

**Exhibit A, Table A-1
Citrus County Impact Fee Schedule
Effective June 1, 2007**

Land Use	Unit	Impact Fee Program Area								Total
		Parks and Recreation	Library	Schools	Fire Rescue	EMS	Law Enforcement	Public Buildings	Transportation	
Single Family Detached/ Mobile Home Individual Lot										
-Less than 1,500 sf & Low Income ⁽¹⁾	du	\$641.73	\$223.08	\$1,894.35	\$384.13	\$56.19	\$227.43	\$553.98	\$2,365.17	\$6,346.06
- 0 to 1,500 sf	du	\$641.73	\$223.08	\$1,894.35	\$384.13	\$56.19	\$227.43	\$553.98	\$3,425.65	\$7,406.54
- 1,501 to 2,499 sf	du	\$722.79	\$251.26	\$2,109.05	\$433.23	\$63.38	\$256.50	\$624.80	\$4,852.54	\$9,313.55
- 2,500 sf or greater	du	\$786.96	\$273.57	\$2,298.48	\$470.78	\$68.87	\$278.73	\$678.94	\$5,446.59	\$10,302.92
Multi Family	du	\$472.85	\$172.79	\$3,107.37	\$297.48	\$41.41	\$177.86	\$497.33	\$3,132.69	\$7,899.78
Residential Condominium/Townhouse	du	\$472.85	\$164.37	\$2,222.71	\$297.48	\$41.41	\$176.13	\$408.20	\$2,741.14	\$6,524.29
Rental Condominium/Timeshare Unit	du	\$472.85	\$172.79	\$3,107.37	\$297.48	\$41.41	\$177.86	\$497.33	\$3,396.89	\$8,163.98
Mobile Home Park	du	\$594.44	\$217.22	\$3,296.83	\$355.25	\$51.97	\$212.40	\$624.20	\$1,809.68	\$7,161.99
Retirement Community/Age-Restricted Single Family	du	\$425.57	\$147.94	N/A	\$254.16	\$37.18	\$150.48	\$366.55	\$1,433.65	\$2,815.53
Transient, Assisted, Group										
Hotel	room	N/A	N/A	N/A	\$193.51	\$28.31	\$115.70	\$340.01	\$2,923.65	\$3,601.18
Motel	room	N/A	N/A	N/A	\$193.51	\$28.31	\$115.70	\$340.01	\$1,568.12	\$2,245.65
Adult Living Facility	bed	N/A	N/A	N/A	\$277.27	\$40.56	\$165.77	\$487.18	\$418.83	\$1,389.61
Recreational										
RV Park	site	N/A	N/A	N/A	\$196.40	\$28.73	\$117.42	\$345.09	\$1,839.13	\$2,526.77
Marina	berth	N/A	N/A	N/A	\$54.88	\$8.03	\$32.81	\$96.42	\$1,362.94	\$1,555.08
Golf Course	hole	N/A	N/A	N/A	\$311.93	\$45.63	\$186.49	\$548.08	\$15,894.80	\$16,986.93
Golf Driving Range	tee	N/A	N/A	N/A	\$219.50	\$32.11	\$131.24	\$385.68	\$5,743.16	\$6,511.69
General Recreation/County Park	acre	N/A	N/A	N/A	\$57.76	\$8.45	\$34.54	\$101.50	\$975.18	\$1,177.43
Amusement Park	acre	N/A	N/A	N/A	\$2,454.97	\$359.13	\$1,467.78	\$4,313.58	\$32,403.13	\$40,998.59
Miniature Golf Course	hole	N/A	N/A	N/A	\$213.73	\$31.27	\$127.78	\$375.54	\$1,388.46	\$2,136.78
Movie Theater with Matinee	screen	N/A	N/A	N/A	\$1,727.14	\$252.66	\$1,032.63	\$3,034.73	\$16,996.04	\$23,043.20
Racquet Club/Health Club/Spa/Dance Studio	1,000 sf	N/A	N/A	N/A	\$892.45	\$130.55	\$533.58	\$1,568.11	\$13,379.46	\$16,504.15
Bowling Alley	1,000 sf	N/A	N/A	N/A	\$875.12	\$128.02	\$523.22	\$1,537.66	\$16,317.05	\$19,381.07
Community Center	1,000 sf	N/A	N/A	N/A	\$410.12	\$60.00	\$245.21	\$720.62	\$9,785.95	\$11,221.90
Paintball Area	acre	N/A	N/A	N/A	\$1,790.68	\$261.95	\$1,070.62	\$3,146.38	\$32,403.13	\$38,672.76
Governmental										
Library	1,000 sf	N/A	N/A	N/A	\$534.32	\$78.16	\$319.46	\$938.84	\$9,983.69	\$11,854.47
Government Complex	1,000 sf	N/A	N/A	N/A	\$401.46	\$58.73	\$240.03	\$705.40	\$11,279.20	\$12,684.82
Jail	1,000 sf	N/A	N/A	N/A	\$1,345.90	\$196.89	\$804.69	\$2,364.86	\$11,755.95	\$16,468.29
Institutions										
Hospital	bed	N/A	N/A	N/A	\$320.59	\$46.90	\$191.67	\$563.30	\$3,914.99	\$5,037.45
Nursing Home	bed	N/A	N/A	N/A	\$57.76	\$8.45	\$34.54	\$101.50	\$475.74	\$677.99
Day Care Center	1,000 sf	N/A	N/A	N/A	\$257.05	\$37.60	\$153.69	\$451.66	\$8,983.48	\$9,883.48
Fraternal Organization	1,000 sf	N/A	N/A	N/A	\$317.70	\$46.48	\$189.95	\$558.23	\$11,432.82	\$12,545.18
Office										
Office 50,000 SF or less	1,000 sf	N/A	N/A	N/A	\$410.12	\$60.00	\$245.21	\$720.62	\$6,322.37	\$7,758.32
Office 50,001 - 100,000 SF ^(2a)	1,000 sf	N/A	N/A	N/A	\$372.58	\$54.50	\$222.76	\$654.65	\$5,756.75	\$7,061.24
Office 100,001 - 200,000 SF ^(2b)	1,000 sf	N/A	N/A	N/A	\$317.70	\$46.48	\$189.95	\$558.23	\$4,908.43	\$6,020.79
Office 200,001 - 400,000 SF ^(2c)	1,000 sf	N/A	N/A	N/A	\$271.49	\$39.72	\$162.32	\$477.03	\$4,185.26	\$5,135.82
