide Park</u>	<u>acre</u>	<u>\$4,077</u>	<u>\$1,652</u>	<u>\$3,330</u>	<u>-</u>	<u>\$2,178</u>
<u>488</u>	<u>Soccer Complex</u>	<u>field</u>	<u>\$2,595</u>	<u>\$1,052</u>	<u>\$2,120</u>	<u>-</u>	<u>\$2,910</u>
<u>492</u>	<u>Health/Fitness/Athletic Club</u>	<u>1,000 sf</u>	<u>\$1,455</u>	<u>\$590</u>	<u>\$1,189</u>	<u>-</u>	<u>\$1,140</u>
<u>495</u>	<u>Recreational Community Center</u>	<u>1,000 sf</u>	<u>\$1,214</u>	<u>\$492</u>	<u>\$991</u>	<u>-</u>	<u>\$912</u>
<u>INSTITUTIONS:</u>							
<u>560</u>	<u>Church</u>	<u>1,000 sf</u>	<u>\$315</u>	<u>\$128</u>	<u>\$257</u>	<u>-</u>	<u>\$183</u>
<u>565</u>	<u>Day Care</u>	<u>1,000 sf</u>	<u>\$570</u>	<u>\$231</u>	<u>\$466</u>	<u>-</u>	<u>\$490</u>
<u>MEDICAL:</u>							

<u>ITE LUC</u>	<u>Land Use</u>	<u>Impact Unit</u>	<u>Fire Rescue</u>	<u>Law Enforcement</u>	<u>General Govt Bldgs</u>	<u>Parks & Recreation</u>	<u>Multi-Modal Transp.</u>
<u>610</u>	<u>Hospital</u>	<u>1,000 sf</u>	<u>\$858</u>	<u>\$348</u>	<u>\$701</u>	<u>-</u>	<u>\$380</u>
<u>640</u>	<u>Veterinary Clinic</u>	<u>1,000 sf</u>	<u>\$912</u>	<u>\$370</u>	<u>\$745</u>	<u>-</u>	<u>\$214</u>
<u>OFFICE:</u>							
<u>710</u>	<u>Office</u>	<u>1,000 sf</u>	<u>\$637</u>	<u>\$258</u>	<u>\$520</u>	<u>-</u>	<u>\$351</u>
<u>714</u>	<u>Corporate Headquarters Building</u>	<u>1,000 sf</u>	<u>\$637</u>	<u>\$258</u>	<u>\$520</u>	<u>-</u>	<u>\$257</u>
<u>720</u>	<u>Medical/Dental Office 10,000 sq ft or less</u>	<u>1,000 sf</u>	<u>\$778</u>	<u>\$315</u>	<u>\$635</u>	<u>-</u>	<u>\$804</u>
	<u>Medical/Dental Office greater than 10,000 sq ft</u>	<u>1,000 sf</u>	<u>\$1,120</u>	<u>\$454</u>	<u>\$915</u>	<u>-</u>	<u>\$1,154</u>
<u>750</u>	<u>Office Park</u>	<u>1,000 sf</u>	<u>\$604</u>	<u>\$245</u>	<u>\$493</u>	<u>-</u>	<u>\$493</u>
<u>760</u>	<u>Research and Development Center</u>	<u>1,000 sf</u>	<u>\$630</u>	<u>\$255</u>	<u>\$515</u>	<u>-</u>	<u>\$363</u>
<u>770</u>	<u>Business Park</u>	<u>1,000 sf</u>	<u>\$617</u>	<u>\$250</u>	<u>\$504</u>	<u>-</u>	<u>\$414</u>
<u>RETAIL:</u>							
<u>812</u>	<u>Building Materials/Lumber Store</u>	<u>1,000 sf</u>	<u>\$335</u>	<u>\$136</u>	<u>\$274</u>	<u>-</u>	<u>\$542</u>
<u>816</u>	<u>Hardware/Paint</u>	<u>1,000 sf</u>	<u>\$154</u>	<u>\$63</u>	<u>\$126</u>	<u>-</u>	<u>\$30</u>
