



# Exhibit A

## Urban Mobility Fee Schedule (Fee District A) (continued)

Pasco County Land Use Code	ITE LUC	Land Use	Unit	Total Impact Cost	Fee before buy-down	\$\$ Allocated for buy-down	Net Mobility Fee	Full Fee(1)	Road Share (Incl Int)	Road Share (Excl Int)	Interstate Share	Transit Share	Bike/Ped Share	TxF "Back-Fill" Amount	2011 Road Impact Fee	Proposed Fee as Percent of 2011 Road Impact Fee
<b>OFFICE (continued):</b>																
710.3P	710	General Office 200,001-400,000 sf(4)	1,000 sf	\$7,636	\$5,601	\$5,601	\$0	\$6,199	\$0	\$0	\$0	\$0	\$0	\$5,601	\$2,684	0%
710.4P	710	General Office greater than 400,000 sf(5)	1,000 sf	\$6,951	\$5,094	\$5,094	\$0	\$5,639	\$0	\$0	\$0	\$0	\$0	\$5,094	\$2,285	0%
720	720	Medical Office	1,000 sf	\$29,520	\$21,835	\$21,835	\$0	\$24,148	\$0	\$0	\$0	\$0	\$0	\$21,835	\$8,847	0%
750	750	Office Park	1,000 sf	\$8,990	\$6,601	\$6,601	\$0	\$7,306	\$0	\$0	\$0	\$0	\$0	\$6,601	\$4,801	0%
714	714	Corporate Headquarters Building	1,000 sf	\$6,282	\$4,600	\$4,600	\$0	\$5,092	\$0	\$0	\$0	\$0	\$0	\$4,600	\$3,275	0%
760	760	Research and Development Center	1,000 sf	\$6,384	\$4,675	\$4,675	\$0	\$5,176	\$0	\$0	\$0	\$0	\$0	\$4,675	\$2,071	0%
770.P	n/a	Veterinarian Clinic	1,000 sf	\$7,523	\$5,196	\$5,196	\$0	\$5,785	\$0	\$0	\$0	\$0	\$0	\$5,196	\$2,247	0%
<b>RETAIL:</b>																
814	814	Specialty Retail	1,000 sf	\$21,527	\$15,438	\$5,001	\$10,437	\$17,125	\$9,959	\$7,565	\$2,394	\$25	\$453	\$5,001	\$11,184	93%
820	820	Retail 50,000 sfgl or less(4)	1,000 sfgl	\$13,492	\$9,243	\$2,994	\$6,249	\$10,301	\$5,963	\$4,539	\$1,424	\$15	\$271	\$2,994	\$11,099	56%
820.1P	820	Retail 50,001-200,000 sfgl(4)	1,000 sfgl	\$12,065	\$8,344	\$2,703	\$5,641	\$9,289	\$5,382	\$4,078	\$1,304	\$14	\$245	\$2,703	\$8,877	64%
820.2P	820	Retail 200,001-400,000 sfgl(4)	1,000 sfgl	\$11,440	\$7,988	\$2,588	\$5,400	\$8,885	\$5,152	\$3,908	\$1,244	\$13	\$235	\$2,588	\$8,490	64%
820.3P	820	Retail 400,001-600,000 sfgl(4)	1,000 sfgl	\$10,806	\$7,526	\$2,438	\$5,088	\$8,373	\$4,855	\$3,674	\$1,181	\$12	\$221	\$2,438	\$8,228	62%
820.4P	820	Retail 600,001-800,000 sfgl(4)	1,000 sfgl	\$11,156	\$7,827	\$2,536	\$5,291	\$8,701	\$5,048	\$3,819	\$1,229	\$13	\$230	\$2,536	\$7,892	67%
820.5P	820	Retail greater than 800,000 sfgl(5)	1,000 sfgl	\$11,673	\$8,260	\$2,676	\$5,584	\$9,175	\$5,327	\$4,035	\$1,292	\$14	\$243	\$2,676	\$7,628	73%
881	881	Pharmacy/Drug Store with and without Drive-Thru	1,000 sf	\$9,489	\$6,490	\$2,103	\$4,388	\$7,234	\$4,186	\$3,171	\$1,015	\$11	\$191	\$2,103	\$5,537	79%
862	862	Home Improvement Superstore	1,000 sf	\$6,748	\$4,630	\$1,500	\$3,130	\$5,159	\$2,986	\$2,257	\$729	\$8	\$136	\$1,500	\$8,157	38%
931	931	Quality Restaurant	1,000 sf	\$33,129	\$23,683	\$7,672	\$16,011	\$26,279	\$15,278	\$11,613	\$3,665	\$38	\$695	\$7,672	\$20,271	79%
932	932	High-Turnover Restaurant	1,000 sf	\$40,747	\$29,078	\$9,420	\$19,658	\$32,271	\$18,757	\$14,263	\$4,494	\$47	\$854	\$9,420	\$28,198	70%
934	934	Fast Food Restaurant w/Drive-Thru	1,000 sf	\$88,242	\$60,573	\$19,623	\$40,950	\$67,489	\$39,075	\$29,708	\$9,367	\$97	\$1,778	\$19,623	\$56,773	72%
944	944	Gasoline Station	fuel pos.	\$11,011	\$7,559	\$2,449	\$5,110	\$8,422	\$4,875	\$3,710	\$1,165	\$13	\$222	\$2,449	\$6,723	76%
941	941	Quick Lube	bays	\$15,708	\$11,356	\$3,679	\$7,677	\$12,587	\$7,325	\$5,574	\$1,751	\$19	\$333	\$3,679	\$9,710	79%
850	850	Supermarket	1,000 sf	\$17,922	\$12,377	\$4,010	\$8,368	\$13,782	\$7,985	\$6,068	\$1,917	\$20	\$363	\$4,010	\$8,190	102%
853	853	Convenience Store w/Gas Pumps	1,000 sf	\$45,798	\$30,080	\$9,745	\$20,336	\$33,670	\$19,405	\$14,709	\$4,696	\$48	\$883	\$9,745	\$24,577	83%
848	848	Tire Store	1,000 sf	\$9,767	\$6,994	\$2,266	\$4,729	\$7,760	\$4,512	\$3,423	\$1,089	\$12	\$205	\$2,266	\$6,140	77%
943	943	Auto Repair or Body Shop	1,000 sf	\$13,399	\$9,658	\$3,129	\$6,530	\$10,709	\$6,230	\$4,736	\$1,494	\$16	\$284	\$3,129	\$9,256	71%
841	841	New/Used Auto Sales	1,000 sf	\$16,365	\$11,958	\$3,874	\$8,084	\$13,241	\$7,714	\$5,866	\$1,848	\$19	\$351	\$3,874	\$13,382	60%
816	816	Hardware/Paint	1,000 sf	\$7,994	\$5,394	\$1,748	\$3,647	\$6,021	\$3,480	\$2,636	\$844	\$9	\$158	\$1,748	\$8,270	44%
947	947	Self-Service Car Wash	bays	\$24,477	\$16,866	\$5,464	\$11,402	\$18,785	\$10,880	\$8,274	\$2,606	\$27	\$495	\$5,464	\$10,354	110%
890	890	Furniture Store	1,000 sf	\$2,515	\$1,781	\$577	\$1,204	\$1,978	\$1,149	\$862	\$287	\$3	\$52	\$577	\$1,620	74%
912	912	Bank/Savings w/Drive-In	1,000 sf	\$26,958	\$18,830	\$6,100	\$12,730	\$20,943	\$12,147	\$9,219	\$2,928	\$30	\$553	\$6,100	\$37,045	34%
913.P	n/a	Convenience/Gasoline/Fast Food Store	1,000 sf	\$119,026	\$84,003	\$27,213	\$56,790	\$93,332	\$54,190	\$41,228	\$12,962	\$134	\$2,466	\$27,213	\$72,754	78%
<b>INDUSTRIAL:</b>																
110	110	General Light Industrial	1,000 sf	\$5,860	\$4,313	\$4,313	\$0	\$4,772	\$0	\$0	\$0	\$0	\$0	\$4,313	\$3,151	0%
120	120	General Heavy Industrial	1,000 sf	\$1,261	\$905	\$905	\$0	\$1,004	\$0	\$0	\$0	\$0	\$0	\$905	\$678	0%
130	130	Industrial Park	1,000 sf	\$5,852	\$4,307	\$4,307	\$0	\$4,765	\$0	\$0	\$0	\$0	\$0	\$4,307	\$3,147	0%
140	140	Manufacturing	1,000 sf	\$3,212	\$2,351	\$2,351	\$0	\$2,602	\$0	\$0	\$0	\$0	\$0	\$2,351	\$1,727	0%
150	150	Warehouse	1,000 sf	\$2,993	\$2,177	\$2,177	\$0	\$2,412	\$0	\$0	\$0	\$0	\$0	\$2,177	\$2,243	0%
151	151	Mini-Warehouse	1,000 sf	\$1,262	\$875	\$875	\$0	\$974	\$0	\$0	\$0	\$0	\$0	\$875	\$673	0%
152	152	High-Cube Warehouse	1,000 sf	\$1,557	\$1,122	\$1,122	\$0	\$1,244	\$0	\$0	\$0	\$0	\$0	\$1,122	\$740	0%
160.P	n/a	Airport Hangar	1,000 sf	\$2,993	\$2,189	\$2,189	\$0	\$2,423	\$0	\$0	\$0	\$0	\$0	\$2,189	\$2,243	0%

**Notes:**

(1) Provided for informational purposes only. This value is the total value of transportation system consumed, less credits for revenues committed to transportation system expansion that are generated by the use itself. This value includes Interstate costs and carrying costs, but not toll road costs. It does consider the proportion of trip length, varying system costs, and transportation system performance goals that vary by fee district.

# Exhibit A

## Suburban Mobility Fee Schedule (Fee District B)

Pasco County Land Use Code		ITE LUC	Land Use	Unit	Total Impact Cost	Fee before buy-down	\$\$ Allocated for buy-down	Net Mobility Fee	Full Fee(1)	Road Share (Incl Int)	Road Share (Excl Int)	Interstate Share	Transit Share	Bike/Ped Share	TxIF "Back-Fill" Amount	2011 Road Impact Fee	Proposed Fee as Percent of 2011 Road Impact Fee	
<b>RESIDENTIAL:</b>																		
210	210		Single Family (Detached)	du														
210.1P	n/a		Less than 1,500 s.f. & Annual Hh Income less than 80% SHIP Definition(2)	du	\$6,409	\$4,884	\$0	\$ 4,884	\$ 5,293	\$ 4,660	\$ 3,711	\$ 949	\$ 12	\$ 212	\$0	\$5,886	83%	
210.2P	n/a		0 to 1,500 s.f.	du	\$8,038	\$6,141	\$0	\$ 6,141	\$ 6,654	\$ 5,859	\$ 4,669	\$ 1,190	\$ 15	\$ 267	\$0	\$7,375	83%	
210.3P	n/a		1,501 to 2,499 s.f.	du	\$11,235	\$8,570	\$0	\$ 8,570	\$ 9,287	\$ 8,177	\$ 6,513	\$ 1,664	\$ 21	\$ 372	\$0	\$10,302	83%	
210.4P	n/a		2,500 s.f. and greater	du	\$12,434	\$9,312	\$0	\$ 9,312	\$ 10,106	\$ 8,886	\$ 7,045	\$ 1,841	\$ 22	\$ 404	\$0	\$11,413	82%	
210.5P	n/a		"Low Income" SHIP defined Multi-Family(2)	du	\$4,183	\$3,160	\$0	\$ 3,160	\$ 3,427	\$ 3,015	\$ 2,400	\$ 615	\$ 8	\$ 137	\$0	\$4,312	73%	
221	221		Multi-Family Apartments	du	\$7,678	\$5,845	\$0	\$ 5,845	\$ 6,335	\$ 5,577	\$ 4,448	\$ 1,129	\$ 14	\$ 254	\$0	\$7,564	77%	
240	240		Mobile Home Park	du	\$4,292	\$3,257	\$0	\$ 3,257	\$ 3,531	\$ 3,108	\$ 2,480	\$ 628	\$ 8	\$ 141	\$0	\$4,604	71%	
251	251		Age Restricted Single Family(3)	du	\$3,793	\$2,851	\$0	\$ 2,851	\$ 3,094	\$ 2,720	\$ 2,162	\$ 558	\$ 7	\$ 124	\$0	\$4,327	66%	
252	252		Age Restricted Multi-Family(3)	du	\$1,987	\$1,472	\$0	\$ 1,472	\$ 1,599	\$ 1,404	\$ 1,118	\$ 286	\$ 4	\$ 64	\$0	\$3,362	44%	
253	253		Congregate Care Facility (Attached)(3)	du	\$1,115	\$821	\$0	\$ 821	\$ 893	\$ 783	\$ 623	\$ 160	\$ 2	\$ 36	\$0	\$1,068	77%	
231	231		Low-Rise Condominium/Townhouse (1 to 2 stories)	du	\$7,697	\$5,890	\$0	\$ 5,890	\$ 6,381	\$ 5,620	\$ 4,480	\$ 1,140	\$ 14	\$ 256	\$0	\$7,066	83%	
232	232		High-Rise Condominium (3 or more stories)	du	\$6,187	\$4,724	\$0	\$ 4,724	\$ 5,119	\$ 4,507	\$ 3,591	\$ 916	\$ 12	\$ 205	\$0	\$5,681	83%	
<b>LODGING:</b>																		
310	310		Hotel	room	\$8,059	\$6,185	\$5,588	\$ 597	\$ 6,700	\$ 569	\$ 454	\$ 115	\$ 2	\$ 26	\$5,588	\$3,147	19%	
330	330		Resort Hotel	room	\$6,072	\$4,649	\$4,200	\$ 449	\$ 5,036	\$ 428	\$ 341	\$ 87	\$ 2	\$ 19	\$4,200	\$4,722	10%	
320	320		Motel	room	\$4,420	\$3,366	\$3,041	\$ 325	\$ 3,648	\$ 310	\$ 248	\$ 62	\$ 1	\$ 14	\$3,041	\$1,679	19%	
<b>RECREATION:</b>																		
416	416		RV Park	RV space	\$2,400	\$1,837	\$877	\$ 960	\$ 1,990	\$ 915	\$ 732	\$ 183	\$ 3	\$ 42	\$877	\$1,840	52%	
420	420		Marina	berth	\$4,143	\$3,140	\$1,498	\$ 1,641	\$ 3,404	\$ 1,566	\$ 1,245	\$ 321	\$ 4	\$ 71	\$1,498	\$1,184	139%	
430	430		Golf Course	hole	\$50,019	\$38,553	\$18,398	\$ 20,155	\$ 41,746	\$ 19,232	\$ 15,355	\$ 3,877	\$ 48	\$ 875	\$18,398	\$18,550	109%	
431	431		Miniature Golf Course	hole	\$3,702	\$2,821	\$1,346	\$ 1,475	\$ 3,058	\$ 1,407	\$ 1,122	\$ 285	\$ 4	\$ 64	\$1,346	\$1,367	108%	
444	444		Movie Theater	screen	\$44,630	\$33,022	\$15,759	\$ 17,263	\$ 35,872	\$ 16,472	\$ 13,209	\$ 3,263	\$ 41	\$ 750	\$15,759	\$12,755	135%	
412	412		General Recreation	acre	\$2,251	\$1,698	\$810	\$ 888	\$ 1,842	\$ 846	\$ 673	\$ 173	\$ 3	\$ 39	\$810	\$1,095	81%	
491	491		Racquet Club/Health Club/Spa/Dance Studio	1,000 sf	\$14,578	\$11,124	\$5,309	\$ 5,816	\$ 12,055	\$ 5,549	\$ 4,430	\$ 1,119	\$ 14	\$ 253	\$5,309	\$9,291	63%	
437	437		Bowling Alley	1,000 sf	\$33,158	\$25,420	\$12,131	\$ 13,289	\$ 27,537	\$ 12,680	\$ 10,137	\$ 2,543	\$ 32	\$ 577	\$12,131	\$18,068	74%	
495	495		Community Center/Gymnasium	1,000 sf	\$29,707	\$22,865	\$10,912	\$ 11,953	\$ 24,762	\$ 11,405	\$ 9,108	\$ 2,297	\$ 29	\$ 519	\$10,912	\$10,986	109%	
<b>INSTITUTIONS:</b>																		
610	610		Hospital	1,000 sf	\$19,756	\$15,116	\$100	\$ 15,015	\$ 16,377	\$ 14,327	\$ 11,418	\$ 2,909	\$ 36	\$ 652	\$100	\$17,013	88%	
620	620		Nursing Home	bed	\$1,226	\$912	\$6	\$ 906	\$ 991	\$ 864	\$ 692	\$ 172	\$ 3	\$ 39	\$6	\$1,102	82%	
520	520		Elementary School	student	\$997	\$746	\$5	\$ 741	\$ 810	\$ 707	\$ 562	\$ 145	\$ 2	\$ 32	\$5	\$867	85%	
522	522		Middle School	student	\$1,409	\$1,061	\$7	\$ 1,054	\$ 1,151	\$ 1,005	\$ 800	\$ 205	\$ 3	\$ 46	\$7	\$1,224	86%	
530	530		High School	student	\$1,487	\$1,120	\$7	\$ 1,113	\$ 1,215	\$ 1,062	\$ 846	\$ 216	\$ 3	\$ 48	\$7	\$1,292	86%	
540	540		University/Junior College (7,500 or fewer students) (Private)	student	\$2,799	\$2,146	\$14	\$ 2,132	\$ 2,325	\$ 2,033	\$ 1,621	\$ 412	\$ 6	\$ 93	\$14	\$1,467	145%	
550	550		University/Junior College (more than 7,500 students) (Private)	student	\$2,099	\$1,606	\$11	\$ 1,595	\$ 1,740	\$ 1,522	\$ 1,213	\$ 309	\$ 4	\$ 69	\$11	\$2,909	55%	
560	560		Church	1,000 sf	\$6,868	\$5,187	\$34	\$ 5,152	\$ 5,625	\$ 4,915	\$ 3,926	\$ 989	\$ 13	\$ 224	\$34	\$6,231	83%	
565	565		Day Care	student	\$962	\$536	\$4	\$ 533	\$ 598	\$ 508	\$ 375	\$ 133	\$ 2	\$ 23	\$4	\$852	63%	
566	566		Cemetery	acre	\$6,987	\$5,392	\$36	\$ 5,356	\$ 5,838	\$ 5,110	\$ 4,081	\$ 1,029	\$ 13	\$ 233	\$36	\$6,103	88%	
<b>OFFICE:</b>																		
710	710		General Office 50,000 sf or less(4)	1,000 sf	\$15,915	\$12,157	\$10,984	\$ 1,174	\$ 13,174	\$ 1,120	\$ 894	\$ 226	\$ 3	\$ 51	\$10,984	\$4,778	25%	
710.1P	710		General Office 50,001-100,000 sf(4)	1,000 sf	\$13,566	\$10,355	\$9,355	\$ 1,000	\$ 11,221	\$ 954	\$ 761	\$ 193	\$ 3	\$ 43	\$9,355	\$3,703	27%	
710.2P	710		General Office 100,001-200,000 sf(4)	1,000 sf	\$11,563	\$8,818	\$7,966	\$ 851	\$ 9,556	\$ 812	\$ 648	\$ 164	\$ 2	\$ 37	\$7,966	\$3,153	27%	