Office greater than 400,000 SF ^(2d)	1,000 sf	N/A	N/A	N/A	\$231.06	\$33.80	\$138.14	\$405.98	\$3,567.20	\$4,376.18
Medical Office/Clinic	1,000 sf	N/A	N/A	N/A	\$462.11	\$67.60	\$276.29	\$811.97	\$13,865.46	\$15,483.43
Retail, Gross Square Feet										
Building Materials and Lumber Store	1,000 sf	N/A	N/A	N/A	\$447.67	\$65.49	\$267.65	\$786.59	\$17,835.66	\$19,403.06
Discount Superstore	1,000 sf	N/A	N/A	N/A	\$566.09	\$82.81	\$338.45	\$994.66	\$25,313.16	\$27,295.17
Specialty Retail, including Bars/Taverns	1,000 sf	N/A	N/A	N/A	\$488.11	\$71.40	\$291.83	\$857.64	\$12,078.88	\$13,787.86
Retail 50,000 GSF or less	1,000 sf	N/A	N/A	N/A	\$707.61	\$103.51	\$423.07	\$1,243.33	\$5,671.23	\$8,148.75
Retail 50,001 GSF to 200,000 GSF ^(3a)	1,000 sf	N/A	N/A	N/A	\$675.84	\$98.87	\$404.07	\$1,187.50	\$5,846.61	\$8,212.89
Retail 200,001 GSF to 400,000 GSF ^(3b)	1,000 sf	N/A	N/A	N/A	\$722.05	\$105.63	\$431.70	\$1,268.70	\$5,778.75	\$8,306.83
Retail greater than 400,000 GSF ^(3c)	1,000 sf	N/A	N/A	N/A	\$618.07	\$90.42	\$369.54	\$1,086.01	\$5,630.52	\$7,794.56
Discount Store, Free-Standing	1,000 sf	N/A	N/A	N/A	\$574.75	\$84.08	\$343.63	\$1,009.89	\$10,572.25	\$12,584.60
Hardware/Paint Store	1,000 sf	N/A	N/A	N/A	\$363.91	\$53.24	\$217.58	\$639.42	\$8,147.55	\$9,421.70
Pharmacy/Drug Store w/Drive-Thru	1,000 sf	N/A	N/A	N/A	\$566.09	\$82.81	\$338.45	\$994.66	\$5,420.71	\$7,402.72
Home Improvement Superstore	1,000 sf	N/A	N/A	N/A	\$514.10	\$75.21	\$307.37	\$903.31	\$8,436.24	\$10,236.23
Quality Restaurant	1,000 sf	N/A	N/A	N/A	\$1,969.75	\$288.15	\$1,177.68	\$3,461.01	\$18,134.69	\$25,031.28
High-Turnover Restaurant	1,000 sf	N/A	N/A	N/A	\$2,041.96	\$298.71	\$1,220.85	\$3,587.88	\$23,991.70	\$31,141.10
Fast Food Rest w/ Drive-Thru	1,000 sf	N/A	N/A	N/A	\$2,602.27	\$380.67	\$1,555.85	\$4,572.39	\$60,116.83	\$69,228.01
Quick Lube	bay	N/A	N/A	N/A	\$335.03	\$49.01	\$200.31	\$588.68	\$7,830.55	\$9,003.58
Automobile Parts Sales	1,000 sf	N/A	N/A	N/A	\$540.09	\$79.01	\$322.91	\$948.99	\$13,102.46	\$14,993.46
Supermarket	1,000 sf	N/A	N/A	N/A	\$592.08	\$86.61	\$353.99	\$1,040.33	\$9,988.20	\$12,061.21
Convenience Store w/Gas Pumps	1,000 sf	N/A	N/A	N/A	\$1,732.92	\$253.50	\$1,036.08	\$3,044.88	\$30,172.90	\$36,240.28
Convenience/Gas/Fast Food	1,000 sf	N/A	N/A	N/A	\$2,065.06	\$302.09	\$1,234.66	\$3,628.48	\$67,905.52	\$75,135.81
Auto Repair or Body Shop	1,000 sf	N/A	N/A	N/A	\$852.02	\$124.64	\$509.41	\$1,497.07	\$6,532.40	\$9,515.54
Gas Station w/ Convenience Market	fuel pos.	N/A	N/A	N/A	\$329.25	\$48.17	\$196.86	\$578.53	\$6,114.68	\$7,267.49
Tire Store	1,000 sf	N/A	N/A	N/A	\$999.32	\$146.19	\$597.47	\$1,755.88	\$5,676.35	\$9,175.21
New and Used Car Sales	1,000 sf	N/A	N/A	N/A	\$493.88	\$72.25	\$295.28	\$867.79	\$10,304.82	\$12,034.02
Self Service Car Wash	bay	N/A	N/A	N/A	\$545.87	\$79.85	\$326.37	\$959.14	\$14,063.39	\$15,974.62
Car Wash	1,000 sf	N/A	N/A	N/A	\$439.01	\$64.22	\$262.47	\$771.37	\$4,983.44	\$6,520.51
Electronics Superstore	1,000 sf	N/A	N/A	N/A	\$554.53	\$81.12	\$331.55	\$974.36	\$10,884.98	\$12,826.54
Furniture Store	1,000 sf	N/A	N/A	N/A	\$92.42	\$13.52	\$55.26	\$162.39	\$1,411.29	\$1,734.88
Bank/Savings Walk-in	1,000 sf	N/A	N/A	N/A	\$742.27	\$108.58	\$443.79	\$1,304.22	\$14,894.76	\$17,493.62
Bank/Savings Drive-in	1,000 sf	N/A	N/A	N/A	\$684.50	\$100.13	\$409.25	\$1,202.73	\$26,799.69	\$29,196.30
Industrial										
General Light Industrial/Industrial Park	1,000 sf	N/A	N/A	N/A	\$205.06	\$30.00	\$122.60	\$360.31	\$2,909.14	\$3,627.11
General Heavy Industrial	1,000 sf	N/A	N/A	N/A	\$141.52	\$20.70	\$84.61	\$248.67	\$613.13	\$1,108.63
Manufacturing	1,000 sf	N/A	N/A	N/A	\$144.41	\$21.13	\$86.34	\$253.74	\$1,546.24	\$2,051.86
Warehouse	1,000 sf	N/A	N/A	N/A	\$112.64	\$16.48	\$67.35	\$197.92	\$2,003.80	\$2,398.19
Mini-Warehouse	1,000 sf	N/A	N/A	N/A	\$20.22	\$2.96	\$12.09	\$35.52	\$727.11	\$797.90
Unmanned Utilities Site	1,000 sf	N/A	N/A	N/A	\$135.75	\$19.86	\$81.16	\$238.52	\$173.18	\$648.47
Vehicle Storage	acre	N/A	N/A	N/A	\$60.65	\$8.87	\$36.26	\$106.57	\$946.66	\$1,159.01

