

EXHIBIT 602-C VOPH CONVENTIONAL TRANSPORTATION DEVELOPMENT FEES

VOPH Transportation Development Fee Schedule Exhibit 602-C Conventional Development Fees (District B)

Pasco County	Land Use Code	ITE LUC	Land Use	Unit	Net Mobility Fee (1)	VOPH Transportation Surcharge (Percentage)	VOPH Transportation Development Fee (1)
RESIDENTIAL :							
			Single Family (Detached)	du			
	210.1P	210.1	Less than 1,500 s.f. & Annual HH Income less than 80% SHIP definition	du	\$ 4,884	3.02%	\$ 5,032
	210.2P	210.2	0 to 1,500 s.f.	du	\$ 6,141	3.02%	\$ 6,327
	210.3P	210.3	1,501 to 2,499 s.f.	du	\$ 8,570	3.02%	\$ 8,829
	210.4P	210.4	2,500 s.f. and greater	du	\$ 9,312	3.02%	\$ 9,593
	210.5P	210.5	"Low Income" SHIP defined Multi-Family	du	\$ 3,160	3.03%	\$ 3,256
	220	220	Multi-Family Apartments	du	\$ 5,845	3.03%	\$ 6,022
	231	231	Low-Rise Condominium/Townhouse (1 to 2 stories)	du	\$ 5,890	3.03%	\$ 6,068
	232	232	High-Rise Condominium (3 or more stories)	du	\$ 3,336	3.03%	\$ 3,437
	240	240	Mobile Home Park	du	\$ 3,257	3.02%	\$ 3,355
	251	251	Age Restricted Single Family	du	\$ 2,851	3.02%	\$ 2,937
	252	252	Age Restricted Multi-Family	du	\$ 1,472	3.03%	\$ 1,517
	253	253	Congregate Care Facility (Attached)	du	\$ 821	3.03%	\$ 846
LODGING :							
	310	310	Hotel	room	\$ -	0.00%	\$ -
	320	320	Motel	room	\$ -	0.00%	\$ -
	330	330	Resort Hotel	room	\$ -	0.00%	\$ -
RECREATION :							
	412	412	General Recreation	acre	\$ 888	0.00%	\$ 888
	416	416	RV Park	RV Space	\$ 960	0.00%	\$ 960
	420	420	Marina	berth	\$ 1,641	0.00%	\$ 1,641
	430	430	Golf Course	hole	\$20,155	0.00%	\$ 20,155
	431	431	Miniature Golf Course	hole	\$ 1,475	0.00%	\$ 1,475
	437	437	Bowling Alley	1,000 sf	\$13,289	0.00%	\$ 13,289
	444	444	Movie Theater	screen	\$17,263	0.00%	\$ 17,263
	491	491	Racquet Club / Health Club / Spa / Dance Studio	1,000 sf	\$ 5,816	0.00%	\$ 5,816
	495	495	Community Center / Gymnasium	1,000 sf	\$11,953	0.00%	\$ 11,953
	496P	n/a	Ice-Skating Arena	1,000 sf	\$ 1,210	0.00%	\$ 1,210
INSTITUTIONS :							
	520	520	Elementary School	student	\$ 740	0.00%	\$ 740
	522	522	Middle School	student	\$ 1,054	0.00%	\$ 1,054
	530	530	High School	student	\$ 1,113	0.00%	\$ 1,113
	540	540	University / Junior College (7,500 or fewer students) (Private)	student	\$ 1,927	0.00%	\$ 1,927
	550	550	University / Junior College (more than 7,500 students) (Private)	student	\$ 1,337	0.00%	\$ 1,337
	560	560	Church	1,000 sf	\$ 4,528	0.00%	\$ 4,528
	565	565	Day Care	student	\$ 522	0.00%	\$ 522
	566	566	Cemetery	acre	\$ 5,114	0.00%	\$ 5,114
	610	610	Hospital	1,000 sf	\$ 9,986	0.00%	\$ 9,986
	620	620	Nursing Home	bed	\$ 906	0.00%	\$ 906
OFFICE :							
	710	710.1	General Office 50,000 s.f. or less	1,000 sf	\$ -	0.00%	\$ -
	710.1P	710.2	General Office 50,001 - 100,000 s.f.	1,000 sf	\$ -	0.00%	\$ -
	710.2P	710.3	General Office 100,001 - 200,000 s.f.	1,000 sf	\$ -	0.00%	\$ -
	710.3P	710.4	General Office 200,001 - 400,000 s.f.	1,000 sf	\$ -	0.00%	\$ -
	710.4P	710.5	General Office greater than 400,000 s.f.	1,000 sf	\$ -	0.00%	\$ -
	714	714	Corporate Headquarters Building	1,000 sf	\$ -	0.00%	\$ -
	720	720	Medical Office	1,000 sf	\$ -	0.00%	\$ -
	750	750	Office Park	1,000 sf	\$ -	0.00%	\$ -
	760	760	Research and Development Center	1,000 sf	\$ -	0.00%	\$ -
	770.P	640	Veterinarian Clinic	1,000 sf	\$ -	0.00%	\$ -

