

# EXHIBIT 602-C VOPH CONVENTIONAL TRANSPORTATION DEVELOPMENT FEES

VOPH Transportation Development Fee  
 Exhibit 602-C (Revised 07/26/2022)  
 Conventional Development Fees (District B)

Fee Schedule for 05/01/2022 thru 12/31/2022

## VOPH Conventional Development Fees

Pasco County Land Use Code	ITE LUC	Land Use	Units	Conventional Fee										
				VOPH Sur-charge % <sup>(2)</sup>	Req'd Subsidy	VOPH Development Mobility Fee	To Pasco External Transit Acc't	To VOPH External SIS Mob Fee Account	To VOPH External Roads Account	Interim "Remainder" Calculation	To VOPH Internal Roadway Account	To VOPH Internal ROW Account	To VOPH Internal Alt Modes Account	VOPH Surcharge Account
<b>RESIDENTIAL:</b>				20.0%										
Single Family (Detached)				87.6%										
210.0P	210.0	Accessory Dwelling Unit	du	0.00%	\$1,747	\$2,767	\$86	\$83	\$384	\$2,214	\$1,395	\$545	\$274	\$0
210.1P	210.1	< 1,500 s.f. & Hh Inc < 80% SHIP	du	0.00%	\$7,009	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
210.2P	210.1	0 to 1,500 s.f.	du	0.00%	\$4,553	\$6,334	\$195	\$180	\$892	\$5,067	\$3,195	\$1,246	\$626	\$0
210.3P	210.2	1,501 to 2,499 s.f.	du	0.00%	\$4,349	\$8,839	\$272	\$290	\$1,206	\$7,071	\$4,459	\$1,738	\$874	\$0
210.4P	210.3	2,500 s.f. and greater	du	0.00%	\$5,195	\$9,604	\$295	\$305	\$1,321	\$7,683	\$4,845	\$1,889	\$949	\$0
210.5P	210.4	"Low Income" SHIP defined Multi-Family(2)	du	0.00%	\$3,916	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
220	220.0	Multi-Family Apartments	du	0.00%	\$981	\$7,391	\$229	\$330	\$919	\$5,913	\$3,727	\$1,455	\$731	\$0
231	231.0	Low-Rise Condominium/Townhouse (1 to 2 stories)	du	0.00%	\$2,334	\$6,075	\$188	\$214	\$813	\$4,860	\$3,064	\$1,196	\$600	\$0
232	232.0	High-Rise Condominium (3 or more stories)	du	0.00%	\$1,836	\$3,441	\$107	\$109	\$472	\$2,753	\$1,735	\$677	\$341	\$0
240	240.0	Mobile Home Park	du	0.00%	\$1,388	\$3,359	\$104	\$115	\$453	\$2,687	\$1,694	\$661	\$332	\$0
251	251.0	Age Restricted Single Family(3)	du	0.00%	\$1,713	\$2,940	\$91	\$91	\$406	\$2,352	\$1,483	\$578	\$291	\$0
252	252.0	Age Restricted Multi-Family(3)	du	0.00%	\$425	\$1,518	\$48	\$57	\$199	\$1,214	\$765	\$299	\$150	\$0
253	253.0	Congregate Care Facility (Attached)(3)	du	0.00%	\$297	\$847	\$27	\$30	\$112	\$678	\$427	\$167	\$84	\$0
<b>LODGING:</b>														
310	310.0	Hotel	room	0.00%	\$9,358	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
320	320.0	Motel	room	0.00%	\$2,893	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
330	330.0	Resort Hotel	room	0.00%	\$7,935	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>RECREATION:</b>														
412	412.0	General Recreation	acre	0.00%	\$1,718	\$916	\$28	\$15	\$140	\$733	\$462	\$180	\$91	\$0
416	416.0	RV Park	RV space	0.00%	\$201	\$990	\$31	\$40	\$127	\$792	\$499	\$195	\$98	\$0
420	420.0	Marina	berth	0.00%	\$1,920	\$1,692	\$52	\$39	\$247	\$1,354	\$853	\$333	\$168	\$0
430	430.0	Golf Course	hole	0.00%	\$25,972	\$20,787	\$641	\$452	\$3,064	\$16,630	\$10,485	\$4,089	\$2,056	\$0
431	431.0	Miniature Golf Course	hole	0.00%	\$3,502	\$1,521	\$47	\$23	\$234	\$1,217	\$767	\$299	\$151	\$0
437	437.0	Bowling Alley	1,000 sf	0.00%	\$26,344	\$13,706	\$426	\$228	\$2,087	\$10,965	\$6,911	\$2,698	\$1,356	\$0
444	444.0	Movie Theater	screen	0.00%	\$35,368	\$17,805	\$566	\$275	\$2,720	\$14,244	\$8,969	\$3,514	\$1,761	\$0
491	491.0	Racquet Club/Health Club/Spa/Dance Studio	1,000 sf	0.00%	\$11,507	\$5,998	\$186	\$100	\$914	\$4,798	\$3,025	\$1,181	\$592	\$0
495	495.0	Community Center/Gymnasium	1,000 sf	0.00%	\$32,892	\$12,328	\$379	\$164	\$1,923	\$9,862	\$6,219	\$2,425	\$1,218	\$0
496P	n/a	Ice Hockey Arena	1,000 sf	0.00%	\$19,020	\$1,248	\$38	\$4	\$208	\$998	\$630	\$245	\$123	\$0
<b>INSTITUTIONS:</b>														
520	520.0	Elementary School	student	0.00%	\$636	\$763	\$24	\$20	\$109	\$610	\$385	\$150	\$75	\$0
522	522.0	Middle School	student	0.00%	\$702	\$1,087	\$34	\$32	\$151	\$870	\$548	\$214	\$108	\$0
530	530.0	High School	student	0.00%	\$544	\$1,148	\$36	\$37	\$157	\$918	\$579	\$226	\$113	\$0
540	540.0	University/Jr College (7,500 or fewer students) (Private)	student	0.00%	\$280	\$1,987	\$61	\$85	\$251	\$1,590	\$1,002	\$391	\$197	\$0
550	550.0	University/Jr College (more than 7,500 students) (Private)	student	0.00%	\$155	\$1,379	\$43	\$60	\$173	\$1,103	\$696	\$271	\$136	\$0
560	560.0	Church	1,000 sf	0.00%	\$983	\$4,670	\$146	\$184	\$604	\$3,736	\$2,354	\$920	\$462	\$0
565	565.0	Day Care	student	0.00%	\$817	\$538	\$17	\$10	\$81	\$430	\$271	\$106	\$53	\$0
566	566.0	Cemetery	acre	0.00%	\$3,162	\$5,274	\$163	\$161	\$731	\$4,219	\$2,660	\$1,038	\$521	\$0
610	610.0	Hospital	1,000 sf	0.00%	\$1,317	\$10,299	\$318	\$445	\$1,297	\$8,239	\$5,194	\$2,026	\$1,019	\$0
620	620.0	Nursing Home	bed	0.00%	\$554	\$934	\$30	\$27	\$130	\$747	\$471	\$184	\$92	\$0
<b>OFFICE:</b>														
710	710.1	General Office 50,000 sf or less(4)	1,000 sf	0.00%	\$11,262	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
710.1P	710.2	General Office 50,001-100,000 sf(4)	1,000 sf	0.00%	\$10,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
710.2P	710.3	General Office 100,001-200,000 sf(4)	1,000 sf	0.00%	\$10,560	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
710.3P	710.4	General Office 200,001-400,000 sf(4)	1,000 sf	0.00%	\$10,324	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# EXHIBIT 602-C VOPH CONVENTIONAL TRANSPORTATION DEVELOPMENT FEES

VOPH Transportation Development Fee  
 Exhibit 602-C (Revised 07/26/2022)  
 Conventional Development Fees (District B)

Fee Schedule for 05/01/2022 thru 12/31/2022

## VOPH Conventional Development Fees

Pasco County Land Use Code	ITE LUC	Land Use	Units	Conventional Fee												
				VOPH Sur-charge % <sup>(2)</sup>	Req'd Subsidy	VOPH Development Mobility Fee	To Pasco External Transit Acc't	To VOPH External SIS Mob Fee Account	To VOPH External Roads Account	Interim "Remainder" Calculation	To VOPH Internal Roadway Account	To VOPH Internal ROW Account	To VOPH Internal Alt Modes Account	VOPH Surcharge Account		
710.4P	710.5	General Office greater than 400,000 sf(5)	1,000 sf	0.00%	\$10,093	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
714	714.0	Corporate Headquarters Building	1,000 sf	0.00%	\$7,870	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
720	720.0	Medical Office	1,000 sf	0.00%	\$39,078	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
750	750.0	Office Park	1,000 sf	0.00%	\$16,347	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
760	760.0	Research and Development Center	1,000 sf	0.00%	\$11,637	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
770.P	640.0	Veterinarian Clinic	1,000 sf	0.00%	\$23,041	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>RETAIL:</b>																
151	151.0	Mini-Warehouse	1,000 sf	0.00%	\$31	\$543	\$17	\$23	\$69	\$434	\$274	\$107	\$53	\$0	\$0	\$0
151.1P	151.1	Free-Standing Recreational Vehicle/Boat Storage	acre	0.00%	\$1,821	\$4,024	\$127	\$158	\$520	\$3,219	\$2,028	\$794	\$397	\$0	\$0	\$0
816	816.0	Hardware/Paint	1,000 sf	0.00%	\$393	\$740	\$24	\$26	\$98	\$592	\$373	\$146	\$73	\$0	\$0	\$0
820	820.1	Retail 50,000 sf g/a or less(4)	1,000 sf g/a	0.00%	\$6,994	\$8,800	\$281	\$265	\$1,214	\$7,040	\$4,432	\$1,738	\$870	\$0	\$0	\$0
820.1P	820.2	Retail 50,001-200,000 sf g/a(4)	1,000 sf g/a	0.00%	\$7,854	\$7,932	\$252	\$222	\$1,112	\$6,346	\$3,996	\$1,565	\$785	\$0	\$0	\$0
820.2P	820.3	Retail 200,001-400,000 sf g/a(4)	1,000 sf g/a	0.00%	\$7,655	\$7,531	\$239	\$211	\$1,056	\$6,025	\$3,794	\$1,486	\$745	\$0	\$0	\$0
820.3P	820.4	Retail 400,001-600,000 sf g/a(4)	1,000 sf g/a	0.00%	\$7,602	\$7,109	\$225	\$195	\$1,002	\$5,687	\$3,582	\$1,402	\$703	\$0	\$0	\$0
820.4P	820.5	Retail 600,001-800,000 sf g/a(4)	1,000 sf g/a	0.00%	\$7,821	\$7,373	\$233	\$205	\$1,037	\$5,898	\$3,715	\$1,454	\$729	\$0	\$0	\$0
820.5P	820.6	Retail greater than 800,000 sf g/a(5)	1,000 sf g/a	0.00%	\$6,814	\$7,718	\$244	\$236	\$1,064	\$6,174	\$3,889	\$1,522	\$763	\$0	\$0	\$0
814	826.0	Specialty Retail	1,000 sf	0.00%	\$15,981	\$14,333	\$453	\$390	\$2,024	\$11,466	\$7,222	\$2,827	\$1,417	\$0	\$0	\$0
830.P	n/a	Non-Veterinary Kennel	1,000 sf	0.00%	\$6,540	\$6,697	\$214	\$187	\$938	\$5,358	\$3,373	\$1,323	\$662	\$0	\$0	\$0
841	841.0	New/Used Auto Sales	1,000 sf	0.00%	\$10,461	\$10,973	\$343	\$329	\$1,523	\$8,778	\$5,532	\$2,161	\$1,085	\$0	\$0	\$0
848	848.0	Tire Store	1,000 sf	0.00%	\$8,815	\$6,480	\$204	\$159	\$933	\$5,184	\$3,266	\$1,277	\$641	\$0	\$0	\$0
850	850.0	Supermarket	1,000 sf	0.00%	\$14,068	\$11,744	\$376	\$293	\$1,680	\$9,395	\$5,914	\$2,320	\$1,161	\$0	\$0	\$0
853	853.0	Convenience Store w/Gas Pumps	1,000 sf	0.00%	\$28,425	\$27,027	\$872	\$689	\$3,844	\$21,622	\$13,604	\$5,345	\$2,673	\$0	\$0	\$0
862	862.0	Home Improvement Superstore	1,000 sf	0.00%	\$5,337	\$4,420	\$140	\$112	\$632	\$3,536	\$2,227	\$872	\$437	\$0	\$0	\$0
881	881.0	Pharmacy/Drug Store with and without Drive-Thru	1,000 sf	0.00%	\$7,162	\$6,194	\$198	\$158	\$883	\$4,955	\$3,119	\$1,223	\$613	\$0	\$0	\$0
890	890.0	Furniture Store	1,000 sf	0.00%	\$1,985	\$1,659	\$52	\$45	\$235	\$1,327	\$837	\$327	\$163	\$0	\$0	\$0
912	912.0	Bank/Savings w/Drive-In	1,000 sf	0.00%	\$5,931	\$16,182	\$514	\$663	\$2,059	\$12,946	\$8,152	\$3,194	\$1,600	\$0	\$0	\$0
929P	n/a	Breakfast and Lunch Restaurant	1,000 sf	0.00%	\$17,222	\$17,966	\$568	\$525	\$2,500	\$14,373	\$9,053	\$3,544	\$1,776	\$0	\$0	\$0
930	930.0	Fast Casual Restaurant	1,000 sf	0.00%	\$42,900	\$44,065	\$1,392	\$1,279	\$6,142	\$35,252	\$22,203	\$8,691	\$4,358	\$0	\$0	\$0
931	931.0	Quality Restaurant	1,000 sf	0.00%	\$22,899	\$22,034	\$696	\$618	\$3,093	\$17,627	\$11,102	\$4,346	\$2,179	\$0	\$0	\$0
932	932.0	High-Turnover Restaurant	1,000 sf	0.00%	\$26,131	\$27,061	\$855	\$788	\$3,769	\$21,649	\$13,635	\$5,337	\$2,677	\$0	\$0	\$0
934	934.0	Fast Food Restaurant w/Drive-Thru	1,000 sf	0.00%	\$71,075	\$52,551	\$1,681	\$1,224	\$7,605	\$42,041	\$26,464	\$10,380	\$5,197	\$0	\$0	\$0
941	941.0	Quick Lube	bays	0.00%	\$11,899	\$10,469	\$329	\$283	\$1,482	\$8,375	\$5,276	\$2,064	\$1,035	\$0	\$0	\$0
942	943.0	Auto Repair or Body Shop	1,000 sf	0.00%	\$8,230	\$8,926	\$281	\$268	\$1,236	\$7,141	\$4,499	\$1,760	\$882	\$0	\$0	\$0
944	944.0	Gasoline Station	fuel pos.	0.00%	\$9,475	\$6,557	\$210	\$146	\$955	\$5,246	\$3,302	\$1,295	\$649	\$0	\$0	\$0
947	947.0	Self-Service Car Wash	bays	0.00%	\$2,588	\$11,400	\$365	\$473	\$1,442	\$9,120	\$5,741	\$2,252	\$1,127	\$0	\$0	\$0
913.P	913.0	Convenience/Gasoline/Fast Food Store	1,000 sf	0.00%	\$107,613	\$71,920	\$2,285	\$1,625	\$10,474	\$57,536	\$36,230	\$14,194	\$7,112	\$0	\$0	\$0
<b>INDUSTRIAL:</b>																
110	110.0	General Light Industrial	1,000 sf	0.00%	\$5,361	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
120	120.0	General Heavy Industrial	1,000 sf	0.00%	\$1,406	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
130	130.0	Industrial Park	1,000 sf	0.00%	\$3,544	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
140	140.0	Manufacturing	1,000 sf	0.00%	\$4,184	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
150	150/154/157	Warehouse	1,000 sf	0.00%	\$1,626	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
152	155/156	High-Cube Warehouse	1,000 sf	0.00%	\$11,345	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
160.P	153.0	Airport Hangar	1,000 sf	0.00%	\$3,761	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>OTHER:</b>																
n/a	n/a	Mining	1,000 cy	0.00%	\$10	\$50	\$2	\$2	\$6	\$40	\$25	\$10	\$5	\$0	\$0	\$0

# EXHIBIT 602-C VOPH MUTRM TRANSPORTATION DEVELOPMENT FEES

VOPH Transportation Development Fee  
 Exhibit 602-C (Revised 07/26/2022)  
 MUTRM Development Fees (District B)

Fee Schedule for 05/01/2022 thru 12/31/2022

## VOPH Mixed-Use Trip Reducing Measures Fees

Pasco County Land Use Code	ITE LUC	Land Use	Units	Mixed-Use Trip Reducing Measures Fee										
				VOPH Sur-charge % <sup>(2)</sup>	Req'd Subsidy	VOPH Development Mobility Fee	To Pasco External Transit Acc't	To VOPH External SIS Mob Fee Account	To VOPH External Roads Account	Interim "Remainder" Calculation	To VOPH Internal Roadway Account	To VOPH Internal ROW Account	To VOPH Internal Alt Modes Account	To VOPH Surcharge Account
<b>RESIDENTIAL:</b>				20.0%						87.6%			12.4%	
Single Family (Detached)														
210.0P	210.0	Accessory Dwelling Unit	du	0.00%	\$2,049	\$2,075	\$64	\$62	\$289	\$1,660	\$1,046	\$408	\$206	\$0
210.1P	210.1	< 1,500 s.f. & Hh Inc < 80% SHIP	du	0.00%	\$6,386	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
210.2P	210.1	0 to 1,500 s.f.	du	0.00%	\$6,708	\$3,228	\$99	\$92	\$455	\$2,582	\$1,628	\$635	\$319	\$0
210.3P	210.2	1,501 to 2,499 s.f.	du	0.00%	\$7,487	\$4,513	\$139	\$148	\$616	\$3,610	\$2,277	\$887	\$446	\$0
210.4P	210.3	2,500 s.f. and greater	du	0.00%	\$8,504	\$4,896	\$150	\$156	\$673	\$3,917	\$2,470	\$963	\$484	\$0
210.5P	210.4	"Low Income" SHIP defined Multi-Family(2)	du	0.00%	\$3,510	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
220	220.0	Multi-Family Apartments	du	0.00%	\$4,526	\$3,071	\$95	\$137	\$382	\$2,457	\$1,549	\$604	\$304	\$0
231	231.0	Low-Rise Condominium/Townhouse (1 to 2 stories)	du	0.00%	\$4,556	\$3,101	\$96	\$109	\$415	\$2,481	\$1,564	\$610	\$307	\$0
232	232.0	High-Rise Condominium (3 or more stories)	du	0.00%	\$2,962	\$1,825	\$57	\$58	\$250	\$1,460	\$920	\$359	\$181	\$0
240	240.0	Mobile Home Park	du	0.00%	\$2,600	\$1,707	\$53	\$59	\$229	\$1,366	\$861	\$336	\$169	\$0
251	251.0	Age Restricted Single Family(3)	du	0.00%	\$2,714	\$1,488	\$46	\$46	\$206	\$1,190	\$750	\$293	\$147	\$0
252	252.0	Age Restricted Multi-Family(3)	du	0.00%	\$1,136	\$549	\$17	\$20	\$73	\$439	\$277	\$108	\$54	\$0
253	253.0	Congregate Care Facility (Attached)(3)	du	0.00%	\$695	\$347	\$11	\$12	\$46	\$278	\$175	\$68	\$35	\$0
<b>LODGING:</b>														
310	310.0	Hotel	room	0.00%	\$8,568	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
320	320.0	Motel	room	0.00%	\$2,637	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
330	330.0	Resort Hotel	room	0.00%	\$7,259	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>RECREATION:</b>														
412	412.0	General Recreation	acre	0.00%	\$1,914	\$500	\$16	\$8	\$76	\$400	\$252	\$98	\$50	\$0
416	416.0	RV Park	RV space	0.00%	\$470	\$565	\$18	\$23	\$72	\$452	\$285	\$111	\$56	\$0
420	420.0	Marina	berth	0.00%	\$2,345	\$967	\$30	\$22	\$141	\$774	\$488	\$190	\$96	\$0
430	430.0	Golf Course	hole	0.00%	\$31,026	\$11,952	\$369	\$260	\$1,761	\$9,562	\$6,029	\$2,351	\$1,182	\$0
431	431.0	Miniature Golf Course	hole	0.00%	\$3,746	\$866	\$27	\$13	\$133	\$693	\$437	\$170	\$86	\$0
437	437.0	Bowling Alley	1,000 sf	0.00%	\$28,974	\$7,849	\$244	\$130	\$1,196	\$6,279	\$3,958	\$1,545	\$776	\$0
444	444.0	Movie Theater	screen	0.00%	\$38,955	\$9,935	\$316	\$153	\$1,518	\$7,948	\$5,005	\$1,961	\$982	\$0
491	491.0	Racquet Club/Health Club/Spa/Dance Studio	1,000 sf	0.00%	\$12,666	\$3,421	\$106	\$57	\$521	\$2,737	\$1,725	\$673	\$339	\$0
495	495.0	Community Center/Gymnasium	1,000 sf	0.00%	\$34,505	\$7,074	\$218	\$94	\$1,103	\$5,659	\$3,568	\$1,391	\$700	\$0
496P	n/a	Ice Hockey Arena	1,000 sf	0.00%	\$18,012	\$616	\$19	\$2	\$102	\$493	\$311	\$121	\$61	\$0
<b>INSTITUTIONS:</b>														
520	520.0	Elementary School	student	0.00%	\$937	\$341	\$11	\$9	\$48	\$273	\$172	\$67	\$34	\$0
522	522.0	Middle School	student	0.00%	\$1,150	\$486	\$15	\$14	\$68	\$389	\$245	\$96	\$48	\$0
530	530.0	High School	student	0.00%	\$1,032	\$514	\$16	\$17	\$70	\$411	\$259	\$101	\$51	\$0
540	540.0	University/Jr College (7,500 or fewer students) (Private)	student	0.00%	\$1,082	\$992	\$31	\$42	\$125	\$794	\$500	\$195	\$99	\$0
550	550.0	University/Jr College (more than 7,500 students) (Private)	student	0.00%	\$658	\$742	\$23	\$32	\$93	\$594	\$374	\$146	\$74	\$0
560	560.0	Church	1,000 sf	0.00%	\$2,861	\$2,338	\$73	\$92	\$303	\$1,870	\$1,179	\$461	\$230	\$0
565	565.0	Day Care	student	0.00%	\$1,035	\$209	\$7	\$4	\$31	\$167	\$105	\$41	\$21	\$0
566	566.0	Cemetery	acre	0.00%	\$5,234	\$2,497	\$77	\$76	\$346	\$1,998	\$1,259	\$491	\$248	\$0
610	610.0	Hospital	1,000 sf	0.00%	\$4,111	\$6,485	\$200	\$280	\$817	\$5,188	\$3,271	\$1,276	\$641	\$0
620	620.0	Nursing Home	bed	0.00%	\$947	\$412	\$13	\$12	\$57	\$330	\$208	\$81	\$41	\$0
<b>OFFICE:</b>														
710	710.1	General Office 50,000 sf or less(4)	1,000 sf	0.00%	\$10,305	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
710.1P	710.2	General Office 50,001-100,000 sf(4)	1,000 sf	0.00%	\$9,863	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
710.2P	710.3	General Office 100,001-200,000 sf(4)	1,000 sf	0.00%	\$9,642	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
710.3P	710.4	General Office 200,001-400,000 sf(4)	1,000 sf	0.00%	\$9,425	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# EXHIBIT 602-C VOPH MUTRM TRANSPORTATION DEVELOPMENT FEES

VOPH Transportation Development Fee  
 Exhibit 602-C (Revised 07/26/2022)  
 MUTRM Development Fees (District B)

Fee Schedule for 05/01/2022 thru 12/31/2022

## VOPH Mixed-Use Trip Reducing Measures Fees

Mixed-Use Trip Reducing Measures Fee														
Pasco County Land Use Code	ITE LUC	Land Use	Units	VOPH Sur-charge % <sup>(2)</sup>	Req'd Subsidy	VOPH Development Mobility Fee	To Pasco External Transit Acc't	To VOPH External SIS Mob Fee Account	To VOPH External Roads Account	Interim "Remainder" Calculation	To VOPH Internal Roadway Account	To VOPH Internal ROW Account	To VOPH Internal Alt Modes Account	To VOPH Surcharge Account
710.4P	710.5	General Office greater than 400,000 sf(5)	1,000 sf	0.00%	\$9,213	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
714	714.0	Corporate Headquarters Building	1,000 sf	0.00%	\$7,168	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
720	720.0	Medical Office	1,000 sf	0.00%	\$35,873	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
750	750.0	Office Park	1,000 sf	0.00%	\$14,965	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
760	760.0	Research and Development Center	1,000 sf	0.00%	\$10,633	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
770.P	640.0	Veterinarian Clinic	1,000 sf	0.00%	\$21,139	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>RETAIL:</b>														
151	151.0	Mini-Warehouse	1,000 sf	0.00%	\$0	\$499	\$16	\$21	\$63	\$399	\$251	\$98	\$50	\$0
151.1P	151.1	Free-Standing Recreational Vehicle/Boat Storage	acre	0.00%	\$3,222	\$2,141	\$68	\$84	\$276	\$1,713	\$1,079	\$422	\$212	\$0
816	816.0	Hardware/Paint	1,000 sf	0.00%	\$630	\$340	\$11	\$12	\$45	\$272	\$171	\$67	\$34	\$0
820	820.1	Retail 50,000 sfgla or less(4)	1,000 sfgla	0.00%	\$9,621	\$4,834	\$155	\$146	\$666	\$3,867	\$2,434	\$955	\$478	\$0
820.1P	820.2	Retail 50,001-200,000 sfgla(4)	1,000 sfgla	0.00%	\$10,086	\$4,364	\$139	\$122	\$612	\$3,491	\$2,198	\$861	\$432	\$0
820.2P	820.3	Retail 200,001-400,000 sfgla(4)	1,000 sfgla	0.00%	\$9,720	\$4,177	\$133	\$117	\$585	\$3,342	\$2,104	\$824	\$414	\$0
820.3P	820.4	Retail 400,001-600,000 sfgla(4)	1,000 sfgla	0.00%	\$9,494	\$3,936	\$124	\$108	\$555	\$3,149	\$1,983	\$776	\$390	\$0
820.4P	820.5	Retail 600,001-800,000 sfgla(4)	1,000 sfgla	0.00%	\$9,781	\$4,093	\$129	\$114	\$576	\$3,274	\$2,062	\$807	\$405	\$0
820.5P	820.6	Retail greater than 800,000 sfgla(5)	1,000 sfgla	0.00%	\$8,945	\$4,319	\$136	\$132	\$596	\$3,455	\$2,176	\$852	\$427	\$0
814	826.0	Specialty Retail	1,000 sf	0.00%	\$19,737	\$8,074	\$255	\$220	\$1,140	\$6,459	\$4,068	\$1,592	\$799	\$0
830.P	n/a	Non-Veterinary Kennel	1,000 sf	0.00%	\$8,372	\$3,749	\$120	\$105	\$525	\$2,999	\$1,888	\$741	\$370	\$0
841	841.0	New/Used Auto Sales	1,000 sf	0.00%	\$13,406	\$6,253	\$195	\$188	\$868	\$5,002	\$3,152	\$1,232	\$618	\$0
848	848.0	Tire Store	1,000 sf	0.00%	\$10,338	\$3,658	\$115	\$90	\$527	\$2,926	\$1,844	\$721	\$361	\$0
850	850.0	Supermarket	1,000 sf	0.00%	\$17,205	\$6,473	\$207	\$162	\$926	\$5,178	\$3,260	\$1,279	\$639	\$0
853	853.0	Convenience Store w/Gas Pumps	1,000 sf	0.00%	\$35,202	\$15,731	\$508	\$401	\$2,237	\$12,585	\$7,918	\$3,111	\$1,556	\$0
862	862.0	Home Improvement Superstore	1,000 sf	0.00%	\$6,482	\$2,422	\$77	\$61	\$346	\$1,938	\$1,220	\$478	\$240	\$0
881	881.0	Pharmacy/Drug Store with and without Drive-Thru	1,000 sf	0.00%	\$8,818	\$3,394	\$109	\$86	\$484	\$2,715	\$1,709	\$670	\$336	\$0
890	890.0	Furniture Store	1,000 sf	0.00%	\$2,348	\$931	\$29	\$25	\$132	\$745	\$469	\$183	\$93	\$0
912	912.0	Bank/Savings w/Drive-In	1,000 sf	0.00%	\$10,311	\$9,848	\$313	\$403	\$1,254	\$7,878	\$4,961	\$1,944	\$973	\$0
929P	n/a	Breakfast and Lunch Restaurant	1,000 sf	0.00%	\$22,242	\$10,041	\$317	\$294	\$1,397	\$8,033	\$5,059	\$1,980	\$994	\$0
930	930.0	Fast Casual Restaurant	1,000 sf	0.00%	\$54,939	\$24,969	\$789	\$725	\$3,480	\$19,975	\$12,581	\$4,925	\$2,469	\$0
931	931.0	Quality Restaurant	1,000 sf	0.00%	\$28,862	\$12,385	\$391	\$348	\$1,738	\$9,908	\$6,241	\$2,443	\$1,224	\$0
932	932.0	High-Turnover Restaurant	1,000 sf	0.00%	\$33,636	\$15,207	\$480	\$443	\$2,118	\$12,166	\$7,663	\$2,999	\$1,504	\$0
934	934.0	Fast Food Restaurant w/Drive-Thru	1,000 sf	0.00%	\$81,885	\$31,677	\$1,013	\$738	\$4,584	\$25,342	\$15,952	\$6,257	\$3,133	\$0
941	941.0	Quick Lube	bays	0.00%	\$14,608	\$5,939	\$187	\$161	\$840	\$4,751	\$2,993	\$1,171	\$587	\$0
942	943.0	Auto Repair or Body Shop	1,000 sf	0.00%	\$10,673	\$5,052	\$159	\$152	\$699	\$4,042	\$2,546	\$996	\$500	\$0
944	944.0	Gasoline Station	fuel pos.	0.00%	\$10,790	\$3,953	\$126	\$88	\$577	\$3,162	\$1,991	\$781	\$390	\$0
947	947.0	Self-Service Car Wash	bays	0.00%	\$6,910	\$5,954	\$190	\$247	\$754	\$4,763	\$2,998	\$1,176	\$589	\$0
913.P	913.0	Convenience/Gasoline/Fast Food Store	1,000 sf	0.00%	\$121,133	\$43,929	\$1,395	\$993	\$6,398	\$35,143	\$22,129	\$8,670	\$4,344	\$0
<b>INDUSTRIAL:</b>														
110	110.0	General Light Industrial	1,000 sf	0.00%	\$4,906	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
120	120.0	General Heavy Industrial	1,000 sf	0.00%	\$1,268	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
130	130.0	Industrial Park	1,000 sf	0.00%	\$3,235	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
140	140.0	Manufacturing	1,000 sf	0.00%	\$3,823	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
150	150/154/157	Warehouse	1,000 sf	0.00%	\$1,467	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
152	155/156	High-Cube Warehouse	1,000 sf	0.00%	\$10,406	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
160.P	153.0	Airport Hangar	1,000 sf	0.00%	\$3,434	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>OTHER:</b>														
n/a	n/a	Mining	1,000 cy	0.00%	n/a	n/a	\$0	\$0	n/a	n/a	n/a	n/a	n/a	n/a

# EXHIBIT 602-C VOPH TND TRANSPORTATION DEVELOPMENT FEES

VOPH Transportation Development Fee  
 Exhibit 602-C (Revised 07/26/2022)  
 TND Development Fees (District B)

