

Table 4-1
Urban Standard Fee Schedule (Fee District A)

Pasco County Land Use Code	ITE Land Use Code	Land Use	Unit	Total Impact Cost	Revenue-generating vmt/yr:	County 2nd LOGT Gas Tax credit (\$\$/yr):	PV County Gas Tax Credit (\$\$/yr):	PV P4P Equivalent Credit	PV Federal/ State Gas Tax Revenue Credit (\$\$/yr)	PV Sub-Total County-wide self-credits:	PV Tax Increment Self-Credit	Fee Before Incentive	Incentive %	\$\$ Allocated for Incentive	Net Mobility Fee	Full Fee ⁽¹⁾	Road Share (Incl Int)	Road Share (Excl Int)	Interstate /SIS Share	Transit Share	Bike/Ped Share
RESIDENTIAL:																					
		Single Family (Detached)																			
210.1P	210.1	Less than 1,500 s.f. & Annual Hh Income less than 80% SHIP Definition ⁽²⁾	du	\$5,898	4,759	\$12.52	\$210.95	\$282.29	\$1,188.48	\$1,682	\$561	\$3,656	100%	\$3,656	\$0	\$3,962	\$0	\$0	\$0	\$0	\$0
210.2P	210.2	0 to 1,500 s.f.	du	\$8,991	7,254	\$19.09	\$321.57	\$430.32	\$1,811.70	\$2,564	\$886	\$5,541	25%	\$1,368	\$4,173	\$6,009	\$3,948	\$3,375	\$573	\$46	\$179
210.3P	210.3	1,501 to 2,499 s.f.	du	\$11,235	9,065	\$23.85	\$401.83	\$537.73	\$2,263.90	\$3,203	\$1,123	\$6,909	16%	\$1,074	\$5,835	\$7,493	\$5,519	\$4,718	\$801	\$65	\$251
210.4P	210.4	2,500 s.f. and greater	du	\$13,235	10,678	\$28.10	\$473.34	\$633.43	\$2,666.82	\$3,774	\$1,976	\$7,486	15%	\$1,157	\$6,329	\$8,174	\$5,987	\$5,118	\$869	\$70	\$272
210.5P	210.5	"Low Income" SHIP defined Multi-Family ⁽²⁾	du	\$3,826	3,170	\$8.34	\$140.52	\$188.04	\$791.66	\$1,120	\$296	\$2,409	100%	\$2,409	\$0	\$2,608	\$0	\$0	\$0	\$0	\$0
220	220	Multi-Family Apartments	du	\$7,297	6,046	\$15.91	\$268.04	\$358.68	\$1,510.11	\$2,137	\$881	\$4,280	0%	\$0	\$4,280	\$4,659	\$4,048	\$3,461	\$587	\$48	\$184
231	231	Low-Rise Condominium/Townhouse (1 to 2 stories)	du	\$7,076	5,863	\$15.43	\$259.91	\$347.82	\$1,464.35	\$2,072	\$786	\$4,218	5%	\$209	\$4,009	\$4,586	\$3,792	\$3,242	\$550	\$45	\$172
232	232	High-Rise Condominium (3 or more stories)	du	\$4,622	3,829	\$10.08	\$169.76	\$227.17	\$956.40	\$1,353	\$786	\$2,482	5%	\$124	\$2,358	\$2,722	\$2,231	\$1,908	\$324	\$26	\$101
240	240	Mobile Home Park	du	\$4,146	3,480	\$9.16	\$154.28	\$206.46	\$869.23	\$1,230	\$204	\$2,712	19%	\$505	\$2,207	\$2,928	\$2,087	\$1,784	\$303	\$25	\$95
251	251	Age Restricted Single Family ⁽³⁾	du	\$4,248	3,500	\$9.21	\$155.13	\$207.60	\$874.01	\$1,237	\$886	\$2,125	9%	\$201	\$1,924	\$2,346	\$1,819	\$1,555	\$264	\$22	\$83
252	252	Age Restricted Multi-Family ⁽³⁾	du	\$2,423	2,143	\$5.64	\$94.98	\$127.10	\$535.10	\$757	\$881	\$785	10%	\$76	\$709	\$911	\$671	\$574	\$97	\$8	\$30
253	253	Congregate Care Facility (Attached) ⁽³⁾	du	\$959	856	\$2.25	\$37.96	\$50.79	\$213.84	\$303	\$160	\$497	10%	\$49	\$448	\$547	\$424	\$363	\$61	\$5	\$19
LODGING:																					
310	310	Hotel	room	\$7,920	6,391	\$16.82	\$283.29	\$379.10	\$1,596.05	\$2,258	\$306	\$5,355	100%	\$5,355	\$0	\$5,767	\$0	\$0	\$0	\$0	\$0
320	320	Motel	room	\$2,551	2,143	\$5.64	\$94.99	\$127.12	\$535.18	\$757	\$184	\$1,610	100%	\$1,610	\$0	\$1,743	\$0	\$0	\$0	\$0	\$0
330	330	Resort Hotel	room	\$6,772	5,475	\$14.41	\$242.72	\$324.81	\$1,367.49	\$1,935	\$306	\$4,531	100%	\$4,531	\$0	\$4,883	\$0	\$0	\$0	\$0	\$0
RECREATION:																					
412	412	General Recreation	acre	\$2,184	1,820	\$4.79	\$80.69	\$107.98	\$454.59	\$643	\$148	\$1,393	54%	\$747	\$646	\$1,506	\$610	\$521	\$89	\$8	\$28
416	416	RV Park	RV space	\$1,547	1,307	\$3.44	\$57.95	\$77.55	\$326.51	\$462	\$204	\$881	17%	\$151	\$730	\$962	\$690	\$590	\$100	\$9	\$31
420	420	Marina	berth	\$3,005	2,432	\$6.40	\$107.80	\$144.26	\$607.35	\$859	\$155	\$1,990	37%	\$739	\$1,251	\$2,146	\$1,183	\$1,011	\$172	\$14	\$54
430	430	Golf Course	hole	\$37,882	30,655	\$80.67	\$1,358.91	\$1,818.50	\$7,656.12	\$10,834	\$823	\$26,225	41%	\$10,774	\$15,451	\$28,193	\$14,617	\$12,496	\$2,121	\$170	\$664
431	431	Miniature Golf Course	hole	\$4,115	3,330	\$8.76	\$147.61	\$197.53	\$831.64	\$1,177	\$75	\$2,863	61%	\$1,743	\$1,120	\$3,077	\$1,059	\$905	\$154	\$13	\$48
437	437	Bowling Alley	1,000 sf	\$32,164	26,786	\$70.49	\$1,187.41	\$1,588.98	\$6,689.84	\$9,466	\$358	\$22,340	55%	\$12,193	\$10,147	\$24,012	\$9,599	\$8,207	\$1,392	\$112	\$436
444	444	Movie Theater	screen	\$42,515	40,962	\$107.79	\$1,815.80	\$2,429.91	\$10,230.24	\$14,476	\$876	\$27,163	53%	\$14,319	\$12,844	\$29,372	\$12,150	\$10,398	\$1,752	\$142	\$552
491	491	Racquet Club/Health Club/Spa/Dance Studio	1,000 sf	\$14,141	11,777	\$30.99	\$522.04	\$698.60	\$2,941.19	\$4,162	\$358	\$9,621	54%	\$5,198	\$4,423	\$10,356	\$4,184	\$3,577	\$607	\$49	\$190
495	495	Community Center/Gymnasium	1,000 sf	\$36,505	29,504	\$77.64	\$1,307.88	\$1,750.20	\$7,368.58	\$10,427	\$358	\$25,721	64%	\$16,576	\$9,145	\$27,618	\$8,651	\$7,396	\$1,255	\$101	\$393
496P	n/a	Ice-Skating Arena	1,000 sf	\$16,512	13,039	\$34.31	\$578.02	\$773.50	\$3,256.55	\$4,608	\$358	\$11,546	93%	\$10,750	\$796	\$12,404	\$753	\$644	\$109	\$9	\$34
INSTITUTIONS:																					
520	520	Elementary School	student	\$1,535	1,285	\$3.38	\$56.98	\$76.25	\$321.04	\$454	\$11	\$1,069	59%	\$628	\$441	\$1,149	\$417	\$357	\$60	\$5	\$19
522	522	Middle School	student	\$1,946	1,630	\$4.29	\$72.25	\$96.68	\$407.03	\$576	\$13	\$1,357	54%	\$729	\$628	\$1,458	\$594	\$508	\$86	\$7	\$27
530	530	High School	student	\$1,854	1,553	\$4.09	\$68.85	\$92.14	\$387.92	\$549	\$14	\$1,292	49%	\$628	\$664	\$1,388	\$627	\$536	\$91	\$8	\$29
540	540	University/Jr College (7,500 or fewer students) (Private)	student	\$2,463	1,971	\$5.19	\$87.37	\$116.92	\$492.26	\$697	\$15	\$1,751	27%	\$468	\$1,283	\$1,879	\$1,213	\$1,037	\$176	\$15	\$55
550	550	University/Jr College (more than 7,500 students) (Private)	student	\$1,714	1,372	\$3.61	\$60.80	\$81.37	\$342.57	\$485	\$15	\$1,214	21%	\$255	\$959	\$1,303	\$907	\$775	\$132	\$11	\$41
560	560	Church	1,000 sf	\$5,745	4,877	\$12.83	\$216.18	\$289.29	\$1,217.95	\$1,723	\$0	\$4,021	25%	\$999	\$3,022	\$4,320	\$2,858	\$2,444	\$414	\$34	\$130
565	565	Day Care	student	\$1,401	1,340	\$3.53	\$59.41	\$79.50	\$334.72	\$474	\$13	\$915	70%	\$644	\$271	\$987	\$256	\$219	\$37	\$3	\$12
566	566	Cemetery	acre	\$8,991	7,195	\$18.94	\$318.97	\$426.84	\$1,797.05	\$2,543	\$447	\$6,002	46%	\$2,774	\$3,228	\$6,469	\$3,053	\$2,610	\$443	\$36	\$139
610	610	Hospital	1,000 sf	\$12,977	10,385	\$27.33	\$460.37	\$616.07	\$2,593.74	\$3,670	\$333	\$8,974	7%	\$590	\$8,384	\$9,649	\$7,930	\$6,779	\$1,151	\$93	\$361
620	620	Nursing Home	bed	\$1,649	1,492	\$3.93	\$66.15	\$88.52	\$372.69	\$527	\$160	\$962	45%	\$430	\$532	\$1,047	\$503	\$430	\$73	\$6	\$23
OFFICE:																					
710	710.1	General Office 50,000 sf or less ⁽⁴⁾	1,000 sf	\$12,135	9,963	\$26.22	\$441.64	\$591.00	\$2,488.19	\$3,521	\$587	\$8,027	100%	\$8,027	\$0	\$8,658	\$0	\$0	\$0	\$0	\$0
710.1P	710.2	General Office 50,001-100,000 sf ⁽⁴⁾	1,000 sf	\$11,885	9,758	\$25.68	\$432.55	\$578.84	\$2,436.98	\$3,448	\$807	\$7,629	100%	\$7,629	\$0	\$8,247	\$0	\$0	\$0	\$0	\$0
710.2P	710.3	General Office 100,001-200,000 sf ⁽⁴⁾	1,000 sf	\$11,640	9,557	\$25.15	\$423.65	\$566.92	\$2,386.83	\$3,377	\$807	\$7,456	100%	\$7,456	\$0	\$8,061	\$0	\$0	\$0	\$0	\$0
710.3P	710.4	General Office 200,001-400,000 sf ⁽⁴⁾	1,000 sf	\$11,401	9,360	\$24.63	\$414.93	\$555.26	\$2,337.71	\$3,308	\$807	\$7,286	100%	\$7,286	\$0	\$7,878	\$0	\$0	\$0	\$0	\$0
710.4P	710.5	General Office greater than 400,000 sf ⁽⁵⁾	1,000 sf	\$11,166	9,168	\$24.13	\$406.39	\$543.83	\$2,289.60	\$3,240	\$807	\$7,119	100%	\$7,119	\$0	\$7,699	\$0	\$0	\$0	\$0	\$0
714	714	Corporate Headquarters Building	1,000 sf	\$8,905	7,311	\$19.24	\$324.09	\$433.70	\$1,825.93	\$2,584	\$807	\$5,514	100%	\$5,514	\$0	\$5,977	\$0	\$0	\$0	\$0	\$0
720	720	Medical Office	1,000 sf	\$40,714	33,143	\$87.22	\$1,469.22	\$1,966.11	\$8,277.58	\$11,713	\$807	\$28,194	100%	\$28,194	\$0	\$30,309	\$0	\$0	\$0	\$0	\$0
750	750	Office Park	1,000 sf	\$17,621	14,010	\$36.87	\$621.07	\$831.11	\$3,499.09	\$4,951	\$807	\$11,863	100%	\$11,863	\$0	\$12,778	\$0	\$0	\$0	\$0	\$0
760	760	Research and Development Center	1,000 sf	\$12,767	10,421	\$27.42	\$461.96	\$618.19	\$2,602.68	\$3,683	\$807	\$8,277	100%	\$8,277	\$0	\$8,940	\$0	\$0	\$0	\$0	\$0
770.P	640	Veterinarian Clinic	1,000 sf	\$24,119	19,819	\$52.16	\$878.56	\$1,175.68	\$4,949.79	\$7,004	\$587	\$16,528	100%	\$16,528	\$0	\$17,782	\$0	\$0	\$0	\$0	\$0

Table 4-1
Urban Standard Fee Schedule (Fee District A)

Pasco County Land Use Code	ITE Land Use Code	Land Use	Unit	Total Impact Cost	Revenue-generating vmt/yr:	County 2nd LOGT Gas Tax credit (\$\$/yr):	PV County Gas Tax Credit (\$\$/yr):	PV P4P Equivalent Credit	PV Federal/ State Gas Tax Revenue Credit (\$\$/yr)	PV Sub-Total County-wide self-credits:	PV Tax Increment Self-Credit	Fee Before Incentive	Incentive %	\$\$ Allocated for Incentive	Net Mobility Fee	Full Fee ⁽¹⁾	Road Share (Incl Int)	Road Share (Excl Int)	Interstate /SIS Share	Transit Share	Bike/Ped Share
RETAIL:																					
151	151	Self-Storage Facility	1,000 sf	\$927	826	\$2.17	\$36.62	\$49.00	\$206.29	\$292	\$123	\$512	0%	\$0	\$512	\$560	\$484	\$414	\$70	\$6	\$22
151.1P	151.1	Free-Standing Recreational Vehicle/Boat Storage	acre	\$5,954	5,306	\$13.96	\$235.21	\$314.76	\$1,325.18	\$1,875	\$555	\$3,524	20%	\$696	\$2,828	\$3,833	\$2,674	\$2,287	\$387	\$32	\$122
816	816	Hardware/Paint	1,000 sf	\$2,032	2,016	\$5.31	\$89.37	\$119.59	\$503.49	\$712	\$516	\$804	45%	\$364	\$440	\$910	\$416	\$356	\$60	\$5	\$19
820	820.1	Retail 50,000 sfgla or less ⁽⁴⁾	1,000 sfgla	\$16,689	16,553	\$43.56	\$733.79	\$981.96	\$4,134.20	\$5,850	\$516	\$10,323	39%	\$4,074	\$6,249	\$11,191	\$5,911	\$5,059	\$852	\$69	\$269
820.1P	820.2	Retail 50,001-200,000 sfgla ⁽⁴⁾	1,000 sfgla	\$16,570	15,499	\$40.79	\$687.05	\$919.42	\$3,870.87	\$5,477	\$496	\$10,597	47%	\$4,956	\$5,641	\$11,458	\$5,335	\$4,564	\$771	\$63	\$243
820.2P	820.3	Retail 200,001-400,000 sfgla ⁽⁴⁾	1,000 sfgla	\$15,897	14,615	\$38.46	\$647.86	\$866.96	\$3,650.02	\$5,165	\$496	\$10,236	47%	\$4,836	\$5,400	\$11,062	\$5,108	\$4,370	\$738	\$60	\$232
820.3P	820.4	Retail 400,001-600,000 sfgla ⁽⁴⁾	1,000 sfgla	\$15,865	14,318	\$37.68	\$634.71	\$849.37	\$3,575.95	\$5,060	\$1,495	\$9,311	45%	\$4,223	\$5,088	\$10,135	\$4,813	\$4,117	\$696	\$56	\$219
820.4P	820.5	Retail 600,001-800,000 sfgla ⁽⁴⁾	1,000 sfgla	\$16,290	14,517	\$38.20	\$643.51	\$861.15	\$3,625.55	\$5,130	\$1,495	\$9,666	45%	\$4,375	\$5,291	\$10,512	\$5,004	\$4,280	\$724	\$59	\$228
820.5P	820.6	Retail greater than 800,000 sfgla ⁽⁵⁾	1,000 sfgla	\$15,590	13,741	\$36.16	\$609.13	\$815.13	\$3,431.83	\$4,856	\$1,495	\$9,240	40%	\$3,656	\$5,584	\$10,050	\$5,282	\$4,518	\$764	\$62	\$240
814	826	Specialty Retail	1,000 sf	\$30,786	27,101	\$71.32	\$1,201.39	\$1,607.69	\$6,768.61	\$9,578	\$516	\$20,693	50%	\$10,256	\$10,437	\$22,293	\$9,873	\$8,444	\$1,429	\$115	\$449
830.P	n/a	Non-Veterinary Kennel	1,000 sf	\$14,141	13,527	\$35.60	\$599.63	\$802.42	\$3,378.29	\$4,780	\$516	\$8,846	45%	\$4,000	\$4,846	\$9,580	\$4,584	\$3,923	\$661	\$54	\$208
841	841	New/Used Auto Sales	1,000 sf	\$21,936	18,408	\$48.44	\$816.02	\$1,092.00	\$4,597.45	\$6,505	\$565	\$14,866	46%	\$6,782	\$8,084	\$16,005	\$7,647	\$6,538	\$1,109	\$89	\$348
848	848	Tire Store	1,000 sf	\$16,027	13,921	\$36.64	\$617.12	\$825.83	\$3,476.86	\$4,920	\$516	\$10,591	55%	\$5,862	\$4,729	\$11,424	\$4,473	\$3,825	\$648	\$53	\$203
850	850	Supermarket	1,000 sf	\$26,410	25,583	\$67.32	\$1,134.07	\$1,517.61	\$6,389.36	\$9,041	\$236	\$17,133	51%	\$8,765	\$8,368	\$18,505	\$7,915	\$6,774	\$1,141	\$93	\$360
853	853	Convenience Store w/Gas Pumps	1,000 sf	\$56,482	59,545	\$156.70	\$2,639.58	\$3,532.28	\$14,871.38	\$21,043	\$187	\$35,252	42%	\$14,916	\$20,336	\$38,187	\$19,238	\$16,475	\$2,763	\$224	\$874
862	862	Home Improvement Superstore	1,000 sf	\$10,576	9,893	\$26.03	\$438.54	\$586.85	\$2,470.71	\$3,496	\$496	\$6,584	52%	\$3,454	\$3,130	\$7,134	\$2,960	\$2,532	\$428	\$35	\$135
881	881	Pharmacy/Drug Store with and without Drive-Thru	1,000 sf	\$14,154	13,711	\$36.08	\$607.80	\$813.36	\$3,424.37	\$4,846	\$516	\$8,793	50%	\$4,405	\$4,388	\$9,529	\$4,150	\$3,551	\$599	\$49	\$189
890	890	Furniture Store	1,000 sf	\$4,507	3,667	\$9.65	\$162.55	\$217.52	\$915.78	\$1,296	\$516	\$2,696	55%	\$1,492	\$1,204	\$2,930	\$1,138	\$973	\$165	\$14	\$52
912	912	Bank/Savings w/Drive-In	1,000 sf	\$24,191	22,528	\$59.28	\$998.64	\$1,336.38	\$5,626.35	\$7,961	\$810	\$15,420	17%	\$2,690	\$12,730	\$16,677	\$12,042	\$10,302	\$1,740	\$141	\$547
929P	n/a	Breakfast and Lunch Restaurant	1,000 sf	\$35,809	31,807	\$83.70	\$1,409.98	\$1,886.83	\$7,943.81	\$11,241	\$802	\$23,766	45%	\$10,785	\$12,981	\$25,627	\$12,280	\$10,503	\$1,777	\$143	\$558
930	930	Fast Casual Restaurant	1,000 sf	\$86,995	77,274	\$203.35	\$3,425.48	\$4,583.97	\$19,299.17	\$27,309	\$802	\$58,885	45%	\$26,606	\$32,279	\$63,405	\$30,535	\$26,117	\$4,418	\$356	\$1,388
931	931	Quality Restaurant	1,000 sf	\$45,459	40,434	\$106.41	\$1,792.41	\$2,398.60	\$10,098.46	\$14,289	\$802	\$30,367	47%	\$14,356	\$16,011	\$32,729	\$15,146	\$12,954	\$2,192	\$177	\$688
932	932	High-Turnover Restaurant	1,000 sf	\$53,606	47,616	\$125.30	\$2,110.77	\$2,824.63	\$11,892.10	\$16,828	\$802	\$35,977	45%	\$16,319	\$19,658	\$38,762	\$18,596	\$15,905	\$2,691	\$217	\$845
934	934	Fast Food Restaurant w/Drive-Thru	1,000 sf	\$124,703	121,157	\$318.83	\$5,370.79	\$7,187.18	\$30,259.04	\$42,817	\$1,683	\$80,203	49%	\$39,253	\$40,950	\$86,683	\$38,738	\$33,152	\$5,586	\$451	\$1,761
941	941	Quick Lube	bays	\$22,478	19,525	\$51.38	\$865.53	\$1,158.25	\$4,876.38	\$6,900	\$283	\$15,295	50%	\$7,618	\$7,677	\$16,463	\$7,262	\$6,210	\$1,052	\$85	\$330
942	943	Auto Repair or Body Shop	1,000 sf	\$17,662	15,342	\$40.37	\$680.09	\$910.09	\$3,831.62	\$5,422	\$565	\$11,675	44%	\$5,145	\$6,530	\$12,593	\$6,177	\$5,282	\$895	\$72	\$281
944	944	Gasoline Station	fuel pos.	\$16,030	15,827	\$41.65	\$701.58	\$938.85	\$3,952.68	\$5,593	\$47	\$10,391	51%	\$5,281	\$5,110	\$11,224	\$4,833	\$4,136	\$697	\$57	\$220
947	947	Self-Service Car Wash	bays	\$13,862	13,291	\$34.98	\$589.17	\$788.42	\$3,319.36	\$4,697	\$19	\$9,147	16%	\$1,450	\$7,697	\$9,867	\$7,281	\$6,231	\$1,050	\$85	\$331
913.P	913	Convenience/Gasoline/Fast Food Store	1,000 sf	\$178,485	163,983	\$431.53	\$7,269.25	\$9,727.70	\$40,954.96	\$57,952	\$187	\$120,346	53%	\$63,556	\$56,790	\$129,621	\$53,723	\$45,960	\$7,763	\$625	\$2,442
INDUSTRIAL:																					
110	110	General Light Industrial	1,000 sf	\$5,772	4,715	\$12.41	\$208.99	\$279.67	\$1,177.45	\$1,666	\$274	\$3,832	100%	\$3,832	\$0	\$4,132	\$0	\$0	\$0	\$0	\$0
120	120	General Heavy Industrial	1,000 sf	\$1,746	1,426	\$3.75	\$63.20	\$84.58	\$356.08	\$504	\$274	\$968	100%	\$968	\$0	\$1,059	\$0	\$0	\$0	\$0	\$0
130	130	Industrial Park	1,000 sf	\$3,922	3,203	\$8.43	\$142.00	\$190.02	\$800.00	\$1,132	\$274	\$2,516	100%	\$2,516	\$0	\$2,720	\$0	\$0	\$0	\$0	\$0
140	140	Manufacturing	1,000 sf	\$4,573	3,735	\$9.83	\$165.59	\$221.59	\$932.94	\$1,320	\$274	\$2,979	100%	\$2,979	\$0	\$3,217	\$0	\$0	\$0	\$0	\$0
150	150/154/157	Passive Warehouse (Storage Warehouse)	1,000 sf	\$2,025	1,654	\$4.35	\$73.32	\$98.11	\$413.06	\$584	\$283	\$1,158	100%	\$1,158	\$0	\$1,263	\$0	\$0	\$0	\$0	\$0
152	155/156	Active Warehouse (Fulfillment Center/Parcel Hub)	1,000 sf	\$11,963	9,536	\$25.09	\$422.70	\$565.66	\$2,381.50	\$3,370	\$283	\$8,311	100%	\$8,311	\$0	\$8,932	\$0	\$0	\$0	\$0	\$0
160.P	153	Airport Hangar	1,000 sf	\$4,143	3,384	\$8.90	\$150.00	\$200.73	\$845.11	\$1,196	\$274	\$2,673	100%	\$2,673	\$0	\$2,888	\$0	\$0	\$0	\$0	\$0
OTHER:																					
199.P	n/a	Mining	1,000 cy	\$67	27	\$0.01	\$0.14	\$1.61	\$14.76	\$17	\$3	\$48	0%	\$0	\$48	\$51	\$45	\$38	\$7	\$1	\$2

Notes:

- (1) This value is the total value of transportation system consumed, less credits for revenues committed to transportation system expansion that are generated by the use itself. This value includes Interstate costs and "carrying costs", but not toll road costs. It does consider the proportion of trip length
- (2) Specific calculations for the "low income" category can be seen in Appendix B of the 2014 Mobility Fee Update Study.
- (3) The statistical relationship between the trip generation rate for the age restricted single family, age restricted multi-family, and congregate care facility was used to interpolate the trip length.
- (4) The trip generation rate recommended for the office and retail size categories used the end-point of the range due to the nature of the ITE equation to be conservative for smaller developments.
- (5) The trip generation rate used for the office and retail open-ended size categories used the size 200,000 s.f. larger than the beginning of the size range, as the size ranges increase in 200,000 s.f. increments.

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Table 4-2
Urban Mixed-Use Trip Reduction Measures Fee Schedule (Fee District A)

Pasco County Land Use Code	ITE Land Use Code	Land Use	Unit	Total Impact Cost	Revenue-generating vmt/yr:	County 2nd LOGT Gas Tax credit (\$\$/yr):	PV County Gas Tax Credit (\$\$/yr):	PV P4P Equivalent Credit	PV Federal/ State Gas Tax Revenue Credit (\$\$/yr)	PV Sub-Total County-wide self-credits:	PV Tax Increment Self-Credit	Fee Before Incentive	Incentive %	\$\$ Allocated for Incentive	Net Mobility Fee	Full Fee ⁽¹⁾	Road Share (Incl Int)	Road Share (Excl Int)	Interstate /SIS Share	Transit Share	Bike/Ped Share
RESIDENTIAL:																					
		Single Family (Detached)																			
210.1P	210.1	Less than 1,500 s.f. & Annual Hh Income less than 80% SHIP Definition ⁽²⁾	du	\$5,425	4,377	\$11.52	\$194.03	\$259.65	\$1,093.16	\$1,547	\$561	\$3,317	100%	\$3,317	\$0	\$3,599	\$0	\$0	\$0	\$0	\$0
210.2P	210.2	0 to 1,500 s.f.	du	\$8,270	6,672	\$17.56	\$295.78	\$395.81	\$1,666.40	\$2,358	\$886	\$5,026	38%	\$1,896	\$3,130	\$5,456	\$2,960	\$2,530	\$430	\$35	\$135
210.3P	210.3	1,501 to 2,499 s.f.	du	\$10,334	8,338	\$21.94	\$369.60	\$494.60	\$2,082.34	\$2,947	\$1,123	\$6,265	30%	\$1,889	\$4,376	\$6,802	\$4,139	\$3,538	\$601	\$49	\$188
210.4P	210.4	2,500 s.f. and greater	du	\$12,174	9,822	\$25.85	\$435.38	\$582.63	\$2,452.94	\$3,471	\$1,976	\$6,727	29%	\$1,980	\$4,747	\$7,360	\$4,490	\$3,838	\$652	\$53	\$204
210.5P	210.5	"Low Income" SHIP defined Multi-Family ⁽²⁾	du	\$3,519	2,916	\$7.67	\$129.25	\$172.96	\$728.17	\$1,030	\$296	\$2,192	100%	\$2,192	\$0	\$2,375	\$0	\$0	\$0	\$0	\$0
220	220	Multi-Family Apartments	du	\$6,712	5,562	\$14.64	\$246.54	\$329.92	\$1,389.00	\$1,965	\$881	\$3,866	23%	\$888	\$2,978	\$4,215	\$2,817	\$2,408	\$409	\$33	\$128
231	231	Low-Rise Condominium/Townhouse (1 to 2 stories)	du	\$6,509	5,393	\$14.19	\$239.07	\$319.92	\$1,346.91	\$1,906	\$786	\$3,817	21%	\$810	\$3,007	\$4,155	\$2,844	\$2,431	\$413	\$34	\$129
232	232	High-Rise Condominium (3 or more stories)	du	\$4,251	3,522	\$9.27	\$156.14	\$208.95	\$879.70	\$1,245	\$786	\$2,220	20%	\$451	\$1,769	\$2,441	\$1,673	\$1,430	\$243	\$20	\$76
240	240	Mobile Home Park	du	\$3,813	3,201	\$8.42	\$141.91	\$189.90	\$799.52	\$1,131	\$204	\$2,479	33%	\$824	\$1,655	\$2,677	\$1,565	\$1,338	\$227	\$19	\$71
251	251	Age Restricted Single Family ⁽³⁾	du	\$3,907	3,219	\$8.47	\$142.69	\$190.95	\$803.91	\$1,138	\$886	\$1,884	23%	\$441	\$1,443	\$2,087	\$1,365	\$1,167	\$198	\$16	\$62
252	252	Age Restricted Multi-Family ⁽³⁾	du	\$2,229	1,971	\$5.19	\$87.36	\$116.91	\$492.19	\$696	\$881	\$651	18%	\$119	\$532	\$767	\$503	\$430	\$73	\$6	\$23
253	253	Congregate Care Facility (Attached) ⁽³⁾	du	\$882	788	\$2.07	\$34.91	\$46.72	\$196.69	\$278	\$160	\$444	24%	\$108	\$336	\$490	\$318	\$272	\$46	\$4	\$14
LODGING:																					
310	310	Hotel	room	\$7,284	5,878	\$15.47	\$260.57	\$348.69	\$1,468.05	\$2,077	\$306	\$4,901	100%	\$4,901	\$0	\$5,280	\$0	\$0	\$0	\$0	\$0
320	320	Motel	room	\$2,347	1,971	\$5.19	\$87.37	\$116.92	\$492.25	\$697	\$184	\$1,466	100%	\$1,466	\$0	\$1,588	\$0	\$0	\$0	\$0	\$0
330	330	Resort Hotel	room	\$6,229	5,036	\$13.25	\$223.26	\$298.76	\$1,257.82	\$1,780	\$306	\$4,143	100%	\$4,143	\$0	\$4,467	\$0	\$0	\$0	\$0	\$0
RECREATION:																					
412	412	General Recreation	acre	\$2,009	1,674	\$4.41	\$74.22	\$99.32	\$418.13	\$592	\$148	\$1,269	62%	\$784	\$485	\$1,374	\$458	\$391	\$67	\$6	\$21
416	416	RV Park	RV space	\$1,423	1,203	\$3.16	\$53.31	\$71.33	\$300.33	\$425	\$204	\$794	31%	\$246	\$548	\$868	\$517	\$442	\$75	\$7	\$24
420	420	Marina	berth	\$2,764	2,237	\$5.89	\$99.16	\$132.69	\$558.64	\$790	\$155	\$1,818	48%	\$880	\$938	\$1,962	\$887	\$758	\$129	\$11	\$40
430	430	Golf Course	hole	\$34,844	28,197	\$74.20	\$1,249.93	\$1,672.65	\$7,042.10	\$9,965	\$823	\$24,056	52%	\$12,468	\$11,588	\$25,866	\$10,962	\$9,371	\$1,591	\$128	\$498
431	431	Miniature Golf Course	hole	\$3,785	3,063	\$8.06	\$135.77	\$181.69	\$764.94	\$1,082	\$75	\$2,627	68%	\$1,787	\$840	\$2,824	\$794	\$679	\$115	\$10	\$36
437	437	Bowling Alley	1,000 sf	\$29,585	24,638	\$64.84	\$1,092.18	\$1,461.55	\$6,153.32	\$8,707	\$358	\$20,520	63%	\$12,910	\$7,610	\$22,057	\$7,199	\$6,155	\$1,044	\$84	\$327
444	444	Movie Theater	screen	\$39,105	37,677	\$99.15	\$1,670.18	\$2,235.03	\$9,409.78	\$13,315	\$876	\$24,914	61%	\$15,281	\$9,633	\$26,946	\$9,113	\$7,799	\$1,314	\$106	\$414
491	491	Racquet Club/Health Club/Spa/Dance Studio	1,000 sf	\$13,007	10,832	\$28.51	\$480.18	\$642.57	\$2,705.31	\$3,828	\$358	\$8,821	62%	\$5,504	\$3,317	\$9,497	\$3,137	\$2,682	\$455	\$37	\$143
495	495	Community Center/Gymnasium	1,000 sf	\$33,578	27,138	\$71.41	\$1,202.99	\$1,609.83	\$6,777.62	\$9,590	\$358	\$23,629	71%	\$16,770	\$6,859	\$25,374	\$6,488	\$5,547	\$941	\$76	\$295
496P	n/a	Ice-Skating Arena	1,000 sf	\$15,187	11,993	\$31.56	\$531.66	\$711.47	\$2,995.38	\$4,239	\$358	\$10,591	94%	\$9,994	\$597	\$11,380	\$564	\$482	\$82	\$7	\$26
INSTITUTIONS:																					
520	520	Elementary School	student	\$1,412	1,182	\$3.11	\$52.41	\$70.14	\$295.29	\$418	\$11	\$982	66%	\$651	\$331	\$1,056	\$313	\$268	\$45	\$4	\$14
522	522	Middle School	student	\$1,790	1,499	\$3.94	\$66.45	\$88.93	\$374.39	\$530	\$13	\$1,247	62%	\$776	\$471	\$1,340	\$445	\$380	\$65	\$6	\$20
530	530	High School	student	\$1,706	1,429	\$3.76	\$63.33	\$84.75	\$356.81	\$505	\$14	\$1,187	58%	\$689	\$498	\$1,276	\$471	\$403	\$68	\$6	\$21
540	540	University/Jr College (7,500 or fewer students) (Private)	student	\$2,265	1,813	\$4.77	\$80.37	\$107.55	\$452.78	\$641	\$15	\$1,609	40%	\$647	\$962	\$1,727	\$910	\$778	\$132	\$11	\$41
550	550	University/Jr College (more than 7,500 students) (Private)	student	\$1,577	1,262	\$3.32	\$55.93	\$74.84	\$315.09	\$446	\$15	\$1,115	36%	\$396	\$719	\$1,197	\$680	\$581	\$99	\$8	\$31
560	560	Church	1,000 sf	\$5,284	4,486	\$11.80	\$198.84	\$266.09	\$1,120.27	\$1,585	\$0	\$3,699	39%	\$1,432	\$2,267	\$3,973	\$2,145	\$1,834	\$311	\$25	\$97
565	565	Day Care	student	\$1,289	1,233	\$3.24	\$54.65	\$73.13	\$307.87	\$436	\$13	\$840	76%	\$637	\$203	\$907	\$191	\$163	\$28	\$3	\$9
566	566	Cemetery	acre	\$8,270	6,618	\$17.42	\$293.38	\$392.61	\$1,652.93	\$2,339	\$447	\$5,484	56%	\$3,063	\$2,421	\$5,914	\$2,290	\$1,958	\$332	\$27	\$104
610	610	Hospital	1,000 sf	\$11,937	9,552	\$25.14	\$423.45	\$566.66	\$2,385.72	\$3,376	\$333	\$8,228	24%	\$1,940	\$6,288	\$8,848	\$5,948	\$5,085	\$863	\$70	\$270
620	620	Nursing Home	bed	\$1,517	1,373	\$3.61	\$60.85	\$81.42	\$342.80	\$485	\$160	\$872	54%	\$473	\$399	\$951	\$377	\$322	\$55	\$5	\$17
OFFICE:																					
710	710.1	General Office 50,000 sf or less ⁽⁴⁾	1,000 sf	\$11,161	9,164	\$24.11	\$406.22	\$543.60	\$2,288.64	\$3,238	\$587	\$7,336	100%	\$7,336	\$0	\$7,916	\$0	\$0	\$0	\$0	\$0
710.1P	710.2	General Office 50,001-100,000 sf ⁽⁴⁾	1,000 sf	\$10,932	8,975	\$23.62	\$397.86	\$532.41	\$2,241.54	\$3,172	\$807	\$6,953	100%	\$6,953	\$0	\$7,521	\$0	\$0	\$0	\$0	\$0
710.2P	710.3	General Office 100,001-200,000 sf ⁽⁴⁾	1,000 sf	\$10,707	8,790	\$23.13	\$389.67	\$521.46	\$2,195.41	\$3,107	\$807	\$6,793	100%	\$6,793	\$0	\$7,349	\$0	\$0	\$0	\$0	\$0
710.3P	710.4	General Office 200,001-400,000 sf ⁽⁴⁾	1,000 sf	\$10,486	8,609	\$22.66	\$381.65	\$510.73	\$2,150.23	\$3,043	\$807	\$6,637	100%	\$6,637	\$0	\$7,182	\$0	\$0	\$0	\$0	\$0
710.4P	710.5	General Office greater than 400,000 sf ⁽⁵⁾	1,000 sf	\$10,271	8,432	\$22.19	\$373.80	\$500.22	\$2,105.98	\$2,980	\$807	\$6,483	100%	\$6,483	\$0	\$7,017	\$0	\$0	\$0	\$0	\$0
714	714	Corporate Headquarters Building	1,000 sf	\$8,191	6,725	\$17.70	\$298.10	\$398.92	\$1,679.49	\$2,377	\$807	\$5,007	100%	\$5,007	\$0	\$5,433	\$0	\$0	\$0	\$0	\$0
720	720	Medical Office	1,000 sf	\$37,449	30,485	\$80.22	\$1,351.39	\$1,808.42	\$7,613.72	\$10,774	\$807	\$25,868	100%	\$25,868	\$0	\$27,814	\$0	\$0	\$0	\$0	\$0
750	750	Office Park	1,000 sf	\$16,208	12,887	\$33.91	\$571.26	\$764.45	\$3,218.46	\$4,554	\$807	\$10,846	100%	\$10,846	\$0	\$11,689	\$0	\$0	\$0	\$0	\$0
760	760	Research and Development Center	1,000 sf	\$11,743	9,585	\$25.22	\$424.91	\$568.61	\$2,393.94	\$3,387	\$807	\$7,548	100%	\$7,548	\$0	\$8,158	\$0	\$0	\$0	\$0	\$0
770.P	640	Veterinarian Clinic	1,000 sf	\$22,185	18,229	\$47.97	\$808.10	\$1,081.39	\$4,552.82	\$6,442	\$587	\$15,156	100%	\$15,156	\$0	\$16,309	\$0	\$0	\$0	\$0	\$0