<u>817</u>	<u>Nursery (Garden Center)</u>	<u>1,000 sf</u>	<u>\$2,146</u>	<u>\$870</u>	<u>\$1,753</u>	<u>-</u>	<u>\$174</u>
<u>822</u>	<u>Retail 40,000 sfqla or less</u>	<u>1,000 sfqla</u>	<u>\$1,321</u>	<u>\$535</u>	<u>\$1,079</u>	<u>-</u>	<u>\$254</u>
<u>821</u>	<u>Retail 40,001 to 150,000 sfqla</u>	<u>1,000 sfqla</u>	<u>\$1,837</u>	<u>\$745</u>	<u>\$1,501</u>	<u>-</u>	<u>\$497</u>
<u>820</u>	<u>Retail greater than 150,000 sfqla</u>	<u>1,000 sfqla</u>	<u>\$1,261</u>	<u>\$511</u>	<u>\$1,030</u>	<u>-</u>	<u>\$523</u>
<u>823</u>	<u>Factory Outlet Center</u>	<u>1,000 sf</u>	<u>\$905</u>	<u>\$367</u>	<u>\$739</u>	<u>-</u>	<u>\$265</u>
<u>840/841</u>	<u>New/Used Automobile Sales</u>	<u>1,000 sf</u>	<u>\$986</u>	<u>\$399</u>	<u>\$805</u>	<u>-</u>	<u>\$608</u>
<u>843</u>	<u>Tire Store/Auto Repair</u>	<u>1,000 sf</u>	<u>\$1,522</u>	<u>\$617</u>	<u>\$1,243</u>	<u>-</u>	<u>\$1,351</u>
<u>850</u>	<u>Supermarket</u>	<u>1,000 sf</u>	<u>\$1,515</u>	<u>\$614</u>	<u>\$1,238</u>	<u>-</u>	<u>\$734</u>
<u>851</u>	<u>Convenience Store</u>	<u>1,000 sf</u>	<u>\$3,889</u>	<u>\$1,576</u>	<u>\$3,177</u>	<u>-</u>	<u>\$2,085</u>
<u>862</u>	<u>Home Improvement Superstore</u>	<u>1,000 sf</u>	<u>\$1,214</u>	<u>\$492</u>	<u>\$991</u>	<u>-</u>	<u>\$307</u>
<u>880/881</u>	<u>Pharmacy with & without Drive-Thru</u>	<u>1,000 sf</u>	<u>\$1,133</u>	<u>\$459</u>	<u>\$926</u>	<u>-</u>	<u>\$461</u>
<u>890</u>	<u>Furniture Store</u>	<u>1,000 sf</u>	<u>\$208</u>	<u>\$84</u>	<u>\$170</u>	<u>-</u>	<u>\$142</u>
<u>SERVICES:</u>							
<u>911</u>	<u>Walk-In Bank</u>	<u>1,000 sf</u>	<u>\$738</u>	<u>\$299</u>	<u>\$602</u>	<u>-</u>	<u>\$440</u>
<u>912</u>	<u>Drive-In Bank</u>	<u>1,000 sf</u>	<u>\$952</u>	<u>\$386</u>	<u>\$778</u>	<u>-</u>	<u>\$788</u>

<u>ITE LUC</u>	<u>Land Use</u>	<u>Impact Unit</u>	<u>Fire Rescue</u>	<u>Law Enforcement</u>	<u>General Govt Bldgs</u>	<u>Parks & Recreation</u>	<u>Multi-Modal Transp.</u>
<u>931</u>	<u>Fine Dining Restaurant</u>	<u>1,000 sf</u>	<u>\$3,842</u>	<u>\$1,557</u>	<u>\$3,138</u>	<u>-</u>	<u>\$1,405</u>
<u>932</u>	<u>High-Turnover Restaurant</u>	<u>1,000 sf</u>	<u>\$3,614</u>	<u>\$1,465</u>	<u>\$2,952</u>	<u>-</u>	<u>\$1,574</u>
<u>933</u>	<u>Fast Food Restaurant without Drive-Thru</u>	<u>1,000 sf</u>	<u>\$5,626</u>	<u>\$2,280</u>	<u>\$4,595</u>	<u>-</u>	<u>\$3,571</u>