Fee Schedule for 05/01/2022 thru 12/31/2022

## VOPH Traditional Neighborhood Development Fees

Pasco County Land Use Code	ITE LUC	Land Use	Units	Traditional Neighborhood Development Fee										
				VOPH Surcharge % <sup>(2)</sup>	Req'd Subsidy	VOPH Development Mobility Fee	To Pasco External Transit Acc't	To VOPH External SIS Mob Fee Account	To VOPH External Roads Account	Interim "Remainder" Calculation	To VOPH Internal Roadway Account	To VOPH Internal ROW Account	To VOPH Internal Ait Modes Account	To VOPH Surcharge Account
<b>RESIDENTIAL:</b>				20.0%						87.6%			12.4%	
Single Family (Detached)														
210.0P	210.0	Accessory Dwelling Unit	du	0.00%	\$2,579	\$1,384	\$43	\$42	\$192	\$1,107	\$698	\$272	\$137	\$0
210.1P	210.1	< 1,500 s.f. & Hh Inc < 80% SHIP	du	0.00%	\$6,126	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
210.2P	210.1	0 to 1,500 s.f.	du	0.00%	\$7,388	\$2,152	\$66	\$61	\$303	\$1,722	\$1,086	\$423	\$213	\$0
210.3P	210.2	1,501 to 2,499 s.f.	du	0.00%	\$8,496	\$3,010	\$92	\$99	\$411	\$2,408	\$1,518	\$592	\$298	\$0
210.4P	210.3	2,500 s.f. and greater	du	0.00%	\$9,552	\$3,264	\$100	\$104	\$449	\$2,611	\$1,647	\$642	\$322	\$0
210.5P	210.4	"Low Income" SHIP defined Multi-Family(2)	du	0.00%	\$3,341	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
220	220.0	Multi-Family Apartments	du	0.00%	\$5,226	\$2,048	\$63	\$91	\$256	\$1,638	\$1,033	\$403	\$202	\$0
231	231.0	Low-Rise Condominium/Townhouse (1 to 2 stories)	du	0.00%	\$5,277	\$2,068	\$64	\$73	\$277	\$1,654	\$1,043	\$407	\$204	\$0
232	232.0	High-Rise Condominium (3 or more stories)	du	0.00%	\$3,366	\$1,216	\$38	\$39	\$166	\$973	\$613	\$239	\$121	\$0
240	240.0	Mobile Home Park	du	0.00%	\$2,984	\$1,139	\$35	\$39	\$154	\$911	\$574	\$224	\$113	\$0
251	251.0	Age Restricted Single Family(3)	du	0.00%	\$3,023	\$992	\$31	\$31	\$136	\$794	\$500	\$195	\$99	\$0
252	252.0	Age Restricted Multi-Family(3)	du	0.00%	\$1,210	\$366	\$11	\$14	\$48	\$293	\$184	\$72	\$37	\$0
253	253.0	Congregate Care Facility (Attached)(3)	du	0.00%	\$768	\$231	\$7	\$8	\$31	\$185	\$116	\$46	\$23	\$0
<b>LODGING:</b>														
310	310.0	Hotel	room	0.00%	\$8,238	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
320	320.0	Motel	room	0.00%	\$2,531	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
330	330.0	Resort Hotel	room	0.00%	\$6,978	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>RECREATION:</b>														
412	412.0	General Recreation	acre	0.00%	\$1,990	\$333	\$10	\$6	\$51	\$266	\$168	\$66	\$32	\$0
416	416.0	RV Park	RV space	0.00%	\$594	\$376	\$12	\$15	\$48	\$301	\$190	\$74	\$37	\$0
420	420.0	Marina	berth	0.00%	\$2,542	\$646	\$20	\$15	\$94	\$517	\$326	\$127	\$64	\$0
430	430.0	Golf Course	hole	0.00%	\$33,434	\$7,968	\$246	\$173	\$1,175	\$6,374	\$4,019	\$1,567	\$788	\$0
431	431.0	Miniature Golf Course	hole	0.00%	\$3,864	\$578	\$18	\$9	\$89	\$462	\$292	\$114	\$56	\$0
437	437.0	Bowling Alley	1,000 sf	0.00%	\$30,246	\$5,233	\$162	\$87	\$798	\$4,186	\$2,639	\$1,030	\$517	\$0
444	444.0	Movie Theater	screen	0.00%	\$40,483	\$6,624	\$210	\$102	\$1,013	\$5,299	\$3,337	\$1,307	\$655	\$0
491	491.0	Racquet Club/Health Club/Spa/Dance Studio	1,000 sf	0.00%	\$13,215	\$2,281	\$71	\$38	\$347	\$1,825	\$1,150	\$449	\$226	\$0
495	495.0	Community Center/Gymnasium	1,000 sf	0.00%	\$35,346	\$4,716	\$145	\$63	\$735	\$3,773	\$2,379	\$928	\$466	\$0
496P	n/a	Ice Hockey Arena	1,000 sf	0.00%	\$17,535	\$410	\$13	\$1	\$68	\$328	\$207	\$81	\$40	\$0
<b>INSTITUTIONS:</b>														
520	520.0	Elementary School	student	0.00%	\$1,000	\$228	\$7	\$6	\$33	\$182	\$115	\$45	\$22	\$0
522	522.0	Middle School	student	0.00%	\$1,248	\$324	\$10	\$9	\$46	\$259	\$163	\$64	\$32	\$0
530	530.0	High School	student	0.00%	\$1,142	\$342	\$11	\$11	\$46	\$274	\$172	\$67	\$35	\$0
540	540.0	University/Jr College (7,500 or fewer students) (Private)	student	0.00%	\$1,331	\$662	\$20	\$28	\$84	\$530	\$334	\$130	\$66	\$0
550	550.0	University/Jr College (more than 7,500 students) (Private)	student	0.00%	\$848	\$495	\$15	\$22	\$62	\$396	\$250	\$97	\$49	\$0
560	560.0	Church	1,000 sf	0.00%	\$3,452	\$1,558	\$49	\$61	\$202	\$1,246	\$785	\$307	\$154	\$0
565	565.0	Day Care	student	0.00%	\$1,059	\$140	\$4	\$3	\$21	\$112	\$71	\$28	\$13	\$0
566	566.0	Cemetery	acre	0.00%	\$5,772	\$1,665	\$51	\$51	\$231	\$1,332	\$840	\$328	\$164	\$0
610	610.0	Hospital	1,000 sf	0.00%	\$5,848	\$4,324	\$134	\$187	\$544	\$3,459	\$2,181	\$851	\$427	\$0
620	620.0	Nursing Home	bed	0.00%	\$1,030	\$274	\$9	\$8	\$38	\$219	\$138	\$54	\$27	\$0
<b>OFFICE:</b>														
710	710.1	General Office 50,000 sf or less(4)	1,000 sf	0.00%	\$9,906	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
710.1P	710.2	General Office 50,001-100,000 sf(4)	1,000 sf	0.00%	\$9,473	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
710.2P	710.3	General Office 100,001-200,000 sf(4)	1,000 sf	0.00%	\$9,259	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
710.3P	710.4	General Office 200,001-400,000 sf(4)	1,000 sf	0.00%	\$9,051	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# EXHIBIT 602-C VOPH TND TRANSPORTATION DEVELOPMENT FEES

VOPH Transportation Development Fee  
 Exhibit 602-C (Revised 07/26/2022)  
 TND Development Fees (District B)

Fee Schedule for 05/01/2022 thru 12/31/2022

## VOPH Traditional Neighborhood Development Fees

Pasco County Land Use Code	ITE LUC	Land Use	Units	Traditional Neighborhood Development Fee												
				VOPH Surcharge % <sup>(2)</sup>	Req'd Subsidy	VOPH Development Mobility Fee	To Pasco External Transit Acc't	To VOPH External SIS Mob Fee Account	To VOPH External Roads Account	Interim "Remainder" Calculation	To VOPH Internal Roadway Account	To VOPH Internal ROW Account	To VOPH Internal Alt Modes Account	To VOPH Surcharge Account		
710.4P	710.5	General Office greater than 400,000 sf(5)	1,000 sf	0.00%	\$8,846	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
714	714.0	Corporate Headquarters Building	1,000 sf	0.00%	\$6,875	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
720	720.0	Medical Office	1,000 sf	0.00%	\$34,538	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
750	750.0	Office Park	1,000 sf	0.00%	\$14,390	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
760	760.0	Research and Development Center	1,000 sf	0.00%	\$10,215	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
770.P	640.0	Veterinarian Clinic	1,000 sf	0.00%	\$20,347	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>RETAIL:</b>																
151	151.0	Mini-Warehouse	1,000 sf	0.00%	\$0	\$468	\$15	\$20	\$59	\$374	\$236	\$92	\$46	\$0	\$0	\$0
151.1P	151.1	Free-Standing Recreational Vehicle/Boat Storage	acre	0.00%	\$3,727	\$1,435	\$45	\$56	\$186	\$1,148	\$723	\$283	\$142	\$0	\$0	\$0
816	816.0	Hardware/Paint	1,000 sf	0.00%	\$675	\$227	\$7	\$8	\$30	\$182	\$114	\$45	\$23	\$0	\$0	\$0
820	820.1	Retail 50,000 sf g/a or less(4)	1,000 sf g/a	0.00%	\$10,674	\$3,223	\$103	\$97	\$445	\$2,578	\$1,623	\$637	\$318	\$0	\$0	\$0
820.1P	820.2	Retail 50,001-200,000 sf g/a(4)	1,000 sf g/a	0.00%	\$10,984	\$2,910	\$92	\$82	\$408	\$2,328	\$1,466	\$574	\$288	\$0	\$0	\$0
820.2P	820.3	Retail 200,001-400,000 sf g/a(4)	1,000 sf g/a	0.00%	\$10,576	\$2,785	\$88	\$78	\$391	\$2,228	\$1,403	\$550	\$275	\$0	\$0	\$0
820.3P	820.4	Retail 400,001-600,000 sf g/a(4)	1,000 sf g/a	0.00%	\$10,272	\$2,624	\$83	\$72	\$370	\$2,099	\$1,322	\$518	\$259	\$0	\$0	\$0
820.4P	820.5	Retail 600,001-800,000 sf g/a(4)	1,000 sf g/a	0.00%	\$10,595	\$2,729	\$86	\$76	\$384	\$2,183	\$1,375	\$538	\$270	\$0	\$0	\$0
820.5P	820.6	Retail greater than 800,000 sf g/a(5)	1,000 sf g/a	0.00%	\$9,857	\$2,880	\$91	\$88	\$397	\$2,304	\$1,451	\$568	\$285	\$0	\$0	\$0
814	826.0	Specialty Retail	1,000 sf	0.00%	\$21,385	\$5,383	\$170	\$146	\$761	\$4,306	\$2,712	\$1,062	\$532	\$0	\$0	\$0
830.P	n/a	Non-Veterinary Kennel	1,000 sf	0.00%	\$9,158	\$2,499	\$80	\$70	\$350	\$1,999	\$1,258	\$494	\$247	\$0	\$0	\$0
841	841.0	New/Used Auto Sales	1,000 sf	0.00%	\$14,752	\$4,169	\$130	\$125	\$579	\$3,335	\$2,102	\$821	\$412	\$0	\$0	\$0
848	848.0	Tire Store	1,000 sf	0.00%	\$11,016	\$2,439	\$77	\$60	\$351	\$1,951	\$1,229	\$481	\$241	\$0	\$0	\$0
850	850.0	Supermarket	1,000 sf	0.00%	\$18,475	\$4,315	\$138	\$108	\$617	\$3,452	\$2,173	\$852	\$427	\$0	\$0	\$0
853	853.0	Convenience Store w/Gas Pumps	1,000 sf	0.00%	\$38,564	\$10,487	\$339	\$267	\$1,491	\$8,390	\$5,279	\$2,074	\$1,037	\$0	\$0	\$0
862	862.0	Home Improvement Superstore	1,000 sf	0.00%	\$6,935	\$1,614	\$51	\$41	\$231	\$1,291	\$813	\$319	\$159	\$0	\$0	\$0
881	881.0	Pharmacy/Drug Store with and without Drive-Thru	1,000 sf	0.00%	\$9,474	\$2,263	\$72	\$58	\$323	\$1,810	\$1,140	\$447	\$223	\$0	\$0	\$0
890	890.0	Furniture Store	1,000 sf	0.00%	\$2,507	\$621	\$19	\$17	\$88	\$497	\$313	\$122	\$62	\$0	\$0	\$0
912	912.0	Bank/Savings w/Drive-In	1,000 sf	0.00%	\$12,780	\$6,565	\$209	\$269	\$835	\$5,252	\$3,307	\$1,296	\$649	\$0	\$0	\$0
929P	n/a	Breakfast and Lunch Restaurant	1,000 sf	0.00%	\$24,379	\$6,695	\$212	\$196	\$931	\$5,356	\$3,373	\$1,320	\$663	\$0	\$0	\$0
930	930.0	Fast Casual Restaurant	1,000 sf	0.00%	\$60,322	\$16,646	\$526	\$483	\$2,320	\$13,317	\$8,388	\$3,283	\$1,646	\$0	\$0	\$0
931	931.0	Quality Restaurant	1,000 sf	0.00%	\$31,455	\$8,257	\$261	\$232	\$1,158	\$6,606	\$4,161	\$1,629	\$816	\$0	\$0	\$0
932	932.0	High-Turnover Restaurant	1,000 sf	0.00%	\$36,894	\$10,137	\$320	\$295	\$1,412	\$8,110	\$5,108	\$1,999	\$1,003	\$0	\$0	\$0
934	934.0	Fast Food Restaurant w/Drive-Thru	1,000 sf	0.00%	\$88,253	\$21,117	\$675	\$492	\$3,056	\$16,894	\$10,634	\$4,171	\$2,089	\$0	\$0	\$0
941	941.0	Quick Lube	bays	0.00%	\$15,828	\$3,959	\$125	\$107	\$560	\$3,167	\$1,995	\$780	\$392	\$0	\$0	\$0
942	943.0	Auto Repair or Body Shop	1,000 sf	0.00%	\$11,761	\$3,367	\$106	\$101	\$466	\$2,694	\$1,697	\$664	\$333	\$0	\$0	\$0
944	944.0	Gasoline Station	fuel pos.	0.00%	\$11,572	\$2,635	\$84	\$58	\$385	\$2,108	\$1,327	\$520	\$261	\$0	\$0	\$0
947	947.0	Self-Service Car Wash	bays	0.00%	\$8,427	\$3,970	\$127	\$165	\$502	\$3,176	\$1,999	\$784	\$393	\$0	\$0	\$0
913.P	913.0	Convenience/Gasoline/Fast Food Store	1,000 sf	0.00%	\$129,750	\$29,286	\$930	\$662	\$4,265	\$23,429	\$14,753	\$5,780	\$2,896	\$0	\$0	\$0
<b>INDUSTRIAL:</b>																
110	110.0	General Light Industrial	1,000 sf	0.00%	\$4,717	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
120	120.0	General Heavy Industrial	1,000 sf	0.00%	\$1,211	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
130	130.0	Industrial Park	1,000 sf	0.00%	\$3,106	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
140	140.0	Manufacturing	1,000 sf	0.00%	\$3,673	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
150	150/154/157	Warehouse	1,000 sf	0.00%	\$1,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
152	155/156	High-Cube Warehouse	1,000 sf	0.00%	\$10,015	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
160.P	153.0	Airport Hangar	1,000 sf	0.00%	\$3,298	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>OTHER:</b>																
n/a	n/a	Mining	1,000 cy	0.00%	n/a	n/a	\$0	\$0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

# EXHIBIT 602-C VOPH TOD TRANSPORTATION DEVELOPMENT FEES

VOPH Transportation Development Fee  
Exhibit 602-C (Revised 07/26/2022)  
TOD Development Fees (District B)

Fee Schedule for 05/01/2022 thru 12/31/2022

## VOPH Transit-Oriented Development Fees

Pasco County Land Use Code	ITE LUC	Land Use	Units	Transit-Oriented Development Fee										
				VOPH Surcharge % <sup>(2)</sup>	Req'd Subsidy	VOPH Development Mobility Fee	To Pasco External Transit Acc't	To VOPH External SIS Mob Fee Account	To VOPH External Roads Account	Interim "Remainder" Calculation	To VOPH Internal Roadway Account	To VOPH Internal ROW Account	To VOPH Internal Alt Modes Account	To VOPH Surcharge Account
<b>RESIDENTIAL:</b>				20.0%						87.6%				12.4%
Single Family (Detached)														
210.0P	210.0	Accessory Dwelling Unit	du	0.00%	\$2,829	\$692	\$21	\$21	\$96	\$554	\$349	\$136	\$69	\$0
210.1P	210.1	< 1,500 s.f. & Hh Inc < 80% SHIP	du	0.00%	\$5,418	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
210.2P	210.1	0 to 1,500 s.f.	du	0.00%	\$7,386	\$1,076	\$33	\$31	\$151	\$861	\$543	\$212	\$106	\$0
210.3P	210.2	1,501 to 2,499 s.f.	du	0.00%	\$8,653	\$1,505	\$46	\$49	\$206	\$1,204	\$759	\$296	\$149	\$0
210.4P	210.3	2,500 s.f. and greater	du	0.00%	\$9,597	\$1,632	\$50	\$52	\$224	\$1,306	\$823	\$321	\$162	\$0
210.5P	210.4	"Low Income" SHIP defined Multi-Family(2)	du	0.00%	\$2,881	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
220	220.0	Multi-Family Apartments	du	0.00%	\$5,372	\$1,024	\$32	\$46	\$127	\$819	\$516	\$202	\$101	\$0
231	231.0	Low-Rise Condominium/Townhouse (1 to 2 stories)	du	0.00%	\$5,459	\$1,033	\$32	\$36	\$139	\$826	\$521	\$203	\$102	\$0
232	232.0	High-Rise Condominium (3 or more stories)	du	0.00%	\$3,417	\$609	\$19	\$19	\$84	\$487	\$307	\$120	\$60	\$0
240	240.0	Mobile Home Park	du	0.00%	\$3,054	\$569	\$18	\$20	\$76	\$455	\$287	\$112	\$56	\$0
251	251.0	Age Restricted Single Family(3)	du	0.00%	\$3,007	\$496	\$15	\$15	\$69	\$397	\$250	\$98	\$49	\$0
252	252.0	Age Restricted Multi-Family(3)	du	0.00%	\$1,100	\$183	\$6	\$7	\$24	\$146	\$92	\$36	\$18	\$0
253	253.0	Congregate Care Facility (Attached)(3)	du	0.00%	\$767	\$116	\$4	\$4	\$15	\$93	\$58	\$23	\$12	\$0
<b>LODGING:</b>														
310	310.0	Hotel	room	0.00%	\$7,342	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
320	320.0	Motel	room	0.00%	\$2,241	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
330	330.0	Resort Hotel	room	0.00%	\$6,210	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>RECREATION:</b>														
412	412.0	General Recreation	acre	0.00%	\$1,908	\$167	\$5	\$3	\$25	\$134	\$84	\$33	\$17	\$0
416	416.0	RV Park	RV space	0.00%	\$606	\$189	\$6	\$8	\$24	\$151	\$95	\$37	\$19	\$0
420	420.0	Marina	berth	0.00%	\$2,524	\$323	\$10	\$7	\$48	\$258	\$163	\$64	\$31	\$0
430	430.0	Golf Course	hole	0.00%	\$33,128	\$3,984	\$123	\$87	\$587	\$3,187	\$2,010	\$784	\$393	\$0
431	431.0	Miniature Golf Course	hole	0.00%	\$3,687	\$289	\$9	\$4	\$45	\$231	\$146	\$57	\$28	\$0
437	437.0	Bowling Alley	1,000 sf	0.00%	\$29,202	\$2,617	\$81	\$43	\$399	\$2,094	\$1,320	\$515	\$259	\$0
444	444.0	Movie Theater	screen	0.00%	\$38,936	\$3,312	\$105	\$51	\$506	\$2,650	\$1,668	\$654	\$328	\$0
491	491.0	Racquet Club/Health Club/Spa/Dance Studio	1,000 sf	0.00%	\$12,746	\$1,141	\$35	\$19	\$174	\$913	\$575	\$225	\$113	\$0
495	495.0	Community Center/Gymnasium	1,000 sf	0.00%	\$33,573	\$2,358	\$73	\$31	\$368	\$1,886	\$1,189	\$464	\$233	\$0
496P	n/a	Ice Hockey Arena	1,000 sf	0.00%	\$15,879	\$205	\$6	\$1	\$34	\$164	\$103	\$40	\$21	\$0
<b>INSTITUTIONS:</b>														
520	520.0	Elementary School	student	0.00%	\$977	\$113	\$4	\$3	\$16	\$90	\$57	\$22	\$11	\$0
522	522.0	Middle School	student	0.00%	\$1,236	\$162	\$5	\$5	\$22	\$130	\$82	\$32	\$16	\$0
530	530.0	High School	student	0.00%	\$1,148	\$171	\$5	\$6	\$23	\$137	\$86	\$34	\$17	\$0
540	540.0	University/Jr College (7,500 or fewer students) (Private)	student	0.00%	\$1,443	\$331	\$10	\$14	\$42	\$265	\$167	\$65	\$33	\$0
550	550.0	University/Jr College (more than 7,500 students) (Private)	student	0.00%	\$943	\$248	\$8	\$11	\$31	\$198	\$125	\$49	\$24	\$0
560	560.0	Church	1,000 sf	0.00%	\$3,716	\$780	\$24	\$31	\$101	\$624	\$393	\$154	\$77	\$0
565	565.0	Day Care	student	0.00%	\$1,003	\$70	\$2	\$1	\$11	\$66	\$35	\$14	\$7	\$0
566	566.0	Cemetery	acre	0.00%	\$5,803	\$832	\$26	\$25	\$115	\$666	\$420	\$164	\$82	\$0
610	610.0	Hospital	1,000 sf	0.00%	\$6,854	\$2,162	\$67	\$93	\$272	\$1,730	\$1,090	\$425	\$215	\$0
620	620.0	Nursing Home	bed	0.00%	\$1,020	\$137	\$4	\$4	\$19	\$110	\$69	\$27	\$14	\$0
<b>OFFICE:</b>														
710	710.1	General Office 50,000 sf or less(4)	1,000 sf	0.00%	\$8,821	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
710.1P	710.2	General Office 50,001-100,000 sf(4)	1,000 sf	0.00%	\$8,409	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
710.2P	710.3	General Office 100,001-200,000 sf(4)	1,000 sf	0.00%	\$8,218	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
710.3P	710.4	General Office 200,001-400,000 sf(4)	1,000 sf	0.00%	\$8,030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# EXHIBIT 602-C VOPH TOD TRANSPORTATION DEVELOPMENT FEES

VOPH Transportation Development Fee  
 Exhibit 602-C (Revised 07/26/2022)  
 TOD Development Fees (District B)

Fee Schedule for 05/01/2022 thru 12/31/2022

## VOPH Transit-Oriented Development Fees

Pasco County Land Use Code	ITE LUC	Land Use	Units	Transit-Oriented Development Fee											
				VOPH Sur-charge % <sup>(2)</sup>	Req'd Subsidy	VOPH Development Mobility Fee	To Pasco External Transit Acc't	To VOPH External SIS Mob Fee Account	To VOPH External Roads Account	Interim "Remainder" Calculation	To VOPH Internal Roadway Account	To VOPH Internal ROW Account	To VOPH Internal Alt Modes Account	To VOPH Surcharge Account	
710.4P	710.5	General Office greater than 400,000 sf(5)	1,000 sf	0.00%	\$7,847	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
714	714.0	Corporate Headquarters Building	1,000 sf	0.00%	\$6,078	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
720	720.0	Medical Office	1,000 sf	0.00%	\$30,902	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
750	750.0	Office Park	1,000 sf	0.00%	\$12,822	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
760	760.0	Research and Development Center	1,000 sf	0.00%	\$9,075	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
770.P	640.0	Veterinarian Clinic	1,000 sf	0.00%	\$18,189	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>RETAIL:</b>															
151	151.0	Mini-Warehouse	1,000 sf	0.00%	\$0	\$382	\$12	\$16	\$48	\$306	\$192	\$75	\$39	\$0	\$0
151.1P	151.1	Free-Standing Recreational Vehicle/Boat Storage	acre	0.00%	\$3,892	\$722	\$23	\$28	\$93	\$578	\$364	\$142	\$72	\$0	\$0
816	816.0	Hardware/Paint	1,000 sf	0.00%	\$604	\$113	\$4	\$4	\$15	\$90	\$57	\$22	\$11	\$0	\$0
820	820.1	Retail 50,000 sfgla or less(4)	1,000 sfgla	0.00%	\$10,767	\$1,611	\$52	\$49	\$221	\$1,289	\$811	\$318	\$160	\$0	\$0
820.1P	820.2	Retail 50,001-200,000 sfgla(4)	1,000 sfgla	0.00%	\$10,922	\$1,454	\$46	\$41	\$204	\$1,163	\$732	\$287	\$144	\$0	\$0
820.2P	820.3	Retail 200,001-400,000 sfgla(4)	1,000 sfgla	0.00%	\$10,506	\$1,392	\$44	\$39	\$195	\$1,114	\$701	\$275	\$138	\$0	\$0
820.3P	820.4	Retail 400,001-600,000 sfgla(4)	1,000 sfgla	0.00%	\$10,129	\$1,312	\$41	\$36	\$185	\$1,050	\$661	\$259	\$130	\$0	\$0
820.4P	820.5	Retail 600,001-800,000 sfgla(4)	1,000 sfgla	0.00%	\$10,461	\$1,365	\$43	\$38	\$192	\$1,092	\$688	\$269	\$135	\$0	\$0
820.5P	820.6	Retail greater than 800,000 sfgla(5)	1,000 sfgla	0.00%	\$9,859	\$1,440	\$45	\$44	\$199	\$1,152	\$726	\$284	\$142	\$0	\$0
814	826.0	Specialty Retail	1,000 sf	0.00%	\$21,236	\$2,691	\$85	\$73	\$380	\$2,153	\$1,356	\$531	\$266	\$0	\$0
830.P	n/a	Non-Veterinary Kennel	1,000 sf	0.00%	\$9,142	\$1,250	\$40	\$35	\$175	\$1,000	\$629	\$247	\$124	\$0	\$0
841	841.0	New/Used Auto Sales	1,000 sf	0.00%	\$14,823	\$2,084	\$65	\$63	\$289	\$1,667	\$1,051	\$411	\$205	\$0	\$0
848	848.0	Tire Store	1,000 sf	0.00%	\$10,762	\$1,219	\$38	\$30	\$176	\$975	\$614	\$240	\$121	\$0	\$0
850	850.0	Supermarket	1,000 sf	0.00%	\$18,212	\$2,158	\$69	\$54	\$309	\$1,726	\$1,087	\$426	\$213	\$0	\$0
853	853.0	Convenience Store w/Gas Pumps	1,000 sf	0.00%	\$38,679	\$5,244	\$169	\$134	\$746	\$4,195	\$2,640	\$1,037	\$518	\$0	\$0
862	862.0	Home Improvement Superstore	1,000 sf	0.00%	\$6,773	\$808	\$26	\$20	\$116	\$646	\$407	\$159	\$80	\$0	\$0
881	881.0	Pharmacy/Drug Store with and without Drive-Thru	1,000 sf	0.00%	\$9,308	\$1,131	\$36	\$29	\$161	\$905	\$570	\$223	\$112	\$0	\$0
890	890.0	Furniture Store	1,000 sf	0.00%	\$2,404	\$310	\$10	\$8	\$44	\$248	\$156	\$61	\$31	\$0	\$0
912	912.0	Bank/Savings w/Drive-In	1,000 sf	0.00%	\$13,845	\$3,283	\$104	\$134	\$419	\$2,626	\$1,654	\$648	\$324	\$0	\$0
929P	n/a	Breakfast and Lunch Restaurant	1,000 sf	0.00%	\$24,431	\$3,347	\$106	\$98	\$465	\$2,678	\$1,686	\$660	\$332	\$0	\$0
930	930.0	Fast Casual Restaurant	1,000 sf	0.00%	\$60,637	\$8,323	\$263	\$242	\$1,160	\$6,658	\$4,194	\$1,642	\$822	\$0	\$0
931	931.0	Quality Restaurant	1,000 sf	0.00%	\$31,400	\$4,129	\$130	\$116	\$580	\$3,303	\$2,081	\$814	\$408	\$0	\$0
932	932.0	High-Turnover Restaurant	1,000 sf	0.00%	\$37,028	\$5,069	\$160	\$148	\$706	\$4,055	\$2,554	\$1,000	\$501	\$0	\$0
934	934.0	Fast Food Restaurant w/Drive-Thru	1,000 sf	0.00%	\$87,391	\$10,559	\$338	\$246	\$1,528	\$8,447	\$5,317	\$2,086	\$1,044	\$0	\$0
941	941.0	Quick Lube	bays	0.00%	\$15,742	\$1,979	\$62	\$54	\$280	\$1,583	\$997	\$390	\$196	\$0	\$0
942	943.0	Auto Repair or Body Shop	1,000 sf	0.00%	\$11,820	\$1,684	\$53	\$51	\$233	\$1,347	\$849	\$332	\$166	\$0	\$0
944	944.0	Gasoline Station	fuel pos.	0.00%	\$11,428	\$1,318	\$42	\$29	\$193	\$1,054	\$664	\$260	\$130	\$0	\$0
947	947.0	Self-Service Car Wash	bays	0.00%	\$9,138	\$1,984	\$63	\$82	\$252	\$1,587	\$999	\$392	\$196	\$0	\$0
913.P	913.0	Convenience/Gasoline/Fast Food Store	1,000 sf	0.00%	\$127,973	\$14,643	\$465	\$331	\$2,133	\$11,714	\$7,376	\$2,890	\$1,448	\$0	\$0
<b>INDUSTRIAL:</b>															
110	110.0	General Light Industrial	1,000 sf	0.00%	\$4,201	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
120	120.0	General Heavy Industrial	1,000 sf	0.00%	\$1,055	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
130	130.0	Industrial Park	1,000 sf	0.00%	\$2,755	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
140	140.0	Manufacturing	1,000 sf	0.00%	\$3,265	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
150	150 154 157	Warehouse	1,000 sf	0.00%	\$1,219	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
152	155/156	High-Cube Warehouse	1,000 sf	0.00%	\$8,950	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
160.P	153.0	Airport Hangar	1,000 sf	0.00%	\$2,928	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>OTHER:</b>															
n/a	n/a	Mining	1,000 cy	0.00%	n/a	n/a	\$0	\$0	n/a	n/a	n/a	n/a	n/a	n/a	n/a



# EXHIBIT 602-C VOPH CONVENTIONAL TRANSPORTATION DEVELOPMENT FEES

VOPH Transportation Development Fee  
 Exhibit 602-C (Revised 07/26/2022)  
 Conventional Development Fees (District B)

