

# COMPARATIVE ANALYSIS OF IMPACT FEES FOR SIMILAR SIZE FLORIDA COUNTIES



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The following tables are a comparative analysis of Impact Fees assessed by Alachua County and the Impact Fees assessed by similar size Florida Counties. The table only identifies some of the more common land uses. Each County has additional land use categories. This comparative analysis is for informational purposes only. Individuals seeking additional information for the Counties shown below should contact the individual County.

COMPARISON OF IMPACT FEES FOR RESIDENTIAL DEVELOPMENT					
	2004	Single Family	Townhome	Mobile Home	Multi Family
County	Population	3 bedroom (1,800 sq ft)	2 Bedroom (1,300 sq ft)	2 Bedroom (1,100 sq ft)	2 Bedroom (900 sq ft)
Alachua <sup>(1) (2) (3)</sup>	236,174	\$ 2,257	\$ 1,630	\$ 1,379	\$ 1,129
Charlotte <sup>(1) (2) (3) (5) (6)</sup>	156,985	\$ 6,696	\$ 4,836	\$ 4,092	\$ 3,348
Citrus <sup>(1) (2) (3) (4) (5) (6)</sup>	129,110	\$ 9,867	\$ 5,975	\$ 5,470	\$ 6,522
Hernando <sup>(1) (2) (3) (4) (5) (6)</sup>	145,207	\$ 9,220	\$ 6,490	\$ 6,834	\$ 6,905
Indian River <sup>(1) (2) (3) (4) (5) (6)</sup>	126,829	\$ 9,631	\$ 4,956	\$ 4,360	\$ 4,956
Lake <sup>(1) (2) (3) (4) (5) (6)</sup>	251,878	\$ 9,985	\$ 6,190	\$ 4,596	\$ 6,190
Manatee <sup>(1) (2) (3) (4) (5)</sup>	295,242	\$ 11,421	\$ 7,497	\$ 3,470	\$ 5,292
Marion <sup>(1) (3)</sup>	293,317	\$ 2,349	\$ 1,534	\$ 1,214	\$ 1,151
Martin <sup>(1) (2) (3) (4) (5) (6)</sup>	137,637	\$ 8,287	\$ 8,287	\$ 7,972	\$ 7,972
Osceola <sup>(1) (3) (4)</sup>	225,816	\$ 14,690	\$ 9,086	\$ 9,556	\$ 9,460
St. Johns <sup>(1) (2) (3) (4) (5) (6)</sup>	149,336	\$ 8,921	\$ 6,380	\$ 6,380	\$ 6,380
St. Lucie <sup>(1) (2) (3) (4) (5) (6)</sup>	226,216	\$ 8,493	\$ 5,186	\$ 7,306	\$ 5,186

(1) Transportation Impact Fee, (2) Park Impact Fee, (3) Fire Impact Fee, (4) School Impact Fee,  
(5) Law Enforcement Impact Fee, (6) Public Building / Library Impact Fee

