

RESOLUTION 2004 -23

A RESOLUTION ADJUSTING TRANSPORTATION, FIRE/EMS, ADMINISTRATIVE SPACE, POLICE AND RECREATION FEES PURSUANT TO ORDINANCE 87-17, AS AMENDED; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners adopted Ordinance 87-17, as amended, providing for impact fees; and

WHEREAS, the Board, pursuant to Ordinance 87-17, as amended, approved Transportation, Fire/EMS, Administrative Space, Police, and Recreation Fees for the incorporated and unincorporated areas of Nassau County; and

WHEREAS, pursuant to Section 5 of Ordinance 87-17, as amended, the Board shall review and adjust the fees semi-annually; and

WHEREAS, the Board adopted Ordinance 2003-25, which amended Ordinance 87-17, as amended, to provide for a Recreation impact fee within the unincorporated areas of Nassau County; and

WHEREAS, The Board continued implementation of the Recreation impact fee until March 1, 2004, until such time as the Level of Service ("LOS") standards for Regional and Community Parks in the Comprehensive Plan could be revised and approved; and

WHEREAS, the revised LOS standards for Regional and Community Parks were approved by the Board of County

Commissioners on February 23, 2004, pursuant to Ordinance 2004-06; and

WHEREAS, the Board authorized on September 10, 2003, the Northeast Florida Regional Council ("RPC") to provide an analysis and recommended updates to the County's Transportation, Fire/EMS, Administrative Space, and Police impact fee structure; and

WHEREAS, RPC recommended eliminating the difference between off-island and on-island impact fees and approving a County-wide Transportation impact fee adopting on-island rates; and

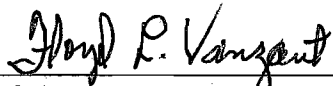
WHEREAS, in January and February 2004, the Board conducted public hearings on the RPC's analyses and recommended updates to the Transportation, Fire/EMS, Administrative Space, and Police impact fees provided to the Board.

NOW, THEREFORE, BE IT RESOLVED this 2nd day of March, 2004, by the Board of County Commissioners of Nassau County, Florida, that:

1. The Transportation, Fire/EMS, Administrative Space, Police, and Recreation impact fees provided in the attached Schedule "A" shall be substituted for the Composite Exhibit "A" attached to Ordinance 87-17, as amended.

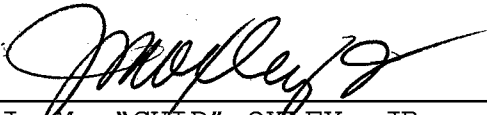
2. This Resolution shall take effect on March 2,
2004.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



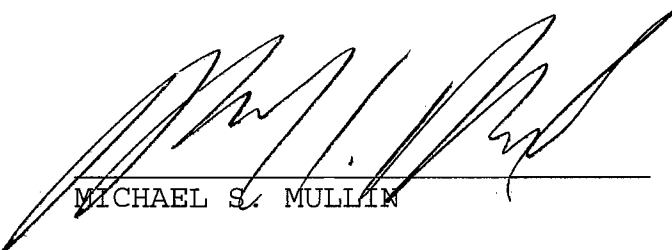
FLOYD L. VANZANT
Its: Chairman

ATTEST:



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

Approved as to form by the
Nassau County Attorney



MICHAEL S. MULLIN

z/amyers/res/impact-fee-update-2004

SCHEDULE "A"