EXHIBIT 602-C VOPH CONVENTIONAL TRANSPORTATION DEVELOPMENT FEES

VOPH Transportation Development Fee Schedule Exhibit 602-C Conventional Development Fees (District B)

Pasco County Land Use Code	ITE LUC	Land Use	Unit	Net Mobility Fee (1)	VOPH Transportation Surcharge (Percentage)	VOPH Transportation Development Fee (1)
RETAIL :						
151	151	Mini-Warehouse	1,000 sf	\$ 533	0.00%	\$ 533
816	816	Hardware / Paint	1,000 sf	\$ 658	0.00%	\$ 658
820	820.1	Retail 50,000 sfgla or less	1,000	\$ 7,822	0.00%	\$ 7,822
820.1P	820.2	Retail 50,001 - 200,000 sfgla	1,000	\$ 7,051	0.00%	\$ 7,051
820.2P	820.3	Retail 200,001 - 400,000 sfgla	1,000	\$ 6,694	0.00%	\$ 6,694
820.3P	820.4	Retail 400,001 - 600,000 sfgla	1,000	\$ 6,319	0.00%	\$ 6,319
820.4P	820.5	Retail 600,001 - 800,000 sfgla	1,000	\$ 6,554	0.00%	\$ 6,554
820.5P	820.6	Retail greater than 800,000 sfgla	1,000	\$ 6,860	0.00%	\$ 6,860
814	826	Specialty Retail	1,000 sf	\$12,740	0.00%	\$ 12,740
830.P	n/a	Non-Veterinary Kennel	1,000 sf	\$ 5,953	0.00%	\$ 5,953
841	841	New / Used Auto Sales	1,000 sf	\$ 9,754	0.00%	\$ 9,754
848	848	Tire Store	1,000 sf	\$ 5,760	0.00%	\$ 5,760
850	850	Supermarket	1,000 sf	\$10,439	0.00%	\$ 10,439
853	853	Convenience Store w/ Gas Pumps	1,000 sf	\$24,024	0.00%	\$ 24,024
862	862	Home Improvement Superstore	1,000 sf	\$ 3,929	0.00%	\$ 3,929
881	881	Pharmacy / Drug Store with and without Drive-Thru	1,000 sf	\$ 5,506	0.00%	\$ 5,506
890	890	Furniture Store	1,000 sf	\$ 1,475	0.00%	\$ 1,475
912	912	Bank / Savings w/ Drive-in	1,000 sf	\$14,384	0.00%	\$ 14,384
929P	n/a	Breakfast and Lunch Restaurant	1,000 sf	\$15,970	0.00%	\$ 15,970
930	930	Fast Casual Restaurant	1,000 sf	\$39,169	0.00%	\$ 39,169
931	931	Quality Restaurant	1,000 sf	\$19,586	0.00%	\$ 19,586
932	932	High-Turnover Restaurant	1,000 sf	\$24,054	0.00%	\$ 24,054
934	934	Fast Food Restaurant w/ Drive-Thru	1,000 sf	\$46,712	0.00%	\$ 46,712
941	941	Quick Lube	bays	\$ 9,306	0.00%	\$ 9,306
942	943	Auto Repair or Body Shop	1,000 sf	\$ 7,934	0.00%	\$ 7,934
944	944	Gasoline Station	fuel pos.	\$ 5,828	0.00%	\$ 5,828
947	947	Self-Service Car Wash	bays	\$10,537	0.00%	\$ 10,537
913.P	913	Convenience / Gasoline / Fast Food	1,000 sf	\$63,929	0.00%	\$ 63,929
INDUSTRIAL :						
110	110	General Light Industrial	1,000 sf	\$ -	0.00%	\$ -
120	120	General Heavy Industrial	1,000 sf	\$ -	0.00%	\$ -
130	130	Industrial Park	1,000 sf	\$ -	0.00%	\$ -
140	140	Manufacturing	1,000 sf	\$ -	0.00%	\$ -
150	150	Warehouse	1,000 sf	\$ -	0.00%	\$ -
152	152	High-Cube Warehouse	1,000 sf	\$ -	0.00%	\$ -
160.P	153	Airport Hangar	1,000 sf	\$ -	0.00%	\$ -
OTHER :						
n/a	n/a	Mining	1000 cy	\$ 52	0.00%	\$ 52