**COMPARISON OF IMPACT FEES FOR NON-RESIDENTIAL DEVELOPMENT**

	<b>2004</b>	<b>Retail</b>	<b>Office</b>	<b>Industrial</b>	<b>Church</b>	<b>Day</b>	<b>Hotel</b>	<b>Bank</b>	<b>Gas/</b>	<b>Medical</b>	<b>Pharmacy</b>	<b>Fast</b>
<b>County</b>	<b>Population</b>					<b>Care</b>			<b>Retail</b>	<b>Office</b>		<b>Food</b>
<b>Alachua<sup>(1) (2)</sup></b>	<b>236,174</b>	<b>\$ 3,890</b>	<b>\$ 1,897</b>	<b>\$ 1,148</b>	<b>\$ 994</b>	<b>\$ 2,785</b>	<b>\$ 1,292</b>	<b>\$ 1,897</b>	<b>\$ 3,890</b>	<b>\$ 1,897</b>	<b>\$ 3,890</b>	<b>\$ 3,890</b>
<b>Charlotte<sup>(1) (2) (3)</sup></b>	<b>156,985</b>	<b>\$ 8,606</b>	<b>\$ 6,471</b>	<b>\$ 4,062</b>	<b>\$ 2,538</b>	<b>\$ 6,423</b>	<b>\$ 4,338</b>	<b>\$ 21,169</b>	<b>\$ 12,722</b>	<b>\$ 13,587</b>	<b>\$ 4,806</b>	<b>\$ 14,424</b>
<b>Citrus<sup>(1) (2) (3) (4)</sup></b>	<b>129,110</b>	<b>\$ 9,402</b>	<b>\$ 6,652</b>	<b>\$ 2,651</b>	<b>\$ -</b>	<b>\$ 8,057</b>	<b>\$ 2,544</b>	<b>\$ 23,730</b>	<b>\$ 52,718</b>	<b>\$ 11,941</b>	<b>\$ 5,014</b>	<b>\$ 44,621</b>
<b>Hernando<sup>(1) (2) (3) (4)</sup></b>	<b>145,207</b>	<b>\$ 6,406</b>	<b>\$ 3,080</b>	<b>\$ 2,094</b>	<b>\$ -</b>	<b>\$ 6,406</b>	<b>\$ 3,687</b>	<b>\$ 6,406</b>	<b>\$ 6,406</b>	<b>\$ 7,934</b>	<b>\$ 6,406</b>	<b>\$ 13,790</b>
<b>Indian River<sup>(1) (2) (3) (4)</sup></b>	<b>126,829</b>	<b>\$ 12,306</b>	<b>\$ 8,860</b>	<b>\$ 3,535</b>	<b>\$ 3,477</b>	<b>\$ 11,642</b>	<b>\$ 3,800</b>	<b>\$ 29,377</b>	<b>\$ 30,128</b>	<b>\$ 17,390</b>	<b>\$ 12,307</b>	<b>\$ 48,804</b>
<b>Lake<sup>(1) (2)</sup></b>	<b>251,878</b>	<b>\$ 3,912</b>	<b>\$ 4,886</b>	<b>\$ 2,245</b>	<b>\$ 1,530</b>	<b>\$ 4,811</b>	<b>\$ 2,542</b>	<b>\$ 13,303</b>	<b>\$ 15,930</b>	<b>\$ 7,813</b>	<b>\$ 5,011</b>	<b>\$ 18,802</b>
<b>Manatee<sup>(1) (2) (3)</sup></b>	<b>295,242</b>	<b>\$ 8,917</b>	<b>\$ 4,230</b>	<b>\$ 1,413</b>	<b>\$ 671</b>	<b>\$ 1,188</b>	<b>\$ 2,166</b>	<b>\$ 10,937</b>	<b>\$ 10,937</b>	<b>\$ 9,532</b>	<b>\$ 10,937</b>	<b>\$ 10,937</b>
<b>Marion<sup>(1) (2)</sup></b>	<b>293,317</b>	<b>\$ 4,155</b>	<b>\$ 4,228</b>	<b>\$ 1,617</b>	<b>\$ 1,804</b>	<b>\$ 5,307</b>	<b>\$ 1,654</b>	<b>\$ 9,712</b>	<b>\$ 10,394</b>	<b>\$ 7,798</b>	<b>\$ 6,624</b>	<b>\$ 17,661</b>
<b>Martin<sup>(1) (2) (3) (4)</sup></b>	<b>137,637</b>	<b>\$ 12,708</b>	<b>\$ 4,140</b>	<b>\$ 2,751</b>	<b>\$ 2,590</b>	<b>\$ 5,494</b>	<b>\$ 2,402</b>	<b>\$ 15,708</b>	<b>\$ 31,935</b>	<b>\$ 8,925</b>	<b>\$ 3,633</b>	<b>\$ 54,580</b>
<b>Osceola<sup>(1) (2)</sup></b>	<b>225,816</b>	<b>\$ 11,883</b>	<b>\$ 6,540</b>	<b>\$ 4,090</b>	<b>\$ 3,610</b>	<b>\$ 43,140</b>	<b>\$ 3,261</b>	<b>\$ 30,160</b>	<b>\$ 30,790</b>	<b>\$ 15,618</b>	<b>\$ 25,062</b>	<b>\$ 72,247</b>
<b>St. Johns<sup>(1) (2) (3) (4)</sup></b>	<b>149,336</b>	<b>\$ 6,562</b>	<b>\$ 6,814</b>	<b>\$ 2,773</b>	<b>\$ -</b>	<b>\$ 6,562</b>	<b>\$ 3,628</b>	<b>\$ 14,670</b>	<b>\$ 6,562</b>	<b>\$ 6,906</b>	<b>\$ 6,526</b>	<b>\$ 20,549</b>
<b>St. Lucie<sup>(1) (2) (3) (4)</sup></b>	<b>226,216</b>	<b>\$ 6,853</b>	<b>\$ 2,284</b>	<b>\$ 711</b>	<b>\$ -</b>	<b>\$ 4,295</b>	<b>\$ 2,525</b>	<b>\$ 7,038</b>	<b>\$ 7,921</b>	<b>\$ 6,323</b>	<b>\$ 6,853</b>	<b>\$ 6,853</b>

(1) Transportation Impact Fee, (2) Fire Impact Fee, (3) Law Enforcement Impact Fee, (4) Public Building Impact Fee

Note: All dollar amounts are per 1,000 square feet. The Impact Fee rates for Hotels are based on the number of rooms. Some of the comparative Impact Fee rates for Banks are based on the number of drive-thru lanes. Some of the comparative Impact Fee rates for Gas/ Retail stores are based on number of gas pumps. Comparative Retail and Office Impact Fee rates are for development less than 50,000 square feet. Further detail is available upon request.