

Three alternatives for funding consideration: (\$78.5 million, \$53.5 million, \$25 million)			+ / - \$78.5 Million Funding		+ / - \$53.5 Million Funding		\$25 Million Funding	
Transportation Impact Fee Comparison of Rates based on Funding Alternatives 1st Alternative: FDOT Funds 50% of US 1 & SR 100, plus \$25 million in funding 2nd Alternative: FDOT Funds 50% of US 1 & SR 100 3rd Alternative: Current Technical Report based on \$25 million in funding	Unit of Measure	Existing Transportation Impact Fee (2025)	Updated Transportation Impact Fee	Transportation Impact Fee Increase (%)	Updated Transportation Impact Fee	Transportation Impact Fee Increase (%)	Updated Transportation Impact Fee	Transportation Impact Fee Increase (%)
Residential Use			50% FDOT + \$25 million		50% FDOT		\$25 million	
Single Family Detached / Mobile Home	Dwelling Unit	\$3,502	\$4,957	42%	\$6,520	86%	\$8,295	137%
Vested Single Family Platted Lot *	Dwelling Unit	\$1,916	\$3,048	59%	\$4,009	109%	\$5,101	166%
Single Family Attached (includes Duplex, Townhomes, Villas, Condominiums)	Dwelling Unit	\$2,715	\$3,784	39%	\$4,978	83%	\$6,334	133%
Vested Duplex Platted Lot *	Dwelling Unit	\$1,487	\$2,464	66%	\$3,241	118%	\$4,124	177%
Multi-Family Apartment	Dwelling Unit	\$2,018	\$3,159	57%	\$4,155	106%	\$5,287	162%
Active Adult & Independent Living (55+) (Attached or Detached Units)	Dwelling Unit	\$1,481	\$2,355	59%	\$3,097	109%	\$3,941	166%
Institutional Use			50% FDOT + \$25 million		50% FDOT		\$25 million	
Adult Congregate Living Facility	Bed	\$935	\$1,133	21%	\$1,490	59%	\$1,895	103%
Cemetery	Acre	\$2,449	\$3,835	57%	\$5,044	106%	\$6,418	162%
Day Care	1,000 sq. ft.	\$5,771	\$7,456	29%	\$9,807	70%	\$12,478	116%
Places of Worship	1,000 sq. ft.	\$2,530	\$3,389	34%	\$4,458	76%	\$5,672	124%
Private School (Pre K-12)	1,000 sq. ft.	\$2,747	\$2,804	2%	\$3,688	34%	\$4,693	71%
Private College or University	1,000 sq. ft.	\$4,683	\$4,682	0%	\$6,158	31%	\$7,835	67%
Industrial Use			50% FDOT + \$25 million		50% FDOT		\$25 million	
Manufacturing / Warehousing / Production	1,000 sq. ft.	\$1,978	\$2,572	30%	\$3,383	71%	\$4,305	118%
Retail Fulfillment / Distribution	1,000 sq. ft.	\$3,804	\$4,212	11%	\$5,541	46%	\$7,050	85%
Mini-Warehouse / Boat / RVs & Other Outdoor Storage ¹	1,000 sq. ft.	\$503	\$536	6%	\$705	40%	\$896	78%
Entertainment, Recreation & Lodging Use			50% FDOT + \$25 million		50% FDOT		\$25 million	
Movie Theater / Performing Arts	per Seat	\$288	\$460	60%	\$605	110%	\$770	167%
Marina (including dry storage)	per Berth	\$785	\$1,260	61%	\$1,657	111%	\$2,109	169%
Golf Course	per Hole	\$9,924	\$16,025	61%	\$21,078	112%	\$26,819	170%
Outdoor Commercial Recreation ²	per Acre	\$4,677	\$15,881	240%	\$20,889	347%	\$26,579	468%
