

City of Sarasota Multi-Modal Transportation Impact Fee Schedule							
ITE LUC	Land Use	Unit	Citywide Rates	Downtown ⁽¹⁾		Newtown CRA ⁽²⁾	North Trail ⁽³⁾
				<10,000 sf	≥10,000 sf		
RESIDENTIAL:							
210	Single Family (Detached) - Qualifies Under Very Low Income or Low Income Criteria	du	\$0	\$0		\$0	\$0
	Single Family (Detached) - Less than 1,500 sf	du	\$5,423	\$5,423		\$2,712	\$2,712
	Single Family (Detached) - 1,500 to 3,499 sf	du	\$7,340	\$7,340		\$3,670	\$3,670
	Single Family (Detached) - 3,500 sf and greater	du	\$8,161	\$8,161		\$8,161*	\$8,161*
220	Multi-Family (Apartment) - Qualifies Under Very Low Income or Low Income Criteria	du	\$0	\$0		\$0	\$0
	Multi-Family (Apartment) - Less than 800 sf	du	\$3,375	\$3,375		\$1,688	\$1,688
	Multi-Family (Apartment) - 800 sf or and greater	du	\$4,738	\$4,738		\$2,369	\$2,369
230	Residential Condo/Townhouse - Qualifies Under Very Low Income or Low Income Criteria	du	\$0	\$0		\$0	\$0
	Residential Condo/Townhouse - Less than 1,000 sf	du	\$3,574	\$3,574		\$1,787	\$1,787
	Residential Condo/Townhouse - 1,000 to 1,399 sf	du	\$4,139	\$4,139		\$2,070	\$2,070
	Residential Condo/Townhouse - 1,400 sf and greater	du	\$5,220	\$5,220		\$2,610	\$2,610
240	Mobile Home Park/RV Park	du	\$2,687	\$2,687		\$1,344	\$1,344
251	Retirement Community/Age-Restricted Single-Family	du	\$2,385	\$2,385		\$1,193	\$1,193
253	Assisted Living Facility (ALF)/Congregate Care Facility	du	\$679	\$679		\$340	\$340
LODGING:							
310,320	Hotel/Motel	room	\$2,629	\$2,629		\$263	\$657
RECREATION:							
420	Marina	berth	\$2,501	\$2,501		\$2,501	\$2,501
430	Golf Course	acres	\$4,273	\$4,273		\$4,273	\$4,273
443	Movie Theater	1,000 sf	\$7,802	\$7,802		\$780	\$1,951
492	Health/Fitness/Athletic Club	1,000 sf	\$22,443	\$22,443		\$2,244	\$5,611
495	Recreational/Community Center	1,000 sf	\$18,281	\$18,281		\$1,828	\$4,570
INSTITUTIONS:							
520,522	Elementary/Middle School (Private)	1,000 sf	\$6,622	\$6,622		\$6,622	\$6,622
530	High School (Private)	1,000 sf	\$6,966	\$6,966		\$6,966	\$6,966
540	University/Junior College (7,500 or fewer students) (Private)	student	\$1,690	\$1,690		\$1,690	\$1,690
540	University/Junior College (more than 7,500 students) (Private)	student	\$1,276	\$1,276		\$1,276	\$1,276
560	Church	1,000 sf	\$4,442	\$4,442		\$4,442	\$4,442
565	Day Care	1,000 sf	\$0	\$0		\$0	\$0
580	Museum	1,000 sf	\$1,527	\$1,527		\$153	\$382
610	Hospital	1,000 sf	\$9,573	\$9,573		\$9,573	\$9,573
620	Nursing Home	1,000 sf	\$2,362	\$2,362		\$2,362	\$2,362
OFFICE:							
710	General Office 6,000 sf or less	1,000 sf	\$7,346	\$7,346		\$735	\$1,837
710	General Office 6,001-50,000 sf	1,000 sf	\$10,338	\$10,338		\$1,034	\$2,585
710	General Office 50,001-100,000 sf	1,000 sf	\$8,757	\$8,757		\$876	\$2,189
710	General Office 100,001-200,000 sf	1,000 sf	\$7,410	\$7,410		\$741	\$1,853
710	General Office 200,001-400,000 sf	1,000 sf	\$6,274	\$6,274		\$627	\$1,569
710	General Office greater than 400,000 sf	1,000 sf	\$5,690	\$5,690		\$569	\$1,423
720	Medical Office (0-10,000 sf)	1,000 sf	\$16,613	\$16,613		\$1,661	\$4,153
720	Medical Office (>10,000 sf)	1,000 sf	\$24,217	\$24,217		\$2,422	\$6,054
770	Business Park (Flex Space)	1,000 sf	\$8,535	\$8,535		\$854	\$2,134
RETAIL:							