<u>934</u>	<u>Fast Food Restaurant with Drive-Thru</u>	<u>1,000 sf</u>	<u>\$6,478</u>	<u>\$2,625</u>	<u>\$5,291</u>	<u>-</u>	<u>\$3,798</u>
<u>936</u>	<u>Coffee/Doughnut Shop without Drive-Through</u>	<u>1,000 sf</u>	<u>\$6,310</u>	<u>\$2,557</u>	<u>\$5,154</u>	<u>-</u>	<u>\$2,559</u>
<u>937</u>	<u>Coffee/Doughnut Shop with Drive-Through</u>	<u>1,000 sf</u>	<u>\$6,665</u>	<u>\$2,701</u>	<u>\$5,444</u>	<u>-</u>	<u>\$4,229</u>
<u>941</u>	<u>Quick Lubrication Vehicle Shop</u>	<u>bays</u>	<u>\$1,019</u>	<u>\$413</u>	<u>\$833</u>	<u>-</u>	<u>\$707</u>
<u>942</u>	<u>Automobile Care Center</u>	<u>1,000 sf</u>	<u>\$1,039</u>	<u>\$421</u>	<u>\$849</u>	<u>-</u>	<u>\$498</u>
<u>944</u>	<u>Gas Station w/Convenience Store <2,000 sq ft</u>	<u>fuel pos.</u>	<u>\$885</u>	<u>\$359</u>	<u>\$723</u>	<u>-</u>	<u>\$499</u>
<u>945</u>	<u>Gas Station w/Convenience Store 2,000 to 5,499 sq ft</u>	<u>fuel pos.</u>	<u>\$1,395</u>	<u>\$565</u>	<u>\$1,139</u>	<u>-</u>	<u>\$768</u>
	<u>Gas Station w/Convenience Store 5,500+ sq ft</u>	<u>fuel pos.</u>	<u>\$1,817</u>	<u>\$736</u>	<u>\$1,484</u>	<u>-</u>	<u>\$1,004</u>
<u>947</u>	<u>Self-Service Car Wash</u>	<u>stalls</u>	<u>\$583</u>	<u>\$236</u>	<u>\$476</u>	<u>-</u>	<u>\$435</u>
<u>948</u>	<u>Automated Car Wash</u>	<u>1,000 sf</u>	<u>\$1,180</u>	<u>\$478</u>	<u>\$964</u>	<u>-</u>	<u>\$1,406</u>
<u>970</u>	<u>Wine Tasting Room</u>	<u>1,000 sf</u>	<u>\$999</u>	<u>\$405</u>	<u>\$816</u>	<u>-</u>	<u>\$699</u>
<u>975</u>	<u>Drinking Place</u>	<u>1,000 sf</u>	<u>\$2,474</u>	<u>\$1,003</u>	<u>\$2,021</u>	<u>-</u>	<u>\$1,728</u>
<u>INDUSTRIAL:</u>							
<u>110</u>	<u>General Light Industrial</u>	<u>1,000 sf</u>	<u>\$302</u>	<u>\$122</u>	<u>\$246</u>	<u>-</u>	<u>\$158</u>
<u>130</u>	<u>Industrial Park</u>	<u>1,000 sf</u>	<u>\$221</u>	<u>\$90</u>	<u>\$181</u>	<u>-</u>	<u>\$109</u>
<u>140</u>	<u>Manufacturing</u>	<u>1,000 sf</u>	<u>\$355</u>	<u>\$144</u>	<u>\$290</u>	<u>-</u>	<u>\$153</u>
<u>150</u>	<u>Warehousing</u>	<u>1,000 sf</u>	<u>\$67</u>	<u>\$27</u>	<u>\$55</u>	<u>-</u>	<u>\$55</u>
<u>151</u>	<u>Mini-Warehouse/Storage</u>	<u>1,000 sf</u>	<u>\$20</u>	<u>\$8</u>	<u>\$16</u>	<u>-</u>	<u>\$32</u>
<u>MISCELLANEOUS:</u>							
<u>22</u>	<u>General Aviation Airport</u>	<u>employee</u>	<u>\$644</u>	<u>\$261</u>	<u>\$526</u>	<u>-</u>	<u>\$525</u>