Note (1) Fee as of 2019. 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 VOPH MUTRM TRANSPORTATION DEVELOPMENT FEES

VOPH Transportation Development Fee Schedule Exhibit 602-C MUTRM Development Fees (District B)

Pasco County Land Use Code	ITE LUC	Land Use	Unit	Net Mobility Fee (1)	VOPH Transportation Surcharge (Percentage)	VOPH Transportation Development Fee (1)
RESIDENTIAL :						
210.1P	210.1	Single Family (Detached) Less than 1,500 s.f. & Annual HH Income less than 80% SHIP definition	du	\$ 2,486	3.02%	\$ 2,561
210.2P	210.2	0 to 1,500 s.f.	du	\$ 3,130	3.02%	\$ 3,224
210.3P	210.3	1,501 to 2,499 s.f.	du	\$ 4,376	3.02%	\$ 4,508
210.4P	210.4	2,500 s.f. and greater	du	\$ 4,747	3.02%	\$ 4,890
210.5P	210.5	"Low Income" SHIP defined Multi-Family	du	\$ 1,606	3.02%	\$ 1,655
220	220	Multi-Family Apartments	du	\$ 2,978	3.02%	\$ 3,068
231	231	Low-Rise Condominium/Townhouse (1 to 2 stories)	du	\$ 3,007	3.02%	\$ 3,098
232	232	High-Rise Condominium (3 or more stories)	du	\$ 1,769	3.02%	\$ 1,822
240	240	Mobile Home Park	du	\$ 1,655	3.02%	\$ 1,705
251	251	Age Restricted Single Family	du	\$ 1,443	3.02%	\$ 1,487
252	252	Age Restricted Multi-Family	du	\$ 532	3.02%	\$ 548
253	253	Congregate Care Facility (Attached)	du	\$ 336	3.02%	\$ 346
LODGING :						
310	310	Hotel	room	\$ -	0.00%	\$ -
320	320	Motel	room	\$ -	0.00%	\$ -
330	330	Resort Hotel	room	\$ -	0.00%	\$ -
RECREATION :						
412	412	General Recreation	acre	\$ 485	0.00%	\$ 485
416	416	RV Park	RV Space	\$ 548	0.00%	\$ 548
420	420	Marina	berth	\$ 938	0.00%	\$ 938
430	430	Golf Course	hole	\$11,588	0.00%	\$ 11,588
431	431	Miniature Golf Course	hole	\$ 840	0.00%	\$ 840
437	437	Bowling Alley	1,000 sf	\$ 7,610	0.00%	\$ 7,610
444	444	Movie Theater	screen	\$ 9,633	0.00%	\$ 9,633
491	491	Racquet Club / Health Club / Spa / Dance Studio	1,000 sf	\$ 3,317	0.00%	\$ 3,317
495	495	Community Center / Gymnasium	1,000 sf	\$ 6,859	0.00%	\$ 6,859
496P	n/a	Ice-Skating Arena	1,000 sf	\$ 597	0.00%	\$ 597
INSTITUTIONS :						
520	520	Elementary School	student	\$ 331	0.00%	\$ 331
522	522	Middle School	student	\$ 471	0.00%	\$ 471
530	530	High School	student	\$ 498	0.00%	\$ 498
540	540	University / Junior College (7,500 or fewer students) (Private)	student	\$ 962	0.00%	\$ 962
550	550	University / Junior College (more than 7,500 students) (Private)	student	\$ 719	0.00%	\$ 719
560	560	Church	1,000 sf	\$ 2,267	0.00%	\$ 2,267
565	565	Day Care	student	\$ 203	0.00%	\$ 203
566	566	Cemetery	acre	\$ 2,421	0.00%	\$ 2,421
610	610	Hospital	1,000 sf	\$ 6,288	0.00%	\$ 6,288
620	620	Nursing Home	bed	\$ 399	0.00%	\$ 399
OFFICE :						
710	710.1	General Office 50,000 s.f. or less	1,000 sf	\$ -	0.00%	\$ -
710.1P	710.2	General Office 50,001 - 100,000 s.f.	1,000 sf	\$ -	0.00%	\$ -
710.2P	710.3	General Office 100,001 - 200,000 s.f.	1,000 sf	\$ -	0.00%	\$ -
710.3P	710.4	General Office 200,001 - 400,000 s.f.	1,000 sf	\$ -	0.00%	\$ -
710.4P	710.5	General Office greater than 400,000 s.f.	1,000 sf	\$ -	0.00%	\$ -
714	714	Corporate Headquarters Building	1,000 sf	\$ -	0.00%	\$ -
720	720	Medical Office	1,000 sf	\$ -	0.00%	\$ -
750	750	Office Park	1,000 sf	\$ -	0.00%	\$ -
760	760	Research and Development Center	1,000 sf	\$ -	0.00%	\$ -
770.P	640	Veterinarian Clinic	1,000 sf	\$ -	0.00%	\$ -