Table 4-2
Urban Mixed-Use Trip Reduction Measures Fee Schedule (Fee District A)

Pasco County Land Use Code	ITE Land Use Code	Land Use	Unit	Total Impact Cost	Revenue-generating vmt/yr:	County 2nd LOGT Gas Tax credit (\$\$/yr):	PV County Gas Tax Credit (\$\$/yr):	PV P4P Equivalent Credit	PV Federal/ State Gas Tax Revenue Credit (\$\$/yr)	PV Sub-Total County-wide self-credits:	PV Tax Increment Self-Credit	Fee Before Incentive	Incentive %	\$\$ Allocated for Incentive	Net Mobility Fee	Full Fee ⁽¹⁾	Road Share (Incl Int)	Road Share (Excl Int)	Interstate /SIS Share	Transit Share	Bike/Ped Share
RETAIL:																					
151	151	Self-Storage Facility	1,000 sf	\$853	760	\$2.00	\$33.68	\$45.07	\$189.75	\$268	\$123	\$461	0%	\$0	\$461	\$506	\$435	\$372	\$63	\$6	\$20
151.1P	151.1	Free-Standing Recreational Vehicle/Boat Storage	acre	\$5,477	4,880	\$12.84	\$216.35	\$289.52	\$1,218.90	\$1,725	\$555	\$3,197	33%	\$1,062	\$2,135	\$3,482	\$2,019	\$1,726	\$292	\$24	\$92
816	816	Hardware/Paint	1,000 sf	\$1,869	1,854	\$4.88	\$82.20	\$110.00	\$463.11	\$655	\$516	\$699	53%	\$369	\$330	\$796	\$312	\$267	\$45	\$4	\$14
820	820.1	Retail 50,000 sfgla or less ⁽⁴⁾	1,000 sfgla	\$15,350	15,226	\$40.07	\$674.94	\$903.21	\$3,802.64	\$5,381	\$516	\$9,454	50%	\$4,767	\$4,687	\$10,252	\$4,433	\$3,794	\$639	\$52	\$202
820.1P	820.2	Retail 50,001-200,000 sfgla ⁽⁴⁾	1,000 sfgla	\$15,241	14,256	\$37.52	\$631.95	\$845.68	\$3,560.42	\$5,038	\$496	\$9,707	56%	\$5,476	\$4,231	\$10,499	\$4,002	\$3,424	\$578	\$47	\$182
820.2P	820.3	Retail 200,001-400,000 sfgla ⁽⁴⁾	1,000 sfgla	\$14,622	13,443	\$35.38	\$595.90	\$797.43	\$3,357.29	\$4,751	\$496	\$9,376	57%	\$5,326	\$4,050	\$10,135	\$3,831	\$3,277	\$554	\$45	\$174
820.3P	820.4	Retail 400,001-600,000 sfgla ⁽⁴⁾	1,000 sfgla	\$14,593	13,170	\$34.66	\$583.80	\$781.25	\$3,289.15	\$4,654	\$1,495	\$8,444	55%	\$4,628	\$3,816	\$9,202	\$3,610	\$3,088	\$522	\$42	\$164
820.4P	820.5	Retail 600,001-800,000 sfgla ⁽⁴⁾	1,000 sfgla	\$14,984	13,352	\$35.14	\$591.90	\$792.08	\$3,334.78	\$4,719	\$1,495	\$8,770	55%	\$4,802	\$3,968	\$9,549	\$3,753	\$3,210	\$543	\$44	\$171
820.5P	820.6	Retail greater than 800,000 sfgla ⁽⁵⁾	1,000 sfgla	\$14,340	12,639	\$33.26	\$560.28	\$749.76	\$3,156.60	\$4,467	\$1,495	\$8,379	50%	\$4,191	\$4,188	\$9,124	\$3,961	\$3,388	\$573	\$47	\$180
814	826	Specialty Retail	1,000 sf	\$28,317	24,928	\$65.60	\$1,105.03	\$1,478.75	\$6,225.76	\$8,810	\$516	\$18,992	59%	\$11,164	\$7,828	\$20,464	\$7,404	\$6,332	\$1,072	\$87	\$337
830.P	n/a	Non-Veterinary Kennel	1,000 sf	\$13,007	12,442	\$32.74	\$551.54	\$738.06	\$3,107.35	\$4,397	\$516	\$8,095	55%	\$4,460	\$3,635	\$8,771	\$3,439	\$2,943	\$496	\$40	\$156
841	841	New/Used Auto Sales	1,000 sf	\$20,177	16,932	\$44.56	\$750.57	\$1,004.42	\$4,228.74	\$5,984	\$565	\$13,628	56%	\$7,565	\$6,063	\$14,676	\$5,735	\$4,903	\$832	\$67	\$261
848	848	Tire Store	1,000 sf	\$14,741	12,805	\$33.70	\$567.63	\$759.60	\$3,198.02	\$4,525	\$516	\$9,700	63%	\$6,153	\$3,547	\$10,466	\$3,354	\$2,868	\$486	\$40	\$153
850	850	Supermarket	1,000 sf	\$24,292	23,531	\$61.92	\$1,043.12	\$1,395.90	\$5,876.93	\$8,316	\$236	\$15,740	60%	\$9,464	\$6,276	\$17,002	\$5,936	\$5,080	\$856	\$70	\$270
853	853	Convenience Store w/Gas Pumps	1,000 sf	\$51,952	54,769	\$144.13	\$2,427.88	\$3,248.99	\$13,678.69	\$19,356	\$187	\$32,410	53%	\$17,158	\$15,252	\$35,109	\$14,428	\$12,356	\$2,072	\$168	\$656
862	862	Home Improvement Superstore	1,000 sf	\$9,728	9,099	\$23.95	\$403.36	\$539.78	\$2,272.56	\$3,216	\$496	\$6,016	61%	\$3,668	\$2,348	\$6,522	\$2,221	\$1,900	\$321	\$26	\$101
881	881	Pharmacy/Drug Store with and without Drive-Thru	1,000 sf	\$13,019	12,611	\$33.19	\$559.06	\$748.13	\$3,149.73	\$4,457	\$516	\$8,047	59%	\$4,756	\$3,291	\$8,723	\$3,112	\$2,663	\$449	\$37	\$142
890	890	Furniture Store	1,000 sf	\$4,146	3,373	\$8.88	\$149.51	\$200.07	\$842.34	\$1,192	\$516	\$2,438	63%	\$1,535	\$903	\$2,654	\$854	\$730	\$124	\$10	\$39
912	912	Bank/Savings w/Drive-In	1,000 sf	\$22,251	20,721	\$54.53	\$918.55	\$1,229.20	\$5,175.12	\$7,323	\$810	\$14,118	32%	\$4,570	\$9,548	\$15,275	\$9,031	\$7,726	\$1,305	\$106	\$411
929P	n/a	Breakfast and Lunch Restaurant	1,000 sf	\$32,937	29,256	\$76.99	\$1,296.90	\$1,735.51	\$7,306.72	\$10,339	\$802	\$21,796	55%	\$12,060	\$9,736	\$23,507	\$9,209	\$7,876	\$1,333	\$108	\$419
930	930	Fast Casual Restaurant	1,000 sf	\$80,018	71,076	\$187.04	\$3,150.76	\$4,216.34	\$17,751.38	\$25,118	\$802	\$54,098	55%	\$29,889	\$24,209	\$58,256	\$22,901	\$19,587	\$3,314	\$267	\$1,041
931	931	Quality Restaurant	1,000 sf	\$41,813	37,191	\$97.87	\$1,648.66	\$2,206.24	\$9,288.56	\$13,143	\$802	\$27,867	57%	\$15,859	\$12,008	\$30,040	\$11,359	\$9,715	\$1,644	\$133	\$516
932	932	High-Turnover Restaurant	1,000 sf	\$49,307	43,797	\$115.26	\$1,941.49	\$2,598.10	\$10,938.36	\$15,478	\$802	\$33,027	55%	\$18,283	\$14,744	\$35,589	\$13,947	\$11,929	\$2,018	\$163	\$634
934	934	Fast Food Restaurant w/Drive-Thru	1,000 sf	\$114,702	111,440	\$293.26	\$4,940.05	\$6,610.77	\$27,832.26	\$39,383	\$1,683	\$73,636	58%	\$42,923	\$30,713	\$79,596	\$29,054	\$24,865	\$4,189	\$338	\$1,321
941	941	Quick Lube	bays	\$20,675	17,959	\$47.26	\$796.11	\$1,065.36	\$4,485.30	\$6,347	\$283	\$14,046	59%	\$8,288	\$5,758	\$15,120	\$5,446	\$4,657	\$789	\$64	\$248
942	943	Auto Repair or Body Shop	1,000 sf	\$16,245	14,111	\$37.14	\$625.55	\$837.10	\$3,524.32	\$4,987	\$565	\$10,693	54%	\$5,795	\$4,898	\$11,537	\$4,633	\$3,962	\$671	\$54	\$211
944	944	Gasoline Station	fuel pos.	\$14,745	14,557	\$38.31	\$645.31	\$863.55	\$3,635.68	\$5,145	\$47	\$9,554	60%	\$5,721	\$3,833	\$10,320	\$3,625	\$3,102	\$523	\$43	\$165
947	947	Self-Service Car Wash	bays	\$12,751	12,225	\$32.17	\$541.92	\$725.19	\$3,053.15	\$4,320	\$19	\$8,412	31%	\$2,639	\$5,773	\$9,074	\$5,461	\$4,674	\$787	\$64	\$248
913.P	913	Convenience/Gasoline/Fast Food Store	1,000 sf	\$164,170	150,832	\$396.93	\$6,686.26	\$8,947.54	\$37,670.38	\$53,304	\$187	\$110,680	62%	\$68,087	\$42,593	\$119,210	\$40,293	\$34,471	\$5,822	\$469	\$1,831
INDUSTRIAL:																					
110	110	General Light Industrial	1,000 sf	\$5,309	4,336	\$11.41	\$192.23	\$257.24	\$1,083.02	\$1,532	\$274	\$3,503	100%	\$3,503	\$0	\$3,779	\$0	\$0	\$0	\$0	\$0
120	120	General Heavy Industrial	1,000 sf	\$1,606	1,311	\$3.45	\$58.13	\$77.79	\$327.53	\$463	\$274	\$868	100%	\$868	\$0	\$952	\$0	\$0	\$0	\$0	\$0
130	130	Industrial Park	1,000 sf	\$3,607	2,946	\$7.75	\$130.61	\$174.78	\$735.84	\$1,041	\$274	\$2,292	100%	\$2,292	\$0	\$2,480	\$0	\$0	\$0	\$0	\$0
140	140	Manufacturing	1,000 sf	\$4,207	3,436	\$9.04	\$152.31	\$203.82	\$858.12	\$1,214	\$274	\$2,719	100%	\$2,719	\$0	\$2,937	\$0	\$0	\$0	\$0	\$0
150	150/154/157	Passive Warehouse (Storage Warehouse)	1,000 sf	\$1,862	1,521	\$4.00	\$67.44	\$90.24	\$379.93	\$538	\$283	\$1,042	100%	\$1,042	\$0	\$1,139	\$0	\$0	\$0	\$0	\$0
152	155/156	Active Warehouse (Fulfillment Center/Parcel Hub)	1,000 sf	\$11,004	8,771	\$23.08	\$388.80	\$520.29	\$2,190.51	\$3,100	\$283	\$7,622	100%	\$7,622	\$0	\$8,193	\$0	\$0	\$0	\$0	\$0
160.P	153	Airport Hangar	1,000 sf	\$3,811	3,112	\$8.19	\$137.97	\$184.63	\$777.33	\$1,100	\$274	\$2,437	100%	\$2,437	\$0	\$2,635	\$0	\$0	\$0	\$0	\$0

Notes:

- (1) This value is the total value of transportation system consumed, less credits for revenues committed to transportation system expansion that are generated by the use itself. This value includes Interstate costs and "carrying costs", but not toll road costs. It does consider the proportion of trip length
- (2) Specific calculations for the "low income" category can be seen in Appendix B of the 2014 Mobility Fee Update Study.
- (3) The statistical relationship between the trip generation rate for the age restricted single family, age restricted multi-family, and congregate care facility was used to interpolate the trip length.
- (4) The trip generation rate recommended for the office and retail size categories used the end-point of the range due to the nature of the ITE equation to be conservative for smaller developments.
- (5) The trip generation rate used for the office and retail open-ended size categories used the size 200,000 s.f. larger than the beginning of the size range, as the size ranges increase in 200,000 s.f. increments.

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Table 4-3
Urban Traditional Neighborhood Development Fee Schedule (Fee District A)

Pasco County Land Use Code	ITE Land Use Code	Land Use	Unit	Total Impact Cost	Revenue-generating vmt/yr:	County 2nd LOGT Gas Tax credit (\$\$/yr):	PV County Gas Tax Credit (\$\$/yr):	PV P4P Equivalent Credit	PV Federal/ State Gas Tax Revenue Credit (\$\$/yr)	PV Sub-County-wide self-credits:	PV Tax Increment Self-Credit	Fee Before Incentive	Incentive %	\$\$ Allocated for Incentive	Net Mobility Fee	Full Fee ⁽¹⁾	Road Share (Incl Int)	Road Share (Excl Int)	Interstate /SIS Share	Transit Share	Bike/Ped Share
RESIDENTIAL:																					
		Single Family (Detached)																			
210.1P	210.1	Less than 1,500 s.f. & Annual Hh Income less than 80% SHIP Definition ⁽²⁾	du	\$5,228	4,218	\$11.10	\$186.98	\$250.22	\$1,053.47	\$1,491	\$561	\$3,177	100%	\$3,177	\$0	\$3,448	\$0	\$0	\$0	\$0	\$0
210.2P	210.2	0 to 1,500 s.f.	du	\$7,970	6,430	\$16.92	\$285.04	\$381.43	\$1,605.89	\$2,272	\$886	\$4,811	57%	\$2,724	\$2,087	\$5,225	\$1,974	\$1,688	\$286	\$23	\$90
210.3P	210.3	1,501 to 2,499 s.f.	du	\$9,959	8,035	\$21.14	\$356.18	\$476.64	\$2,006.72	\$2,840	\$1,123	\$5,996	51%	\$3,078	\$2,918	\$6,514	\$2,760	\$2,359	\$401	\$33	\$125
210.4P	210.4	2,500 s.f. and greater	du	\$11,731	9,465	\$24.91	\$419.57	\$561.47	\$2,363.87	\$3,345	\$1,976	\$6,411	51%	\$3,246	\$3,165	\$7,021	\$2,994	\$2,560	\$434	\$35	\$136
210.5P	210.5	"Low Income" SHIP defined Multi-Family ⁽²⁾	du	\$3,391	2,810	\$7.39	\$124.55	\$166.68	\$701.73	\$993	\$296	\$2,102	100%	\$2,102	\$0	\$2,278	\$0	\$0	\$0	\$0	\$0
220	220	Multi-Family Apartments	du	\$6,468	5,360	\$14.10	\$237.59	\$317.94	\$1,338.56	\$1,894	\$881	\$3,693	46%	\$1,707	\$1,986	\$4,030	\$1,879	\$1,607	\$272	\$22	\$85
231	231	Low-Rise Condominium/Townhouse (1 to 2 stories)	du	\$6,272	5,197	\$13.68	\$230.39	\$308.30	\$1,298.00	\$1,837	\$786	\$3,649	45%	\$1,644	\$2,005	\$3,975	\$1,896	\$1,621	\$275	\$23	\$86
232	232	High-Rise Condominium (3 or more stories)	du	\$4,097	3,394	\$8.93	\$150.47	\$201.36	\$847.76	\$1,200	\$786	\$2,111	44%	\$932	\$1,179	\$2,324	\$1,115	\$953	\$162	\$13	\$51
240	240	Mobile Home Park	du	\$3,675	3,085	\$8.12	\$136.76	\$183.01	\$770.49	\$1,090	\$204	\$2,381	54%	\$1,277	\$1,104	\$2,572	\$1,044	\$893	\$151	\$13	\$47
251	251	Age Restricted Single Family ⁽³⁾	du	\$3,765	3,102	\$8.16	\$137.51	\$184.01	\$774.72	\$1,096	\$886	\$1,783	46%	\$821	\$962	\$1,979	\$910	\$778	\$132	\$11	\$41
252	252	Age Restricted Multi-Family ⁽³⁾	du	\$2,148	1,899	\$5.00	\$84.19	\$112.66	\$474.32	\$671	\$881	\$596	40%	\$241	\$355	\$707	\$336	\$287	\$49	\$4	\$15
253	253	Congregate Care Facility (Attached) ⁽³⁾	du	\$850	759	\$2.00	\$33.64	\$45.02	\$189.55	\$268	\$160	\$422	47%	\$198	\$224	\$466	\$211	\$180	\$31	\$3	\$10
LODGING:																					
310	310	Hotel	room	\$7,020	5,665	\$14.91	\$251.11	\$336.03	\$1,414.74	\$2,002	\$306	\$4,712	100%	\$4,712	\$0	\$5,077	\$0	\$0	\$0	\$0	\$0
320	320	Motel	room	\$2,261	1,899	\$5.00	\$84.20	\$112.68	\$474.38	\$671	\$184	\$1,407	100%	\$1,407	\$0	\$1,524	\$0	\$0	\$0	\$0	\$0
330	330	Resort Hotel	room	\$6,002	4,853	\$12.77	\$215.15	\$287.91	\$1,212.15	\$1,715	\$306	\$3,981	100%	\$3,981	\$0	\$4,293	\$0	\$0	\$0	\$0	\$0
RECREATION:																					
412	412	General Recreation	acre	\$1,936	1,613	\$4.25	\$71.52	\$95.71	\$402.95	\$570	\$148	\$1,218	73%	\$895	\$323	\$1,318	\$305	\$261	\$44	\$4	\$14
416	416	RV Park	RV space	\$1,371	1,159	\$3.05	\$51.37	\$68.74	\$289.42	\$410	\$204	\$758	52%	\$393	\$365	\$829	\$344	\$294	\$50	\$5	\$16
420	420	Marina	berth	\$2,664	2,156	\$5.67	\$95.55	\$127.87	\$538.35	\$762	\$155	\$1,747	64%	\$1,121	\$626	\$1,885	\$592	\$506	\$86	\$7	\$27
430	430	Golf Course	hole	\$33,578	27,173	\$71.51	\$1,204.54	\$1,611.92	\$6,786.39	\$9,603	\$823	\$23,152	67%	\$15,426	\$7,726	\$24,897	\$7,309	\$6,249	\$1,060	\$85	\$332
431	431	Miniature Golf Course	hole	\$3,647	2,952	\$7.77	\$130.84	\$175.09	\$737.17	\$1,043	\$75	\$2,529	78%	\$1,969	\$560	\$2,719	\$529	\$452	\$77	\$7	\$24
437	437	Bowling Alley	1,000 sf	\$28,511	23,743	\$62.48	\$1,052.52	\$1,408.47	\$5,929.88	\$8,391	\$358	\$19,762	74%	\$14,688	\$5,074	\$21,243	\$4,800	\$4,104	\$696	\$56	\$218
444	444	Movie Theater	screen	\$37,685	36,309	\$95.55	\$1,609.53	\$2,153.87	\$9,068.09	\$12,831	\$876	\$23,978	73%	\$17,556	\$6,422	\$25,936	\$6,075	\$5,199	\$876	\$71	\$276
491	491	Racquet Club/Health Club/Spa/Dance Studio	1,000 sf	\$12,535	10,439	\$27.47	\$462.74	\$619.24	\$2,607.07	\$3,689	\$358	\$8,488	74%	\$6,276	\$2,212	\$9,139	\$2,092	\$1,789	\$303	\$25	\$95
495	495	Community Center/Gymnasium	1,000 sf	\$32,358	26,152	\$68.82	\$1,159.30	\$1,551.38	\$6,531.51	\$9,242	\$358	\$22,758	80%	\$18,185	\$4,573	\$24,440	\$4,325	\$3,697	\$628	\$51	\$197
496P	n/a	Ice-Skating Arena	1,000 sf	\$14,636	11,558	\$30.42	\$512.35	\$685.63	\$2,886.61	\$4,085	\$358	\$10,193	96%	\$9,795	\$398	\$10,954	\$376	\$321	\$55	\$5	\$17
INSTITUTIONS:																					
520	520	Elementary School	student	\$1,360	1,139	\$3.00	\$50.51	\$67.59	\$284.57	\$403	\$11	\$946	77%	\$725	\$221	\$1,017	\$208	\$178	\$30	\$3	\$10
522	522	Middle School	student	\$1,725	1,445	\$3.80	\$64.04	\$85.70	\$360.79	\$511	\$13	\$1,201	74%	\$887	\$314	\$1,291	\$296	\$253	\$43	\$4	\$14
530	530	High School	student	\$1,644	1,377	\$3.62	\$61.03	\$81.67	\$343.85	\$487	\$14	\$1,143	71%	\$811	\$332	\$1,229	\$314	\$268	\$46	\$4	\$14
540	540	University/Jr College (7,500 or fewer students) (Private)	student	\$2,183	1,747	\$4.60	\$77.45	\$103.64	\$436.34	\$617	\$15	\$1,550	59%	\$908	\$642	\$1,664	\$606	\$518	\$88	\$8	\$28
550	550	University/Jr College (more than 7,500 students) (Private)	student	\$1,519	1,216	\$3.20	\$53.90	\$72.12	\$303.65	\$430	\$15	\$1,074	55%	\$594	\$480	\$1,153	\$453	\$387	\$66	\$6	\$21
560	560	Church	1,000 sf	\$5,092	4,323	\$11.38	\$191.62	\$256.43	\$1,079.59	\$1,528	\$0	\$3,564	58%	\$2,053	\$1,511	\$3,829	\$1,429	\$1,222	\$207	\$17	\$65
565	565	Day Care	student	\$1,242	1,188	\$3.13	\$52.66	\$70.47	\$296.70	\$420	\$13	\$809	83%	\$673	\$136	\$874	\$128	\$109	\$19	\$2	\$6
566	566	Cemetery	acre	\$7,970	6,378	\$16.78	\$282.73	\$378.35	\$1,592.91	\$2,254	\$447	\$5,269	69%	\$3,655	\$1,614	\$5,683	\$1,527	\$1,305	\$222	\$18	\$69
610	610	Hospital	1,000 sf	\$11,503	9,206	\$24.23	\$408.07	\$546.08	\$2,299.09	\$3,253	\$333	\$7,917	47%	\$3,725	\$4,192	\$8,515	\$3,965	\$3,390	\$575	\$47	\$180
620	620	Nursing Home	bed	\$1,461	1,323	\$3.48	\$58.64	\$78.47	\$330.35	\$467	\$160	\$834	68%	\$568	\$266	\$910	\$252	\$216	\$36	\$3	\$11
OFFICE:																					
710	710.1	General Office 50,000 sf or less ⁽⁴⁾	1,000 sf	\$10,756	8,831	\$23.24	\$391.47	\$523.86	\$2,205.53	\$3,121	\$587	\$7,049	100%	\$7,049	\$0	\$7,608	\$0	\$0	\$0	\$0	\$0
710.1P	710.2	General Office 50,001-100,000 sf ⁽⁴⁾	1,000 sf	\$10,535	8,649	\$22.76	\$383.41	\$513.08	\$2,160.14	\$3,057	\$807	\$6,671	100%	\$6,671	\$0	\$7,218	\$0	\$0	\$0	\$0	\$0
710.2P	710.3	General Office 100,001-200,000 sf ⁽⁴⁾	1,000 sf	\$10,318	8,471	\$22.29	\$375.52	\$502.52	\$2,115.69	\$2,994	\$807	\$6,517	100%	\$6,517	\$0	\$7,053	\$0	\$0	\$0	\$0	\$0
710.3P	710.4	General Office 200,001-400,000 sf ⁽⁴⁾	1,000 sf	\$10,106	8,297	\$21.83	\$367.79	\$492.18	\$2,072.15	\$2,932	\$807	\$6,366	100%	\$6,366	\$0	\$6,891	\$0	\$0	\$0	\$0	\$0
710.4P	710.5	General Office greater than 400,000 sf ⁽⁵⁾	1,000 sf	\$9,898	8,126	\$21.38	\$360.22	\$482.05	\$2,029.50	\$2,872	\$807	\$6,219	100%	\$6,219	\$0	\$6,733	\$0	\$0	\$0	\$0	\$0
714	714	Corporate Headquarters Building	1,000 sf	\$7,893	6,480	\$17.05	\$287.27	\$384.43	\$1,618.50	\$2,290	\$807	\$4,796	100%	\$4,796	\$0	\$5,206	\$0	\$0	\$0	\$0	\$0
720	720	Medical Office	1,000 sf	\$36,089	29,378	\$77.31	\$1,302.32	\$1,742.76	\$7,337.25	\$10,382	\$807	\$24,899	100%	\$24,899	\$0	\$26,774	\$0	\$0	\$0	\$0	\$0
750	750	Office Park	1,000 sf	\$15,619	12,419	\$32.68	\$550.51	\$736.70	\$3,101.59	\$4,389	\$807	\$10,423	100%	\$10,423	\$0	\$11,235	\$0	\$0	\$0	\$0	\$0
760	760	Research and Development Center	1,000 sf	\$11,316	9,237	\$24.31	\$409.48	\$547.97	\$2,307.02	\$3,264	\$807	\$7,245	100%	\$7,245	\$0	\$7,833	\$0	\$0	\$0	\$0	\$0
770.P	640	Veterinarian Clinic	1,000 sf	\$21,379	17,567	\$46.23	\$778.75	\$1,042.13	\$4,387.50	\$6,208	\$587	\$14,584	100%	\$14,584	\$0	\$15,695	\$0	\$0	\$0	\$0	\$0

Table 4-3
Urban Traditional Neighborhood Development Fee Schedule (Fee District A)

Pasco County Land Use Code	ITE Land Use Code	Land Use	Unit	Total Impact Cost	Revenue-generating vmt/yr:	County 2nd LOGT Gas Tax credit (\$\$/yr):	PV County Gas Tax Credit (\$\$/yr):	PV P4P Equivalent Credit	PV Federal/ State Gas Tax Revenue Credit (\$\$/yr)	PV Sub-Total County-wide self-credits:	PV Tax Increment Self-Credit	Fee Before Incentive	Incentive %	\$\$ Allocated for Incentive	Net Mobility Fee	Full Fee ⁽¹⁾	Road Share (Incl Int)	Road Share (Excl Int)	Interstate /SIS Share	Transit Share	Bike/Ped Share
RETAIL:																					
151	151	Self-Storage Facility	1,000 sf	\$822	732	\$1.93	\$32.46	\$43.43	\$182.86	\$259	\$123	\$440	0%	\$0	\$440	\$483	\$416	\$356	\$60	\$5	\$19
151.1P	151.1	Free-Standing Recreational Vehicle/Boat Storage	acre	\$5,278	4,703	\$12.38	\$208.49	\$279.00	\$1,174.64	\$1,662	\$555	\$3,061	53%	\$1,628	\$1,433	\$3,335	\$1,355	\$1,159	\$196	\$16	\$62
816	816	Hardware/Paint	1,000 sf	\$1,802	1,787	\$4.70	\$79.21	\$106.00	\$446.29	\$632	\$516	\$654	66%	\$434	\$220	\$748	\$208	\$178	\$30	\$3	\$9
820	820.1	Retail 50,000 sfgla or less ⁽⁴⁾	1,000 sfgla	\$14,793	14,673	\$38.61	\$650.44	\$870.41	\$3,664.55	\$5,185	\$516	\$9,092	66%	\$5,967	\$3,125	\$9,861	\$2,956	\$2,530	\$426	\$35	\$134
820.1P	820.2	Retail 50,001-200,000 sfgla ⁽⁴⁾	1,000 sfgla	\$14,687	13,738	\$36.15	\$609.01	\$814.97	\$3,431.14	\$4,855	\$496	\$9,336	70%	\$6,515	\$2,821	\$10,100	\$2,668	\$2,282	\$386	\$32	\$121
820.2P	820.3	Retail 200,001-400,000 sfgla ⁽⁴⁾	1,000 sfgla	\$14,091	12,954	\$34.09	\$574.26	\$768.47	\$3,235.37	\$4,578	\$496	\$9,017	70%	\$6,317	\$2,700	\$9,749	\$2,554	\$2,185	\$369	\$30	\$116
820.3P	820.4	Retail 400,001-600,000 sfgla ⁽⁴⁾	1,000 sfgla	\$14,063	12,692	\$33.40	\$562.61	\$752.88	\$3,169.72	\$4,485	\$1,495	\$8,083	69%	\$5,539	\$2,544	\$8,814	\$2,407	\$2,059	\$348	\$28	\$109
820.4P	820.5	Retail 600,001-800,000 sfgla ⁽⁴⁾	1,000 sfgla	\$14,440	12,868	\$33.86	\$570.41	\$763.32	\$3,213.69	\$4,547	\$1,495	\$8,398	68%	\$5,752	\$2,646	\$9,148	\$2,502	\$2,140	\$362	\$30	\$114
820.5P	820.6	Retail greater than 800,000 sfgla ⁽⁵⁾	1,000 sfgla	\$13,819	12,180	\$32.05	\$539.93	\$722.54	\$3,041.97	\$4,304	\$1,495	\$8,020	65%	\$5,228	\$2,792	\$8,738	\$2,641	\$2,259	\$382	\$31	\$120
814	826	Specialty Retail	1,000 sf	\$27,289	24,023	\$63.22	\$1,064.91	\$1,425.06	\$5,999.69	\$8,490	\$516	\$18,284	71%	\$13,065	\$5,219	\$19,702	\$4,937	\$4,223	\$714	\$58	\$224
830.P	n/a	Non-Veterinary Kennel	1,000 sf	\$12,535	11,990	\$31.55	\$531.51	\$711.26	\$2,994.52	\$4,237	\$516	\$7,782	69%	\$5,359	\$2,423	\$8,433	\$2,292	\$1,962	\$330	\$27	\$104
841	841	New/Used Auto Sales	1,000 sf	\$19,444	16,317	\$24.94	\$723.32	\$967.94	\$4,075.18	\$5,766	\$565	\$13,113	69%	\$9,071	\$4,042	\$14,123	\$3,823	\$3,269	\$554	\$45	\$174
848	848	Tire Store	1,000 sf	\$14,206	12,340	\$32.47	\$547.02	\$732.02	\$3,081.89	\$4,361	\$516	\$9,329	75%	\$6,964	\$2,365	\$10,068	\$2,236	\$1,912	\$324	\$27	\$102
850	850	Supermarket	1,000 sf	\$23,410	22,677	\$59.68	\$1,005.24	\$1,345.21	\$5,663.53	\$8,014	\$236	\$15,159	72%	\$10,975	\$4,184	\$16,376	\$3,957	\$3,386	\$571	\$47	\$180
853	853	Convenience Store w/Gas Pumps	1,000 sf	\$50,065	52,781	\$138.90	\$2,339.72	\$3,131.01	\$13,181.99	\$18,653	\$187	\$31,226	67%	\$21,058	\$10,168	\$33,828	\$9,619	\$8,238	\$1,381	\$112	\$437
862	862	Home Improvement Superstore	1,000 sf	\$9,375	8,769	\$23.08	\$388.72	\$520.18	\$2,190.03	\$3,099	\$496	\$5,780	73%	\$4,215	\$1,565	\$6,267	\$1,480	\$1,266	\$214	\$18	\$67
881	881	Pharmacy/Drug Store with and without Drive-Thru	1,000 sf	\$12,546	12,154	\$31.98	\$538.76	\$720.96	\$3,035.36	\$4,295	\$516	\$7,736	72%	\$5,542	\$2,194	\$8,388	\$2,075	\$1,776	\$299	\$25	\$94
890	890	Furniture Store	1,000 sf	\$3,995	3,250	\$8.55	\$144.08	\$192.81	\$811.75	\$1,149	\$516	\$2,331	74%	\$1,729	\$602	\$2,539	\$569	\$486	\$83	\$7	\$26
912	912	Bank/Savings w/Drive-In	1,000 sf	\$21,443	19,969	\$52.55	\$885.20	\$1,184.57	\$4,987.20	\$7,057	\$810	\$13,576	53%	\$7,211	\$6,365	\$14,691	\$6,020	\$5,150	\$870	\$71	\$274
929P	n/a	Breakfast and Lunch Restaurant	1,000 sf	\$31,741	28,194	\$74.19	\$1,249.80	\$1,672.49	\$7,041.40	\$9,964	\$802	\$20,975	69%	\$14,484	\$6,491	\$22,624	\$6,140	\$5,251	\$889	\$72	\$279
930	930	Fast Casual Restaurant	1,000 sf	\$77,113	68,495	\$180.25	\$3,036.35	\$4,063.24	\$17,106.79	\$24,206	\$802	\$52,104	69%	\$35,964	\$16,140	\$56,111	\$15,268	\$13,059	\$2,209	\$178	\$694
931	931	Quality Restaurant	1,000 sf	\$40,295	35,841	\$94.32	\$1,588.80	\$2,126.12	\$8,951.28	\$12,666	\$802	\$26,826	70%	\$18,820	\$8,006	\$28,920	\$7,573	\$6,477	\$1,096	\$89	\$344
932	932	High-Turnover Restaurant	1,000 sf	\$47,517	42,207	\$111.07	\$1,870.99	\$2,503.76	\$10,541.16	\$14,916	\$802	\$31,799	69%	\$21,970	\$9,829	\$34,268	\$9,297	\$7,952	\$1,345	\$109	\$423
934	934	Fast Food Restaurant w/Drive-Thru	1,000 sf	\$110,537	107,393	\$282.61	\$4,760.67	\$6,370.72	\$26,821.61	\$37,953	\$1,683	\$70,901	71%	\$50,426	\$20,475	\$76,644	\$19,369	\$16,576	\$2,793	\$226	\$880
941	941	Quick Lube	bays	\$19,924	17,307	\$45.54	\$767.20	\$1,026.67	\$4,322.43	\$6,116	\$283	\$13,525	72%	\$9,686	\$3,839	\$14,561	\$3,631	\$3,105	\$526	\$43	\$165
942	943	Auto Repair or Body Shop	1,000 sf	\$15,655	13,599	\$35.79	\$602.83	\$806.71	\$3,396.35	\$4,806	\$565	\$10,284	68%	\$7,019	\$3,265	\$11,098	\$3,089	\$2,642	\$447	\$36	\$140
944	944	Gasoline Station	fuel pos.	\$14,209	14,029	\$36.92	\$621.88	\$832.20	\$3,503.66	\$4,958	\$47	\$9,205	72%	\$6,650	\$2,555	\$9,943	\$2,416	\$2,068	\$348	\$29	\$110
947	947	Self-Service Car Wash	bays	\$12,288	11,781	\$31.00	\$522.24	\$698.86	\$2,942.29	\$4,163	\$19	\$8,106	53%	\$4,257	\$3,849	\$8,744	\$3,640	\$3,115	\$525	\$43	\$166
913.P	913	Convenience/Gasoline/Fast Food Store	1,000 sf	\$158,209	145,355	\$382.51	\$6,443.46	\$8,622.63	\$36,302.48	\$51,369	\$187	\$106,654	73%	\$78,259	\$28,395	\$114,875	\$26,861	\$22,980	\$3,881	\$313	\$1,221
INDUSTRIAL:																					
110	110	General Light Industrial	1,000 sf	\$5,116	4,179	\$11.00	\$185.25	\$247.90	\$1,043.69	\$1,477	\$274	\$3,366	100%	\$3,366	\$0	\$3,632	\$0	\$0	\$0	\$0	\$0
120	120	General Heavy Industrial	1,000 sf	\$1,547	1,264	\$3.33	\$56.02	\$74.97	\$315.63	\$447	\$274	\$827	100%	\$827	\$0	\$907	\$0	\$0	\$0	\$0	\$0
130	130	Industrial Park	1,000 sf	\$3,476	2,839	\$7.47	\$125.86	\$168.43	\$709.12	\$1,003	\$274	\$2,199	100%	\$2,199	\$0	\$2,380	\$0	\$0	\$0	\$0	\$0
140	140	Manufacturing	1,000 sf	\$4,054	3,311	\$8.71	\$146.78	\$196.42	\$826.96	\$1,170	\$274	\$2,610	100%	\$2,610	\$0	\$2,821	\$0	\$0	\$0	\$0	\$0
150	150/154/157	Passive Warehouse (Storage Warehouse)	1,000 sf	\$1,795	1,466	\$3.86	\$64.99	\$86.96	\$366.13	\$518	\$283	\$994	100%	\$994	\$0	\$1,087	\$0	\$0	\$0	\$0	\$0
152	155/156	Active Warehouse (Fulfillment Center/Parcel Hub)	1,000 sf	\$10,604	8,452	\$22.24	\$374.68	\$501.40	\$2,110.97	\$2,987	\$283	\$7,334	100%	\$7,334	\$0	\$7,886	\$0	\$0	\$0	\$0	\$0
160.P	153	Airport Hangar	1,000 sf	\$3,672	2,999	\$7.89	\$132.96	\$177.93	\$749.10	\$1,060	\$274	\$2,338	100%	\$2,338	\$0	\$2,529	\$0	\$0	\$0	\$0	\$0

Notes:

- (1) This value is the total value of transportation system consumed, less credits for revenues committed to transportation system expansion that are generated by the use itself. This value includes Interstate costs and "carrying costs", but not toll road costs. It does consider the proportion of trip length
- (2) Specific calculations for the "low income" category can be seen in Appendix B of the 2014 Mobility Fee Update Study.
- (3) The statistical relationship between the trip generation rate for the age restricted single family, age restricted multi-family, and congregate care facility was used to interpolate the trip length.
- (4) The trip generation rate recommended for the office and retail size categories used the end-point of the range due to the nature of the ITE equation to be conservative for smaller developments.
- (5) The trip generation rate used for the office and retail open-ended size categories used the size 200,000 s.f. larger than the beginning of the size range, as the size ranges increase in 200,000 s.f. increments.

