

ORDINANCE 2000 - 43

AN ORDINANCE AMENDING ORDINANCE 87-17, KNOWN AS THE "IMPACT FEE ORDINANCE", AS AMENDED BY ORDINANCE 2000-23; SPECIFICALLY CORRECTING THE SCHEDULES WHICH AMENDED THE FEES DUE TO SCRIVENER'S ERRORS AS PORTIONS WERE NOT INCLUDED; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners finds that Ordinance 2000 - 23, adopted on June 26, 2000, contained scrivener's errors in the Fee Schedules attached as Composite Exhibit "A".

NOW, THEREFORE, BE IT ORDAINED this 16th day of ~~July~~ October, 2000, by the Board of County Commissioners of Nassau County, Florida, that the Composite Exhibit "A" attached to Ordinance 2000-23 is hereby corrected by the attached Composite Exhibit "A".

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA



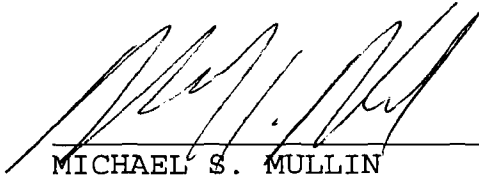
NICK D. DEONAS  
Its: Chairman

ATTEST:



J. M. "CHIP" OXLEY, JR.  
Its: Ex-Officio Clerk

Approved as to form by the  
Nassau County Attorney



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MICHAEL S. MULLIN

h/anne/impact-fee-correction

COMPOSITE EXHIBIT "A"

**FEE SCHEDULE -  
ADMIN. SPACE**

*For all unincorporated areas of Nassau County*

		<b>IMPACT FEE</b>
<b>RESIDENTIAL – PER UNIT</b>		
Single Family Detached/Attached	\$55.84	<u>\$116.34</u>
Multi-Family 2,3,&4 units/5+ units	\$44.41/50.78	<u>\$80.28</u>
Condominium/Townhouse All other	\$55.84	<u>\$71.39</u>
Hotel/Motel	\$43.10	<u>\$106.03</u>
Other Residential Mobile Home Units	\$56.59	<u>\$116.34</u>
<b>NON-RESIDENTIAL – PER 1,000 SQ. FT., unless otherwise stated</b>		
<u>General Light Industrial</u>	\$29.91	<u>\$38.89</u>
<u>General Heavy Industrial</u>	\$29.91	<u>\$8.35</u>
<u>Industrial Park</u>	\$29.91	<u>\$18.64</u>
Manufacturing	\$29.91	<u>\$21.49</u>
Warehouse	\$14.42	\$29.91 <u>\$18.74</u>
<u>Mini-Warehouse</u>	\$4.44	<u>\$5.78</u>
<u>Medical/Dental Office</u>	\$77.61	<u>\$100.91</u>
<u>General Offices (&lt;50K sq. ft.)</u>	\$63.55	<u>\$106.62</u>
<u>General Offices (50-100K sq. ft.)</u>	\$63.55	<u>\$90.03</u>
<u>General Offices (100-200K sq. ft.)</u>	\$63.55	<u>\$76.02</u>
<u>General Offices (200-300K sq. ft.)</u>	\$63.55	<u>\$68.86</u>
<u>General Offices (300K-500K sq. ft.)</u>	\$63.55	<u>\$60.79</u>
<u>General Offices (&gt;500K sq. ft.)</u>	\$63.55	<u>\$56.00</u>
<u>Office Park</u>		<u>\$73.27</u>
<u>Research and Development Center</u>		<u>\$49.40</u>
<u>Building Materials and Lumber Store</u>		<u>\$56.41</u>
<u>Garden Center</u>		<u>\$66.59</u>
<u>General Commercial (&lt; 50K sq. ft.)</u>		<u>\$169.16</u>
<u>General Commercial (50K to 100K sq. ft.)</u>		<u>\$130.44</u>
<u>General Commercial ( 100K to 500K sq. ft.)</u>		<u>\$86.40</u>
<u>General Commercial (&gt; 500K sq. ft.)</u>		<u>\$56.65</u>
Restaurant	\$57.04	<u>\$75.81</u>