812	Building Materials/Lumber Store	1,000 sf	\$29,705	\$29,705		\$2,971	\$7,426
813	Discount Superstore, Free-Standing	1,000 sf	\$15,105	\$15,105		\$15,105	\$15,105
814	Variety Store	1,000 sf	\$8,763	\$3,908	\$8,763	\$876	\$2,191
815	Discount Store, Free-Standing	1,000 sf	\$7,846	\$7,846		\$785	\$1,962
816	Hardware/Paint	1,000 sf	\$7,027	\$3,129	\$7,027	\$703	\$1,757
820	Retail 6,000 sfgla or less	1,000 sfgla	\$4,552	\$2,918	\$4,552	\$455	\$1,138
820	Retail/Shopping Center 6,001-50,000 sfgla	1,000 sfgla	\$11,845	\$11,845		\$1,185	\$2,961
820	Retail/Shopping Center greater than 50,001 sfgla	1,000 sfgla	\$10,778	\$10,778		\$1,078	\$2,695
841	New/Used Auto Sales	1,000 sf	\$13,642	\$13,642		\$13,642	\$13,642
843	Automobile Parts Store	1,000 sf	\$31,527	\$31,527		\$3,153	\$7,882
848	Tire Store	1,000 sf	\$8,963	\$8,963		\$8,963	\$8,963
850	Supermarket	1,000 sf	\$15,933	\$15,933		\$1,593	\$3,983
854	Discount Supermarket	1,000 sf	\$26,995	\$26,995		\$2,700	\$6,749
857	Discount Club	1,000 sf	\$12,415	\$12,415		\$12,415	\$12,415
862	Home Improvement Superstore	1,000 sf	\$9,141	\$9,141		\$914	\$2,285
880,881	Pharmacy/Drug Store with and without Drive-Thru	1,000 sf	\$8,455	\$6,607	\$8,455	\$846	\$2,114
890	Furniture Store	1,000 sf	\$2,363	\$2,363		\$2,363	\$2,363
912	Bank/Savings w/Drive-In	1,000 sf	\$24,263	\$24,263		\$2,426	\$6,066
931	Sit-Down Restaurant	1,000 sf	\$30,212	\$9,810	\$30,212	\$3,021	\$7,553
932	High-Turnover Restaurant	1,000 sf	\$33,578	\$11,829	\$33,578	\$3,358	\$8,395
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	\$80,282	\$80,282		\$80,282	\$80,282
941	Quick Lube	bays	\$14,427	\$14,427		\$14,427	\$14,427
942	Automobile Repair Shop	1,000 sf	\$10,164	\$10,164		\$1,016	\$2,541
945	Gasoline/Service Station/Conv. Mart; 0 to 6 vfp	fuel pos.	\$10,732	\$10,732		\$10,732	\$10,732
	Gasoline/Service Station/Conv. Mart; 7 to 10 vfp	fuel pos.	\$9,295	\$9,295		\$9,295	\$9,295
	Gasoline/Service Station/Conv. Mart; 11 or more vfp	fuel pos.	\$8,585	\$8,585		\$8,585	\$8,585
947	Self-Service Car Wash	bays	\$8,665	\$8,665		\$8,665	\$8,665
n/a	Convenience/Gasoline/Fast Food Store	1,000 sf	\$113,038	\$113,038		\$113,038	\$113,038
INDUSTRIAL:							
110,130	General Light Industrial/Industrial Park	1,000 sf	\$4,657	\$4,657		\$466	\$1,164
120	General Heavy Industrial	1,000 sf	\$999	\$999		\$999	\$999
140	Manufacturing	1,000 sf	\$2,548	\$2,548		\$255	\$637
150	Warehouse	1,000 sf	\$2,377	\$2,377		\$2,377	\$2,377
151	Mini-Warehouse/Storage	1,000 sf	\$806	\$806		\$806	\$806

Note: "n/a" for the current fee reflects that this land use is not specifically detailed in the current fee schedule. Under the current adopted impact fee schedule, these land uses are charged at the rate of a similar land use in the schedule. *The Single Family land use (3,500 sf and greater) does not receive a discount in the Newtown CRA and North Trail areas.

(1) Downtown shall mean the geographic area within the former Downtown Community Redevelopment Agency (CRA) of the City;

(2) Newtown CRA shall mean the Newtown Community Redevelopment Agency (CRA) area;

(3) North Trail shall mean those parcels which have frontage along the North Tamiami Trail corridor between 10th Street and the City limit line.