Fee Schedule 2023

## VOPH Conventional Development Fees

Pasco County Land Use Code	ITE LUC	Land Use	Units	Conventional Fee										
				VOPH Sur-charge % <sup>(2)</sup>	Req'd Subsidy	VOPH Development Mobility Fee	To Pasco External Transit Acc't	To VOPH External SIS Mob Fee Account	To VOPH External Roads Account	Interim "Remainder" Calculation	To VOPH Internal Roadway Account	To VOPH Internal ROW Account	To VOPH Internal Alt Modes Account	VOPH Surcharge Account
<b>RESIDENTIAL:</b>				20.0%										
Single Family (Detached)				87.6%										
Single Family (Detached)				12.4%										
210.0P	210.0	Accessory Dwelling Unit	du	0.00%	\$1,656	\$2,859	\$89	\$86	\$397	\$2,287	\$1,442	\$563	\$282	\$0
210.1P	210.1	< 1,500 s.f. & Hh Inc < 80% SHIP	du	0.00%	\$7,009	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
210.2P	210.1	0 to 1,500 s.f.	du	0.00%	\$4,361	\$6,526	\$200	\$186	\$919	\$5,221	\$3,292	\$1,283	\$646	\$0
210.3P	210.2	1,501 to 2,499 s.f.	du	0.00%	\$4,080	\$9,108	\$280	\$299	\$1,243	\$7,286	\$4,595	\$1,791	\$900	\$0
210.4P	210.3	2,500 s.f. and greater	du	0.00%	\$4,903	\$9,896	\$304	\$314	\$1,361	\$7,917	\$4,992	\$1,946	\$979	\$0
210.5P	210.4	"Low Income" SHIP defined Multi-Family(2)	du	0.00%	\$3,916	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
220	220.0	Multi-Family Apartments	du	0.00%	\$654	\$7,718	\$239	\$344	\$961	\$6,174	\$3,892	\$1,519	\$763	\$0
231	231.0	Low-Rise Condominium/Townhouse (1 to 2 stories)	du	0.00%	\$2,149	\$6,260	\$194	\$220	\$838	\$5,008	\$3,157	\$1,232	\$619	\$0
232	232.0	High-Rise Condominium (3 or more stories)	du	0.00%	\$1,731	\$3,546	\$110	\$113	\$486	\$2,837	\$1,788	\$698	\$351	\$0
240	240.0	Mobile Home Park	du	0.00%	\$1,286	\$3,461	\$107	\$119	\$466	\$2,769	\$1,745	\$681	\$343	\$0
251	251.0	Age Restricted Single Family(3)	du	0.00%	\$1,623	\$3,030	\$94	\$93	\$419	\$2,424	\$1,528	\$596	\$300	\$0
252	252.0	Age Restricted Multi-Family(3)	du	0.00%	\$379	\$1,564	\$49	\$58	\$206	\$1,251	\$788	\$308	\$155	\$0
253	253.0	Congregate Care Facility (Attached)(3)	du	0.00%	\$271	\$873	\$27	\$31	\$117	\$698	\$440	\$172	\$86	\$0
<b>LODGING:</b>														
310	310.0	Hotel	room	0.00%	\$9,358	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
320	320.0	Motel	room	0.00%	\$2,893	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
330	330.0	Resort Hotel	room	0.00%	\$7,935	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>RECREATION:</b>														
412	412.0	General Recreation	acre	0.00%	\$1,690	\$944	\$29	\$16	\$144	\$755	\$476	\$186	\$93	\$0
416	416.0	RV Park	RV space	0.00%	\$171	\$1,020	\$32	\$41	\$131	\$816	\$514	\$201	\$101	\$0
420	420.0	Marina	berth	0.00%	\$1,868	\$1,744	\$54	\$40	\$255	\$1,395	\$880	\$343	\$172	\$0
430	430.0	Golf Course	hole	0.00%	\$25,339	\$21,420	\$660	\$465	\$3,159	\$17,136	\$10,804	\$4,214	\$2,118	\$0
431	431.0	Miniature Golf Course	hole	0.00%	\$3,456	\$1,568	\$48	\$23	\$243	\$1,254	\$791	\$308	\$155	\$0
437	437.0	Bowling Alley	1,000 sf	0.00%	\$25,927	\$14,123	\$438	\$235	\$2,152	\$11,298	\$7,122	\$2,780	\$1,396	\$0
444	444.0	Movie Theater	screen	0.00%	\$34,826	\$18,346	\$583	\$283	\$2,803	\$14,677	\$9,242	\$3,621	\$1,814	\$0
491	491.0	Racquet Club/Health Club/Spa/Dance Studio	1,000 sf	0.00%	\$11,325	\$6,181	\$192	\$103	\$941	\$4,945	\$3,117	\$1,217	\$611	\$0
495	495.0	Community Center/Gymnasium	1,000 sf	0.00%	\$32,517	\$12,703	\$391	\$169	\$1,981	\$10,162	\$6,408	\$2,498	\$1,256	\$0
496P	n/a	Ice Hockey Arena	1,000 sf	0.00%	\$18,982	\$1,286	\$39	\$4	\$214	\$1,029	\$649	\$253	\$127	\$0
<b>INSTITUTIONS:</b>														
520	520.0	Elementary School	student	0.00%	\$613	\$786	\$25	\$21	\$111	\$629	\$396	\$155	\$78	\$0
522	522.0	Middle School	student	0.00%	\$669	\$1,120	\$35	\$33	\$156	\$896	\$565	\$221	\$110	\$0
530	530.0	High School	student	0.00%	\$509	\$1,183	\$37	\$38	\$162	\$946	\$596	\$233	\$117	\$0
540	540.0	University/Jr College (7,500 or fewer students) (Private)	student	0.00%	\$219	\$2,048	\$63	\$87	\$260	\$1,638	\$1,033	\$403	\$202	\$0
550	550.0	University/Jr College (more than 7,500 students) (Private)	student	0.00%	\$113	\$1,421	\$44	\$62	\$178	\$1,137	\$717	\$280	\$140	\$0
560	560.0	Church	1,000 sf	0.00%	\$841	\$4,812	\$151	\$190	\$621	\$3,850	\$2,426	\$948	\$476	\$0
565	565.0	Day Care	student	0.00%	\$801	\$555	\$18	\$10	\$83	\$444	\$279	\$110	\$55	\$0
566	566.0	Cemetery	acre	0.00%	\$3,002	\$5,435	\$168	\$166	\$753	\$4,348	\$2,741	\$1,069	\$538	\$0
610	610.0	Hospital	1,000 sf	0.00%	\$1,003	\$10,612	\$328	\$458	\$1,336	\$8,490	\$5,352	\$2,088	\$1,050	\$0
620	620.0	Nursing Home	bed	0.00%	\$525	\$963	\$31	\$28	\$134	\$770	\$485	\$190	\$95	\$0
<b>OFFICE:</b>														
710	710.1	General Office 50,000 sf or less(4)	1,000 sf	0.00%	\$11,262	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
710.1P	710.2	General Office 50,001-100,000 sf(4)	1,000 sf	0.00%	\$10,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
710.2P	710.3	General Office 100,001-200,000 sf(4)	1,000 sf	0.00%	\$10,560	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
710.3P	710.4	General Office 200,001-400,000 sf(4)	1,000 sf	0.00%	\$10,324	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# EXHIBIT 602-C VOPH CONVENTIONAL TRANSPORTATION DEVELOPMENT FEES

VOPH Transportation Development Fee  
Exhibit 602-C (Revised 07/26/2022)  
Conventional Development Fees (District B)

Fee Schedule 2023

## VOPH Conventional Development Fees

Pasco County Land Use Code	ITE LUC	Land Use	Units	Conventional Fee												
				VOPH Sur-charge % <sup>(2)</sup>	Req'd Subsidy	VOPH Development Mobility Fee	To Pasco External Transit Acc't	To VOPH External SIS Mob Fee Account	To VOPH External Roads Account	Interim "Remainder" Calculation	To VOPH Internal Roadway Account	To VOPH Internal ROW Account	To VOPH Internal Alt Modes Account	VOPH Surcharge		
710.4P	710.5	General Office greater than 400,000 sf(5)	1,000 sf	0.00%	\$10,093	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
714	714.0	Corporate Headquarters Building	1,000 sf	0.00%	\$7,870	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
720	720.0	Medical Office	1,000 sf	0.00%	\$39,078	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
750	750.0	Office Park	1,000 sf	0.00%	\$16,347	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
760	760.0	Research and Development Center	1,000 sf	0.00%	\$11,637	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
770.P	640.0	Veterinarian Clinic	1,000 sf	0.00%	\$23,041	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>RETAIL:</b>																
151	151.0	Mini-Warehouse	1,000 sf	0.00%	\$21	\$554	\$17	\$24	\$70	\$443	\$279	\$109	\$55	\$0	\$0	\$0
151.1P	151.1	Free-Standing Recreational Vehicle/Boat Storage	acre	0.00%	\$1,374	\$4,471	\$141	\$176	\$577	\$3,577	\$2,253	\$882	\$442	\$0	\$0	\$0
816	816.0	Hardware/Paint	1,000 sf	0.00%	\$310	\$823	\$26	\$29	\$110	\$658	\$414	\$163	\$81	\$0	\$0	\$0
820	820.1	Retail 50,000 sf g/a or less(4)	1,000 sf g/a	0.00%	\$6,016	\$9,778	\$313	\$295	\$1,348	\$7,822	\$4,924	\$1,931	\$967	\$0	\$0	\$0
820.1P	820.2	Retail 50,001-200,000 sf g/a(4)	1,000 sf g/a	0.00%	\$6,973	\$8,814	\$280	\$247	\$1,236	\$7,051	\$4,440	\$1,740	\$871	\$0	\$0	\$0
820.2P	820.3	Retail 200,001-400,000 sf g/a(4)	1,000 sf g/a	0.00%	\$6,818	\$8,368	\$266	\$234	\$1,174	\$6,694	\$4,215	\$1,652	\$827	\$0	\$0	\$0
820.3P	820.4	Retail 400,001-600,000 sf g/a(4)	1,000 sf g/a	0.00%	\$6,812	\$7,899	\$250	\$217	\$1,113	\$6,319	\$3,980	\$1,558	\$781	\$0	\$0	\$0
820.4P	820.5	Retail 600,001-800,000 sf g/a(4)	1,000 sf g/a	0.00%	\$7,002	\$8,193	\$259	\$227	\$1,153	\$6,554	\$4,128	\$1,616	\$810	\$0	\$0	\$0
820.5P	820.6	Retail greater than 800,000 sf g/a(5)	1,000 sf g/a	0.00%	\$5,957	\$8,575	\$271	\$262	\$1,182	\$6,860	\$4,321	\$1,691	\$848	\$0	\$0	\$0
814	826.0	Specialty Retail	1,000 sf	0.00%	\$14,389	\$15,925	\$503	\$433	\$2,249	\$12,740	\$8,024	\$3,141	\$1,575	\$0	\$0	\$0
830.P	n/a	Non-Veterinary Kennel	1,000 sf	0.00%	\$5,796	\$7,441	\$238	\$208	\$1,042	\$5,953	\$3,747	\$1,470	\$736	\$0	\$0	\$0
841	841.0	New/Used Auto Sales	1,000 sf	0.00%	\$9,241	\$12,193	\$381	\$366	\$1,692	\$9,754	\$6,147	\$2,402	\$1,205	\$0	\$0	\$0
848	848.0	Tire Store	1,000 sf	0.00%	\$8,095	\$7,200	\$226	\$176	\$1,038	\$5,760	\$3,629	\$1,419	\$712	\$0	\$0	\$0
850	850.0	Supermarket	1,000 sf	0.00%	\$12,763	\$13,049	\$417	\$326	\$1,867	\$10,439	\$6,571	\$2,578	\$1,290	\$0	\$0	\$0
853	853.0	Convenience Store w/Gas Pumps	1,000 sf	0.00%	\$25,422	\$30,030	\$969	\$766	\$4,271	\$24,024	\$15,115	\$5,939	\$2,970	\$0	\$0	\$0
862	862.0	Home Improvement Superstore	1,000 sf	0.00%	\$4,846	\$4,911	\$156	\$124	\$702	\$3,929	\$2,474	\$969	\$486	\$0	\$0	\$0
881	881.0	Pharmacy/Drug Store with and without Drive-Thru	1,000 sf	0.00%	\$6,473	\$6,883	\$220	\$175	\$982	\$5,506	\$3,466	\$1,360	\$680	\$0	\$0	\$0
890	890.0	Furniture Store	1,000 sf	0.00%	\$1,800	\$1,844	\$57	\$50	\$262	\$1,475	\$930	\$363	\$182	\$0	\$0	\$0
912	912.0	Bank/Savings w/Drive-In	1,000 sf	0.00%	\$4,133	\$17,980	\$571	\$736	\$2,289	\$14,384	\$9,057	\$3,549	\$1,778	\$0	\$0	\$0
929P	n/a	Breakfast and Lunch Restaurant	1,000 sf	0.00%	\$15,226	\$19,963	\$631	\$584	\$2,778	\$15,970	\$10,059	\$3,937	\$1,974	\$0	\$0	\$0
930	930.0	Fast Casual Restaurant	1,000 sf	0.00%	\$38,004	\$48,961	\$1,547	\$1,421	\$6,824	\$39,169	\$24,670	\$9,657	\$4,842	\$0	\$0	\$0
931	931.0	Quality Restaurant	1,000 sf	0.00%	\$20,451	\$24,483	\$774	\$687	\$3,436	\$19,586	\$12,336	\$4,829	\$2,421	\$0	\$0	\$0
932	932.0	High-Turnover Restaurant	1,000 sf	0.00%	\$23,124	\$30,068	\$950	\$876	\$4,188	\$24,054	\$15,151	\$5,930	\$2,973	\$0	\$0	\$0
934	934.0	Fast Food Restaurant w/Drive-Thru	1,000 sf	0.00%	\$65,236	\$58,390	\$1,867	\$1,361	\$8,450	\$46,712	\$29,404	\$11,534	\$5,774	\$0	\$0	\$0
941	941.0	Quick Lube	bays	0.00%	\$10,736	\$11,633	\$366	\$315	\$1,646	\$9,306	\$5,863	\$2,293	\$1,150	\$0	\$0	\$0
942	943.0	Auto Repair or Body Shop	1,000 sf	0.00%	\$7,238	\$9,918	\$312	\$298	\$1,374	\$7,934	\$4,998	\$1,955	\$981	\$0	\$0	\$0
944	944.0	Gasoline Station	fuel pos.	0.00%	\$8,746	\$7,285	\$233	\$162	\$1,062	\$5,828	\$3,669	\$1,439	\$720	\$0	\$0	\$0
947	947.0	Self-Service Car Wash	bays	0.00%	\$1,725	\$12,262	\$392	\$508	\$1,552	\$9,810	\$6,175	\$2,422	\$1,213	\$0	\$0	\$0
913.P	913.0	Convenience/Gasoline/Fast Food Store	1,000 sf	0.00%	\$99,622	\$79,911	\$2,539	\$1,805	\$11,638	\$63,929	\$40,255	\$15,771	\$7,903	\$0	\$0	\$0
<b>INDUSTRIAL:</b>																
110	110.0	General Light Industrial	1,000 sf	0.00%	\$5,361	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
120	120.0	General Heavy Industrial	1,000 sf	0.00%	\$1,406	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
130	130.0	Industrial Park	1,000 sf	0.00%	\$3,544	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
140	140.0	Manufacturing	1,000 sf	0.00%	\$4,184	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
150	150/154/157	Warehouse	1,000 sf	0.00%	\$1,626	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
152	155/156	High-Cube Warehouse	1,000 sf	0.00%	\$11,345	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
160.P	153.0	Airport Hangar	1,000 sf	0.00%	\$3,761	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>OTHER:</b>																
n/a	n/a	Mining	1,000 cy	0.00%	\$7	\$54	\$2	\$2	\$7	\$43	\$27	\$11	\$5	\$0	\$0	\$0

# EXHIBIT 602-C VOPH MUTRM TRANSPORTATION DEVELOPMENT FEES

VOPH Transportation Development Fee  
 Exhibit 602-C (Revised 07/26/2022)  
 MUTRM Development Fees (District B)

Fee Schedule 2023

## VOPH Mixed-Use Trip Reducing Measures Fees

Pasco County Land Use Code	ITE LUC	Land Use	Units	VOPH Surcharge % <sup>(2)</sup>	Req'd Subsidy	VOPH Development Mobility Fee	To Pasco External Transit Acc't	Mixed-Use Trip Reducing Measures Fee						To VOPH Surcharge Account
								To VOPH External SIS Mob Fee Account	To VOPH External Roads Account	Interim "Remainder" Calculation	To VOPH Internal Roadway Account	To VOPH Internal ROW Account	To VOPH Internal Alt Modes Account	
<b>RESIDENTIAL:</b>								20.0%						
Single Family (Detached)												87.6%	12.4%	
210.0P	210.0	Accessory Dwelling Unit	du	0.00%	\$1,981	\$2,144	\$66	\$64	\$299	\$1,715	\$1,081	\$422	\$212	\$0
210.1P	210.1	< 1,500 s.f. & Hh Inc < 80% SHIP	du	0.00%	\$6,386	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
210.2P	210.1	0 to 1,500 s.f.	du	0.00%	\$6,610	\$3,326	\$102	\$95	\$468	\$2,661	\$1,678	\$654	\$329	\$0
210.3P	210.2	1,501 to 2,499 s.f.	du	0.00%	\$7,349	\$4,651	\$143	\$153	\$634	\$3,721	\$2,346	\$915	\$460	\$0
210.4P	210.3	2,500 s.f. and greater	du	0.00%	\$8,355	\$5,045	\$155	\$160	\$694	\$4,036	\$2,545	\$992	\$499	\$0
210.5P	210.4	"Low Income" SHIP defined Multi-Family(2)	du	0.00%	\$3,510	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
220	220.0	Multi-Family Apartments	du	0.00%	\$4,432	\$3,165	\$98	\$141	\$394	\$2,532	\$1,596	\$623	\$313	\$0
231	231.0	Low-Rise Condominium/Townhouse (1 to 2 stories)	du	0.00%	\$4,462	\$3,196	\$99	\$112	\$428	\$2,557	\$1,612	\$629	\$316	\$0
232	232.0	High-Rise Condominium (3 or more stories)	du	0.00%	\$2,906	\$1,880	\$58	\$60	\$258	\$1,504	\$948	\$370	\$186	\$0
240	240.0	Mobile Home Park	du	0.00%	\$2,548	\$1,759	\$55	\$60	\$237	\$1,407	\$887	\$346	\$174	\$0
251	251.0	Age Restricted Single Family(3)	du	0.00%	\$2,669	\$1,534	\$47	\$47	\$213	\$1,227	\$774	\$302	\$151	\$0
252	252.0	Age Restricted Multi-Family(3)	du	0.00%	\$1,119	\$565	\$18	\$21	\$74	\$452	\$285	\$111	\$56	\$0
253	253.0	Congregate Care Facility (Attached)(3)	du	0.00%	\$684	\$357	\$11	\$13	\$47	\$286	\$180	\$70	\$36	\$0
<b>LODGING:</b>														
310	310.0	Hotel	room	0.00%	\$8,568	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
320	320.0	Motel	room	0.00%	\$2,637	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
330	330.0	Resort Hotel	room	0.00%	\$7,259	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>RECREATION:</b>														
412	412.0	General Recreation	acre	0.00%	\$1,899	\$515	\$16	\$9	\$78	\$412	\$260	\$101	\$51	\$0
416	416.0	RV Park	RV space	0.00%	\$453	\$582	\$18	\$23	\$75	\$466	\$293	\$115	\$58	\$0
420	420.0	Marina	berth	0.00%	\$2,316	\$997	\$31	\$23	\$145	\$798	\$503	\$196	\$99	\$0
430	430.0	Golf Course	hole	0.00%	\$30,663	\$12,315	\$380	\$268	\$1,815	\$9,852	\$6,212	\$2,423	\$1,217	\$0
431	431.0	Miniature Golf Course	hole	0.00%	\$3,720	\$893	\$28	\$13	\$138	\$714	\$450	\$176	\$88	\$0
437	437.0	Bowling Alley	1,000 sf	0.00%	\$28,736	\$8,088	\$251	\$134	\$1,233	\$6,470	\$4,078	\$1,592	\$800	\$0
444	444.0	Movie Theater	screen	0.00%	\$38,653	\$10,238	\$325	\$158	\$1,565	\$8,190	\$5,157	\$2,021	\$1,012	\$0
491	491.0	Racquet Club/Health Club/Spa/Dance Studio	1,000 sf	0.00%	\$12,562	\$3,525	\$109	\$59	\$537	\$2,820	\$1,778	\$694	\$348	\$0
495	495.0	Community Center/Gymnasium	1,000 sf	0.00%	\$34,290	\$7,289	\$224	\$97	\$1,137	\$5,831	\$3,677	\$1,434	\$720	\$0
496P	n/a	Ice Hockey Arena	1,000 sf	0.00%	\$17,994	\$634	\$19	\$2	\$106	\$507	\$320	\$125	\$62	\$0
<b>INSTITUTIONS:</b>														
520	520.0	Elementary School	student	0.00%	\$927	\$352	\$11	\$9	\$50	\$282	\$177	\$69	\$36	\$0
522	522.0	Middle School	student	0.00%	\$1,135	\$501	\$16	\$15	\$69	\$401	\$253	\$99	\$49	\$0
530	530.0	High School	student	0.00%	\$1,016	\$529	\$17	\$17	\$72	\$423	\$267	\$104	\$52	\$0
540	540.0	University/Jr College (7,500 or fewer students) (Private)	student	0.00%	\$1,051	\$1,022	\$32	\$44	\$128	\$818	\$515	\$201	\$102	\$0
550	550.0	University/Jr College (more than 7,500 students) (Private)	student	0.00%	\$635	\$764	\$24	\$33	\$96	\$611	\$385	\$150	\$76	\$0
560	560.0	Church	1,000 sf	0.00%	\$2,790	\$2,409	\$75	\$95	\$312	\$1,927	\$1,214	\$475	\$238	\$0
565	565.0	Day Care	student	0.00%	\$1,029	\$216	\$7	\$4	\$32	\$173	\$109	\$43	\$21	\$0
566	566.0	Cemetery	acre	0.00%	\$5,158	\$2,573	\$80	\$78	\$357	\$2,058	\$1,298	\$506	\$254	\$0
610	610.0	Hospital	1,000 sf	0.00%	\$3,914	\$6,683	\$206	\$289	\$842	\$5,346	\$3,371	\$1,315	\$660	\$0
620	620.0	Nursing Home	bed	0.00%	\$934	\$424	\$13	\$12	\$60	\$339	\$214	\$84	\$41	\$0
<b>OFFICE:</b>														
710	710.1	General Office 50,000 sf or less(4)	1,000 sf	0.00%	\$10,305	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
710.1P	710.2	General Office 50,001-100,000 sf(4)	1,000 sf	0.00%	\$9,863	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
710.2P	710.3	General Office 100,001-200,000 sf(4)	1,000 sf	0.00%	\$9,642	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
710.3P	710.4	General Office 200,001-400,000 sf(4)	1,000 sf	0.00%	\$9,425	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# EXHIBIT 602-C VOPH MUTRM TRANSPORTATION DEVELOPMENT FEES

VOPH Transportation Development Fee  
 Exhibit 602-C (Revised 07/26/2022)  
 MUTRM Development Fees (District B)

Fee Schedule 2023

## VOPH Mixed-Use Trip Reducing Measures Fees

Pasco County Land Use Code	ITE LUC	Land Use	Units	Mixed-Use Trip Reducing Measures Fee												
				VOPH Surcharge % <sup>(2)</sup>	Req'd Subsidy	VOPH Development Mobility Fee	To Pasco External Transit Acc't	To VOPH External SIS Mob Fee Account	To VOPH External Roads Account	Interim "Remainder" Calculation	To VOPH Internal Roadway Account	To VOPH Internal ROW Account	To VOPH Internal Alt Modes Account	To VOPH Surcharge Account		
710.4P	710.5	General Office greater than 400,000 sf(5)	1,000 sf	0.00%	\$9,213	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
714	714.0	Corporate Headquarters Building	1,000 sf	0.00%	\$7,168	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
720	720.0	Medical Office	1,000 sf	0.00%	\$35,873	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
750	750.0	Office Park	1,000 sf	0.00%	\$14,965	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
760	760.0	Research and Development Center	1,000 sf	0.00%	\$10,633	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
770.P	640.0	Veterinarian Clinic	1,000 sf	0.00%	\$21,139	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>RETAIL:</b>																
151	151.0	Mini-Warehouse	1,000 sf	0.00%	\$0	\$499	\$16	\$21	\$63	\$399	\$251	\$98	\$50	\$0	\$0	\$0
151.1P	151.1	Free-Standing Recreational Vehicle/Boat Storage	acre	0.00%	\$3,156	\$2,206	\$70	\$87	\$284	\$1,765	\$1,112	\$435	\$218	\$0	\$0	\$0
816	816.0	Hardware/Paint	1,000 sf	0.00%	\$619	\$351	\$11	\$12	\$47	\$281	\$177	\$69	\$35	\$0	\$0	\$0
820	820.1	Retail 50,000 sfgla or less(4)	1,000 sfgla	0.00%	\$9,473	\$4,981	\$159	\$150	\$687	\$3,985	\$2,508	\$984	\$493	\$0	\$0	\$0
820.1P	820.2	Retail 50,001-200,000 sfgla(4)	1,000 sfgla	0.00%	\$9,953	\$4,497	\$143	\$126	\$630	\$3,598	\$2,265	\$888	\$445	\$0	\$0	\$0
820.2P	820.3	Retail 200,001-400,000 sfgla(4)	1,000 sfgla	0.00%	\$9,593	\$4,304	\$137	\$120	\$604	\$3,443	\$2,168	\$849	\$426	\$0	\$0	\$0
820.3P	820.4	Retail 400,001-600,000 sfgla(4)	1,000 sfgla	0.00%	\$9,374	\$4,055	\$128	\$111	\$572	\$3,244	\$2,043	\$800	\$401	\$0	\$0	\$0
820.4P	820.5	Retail 600,001-800,000 sfgla(4)	1,000 sfgla	0.00%	\$9,657	\$4,217	\$133	\$117	\$593	\$3,374	\$2,125	\$832	\$417	\$0	\$0	\$0
820.5P	820.6	Retail greater than 800,000 sfgla(5)	1,000 sfgla	0.00%	\$8,814	\$4,451	\$141	\$136	\$613	\$3,561	\$2,243	\$878	\$440	\$0	\$0	\$0
814	826.0	Specialty Retail	1,000 sf	0.00%	\$19,491	\$8,319	\$263	\$226	\$1,175	\$6,655	\$4,192	\$1,641	\$822	\$0	\$0	\$0
830.P	n/a	Non-Veterinary Kennel	1,000 sf	0.00%	\$8,258	\$3,863	\$124	\$108	\$541	\$3,090	\$1,945	\$763	\$382	\$0	\$0	\$0
841	841.0	New/Used Auto Sales	1,000 sf	0.00%	\$13,216	\$6,443	\$201	\$193	\$895	\$5,154	\$3,248	\$1,269	\$637	\$0	\$0	\$0
848	848.0	Tire Store	1,000 sf	0.00%	\$10,226	\$3,770	\$119	\$92	\$543	\$3,016	\$1,900	\$743	\$373	\$0	\$0	\$0
850	850.0	Supermarket	1,000 sf	0.00%	\$17,009	\$6,670	\$213	\$167	\$954	\$5,336	\$3,359	\$1,318	\$659	\$0	\$0	\$0
853	853.0	Convenience Store w/Gas Pumps	1,000 sf	0.00%	\$34,724	\$16,209	\$523	\$413	\$2,306	\$12,967	\$8,159	\$3,206	\$1,602	\$0	\$0	\$0
862	862.0	Home Improvement Superstore	1,000 sf	0.00%	\$6,409	\$2,495	\$79	\$63	\$357	\$1,996	\$1,257	\$492	\$247	\$0	\$0	\$0
881	881.0	Pharmacy/Drug Store with and without Drive-Thru	1,000 sf	0.00%	\$8,715	\$3,498	\$112	\$89	\$499	\$2,798	\$1,762	\$691	\$345	\$0	\$0	\$0
890	890.0	Furniture Store	1,000 sf	0.00%	\$2,320	\$960	\$30	\$26	\$136	\$768	\$484	\$189	\$95	\$0	\$0	\$0
912	912.0	Bank/Savings w/Drive-In	1,000 sf	0.00%	\$10,011	\$10,147	\$322	\$416	\$1,291	\$8,118	\$5,112	\$2,003	\$1,003	\$0	\$0	\$0
929P	n/a	Breakfast and Lunch Restaurant	1,000 sf	0.00%	\$21,937	\$10,347	\$327	\$303	\$1,439	\$8,278	\$5,214	\$2,041	\$1,023	\$0	\$0	\$0
930	930.0	Fast Casual Restaurant	1,000 sf	0.00%	\$54,179	\$25,728	\$813	\$747	\$3,586	\$20,582	\$12,964	\$5,074	\$2,544	\$0	\$0	\$0
931	931.0	Quality Restaurant	1,000 sf	0.00%	\$28,485	\$12,762	\$403	\$358	\$1,791	\$10,210	\$6,431	\$2,517	\$1,262	\$0	\$0	\$0
932	932.0	High-Turnover Restaurant	1,000 sf	0.00%	\$33,173	\$15,669	\$495	\$457	\$2,182	\$12,535	\$7,895	\$3,090	\$1,550	\$0	\$0	\$0
934	934.0	Fast Food Restaurant w/Drive-Thru	1,000 sf	0.00%	\$80,921	\$32,640	\$1,044	\$761	\$4,723	\$26,112	\$16,437	\$6,447	\$3,228	\$0	\$0	\$0
941	941.0	Quick Lube	bays	0.00%	\$14,427	\$6,119	\$192	\$166	\$866	\$4,895	\$3,084	\$1,206	\$605	\$0	\$0	\$0
942	943.0	Auto Repair or Body Shop	1,000 sf	0.00%	\$10,519	\$5,205	\$164	\$157	\$720	\$4,164	\$2,623	\$1,026	\$515	\$0	\$0	\$0
944	944.0	Gasoline Station	fuel pos.	0.00%	\$10,670	\$4,074	\$130	\$90	\$595	\$3,259	\$2,052	\$805	\$402	\$0	\$0	\$0
947	947.0	Self-Service Car Wash	bays	0.00%	\$6,729	\$6,135	\$196	\$254	\$777	\$4,908	\$3,090	\$1,212	\$606	\$0	\$0	\$0
913.P	913.0	Convenience/Gasoline/Fast Food Store	1,000 sf	0.00%	\$119,797	\$45,266	\$1,438	\$1,023	\$6,592	\$36,213	\$22,803	\$8,934	\$4,476	\$0	\$0	\$0
<b>INDUSTRIAL:</b>																
110	110.0	General Light Industrial	1,000 sf	0.00%	\$4,906	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
120	120.0	General Heavy Industrial	1,000 sf	0.00%	\$1,268	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
130	130.0	Industrial Park	1,000 sf	0.00%	\$3,235	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
140	140.0	Manufacturing	1,000 sf	0.00%	\$3,823	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
150	150/154/157	Warehouse	1,000 sf	0.00%	\$1,467	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
152	155/156	High-Cube Warehouse	1,000 sf	0.00%	\$10,406	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
160.P	153.0	Airport Hangar	1,000 sf	0.00%	\$3,434	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>OTHER:</b>																
n/a	n/a	Mining	1,000 cy	0.00%	n/a	n/a	\$0	\$0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

# EXHIBIT 602-C VOPH TND TRANSPORTATION DEVELOPMENT FEES

VOPH Transportation Development Fee  
 Exhibit 602-C (Revised 07/26/2022)  
 TND Development Fees (District B)