# Exhibit A

## Suburban Mobility Fee Schedule (Fee District B) (continued)

Pasco County Land Use Code		ITE LUC	Land Use	Unit	Total Impact Cost	Fee before buy-down	Allocated for buy-down	Net Mobility Fee	Full Fee(1)	Road Share (Incl Int)	Road Share (Excl Int)	Interstate Share	Transit Share	Bike/Ped Share	TxIF "Back-Fill" Amount	2011 Road Impact Fee	Proposed Fee as Percent of 2011 Road Impact Fee
<b>OFFICE (continued):</b>																	
710.3P	710		General Office 200,001-400,000 sf(4)	1,000 sf	\$9,865	\$7,514	\$6,789	\$ 725	\$ 8,144	\$ 692	\$ 553	\$ 139	\$ 2	\$ 31	\$6,789	\$2,684	27%
710.4P	710		General Office greater than 400,000 sf(5)	1,000 sf	\$8,980	\$6,835	\$6,176	\$ 660	\$ 7,409	\$ 629	\$ 502	\$ 127	\$ 2	\$ 29	\$6,176	\$2,285	29%
720	720		Medical Office	1,000 sf	\$38,114	\$29,243	\$26,420	\$ 2,823	\$ 31,676	\$ 2,693	\$ 2,152	\$ 541	\$ 7	\$ 123	\$26,420	\$8,847	32%
750	750		Office Park	1,000 sf	\$11,614	\$8,857	\$8,002	\$ 855	\$ 9,598	\$ 815	\$ 651	\$ 164	\$ 3	\$ 37	\$8,002	\$4,801	18%
714	714		Corporate Headquarters Building	1,000 sf	\$8,115	\$6,172	\$5,576	\$ 596	\$ 6,690	\$ 568	\$ 453	\$ 115	\$ 2	\$ 26	\$5,576	\$3,275	18%
760	760		Research and Development Center	1,000 sf	\$8,248	\$6,274	\$5,668	\$ 606	\$ 6,800	\$ 578	\$ 461	\$ 117	\$ 2	\$ 26	\$5,668	\$2,071	29%
770.P	n/a		Veterinarian Clinic	1,000 sf	\$9,842	\$7,200	\$6,505	\$ 695	\$ 7,829	\$ 663	\$ 532	\$ 131	\$ 2	\$ 30	\$6,505	\$2,247	31%
<b>RETAIL:</b>																	
814	814		Specialty Retail	1,000 sf	\$32,207	\$24,370	\$11,630	\$ 12,740	\$ 26,426	\$ 12,157	\$ 9,727	\$ 2,430	\$ 30	\$ 553	\$11,630	\$11,184	114%
820	820		Retail 50,000 sf or less(4)	1,000 sf	\$20,327	\$14,962	\$7,140	\$ 7,822	\$ 16,259	\$ 7,463	\$ 5,994	\$ 1,469	\$ 19	\$ 340	\$7,140	\$11,099	70%
820.1P	820		Retail 50,001-200,000 sf(4)	1,000 sf	\$18,187	\$13,488	\$6,436	\$ 7,051	\$ 14,649	\$ 6,728	\$ 5,391	\$ 1,337	\$ 17	\$ 306	\$6,436	\$8,877	79%
820.2P	820		Retail 200,001-400,000 sf(4)	1,000 sf	\$17,179	\$12,804	\$6,110	\$ 6,694	\$ 13,901	\$ 6,387	\$ 5,114	\$ 1,273	\$ 16	\$ 291	\$6,110	\$8,490	79%
820.3P	820		Retail 400,001-600,000 sf(4)	1,000 sf	\$16,227	\$12,086	\$5,768	\$ 6,319	\$ 13,122	\$ 6,030	\$ 4,824	\$ 1,206	\$ 15	\$ 274	\$5,768	\$8,228	77%
820.4P	820		Retail 600,001-800,000 sf(4)	1,000 sf	\$16,755	\$12,537	\$5,983	\$ 6,554	\$ 13,607	\$ 6,253	\$ 5,001	\$ 1,252	\$ 16	\$ 285	\$5,983	\$7,892	83%
820.5P	820		Retail greater than 800,000 sf(5)	1,000 sf	\$17,464	\$13,123	\$6,262	\$ 6,860	\$ 14,238	\$ 6,545	\$ 5,232	\$ 1,313	\$ 17	\$ 298	\$6,262	\$7,628	90%
881	881		Pharmacy/Drug Store with and without Drive-Thru	1,000 sf	\$14,295	\$10,533	\$5,026	\$ 5,506	\$ 11,445	\$ 5,254	\$ 4,211	\$ 1,043	\$ 13	\$ 239	\$5,026	\$5,537	99%
862	862		Home Improvement Superstore	1,000 sf	\$10,172	\$7,516	\$3,587	\$ 3,929	\$ 8,166	\$ 3,748	\$ 3,001	\$ 747	\$ 10	\$ 171	\$3,587	\$8,157	48%
931	931		Quality Restaurant	1,000 sf	\$49,564	\$37,465	\$17,879	\$ 19,586	\$ 40,630	\$ 18,688	\$ 14,963	\$ 3,725	\$ 47	\$ 851	\$17,879	\$20,271	97%
932	932		High-Turnover Restaurant	1,000 sf	\$60,960	\$46,012	\$21,958	\$ 24,054	\$ 49,905	\$ 22,952	\$ 18,381	\$ 4,571	\$ 57	\$ 1,045	\$21,958	\$28,198	85%
934	934		Fast Food Restaurant w/Drive-Thru	1,000 sf	\$121,968	\$89,353	\$42,641	\$ 46,712	\$ 97,141	\$ 44,573	\$ 35,798	\$ 8,775	\$ 110	\$ 2,029	\$42,641	\$56,773	82%
944	944		Gasoline Station	fuel pos.	\$15,219	\$11,149	\$5,320	\$ 5,828	\$ 12,120	\$ 5,561	\$ 4,469	\$ 1,092	\$ 14	\$ 253	\$5,320	\$6,723	87%
941	941		Quick Lube	bays	\$23,434	\$17,801	\$8,495	\$ 9,306	\$ 19,298	\$ 8,880	\$ 7,106	\$ 1,774	\$ 22	\$ 404	\$8,495	\$9,710	96%
850	850		Supermarket	1,000 sf	\$27,001	\$19,969	\$9,529	\$ 10,439	\$ 21,693	\$ 9,961	\$ 7,991	\$ 1,970	\$ 25	\$ 453	\$9,529	\$8,190	127%
853	853		Convenience Store w/Gas Pumps	1,000 sf	\$64,286	\$45,953	\$21,930	\$ 24,024	\$ 50,058	\$ 22,924	\$ 18,471	\$ 4,453	\$ 57	\$ 1,043	\$21,930	\$24,577	98%
848	848		Tire Store	1,000 sf	\$14,570	\$11,019	\$5,258	\$ 5,760	\$ 11,949	\$ 5,496	\$ 4,393	\$ 1,103	\$ 14	\$ 250	\$5,258	\$6,140	94%
943	943		Auto Repair or Body Shop	1,000 sf	\$19,989	\$15,177	\$7,243	\$ 7,934	\$ 16,453	\$ 7,570	\$ 6,056	\$ 1,514	\$ 19	\$ 345	\$7,243	\$9,256	86%
841	841		New/Used Auto Sales	1,000 sf	\$24,391	\$18,658	\$8,904	\$ 9,754	\$ 20,215	\$ 9,307	\$ 7,441	\$ 1,866	\$ 23	\$ 424	\$8,904	\$13,382	73%
816	816		Hardware/Paint	1,000 sf	\$12,044	\$8,803	\$4,201	\$ 4,602	\$ 9,572	\$ 4,391	\$ 3,521	\$ 870	\$ 11	\$ 200	\$4,201	\$8,270	56%
947	947		Self-Service Car Wash	bays	\$36,878	\$27,247	\$13,003	\$ 14,244	\$ 29,601	\$ 13,591	\$ 10,909	\$ 2,682	\$ 34	\$ 619	\$13,003	\$10,354	138%
890	890		Furniture Store	1,000 sf	\$3,739	\$2,821	\$1,346	\$ 1,475	\$ 3,060	\$ 1,407	\$ 1,118	\$ 289	\$ 4	\$ 64	\$1,346	\$1,620	91%
912	912		Bank/Savings w/Drive-In	1,000 sf	\$37,138	\$27,514	\$13,130	\$ 14,384	\$ 29,886	\$ 13,725	\$ 10,996	\$ 2,729	\$ 34	\$ 625	\$13,130	\$37,045	39%
913.P	n/a		Convenience/Gasoline/Fast Food Store	1,000 sf	\$163,969	\$122,285	\$58,357	\$ 63,929	\$ 132,755	\$ 61,002	\$ 48,928	\$ 12,074	\$ 151	\$ 2,776	\$58,357	\$72,754	88%
<b>INDUSTRIAL:</b>																	
110	110		General Light Industrial	1,000 sf	\$6,747	\$5,146	\$4,146	\$ 1,000	\$ 5,577	\$ 954	\$ 762	\$ 192	\$ 3	\$ 43	\$4,146	\$3,151	32%
120	120		General Heavy Industrial	1,000 sf	\$1,452	\$1,088	\$876	\$ 211	\$ 1,180	\$ 201	\$ 160	\$ 41	\$ 1	\$ 9	\$876	\$678	31%
130	130		Industrial Park	1,000 sf	\$6,738	\$5,138	\$4,140	\$ 998	\$ 5,569	\$ 952	\$ 761	\$ 191	\$ 3	\$ 43	\$4,140	\$3,147	32%
140	140		Manufacturing	1,000 sf	\$3,698	\$2,809	\$2,263	\$ 546	\$ 3,045	\$ 520	\$ 414	\$ 106	\$ 2	\$ 24	\$2,263	\$1,727	32%
150	150		Warehouse	1,000 sf	\$3,446	\$2,620	\$2,111	\$ 509	\$ 2,840	\$ 485	\$ 387	\$ 98	\$ 2	\$ 22	\$2,111	\$2,243	23%
151	151		Mini-Warehouse	1,000 sf	\$1,458	\$1,077	\$868	\$ 209	\$ 1,170	\$ 199	\$ 159	\$ 40	\$ 1	\$ 9	\$868	\$673	31%
152	152		High-Cube Warehouse	1,000 sf	\$1,791	\$1,359	\$1,095	\$ 264	\$ 1,474	\$ 252	\$ 201	\$ 51	\$ 1	\$ 11	\$1,095	\$740	36%
160.P	n/a		Airport Hangar	1,000 sf	\$3,446	\$2,616	\$2,108	\$ 508	\$ 2,836	\$ 484	\$ 386	\$ 98	\$ 2	\$ 22	\$2,108	\$2,243	23%

**Notes:**

(1) Provided for informational purposes only. This value is the total value of transportation system consumed, less credits for revenues committed to transportation system expansion that are generated by the use itself. This value includes Interstate costs and carrying costs, but not toll road costs. It does consider the proportion of trip length, varying system costs, and transportation system performance goals that vary by fee district.