IMPACT FEE UPDATE						
Land Use Type		Trans.	Fire/EMS	Admin.	Police	TOTAL
RESIDENTIAL (Per Unit)						
Single Family Detached		\$1,429.51	\$121.01	\$231.49	\$149.85	\$1,931.86
Multi-family		\$984.38	\$109.55	\$209.57	\$135.66	\$1,439.16
Condominium/Townhouse		\$875.33	\$108.17	\$206.94	\$133.95	\$1,324.39
Hotel/Motel		\$866.01	\$110.01	\$210.45	\$136.22	\$1,322.69
Other Residential		\$1,429.51	\$121.01	\$231.49	\$149.85	\$1,931.86
NON-RESIDENTIAL (Per 1,000 sq. ft. unless otherwise stated)						
Industrial		\$1,073.90	\$73.16	\$139.95	\$90.59	\$1,377.60
Warehouse		\$765.30	\$35.26	\$67.46	\$43.66	\$911.68
Mini-warehouse		\$385.74	\$10.88	\$20.81	\$13.47	\$430.90
Medical Office		\$2,449.54	\$189.85	\$363.18	\$235.09	\$3,237.66
General Offices (0-50K sq. ft.)		\$1,489.66	\$200.58	\$383.72	\$248.39	\$2,322.35
General Offices (50-100K sq. ft.)		\$1,154.47	\$169.37	\$324.01	\$209.74	\$1,857.59
General Offices (100-200K sq. ft.)		\$982.80	\$143.02	\$273.60	\$177.11	\$1,576.53
General Offices (200-300K sq. ft.)		\$873.21	\$129.55	\$247.83	\$160.43	\$1,411.02
General Offices (300K-500K sq. ft.)		\$782.66	\$114.37	\$218.78	\$141.62	\$1,257.43
General Offices (>500K sq. ft.)		\$743.61	\$105.35	\$201.53	\$130.46	\$1,180.95
Office Park		\$929.10	\$137.84	\$263.69	\$170.69	\$1,501.32
Research and Development Center		\$659.81	\$92.94	\$177.80	\$115.09	\$1,045.64
Building Materials and Lumber Store		\$2,388.30	\$106.12	\$203.01	\$131.41	\$2,828.84
Garden Center		\$2,169.98	\$125.29	\$239.67	\$155.15	\$2,690.09
Shopping Center (< 50K sq. ft.)		\$3,179.21	\$318.26	\$608.83	\$394.11	\$4,500.41
Shopping Center (50K to 100K sq. ft.)		\$2,725.94	\$245.41	\$469.47	\$303.90	\$3,744.72
Shopping Center (100K to 300K sq. ft.)		\$2,386.08	\$162.54	\$310.94	\$201.28	\$3,060.84
Shopping Center (300K to 500K sq. ft.)		\$2,181.44	\$134.21	\$256.74	\$166.19	\$2,738.58
Shopping Center (>500K sq. ft.)		\$1,996.76	\$111.43	\$213.16	\$137.98	\$2,459.33
Restaurant		\$1,496.56	\$57.94	\$272.83	\$71.84	\$1,899.17
Fast Food Restaurant (w./drive-thru)		\$3,255.10	\$175.60	\$335.93	\$217.45	\$3,984.08
Car Dealerships		\$2,255.38	\$166.37	\$318.26	\$206.01	\$2,946.02
Service Station (per pump)		\$1,105.94	\$92.37	\$176.70	\$114.38	\$1,489.39
Supermarket		\$3,658.14	\$304.95	\$583.37	\$377.63	\$4,924.09
Convenience Market		\$4,842.03	\$205.01	\$392.19	\$253.87	\$5,693.10
Convenience Market w/Gas Pumps		\$5,548.07	\$278.73	\$533.21	\$345.15	\$6,705.16
Furniture Store		\$304.33	\$15.09	\$28.86	\$18.68	\$366.96
Bank (w/ no drive thru)		\$5,133.41	\$97.65	\$186.81	\$120.93	\$5,538.80
Drive-in bank		\$5,800.24	\$184.19	\$352.35	\$228.08	\$6,564.86
Golf Course (per hole)		\$2,441.66	\$52.21	\$99.88	\$64.66	\$2,658.41
Elementary School		\$723.53	\$129.39	\$247.53	\$160.23	\$1,260.68
High School		\$798.10	\$131.57	\$251.69	\$162.92	\$1,344.28
Hospital		\$1,009.21	\$202.54	\$387.46	\$250.81	\$1,850.02
Nursing Home		\$321.77	\$122.61	\$234.56	\$151.83	\$830.77
Recreational Community Center		\$825.65	\$16.04	\$30.69	\$19.87	\$892.25
Marina (per berth)		\$483.58	\$4.59	\$8.77	\$5.68	\$502.62
Movie Theater (per screen)		\$9,121.20	\$166.68	\$318.86	\$206.40	\$9,813.14
Racquet Club (per court)		\$259.59	\$26.81	\$51.28	\$33.20	\$370.88
Bowling Alley		\$285.68	\$24.58	\$47.03	\$30.44	\$387.73

	District	Community	Regional	TOTAL
Recreational Impact Fee				
Single Family	502/503	\$222.00	\$330.50	\$552.50
Multi-family		\$206	\$224.50	\$430.50
Single Family	504	\$163.00	\$330.50	\$493.50
Multi-family		\$148.00	\$224.50	\$372.50
Single Family	505	\$184.00	\$330.50	\$514.50
Multi-family		\$167.00	\$224.50	\$391.50

02/26/04RPC