Fee Schedule 2023

## VOPH Traditional Neighborhood Development Fees

Pasco County Land Use Code	ITE LUC	Land Use	Units	Traditional Neighborhood Development Fee										
				VOPH Surcharge % <sup>(2)</sup>	Req'd Subsidy	VOPH Development Mobility Fee	To Pasco External Transit Acc't	To VOPH External SIS Mob Fee Account	To VOPH External Roads Account	Interim "Remainder" Calculation	To VOPH Internal Roadway Account	To VOPH Internal ROW Account	To VOPH Internal Alt Modes Account	To VOPH Surcharge Account
<b>RESIDENTIAL:</b>				20.0%						87.6%				12.4%
Single Family (Detached)														
210.0P	210.0	Accessory Dwelling Unit	du	0.00%	\$2,533	\$1,429	\$44	\$43	\$199	\$1,143	\$721	\$281	\$141	\$0
210.1P	210.1	< 1,500 s.f. & Hh Inc < 80% SHIP	du	0.00%	\$6,126	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
210.2P	210.1	0 to 1,500 s.f.	du	0.00%	\$7,323	\$2,218	\$68	\$63	\$313	\$1,774	\$1,119	\$436	\$219	\$0
210.3P	210.2	1,501 to 2,499 s.f.	du	0.00%	\$8,404	\$3,101	\$95	\$102	\$423	\$2,481	\$1,564	\$610	\$307	\$0
210.4P	210.3	2,500 s.f. and greater	du	0.00%	\$9,453	\$3,364	\$103	\$107	\$463	\$2,691	\$1,697	\$662	\$332	\$0
210.5P	210.4	"Low Income" SHIP defined Multi-Family(2)	du	0.00%	\$3,341	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
220	220.0	Multi-Family Apartments	du	0.00%	\$5,164	\$2,111	\$65	\$94	\$263	\$1,689	\$1,065	\$415	\$209	\$0
231	231.0	Low-Rise Condominium/Townhouse (1 to 2 stories)	du	0.00%	\$5,214	\$2,131	\$66	\$75	\$285	\$1,705	\$1,075	\$419	\$211	\$0
232	232.0	High-Rise Condominium (3 or more stories)	du	0.00%	\$3,329	\$1,253	\$39	\$40	\$172	\$1,002	\$632	\$247	\$123	\$0
240	240.0	Mobile Home Park	du	0.00%	\$2,950	\$1,173	\$36	\$40	\$159	\$938	\$591	\$231	\$116	\$0
251	251.0	Age Restricted Single Family(3)	du	0.00%	\$2,993	\$1,022	\$32	\$31	\$141	\$818	\$515	\$201	\$102	\$0
252	252.0	Age Restricted Multi-Family(3)	du	0.00%	\$1,199	\$377	\$12	\$14	\$49	\$302	\$190	\$74	\$38	\$0
253	253.0	Congregate Care Facility (Attached)(3)	du	0.00%	\$761	\$238	\$7	\$8	\$33	\$190	\$120	\$47	\$23	\$0
<b>LODGING:</b>														
310	310.0	Hotel	room	0.00%	\$8,238	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
320	320.0	Motel	room	0.00%	\$2,531	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
330	330.0	Resort Hotel	room	0.00%	\$6,978	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>RECREATION:</b>														
412	412.0	General Recreation	acre	0.00%	\$1,980	\$343	\$11	\$6	\$52	\$274	\$173	\$68	\$33	\$0
416	416.0	RV Park	RV space	0.00%	\$583	\$388	\$12	\$16	\$50	\$310	\$196	\$76	\$38	\$0
420	420.0	Marina	berth	0.00%	\$2,522	\$665	\$21	\$15	\$97	\$532	\$335	\$131	\$66	\$0
430	430.0	Golf Course	hole	0.00%	\$33,192	\$8,211	\$253	\$178	\$1,211	\$6,569	\$4,142	\$1,615	\$812	\$0
431	431.0	Miniature Golf Course	hole	0.00%	\$3,846	\$595	\$18	\$9	\$92	\$476	\$300	\$117	\$59	\$0
437	437.0	Bowling Alley	1,000 sf	0.00%	\$30,087	\$5,392	\$167	\$90	\$821	\$4,314	\$2,719	\$1,061	\$534	\$0
444	444.0	Movie Theater	screen	0.00%	\$40,282	\$6,825	\$217	\$105	\$1,043	\$5,460	\$3,438	\$1,347	\$675	\$0
491	491.0	Racquet Club/Health Club/Spa/Dance Studio	1,000 sf	0.00%	\$13,146	\$2,351	\$73	\$39	\$358	\$1,881	\$1,186	\$463	\$232	\$0
495	495.0	Community Center/Gymnasium	1,000 sf	0.00%	\$35,203	\$4,860	\$150	\$65	\$757	\$3,888	\$2,452	\$956	\$480	\$0
496P	n/a	Ice Hockey Arena	1,000 sf	0.00%	\$17,522	\$423	\$13	\$1	\$71	\$338	\$213	\$83	\$42	\$0
<b>INSTITUTIONS:</b>														
520	520.0	Elementary School	student	0.00%	\$993	\$235	\$7	\$6	\$34	\$188	\$118	\$46	\$24	\$0
522	522.0	Middle School	student	0.00%	\$1,238	\$334	\$10	\$10	\$47	\$267	\$168	\$66	\$33	\$0
530	530.0	High School	student	0.00%	\$1,132	\$353	\$11	\$11	\$49	\$282	\$178	\$70	\$34	\$0
540	540.0	University/Jr College (7,500 or fewer students) (Private)	student	0.00%	\$1,311	\$682	\$21	\$29	\$86	\$546	\$344	\$134	\$68	\$0
550	550.0	University/Jr College (more than 7,500 students) (Private)	student	0.00%	\$833	\$510	\$16	\$22	\$64	\$408	\$257	\$100	\$51	\$0
560	560.0	Church	1,000 sf	0.00%	\$3,405	\$1,606	\$50	\$63	\$208	\$1,285	\$810	\$316	\$159	\$0
565	565.0	Day Care	student	0.00%	\$1,054	\$145	\$5	\$3	\$21	\$116	\$73	\$29	\$14	\$0
566	566.0	Cemetery	acre	0.00%	\$5,721	\$1,715	\$53	\$52	\$238	\$1,372	\$865	\$337	\$170	\$0
610	610.0	Hospital	1,000 sf	0.00%	\$5,717	\$4,455	\$138	\$192	\$561	\$3,564	\$2,247	\$877	\$440	\$0
620	620.0	Nursing Home	bed	0.00%	\$1,021	\$283	\$9	\$8	\$40	\$226	\$143	\$56	\$27	\$0
<b>OFFICE:</b>														
710	710.1	General Office 50,000 sf or less(4)	1,000 sf	0.00%	\$9,906	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
710.1P	710.2	General Office 50,001-100,000 sf(4)	1,000 sf	0.00%	\$9,473	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
710.2P	710.3	General Office 100,001-200,000 sf(4)	1,000 sf	0.00%	\$9,259	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
710.3P	710.4	General Office 200,001-400,000 sf(4)	1,000 sf	0.00%	\$9,051	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# EXHIBIT 602-C VOPH TND TRANSPORTATION DEVELOPMENT FEES

VOPH Transportation Development Fee  
 Exhibit 602-C (Revised 07/26/2022)  
 TND Development Fees (District B)

Fee Schedule 2023

## VOPH Traditional Neighborhood Development Fees

Pasco County Land Use Code	ITE LUC	Land Use	Units	Traditional Neighborhood Development Fee												
				VOPH Sur-charge % <sup>(2)</sup>	Req'd Subsidy	VOPH Development Mobility Fee	To Pasco External Transit Acc't	To VOPH External SIS Mob Fee Account	To VOPH External Roads Account	Interim "Remainder" Calculation	To VOPH Internal Roadway Account	To VOPH Internal ROW Account	To VOPH Internal Alt Modes Account	To VOPH Surcharge Account		
710.4P	710.5	General Office greater than 400,000 sf(5)	1,000 sf	0.00%	\$8,846	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
714	714.0	Corporate Headquarters Building	1,000 sf	0.00%	\$6,875	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
720	720.0	Medical Office	1,000 sf	0.00%	\$34,538	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
750	750.0	Office Park	1,000 sf	0.00%	\$14,390	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
760	760.0	Research and Development Center	1,000 sf	0.00%	\$10,215	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
770.P	640.0	Veterinarian Clinic	1,000 sf	0.00%	\$20,347	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>RETAIL:</b>																
151	151.0	Mini-Warehouse	1,000 sf	0.00%	\$0	\$468	\$15	\$20	\$59	\$374	\$236	\$92	\$46	\$0	\$0	\$0
151.1P	151.1	Free-Standing Recreational Vehicle/Boat Storage	acre	0.00%	\$3,683	\$1,479	\$47	\$58	\$191	\$1,183	\$745	\$292	\$146	\$0	\$0	\$0
816	816.0	Hardware/Paint	1,000 sf	0.00%	\$668	\$234	\$7	\$8	\$32	\$187	\$118	\$46	\$23	\$0	\$0	\$0
820	820.1	Retail 50,000 sfgla or less(4)	1,000 sfgla	0.00%	\$10,576	\$3,321	\$106	\$100	\$458	\$2,657	\$1,672	\$656	\$329	\$0	\$0	\$0
820.1P	820.2	Retail 50,001-200,000 sfgla(4)	1,000 sfgla	0.00%	\$10,895	\$2,998	\$95	\$84	\$421	\$2,398	\$1,510	\$592	\$296	\$0	\$0	\$0
820.2P	820.3	Retail 200,001-400,000 sfgla(4)	1,000 sfgla	0.00%	\$10,491	\$2,869	\$91	\$80	\$403	\$2,295	\$1,445	\$566	\$284	\$0	\$0	\$0
820.3P	820.4	Retail 400,001-600,000 sfgla(4)	1,000 sfgla	0.00%	\$10,192	\$2,704	\$85	\$74	\$382	\$2,163	\$1,362	\$533	\$268	\$0	\$0	\$0
820.4P	820.5	Retail 600,001-800,000 sfgla(4)	1,000 sfgla	0.00%	\$10,512	\$2,812	\$89	\$78	\$395	\$2,250	\$1,417	\$555	\$278	\$0	\$0	\$0
820.5P	820.6	Retail greater than 800,000 sfgla(5)	1,000 sfgla	0.00%	\$9,770	\$2,967	\$94	\$91	\$408	\$2,374	\$1,495	\$585	\$294	\$0	\$0	\$0
814	826.0	Specialty Retail	1,000 sf	0.00%	\$21,221	\$5,547	\$175	\$151	\$783	\$4,438	\$2,795	\$1,094	\$549	\$0	\$0	\$0
830.P	n/a	Non-Veterinary Kennel	1,000 sf	0.00%	\$9,082	\$2,575	\$82	\$72	\$361	\$2,060	\$1,297	\$509	\$254	\$0	\$0	\$0
841	841.0	New/Used Auto Sales	1,000 sf	0.00%	\$14,625	\$4,296	\$134	\$129	\$596	\$3,437	\$2,166	\$846	\$425	\$0	\$0	\$0
848	848.0	Tire Store	1,000 sf	0.00%	\$10,942	\$2,513	\$79	\$62	\$362	\$2,010	\$1,267	\$495	\$248	\$0	\$0	\$0
850	850.0	Supermarket	1,000 sf	0.00%	\$18,343	\$4,447	\$142	\$111	\$636	\$3,558	\$2,239	\$878	\$441	\$0	\$0	\$0
853	853.0	Convenience Store w/Gas Pumps	1,000 sf	0.00%	\$38,245	\$10,806	\$349	\$276	\$1,536	\$8,645	\$5,439	\$2,137	\$1,069	\$0	\$0	\$0
862	862.0	Home Improvement Superstore	1,000 sf	0.00%	\$6,885	\$1,663	\$53	\$42	\$238	\$1,330	\$838	\$328	\$164	\$0	\$0	\$0
881	881.0	Pharmacy/Drug Store with and without Drive-Thru	1,000 sf	0.00%	\$9,405	\$2,332	\$75	\$59	\$332	\$1,866	\$1,174	\$461	\$231	\$0	\$0	\$0
890	890.0	Furniture Store	1,000 sf	0.00%	\$2,488	\$640	\$20	\$17	\$91	\$512	\$323	\$126	\$63	\$0	\$0	\$0
912	912.0	Bank/Savings w/Drive-In	1,000 sf	0.00%	\$12,580	\$6,764	\$215	\$277	\$861	\$5,411	\$3,407	\$1,335	\$669	\$0	\$0	\$0
929P	n/a	Breakfast and Lunch Restaurant	1,000 sf	0.00%	\$24,176	\$6,898	\$218	\$202	\$960	\$5,518	\$3,476	\$1,361	\$681	\$0	\$0	\$0
930	930.0	Fast Casual Restaurant	1,000 sf	0.00%	\$59,815	\$17,153	\$542	\$498	\$2,391	\$13,722	\$8,643	\$3,383	\$1,696	\$0	\$0	\$0
931	931.0	Quality Restaurant	1,000 sf	0.00%	\$31,203	\$8,508	\$269	\$239	\$1,194	\$6,806	\$4,287	\$1,678	\$841	\$0	\$0	\$0
932	932.0	High-Turnover Restaurant	1,000 sf	0.00%	\$36,586	\$10,446	\$330	\$304	\$1,455	\$8,357	\$5,264	\$2,060	\$1,033	\$0	\$0	\$0
934	934.0	Fast Food Restaurant w/Drive-Thru	1,000 sf	0.00%	\$87,610	\$21,760	\$696	\$507	\$3,149	\$17,408	\$10,958	\$4,298	\$2,152	\$0	\$0	\$0
941	941.0	Quick Lube	bays	0.00%	\$15,708	\$4,080	\$128	\$110	\$578	\$3,264	\$2,056	\$804	\$404	\$0	\$0	\$0
942	943.0	Auto Repair or Body Shop	1,000 sf	0.00%	\$11,659	\$3,470	\$109	\$104	\$481	\$2,776	\$1,749	\$684	\$343	\$0	\$0	\$0
944	944.0	Gasoline Station	fuel pos.	0.00%	\$11,492	\$2,715	\$87	\$60	\$396	\$2,172	\$1,367	\$536	\$269	\$0	\$0	\$0
947	947.0	Self-Service Car Wash	bays	0.00%	\$8,306	\$4,091	\$131	\$170	\$517	\$3,273	\$2,060	\$808	\$405	\$0	\$0	\$0
913.P	913.0	Convenience/Gasoline/Fast Food Store	1,000 sf	0.00%	\$128,859	\$30,177	\$959	\$682	\$4,394	\$24,142	\$15,202	\$5,956	\$2,984	\$0	\$0	\$0
<b>INDUSTRIAL:</b>																
110	110.0	General Light Industrial	1,000 sf	0.00%	\$4,717	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
120	120.0	General Heavy Industrial	1,000 sf	0.00%	\$1,211	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
130	130.0	Industrial Park	1,000 sf	0.00%	\$3,106	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
140	140.0	Manufacturing	1,000 sf	0.00%	\$3,673	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
150	150/154/157	Warehouse	1,000 sf	0.00%	\$1,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
152	155/156	High-Cube Warehouse	1,000 sf	0.00%	\$10,015	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
160.P	153.0	Airport Hangar	1,000 sf	0.00%	\$3,298	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>OTHER:</b>																
n/a	n/a	Mining	1,000 cy	0.00%	n/a	n/a	\$0	\$0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

# EXHIBIT 602-C VOPH TOD TRANSPORTATION DEVELOPMENT FEES

VOPH Transportation Development Fee  
 Exhibit 602-C (Revised 07/26/2022)  
 TOD Development Fees (District B)

Fee Schedule 2023

## VOPH Transit-Oriented Development Fees

Pasco County Land Use Code	ITE LUC	Land Use	Units	Transit-Oriented Development Fee										
				VOPH Surcharge % <sup>(2)</sup>	Req'd Subsidy	VOPH Development Mobility Fee	To Pasco External Transit Acc't	To VOPH External SIS Mob Fee Account	To VOPH External Roads Account	Interim "Remainder" Calculation	To VOPH Internal Roadway Account	To VOPH Internal ROW Account	To VOPH Internal Alt Modes Account	To VOPH Surcharge Account
<b>RESIDENTIAL:</b>				20.0%						87.6%				12.4%
Single Family (Detached)														
210.0P	210.0	Accessory Dwelling Unit	du	0.00%	\$2,806	\$715	\$22	\$21	\$100	\$572	\$361	\$141	\$70	\$0
210.1P	210.1	< 1,500 s.f. & Hh Inc < 80% SHIP	du	0.00%	\$5,418	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
210.2P	210.1	0 to 1,500 s.f.	du	0.00%	\$7,353	\$1,108	\$34	\$32	\$156	\$886	\$559	\$218	\$109	\$0
210.3P	210.2	1,501 to 2,499 s.f.	du	0.00%	\$8,607	\$1,551	\$48	\$51	\$211	\$1,241	\$782	\$305	\$154	\$0
210.4P	210.3	2,500 s.f. and greater	du	0.00%	\$9,548	\$1,681	\$52	\$53	\$231	\$1,345	\$848	\$331	\$166	\$0
210.5P	210.4	"Low Income" SHIP defined Multi-Family(2)	du	0.00%	\$2,881	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
220	220.0	Multi-Family Apartments	du	0.00%	\$5,341	\$1,055	\$33	\$47	\$131	\$844	\$532	\$208	\$104	\$0
231	231.0	Low-Rise Condominium/Townhouse (1 to 2 stories)	du	0.00%	\$5,428	\$1,065	\$33	\$37	\$143	\$852	\$537	\$210	\$105	\$0
232	232.0	High-Rise Condominium (3 or more stories)	du	0.00%	\$3,398	\$627	\$19	\$20	\$86	\$502	\$316	\$123	\$63	\$0
240	240.0	Mobile Home Park	du	0.00%	\$3,037	\$587	\$18	\$20	\$79	\$470	\$296	\$116	\$58	\$0
251	251.0	Age Restricted Single Family(3)	du	0.00%	\$2,992	\$511	\$16	\$16	\$70	\$409	\$258	\$101	\$50	\$0
252	252.0	Age Restricted Multi-Family(3)	du	0.00%	\$1,095	\$188	\$6	\$7	\$25	\$150	\$95	\$37	\$18	\$0
253	253.0	Congregate Care Facility (Attached)(3)	du	0.00%	\$764	\$119	\$4	\$4	\$16	\$95	\$60	\$23	\$12	\$0
<b>LODGING:</b>														
310	310.0	Hotel	room	0.00%	\$7,342	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
320	320.0	Motel	room	0.00%	\$2,241	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
330	330.0	Resort Hotel	room	0.00%	\$6,210	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>RECREATION:</b>														
412	412.0	General Recreation	acre	0.00%	\$1,903	\$172	\$5	\$3	\$26	\$138	\$87	\$34	\$17	\$0
416	416.0	RV Park	RV space	0.00%	\$600	\$194	\$6	\$8	\$25	\$155	\$98	\$38	\$19	\$0
420	420.0	Marina	berth	0.00%	\$2,514	\$333	\$10	\$8	\$49	\$266	\$168	\$66	\$32	\$0
430	430.0	Golf Course	hole	0.00%	\$33,007	\$4,105	\$127	\$89	\$605	\$3,284	\$2,071	\$808	\$405	\$0
431	431.0	Miniature Golf Course	hole	0.00%	\$3,678	\$298	\$9	\$4	\$47	\$238	\$150	\$59	\$29	\$0
437	437.0	Bowling Alley	1,000 sf	0.00%	\$29,122	\$2,696	\$84	\$45	\$410	\$2,157	\$1,359	\$531	\$267	\$0
444	444.0	Movie Theater	screen	0.00%	\$38,835	\$3,413	\$108	\$53	\$522	\$2,730	\$1,719	\$674	\$337	\$0
491	491.0	Racquet Club/Health Club/Spa/Dance Studio	1,000 sf	0.00%	\$12,712	\$1,175	\$36	\$20	\$179	\$940	\$593	\$231	\$116	\$0
495	495.0	Community Center/Gymnasium	1,000 sf	0.00%	\$33,502	\$2,429	\$75	\$32	\$379	\$1,943	\$1,225	\$478	\$240	\$0
496P	n/a	Ice Hockey Arena	1,000 sf	0.00%	\$15,873	\$211	\$6	\$1	\$35	\$169	\$106	\$41	\$22	\$0
<b>INSTITUTIONS:</b>														
520	520.0	Elementary School	student	0.00%	\$974	\$117	\$4	\$3	\$16	\$94	\$59	\$23	\$12	\$0
522	522.0	Middle School	student	0.00%	\$1,231	\$167	\$5	\$5	\$23	\$134	\$84	\$33	\$17	\$0
530	530.0	High School	student	0.00%	\$1,143	\$176	\$6	\$6	\$23	\$141	\$89	\$35	\$17	\$0
540	540.0	University/Jr College (7,500 or fewer students) (Private)	student	0.00%	\$1,433	\$341	\$11	\$15	\$42	\$273	\$172	\$67	\$34	\$0
550	550.0	University/Jr College (more than 7,500 students) (Private)	student	0.00%	\$935	\$255	\$8	\$11	\$32	\$204	\$129	\$50	\$25	\$0
560	560.0	Church	1,000 sf	0.00%	\$3,693	\$803	\$25	\$32	\$104	\$642	\$405	\$158	\$79	\$0
565	565.0	Day Care	student	0.00%	\$1,001	\$72	\$2	\$1	\$11	\$58	\$36	\$14	\$8	\$0
566	566.0	Cemetery	acre	0.00%	\$5,778	\$858	\$27	\$26	\$119	\$686	\$433	\$169	\$84	\$0
610	610.0	Hospital	1,000 sf	0.00%	\$6,788	\$2,228	\$69	\$96	\$281	\$1,782	\$1,124	\$438	\$220	\$0
620	620.0	Nursing Home	bed	0.00%	\$1,015	\$141	\$4	\$4	\$20	\$113	\$71	\$28	\$14	\$0
<b>OFFICE:</b>														
710	710.1	General Office 50,000 sf or less(4)	1,000 sf	0.00%	\$8,821	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
710.1P	710.2	General Office 50,001-100,000 sf(4)	1,000 sf	0.00%	\$8,409	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
710.2P	710.3	General Office 100,001-200,000 sf(4)	1,000 sf	0.00%	\$8,218	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
710.3P	710.4	General Office 200,001-400,000 sf(4)	1,000 sf	0.00%	\$8,030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# EXHIBIT 602-C VOPH TOD TRANSPORTATION DEVELOPMENT FEES

VOPH Transportation Development Fee  
 Exhibit 602-C (Revised 07/26/2022)  
 TOD Development Fees (District B)

Fee Schedule 2023

## VOPH Transit-Oriented Development Fees

Pasco County Land Use Code	ITE LUC	Land Use	Units	Transit-Oriented Development Fee											
				VOPH Sur-charge % <sup>(2)</sup>	Req'd Subsidy	VOPH Development Mobility Fee	To Pasco External Transit Acc't	To VOPH External SIS Mob Fee Account	To VOPH External Roads Account	Interim "Remainder" Calculation	To VOPH Internal Roadway Account	To VOPH Internal ROW Account	To VOPH Internal Alt Modes Account	To VOPH Surcharge Account	
710.4P	710.5	General Office greater than 400,000 sf(5)	1,000 sf	0.00%	\$7,847	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
714	714.0	Corporate Headquarters Building	1,000 sf	0.00%	\$6,078	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
720	720.0	Medical Office	1,000 sf	0.00%	\$30,902	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
750	750.0	Office Park	1,000 sf	0.00%	\$12,822	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
760	760.0	Research and Development Center	1,000 sf	0.00%	\$9,075	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
770.P	640.0	Veterinarian Clinic	1,000 sf	0.00%	\$18,189	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>RETAIL:</b>															
151	151.0	Mini-Warehouse	1,000 sf	0.00%	\$0	\$382	\$12	\$16	\$48	\$306	\$192	\$75	\$39	\$0	\$0
151.1P	151.1	Free-Standing Recreational Vehicle/Boat Storage	acre	0.00%	\$3,870	\$744	\$24	\$29	\$96	\$595	\$375	\$147	\$73	\$0	\$0
816	816.0	Hardware/Paint	1,000 sf	0.00%	\$600	\$117	\$4	\$15	\$94	\$59	\$23	\$12	\$0	\$0	\$0
820	820.1	Retail 50,000 sf g/a or less(4)	1,000 sf g/a	0.00%	\$10,718	\$1,660	\$53	\$50	\$229	\$1,328	\$836	\$328	\$164	\$0	\$0
820.1P	820.2	Retail 50,001-200,000 sf g/a(4)	1,000 sf g/a	0.00%	\$10,878	\$1,498	\$48	\$42	\$210	\$1,198	\$755	\$296	\$147	\$0	\$0
820.2P	820.3	Retail 200,001-400,000 sf g/a(4)	1,000 sf g/a	0.00%	\$10,463	\$1,435	\$46	\$40	\$201	\$1,148	\$723	\$283	\$142	\$0	\$0
820.3P	820.4	Retail 400,001-600,000 sf g/a(4)	1,000 sf g/a	0.00%	\$10,089	\$1,352	\$43	\$37	\$190	\$1,082	\$681	\$267	\$134	\$0	\$0
820.4P	820.5	Retail 600,001-800,000 sf g/a(4)	1,000 sf g/a	0.00%	\$10,420	\$1,406	\$44	\$39	\$198	\$1,125	\$708	\$277	\$140	\$0	\$0
820.5P	820.6	Retail greater than 800,000 sf g/a(5)	1,000 sf g/a	0.00%	\$9,815	\$1,484	\$47	\$45	\$205	\$1,187	\$748	\$293	\$146	\$0	\$0
814	826.0	Specialty Retail	1,000 sf	0.00%	\$21,155	\$2,773	\$88	\$75	\$392	\$2,218	\$1,397	\$547	\$274	\$0	\$0
830.P	n/a	Non-Veterinary Kennel	1,000 sf	0.00%	\$9,104	\$1,288	\$41	\$36	\$181	\$1,030	\$649	\$254	\$127	\$0	\$0
841	841.0	New/Used Auto Sales	1,000 sf	0.00%	\$14,759	\$2,148	\$67	\$64	\$299	\$1,718	\$1,083	\$423	\$212	\$0	\$0
848	848.0	Tire Store	1,000 sf	0.00%	\$10,725	\$1,256	\$40	\$31	\$180	\$1,005	\$633	\$248	\$124	\$0	\$0
850	850.0	Supermarket	1,000 sf	0.00%	\$18,146	\$2,223	\$71	\$56	\$318	\$1,778	\$1,119	\$439	\$220	\$0	\$0
853	853.0	Convenience Store w/Gas Pumps	1,000 sf	0.00%	\$38,520	\$5,403	\$174	\$138	\$769	\$4,322	\$2,720	\$1,069	\$533	\$0	\$0
862	862.0	Home Improvement Superstore	1,000 sf	0.00%	\$6,748	\$832	\$26	\$21	\$119	\$666	\$419	\$164	\$83	\$0	\$0
881	881.0	Pharmacy/Drug Store with and without Drive-Thru	1,000 sf	0.00%	\$9,273	\$1,166	\$37	\$30	\$166	\$933	\$587	\$230	\$116	\$0	\$0
890	890.0	Furniture Store	1,000 sf	0.00%	\$2,394	\$320	\$10	\$9	\$45	\$256	\$161	\$63	\$32	\$0	\$0
912	912.0	Bank/Savings w/Drive-In	1,000 sf	0.00%	\$13,745	\$3,383	\$107	\$139	\$431	\$2,706	\$1,704	\$668	\$334	\$0	\$0
929P	n/a	Breakfast and Lunch Restaurant	1,000 sf	0.00%	\$24,329	\$3,449	\$109	\$101	\$480	\$2,759	\$1,738	\$680	\$341	\$0	\$0
930	930.0	Fast Casual Restaurant	1,000 sf	0.00%	\$60,384	\$8,576	\$271	\$249	\$1,195	\$6,861	\$4,321	\$1,691	\$849	\$0	\$0
931	931.0	Quality Restaurant	1,000 sf	0.00%	\$31,275	\$4,254	\$134	\$119	\$598	\$3,403	\$2,144	\$839	\$420	\$0	\$0
932	932.0	High-Turnover Restaurant	1,000 sf	0.00%	\$36,874	\$5,223	\$165	\$152	\$728	\$4,178	\$2,632	\$1,030	\$516	\$0	\$0
934	934.0	Fast Food Restaurant w/Drive-Thru	1,000 sf	0.00%	\$87,070	\$10,880	\$348	\$254	\$1,574	\$8,704	\$5,479	\$2,149	\$1,076	\$0	\$0
941	941.0	Quick Lube	bays	0.00%	\$15,681	\$2,039	\$64	\$55	\$289	\$1,631	\$1,028	\$402	\$201	\$0	\$0
942	943.0	Auto Repair or Body Shop	1,000 sf	0.00%	\$11,769	\$1,735	\$55	\$52	\$240	\$1,388	\$874	\$342	\$172	\$0	\$0
944	944.0	Gasoline Station	fuel pos.	0.00%	\$11,388	\$1,358	\$43	\$30	\$199	\$1,086	\$684	\$268	\$134	\$0	\$0
947	947.0	Self-Service Car Wash	bays	0.00%	\$9,078	\$2,045	\$65	\$85	\$259	\$1,636	\$1,030	\$404	\$202	\$0	\$0
913.P	913.0	Convenience/Gasoline/Fast Food Store	1,000 sf	0.00%	\$127,528	\$15,089	\$479	\$341	\$2,198	\$12,071	\$7,601	\$2,978	\$1,492	\$0	\$0
<b>INDUSTRIAL:</b>															
110	110.0	General Light Industrial	1,000 sf	0.00%	\$4,201	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
120	120.0	General Heavy Industrial	1,000 sf	0.00%	\$1,055	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
130	130.0	Industrial Park	1,000 sf	0.00%	\$2,755	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
140	140.0	Manufacturing	1,000 sf	0.00%	\$3,265	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
150	150/154/157	Warehouse	1,000 sf	0.00%	\$1,219	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
152	155/156	High-Cube Warehouse	1,000 sf	0.00%	\$8,950	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
160.P	153.0	Airport Hangar	1,000 sf	0.00%	\$2,928	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>OTHER:</b>															
n/a	n/a	Mining	1,000 cy	0.00%	n/a	n/a	\$0	\$0	n/a	n/a	n/a	n/a	n/a	n/a	n/a



# EXHIBIT 602-C VOPH CONVENTIONAL TRANSPORTATION DEVELOPMENT FEES

VOPH Transportation Development Fee  
 Exhibit 602-C (Revised 07/26/2022)  
 Conventional Development Fees (District B)