# Exhibit A

## Rural Mobility Fee Schedule (Fee District C)

Pasco County Land Use Code		ITE LUC	Land Use	Unit	Total Impact Cost	Fee before buy-down	\$\$ Allocated for buy-down	Net Mobility Fee	Full Fee(1)	Road Share (Incl Int)	Road Share (Excl Int)	Interstate Share	Transit Share	Bike/Ped Share	TxIF "Back-Fill" Amount	2011 Road Impact Fee	Proposed Fee as Percent of 2011 Road Impact Fee
<b>RESIDENTIAL:</b>																	
210	210		Single Family (Detached)														
			Less than 1,500 s.f. & Annual Hh Income less than 80% SHIP Definition(2)	du	\$7,760	\$5,999	\$406	\$5,593	\$6,622	\$5,336	\$4,348	\$988	\$14	\$243	\$406	\$5,886	95%
210.1P	n/a		0 to 1,500 s.f.	du	\$9,732	\$7,536	\$510	\$7,026	\$8,317	\$6,704	\$5,466	\$1,238	\$17	\$305	\$510	\$7,375	95%
210.3P	n/a		1,501 to 2,499 s.f.	du	\$13,603	\$10,511	\$712	\$9,800	\$11,603	\$9,350	\$7,619	\$1,731	\$24	\$426	\$712	\$10,302	95%
210.4P	n/a		2,500 s.f. and greater	du	\$15,054	\$11,502	\$779	\$10,723	\$12,710	\$10,231	\$8,316	\$1,915	\$26	\$466	\$779	\$11,413	94%
210.5P	n/a		"Low Income" SHIP defined Multi-Family(2)	du	\$5,066	\$3,893	\$264	\$3,629	\$4,299	\$3,462	\$2,822	\$640	\$9	\$158	\$264	\$4,312	84%
221	221		Multi-Family Apartments	du	\$9,299	\$7,180	\$486	\$6,694	\$7,927	\$6,387	\$5,212	\$1,175	\$16	\$291	\$486	\$7,564	88%
240	240		Mobile Home Park	du	\$5,202	\$4,002	\$271	\$3,731	\$4,419	\$3,560	\$2,906	\$654	\$9	\$162	\$271	\$4,604	81%
251	251		Age Restricted Single Family(3)	du	\$4,594	\$3,518	\$238	\$3,280	\$3,887	\$3,130	\$2,549	\$581	\$8	\$142	\$238	\$4,327	76%
252	252		Age Restricted Multi-Family(3)	du	\$2,458	\$1,877	\$127	\$1,750	\$2,074	\$1,669	\$1,369	\$300	\$5	\$76	\$127	\$3,362	52%
253	253		Congregate Care Facility (Attached)(3)	du	\$1,380	\$1,049	\$71	\$978	\$1,160	\$933	\$765	\$168	\$3	\$42	\$71	\$1,068	92%
231	231		Low-Rise Condominium/Townhouse (1 to 2 stories)	du	\$9,319	\$7,225	\$489	\$6,736	\$7,973	\$6,427	\$5,241	\$1,186	\$16	\$293	\$489	\$7,066	95%
232	232		High-Rise Condominium (3 or more stories)	du	\$7,491	\$5,800	\$393	\$5,407	\$6,401	\$5,159	\$4,206	\$953	\$13	\$235	\$393	\$5,681	95%
<b>LODGING:</b>																	
310	310		Hotel	room	\$9,408	\$7,298	\$6,106	\$1,192	\$8,053	\$1,137	\$927	\$210	\$3	\$52	\$6,106	\$3,147	38%
330	330		Resort Hotel	room	\$7,088	\$5,488	\$4,592	\$896	\$6,057	\$854	\$696	\$158	\$3	\$39	\$4,592	\$4,722	19%
320	320		Motel	room	\$5,167	\$3,983	\$3,333	\$650	\$4,398	\$620	\$507	\$113	\$2	\$28	\$3,333	\$1,679	39%
<b>RECREATION:</b>																	
416	416		RV Park	RV Space	\$2,804	\$2,172	\$1,047	\$1,124	\$2,397	\$1,072	\$876	\$196	\$3	\$49	\$1,047	\$1,840	61%
420	420		Marina	berth	\$4,836	\$3,709	\$1,789	\$1,920	\$4,097	\$1,832	\$1,491	\$341	\$5	\$83	\$1,789	\$1,184	162%
430	430		Golf Course	hole	\$58,387	\$45,472	\$21,929	\$23,542	\$50,158	\$22,464	\$18,338	\$4,126	\$56	\$1,022	\$21,929	\$18,550	127%
431	431		Miniature Golf Course	hole	\$4,323	\$3,337	\$1,609	\$1,728	\$3,684	\$1,648	\$1,344	\$304	\$5	\$75	\$1,609	\$1,367	126%
444	444		Movie Theater	screen	\$54,368	\$41,439	\$19,984	\$21,454	\$45,803	\$20,471	\$16,955	\$3,516	\$51	\$932	\$19,984	\$12,755	168%
412	412		General Recreation	acre	\$2,631	\$2,023	\$975	\$1,047	\$2,234	\$999	\$815	\$184	\$3	\$45	\$975	\$1,095	96%
491	491		Racquet Club/Health Club/Spa/Dance Studio	1,000 sf	\$17,036	\$13,155	\$6,344	\$6,811	\$14,522	\$6,499	\$5,307	\$1,192	\$16	\$296	\$6,344	\$9,291	73%
437	437		Bowling Alley	1,000 sf	\$38,750	\$30,028	\$14,482	\$15,547	\$33,139	\$14,835	\$12,125	\$2,710	\$37	\$675	\$14,482	\$18,068	86%
495	495		Community Center/Gymnasium	1,000 sf	\$34,677	\$26,957	\$13,000	\$13,956	\$29,740	\$13,317	\$10,871	\$2,446	\$33	\$606	\$13,000	\$10,986	127%
<b>INSTITUTIONS:</b>																	
610	610		Hospital	1,000 sf	\$23,062	\$17,832	\$0	\$17,832	\$19,683	\$17,016	\$13,868	\$3,148	\$42	\$774	\$0	\$17,013	105%
620	620		Nursing Home	bed	\$1,472	\$1,123	\$0	\$1,123	\$1,241	\$1,071	\$883	\$188	\$3	\$49	\$0	\$1,102	102%
520	520		Elementary School	student	\$1,166	\$885	\$0	\$885	\$978	\$844	\$688	\$157	\$2	\$38	\$0	\$867	102%
522	522		Middle School	student	\$1,647	\$1,257	\$0	\$1,257	\$1,389	\$1,199	\$978	\$221	\$3	\$55	\$0	\$1,224	103%
530	530		High School	student	\$1,739	\$1,328	\$0	\$1,328	\$1,467	\$1,267	\$1,033	\$234	\$3	\$58	\$0	\$1,292	103%
540	540		University/Junior College (7,500 or fewer students) (Private)	student	\$3,267	\$2,531	\$0	\$2,531	\$2,794	\$2,415	\$1,970	\$446	\$6	\$110	\$0	\$1,467	173%
550	550		University/Junior College (more than 7,500 students) (Private)	student	\$2,450	\$1,894	\$0	\$1,894	\$2,091	\$1,808	\$1,473	\$334	\$4	\$82	\$0	\$2,909	65%
560	560		Church	1,000 sf	\$8,141	\$6,267	\$0	\$6,267	\$6,921	\$5,980	\$4,905	\$1,075	\$15	\$272	\$0	\$6,231	101%
565	565		Day Care	student	\$1,172	\$717	\$0	\$717	\$811	\$685	\$539	\$145	\$2	\$31	\$0	\$852	84%
566	566		Cemetery	acre	\$8,156	\$6,355	\$0	\$6,355	\$7,009	\$6,064	\$4,951	\$1,113	\$15	\$276	\$0	\$6,103	104%
<b>OFFICE:</b>																	
710	710		General Office 50,000 sf or less(4)	1,000 sf	\$18,599	\$14,375	\$12,028	\$2,347	\$15,868	\$2,239	\$1,829	\$410	\$6	\$102	\$12,028	\$4,778	49%
710.1P	710		General Office 50,001-100,000 sf(4)	1,000 sf	\$15,854	\$12,246	\$10,247	\$2,000	\$13,519	\$1,908	\$1,558	\$350	\$5	\$87	\$10,247	\$3,703	54%
710.2P	710		General Office 100,001-200,000 sf(4)	1,000 sf	\$13,513	\$10,431	\$8,728	\$1,703	\$11,516	\$1,624	\$1,326	\$298	\$5	\$74	\$8,728	\$3,153	54%

# Exhibit A

## Rural Mobility Fee Schedule (Fee District C) (continued)

Pasco County																Proposed		
Land Use Code		ITE LUC	Land Use	Unit	Total Impact Cost	Fee before buy-down	\$\$ Allocated for buy-down	Net Mobility Fee	Full Fee(1)	Road Share (Incl Int)	Road Share (Excl Int)	Interstate Share	Transit Share	Bike/Ped Share	TxIF "Back-Fill" Amount	2011 Road Impact Fee	2011 Road Impact Fee	
<b>OFFICE (continued):</b>																		
710.3P	710		General Office 200,001-400,000 sf(4)	1,000 sf	\$11,528	\$8,892	\$7,440	\$1,452	\$9,817	\$1,385	\$1,131	\$254	\$4	\$63	\$7,440	\$2,684	54%	
710.4P	710		General Office greater than 400,000 sf(5)	1,000 sf	\$10,494	\$8,090	\$6,769	\$1,321	\$8,933	\$1,260	\$1,029	\$231	\$4	\$57	\$6,769	\$2,285	58%	
720	720		Medical Office	1,000 sf	\$44,521	\$34,523	\$28,886	\$5,637	\$38,097	\$5,378	\$4,394	\$984	\$14	\$245	\$28,886	\$8,847	64%	
750	750		Office Park	1,000 sf	\$13,572	\$10,477	\$8,766	\$1,711	\$11,566	\$1,632	\$1,332	\$300	\$5	\$74	\$8,766	\$4,801	36%	
714	714		Corporate Headquarters Building	1,000 sf	\$9,484	\$7,307	\$6,114	\$1,193	\$8,068	\$1,138	\$929	\$209	\$3	\$52	\$6,114	\$3,275	36%	
760	760		Research and Development Center	1,000 sf	\$9,638	\$7,427	\$6,214	\$1,213	\$8,200	\$1,157	\$944	\$213	\$3	\$53	\$6,214	\$2,071	59%	
770.P	n/a		Veterinarian Clinic	1,000 sf	\$12,049	\$9,121	\$7,632	\$1,489	\$10,088	\$1,420	\$1,178	\$242	\$4	\$65	\$7,632	\$2,247	66%	
<b>RETAIL:</b>																		
814	814		Specialty Retail	1,000 sf	\$38,663	\$29,822	\$14,382	\$15,440	\$32,925	\$14,732	\$12,113	\$2,619	\$37	\$671	\$14,382	\$11,184	138%	
820	820		Retail 50,000 sf gla or less(4)	1,000 sf gla	\$25,044	\$19,040	\$9,182	\$9,858	\$21,050	\$9,406	\$7,808	\$1,598	\$24	\$428	\$9,182	\$11,099	89%	
820.1P	820		Retail 50,001-200,000 sf gla(4)	1,000 sf gla	\$22,286	\$17,023	\$8,210	\$8,813	\$18,812	\$8,409	\$6,960	\$1,449	\$21	\$383	\$8,210	\$8,877	99%	
820.2P	820		Retail 200,001-400,000 sf gla(4)	1,000 sf gla	\$20,759	\$15,852	\$7,645	\$8,207	\$17,518	\$7,831	\$6,456	\$1,375	\$20	\$356	\$7,645	\$8,490	97%	
820.3P	820		Retail 400,001-600,000 sf gla(4)	1,000 sf gla	\$19,609	\$14,969	\$7,219	\$7,750	\$16,543	\$7,394	\$6,091	\$1,303	\$19	\$337	\$7,219	\$8,228	94%	
820.4P	820		Retail 600,001-800,000 sf gla(4)	1,000 sf gla	\$20,176	\$15,443	\$7,448	\$7,995	\$17,062	\$7,629	\$6,277	\$1,352	\$19	\$347	\$7,448	\$7,892	101%	
820.5P	820		Retail greater than 800,000 sf gla(5)	1,000 sf gla	\$20,965	\$16,086	\$7,758	\$8,328	\$17,768	\$7,946	\$6,530	\$1,416	\$20	\$362	\$7,758	\$7,628	109%	
881	881		Pharmacy/Drug Store with and without Drive-Thru	1,000 sf	\$17,527	\$13,322	\$6,425	\$6,897	\$14,729	\$6,580	\$5,448	\$1,132	\$17	\$300	\$6,425	\$5,537	125%	
862	862		Home Improvement Superstore	1,000 sf	\$12,465	\$9,497	\$4,580	\$4,917	\$10,497	\$4,691	\$3,880	\$811	\$12	\$214	\$4,580	\$8,157	60%	
931	931		Quality Restaurant	1,000 sf	\$59,500	\$45,844	\$22,109	\$23,735	\$50,620	\$22,648	\$18,632	\$4,016	\$56	\$1,031	\$22,109	\$20,271	117%	
932	932		High-Turnover Restaurant	1,000 sf	\$73,408	\$56,546	\$27,270	\$29,276	\$62,438	\$27,936	\$23,004	\$4,932	\$69	\$1,271	\$27,270	\$28,198	104%	
934	934		Fast Food Restaurant w/Drive-Thru	1,000 sf	\$131,037	\$98,463	\$47,485	\$50,978	\$108,980	\$48,644	\$40,434	\$8,210	\$120	\$2,214	\$47,485	\$56,773	90%	
944	944		Gasoline Station	fuel pos.	\$16,351	\$12,280	\$5,922	\$6,358	\$13,593	\$6,067	\$5,045	\$1,022	\$15	\$276	\$5,922	\$6,723	95%	
941	941		Quick Lube	bays	\$27,957	\$21,592	\$10,413	\$11,179	\$23,836	\$10,667	\$8,757	\$1,910	\$27	\$485	\$10,413	\$9,710	115%	
850	850		Supermarket	1,000 sf	\$33,105	\$25,267	\$12,185	\$13,082	\$27,924	\$12,483	\$10,344	\$2,139	\$31	\$568	\$12,185	\$8,190	160%	
853	853		Convenience Store w/Gas Pumps	1,000 sf	\$69,328	\$50,994	\$24,593	\$26,401	\$56,559	\$25,191	\$21,028	\$4,163	\$63	\$1,147	\$24,593	\$24,577	107%	
848	848		Tire Store	1,000 sf	\$17,383	\$13,380	\$6,453	\$6,928	\$14,776	\$6,610	\$5,422	\$1,188	\$17	\$301	\$6,453	\$6,140	113%	
943	943		Auto Repair or Body Shop	1,000 sf	\$23,848	\$18,381	\$8,865	\$9,517	\$20,295	\$9,081	\$7,451	\$1,630	\$23	\$413	\$8,865	\$9,256	103%	
841	841		New/Used Auto Sales	1,000 sf	\$28,688	\$22,181	\$10,697	\$11,484	\$24,483	\$10,958	\$8,956	\$2,002	\$27	\$499	\$10,697	\$13,382	86%	
816	816		Hardware/Paint	1,000 sf	\$14,839	\$11,227	\$5,414	\$5,812	\$12,418	\$5,546	\$4,600	\$946	\$14	\$252	\$5,414	\$8,270	70%	
947	947		Self-Service Car Wash	bays	\$45,214	\$34,428	\$16,603	\$17,824	\$38,057	\$17,008	\$14,097	\$2,911	\$42	\$774	\$16,603	\$10,354	172%	
890	890		Furniture Store	1,000 sf	\$4,393	\$3,364	\$1,622	\$1,742	\$3,717	\$1,661	\$1,351	\$310	\$5	\$76	\$1,622	\$1,620	108%	
912	912		Bank/Savings w/Drive-In	1,000 sf	\$39,684	\$30,097	\$14,515	\$15,582	\$33,282	\$14,868	\$12,316	\$2,552	\$37	\$677	\$14,515	\$37,045	42%	
913.P	n/a		Convenience/Gasoline/Fast Food Store	1,000 sf	\$175,210	\$133,525	\$64,395	\$69,131	\$147,589	\$65,966	\$54,673	\$11,293	\$163	\$3,002	\$64,395	\$72,754	95%	
<b>INDUSTRIAL:</b>																		
110	110		General Light Industrial	1,000 sf	\$8,109	\$6,271	\$4,271	\$2,000	\$6,922	\$1,908	\$1,559	\$349	\$5	\$87	\$4,271	\$3,151	63%	
120	120		General Heavy Industrial	1,000 sf	\$1,745	\$1,339	\$912	\$427	\$1,479	\$406	\$331	\$75	\$2	\$19	\$912	\$678	63%	
130	130		Industrial Park	1,000 sf	\$8,097	\$6,262	\$4,265	\$1,997	\$6,912	\$1,905	\$1,556	\$349	\$5	\$87	\$4,265	\$3,147	63%	
140	140		Manufacturing	1,000 sf	\$4,444	\$3,431	\$2,337	\$1,094	\$3,787	\$1,043	\$852	\$191	\$3	\$48	\$2,337	\$1,727	63%	
150	150		Warehouse	1,000 sf	\$4,142	\$3,174	\$2,162	\$1,012	\$3,506	\$965	\$787	\$178	\$3	\$44	\$2,162	\$2,243	45%	
151	151		Mini-Warehouse	1,000 sf	\$1,794	\$1,344	\$916	\$429	\$1,488	\$408	\$334	\$74	\$2	\$19	\$916	\$673	64%	
152	152		High-Cube Warehouse	1,000 sf	\$2,150	\$1,637	\$1,115	\$522	\$1,810	\$497	\$404	\$93	\$2	\$23	\$1,115	\$740	71%	
160.P	n/a		Airport Hangar	1,000 sf	\$4,142	\$3,196	\$2,177	\$1,019	\$3,529	\$972	\$794	\$178	\$3	\$44	\$2,177	\$2,243	45%	