EXHIBIT 602-C VOPH MUTRM TRANSPORTATION DEVELOPMENT FEES

VOPH Transportation Development Fee Schedule Exhibit 602-C MUTRM Development Fees (District B)

Pasco County Land Use Code	ITE LUC	Land Use	Unit	Net Mobility Fee (1)	VOPH Transportation Surcharge (Percentage)	VOPH Transportation Development Fee (1)
RETAIL :						
151	151	Mini-Warehouse	1,000 sf	\$ 308	0.00%	\$ 308
816	816	Hardware / Paint	1,000 sf	\$ 330	0.00%	\$ 330
820	820.1	Retail 50,000 sfgla or less	1,000	\$ 4,687	0.00%	\$ 4,687
820.1P	820.2	Retail 50,001 - 200,000 sfgla	1,000	\$ 4,231	0.00%	\$ 4,231
820.2P	820.3	Retail 200,001 - 400,000 sfgla	1,000	\$ 4,050	0.00%	\$ 4,050
820.3P	820.4	Retail 400,001 - 600,000 sfgla	1,000	\$ 3,816	0.00%	\$ 3,816
820.4P	820.5	Retail 600,001 - 800,000 sfgla	1,000	\$ 3,968	0.00%	\$ 3,968
820.5P	820.6	Retail greater than 800,000 sfgla	1,000	\$ 4,188	0.00%	\$ 4,188
814	826	Specialty Retail	1,000 sf	\$ 7,828	0.00%	\$ 7,828
830.P	n/a	Non-Veterinary Kennel	1,000 sf	\$ 3,635	0.00%	\$ 3,635
841	841	New / Used Auto Sales	1,000 sf	\$ 6,063	0.00%	\$ 6,063
848	848	Tire Store	1,000 sf	\$ 3,547	0.00%	\$ 3,547
850	850	Supermarket	1,000 sf	\$ 6,276	0.00%	\$ 6,276
853	853	Convenience Store w/ Gas Pumps	1,000 sf	\$15,252	0.00%	\$ 15,252
862	862	Home Improvement Superstore	1,000 sf	\$ 2,348	0.00%	\$ 2,348
881	881	Pharmacy / Drug Store with and without Drive-Thru	1,000 sf	\$ 3,291	0.00%	\$ 3,291
890	890	Furniture Store	1,000 sf	\$ 903	0.00%	\$ 903
912	912	Bank / Savings w/ Drive-in	1,000 sf	\$ 9,548	0.00%	\$ 9,548
929P	n/a	Breakfast and Lunch Restaurant	1,000 sf	\$ 9,736	0.00%	\$ 9,736
930	930	Fast Casual Restaurant	1,000 sf	\$24,209	0.00%	\$ 24,209
931	931	Quality Restaurant	1,000 sf	\$12,008	0.00%	\$ 12,008
932	932	High-Turnover Restaurant	1,000 sf	\$14,744	0.00%	\$ 14,744
934	934	Fast Food Restaurant w/ Drive-Thru	1,000 sf	\$30,713	0.00%	\$ 30,713
941	941	Quick Lube	bays	\$ 5,758	0.00%	\$ 5,758
942	943	Auto Repair or Body Shop	1,000 sf	\$ 4,898	0.00%	\$ 4,898
944	944	Gasoline Station	fuel pos.	\$ 3,833	0.00%	\$ 3,833
947	947	Self-Service Car Wash	bays	\$ 5,773	0.00%	\$ 5,773
913.P	913	Convenience / Gasoline / Fast Food	1,000 sf	\$42,593	0.00%	\$ 42,593
INDUSTRIAL :						
110	110	General Light Industrial	1,000 sf	\$ -	0.00%	\$ -
120	120	General Heavy Industrial	1,000 sf	\$ -	0.00%	\$ -
130	130	Industrial Park	1,000 sf	\$ -	0.00%	\$ -
140	140	Manufacturing	1,000 sf	\$ -	0.00%	\$ -
150	150	Warehouse	1,000 sf	\$ -	0.00%	\$ -
152	152	High-Cube Warehouse	1,000 sf	\$ -	0.00%	\$ -
160.P	153	Airport Hangar	1,000 sf	\$ -	0.00%	\$ -
OTHER :						
n/a	n/a	Mining	1000 cy	n/a		n/a