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Table 4-4
Urban Transit-Oriented Development Fee Schedule (Fee District A)

Pasco County Land Use Code	ITE Land Use Code	Land Use	Unit	Total Impact Cost	Revenue-generating vmt/yr:	County 2nd LOGT Gas Tax credit (\$\$/yr):	PV County Gas Tax Credit (\$\$/yr):	PV P4P Equivalent Credit	PV Federal/ State Gas Tax Revenue Credit (\$\$/yr)	PV Sub-Total County-wide self-credits:	PV Tax Increment Self-Credit	Fee Before Incentive	Incentive %	\$\$ Allocated for Incentive	Net Mobility Fee	Full Fee ⁽¹⁾	Road Share (Incl Int)	Road Share (Excl Int)	Interstate /SIS Share	Transit Share	Bike/Ped Share
RESIDENTIAL:																					
		Single Family (Detached)																			
210.1P	210.1	Less than 1,500 s.f. & Annual Hh Income less than 80% SHIP Definition ⁽²⁾	du	\$4,691	3,785	\$9.96	\$167.79	\$224.53	\$945.31	\$1,338	\$561	\$2,793	100%	\$2,793	\$0	\$3,037	\$0	\$0	\$0	\$0	\$0
210.2P	210.2	0 to 1,500 s.f.	du	\$7,152	5,770	\$15.18	\$255.77	\$342.28	\$1,441.03	\$2,039	\$886	\$4,226	75%	\$3,183	\$1,043	\$4,598	\$986	\$843	\$143	\$12	\$45
210.3P	210.3	1,501 to 2,499 s.f.	du	\$8,937	7,210	\$18.97	\$319.61	\$427.71	\$1,800.71	\$2,548	\$1,123	\$5,265	72%	\$3,806	\$1,459	\$5,730	\$1,379	\$1,179	\$200	\$17	\$63
210.4P	210.4	2,500 s.f. and greater	du	\$10,527	8,493	\$22.35	\$376.50	\$503.83	\$2,121.19	\$3,002	\$1,976	\$5,550	71%	\$3,968	\$1,582	\$6,097	\$1,496	\$1,279	\$217	\$18	\$68
210.5P	210.5	"Low Income" SHIP defined Multi-Family ⁽²⁾	du	\$3,043	2,521	\$6.63	\$111.77	\$149.57	\$629.69	\$891	\$296	\$1,856	100%	\$1,856	\$0	\$2,014	\$0	\$0	\$0	\$0	\$0
220	220	Multi-Family Apartments	du	\$5,804	4,809	\$12.66	\$213.20	\$285.30	\$1,201.14	\$1,700	\$881	\$3,224	69%	\$2,231	\$993	\$3,525	\$939	\$803	\$136	\$11	\$43
231	231	Low-Rise Condominium/Townhouse (1 to 2 stories)	du	\$5,628	4,664	\$12.27	\$206.73	\$276.65	\$1,164.74	\$1,648	\$786	\$3,194	69%	\$2,192	\$1,002	\$3,487	\$947	\$810	\$137	\$12	\$43
232	232	High-Rise Condominium (3 or more stories)	du	\$3,676	3,046	\$8.02	\$135.02	\$180.69	\$760.72	\$1,076	\$786	\$1,813	67%	\$1,223	\$590	\$2,004	\$558	\$477	\$81	\$7	\$25
240	240	Mobile Home Park	du	\$3,298	2,768	\$7.29	\$122.72	\$164.22	\$691.39	\$978	\$204	\$2,116	74%	\$1,564	\$552	\$2,287	\$521	\$445	\$76	\$7	\$24
251	251	Age Restricted Single Family ⁽³⁾	du	\$3,379	2,784	\$7.33	\$123.39	\$165.12	\$695.19	\$984	\$886	\$1,509	68%	\$1,028	\$481	\$1,685	\$454	\$388	\$66	\$6	\$21
252	252	Age Restricted Multi-Family ⁽³⁾	du	\$1,927	1,704	\$4.48	\$75.55	\$101.09	\$425.62	\$602	\$881	\$444	60%	\$267	\$177	\$544	\$167	\$143	\$24	\$2	\$8
253	253	Congregate Care Facility (Attached) ⁽³⁾	du	\$763	681	\$1.79	\$30.19	\$40.40	\$170.09	\$241	\$160	\$363	69%	\$251	\$112	\$402	\$105	\$90	\$15	\$2	\$5
LODGING:																					
310	310	Hotel	room	\$6,299	5,083	\$13.38	\$225.33	\$301.53	\$1,269.50	\$1,796	\$306	\$4,197	100%	\$4,197	\$0	\$4,524	\$0	\$0	\$0	\$0	\$0
320	320	Motel	room	\$2,029	1,704	\$4.49	\$75.56	\$101.11	\$425.68	\$602	\$184	\$1,243	100%	\$1,243	\$0	\$1,349	\$0	\$0	\$0	\$0	\$0
330	330	Resort Hotel	room	\$5,386	4,355	\$11.46	\$193.06	\$258.35	\$1,087.70	\$1,539	\$306	\$3,541	100%	\$3,541	\$0	\$3,821	\$0	\$0	\$0	\$0	\$0
RECREATION:																					
412	412	General Recreation	acre	\$1,737	1,448	\$3.81	\$64.18	\$85.88	\$361.58	\$512	\$148	\$1,077	85%	\$915	\$162	\$1,168	\$153	\$131	\$22	\$2	\$7
416	416	RV Park	RV space	\$1,230	1,040	\$2.74	\$46.10	\$61.69	\$259.71	\$367	\$204	\$659	72%	\$476	\$183	\$723	\$172	\$147	\$25	\$3	\$8
420	420	Marina	berth	\$2,390	1,934	\$5.09	\$85.74	\$114.74	\$483.09	\$684	\$155	\$1,551	80%	\$1,238	\$313	\$1,675	\$296	\$253	\$43	\$4	\$13
430	430	Golf Course	hole	\$30,131	24,383	\$64.17	\$1,080.88	\$1,446.43	\$6,089.68	\$8,617	\$823	\$20,691	81%	\$16,828	\$3,863	\$22,257	\$3,654	\$3,124	\$530	\$43	\$166
431	431	Miniature Golf Course	hole	\$3,273	2,649	\$6.97	\$117.41	\$157.12	\$661.49	\$936	\$75	\$2,262	88%	\$1,982	\$280	\$2,432	\$264	\$226	\$38	\$4	\$12
437	437	Bowling Alley	1,000 sf	\$25,584	21,306	\$56.07	\$944.46	\$1,263.88	\$5,321.10	\$7,529	\$358	\$17,696	86%	\$15,159	\$2,537	\$19,026	\$2,400	\$2,052	\$348	\$28	\$109
444	444	Movie Theater	screen	\$33,816	32,581	\$85.74	\$1,444.29	\$1,932.75	\$8,137.13	\$11,514	\$876	\$21,426	85%	\$18,215	\$3,211	\$23,183	\$3,037	\$2,599	\$438	\$36	\$138
491	491	Racquet Club/Health Club/Spa/Dance Studio	1,000 sf	\$11,248	9,367	\$24.65	\$415.23	\$555.66	\$2,339.43	\$3,310	\$358	\$7,580	85%	\$6,474	\$1,106	\$8,164	\$1,045	\$893	\$152	\$13	\$48
495	495	Community Center/Gymnasium	1,000 sf	\$29,036	23,467	\$61.76	\$1,040.29	\$1,392.11	\$5,860.97	\$8,293	\$358	\$20,385	89%	\$18,099	\$2,286	\$21,894	\$2,162	\$1,848	\$314	\$26	\$98
496P	n/a	Ice-Skating Arena	1,000 sf	\$13,133	10,371	\$27.29	\$459.76	\$615.24	\$2,590.26	\$3,665	\$358	\$9,110	98%	\$8,911	\$199	\$9,793	\$187	\$160	\$27	\$3	\$9
INSTITUTIONS:																					
520	520	Elementary School	student	\$1,221	1,022	\$2.69	\$45.32	\$60.65	\$255.35	\$361	\$11	\$848	87%	\$738	\$110	\$911	\$103	\$88	\$15	\$2	\$5
522	522	Middle School	student	\$1,548	1,296	\$3.41	\$57.46	\$76.90	\$323.75	\$458	\$13	\$1,077	85%	\$920	\$157	\$1,157	\$148	\$126	\$22	\$2	\$7
530	530	High School	student	\$1,475	1,235	\$3.25	\$54.77	\$73.29	\$308.55	\$437	\$14	\$1,025	84%	\$859	\$166	\$1,101	\$157	\$134	\$23	\$2	\$7
540	540	University/Jr College (7,500 or fewer students) (Private)	student	\$1,959	1,568	\$4.13	\$69.50	\$93.00	\$391.55	\$554	\$15	\$1,390	77%	\$1,069	\$321	\$1,492	\$303	\$259	\$44	\$4	\$14
550	550	University/Jr College (more than 7,500 students) (Private)	student	\$1,363	1,091	\$2.87	\$48.36	\$64.72	\$272.48	\$386	\$15	\$962	75%	\$722	\$240	\$1,033	\$227	\$194	\$33	\$3	\$10
560	560	Church	1,000 sf	\$4,569	3,879	\$10.21	\$171.95	\$230.10	\$968.76	\$1,371	\$0	\$3,199	76%	\$2,443	\$756	\$3,436	\$714	\$610	\$104	\$9	\$33
565	565	Day Care	student	\$1,114	1,066	\$2.81	\$47.26	\$63.24	\$266.24	\$377	\$13	\$725	91%	\$657	\$68	\$783	\$64	\$55	\$9	\$1	\$3
566	566	Cemetery	acre	\$7,152	5,723	\$15.06	\$253.71	\$339.51	\$1,429.38	\$2,023	\$447	\$4,682	83%	\$3,875	\$807	\$5,054	\$763	\$652	\$111	\$9	\$35
610	610	Hospital	1,000 sf	\$10,322	8,260	\$21.74	\$366.18	\$490.02	\$2,063.06	\$2,919	\$333	\$7,070	70%	\$4,974	\$2,096	\$7,606	\$1,982	\$1,694	\$288	\$24	\$90
620	620	Nursing Home	bed	\$1,311	1,187	\$3.12	\$52.62	\$70.41	\$296.44	\$419	\$160	\$732	82%	\$599	\$133	\$800	\$125	\$107	\$18	\$2	\$6
OFFICE:																					
710	710.1	General Office 50,000 sf or less ⁽⁴⁾	1,000 sf	\$9,652	7,924	\$20.85	\$351.28	\$470.08	\$1,979.11	\$2,800	\$587	\$6,265	100%	\$6,265	\$0	\$6,766	\$0	\$0	\$0	\$0	\$0
710.1P	710.2	General Office 50,001-100,000 sf ⁽⁴⁾	1,000 sf	\$9,453	7,761	\$20.42	\$344.05	\$460.41	\$1,938.38	\$2,743	\$807	\$5,903	100%	\$5,903	\$0	\$6,394	\$0	\$0	\$0	\$0	\$0
710.2P	710.3	General Office 100,001-200,000 sf ⁽⁴⁾	1,000 sf	\$9,259	7,602	\$20.00	\$336.97	\$450.93	\$1,898.49	\$2,686	\$807	\$5,765	100%	\$5,765	\$0	\$6,246	\$0	\$0	\$0	\$0	\$0
710.3P	710.4	General Office 200,001-400,000 sf ⁽⁴⁾	1,000 sf	\$9,068	7,445	\$19.59	\$330.03	\$441.65	\$1,859.41	\$2,631	\$807	\$5,630	100%	\$5,630	\$0	\$6,101	\$0	\$0	\$0	\$0	\$0
710.4P	710.5	General Office greater than 400,000 sf ⁽⁵⁾	1,000 sf	\$8,882	7,292	\$19.19	\$323.24	\$432.56	\$1,821.15	\$2,577	\$807	\$5,497	100%	\$5,497	\$0	\$5,959	\$0	\$0	\$0	\$0	\$0
714	714	Corporate Headquarters Building	1,000 sf	\$7,083	5,815	\$15.30	\$257.78	\$344.96	\$1,452.34	\$2,055	\$807	\$4,221	100%	\$4,221	\$0	\$4,589	\$0	\$0	\$0	\$0	\$0
720	720	Medical Office	1,000 sf	\$32,384	26,362	\$69.37	\$1,168.62	\$1,563.84	\$6,583.99	\$9,316	\$807	\$22,260	100%	\$22,260	\$0	\$23,943	\$0	\$0	\$0	\$0	\$0
750	750	Office Park	1,000 sf	\$14,016	11,144	\$29.33	\$494.00	\$661.06	\$2,783.17	\$3,938	\$807	\$9,270	100%	\$9,270	\$0	\$9,999	\$0	\$0	\$0	\$0	\$0
760	760	Research and Development Center	1,000 sf	\$10,155	8,289	\$21.81	\$367.44	\$491.71	\$2,070.17	\$2,929	\$807	\$6,418	100%	\$6,418	\$0	\$6,946	\$0	\$0	\$0	\$0	\$0
770.P	640	Veterinarian Clinic	1,000 sf	\$19,184	15,764	\$41.48	\$698.80	\$935.14	\$3,937.07	\$5,571	\$587	\$13,027	100%	\$13,027	\$0	\$14,024	\$0	\$0	\$0	\$0	\$0

Table 4-4
Urban Transit-Oriented Development Fee Schedule (Fee District A)

Pasco County Land Use Code	ITE Land Use Code	Land Use	Unit	Total Impact Cost	Revenue-generating vmt/yr:	County 2nd LOGT Gas Tax credit (\$\$/yr):	PV County Gas Tax Credit (\$\$/yr):	PV P4P Equivalent Credit	PV Federal/ State Gas Tax Revenue Credit (\$\$/yr)	PV Sub-Total County-wide self-credits:	PV Tax Increment Self-Credit	Fee Before Incentive	Incentive %	\$\$ Allocated for Incentive	Net Mobility Fee	Full Fee ⁽¹⁾	Road Share (Incl Int)	Road Share (Excl Int)	Interstate /SIS Share	Transit Share	Bike/Ped Share
RETAIL:																					
151	151	Self-Storage Facility	1,000 sf	\$737	657	\$1.73	\$29.12	\$38.97	\$164.08	\$232	\$123	\$382	0%	\$0	\$382	\$421	\$361	\$309	\$52	\$5	\$16
151.1P	151.1	Free-Standing Recreational Vehicle/Boat Storage	acre	\$4,736	4,220	\$11.11	\$187.09	\$250.36	\$1,054.05	\$1,491	\$555	\$2,689	73%	\$1,965	\$725	\$2,936	\$686	\$586	\$99	\$8	\$31
816	816	Hardware/Paint	1,000 sf	\$1,617	1,603	\$4.22	\$71.08	\$95.12	\$400.47	\$567	\$516	\$534	79%	\$424	\$110	\$618	\$103	\$88	\$15	\$2	\$5
820	820.1	Retail 50,000 sfgla or less ⁽⁴⁾	1,000 sfgla	\$13,274	13,166	\$34.65	\$583.66	\$781.05	\$3,288.34	\$4,653	\$516	\$8,106	81%	\$6,544	\$1,562	\$8,795	\$1,477	\$1,264	\$213	\$18	\$67
820.1P	820.2	Retail 50,001-200,000 sfgla ⁽⁴⁾	1,000 sfgla	\$13,180	12,328	\$32.44	\$546.48	\$731.30	\$3,078.89	\$4,357	\$496	\$8,327	83%	\$6,917	\$1,410	\$9,012	\$1,333	\$1,140	\$193	\$16	\$61
820.2P	820.3	Retail 200,001-400,000 sfgla ⁽⁴⁾	1,000 sfgla	\$12,644	11,624	\$30.59	\$515.30	\$689.58	\$2,903.22	\$4,108	\$496	\$8,040	83%	\$6,690	\$1,350	\$8,698	\$1,277	\$1,092	\$185	\$15	\$58
820.3P	820.4	Retail 400,001-600,000 sfgla ⁽⁴⁾	1,000 sfgla	\$12,619	11,389	\$29.97	\$504.85	\$675.58	\$2,844.31	\$4,025	\$1,495	\$7,100	82%	\$5,828	\$1,272	\$7,756	\$1,203	\$1,029	\$174	\$14	\$55
820.4P	820.5	Retail 600,001-800,000 sfgla ⁽⁴⁾	1,000 sfgla	\$12,957	11,547	\$30.39	\$511.85	\$684.96	\$2,883.76	\$4,081	\$1,495	\$7,382	82%	\$6,059	\$1,323	\$8,055	\$1,251	\$1,070	\$181	\$15	\$57
820.5P	820.6	Retail greater than 800,000 sfgla ⁽⁵⁾	1,000 sfgla	\$12,400	10,930	\$28.76	\$484.50	\$648.36	\$2,729.68	\$3,863	\$1,495	\$7,043	80%	\$5,647	\$1,396	\$7,688	\$1,320	\$1,129	\$191	\$16	\$60
814	826	Specialty Retail	1,000 sf	\$24,487	21,556	\$56.73	\$955.58	\$1,278.76	\$5,383.75	\$7,618	\$516	\$16,354	84%	\$13,745	\$2,609	\$17,626	\$2,468	\$2,111	\$357	\$29	\$112
830.P	n/a	Non-Veterinary Kennel	1,000 sf	\$11,248	10,759	\$28.31	\$476.94	\$638.24	\$2,687.09	\$3,802	\$516	\$6,930	83%	\$5,718	\$1,212	\$7,515	\$1,146	\$981	\$165	\$14	\$52
841	841	New/Used Auto Sales	1,000 sf	\$17,448	14,642	\$38.53	\$649.06	\$868.57	\$3,656.81	\$5,174	\$565	\$11,708	83%	\$9,687	\$2,021	\$12,615	\$1,911	\$1,634	\$277	\$23	\$87
848	848	Tire Store	1,000 sf	\$12,747	11,073	\$29.14	\$490.86	\$656.87	\$2,765.50	\$3,913	\$516	\$8,319	86%	\$7,137	\$1,182	\$8,981	\$1,117	\$955	\$162	\$14	\$51
850	850	Supermarket	1,000 sf	\$21,007	20,349	\$53.55	\$902.04	\$1,207.11	\$5,082.10	\$7,191	\$236	\$13,579	85%	\$11,487	\$2,092	\$14,670	\$1,978	\$1,693	\$285	\$24	\$90
853	853	Convenience Store w/Gas Pumps	1,000 sf	\$44,925	47,362	\$124.64	\$2,099.52	\$2,809.57	\$11,828.70	\$16,738	\$187	\$28,001	82%	\$22,917	\$5,084	\$30,336	\$4,809	\$4,118	\$691	\$56	\$219
862	862	Home Improvement Superstore	1,000 sf	\$8,412	7,869	\$20.71	\$348.81	\$466.78	\$1,965.20	\$2,781	\$496	\$5,136	85%	\$4,353	\$783	\$5,573	\$740	\$633	\$107	\$9	\$34
881	881	Pharmacy/Drug Store with and without Drive-Thru	1,000 sf	\$11,258	10,906	\$28.70	\$483.45	\$646.95	\$2,723.74	\$3,854	\$516	\$6,889	84%	\$5,792	\$1,097	\$7,474	\$1,037	\$887	\$150	\$13	\$47
890	890	Furniture Store	1,000 sf	\$3,585	2,917	\$7.68	\$129.29	\$173.01	\$728.41	\$1,031	\$516	\$2,039	85%	\$1,738	\$301	\$2,225	\$284	\$243	\$41	\$4	\$13
912	912	Bank/Savings w/Drive-In	1,000 sf	\$19,242	17,919	\$47.15	\$794.32	\$1,062.96	\$4,475.20	\$6,332	\$810	\$12,099	74%	\$8,916	\$3,183	\$13,099	\$3,010	\$2,575	\$435	\$36	\$137
929P	n/a	Breakfast and Lunch Restaurant	1,000 sf	\$28,482	25,299	\$66.58	\$1,121.50	\$1,500.78	\$6,318.51	\$8,941	\$802	\$18,739	83%	\$15,494	\$3,245	\$20,219	\$3,069	\$2,625	\$444	\$36	\$140
930	930	Fast Casual Restaurant	1,000 sf	\$69,196	61,463	\$161.75	\$2,724.63	\$3,646.09	\$15,350.56	\$21,721	\$802	\$46,673	83%	\$38,603	\$8,070	\$50,268	\$7,634	\$6,529	\$1,105	\$89	\$347
931	931	Quality Restaurant	1,000 sf	\$36,158	32,161	\$84.64	\$1,425.69	\$1,907.85	\$8,032.32	\$11,366	\$802	\$23,990	83%	\$19,987	\$4,003	\$25,869	\$3,786	\$3,238	\$548	\$45	\$172
932	932	High-Turnover Restaurant	1,000 sf	\$42,638	37,874	\$99.67	\$1,678.91	\$2,246.71	\$9,458.98	\$13,385	\$802	\$28,452	83%	\$23,537	\$4,915	\$30,667	\$4,649	\$3,976	\$673	\$55	\$211
934	934	Fast Food Restaurant w/Drive-Thru	1,000 sf	\$99,189	96,368	\$253.60	\$4,271.93	\$5,716.68	\$24,068.04	\$34,057	\$1,683	\$63,449	84%	\$53,211	\$10,238	\$68,603	\$9,685	\$8,289	\$1,396	\$113	\$440
941	941	Quick Lube	bays	\$17,879	15,530	\$40.87	\$688.44	\$921.27	\$3,878.68	\$5,488	\$283	\$12,108	84%	\$10,189	\$1,919	\$13,037	\$1,814	\$1,551	\$263	\$22	\$83
942	943	Auto Repair or Body Shop	1,000 sf	\$14,048	12,203	\$32.11	\$540.94	\$723.89	\$3,047.67	\$4,312	\$565	\$9,171	82%	\$7,538	\$1,633	\$9,901	\$1,545	\$1,321	\$224	\$18	\$70
944	944	Gasoline Station	fuel pos.	\$12,751	12,588	\$33.13	\$558.03	\$746.76	\$3,143.96	\$4,449	\$47	\$8,255	85%	\$6,977	\$1,278	\$8,918	\$1,208	\$1,034	\$174	\$15	\$55
947	947	Self-Service Car Wash	bays	\$11,026	10,571	\$27.82	\$468.62	\$627.11	\$2,640.22	\$3,736	\$19	\$7,272	74%	\$5,348	\$1,924	\$7,845	\$1,819	\$1,557	\$262	\$22	\$83
913.P	913	Convenience/Gasoline/Fast Food Store	1,000 sf	\$141,967	130,432	\$343.24	\$5,781.96	\$7,737.41	\$32,575.58	\$46,095	\$187	\$95,685	85%	\$81,487	\$14,198	\$103,062	\$13,430	\$11,489	\$1,941	\$157	\$611
INDUSTRIAL:																					
110	110	General Light Industrial	1,000 sf	\$4,591	3,750	\$9.87	\$166.23	\$222.45	\$936.55	\$1,325	\$274	\$2,992	100%	\$2,992	\$0	\$3,231	\$0	\$0	\$0	\$0	\$0
120	120	General Heavy Industrial	1,000 sf	\$1,388	1,134	\$2.98	\$50.27	\$67.27	\$283.23	\$401	\$274	\$714	100%	\$714	\$0	\$786	\$0	\$0	\$0	\$0	\$0
130	130	Industrial Park	1,000 sf	\$3,119	2,548	\$6.70	\$112.94	\$151.14	\$636.32	\$900	\$274	\$1,945	100%	\$1,945	\$0	\$2,107	\$0	\$0	\$0	\$0	\$0
140	140	Manufacturing	1,000 sf	\$3,638	2,971	\$7.82	\$131.71	\$176.26	\$742.06	\$1,050	\$274	\$2,314	100%	\$2,314	\$0	\$2,503	\$0	\$0	\$0	\$0	\$0
150	150/154/157	Passive Warehouse (Storage Warehouse)	1,000 sf	\$1,611	1,315	\$3.46	\$58.31	\$78.04	\$328.55	\$465	\$283	\$863	100%	\$863	\$0	\$947	\$0	\$0	\$0	\$0	\$0
152	155/156	Active Warehouse (Fulfillment Center/Parcel Hub)	1,000 sf	\$9,516	7,585	\$19.96	\$336.22	\$449.93	\$1,894.25	\$2,680	\$283	\$6,552	100%	\$6,552	\$0	\$7,047	\$0	\$0	\$0	\$0	\$0
160.P	153	Airport Hangar	1,000 sf	\$3,295	2,691	\$7.08	\$119.31	\$159.66	\$672.20	\$951	\$274	\$2,070	100%	\$2,070	\$0	\$2,241	\$0	\$0	\$0	\$0	\$0

Notes:

- (1) This value is the total value of transportation system consumed, less credits for revenues committed to transportation system expansion that are generated by the use itself. This value includes Interstate costs and "carrying costs", but not toll road costs. It does consider the proportion of trip length
- (2) Specific calculations for the "low income" category can be seen in Appendix B of the 2014 Mobility Fee Update Study.
- (3) The statistical relationship between the trip generation rate for the age restricted single family, age restricted multi-family, and congregate care facility was used to interpolate the trip length.
- (4) The trip generation rate recommended for the office and retail size categories used the end-point of the range due to the nature of the ITE equation to be conservative for smaller developments.
- (5) The trip generation rate used for the office and retail open-ended size categories used the size 200,000 s.f. larger than the beginning of the size range, as the size ranges increase in 200,000 s.f. increments.

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Table 4-5

Urban West (Harbors) Market Area Redevelopment District and West (Harbors) Market Area Vacant Parcel Incentive Zone Fee Schedule (Fee District A)

Pasco County Land Use Code	ITE Land Use Code	Land Use	Unit	Total Impact Cost	Revenue-generating vmt/yr:	County 2nd LOGT Gas Tax credit (\$\$/yr):	PV County Gas Tax Credit (\$\$/yr):	PV P4P Equivalent Credit	PV Federal/ State Gas Tax Revenue Credit (\$\$/yr)	PV Sub-Total County-wide self-credits:	PV Tax Increment Self-Credit	Fee Before Incentive	Incentive %	\$\$ Allocated for Incentive	Net Mobility Fee	Full Fee ⁽¹⁾	Road Share (Incl Int)	Road Share (Excl Int)	Interstate /SIS Share	Transit Share	Bike/Ped Share
RESIDENTIAL:																					
		Single Family (Detached)																			
210.1P	210.1	Less than 1,500 s.f. & Annual Hh Income less than 80% SHIP Definition ⁽²⁾	du	\$5,898	4,759	\$12.52	\$210.95	\$282.29	\$1,188.48	\$1,682	\$561	\$3,656	100%	\$3,656	\$0	\$3,962	\$0	\$0	\$0	\$0	\$0
210.2P	210.2	0 to 1,500 s.f.	du	\$8,991	7,254	\$19.09	\$321.57	\$430.32	\$1,811.70	\$2,564	\$886	\$5,541	100%	\$5,541	\$0	\$6,009	\$0	\$0	\$0	\$0	\$0
210.3P	210.3	1,501 to 2,499 s.f.	du	\$11,235	9,065	\$23.85	\$401.83	\$537.73	\$2,263.90	\$3,203	\$1,123	\$6,909	100%	\$6,909	\$0	\$7,493	\$0	\$0	\$0	\$0	\$0
210.4P	210.4	2,500 s.f. and greater	du	\$13,235	10,678	\$28.10	\$473.34	\$633.43	\$2,666.82	\$3,774	\$1,976	\$7,486	100%	\$7,486	\$0	\$8,174	\$0	\$0	\$0	\$0	\$0
210.5P	210.5	"Low Income" SHIP defined Multi-Family ⁽²⁾	du	\$3,826	3,170	\$8.34	\$140.52	\$188.04	\$791.66	\$1,120	\$296	\$2,409	100%	\$2,409	\$0	\$2,608	\$0	\$0	\$0	\$0	\$0
220	220	Multi-Family Apartments	du	\$7,297	6,046	\$15.91	\$268.04	\$358.68	\$1,510.11	\$2,137	\$881	\$4,280	100%	\$4,280	\$0	\$4,659	\$0	\$0	\$0	\$0	\$0
231	231	Low-Rise Condominium/Townhouse (1 to 2 stories)	du	\$7,076	5,863	\$15.43	\$259.91	\$347.82	\$1,464.35	\$2,072	\$786	\$4,218	100%	\$4,218	\$0	\$4,586	\$0	\$0	\$0	\$0	\$0
232	232	High-Rise Condominium (3 or more stories)	du	\$4,622	3,829	\$10.08	\$169.76	\$227.17	\$956.40	\$1,353	\$786	\$2,482	100%	\$2,482	\$0	\$2,722	\$0	\$0	\$0	\$0	\$0
240	240	Mobile Home Park	du	\$4,146	3,480	\$9.16	\$154.28	\$206.46	\$869.23	\$1,230	\$204	\$2,712	100%	\$2,712	\$0	\$2,928	\$0	\$0	\$0	\$0	\$0
251	251	Age Restricted Single Family ⁽³⁾	du	\$4,248	3,500	\$9.21	\$155.13	\$207.60	\$874.01	\$1,237	\$886	\$2,125	100%	\$2,125	\$0	\$2,346	\$0	\$0	\$0	\$0	\$0
252	252	Age Restricted Multi-Family ⁽³⁾	du	\$2,423	2,143	\$5.64	\$94.98	\$127.10	\$535.10	\$757	\$881	\$785	100%	\$785	\$0	\$911	\$0	\$0	\$0	\$0	\$0
253	253	Congregate Care Facility (Attached) ⁽³⁾	du	\$959	856	\$2.25	\$37.96	\$50.79	\$213.84	\$303	\$160	\$497	100%	\$497	\$0	\$547	\$0	\$0	\$0	\$0	\$0
LODGING:																					
310	310	Hotel	room	\$7,920	6,391	\$16.82	\$283.29	\$379.10	\$1,596.05	\$2,258	\$306	\$5,355	100%	\$5,355	\$0	\$5,767	\$0	\$0	\$0	\$0	\$0
320	320	Motel	room	\$2,551	2,143	\$5.64	\$94.99	\$127.12	\$535.18	\$757	\$184	\$1,610	100%	\$1,610	\$0	\$1,743	\$0	\$0	\$0	\$0	\$0
330	330	Resort Hotel	room	\$6,772	5,475	\$14.41	\$242.72	\$324.81	\$1,367.49	\$1,935	\$306	\$4,531	100%	\$4,531	\$0	\$4,883	\$0	\$0	\$0	\$0	\$0
RECREATION:																					
412	412	General Recreation	acre	\$2,184	1,820	\$4.79	\$80.69	\$107.98	\$454.59	\$643	\$148	\$1,393	100%	\$1,393	\$0	\$1,506	\$0	\$0	\$0	\$0	\$0
416	416	RV Park	RV space	\$1,547	1,307	\$3.44	\$57.95	\$77.55	\$326.51	\$462	\$204	\$881	100%	\$881	\$0	\$962	\$0	\$0	\$0	\$0	\$0
420	420	Marina	berth	\$3,005	2,432	\$6.40	\$107.80	\$144.26	\$607.35	\$859	\$155	\$1,990	100%	\$1,990	\$0	\$2,146	\$0	\$0	\$0	\$0	\$0
430	430	Golf Course	hole	\$37,882	30,655	\$80.67	\$1,358.91	\$1,818.50	\$7,656.12	\$10,834	\$823	\$26,225	100%	\$26,225	\$0	\$28,193	\$0	\$0	\$0	\$0	\$0
431	431	Miniature Golf Course	hole	\$4,115	3,330	\$8.76	\$147.61	\$197.53	\$831.64	\$1,177	\$75	\$2,863	100%	\$2,863	\$0	\$3,077	\$0	\$0	\$0	\$0	\$0
437	437	Bowling Alley	1,000 sf	\$32,164	26,786	\$70.49	\$1,187.41	\$1,588.98	\$6,689.84	\$9,466	\$358	\$22,340	100%	\$22,340	\$0	\$24,012	\$0	\$0	\$0	\$0	\$0
444	444	Movie Theater	screen	\$42,515	40,962	\$107.79	\$1,815.80	\$2,429.91	\$10,230.24	\$14,476	\$876	\$27,163	100%	\$27,163	\$0	\$29,372	\$0	\$0	\$0	\$0	\$0
491	491	Racquet Club/Health Club/Spa/Dance Studio	1,000 sf	\$14,141	11,777	\$30.99	\$522.04	\$698.60	\$2,941.19	\$4,162	\$358	\$9,621	100%	\$9,621	\$0	\$10,356	\$0	\$0	\$0	\$0	\$0
495	495	Community Center/Gymnasium	1,000 sf	\$36,505	29,504	\$77.64	\$1,307.88	\$1,750.20	\$7,368.58	\$10,427	\$358	\$25,721	100%	\$25,721	\$0	\$27,618	\$0	\$0	\$0	\$0	\$0
496P	n/a	Ice-Skating Arena	1,000 sf	\$16,512	13,039	\$34.31	\$578.02	\$773.50	\$3,256.55	\$4,608	\$358	\$11,546	100%	\$11,546	\$0	\$12,404	\$0	\$0	\$0	\$0	\$0
INSTITUTIONS:																					
520	520	Elementary School	student	\$1,535	1,285	\$3.38	\$56.98	\$76.25	\$321.04	\$454	\$11	\$1,069	100%	\$1,069	\$0	\$1,149	\$0	\$0	\$0	\$0	\$0
522	522	Middle School	student	\$1,946	1,630	\$4.29	\$72.25	\$96.68	\$407.03	\$576	\$13	\$1,357	100%	\$1,357	\$0	\$1,458	\$0	\$0	\$0	\$0	\$0
530	530	High School	student	\$1,854	1,553	\$4.09	\$68.85	\$92.14	\$387.92	\$549	\$14	\$1,292	100%	\$1,292	\$0	\$1,388	\$0	\$0	\$0	\$0	\$0
540	540	University/Jr College (7,500 or fewer students) (Private)	student	\$2,463	1,971	\$5.19	\$87.37	\$116.92	\$492.26	\$697	\$15	\$1,751	100%	\$1,751	\$0	\$1,879	\$0	\$0	\$0	\$0	\$0
550	550	University/Jr College (more than 7,500 students) (Private)	student	\$1,714	1,372	\$3.61	\$60.80	\$81.37	\$342.57	\$485	\$15	\$1,214	100%	\$1,214	\$0	\$1,303	\$0	\$0	\$0	\$0	\$0
560	560	Church	1,000 sf	\$5,745	4,877	\$12.83	\$216.18	\$289.29	\$1,217.95	\$1,723	\$0	\$4,021	100%	\$4,021	\$0	\$4,320	\$0	\$0	\$0	\$0	\$0
565	565	Day Care	student	\$1,401	1,340	\$3.53	\$59.41	\$79.50	\$334.72	\$474	\$13	\$915	100%	\$915	\$0	\$987	\$0	\$0	\$0	\$0	\$0
566	566	Cemetery	acre	\$8,991	7,195	\$18.94	\$318.97	\$426.84	\$1,797.05	\$2,543	\$447	\$6,002	100%	\$6,002	\$0	\$6,469	\$0	\$0	\$0	\$0	\$0
610	610	Hospital	1,000 sf	\$12,977	10,385	\$27.33	\$460.37	\$616.07	\$2,593.74	\$3,670	\$333	\$8,974	100%	\$8,974	\$0	\$9,649	\$0	\$0	\$0	\$0	\$0
620	620	Nursing Home	bed	\$1,649	1,492	\$3.93	\$66.15	\$88.52	\$372.69	\$527	\$160	\$962	100%	\$962	\$0	\$1,047	\$0	\$0	\$0	\$0	\$0
OFFICE:																					
710	710.1	General Office 50,000 sf or less ⁽⁴⁾	1,000 sf	\$12,135	9,963	\$26.22	\$441.64	\$591.00	\$2,488.19	\$3,521	\$587	\$8,027	100%	\$8,027	\$0	\$8,658	\$0	\$0	\$0	\$0	\$0
710.1P	710.2	General Office 50,001-100,000 sf ⁽⁴⁾	1,000 sf	\$11,885	9,758	\$25.68	\$432.55	\$578.84	\$2,436.98	\$3,448	\$807	\$7,629	100%	\$7,629	\$0	\$8,247	\$0	\$0	\$0	\$0	\$0
710.2P	710.3	General Office 100,001-200,000 sf ⁽⁴⁾	1,000 sf	\$11,640	9,557	\$25.15	\$423.65	\$566.92	\$2,386.83	\$3,377	\$807	\$7,456	100%	\$7,456	\$0	\$8,061	\$0	\$0	\$0	\$0	\$0
710.3P	710.4	General Office 200,001-400,000 sf ⁽⁴⁾	1,000 sf	\$11,401	9,360	\$24.63	\$414.93	\$555.26	\$2,337.71	\$3,308	\$807	\$7,286	100%	\$7,286	\$0	\$7,878	\$0	\$0	\$0	\$0	\$0
710.4P	710.5	General Office greater than 400,000 sf ⁽⁵⁾	1,000 sf	\$11,166	9,168	\$24.13	\$406.39	\$543.83	\$2,289.60	\$3,240	\$807	\$7,119	100%	\$7,119	\$0	\$7,699	\$0	\$0	\$0	\$0	\$0
714	714	Corporate Headquarters Building	1,000 sf	\$8,905	7,311	\$19.24	\$324.09	\$433.70	\$1,825.93	\$2,584	\$807	\$5,514	100%	\$5,514	\$0	\$5,977	\$0	\$0	\$0	\$0	\$0
720	720	Medical Office	1,000 sf	\$40,714	33,143	\$87.22	\$1,469.22	\$1,966.11	\$8,277.58	\$11,713	\$807	\$28,194	100%	\$28,194	\$0	\$30,309	\$0	\$0	\$0	\$0	\$0
750	750	Office Park	1,000 sf	\$17,621	14,010	\$36.87	\$621.07	\$831.11	\$3,499.09	\$4,951	\$807	\$11,863	100%	\$11,863	\$0	\$12,778	\$0	\$0	\$0	\$0	\$0
760	760	Research and Development Center	1,000 sf	\$12,767	10,421	\$27.42	\$461.96	\$618.19	\$2,602.68	\$3,683	\$807	\$8,277	100%	\$8,277	\$0	\$8,940	\$0	\$0	\$0	\$0	\$0
770.P	640	Veterinarian Clinic	1,000 sf	\$24,119	19,819	\$52.16	\$878.56	\$1,175.68	\$4,949.79	\$7,004	\$587	\$16,528	100%	\$16,528	\$0	\$17,782	\$0	\$0	\$0	\$0	\$0

Table 4-5

Urban West (Harbors) Market Area Redevelopment District and West (Harbors) Market Area Vacant Parcel Incentive Zone Fee Schedule (Fee District A)