**Notes:**

(1) Provided for informational purposes only. This value is the total value of transportation system consumed, less credits for revenues committed to transportation system expansion that are generated by the use itself. This value includes Interstate costs and carrying costs, but not toll road costs. It does consider the proportion of trip length, varying system costs, and transportation system performance goals that vary by fee district.

# Exhibit A

## Urban Mobility Fee Schedule for Traditional Neighborhood Development (Fee District A)

Pasco County Land Use Code	ITE LUC	Land Use	Unit	Total Impact Cost	Fee before buy-down	Allocated for buy-down	Net Mobility Fee	Full Fee(1)	Road Share (Incl Int)	Road Share (Excl Int)	Interstate Share	Transit Share	Bike/Ped Share	TxIF "Back-Fill" Amount	2011 Road Impact Fee	2011 Road Impact Fee	Proposed Fee as Percent of	
<b>RESIDENTIAL:</b>																		
210	210	Single Family (Detached)	du															
210.1P	n/a	Less than 1,500 s.f. & Annual Hh Income less than 80% SHIP Definition(2)	du	\$4,888	\$3,578	\$2,749	\$828	\$3,961	\$790	\$598	\$192	\$2	\$36	\$2,749	\$5,886		14%	
210.2P	n/a	0 to 1,500 s.f.	du	\$6,129	\$4,506	\$3,463	\$1,043	\$4,987	\$995	\$753	\$242	\$3	\$45	\$3,463	\$7,375		14%	
210.3P	n/a	1,501 to 2,499 s.f.	du	\$8,568	\$6,301	\$4,842	\$1,459	\$6,972	\$1,392	\$1,054	\$338	\$4	\$63	\$4,842	\$10,302		14%	
210.4P	n/a	2,500 s.f. and greater	du	\$9,482	\$6,817	\$5,239	\$1,578	\$7,560	\$1,505	\$1,131	\$374	\$4	\$69	\$5,239	\$11,413		14%	
210.5P	n/a	"Low Income" SHIP defined Multi-Family(2)	du	\$3,187	\$2,310	\$1,775	\$535	\$2,560	\$510	\$385	\$125	\$2	\$23	\$1,775	\$4,312		12%	
221	221	Multi-Family Apartments	du	\$5,851	\$4,289	\$3,296	\$993	\$4,748	\$947	\$718	\$229	\$3	\$43	\$3,296	\$7,564		13%	
240	240	Mobile Home Park	du	\$3,267	\$2,384	\$1,832	\$552	\$2,640	\$526	\$398	\$128	\$2	\$24	\$1,832	\$4,604		12%	
251	251	Age Restricted Single Family(3)	du	\$2,890	\$2,073	\$1,593	\$480	\$2,299	\$457	\$344	\$113	\$2	\$21	\$1,593	\$4,327		11%	
252	252	Age Restricted Multi-Family(3)	du	\$1,510	\$1,060	\$815	\$245	\$1,178	\$233	\$175	\$58	\$1	\$11	\$815	\$3,362		7%	
253	253	Congregate Care Facility (Attached)(3)	du	\$847	\$589	\$452	\$136	\$655	\$129	\$97	\$32	\$1	\$6	\$452	\$1,068		13%	
231	231	Low-Rise Condominium/Townhouse (1 to 2 stories)	du	\$5,870	\$4,331	\$3,328	\$1,003	\$4,791	\$956	\$724	\$232	\$3	\$44	\$3,328	\$7,066		14%	
232	232	High-Rise Condominium (3 or more stories)	du	\$4,718	\$3,470	\$2,667	\$803	\$3,840	\$766	\$580	\$186	\$2	\$35	\$2,667	\$5,681		14%	
<b>LODGING:</b>																		
310	310	Hotel	room	\$5,537	\$4,083	\$4,083	\$0	\$4,517	\$0	\$0	\$0	\$0	\$0	\$4,083	\$3,147		0%	
330	330	Resort Hotel	room	\$4,171	\$3,063	\$3,063	\$0	\$3,390	\$0	\$0	\$0	\$0	\$0	\$3,063	\$4,722		0%	
320	320	Motel	room	\$3,031	\$2,211	\$2,211	\$0	\$2,448	\$0	\$0	\$0	\$0	\$0	\$2,211	\$1,679		0%	
<b>RECREATION:</b>																		
416	416	RV Park	RV space	\$1,646	\$1,208	\$1,025	\$183	\$1,337	\$174	\$132	\$42	\$1	\$8	\$1,025	\$1,840		10%	
420	420	Marina	berth	\$2,847	\$2,064	\$1,750	\$313	\$2,287	\$298	\$225	\$73	\$1	\$14	\$1,750	\$1,184		26%	
430	430	Golf Course	hole	\$34,372	\$25,563	\$21,682	\$3,881	\$28,257	\$3,702	\$2,814	\$888	\$10	\$169	\$21,682	\$18,550		21%	
431	431	Miniature Golf Course	hole	\$2,541	\$1,850	\$1,569	\$281	\$2,049	\$268	\$203	\$65	\$1	\$12	\$1,569	\$1,367		21%	
444	444	Movie Theater	screen	\$30,356	\$21,245	\$18,020	\$3,225	\$23,624	\$3,077	\$2,337	\$740	\$8	\$140	\$18,020	\$12,755		25%	
412	412	General Recreation	acre	\$1,545	\$1,061	\$900	\$161	\$1,182	\$153	\$114	\$39	\$1	\$7	\$900	\$1,095		15%	
491	491	Racquet Club/Health Club/Spa/Dance Studio	1,000 sf	\$10,003	\$7,312	\$6,202	\$1,110	\$8,096	\$1,059	\$803	\$256	\$3	\$48	\$6,202	\$9,291		12%	
437	437	Bowling Alley	1,000 sf	\$22,751	\$16,792	\$14,243	\$2,549	\$18,575	\$2,432	\$1,851	\$581	\$6	\$111	\$14,243	\$18,068		14%	
495	495	Community Center/Gymnasium	1,000 sf	\$20,408	\$15,127	\$12,831	\$2,296	\$16,726	\$2,190	\$1,664	\$526	\$6	\$100	\$12,831	\$10,986		21%	
<b>INSTITUTIONS:</b>																		
610	610	Hospital	1,000 sf	\$13,576	\$9,985	\$7,728	\$2,257	\$11,049	\$2,153	\$1,631	\$522	\$6	\$98	\$7,728	\$17,013		13%	
620	620	Nursing Home	bed	\$834	\$589	\$456	\$133	\$655	\$126	\$96	\$30	\$1	\$6	\$456	\$1,102		12%	
520	520	Elementary School	student	\$684	\$486	\$376	\$110	\$540	\$104	\$78	\$26	\$1	\$5	\$376	\$667		13%	
522	522	Middle School	student	\$966	\$694	\$537	\$157	\$770	\$149	\$112	\$37	\$1	\$7	\$537	\$1,224		13%	
530	530	High School	student	\$1,020	\$733	\$568	\$166	\$813	\$158	\$119	\$39	\$1	\$7	\$568	\$1,292		13%	
540	540	University/Junior College (7,500 or fewer students) (Private)	student	\$1,923	\$1,420	\$1,099	\$321	\$1,570	\$306	\$232	\$74	\$1	\$14	\$1,099	\$1,467		22%	
550	550	University/Junior College (more than 7,500 students) (Private)	student	\$1,443	\$1,060	\$821	\$240	\$1,174	\$229	\$173	\$56	\$1	\$10	\$821	\$2,909		8%	
560	560	Church	1,000 sf	\$4,704	\$3,337	\$2,583	\$754	\$3,706	\$719	\$542	\$177	\$2	\$33	\$2,583	\$6,231		12%	
565	565	Day Care	student	\$652	\$281	\$217	\$64	\$332	\$60	\$36	\$24	\$1	\$3	\$217	\$852		8%	
566	566	Cemetery	acre	\$4,802	\$3,575	\$2,767	\$808	\$3,951	\$771	\$586	\$185	\$2	\$35	\$2,767	\$6,103		13%	
<b>OFFICE:</b>																		
710	710	General Office 50,000 sf or less(4)	1,000 sf	\$10,920	\$7,981	\$7,981	\$0	\$8,836	\$0	\$0	\$0	\$0	\$0	\$7,981	\$4,778		0%	
710.1P	710	General Office 50,001-100,000 sf(4)	1,000 sf	\$9,308	\$6,837	\$6,837	\$0	\$7,567	\$0	\$0	\$0	\$0	\$0	\$6,837	\$3,703		0%	
710.2P	710	General Office 100,001-200,000 sf(4)	1,000 sf	\$7,934	\$5,821	\$5,821	\$0	\$6,443	\$0	\$0	\$0	\$0	\$0	\$5,821	\$3,153		0%	