Note (1) Fee as of 2019. 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 VOPH TND TRANSPORTATION DEVELOPMENT FEES

VOPH Transportation Development Fee Schedule Exhibit 602-C TND Development Fees (District B)

Pasco County Land Use Code	ITE LUC	Land Use	Unit	Net Mobility Fee (1)	VOPH Transportation Surcharge (Percentage)	VOPH Transportation Development Fee (1)
RESIDENTIAL :						
210.1P	210.1	Single Family (Detached) Less than 1,500 s.f. & Annual HH Income less than 80% SHIP definition	du	\$ 1,658	3.02%	\$ 1,708
210.2P	210.2	0 to 1,500 s.f.	du	\$ 2,087	3.02%	\$ 2,150
210.3P	210.3	1,5001 to 2,499 s.f.	du	\$ 2,918	3.02%	\$ 3,006
210.4P	210.4	2,500 s.f. and greater	du	\$ 3,165	3.02%	\$ 3,260
210.5P	210.5	"Low Income" SHIP defined Multi-Family	du	\$ 1,071	3.02%	\$ 1,103
220	220	Multi-Family Apartments	du	\$ 1,986	3.02%	\$ 2,046
231	231	Low-Rise Condominium/Townhouse (1 to 2 stories)	du	\$ 2,005	3.02%	\$ 2,066
232	232	High-Rise Condominium (3 or more stories)	du	\$ 1,179	3.02%	\$ 1,215
240	240	Mobile Home Park	du	\$ 1,104	3.02%	\$ 1,137
251	251	Age Restricted Single Family	du	\$ 962	3.02%	\$ 991
252	252	Age Restricted Multi-Family	du	\$ 355	3.02%	\$ 366
253	253	Congregate Care Facility (Attached)	du	\$ 224	3.02%	\$ 231
LODGING :						
310	310	Hotel	room	\$ -	0.00%	\$ -
320	320	Motel	room	\$ -	0.00%	\$ -
330	330	Resort Hotel	room	\$ -	0.00%	\$ -
RECREATION :						
412	412	General Recreation	acre	\$ 323	0.00%	\$ 323
416	416	RV Park	RV Space	\$ 365	0.00%	\$ 365
420	420	Marina	berth	\$ 626	0.00%	\$ 626
430	430	Golf Course	hole	\$ 7,726	0.00%	\$ 7,726
431	431	Miniature Golf Course	hole	\$ 560	0.00%	\$ 560
437	437	Bowling Alley	1,000 sf	\$ 5,074	0.00%	\$ 5,074
444	444	Movie Theater	screen	\$ 6,422	0.00%	\$ 6,422
491	491	Racquet Club / Health Club / Spa / Dance Studio	1,000 sf	\$ 2,212	0.00%	\$ 2,212
495	495	Community Center / Gymnasium	1,000 sf	\$ 4,573	0.00%	\$ 4,573
496P	n/a	Ice-Skating Arena	1,000 sf	\$ 398	0.00%	\$ 398
INSTITUTIONS :						
520	520	Elementary School	student	\$ 221	0.00%	\$ 221
522	522	Middle School	student	\$ 314	0.00%	\$ 314
530	530	High School	student	\$ 332	0.00%	\$ 332
540	540	University / Junior College (7,500 or fewer students) (Private)	student	\$ 642	0.00%	\$ 642
550	550	University / Junior College (more than 7,500 students) (Private)	student	\$ 480	0.00%	\$ 480
560	560	Church	1,000 sf	\$ 1,511	0.00%	\$ 1,511
565	565	Day Care	student	\$ 136	0.00%	\$ 136
566	566	Cemetery	acre	\$ 1,614	0.00%	\$ 1,614
610	610	Hospital	1,000 sf	\$ 4,192	0.00%	\$ 4,192
620	620	Nursing Home	bed	\$ 266	0.00%	\$ 266
OFFICE :						
710	710.1	General Office 50,000 s.f. or less	1,000 sf	\$ -	0.00%	\$ -
710.1P	710.2	General Office 50,001 - 100,000 s.f.	1,000 sf	\$ -	0.00%	\$ -
710.2P	710.3	General Office 100,001 - 200,000 s.f.	1,000 sf	\$ -	0.00%	\$ -
710.3P	710.4	General Office 200,001 - 400,000 s.f.	1,000 sf	\$ -	0.00%	\$ -
710.4P	710.5	General Office greater than 400,000 s.f.	1,000 sf	\$ -	0.00%	\$ -
714	714	Corporate Headquarters Building	1,000 sf	\$ -	0.00%	\$ -
720	720	Medical Office	1,000 sf	\$ -	0.00%	\$ -
750	750	Office Park	1,000 sf	\$ -	0.00%	\$ -
760	760	Research and Development Center	1,000 sf	\$ -	0.00%	\$ -
770.P	640	Veterinarian Clinic	1,000 sf	\$ -	0.00%	\$ -