(1) "Low Income" designation refers to those households with annual household incomes under 80 percent of the area county median income, per Citrus County Subsidized Housing Initiative Partnership (SHIP) definitions

(2) Transportation impact fees for the Office land use greater than 50,000 square feet are determined using a formula that calculates a specific trip generation rate, which is (EXP(0.77*LN(SQUARE FOOTAGE/1,000 + 3.65))) / (SQUARE FOOTAGE/1,000), where square footage refers to the relevant office space. The transportation impact fee for office developments greater than 50,000 square feet will be specifically calculated based on the square footage of the specific development. Example fees for the Office land use are as follows:

(2a) Fee shown is for an Office land use of 75,000 square feet

(2b) Fee shown is for an Office land use of 150,000 square feet

(2c) Fee shown is for an Office land use of 300,000 square feet

(2d) Fee shown is for an Office Land Use of 600,000 square feet

(3) Transportation impact fees for the Retail land use greater than 50,000 square feet are determined using a formula that calculates a specific trip generation rate, which is (EXP(0.65*LN(SQUARE FOOTAGE/1,000 + 5.83))) / (SQUARE FOOTAGE/1,000), where the square footage refers to the relevant retail space. The transportation impact fee for retail developments greater than 50,000 square feet will be specifically calculated based on the square footage of the specific development. Example fees for the Retail land use are as follows:

(3a) Fee shown is for a Retail land use of 125,000 square feet

(3b) Fee shown is for a Retail land use of 300,000 square feet

(3c) Fee shown is for a Retail Land Use of 600,000 square feet