# Exhibit A

## Urban Mobility Fee Schedule for Traditional Neighborhood Development (Fee District A) (continued)

Pasco County Land Use Code	ITE LUC	Land Use	Unit	Total Impact Cost	Fee before buy-down	\$\$ Allocated for buy-down	Net Mobility Fee	Full Fee(1)	Road Share (Incl Int)	Road Share (Excl Int)	Interstate Share	Transit Share	Bike/Ped Share	TxF "Back-Fill" Amount	2011 Road Impact Fee	Proposed Fee as Percent of 2011 Road Impact Fee
<b>OFFICE (continued):</b>																
710.3P	710	General Office 200,001-400,000 sf(4)	1,000 sf	\$6,768	\$4,959	\$4,959	\$0	\$5,490	\$0	\$0	\$0	\$0	\$0	\$4,959	\$2,684	0%
710.4P	710	General Office greater than 400,000 sf(5)	1,000 sf	\$6,161	\$4,511	\$4,511	\$0	\$4,994	\$0	\$0	\$0	\$0	\$0	\$4,511	\$2,285	0%
720	720	Medical Office	1,000 sf	\$26,166	\$19,349	\$19,349	\$0	\$21,400	\$0	\$0	\$0	\$0	\$0	\$19,349	\$8,847	0%
750	750	Office Park	1,000 sf	\$7,969	\$5,847	\$5,847	\$0	\$6,471	\$0	\$0	\$0	\$0	\$0	\$5,847	\$4,801	0%
714	714	Corporate Headquarters Building	1,000 sf	\$5,568	\$4,072	\$4,072	\$0	\$4,509	\$0	\$0	\$0	\$0	\$0	\$4,072	\$3,275	0%
760	760	Research and Development Center	1,000 sf	\$5,659	\$4,139	\$4,139	\$0	\$4,583	\$0	\$0	\$0	\$0	\$0	\$4,139	\$2,071	0%
770.P	n/a	Veterinarian Clinic	1,000 sf	\$6,669	\$4,600	\$4,600	\$0	\$5,123	\$0	\$0	\$0	\$0	\$0	\$4,600	\$2,247	0%
<b>RETAIL:</b>																
814	814	Specialty Retail	1,000 sf	\$19,082	\$13,675	\$11,064	\$2,611	\$15,170	\$2,491	\$1,892	\$599	\$7	\$113	\$11,064	\$11,184	23%
820	820	Retail 50,000 sfgl or less(4)	1,000 sfgl	\$11,959	\$8,193	\$6,629	\$1,564	\$9,131	\$1,492	\$1,136	\$356	\$4	\$68	\$6,629	\$11,099	14%
820.1P	820	Retail 50,001-200,000 sfgl(4)	1,000 sfgl	\$10,694	\$7,387	\$5,976	\$1,410	\$8,225	\$1,345	\$1,019	\$326	\$4	\$61	\$5,976	\$8,877	16%
820.2P	820	Retail 200,001-400,000 sfgl(4)	1,000 sfgl	\$10,141	\$7,072	\$5,721	\$1,350	\$7,866	\$1,287	\$976	\$311	\$4	\$59	\$5,721	\$8,490	16%
820.3P	820	Retail 400,001-600,000 sfgl(4)	1,000 sfgl	\$9,579	\$6,657	\$5,386	\$1,271	\$7,408	\$1,213	\$917	\$296	\$3	\$55	\$5,386	\$8,228	15%
820.4P	820	Retail 600,001-800,000 sfgl(4)	1,000 sfgl	\$9,888	\$6,924	\$5,602	\$1,322	\$7,699	\$1,261	\$953	\$308	\$4	\$57	\$5,602	\$7,892	17%
820.5P	820	Retail greater than 800,000 sfgl(5)	1,000 sfgl	\$10,347	\$7,307	\$5,912	\$1,395	\$8,118	\$1,330	\$1,007	\$323	\$4	\$61	\$5,912	\$7,628	18%
881	881	Pharmacy/Drug Store with and without Drive-Thru	1,000 sf	\$8,411	\$5,744	\$4,647	\$1,097	\$6,403	\$1,046	\$792	\$254	\$3	\$48	\$4,647	\$5,537	20%
862	862	Home Improvement Superstore	1,000 sf	\$5,981	\$4,095	\$3,313	\$782	\$4,564	\$746	\$563	\$183	\$2	\$34	\$3,313	\$8,157	10%
931	931	Quality Restaurant	1,000 sf	\$29,366	\$20,981	\$16,975	\$4,006	\$23,283	\$3,822	\$2,904	\$918	\$10	\$174	\$16,975	\$20,271	20%
932	932	High-Turnover Restaurant	1,000 sf	\$36,118	\$25,763	\$20,844	\$4,919	\$28,594	\$4,693	\$3,568	\$1,125	\$12	\$214	\$20,844	\$28,198	17%
934	934	Fast Food Restaurant w/Drive-Thru	1,000 sf	\$78,217	\$53,672	\$43,424	\$10,248	\$59,802	\$9,778	\$7,433	\$2,345	\$25	\$445	\$43,424	\$56,773	18%
944	944	Gasoline Station	fuel pos.	\$9,760	\$6,700	\$5,421	\$1,279	\$7,465	\$1,219	\$928	\$291	\$4	\$56	\$5,421	\$6,723	19%
941	941	Quick Lube	bays	\$13,924	\$10,063	\$8,141	\$1,921	\$11,154	\$1,833	\$1,395	\$438	\$5	\$83	\$8,141	\$9,710	20%
850	850	Supermarket	1,000 sf	\$15,886	\$10,967	\$8,873	\$2,094	\$12,212	\$1,998	\$1,518	\$480	\$5	\$91	\$8,873	\$8,190	26%
853	853	Convenience Store w/Gas Pumps	1,000 sf	\$40,595	\$26,661	\$21,571	\$5,091	\$29,843	\$4,858	\$3,682	\$1,176	\$12	\$221	\$21,571	\$24,577	21%
848	848	Tire Store	1,000 sf	\$8,657	\$6,190	\$5,008	\$1,182	\$6,869	\$1,128	\$855	\$273	\$3	\$51	\$5,008	\$6,140	19%
943	943	Auto Repair or Body Shop	1,000 sf	\$11,877	\$8,556	\$6,922	\$1,634	\$9,486	\$1,559	\$1,185	\$374	\$4	\$71	\$6,922	\$9,256	18%
841	841	New/Used Auto Sales	1,000 sf	\$14,506	\$10,595	\$8,572	\$2,023	\$11,732	\$1,930	\$1,467	\$463	\$5	\$88	\$8,572	\$13,382	15%
816	816	Hardware/Paint	1,000 sf	\$7,086	\$4,772	\$3,861	\$911	\$5,328	\$868	\$657	\$211	\$3	\$40	\$3,861	\$8,270	11%
947	947	Self-Service Car Wash	bays	\$21,697	\$14,947	\$12,093	\$2,854	\$16,648	\$2,723	\$2,070	\$653	\$7	\$124	\$12,093	\$10,354	28%
890	890	Furniture Store	1,000 sf	\$2,229	\$1,569	\$1,270	\$300	\$1,744	\$286	\$214	\$72	\$1	\$13	\$1,270	\$1,620	19%
912	912	Bank/Savings w/Drive-In	1,000 sf	\$23,896	\$16,673	\$13,490	\$3,183	\$18,546	\$3,037	\$2,304	\$733	\$8	\$138	\$13,490	\$37,045	9%
913.P	n/a	Convenience/Gasoline/Fast Food Store	1,000 sf	\$105,504	\$74,458	\$60,242	\$14,217	\$82,728	\$13,566	\$10,321	\$3,245	\$34	\$617	\$60,242	\$72,754	20%
<b>INDUSTRIAL:</b>																
110	110	General Light Industrial	1,000 sf	\$5,194	\$3,820	\$3,820	\$0	\$4,227	\$0	\$0	\$0	\$0	\$0	\$3,820	\$3,151	0%
120	120	General Heavy Industrial	1,000 sf	\$1,118	\$799	\$799	\$0	\$887	\$0	\$0	\$0	\$0	\$0	\$799	\$678	0%
130	130	Industrial Park	1,000 sf	\$5,187	\$3,814	\$3,814	\$0	\$4,221	\$0	\$0	\$0	\$0	\$0	\$3,814	\$3,147	0%
140	140	Manufacturing	1,000 sf	\$2,847	\$2,080	\$2,080	\$0	\$2,303	\$0	\$0	\$0	\$0	\$0	\$2,080	\$1,727	0%
150	150	Warehouse	1,000 sf	\$2,653	\$1,926	\$1,926	\$0	\$2,133	\$0	\$0	\$0	\$0	\$0	\$1,926	\$2,243	0%
151	151	Mini-Warehouse	1,000 sf	\$1,119	\$771	\$771	\$0	\$858	\$0	\$0	\$0	\$0	\$0	\$771	\$673	0%
152	152	High-Cube Warehouse	1,000 sf	\$1,380	\$990	\$990	\$0	\$1,098	\$0	\$0	\$0	\$0	\$0	\$990	\$740	0%
160.P	n/a	Airport Hangar	1,000 sf	\$2,653	\$1,937	\$1,937	\$0	\$2,145	\$0	\$0	\$0	\$0	\$0	\$1,937	\$2,243	0%

**Notes:**

(1) Provided for informational purposes only. This value is the total value of transportation system consumed, less credits for revenues committed to transportation system expansion that are generated by the use itself. This value includes Interstate costs and carrying costs, but not toll road costs. It does consider the proportion of trip length, varying system costs, and transportation system performance goals that vary by fee district.

# Exhibit A

## Suburban Mobility Fee Schedule for Traditional Neighborhood Development (Fee District B)

Pasco County Land Use Code		ITE LUC	Land Use	Unit	Total Impact Cost	Fee before buy-down	\$\$ Allocated for buy-down	Net Mobility Fee	Full Fee(1)	Road Share (Incl Int)	Road Share (Excl Int)	Interstate Share	Transit Share	Bike/Ped Share	TxIF "Back-Fill" Amount	2011 Road Impact Fee	Proposed Fee as Percent of 2011 Road Impact Fee
<b>RESIDENTIAL:</b>																	
210	210		Single Family (Detached)	du													
210.1P	n/a		Less than 1,500 s.f. & Annual Hh Income less than 80% SHIP Definition(2)	du	\$5,681	\$4,322	\$3,100	\$ 1,221	\$ 4,684	\$ 1,165	\$ 928	\$ 237	\$ 3	\$ 53	\$3,100	\$5,886	21%
210.2P	n/a		0 to 1,500 s.f.	du	\$7,125	\$5,436	\$3,900	\$ 1,536	\$ 5,891	\$ 1,465	\$ 1,167	\$ 298	\$ 4	\$ 67	\$3,900	\$7,375	21%
210.3P	n/a		1,501 to 2,499 s.f.	du	\$9,959	\$7,584	\$5,441	\$ 2,143	\$ 8,220	\$ 2,044	\$ 1,628	\$ 416	\$ 6	\$ 93	\$5,441	\$10,302	21%
210.4P	n/a		2,500 s.f. and greater	du	\$11,022	\$8,221	\$5,898	\$ 2,323	\$ 8,925	\$ 2,216	\$ 1,755	\$ 461	\$ 6	\$ 101	\$5,898	\$11,413	20%
210.5P	n/a		"Low Income" SHIP defined Multi-Family(2)	du	\$3,707	\$2,795	\$2,005	\$ 790	\$ 3,031	\$ 754	\$ 600	\$ 154	\$ 2	\$ 34	\$2,005	\$4,312	18%
221	221		Multi-Family Apartments	du	\$6,806	\$5,175	\$3,712	\$ 1,463	\$ 5,610	\$ 1,395	\$ 1,112	\$ 283	\$ 4	\$ 64	\$3,712	\$7,564	19%
240	240		Mobile Home Park	du	\$3,804	\$2,883	\$2,068	\$ 815	\$ 3,126	\$ 778	\$ 621	\$ 157	\$ 2	\$ 35	\$2,068	\$4,604	18%
251	251		Age Restricted Single Family(3)	du	\$3,362	\$2,520	\$1,808	\$ 712	\$ 2,735	\$ 679	\$ 539	\$ 140	\$ 2	\$ 31	\$1,808	\$4,327	16%
252	252		Age Restricted Multi-Family(3)	du	\$1,761	\$1,301	\$934	\$ 368	\$ 1,414	\$ 351	\$ 279	\$ 72	\$ 1	\$ 16	\$934	\$3,362	11%
253	253		Congregate Care Facility (Attached)(3)	du	\$989	\$726	\$521	\$ 205	\$ 789	\$ 195	\$ 155	\$ 40	\$ 1	\$ 9	\$521	\$1,068	19%
231	231		Low-Rise Condominium/Townhouse (1 to 2 stories)	du	\$6,823	\$5,215	\$3,741	\$ 1,474	\$ 5,650	\$ 1,406	\$ 1,120	\$ 286	\$ 4	\$ 64	\$3,741	\$7,066	21%
232	232		High-Rise Condominium (3 or more stories)	du	\$5,485	\$4,181	\$3,000	\$ 1,182	\$ 4,531	\$ 1,128	\$ 898	\$ 230	\$ 3	\$ 51	\$3,000	\$5,681	21%
<b>LODGING:</b>																	
310	310		Hotel	room	\$7,144	\$5,478	\$5,329	\$ 149	\$ 5,934	\$ 142	\$ 113	\$ 29	\$ 1	\$ 6	\$5,329	\$3,147	5%
330	330		Resort Hotel	room	\$5,382	\$4,116	\$4,004	\$ 112	\$ 4,460	\$ 106	\$ 84	\$ 22	\$ 1	\$ 5	\$4,004	\$4,722	2%
320	320		Motel	room	\$3,918	\$2,981	\$2,900	\$ 81	\$ 3,232	\$ 76	\$ 61	\$ 15	\$ 1	\$ 4	\$2,900	\$1,679	5%
<b>RECREATION:</b>																	
416	416		RV Park	RV space	\$2,127	\$1,628	\$1,388	\$ 240	\$ 1,764	\$ 229	\$ 183	\$ 46	\$ 1	\$ 10	\$1,388	\$1,840	13%
420	420		Marina	berth	\$3,672	\$2,776	\$2,366	\$ 410	\$ 3,010	\$ 391	\$ 310	\$ 81	\$ 1	\$ 18	\$2,366	\$1,184	35%
430	430		Golf Course	hole	\$44,336	\$34,161	\$29,120	\$ 5,041	\$ 36,992	\$ 4,810	\$ 3,840	\$ 970	\$ 12	\$ 219	\$29,120	\$18,550	27%
431	431		Miniature Golf Course	hole	\$3,281	\$2,498	\$2,129	\$ 369	\$ 2,707	\$ 352	\$ 280	\$ 72	\$ 1	\$ 16	\$2,129	\$1,367	27%
444	444		Movie Theater	screen	\$39,560	\$29,260	\$24,942	\$ 4,318	\$ 31,786	\$ 4,119	\$ 3,302	\$ 817	\$ 11	\$ 188	\$24,942	\$12,755	34%
412	412		General Recreation	acre	\$1,996	\$1,502	\$1,280	\$ 222	\$ 1,629	\$ 211	\$ 167	\$ 44	\$ 1	\$ 10	\$1,280	\$1,095	20%
491	491		Racquet Club/Health Club/Spa/Dance Studio	1,000 sf	\$12,922	\$9,853	\$8,400	\$ 1,454	\$ 10,679	\$ 1,387	\$ 1,107	\$ 280	\$ 4	\$ 63	\$8,400	\$9,291	16%
437	437		Bowling Alley	1,000 sf	\$29,392	\$22,529	\$19,205	\$ 3,324	\$ 24,406	\$ 3,172	\$ 2,536	\$ 636	\$ 8	\$ 144	\$19,205	\$18,068	18%
495	495		Community Center/Gymnasium	1,000 sf	\$26,332	\$20,260	\$17,271	\$ 2,990	\$ 21,942	\$ 2,852	\$ 2,277	\$ 575	\$ 8	\$ 130	\$17,271	\$10,986	27%
<b>INSTITUTIONS:</b>																	
610	610		Hospital	1,000 sf	\$17,512	\$13,381	\$9,628	\$ 3,753	\$ 14,499	\$ 3,581	\$ 2,853	\$ 728	\$ 9	\$ 163	\$9,628	\$17,013	22%
620	620		Nursing Home	bed	\$1,087	\$808	\$581	\$ 227	\$ 877	\$ 216	\$ 172	\$ 44	\$ 1	\$ 10	\$581	\$1,102	21%
520	520		Elementary School	student	\$884	\$659	\$474	\$ 185	\$ 716	\$ 176	\$ 140	\$ 36	\$ 1	\$ 8	\$474	\$867	21%
522	522		Middle School	student	\$1,249	\$938	\$675	\$ 263	\$ 1,018	\$ 251	\$ 200	\$ 51	\$ 1	\$ 11	\$675	\$1,224	21%
530	530		High School	student	\$1,318	\$991	\$713	\$ 278	\$ 1,075	\$ 265	\$ 211	\$ 54	\$ 1	\$ 12	\$713	\$1,292	22%
540	540		University/Junior College (7,500 or fewer students) (Private)	student	\$2,481	\$1,901	\$1,368	\$ 533	\$ 2,059	\$ 508	\$ 405	\$ 103	\$ 2	\$ 23	\$1,368	\$1,467	36%
550	550		University/Junior College (more than 7,500 students) (Private)	student	\$1,861	\$1,421	\$1,023	\$ 399	\$ 1,540	\$ 381	\$ 303	\$ 78	\$ 1	\$ 17	\$1,023	\$2,909	14%
560	560		Church	1,000 sf	\$6,088	\$4,593	\$3,304	\$ 1,288	\$ 4,982	\$ 1,228	\$ 981	\$ 247	\$ 4	\$ 56	\$3,304	\$6,231	21%
565	565		Day Care	student	\$852	\$456	\$328	\$ 128	\$ 510	\$ 121	\$ 88	\$ 33	\$ 1	\$ 6	\$328	\$852	15%
566	566		Cemetery	acre	\$6,194	\$4,778	\$3,438	\$ 1,340	\$ 5,174	\$ 1,278	\$ 1,021	\$ 257	\$ 4	\$ 58	\$3,438	\$6,103	22%
<b>OFFICE:</b>																	
710	710		General Office 50,000 sf or less(4)	1,000 sf	\$14,107	\$10,770	\$10,477	\$ 293	\$ 11,671	\$ 279	\$ 223	\$ 56	\$ 1	\$ 13	\$10,477	\$4,778	6%
710.1P	710		General Office 50,001-100,000 sf(4)	1,000 sf	\$12,025	\$9,172	\$8,922	\$ 250	\$ 9,940	\$ 238	\$ 190	\$ 48	\$ 1	\$ 11	\$8,922	\$3,703	7%
710.2P	710		General Office 100,001-200,000 sf(4)	1,000 sf	\$10,249	\$7,810	\$7,597	\$ 213	\$ 8,464	\$ 203	\$ 162	\$ 41	\$ 1	\$ 9	\$7,597	\$3,153	7%