EXHIBIT 602-C VOPH TND TRANSPORTATION DEVELOPMENT FEES

VOPH Transportation Development Fee Schedule Exhibit 602-C TND Development Fees (District B)

Pasco County Land Use Code	ITE LUC	Land Use	Unit	Net Mobility Fee (1)	VOPH Transportation Surcharge (Percentage)	VOPH Transportation Development Fee (1)
RETAIL :						
151	151	Mini-Warehouse	1,000 sf	\$ 206	0.00%	\$ 206
816	816	Hardware / Paint	1,000 sf	\$ 220	0.00%	\$ 220
820	820.1	Retail 50,000 sfgla or less	1,000	\$ 3,125	0.00%	\$ 3,125
820.1P	820.2	Retail 50,001 - 200,000 sfgla	1,000	\$ 2,821	0.00%	\$ 2,821
820.2P	820.3	Retail 200,001 - 400,000 sfgla	1,000	\$ 2,700	0.00%	\$ 2,700
820.3P	820.4	Retail 400,001 - 600,000 sfgla	1,000	\$ 2,544	0.00%	\$ 2,544
820.4P	820.5	Retail 600,001 - 800,000 sfgla	1,000	\$ 2,646	0.00%	\$ 2,646
820.5P	820.6	Retail greater than 800,000 sfgla	1,000	\$ 2,792	0.00%	\$ 2,792
814	826	Specialty Retail	1,000 sf	\$ 5,219	0.00%	\$ 5,219
830.P	n/a	Non-Veterinary Kennel	1,000 sf	\$ 2,423	0.00%	\$ 2,423
841	841	New / Used Auto Sales	1,000 sf	\$ 4,042	0.00%	\$ 4,042
848	848	Tire Store	1,000 sf	\$ 2,365	0.00%	\$ 2,365
850	850	Supermarket	1,000 sf	\$ 4,184	0.00%	\$ 4,184
853	853	Convenience Store w/ Gas Pumps	1,000 sf	\$10,168	0.00%	\$ 10,168
862	862	Home Improvement Superstore	1,000 sf	\$ 1,565	0.00%	\$ 1,565
881	881	Pharmacy / Drug Store with and without Drive-Thru	1,000 sf	\$ 2,194	0.00%	\$ 2,194
890	890	Furniture Store	1,000 sf	\$ 602	0.00%	\$ 602
912	912	Bank / Savings w/ Drive-in	1,000 sf	\$ 6,365	0.00%	\$ 6,365
929P	n/a	Breakfast and Lunch Restaurant	1,000 sf	\$ 6,491	0.00%	\$ 6,491
930	930	Fast Casual Restaurant	1,000 sf	\$16,140	0.00%	\$ 16,140
931	931	Quality Restaurant	1,000 sf	\$ 8,006	0.00%	\$ 8,006
932	932	High-Turnover Restaurant	1,000 sf	\$ 9,829	0.00%	\$ 9,829
934	934	Fast Food Restaurant w/ Drive-Thru	1,000 sf	\$20,475	0.00%	\$ 20,475
941	941	Quick Lube	bays	\$ 3,839	0.00%	\$ 3,839
942	943	Auto Repair or Body Shop	1,000 sf	\$ 3,265	0.00%	\$ 3,265
944	944	Gasoline Station	fuel pos.	\$ 2,555	0.00%	\$ 2,555
947	947	Self-Service Car Wash	bays	\$ 3,849	0.00%	\$ 3,849
913.P	913	Convenience / Gasoline / Fast Food	1,000 sf	\$28,395	0.00%	\$ 28,395
INDUSTRIAL :						
110	110	General Light Industrial	1,000 sf	\$ -	0.00%	\$ -
120	120	General Heavy Industrial	1,000 sf	\$ -	0.00%	\$ -
130	130	Industrial Park	1,000 sf	\$ -	0.00%	\$ -
140	140	Manufacturing	1,000 sf	\$ -	0.00%	\$ -
150	150	Warehouse	1,000 sf	\$ -	0.00%	\$ -
152	152	High-Cube Warehouse	1,000 sf	\$ -	0.00%	\$ -
160.P	153	Airport Hangar	1,000 sf	\$ -	0.00%	\$ -
OTHER :						
n/a	n/a	Mining	1000 cy	n/a		n/a

Note (1) Fee as of 2019. 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 VOPH TOD TRANSPORTATION DEVELOPMENT FEES