Fee Schedule 2024

## VOPH Conventional Development Fees

Pasco County Land Use Code	ITE LUC	Land Use	Units	Conventional Fee										
				VOPH Sur-charge % <sup>(2)</sup>	Req'd Subsidy	VOPH Development Mobility Fee	To Pasco External Transit Acc't	To VOPH External SIS Mob Fee Account	To VOPH External Roads Account	Interim "Remainder" Calculation	To VOPH Internal Roadway Account	To VOPH Internal ROW Account	To VOPH Internal Alt Modes Account	VOPH Surcharge Account
<b>RESIDENTIAL:</b>				20.0%						87.6%				12.4%
Single Family (Detached)														
210.0P	210.0	Accessory Dwelling Unit	du	0.00%	\$1,564	\$2,950	\$91	\$89	\$410	\$2,360	\$1,488	\$581	\$291	\$0
210.1P	210.1	< 1,500 s.f. & Hh Inc < 80% SHIP	du	0.00%	\$7,009	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
210.2P	210.1	0 to 1,500 s.f.	du	0.00%	\$4,168	\$6,719	\$206	\$191	\$947	\$5,375	\$3,390	\$1,321	\$664	\$0
210.3P	210.2	1,501 to 2,499 s.f.	du	0.00%	\$3,811	\$9,377	\$288	\$308	\$1,279	\$7,502	\$4,730	\$1,844	\$928	\$0
210.4P	210.3	2,500 s.f. and greater	du	0.00%	\$4,611	\$10,189	\$313	\$324	\$1,401	\$8,151	\$5,140	\$2,004	\$1,007	\$0
210.5P	210.4	"Low Income" SHIP defined Multi-Family(2)	du	0.00%	\$3,916	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
220	220.0	Multi-Family Apartments	du	0.00%	\$327	\$8,045	\$249	\$359	\$1,001	\$6,436	\$4,057	\$1,583	\$796	\$0
231	231.0	Low-Rise Condominium/Townhouse (1 to 2 stories)	du	0.00%	\$1,964	\$6,444	\$200	\$227	\$862	\$5,155	\$3,250	\$1,268	\$637	\$0
232	232.0	High-Rise Condominium (3 or more stories)	du	0.00%	\$1,626	\$3,651	\$113	\$116	\$501	\$2,921	\$1,841	\$719	\$361	\$0
240	240.0	Mobile Home Park	du	0.00%	\$1,184	\$3,564	\$111	\$122	\$480	\$2,851	\$1,797	\$702	\$352	\$0
251	251.0	Age Restricted Single Family(3)	du	0.00%	\$1,534	\$3,119	\$96	\$96	\$432	\$2,495	\$1,573	\$614	\$308	\$0
252	252.0	Age Restricted Multi-Family(3)	du	0.00%	\$333	\$1,611	\$50	\$60	\$212	\$1,289	\$812	\$317	\$160	\$0
253	253.0	Congregate Care Facility (Attached)(3)	du	0.00%	\$246	\$898	\$28	\$32	\$120	\$718	\$453	\$177	\$88	\$0
<b>LODGING:</b>														
310	310.0	Hotel	room	0.00%	\$9,358	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
320	320.0	Motel	room	0.00%	\$2,893	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
330	330.0	Resort Hotel	room	0.00%	\$7,935	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>RECREATION:</b>														
412	412.0	General Recreation	acre	0.00%	\$1,662	\$972	\$30	\$16	\$148	\$778	\$490	\$191	\$97	\$0
416	416.0	RV Park	RV space	0.00%	\$141	\$1,050	\$33	\$42	\$135	\$840	\$529	\$207	\$104	\$0
420	420.0	Marina	berth	0.00%	\$1,817	\$1,795	\$55	\$41	\$263	\$1,436	\$905	\$353	\$178	\$0
430	430.0	Golf Course	hole	0.00%	\$24,707	\$22,052	\$680	\$479	\$3,251	\$17,642	\$11,123	\$4,338	\$2,181	\$0
431	431.0	Miniature Golf Course	hole	0.00%	\$3,409	\$1,614	\$50	\$24	\$249	\$1,291	\$814	\$318	\$159	\$0
437	437.0	Bowling Alley	1,000 sf	0.00%	\$25,510	\$14,540	\$451	\$241	\$2,216	\$11,632	\$7,332	\$2,862	\$1,438	\$0
444	444.0	Movie Theater	screen	0.00%	\$34,285	\$18,888	\$600	\$292	\$2,886	\$15,110	\$9,515	\$3,728	\$1,867	\$0
491	491.0	Racquet Club/Health Club/Spa/Dance Studio	1,000 sf	0.00%	\$11,143	\$6,363	\$198	\$106	\$969	\$5,090	\$3,209	\$1,253	\$628	\$0
495	495.0	Community Center/Gymnasium	1,000 sf	0.00%	\$32,142	\$13,078	\$402	\$174	\$2,040	\$10,462	\$6,597	\$2,572	\$1,293	\$0
496P	n/a	Ice Hockey Arena	1,000 sf	0.00%	\$18,944	\$1,324	\$40	\$4	\$221	\$1,059	\$668	\$260	\$131	\$0
<b>INSTITUTIONS:</b>														
520	520.0	Elementary School	student	0.00%	\$590	\$810	\$25	\$21	\$116	\$648	\$408	\$160	\$80	\$0
522	522.0	Middle School	student	0.00%	\$636	\$1,153	\$36	\$34	\$161	\$922	\$581	\$227	\$114	\$0
530	530.0	High School	student	0.00%	\$474	\$1,218	\$38	\$40	\$166	\$974	\$614	\$240	\$120	\$0
540	540.0	University/Jr College (7,500 or fewer students) (Private)	student	0.00%	\$159	\$2,108	\$65	\$90	\$267	\$1,686	\$1,063	\$415	\$208	\$0
550	550.0	University/Jr College (more than 7,500 students) (Private)	student	0.00%	\$71	\$1,463	\$45	\$64	\$184	\$1,170	\$738	\$288	\$144	\$0
560	560.0	Church	1,000 sf	0.00%	\$698	\$4,954	\$155	\$195	\$641	\$3,963	\$2,497	\$976	\$490	\$0
565	565.0	Day Care	student	0.00%	\$784	\$571	\$18	\$10	\$86	\$457	\$288	\$113	\$56	\$0
566	566.0	Cemetery	acre	0.00%	\$2,841	\$5,595	\$173	\$170	\$776	\$4,476	\$2,822	\$1,101	\$553	\$0
610	610.0	Hospital	1,000 sf	0.00%	\$690	\$10,926	\$338	\$472	\$1,375	\$8,741	\$5,511	\$2,150	\$1,080	\$0
620	620.0	Nursing Home	bed	0.00%	\$497	\$991	\$31	\$29	\$138	\$793	\$499	\$196	\$98	\$0
<b>OFFICE:</b>														
710	710.1	General Office 50,000 sf or less(4)	1,000 sf	0.00%	\$11,262	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
710.1P	710.2	General Office 50,001-100,000 sf(4)	1,000 sf	0.00%	\$10,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
710.2P	710.3	General Office 100,001-200,000 sf(4)	1,000 sf	0.00%	\$10,560	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
710.3P	710.4	General Office 200,001-400,000 sf(4)	1,000 sf	0.00%	\$10,324	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# EXHIBIT 602-C VOPH CONVENTIONAL TRANSPORTATION DEVELOPMENT FEES

VOPH Transportation Development Fee  
 Exhibit 602-C (Revised 07/26/2022)  
 Conventional Development Fees (District B)

Fee Schedule 2024

## VOPH Conventional Development Fees

Pasco County Land Use Code	ITE LUC	Land Use	Units	Conventional Fee												
				VOPH Sur-charge % <sup>(2)</sup>	Req'd Subsidy	VOPH Develop-ment Mobility Fee	To Pasco External Transit Acc't	To VOPH External SIS Mob Fee Account	To VOPH External Roads Account	Interim "Remainder" Calculation	To VOPH Internal Roadway Account	To VOPH Internal ROW Account	To VOPH Internal Alt Modes Account	VOPH Surcharge Account		
710.4P	710.5	General Office greater than 400,000 sf(5)	1,000 sf	0.00%	\$10,093	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
714	714.0	Corporate Headquarters Building	1,000 sf	0.00%	\$7,870	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
720	720.0	Medical Office	1,000 sf	0.00%	\$39,078	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
750	750.0	Office Park	1,000 sf	0.00%	\$16,347	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
760	760.0	Research and Development Center	1,000 sf	0.00%	\$11,637	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
770.P	640.0	Veterinarian Clinic	1,000 sf	0.00%	\$23,041	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>RETAIL:</b>																
151	151.0	Mini-Warehouse	1,000 sf	0.00%	\$10	\$564	\$18	\$24	\$71	\$451	\$284	\$111	\$56	\$0	\$0	\$0
151.1P	151.1	Free-Standing Recreational Vehicle/Boat Storage	acre	0.00%	\$927	\$4,918	\$155	\$194	\$635	\$3,934	\$2,478	\$970	\$486	\$0	\$0	\$0
816	816.0	Hardware/Paint	1,000 sf	0.00%	\$228	\$905	\$29	\$32	\$120	\$724	\$456	\$179	\$89	\$0	\$0	\$0
820	820.1	Retail 50,000 sf gla or less(4)	1,000 sf gla	0.00%	\$5,038	\$10,755	\$344	\$324	\$1,483	\$8,604	\$5,416	\$2,124	\$1,064	\$0	\$0	\$0
820.1P	820.2	Retail 50,001-200,000 sf gla(4)	1,000 sf gla	0.00%	\$6,092	\$9,695	\$308	\$272	\$1,359	\$7,756	\$4,884	\$1,913	\$959	\$0	\$0	\$0
820.2P	820.3	Retail 200,001-400,000 sf gla(4)	1,000 sf gla	0.00%	\$5,981	\$9,204	\$292	\$257	\$1,292	\$7,363	\$4,637	\$1,817	\$909	\$0	\$0	\$0
820.3P	820.4	Retail 400,001-600,000 sf gla(4)	1,000 sf gla	0.00%	\$6,022	\$8,689	\$275	\$238	\$1,225	\$6,951	\$4,378	\$1,714	\$859	\$0	\$0	\$0
820.4P	820.5	Retail 600,001-800,000 sf gla(4)	1,000 sf gla	0.00%	\$6,182	\$9,012	\$285	\$250	\$1,267	\$7,210	\$4,541	\$1,777	\$892	\$0	\$0	\$0
820.5P	820.6	Retail greater than 800,000 sf gla(5)	1,000 sf gla	0.00%	\$5,099	\$9,433	\$298	\$288	\$1,301	\$7,546	\$4,753	\$1,861	\$932	\$0	\$0	\$0
814	826.0	Specialty Retail	1,000 sf	0.00%	\$12,796	\$17,518	\$553	\$477	\$2,474	\$14,014	\$8,827	\$3,455	\$1,732	\$0	\$0	\$0
830.P	n/a	Non-Veterinary Kennel	1,000 sf	0.00%	\$5,051	\$8,185	\$262	\$228	\$1,147	\$6,548	\$4,122	\$1,617	\$809	\$0	\$0	\$0
841	841.0	New/Used Auto Sales	1,000 sf	0.00%	\$8,022	\$13,412	\$419	\$402	\$1,861	\$10,730	\$6,762	\$2,642	\$1,326	\$0	\$0	\$0
848	848.0	Tire Store	1,000 sf	0.00%	\$7,375	\$7,920	\$249	\$194	\$1,141	\$6,336	\$3,992	\$1,561	\$783	\$0	\$0	\$0
850	850.0	Supermarket	1,000 sf	0.00%	\$11,458	\$14,354	\$459	\$359	\$2,053	\$11,483	\$7,228	\$2,835	\$1,420	\$0	\$0	\$0
853	853.0	Convenience Store w/Gas Pumps	1,000 sf	0.00%	\$22,419	\$33,033	\$1,066	\$842	\$4,699	\$26,426	\$16,627	\$6,533	\$3,266	\$0	\$0	\$0
862	862.0	Home Improvement Superstore	1,000 sf	0.00%	\$4,355	\$5,402	\$172	\$137	\$771	\$4,322	\$2,721	\$1,066	\$535	\$0	\$0	\$0
881	881.0	Pharmacy/Drug Store with and without Drive-Thru	1,000 sf	0.00%	\$5,785	\$7,571	\$242	\$193	\$1,079	\$6,057	\$3,813	\$1,495	\$749	\$0	\$0	\$0
890	890.0	Furniture Store	1,000 sf	0.00%	\$1,616	\$2,028	\$63	\$55	\$288	\$1,622	\$1,023	\$399	\$200	\$0	\$0	\$0
912	912.0	Bank/Savings w/Drive-In	1,000 sf	0.00%	\$2,335	\$19,778	\$628	\$810	\$2,518	\$15,822	\$9,963	\$3,903	\$1,956	\$0	\$0	\$0
929P	n/a	Breakfast and Lunch Restaurant	1,000 sf	0.00%	\$13,230	\$21,959	\$694	\$642	\$3,056	\$17,567	\$11,065	\$4,331	\$2,171	\$0	\$0	\$0
930	930.0	Fast Casual Restaurant	1,000 sf	0.00%	\$33,107	\$53,857	\$1,702	\$1,563	\$7,506	\$43,086	\$27,137	\$10,623	\$5,326	\$0	\$0	\$0
931	931.0	Quality Restaurant	1,000 sf	0.00%	\$18,003	\$26,931	\$851	\$756	\$3,779	\$21,545	\$13,570	\$5,312	\$2,663	\$0	\$0	\$0
932	932.0	High-Turnover Restaurant	1,000 sf	0.00%	\$20,117	\$33,074	\$1,045	\$964	\$4,606	\$26,459	\$16,665	\$6,523	\$3,271	\$0	\$0	\$0
934	934.0	Fast Food Restaurant w/Drive-Thru	1,000 sf	0.00%	\$59,397	\$64,229	\$2,054	\$1,497	\$9,295	\$51,383	\$32,345	\$12,687	\$6,351	\$0	\$0	\$0
941	941.0	Quick Lube	bays	0.00%	\$9,572	\$12,796	\$402	\$346	\$1,811	\$10,237	\$6,449	\$2,523	\$1,265	\$0	\$0	\$0
942	943.0	Auto Repair or Body Shop	1,000 sf	0.00%	\$6,247	\$10,909	\$343	\$328	\$1,511	\$8,727	\$5,498	\$2,151	\$1,078	\$0	\$0	\$0
944	944.0	Gasoline Station	fuel pos.	0.00%	\$8,018	\$8,014	\$256	\$178	\$1,169	\$6,411	\$4,036	\$1,583	\$792	\$0	\$0	\$0
947	947.0	Self-Service Car Wash	bays	0.00%	\$863	\$13,125	\$420	\$544	\$1,661	\$10,500	\$6,610	\$2,593	\$1,297	\$0	\$0	\$0
913.P	913.0	Convenience/Gasoline/Fast Food Store	1,000 sf	0.00%	\$91,631	\$87,902	\$2,792	\$1,986	\$12,802	\$70,322	\$44,281	\$17,349	\$8,692	\$0	\$0	\$0
<b>INDUSTRIAL:</b>																
110	110.0	General Light Industrial	1,000 sf	0.00%	\$5,361	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
120	120.0	General Heavy Industrial	1,000 sf	0.00%	\$1,406	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
130	130.0	Industrial Park	1,000 sf	0.00%	\$3,544	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
140	140.0	Manufacturing	1,000 sf	0.00%	\$4,184	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
150	150/154/157	Warehouse	1,000 sf	0.00%	\$1,626	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
152	155/156	High-Cube Warehouse	1,000 sf	0.00%	\$11,345	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
160.P	153.0	Airport Hangar	1,000 sf	0.00%	\$3,761	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>OTHER:</b>																
n/a	n/a	Mining	1,000 cy	0.00%	\$3	\$57	\$2	\$2	\$7	\$46	\$29	\$11	\$6	\$0	\$0	\$0

# EXHIBIT 602-C VOPH MUTRM TRANSPORTATION DEVELOPMENT FEES

VOPH Transportation Development Fee  
 Exhibit 602-C (Revised 07/26/2022)  
 MUTRM Development Fees (District B)

Fee Schedule 2024

## VOPH Mixed-Use Trip Reducing Measures Fees

Pasco County Land Use Code	ITE LUC	Land Use	Units	Mixed-Use Trip Reducing Measures Fee										
				VOPH Sur-charge % <sup>(2)</sup>	Req'd Subsidy	VOPH Development Mobility Fee	To Pasco External Transit Acc't	To VOPH External SIS Mob Fee Account	To VOPH External Roads Account	Interim "Remainder" Calculation	To VOPH Internal Roadway Account	To VOPH Internal ROW Account	To VOPH Internal Alt Modes Account	To VOPH Surcharge Account
<b>RESIDENTIAL:</b>				20.0%						87.6%			12.4%	
Single Family (Detached)														
210.0P	210.0	Accessory Dwelling Unit	du	0.00%	\$1,912	\$2,212	\$69	\$66	\$307	\$1,770	\$1,116	\$435	\$219	\$0
210.1P	210.1	< 1,500 s.f. & Hh Inc < 80% SHIP	du	0.00%	\$6,386	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
210.2P	210.1	0 to 1,500 s.f.	du	0.00%	\$6,512	\$3,425	\$105	\$98	\$482	\$2,740	\$1,728	\$674	\$338	\$0
210.3P	210.2	1,501 to 2,499 s.f.	du	0.00%	\$7,212	\$4,788	\$147	\$157	\$654	\$3,830	\$2,415	\$942	\$473	\$0
210.4P	210.3	2,500 s.f. and greater	du	0.00%	\$8,206	\$5,194	\$160	\$165	\$714	\$4,155	\$2,620	\$1,021	\$514	\$0
210.5P	210.4	"Low Income" SHIP defined Multi-Family(2)	du	0.00%	\$3,510	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
220	220.0	Multi-Family Apartments	du	0.00%	\$4,339	\$3,258	\$101	\$145	\$406	\$2,606	\$1,643	\$641	\$322	\$0
231	231.0	Low-Rise Condominium/Townhouse (1 to 2 stories)	du	0.00%	\$4,367	\$3,290	\$102	\$116	\$440	\$2,632	\$1,659	\$648	\$325	\$0
232	232.0	High-Rise Condominium (3 or more stories)	du	0.00%	\$2,851	\$1,936	\$60	\$61	\$266	\$1,549	\$976	\$381	\$192	\$0
240	240.0	Mobile Home Park	du	0.00%	\$2,496	\$1,811	\$56	\$62	\$244	\$1,449	\$913	\$357	\$179	\$0
251	251.0	Age Restricted Single Family(3)	du	0.00%	\$2,624	\$1,579	\$49	\$49	\$218	\$1,263	\$796	\$311	\$156	\$0
252	252.0	Age Restricted Multi-Family(3)	du	0.00%	\$1,102	\$582	\$18	\$22	\$76	\$466	\$293	\$115	\$58	\$0
253	253.0	Congregate Care Facility (Attached)(3)	du	0.00%	\$674	\$368	\$12	\$13	\$49	\$294	\$185	\$73	\$36	\$0
<b>LODGING:</b>														
310	310.0	Hotel	room	0.00%	\$8,568	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
320	320.0	Motel	room	0.00%	\$2,637	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
330	330.0	Resort Hotel	room	0.00%	\$7,259	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>RECREATION:</b>														
412	412.0	General Recreation	acre	0.00%	\$1,884	\$531	\$16	\$9	\$81	\$425	\$268	\$105	\$52	\$0
416	416.0	RV Park	RV space	0.00%	\$436	\$600	\$19	\$24	\$77	\$480	\$303	\$118	\$59	\$0
420	420.0	Marina	berth	0.00%	\$2,286	\$1,026	\$32	\$23	\$150	\$821	\$518	\$202	\$101	\$0
430	430.0	Golf Course	hole	0.00%	\$30,299	\$12,679	\$391	\$275	\$1,870	\$10,143	\$6,395	\$2,494	\$1,254	\$0
431	431.0	Miniature Golf Course	hole	0.00%	\$3,693	\$919	\$28	\$14	\$142	\$735	\$464	\$181	\$90	\$0
437	437.0	Bowling Alley	1,000 sf	0.00%	\$28,497	\$8,326	\$259	\$138	\$1,268	\$6,661	\$4,198	\$1,639	\$824	\$0
444	444.0	Movie Theater	screen	0.00%	\$38,350	\$10,540	\$335	\$163	\$1,610	\$8,432	\$5,310	\$2,080	\$1,042	\$0
491	491.0	Racquet Club/Health Club/Spa/Dance Studio	1,000 sf	0.00%	\$12,458	\$3,629	\$113	\$60	\$553	\$2,903	\$1,830	\$714	\$359	\$0
495	495.0	Community Center/Gymnasium	1,000 sf	0.00%	\$34,074	\$7,505	\$231	\$100	\$1,170	\$6,004	\$3,786	\$1,476	\$742	\$0
496P	n/a	Ice Hockey Arena	1,000 sf	0.00%	\$17,975	\$653	\$20	\$2	\$109	\$522	\$329	\$128	\$65	\$0
<b>INSTITUTIONS:</b>														
520	520.0	Elementary School	student	0.00%	\$916	\$362	\$11	\$9	\$52	\$290	\$182	\$71	\$37	\$0
522	522.0	Middle School	student	0.00%	\$1,120	\$515	\$16	\$15	\$72	\$412	\$260	\$101	\$51	\$0
530	530.0	High School	student	0.00%	\$1,001	\$545	\$17	\$18	\$74	\$436	\$275	\$107	\$54	\$0
540	540.0	University/Jr College (7,500 or fewer students) (Private)	student	0.00%	\$1,021	\$1,053	\$33	\$45	\$133	\$842	\$531	\$207	\$104	\$0
550	550.0	University/Jr College (more than 7,500 students) (Private)	student	0.00%	\$612	\$787	\$24	\$34	\$99	\$630	\$397	\$155	\$78	\$0
560	560.0	Church	1,000 sf	0.00%	\$2,719	\$2,480	\$78	\$98	\$320	\$1,984	\$1,250	\$489	\$245	\$0
565	565.0	Day Care	student	0.00%	\$1,023	\$222	\$7	\$4	\$33	\$178	\$112	\$44	\$22	\$0
566	566.0	Cemetery	acre	0.00%	\$5,082	\$2,649	\$82	\$81	\$367	\$2,119	\$1,336	\$521	\$262	\$0
610	610.0	Hospital	1,000 sf	0.00%	\$3,716	\$6,880	\$213	\$297	\$866	\$5,504	\$3,470	\$1,354	\$680	\$0
620	620.0	Nursing Home	bed	0.00%	\$922	\$437	\$14	\$13	\$60	\$350	\$220	\$86	\$44	\$0
<b>OFFICE:</b>														
710	710.1	General Office 50,000 sf or less(4)	1,000 sf	0.00%	\$10,305	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
710.1P	710.2	General Office 50,001-100,000 sf(4)	1,000 sf	0.00%	\$9,863	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
710.2P	710.3	General Office 100,001-200,000 sf(4)	1,000 sf	0.00%	\$9,642	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
710.3P	710.4	General Office 200,001-400,000 sf(4)	1,000 sf	0.00%	\$9,425	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# EXHIBIT 602-C VOPH MUTRM TRANSPORTATION DEVELOPMENT FEES

VOPH Transportation Development Fee  
 Exhibit 602-C (Revised 07/26/2022)  
 MUTRM Development Fees (District B)

Fee Schedule 2024

## VOPH Mixed-Use Trip Reducing Measures Fees

Mixed-Use Trip Reducing Measures Fee														
Pasco County Land Use Code	ITE LUC	Land Use	Units	VOPH Sur-charge % <sup>(2)</sup>	Req'd Subsidy	VOPH Development Mobility Fee	To Pasco External Transit Acc't	To VOPH External SIS Mob Fee Account	To VOPH External Roads Account	Interim "Remainder" Calculation	To VOPH Internal Roadway Account	To VOPH Internal ROW Account	To VOPH Internal Alt Modes Account	To VOPH Surcharge Account
710.4P	710.5	General Office greater than 400,000 sf(5)	1,000 sf	0.00%	\$9,213	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
714	714.0	Corporate Headquarters Building	1,000 sf	0.00%	\$7,168	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
720	720.0	Medical Office	1,000 sf	0.00%	\$35,873	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
750	750.0	Office Park	1,000 sf	0.00%	\$14,965	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
760	760.0	Research and Development Center	1,000 sf	0.00%	\$10,633	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
770.P	640.0	Veterinarian Clinic	1,000 sf	0.00%	\$21,139	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>RETAIL:</b>														
151	151.0	Mini-Warehouse	1,000 sf	0.00%	\$0	\$499	\$16	\$21	\$63	\$399	\$251	\$98	\$50	\$0
151.1P	151.1	Free-Standing Recreational Vehicle/Boat Storage	acre	0.00%	\$3,091	\$2,271	\$72	\$89	\$293	\$1,817	\$1,144	\$448	\$225	\$0
816	816.0	Hardware/Paint	1,000 sf	0.00%	\$609	\$361	\$12	\$13	\$47	\$289	\$182	\$71	\$36	\$0
820	820.1	Retail 50,000 sf g/a or less(4)	1,000 sf g/a	0.00%	\$9,326	\$5,128	\$164	\$155	\$707	\$4,102	\$2,582	\$1,013	\$507	\$0
820.1P	820.2	Retail 50,001-200,000 sf g/a(4)	1,000 sf g/a	0.00%	\$9,821	\$4,629	\$147	\$130	\$649	\$3,703	\$2,332	\$914	\$457	\$0
820.2P	820.3	Retail 200,001-400,000 sf g/a(4)	1,000 sf g/a	0.00%	\$9,466	\$4,431	\$141	\$124	\$621	\$3,545	\$2,232	\$875	\$438	\$0
820.3P	820.4	Retail 400,001-600,000 sf g/a(4)	1,000 sf g/a	0.00%	\$9,254	\$4,175	\$132	\$115	\$588	\$3,340	\$2,104	\$823	\$413	\$0
820.4P	820.5	Retail 600,001-800,000 sf g/a(4)	1,000 sf g/a	0.00%	\$9,532	\$4,342	\$137	\$120	\$611	\$3,474	\$2,188	\$856	\$430	\$0
820.5P	820.6	Retail greater than 800,000 sf g/a(5)	1,000 sf g/a	0.00%	\$8,682	\$4,582	\$145	\$140	\$631	\$3,666	\$2,309	\$904	\$453	\$0
814	826.0	Specialty Retail	1,000 sf	0.00%	\$19,245	\$8,565	\$271	\$233	\$1,209	\$6,852	\$4,316	\$1,689	\$847	\$0
830.P	n/a	Non-Veterinary Kennel	1,000 sf	0.00%	\$8,144	\$3,977	\$127	\$111	\$557	\$3,182	\$2,003	\$786	\$393	\$0
841	841.0	New/Used Auto Sales	1,000 sf	0.00%	\$13,026	\$6,634	\$207	\$199	\$921	\$5,307	\$3,344	\$1,307	\$656	\$0
848	848.0	Tire Store	1,000 sf	0.00%	\$10,115	\$3,881	\$122	\$95	\$559	\$3,105	\$1,956	\$765	\$384	\$0
850	850.0	Supermarket	1,000 sf	0.00%	\$16,812	\$6,867	\$220	\$172	\$981	\$5,494	\$3,458	\$1,356	\$680	\$0
853	853.0	Convenience Store w/Gas Pumps	1,000 sf	0.00%	\$34,245	\$16,688	\$539	\$426	\$2,373	\$13,350	\$8,400	\$3,300	\$1,650	\$0
862	862.0	Home Improvement Superstore	1,000 sf	0.00%	\$6,335	\$2,569	\$82	\$65	\$367	\$2,055	\$1,294	\$507	\$254	\$0
881	881.0	Pharmacy/Drug Store with and without Drive-Thru	1,000 sf	0.00%	\$8,612	\$3,601	\$115	\$92	\$513	\$2,881	\$1,813	\$711	\$357	\$0
890	890.0	Furniture Store	1,000 sf	0.00%	\$2,291	\$988	\$31	\$27	\$140	\$790	\$498	\$194	\$98	\$0
912	912.0	Bank/Savings w/Drive-In	1,000 sf	0.00%	\$9,712	\$10,447	\$332	\$428	\$1,329	\$8,358	\$5,263	\$2,062	\$1,033	\$0
929P	n/a	Breakfast and Lunch Restaurant	1,000 sf	0.00%	\$21,631	\$10,652	\$337	\$311	\$1,482	\$8,522	\$5,367	\$2,101	\$1,054	\$0
930	930.0	Fast Casual Restaurant	1,000 sf	0.00%	\$53,420	\$26,488	\$837	\$769	\$3,692	\$21,190	\$13,347	\$5,224	\$2,619	\$0
931	931.0	Quality Restaurant	1,000 sf	0.00%	\$28,109	\$13,138	\$415	\$369	\$1,844	\$10,510	\$6,620	\$2,591	\$1,299	\$0
932	932.0	High-Turnover Restaurant	1,000 sf	0.00%	\$32,711	\$16,132	\$510	\$470	\$2,246	\$12,906	\$8,129	\$3,182	\$1,595	\$0
934	934.0	Fast Food Restaurant w/Drive-Thru	1,000 sf	0.00%	\$79,957	\$33,604	\$1,075	\$783	\$4,863	\$26,883	\$16,923	\$6,638	\$3,322	\$0
941	941.0	Quick Lube	bays	0.00%	\$14,246	\$6,300	\$198	\$170	\$892	\$5,040	\$3,175	\$1,242	\$623	\$0
942	943.0	Auto Repair or Body Shop	1,000 sf	0.00%	\$10,366	\$5,359	\$169	\$161	\$742	\$4,287	\$2,701	\$1,056	\$530	\$0
944	944.0	Gasoline Station	fuel pos.	0.00%	\$10,550	\$4,194	\$134	\$93	\$612	\$3,355	\$2,112	\$828	\$415	\$0
947	947.0	Self-Service Car Wash	bays	0.00%	\$6,548	\$6,316	\$202	\$262	\$799	\$5,053	\$3,181	\$1,248	\$624	\$0
913.P	913.0	Convenience/Gasoline/Fast Food Store	1,000 sf	0.00%	\$118,460	\$46,602	\$1,480	\$1,053	\$6,787	\$37,282	\$23,476	\$9,197	\$4,609	\$0
<b>INDUSTRIAL:</b>														
110	110.0	General Light Industrial	1,000 sf	0.00%	\$4,906	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
120	120.0	General Heavy Industrial	1,000 sf	0.00%	\$1,268	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
130	130.0	Industrial Park	1,000 sf	0.00%	\$3,235	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
140	140.0	Manufacturing	1,000 sf	0.00%	\$3,823	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
150	150/154	Warehouse	1,000 sf	0.00%	\$1,467	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
152	155/156	High-Cube Warehouse	1,000 sf	0.00%	\$10,406	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
160.P	153.0	Airport Hangar	1,000 sf	0.00%	\$3,434	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>OTHER:</b>														
n/a	n/a	Mining	1,000 cy	0.00%	n/a	n/a	\$0	\$0	n/a	n/a	n/a	n/a	n/a	n/a

# EXHIBIT 602-C VOPH TND TRANSPORTATION DEVELOPMENT FEES

VOPH Transportation Development Fee  
 Exhibit 602-C (Revised 07/26/2022)  
 TND Development Fees (District B)