<u>Fast Food Restaurant (w./drive-thru)</u>	<u>\$93.34</u>
<u>Car Dealerships</u>	<u>\$88.43</u>
<u>Service Station (per pump)</u>	<u>\$49.10</u>
<u>Supermarket</u>	<u>\$162.09</u>
<u>Convenience Market</u>	<u>\$108.97</u>
<u>Convenience Market w/Gas Pumps</u>	<u>\$148.15</u>
<u>Furniture Store</u>	<u>\$8.02</u>
<u>Bank (w/ no drive thru)</u>	<u>\$51.91</u>
<u>Drive-In bank</u>	<u>\$97.90</u>
<u>Golf Course (per hole)</u>	<u>\$27.75</u>
<u>Elementary School</u>	<u>\$68.78</u>
<u>High School</u>	<u>\$69.93</u>
<u>Hospital</u>	<u>\$107.66</u>
<u>Nursing Home</u>	<u>\$65.17</u>
<u>Recreational Community Center</u>	<u>\$84.46</u>
<u>Marina (per berth)</u>	<u>\$37.98</u>
<u>Movie Theater (per screen)</u>	<u>\$226.40</u>
<u>Racquet Club (per court)</u>	<u>\$59.85</u>

Note:

The Impact fee schedule reflects a 40 fifteen percent (15%) discount from the net cost calculated for each category of impact fee.

~~1. The transportation impact fee in this table shall apply to all unincorporated areas of Nassau County, excluding Amelia Island.~~

~~2. The Administrative Space, Fire & EMS, and Police Impact Fees shall apply to all unincorporated areas of Nassau County.~~

~~3. The total impact fee shall apply to all unincorporated areas of Nassau County, excluding Amelia Island. The Amelia Island total impact fee shall be calculated utilizing the Amelia Island Transportation Fee Schedule and the Administrative Space, Fire & EMS, and Police Impact Fees from this table.~~

h/impact-fee-administrative-space

# FEE SCHEDULE - POLICE

*For all unincorporated areas of Nassau County*

		IMPACT FEE
<b><u>RESIDENTIAL – PER UNIT</u></b>		
Single Family Detached/Attached	31.10	<u>\$134.17</u>
Multi-Family 2,3&4Units/5+Units	24.73/28.28	<u>\$92.58</u>
<u>Condominium/Townhouse</u>		<u>\$82.33</u>
<u>Mobile Home Units</u>	31.52	<u>\$31.52</u>
Hotel/Motel	24.00	<u>\$122.28</u>
<u>Other Residential</u>	31.10	<u>\$134.17</u>
<b><u>NON-RESIDENTIAL – PER 1,000 SQ. FT. – unless otherwise stated</u></b>		
<u>General Light Industrial</u>	16.66	<u>\$44.85</u>
<u>General Heavy Industrial</u>		<u>\$9.63</u>
<u>Industrial Park</u>		<u>\$21.50</u>
<u>Manufacturing</u>		<u>\$24.78</u>
Warehouse	8.03	<u>\$21.62</u>
<u>Mini-Warehouse</u>		<u>\$6.67</u>
<u>Storage</u>	2.47	
<u>Medical/Dental Office</u>	43.22	<u>\$116.38</u>
<u>General Offices (&lt;50K sq. ft.)</u>	35.39	<u>\$122.96</u>
<u>General Offices (50-100K sq. ft.)</u>		<u>\$103.82</u>
<u>General Offices (100-200K sq. ft.)</u>		<u>\$87.67</u>
<u>General Offices (200-300K sq. ft.)</u>		<u>\$79.41</u>
<u>General Offices (300K-500K sq. ft.)</u>		<u>\$70.11</u>
<u>General Offices (&gt;500K sq. ft.)</u>		<u>\$64.58</u>
<u>Office Park</u>		<u>\$84.50</u>
<u>Research and Development Center</u>		<u>\$56.97</u>
<u>Building Materials and Lumber Store</u>		<u>\$65.05</u>
<u>Garden Center</u>		<u>\$76.80</u>
<u>General Retail</u>	47.31	
<u>General Commercial (&lt; 50K sq. ft.)</u>		<u>\$195.09</u>
<u>General Commercial ( 50K to 100K sq. ft.)</u>		<u>\$150.44</u>