Pasco County Land Use Code	ITE Land Use Code	Land Use	Unit	Total Impact Cost	Revenue-generating vmt/yr:	County 2nd LOGT Gas Tax credit (\$\$/yr):	PV County Gas Tax Credit (\$\$/yr):	PV P4P Equivalent Credit	PV Federal/ State Gas Tax Revenue Credit (\$\$/yr)	PV Sub-Total County-wide self-credits:	PV Tax Increment Self-Credit	Fee Before Incentive	Incentive %	\$\$ Allocated for Incentive	Net Mobility Fee	Full Fee ⁽¹⁾	Road Share (Incl Int)	Road Share (Excl Int)	Interstate /SIS Share	Transit Share	Bike/Ped Share
RETAIL:																					
151	151	Self-Storage Facility	1,000 sf	\$927	826	\$2.17	\$36.62	\$49.00	\$206.29	\$292	\$123	\$512	100%	\$512	\$0	\$560	\$0	\$0	\$0	\$0	\$0
151.1P	151.1	Free-Standing Recreational Vehicle/Boat Storage	acre	\$5,954	5,306	\$13.96	\$235.21	\$314.76	\$1,325.18	\$1,875	\$555	\$3,524	100%	\$3,524	\$0	\$3,833	\$0	\$0	\$0	\$0	\$0
816	816	Hardware/Paint	1,000 sf	\$2,032	2,016	\$5.31	\$89.37	\$119.59	\$503.49	\$712	\$516	\$804	100%	\$804	\$0	\$910	\$0	\$0	\$0	\$0	\$0
820	820.1	Retail 50,000 sfgla or less ⁽⁴⁾	1,000 sfgla	\$16,689	16,553	\$43.56	\$733.79	\$981.96	\$4,134.20	\$5,850	\$516	\$10,323	100%	\$10,323	\$0	\$11,191	\$0	\$0	\$0	\$0	\$0
820.1P	820.2	Retail 50,001-200,000 sfgla ⁽⁴⁾	1,000 sfgla	\$16,570	15,499	\$40.79	\$687.05	\$919.42	\$3,870.87	\$5,477	\$496	\$10,597	100%	\$10,597	\$0	\$11,458	\$0	\$0	\$0	\$0	\$0
820.2P	820.3	Retail 200,001-400,000 sfgla ⁽⁴⁾	1,000 sfgla	\$15,897	14,615	\$38.46	\$647.86	\$866.96	\$3,650.02	\$5,165	\$496	\$10,236	100%	\$10,236	\$0	\$11,062	\$0	\$0	\$0	\$0	\$0
820.3P	820.4	Retail 400,001-600,000 sfgla ⁽⁴⁾	1,000 sfgla	\$15,865	14,318	\$37.68	\$634.71	\$849.37	\$3,575.95	\$5,060	\$1,495	\$9,311	100%	\$9,311	\$0	\$10,135	\$0	\$0	\$0	\$0	\$0
820.4P	820.5	Retail 600,001-800,000 sfgla ⁽⁴⁾	1,000 sfgla	\$16,290	14,517	\$38.20	\$643.51	\$861.15	\$3,625.55	\$5,130	\$1,495	\$9,666	100%	\$9,666	\$0	\$10,512	\$0	\$0	\$0	\$0	\$0
820.5P	820.6	Retail greater than 800,000 sfgla ⁽⁵⁾	1,000 sfgla	\$15,590	13,741	\$36.16	\$609.13	\$815.13	\$3,431.83	\$4,856	\$1,495	\$9,240	100%	\$9,240	\$0	\$10,050	\$0	\$0	\$0	\$0	\$0
814	826	Specialty Retail	1,000 sf	\$30,786	27,101	\$71.32	\$1,201.39	\$1,607.69	\$6,768.61	\$9,578	\$516	\$20,693	100%	\$20,693	\$0	\$22,293	\$0	\$0	\$0	\$0	\$0
830.P	n/a	Non-Veterinary Kennel	1,000 sf	\$14,141	13,527	\$35.60	\$599.63	\$802.42	\$3,378.29	\$4,780	\$516	\$8,846	100%	\$8,846	\$0	\$9,580	\$0	\$0	\$0	\$0	\$0
841	841	New/Used Auto Sales	1,000 sf	\$21,936	18,408	\$48.44	\$816.02	\$1,092.00	\$4,597.45	\$6,505	\$565	\$14,866	100%	\$14,866	\$0	\$16,005	\$0	\$0	\$0	\$0	\$0
848	848	Tire Store	1,000 sf	\$16,027	13,921	\$36.64	\$617.12	\$825.83	\$3,476.86	\$4,920	\$516	\$10,591	100%	\$10,591	\$0	\$11,424	\$0	\$0	\$0	\$0	\$0
850	850	Supermarket	1,000 sf	\$26,410	25,583	\$67.32	\$1,134.07	\$1,517.61	\$6,389.36	\$9,041	\$236	\$17,133	100%	\$17,133	\$0	\$18,505	\$0	\$0	\$0	\$0	\$0
853	853	Convenience Store w/Gas Pumps	1,000 sf	\$56,482	59,545	\$156.70	\$2,639.58	\$3,532.28	\$14,871.38	\$21,043	\$187	\$35,252	100%	\$35,252	\$0	\$38,187	\$0	\$0	\$0	\$0	\$0
862	862	Home Improvement Superstore	1,000 sf	\$10,576	9,893	\$26.03	\$438.54	\$586.85	\$2,470.71	\$3,496	\$496	\$6,584	100%	\$6,584	\$0	\$7,134	\$0	\$0	\$0	\$0	\$0
881	881	Pharmacy/Drug Store with and without Drive-Thru	1,000 sf	\$14,154	13,711	\$36.08	\$607.80	\$813.36	\$3,424.37	\$4,846	\$516	\$8,793	100%	\$8,793	\$0	\$9,529	\$0	\$0	\$0	\$0	\$0
890	890	Furniture Store	1,000 sf	\$4,507	3,667	\$9.65	\$162.55	\$217.52	\$915.78	\$1,296	\$516	\$2,696	100%	\$2,696	\$0	\$2,930	\$0	\$0	\$0	\$0	\$0
912	912	Bank/Savings w/Drive-In	1,000 sf	\$24,191	22,528	\$59.28	\$998.64	\$1,336.38	\$5,626.35	\$7,961	\$810	\$15,420	100%	\$15,420	\$0	\$16,677	\$0	\$0	\$0	\$0	\$0
929P	n/a	Breakfast and Lunch Restaurant	1,000 sf	\$35,809	31,807	\$83.70	\$1,409.98	\$1,886.83	\$7,943.81	\$11,241	\$802	\$23,766	100%	\$23,766	\$0	\$25,627	\$0	\$0	\$0	\$0	\$0
930	930	Fast Casual Restaurant	1,000 sf	\$86,995	77,274	\$203.35	\$3,425.48	\$4,583.97	\$19,299.17	\$27,309	\$802	\$58,885	100%	\$58,885	\$0	\$63,405	\$0	\$0	\$0	\$0	\$0
931	931	Quality Restaurant	1,000 sf	\$45,459	40,434	\$106.41	\$1,792.41	\$2,398.60	\$10,098.46	\$14,289	\$802	\$30,367	100%	\$30,367	\$0	\$32,729	\$0	\$0	\$0	\$0	\$0
932	932	High-Turnover Restaurant	1,000 sf	\$53,606	47,616	\$125.30	\$2,110.77	\$2,824.63	\$11,892.10	\$16,828	\$802	\$35,977	100%	\$35,977	\$0	\$38,762	\$0	\$0	\$0	\$0	\$0
934	934	Fast Food Restaurant w/Drive-Thru	1,000 sf	\$124,703	121,157	\$318.83	\$5,370.79	\$7,187.18	\$30,259.04	\$42,817	\$1,683	\$80,203	100%	\$80,203	\$0	\$86,683	\$0	\$0	\$0	\$0	\$0
941	941	Quick Lube	bays	\$22,478	19,525	\$51.38	\$865.53	\$1,158.25	\$4,876.38	\$6,900	\$283	\$15,295	100%	\$15,295	\$0	\$16,463	\$0	\$0	\$0	\$0	\$0
942	943	Auto Repair or Body Shop	1,000 sf	\$17,662	15,342	\$40.37	\$680.09	\$910.09	\$3,831.62	\$5,422	\$565	\$11,675	100%	\$11,675	\$0	\$12,593	\$0	\$0	\$0	\$0	\$0
944	944	Gasoline Station	fuel pos.	\$16,030	15,827	\$41.65	\$701.58	\$938.85	\$3,952.68	\$5,593	\$47	\$10,391	100%	\$10,391	\$0	\$11,224	\$0	\$0	\$0	\$0	\$0
947	947	Self-Service Car Wash	bays	\$13,862	13,291	\$34.98	\$589.17	\$788.42	\$3,319.36	\$4,697	\$19	\$9,147	100%	\$9,147	\$0	\$9,867	\$0	\$0	\$0	\$0	\$0
913.P	913	Convenience/Gasoline/Fast Food Store	1,000 sf	\$178,485	163,983	\$431.53	\$7,269.25	\$9,727.70	\$40,954.96	\$57,952	\$187	\$120,346	100%	\$120,346	\$0	\$129,621	\$0	\$0	\$0	\$0	\$0
INDUSTRIAL:																					
110	110	General Light Industrial	1,000 sf	\$5,772	4,715	\$12.41	\$208.99	\$279.67	\$1,177.45	\$1,666	\$274	\$3,832	100%	\$3,832	\$0	\$4,132	\$0	\$0	\$0	\$0	\$0
120	120	General Heavy Industrial	1,000 sf	\$1,746	1,426	\$3.75	\$63.20	\$84.58	\$356.08	\$504	\$274	\$968	100%	\$968	\$0	\$1,059	\$0	\$0	\$0	\$0	\$0
130	130	Industrial Park	1,000 sf	\$3,922	3,203	\$8.43	\$142.00	\$190.02	\$800.00	\$1,132	\$274	\$2,516	100%	\$2,516	\$0	\$2,720	\$0	\$0	\$0	\$0	\$0
140	140	Manufacturing	1,000 sf	\$4,573	3,735	\$9.83	\$165.59	\$221.59	\$932.94	\$1,320	\$274	\$2,979	100%	\$2,979	\$0	\$3,217	\$0	\$0	\$0	\$0	\$0
150	150/154/157	Passive Warehouse (Storage Warehouse)	1,000 sf	\$2,025	1,654	\$4.35	\$73.32	\$98.11	\$413.06	\$584	\$283	\$1,158	100%	\$1,158	\$0	\$1,263	\$0	\$0	\$0	\$0	\$0
152	155/156	Active Warehouse (Fulfillment Center/Parcel Hub)	1,000 sf	\$11,963	9,536	\$25.09	\$422.70	\$565.66	\$2,381.50	\$3,370	\$283	\$8,311	100%	\$8,311	\$0	\$8,932	\$0	\$0	\$0	\$0	\$0
160.P	153	Airport Hangar	1,000 sf	\$4,143	3,384	\$8.90	\$150.00	\$200.73	\$845.11	\$1,196	\$274	\$2,673	100%	\$2,673	\$0	\$2,888	\$0	\$0	\$0	\$0	\$0

Notes:

- (1) This value is the total value of transportation system consumed, less credits for revenues committed to transportation system expansion that are generated by the use itself. This value includes Interstate costs and "carrying costs", but not toll road costs. It does consider the proportion of trip length
- (2) Specific calculations for the "low income" category can be seen in Appendix B of the 2014 Mobility Fee Update Study.
- (3) The statistical relationship between the trip generation rate for the age restricted single family, age restricted multi-family, and congregate care facility was used to interpolate the trip length.
- (4) The trip generation rate recommended for the office and retail size categories used the end-point of the range due to the nature of the ITE equation to be conservative for smaller developments.
- (5) The trip generation rate used for the office and retail open-ended size categories used the size 200,000 s.f. larger than the beginning of the size range, as the size ranges increase in 200,000 s.f. increments.

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Table 4-6
Suburban Standard Fee Schedule (Fee District B)

Pasco County Land Use Code	ITE Land Use Code	Land Use	Unit	Total Impact Cost	Revenue-generating vmt/yr:	County 2nd LOGT Gas Tax credit (\$\$/yr):	PV County Gas Tax Credit (\$\$/yr):	PV P4P Equivalent Credit	PV Federal/ State Gas Tax Revenue Credit (\$\$/yr)	PV Sub-County-wide self-credits:	PV Tax Increment Self-Credit	Fee Before Incentive	Incentive %	\$\$ Allocated for Incentive	Net Mobility Fee	Full Fee ⁽¹⁾	Road Share (Incl Int)	Road Share (Excl Int)	Interstate /SIS Share	Transit Share	Bike/Ped Share
RESIDENTIAL:																					
		Single Family (Detached)																			
210.1P	210.1	Less than 1,500 s.f. & Annual Hh Income less than 80% SHIP Definition ⁽²⁾	du	\$8,442	\$6,068	\$15.97	\$269.00	\$359.98	\$1,515.57	\$2,145	\$382	\$5,916	100%	\$5,916	\$0	\$6,355	\$0	\$0	\$0	\$0	\$0
210.2P	210.2	0 to 1,500 s.f.	du	\$12,869	\$9,250	\$24.34	\$410.07	\$548.75	\$2,310.31	\$3,269	\$382	\$9,219	33%	\$3,078	\$6,141	\$9,887	\$5,893	\$5,047	\$846	\$107	\$141
210.3P	210.3	1,501 to 2,499 s.f.	du	\$16,081	\$11,559	\$30.42	\$512.42	\$685.72	\$2,886.97	\$4,085	\$382	\$11,615	26%	\$3,045	\$8,570	\$12,450	\$8,223	\$7,043	\$1,180	\$150	\$197
210.4P	210.4	2,500 s.f. and greater	du	\$18,943	\$13,617	\$35.83	\$603.62	\$807.76	\$3,400.78	\$4,812	\$382	\$13,750	32%	\$4,438	\$9,312	\$14,734	\$8,935	\$7,652	\$1,283	\$163	\$214
210.5P	210.5	"Low Income" SHIP defined Multi-Family ⁽²⁾	du	\$5,514	\$4,022	\$10.59	\$178.31	\$238.61	\$1,004.58	\$1,421	\$250	\$3,843	100%	\$3,843	\$0	\$4,129	\$0	\$0	\$0	\$0	\$0
220	220	Multi-Family Apartments	du	\$10,518	\$7,673	\$20.19	\$340.12	\$455.15	\$1,916.25	\$2,712	\$743	\$7,064	0%	\$0	\$7,064	\$7,610	\$6,779	\$5,807	\$972	\$123	\$162
231	231	Low-Rise Condominium/Townhouse (1 to 2 stories)	du	\$10,199	\$7,440	\$19.58	\$329.82	\$441.36	\$1,858.19	\$2,629	\$615	\$6,955	15%	\$1,065	\$5,890	\$7,485	\$5,652	\$4,842	\$810	\$103	\$135
232	232	High-Rise Condominium (3 or more stories)	du	\$6,661	\$4,859	\$12.79	\$215.41	\$288.26	\$1,213.63	\$1,717	\$1,003	\$3,941	15%	\$605	\$3,336	\$4,288	\$3,200	\$2,741	\$459	\$59	\$77
240	240	Mobile Home Park	du	\$5,995	\$4,406	\$11.60	\$195.33	\$261.39	\$1,100.49	\$1,557	\$148	\$4,290	24%	\$1,033	\$3,257	\$4,601	\$3,125	\$2,677	\$448	\$57	\$75
251	251	Age Restricted Single Family ⁽³⁾	du	\$6,117	\$4,446	\$11.70	\$197.10	\$263.75	\$1,110.44	\$1,571	\$698	\$3,848	26%	\$997	\$2,851	\$4,166	\$2,735	\$2,343	\$392	\$50	\$66
252	252	Age Restricted Multi-Family ⁽³⁾	du	\$3,548	\$2,688	\$7.07	\$119.18	\$159.49	\$671.45	\$950	\$743	\$1,856	21%	\$384	\$1,472	\$2,040	\$1,412	\$1,210	\$202	\$26	\$34
253	253	Congregate Care Facility (Attached) ⁽³⁾	du	\$1,405	\$1,072	\$2.82	\$47.54	\$63.61	\$267.82	\$379	\$128	\$898	9%	\$77	\$821	\$971	\$787	\$674	\$113	\$15	\$19
LODGING:																					
310	310	Hotel	room	\$10,703	\$7,717	\$20.31	\$342.10	\$457.80	\$1,927.42	\$2,727	\$248	\$7,728	100%	\$7,728	\$0	\$8,285	\$0	\$0	\$0	\$0	\$0
320	320	Motel	room	\$3,485	\$2,573	\$6.77	\$114.05	\$152.62	\$642.54	\$909	\$149	\$2,427	100%	\$2,427	\$0	\$2,608	\$0	\$0	\$0	\$0	\$0
330	330	Resort Hotel	room	\$9,159	\$6,610	\$17.39	\$293.01	\$392.11	\$1,650.83	\$2,336	\$248	\$6,576	100%	\$6,576	\$0	\$7,052	\$0	\$0	\$0	\$0	\$0
RECREATION:																					
412	412	General Recreation	acre	\$2,180	\$2,188	\$5.76	\$97.00	\$129.81	\$546.51	\$773	\$111	\$2,095	58%	\$1,207	\$888	\$2,250	\$852	\$730	\$122	\$16	\$20
416	416	RV Park	RV space	\$2,988	\$1,569	\$4.13	\$69.54	\$93.06	\$391.78	\$554	\$148	\$1,416	32%	\$456	\$960	\$1,526	\$921	\$789	\$132	\$17	\$22
420	420	Marina	berth	\$4,065	\$2,935	\$7.72	\$130.12	\$174.12	\$733.09	\$1,037	\$124	\$2,903	43%	\$1,262	\$1,641	\$3,114	\$1,574	\$1,348	\$226	\$29	\$38
430	430	Golf Course	hole	\$51,239	\$37,001	\$97.37	\$1,640.25	\$2,194.97	\$9,241.15	\$13,076	\$357	\$37,805	47%	\$17,650	\$20,155	\$40,468	\$19,340	\$16,565	\$2,775	\$351	\$464
431	431	Miniature Golf Course	hole	\$5,566	\$4,019	\$10.58	\$178.17	\$238.43	\$1,003.81	\$1,420	\$64	\$4,082	64%	\$2,607	\$1,475	\$4,371	\$1,415	\$1,212	\$203	\$26	\$34
437	437	Bowling Alley	1,000 sf	\$43,883	\$32,206	\$84.75	\$1,427.66	\$1,910.50	\$8,043.46	\$11,382	\$188	\$32,314	59%	\$19,025	\$13,289	\$34,594	\$12,751	\$10,923	\$1,828	\$232	\$306
444	444	Movie Theater	screen	\$59,709	\$48,264	\$127.01	\$2,139.49	\$2,863.06	\$12,053.88	\$17,056	\$1,067	\$41,586	58%	\$24,323	\$17,263	\$44,688	\$16,565	\$14,203	\$2,362	\$301	\$397
491	491	Racquet Club/Health Club/Spa/Dance Studio	1,000 sf	\$19,293	\$14,159	\$37.26	\$627.67	\$839.95	\$3,536.31	\$5,004	\$188	\$14,101	59%	\$8,285	\$5,816	\$15,104	\$5,580	\$4,780	\$800	\$102	\$134
495	495	Community Center/Gymnasium	1,000 sf	\$49,338	\$35,620	\$93.74	\$1,578.99	\$2,113.00	\$8,896.02	\$12,588	\$188	\$36,561	67%	\$24,608	\$11,953	\$39,125	\$11,470	\$9,824	\$1,646	\$208	\$275
496P	n/a	Ice-Skating Arena	1,000 sf	\$20,321	\$15,794	\$41.56	\$700.12	\$936.90	\$3,944.48	\$5,582	\$188	\$14,551	92%	\$13,341	\$1,210	\$15,607	\$1,160	\$994	\$166	\$22	\$28
INSTITUTIONS:																					
520	520	Elementary School	student	\$1,655	\$1,247	\$3.28	\$55.27	\$73.96	\$311.38	\$441	\$11	\$1,203	38%	\$463	\$740	\$1,289	\$710	\$608	\$102	\$13	\$17
522	522	Middle School	student	\$2,099	\$1,581	\$4.16	\$70.07	\$93.77	\$394.79	\$559	\$13	\$1,527	31%	\$473	\$1,054	\$1,636	\$1,011	\$866	\$145	\$19	\$24
530	530	High School	student	\$2,000	\$1,507	\$3.96	\$66.78	\$89.37	\$376.25	\$532	\$14	\$1,454	23%	\$341	\$1,113	\$1,558	\$1,067	\$914	\$153	\$20	\$26
540	540	University/Jr College (7,500 or fewer students) (Private)	student	\$2,625	\$1,909	\$5.02	\$84.64	\$113.27	\$476.88	\$675	\$15	\$1,935	0%	\$8	\$1,927	\$2,072	\$1,849	\$1,584	\$265	\$34	\$44
550	550	University/Jr College (more than 7,500 students) (Private)	student	\$1,827	\$1,329	\$3.50	\$58.90	\$78.82	\$331.86	\$470	\$15	\$1,342	0%	\$5	\$1,337	\$1,437	\$1,282	\$1,098	\$184	\$24	\$31
560	560	Church	1,000 sf	\$6,220	\$4,732	\$12.45	\$209.75	\$280.68	\$1,181.71	\$1,672	\$0	\$4,548	0%	\$20	\$4,528	\$4,871	\$4,345	\$3,723	\$622	\$79	\$104
565	565	Day Care	student	\$1,557	\$1,304	\$3.43	\$57.82	\$77.37	\$325.73	\$461	\$10	\$1,086	52%	\$564	\$522	\$1,166	\$500	\$429	\$71	\$10	\$12
566	566	Cemetery	acre	\$9,584	\$6,971	\$18.34	\$309.00	\$413.50	\$1,740.89	\$2,463	\$357	\$6,763	24%	\$1,649	\$5,114	\$7,261	\$4,907	\$4,203	\$704	\$89	\$118
610	610	Hospital	1,000 sf	\$13,833	\$10,061	\$26.48	\$445.99	\$596.82	\$2,512.68	\$3,555	\$266	\$10,011	0%	\$25	\$9,986	\$10,730	\$9,582	\$8,207	\$1,374	\$174	\$230
620	620	Nursing Home	bed	\$1,808	\$1,450	\$3.82	\$64.29	\$86.04	\$362.23	\$513	\$128	\$1,167	22%	\$261	\$906	\$1,261	\$869	\$745	\$124	\$16	\$21
OFFICE:																					
710	710.1	General Office 50,000 sf or less ⁽⁴⁾	1,000 sf	\$13,042	\$9,658	\$25.41	\$428.12	\$572.90	\$2,412.00	\$3,413	\$571	\$9,058	100%	\$9,058	\$0	\$9,736	\$0	\$0	\$0	\$0	\$0
710.1P	710.2	General Office 50,001-100,000 sf ⁽⁴⁾	1,000 sf	\$12,774	\$9,459	\$24.89	\$419.30	\$561.11	\$2,362.36	\$3,343	\$662	\$8,769	100%	\$8,769	\$0	\$9,433	\$0	\$0	\$0	\$0	\$0
710.2P	710.3	General Office 100,001-200,000 sf ⁽⁴⁾	1,000 sf	\$12,511	\$9,264	\$24.38	\$410.68	\$549.57	\$2,313.75	\$3,274	\$662	\$8,575	100%	\$8,575	\$0	\$9,225	\$0	\$0	\$0	\$0	\$0
710.3P	710.4	General Office 200,001-400,000 sf ⁽⁴⁾	1,000 sf	\$12,254	\$9,074	\$23.88	\$402.22	\$538.26	\$2,266.13	\$3,207	\$662	\$8,385	100%	\$8,385	\$0	\$9,022	\$0	\$0	\$0	\$0	\$0
710.4P	710.5	General Office greater than 400,000 sf ⁽⁵⁾	1,000 sf	\$12,001	\$8,887	\$23.39	\$393.95	\$527.18	\$2,219.49	\$3,141	\$662	\$8,199	100%	\$8,199	\$0	\$8,823	\$0	\$0	\$0	\$0	\$0
714	714	Corporate Headquarters Building	1,000 sf	\$9,571	\$7,087	\$18.65	\$314.17	\$420.42	\$1,770.02	\$2,505	\$662	\$6,405	100%	\$6,405	\$0	\$6,902	\$0	\$0	\$0	\$0	\$0
720	720	Medical Office	1,000 sf	\$43,626	\$32,122	\$84.53	\$1,423.93	\$1,905.51	\$8,022.45	\$11,352	\$662	\$31,612	100%	\$31,612	\$0	\$33,879	\$0	\$0	\$0	\$0	\$0
750	750	Office Park	1,000 sf	\$18,740	\$13,570	\$35.71	\$601.56	\$805.00	\$3,389.18	\$4,796	\$662	\$13,282	100%	\$13,282	\$0	\$14,256	\$0	\$0	\$0	\$0	\$0
760	760	Research and Development Center	1,000 sf	\$13,680	\$10,101	\$26.58	\$447.76	\$599.19	\$2,522.68	\$3,570	\$662	\$9,448	100%	\$9,448	\$0	\$10,159	\$0	\$0	\$0	\$0	\$0
770.P	640	Veterinarian Clinic	1,000 sf	\$25,923	\$19,213	\$50.56	\$851.68	\$1,139.72	\$4,798.36	\$6,790	\$571	\$18,562	100%	\$18,562	\$0	\$19,909	\$0	\$0	\$0	\$0	\$0

Table 4-6
Suburban Standard Fee Schedule (Fee District B)

Pasco County Land Use Code	ITE Land Use Code	Land Use	Unit	Total Impact Cost	Revenue-generating vmt/yr:	County 2nd LOGT Gas Tax credit (\$\$/yr):	PV County Gas Tax Credit (\$\$/yr):	PV P4P Equivalent Credit	PV Federal/ State Gas Tax Revenue Credit (\$\$/yr)	PV Sub-Total County-wide self-credits:	PV Tax Increment Self-Credit	Fee Before Incentive	Incentive %	\$\$ Allocated for Incentive	Net Mobility Fee	Full Fee ⁽¹⁾	Road Share (Incl Int)	Road Share (Excl Int)	Interstate /SIS Share	Transit Share	Bike/Ped Share
RETAIL:																					
151	151	Self-Storage Facility	1,000 sf	\$1,040	\$820	\$2.16	\$36.36	\$48.66	\$204.85	\$290	\$98	\$652	0%	\$0	\$652	\$706	\$625	\$536	\$89	\$12	\$15
151.1P	151.1	Free-Standing Recreational Vehicle/Boat Storage	acre	\$6,683	\$5,269	\$13.87	\$233.56	\$312.55	\$1,315.90	\$1,862	\$444	\$4,377	18%	\$801	\$3,577	\$4,725	\$3,432	\$2,942	\$490	\$63	\$82
816	816	Hardware/Paint	1,000 sf	\$2,317	\$2,003	\$5.27	\$88.80	\$118.83	\$500.29	\$708	\$405	\$1,205	45%	\$547	\$658	\$1,325	\$631	\$541	\$90	\$12	\$15
820	820.1	Retail 50,000 sfgla or less ⁽⁴⁾	1,000 sfgla	\$19,028	\$16,448	\$43.28	\$729.13	\$975.72	\$4,107.92	\$5,813	\$405	\$12,810	39%	\$4,988	\$7,822	\$13,799	\$7,505	\$6,437	\$1,068	\$137	\$180
820.1P	820.2	Retail 50,001-200,000 sfgla ⁽⁴⁾	1,000 sfgla	\$18,725	\$15,395	\$40.51	\$682.45	\$913.25	\$3,844.92	\$5,441	\$426	\$12,859	45%	\$5,808	\$7,051	\$13,832	\$6,766	\$5,801	\$965	\$123	\$162
820.2P	820.3	Retail 200,001-400,000 sfgla ⁽⁴⁾	1,000 sfgla	\$17,965	\$14,515	\$38.20	\$643.44	\$861.05	\$3,625.13	\$5,130	\$426	\$12,410	46%	\$5,716	\$6,694	\$13,343	\$6,423	\$5,507	\$916	\$117	\$154
820.3P	820.4	Retail 400,001-600,000 sfgla ⁽⁴⁾	1,000 sfgla	\$17,808	\$14,219	\$37.42	\$630.32	\$843.49	\$3,551.21	\$5,025	\$1,282	\$11,500	45%	\$5,181	\$6,319	\$12,426	\$6,064	\$5,198	\$866	\$110	\$145
820.4P	820.5	Retail 600,001-800,000 sfgla ⁽⁴⁾	1,000 sfgla	\$18,285	\$14,415	\$37.93	\$639.01	\$855.12	\$3,600.16	\$5,094	\$1,282	\$11,908	45%	\$5,354	\$6,554	\$12,858	\$6,288	\$5,390	\$898	\$115	\$151
820.5P	820.6	Retail greater than 800,000 sfgla ⁽⁵⁾	1,000 sfgla	\$17,499	\$13,644	\$35.90	\$604.81	\$809.36	\$3,407.53	\$4,822	\$1,282	\$11,395	40%	\$4,535	\$6,860	\$12,304	\$6,582	\$5,642	\$940	\$120	\$158
814	826	Specialty Retail	1,000 sf	\$34,556	\$26,909	\$70.81	\$1,192.87	\$1,596.29	\$6,720.61	\$9,510	\$405	\$24,641	48%	\$11,901	\$12,740	\$26,437	\$12,225	\$10,479	\$1,746	\$222	\$293
830.P	n/a	Non-Veterinary Kennel	1,000 sf	\$15,710	\$13,164	\$34.64	\$583.53	\$780.88	\$3,287.60	\$4,652	\$405	\$10,653	44%	\$4,700	\$5,953	\$11,470	\$5,712	\$4,899	\$813	\$104	\$137
841	841	New/Used Auto Sales	1,000 sf	\$24,281	\$18,272	\$48.09	\$1,083.95	\$1,488.95	\$6,453.56	\$6,458	\$276	\$17,547	44%	\$7,793	\$9,754	\$18,809	\$9,360	\$8,020	\$1,340	\$170	\$224
848	848	Tire Store	1,000 sf	\$17,891	\$13,822	\$36.37	\$612.70	\$819.92	\$3,451.97	\$4,885	\$405	\$12,601	54%	\$6,841	\$5,760	\$13,531	\$5,527	\$4,737	\$790	\$101	\$132
850	850	Supermarket	1,000 sf	\$30,111	\$25,416	\$66.89	\$1,126.69	\$1,507.73	\$6,347.77	\$8,982	\$243	\$20,886	50%	\$10,447	\$10,439	\$22,450	\$10,017	\$8,592	\$1,425	\$182	\$240
853	853	Convenience Store w/Gas Pumps	1,000 sf	\$65,227	\$59,186	\$155.75	\$2,623.66	\$3,510.97	\$14,781.67	\$20,916	\$101	\$44,209	46%	\$20,185	\$24,024	\$47,599	\$23,052	\$19,783	\$3,269	\$419	\$553
862	862	Home Improvement Superstore	1,000 sf	\$11,952	\$9,826	\$25.86	\$435.60	\$582.91	\$2,454.15	\$3,473	\$426	\$8,054	51%	\$4,125	\$3,929	\$8,675	\$3,770	\$3,232	\$538	\$69	\$90
881	881	Pharmacy/Drug Store with and without Drive-Thru	1,000 sf	\$16,138	\$13,622	\$35.85	\$603.85	\$808.07	\$3,402.08	\$4,814	\$405	\$10,919	50%	\$5,413	\$5,506	\$11,758	\$5,283	\$4,531	\$752	\$96	\$127
890	890	Furniture Store	1,000 sf	\$4,957	\$3,639	\$9.58	\$161.31	\$215.87	\$908.85	\$1,286	\$405	\$3,266	55%	\$1,791	\$1,475	\$3,523	\$1,415	\$1,212	\$203	\$26	\$34
912	912	Bank/Savings w/Drive-In	1,000 sf	\$27,338	\$22,376	\$58.88	\$991.92	\$1,327.38	\$5,588.47	\$7,908	\$576	\$18,855	24%	\$4,471	\$14,384	\$20,275	\$13,802	\$11,834	\$1,968	\$251	\$331
929P	n/a	Breakfast and Lunch Restaurant	1,000 sf	\$40,193	\$31,583	\$83.11	\$1,400.07	\$1,873.57	\$7,887.99	\$11,162	\$462	\$28,569	44%	\$12,599	\$15,970	\$30,658	\$15,325	\$13,137	\$2,188	\$278	\$367
930	930	Fast Casual Restaurant	1,000 sf	\$97,648	\$76,731	\$201.92	\$3,401.41	\$4,551.76	\$19,163.56	\$27,117	\$462	\$70,069	44%	\$30,900	\$39,169	\$75,143	\$37,586	\$32,219	\$5,367	\$682	\$901
931	931	Quality Restaurant	1,000 sf	\$51,025	\$40,150	\$105.66	\$1,779.84	\$2,381.77	\$10,027.60	\$14,189	\$462	\$36,374	46%	\$16,788	\$19,586	\$39,025	\$18,795	\$16,111	\$2,684	\$341	\$450
932	932	High-Turnover Restaurant	1,000 sf	\$60,170	\$47,281	\$124.42	\$2,095.94	\$2,804.79	\$11,808.54	\$16,709	\$462	\$42,999	44%	\$18,945	\$24,054	\$46,125	\$23,082	\$19,786	\$3,296	\$419	\$553
934	934	Fast Food Restaurant w/Drive-Thru	1,000 sf	\$142,180	\$120,371	\$316.76	\$5,335.93	\$7,140.54	\$30,062.65	\$42,539	\$1,263	\$98,379	53%	\$51,667	\$46,712	\$105,767	\$44,825	\$38,447	\$6,378	\$813	\$1,074
941	941	Quick Lube	bays	\$25,092	\$19,385	\$51.01	\$859.33	\$1,149.95	\$4,841.47	\$6,851	\$138	\$18,104	49%	\$8,798	\$9,306	\$19,407	\$8,930	\$7,653	\$1,277	\$162	\$214
942	943	Auto Repair or Body Shop	1,000 sf	\$19,716	\$15,232	\$40.08	\$675.22	\$903.58	\$3,804.18	\$5,383	\$276	\$14,057	44%	\$6,123	\$7,934	\$15,082	\$7,613	\$6,525	\$1,088	\$139	\$182
944	944	Gasoline Station	fuel pos.	\$18,277	\$15,725	\$41.38	\$697.10	\$932.85	\$3,927.44	\$5,557	\$25	\$12,695	54%	\$6,867	\$5,828	\$13,644	\$5,592	\$4,796	\$796	\$102	\$134
947	947	Self-Service Car Wash	bays	\$15,805	\$13,203	\$34.75	\$585.29	\$783.24	\$3,297.53	\$4,666	\$10	\$11,129	5%	\$592	\$10,537	\$11,950	\$10,111	\$8,672	\$1,439	\$184	\$242
913.P	913	Convenience/Gasoline/Fast Food Store	1,000 sf	\$201,702	\$162,864	\$428.59	\$7,219.65	\$9,661.32	\$40,675.51	\$57,556	\$101	\$144,044	56%	\$80,115	\$63,929	\$154,525	\$61,346	\$52,599	\$8,747	\$1,113	\$1,470
INDUSTRIAL:																					
110	110	General Light Industrial	1,000 sf	\$6,193	\$4,570	\$12.03	\$202.60	\$271.12	\$1,141.45	\$1,615	\$210	\$4,368	100%	\$4,368	\$0	\$4,689	\$0	\$0	\$0	\$0	\$0
120	120	General Heavy Industrial	1,000 sf	\$1,873	\$1,382	\$3.64	\$61.27	\$81.99	\$345.20	\$488	\$210	\$1,174	100%	\$1,174	\$0	\$1,271	\$0	\$0	\$0	\$0	\$0
130	130	Industrial Park	1,000 sf	\$4,208	\$3,105	\$8.17	\$137.65	\$184.21	\$775.54	\$1,097	\$210	\$2,900	100%	\$2,900	\$0	\$3,119	\$0	\$0	\$0	\$0	\$0
140	140	Manufacturing	1,000 sf	\$4,907	\$3,621	\$9.53	\$160.53	\$214.82	\$904.41	\$1,280	\$210	\$3,417	100%	\$3,417	\$0	\$3,672	\$0	\$0	\$0	\$0	\$0
150	150/154/157	Passive Warehouse (Storage Warehouse)	1,000 sf	\$2,173	\$1,603	\$4.22	\$71.07	\$95.11	\$400.43	\$567	\$236	\$1,370	100%	\$1,370	\$0	\$1,483	\$0	\$0	\$0	\$0	\$0
152	155/156	Active Warehouse (Fulfillment Center/Parcel Hub)	1,000 sf	\$12,736	\$9,238	\$24.31	\$409.52	\$548.02	\$2,307.22	\$3,265	\$236	\$9,236	100%	\$9,236	\$0	\$9,897	\$0	\$0	\$0	\$0	\$0
160.P	153	Airport Hangar	1,000 sf	\$4,445	\$3,280	\$8.63	\$145.41	\$194.59	\$819.26	\$1,159	\$210	\$3,075	100%	\$3,075	\$0	\$3,306	\$0	\$0	\$0	\$0	\$0
OTHER:																					
n/a	n/a	Mining	1,000 cy	\$71	\$26	\$0.01	\$0.13	\$1.56	\$14.28	\$16	\$3	\$52	9%	\$5	\$47	\$55	\$45	\$39	\$6	\$1	\$1

Notes:

- (1) This value is the total value of transportation system consumed, less credits for revenues committed to transportation system expansion that are generated by the use itself. This value includes Interstate costs and "carrying costs", but not toll road costs. It does consider the proportion of trip length
- (2) Specific calculations for the "low income" category can be seen in Appendix B of the 2014 Mobility Fee Update Study.
- (3) The statistical relationship between the trip generation rate for the age restricted single family, age restricted multi-family, and congregate care facility was used to interpolate the trip length.
- (4) The trip generation rate recommended for the office and retail size categories used the end-point of the range due to the nature of the ITE equation to be conservative for smaller developments.
- (5) The trip generation rate used for the office and retail open-ended size categories used the size 200,000 s.f. larger than the beginning of the size range, as the size ranges increase in 200,000 s.f. increments.