Fee Schedule 2024

## VOPH Traditional Neighborhood Development Fees

Pasco County Land Use Code	ITE LUC	Land Use	Units	Traditional Neighborhood Development Fee										
				VOPH Sur-charge % <sup>(2)</sup>	Req'd Subsidy	VOPH Development Mobility Fee	To Pasco External Transit Acc't	To VOPH External SIS Mob Fee Account	To VOPH External Roads Account	Interim "Remainder" Calculation	To VOPH Internal Roadway Account	To VOPH Internal ROW Account	To VOPH Internal Alt Modes Account	To VOPH Surcharge Account
<b>RESIDENTIAL:</b>				20.0%						87.6%				12.4%
Single Family (Detached)														
210.0P	210.0	Accessory Dwelling Unit	du	0.00%	\$2,487	\$1,475	\$46	\$44	\$205	\$1,180	\$744	\$290	\$146	\$0
210.1P	210.1	< 1,500 s.f. & Hh Inc < 80% SHIP	du	0.00%	\$6,126	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
210.2P	210.1	0 to 1,500 s.f.	du	0.00%	\$7,257	\$2,283	\$70	\$65	\$322	\$1,826	\$1,152	\$449	\$225	\$0
210.3P	210.2	1,501 to 2,499 s.f.	du	0.00%	\$8,313	\$3,193	\$98	\$105	\$436	\$2,554	\$1,611	\$628	\$315	\$0
210.4P	210.3	2,500 s.f. and greater	du	0.00%	\$9,354	\$3,463	\$106	\$110	\$477	\$2,770	\$1,747	\$681	\$342	\$0
210.5P	210.4	"Low Income" SHIP defined Multi-Family(2)	du	0.00%	\$3,341	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
220	220.0	Multi-Family Apartments	du	0.00%	\$5,102	\$2,173	\$67	\$97	\$271	\$1,738	\$1,096	\$428	\$214	\$0
231	231.0	Low-Rise Condominium/Townhouse (1 to 2 stories)	du	0.00%	\$5,151	\$2,194	\$68	\$77	\$294	\$1,755	\$1,106	\$432	\$217	\$0
232	232.0	High-Rise Condominium (3 or more stories)	du	0.00%	\$3,292	\$1,290	\$40	\$41	\$177	\$1,032	\$651	\$254	\$127	\$0
240	240.0	Mobile Home Park	du	0.00%	\$2,915	\$1,208	\$38	\$41	\$163	\$966	\$609	\$238	\$119	\$0
251	251.0	Age Restricted Single Family(3)	du	0.00%	\$2,962	\$1,053	\$33	\$32	\$146	\$842	\$531	\$207	\$104	\$0
252	252.0	Age Restricted Multi-Family(3)	du	0.00%	\$1,188	\$388	\$12	\$14	\$52	\$310	\$196	\$76	\$38	\$0
253	253.0	Congregate Care Facility (Attached)(3)	du	0.00%	\$754	\$245	\$8	\$9	\$32	\$196	\$123	\$48	\$25	\$0
<b>LODGING:</b>														
310	310.0	Hotel	room	0.00%	\$8,238	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
320	320.0	Motel	room	0.00%	\$2,531	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
330	330.0	Resort Hotel	room	0.00%	\$6,978	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>RECREATION:</b>														
412	412.0	General Recreation	acre	0.00%	\$1,970	\$353	\$11	\$6	\$54	\$282	\$178	\$69	\$35	\$0
416	416.0	RV Park	RV space	0.00%	\$571	\$399	\$12	\$16	\$52	\$319	\$201	\$79	\$39	\$0
420	420.0	Marina	berth	0.00%	\$2,503	\$685	\$21	\$16	\$100	\$548	\$346	\$135	\$67	\$0
430	430.0	Golf Course	hole	0.00%	\$32,950	\$8,453	\$261	\$184	\$1,246	\$6,762	\$4,264	\$1,663	\$835	\$0
431	431.0	Miniature Golf Course	hole	0.00%	\$3,829	\$613	\$19	\$9	\$95	\$490	\$309	\$121	\$60	\$0
437	437.0	Bowling Alley	1,000 sf	0.00%	\$29,928	\$5,552	\$172	\$92	\$846	\$4,442	\$2,800	\$1,093	\$549	\$0
444	444.0	Movie Theater	screen	0.00%	\$40,080	\$7,027	\$223	\$109	\$1,073	\$5,622	\$3,540	\$1,387	\$695	\$0
491	491.0	Racquet Club/Health Club/Spa/Dance Studio	1,000 sf	0.00%	\$13,076	\$2,420	\$75	\$40	\$369	\$1,936	\$1,220	\$476	\$240	\$0
495	495.0	Community Center/Gymnasium	1,000 sf	0.00%	\$35,059	\$5,003	\$154	\$67	\$780	\$4,002	\$2,524	\$984	\$494	\$0
496P	n/a	Ice Hockey Arena	1,000 sf	0.00%	\$17,510	\$435	\$13	\$1	\$73	\$348	\$219	\$86	\$43	\$0
<b>INSTITUTIONS:</b>														
520	520.0	Elementary School	student	0.00%	\$986	\$242	\$8	\$6	\$34	\$194	\$122	\$48	\$24	\$0
522	522.0	Middle School	student	0.00%	\$1,228	\$344	\$11	\$10	\$48	\$275	\$173	\$68	\$34	\$0
530	530.0	High School	student	0.00%	\$1,122	\$363	\$11	\$12	\$50	\$290	\$183	\$72	\$35	\$0
540	540.0	University/Jr College (7,500 or fewer students) (Private)	student	0.00%	\$1,291	\$702	\$22	\$30	\$88	\$562	\$354	\$138	\$70	\$0
550	550.0	University/Jr College (more than 7,500 students) (Private)	student	0.00%	\$818	\$525	\$16	\$23	\$66	\$420	\$265	\$103	\$52	\$0
560	560.0	Church	1,000 sf	0.00%	\$3,357	\$1,653	\$52	\$65	\$214	\$1,322	\$833	\$326	\$163	\$0
565	565.0	Day Care	student	0.00%	\$1,050	\$149	\$5	\$3	\$22	\$119	\$75	\$29	\$15	\$0
566	566.0	Cemetery	acre	0.00%	\$5,671	\$1,766	\$55	\$54	\$244	\$1,413	\$891	\$347	\$175	\$0
610	610.0	Hospital	1,000 sf	0.00%	\$5,585	\$4,587	\$142	\$198	\$577	\$3,670	\$2,313	\$903	\$454	\$0
620	620.0	Nursing Home	bed	0.00%	\$1,013	\$291	\$9	\$8	\$41	\$233	\$147	\$57	\$29	\$0
<b>OFFICE:</b>														
710	710.1	General Office 50,000 sf or less(4)	1,000 sf	0.00%	\$9,906	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
710.1P	710.2	General Office 50,001-100,000 sf(4)	1,000 sf	0.00%	\$9,473	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
710.2P	710.3	General Office 100,001-200,000 sf(4)	1,000 sf	0.00%	\$9,259	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
710.3P	710.4	General Office 200,001-400,000 sf(4)	1,000 sf	0.00%	\$9,051	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# EXHIBIT 602-C VOPH TND TRANSPORTATION DEVELOPMENT FEES

VOPH Transportation Development Fee  
 Exhibit 602-C (Revised 07/26/2022)  
 TND Development Fees (District B)

Fee Schedule 2024

## VOPH Traditional Neighborhood Development Fees

Pasco County Land Use Code	ITE LUC	Land Use	Units	Traditional Neighborhood Development Fee												
				VOPH Surcharge % <sup>(a)</sup>	Req'd Subsidy	VOPH Development Mobility Fee	To Pasco External Transit Acc't	To VOPH External SIS Mob Fee Account	To VOPH External Roads Account	Interim "Remainder" Calculation	To VOPH Internal Roadway Account	To VOPH Internal ROW Account	To VOPH Internal Alt Modes Account	To VOPH Surcharge Account		
710.4P	710.5	General Office greater than 400,000 sf(5)	1,000 sf	0.00%	\$8,846	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
714	714.0	Corporate Headquarters Building	1,000 sf	0.00%	\$6,875	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
720	720.0	Medical Office	1,000 sf	0.00%	\$34,538	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
750	750.0	Office Park	1,000 sf	0.00%	\$14,390	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
760	760.0	Research and Development Center	1,000 sf	0.00%	\$10,215	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
770.P	640.0	Veterinarian Clinic	1,000 sf	0.00%	\$20,347	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>RETAIL:</b>																
151	151.0	Mini-Warehouse	1,000 sf	0.00%	\$0	\$468	\$15	\$20	\$59	\$374	\$236	\$92	\$46	\$0	\$0	\$0
151.1P	151.1	Free-Standing Recreational Vehicle/Boat Storage	acre	0.00%	\$3,639	\$1,522	\$48	\$60	\$196	\$1,218	\$767	\$300	\$151	\$0	\$0	\$0
816	816.0	Hardware/Paint	1,000 sf	0.00%	\$661	\$241	\$8	\$9	\$31	\$193	\$121	\$48	\$24	\$0	\$0	\$0
820	820.1	Retail 50,000 sf/la or less(4)	1,000 sf/la	0.00%	\$10,478	\$3,419	\$109	\$103	\$472	\$2,735	\$1,722	\$675	\$338	\$0	\$0	\$0
820.1P	820.2	Retail 50,001-200,000 sf/la(4)	1,000 sf/la	0.00%	\$10,807	\$3,087	\$98	\$87	\$432	\$2,470	\$1,555	\$609	\$306	\$0	\$0	\$0
820.2P	820.3	Retail 200,001-400,000 sf/la(4)	1,000 sf/la	0.00%	\$10,406	\$2,954	\$94	\$83	\$414	\$2,363	\$1,488	\$583	\$292	\$0	\$0	\$0
820.3P	820.4	Retail 400,001-600,000 sf/la(4)	1,000 sf/la	0.00%	\$10,112	\$2,783	\$88	\$76	\$393	\$2,226	\$1,402	\$549	\$275	\$0	\$0	\$0
820.4P	820.5	Retail 600,001-800,000 sf/la(4)	1,000 sf/la	0.00%	\$10,429	\$2,895	\$91	\$80	\$408	\$2,316	\$1,459	\$571	\$286	\$0	\$0	\$0
820.5P	820.6	Retail greater than 800,000 sf/la(5)	1,000 sf/la	0.00%	\$9,682	\$3,055	\$97	\$93	\$421	\$2,444	\$1,539	\$603	\$302	\$0	\$0	\$0
814	826.0	Specialty Retail	1,000 sf	0.00%	\$21,057	\$5,710	\$180	\$155	\$807	\$4,568	\$2,877	\$1,126	\$565	\$0	\$0	\$0
830.P	n/a	Non-Veterinary Kennel	1,000 sf	0.00%	\$9,006	\$2,651	\$85	\$74	\$371	\$2,121	\$1,335	\$524	\$262	\$0	\$0	\$0
841	841.0	New/Used Auto Sales	1,000 sf	0.00%	\$14,498	\$4,422	\$138	\$133	\$613	\$3,538	\$2,229	\$871	\$438	\$0	\$0	\$0
848	848.0	Tire Store	1,000 sf	0.00%	\$10,867	\$2,588	\$81	\$63	\$374	\$2,070	\$1,304	\$510	\$256	\$0	\$0	\$0
850	850.0	Supermarket	1,000 sf	0.00%	\$18,212	\$4,578	\$146	\$114	\$656	\$3,662	\$2,305	\$904	\$453	\$0	\$0	\$0
853	853.0	Convenience Store w/Gas Pumps	1,000 sf	0.00%	\$37,926	\$11,125	\$359	\$284	\$1,582	\$8,900	\$5,600	\$2,200	\$1,100	\$0	\$0	\$0
862	862.0	Home Improvement Superstore	1,000 sf	0.00%	\$6,836	\$1,712	\$54	\$43	\$245	\$1,370	\$862	\$338	\$170	\$0	\$0	\$0
881	881.0	Pharmacy/Drug Store with and without Drive-Thru	1,000 sf	0.00%	\$9,336	\$2,401	\$77	\$61	\$342	\$1,921	\$1,209	\$474	\$238	\$0	\$0	\$0
890	890.0	Furniture Store	1,000 sf	0.00%	\$2,469	\$659	\$20	\$18	\$94	\$527	\$332	\$130	\$65	\$0	\$0	\$0
912	912.0	Bank/Savings w/Drive-In	1,000 sf	0.00%	\$12,380	\$6,964	\$221	\$285	\$887	\$5,571	\$3,508	\$1,374	\$689	\$0	\$0	\$0
929P	n/a	Breakfast and Lunch Restaurant	1,000 sf	0.00%	\$23,972	\$7,102	\$224	\$208	\$988	\$5,682	\$3,579	\$1,401	\$702	\$0	\$0	\$0
930	930.0	Fast Casual Restaurant	1,000 sf	0.00%	\$59,309	\$17,659	\$558	\$512	\$2,462	\$14,127	\$8,898	\$3,483	\$1,746	\$0	\$0	\$0
931	931.0	Quality Restaurant	1,000 sf	0.00%	\$30,952	\$8,760	\$277	\$246	\$1,229	\$7,008	\$4,414	\$1,728	\$866	\$0	\$0	\$0
932	932.0	High-Turnover Restaurant	1,000 sf	0.00%	\$36,277	\$10,754	\$340	\$313	\$1,498	\$8,603	\$5,419	\$2,121	\$1,063	\$0	\$0	\$0
934	934.0	Fast Food Restaurant w/Drive-Thru	1,000 sf	0.00%	\$86,968	\$22,402	\$716	\$522	\$3,242	\$17,922	\$11,281	\$4,425	\$2,216	\$0	\$0	\$0
941	941.0	Quick Lube	bays	0.00%	\$15,587	\$4,200	\$132	\$114	\$594	\$3,360	\$2,117	\$828	\$415	\$0	\$0	\$0
942	943.0	Auto Repair or Body Shop	1,000 sf	0.00%	\$11,556	\$3,572	\$112	\$107	\$495	\$2,858	\$1,800	\$704	\$354	\$0	\$0	\$0
944	944.0	Gasoline Station	fuel pos.	0.00%	\$11,412	\$2,796	\$89	\$62	\$408	\$2,237	\$1,408	\$552	\$277	\$0	\$0	\$0
947	947.0	Self-Service Car Wash	bays	0.00%	\$8,185	\$4,211	\$135	\$175	\$532	\$3,369	\$2,121	\$832	\$416	\$0	\$0	\$0
913.P	153.0	Convenience/Gasoline/Fast Food Store	1,000 sf	0.00%	\$127,968	\$31,068	\$987	\$702	\$4,525	\$24,854	\$15,651	\$6,132	\$3,071	\$0	\$0	\$0
<b>INDUSTRIAL:</b>																
110	110.0	General Light Industrial	1,000 sf	0.00%	\$4,717	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
120	120.0	General Heavy Industrial	1,000 sf	0.00%	\$1,211	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
130	130.0	Industrial Park	1,000 sf	0.00%	\$3,106	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
140	140.0	Manufacturing	1,000 sf	0.00%	\$3,673	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
150	150 154 157	Warehouse	1,000 sf	0.00%	\$1,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
152	155/156	High-Cube Warehouse	1,000 sf	0.00%	\$10,015	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
160.P	153.0	Airport Hangar	1,000 sf	0.00%	\$3,298	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>OTHER:</b>																
n/a	n/a	Mining	1,000 cy	0.00%	n/a	n/a	\$0	\$0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

# EXHIBIT 602-C VOPH TOD TRANSPORTATION DEVELOPMENT FEES

VOPH Transportation Development Fee  
 Exhibit 602-C (Revised 07/26/2022)  
 TOD Development Fees (District B)

Fee Schedule 2024

## VOPH Transit-Oriented Development Fees

Pasco County Land Use Code	ITE LUC	Land Use	Units	Transit-Oriented Development Fee										
				VOPH Sur-charge % <sup>(2)</sup>	Req'd Subsidy	VOPH Development Mobility Fee	To Pasco External Transit Acc't	To VOPH External SIS Mob Fee Account	To VOPH External Roads Account	Interim "Remainder" Calculation	To VOPH Internal Roadway Account	To VOPH Internal ROW Account	To VOPH Internal Alt Modes Account	To VOPH Surcharge Account
<b>RESIDENTIAL:</b>				20.0%						87.6%				12.4%
Single Family (Detached)														
210.0P	210.0	Accessory Dwelling Unit	du	0.00%	\$2,783	\$737	\$23	\$22	\$102	\$590	\$372	\$145	\$73	\$0
210.1P	210.1	< 1,500 s.f. & Hh Inc < 80% SHIP	du	0.00%	\$5,418	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
210.2P	210.1	0 to 1,500 s.f.	du	0.00%	\$7,321	\$1,141	\$35	\$33	\$160	\$913	\$576	\$224	\$113	\$0
210.3P	210.2	1,501 to 2,499 s.f.	du	0.00%	\$8,561	\$1,596	\$49	\$52	\$218	\$1,277	\$805	\$314	\$158	\$0
210.4P	210.3	2,500 s.f. and greater	du	0.00%	\$9,498	\$1,731	\$53	\$55	\$238	\$1,385	\$873	\$340	\$172	\$0
210.5P	210.4	"Low Income" SHIP defined Multi-Family(2)	du	0.00%	\$2,881	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
220	220.0	Multi-Family Apartments	du	0.00%	\$5,309	\$1,086	\$34	\$48	\$135	\$869	\$548	\$214	\$107	\$0
231	231.0	Low-Rise Condominium/Townhouse (1 to 2 stories)	du	0.00%	\$5,396	\$1,096	\$34	\$39	\$146	\$877	\$553	\$216	\$108	\$0
232	232.0	High-Rise Condominium (3 or more stories)	du	0.00%	\$3,380	\$646	\$20	\$20	\$89	\$517	\$326	\$127	\$64	\$0
240	240.0	Mobile Home Park	du	0.00%	\$3,019	\$604	\$19	\$21	\$81	\$483	\$305	\$119	\$59	\$0
251	251.0	Age Restricted Single Family(3)	du	0.00%	\$2,977	\$526	\$16	\$16	\$73	\$421	\$265	\$103	\$53	\$0
252	252.0	Age Restricted Multi-Family(3)	du	0.00%	\$1,089	\$194	\$6	\$7	\$26	\$155	\$98	\$38	\$19	\$0
253	253.0	Congregate Care Facility (Attached)(3)	du	0.00%	\$760	\$123	\$4	\$4	\$17	\$98	\$62	\$24	\$12	\$0
<b>LODGING:</b>														
310	310.0	Hotel	room	0.00%	\$7,342	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
320	320.0	Motel	room	0.00%	\$2,241	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
330	330.0	Resort Hotel	room	0.00%	\$6,210	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>RECREATION:</b>														
412	412.0	General Recreation	acre	0.00%	\$1,898	\$177	\$6	\$3	\$26	\$142	\$89	\$35	\$18	\$0
416	416.0	RV Park	RV space	0.00%	\$594	\$200	\$6	\$8	\$26	\$160	\$101	\$39	\$20	\$0
420	420.0	Marina	berth	0.00%	\$2,505	\$342	\$11	\$8	\$49	\$274	\$173	\$67	\$34	\$0
430	430.0	Golf Course	hole	0.00%	\$32,886	\$4,227	\$130	\$92	\$623	\$3,382	\$2,132	\$832	\$418	\$0
431	431.0	Miniature Golf Course	hole	0.00%	\$3,669	\$306	\$9	\$5	\$47	\$245	\$154	\$60	\$31	\$0
437	437.0	Bowling Alley	1,000 sf	0.00%	\$29,043	\$2,776	\$86	\$46	\$423	\$2,221	\$1,400	\$546	\$275	\$0
444	444.0	Movie Theater	screen	0.00%	\$38,734	\$3,513	\$112	\$54	\$537	\$2,810	\$1,770	\$693	\$347	\$0
491	491.0	Racquet Club/Health Club/Spa/Dance Studio	1,000 sf	0.00%	\$12,677	\$1,210	\$38	\$20	\$184	\$968	\$610	\$238	\$120	\$0
495	495.0	Community Center/Gymnasium	1,000 sf	0.00%	\$33,430	\$2,501	\$77	\$33	\$390	\$2,001	\$1,262	\$492	\$247	\$0
496P	n/a	Ice Hockey Arena	1,000 sf	0.00%	\$15,866	\$218	\$7	\$1	\$36	\$174	\$110	\$43	\$21	\$0
<b>INSTITUTIONS:</b>														
520	520.0	Elementary School	student	0.00%	\$970	\$120	\$4	\$3	\$17	\$96	\$60	\$24	\$12	\$0
522	522.0	Middle School	student	0.00%	\$1,226	\$172	\$5	\$5	\$24	\$138	\$87	\$34	\$17	\$0
530	530.0	High School	student	0.00%	\$1,137	\$182	\$6	\$6	\$24	\$146	\$92	\$36	\$18	\$0
540	540.0	University/Jr College (7,500 or fewer students) (Private)	student	0.00%	\$1,422	\$351	\$11	\$15	\$44	\$281	\$177	\$69	\$35	\$0
550	550.0	University/Jr College (more than 7,500 students) (Private)	student	0.00%	\$928	\$263	\$8	\$12	\$33	\$210	\$133	\$52	\$25	\$0
560	560.0	Church	1,000 sf	0.00%	\$3,669	\$827	\$26	\$33	\$106	\$662	\$417	\$163	\$82	\$0
565	565.0	Day Care	student	0.00%	\$999	\$74	\$2	\$1	\$12	\$59	\$37	\$15	\$7	\$0
566	566.0	Cemetery	acre	0.00%	\$5,752	\$883	\$27	\$27	\$123	\$706	\$445	\$174	\$87	\$0
610	610.0	Hospital	1,000 sf	0.00%	\$6,722	\$2,293	\$71	\$99	\$289	\$1,834	\$1,156	\$451	\$227	\$0
620	620.0	Nursing Home	bed	0.00%	\$1,011	\$146	\$5	\$4	\$20	\$117	\$74	\$29	\$14	\$0
<b>OFFICE:</b>														
710	710.1	General Office 50,000 sf or less(4)	1,000 sf	0.00%	\$8,821	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
710.1P	710.2	General Office 50,001-100,000 sf(4)	1,000 sf	0.00%	\$8,409	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
710.2P	710.3	General Office 100,001-200,000 sf(4)	1,000 sf	0.00%	\$8,218	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
710.3P	710.4	General Office 200,001-400,000 sf(4)	1,000 sf	0.00%	\$8,030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# EXHIBIT 602-C VOPH TOD TRANSPORTATION DEVELOPMENT FEES

VOPH Transportation Development Fee  
 Exhibit 602-C (Revised 07/26/2022)  
 TOD Development Fees (District B)

Fee Schedule 2024

## VOPH Transit-Oriented Development Fees

Pasco County Land Use Code	ITE LUC	Land Use	Units	Transit-Oriented Development Fee											
				VOPH Sur-charge % <sup>(3)</sup>	Req'd Subsidy	VOPH Development Mobility Fee	To Pasco External Transit Acc't	To VOPH External SIS Mob Fee Account	To VOPH External Roads Account	Interim "Remainder" Calculation	To VOPH Internal Roadway Account	To VOPH Internal ROW Account	To VOPH Internal Alt Modes Account	To VOPH Surcharge Account	
710.4P	710.5	General Office greater than 400,000 sf(5)	1,000 sf	0.00%	\$7,847	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
714	714.0	Corporate Headquarters Building	1,000 sf	0.00%	\$6,078	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
720	720.0	Medical Office	1,000 sf	0.00%	\$30,902	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
750	750.0	Office Park	1,000 sf	0.00%	\$12,822	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
760	760.0	Research and Development Center	1,000 sf	0.00%	\$9,075	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
770.P	640.0	Veterinarian Clinic	1,000 sf	0.00%	\$18,189	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>RETAIL:</b>															
151	151.0	Mini-Warehouse	1,000 sf	0.00%	\$0	\$382	\$12	\$16	\$48	\$306	\$192	\$75	\$39	\$0	\$0
151.1P	151.1	Free-Standing Recreational Vehicle/Boat Storage	acre	0.00%	\$3,848	\$766	\$24	\$30	\$99	\$613	\$386	\$151	\$76	\$0	\$0
816	816.0	Hardware/Paint	1,000 sf	0.00%	\$597	\$120	\$4	\$4	\$16	\$96	\$60	\$24	\$12	\$0	\$0
820	820.1	Retail 50,000 sf gla or less(4)	1,000 sf gla	0.00%	\$10,669	\$1,709	\$55	\$52	\$235	\$1,367	\$861	\$338	\$168	\$0	\$0
820.1P	820.2	Retail 50,001-200,000 sf gla(4)	1,000 sf gla	0.00%	\$10,834	\$1,543	\$49	\$43	\$217	\$1,234	\$777	\$305	\$152	\$0	\$0
820.2P	820.3	Retail 200,001-400,000 sf gla(4)	1,000 sf gla	0.00%	\$10,421	\$1,477	\$47	\$41	\$207	\$1,182	\$744	\$292	\$146	\$0	\$0
820.3P	820.4	Retail 400,001-600,000 sf gla(4)	1,000 sf gla	0.00%	\$10,050	\$1,392	\$44	\$38	\$196	\$1,114	\$701	\$275	\$138	\$0	\$0
820.4P	820.5	Retail 600,001-800,000 sf gla(4)	1,000 sf gla	0.00%	\$10,378	\$1,448	\$46	\$40	\$204	\$1,158	\$730	\$286	\$142	\$0	\$0
820.5P	820.6	Retail greater than 800,000 sf gla(5)	1,000 sf gla	0.00%	\$9,771	\$1,527	\$48	\$47	\$210	\$1,222	\$769	\$301	\$152	\$0	\$0
814	826.0	Specialty Retail	1,000 sf	0.00%	\$21,073	\$2,855	\$90	\$78	\$403	\$2,284	\$1,439	\$563	\$282	\$0	\$0
830.P	n/a	Non-Veterinary Kennel	1,000 sf	0.00%	\$9,065	\$1,326	\$42	\$37	\$186	\$1,061	\$668	\$262	\$131	\$0	\$0
841	841.0	New/Used Auto Sales	1,000 sf	0.00%	\$14,696	\$2,211	\$69	\$66	\$307	\$1,769	\$1,115	\$436	\$218	\$0	\$0
848	848.0	Tire Store	1,000 sf	0.00%	\$10,688	\$1,293	\$41	\$32	\$186	\$1,034	\$652	\$255	\$127	\$0	\$0
850	850.0	Supermarket	1,000 sf	0.00%	\$18,080	\$2,289	\$73	\$57	\$328	\$1,831	\$1,153	\$452	\$226	\$0	\$0
853	853.0	Convenience Store w/Gas Pumps	1,000 sf	0.00%	\$38,360	\$5,563	\$180	\$142	\$791	\$4,450	\$2,800	\$1,100	\$550	\$0	\$0
862	862.0	Home Improvement Superstore	1,000 sf	0.00%	\$6,724	\$857	\$27	\$22	\$122	\$686	\$432	\$169	\$85	\$0	\$0
881	881.0	Pharmacy/Drug Store with and without Drive-Thru	1,000 sf	0.00%	\$9,239	\$1,200	\$38	\$31	\$171	\$960	\$604	\$237	\$119	\$0	\$0
890	890.0	Furniture Store	1,000 sf	0.00%	\$2,385	\$329	\$10	\$9	\$47	\$263	\$166	\$65	\$32	\$0	\$0
912	912.0	Bank/Savings w/Drive-In	1,000 sf	0.00%	\$13,645	\$3,483	\$111	\$143	\$443	\$2,786	\$1,755	\$687	\$344	\$0	\$0
929P	n/a	Breakfast and Lunch Restaurant	1,000 sf	0.00%	\$24,227	\$3,550	\$112	\$104	\$494	\$2,840	\$1,789	\$700	\$351	\$0	\$0
930	930.0	Fast Casual Restaurant	1,000 sf	0.00%	\$60,131	\$8,830	\$279	\$256	\$1,231	\$7,064	\$4,449	\$1,742	\$873	\$0	\$0
931	931.0	Quality Restaurant	1,000 sf	0.00%	\$31,149	\$4,380	\$138	\$123	\$615	\$3,504	\$2,207	\$864	\$433	\$0	\$0
932	932.0	High-Turnover Restaurant	1,000 sf	0.00%	\$36,719	\$5,378	\$170	\$157	\$749	\$4,302	\$2,710	\$1,061	\$531	\$0	\$0
934	934.0	Fast Food Restaurant w/Drive-Thru	1,000 sf	0.00%	\$86,749	\$11,202	\$358	\$261	\$1,621	\$8,962	\$5,641	\$2,213	\$1,108	\$0	\$0
941	941.0	Quick Lube	bays	0.00%	\$15,621	\$2,100	\$66	\$57	\$297	\$1,680	\$1,058	\$414	\$208	\$0	\$0
942	943.0	Auto Repair or Body Shop	1,000 sf	0.00%	\$11,718	\$1,787	\$56	\$54	\$247	\$1,430	\$901	\$352	\$177	\$0	\$0
944	944.0	Gasoline Station	fuel pos.	0.00%	\$11,348	\$1,398	\$45	\$31	\$204	\$1,118	\$704	\$276	\$138	\$0	\$0
947	947.0	Self-Service Car Wash	bays	0.00%	\$9,017	\$2,105	\$67	\$87	\$267	\$1,684	\$1,060	\$416	\$208	\$0	\$0
913.P	913.0	Convenience/Gasoline/Fast Food Store	1,000 sf	0.00%	\$127,082	\$15,534	\$493	\$351	\$2,263	\$12,427	\$7,825	\$3,066	\$1,536	\$0	\$0
<b>INDUSTRIAL:</b>															
110	110.0	General Light Industrial	1,000 sf	0.00%	\$4,201	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
120	120.0	General Heavy Industrial	1,000 sf	0.00%	\$1,055	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
130	130.0	Industrial Park	1,000 sf	0.00%	\$2,755	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
140	140.0	Manufacturing	1,000 sf	0.00%	\$3,265	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
150	150 154 157	Warehouse	1,000 sf	0.00%	\$1,219	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
152	155/156	High-Cube Warehouse	1,000 sf	0.00%	\$8,950	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
160.P	153.0	Airport Hangar	1,000 sf	0.00%	\$2,928	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>OTHER:</b>															
n/a	n/a	Mining	1,000 cy	0.00%	n/a	n/a	\$0	\$0	n/a	n/a	n/a	n/a	n/a	n/a	n/a



# EXHIBIT 602-C VOPH CONVENTIONAL TRANSPORTATION DEVELOPMENT FEES

VOPH Transportation Development Fee  
 Exhibit 602-C (Revised 07/26/2022)  
 Conventional Development Fees (District B)