# Exhibit A

## Suburban Mobility Fee Schedule for Traditional Neighborhood Development (Fee District B) (continued)

Pasco County Land Use Code		ITE LUC	Land Use	Unit	Total Impact Cost	Fee before buy-down	Allocated for buy-down	Net Mobility Fee	Full Fee(1)	Road Share (Incl Int)	Road Share (Excl Int)	Interstate Share	Transit Share	Bike/Ped Share	TxIF "Back-Fill" Amount	2011 Road Impact Fee	Proposed Fee as Percent of 2011 Road Impact Fee
<b>OFFICE (continued):</b>																	
710.3P	710		General Office 200,001-400,000 sf(4)	1,000 sf	\$8,744	\$6,654	\$6,473	\$ 181	\$ 7,213	\$ 172	\$ 137	\$ 35	\$ 1	\$ 8	\$6,473	\$2,684	7%
710.4P	710		General Office greater than 400,000 sf(5)	1,000 sf	\$7,960	\$6,053	\$5,888	\$ 165	\$ 6,561	\$ 157	\$ 125	\$ 32	\$ 1	\$ 7	\$5,888	\$2,285	7%
720	720		Medical Office	1,000 sf	\$33,784	\$25,915	\$25,208	\$ 706	\$ 28,072	\$ 673	\$ 538	\$ 135	\$ 2	\$ 31	\$25,208	\$8,847	8%
750	750		Office Park	1,000 sf	\$10,294	\$7,844	\$7,630	\$ 214	\$ 8,502	\$ 204	\$ 163	\$ 41	\$ 1	\$ 9	\$7,630	\$4,801	4%
714	714		Corporate Headquarters Building	1,000 sf	\$7,193	\$5,465	\$5,316	\$ 149	\$ 5,924	\$ 142	\$ 113	\$ 29	\$ 1	\$ 6	\$5,316	\$3,275	5%
760	760		Research and Development Center	1,000 sf	\$7,311	\$5,555	\$5,403	\$ 151	\$ 6,021	\$ 143	\$ 114	\$ 29	\$ 1	\$ 7	\$5,403	\$2,071	7%
770.P	n/a		Veterinarian Clinic	1,000 sf	\$8,724	\$6,376	\$6,202	\$ 174	\$ 6,933	\$ 165	\$ 132	\$ 33	\$ 1	\$ 8	\$6,202	\$2,247	8%
<b>RETAIL:</b>																	
814	814		Specialty Retail	1,000 sf	\$28,548	\$21,594	\$18,408	\$ 3,186	\$ 23,417	\$ 3,040	\$ 2,432	\$ 608	\$ 8	\$ 138	\$18,408	\$11,184	28%
820	820		Retail 50,000 sf or less(4)	1,000 sf	\$18,018	\$13,262	\$11,305	\$ 1,957	\$ 14,412	\$ 1,867	\$ 1,499	\$ 368	\$ 5	\$ 85	\$11,305	\$11,099	18%
820.1P	820		Retail 50,001-200,000 sf(4)	1,000 sf	\$16,121	\$11,948	\$10,185	\$ 1,763	\$ 12,978	\$ 1,681	\$ 1,347	\$ 334	\$ 5	\$ 77	\$10,185	\$8,877	20%
820.2P	820		Retail 200,001-400,000 sf(4)	1,000 sf	\$15,227	\$11,342	\$9,669	\$ 1,674	\$ 12,315	\$ 1,597	\$ 1,278	\$ 319	\$ 4	\$ 73	\$9,669	\$8,490	20%
820.3P	820		Retail 400,001-600,000 sf(4)	1,000 sf	\$14,383	\$10,703	\$9,124	\$ 1,579	\$ 11,621	\$ 1,506	\$ 1,205	\$ 301	\$ 4	\$ 69	\$9,124	\$8,228	19%
820.4P	820		Retail 600,001-800,000 sf(4)	1,000 sf	\$14,852	\$11,102	\$9,464	\$ 1,638	\$ 12,051	\$ 1,563	\$ 1,250	\$ 313	\$ 4	\$ 71	\$9,464	\$7,892	21%
820.5P	820		Retail greater than 800,000 sf(5)	1,000 sf	\$15,480	\$11,622	\$9,907	\$ 1,715	\$ 12,610	\$ 1,636	\$ 1,307	\$ 329	\$ 5	\$ 74	\$9,907	\$7,628	22%
881	881		Pharmacy/Drug Store with and without Drive-Thru	1,000 sf	\$12,671	\$9,329	\$7,952	\$ 1,377	\$ 10,138	\$ 1,313	\$ 1,052	\$ 261	\$ 4	\$ 60	\$7,952	\$5,537	25%
862	862		Home Improvement Superstore	1,000 sf	\$9,016	\$6,656	\$5,673	\$ 982	\$ 7,231	\$ 936	\$ 749	\$ 187	\$ 3	\$ 43	\$5,673	\$8,157	12%
931	931		Quality Restaurant	1,000 sf	\$43,934	\$33,205	\$28,305	\$ 4,900	\$ 36,010	\$ 4,675	\$ 3,743	\$ 932	\$ 12	\$ 213	\$28,305	\$20,271	24%
932	932		High-Turnover Restaurant	1,000 sf	\$54,035	\$40,781	\$34,764	\$ 6,018	\$ 44,232	\$ 5,742	\$ 4,598	\$ 1,144	\$ 15	\$ 261	\$34,764	\$28,198	21%
934	934		Fast Food Restaurant w/Drive-Thru	1,000 sf	\$108,113	\$79,183	\$67,499	\$ 11,684	\$ 86,087	\$ 11,149	\$ 8,954	\$ 2,195	\$ 28	\$ 507	\$67,499	\$56,773	21%
944	944		Gasoline Station	fuel pos.	\$13,490	\$9,882	\$8,424	\$ 1,458	\$ 10,743	\$ 1,391	\$ 1,118	\$ 273	\$ 4	\$ 63	\$8,424	\$6,723	22%
941	941		Quick Lube	bays	\$20,772	\$15,777	\$13,449	\$ 2,328	\$ 17,103	\$ 2,221	\$ 1,777	\$ 444	\$ 6	\$ 101	\$13,449	\$9,710	24%
850	850		Supermarket	1,000 sf	\$23,934	\$17,696	\$15,084	\$ 2,611	\$ 19,224	\$ 2,491	\$ 1,998	\$ 493	\$ 7	\$ 113	\$15,084	\$8,190	32%
853	853		Convenience Store w/Gas Pumps	1,000 sf	\$56,983	\$40,731	\$34,721	\$ 6,010	\$ 44,369	\$ 5,734	\$ 4,620	\$ 1,114	\$ 15	\$ 261	\$34,721	\$24,577	24%
848	848		Tire Store	1,000 sf	\$12,915	\$9,760	\$8,320	\$ 1,440	\$ 10,585	\$ 1,373	\$ 1,097	\$ 276	\$ 4	\$ 63	\$8,320	\$6,140	23%
943	943		Auto Repair or Body Shop	1,000 sf	\$17,719	\$13,450	\$11,465	\$ 1,985	\$ 14,581	\$ 1,894	\$ 1,515	\$ 379	\$ 5	\$ 86	\$11,465	\$9,256	21%
841	841		New/Used Auto Sales	1,000 sf	\$21,620	\$16,535	\$14,096	\$ 2,440	\$ 17,916	\$ 2,328	\$ 1,861	\$ 467	\$ 6	\$ 106	\$14,096	\$13,382	18%
816	816		Hardware/Paint	1,000 sf	\$10,676	\$7,796	\$6,646	\$ 1,150	\$ 8,478	\$ 1,097	\$ 880	\$ 217	\$ 3	\$ 50	\$6,646	\$8,270	14%
947	947		Self-Service Car Wash	bays	\$32,688	\$24,149	\$20,586	\$ 3,563	\$ 26,236	\$ 3,399	\$ 2,728	\$ 671	\$ 9	\$ 155	\$20,586	\$10,354	34%
890	890		Furniture Store	1,000 sf	\$3,314	\$2,494	\$2,126	\$ 368	\$ 2,705	\$ 351	\$ 279	\$ 72	\$ 1	\$ 16	\$2,126	\$1,620	23%
912	912		Bank/Savings w/Drive-In	1,000 sf	\$32,919	\$24,372	\$20,776	\$ 3,596	\$ 26,474	\$ 3,431	\$ 2,749	\$ 682	\$ 9	\$ 156	\$20,776	\$37,045	10%
913.P	n/a		Convenience/Gasoline/Fast Food Store	1,000 sf	\$145,342	\$108,392	\$92,398	\$ 15,994	\$ 117,672	\$ 15,261	\$ 12,240	\$ 3,021	\$ 38	\$ 695	\$92,398	\$72,754	22%
<b>INDUSTRIAL:</b>																	
110	110		General Light Industrial	1,000 sf	\$5,981	\$4,558	\$4,308	\$ 250	\$ 4,940	\$ 238	\$ 190	\$ 48	\$ 1	\$ 11	\$4,308	\$3,151	8%
120	120		General Heavy Industrial	1,000 sf	\$1,287	\$961	\$908	\$ 53	\$ 1,043	\$ 50	\$ 39	\$ 11	\$ 1	\$ 2	\$908	\$678	8%
130	130		Industrial Park	1,000 sf	\$5,972	\$4,552	\$4,302	\$ 250	\$ 4,933	\$ 238	\$ 190	\$ 48	\$ 1	\$ 11	\$4,302	\$3,147	8%
140	140		Manufacturing	1,000 sf	\$3,278	\$2,487	\$2,350	\$ 137	\$ 2,696	\$ 130	\$ 103	\$ 27	\$ 1	\$ 6	\$2,350	\$1,727	8%
150	150		Warehouse	1,000 sf	\$3,055	\$2,320	\$2,192	\$ 127	\$ 2,515	\$ 120	\$ 96	\$ 24	\$ 1	\$ 6	\$2,192	\$2,243	6%
151	151		Mini-Warehouse	1,000 sf	\$1,292	\$952	\$900	\$ 52	\$ 1,035	\$ 49	\$ 39	\$ 10	\$ 1	\$ 2	\$900	\$673	8%
152	152		High-Cube Warehouse	1,000 sf	\$1,588	\$1,203	\$1,136	\$ 66	\$ 1,304	\$ 62	\$ 49	\$ 13	\$ 1	\$ 3	\$1,136	\$740	9%
160.P	n/a		Airport Hangar	1,000 sf	\$3,055	\$2,316	\$2,189	\$ 127	\$ 2,511	\$ 120	\$ 96	\$ 24	\$ 1	\$ 6	\$2,189	\$2,243	6%

**Notes:**

(1) Provided for informational purposes only. This value is the total value of transportation system consumed, less credits for revenues committed to transportation system expansion that are generated by the use itself. This value includes Interstate costs and carrying costs, but not toll road costs. It does consider the proportion of trip length, varying system costs, and transportation system performance goals that vary by fee district.