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Table 4-7
Suburban Mixed-Use Trip Reduction Measures Fee Schedule (Fee District B)

Pasco County Land Use Code	ITE Land Use Code	Land Use	Unit	Total Impact Cost	Revenue-generating vmt/yr:	County 2nd LOGT Gas Tax credit (\$\$/yr):	PV County Gas Tax Credit (\$\$/yr):	PV P4P Equivalent Credit	PV Federal/ State Gas Tax Revenue Credit (\$\$/yr)	PV Sub-County-wide self-credits:	PV Tax Increment Self-Credit	Fee Before Incentive	Incentive %	\$\$ Allocated for Incentive	Net Mobility Fee	Full Fee ⁽¹⁾	Road Share (Incl Int)	Road Share (Excl Int)	Interstate /SIS Share	Transit Share	Bike/Ped Share
RESIDENTIAL:																					
		Single Family (Detached)																			
210.1P	210.1	Less than 1,500 s.f. & Annual Hh Income less than 80% SHIP Definition ⁽²⁾	du	\$7,765	\$5,582	\$14.69	\$247.43	\$331.11	\$1,394.02	\$1,973	\$382	\$5,411	100%	\$5,411	\$0	\$5,815	\$0	\$0	\$0	\$0	\$0
210.2P	210.2	0 to 1,500 s.f.	du	\$11,837	\$8,509	\$22.39	\$377.18	\$504.74	\$2,125.03	\$3,007	\$382	\$8,449	63%	\$5,319	\$3,130	\$9,064	\$3,003	\$2,572	\$431	\$55	\$72
210.3P	210.3	1,501 to 2,499 s.f.	du	\$14,792	\$10,632	\$27.98	\$471.32	\$630.72	\$2,655.43	\$3,757	\$382	\$10,653	59%	\$6,277	\$4,376	\$11,421	\$4,198	\$3,595	\$603	\$77	\$101
210.4P	210.4	2,500 s.f. and greater	du	\$17,424	\$12,525	\$32.96	\$555.21	\$742.98	\$3,128.04	\$4,426	\$382	\$12,616	62%	\$7,869	\$4,747	\$13,522	\$4,555	\$3,901	\$654	\$83	\$109
210.5P	210.5	"Low Income" SHIP defined Multi-Family ⁽²⁾	du	\$5,072	\$3,700	\$9.74	\$164.01	\$219.47	\$924.01	\$1,307	\$250	\$3,515	100%	\$3,515	\$0	\$3,778	\$0	\$0	\$0	\$0	\$0
220	220	Multi-Family Apartments	du	\$9,675	\$7,057	\$18.57	\$312.85	\$418.65	\$1,762.57	\$2,494	\$743	\$6,438	54%	\$3,460	\$2,978	\$6,941	\$2,858	\$2,448	\$410	\$52	\$68
231	231	Low-Rise Condominium/Townhouse (1 to 2 stories)	du	\$9,381	\$6,843	\$18.01	\$303.37	\$405.96	\$1,709.16	\$2,418	\$615	\$6,348	53%	\$3,341	\$3,007	\$6,836	\$2,885	\$2,471	\$414	\$53	\$69
232	232	High-Rise Condominium (3 or more stories)	du	\$6,127	\$4,470	\$11.76	\$198.14	\$265.14	\$1,116.30	\$1,580	\$1,003	\$3,545	50%	\$1,776	\$1,769	\$3,863	\$1,697	\$1,454	\$243	\$31	\$41
240	240	Mobile Home Park	du	\$5,514	\$4,053	\$10.67	\$179.66	\$240.43	\$1,012.23	\$1,432	\$148	\$3,934	58%	\$2,279	\$1,655	\$4,220	\$1,588	\$1,360	\$228	\$29	\$38
251	251	Age Restricted Single Family ⁽³⁾	du	\$5,626	\$4,090	\$10.76	\$181.29	\$242.60	\$1,021.38	\$1,445	\$698	\$3,484	59%	\$2,041	\$1,443	\$3,776	\$1,384	\$1,185	\$199	\$26	\$33
252	252	Age Restricted Multi-Family ⁽³⁾	du	\$3,264	\$2,473	\$6.51	\$109.62	\$146.69	\$617.60	\$874	\$743	\$1,647	68%	\$1,115	\$532	\$1,817	\$510	\$437	\$73	\$10	\$12
253	253	Congregate Care Facility (Attached) ⁽³⁾	du	\$1,292	\$986	\$2.60	\$43.72	\$58.51	\$246.34	\$349	\$128	\$816	59%	\$480	\$336	\$883	\$322	\$276	\$46	\$6	\$8
LODGING:																					
310	310	Hotel	room	\$9,845	\$7,098	\$18.68	\$314.67	\$421.09	\$1,772.84	\$2,509	\$248	\$7,089	100%	\$7,089	\$0	\$7,600	\$0	\$0	\$0	\$0	\$0
320	320	Motel	room	\$3,205	\$2,366	\$6.23	\$104.90	\$140.38	\$591.01	\$836	\$149	\$2,220	100%	\$2,220	\$0	\$2,387	\$0	\$0	\$0	\$0	\$0
330	330	Resort Hotel	room	\$8,425	\$6,080	\$16.00	\$269.51	\$360.66	\$1,518.43	\$2,149	\$248	\$6,029	100%	\$6,029	\$0	\$6,467	\$0	\$0	\$0	\$0	\$0
RECREATION:																					
412	412	General Recreation	acre	\$2,741	\$2,013	\$5.30	\$89.22	\$119.40	\$502.68	\$711	\$111	\$1,918	75%	\$1,433	\$485	\$2,061	\$465	\$398	\$67	\$9	\$11
416	416	RV Park	RV space	\$1,948	\$1,443	\$3.80	\$63.96	\$85.59	\$360.36	\$510	\$148	\$1,290	58%	\$742	\$548	\$1,392	\$525	\$450	\$75	\$10	\$13
420	420	Marina	berth	\$3,739	\$2,700	\$7.10	\$119.68	\$160.16	\$674.29	\$954	\$124	\$2,660	65%	\$1,722	\$938	\$2,855	\$899	\$770	\$129	\$17	\$22
430	430	Golf Course	hole	\$47,130	\$34,034	\$89.56	\$1,508.70	\$2,018.94	\$8,500.01	\$12,028	\$357	\$34,745	67%	\$23,157	\$11,588	\$37,194	\$11,119	\$9,524	\$1,595	\$202	\$267
431	431	Miniature Golf Course	hole	\$5,119	\$3,697	\$9.73	\$163.88	\$219.31	\$923.31	\$1,306	\$64	\$3,749	78%	\$2,909	\$840	\$4,015	\$806	\$690	\$116	\$15	\$19
437	437	Bowling Alley	1,000 sf	\$40,364	\$29,623	\$77.96	\$1,313.17	\$1,757.28	\$7,398.37	\$10,469	\$188	\$29,707	74%	\$22,097	\$7,610	\$31,804	\$7,302	\$6,255	\$1,047	\$133	\$175
444	444	Movie Theater	screen	\$54,920	\$44,393	\$116.82	\$1,967.90	\$2,633.44	\$11,087.16	\$15,689	\$1,067	\$38,165	75%	\$28,532	\$9,633	\$41,019	\$9,243	\$7,925	\$1,318	\$168	\$222
491	491	Racquet Club/Health Club/Spa/Dance Studio	1,000 sf	\$17,746	\$13,024	\$34.27	\$577.33	\$772.59	\$3,252.70	\$4,603	\$188	\$12,955	74%	\$9,638	\$3,317	\$13,877	\$3,183	\$2,727	\$456	\$58	\$76
495	495	Community Center/Gymnasium	1,000 sf	\$45,381	\$32,763	\$86.22	\$1,452.35	\$1,943.54	\$8,182.56	\$11,578	\$188	\$33,614	80%	\$26,755	\$6,859	\$35,972	\$6,581	\$5,637	\$944	\$120	\$158
496P	n/a	Ice-Skating Arena	1,000 sf	\$18,691	\$14,527	\$38.23	\$643.97	\$861.76	\$3,628.14	\$5,134	\$188	\$13,369	96%	\$12,772	\$597	\$14,340	\$572	\$490	\$82	\$11	\$14
INSTITUTIONS:																					
520	520	Elementary School	student	\$1,522	\$1,147	\$3.02	\$50.84	\$68.03	\$286.41	\$405	\$11	\$1,106	70%	\$775	\$331	\$1,185	\$317	\$272	\$45	\$6	\$8
522	522	Middle School	student	\$1,930	\$1,454	\$3.83	\$64.45	\$86.25	\$363.13	\$514	\$13	\$1,403	66%	\$932	\$471	\$1,504	\$451	\$386	\$65	\$9	\$11
530	530	High School	student	\$1,840	\$1,386	\$3.65	\$61.43	\$82.20	\$346.08	\$490	\$14	\$1,336	63%	\$838	\$498	\$1,432	\$478	\$410	\$68	\$9	\$11
540	540	University/Jr College (7,500 or fewer students) (Private)	student	\$2,415	\$1,756	\$4.62	\$77.85	\$104.18	\$438.63	\$621	\$15	\$1,779	46%	\$817	\$962	\$1,904	\$923	\$791	\$132	\$17	\$22
550	550	University/Jr College (more than 7,500 students) (Private)	student	\$1,680	\$1,222	\$3.22	\$54.18	\$72.50	\$305.25	\$432	\$15	\$1,233	42%	\$514	\$719	\$1,321	\$689	\$590	\$99	\$13	\$17
560	560	Church	1,000 sf	\$5,721	\$4,352	\$11.45	\$192.92	\$258.17	\$1,086.94	\$1,538	\$0	\$4,183	46%	\$1,916	\$2,267	\$4,480	\$2,175	\$1,864	\$311	\$40	\$52
565	565	Day Care	student	\$1,432	\$1,200	\$3.16	\$53.18	\$71.16	\$299.61	\$424	\$10	\$998	80%	\$795	\$203	\$1,072	\$194	\$166	\$28	\$4	\$5
566	566	Cemetery	acre	\$8,815	\$6,411	\$16.87	\$284.22	\$380.34	\$1,601.27	\$2,266	\$357	\$6,192	61%	\$3,771	\$2,421	\$6,650	\$2,322	\$1,989	\$333	\$43	\$56
610	610	Hospital	1,000 sf	\$12,724	\$9,254	\$24.35	\$410.22	\$548.95	\$2,311.17	\$3,270	\$266	\$9,187	32%	\$2,899	\$6,288	\$9,848	\$6,033	\$5,168	\$865	\$110	\$145
620	620	Nursing Home	bed	\$1,663	\$1,334	\$3.51	\$59.14	\$79.14	\$333.17	\$471	\$128	\$1,063	62%	\$664	\$399	\$1,150	\$383	\$328	\$55	\$7	\$9
OFFICE:																					
710	710.1	General Office 50,000 sf or less ⁽⁴⁾	1,000 sf	\$11,996	\$8,883	\$23.38	\$393.78	\$526.96	\$2,218.56	\$3,139	\$571	\$8,286	100%	\$8,286	\$0	\$8,909	\$0	\$0	\$0	\$0	\$0
710.1P	710.2	General Office 50,001-100,000 sf ⁽⁴⁾	1,000 sf	\$11,749	\$8,700	\$22.90	\$385.68	\$516.11	\$2,172.90	\$3,075	\$662	\$8,013	100%	\$8,013	\$0	\$8,623	\$0	\$0	\$0	\$0	\$0
710.2P	710.3	General Office 100,001-200,000 sf ⁽⁴⁾	1,000 sf	\$11,508	\$8,521	\$22.42	\$377.74	\$505.49	\$2,128.18	\$3,011	\$662	\$7,834	100%	\$7,834	\$0	\$8,432	\$0	\$0	\$0	\$0	\$0
710.3P	710.4	General Office 200,001-400,000 sf ⁽⁴⁾	1,000 sf	\$11,271	\$8,346	\$21.96	\$369.97	\$495.09	\$2,084.39	\$2,949	\$662	\$7,660	100%	\$7,660	\$0	\$8,245	\$0	\$0	\$0	\$0	\$0
710.4P	710.5	General Office greater than 400,000 sf ⁽⁵⁾	1,000 sf	\$11,039	\$8,174	\$21.51	\$362.35	\$484.90	\$2,041.49	\$2,889	\$662	\$7,488	100%	\$7,488	\$0	\$8,062	\$0	\$0	\$0	\$0	\$0
714	714	Corporate Headquarters Building	1,000 sf	\$8,803	\$6,519	\$17.15	\$288.97	\$386.70	\$1,628.06	\$2,304	\$662	\$5,838	100%	\$5,838	\$0	\$6,295	\$0	\$0	\$0	\$0	\$0
720	720	Medical Office	1,000 sf	\$40,127	\$29,546	\$77.75	\$1,309.74	\$1,752.68	\$7,379.05	\$10,441	\$662	\$29,024	100%	\$29,024	\$0	\$31,109	\$0	\$0	\$0	\$0	\$0
750	750	Office Park	1,000 sf	\$17,237	\$12,482	\$32.85	\$553.31	\$740.44	\$3,117.37	\$4,411	\$662	\$12,164	100%	\$12,164	\$0	\$13,059	\$0	\$0	\$0	\$0	\$0
760	760	Research and Development Center	1,000 sf	\$12,583	\$9,291	\$24.45	\$411.85	\$551.14	\$2,320.36	\$3,283	\$662	\$8,638	100%	\$8,638	\$0	\$9,291	\$0	\$0	\$0	\$0	\$0
770.P	640	Veterinarian Clinic	1,000 sf	\$23,844	\$17,672	\$46.50	\$783.37	\$1,048.31	\$4,413.53	\$6,245	\$571	\$17,028	100%	\$17,028	\$0	\$18,267	\$0	\$0	\$0	\$0	\$0

Table 4-7
Suburban Mixed-Use Trip Reduction Measures Fee Schedule (Fee District B)

Pasco County Land Use Code	ITE Land Use Code	Land Use	Unit	Total Impact Cost	Revenue-generating vmt/yr:	County 2nd LOGT Gas Tax credit (\$\$/yr):	PV County Gas Tax Credit (\$\$/yr):	PV P4P Equivalent Credit	PV Federal/ State Gas Tax Revenue Credit (\$\$/yr)	PV Sub-Total County-wide self-credits:	PV Tax Increment Self-Credit	Fee Before Incentive	Incentive %	\$\$ Allocated for Incentive	Net Mobility Fee	Full Fee ⁽¹⁾	Road Share (Incl Int)	Road Share (Excl Int)	Interstate /SIS Share	Transit Share	Bike/Ped Share
RETAIL:																					
151	151	Self-Storage Facility	1,000 sf	\$957	\$754	\$1.99	\$33.44	\$44.75	\$188.42	\$267	\$98	\$592	0%	\$0	\$592	\$642	\$567	\$486	\$81	\$11	\$14
151.1P	151.1	Free-Standing Recreational Vehicle/Boat Storage	acre	\$6,147	\$4,846	\$12.75	\$214.83	\$287.49	\$1,210.36	\$1,713	\$444	\$3,991	48%	\$1,915	\$2,076	\$4,310	\$1,991	\$1,706	\$284	\$37	\$48
816	816	Hardware/Paint	1,000 sf	\$2,131	\$1,842	\$4.85	\$81.68	\$109.30	\$460.16	\$651	\$405	\$1,075	69%	\$745	\$330	\$1,186	\$316	\$271	\$45	\$6	\$8
820	820.1	Retail 50,000 sfgla or less ⁽⁴⁾	1,000 sfgla	\$17,502	\$15,129	\$39.81	\$670.65	\$897.47	\$3,778.46	\$5,347	\$405	\$11,750	60%	\$7,063	\$4,687	\$12,660	\$4,497	\$3,857	\$640	\$82	\$108
820.1P	820.2	Retail 50,001-200,000 sfgla ⁽⁴⁾	1,000 sfgla	\$17,223	\$14,160	\$37.26	\$627.72	\$840.01	\$3,536.56	\$5,004	\$426	\$11,794	64%	\$7,563	\$4,231	\$12,689	\$4,060	\$3,481	\$579	\$74	\$97
820.2P	820.3	Retail 200,001-400,000 sfgla ⁽⁴⁾	1,000 sfgla	\$16,524	\$13,351	\$35.13	\$591.83	\$791.99	\$3,334.39	\$4,718	\$426	\$11,380	64%	\$7,330	\$4,050	\$12,239	\$3,886	\$3,332	\$554	\$71	\$93
820.3P	820.4	Retail 400,001-600,000 sfgla ⁽⁴⁾	1,000 sfgla	\$16,380	\$13,079	\$34.42	\$579.77	\$775.84	\$3,266.41	\$4,622	\$1,282	\$10,475	64%	\$6,659	\$3,816	\$11,326	\$3,661	\$3,138	\$523	\$67	\$88
820.4P	820.5	Retail 600,001-800,000 sfgla ⁽⁴⁾	1,000 sfgla	\$16,819	\$13,259	\$34.89	\$587.76	\$786.54	\$3,311.43	\$4,686	\$1,282	\$10,850	63%	\$6,882	\$3,968	\$11,724	\$3,807	\$3,263	\$544	\$70	\$91
820.5P	820.6	Retail greater than 800,000 sfgla ⁽⁵⁾	1,000 sfgla	\$16,096	\$12,549	\$33.02	\$556.31	\$744.45	\$3,134.24	\$4,435	\$1,282	\$10,378	60%	\$6,190	\$4,188	\$11,215	\$4,019	\$3,445	\$574	\$73	\$96
814	826	Specialty Retail	1,000 sf	\$31,785	\$24,751	\$65.13	\$1,097.20	\$1,468.27	\$6,181.62	\$8,747	\$405	\$22,633	65%	\$14,805	\$7,828	\$24,284	\$7,511	\$6,438	\$1,073	\$137	\$180
830.P	n/a	Non-Veterinary Kennel	1,000 sf	\$14,450	\$12,108	\$31.86	\$536.73	\$718.25	\$3,023.93	\$4,279	\$405	\$9,766	63%	\$6,131	\$3,635	\$10,517	\$3,487	\$2,991	\$496	\$64	\$84
841	841	New/Used Auto Sales	1,000 sf	\$22,333	\$16,807	\$44.23	\$745.04	\$997.01	\$4,197.56	\$5,940	\$276	\$16,118	62%	\$10,055	\$6,063	\$17,278	\$5,818	\$4,985	\$833	\$106	\$139
848	848	Tire Store	1,000 sf	\$16,456	\$12,713	\$33.46	\$563.56	\$754.16	\$3,175.12	\$4,493	\$405	\$11,558	69%	\$8,011	\$3,547	\$12,413	\$3,403	\$2,916	\$487	\$62	\$82
850	850	Supermarket	1,000 sf	\$27,697	\$23,378	\$61.52	\$1,036.33	\$1,386.81	\$5,838.68	\$8,262	\$243	\$19,191	67%	\$12,915	\$6,276	\$20,630	\$6,022	\$5,165	\$857	\$110	\$144
853	853	Convenience Store w/Gas Pumps	1,000 sf	\$59,995	\$54,439	\$143.26	\$2,413.24	\$3,229.39	\$13,596.18	\$19,239	\$101	\$40,656	62%	\$25,404	\$15,252	\$43,773	\$14,635	\$12,560	\$2,075	\$266	\$351
862	862	Home Improvement Superstore	1,000 sf	\$10,993	\$9,038	\$23.79	\$400.66	\$536.16	\$2,257.32	\$3,194	\$426	\$7,374	68%	\$5,026	\$2,348	\$7,945	\$2,253	\$1,932	\$321	\$41	\$54
881	881	Pharmacy/Drug Store with and without Drive-Thru	1,000 sf	\$14,844	\$12,529	\$32.97	\$555.42	\$743.26	\$3,129.23	\$4,428	\$405	\$10,011	67%	\$6,720	\$3,291	\$10,782	\$3,157	\$2,708	\$449	\$58	\$76
890	890	Furniture Store	1,000 sf	\$4,559	\$3,347	\$8.81	\$148.38	\$198.56	\$835.96	\$1,183	\$405	\$2,971	70%	\$2,068	\$903	\$3,208	\$866	\$742	\$124	\$16	\$21
912	912	Bank/Savings w/Drive-In	1,000 sf	\$25,146	\$20,582	\$54.16	\$912.37	\$1,220.93	\$5,140.28	\$7,274	\$576	\$17,296	45%	\$7,748	\$9,548	\$18,603	\$9,161	\$7,855	\$1,306	\$167	\$220
929P	n/a	Breakfast and Lunch Restaurant	1,000 sf	\$36,970	\$29,050	\$76.45	\$1,287.78	\$1,723.31	\$7,255.37	\$10,266	\$462	\$26,241	63%	\$16,505	\$9,736	\$28,162	\$9,342	\$8,008	\$1,334	\$170	\$224
930	930	Fast Casual Restaurant	1,000 sf	\$89,816	\$70,577	\$185.73	\$3,128.62	\$4,186.71	\$17,626.64	\$24,942	\$462	\$64,412	62%	\$40,203	\$24,209	\$69,079	\$23,230	\$19,913	\$3,317	\$422	\$557
931	931	Quality Restaurant	1,000 sf	\$46,933	\$36,930	\$97.19	\$1,637.09	\$2,190.75	\$9,223.38	\$13,051	\$462	\$33,419	64%	\$21,411	\$12,008	\$35,858	\$11,523	\$9,878	\$1,645	\$209	\$276
932	932	High-Turnover Restaurant	1,000 sf	\$55,345	\$43,489	\$114.45	\$1,927.85	\$2,579.84	\$10,861.49	\$15,369	\$462	\$39,513	63%	\$24,769	\$14,744	\$42,389	\$14,148	\$12,128	\$2,020	\$257	\$339
934	934	Fast Food Restaurant w/Drive-Thru	1,000 sf	\$130,777	\$110,717	\$291.36	\$4,907.99	\$6,567.86	\$27,651.63	\$39,127	\$1,263	\$90,387	66%	\$59,674	\$30,713	\$97,183	\$29,472	\$25,279	\$4,193	\$535	\$706
941	941	Quick Lube	bays	\$23,080	\$17,830	\$46.92	\$790.41	\$1,057.73	\$4,453.18	\$6,301	\$138	\$16,641	65%	\$10,883	\$5,758	\$17,840	\$5,525	\$4,735	\$790	\$101	\$132
942	943	Auto Repair or Body Shop	1,000 sf	\$18,135	\$14,010	\$36.87	\$621.07	\$831.11	\$3,499.09	\$4,951	\$276	\$12,908	62%	\$8,010	\$4,898	\$13,850	\$4,699	\$4,027	\$672	\$86	\$113
944	944	Gasoline Station	fuel pos.	\$16,811	\$14,464	\$38.06	\$641.19	\$858.04	\$3,612.46	\$5,112	\$25	\$11,674	67%	\$7,841	\$3,833	\$12,548	\$3,678	\$3,155	\$523	\$67	\$88
947	947	Self-Service Car Wash	bays	\$14,538	\$12,144	\$31.96	\$538.35	\$720.42	\$3,033.07	\$4,292	\$10	\$10,236	44%	\$4,463	\$5,773	\$10,991	\$5,539	\$4,751	\$788	\$101	\$133
913.P	913	Convenience/Gasoline/Fast Food Store	1,000 sf	\$185,525	\$149,803	\$394.22	\$6,640.63	\$8,886.48	\$37,413.33	\$52,940	\$101	\$132,484	68%	\$89,891	\$42,593	\$142,124	\$40,871	\$35,043	\$5,828	\$742	\$980
INDUSTRIAL:																					
110	110	General Light Industrial	1,000 sf	\$5,696	\$4,204	\$11.06	\$186.35	\$249.37	\$1,049.90	\$1,486	\$210	\$4,000	100%	\$4,000	\$0	\$4,296	\$0	\$0	\$0	\$0	\$0
120	120	General Heavy Industrial	1,000 sf	\$1,723	\$1,271	\$3.35	\$56.36	\$75.42	\$317.51	\$449	\$210	\$1,063	100%	\$1,063	\$0	\$1,153	\$0	\$0	\$0	\$0	\$0
130	130	Industrial Park	1,000 sf	\$3,870	\$2,856	\$7.52	\$126.61	\$169.43	\$713.34	\$1,009	\$210	\$2,651	100%	\$2,651	\$0	\$2,852	\$0	\$0	\$0	\$0	\$0
140	140	Manufacturing	1,000 sf	\$4,513	\$3,331	\$8.77	\$147.65	\$197.59	\$831.88	\$1,177	\$210	\$3,126	100%	\$3,126	\$0	\$3,361	\$0	\$0	\$0	\$0	\$0
150	150/154/157	Passive Warehouse (Storage Warehouse)	1,000 sf	\$1,998	\$1,475	\$3.88	\$65.37	\$87.48	\$368.31	\$521	\$236	\$1,242	100%	\$1,242	\$0	\$1,345	\$0	\$0	\$0	\$0	\$0
152	155/156	Active Warehouse (Fulfillment Center/Parcel Hub)	1,000 sf	\$11,715	\$8,497	\$22.36	\$376.67	\$504.06	\$2,122.18	\$3,003	\$236	\$8,476	100%	\$8,476	\$0	\$9,085	\$0	\$0	\$0	\$0	\$0
160.P	153	Airport Hangar	1,000 sf	\$4,088	\$3,017	\$7.94	\$133.75	\$178.99	\$753.56	\$1,066	\$210	\$2,812	100%	\$2,812	\$0	\$3,024	\$0	\$0	\$0	\$0	\$0

Notes:

- (1) This value is the total value of transportation system consumed, less credits for revenues committed to transportation system expansion that are generated by the use itself. This value includes Interstate costs and "carrying costs", but not toll road costs. It does consider the proportion of trip length
- (2) Specific calculations for the "low income" category can be seen in Appendix B of the 2014 Mobility Fee Update Study.
- (3) The statistical relationship between the trip generation rate for the age restricted single family, age restricted multi-family, and congregate care facility was used to interpolate the trip length.
- (4) The trip generation rate recommended for the office and retail size categories used the end-point of the range due to the nature of the ITE equation to be conservative for smaller developments.
- (5) The trip generation rate used for the office and retail open-ended size categories used the size 200,000 s.f. larger than the beginning of the size range, as the size ranges increase in 200,000 s.f. increments.

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Table 4-8
Suburban Traditional Neighborhood Development Fee Schedule (Fee District B)

Pasco County Land Use Code	ITE Land Use Code	Land Use	Unit	Total Impact Cost	Revenue-generating vmt/yr:	County 2nd LOGT Gas Tax credit (\$\$/yr):	PV County Gas Tax Credit (\$\$/yr):	PV P4P Equivalent Credit	PV Federal/ State Gas Tax Revenue Credit (\$\$/yr)	PV Sub-Total County-wide self-credits:	PV Tax Increment Self-Credit	Fee Before Incentive	Incentive %	\$\$ Allocated for Incentive	Net Mobility Fee	Full Fee ⁽¹⁾	Road Share (Incl Int)	Road Share (Excl Int)	Interstate /SIS Share	Transit Share	Bike/Ped Share
RESIDENTIAL:																					
		Single Family (Detached)																			
210.1P	210.1	Less than 1,500 s.f. & Annual Hh Income less than 80% SHIP Definition ⁽²⁾	du	\$7,483	\$5,379	\$14.16	\$238.44	\$319.09	\$1,343.40	\$1,901	\$382	\$5,201	100%	\$5,201	\$0	\$5,590	\$0	\$0	\$0	\$0	\$0
210.2P	210.2	0 to 1,500 s.f.	du	\$11,407	\$8,200	\$21.58	\$363.48	\$486.41	\$2,047.86	\$2,898	\$382	\$8,128	74%	\$6,041	\$2,087	\$8,721	\$2,002	\$1,715	\$287	\$37	\$48
210.3P	210.3	1,501 to 2,499 s.f.	du	\$14,254	\$10,246	\$26.96	\$454.21	\$607.82	\$2,559.01	\$3,621	\$382	\$10,252	72%	\$7,334	\$2,918	\$10,993	\$2,800	\$2,398	\$402	\$51	\$67
210.4P	210.4	2,500 s.f. and greater	du	\$16,791	\$12,070	\$31.76	\$535.05	\$716.00	\$3,014.45	\$4,265	\$382	\$12,144	74%	\$8,979	\$3,165	\$13,017	\$3,036	\$2,600	\$436	\$56	\$73
210.5P	210.5	"Low Income" SHIP defined Multi-Family ⁽²⁾	du	\$4,888	\$3,565	\$9.38	\$158.05	\$211.50	\$890.46	\$1,260	\$250	\$3,378	100%	\$3,378	\$0	\$3,632	\$0	\$0	\$0	\$0	\$0
220	220	Multi-Family Apartments	du	\$9,323	\$6,801	\$17.90	\$301.49	\$403.45	\$1,698.57	\$2,404	\$743	\$6,177	68%	\$4,191	\$1,986	\$6,662	\$1,905	\$1,632	\$273	\$35	\$46
231	231	Low-Rise Condominium/Townhouse (1 to 2 stories)	du	\$9,041	\$6,595	\$17.36	\$292.35	\$391.22	\$1,647.10	\$2,331	\$615	\$6,095	67%	\$4,090	\$2,005	\$6,565	\$1,924	\$1,648	\$276	\$35	\$46
232	232	High-Rise Condominium (3 or more stories)	du	\$5,905	\$4,307	\$11.34	\$190.94	\$255.52	\$1,075.76	\$1,522	\$1,003	\$3,380	65%	\$2,201	\$1,179	\$3,687	\$1,131	\$969	\$162	\$21	\$27
240	240	Mobile Home Park	du	\$5,314	\$3,906	\$10.28	\$173.14	\$231.70	\$975.47	\$1,380	\$148	\$3,786	71%	\$2,682	\$1,104	\$4,062	\$1,059	\$907	\$152	\$20	\$25
251	251	Age Restricted Single Family ⁽³⁾	du	\$5,422	\$3,941	\$10.28	\$174.71	\$233.79	\$984.29	\$1,393	\$698	\$3,332	71%	\$2,370	\$962	\$3,613	\$923	\$791	\$132	\$17	\$22
252	252	Age Restricted Multi-Family ⁽³⁾	du	\$3,145	\$2,383	\$6.27	\$105.64	\$141.37	\$595.18	\$842	\$743	\$1,561	77%	\$1,206	\$355	\$1,724	\$340	\$291	\$49	\$7	\$8
253	253	Congregate Care Facility (Attached) ⁽³⁾	du	\$1,245	\$951	\$2.50	\$42.14	\$56.39	\$237.39	\$336	\$128	\$781	71%	\$557	\$224	\$846	\$215	\$184	\$31	\$4	\$5
LODGING:																					
310	310	Hotel	room	\$9,487	\$6,841	\$18.00	\$303.24	\$405.80	\$1,708.46	\$2,418	\$248	\$6,822	100%	\$6,822	\$0	\$7,315	\$0	\$0	\$0	\$0	\$0
320	320	Motel	room	\$3,089	\$2,280	\$6.00	\$101.09	\$135.28	\$569.55	\$806	\$149	\$2,134	100%	\$2,134	\$0	\$2,295	\$0	\$0	\$0	\$0	\$0
330	330	Resort Hotel	room	\$8,119	\$5,859	\$15.42	\$259.73	\$347.56	\$1,463.30	\$2,071	\$248	\$5,801	100%	\$5,801	\$0	\$6,223	\$0	\$0	\$0	\$0	\$0
RECREATION:																					
412	412	General Recreation	acre	\$2,641	\$1,940	\$5.10	\$85.98	\$115.06	\$484.42	\$685	\$111	\$1,845	82%	\$1,522	\$323	\$1,982	\$310	\$266	\$44	\$6	\$7
416	416	RV Park	RV space	\$1,878	\$1,390	\$3.66	\$61.64	\$82.48	\$347.27	\$491	\$148	\$1,238	71%	\$873	\$365	\$1,336	\$350	\$300	\$50	\$7	\$8
420	420	Marina	berth	\$3,603	\$2,602	\$6.85	\$115.34	\$154.34	\$649.81	\$919	\$124	\$2,559	76%	\$1,933	\$626	\$2,746	\$601	\$515	\$86	\$11	\$14
430	430	Golf Course	hole	\$45,418	\$32,798	\$86.31	\$1,453.91	\$1,945.63	\$8,191.35	\$11,591	\$357	\$33,470	77%	\$25,744	\$7,726	\$35,830	\$7,413	\$6,349	\$1,064	\$135	\$178
431	431	Miniature Golf Course	hole	\$4,934	\$3,563	\$9.38	\$157.93	\$211.34	\$889.78	\$1,259	\$64	\$3,611	84%	\$3,051	\$560	\$3,867	\$537	\$460	\$77	\$10	\$13
437	437	Bowling Alley	1,000 sf	\$38,898	\$28,547	\$75.12	\$1,265.48	\$1,693.46	\$7,129.72	\$10,089	\$188	\$28,621	82%	\$23,547	\$5,074	\$30,643	\$4,868	\$4,170	\$698	\$89	\$117
444	444	Movie Theater	screen	\$52,926	\$42,781	\$112.58	\$1,896.44	\$2,537.82	\$10,684.56	\$15,119	\$1,067	\$36,740	83%	\$30,318	\$6,422	\$39,490	\$6,162	\$5,283	\$879	\$112	\$148
491	491	Racquet Club/Health Club/Spa/Dance Studio	1,000 sf	\$17,102	\$12,551	\$33.03	\$556.37	\$744.53	\$3,134.59	\$4,435	\$188	\$12,478	82%	\$10,266	\$2,212	\$13,367	\$2,122	\$1,818	\$304	\$39	\$51
495	495	Community Center/Gymnasium	1,000 sf	\$43,733	\$31,573	\$83.09	\$1,399.61	\$1,872.96	\$7,885.43	\$11,158	\$188	\$32,387	86%	\$27,814	\$4,573	\$34,659	\$4,388	\$3,758	\$630	\$80	\$105
496P	n/a	Ice-Skating Arena	1,000 sf	\$18,012	\$14,000	\$36.84	\$620.59	\$830.47	\$3,496.39	\$4,947	\$188	\$12,877	97%	\$12,479	\$398	\$13,813	\$382	\$327	\$55	\$7	\$9
INSTITUTIONS:																					
520	520	Elementary School	student	\$1,467	\$1,105	\$2.91	\$48.99	\$65.56	\$276.01	\$391	\$11	\$1,065	79%	\$844	\$221	\$1,141	\$212	\$182	\$30	\$4	\$5
522	522	Middle School	student	\$1,860	\$1,401	\$3.69	\$62.11	\$83.12	\$349.94	\$495	\$13	\$1,352	77%	\$1,038	\$314	\$1,449	\$301	\$258	\$43	\$6	\$7
530	530	High School	student	\$1,773	\$1,335	\$3.51	\$59.20	\$79.22	\$333.51	\$472	\$14	\$1,287	74%	\$955	\$332	\$1,379	\$318	\$272	\$46	\$6	\$8
540	540	University/Jr College (7,500 or fewer students) (Private)	student	\$2,327	\$1,693	\$4.45	\$75.03	\$100.40	\$422.70	\$598	\$15	\$1,714	63%	\$1,072	\$642	\$1,835	\$615	\$527	\$88	\$12	\$15
550	550	University/Jr College (more than 7,500 students) (Private)	student	\$1,619	\$1,178	\$3.10	\$52.21	\$69.87	\$294.16	\$416	\$15	\$1,188	60%	\$708	\$480	\$1,272	\$460	\$394	\$66	\$9	\$11
560	560	Church	1,000 sf	\$5,513	\$4,194	\$11.04	\$185.92	\$248.80	\$1,047.47	\$1,482	\$0	\$4,031	63%	\$2,520	\$1,511	\$4,318	\$1,449	\$1,242	\$207	\$27	\$35
565	565	Day Care	student	\$1,380	\$1,156	\$3.04	\$51.25	\$68.58	\$288.73	\$409	\$10	\$961	86%	\$825	\$136	\$1,033	\$130	\$111	\$19	\$3	\$3
566	566	Cemetery	acre	\$8,495	\$6,179	\$16.26	\$273.90	\$366.53	\$1,543.13	\$2,184	\$357	\$5,954	73%	\$4,340	\$1,614	\$6,396	\$1,548	\$1,326	\$222	\$29	\$37
610	610	Hospital	1,000 sf	\$12,262	\$8,918	\$23.47	\$395.32	\$529.02	\$2,227.24	\$3,152	\$266	\$8,844	53%	\$4,652	\$4,192	\$9,481	\$4,023	\$3,446	\$577	\$73	\$96
620	620	Nursing Home	bed	\$1,602	\$1,286	\$3.38	\$56.99	\$76.26	\$321.08	\$454	\$128	\$1,020	74%	\$754	\$266	\$1,103	\$255	\$219	\$36	\$5	\$6
OFFICE:																					
710	710.1	General Office 50,000 sf or less ⁽⁴⁾	1,000 sf	\$11,561	\$8,561	\$22.53	\$379.48	\$507.82	\$2,138.00	\$3,025	\$571	\$7,964	100%	\$7,964	\$0	\$8,565	\$0	\$0	\$0	\$0	\$0
710.1P	710.2	General Office 50,001-100,000 sf ⁽⁴⁾	1,000 sf	\$11,323	\$8,384	\$22.06	\$371.67	\$497.37	\$2,094.00	\$2,963	\$662	\$7,698	100%	\$7,698	\$0	\$8,286	\$0	\$0	\$0	\$0	\$0
710.2P	710.3	General Office 100,001-200,000 sf ⁽⁴⁾	1,000 sf	\$11,090	\$8,212	\$21.61	\$364.02	\$487.13	\$2,050.91	\$2,902	\$662	\$7,526	100%	\$7,526	\$0	\$8,102	\$0	\$0	\$0	\$0	\$0
710.3P	710.4	General Office 200,001-400,000 sf ⁽⁴⁾	1,000 sf	\$10,862	\$8,043	\$21.17	\$356.53	\$477.11	\$2,008.70	\$2,842	\$662	\$7,357	100%	\$7,357	\$0	\$7,922	\$0	\$0	\$0	\$0	\$0
710.4P	710.5	General Office greater than 400,000 sf ⁽⁵⁾	1,000 sf	\$10,638	\$7,877	\$20.73	\$349.19	\$467.29	\$1,967.36	\$2,784	\$662	\$7,192	100%	\$7,192	\$0	\$7,745	\$0	\$0	\$0	\$0	\$0
714	714	Corporate Headquarters Building	1,000 sf	\$8,484	\$6,282	\$16.53	\$278.48	\$372.66	\$1,568.94	\$2,220	\$662	\$5,602	100%	\$5,602	\$0	\$6,043	\$0	\$0	\$0	\$0	\$0
720	720	Medical Office	1,000 sf	\$38,670	\$28,473	\$74.93	\$1,262.18	\$1,689.04	\$7,111.10	\$10,062	\$662	\$27,946	100%	\$27,946	\$0	\$29,955	\$0	\$0	\$0	\$0	\$0
750	750	Office Park	1,000 sf	\$16,611	\$12,029	\$31.65	\$533.22	\$713.56	\$3,004.17	\$4,251	\$662	\$11,698	100%	\$11,698	\$0	\$12,561	\$0	\$0	\$0	\$0	\$0
760	760	Research and Development Center	1,000 sf	\$12,126	\$8,953	\$23.56	\$396.89	\$531.12	\$2,236.10	\$3,164	\$662	\$8,300	100%	\$8,300	\$0	\$8,930	\$0	\$0	\$0	\$0	\$0
770.P	640	Veterinarian Clinic	1,000 sf	\$22,978	\$17,030	\$44.82	\$754.93	\$1,010.24	\$4,253.27	\$6,018	\$571	\$16,389	100%	\$16,389	\$0	\$17,583	\$0	\$0	\$0	\$0	\$0

Table 4-8
Suburban Traditional Neighborhood Development Fee Schedule (Fee District B)