VOPH Transportation Development Fee Schedule Exhibit 602-C TOD Development Fees (District B)

Pasco County Land Use Code	ITE LUC	Land Use	Unit	Net Mobility Fee (1)	VOPH Transportation Surcharge (Percentage)	VOPH Transportation Development Fee (1)
RESIDENTIAL :						
210.1P	210.1	Single Family (Detached) Less than 1,500 s.f. & Annual HH Income less than 80% SHIP definition	du	\$ 829	3.02%	\$ 854
210.2P	210.2	0 to 1,500 s.f.	du	\$ 1,043	3.02%	\$ 1,074
210.3P	210.3	1,501 to 2,499 s.f.	du	\$ 1,459	3.02%	\$ 1,503
210.4P	210.4	2,500 s.f. and greater	du	\$ 1,582	3.02%	\$ 1,630
210.5P	210.5	"Low Income" SHIP defined Multi-Family	du	\$ 535	3.02%	\$ 551
220	220	Multi-Family Apartments	du	\$ 993	3.02%	\$ 1,023
231	231	Low-Rise Condominium/Townhouse (1 to 2 stories)	du	\$ 1,002	3.02%	\$ 1,032
232	232	High-Rise Condominium (3 or more stories)	du	\$ 590	3.02%	\$ 608
240	240	Mobile Home Park	du	\$ 552	3.02%	\$ 569
251	251	Age Restricted Single Family	du	\$ 481	3.02%	\$ 496
252	252	Age Restricted Multi-Family	du	\$ 177	3.02%	\$ 182
253	253	Congregate Care Facility (Attached)	du	\$ 112	3.02%	\$ 115
LODGING :						
310	310	Hotel	room	\$ -	0.00%	\$ -
320	320	Motel	room	\$ -	0.00%	\$ -
330	330	Resort Hotel	room	\$ -	0.00%	\$ -
RECREATION :						
412	412	General Recreation	acre	\$ 162	0.00%	\$ 162
416	416	RV Park	RV Space	\$ 183	0.00%	\$ 183
420	420	Marina	berth	\$ 313	0.00%	\$ 313
430	430	Golf course	hole	\$ 3,863	0.00%	\$ 3,863
431	431	Miniature Golf Course	hole	\$ 280	0.00%	\$ 280
437	437	Bowling Alley	1,000 sf	\$ 2,537	0.00%	\$ 2,537
444	444	Movie Theater	screen	\$ 3,211	0.00%	\$ 3,211
491	491	Racquet Club / Health Club / Spa / Dance Studio	1,000 sf	\$ 1,106	0.00%	\$ 1,106
495	495	Community Center / Gymnasium	1,000 sf	\$ 2,286	0.00%	\$ 2,286
496P	n/a	Ice-Skating Arena	1,000 sf	\$ 199	0.00%	\$ 199
INSTITUTIONS :						
520	520	Elementary School	student	\$ 110	0.00%	\$ 110
522	522	Middle School	student	\$ 157	0.00%	\$ 157
530	530	High School	student	\$ 166	0.00%	\$ 166
540	540	University / Junior College (7,500 or fewer students) (Private)	student	\$ 321	0.00%	\$ 321
550	550	University / Junior College (more than 7,500 students) (Private)	student	\$ 240	0.00%	\$ 240
560	560	Church	1,000 sf	\$ 756	0.00%	\$ 756
565	565	Day Care	student	\$ 68	0.00%	\$ 68
566	566	Cemetery	acre	\$ 807	0.00%	\$ 807
610	610	Hospital	1,000 sf	\$ 2,096	0.00%	\$ 2,096
620	620	Nursing Home	bed	\$ 133	0.00%	\$ 133
OFFICE :						
710	710.1	General Office 50,000 s.f. or less	1,000 sf	\$ -	0.00%	\$ -
710.1P	710.2	General Office 50,001 - 100,000 s.f.	1,000 sf	\$ -	0.00%	\$ -
710.2P	710.3	General Office 100,001 - 200,000 s.f.	1,000 sf	\$ -	0.00%	\$ -
710.3P	710.4	General Office 200,001 - 400,000 s.f.	1,000 sf	\$ -	0.00%	\$ -
710.4P	710.5	General Office greater than 400,000 s.f.	1,000 sf	\$ -	0.00%	\$ -
714	714	Corporate Headquarters Building	1,000 sf	\$ -	0.00%	\$ -
720	720	Medical Office	1,000 sf	\$ -	0.00%	\$ -
750	750	Office Park	1,000 sf	\$ -	0.00%	\$ -
760	760	Research and Development Center	1,000 sf	\$ -	0.00%	\$ -
770.P	640	Veterinarian Clinic	1,000 sf	\$ -	0.00%	\$ -