# Exhibit A

## Rural Mobility Fee Schedule for Traditional Neighborhood Development (Fee District C)

Pasco County Land Use Code	ITE LUC	Land Use	Unit	Total Impact Cost	Fee before buy-down	\$ Allocated for buy-down	Net Mobility Fee	Full Fee(1)	Road Share (Incl Int)	Road Share (Excl Int)	Interstate Share	Transit Share	Bike/Ped Share	TxIF "Back-Fill" Amount	2011 Road Impact Fee	Proposed Fee as Percent of 2011 Road Impact Fee
																2011 Road Impact Fee
<b>RESIDENTIAL:</b>																
210	210	Single Family (Detached)														
		Less than 1,500 s.f. & Annual Hh Income less than 80% SHIP Definition(2)	du	\$6,879	\$5,311	\$3,913	\$1,398	\$5,864	\$1,333	\$1,086	\$247	\$4	\$61	\$3,913	\$5,886	24%
210.1P	n/a	0 to 1,500 s.f.	du	\$8,626	\$6,674	\$4,917	\$1,757	\$7,366	\$1,676	\$1,366	\$310	\$5	\$76	\$4,917	\$7,375	24%
210.3P	n/a	1,501 to 2,499 s.f.	du	\$12,057	\$9,306	\$6,857	\$2,450	\$10,274	\$2,338	\$1,905	\$433	\$6	\$106	\$6,857	\$10,302	24%
210.4P	n/a	2,500 s.f. and greater	du	\$13,344	\$10,169	\$7,492	\$2,677	\$11,240	\$2,554	\$2,075	\$479	\$7	\$116	\$7,492	\$11,413	23%
210.5P	n/a	"Low Income" SHIP defined Multi-Family(2)	du	\$4,490	\$3,446	\$2,539	\$907	\$3,806	\$865	\$705	\$160	\$3	\$39	\$2,539	\$4,312	21%
221	221	Multi-Family Apartments	du	\$8,243	\$6,360	\$4,686	\$1,674	\$7,022	\$1,597	\$1,303	\$294	\$4	\$73	\$4,686	\$7,564	22%
240	240	Mobile Home Park	du	\$4,611	\$3,544	\$2,611	\$933	\$3,914	\$889	\$725	\$164	\$3	\$41	\$2,611	\$4,604	20%
251	251	Age Restricted Single Family(3)	du	\$4,072	\$3,113	\$2,293	\$819	\$3,439	\$781	\$636	\$145	\$2	\$36	\$2,293	\$4,327	19%
252	252	Age Restricted Multi-Family(3)	du	\$2,179	\$1,661	\$1,224	\$437	\$1,836	\$416	\$341	\$75	\$2	\$19	\$1,224	\$3,362	13%
253	253	Congregate Care Facility (Attached)(3)	du	\$1,223	\$928	\$684	\$244	\$1,026	\$232	\$190	\$42	\$1	\$11	\$684	\$1,068	23%
231	231	Low-Rise Condominium/Townhouse (1 to 2 stories)	du	\$8,261	\$6,400	\$4,715	\$1,685	\$7,063	\$1,608	\$1,311	\$297	\$4	\$73	\$4,715	\$7,066	24%
232	232	High-Rise Condominium (3 or more stories)	du	\$6,640	\$5,136	\$3,784	\$1,352	\$5,669	\$1,289	\$1,051	\$238	\$4	\$59	\$3,784	\$5,681	24%
<b>LODGING:</b>																
310	310	Hotel	room	\$8,339	\$6,465	\$6,167	\$298	\$7,134	\$284	\$232	\$52	\$1	\$13	\$6,167	\$3,147	9%
330	330	Resort Hotel	room	\$6,283	\$4,861	\$4,637	\$224	\$5,365	\$213	\$174	\$39	\$1	\$10	\$4,637	\$4,722	5%
320	320	Motel	room	\$4,580	\$3,529	\$3,366	\$163	\$3,896	\$155	\$126	\$29	\$1	\$7	\$3,366	\$1,679	10%
<b>RECREATION:</b>																
416	416	RV Park	RV Space	\$2,486	\$1,925	\$1,644	\$281	\$2,124	\$268	\$219	\$49	\$1	\$12	\$1,644	\$1,840	15%
420	420	Marina	berth	\$4,286	\$3,281	\$2,802	\$479	\$3,625	\$456	\$371	\$85	\$2	\$21	\$2,802	\$1,184	40%
430	430	Golf Course	hole	\$51,754	\$40,299	\$34,414	\$5,885	\$44,453	\$5,615	\$4,583	\$1,032	\$14	\$256	\$34,414	\$18,550	32%
431	431	Miniature Golf Course	hole	\$3,832	\$2,956	\$2,524	\$432	\$3,263	\$411	\$335	\$76	\$2	\$19	\$2,524	\$1,367	32%
444	444	Movie Theater	screen	\$48,192	\$36,722	\$31,359	\$5,362	\$40,590	\$5,116	\$4,237	\$879	\$13	\$233	\$31,359	\$12,755	42%
412	412	General Recreation	acre	\$2,332	\$1,791	\$1,529	\$262	\$1,978	\$250	\$204	\$46	\$1	\$11	\$1,529	\$1,095	24%
491	491	Racquet Club/Health Club/Spa/Dance Studio	1,000 sf	\$15,101	\$11,654	\$9,952	\$1,702	\$12,866	\$1,624	\$1,326	\$298	\$4	\$74	\$9,952	\$9,291	18%
437	437	Bowling Alley	1,000 sf	\$34,348	\$26,615	\$22,728	\$3,887	\$29,372	\$3,708	\$3,030	\$678	\$10	\$169	\$22,728	\$18,068	22%
495	495	Community Center/Gymnasium	1,000 sf	\$30,737	\$23,888	\$20,400	\$3,488	\$26,355	\$3,328	\$2,717	\$611	\$9	\$151	\$20,400	\$10,986	32%
<b>INSTITUTIONS:</b>																
610	610	Hospital	1,000 sf	\$20,442	\$15,789	\$11,331	\$4,458	\$17,430	\$4,254	\$3,466	\$788	\$10	\$194	\$11,331	\$17,013	26%
620	620	Nursing Home	bed	\$1,305	\$995	\$714	\$281	\$1,099	\$268	\$221	\$47	\$1	\$12	\$714	\$1,102	25%
520	520	Elementary School	student	\$1,033	\$782	\$561	\$221	\$865	\$211	\$172	\$39	\$1	\$10	\$561	\$867	25%
522	522	Middle School	student	\$1,460	\$1,112	\$798	\$314	\$1,229	\$300	\$244	\$55	\$1	\$14	\$798	\$1,224	26%
530	530	High School	student	\$1,541	\$1,175	\$843	\$332	\$1,299	\$317	\$258	\$58	\$1	\$14	\$843	\$1,292	26%
540	540	University/Junior College (7,500 or fewer students) (Private)	student	\$2,896	\$2,242	\$1,609	\$633	\$2,474	\$604	\$492	\$112	\$1	\$27	\$1,609	\$1,467	43%
550	550	University/Junior College (more than 7,500 students) (Private)	student	\$2,172	\$1,677	\$1,204	\$474	\$1,852	\$452	\$368	\$84	\$1	\$21	\$1,204	\$2,909	16%
560	560	Church	1,000 sf	\$7,216	\$5,552	\$3,984	\$1,568	\$6,131	\$1,496	\$1,227	\$269	\$4	\$68	\$3,984	\$6,231	25%
565	565	Day Care	student	\$1,038	\$616	\$442	\$174	\$700	\$166	\$130	\$36	\$0	\$8	\$442	\$852	20%
566	566	Cemetery	acre	\$7,230	\$5,632	\$4,042	\$1,590	\$6,212	\$1,517	\$1,239	\$279	\$4	\$69	\$4,042	\$6,103	26%
<b>OFFICE:</b>																
710	710	General Office 50,000 sf or less(4)	1,000 sf	\$16,486	\$12,737	\$12,150	\$587	\$14,060	\$560	\$457	\$103	\$2	\$25	\$12,150	\$4,778	12%
710.1P	710	General Office 50,001-100,000 sf(4)	1,000 sf	\$14,053	\$10,850	\$10,350	\$500	\$11,978	\$476	\$389	\$87	\$2	\$22	\$10,350	\$3,703	14%
710.2P	710	General Office 100,001-200,000 sf(4)	1,000 sf	\$11,978	\$9,241	\$8,815	\$426	\$10,202	\$405	\$330	\$75	\$2	\$19	\$8,815	\$3,153	14%

# Exhibit A

## Rural Mobility Fee Schedule for Traditional Neighborhood Development (Fee District C) (continued)

Pasco County																Proposed Fee as Percent of
Land Use Code	ITE LUC	Land Use	Unit	Total Impact Cost	Fee before buy-down	\$\$ Allocated for buy-down	Net Mobility Fee	Full Fee(1)	Road Share (Incl Int)	Road Share (Excl Int)	Interstate Share	Transit Share	Bike/Ped Share	TxIF "Back-Fill" Amount	2011 Road Impact Fee	2011 Road Impact Fee
<b>OFFICE (continued):</b>																
710.3P	710	General Office 200,001-400,000 sf(4)	1,000 sf	\$10,218	\$7,877	\$7,514	\$363	\$8,697	\$346	\$282	\$64	\$1	\$16	\$7,514	\$2,684	14%
710.4P	710	General Office greater than 400,000 sf(5)	1,000 sf	\$9,302	\$7,166	\$6,836	\$330	\$7,913	\$315	\$257	\$58	\$1	\$14	\$6,836	\$2,285	14%
720	720	Medical Office	1,000 sf	\$39,464	\$30,596	\$29,186	\$1,410	\$33,764	\$1,345	\$1,099	\$246	\$4	\$61	\$29,186	\$8,847	16%
750	750	Office Park	1,000 sf	\$12,030	\$9,282	\$8,854	\$428	\$10,247	\$407	\$332	\$75	\$2	\$19	\$8,854	\$4,801	9%
714	714	Corporate Headquarters Building	1,000 sf	\$8,406	\$6,472	\$6,173	\$298	\$7,146	\$284	\$232	\$52	\$1	\$13	\$6,173	\$3,275	9%
760	760	Research and Development Center	1,000 sf	\$8,543	\$6,578	\$6,275	\$303	\$7,264	\$289	\$236	\$53	\$1	\$13	\$6,275	\$2,071	15%
770.P	n/a	Veterinarian Clinic	1,000 sf	\$10,680	\$8,080	\$7,707	\$372	\$8,937	\$355	\$295	\$60	\$1	\$16	\$7,707	\$2,247	17%
<b>RETAIL:</b>																
814	814	Specialty Retail	1,000 sf	\$34,271	\$26,428	\$22,569	\$3,859	\$29,179	\$3,681	\$3,026	\$655	\$10	\$168	\$22,569	\$11,184	35%
820	820	Retail 50,000 sf gla or less(4)	1,000 sf gla	\$22,199	\$16,877	\$14,413	\$2,465	\$18,659	\$2,352	\$1,952	\$400	\$6	\$107	\$14,413	\$11,099	22%
820.1P	820	Retail 50,001-200,000 sf gla(4)	1,000 sf gla	\$19,754	\$15,083	\$12,880	\$2,203	\$16,668	\$2,101	\$1,738	\$363	\$6	\$96	\$12,880	\$8,877	25%
820.2P	820	Retail 200,001-400,000 sf gla(4)	1,000 sf gla	\$18,401	\$14,045	\$11,994	\$2,051	\$15,522	\$1,957	\$1,613	\$344	\$5	\$89	\$11,994	\$8,490	24%
820.3P	820	Retail 400,001-600,000 sf gla(4)	1,000 sf gla	\$17,381	\$13,259	\$11,323	\$1,936	\$14,654	\$1,847	\$1,521	\$326	\$5	\$84	\$11,323	\$8,228	24%
820.4P	820	Retail 600,001-800,000 sf gla(4)	1,000 sf gla	\$17,884	\$13,679	\$11,682	\$1,998	\$15,115	\$1,906	\$1,568	\$338	\$5	\$87	\$11,682	\$7,892	25%
820.5P	820	Retail greater than 800,000 sf gla(5)	1,000 sf gla	\$18,583	\$14,249	\$12,168	\$2,081	\$15,740	\$1,986	\$1,632	\$354	\$5	\$90	\$12,168	\$7,628	27%
881	881	Pharmacy/Drug Store with and without Drive-Thru	1,000 sf	\$15,536	\$11,802	\$10,079	\$1,723	\$13,049	\$1,643	\$1,360	\$283	\$5	\$75	\$10,079	\$5,537	31%
862	862	Home Improvement Superstore	1,000 sf	\$11,049	\$8,412	\$7,183	\$1,228	\$9,298	\$1,172	\$970	\$202	\$3	\$53	\$7,183	\$8,157	15%
931	931	Quality Restaurant	1,000 sf	\$52,740	\$40,632	\$34,699	\$5,933	\$44,866	\$5,661	\$4,657	\$1,004	\$14	\$258	\$34,699	\$20,271	29%
932	932	High-Turnover Restaurant	1,000 sf	\$65,069	\$50,119	\$42,800	\$7,319	\$55,341	\$6,983	\$5,750	\$1,233	\$18	\$318	\$42,800	\$28,198	26%
934	934	Fast Food Restaurant w/Drive-Thru	1,000 sf	\$116,151	\$87,263	\$74,743	\$12,520	\$96,586	\$12,160	\$10,107	\$2,053	\$30	\$53	\$74,820	\$56,773	22%
944	944	Gasoline Station	fuel pos.	\$14,493	\$10,885	\$9,295	\$1,589	\$12,048	\$1,516	\$1,261	\$255	\$4	\$69	\$9,295	\$6,723	24%
941	941	Quick Lube	bays	\$24,781	\$19,137	\$16,342	\$2,794	\$21,126	\$2,666	\$2,189	\$477	\$7	\$121	\$16,342	\$9,710	29%
850	850	Supermarket	1,000 sf	\$29,345	\$22,397	\$19,126	\$3,271	\$24,752	\$3,121	\$2,586	\$535	\$8	\$142	\$19,126	\$8,190	40%
853	853	Convenience Store w/Gas Pumps	1,000 sf	\$61,452	\$45,199	\$38,599	\$6,600	\$50,131	\$6,297	\$5,256	\$1,041	\$16	\$287	\$38,599	\$24,577	27%
848	848	Tire Store	1,000 sf	\$15,408	\$11,854	\$10,123	\$1,731	\$13,091	\$1,651	\$1,354	\$297	\$5	\$75	\$10,123	\$6,140	28%
943	943	Auto Repair or Body Shop	1,000 sf	\$21,139	\$16,287	\$13,909	\$2,378	\$17,984	\$2,269	\$1,862	\$407	\$6	\$103	\$13,909	\$9,256	26%
841	841	New/Used Auto Sales	1,000 sf	\$25,429	\$19,657	\$16,787	\$2,870	\$21,698	\$2,738	\$2,238	\$500	\$7	\$125	\$16,787	\$13,382	21%
816	816	Hardware/Paint	1,000 sf	\$13,154	\$9,945	\$8,493	\$1,452	\$11,001	\$1,385	\$1,149	\$236	\$4	\$63	\$8,493	\$8,270	18%
947	947	Self-Service Car Wash	bays	\$40,078	\$30,515	\$26,059	\$4,456	\$33,732	\$4,251	\$3,523	\$728	\$11	\$194	\$26,059	\$10,354	43%
890	890	Furniture Store	1,000 sf	\$3,894	\$2,976	\$2,541	\$435	\$3,288	\$414	\$336	\$78	\$2	\$19	\$2,541	\$1,620	27%
912	912	Bank/Savings w/Drive-In	1,000 sf	\$35,176	\$26,665	\$22,771	\$3,894	\$29,489	\$3,715	\$3,077	\$638	\$10	\$169	\$22,771	\$37,045	11%
913.P	n/a	Convenience/Gasoline/Fast Food Store	1,000 sf	\$155,307	\$118,355	\$101,072	\$17,283	\$130,821	\$16,491	\$13,668	\$2,823	\$41	\$751	\$101,072	\$72,754	24%
<b>INDUSTRIAL:</b>																
110	110	General Light Industrial	1,000 sf	\$7,188	\$5,557	\$5,057	\$500	\$6,134	\$476	\$388	\$88	\$2	\$22	\$5,057	\$3,151	16%
120	120	General Heavy Industrial	1,000 sf	\$1,547	\$1,185	\$1,079	\$107	\$1,309	\$101	\$82	\$19	\$1	\$5	\$1,079	\$678	16%
130	130	Industrial Park	1,000 sf	\$7,177	\$5,549	\$5,050	\$499	\$6,125	\$475	\$388	\$87	\$2	\$22	\$5,050	\$3,147	16%
140	140	Manufacturing	1,000 sf	\$3,939	\$3,039	\$2,766	\$273	\$3,356	\$260	\$212	\$48	\$1	\$12	\$2,766	\$1,727	16%
150	150	Warehouse	1,000 sf	\$3,671	\$2,809	\$2,557	\$253	\$3,104	\$241	\$196	\$45	\$1	\$11	\$2,557	\$2,243	11%
151	151	Mini-Warehouse	1,000 sf	\$1,590	\$1,188	\$1,081	\$107	\$1,315	\$101	\$82	\$19	\$1	\$5	\$1,081	\$673	16%
152	152	High-Cube Warehouse	1,000 sf	\$1,906	\$1,447	\$1,317	\$130	\$1,600	\$123	\$100	\$23	\$1	\$6	\$1,317	\$740	18%
160.P	n/a	Airport Hangar	1,000 sf	\$3,671	\$2,832	\$2,577	\$255	\$3,126	\$243	\$198	\$45	\$1	\$11	\$2,577	\$2,243	11%