Pasco County Land Use Code	ITE Land Use Code	Land Use	Unit	Total Impact Cost	Revenue-generating vmt/yr:	County 2nd LOGT Gas Tax credit (\$\$/yr):	PV County Gas Tax Credit (\$\$/yr):	PV P4P Equivalent Credit	PV Federal/ State Gas Tax Revenue Credit (\$\$/yr)	PV Sub-Total County-wide self-credits:	PV Tax Increment Self-Credit	Fee Before Incentive	Incentive %	\$\$ Allocated for Incentive	Net Mobility Fee	Full Fee ⁽¹⁾	Road Share (Incl Int)	Road Share (Excl Int)	Interstate /SIS Share	Transit Share	Bike/Ped Share
RETAIL:																					
151	151	Self-Storage Facility	1,000 sf	\$922	\$727	\$1.91	\$32.23	\$43.13	\$181.58	\$257	\$98	\$567	0%	\$0	\$567	\$615	\$544	\$466	\$78	\$10	\$13
151.1P	151.1	Free-Standing Recreational Vehicle/Boat Storage	acre	\$5,924	\$4,670	\$12.29	\$207.03	\$277.05	\$1,166.41	\$1,650	\$444	\$3,830	64%	\$2,438	\$1,391	\$4,137	\$1,334	\$1,144	\$191	\$25	\$32
816	816	Hardware/Paint	1,000 sf	\$2,054	\$1,776	\$4.67	\$78.71	\$105.33	\$443.45	\$627	\$405	\$1,022	78%	\$802	\$220	\$1,128	\$211	\$181	\$30	\$4	\$5
820	820.1	Retail 50,000 sfgla or less ⁽⁴⁾	1,000 sfgla	\$16,866	\$14,580	\$38.37	\$646.30	\$864.88	\$3,641.26	\$5,152	\$405	\$11,309	72%	\$8,184	\$3,125	\$12,185	\$2,998	\$2,571	\$427	\$55	\$72
820.1P	820.2	Retail 50,001-200,000 sfgla ⁽⁴⁾	1,000 sfgla	\$16,598	\$13,646	\$35.91	\$604.92	\$809.51	\$3,408.14	\$4,823	\$426	\$11,350	75%	\$8,529	\$2,821	\$12,212	\$2,706	\$2,320	\$386	\$50	\$65
820.2P	820.3	Retail 200,001-400,000 sfgla ⁽⁴⁾	1,000 sfgla	\$15,924	\$12,866	\$33.86	\$570.34	\$763.23	\$3,213.31	\$4,547	\$426	\$10,952	75%	\$8,252	\$2,700	\$11,779	\$2,591	\$2,222	\$369	\$47	\$62
820.3P	820.4	Retail 400,001-600,000 sfgla ⁽⁴⁾	1,000 sfgla	\$15,785	\$12,604	\$33.17	\$558.71	\$747.67	\$3,147.80	\$4,454	\$1,282	\$10,048	75%	\$7,504	\$2,544	\$10,868	\$2,440	\$2,091	\$349	\$45	\$59
820.4P	820.5	Retail 600,001-800,000 sfgla ⁽⁴⁾	1,000 sfgla	\$16,208	\$12,777	\$33.62	\$566.41	\$757.97	\$3,191.18	\$4,516	\$1,282	\$10,410	75%	\$7,764	\$2,646	\$11,252	\$2,538	\$2,175	\$363	\$47	\$61
820.5P	820.6	Retail greater than 800,000 sfgla ⁽⁵⁾	1,000 sfgla	\$15,511	\$12,094	\$31.83	\$536.11	\$717.42	\$3,020.43	\$4,274	\$1,282	\$9,955	72%	\$7,163	\$2,792	\$10,761	\$2,679	\$2,296	\$383	\$49	\$64
814	826	Specialty Retail	1,000 sf	\$30,630	\$23,852	\$62.77	\$1,057.36	\$1,414.95	\$5,957.15	\$8,429	\$405	\$21,796	76%	\$16,577	\$5,219	\$23,388	\$5,008	\$4,293	\$715	\$91	\$120
830.P	n/a	Non-Veterinary Kennel	1,000 sf	\$13,925	\$11,668	\$30.71	\$517.24	\$692.17	\$2,914.13	\$4,124	\$405	\$9,397	74%	\$6,974	\$2,423	\$10,121	\$2,324	\$1,993	\$331	\$43	\$56
841	841	New/Used Auto Sales	1,000 sf	\$21,522	\$16,197	\$42.62	\$717.99	\$960.81	\$4,045.14	\$5,724	\$276	\$15,522	74%	\$11,480	\$4,042	\$16,641	\$3,878	\$3,323	\$555	\$71	\$93
848	848	Tire Store	1,000 sf	\$15,858	\$12,251	\$32.24	\$543.10	\$726.77	\$3,059.82	\$4,330	\$405	\$11,124	79%	\$8,759	\$2,365	\$11,948	\$2,269	\$1,945	\$324	\$42	\$54
850	850	Supermarket	1,000 sf	\$26,691	\$22,529	\$59.29	\$998.70	\$1,336.46	\$5,626.66	\$7,962	\$243	\$18,486	77%	\$14,302	\$4,184	\$19,872	\$4,015	\$3,444	\$571	\$73	\$96
853	853	Convenience Store w/Gas Pumps	1,000 sf	\$57,817	\$52,462	\$138.06	\$2,325.61	\$3,112.12	\$13,102.48	\$18,540	\$101	\$39,176	74%	\$29,008	\$10,168	\$42,180	\$9,757	\$8,373	\$1,384	\$177	\$234
862	862	Home Improvement Superstore	1,000 sf	\$10,594	\$8,710	\$22.92	\$386.11	\$516.69	\$2,175.36	\$3,078	\$426	\$7,091	78%	\$5,526	\$1,565	\$7,641	\$1,501	\$1,287	\$214	\$28	\$36
881	881	Pharmacy/Drug Store with and without Drive-Thru	1,000 sf	\$14,305	\$12,074	\$31.77	\$535.25	\$716.27	\$3,015.60	\$4,267	\$405	\$9,633	77%	\$7,439	\$2,194	\$10,376	\$2,105	\$1,805	\$300	\$39	\$50
890	890	Furniture Store	1,000 sf	\$4,394	\$3,226	\$8.49	\$142.99	\$191.35	\$805.60	\$1,140	\$405	\$2,849	79%	\$2,247	\$602	\$3,077	\$2,494	\$83	\$11	\$14	\$14
912	912	Bank/Savings w/Drive-In	1,000 sf	\$24,232	\$19,834	\$52.20	\$879.24	\$1,176.59	\$4,953.62	\$7,009	\$576	\$16,647	62%	\$10,282	\$6,365	\$17,906	\$6,108	\$5,237	\$871	\$111	\$146
929P	n/a	Breakfast and Lunch Restaurant	1,000 sf	\$35,627	\$27,996	\$73.67	\$1,241.02	\$1,660.73	\$6,991.92	\$9,894	\$462	\$25,271	74%	\$18,780	\$6,491	\$27,122	\$6,229	\$5,340	\$889	\$113	\$149
930	930	Fast Casual Restaurant	1,000 sf	\$86,555	\$68,014	\$178.98	\$3,015.01	\$4,034.68	\$16,986.58	\$24,036	\$462	\$62,056	74%	\$45,916	\$16,140	\$66,554	\$15,488	\$13,276	\$2,212	\$281	\$371
931	931	Quality Restaurant	1,000 sf	\$45,229	\$35,589	\$93.66	\$1,577.65	\$2,111.20	\$8,888.46	\$12,577	\$462	\$32,189	75%	\$24,183	\$8,006	\$34,539	\$7,682	\$6,585	\$1,097	\$140	\$184
932	932	High-Turnover Restaurant	1,000 sf	\$53,335	\$41,910	\$110.29	\$1,857.84	\$2,486.16	\$10,467.09	\$14,811	\$462	\$38,061	74%	\$28,232	\$9,829	\$40,833	\$9,431	\$8,084	\$1,347	\$172	\$226
934	934	Fast Food Restaurant w/Drive-Thru	1,000 sf	\$126,029	\$106,696	\$280.78	\$4,729.77	\$6,329.37	\$26,647.53	\$37,707	\$1,263	\$87,059	76%	\$66,584	\$20,475	\$93,608	\$19,647	\$16,851	\$2,796	\$357	\$471
941	941	Quick Lube	bays	\$22,242	\$17,183	\$45.22	\$761.71	\$1,019.32	\$4,291.48	\$6,073	\$138	\$16,031	76%	\$12,192	\$3,839	\$17,187	\$3,684	\$3,157	\$527	\$67	\$88
942	943	Auto Repair or Body Shop	1,000 sf	\$17,477	\$13,502	\$35.53	\$598.51	\$800.93	\$3,372.03	\$4,771	\$276	\$12,429	74%	\$9,164	\$3,265	\$13,337	\$3,133	\$2,685	\$448	\$57	\$75
944	944	Gasoline Station	fuel pos.	\$16,201	\$13,939	\$36.68	\$617.91	\$826.88	\$3,481.28	\$4,926	\$25	\$11,250	77%	\$8,695	\$2,555	\$12,091	\$2,451	\$2,102	\$349	\$45	\$59
947	947	Self-Service Car Wash	bays	\$14,010	\$11,703	\$30.80	\$518.80	\$694.26	\$2,922.93	\$4,136	\$10	\$9,864	61%	\$6,015	\$3,849	\$10,592	\$3,693	\$3,167	\$526	\$67	\$89
913.P	913	Convenience/Gasoline/Fast Food Store	1,000 sf	\$178,789	\$144,363	\$379.90	\$6,399.50	\$8,563.79	\$36,054.77	\$51,018	\$101	\$127,669	78%	\$99,274	\$28,395	\$136,960	\$27,247	\$23,362	\$3,885	\$495	\$653
INDUSTRIAL:																					
110	110	General Light Industrial	1,000 sf	\$5,489	\$4,051	\$10.66	\$179.58	\$240.32	\$1,011.78	\$1,432	\$210	\$3,847	100%	\$3,847	\$0	\$4,133	\$0	\$0	\$0	\$0	\$0
120	120	General Heavy Industrial	1,000 sf	\$1,660	\$1,225	\$3.22	\$54.31	\$72.68	\$305.98	\$433	\$210	\$1,017	100%	\$1,017	\$0	\$1,103	\$0	\$0	\$0	\$0	\$0
130	130	Industrial Park	1,000 sf	\$3,730	\$2,752	\$7.24	\$122.02	\$163.28	\$687.44	\$973	\$210	\$2,547	100%	\$2,547	\$0	\$2,741	\$0	\$0	\$0	\$0	\$0
140	140	Manufacturing	1,000 sf	\$4,349	\$3,210	\$8.45	\$142.29	\$190.41	\$801.67	\$1,134	\$210	\$3,005	100%	\$3,005	\$0	\$3,231	\$0	\$0	\$0	\$0	\$0
150	150/154/157	Passive Warehouse (Storage Warehouse)	1,000 sf	\$1,926	\$1,421	\$3.74	\$63.00	\$84.31	\$354.94	\$502	\$236	\$1,188	100%	\$1,188	\$0	\$1,288	\$0	\$0	\$0	\$0	\$0
152	155/156	Active Warehouse (Fulfillment Center/Parcel Hub)	1,000 sf	\$11,289	\$8,189	\$21.55	\$363.00	\$485.76	\$2,045.12	\$2,894	\$236	\$8,160	100%	\$8,160	\$0	\$8,746	\$0	\$0	\$0	\$0	\$0
160.P	153	Airport Hangar	1,000 sf	\$3,940	\$2,908	\$7.65	\$128.90	\$172.49	\$726.19	\$1,028	\$210	\$2,702	100%	\$2,702	\$0	\$2,907	\$0	\$0	\$0	\$0	\$0

Notes:

- (1) This value is the total value of transportation system consumed, less credits for revenues committed to transportation system expansion that are generated by the use itself. This value includes Interstate costs and "carrying costs", but not toll road costs. It does consider the proportion of trip length
- (2) Specific calculations for the "low income" category can be seen in Appendix B of the 2014 Mobility Fee Update Study.
- (3) The statistical relationship between the trip generation rate for the age restricted single family, age restricted multi-family, and congregate care facility was used to interpolate the trip length.
- (4) The trip generation rate recommended for the office and retail size categories used the end-point of the range due to the nature of the ITE equation to be conservative for smaller developments.
- (5) The trip generation rate used for the office and retail open-ended size categories used the size 200,000 s.f. larger than the beginning of the size range, as the size ranges increase in 200,000 s.f. increments.

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Table 4-9
Suburban Transit-Oriented Development Fee Schedule (Fee District B)

Pasco County Land Use Code	ITE Land Use Code	Land Use	Unit	Total Impact Cost	Revenue-generating vmt/yr:	County 2nd LOGT Gas Tax credit (\$\$/yr):	PV County Gas Tax Credit (\$\$/yr):	PV P4P Equivalent Credit	PV Federal/ State Gas Tax Revenue Credit (\$\$/yr)	PV Sub-County-wide self-credits:	PV Tax Increment Self-Credit	Fee Before Incentive	Incentive %	\$\$ Allocated for Incentive	Net Mobility Fee	Full Fee ⁽¹⁾	Road Share (Incl Int)	Road Share (Excl Int)	Interstate /SIS Share	Transit Share	Bike/Ped Share
RESIDENTIAL:																					
		Single Family (Detached)																			
210.1P	210.1	Less than 1,500 s.f. & Annual Hh Income less than 80% SHIP Definition ⁽²⁾	du	\$6,715	\$4,827	\$12.70	\$213.97	\$286.33	\$1,205.48	\$1,706	\$382	\$4,628	100%	\$4,628	\$0	\$4,977	\$0	\$0	\$0	\$0	\$0
210.2P	210.2	0 to 1,500 s.f.	du	\$10,236	\$7,358	\$19.36	\$326.17	\$436.48	\$1,837.62	\$2,600	\$382	\$7,254	86%	\$6,211	\$1,043	\$7,786	\$1,000	\$856	\$144	\$19	\$24
210.3P	210.3	1,501 to 2,499 s.f.	du	\$12,791	\$9,194	\$24.20	\$407.58	\$545.42	\$2,296.29	\$3,249	\$382	\$9,160	84%	\$7,701	\$1,459	\$9,825	\$1,399	\$1,198	\$201	\$26	\$34
210.4P	210.4	2,500 s.f. and greater	du	\$15,068	\$10,831	\$28.50	\$480.12	\$642.49	\$2,704.98	\$3,828	\$382	\$10,859	85%	\$9,277	\$1,582	\$11,641	\$1,518	\$1,300	\$218	\$28	\$36
210.5P	210.5	"Low Income" SHIP defined Multi-Family ⁽²⁾	du	\$4,386	\$3,199	\$8.42	\$141.83	\$189.79	\$799.04	\$1,131	\$250	\$3,006	100%	\$3,006	\$0	\$3,233	\$0	\$0	\$0	\$0	\$0
220	220	Multi-Family Apartments	du	\$8,366	\$6,103	\$16.06	\$270.53	\$362.03	\$1,524.19	\$2,157	\$743	\$5,467	82%	\$4,474	\$993	\$5,901	\$952	\$815	\$137	\$18	\$23
231	231	Low-Rise Condominium/Townhouse (1 to 2 stories)	du	\$8,113	\$5,918	\$15.57	\$262.34	\$351.06	\$1,478.00	\$2,091	\$615	\$5,406	81%	\$4,404	\$1,002	\$5,828	\$961	\$823	\$138	\$18	\$23
232	232	High-Rise Condominium (3 or more stories)	du	\$5,299	\$3,865	\$10.17	\$171.34	\$229.28	\$965.32	\$1,366	\$1,003	\$2,930	80%	\$2,340	\$590	\$3,205	\$565	\$484	\$81	\$11	\$14
240	240	Mobile Home Park	du	\$4,768	\$3,505	\$9.22	\$155.37	\$207.91	\$875.33	\$1,239	\$148	\$3,382	84%	\$2,830	\$552	\$3,630	\$529	\$453	\$76	\$10	\$13
251	251	Age Restricted Single Family ⁽³⁾	du	\$4,865	\$3,536	\$9.31	\$156.77	\$209.79	\$883.24	\$1,250	\$698	\$2,918	84%	\$2,437	\$481	\$3,171	\$461	\$395	\$66	\$9	\$11
252	252	Age Restricted Multi-Family ⁽³⁾	du	\$2,822	\$2,138	\$5.63	\$94.80	\$126.85	\$534.08	\$756	\$743	\$1,324	87%	\$1,147	\$177	\$1,471	\$169	\$145	\$24	\$4	\$4
253	253	Congregate Care Facility (Attached) ⁽³⁾	du	\$1,117	\$853	\$2.24	\$37.81	\$50.60	\$213.02	\$301	\$128	\$688	84%	\$576	\$112	\$746	\$107	\$92	\$15	\$2	\$3
LODGING:																					
310	310	Hotel	room	\$8,513	\$6,138	\$16.15	\$272.11	\$364.14	\$1,533.07	\$2,169	\$248	\$6,097	100%	\$6,097	\$0	\$6,539	\$0	\$0	\$0	\$0	\$0
320	320	Motel	room	\$2,772	\$2,046	\$5.39	\$90.71	\$121.39	\$511.08	\$723	\$149	\$1,900	100%	\$1,900	\$0	\$2,044	\$0	\$0	\$0	\$0	\$0
330	330	Resort Hotel	room	\$7,285	\$5,258	\$13.84	\$233.06	\$311.88	\$1,313.07	\$1,858	\$248	\$5,180	100%	\$5,180	\$0	\$5,558	\$0	\$0	\$0	\$0	\$0
RECREATION:																					
412	412	General Recreation	acre	\$2,370	\$1,740	\$4.58	\$77.15	\$103.25	\$434.69	\$615	\$111	\$1,644	90%	\$1,482	\$162	\$1,767	\$155	\$133	\$22	\$3	\$4
416	416	RV Park	RV space	\$1,685	\$1,248	\$3.28	\$55.31	\$74.02	\$311.62	\$441	\$148	\$1,096	83%	\$913	\$183	\$1,183	\$175	\$150	\$25	\$4	\$4
420	420	Marina	berth	\$3,233	\$2,335	\$6.14	\$103.50	\$138.50	\$583.10	\$825	\$124	\$2,284	86%	\$1,971	\$313	\$2,452	\$300	\$257	\$43	\$6	\$7
430	430	Golf Course	hole	\$40,756	\$29,431	\$77.45	\$1,304.65	\$1,745.88	\$7,350.41	\$10,401	\$357	\$29,997	87%	\$26,134	\$3,863	\$32,115	\$3,706	\$3,174	\$532	\$68	\$89
431	431	Miniature Golf Course	hole	\$4,427	\$3,197	\$8.41	\$141.72	\$189.64	\$798.43	\$1,130	\$64	\$3,234	91%	\$2,954	\$280	\$3,464	\$269	\$230	\$39	\$5	\$6
437	437	Bowling Alley	1,000 sf	\$34,905	\$25,617	\$67.41	\$1,135.56	\$1,519.61	\$6,397.77	\$9,053	\$188	\$25,664	90%	\$23,127	\$2,537	\$27,477	\$2,434	\$2,085	\$349	\$45	\$58
444	444	Movie Theater	screen	\$47,492	\$38,389	\$101.02	\$1,701.75	\$2,277.28	\$9,587.66	\$13,567	\$1,067	\$32,859	90%	\$29,648	\$3,211	\$35,327	\$3,081	\$2,642	\$439	\$56	\$74
491	491	Racquet Club/Health Club/Spa/Dance Studio	1,000 sf	\$15,346	\$11,262	\$29.64	\$499.25	\$668.10	\$2,812.78	\$3,980	\$188	\$11,178	90%	\$10,072	\$1,106	\$11,975	\$1,061	\$909	\$152	\$20	\$25
495	495	Community Center/Gymnasium	1,000 sf	\$39,243	\$28,332	\$74.56	\$1,255.93	\$1,680.68	\$7,075.89	\$10,012	\$188	\$29,042	92%	\$26,756	\$2,286	\$31,081	\$2,193	\$1,878	\$315	\$40	\$53
496P	n/a	Ice-Skating Arena	1,000 sf	\$16,163	\$12,562	\$33.06	\$556.88	\$745.21	\$3,137.44	\$4,440	\$188	\$11,535	98%	\$11,336	\$199	\$12,375	\$190	\$163	\$27	\$4	\$5
INSTITUTIONS:																					
520	520	Elementary School	student	\$1,317	\$992	\$2.61	\$43.96	\$58.83	\$247.67	\$350	\$11	\$955	88%	\$845	\$110	\$1,023	\$105	\$90	\$15	\$2	\$3
522	522	Middle School	student	\$1,669	\$1,257	\$3.31	\$55.74	\$74.59	\$314.02	\$444	\$13	\$1,212	87%	\$1,055	\$157	\$1,299	\$150	\$128	\$22	\$3	\$4
530	530	High School	student	\$1,591	\$1,198	\$3.15	\$53.12	\$71.08	\$299.27	\$423	\$14	\$1,154	86%	\$988	\$166	\$1,236	\$159	\$136	\$23	\$3	\$4
540	540	University/Jr College (7,500 or fewer students) (Private)	student	\$2,088	\$1,519	\$4.00	\$67.32	\$90.09	\$379.31	\$537	\$15	\$1,536	79%	\$1,215	\$321	\$1,645	\$308	\$264	\$44	\$6	\$7
550	550	University/Jr College (more than 7,500 students) (Private)	student	\$1,453	\$1,057	\$2.78	\$46.85	\$62.70	\$263.96	\$374	\$15	\$1,064	77%	\$824	\$240	\$1,140	\$229	\$196	\$33	\$5	\$6
560	560	Church	1,000 sf	\$4,947	\$3,763	\$9.90	\$166.83	\$223.25	\$999.93	\$1,330	\$0	\$3,617	79%	\$2,861	\$756	\$3,874	\$725	\$621	\$104	\$14	\$17
565	565	Day Care	student	\$1,238	\$1,037	\$2.73	\$45.99	\$61.54	\$259.09	\$367	\$10	\$861	92%	\$793	\$68	\$926	\$64	\$55	\$9	\$2	\$2
566	566	Cemetery	acre	\$7,623	\$5,544	\$14.59	\$245.78	\$328.90	\$1,384.71	\$1,959	\$357	\$5,306	85%	\$4,499	\$807	\$5,703	\$773	\$662	\$111	\$15	\$19
610	610	Hospital	1,000 sf	\$11,003	\$8,002	\$21.06	\$354.74	\$474.71	\$1,998.59	\$2,828	\$266	\$7,908	73%	\$5,812	\$2,096	\$8,480	\$2,011	\$1,723	\$288	\$37	\$48
620	620	Nursing Home	bed	\$1,438	\$1,154	\$3.04	\$51.14	\$68.43	\$288.11	\$408	\$128	\$902	85%	\$769	\$133	\$977	\$127	\$109	\$18	\$3	\$3
OFFICE:																					
710	710.1	General Office 50,000 sf or less ⁽⁴⁾	1,000 sf	\$10,374	\$7,682	\$20.21	\$340.52	\$455.69	\$1,918.51	\$2,715	\$571	\$7,088	100%	\$7,088	\$0	\$7,627	\$0	\$0	\$0	\$0	\$0
710.1P	710.2	General Office 50,001-100,000 sf ⁽⁴⁾	1,000 sf	\$10,160	\$7,524	\$19.80	\$333.52	\$446.31	\$1,879.02	\$2,659	\$662	\$6,840	100%	\$6,840	\$0	\$7,368	\$0	\$0	\$0	\$0	\$0
710.2P	710.3	General Office 100,001-200,000 sf ⁽⁴⁾	1,000 sf	\$9,951	\$7,369	\$19.39	\$326.65	\$437.12	\$1,840.35	\$2,604	\$662	\$6,685	100%	\$6,685	\$0	\$7,202	\$0	\$0	\$0	\$0	\$0
710.3P	710.4	General Office 200,001-400,000 sf ⁽⁴⁾	1,000 sf	\$9,746	\$7,217	\$18.99	\$319.93	\$428.13	\$1,802.48	\$2,551	\$662	\$6,534	100%	\$6,534	\$0	\$7,041	\$0	\$0	\$0	\$0	\$0
710.4P	710.5	General Office greater than 400,000 sf ⁽⁵⁾	1,000 sf	\$9,546	\$7,069	\$18.60	\$313.35	\$419.32	\$1,765.39	\$2,498	\$662	\$6,386	100%	\$6,386	\$0	\$6,882	\$0	\$0	\$0	\$0	\$0
714	714	Corporate Headquarters Building	1,000 sf	\$7,613	\$5,637	\$14.83	\$249.89	\$334.40	\$1,407.87	\$1,992	\$662	\$4,959	100%	\$4,959	\$0	\$5,354	\$0	\$0	\$0	\$0	\$0
720	720	Medical Office	1,000 sf	\$34,700	\$25,550	\$67.24	\$1,132.60	\$1,515.64	\$6,381.05	\$9,029	\$662	\$25,009	100%	\$25,009	\$0	\$26,812	\$0	\$0	\$0	\$0	\$0
750	750	Office Park	1,000 sf	\$14,906	\$10,794	\$28.40	\$478.48	\$640.30	\$2,695.75	\$3,815	\$662	\$10,429	100%	\$10,429	\$0	\$11,204	\$0	\$0	\$0	\$0	\$0
760	760	Research and Development Center	1,000 sf	\$10,881	\$8,034	\$21.14	\$356.15	\$476.60	\$2,006.54	\$2,839	\$662	\$7,380	100%	\$7,380	\$0	\$7,945	\$0	\$0	\$0	\$0	\$0
770.P	640	Veterinarian Clinic	1,000 sf	\$20,619	\$15,282	\$40.21	\$677.43	\$906.53	\$3,816.62	\$5,401	\$571	\$14,648	100%	\$14,648	\$0	\$15,719	\$0	\$0	\$0	\$0	\$0

Table 4-9
Suburban Transit-Oriented Development Fee Schedule (Fee District B)

Pasco County Land Use Code	ITE Land Use Code	Land Use	Unit	Total Impact Cost	Revenue-generating vmt/yr:	County 2nd LOGT Gas Tax credit (\$\$/yr):	PV County Gas Tax Credit (\$\$/yr):	PV P4P Equivalent Credit	PV Federal/ State Gas Tax Revenue Credit (\$\$/yr)	PV Sub-Total County-wide self-credits:	PV Tax Increment Self-Credit	Fee Before Incentive	Incentive %	\$\$ Allocated for Incentive	Net Mobility Fee	Full Fee ⁽¹⁾	Road Share (Incl Int)	Road Share (Excl Int)	Interstate /SIS Share	Transit Share	Bike/Ped Share
RETAIL:																					
151	151	Self-Storage Facility	1,000 sf	\$828	\$652	\$1.72	\$28.92	\$38.70	\$162.93	\$231	\$98	\$499	0%	\$0	\$499	\$542	\$479	\$410	\$68	\$9	\$11
151.1P	151.1	Free-Standing Recreational Vehicle/Boat Storage	acre	\$5,316	\$4,191	\$11.03	\$185.78	\$248.61	\$1,046.67	\$1,481	\$444	\$3,391	79%	\$2,691	\$700	\$3,667	\$671	\$575	\$96	\$13	\$16
816	816	Hardware/Paint	1,000 sf	\$1,843	\$1,593	\$4.19	\$70.63	\$94.52	\$397.93	\$563	\$405	\$875	87%	\$765	\$110	\$971	\$105	\$90	\$15	\$2	\$3
820	820.1	Retail 50,000 sfgla or less ⁽⁴⁾	1,000 sfgla	\$15,135	\$13,083	\$34.43	\$579.95	\$776.09	\$3,267.44	\$4,623	\$405	\$10,106	85%	\$8,544	\$1,562	\$10,893	\$1,498	\$1,285	\$213	\$28	\$36
820.1P	820.2	Retail 50,001-200,000 sfgla ⁽⁴⁾	1,000 sfgla	\$14,894	\$12,245	\$32.22	\$542.82	\$726.40	\$3,058.25	\$4,327	\$426	\$10,141	86%	\$8,731	\$1,410	\$10,915	\$1,353	\$1,160	\$193	\$25	\$32
820.2P	820.3	Retail 200,001-400,000 sfgla ⁽⁴⁾	1,000 sfgla	\$14,289	\$11,545	\$30.38	\$511.79	\$684.88	\$2,883.43	\$4,080	\$426	\$9,784	86%	\$8,434	\$1,350	\$10,526	\$1,295	\$1,110	\$185	\$24	\$31
820.3P	820.4	Retail 400,001-600,000 sfgla ⁽⁴⁾	1,000 sfgla	\$14,164	\$11,310	\$29.76	\$501.36	\$670.91	\$2,824.63	\$3,997	\$1,282	\$8,885	86%	\$7,613	\$1,272	\$9,621	\$1,220	\$1,046	\$174	\$23	\$29
820.4P	820.5	Retail 600,001-800,000 sfgla ⁽⁴⁾	1,000 sfgla	\$14,544	\$11,466	\$30.17	\$508.27	\$680.16	\$2,863.57	\$4,052	\$1,282	\$9,209	86%	\$7,886	\$1,323	\$9,965	\$1,269	\$1,088	\$181	\$24	\$30
820.5P	820.6	Retail greater than 800,000 sfgla ⁽⁵⁾	1,000 sfgla	\$13,919	\$10,852	\$28.56	\$481.07	\$643.77	\$2,710.35	\$3,835	\$1,282	\$8,801	84%	\$7,405	\$1,396	\$9,525	\$1,339	\$1,148	\$191	\$25	\$32
814	826	Specialty Retail	1,000 sf	\$27,486	\$21,404	\$56.33	\$948.81	\$1,269.69	\$5,345.58	\$7,564	\$405	\$19,517	87%	\$16,908	\$2,609	\$20,945	\$2,503	\$2,145	\$358	\$46	\$60
830.P	n/a	Non-Veterinary Kennel	1,000 sf	\$12,496	\$10,470	\$27.55	\$464.14	\$621.11	\$2,614.95	\$3,700	\$405	\$8,391	86%	\$7,179	\$1,212	\$9,040	\$1,162	\$997	\$165	\$22	\$28
841	841	New/Used Auto Sales	1,000 sf	\$19,313	\$14,534	\$38.25	\$644.28	\$862.17	\$3,629.86	\$5,136	\$276	\$13,900	85%	\$11,879	\$2,021	\$14,904	\$1,939	\$1,661	\$278	\$36	\$46
848	848	Tire Store	1,000 sf	\$14,230	\$10,994	\$28.93	\$487.34	\$652.16	\$2,745.69	\$3,885	\$405	\$9,940	88%	\$8,758	\$1,182	\$10,680	\$1,134	\$972	\$162	\$21	\$27
850	850	Supermarket	1,000 sf	\$23,951	\$20,216	\$53.20	\$896.17	\$1,199.25	\$5,049.01	\$7,144	\$243	\$16,563	87%	\$14,471	\$2,092	\$17,807	\$2,007	\$1,721	\$286	\$37	\$48
853	853	Convenience Store w/Gas Pumps	1,000 sf	\$51,881	\$47,076	\$123.88	\$2,086.86	\$2,792.63	\$11,757.34	\$16,637	\$101	\$35,143	86%	\$30,059	\$5,084	\$37,839	\$4,878	\$4,186	\$692	\$89	\$117
862	862	Home Improvement Superstore	1,000 sf	\$9,507	\$7,816	\$20.57	\$346.47	\$463.65	\$1,952.03	\$2,762	\$426	\$6,319	88%	\$5,536	\$783	\$6,813	\$751	\$644	\$107	\$14	\$18
881	881	Pharmacy/Drug Store with and without Drive-Thru	1,000 sf	\$12,836	\$10,835	\$28.51	\$480.30	\$642.74	\$2,706.01	\$3,829	\$405	\$8,602	87%	\$7,505	\$1,097	\$9,269	\$1,052	\$902	\$150	\$20	\$25
890	890	Furniture Store	1,000 sf	\$3,943	\$2,894	\$7.62	\$128.31	\$171.70	\$722.90	\$1,023	\$405	\$2,515	88%	\$2,214	\$301	\$2,720	\$288	\$247	\$41	\$6	\$7
912	912	Bank/Savings w/Drive-In	1,000 sf	\$21,745	\$17,798	\$46.84	\$788.97	\$1,055.80	\$4,445.07	\$6,290	\$576	\$14,879	79%	\$11,696	\$3,183	\$16,009	\$3,054	\$2,618	\$436	\$56	\$73
929P	n/a	Breakfast and Lunch Restaurant	1,000 sf	\$31,970	\$25,121	\$66.11	\$1,113.62	\$1,490.24	\$6,274.11	\$8,878	\$462	\$22,629	86%	\$19,384	\$3,245	\$24,291	\$3,113	\$2,668	\$445	\$57	\$75
930	930	Fast Casual Restaurant	1,000 sf	\$77,669	\$61,032	\$160.61	\$2,705.48	\$3,620.47	\$15,242.69	\$21,569	\$462	\$55,638	85%	\$47,568	\$8,070	\$59,674	\$7,743	\$6,637	\$1,106	\$141	\$186
931	931	Quality Restaurant	1,000 sf	\$40,585	\$31,936	\$84.04	\$1,415.68	\$1,894.46	\$7,975.95	\$11,286	\$462	\$28,837	86%	\$24,834	\$4,003	\$30,946	\$3,841	\$3,292	\$549	\$70	\$92
932	932	High-Turnover Restaurant	1,000 sf	\$47,859	\$37,608	\$98.97	\$1,667.11	\$2,230.93	\$9,392.51	\$13,291	\$462	\$34,107	86%	\$29,192	\$4,915	\$36,593	\$4,716	\$4,042	\$674	\$86	\$113
934	934	Fast Food Restaurant w/Drive-Thru	1,000 sf	\$113,090	\$95,743	\$251.95	\$4,244.20	\$5,679.58	\$23,911.83	\$33,836	\$1,263	\$77,992	87%	\$67,754	\$10,238	\$83,868	\$9,824	\$8,426	\$1,398	\$179	\$235
941	941	Quick Lube	bays	\$19,958	\$15,419	\$40.58	\$683.51	\$914.67	\$3,850.90	\$5,449	\$138	\$14,371	87%	\$12,452	\$1,919	\$15,408	\$1,841	\$1,578	\$263	\$34	\$44
942	943	Auto Repair or Body Shop	1,000 sf	\$15,682	\$12,115	\$31.88	\$537.07	\$718.70	\$3,025.85	\$4,282	\$276	\$11,125	85%	\$9,492	\$1,633	\$11,940	\$1,566	\$1,342	\$224	\$29	\$38
944	944	Gasoline Station	fuel pos.	\$14,538	\$12,508	\$32.92	\$554.47	\$741.99	\$3,123.88	\$4,420	\$25	\$10,092	87%	\$8,814	\$1,278	\$10,848	\$1,226	\$1,052	\$174	\$23	\$29
947	947	Self-Service Car Wash	bays	\$12,572	\$10,502	\$27.64	\$465.54	\$622.99	\$2,622.86	\$3,711	\$10	\$8,850	78%	\$6,926	\$1,924	\$9,503	\$1,846	\$1,583	\$263	\$34	\$44
913.P	913	Convenience/Gasoline/Fast Food Store	1,000 sf	\$160,434	\$129,542	\$340.90	\$5,742.51	\$7,684.61	\$32,353.30	\$45,780	\$101	\$114,552	88%	\$100,354	\$14,198	\$122,889	\$13,623	\$11,680	\$1,943	\$248	\$327
INDUSTRIAL:																					
110	110	General Light Industrial	1,000 sf	\$4,926	\$3,635	\$9.57	\$161.15	\$215.65	\$907.91	\$1,285	\$210	\$3,431	100%	\$3,431	\$0	\$3,687	\$0	\$0	\$0	\$0	\$0
120	120	General Heavy Industrial	1,000 sf	\$1,490	\$1,099	\$2.89	\$48.73	\$65.22	\$274.57	\$389	\$210	\$891	100%	\$891	\$0	\$968	\$0	\$0	\$0	\$0	\$0
130	130	Industrial Park	1,000 sf	\$3,347	\$2,470	\$6.50	\$109.49	\$146.52	\$616.86	\$873	\$210	\$2,264	100%	\$2,264	\$0	\$2,438	\$0	\$0	\$0	\$0	\$0
140	140	Manufacturing	1,000 sf	\$3,903	\$2,880	\$7.58	\$127.68	\$170.87	\$719.37	\$1,018	\$210	\$2,675	100%	\$2,675	\$0	\$2,878	\$0	\$0	\$0	\$0	\$0
150	150/154/157	Passive Warehouse (Storage Warehouse)	1,000 sf	\$1,728	\$1,275	\$3.36	\$56.53	\$75.65	\$318.50	\$451	\$236	\$1,042	100%	\$1,042	\$0	\$1,132	\$0	\$0	\$0	\$0	\$0
152	155/156	Active Warehouse (Fulfillment Center/Parcel Hub)	1,000 sf	\$10,130	\$7,348	\$19.34	\$325.73	\$435.89	\$1,835.17	\$2,597	\$236	\$7,298	100%	\$7,298	\$0	\$7,824	\$0	\$0	\$0	\$0	\$0
160.P	153	Airport Hangar	1,000 sf	\$3,536	\$2,609	\$6.87	\$115.66	\$154.78	\$651.64	\$922	\$210	\$2,403	100%	\$2,403	\$0	\$2,587	\$0	\$0	\$0	\$0	\$0

Notes:

- (1) This value is the total value of transportation system consumed, less credits for revenues committed to transportation system expansion that are generated by the use itself. This value includes Interstate costs and "carrying costs", but not toll road costs. It does consider the proportion of trip length
- (2) Specific calculations for the "low income" category can be seen in Appendix B of the 2014 Mobility Fee Update Study.
- (3) The statistical relationship between the trip generation rate for the age restricted single family, age restricted multi-family, and congregate care facility was used to interpolate the trip length.
- (4) The trip generation rate recommended for the office and retail size categories used the end-point of the range due to the nature of the ITE equation to be conservative for smaller developments.
- (5) The trip generation rate used for the office and retail open-ended size categories used the size 200,000 s.f. larger than the beginning of the size range, as the size ranges increase in 200,000 s.f. increments.