EXHIBIT 603-C VOPH TOD TRANSPORTATION DEVELOPMENT FEES

VOPH Transportation Development Fee Schedule Exhibit 602-C TOD Development Fees (District B)

Pasco County Land Use Code	ITE LUC	Land Use	Unit	Net Mobility Fee (1)	VOPH Transportation Surcharge (Percentage)	VOPH Transportation Development Fee (1)
RETAIL :						
151	151	Mini-Warehouse	1,000 sf	\$ 103	0.00%	\$ 103
816	816	Hardware / Paint	1,000 sf	\$ 110	0.00%	\$ 110
820	820.1	Retail 50,000 sfgla or less	1,000	\$ 1,562	0.00%	\$ 1,562
820.1P	820.2	Retail 50,001 - 200,000 sfgla	1,000	\$ 1,410	0.00%	\$ 1,410
820.2P	820.3	Retail 200,001 - 400,000 sfgla	1,000	\$ 1,350	0.00%	\$ 1,350
820.3P	820.4	Retail 400,001 - 600,000 sfgla	1,000	\$ 1,272	0.00%	\$ 1,272
820.4P	820.5	Retail 600,001 - 800,000 sfgla	1,000	\$ 1,323	0.00%	\$ 1,323
820.5P	820.6	Retail greater than 800,000 sfgla	1,000	\$ 1,396	0.00%	\$ 1,396
814	826	Specialty Retail	1,000 sf	\$ 1,212	0.00%	\$ 1,212
841	841	New / Used Auto Sales	1,000 sf	\$ 2,021	0.00%	\$ 2,021
848	848	Tire Store	1,000 sf	\$ 1,182	0.00%	\$ 1,182
850	850	Supermarket	1,000 sf	\$ 2,092	0.00%	\$ 2,092
853	853	Convenience Store w/ Gas Pumps	1,000 sf	\$ 5,084	0.00%	\$ 5,084
862	862	Home Improvement Superstore	1,000 sf	\$ 783	0.00%	\$ 783
881	881	Pharmacy / Drug Store with and without Drive-Thru	1,000 sf	\$ 1,097	0.00%	\$ 1,097
890	890	Furniture Store	1,000 sf	\$ 301	0.00%	\$ 301
912	912	Bank / Savings w/ Drive-in	1,000 sf	\$ 3,183	0.00%	\$ 3,183
929P	n/a	Breakfast and Lunch Restaurant	1,000 sf	\$ 3,245	0.00%	\$ 3,245
930	930	Fast Casual Restaurant	1,000 sf	\$ 8,070	0.00%	\$ 8,070
931	931	Quality Restaurant	1,000 sf	\$ 4,003	0.00%	\$ 4,003
932	932	High-Turnover Restaurant	1,000 sf	\$ 4,915	0.00%	\$ 4,915
934	934	Fast Food Restaurant w/ Drive-Thru	1,000 sf	\$10,238	0.00%	\$ 10,238
941	941	Quick Lube	bays	\$ 1,919	0.00%	\$ 1,919
942	943	Auto Repair or Body Shop	1,000 sf	\$ 1,633	0.00%	\$ 1,633
944	944	Gasoline Station	fuel pos.	\$ 1,278	0.00%	\$ 1,278
947	947	Self-Service Car Wash	bays	\$ 1,924	0.00%	\$ 1,924
913.P	913	Convenience / Gasoline / Fast Food	1,000 sf	\$14,198	0.00%	\$ 14,198
INDUSTRIAL :						
110	110	General Light Industrial	1,000 sf	\$ -	0.00%	\$ -
120	120	General Heavy Industrial	1,000 sf	\$ -	0.00%	\$ -
130	130	Industrial Park	1,000 sf	\$ -	0.00%	\$ -
140	140	Manufacturing	1,000 sf	\$ -	0.00%	\$ -
150	150	Warehouse	1,000 sf	\$ -	0.00%	\$ -
152	152	High-Cube Warehouse	1,000 sf	\$ -	0.00%	\$ -
160.P	153	Airport Hangar	1,000 sf	\$ -	0.00%	\$ -
OTHER :						
n/a	n/a	Mining	1000 cy	n/a		n/a

Note (1) Fee as of 2019. 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 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)
Single-Family Detached	du	\$7,673	\$253	\$402	27.86%	\$112	\$8,440
Single-Family Attached	du	\$3,092	\$101	\$160	27.86%	\$45	\$3,297
Mobile Home	du	\$4,717	\$153	\$244	27.86%	\$68	\$5,029
Multiple Family	du	\$4,504	\$147	\$233	27.90%	\$65	\$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	138.57%	\$140	\$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.