Fee Schedule 2025

## VOPH Conventional Development Fees

Pasco County Land Use Code	ITE LUC	Land Use	Units	Conventional Fee										
				VOPH Sur-charge % <sup>(2)</sup>	Req'd Subsidy	VOPH Development Mobility Fee	To Pasco External Transit Acc't	To VOPH External SIS Mob Fee Account	To VOPH External Roads Account	Interim "Remainder" Calculation	To VOPH Internal Roadway Account	To VOPH Internal ROW Account	To VOPH Internal Alt Modes Account	VOPH Surcharge Account
<b>RESIDENTIAL:</b>				20.0%						87.6%			12.4%	
Single Family (Detached)														
210.0P	210.0	Accessory Dwelling Unit	du	0.00%	\$1,473	\$3,041	\$94	\$91	\$423	\$2,433	\$1,534	\$598	\$301	\$0
210.1P	210.1	< 1,500 s.f. & Hh Inc < 80% SHIP	du	0.00%	\$7,009	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
210.2P	210.1	0 to 1,500 s.f.	du	0.00%	\$3,975	\$6,912	\$212	\$197	\$973	\$5,530	\$3,487	\$1,359	\$684	\$0
210.3P	210.2	1,501 to 2,499 s.f.	du	0.00%	\$3,542	\$9,646	\$296	\$316	\$1,317	\$7,717	\$4,866	\$1,897	\$954	\$0
210.4P	210.3	2,500 s.f. and greater	du	0.00%	\$4,318	\$10,481	\$322	\$333	\$1,441	\$8,385	\$5,287	\$2,061	\$1,037	\$0
210.5P	210.4	"Low Income" SHIP defined Multi-Family(2)	du	0.00%	\$3,916	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
220	220.0	Multi-Family Apartments	du	0.00%	\$0	\$8,372	\$259	\$373	\$1,042	\$6,698	\$4,222	\$1,648	\$828	\$0
231	231.0	Low-Rise Condominium/Townhouse (1 to 2 stories)	du	0.00%	\$1,779	\$6,629	\$205	\$233	\$888	\$5,303	\$3,343	\$1,305	\$655	\$0
232	232.0	High-Rise Condominium (3 or more stories)	du	0.00%	\$1,521	\$3,755	\$116	\$119	\$516	\$3,004	\$1,894	\$739	\$371	\$0
240	240.0	Mobile Home Park	du	0.00%	\$1,081	\$3,666	\$114	\$126	\$493	\$2,933	\$1,849	\$722	\$362	\$0
251	251.0	Age Restricted Single Family(3)	du	0.00%	\$1,445	\$3,209	\$99	\$99	\$444	\$2,567	\$1,618	\$631	\$318	\$0
252	252.0	Age Restricted Multi-Family(3)	du	0.00%	\$286	\$1,657	\$52	\$62	\$217	\$1,326	\$835	\$327	\$164	\$0
253	253.0	Congregate Care Facility (Attached)(3)	du	0.00%	\$220	\$924	\$29	\$33	\$123	\$739	\$466	\$182	\$91	\$0
<b>LODGING:</b>														
310	310.0	Hotel	room	0.00%	\$9,358	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
320	320.0	Motel	room	0.00%	\$2,893	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
330	330.0	Resort Hotel	room	0.00%	\$7,935	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>RECREATION:</b>														
412	412.0	General Recreation	acre	0.00%	\$1,634	\$999	\$31	\$17	\$152	\$799	\$504	\$197	\$98	\$0
416	416.0	RV Park	RV space	0.00%	\$110	\$1,080	\$34	\$43	\$139	\$864	\$545	\$213	\$106	\$0
420	420.0	Marina	berth	0.00%	\$1,765	\$1,847	\$57	\$42	\$270	\$1,478	\$932	\$363	\$183	\$0
430	430.0	Golf Course	hole	0.00%	\$24,075	\$22,685	\$699	\$493	\$3,345	\$18,148	\$11,442	\$4,463	\$2,243	\$0
431	431.0	Miniature Golf Course	hole	0.00%	\$3,363	\$1,660	\$51	\$25	\$256	\$1,328	\$837	\$327	\$164	\$0
437	437.0	Bowling Alley	1,000 sf	0.00%	\$25,093	\$14,957	\$464	\$248	\$2,279	\$11,966	\$7,542	\$2,944	\$1,480	\$0
444	444.0	Movie Theater	screen	0.00%	\$33,743	\$19,430	\$617	\$300	\$2,969	\$15,544	\$9,788	\$3,835	\$1,921	\$0
491	491.0	Racquet Club/Health Club/Spa/Dance Studio	1,000 sf	0.00%	\$10,960	\$6,546	\$203	\$109	\$997	\$5,237	\$3,301	\$1,289	\$647	\$0
495	495.0	Community Center/Gymnasium	1,000 sf	0.00%	\$31,767	\$13,453	\$414	\$179	\$2,098	\$10,762	\$6,786	\$2,646	\$1,330	\$0
496P	n/a	Ice Hockey Arena	1,000 sf	0.00%	\$18,906	\$1,362	\$42	\$4	\$226	\$1,090	\$687	\$268	\$135	\$0
<b>INSTITUTIONS:</b>														
520	520.0	Elementary School	student	0.00%	\$566	\$833	\$26	\$22	\$119	\$666	\$420	\$164	\$82	\$0
522	522.0	Middle School	student	0.00%	\$603	\$1,186	\$37	\$35	\$165	\$949	\$598	\$234	\$117	\$0
530	530.0	High School	student	0.00%	\$439	\$1,253	\$39	\$41	\$171	\$1,002	\$632	\$247	\$123	\$0
540	540.0	University/Jr College (7,500 or fewer students) (Private)	student	0.00%	\$98	\$2,169	\$67	\$93	\$274	\$1,735	\$1,094	\$427	\$214	\$0
550	550.0	University/Jr College (more than 7,500 students) (Private)	student	0.00%	\$29	\$1,505	\$46	\$66	\$189	\$1,204	\$759	\$296	\$149	\$0
560	560.0	Church	1,000 sf	0.00%	\$556	\$5,096	\$160	\$201	\$658	\$4,077	\$2,569	\$1,004	\$504	\$0
565	565.0	Day Care	student	0.00%	\$768	\$588	\$19	\$11	\$88	\$470	\$296	\$116	\$58	\$0
566	566.0	Cemetery	acre	0.00%	\$2,681	\$5,756	\$178	\$175	\$798	\$4,605	\$2,903	\$1,133	\$569	\$0
610	610.0	Hospital	1,000 sf	0.00%	\$377	\$11,239	\$347	\$485	\$1,416	\$8,991	\$5,668	\$2,211	\$1,112	\$0
620	620.0	Nursing Home	bed	0.00%	\$468	\$1,020	\$32	\$30	\$142	\$816	\$514	\$201	\$101	\$0
<b>OFFICE:</b>														
710	710.1	General Office 50,000 sf or less(4)	1,000 sf	0.00%	\$11,262	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
710.1P	710.2	General Office 50,001-100,000 sf(4)	1,000 sf	0.00%	\$10,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
710.2P	710.3	General Office 100,001-200,000 sf(4)	1,000 sf	0.00%	\$10,560	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
710.3P	710.4	General Office 200,001-400,000 sf(4)	1,000 sf	0.00%	\$10,324	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# EXHIBIT 602-C VOPH CONVENTIONAL TRANSPORTATION DEVELOPMENT FEES

VOPH Transportation Development Fee  
Exhibit 602-C (Revised 07/26/2022)  
Conventional Development Fees (District B)

Fee Schedule 2025

## VOPH Conventional Development Fees

Pasco County Land Use Code	ITE LUC	Land Use	Units	Conventional Fee												
				VOPH Sur-charge % <sup>(2)</sup>	Req'd Subsidy	VOPH Development Mobility Fee	To Pasco External Transit Acc't	To VOPH External SIS Mob Fee Account	To VOPH External Roads Account	Interim "Remainder" Calculation	To VOPH Internal Roadway Account	To VOPH Internal ROW Account	To VOPH Internal Alt Modes Account	VOPH Surcharge Account		
710.4P	710.5	General Office greater than 400,000 sf(5)	1,000 sf	0.00%	\$10,093	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
714	714.0	Corporate Headquarters Building	1,000 sf	0.00%	\$7,870	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
720	720.0	Medical Office	1,000 sf	0.00%	\$39,078	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
750	750.0	Office Park	1,000 sf	0.00%	\$16,347	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
760	760.0	Research and Development Center	1,000 sf	0.00%	\$11,637	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
770.P	640.0	Veterinarian Clinic	1,000 sf	0.00%	\$23,041	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>RETAIL:</b>																
151	151.0	Mini-Warehouse	1,000 sf	0.00%	\$0	\$574	\$18	\$25	\$72	\$459	\$289	\$113	\$57	\$0	\$0	\$0
151.1P	151.1	Free-Standing Recreational Vehicle/Boat Storage	acre	0.00%	\$480	\$5,366	\$170	\$211	\$692	\$4,293	\$2,704	\$1,058	\$531	\$0	\$0	\$0
816	816.0	Hardware/Paint	1,000 sf	0.00%	\$146	\$987	\$32	\$35	\$130	\$790	\$497	\$195	\$98	\$0	\$0	\$0
820	820.1	Retail 50,000 sf gla or less(4)	1,000 sf gla	0.00%	\$4,060	\$11,733	\$375	\$354	\$1,618	\$9,386	\$5,909	\$2,318	\$1,159	\$0	\$0	\$0
820.1P	820.2	Retail 50,001-200,000 sf gla(4)	1,000 sf gla	0.00%	\$5,210	\$10,577	\$336	\$297	\$1,482	\$8,462	\$5,328	\$2,087	\$1,047	\$0	\$0	\$0
820.2P	820.3	Retail 200,001-400,000 sf gla(4)	1,000 sf gla	0.00%	\$5,145	\$10,041	\$319	\$281	\$1,408	\$8,033	\$5,058	\$1,982	\$993	\$0	\$0	\$0
820.3P	820.4	Retail 400,001-600,000 sf gla(4)	1,000 sf gla	0.00%	\$5,232	\$9,479	\$299	\$260	\$1,337	\$7,583	\$4,776	\$1,870	\$937	\$0	\$0	\$0
820.4P	820.5	Retail 600,001-800,000 sf gla(4)	1,000 sf gla	0.00%	\$5,363	\$9,831	\$311	\$273	\$1,382	\$7,865	\$4,954	\$1,939	\$972	\$0	\$0	\$0
820.5P	820.6	Retail greater than 800,000 sf gla(5)	1,000 sf gla	0.00%	\$4,242	\$10,290	\$325	\$314	\$1,419	\$8,232	\$5,185	\$2,030	\$1,017	\$0	\$0	\$0
814	826.0	Specialty Retail	1,000 sf	0.00%	\$11,204	\$19,110	\$604	\$520	\$2,698	\$15,288	\$9,629	\$3,769	\$1,890	\$0	\$0	\$0
830.P	n/a	Non-Veterinary Kennel	1,000 sf	0.00%	\$4,307	\$8,930	\$286	\$249	\$1,251	\$7,144	\$4,497	\$1,764	\$883	\$0	\$0	\$0
841	841.0	New/Used Auto Sales	1,000 sf	0.00%	\$6,803	\$14,631	\$457	\$439	\$2,030	\$11,705	\$7,376	\$2,882	\$1,447	\$0	\$0	\$0
848	848.0	Tire Store	1,000 sf	0.00%	\$6,655	\$8,640	\$272	\$212	\$1,244	\$6,912	\$4,354	\$1,703	\$855	\$0	\$0	\$0
850	850.0	Supermarket	1,000 sf	0.00%	\$10,153	\$15,659	\$501	\$391	\$2,240	\$12,527	\$7,886	\$3,093	\$1,548	\$0	\$0	\$0
853	853.0	Convenience Store w/Gas Pumps	1,000 sf	0.00%	\$19,416	\$36,036	\$1,163	\$919	\$5,125	\$28,829	\$18,138	\$7,127	\$3,564	\$0	\$0	\$0
862	862.0	Home Improvement Superstore	1,000 sf	0.00%	\$3,864	\$5,894	\$187	\$149	\$843	\$4,715	\$2,969	\$1,163	\$583	\$0	\$0	\$0
881	881.0	Pharmacy/Drug Store with and without Drive-Thru	1,000 sf	0.00%	\$5,097	\$8,259	\$264	\$210	\$1,178	\$6,607	\$4,159	\$1,631	\$817	\$0	\$0	\$0
890	890.0	Furniture Store	1,000 sf	0.00%	\$1,431	\$2,213	\$69	\$60	\$314	\$1,770	\$1,116	\$436	\$218	\$0	\$0	\$0
912	912.0	Bank/Savings w/Drive-In	1,000 sf	0.00%	\$537	\$21,576	\$685	\$884	\$2,746	\$17,261	\$10,869	\$4,258	\$2,134	\$0	\$0	\$0
929P	n/a	Breakfast and Lunch Restaurant	1,000 sf	0.00%	\$11,234	\$23,955	\$757	\$700	\$3,334	\$19,164	\$12,070	\$4,725	\$2,369	\$0	\$0	\$0
930	930.0	Fast Casual Restaurant	1,000 sf	0.00%	\$28,211	\$58,754	\$1,856	\$1,705	\$8,190	\$47,003	\$29,605	\$11,588	\$5,810	\$0	\$0	\$0
931	931.0	Quality Restaurant	1,000 sf	0.00%	\$15,554	\$29,379	\$928	\$824	\$4,124	\$23,503	\$14,803	\$5,795	\$2,905	\$0	\$0	\$0
932	932.0	High-Turnover Restaurant	1,000 sf	0.00%	\$17,110	\$36,081	\$1,140	\$1,051	\$5,025	\$28,865	\$18,180	\$7,116	\$3,569	\$0	\$0	\$0
934	934.0	Fast Food Restaurant w/Drive-Thru	1,000 sf	0.00%	\$53,558	\$70,068	\$2,241	\$1,633	\$10,140	\$56,054	\$35,285	\$13,840	\$6,929	\$0	\$0	\$0
941	941.0	Quick Lube	bays	0.00%	\$8,409	\$13,959	\$439	\$378	\$1,975	\$11,167	\$7,035	\$2,752	\$1,380	\$0	\$0	\$0
942	943.0	Auto Repair or Body Shop	1,000 sf	0.00%	\$5,255	\$11,901	\$374	\$358	\$1,648	\$9,521	\$5,998	\$2,346	\$1,177	\$0	\$0	\$0
944	944.0	Gasoline Station	fuel pos.	0.00%	\$7,289	\$8,742	\$280	\$194	\$1,274	\$6,994	\$4,402	\$1,727	\$865	\$0	\$0	\$0
947	947.0	Self-Service Car Wash	bays	0.00%	\$0	\$13,987	\$447	\$580	\$1,770	\$11,190	\$7,044	\$2,763	\$1,383	\$0	\$0	\$0
913.P	913.0	Convenience/Gasoline/Fast Food Store	1,000 sf	0.00%	\$83,640	\$95,894	\$3,046	\$2,167	\$13,966	\$76,715	\$48,307	\$18,926	\$9,482	\$0	\$0	\$0
<b>INDUSTRIAL:</b>																
110	110.0	General Light Industrial	1,000 sf	0.00%	\$5,361	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
120	120.0	General Heavy Industrial	1,000 sf	0.00%	\$1,406	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
130	130.0	Industrial Park	1,000 sf	0.00%	\$3,544	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
140	140.0	Manufacturing	1,000 sf	0.00%	\$4,184	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
150	150/154/157	Warehouse	1,000 sf	0.00%	\$1,626	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
152	155/156	High-Cube Warehouse	1,000 sf	0.00%	\$11,345	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
160.P	153.0	Airport Hangar	1,000 sf	0.00%	\$3,761	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>OTHER:</b>																
n/a	n/a	Mining	1,000 cy	0.00%	\$0	\$60	\$2	\$2	\$8	\$48	\$30	\$12	\$6	\$0	\$0	\$0

# EXHIBIT 602-C VOPH MUTRM TRANSPORTATION DEVELOPMENT FEES

VOPH Transportation Development Fee  
 Exhibit 602-C (Revised 07/26/2022)  
 MUTRM Development Fees (District B)

Fee Schedule 2025

## VOPH Mixed-Use Trip Reducing Measures Fees

Pasco County Land Use Code	ITE LUC	Land Use	Units	Mixed-Use Trip Reducing Measures Fee										
				VOPH Sur-charge % <sup>(2)</sup>	Req'd Subsidy	VOPH Development Mobility Fee	To Pasco External Transit Acc't	To VOPH External SIS Mob Fee Account	To VOPH External Roads Account	Interim "Remainder" Calculation	To VOPH Internal Roadway Account	To VOPH Internal ROW Account	To VOPH Internal Alt Modes Account	To VOPH Surcharge Account
<b>RESIDENTIAL:</b>				20.0%						87.6%			12.4%	
Single Family (Detached)														
210.0P	210.0	Accessory Dwelling Unit	du	0.00%	\$1,844	\$2,281	\$71	\$69	\$316	\$1,825	\$1,150	\$449	\$226	\$0
210.1P	210.1	< 1,500 s.f. & Hh Inc < 80% SHIP	du	0.00%	\$6,386	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
210.2P	210.1	0 to 1,500 s.f.	du	0.00%	\$6,414	\$3,523	\$108	\$100	\$497	\$2,818	\$1,777	\$693	\$348	\$0
210.3P	210.2	1,501 to 2,499 s.f.	du	0.00%	\$7,075	\$4,925	\$151	\$162	\$672	\$3,940	\$2,484	\$969	\$487	\$0
210.4P	210.3	2,500 s.f. and greater	du	0.00%	\$8,057	\$5,343	\$164	\$170	\$735	\$4,274	\$2,695	\$1,051	\$528	\$0
210.5P	210.4	"Low Income" SHIP defined Multi-Family(2)	du	0.00%	\$3,510	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
220	220.0	Multi-Family Apartments	du	0.00%	\$4,245	\$3,352	\$104	\$149	\$417	\$2,682	\$1,690	\$660	\$332	\$0
231	231.0	Low-Rise Condominium/Townhouse (1 to 2 stories)	du	0.00%	\$4,273	\$3,384	\$105	\$119	\$453	\$2,707	\$1,707	\$666	\$334	\$0
232	232.0	High-Rise Condominium (3 or more stories)	du	0.00%	\$2,795	\$1,991	\$62	\$63	\$273	\$1,593	\$1,004	\$392	\$197	\$0
240	240.0	Mobile Home Park	du	0.00%	\$2,444	\$1,863	\$58	\$64	\$251	\$1,490	\$939	\$367	\$184	\$0
251	251.0	Age Restricted Single Family(3)	du	0.00%	\$2,579	\$1,624	\$50	\$50	\$225	\$1,299	\$819	\$320	\$160	\$0
252	252.0	Age Restricted Multi-Family(3)	du	0.00%	\$1,085	\$599	\$19	\$22	\$79	\$479	\$302	\$118	\$59	\$0
253	253.0	Congregate Care Facility (Attached)(3)	du	0.00%	\$663	\$378	\$12	\$13	\$51	\$302	\$191	\$74	\$37	\$0
<b>LODGING:</b>														
310	310.0	Hotel	room	0.00%	\$8,568	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
320	320.0	Motel	room	0.00%	\$2,637	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
330	330.0	Resort Hotel	room	0.00%	\$7,259	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>RECREATION:</b>														
412	412.0	General Recreation	acre	0.00%	\$1,869	\$546	\$17	\$9	\$83	\$437	\$275	\$107	\$55	\$0
416	416.0	RV Park	RV space	0.00%	\$419	\$617	\$19	\$25	\$79	\$494	\$311	\$121	\$62	\$0
420	420.0	Marina	berth	0.00%	\$2,257	\$1,056	\$33	\$24	\$154	\$845	\$533	\$208	\$104	\$0
430	430.0	Golf Course	hole	0.00%	\$29,935	\$13,042	\$402	\$283	\$1,923	\$10,434	\$6,578	\$2,566	\$1,290	\$0
431	431.0	Miniature Golf Course	hole	0.00%	\$3,667	\$945	\$29	\$14	\$146	\$756	\$477	\$186	\$93	\$0
437	437.0	Bowling Alley	1,000 sf	0.00%	\$28,258	\$8,565	\$266	\$142	\$1,305	\$6,852	\$4,319	\$1,686	\$847	\$0
444	444.0	Movie Theater	screen	0.00%	\$38,048	\$10,842	\$344	\$167	\$1,657	\$8,674	\$5,462	\$2,140	\$1,072	\$0
491	491.0	Racquet Club/Health Club/Spa/Dance Studio	1,000 sf	0.00%	\$12,354	\$3,733	\$116	\$62	\$569	\$2,986	\$1,882	\$735	\$369	\$0
495	495.0	Community Center/Gymnasium	1,000 sf	0.00%	\$33,859	\$7,720	\$238	\$103	\$1,203	\$6,176	\$3,894	\$1,518	\$764	\$0
496P	n/a	Ice Hockey Arena	1,000 sf	0.00%	\$17,956	\$672	\$21	\$2	\$111	\$538	\$339	\$132	\$67	\$0
<b>INSTITUTIONS:</b>														
520	520.0	Elementary School	student	0.00%	\$906	\$373	\$12	\$10	\$53	\$298	\$188	\$73	\$37	\$0
522	522.0	Middle School	student	0.00%	\$1,105	\$530	\$17	\$15	\$74	\$424	\$267	\$104	\$53	\$0
530	530.0	High School	student	0.00%	\$985	\$561	\$18	\$18	\$76	\$449	\$283	\$111	\$55	\$0
540	540.0	University/Jr College (7,500 or fewer students) (Private)	student	0.00%	\$991	\$1,083	\$33	\$46	\$138	\$866	\$546	\$213	\$107	\$0
550	550.0	University/Jr College (more than 7,500 students) (Private)	student	0.00%	\$590	\$809	\$25	\$35	\$102	\$647	\$408	\$159	\$80	\$0
560	560.0	Church	1,000 sf	0.00%	\$2,648	\$2,552	\$80	\$101	\$329	\$2,042	\$1,286	\$503	\$253	\$0
565	565.0	Day Care	student	0.00%	\$1,016	\$228	\$7	\$4	\$35	\$182	\$115	\$45	\$22	\$0
566	566.0	Cemetery	acre	0.00%	\$5,006	\$2,725	\$84	\$83	\$378	\$2,180	\$1,374	\$536	\$270	\$0
610	610.0	Hospital	1,000 sf	0.00%	\$3,519	\$7,077	\$219	\$306	\$890	\$5,662	\$3,569	\$1,392	\$701	\$0
620	620.0	Nursing Home	bed	0.00%	\$909	\$449	\$14	\$13	\$63	\$359	\$226	\$89	\$44	\$0
<b>OFFICE:</b>														
710	710.1	General Office 50,000 sf or less(4)	1,000 sf	0.00%	\$10,305	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
710.1P	710.2	General Office 50,001-100,000 sf(4)	1,000 sf	0.00%	\$9,863	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
710.2P	710.3	General Office 100,001-200,000 sf(4)	1,000 sf	0.00%	\$9,642	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
710.3P	710.4	General Office 200,001-400,000 sf(4)	1,000 sf	0.00%	\$9,425	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# EXHIBIT 602-C VOPH MUTRM TRANSPORTATION DEVELOPMENT FEES

VOPH Transportation Development Fee  
 Exhibit 602-C (Revised 07/26/2022)  
 MUTRM Development Fees (District B)

Fee Schedule 2025

## VOPH Mixed-Use Trip Reducing Measures Fees

Pasco County Land Use Code	ITE LUC	Land Use	Units	Mixed-Use Trip Reducing Measures Fee											
				VOPH Sur-charge % <sup>(2)</sup>	Req'd Subsidy	VOPH Development Mobility Fee	To Pasco External Transit Acc't	To VOPH External SIS Mob Fee Account	To VOPH External Roads Account	Interim "Remainder" Calculation	To VOPH Internal Roadway Account	To VOPH Internal ROW Account	To VOPH Internal Alt Modes Account	To VOPH Surcharge Account	
710.4P	710.5	General Office greater than 400,000 sf(5)	1,000 sf	0.00%	\$9,213	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
714	714.0	Corporate Headquarters Building	1,000 sf	0.00%	\$7,168	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
720	720.0	Medical Office	1,000 sf	0.00%	\$35,873	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
750	750.0	Office Park	1,000 sf	0.00%	\$14,965	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
760	760.0	Research and Development Center	1,000 sf	0.00%	\$10,633	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
770.P	640.0	Veterinarian Clinic	1,000 sf	0.00%	\$21,139	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>RETAIL:</b>															
151	151.0	Mini-Warehouse	1,000 sf	0.00%	\$0	\$499	\$16	\$21	\$63	\$399	\$251	\$98	\$50	\$0	\$0
151.1P	151.1	Free-Standing Recreational Vehicle/Boat Storage	acre	0.00%	\$3,026	\$2,336	\$74	\$92	\$301	\$1,869	\$1,177	\$461	\$231	\$0	\$0
816	816.0	Hardware/Paint	1,000 sf	0.00%	\$599	\$371	\$12	\$13	\$49	\$297	\$187	\$73	\$37	\$0	\$0
820	820.1	Retail 50,000 sf g/a or less(4)	1,000 sf g/a	0.00%	\$9,179	\$5,275	\$169	\$159	\$727	\$4,220	\$2,656	\$1,042	\$522	\$0	\$0
820.1P	820.2	Retail 50,001-200,000 sf g/a(4)	1,000 sf g/a	0.00%	\$9,688	\$4,762	\$151	\$134	\$667	\$3,810	\$2,399	\$940	\$471	\$0	\$0
820.2P	820.3	Retail 200,001-400,000 sf g/a(4)	1,000 sf g/a	0.00%	\$9,339	\$4,558	\$145	\$127	\$640	\$3,646	\$2,296	\$900	\$450	\$0	\$0
820.3P	820.4	Retail 400,001-600,000 sf g/a(4)	1,000 sf g/a	0.00%	\$9,134	\$4,295	\$136	\$118	\$605	\$3,436	\$2,164	\$847	\$425	\$0	\$0
820.4P	820.5	Retail 600,001-800,000 sf g/a(4)	1,000 sf g/a	0.00%	\$9,408	\$4,466	\$141	\$124	\$628	\$3,573	\$2,250	\$881	\$442	\$0	\$0
820.5P	820.6	Retail greater than 800,000 sf g/a(5)	1,000 sf g/a	0.00%	\$8,551	\$4,714	\$149	\$144	\$650	\$3,771	\$2,375	\$930	\$466	\$0	\$0
814	826.0	Specialty Retail	1,000 sf	0.00%	\$19,000	\$8,810	\$278	\$240	\$1,244	\$7,048	\$4,439	\$1,738	\$871	\$0	\$0
830.P	n/a	Non-Veterinary Kennel	1,000 sf	0.00%	\$8,030	\$4,091	\$131	\$114	\$573	\$3,273	\$2,060	\$808	\$405	\$0	\$0
841	841.0	New/Used Auto Sales	1,000 sf	0.00%	\$12,836	\$6,824	\$213	\$205	\$947	\$5,459	\$3,440	\$1,344	\$675	\$0	\$0
848	848.0	Tire Store	1,000 sf	0.00%	\$10,004	\$3,992	\$126	\$98	\$574	\$3,194	\$2,012	\$787	\$395	\$0	\$0
850	850.0	Supermarket	1,000 sf	0.00%	\$16,615	\$7,064	\$226	\$176	\$1,011	\$5,651	\$3,557	\$1,395	\$699	\$0	\$0
853	853.0	Convenience Store w/Gas Pumps	1,000 sf	0.00%	\$33,767	\$17,166	\$554	\$438	\$2,441	\$13,733	\$8,640	\$3,395	\$1,698	\$0	\$0
862	862.0	Home Improvement Superstore	1,000 sf	0.00%	\$6,261	\$2,643	\$84	\$67	\$378	\$2,114	\$1,331	\$522	\$261	\$0	\$0
881	881.0	Pharmacy/Drug Store with and without Drive-Thru	1,000 sf	0.00%	\$8,508	\$3,704	\$118	\$94	\$529	\$2,963	\$1,865	\$732	\$366	\$0	\$0
890	890.0	Furniture Store	1,000 sf	0.00%	\$2,263	\$1,016	\$32	\$27	\$144	\$813	\$512	\$200	\$101	\$0	\$0
912	912.0	Bank/Savings w/Drive-In	1,000 sf	0.00%	\$9,412	\$10,746	\$341	\$440	\$1,368	\$8,597	\$5,413	\$2,121	\$1,063	\$0	\$0
929P	n/a	Breakfast and Lunch Restaurant	1,000 sf	0.00%	\$21,326	\$10,958	\$346	\$320	\$1,526	\$8,766	\$5,522	\$2,161	\$1,083	\$0	\$0
930	930.0	Fast Casual Restaurant	1,000 sf	0.00%	\$52,660	\$27,247	\$861	\$791	\$3,797	\$21,798	\$13,729	\$5,374	\$2,695	\$0	\$0
931	931.0	Quality Restaurant	1,000 sf	0.00%	\$27,732	\$13,515	\$427	\$379	\$1,897	\$10,812	\$6,810	\$2,666	\$1,336	\$0	\$0
932	932.0	High-Turnover Restaurant	1,000 sf	0.00%	\$32,248	\$16,595	\$524	\$483	\$2,312	\$13,276	\$8,362	\$3,273	\$1,641	\$0	\$0
934	934.0	Fast Food Restaurant w/Drive-Thru	1,000 sf	0.00%	\$78,994	\$34,568	\$1,106	\$805	\$5,003	\$27,654	\$17,408	\$6,828	\$3,418	\$0	\$0
941	941.0	Quick Lube	bays	0.00%	\$14,066	\$6,481	\$204	\$175	\$917	\$5,185	\$3,266	\$1,278	\$641	\$0	\$0
942	943.0	Auto Repair or Body Shop	1,000 sf	0.00%	\$10,212	\$5,513	\$173	\$166	\$764	\$4,410	\$2,778	\$1,087	\$545	\$0	\$0
944	944.0	Gasoline Station	fuel pos.	0.00%	\$10,430	\$4,314	\$138	\$96	\$629	\$3,451	\$2,172	\$852	\$427	\$0	\$0
947	947.0	Self-Service Car Wash	bays	0.00%	\$6,367	\$6,498	\$208	\$269	\$823	\$5,198	\$3,272	\$1,284	\$642	\$0	\$0
913.P	913.0	Convenience/Gasoline/Fast Food Store	1,000 sf	0.00%	\$117,124	\$47,939	\$1,523	\$1,083	\$6,982	\$38,351	\$24,149	\$9,461	\$4,741	\$0	\$0
<b>INDUSTRIAL:</b>															
110	110.0	General Light Industrial	1,000 sf	0.00%	\$4,906	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
120	120.0	General Heavy Industrial	1,000 sf	0.00%	\$1,268	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
130	130.0	Industrial Park	1,000 sf	0.00%	\$3,235	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
140	140.0	Manufacturing	1,000 sf	0.00%	\$3,823	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
150	150 154 157	Warehouse	1,000 sf	0.00%	\$1,467	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
152	155/156	High-Cube Warehouse	1,000 sf	0.00%	\$10,406	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
160.P	153.0	Airport Hangar	1,000 sf	0.00%	\$3,434	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>OTHER:</b>															
n/a	n/a	Mining	1,000 cy	0.00%	n/a	n/a	\$0	\$0	n/a	n/a	n/a	n/a	n/a	n/a	n/a

# EXHIBIT 602-C VOPH TND TRANSPORTATION DEVELOPMENT FEES

VOPH Transportation Development Fee  
 Exhibit 602-C (Revised 07/26/2022)  
 TND Development Fees (District B)

Fee Schedule 2025

## VOPH Traditional Neighborhood Development Fees

Pasco County Land Use Code		ITE LUC	Land Use	Units	VOPH Surcharge % <sup>(2)</sup>	Req'd Subsidy	VOPH Development Mobility Fee	To Pasco External Transit Acc't	To VOPH External SIS Mob Fee Account	To VOPH External Roads Account	Interim "Remainder" Calculation	To VOPH Internal Roadway Account	To VOPH Internal ROW Account	To VOPH Internal Alt Modes Account	To VOPH Surcharge Account
<b>RESIDENTIAL:</b>										20.0%		87.6%			12.4%
Single Family (Detached)															
210.0P	210.0		Accessory Dwelling Unit	du	0.00%	\$2,442	\$1,521	\$47	\$46	\$211	\$1,217	\$767	\$299	\$151	\$0
210.1P	210.1		< 1,500 s.f. & Hh Inc < 80% SHIP	du	0.00%	\$6,126	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
210.2P	210.1		0 to 1,500 s.f.	du	0.00%	\$7,192	\$2,349	\$72	\$67	\$331	\$1,879	\$1,185	\$462	\$232	\$0
210.3P	210.2		1,501 to 2,499 s.f.	du	0.00%	\$8,221	\$3,284	\$101	\$108	\$448	\$2,627	\$1,657	\$646	\$324	\$0
210.4P	210.3		2,500 s.f. and greater	du	0.00%	\$9,255	\$3,562	\$109	\$113	\$490	\$2,850	\$1,797	\$700	\$353	\$0
210.5P	210.4		"Low Income" SHIP defined Multi-Family(2)	du	0.00%	\$3,341	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
220	220.0		Multi-Family Apartments	du	0.00%	\$5,039	\$2,235	\$69	\$100	\$278	\$1,788	\$1,127	\$440	\$221	\$0
231	231.0		Low-Rise Condominium/Townhouse (1 to 2 stories)	du	0.00%	\$5,088	\$2,257	\$70	\$79	\$302	\$1,806	\$1,138	\$444	\$224	\$0
232	232.0		High-Rise Condominium (3 or more stories)	du	0.00%	\$3,255	\$1,327	\$41	\$42	\$182	\$1,062	\$669	\$261	\$132	\$0
240	240.0		Mobile Home Park	du	0.00%	\$2,881	\$1,243	\$39	\$43	\$167	\$994	\$627	\$245	\$122	\$0
251	251.0		Age Restricted Single Family(3)	du	0.00%	\$2,932	\$1,083	\$33	\$33	\$151	\$866	\$546	\$213	\$107	\$0
252	252.0		Age Restricted Multi-Family(3)	du	0.00%	\$1,177	\$400	\$13	\$15	\$52	\$320	\$202	\$79	\$39	\$0
253	253.0		Congregate Care Facility (Attached)(3)	du	0.00%	\$747	\$252	\$8	\$9	\$33	\$202	\$127	\$50	\$25	\$0
<b>LODGING:</b>															
310	310.0		Hotel	room	0.00%	\$8,238	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
320	320.0		Motel	room	0.00%	\$2,531	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
330	330.0		Resort Hotel	room	0.00%	\$6,978	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>RECREATION:</b>															
412	412.0		General Recreation	acre	0.00%	\$1,960	\$364	\$11	\$6	\$56	\$291	\$184	\$72	\$35	\$0
416	416.0		RV Park	RV space	0.00%	\$560	\$411	\$13	\$17	\$52	\$329	\$207	\$81	\$41	\$0
420	420.0		Marina	berth	0.00%	\$2,483	\$705	\$22	\$16	\$103	\$564	\$356	\$139	\$69	\$0
430	430.0		Golf Course	hole	0.00%	\$32,707	\$8,696	\$268	\$189	\$1,282	\$6,957	\$4,386	\$1,711	\$860	\$0
431	431.0		Miniature Golf Course	hole	0.00%	\$3,811	\$630	\$19	\$9	\$98	\$504	\$318	\$124	\$62	\$0
437	437.0		Bowling Alley	1,000 sf	0.00%	\$29,769	\$5,711	\$177	\$95	\$870	\$4,569	\$2,880	\$1,124	\$565	\$0
444	444.0		Movie Theater	screen	0.00%	\$39,879	\$7,228	\$230	\$112	\$1,104	\$5,782	\$3,641	\$1,427	\$714	\$0
491	491.0		Racquet Club/Health Club/Spa/Dance Studio	1,000 sf	0.00%	\$13,007	\$2,490	\$77	\$41	\$380	\$1,992	\$1,256	\$490	\$246	\$0
495	495.0		Community Center/Gymnasium	1,000 sf	0.00%	\$34,916	\$5,147	\$158	\$69	\$802	\$4,118	\$2,596	\$1,012	\$510	\$0
496P	n/a		Ice Hockey Arena	1,000 sf	0.00%	\$17,497	\$448	\$14	\$1	\$75	\$358	\$226	\$88	\$44	\$0
<b>INSTITUTIONS:</b>															
520	520.0		Elementary School	student	0.00%	\$979	\$249	\$8	\$6	\$36	\$199	\$126	\$49	\$24	\$0
522	522.0		Middle School	student	0.00%	\$1,218	\$353	\$11	\$10	\$50	\$282	\$178	\$70	\$34	\$0
530	530.0		High School	student	0.00%	\$1,111	\$374	\$12	\$12	\$51	\$299	\$189	\$74	\$36	\$0
540	540.0		University/Jr College (7,500 or fewer students) (Private)	student	0.00%	\$1,271	\$723	\$22	\$31	\$92	\$578	\$365	\$142	\$71	\$0
550	550.0		University/Jr College (more than 7,500 students) (Private)	student	0.00%	\$803	\$540	\$17	\$24	\$67	\$432	\$272	\$106	\$54	\$0
560	560.0		Church	1,000 sf	0.00%	\$3,310	\$1,701	\$53	\$67	\$220	\$1,361	\$857	\$335	\$169	\$0
565	565.0		Day Care	student	0.00%	\$1,046	\$153	\$5	\$3	\$23	\$122	\$77	\$30	\$15	\$0
566	566.0		Cemetery	acre	0.00%	\$5,620	\$1,817	\$56	\$55	\$252	\$1,454	\$916	\$358	\$180	\$0
610	610.0		Hospital	1,000 sf	0.00%	\$5,454	\$4,718	\$146	\$204	\$594	\$3,774	\$2,380	\$928	\$466	\$0
620	620.0		Nursing Home	bed	0.00%	\$1,005	\$299	\$10	\$9	\$41	\$239	\$151	\$59	\$29	\$0
<b>OFFICE:</b>															
710	710.1		General Office 50,000 sf or less(4)	1,000 sf	0.00%	\$9,906	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
710.1P	710.2		General Office 50,001-100,000 sf(4)	1,000 sf	0.00%	\$9,473	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
710.2P	710.3		General Office 100,001-200,000 sf(4)	1,000 sf	0.00%	\$9,259	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
710.3P	710.4		General Office 200,001-400,000 sf(4)	1,000 sf	0.00%	\$9,051	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# EXHIBIT 602-C VOPH TND TRANSPORTATION DEVELOPMENT FEES