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Table 4-10
Rural Standard Fee Schedule (Fee District C)

Pasco County Land Use Code	ITE Land Use Code	Land Use	Unit	Total Impact Cost	Revenue-generating vmt/yr:	County 2nd LOGT Gas Tax credit (\$\$/yr):	PV County Gas Tax Credit (\$\$/yr):	PV P4P Equivalent Credit	PV Federal/ State Gas Tax Revenue Credit (\$\$/yr)	PV Sub-Total County-wide self-credits:	PV Tax Increment Self-Credit	Fee Before Incentive	Incentive %	\$\$ Allocated for Incentive	Net Mobility Fee	Full Fee ⁽¹⁾	Road Share (Incl Int)	Road Share (Excl Int)	Interstate /SIS Share	Transit Share	Bike/Ped Share
RESIDENTIAL:																					
		Single Family (Detached)																			
210.1P	210.1	Less than 1,500 s.f. & Annual Hh Income less than 80% SHIP Definition(2)	du	\$10,578	7,384	\$19.43	\$327	\$438	\$1,844	\$2,609	\$305	\$7,663	100%	\$7,663	\$0	\$8,213	\$0	\$0	\$0	\$0	\$0
210.11P	210.1	LT 1,500 s.f. & HH Inc < 80% SHIP on 5+ ac lot	du	\$10,578	7,384	\$19.43	\$327	\$438	\$1,844	\$2,609	\$305	\$7,663	100%	\$7,663	\$0	\$8,213	\$0	\$0	\$0	\$0	\$0
210.2P	210.2	0 to 1,500 s.f.	du	\$16,125	11,256	\$29.62	\$499	\$668	\$2,811	\$3,978	\$305	\$11,842	41%	\$4,816	\$7,026	\$12,680	\$6,699	\$5,540	\$1,159	\$201	\$126
210.21P	210.2	0 to 1,500 s.f. on 5+ ac lot	du	\$16,125	11,256	\$29.62	\$499	\$668	\$2,811	\$3,978	\$305	\$11,842	48%	\$5,701	\$6,141	\$12,680	\$5,854	\$4,841	\$1,013	\$176	\$111
210.3P	210.3	1,501 to 2,499 s.f.	du	\$20,150	14,065	\$37.01	\$623	\$834	\$3,513	\$4,971	\$305	\$14,874	34%	\$5,074	\$9,800	\$15,921	\$9,344	\$7,727	\$1,617	\$280	\$176
210.31P	210.3	1,501 to 2,499 s.f. on 5+ ac lot	du	\$20,150	14,065	\$37.01	\$623	\$834	\$3,513	\$4,971	\$305	\$14,874	42%	\$6,304	\$8,570	\$15,921	\$8,171	\$6,757	\$1,414	\$245	\$154
210.4P	210.4	2,500 s.f. and greater	du	\$23,736	16,568	\$43.60	\$734	\$983	\$4,138	\$5,855	\$305	\$17,575	39%	\$6,852	\$10,723	\$18,809	\$10,224	\$8,455	\$1,769	\$306	\$193
210.41P	210.4	2,500 s.f. and greater on 5+ ac lot	du	\$23,736	16,568	\$43.60	\$734	\$983	\$4,138	\$5,855	\$305	\$17,575	47%	\$8,263	\$9,312	\$18,809	\$8,878	\$7,342	\$1,536	\$266	\$168
210.5P	210.5	"Low Income" SHIP defined Multi-Family ⁽²⁾	du	\$6,910	4,879	\$12.84	\$216	\$289	\$1,218	\$1,724	\$207	\$4,979	100%	\$4,979	\$0	\$5,338	\$0	\$0	\$0	\$0	\$0
220	220	Multi-Family Apartments	du	\$13,181	9,306	\$24.49	\$413	\$552	\$2,324	\$3,289	\$616	\$9,276	0%	\$0	\$9,276	\$9,961	\$8,844	\$7,280	\$1,564	\$265	\$167
231	231	Low-Rise Condominium/Townhouse (1 to 2 stories)	du	\$12,781	9,024	\$23.75	\$400	\$535	\$2,254	\$3,189	\$550	\$9,042	26%	\$2,306	\$6,736	\$9,706	\$6,423	\$5,287	\$1,136	\$192	\$121
232	232	High-Rise Condominium (3 or more stories)	du	\$8,348	5,894	\$15.51	\$261	\$350	\$1,472	\$2,083	\$550	\$5,715	9%	\$495	\$5,220	\$6,148	\$4,977	\$4,097	\$880	\$149	\$94
240	240	Mobile Home Park	du	\$7,514	5,336	\$14.04	\$237	\$317	\$1,333	\$1,886	\$111	\$5,517	32%	\$1,786	\$3,731	\$5,908	\$3,557	\$2,924	\$633	\$107	\$67
251	251	Age Restricted Single Family ⁽³⁾	du	\$7,665	5,397	\$14.20	\$239	\$320	\$1,348	\$1,907	\$558	\$5,199	37%	\$1,919	\$3,280	\$5,598	\$3,127	\$2,577	\$550	\$94	\$59
252	252	Age Restricted Multi-Family ⁽³⁾	du	\$4,462	3,237	\$8.52	\$143	\$192	\$808	\$1,144	\$616	\$2,702	35%	\$952	\$1,750	\$2,934	\$1,668	\$1,360	\$308	\$50	\$32
253	253	Congregate Care Facility (Attached) ⁽³⁾	du	\$1,771	1,289	\$3.39	\$57	\$76	\$322	\$456	\$112	\$1,204	19%	\$226	\$978	\$1,296	\$932	\$758	\$174	\$28	\$18
LODGING:																					
310	310	Hotel	room	\$13,062	9,153	\$24.09	\$406	\$543	\$2,286	\$3,235	\$214	\$9,613	100%	\$9,613	\$0	\$10,292	\$0	\$0	\$0	\$0	\$0
320	320	Motel	room	\$4,262	3,038	\$7.99	\$135	\$180	\$759	\$1,074	\$128	\$3,060	100%	\$3,060	\$0	\$3,281	\$0	\$0	\$0	\$0	\$0
330	330	Resort Hotel	room	\$11,178	7,837	\$20.62	\$347	\$465	\$1,957	\$2,770	\$214	\$8,194	100%	\$8,194	\$0	\$8,775	\$0	\$0	\$0	\$0	\$0
RECREATION:																					
412	412	General Recreation	acre	\$3,643	2,586	\$6.81	\$115	\$153	\$646	\$914	\$74	\$2,655	61%	\$1,608	\$1,047	\$2,844	\$998	\$819	\$179	\$30	\$19
416	416	RV Park	RV space	\$2,591	1,851	\$4.87	\$82	\$110	\$462	\$654	\$111	\$1,825	38%	\$701	\$1,124	\$1,960	\$1,071	\$877	\$194	\$33	\$20
420	420	Marina	berth	\$4,961	3,480	\$9.16	\$154	\$206	\$869	\$1,230	\$117	\$3,614	47%	\$1,694	\$1,920	\$3,872	\$1,830	\$1,510	\$320	\$55	\$35
430	430	Golf Course	hole	\$62,532	43,868	\$115.44	\$1,945	\$2,602	\$10,956	\$15,503	\$106	\$46,922	50%	\$23,380	\$23,542	\$50,172	\$22,447	\$18,525	\$3,922	\$671	\$424
431	431	Miniature Golf Course	hole	\$6,792	4,765	\$12.54	\$211	\$283	\$1,190	\$1,684	\$52	\$5,056	66%	\$3,328	\$1,728	\$5,409	\$1,647	\$1,359	\$288	\$50	\$31
437	437	Bowling Alley	1,000 sf	\$53,646	38,070	\$100.18	\$1,688	\$2,258	\$9,508	\$13,454	\$151	\$40,042	61%	\$24,495	\$15,547	\$42,829	\$14,823	\$12,165	\$2,658	\$444	\$280
444	444	Movie Theater	screen	\$73,864	56,164	\$147.80	\$2,490	\$3,332	\$14,027	\$19,848	\$777	\$53,239	60%	\$31,785	\$21,454	\$57,077	\$20,456	\$16,442	\$4,014	\$612	\$386
491	491	Racquet Club/Health Club/Spa/Dance Studio	1,000 sf	\$23,586	16,738	\$44.05	\$742	\$993	\$4,180	\$5,915	\$151	\$17,520	61%	\$10,709	\$6,811	\$18,746	\$6,493	\$5,329	\$1,164	\$195	\$123
495	495	Community Center/Gymnasium	1,000 sf	\$60,260	42,237	\$111.15	\$1,872	\$2,506	\$10,549	\$14,927	\$151	\$45,183	69%	\$31,227	\$13,956	\$48,314	\$13,307	\$10,982	\$2,325	\$398	\$251
496P	n/a	Ice-Skating Arena	1,000 sf	\$24,387	18,774	\$49.41	\$832	\$1,114	\$4,689	\$6,635	\$151	\$17,601	92%	\$16,150	\$1,451	\$18,869	\$1,383	\$1,184	\$199	\$42	\$26
INSTITUTIONS:																					
520	520	Elementary School	student	\$2,263	1,623	\$4.27	\$72	\$96	\$405	\$574	\$11	\$1,678	47%	\$793	\$885	\$1,796	\$843	\$689	\$154	\$26	\$16
522	522	Middle School	student	\$2,870	2,058	\$5.42	\$91	\$122	\$514	\$727	\$13	\$2,129	41%	\$872	\$1,257	\$2,278	\$1,198	\$979	\$219	\$36	\$23
530	530	High School	student	\$2,735	1,962	\$5.16	\$87	\$116	\$490	\$693	\$14	\$2,028	35%	\$700	\$1,328	\$2,170	\$1,266	\$1,035	\$231	\$38	\$24
540	540	University/Jr College (7,500 or fewer students) (Private)	student	\$3,577	2,509	\$6.60	\$111	\$149	\$627	\$887	\$15	\$2,675	8%	\$221	\$2,454	\$2,861	\$2,340	\$1,931	\$409	\$70	\$44
550	550	University/Jr College (more than 7,500 students) (Private)	student	\$2,489	1,746	\$4.60	\$77	\$104	\$436	\$617	\$15	\$1,857	8%	\$153	\$1,703	\$1,986	\$1,623	\$1,340	\$284	\$49	\$31
560	560	Church	1,000 sf	\$8,512	6,145	\$16.17	\$272	\$365	\$1,535	\$2,172	\$0	\$6,341	1%	\$81	\$6,260	\$6,783	\$5,968	\$4,868	\$1,100	\$179	\$113
565	565	Day Care	student	\$2,145	1,655	\$4.35	\$73	\$98	\$413	\$585	\$9	\$1,551	54%	\$834	\$717	\$1,663	\$683	\$549	\$134	\$21	\$13
566	566	Cemetery	acre	\$13,058	9,161	\$24.11	\$406	\$543	\$2,288	\$3,238	\$250	\$9,570	35%	\$3,397	\$6,173	\$10,248	\$5,886	\$4,857	\$1,029	\$176	\$111
610	610	Hospital	1,000 sf	\$18,846	13,223	\$34.80	\$586	\$784	\$3,302	\$4,673	\$233	\$13,940	1%	\$177	\$13,763	\$14,920	\$13,122	\$10,829	\$2,293	\$393	\$248
620	620	Nursing Home	bed	\$2,484	1,859	\$4.89	\$82	\$110	\$464	\$657	\$112	\$1,716	35%	\$593	\$1,123	\$1,845	\$1,070	\$864	\$206	\$33	\$20
OFFICE:																					
710	710.1	General Office 50,000 sf or less ⁽⁴⁾	1,000 sf	\$17,795	12,629	\$33.24	\$560	\$749	\$3,154	\$4,463	\$381	\$12,950	100%	\$12,950	\$0	\$13,875	\$0	\$0	\$0	\$0	\$0
710.1P	710.2	General Office 50,001-100,000 sf ⁽⁴⁾	1,000 sf	\$17,428	12,370	\$32.55	\$548	\$734	\$3,089	\$4,371	\$525	\$12,532	100%	\$12,532	\$0	\$13,438	\$0	\$0	\$0	\$0	\$0
710.2P	710.3	General Office 100,001-200,000 sf ⁽⁴⁾	1,000 sf	\$17,070	12,115	\$31.88	\$537	\$719	\$3,026	\$4,281	\$525	\$12,264	100%	\$12,264	\$0	\$13,151	\$0	\$0	\$0	\$0	\$0
710.3P	710.4	General Office 200,001-400,000 sf ⁽⁴⁾	1,000 sf	\$16,718	11,866	\$31.23	\$526	\$704	\$2,963	\$4,193	\$525	\$12,000	100%	\$12,000	\$0	\$12,869	\$0	\$0	\$0	\$0	\$0
710.4P	710.5	General Office greater than 400,000 sf ⁽⁵⁾	1,000 sf	\$16,374	11,621	\$30.58	\$515	\$689	\$2,902	\$4,107	\$525	\$11,743	100%	\$11,743	\$0	\$12,594	\$0	\$0	\$0	\$0	\$0
714	714	Corporate Headquarters Building	1,000 sf	\$13,058	9,268	\$24.39	\$411	\$550	\$2,315	\$3,275	\$525	\$9,758	100%	\$9,258	\$0	\$9,937	\$0	\$0	\$0	\$0	\$0
720	720	Medical Office	1,000 sf	\$59,508	42,074	\$110.72	\$1,865	\$2,496	\$10,508	\$14,869	\$525	\$44,114	100%	\$44,114	\$0	\$47,206	\$0	\$0	\$0	\$0	\$0
750	750	Office Park	1,000 sf	\$25,533	17,857	\$46.99	\$792	\$1,059	\$4,460	\$6,311	\$525	\$18,697	100%	\$18,697	\$0	\$20,024	\$0	\$0	\$0	\$0	\$0
760	760	Research and Development Center	1,000 sf	\$18,660	13,221	\$34.79	\$586	\$784	\$3,302	\$4,672	\$525	\$13,463	100%	\$13,463	\$0	\$14,433	\$0	\$0	\$0	\$0	\$0
770.P	640	Veterinarian Clinic	1,000 sf	\$35,369	25,119	\$66.10	\$1,114	\$1,490	\$6,274	\$8,877	\$381	\$26,110	100%	\$26,110	\$0	\$27,948	\$0	\$0	\$0	\$0	\$0

Table 4-10
Rural Standard Fee Schedule (Fee District C)

Pasco County Land Use Code	ITE Land Use Code	Land Use	Unit	Total Impact Cost	Revenue-generating vmt/yr:	County 2nd LOGT Gas Tax credit (\$\$/yr):	PV County Gas Tax Credit (\$\$/yr):	PV P4P Equivalent Credit	PV Federal/ State Gas Tax Revenue Credit (\$\$/yr)	PV Sub-Total County-wide self-credits:	PV Tax Increment Self-Credit	Fee Before Incentive	Incentive %	\$\$ Allocated for Incentive	Net Mobility Fee	Full Fee ⁽¹⁾	Road Share (Incl Int)	Road Share (Excl Int)	Interstate /SIS Share	Transit Share	Bike/Ped Share
RETAIL:																					
151	151	Self-Storage Facility	1,000 sf	\$1,664	1,214	\$3.19	\$54	\$72	\$303	\$429	\$74	\$1,162	0%	\$0	\$1,162	\$1,248	\$1,107	\$900	\$207	\$34	\$21
151.1P	151.1	Free-Standing Recreational Vehicle/Boat Storage	acre	\$10,691	7,796	\$20.52	\$346	\$462	\$1,947	\$2,755	\$333	\$7,603	45%	\$3,440	\$4,162	\$8,158	\$3,968	\$3,228	\$740	\$119	\$75
816	816	Hardware/Paint	1,000 sf	\$3,736	2,875	\$7.56	\$127	\$171	\$718	\$1,016	\$351	\$2,369	58%	\$1,363	\$1,006	\$2,563	\$959	\$771	\$188	\$29	\$18
820	820.1	Retail 50,000 sfgla or less ⁽⁴⁾	1,000 sfgla	\$30,676	23,604	\$62.12	\$1,046	\$1,400	\$5,895	\$8,342	\$351	\$21,983	55%	\$12,125	\$9,858	\$23,577	\$9,400	\$7,556	\$1,844	\$281	\$177
820.1P	820.2	Retail 50,001-200,000 sfgla ⁽⁴⁾	1,000 sfgla	\$30,111	22,459	\$59.10	\$996	\$1,332	\$5,609	\$7,937	\$369	\$21,805	60%	\$12,992	\$8,813	\$23,370	\$8,402	\$6,786	\$1,616	\$252	\$159
820.2P	820.3	Retail 200,001-400,000 sfgla ⁽⁴⁾	1,000 sfgla	\$28,765	21,292	\$56.03	\$944	\$1,263	\$5,318	\$7,525	\$369	\$20,872	61%	\$12,665	\$8,207	\$22,366	\$7,825	\$6,345	\$1,480	\$234	\$148
820.3P	820.4	Retail 400,001-600,000 sfgla ⁽⁴⁾	1,000 sfgla	\$28,582	20,953	\$55.14	\$929	\$1,243	\$5,233	\$7,405	\$1,111	\$20,066	61%	\$12,316	\$7,750	\$21,551	\$7,389	\$5,991	\$1,398	\$221	\$140
820.4P	820.5	Retail 600,001-800,000 sfgla ⁽⁴⁾	1,000 sfgla	\$29,249	21,329	\$56.13	\$946	\$1,265	\$5,327	\$7,538	\$1,111	\$20,600	61%	\$12,605	\$7,995	\$22,120	\$7,623	\$6,201	\$1,422	\$228	\$144
820.5P	820.6	Retail greater than 800,000 sfgla ⁽⁵⁾	1,000 sfgla	\$27,916	20,261	\$53.32	\$898	\$1,202	\$5,060	\$7,160	\$1,111	\$19,644	58%	\$11,316	\$8,328	\$21,095	\$7,940	\$6,476	\$1,464	\$238	\$150
814	826	Specialty Retail	1,000 sf	\$55,126	39,976	\$105.20	\$1,772	\$2,371	\$9,984	\$14,128	\$351	\$40,647	62%	\$25,207	\$15,440	\$43,512	\$14,721	\$12,007	\$2,714	\$441	\$278
830.P	n/a	Non-Veterinary Kennel	1,000 sf	\$21,649	16,701	\$43.95	\$740	\$991	\$4,171	\$5,902	\$351	\$15,396	60%	\$9,305	\$6,091	\$16,520	\$5,807	\$4,667	\$1,140	\$174	\$110
841	841	New/Used Auto Sales	1,000 sf	\$38,707	27,501	\$72.37	\$1,219	\$1,631	\$6,868	\$9,719	\$233	\$28,755	60%	\$17,271	\$11,484	\$30,767	\$10,949	\$8,986	\$1,963	\$328	\$207
848	848	Tire Store	1,000 sf	\$28,597	20,600	\$54.21	\$913	\$1,222	\$5,145	\$7,280	\$351	\$20,966	67%	\$14,038	\$6,928	\$22,452	\$6,605	\$5,387	\$1,218	\$198	\$125
850	850	Supermarket	1,000 sf	\$48,544	36,741	\$96.69	\$1,629	\$2,179	\$9,176	\$12,984	\$195	\$35,365	63%	\$22,283	\$13,082	\$37,887	\$12,474	\$10,026	\$2,448	\$373	\$235
853	853	Convenience Store w/Gas Pumps	1,000 sf	\$81,173	67,447	\$177.49	\$2,990	\$4,001	\$16,845	\$23,836	\$341	\$56,996	54%	\$30,595	\$26,401	\$61,214	\$25,173	\$19,925	\$5,248	\$753	\$475
862	862	Home Improvement Superstore	1,000 sf	\$19,219	14,335	\$37.72	\$635	\$850	\$3,580	\$5,066	\$369	\$13,785	64%	\$8,868	\$4,917	\$14,783	\$4,687	\$3,785	\$902	\$141	\$89
881	881	Pharmacy/Drug Store with and without Drive-Thru	1,000 sf	\$26,017	19,691	\$51.82	\$873	\$1,168	\$4,918	\$6,959	\$351	\$18,707	63%	\$11,810	\$6,897	\$20,059	\$6,576	\$5,286	\$1,290	\$197	\$124
890	890	Furniture Store	1,000 sf	\$7,885	5,527	\$14.55	\$245	\$328	\$1,380	\$1,953	\$351	\$5,581	69%	\$3,839	\$1,742	\$5,991	\$1,661	\$1,371	\$290	\$50	\$31
912	912	Bank/Savings w/Drive-In	1,000 sf	\$33,619	25,864	\$68.06	\$1,147	\$1,534	\$6,460	\$9,141	\$526	\$23,952	35%	\$8,370	\$15,582	\$25,699	\$14,857	\$11,942	\$2,915	\$445	\$280
929P	n/a	Breakfast and Lunch Restaurant	1,000 sf	\$49,268	36,724	\$96.64	\$1,628	\$2,179	\$9,172	\$12,978	\$263	\$36,027	58%	\$21,055	\$14,972	\$38,587	\$14,276	\$11,531	\$2,745	\$427	\$269
930	930	Fast Casual Restaurant	1,000 sf	\$119,695	89,220	\$234.79	\$3,955	\$5,293	\$22,283	\$31,530	\$263	\$87,902	58%	\$51,369	\$36,533	\$94,121	\$34,833	\$28,134	\$6,699	\$1,042	\$658
931	931	Quality Restaurant	1,000 sf	\$81,621	59,445	\$156.43	\$2,635	\$3,526	\$14,846	\$21,008	\$263	\$60,350	61%	\$36,615	\$23,735	\$64,591	\$22,631	\$18,409	\$4,222	\$677	\$427
932	932	High-Turnover Restaurant	1,000 sf	\$96,249	70,034	\$184.30	\$3,105	\$4,155	\$17,491	\$24,750	\$263	\$71,236	59%	\$41,960	\$29,276	\$76,238	\$27,914	\$22,706	\$5,208	\$835	\$527
934	934	Fast Food Restaurant w/Drive-Thru	1,000 sf	\$175,666	138,456	\$364.36	\$6,138	\$8,213	\$34,580	\$48,931	\$1,155	\$125,581	59%	\$74,603	\$50,978	\$134,709	\$48,607	\$38,820	\$9,787	\$1,453	\$918
941	941	Quick Lube	bays	\$30,687	22,601	\$59.48	\$1,002	\$1,341	\$5,645	\$7,987	\$117	\$22,583	50%	\$11,404	\$11,179	\$24,177	\$10,659	\$8,643	\$2,016	\$319	\$201
942	943	Auto Repair or Body Shop	1,000 sf	\$31,514	22,702	\$59.74	\$1,006	\$1,347	\$5,670	\$8,023	\$233	\$23,258	59%	\$13,741	\$9,517	\$24,896	\$9,074	\$7,401	\$1,673	\$272	\$171
944	944	Gasoline Station	fuel pos.	\$22,582	18,050	\$47.50	\$800	\$1,071	\$4,508	\$6,379	\$85	\$16,117	61%	\$9,759	\$6,358	\$17,291	\$6,062	\$4,841	\$1,221	\$182	\$114
947	947	Self-Service Car Wash	bays	\$19,528	15,214	\$40.04	\$674	\$902	\$3,800	\$5,377	\$34	\$14,117	13%	\$1,822	\$12,295	\$15,132	\$11,723	\$9,363	\$2,360	\$351	\$221
913.P	913	Convenience/Gasoline/Fast Food Store	1,000 sf	\$248,042	188,600	\$496.32	\$8,361	\$11,188	\$47,103	\$66,652	\$341	\$181,049	62%	\$111,918	\$69,131	\$193,938	\$65,916	\$52,981	\$12,935	\$1,971	\$1,244
INDUSTRIAL:																					
110	110	General Light Industrial	1,000 sf	\$7,689	5,480	\$14.42	\$243	\$325	\$1,369	\$1,937	\$325	\$5,427	100%	\$5,427	\$0	\$5,826	\$0	\$0	\$0	\$0	\$0
120	120	General Heavy Industrial	1,000 sf	\$2,325	1,657	\$4.36	\$73	\$98	\$414	\$586	\$325	\$1,414	100%	\$1,414	\$0	\$1,535	\$0	\$0	\$0	\$0	\$0
130	130	Industrial Park	1,000 sf	\$5,224	3,724	\$9.80	\$165	\$221	\$930	\$1,316	\$325	\$3,583	100%	\$3,583	\$0	\$3,854	\$0	\$0	\$0	\$0	\$0
140	140	Manufacturing	1,000 sf	\$6,092	4,342	\$11.43	\$192	\$258	\$1,085	\$1,535	\$325	\$4,232	100%	\$4,232	\$0	\$4,549	\$0	\$0	\$0	\$0	\$0
150	150/154/157	Passive Warehouse (Storage Warehouse)	1,000 sf	\$2,697	1,923	\$5.06	\$85	\$114	\$480	\$679	\$240	\$1,778	100%	\$1,778	\$0	\$1,918	\$0	\$0	\$0	\$0	\$0
152	155/156	Active Warehouse (Fulfillment Center/Parcel Hub)	1,000 sf	\$15,804	11,116	\$29.25	\$493	\$659	\$2,776	\$3,928	\$240	\$11,636	100%	\$11,636	\$0	\$12,457	\$0	\$0	\$0	\$0	\$0
160.P	153	Airport Hangar	1,000 sf	\$5,519	3,934	\$10.35	\$174	\$233	\$982	\$1,390	\$325	\$3,803	100%	\$3,803	\$0	\$4,090	\$0	\$0	\$0	\$0	\$0
OTHER:																					
n/a	n/a	Mining	1,000 cy	\$88	32	\$0.01	\$0	\$2	\$17	\$19	\$3	\$66	15%	\$10	\$56	\$70	\$53	\$44	\$9	\$2	\$1

Notes:

- (1) This value is the total value of transportation system consumed, less credits for revenues committed to transportation system expansion that are generated by the use itself. This value includes Interstate costs and "carrying costs", but not toll road costs. It does consider the proportion of trip length
- (2) Specific calculations for the "low income" category can be seen in Appendix B of the 2014 Mobility Fee Update Study.
- (3) The statistical relationship between the trip generation rate for the age restricted single family, age restricted multi-family, and congregate care facility was used to interpolate the trip length.
- (4) The trip generation rate recommended for the office and retail size categories used the end-point of the range due to the nature of the ITE equation to be conservative for smaller developments.
- (5) The trip generation rate used for the office and retail open-ended size categories used the size 200,000 s.f. larger than the beginning of the size range, as the size ranges increase in 200,000 s.f. increments.

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Table 4-11
Rural Mixed-Use Trip Reduction Measures Fee Schedule (Fee District C)

Pasco County Land Use Code	ITE Land Use Code	Land Use	Unit	Total Impact Cost	Revenue-generating vmt/yr:	County 2nd LOGT Gas Tax credit (\$\$/yr):	PV County Gas Tax Credit (\$\$/yr):	PV P4P Equivalent Credit	PV Federal/ State Gas Tax Revenue Credit (\$\$/yr)	PV Sub-Total County-wide self-credits:	PV Tax Increment Self-Credit	Fee Before Incentive	Incentive %	\$\$ Allocated for Incentive	Net Mobility Fee	Full Fee ⁽¹⁾	Road Share (Incl Int)	Road Share (Excl Int)	Interstate /SIS Share	Transit Share	Bike/Ped Share
RESIDENTIAL:																					
		Single Family (Detached)																			
210.1P	210.1	Less than 1,500 s.f. & Annual Hh Income less than 80% SHIP Definition ⁽²⁾	du	\$9,730	6,791	\$17.87	\$301.06	\$402.88	\$1,696.18	\$2,400	\$305	\$7,024	100%	\$7,024	\$0	\$7,530	\$0	\$0	\$0	\$0	\$0
210.2P	210.2	0 to 1,500 s.f.	du	\$14,832	10,353	\$27.24	\$458.94	\$614.15	\$2,585.64	\$3,659	\$305	\$10,868	52%	\$5,598	\$5,270	\$11,638	\$5,024	\$4,155	\$869	\$151	\$95
210.3P	210.3	1,501 to 2,499 s.f.	du	\$18,534	12,937	\$34.04	\$573.49	\$767.44	\$3,231.02	\$4,572	\$305	\$13,657	46%	\$6,307	\$7,350	\$14,620	\$7,008	\$5,796	\$1,212	\$210	\$132
210.4P	210.4	2,500 s.f. and greater	du	\$21,832	15,239	\$40.10	\$675.55	\$904.02	\$3,806.07	\$5,386	\$305	\$16,141	50%	\$8,099	\$8,042	\$17,276	\$7,667	\$6,340	\$1,327	\$230	\$145
210.5P	210.5	"Low Income" SHIP defined Multi-Family ⁽²⁾	du	\$6,356	4,487	\$11.81	\$198.92	\$266.19	\$1,120.71	\$1,586	\$207	\$4,563	100%	\$4,563	\$0	\$4,893	\$0	\$0	\$0	\$0	\$0
220	220	Multi-Family Apartments	du	\$12,124	8,560	\$22.53	\$379.44	\$507.77	\$2,137.77	\$3,025	\$616	\$8,482	41%	\$3,461	\$5,021	\$9,112	\$4,787	\$3,941	\$846	\$144	\$90
231	231	Low-Rise Condominium/Townhouse (1 to 2 stories)	du	\$11,756	8,300	\$21.84	\$367.94	\$492.38	\$2,072.99	\$2,933	\$550	\$8,273	39%	\$3,221	\$5,052	\$8,884	\$4,817	\$3,965	\$852	\$144	\$91
232	232	High-Rise Condominium (3 or more stories)	du	\$7,678	5,421	\$14.27	\$240.31	\$321.59	\$1,353.92	\$1,916	\$550	\$5,212	25%	\$1,297	\$3,915	\$5,611	\$3,733	\$3,073	\$660	\$112	\$70
240	240	Mobile Home Park	du	\$6,911	4,908	\$12.92	\$217.58	\$291.17	\$1,225.86	\$1,735	\$111	\$5,066	45%	\$2,268	\$2,798	\$5,425	\$2,668	\$2,193	\$475	\$80	\$50
251	251	Age Restricted Single Family ⁽³⁾	du	\$7,050	4,964	\$13.06	\$220.05	\$294.48	\$1,239.79	\$1,754	\$558	\$4,738	48%	\$2,278	\$2,460	\$5,104	\$2,345	\$1,933	\$412	\$71	\$44
252	252	Age Restricted Multi-Family ⁽³⁾	du	\$4,104	2,977	\$7.83	\$131.98	\$176.61	\$743.57	\$1,052	\$616	\$2,436	46%	\$1,123	\$1,313	\$2,649	\$1,251	\$1,020	\$231	\$38	\$24
253	253	Congregate Care Facility (Attached) ⁽³⁾	du	\$1,629	1,186	\$3.12	\$52.57	\$70.35	\$296.20	\$419	\$112	\$1,098	33%	\$364	\$734	\$1,183	\$700	\$569	\$131	\$21	\$13
LODGING:																					
310	310	Hotel	room	\$12,015	8,419	\$22.15	\$373.20	\$499.42	\$2,102.61	\$2,975	\$214	\$8,825	100%	\$8,825	\$0	\$9,450	\$0	\$0	\$0	\$0	\$0
320	320	Motel	room	\$3,920	2,794	\$7.35	\$123.86	\$165.76	\$697.86	\$987	\$128	\$2,804	100%	\$2,804	\$0	\$3,008	\$0	\$0	\$0	\$0	\$0
330	330	Resort Hotel	room	\$10,282	7,209	\$18.97	\$319.56	\$427.64	\$1,800.41	\$2,548	\$214	\$7,520	100%	\$7,520	\$0	\$8,054	\$0	\$0	\$0	\$0	\$0
RECREATION:																					
412	412	General Recreation	acre	\$3,351	2,379	\$6.26	\$105.46	\$141.12	\$594.15	\$841	\$74	\$2,436	68%	\$1,651	\$785	\$2,610	\$748	\$614	\$134	\$23	\$14
416	416	RV Park	RV space	\$2,383	1,703	\$4.48	\$75.49	\$101.02	\$425.31	\$602	\$111	\$1,670	50%	\$827	\$843	\$1,794	\$803	\$658	\$145	\$25	\$15
420	420	Marina	berth	\$4,563	3,201	\$8.42	\$141.89	\$189.88	\$799.43	\$1,131	\$117	\$3,315	57%	\$1,875	\$1,440	\$3,552	\$1,372	\$1,132	\$240	\$42	\$26
430	430	Golf Course	hole	\$57,517	40,350	\$106.18	\$1,788.68	\$2,393.61	\$10,077.42	\$14,260	\$106	\$43,151	59%	\$25,494	\$17,657	\$46,140	\$16,835	\$13,893	\$2,942	\$504	\$318
431	431	Miniature Golf Course	hole	\$6,248	4,383	\$11.53	\$194.29	\$260.00	\$1,094.65	\$1,549	\$52	\$4,646	72%	\$3,350	\$1,296	\$4,971	\$1,236	\$1,020	\$216	\$37	\$23
437	437	Bowling Alley	1,000 sf	\$49,344	35,017	\$92.15	\$1,552.27	\$2,077.24	\$8,745.49	\$12,375	\$151	\$36,818	68%	\$25,158	\$11,660	\$39,382	\$11,117	\$9,123	\$1,994	\$333	\$210
444	444	Movie Theater	screen	\$67,940	51,660	\$135.95	\$2,290.03	\$3,064.51	\$12,902.03	\$18,257	\$777	\$48,907	67%	\$32,816	\$16,091	\$52,437	\$15,342	\$12,331	\$3,011	\$459	\$290
491	491	Racquet Club/Health Club/Spa/Dance Studio	1,000 sf	\$21,694	15,395	\$40.51	\$682.46	\$913.26	\$3,844.96	\$5,441	\$151	\$16,103	68%	\$10,995	\$5,108	\$17,230	\$4,870	\$3,997	\$873	\$146	\$92
495	495	Community Center/Gymnasium	1,000 sf	\$55,427	38,849	\$102.24	\$1,722.16	\$2,304.59	\$9,702.65	\$13,729	\$151	\$41,547	75%	\$31,080	\$10,467	\$44,427	\$9,980	\$8,236	\$1,744	\$299	\$188
496P	n/a	Ice-Skating Arena	1,000 sf	\$22,431	17,268	\$45.44	\$765.49	\$1,024.38	\$4,312.76	\$6,103	\$151	\$16,178	93%	\$15,090	\$1,088	\$17,343	\$1,036	\$887	\$149	\$32	\$20
INSTITUTIONS:																					
520	520	Elementary School	student	\$2,082	1,493	\$3.93	\$66.19	\$88.58	\$372.94	\$528	\$11	\$1,543	57%	\$879	\$664	\$1,651	\$633	\$517	\$116	\$19	\$12
522	522	Middle School	student	\$2,639	1,893	\$4.98	\$83.92	\$112.31	\$472.83	\$669	\$13	\$1,957	52%	\$1,014	\$943	\$2,095	\$899	\$735	\$164	\$27	\$17
530	530	High School	student	\$2,516	1,804	\$4.75	\$79.98	\$107.04	\$450.63	\$638	\$14	\$1,864	47%	\$868	\$996	\$1,995	\$949	\$776	\$173	\$29	\$18
540	540	University/Jr College (7,500 or fewer students) (Private)	student	\$3,290	2,308	\$6.07	\$102.32	\$136.93	\$576.48	\$816	\$15	\$2,459	25%	\$618	\$1,841	\$2,630	\$1,755	\$1,448	\$307	\$53	\$33
550	550	University/Jr College (more than 7,500 students) (Private)	student	\$2,290	1,606	\$4.23	\$71.21	\$95.29	\$401.18	\$568	\$15	\$1,707	25%	\$429	\$1,278	\$1,826	\$1,218	\$1,005	\$213	\$37	\$23
560	560	Church	1,000 sf	\$7,830	5,652	\$14.87	\$250.56	\$335.29	\$1,411.64	\$1,997	\$0	\$5,832	19%	\$1,137	\$4,695	\$6,239	\$4,476	\$3,651	\$825	\$134	\$85
565	565	Day Care	student	\$1,973	1,522	\$4.01	\$67.47	\$90.29	\$380.13	\$538	\$9	\$1,426	62%	\$888	\$538	\$1,529	\$512	\$411	\$101	\$16	\$10
566	566	Cemetery	acre	\$12,010	8,426	\$22.17	\$373.54	\$499.87	\$2,104.51	\$2,978	\$250	\$8,782	47%	\$4,152	\$4,630	\$9,406	\$4,415	\$3,644	\$771	\$132	\$83
610	610	Hospital	1,000 sf	\$17,335	12,162	\$32.01	\$539.14	\$721.47	\$3,037.51	\$4,298	\$233	\$12,804	19%	\$2,482	\$10,322	\$13,704	\$9,841	\$8,121	\$1,720	\$295	\$186
620	620	Nursing Home	bed	\$2,285	1,710	\$4.50	\$75.78	\$101.41	\$426.96	\$604	\$112	\$1,569	46%	\$727	\$842	\$1,688	\$803	\$649	\$154	\$24	\$15
OFFICE:																					
710	710.1	General Office 50,000 sf or less ⁽⁴⁾	1,000 sf	\$16,367	11,617	\$30.57	\$514.95	\$689.11	\$2,901.25	\$4,105	\$381	\$11,881	100%	\$11,881	\$0	\$12,731	\$0	\$0	\$0	\$0	\$0
710.1P	710.2	General Office 50,001-100,000 sf ⁽⁴⁾	1,000 sf	\$16,031	11,378	\$29.94	\$504.36	\$674.93	\$2,841.54	\$4,021	\$525	\$11,485	100%	\$11,485	\$0	\$12,318	\$0	\$0	\$0	\$0	\$0
710.2P	710.3	General Office 100,001-200,000 sf ⁽⁴⁾	1,000 sf	\$15,701	11,143	\$29.32	\$493.98	\$661.04	\$2,783.06	\$3,938	\$525	\$11,238	100%	\$11,238	\$0	\$12,054	\$0	\$0	\$0	\$0	\$0
710.3P	710.4	General Office 200,001-400,000 sf ⁽⁴⁾	1,000 sf	\$15,378	10,914	\$28.72	\$483.81	\$647.43	\$2,725.79	\$3,857	\$525	\$10,996	100%	\$10,996	\$0	\$11,795	\$0	\$0	\$0	\$0	\$0
710.4P	710.5	General Office greater than 400,000 sf ⁽⁵⁾	1,000 sf	\$15,061	10,689	\$28.13	\$473.85	\$634.11	\$2,669.69	\$3,778	\$525	\$10,759	100%	\$10,759	\$0	\$11,541	\$0	\$0	\$0	\$0	\$0
714	714	Corporate Headquarters Building	1,000 sf	\$12,011	8,525	\$22.43	\$377.89	\$505.69	\$2,129.04	\$3,013	\$525	\$8,474	100%	\$8,474	\$0	\$9,098	\$0	\$0	\$0	\$0	\$0
720	720	Medical Office	1,000 sf	\$54,735	38,699	\$101.84	\$1,715.52	\$2,295.70	\$9,665.21	\$13,676	\$525	\$40,534	100%	\$40,534	\$0	\$43,378	\$0	\$0	\$0	\$0	\$0
750	750	Office Park	1,000 sf	\$23,485	16,425	\$43.22	\$728.12	\$974.36	\$4,102.21	\$5,805	\$525	\$17,156	100%	\$17,156	\$0	\$18,376	\$0	\$0	\$0	\$0	\$0
760	760	Research and Development Center	1,000 sf	\$17,164	12,161	\$32.00	\$539.09	\$721.41	\$3,037.24	\$4,298	\$525	\$12,341	100%	\$12,341	\$0	\$13,233	\$0	\$0	\$0	\$0	\$0
770.P	640	Veterinarian Clinic	1,000 sf	\$32,532	23,105	\$60.80	\$1,024.22	\$1,370.61	\$5,770.46	\$8,165	\$381	\$23,986	100%	\$23,986	\$0	\$25,676	\$0	\$0	\$0	\$0	\$0