Multi-Purpose Commercial Recreation	1,000 sq. ft.	\$1,638	\$4,701	187%	\$6,183	277%	\$7,867	380%
Health Club / Fitness / Gym	1,000 sq. ft.	\$10,444	\$14,446	38%	\$19,001	82%	\$24,177	131%
Recreational Vehicle (RV) Park	per Space	\$890	\$1,834	106%	\$2,413	171%	\$3,070	245%
Hotel / Motel / Lodging	Room / Unit	\$2,066	\$3,250	57%	\$4,275	107%	\$5,439	163%
Community Center / Civic / Gallery / Lodge	1,000 sq. ft.	\$3,799	\$10,105	166%	\$13,292	250%	\$16,912	345%
Office Use			50% FDOT + \$25 million		50% FDOT		\$25 million	
Office / Office Park / Medical / Clinic / Bank / Financial	1,000 sq. ft.	\$4,237	\$5,989	41%	\$7,877	86%	\$10,023	137%

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Retail Use			50% FDOT + \$25 million		50% FDOT		\$25 million	
Multi-Tenant Retail Center ³	1,000 sq. ft.	\$5,337	\$6,701	26%	\$8,815	65%	\$11,215	110%
Pharmacy (Free Standing)	1,000 sq. ft.	\$8,968	\$15,934	78%	\$20,959	134%	\$26,668	197%
Pharmacy Drive-Thru (fee is in addition to fee per 1,000 sq. ft. for pharmacy)	per lane	\$8,863	\$17,110	93%	\$22,506	154%	\$28,636	223%
General Retail (Free Standing)	1,000 sq. ft.	\$7,738	\$9,821	27%	\$12,919	67%	\$16,437	112%
Furniture / Mattress Store (Free Standing)	1,000 sq. ft.	\$2,090	\$2,598	24%	\$3,417	63%	\$4,347	108%
Supermarket / Grocery Store (Free Standing)	1,000 sq. ft.	\$13,117	\$16,082	23%	\$21,153	61%	\$26,915	105%
Sit Down Restaurant ⁴ (Retail Center, Free Standing or Outparcel)	1,000 sq. ft.	\$14,134	\$19,418	37%	\$25,541	81%	\$32,498	130%
Fast Food / Fast Casual Restaurant ⁴ (Retail Center, Free Standing or Outparcel)	1,000 sq. ft.	\$23,185	\$50,026	116%	\$65,801	184%	\$83,724	261%
Restaurant Drive-Thru ⁴ (based on number of lanes at point of ordering)	per lane	\$25,708	\$47,741	86%	\$62,796	144%	\$79,899	211%
Discount Superstore (Free Standing) ¹	1,000 sq. ft.	\$16,822	\$16,594	-1%	\$21,827	30%	\$27,773	65%
Home Improvement / Building Materials / Garden Center ¹	1,000 sq. ft.	\$10,455	\$10,892	4%	\$14,327	37%	\$18,229	74%
Nursery (Wholesale or Retail) ²	per Acre	\$8,326	\$18,165	118%	\$23,894	187%	\$30,401	265%
Bank Drive-Thru Lane, Free Standing ATM or ATM Drive-Thru Lane ⁵	per drive thru lane and / or per ATM	\$13,711	\$37,641	175%	\$49,511	261%	\$62,997	359%
Vehicle & Boat - Sales or Dealership	1,000 sq. ft.	\$10,248	\$9,793	-4%	\$12,881	26%	\$16,390	60%
Vehicle & Boat - Service / Repair / Parts	1,000 sq. ft.	\$10,347	\$12,091	17%	\$15,904	54%	\$20,236	96%
Vehicle & Boat - Cleaning / Detailing / Wash	1,000 sq. ft.	\$15,979	\$21,535	35%	\$28,327	77%	\$36,042	126%
Convenience Store ⁶	1,000 sq. ft.	\$26,587	\$38,556	45%	\$50,715	91%	\$64,528	143%
Vehicle Fueling Position ⁶	per Vehicle Fueling Position	\$14,884	\$22,936	54%	\$30,169	103%	\$38,386	158%
Personal Services	1,000 sq. ft.	\$3,888	\$5,494	41%	\$7,226	86%	\$9,194	136%