## **FEE SCHEDULE - FIRE/EMS**

**For all unincorporated areas of Nassau County**

<b>IMPACT FEE</b>		
<b><u>RESIDENTIAL – PER UNIT</u></b>		
Single Family <del>Detached</del> /Attached	42.64	<u>\$101.78</u>
Multi-Family 2,3&4 Units/5+ Units	33.91/38.78	<u>\$70.23</u>
<u>Condominium/Townhouse</u>		<u>\$62.45</u>
<u>Hotel/Motel (room)</u>	32.91	<u>\$92.76</u>
<u>Other Residential All other</u>	31.10	<u>\$101.78</u>
<b><u>NON-RESIDENTIAL – PER 1,000 SQ. FT. – unless otherwise stated</u></b>		
<u>General Light Industrial</u>	22.84	<u>\$34.02</u>
<u>General Heavy Industrial</u>		<u>\$7.31</u>
<u>Industrial Park</u>		<u>\$16.31</u>
<u>Manufacturing</u>		<u>\$18.80</u>
<u>Warehouse</u>	11.01	<u>\$16.40</u>
<u>Mini-Warehouse</u>		<u>\$5.06</u>
<u>Medical/Dental Office</u>	59.27	<u>\$88.28</u>
<u>General Offices (&lt;50K sq. ft.)</u>	48.53	<u>\$93.28</u>
<u>General Offices (50-100K sq. ft.)</u>		<u>\$78.76</u>
<u>General Offices (100-200K sq. ft.)</u>		<u>\$66.51</u>
<u>General Offices (200-300K sq. ft.)</u>		<u>\$60.24</u>
<u>General Offices (300K-500K sq. ft.)</u>		<u>\$53.18</u>
<u>General Offices (&gt;500K sq. ft.)</u>		<u>\$48.99</u>
<u>Office Park</u>		<u>\$64.10</u>
<u>Research and Development Center</u>		<u>\$43.22</u>
<u>Building Materials and Lumber Store</u>		<u>\$49.35</u>
<u>Garden Center</u>		<u>\$58.26</u>
<u>General Commercial (&lt; 50K sq. ft. )</u>		<u>\$148.00</u>
<u>General Commercial ( 50K to 100K sq. ft. )</u>		<u>\$114.12</u>
<u>General Commercial ( 100K to 500K sq. ft.)</u>		<u>\$75.59</u>
<u>General Commercial ( &gt; 500K sq. ft.)</u>		<u>\$49.56</u>

Restaurant	43.56	\$66.32
Fast Food Restaurant (w./drive-thru)		\$81.66
Car Dealerships		\$77.36
Service Station (per pump)		\$42.95
Supermarket		\$141.81
Convenience Market		\$95.34
Convenience Market w/Gas Pumps		\$129.62
Furniture Store		\$7.02
Bank (w/ no drive thru)		\$45.41
Drive-In bank		\$85.65
Golf Course (per hole)		\$24.28
Elementary School		\$60.17
High School		\$61.18
Hospital		\$94.19
Nursing Home		\$57.02
Recreational Community Center		\$7.46
Marina (per berth)		\$33.23
Movie Theater (per screen)		\$198.08
Racquet Club (per court)		\$52.36
General Retail	64.87	

Note:

The Impact fee schedule reflects a ~~40~~ fifteen percent (15%) discount from the net cost calculated for each category of impact fee.

~~1. The transportation impact fee in this table shall apply to all unincorporated areas of Nassau County, excluding Amelia Island.~~

~~2. The Administrative Space, Fire & EMS, and Police Impact Fees shall apply to all unincorporated areas of Nassau County.~~

~~3. The total impact fee shall apply to all unincorporated areas of Nassau County, excluding Amelia Island. The Amelia Island total impact fee shall be calculated utilizing the Amelia Island Transportation Fee Schedule and the Administrative Space, Fire & EMS, and Police Impact Fees from this table.~~

# TRANSPORTATION FEE SCHEDULE

**For all unincorporated areas of  
Nassau County - On AMELIA  
ISLAND**

		IMPACT FEE
<b><u>RESIDENTIAL – PER UNIT</u></b>		
Single Family Detached/Attached	803.39/629.90	\$1,029.03
Multi-Family 2,3&4/5+ Units	490.25	\$708.60
Mobile Home Units	803.39	
Condominium/Townhouse		\$630.11
Hotel/Motel - Room	843.61	\$815.27
Other Residential All Other	803.39	\$1,029.03
<b><u>NON-RESIDENTIAL – PER 1,000 SQ. FT. – unless otherwise stated</u></b>		
<u>Industrial and Warehouse per 1,000sq. ft.</u>		
General Light Industrial	266.46	\$514.63
General Heavy Industrial		\$110.80
Industrial Park		\$246.72
Manufacturing		\$282.17
Warehouse	238.28	\$366.38
Storage	140.88	
Mini-Warehouse		\$184.67
Medical/Dental Office	3,050.95	\$2,668.83
<u>Office and Financial per 1,000 sq. ft.</u>		
General Offices (<50K sq. ft.)	610.19	\$1,151.59
General Offices (50-100K sq. ft.)		\$980.22
General Offices (100-200K sq. ft.)		\$834.70
General Offices (200-300K sq. ft.)		\$760.10
General Offices (300K-500K sq. ft.)		\$675.15
General Offices (>500K sq. ft.)		\$614.58
Retail per 1,000 sq. ft.	1,941.66	