Table 4-11
Rural Mixed-Use Trip Reduction Measures Fee Schedule (Fee District C)

Pasco County Land Use Code	ITE Land Use Code	Land Use	Unit	Total Impact Cost	Revenue-generating vmt/yr:	County 2nd LOGT Gas Tax credit (\$\$/yr):	PV County Gas Tax Credit (\$\$/yr):	PV P4P Equivalent Credit	PV Federal/ State Gas Tax Revenue Credit (\$\$/yr)	PV Sub-Total County-wide self-credits:	PV Tax Increment Self-Credit	Fee Before Incentive	Incentive %	\$\$ Allocated for Incentive	Net Mobility Fee	Full Fee ⁽¹⁾	Road Share (Incl Int)	Road Share (Excl Int)	Interstate /SIS Share	Transit Share	Bike/Ped Share
RETAIL:																					
151	151	Self-Storage Facility	1,000 sf	\$1,531	1,116	\$2.94	\$49.48	\$66.22	\$278.79	\$394	\$74	\$1,063	0%	\$0	\$1,063	\$1,142	\$1,013	\$824	\$189	\$31	\$19
151.1P	151.1	Free-Standing Recreational Vehicle/Boat Storage	acre	\$9,833	7,171	\$18.87	\$317.88	\$425.38	\$1,790.92	\$2,534	\$333	\$6,966	55%	\$3,839	\$3,127	\$7,477	\$2,981	\$2,425	\$556	\$90	\$56
816	816	Hardware/Paint	1,000 sf	\$3,436	2,644	\$6.96	\$117.21	\$156.85	\$660.36	\$934	\$351	\$2,151	65%	\$1,396	\$755	\$2,330	\$719	\$578	\$141	\$22	\$14
820	820.1	Retail 50,000 sfgla or less ⁽⁴⁾	1,000 sfgla	\$28,216	21,711	\$57.13	\$962.43	\$1,287.92	\$5,422.32	\$7,673	\$351	\$20,192	63%	\$12,798	\$7,394	\$21,658	\$7,050	\$5,667	\$1,383	\$211	\$133
820.1P	820.2	Retail 50,001-200,000 sfgla ⁽⁴⁾	1,000 sfgla	\$27,696	20,658	\$54.36	\$915.74	\$1,225.43	\$5,159.25	\$7,300	\$369	\$20,027	67%	\$13,417	\$6,610	\$21,466	\$6,302	\$5,090	\$1,212	\$189	\$119
820.2P	820.3	Retail 200,001-400,000 sfgla ⁽⁴⁾	1,000 sfgla	\$26,458	19,584	\$51.54	\$868.16	\$1,161.77	\$4,891.20	\$6,921	\$369	\$19,168	68%	\$13,013	\$6,155	\$20,543	\$5,868	\$4,758	\$1,110	\$176	\$111
820.3P	820.4	Retail 400,001-600,000 sfgla ⁽⁴⁾	1,000 sfgla	\$26,290	19,272	\$50.72	\$854.33	\$1,143.27	\$4,813.31	\$6,811	\$1,111	\$18,367	68%	\$12,554	\$5,813	\$19,734	\$5,542	\$4,494	\$1,048	\$166	\$105
820.4P	820.5	Retail 600,001-800,000 sfgla ⁽⁴⁾	1,000 sfgla	\$26,903	19,619	\$51.63	\$869.68	\$1,163.80	\$4,899.78	\$6,933	\$1,111	\$18,859	68%	\$12,863	\$5,996	\$20,257	\$5,717	\$4,650	\$1,067	\$171	\$108
820.5P	820.6	Retail greater than 800,000 sfgla ⁽⁵⁾	1,000 sfgla	\$25,677	18,636	\$49.04	\$826.12	\$1,105.51	\$4,654.34	\$6,586	\$1,111	\$17,980	65%	\$11,734	\$6,246	\$19,314	\$5,955	\$4,857	\$1,098	\$179	\$112
814	826	Specialty Retail	1,000 sf	\$50,705	36,770	\$96.76	\$1,629.99	\$2,181.25	\$9,183.38	\$12,995	\$351	\$37,359	69%	\$25,779	\$11,580	\$39,994	\$11,041	\$9,006	\$2,035	\$331	\$208
830.P	n/a	Non-Veterinary Kennel	1,000 sf	\$19,912	15,362	\$40.43	\$680.97	\$911.28	\$3,836.60	\$5,429	\$351	\$14,133	68%	\$9,565	\$4,568	\$15,167	\$4,355	\$3,500	\$855	\$131	\$82
841	841	New/Used Auto Sales	1,000 sf	\$35,603	25,295	\$66.57	\$1,121.31	\$1,500.53	\$6,317.45	\$8,939	\$233	\$26,430	67%	\$17,817	\$8,613	\$28,280	\$8,212	\$6,739	\$1,473	\$246	\$155
848	848	Tire Store	1,000 sf	\$26,303	18,948	\$49.86	\$839.95	\$1,124.02	\$4,732.29	\$6,696	\$351	\$19,256	73%	\$14,060	\$5,196	\$20,623	\$4,953	\$4,040	\$913	\$149	\$94
850	850	Supermarket	1,000 sf	\$44,651	33,794	\$88.93	\$1,498.06	\$2,004.70	\$8,440.06	\$11,943	\$195	\$32,513	70%	\$22,701	\$9,812	\$34,833	\$9,355	\$7,519	\$1,836	\$280	\$177
853	853	Convenience Store w/Gas Pumps	1,000 sf	\$74,663	62,038	\$163.26	\$2,750.08	\$3,680.15	\$15,493.93	\$21,924	\$341	\$52,397	62%	\$32,596	\$19,801	\$56,277	\$18,880	\$14,944	\$3,936	\$565	\$356
862	862	Home Improvement Superstore	1,000 sf	\$17,678	13,185	\$34.70	\$584.50	\$782.17	\$3,293.06	\$4,660	\$369	\$12,649	71%	\$8,961	\$3,688	\$13,568	\$3,516	\$2,840	\$676	\$106	\$66
881	881	Pharmacy/Drug Store with and without Drive-Thru	1,000 sf	\$23,930	18,112	\$47.66	\$802.88	\$1,074.42	\$4,523.44	\$6,401	\$351	\$17,179	70%	\$12,006	\$5,173	\$18,422	\$4,932	\$3,964	\$968	\$148	\$93
890	890	Furniture Store	1,000 sf	\$7,253	5,084	\$13.38	\$225.38	\$301.60	\$1,269.77	\$1,797	\$351	\$5,105	74%	\$3,798	\$1,307	\$5,482	\$1,245	\$1,027	\$218	\$38	\$24
912	912	Bank/Savings w/Drive-In	1,000 sf	\$30,923	23,790	\$62.61	\$1,054.59	\$1,411.26	\$5,941.58	\$8,407	\$526	\$21,989	47%	\$10,302	\$11,687	\$23,596	\$11,143	\$8,956	\$2,187	\$334	\$210
929P	n/a	Breakfast and Lunch Restaurant	1,000 sf	\$45,317	33,779	\$88.89	\$1,497.39	\$2,003.81	\$8,436.30	\$11,938	\$263	\$33,116	66%	\$21,887	\$11,229	\$35,471	\$10,706	\$8,647	\$2,059	\$321	\$202
930	930	Fast Casual Restaurant	1,000 sf	\$110,095	82,064	\$215.96	\$3,637.85	\$4,868.17	\$20,495.66	\$29,002	\$263	\$80,831	66%	\$53,431	\$27,400	\$86,552	\$26,126	\$21,102	\$5,024	\$781	\$493
931	931	Quality Restaurant	1,000 sf	\$75,075	54,677	\$143.89	\$2,423.81	\$3,243.54	\$13,655.75	\$19,323	\$263	\$55,488	68%	\$37,687	\$17,801	\$59,390	\$16,973	\$13,807	\$3,166	\$508	\$320
932	932	High-Turnover Restaurant	1,000 sf	\$88,530	64,417	\$169.52	\$2,855.57	\$3,821.32	\$16,088.27	\$22,765	\$263	\$65,502	66%	\$43,545	\$21,957	\$70,102	\$20,936	\$17,030	\$3,906	\$626	\$395
934	934	Fast Food Restaurant w/Drive-Thru	1,000 sf	\$161,578	127,352	\$335.14	\$5,645.41	\$7,554.68	\$31,806.24	\$45,006	\$1,155	\$115,417	67%	\$77,183	\$38,234	\$123,813	\$36,456	\$29,116	\$7,340	\$1,090	\$688
941	941	Quick Lube	bays	\$28,226	20,788	\$54.71	\$921.53	\$1,233.18	\$5,191.88	\$7,347	\$117	\$20,762	60%	\$12,378	\$8,384	\$22,229	\$7,994	\$6,482	\$1,512	\$239	\$151
942	943	Auto Repair or Body Shop	1,000 sf	\$28,987	20,881	\$54.95	\$925.65	\$1,238.71	\$5,215.14	\$7,380	\$233	\$21,374	67%	\$14,236	\$7,138	\$22,880	\$6,806	\$5,551	\$1,255	\$204	\$128
944	944	Gasoline Station	fuel pos.	\$20,771	16,603	\$43.69	\$735.98	\$984.89	\$4,146.53	\$5,867	\$85	\$14,818	68%	\$10,049	\$4,769	\$15,897	\$4,547	\$3,631	\$916	\$136	\$86
947	947	Self-Service Car Wash	bays	\$17,962	13,994	\$36.83	\$620.33	\$830.12	\$3,494.91	\$4,945	\$34	\$12,982	29%	\$3,761	\$9,221	\$13,915	\$8,792	\$7,022	\$1,770	\$263	\$166
913.P	913	Convenience/Gasoline/Fast Food Store	1,000 sf	\$228,149	173,474	\$456.51	\$7,689.99	\$10,290.73	\$43,325.40	\$61,306	\$341	\$166,501	69%	\$114,653	\$51,848	\$178,357	\$49,437	\$39,736	\$9,701	\$1,478	\$933
INDUSTRIAL:																					
110	110	General Light Industrial	1,000 sf	\$7,072	5,041	\$13.27	\$223.46	\$299.03	\$1,258.97	\$1,781	\$325	\$4,965	100%	\$4,965	\$0	\$5,333	\$0	\$0	\$0	\$0	\$0
120	120	General Heavy Industrial	1,000 sf	\$2,139	1,524	\$4.01	\$67.58	\$90.43	\$380.74	\$539	\$325	\$1,275	100%	\$1,275	\$0	\$1,386	\$0	\$0	\$0	\$0	\$0
130	130	Industrial Park	1,000 sf	\$4,805	3,425	\$9.01	\$151.83	\$203.17	\$855.39	\$1,210	\$325	\$3,269	100%	\$3,269	\$0	\$3,519	\$0	\$0	\$0	\$0	\$0
140	140	Manufacturing	1,000 sf	\$5,604	3,994	\$10.51	\$177.05	\$236.93	\$997.53	\$1,412	\$325	\$3,867	100%	\$3,867	\$0	\$4,158	\$0	\$0	\$0	\$0	\$0
150	150/154/157	Passive Warehouse (Storage Warehouse)	1,000 sf	\$2,481	1,768	\$4.65	\$78.39	\$104.90	\$441.65	\$625	\$240	\$1,616	100%	\$1,616	\$0	\$1,745	\$0	\$0	\$0	\$0	\$0
152	155/156	Active Warehouse (Fulfillment Center/Parcel Hub)	1,000 sf	\$14,537	10,224	\$26.91	\$453.23	\$606.51	\$2,553.48	\$3,613	\$240	\$10,683	100%	\$10,683	\$0	\$11,439	\$0	\$0	\$0	\$0	\$0
160.P	153	Airport Hangar	1,000 sf	\$5,076	3,618	\$9.52	\$160.39	\$214.63	\$903.61	\$1,279	\$325	\$3,472	100%	\$3,472	\$0	\$3,736	\$0	\$0	\$0	\$0	\$0

Notes:

- (1) This value is the total value of transportation system consumed, less credits for revenues committed to transportation system expansion that are generated by the use itself. This value includes Interstate costs and "carrying costs", but not toll road costs. It does consider the proportion of trip
- (2) Specific calculations for the "low income" category can be seen in Appendix B of the 2014 Mobility Fee Update Study.
- (3) The statistical relationship between the trip generation rate for the age restricted single family, age restricted multi-family, and congregate care facility was used to interpolate the trip length.
- (4) The trip generation rate recommended for the office and retail size categories used the end-point of the range due to the nature of the ITE equation to be conservative for smaller developments.
- (5) The trip generation rate used for the office and retail open-ended size categories used the size 200,000 s.f. larger than the beginning of the size range, as the size ranges increase in 200,000 s.f. increments.

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Table 4-12
Rural Traditional Neighborhood Development Fee Schedule (Fee District C)

Pasco County Land Use Code	ITE Land Use Code	Land Use	Unit	Total Impact Cost	Revenue-generating vmt/yr:	County 2nd LOGT Gas Tax credit (\$\$/yr):	PV County Gas Tax Credit (\$\$/yr):	PV P4P Equivalent Credit	PV Federal/ State Gas Tax Revenue Credit (\$\$/yr)	PV Sub-Total County-wide self-credits:	PV Tax Increment Self-Credit	Fee Before Incentive	Incentive %	\$\$ Allocated for Incentive	Net Mobility Fee	Full Fee ⁽¹⁾	Road Share (Incl Int)	Road Share (Excl Int)	Interstate /SIS Share	Transit Share	Bike/Ped Share
RESIDENTIAL:																					
		Single Family (Detached)																			
210.1P	210.1	Less than 1,500 s.f. & Annual Hh Income less than 80% SHIP Definition ⁽²⁾	du	\$9,376	6,545	\$17.22	\$290.13	\$388.25	\$1,634.59	\$2,313	\$305	\$6,758	100%	\$6,758	\$0	\$7,245	\$0	\$0	\$0	\$0	\$0
210.2P	210.2	0 to 1,500 s.f.	du	\$14,293	9,977	\$26.26	\$442.27	\$591.85	\$2,491.75	\$3,526	\$305	\$10,462	66%	\$6,949	\$3,513	\$11,205	\$3,349	\$2,770	\$579	\$101	\$63
210.3P	210.3	1,501 to 2,499 s.f.	du	\$17,861	12,467	\$32.81	\$552.66	\$739.57	\$3,113.69	\$4,406	\$305	\$13,150	63%	\$8,250	\$4,900	\$14,078	\$4,672	\$3,864	\$808	\$140	\$88
210.4P	210.4	2,500 s.f. and greater	du	\$21,039	14,686	\$38.65	\$651.02	\$871.20	\$3,667.86	\$5,190	\$305	\$15,544	66%	\$10,182	\$5,362	\$16,637	\$5,112	\$4,228	\$884	\$153	\$97
210.5P	210.5	"Low Income" SHIP defined Multi-Family ⁽²⁾	du	\$6,125	4,324	\$11.38	\$191.70	\$256.53	\$1,080.01	\$1,528	\$207	\$4,390	100%	\$4,390	\$0	\$4,708	\$0	\$0	\$0	\$0	\$0
220	220	Multi-Family Apartments	du	\$11,683	8,249	\$21.71	\$365.66	\$489.33	\$2,060.14	\$2,915	\$616	\$8,152	59%	\$4,805	\$3,347	\$8,759	\$3,191	\$2,627	\$564	\$96	\$60
231	231	Low-Rise Condominium/Townhouse (1 to 2 stories)	du	\$11,329	7,999	\$21.05	\$354.58	\$474.50	\$1,997.71	\$2,827	\$550	\$7,952	58%	\$4,584	\$3,368	\$8,541	\$3,211	\$2,643	\$568	\$96	\$61
232	232	High-Rise Condominium (3 or more stories)	du	\$7,400	5,224	\$13.75	\$231.59	\$309.91	\$1,304.75	\$1,846	\$550	\$5,003	48%	\$2,393	\$2,610	\$5,388	\$2,488	\$2,048	\$440	\$75	\$47
240	240	Mobile Home Park	du	\$6,660	4,730	\$12.45	\$209.68	\$280.60	\$1,181.35	\$1,672	\$111	\$4,878	62%	\$3,012	\$1,866	\$5,224	\$1,778	\$1,461	\$317	\$54	\$34
251	251	Age Restricted Single Family ⁽³⁾	du	\$6,794	4,784	\$12.59	\$212.06	\$283.78	\$1,194.77	\$1,691	\$558	\$4,545	64%	\$2,905	\$1,640	\$4,898	\$1,563	\$1,288	\$275	\$47	\$30
252	252	Age Restricted Multi-Family ⁽³⁾	du	\$3,955	2,869	\$7.55	\$127.19	\$170.20	\$716.56	\$1,014	\$616	\$2,325	62%	\$1,450	\$875	\$2,530	\$834	\$680	\$154	\$25	\$16
253	253	Congregate Care Facility (Attached) ⁽³⁾	du	\$1,570	1,143	\$3.01	\$50.66	\$67.80	\$285.44	\$404	\$112	\$1,054	54%	\$565	\$489	\$1,136	\$466	\$379	\$87	\$14	\$9
LODGING:																					
310	310	Hotel	room	\$11,578	8,113	\$21.35	\$359.65	\$481.28	\$2,026.26	\$2,867	\$214	\$8,497	100%	\$8,497	\$0	\$9,099	\$0	\$0	\$0	\$0	\$0
320	320	Motel	room	\$3,778	2,693	\$7.09	\$119.37	\$159.74	\$672.51	\$952	\$128	\$2,698	100%	\$2,698	\$0	\$2,894	\$0	\$0	\$0	\$0	\$0
330	330	Resort Hotel	room	\$9,908	6,947	\$18.28	\$307.96	\$412.11	\$1,735.03	\$2,455	\$214	\$7,239	100%	\$7,239	\$0	\$7,754	\$0	\$0	\$0	\$0	\$0
RECREATION:																					
412	412	General Recreation	acre	\$3,229	2,293	\$6.03	\$101.63	\$136.00	\$572.57	\$810	\$74	\$2,345	78%	\$1,821	\$524	\$2,512	\$500	\$410	\$90	\$15	\$9
416	416	RV Park	RV space	\$2,296	1,641	\$4.32	\$72.75	\$97.35	\$409.87	\$580	\$111	\$1,605	65%	\$1,043	\$562	\$1,725	\$535	\$438	\$97	\$17	\$10
420	420	Marina	berth	\$4,397	3,085	\$8.12	\$136.74	\$182.99	\$770.40	\$1,090	\$117	\$3,190	70%	\$2,230	\$960	\$3,419	\$915	\$755	\$160	\$28	\$17
430	430	Golf Course	hole	\$55,428	38,885	\$102.33	\$1,723.73	\$2,306.69	\$9,711.48	\$13,742	\$106	\$41,580	72%	\$29,809	\$11,771	\$44,460	\$11,223	\$9,262	\$1,961	\$336	\$212
431	431	Miniature Golf Course	hole	\$6,021	4,224	\$11.12	\$187.24	\$250.56	\$1,054.90	\$1,493	\$52	\$4,476	81%	\$3,612	\$864	\$4,789	\$823	\$679	\$144	\$25	\$16
437	437	Bowling Alley	1,000 sf	\$47,552	33,745	\$88.80	\$1,495.90	\$2,001.81	\$8,427.92	\$11,926	\$151	\$35,476	78%	\$27,702	\$7,774	\$37,947	\$7,412	\$6,083	\$1,329	\$222	\$140
444	444	Movie Theater	screen	\$65,473	49,784	\$131.01	\$2,206.87	\$2,953.24	\$12,433.53	\$17,594	\$777	\$47,102	77%	\$36,375	\$10,727	\$50,505	\$10,228	\$8,221	\$2,007	\$306	\$193
491	491	Racquet Club/Health Club/Spa/Dance Studio	1,000 sf	\$20,906	14,836	\$39.04	\$657.67	\$880.10	\$3,705.34	\$5,243	\$151	\$15,513	78%	\$12,107	\$3,406	\$16,599	\$3,247	\$2,665	\$582	\$98	\$61
495	495	Community Center/Gymnasium	1,000 sf	\$53,414	37,439	\$98.52	\$1,659.62	\$2,220.91	\$9,350.32	\$13,231	\$151	\$40,033	83%	\$33,055	\$6,978	\$42,808	\$6,653	\$5,490	\$1,163	\$199	\$126
496P	n/a	Ice-Skating Arena	1,000 sf	\$21,616	16,641	\$43.79	\$737.69	\$987.18	\$4,156.16	\$5,881	\$151	\$15,585	95%	\$14,859	\$726	\$16,708	\$692	\$592	\$100	\$21	\$13
INSTITUTIONS:																					
520	520	Elementary School	student	\$2,006	1,439	\$3.79	\$63.79	\$85.36	\$359.40	\$509	\$11	\$1,486	70%	\$1,043	\$443	\$1,590	\$422	\$345	\$77	\$13	\$8
522	522	Middle School	student	\$2,544	1,824	\$4.80	\$80.88	\$108.23	\$455.66	\$645	\$13	\$1,886	67%	\$1,257	\$629	\$2,018	\$600	\$491	\$109	\$18	\$11
530	530	High School	student	\$2,424	1,739	\$4.58	\$77.08	\$103.15	\$434.27	\$615	\$14	\$1,796	63%	\$1,132	\$664	\$1,922	\$633	\$517	\$116	\$19	\$12
540	540	University/Jr College (7,500 or fewer students) (Private)	student	\$3,170	2,224	\$5.85	\$98.61	\$131.96	\$555.55	\$786	\$15	\$2,369	48%	\$1,142	\$1,227	\$2,534	\$1,170	\$966	\$204	\$35	\$22
550	550	University/Jr College (more than 7,500 students) (Private)	student	\$2,206	1,548	\$4.07	\$68.62	\$91.83	\$386.61	\$547	\$15	\$1,644	48%	\$792	\$852	\$1,759	\$812	\$670	\$142	\$25	\$15
560	560	Church	1,000 sf	\$7,545	5,447	\$14.33	\$241.46	\$323.12	\$1,360.38	\$1,925	\$0	\$5,620	44%	\$2,490	\$3,130	\$6,012	\$2,984	\$2,434	\$550	\$90	\$56
565	565	Day Care	student	\$1,901	1,467	\$3.86	\$65.02	\$87.01	\$366.32	\$518	\$9	\$1,374	74%	\$1,015	\$359	\$1,473	\$342	\$275	\$67	\$11	\$6
566	566	Cemetery	acre	\$11,574	8,120	\$21.37	\$359.97	\$481.72	\$2,028.09	\$2,870	\$250	\$8,454	63%	\$5,367	\$3,087	\$9,056	\$2,943	\$2,429	\$514	\$88	\$56
610	610	Hospital	1,000 sf	\$16,705	11,721	\$30.84	\$519.56	\$695.28	\$2,927.21	\$4,142	\$233	\$12,330	44%	\$5,448	\$6,882	\$13,198	\$6,561	\$5,414	\$1,147	\$197	\$124
620	620	Nursing Home	bed	\$2,202	1,647	\$4.34	\$73.03	\$97.73	\$411.46	\$582	\$112	\$1,508	63%	\$946	\$562	\$1,623	\$535	\$432	\$103	\$17	\$10
OFFICE:																					
710	710.1	General Office 50,000 sf or less ⁽⁴⁾	1,000 sf	\$15,773	11,195	\$29.46	\$496.25	\$664.09	\$2,795.90	\$3,956	\$381	\$11,436	100%	\$11,436	\$0	\$12,255	\$0	\$0	\$0	\$0	\$0
710.1P	710.2	General Office 50,001-100,000 sf ⁽⁴⁾	1,000 sf	\$15,449	10,964	\$28.85	\$486.04	\$650.42	\$2,738.36	\$3,875	\$525	\$11,049	100%	\$11,049	\$0	\$11,852	\$0	\$0	\$0	\$0	\$0
710.2P	710.3	General Office 100,001-200,000 sf ⁽⁴⁾	1,000 sf	\$15,131	10,739	\$28.26	\$476.04	\$637.03	\$2,682.00	\$3,795	\$525	\$10,811	100%	\$10,811	\$0	\$11,597	\$0	\$0	\$0	\$0	\$0
710.3P	710.4	General Office 200,001-400,000 sf ⁽⁴⁾	1,000 sf	\$14,819	10,518	\$27.68	\$466.24	\$623.92	\$2,626.81	\$3,717	\$525	\$10,578	100%	\$10,578	\$0	\$11,348	\$0	\$0	\$0	\$0	\$0
710.4P	710.5	General Office greater than 400,000 sf ⁽⁵⁾	1,000 sf	\$14,514	10,301	\$27.11	\$456.65	\$611.08	\$2,572.75	\$3,640	\$525	\$10,349	100%	\$10,349	\$0	\$11,103	\$0	\$0	\$0	\$0	\$0
714	714	Corporate Headquarters Building	1,000 sf	\$11,575	8,215	\$21.62	\$364.17	\$487.33	\$2,051.73	\$2,903	\$525	\$8,147	100%	\$8,147	\$0	\$8,748	\$0	\$0	\$0	\$0	\$0
720	720	Medical Office	1,000 sf	\$52,748	37,294	\$98.14	\$1,653.22	\$2,212.34	\$9,314.25	\$13,180	\$525	\$39,043	100%	\$39,043	\$0	\$41,784	\$0	\$0	\$0	\$0	\$0
750	750	Office Park	1,000 sf	\$22,632	15,829	\$41.65	\$701.68	\$938.98	\$3,953.25	\$5,594	\$525	\$16,514	100%	\$16,514	\$0	\$17,690	\$0	\$0	\$0	\$0	\$0
760	760	Research and Development Center	1,000 sf	\$16,540	11,719	\$30.84	\$519.52	\$695.21	\$2,926.95	\$4,142	\$525	\$11,874	100%	\$11,874	\$0	\$12,733	\$0	\$0	\$0	\$0	\$0
770.P	640	Veterinarian Clinic	1,000 sf	\$31,351	22,266	\$58.59	\$987.03	\$1,320.84	\$5,560.92	\$7,869	\$381	\$23,101	100%	\$23,101	\$0	\$24,730	\$0	\$0	\$0	\$0	\$0

Table 4-12
Rural Traditional Neighborhood Development Fee Schedule (Fee District C)

Pasco County Land Use Code	ITE Land Use Code	Land Use	Unit	Total Impact Cost	Revenue-generating vmt/yr:	County 2nd LOGT Gas Tax credit (\$\$/yr):	PV County Gas Tax Credit (\$\$/yr):	PV P4P Equivalent Credit	PV Federal/ State Gas Tax Revenue Credit (\$\$/yr)	PV Sub-Total County-wide self-credits:	PV Tax Increment Self-Credit	Fee Before Incentive	Incentive %	\$\$ Allocated for Incentive	Net Mobility Fee	Full Fee ⁽¹⁾	Road Share (Incl Int)	Road Share (Excl Int)	Interstate /SIS Share	Transit Share	Bike/Ped Share
RETAIL:																					
151	151	Self-Storage Facility	1,000 sf	\$1,475	1,076	\$2.83	\$47.69	\$63.81	\$268.67	\$380	\$74	\$1,021	0%	\$0	\$1,021	\$1,098	\$973	\$792	\$182	\$30	\$18
151.1P	151.1	Free-Standing Recreational Vehicle/Boat Storage	acre	\$9,476	6,910	\$18.19	\$306.34	\$409.94	\$1,725.89	\$2,442	\$333	\$6,701	69%	\$4,615	\$2,086	\$7,194	\$1,988	\$1,617	\$371	\$60	\$38
816	816	Hardware/Paint	1,000 sf	\$3,311	2,548	\$6.71	\$112.95	\$151.15	\$636.38	\$900	\$351	\$2,060	76%	\$1,557	\$503	\$2,232	\$479	\$385	\$94	\$15	\$9
820	820.1	Retail 50,000 sfgla or less ⁽⁴⁾	1,000 sfgla	\$27,191	20,923	\$55.06	\$927.48	\$1,241.15	\$5,225.42	\$7,394	\$351	\$19,446	75%	\$14,517	\$4,929	\$20,859	\$4,699	\$3,777	\$922	\$141	\$89
820.1P	820.2	Retail 50,001-200,000 sfgla ⁽⁴⁾	1,000 sfgla	\$26,690	19,907	\$52.39	\$882.48	\$1,180.94	\$4,971.91	\$7,035	\$369	\$19,286	77%	\$14,879	\$4,407	\$20,673	\$4,202	\$3,394	\$808	\$126	\$79
820.2P	820.3	Retail 200,001-400,000 sfgla ⁽⁴⁾	1,000 sfgla	\$25,497	18,873	\$49.67	\$836.63	\$1,119.58	\$4,713.59	\$6,670	\$369	\$18,459	78%	\$14,355	\$4,104	\$19,784	\$3,913	\$3,173	\$740	\$117	\$74
820.3P	820.4	Retail 400,001-600,000 sfgla ⁽⁴⁾	1,000 sfgla	\$25,335	18,573	\$48.88	\$823.31	\$1,101.75	\$4,638.52	\$6,564	\$1,111	\$17,660	78%	\$13,785	\$3,875	\$18,977	\$3,694	\$2,995	\$699	\$111	\$70
820.4P	820.5	Retail 600,001-800,000 sfgla ⁽⁴⁾	1,000 sfgla	\$25,926	18,906	\$49.75	\$838.10	\$1,121.54	\$4,721.85	\$6,681	\$1,111	\$18,134	78%	\$14,136	\$3,998	\$19,481	\$3,812	\$3,101	\$711	\$114	\$72
820.5P	820.6	Retail greater than 800,000 sfgla ⁽⁵⁾	1,000 sfgla	\$24,745	17,959	\$47.26	\$796.12	\$1,065.36	\$4,485.33	\$6,347	\$1,111	\$17,286	76%	\$13,122	\$4,164	\$18,572	\$3,970	\$3,238	\$732	\$119	\$75
814	826	Specialty Retail	1,000 sf	\$48,863	35,435	\$93.25	\$1,570.80	\$2,102.05	\$8,849.91	\$12,523	\$351	\$35,990	79%	\$28,270	\$7,720	\$38,529	\$7,360	\$6,003	\$1,357	\$221	\$139
830.P	n/a	Non-Veterinary Kennel	1,000 sf	\$19,189	14,804	\$38.96	\$656.24	\$878.19	\$3,697.28	\$5,232	\$351	\$13,607	78%	\$10,561	\$3,046	\$14,604	\$2,904	\$2,334	\$570	\$87	\$55
841	841	New/Used Auto Sales	1,000 sf	\$34,310	24,377	\$64.15	\$1,080.59	\$1,446.05	\$6,088.05	\$8,615	\$233	\$25,462	77%	\$19,720	\$5,742	\$27,245	\$5,475	\$4,493	\$982	\$164	\$103
848	848	Tire Store	1,000 sf	\$25,348	18,260	\$48.05	\$809.45	\$1,083.21	\$4,560.45	\$6,453	\$351	\$18,544	81%	\$15,080	\$3,464	\$19,861	\$3,303	\$2,694	\$609	\$99	\$62
850	850	Supermarket	1,000 sf	\$43,029	32,567	\$85.70	\$1,443.66	\$1,931.90	\$8,133.59	\$11,509	\$195	\$31,325	79%	\$24,784	\$6,541	\$33,561	\$6,236	\$5,012	\$1,224	\$187	\$118
853	853	Convenience Store w/Gas Pumps	1,000 sf	\$71,952	59,785	\$157.33	\$2,650.22	\$3,546.51	\$14,931.31	\$21,128	\$341	\$50,482	74%	\$37,281	\$13,201	\$54,221	\$12,586	\$9,962	\$2,624	\$377	\$238
862	862	Home Improvement Superstore	1,000 sf	\$17,036	12,707	\$33.44	\$563.27	\$753.77	\$3,173.48	\$4,491	\$369	\$12,177	80%	\$9,718	\$2,459	\$13,062	\$2,344	\$1,893	\$451	\$71	\$44
881	881	Pharmacy/Drug Store with and without Drive-Thru	1,000 sf	\$23,062	17,454	\$45.93	\$773.73	\$1,035.40	\$4,359.18	\$6,168	\$351	\$16,542	79%	\$13,093	\$3,449	\$17,741	\$3,288	\$2,643	\$645	\$99	\$62
890	890	Furniture Store	1,000 sf	\$6,989	4,900	\$12.89	\$217.19	\$290.65	\$1,223.67	\$1,732	\$351	\$4,907	82%	\$4,036	\$871	\$5,270	\$830	\$685	\$145	\$25	\$16
912	912	Bank/Savings w/Drive-In	1,000 sf	\$29,800	22,926	\$60.33	\$1,016.30	\$1,360.01	\$5,725.83	\$8,102	\$526	\$21,171	63%	\$13,380	\$7,791	\$22,720	\$7,428	\$5,970	\$1,458	\$223	\$140
929P	n/a	Breakfast and Lunch Restaurant	1,000 sf	\$43,671	32,552	\$85.66	\$1,443.02	\$1,931.04	\$8,129.96	\$11,504	\$263	\$31,904	77%	\$24,418	\$7,486	\$34,174	\$7,137	\$5,764	\$1,373	\$214	\$135
930	930	Fast Casual Restaurant	1,000 sf	\$106,098	79,084	\$208.12	\$3,505.75	\$4,691.39	\$19,751.41	\$27,949	\$263	\$77,886	77%	\$59,619	\$18,267	\$83,399	\$17,417	\$14,068	\$3,349	\$521	\$329
931	931	Quality Restaurant	1,000 sf	\$72,348	52,692	\$138.66	\$2,335.80	\$3,125.76	\$13,159.88	\$18,621	\$263	\$53,464	78%	\$41,596	\$11,868	\$57,223	\$11,315	\$9,204	\$2,111	\$339	\$214
932	932	High-Turnover Restaurant	1,000 sf	\$85,315	62,078	\$163.36	\$2,751.88	\$3,682.56	\$15,504.07	\$21,939	\$263	\$63,114	77%	\$48,476	\$14,638	\$67,547	\$13,957	\$11,353	\$2,604	\$418	\$263
934	934	Fast Food Restaurant w/Drive-Thru	1,000 sf	\$155,711	122,727	\$322.97	\$5,440.41	\$7,280.35	\$30,651.28	\$43,372	\$1,155	\$111,184	77%	\$85,695	\$25,489	\$119,275	\$24,303	\$19,410	\$4,893	\$727	\$459
941	941	Quick Lube	bays	\$27,201	20,033	\$52.72	\$888.06	\$1,188.40	\$5,003.35	\$7,080	\$117	\$20,004	72%	\$14,414	\$5,590	\$21,418	\$5,329	\$4,321	\$1,008	\$160	\$101
942	943	Auto Repair or Body Shop	1,000 sf	\$27,934	20,123	\$52.96	\$892.04	\$1,193.73	\$5,025.77	\$7,112	\$233	\$20,589	77%	\$15,830	\$4,759	\$22,041	\$4,537	\$3,700	\$837	\$136	\$86
944	944	Gasoline Station	fuel pos.	\$20,017	16,000	\$42.10	\$709.26	\$949.13	\$3,995.96	\$5,654	\$85	\$14,277	78%	\$11,098	\$3,179	\$15,317	\$3,031	\$2,421	\$610	\$91	\$57
947	947	Self-Service Car Wash	bays	\$17,309	13,485	\$35.49	\$597.80	\$799.97	\$3,368.01	\$4,766	\$34	\$12,509	51%	\$6,361	\$6,148	\$13,409	\$5,861	\$4,681	\$1,180	\$176	\$111
913.P	913	Convenience/Gasoline/Fast Food Store	1,000 sf	\$219,864	167,175	\$439.93	\$7,410.75	\$9,917.05	\$41,752.16	\$59,080	\$341	\$160,443	78%	\$125,877	\$34,566	\$171,868	\$32,958	\$26,490	\$6,468	\$986	\$622
INDUSTRIAL:																					
110	110	General Light Industrial	1,000 sf	\$6,815	4,858	\$12.78	\$215.34	\$288.17	\$1,213.25	\$1,717	\$325	\$4,773	100%	\$4,773	\$0	\$5,127	\$0	\$0	\$0	\$0	\$0
120	120	General Heavy Industrial	1,000 sf	\$2,061	1,469	\$3.87	\$65.12	\$87.15	\$366.91	\$519	\$325	\$1,216	100%	\$1,216	\$0	\$1,324	\$0	\$0	\$0	\$0	\$0
130	130	Industrial Park	1,000 sf	\$4,631	3,301	\$8.69	\$146.31	\$195.80	\$824.33	\$1,166	\$325	\$3,139	100%	\$3,139	\$0	\$3,379	\$0	\$0	\$0	\$0	\$0
140	140	Manufacturing	1,000 sf	\$5,400	3,849	\$10.13	\$170.63	\$228.33	\$961.31	\$1,360	\$325	\$3,714	100%	\$3,714	\$0	\$3,995	\$0	\$0	\$0	\$0	\$0
150	150/154/157	Passive Warehouse (Storage Warehouse)	1,000 sf	\$2,391	1,704	\$4.48	\$75.54	\$101.09	\$425.62	\$602	\$240	\$1,548	100%	\$1,548	\$0	\$1,673	\$0	\$0	\$0	\$0	\$0
152	155/156	Active Warehouse (Fulfillment Center/Parcel Hub)	1,000 sf	\$14,009	9,853	\$25.93	\$436.77	\$584.48	\$2,460.75	\$3,482	\$240	\$10,287	100%	\$10,287	\$0	\$11,015	\$0	\$0	\$0	\$0	\$0
160.P	153	Airport Hangar	1,000 sf	\$4,892	3,487	\$9.18	\$154.56	\$206.83	\$870.80	\$1,232	\$325	\$3,334	100%	\$3,334	\$0	\$3,588	\$0	\$0	\$0	\$0	\$0

Notes:

- (1) This value is the total value of transportation system consumed, less credits for revenues committed to transportation system expansion that are generated by the use itself. This value includes Interstate costs and "carrying costs", but not toll road costs. It does consider the proportion of trip length
- (2) Specific calculations for the "low income" category can be seen in Appendix B of the 2014 Mobility Fee Update Study.
- (3) The statistical relationship between the trip generation rate for the age restricted single family, age restricted multi-family, and congregate care facility was used to interpolate the trip length.
- (4) The trip generation rate recommended for the office and retail size categories used the end-point of the range due to the nature of the ITE equation to be conservative for smaller developments.
- (5) The trip generation rate used for the office and retail open-ended size categories used the size 200,000 s.f. larger than the beginning of the size range, as the size ranges increase in 200,000 s.f. increments.

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