VOPH Transportation Development Fee  
Exhibit 602-C (Revised 07/26/2022)  
TND Development Fees (District B)

Fee Schedule 2025

## VOPH Traditional Neighborhood Development Fees

Pasco County Land Use Code	ITE LUC	Land Use	Units	Traditional Neighborhood Development Fee											
				VOPH Surcharge % <sup>(2)</sup>	Req'd Subsidy	VOPH Development Mobility Fee	To Pasco External Transit Acc't	To VOPH External SIS Mob Fee Account	To VOPH External Roads Account	Interim "Remainder" Calculation	To VOPH Internal Roadway Account	To VOPH Internal ROW Account	To VOPH Internal Alt Modes Account	To VOPH Surcharge Account	
710.4P	710.5	General Office greater than 400,000 sf(5)	1,000 sf	0.00%	\$8,846	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
714	714.0	Corporate Headquarters Building	1,000 sf	0.00%	\$6,875	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
720	720.0	Medical Office	1,000 sf	0.00%	\$34,538	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
750	750.0	Office Park	1,000 sf	0.00%	\$14,390	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
760	760.0	Research and Development Center	1,000 sf	0.00%	\$10,215	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
770.P	640.0	Veterinarian Clinic	1,000 sf	0.00%	\$20,347	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>RETAIL:</b>															
151	151.0	Mini-Warehouse	1,000 sf	0.00%	\$0	\$468	\$15	\$20	\$59	\$374	\$236	\$92	\$46	\$0	\$0
151.1P	151.1	Free-Standing Recreational Vehicle/Boat Storage	acre	0.00%	\$3,596	\$1,566	\$49	\$62	\$202	\$1,253	\$789	\$309	\$155	\$0	\$0
816	816.0	Hardware/Paint	1,000 sf	0.00%	\$654	\$248	\$8	\$9	\$33	\$198	\$125	\$49	\$24	\$0	\$0
820	820.1	Retail 50,000 sf g/a or less(4)	1,000 sf g/a	0.00%	\$10,380	\$3,517	\$112	\$106	\$485	\$2,814	\$1,771	\$695	\$348	\$0	\$0
820.1P	820.2	Retail 50,001-200,000 sf g/a(4)	1,000 sf g/a	0.00%	\$10,718	\$3,175	\$101	\$89	\$445	\$2,540	\$1,599	\$627	\$314	\$0	\$0
820.2P	820.3	Retail 200,001-400,000 sf g/a(4)	1,000 sf g/a	0.00%	\$10,322	\$3,039	\$97	\$85	\$426	\$2,431	\$1,531	\$600	\$300	\$0	\$0
820.3P	820.4	Retail 400,001-600,000 sf g/a(4)	1,000 sf g/a	0.00%	\$10,032	\$2,863	\$90	\$79	\$404	\$2,290	\$1,443	\$565	\$282	\$0	\$0
820.4P	820.5	Retail 600,001-800,000 sf g/a(4)	1,000 sf g/a	0.00%	\$10,346	\$2,978	\$94	\$83	\$419	\$2,382	\$1,501	\$587	\$294	\$0	\$0
820.5P	820.6	Retail greater than 800,000 sf g/a(5)	1,000 sf g/a	0.00%	\$9,594	\$3,142	\$99	\$96	\$433	\$2,514	\$1,583	\$620	\$311	\$0	\$0
814	826.0	Specialty Retail	1,000 sf	0.00%	\$20,894	\$5,874	\$186	\$160	\$829	\$4,699	\$2,960	\$1,159	\$580	\$0	\$0
830.P	n/a	Non-Veterinary Kennel	1,000 sf	0.00%	\$8,930	\$2,727	\$87	\$76	\$382	\$2,182	\$1,373	\$539	\$270	\$0	\$0
841	841.0	New/Used Auto Sales	1,000 sf	0.00%	\$14,371	\$4,549	\$142	\$136	\$632	\$3,639	\$2,293	\$896	\$450	\$0	\$0
848	848.0	Tire Store	1,000 sf	0.00%	\$10,793	\$2,662	\$84	\$65	\$383	\$2,130	\$1,342	\$525	\$263	\$0	\$0
850	850.0	Supermarket	1,000 sf	0.00%	\$18,081	\$4,709	\$151	\$118	\$673	\$3,767	\$2,371	\$930	\$466	\$0	\$0
853	853.0	Convenience Store w/Gas Pumps	1,000 sf	0.00%	\$37,607	\$11,444	\$369	\$292	\$1,628	\$9,155	\$5,760	\$2,263	\$1,132	\$0	\$0
862	862.0	Home Improvement Superstore	1,000 sf	0.00%	\$6,787	\$1,761	\$56	\$45	\$251	\$1,409	\$887	\$348	\$174	\$0	\$0
881	881.0	Pharmacy/Drug Store with and without Drive-Thru	1,000 sf	0.00%	\$9,267	\$2,469	\$79	\$63	\$352	\$1,975	\$1,243	\$488	\$244	\$0	\$0
890	890.0	Furniture Store	1,000 sf	0.00%	\$2,450	\$678	\$21	\$18	\$97	\$542	\$342	\$133	\$67	\$0	\$0
912	912.0	Bank/Savings w/Drive-In	1,000 sf	0.00%	\$12,181	\$7,164	\$228	\$293	\$912	\$5,731	\$3,609	\$1,414	\$708	\$0	\$0
929P	n/a	Breakfast and Lunch Restaurant	1,000 sf	0.00%	\$23,768	\$7,306	\$231	\$214	\$1,016	\$5,845	\$3,681	\$1,441	\$723	\$0	\$0
930	930.0	Fast Casual Restaurant	1,000 sf	0.00%	\$58,803	\$18,166	\$574	\$527	\$2,532	\$14,533	\$9,153	\$3,583	\$1,797	\$0	\$0
931	931.0	Quality Restaurant	1,000 sf	0.00%	\$30,701	\$9,011	\$285	\$253	\$1,264	\$7,209	\$4,540	\$1,777	\$892	\$0	\$0
932	932.0	High-Turnover Restaurant	1,000 sf	0.00%	\$35,969	\$11,063	\$350	\$322	\$1,541	\$8,850	\$5,574	\$2,182	\$1,094	\$0	\$0
934	934.0	Fast Food Restaurant w/Drive-Thru	1,000 sf	0.00%	\$86,325	\$23,045	\$737	\$537	\$3,335	\$18,436	\$11,605	\$4,552	\$2,279	\$0	\$0
941	941.0	Quick Lube	bays	0.00%	\$15,467	\$4,321	\$136	\$117	\$611	\$3,457	\$2,178	\$852	\$427	\$0	\$0
942	943.0	Auto Repair or Body Shop	1,000 sf	0.00%	\$11,454	\$3,675	\$116	\$110	\$509	\$2,940	\$1,852	\$724	\$364	\$0	\$0
944	944.0	Gasoline Station	fuel pos.	0.00%	\$11,332	\$2,876	\$92	\$64	\$419	\$2,301	\$1,448	\$568	\$285	\$0	\$0
947	947.0	Self-Service Car Wash	bays	0.00%	\$8,065	\$4,332	\$139	\$180	\$547	\$3,466	\$2,182	\$856	\$428	\$0	\$0
913.P	913.0	Convenience/Gasoline/Fast Food Store	1,000 sf	0.00%	\$127,078	\$31,959	\$1,015	\$722	\$4,655	\$25,567	\$16,099	\$6,307	\$3,161	\$0	\$0
<b>INDUSTRIAL:</b>															
110	110.0	General Light Industrial	1,000 sf	0.00%	\$4,717	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
120	120.0	General Heavy Industrial	1,000 sf	0.00%	\$1,211	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
130	130.0	Industrial Park	1,000 sf	0.00%	\$3,106	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
140	140.0	Manufacturing	1,000 sf	0.00%	\$3,673	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
150	150 154 157	Warehouse	1,000 sf	0.00%	\$1,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
152	155/156	High-Cube Warehouse	1,000 sf	0.00%	\$10,015	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
160.P	153.0	Airport Hangar	1,000 sf	0.00%	\$3,298	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>OTHER:</b>															
n/a	n/a	Mining	1,000 cy	0.00%	n/a	n/a	\$0	\$0	n/a	n/a	n/a	n/a	n/a	n/a	n/a

# EXHIBIT 602-C VOPH TOD TRANSPORTATION DEVELOPMENT FEES

VOPH Transportation Development Fee  
 Exhibit 602-C (Revised 07/26/2022)  
 TOD Development Fees (District B)

Fee Schedule 2025

## VOPH Transit-Oriented Development Fees

Pasco County Land Use Code	ITE LUC	Land Use	Units	Transit-Oriented Development Fee										
				VOPH Surcharge % <sup>(2)</sup>	Req'd Subsidy	VOPH Development Mobility Fee	To Pasco External Transit Acc't	To VOPH External SIS Mob Fee Account	To VOPH External Roads Account	Interim "Remainder" Calculation	To VOPH Internal Roadway Account	To VOPH Internal ROW Account	To VOPH Internal Alt Modes Account	To VOPH Surcharge Account
<b>RESIDENTIAL:</b>				20.0%						87.6%			12.4%	
Single Family (Detached)														
210.0P	210.0	Accessory Dwelling Unit	du	0.00%	\$2,760	\$760	\$24	\$23	\$105	\$608	\$383	\$150	\$75	\$0
210.1P	210.1	< 1,500 s.f. & Hh Inc < 80% SHIP	du	0.00%	\$5,418	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
210.2P	210.1	0 to 1,500 s.f.	du	0.00%	\$7,288	\$1,174	\$36	\$33	\$166	\$939	\$592	\$231	\$116	\$0
210.3P	210.2	1,501 to 2,499 s.f.	du	0.00%	\$8,515	\$1,642	\$50	\$54	\$224	\$1,314	\$828	\$323	\$163	\$0
210.4P	210.3	2,500 s.f. and greater	du	0.00%	\$9,448	\$1,781	\$55	\$57	\$244	\$1,425	\$898	\$350	\$177	\$0
210.5P	210.4	"Low Income" SHIP defined Multi-Family(2)	du	0.00%	\$2,881	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
220	220.0	Multi-Family Apartments	du	0.00%	\$5,278	\$1,118	\$35	\$50	\$139	\$894	\$564	\$220	\$110	\$0
231	231.0	Low-Rise Condominium/Townhouse (1 to 2 stories)	du	0.00%	\$5,365	\$1,128	\$35	\$40	\$151	\$902	\$569	\$222	\$111	\$0
232	232.0	High-Rise Condominium (3 or more stories)	du	0.00%	\$3,361	\$664	\$21	\$21	\$91	\$531	\$335	\$131	\$65	\$0
240	240.0	Mobile Home Park	du	0.00%	\$3,002	\$621	\$19	\$21	\$84	\$497	\$313	\$122	\$62	\$0
251	251.0	Age Restricted Single Family(3)	du	0.00%	\$2,962	\$541	\$17	\$17	\$74	\$433	\$273	\$106	\$54	\$0
252	252.0	Age Restricted Multi-Family(3)	du	0.00%	\$1,083	\$199	\$6	\$7	\$27	\$159	\$100	\$39	\$20	\$0
253	253.0	Congregate Care Facility (Attached)(3)	du	0.00%	\$757	\$126	\$4	\$4	\$17	\$101	\$64	\$25	\$12	\$0
<b>LODGING:</b>														
310	310.0	Hotel	room	0.00%	\$7,342	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
320	320.0	Motel	room	0.00%	\$2,241	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
330	330.0	Resort Hotel	room	0.00%	\$6,210	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>RECREATION:</b>														
412	412.0	General Recreation	acre	0.00%	\$1,892	\$182	\$6	\$3	\$27	\$146	\$92	\$36	\$18	\$0
416	416.0	RV Park	RV space	0.00%	\$588	\$206	\$6	\$8	\$27	\$165	\$104	\$41	\$20	\$0
420	420.0	Marina	berth	0.00%	\$2,495	\$352	\$11	\$8	\$51	\$282	\$178	\$69	\$35	\$0
430	430.0	Golf Course	hole	0.00%	\$32,764	\$4,348	\$134	\$94	\$642	\$3,478	\$2,193	\$855	\$430	\$0
431	431.0	Miniature Golf Course	hole	0.00%	\$3,660	\$315	\$10	\$5	\$48	\$252	\$159	\$62	\$31	\$0
437	437.0	Bowling Alley	1,000 sf	0.00%	\$28,963	\$2,855	\$89	\$47	\$435	\$2,284	\$1,440	\$562	\$282	\$0
444	444.0	Movie Theater	screen	0.00%	\$38,633	\$3,614	\$115	\$56	\$552	\$2,891	\$1,821	\$713	\$357	\$0
491	491.0	Racquet Club/Health Club/Spa/Dance Studio	1,000 sf	0.00%	\$12,642	\$1,245	\$39	\$21	\$189	\$996	\$628	\$245	\$123	\$0
495	495.0	Community Center/Gymnasium	1,000 sf	0.00%	\$33,358	\$2,573	\$79	\$34	\$402	\$2,058	\$1,298	\$506	\$254	\$0
496P	n/a	Ice Hockey Arena	1,000 sf	0.00%	\$15,860	\$224	\$7	\$1	\$37	\$179	\$113	\$44	\$22	\$0
<b>INSTITUTIONS:</b>														
520	520.0	Elementary School	student	0.00%	\$967	\$124	\$4	\$3	\$18	\$99	\$63	\$24	\$12	\$0
522	522.0	Middle School	student	0.00%	\$1,221	\$177	\$6	\$5	\$24	\$142	\$89	\$35	\$18	\$0
530	530.0	High School	student	0.00%	\$1,132	\$187	\$6	\$6	\$25	\$150	\$94	\$37	\$19	\$0
540	540.0	University/Jr College (7,500 or fewer students) (Private)	student	0.00%	\$1,412	\$361	\$11	\$15	\$46	\$289	\$182	\$71	\$36	\$0
550	550.0	University/Jr College (more than 7,500 students) (Private)	student	0.00%	\$920	\$270	\$8	\$12	\$34	\$216	\$136	\$53	\$27	\$0
560	560.0	Church	1,000 sf	0.00%	\$3,645	\$851	\$27	\$34	\$109	\$681	\$429	\$168	\$84	\$0
565	565.0	Day Care	student	0.00%	\$997	\$77	\$2	\$1	\$12	\$62	\$39	\$15	\$8	\$0
566	566.0	Cemetery	acre	0.00%	\$5,727	\$908	\$28	\$28	\$126	\$726	\$458	\$179	\$89	\$0
610	610.0	Hospital	1,000 sf	0.00%	\$6,656	\$2,359	\$73	\$102	\$297	\$1,887	\$1,190	\$464	\$233	\$0
620	620.0	Nursing Home	bed	0.00%	\$1,007	\$150	\$5	\$4	\$21	\$120	\$76	\$30	\$14	\$0
<b>OFFICE:</b>														
710	710.1	General Office 50,000 sf or less(4)	1,000 sf	0.00%	\$8,821	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
710.1P	710.2	General Office 50,001-100,000 sf(4)	1,000 sf	0.00%	\$8,409	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
710.2P	710.3	General Office 100,001-200,000 sf(4)	1,000 sf	0.00%	\$8,218	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
710.3P	710.4	General Office 200,001-400,000 sf(4)	1,000 sf	0.00%	\$8,030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# EXHIBIT 602-C VOPH TOD TRANSPORTATION DEVELOPMENT FEES

VOPH Transportation Development Fee  
 Exhibit 602-C (Revised 07/26/2022)  
 TOD Development Fees (District B)

Fee Schedule 2025

## VOPH Transit-Oriented Development Fees

Pasco County Land Use Code	ITE LUC	Land Use	Units	Transit-Oriented Development Fee												
				VOPH Sur-charge % <sup>(2)</sup>	Req'd Subsidy	VOPH Development Mobility Fee	To Pasco External Transit Acc't	To VOPH External SIS Mob Fee Account	To VOPH External Roads Account	Interim "Remainder" Calculation	To VOPH Internal Roadway Account	To VOPH Internal ROW Account	To VOPH Internal Alt Modes Account	To VOPH Surcharge Account		
710.4P	710.5	General Office greater than 400,000 sf(5)	1,000 sf	0.00%	\$7,847	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
714	714.0	Corporate Headquarters Building	1,000 sf	0.00%	\$6,078	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
720	720.0	Medical Office	1,000 sf	0.00%	\$30,902	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
750	750.0	Office Park	1,000 sf	0.00%	\$12,822	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
760	760.0	Research and Development Center	1,000 sf	0.00%	\$9,075	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
770.P	640.0	Veterinarian Clinic	1,000 sf	0.00%	\$18,189	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>RETAIL:</b>																
151	151.0	Mini-Warehouse	1,000 sf	0.00%	\$0	\$382	\$12	\$16	\$48	\$306	\$192	\$75	\$39	\$0	\$0	\$0
151.1P	151.1	Free-Standing Recreational Vehicle/Boat Storage	acre	0.00%	\$3,826	\$788	\$25	\$31	\$102	\$630	\$397	\$155	\$78	\$0	\$0	\$0
816	816.0	Hardware/Paint	1,000 sf	0.00%	\$593	\$124	\$4	\$4	\$17	\$99	\$62	\$24	\$13	\$0	\$0	\$0
820	820.1	Retail 50,000 sf(4) or less(4)	1,000 sf(4)	0.00%	\$10,620	\$1,758	\$56	\$53	\$243	\$1,406	\$885	\$347	\$174	\$0	\$0	\$0
820.1P	820.2	Retail 50,001-200,000 sf(4)	1,000 sf(4)	0.00%	\$10,789	\$1,587	\$50	\$45	\$222	\$1,270	\$799	\$313	\$158	\$0	\$0	\$0
820.2P	820.3	Retail 200,001-400,000 sf(4)	1,000 sf(4)	0.00%	\$10,379	\$1,519	\$48	\$42	\$214	\$1,215	\$765	\$300	\$150	\$0	\$0	\$0
820.3P	820.4	Retail 400,001-600,000 sf(4)	1,000 sf(4)	0.00%	\$10,010	\$1,432	\$45	\$39	\$202	\$1,146	\$722	\$282	\$142	\$0	\$0	\$0
820.4P	820.5	Retail 600,001-800,000 sf(4)	1,000 sf(4)	0.00%	\$10,337	\$1,489	\$47	\$41	\$210	\$1,191	\$750	\$294	\$147	\$0	\$0	\$0
820.5P	820.6	Retail greater than 800,000 sf(4)	1,000 sf(4)	0.00%	\$9,728	\$1,571	\$50	\$48	\$216	\$1,257	\$792	\$310	\$155	\$0	\$0	\$0
814	826.0	Specialty Retail	1,000 sf	0.00%	\$20,991	\$2,936	\$93	\$80	\$414	\$2,349	\$1,479	\$579	\$291	\$0	\$0	\$0
830.P	n/a	Non-Veterinary Kennel	1,000 sf	0.00%	\$9,027	\$1,364	\$44	\$38	\$191	\$1,091	\$687	\$269	\$135	\$0	\$0	\$0
841	841.0	New/Used Auto Sales	1,000 sf	0.00%	\$14,632	\$2,275	\$71	\$68	\$316	\$1,820	\$1,147	\$448	\$225	\$0	\$0	\$0
848	848.0	Tire Store	1,000 sf	0.00%	\$10,651	\$1,330	\$42	\$33	\$191	\$1,064	\$670	\$262	\$132	\$0	\$0	\$0
850	850.0	Supermarket	1,000 sf	0.00%	\$18,015	\$2,355	\$75	\$59	\$337	\$1,884	\$1,186	\$465	\$233	\$0	\$0	\$0
853	853.0	Convenience Store w/Gas Pumps	1,000 sf	0.00%	\$38,201	\$5,722	\$185	\$146	\$813	\$4,578	\$2,880	\$1,132	\$566	\$0	\$0	\$0
862	862.0	Home Improvement Superstore	1,000 sf	0.00%	\$6,699	\$881	\$28	\$22	\$126	\$705	\$444	\$174	\$87	\$0	\$0	\$0
881	881.0	Pharmacy/Drug Store with and without Drive-Thru	1,000 sf	0.00%	\$9,204	\$1,235	\$39	\$31	\$177	\$988	\$622	\$244	\$122	\$0	\$0	\$0
890	890.0	Furniture Store	1,000 sf	0.00%	\$2,375	\$339	\$11	\$9	\$48	\$271	\$171	\$67	\$33	\$0	\$0	\$0
912	912.0	Bank/Savings w/Drive-In	1,000 sf	0.00%	\$13,545	\$3,582	\$114	\$147	\$455	\$2,866	\$1,804	\$707	\$355	\$0	\$0	\$0
929P	n/a	Breakfast and Lunch Restaurant	1,000 sf	0.00%	\$24,125	\$3,652	\$115	\$107	\$508	\$2,922	\$1,840	\$720	\$362	\$0	\$0	\$0
930	930.0	Fast Casual Restaurant	1,000 sf	0.00%	\$59,878	\$9,083	\$287	\$264	\$1,266	\$7,266	\$4,577	\$1,791	\$898	\$0	\$0	\$0
931	931.0	Quality Restaurant	1,000 sf	0.00%	\$31,023	\$4,505	\$142	\$126	\$633	\$3,604	\$2,270	\$889	\$445	\$0	\$0	\$0
932	932.0	High-Turnover Restaurant	1,000 sf	0.00%	\$36,565	\$5,532	\$175	\$161	\$770	\$4,426	\$2,787	\$1,091	\$548	\$0	\$0	\$0
934	934.0	Fast Food Restaurant w/Drive-Thru	1,000 sf	0.00%	\$86,427	\$11,523	\$369	\$268	\$1,668	\$9,218	\$5,803	\$2,276	\$1,139	\$0	\$0	\$0
941	941.0	Quick Lube	bays	0.00%	\$15,561	\$2,160	\$68	\$58	\$306	\$1,728	\$1,089	\$426	\$213	\$0	\$0	\$0
942	943.0	Auto Repair or Body Shop	1,000 sf	0.00%	\$11,666	\$1,838	\$58	\$55	\$255	\$1,470	\$926	\$362	\$182	\$0	\$0	\$0
944	944.0	Gasoline Station	fuel pos.	0.00%	\$11,308	\$1,438	\$46	\$32	\$210	\$1,150	\$724	\$284	\$142	\$0	\$0	\$0
947	947.0	Self-Service Car Wash	bays	0.00%	\$8,957	\$2,165	\$69	\$90	\$274	\$1,732	\$1,090	\$428	\$214	\$0	\$0	\$0
913.P	913.0	Convenience/Gasoline/Fast Food Store	1,000 sf	0.00%	\$126,637	\$15,980	\$508	\$361	\$2,327	\$12,784	\$8,050	\$3,154	\$1,580	\$0	\$0	\$0
<b>INDUSTRIAL:</b>																
110	110.0	General Light Industrial	1,000 sf	0.00%	\$4,201	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
120	120.0	General Heavy Industrial	1,000 sf	0.00%	\$1,055	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
130	130.0	Industrial Park	1,000 sf	0.00%	\$2,755	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
140	140.0	Manufacturing	1,000 sf	0.00%	\$3,265	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
150	150 154 157	Warehouse	1,000 sf	0.00%	\$1,219	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
152	155/156	High-Cube Warehouse	1,000 sf	0.00%	\$8,950	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
160.P	153.0	Airport Hangar	1,000 sf	0.00%	\$2,928	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>OTHER:</b>																
n/a	n/a	Mining	1,000 cy	0.00%	n/a	n/a	\$0	\$0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a



# EXHIBIT 602-C SCHOOL DEVELOPMENT FEES

## VOPH School Development Fee Schedule Exhibit 602-C

Land Use	Unit	School Facilities Impact Fee (1)	School Buses Impact Fee (1)	School Land Impact Fee (1)	VOPH School Surcharge (Percentage)	VOPH School Surcharge (2)	VOPH Total School Development Fee (3)
<b>Single-Family Detached</b>	du	\$7,673	\$253	<b>\$402</b>	<b>27.86%</b>	<b>\$112</b>	\$8,440
<b>Single-Family Attached</b>	du	\$3,092	\$101	<b>\$160</b>	<b>27.86%</b>	<b>\$45</b>	\$3,297
<b>Mobile Home</b>	du	\$4,717	\$153	<b>\$244</b>	<b>27.86%</b>	<b>\$68</b>	\$5,029
<b>Multiple Family</b>	du	\$4,504	\$147	<b>\$233</b>	<b>27.90%</b>	<b>\$65</b>	\$4,802

Note (1) Fee as of 2019.

Note (2) The School Surcharge will not automatically be adjusted with any modification to the base school impact fees, unless approved by the BCC. However, the fixed surcharge will be automatically added to any modified base school impact fee.

Note (3) School Development Fee is the sum of the Facilities Impact Fee, Buses Impact Fee, Land Impact Fee and the Surcharge as of 2019.

# EXHIBIT 602-C PARK DEVELOPMENT FEES

## VOPH Park Land and Recreational Facilities Development Fee Schedule Exhibit 602-C

Land Use	Unit	Fields, Courts, Splashpads and Centers Impact Fee (1)	Water Access Impact Fee (1)	Other (trails, parking, shelters, picnic tables, maintenance buildings, playgrounds, restrooms, landscaping, lighting, and other general park infrastructure and site preparation) Impact Fee (1)	Park Land Impact Fee (1)	VOPH Park Land Surcharge (Percentage)	VOPH Park Land Surcharge (2)	VOPH Total Park Development Fee (3)
Single-Family Detached	du	\$105	\$25	\$618	\$144	138.57%	\$200	\$474
All Other Residential Construction	du	\$74	\$17	\$434	\$101	138.71%	\$141	\$316

Note (1) Fee as of 2019.

Note (2) If the County's base fee changes, this amount will be adjusted and recalculated (using the identified percentage) at the time building permits are issued for the specific use.

Note (3) Park Land and Recreation Development Fee is the sum of the Fields, Courts, Splashpads & Centers Impact Fee, Water Access Impact Fee, Other Impact Fee, Land Impact Fee and the Surcharge as of 2019.

# EXHIBIT 602-C WATER DEVELOPMENT FEES

## VOPH Water and Reclaimed Water Development Fee Schedule Exhibit 602-C

Land Use	Unit	Total Water and Reclaimed Water Impact Fee		VOPH Water and Reclaimed Water Surcharge Fee	VOPH Water and Reclaimed Water Surcharge (Percentage) (3)	VOPH Water and Reclaimed Water Development Fee (4)
Single-Family	du	\$1,171	(1)	\$1,928	164.65%	\$3,099
Multiple Family	du	\$577	(1)	\$950	164.64%	\$1,527
Retail	ksf	\$1,874	(2)	\$0	0.00%	\$1,874
Office	ksf	\$1,874	(2)	\$0	0.00%	\$1,874
Industrial	ksf	\$375	(2)	\$0	0.00%	\$375

Note (1) Fee as of 2020.

Note (2) The current Water Impact Fees reflected herein were estimated average impact fees for non-residential applications.

Note (3) The Water and Reclaimed Water surcharge percentage is expressed as a ratio of the Water Surcharge divided by the Water Impact Fee.

Note (4) If the County's base fee changes, this amount will be adjusted and recalculated (using the identified percentage) at the time building permits are issued for the specific use.

# EXHIBIT 602-C WASTEWATER DEVELOPMENT FEES

## VOPH Wastewater Development Fee Schedule Exhibit 602-C

Land Use	Unit	Total Wastewater Impact Fee		VOPH Wastewater Surcharge Fee	VOPH Wastewater Surcharge (Percentage) (3)	VOPH Wastewater Development Fee (4)
Single-Family	du	\$2,730	(1)	\$593	21.72%	\$3,323
Multiple Family	du	\$1,345	(1)	\$292	21.71%	\$1,637
Retail	ksf	\$4,368	(2)	\$0	0.00%	\$4,368
Office	ksf	\$4,368	(2)	\$0	0.00%	\$4,368
Industrial	ksf	\$874	(2)	\$0	0.00%	\$874

Note (1) Fee as of 2020.

Note (2) The current Wastewater Impact Fees reflected herein were estimated average impact fees for non-residential applications.

Note (3) The Wastewater surcharge percentage is expressed as a ratio of the Wastewater Surcharge divided by the Wastewater Impact Fee.

Note (4) If the County's base fee changes, this amount will be adjusted and recalculated (using the identified percentage) at the time building permits are issued for the specific use.