<u>General Retail</u>	884.34	
<u>Office Park</u>		\$537.50
<u>Research and Development Center</u>		\$381.71
<u>Building Materials and Lumber Store</u>		\$1,095.43
<u>Garden Center</u>		\$995.29
<u>General Commercial (&lt; 50K sq. ft.)</u>		\$1,029.85
<u>General Commercial ( 50K to 100K sq. ft. )</u>		\$1,105.74
<u>General Commercial ( 100K to 500K sq. ft.)</u>		\$1,306.81
<u>General Commercial ( &gt; 500K sq. ft.)</u>		\$1,336.88
<u>Restaurant</u>	1,272.28	\$1,549.34
<u>Fast Food Restaurant (w./drive-thru)</u>		\$2,239.49
<u>Car Dealerships</u>		\$1,034.46
<u>Service Station (per pump)</u>		\$507.26
<u>Supermarket</u>		\$1,677.86
<u>Convenience Market</u>		\$2,220.87
<u>Convenience Market w/Gas Pumps</u>		\$2,544.70
<u>Furniture Store</u>		\$256.83
<u>Bank (w/ no drive thru)</u>		\$2,354.51
<u>Drive-In bank</u>		\$2,660.36
<u>Golf Course (per hole)</u>		\$1,064.76
<u>Elementary School</u>		\$331.86
<u>High School</u>		\$366.06
<u>Hospital</u>		\$462.89
<u>Nursing Home</u>		\$147.58
<u>Recreational Community Center</u>		\$378.70
<u>Marina (per berth)</u>		\$182.52
<u>Movie Theater (per screen)</u>		\$1,674.97
<u>Racquet Club (per court)</u>		\$508.20

Note:

The Impact fee schedule reflects a 40 ~~fifteen~~ percent (15%) discount from the net cost calculated for each category of impact fee.

~~1. The transportation impact fee in this table shall apply to all unincorporated areas of Nassau County, excluding Amelia Island.~~

~~2. The Administrative Space, Fire & EMS, and Police Impact Fees shall apply to all unincorporated areas of Nassau County.~~

~~3. The total impact fee shall apply to all unincorporated areas of Nassau County, excluding Amelia Island. The Amelia Island total impact fee shall be calculated utilizing the Amelia Island Transportation Fee Schedule and the Administrative Space, Fire & EMS, and Police Impact Fees from this table.~~

~~h/ann/inpact-fees-trans-off-island~~

<u>Office Park</u>		<u>\$843.57</u>
<u>Research and Development Center</u>		<u>\$599.06</u>
<u>Building Materials and Lumber Store</u>		<u>\$1,719.20</u>
<u>Garden Center</u>		<u>\$1,562.05</u>
<u>General Commercial (&lt; 50K sq. ft. )</u>		<u>\$1,616.28</u>
<u>General Commercial (50K to 100K sq. ft. )</u>		<u>\$1,735.39</u>
<u>General Commercial (100K to 500K sq. ft.)</u>		<u>\$2,050.96</u>
<u>General Commercial (&gt; 500K sq. ft.)</u>		<u>\$2,101.28</u>
<u>Restaurant per 1,000 sq. ft.</u>	<u>3,067.05</u>	<u>\$2,431.59</u>
<u>Fast Food Restaurant (w. /drive-thru)</u>		<u>\$3,514.75</u>
<u>Car Dealerships</u>		<u>\$1,623.52</u>
<u>Service Station (per pump)</u>		<u>\$796.11</u>
<u>Supermarket</u>		<u>\$2,633.30</u>
<u>Convenience Market</u>		<u>\$3,485.51</u>
<u>Convenience Market w/Gas Pumps</u>		<u>\$3,993.75</u>
<u>Furniture Store</u>		<u>\$403.08</u>
<u>Bank (w/ no drive thru)</u>		<u>\$3,695.26</u>
<u>Drive-In bank</u>		<u>\$4,175.27</u>
<u>Golf Course (per hole)</u>		<u>\$1,671.11</u>
<u>Elementary School</u>		<u>\$520.83</u>
<u>High School</u>		<u>\$574.51</u>
<u>Hospital</u>		<u>\$726.47</u>
<u>Nursing Home</u>		<u>\$231.62</u>
<u>Recreational Community Center</u>		<u>\$594.34</u>
<u>Marina (per berth)</u>		<u>\$286.45</u>
<u>Movie Theater (per screen)</u>		<u>\$2,628.75</u>
<u>Racquet Club (per court)</u>		<u>\$797.59</u>

1. The fees shown on the schedule include a 15% discount from actual impact to encourage use of the schedule and reduce the administrative time needed to process independent impact analysis.

2. In instances when an expansion of an addition to an existing structure occurs and said expansion or addition results in additional impacts upon public services, the impact fees shall be calculated on the increase in impact as compared to the previous use.

3. Condominium(s), (allowing a rental of less than three (3) months, etc.) shall be classified as a Hotel/Motel – Room.