**Notes:**

(1) Provided for informational purposes only. This value is the total value of transportation system consumed, less credits for revenues committed to transportation system expansion that are generated by the use itself. This value includes Interstate costs and carrying costs, but not toll road costs. It does consider the proportion of trip length, varying system costs, and transportation system performance goals that vary by fee district.

# Exhibit A

## Urban Mobility Fee Schedule for Transit-Oriented Development (Fee District A)

Pasco County Land Use Code	ITE LUC	Land Use	Unit	Total Impact Cost	Fee before buy-down	Allocated for buy-down	Net Mobility Fee	Full Fee(1)	Road Share (Incl Int)	Road Share (Excl Int)	Interstate Share	Transit Share	Bike/Ped Share	TxF "Back-Fill" Amount	Proposed Fee as Percent of		
															2011 Road Impact Fee	2011 Road Impact Fee	
<b>RESIDENTIAL:</b>																	
210	210	Single Family (Detached)	du														
210.1P	n/a	Less than 1,500 s.f. & Annual Hh Income less than 80% SHIP Definition(2)	du	\$4,386	\$3,203	\$3,203	\$0	\$3,546	\$0	\$0	\$0	\$0	\$0	\$3,203	\$5,886	0%	
210.2P	n/a	0 to 1,500 s.f.	du	\$5,500	\$4,036	\$4,036	\$0	\$4,467	\$0	\$0	\$0	\$0	\$0	\$4,036	\$7,375	0%	
210.3P	n/a	1,501 to 2,499 s.f.	du	\$7,688	\$5,643	\$5,643	\$0	\$6,246	\$0	\$0	\$0	\$0	\$0	\$5,643	\$10,302	0%	
210.4P	n/a	2,500 s.f. and greater	du	\$8,508	\$6,089	\$6,089	\$0	\$6,756	\$0	\$0	\$0	\$0	\$0	\$6,089	\$11,413	0%	
210.5P	n/a	"Low Income" SHIP defined Multi-Family(2)	du	\$2,860	\$2,067	\$2,067	\$0	\$2,291	\$0	\$0	\$0	\$0	\$0	\$2,067	\$4,312	0%	
221	221	Multi-Family Apartments	du	\$5,250	\$3,843	\$3,843	\$0	\$4,254	\$0	\$0	\$0	\$0	\$0	\$3,843	\$7,564	0%	
240	240	Mobile Home Park	du	\$2,932	\$2,136	\$2,136	\$0	\$2,366	\$0	\$0	\$0	\$0	\$0	\$2,136	\$4,604	0%	
251	251	Age Restricted Single Family(3)	du	\$2,593	\$1,852	\$1,852	\$0	\$2,056	\$0	\$0	\$0	\$0	\$0	\$1,852	\$4,327	0%	
252	252	Age Restricted Multi-Family(3)	du	\$1,355	\$947	\$947	\$0	\$1,053	\$0	\$0	\$0	\$0	\$0	\$947	\$3,362	0%	
253	253	Congregate Care Facility (Attached)(3)	du	\$760	\$526	\$526	\$0	\$585	\$0	\$0	\$0	\$0	\$0	\$526	\$1,068	0%	
231	231	Low-Rise Condominium/Townhouse (1 to 2 stories)	du	\$5,267	\$3,880	\$3,880	\$0	\$4,293	\$0	\$0	\$0	\$0	\$0	\$3,880	\$7,066	0%	
232	232	High-Rise Condominium (3 or more stories)	du	\$4,234	\$3,108	\$3,108	\$0	\$3,440	\$0	\$0	\$0	\$0	\$0	\$3,108	\$5,681	0%	
<b>LODGING:</b>																	
310	310	Hotel	room	\$4,968	\$3,659	\$3,659	\$0	\$4,049	\$0	\$0	\$0	\$0	\$0	\$3,659	\$3,147	0%	
330	330	Resort Hotel	room	\$3,743	\$2,744	\$2,744	\$0	\$3,037	\$0	\$0	\$0	\$0	\$0	\$2,744	\$4,722	0%	
320	320	Motel	room	\$2,720	\$1,982	\$1,982	\$0	\$2,195	\$0	\$0	\$0	\$0	\$0	\$1,982	\$1,679	0%	
<b>RECREATION:</b>																	
416	416	RV Park	RV space	\$1,477	\$1,083	\$1,083	\$0	\$1,199	\$0	\$0	\$0	\$0	\$0	\$1,083	\$1,840	0%	
420	420	Marina	berth	\$2,554	\$1,845	\$1,845	\$0	\$2,046	\$0	\$0	\$0	\$0	\$0	\$1,845	\$1,184	0%	
430	430	Golf Course	hole	\$30,843	\$22,928	\$22,928	\$0	\$25,345	\$0	\$0	\$0	\$0	\$0	\$22,928	\$18,550	0%	
431	431	Miniature Golf Course	hole	\$2,280	\$1,656	\$1,656	\$0	\$1,835	\$0	\$0	\$0	\$0	\$0	\$1,656	\$1,367	0%	
444	444	Movie Theater	screen	\$27,239	\$19,051	\$19,051	\$0	\$21,186	\$0	\$0	\$0	\$0	\$0	\$19,051	\$12,755	0%	
412	412	General Recreation	acre	\$1,386	\$944	\$944	\$0	\$1,052	\$0	\$0	\$0	\$0	\$0	\$944	\$1,095	0%	
491	491	Racquet Club/Health Club/Spa/Dance Studio	1,000 sf	\$8,976	\$6,553	\$6,553	\$0	\$7,256	\$0	\$0	\$0	\$0	\$0	\$6,553	\$9,291	0%	
437	437	Bowling Alley	1,000 sf	\$20,416	\$15,065	\$15,065	\$0	\$16,665	\$0	\$0	\$0	\$0	\$0	\$15,065	\$18,068	0%	
495	495	Community Center/Gymnasium	1,000 sf	\$18,312	\$13,566	\$13,566	\$0	\$15,001	\$0	\$0	\$0	\$0	\$0	\$13,566	\$10,986	0%	
<b>INSTITUTIONS:</b>																	
610	610	Hospital	1,000 sf	\$12,182	\$8,944	\$8,944	\$0	\$9,899	\$0	\$0	\$0	\$0	\$0	\$8,944	\$17,013	0%	
620	620	Nursing Home	bed	\$748	\$528	\$528	\$0	\$587	\$0	\$0	\$0	\$0	\$0	\$528	\$1,102	0%	
520	520	Elementary School	student	\$614	\$435	\$435	\$0	\$483	\$0	\$0	\$0	\$0	\$0	\$435	\$867	0%	
522	522	Middle School	student	\$867	\$621	\$621	\$0	\$689	\$0	\$0	\$0	\$0	\$0	\$621	\$1,224	0%	
530	530	High School	student	\$915	\$656	\$656	\$0	\$728	\$0	\$0	\$0	\$0	\$0	\$656	\$1,292	0%	
540	540	University/Junior College (7,500 or fewer students) (Private)	student	\$1,726	\$1,272	\$1,272	\$0	\$1,407	\$0	\$0	\$0	\$0	\$0	\$1,272	\$1,467	0%	
550	550	University/Junior College (more than 7,500 students) (Private)	student	\$1,294	\$950	\$950	\$0	\$1,051	\$0	\$0	\$0	\$0	\$0	\$950	\$2,909	0%	
560	560	Church	1,000 sf	\$4,221	\$2,984	\$2,984	\$0	\$3,315	\$0	\$0	\$0	\$0	\$0	\$2,984	\$6,231	0%	
565	565	Day Care	student	\$585	\$234	\$234	\$0	\$280	\$0	\$0	\$0	\$0	\$0	\$234	\$852	0%	
566	566	Cemetery	acre	\$4,309	\$3,207	\$3,207	\$0	\$3,545	\$0	\$0	\$0	\$0	\$0	\$3,207	\$6,103	0%	
<b>OFFICE:</b>																	
710	710	General Office 50,000 sf or less(4)	1,000 sf	\$9,799	\$7,152	\$7,152	\$0	\$7,920	\$0	\$0	\$0	\$0	\$0	\$7,152	\$4,778	0%	
710.1P	710	General Office 50,001-100,000 sf(4)	1,000 sf	\$8,353	\$6,130	\$6,130	\$0	\$6,785	\$0	\$0	\$0	\$0	\$0	\$6,130	\$3,703	0%	
710.2P	710	General Office 100,001-200,000 sf(4)	1,000 sf	\$7,119	\$5,219	\$5,219	\$0	\$5,777	\$0	\$0	\$0	\$0	\$0	\$5,219	\$3,153	0%	

# Exhibit A

## Urban Mobility Fee Schedule for Transit-Oriented Development (Fee District A) (continued)

Pasco County Land Use Code	ITE LUC	Land Use	Unit	Total Impact Cost	Fee before buy-down	\$\$ Allocated for buy-down	Net Mobility Fee	Full Fee(1)	Road Share (Incl Int)	Road Share (Excl Int)	Interstate Share	Transit Share	Bike/Ped Share	TxIF "Back-Fill" Amount	2011 Road Impact Fee	Proposed Fee as Percent of 2011 Road Impact Fee
<b>OFFICE (continued):</b>																
710.3P	710	General Office 200,001-400,000 sf(4)	1,000 sf	\$6,074	\$4,446	\$4,446	\$0	\$4,922	\$0	\$0	\$0	\$0	\$0	\$4,446	\$2,684	0%
710.4P	710	General Office greater than 400,000 sf(5)	1,000 sf	\$5,529	\$4,043	\$4,043	\$0	\$4,476	\$0	\$0	\$0	\$0	\$0	\$4,043	\$2,285	0%
720	720	Medical Office	1,000 sf	\$23,480	\$17,358	\$17,358	\$0	\$19,199	\$0	\$0	\$0	\$0	\$0	\$17,358	\$8,847	0%
750	750	Office Park	1,000 sf	\$7,151	\$5,242	\$5,242	\$0	\$5,802	\$0	\$0	\$0	\$0	\$0	\$5,242	\$4,801	0%
714	714	Corporate Headquarters Building	1,000 sf	\$4,997	\$3,650	\$3,650	\$0	\$4,041	\$0	\$0	\$0	\$0	\$0	\$3,650	\$3,275	0%
760	760	Research and Development Center	1,000 sf	\$5,078	\$3,710	\$3,710	\$0	\$4,108	\$0	\$0	\$0	\$0	\$0	\$3,710	\$2,071	0%
770.P	n/a	Veterinarian Clinic	1,000 sf	\$5,984	\$4,124	\$4,124	\$0	\$4,593	\$0	\$0	\$0	\$0	\$0	\$4,124	\$2,247	0%
<b>RETAIL:</b>																
814	814	Specialty Retail	1,000 sf	\$17,123	\$12,262	\$12,262	\$0	\$13,604	\$0	\$0	\$0	\$0	\$0	\$12,262	\$11,184	0%
820	820	Retail 50,000 sf(4) or less(4)	1,000 sf(4)	\$10,731	\$7,352	\$7,352	\$0	\$8,193	\$0	\$0	\$0	\$0	\$0	\$7,352	\$11,099	0%
820.1P	820	Retail 50,001-200,000 sf(4)	1,000 sf(4)	\$9,596	\$6,620	\$6,620	\$0	\$7,372	\$0	\$0	\$0	\$0	\$0	\$6,620	\$8,877	0%
820.2P	820	Retail 200,001-400,000 sf(4)	1,000 sf(4)	\$9,100	\$6,337	\$6,337	\$0	\$7,050	\$0	\$0	\$0	\$0	\$0	\$6,337	\$8,490	0%
820.3P	820	Retail 400,001-600,000 sf(4)	1,000 sf(4)	\$8,595	\$5,961	\$5,961	\$0	\$6,635	\$0	\$0	\$0	\$0	\$0	\$5,961	\$8,228	0%
820.4P	820	Retail 600,001-800,000 sf(4)	1,000 sf(4)	\$8,873	\$6,200	\$6,200	\$0	\$6,896	\$0	\$0	\$0	\$0	\$0	\$6,200	\$7,892	0%
820.5P	820	Retail greater than 800,000 sf(5)	1,000 sf(5)	\$9,285	\$6,545	\$6,545	\$0	\$7,272	\$0	\$0	\$0	\$0	\$0	\$6,545	\$7,628	0%
881	881	Pharmacy/Drug Store with and without Drive-Thru	1,000 sf	\$7,547	\$5,146	\$5,146	\$0	\$5,737	\$0	\$0	\$0	\$0	\$0	\$5,146	\$5,537	0%
862	862	Home Improvement Superstore	1,000 sf	\$5,367	\$3,666	\$3,666	\$0	\$4,087	\$0	\$0	\$0	\$0	\$0	\$3,666	\$8,157	0%
931	931	Quality Restaurant	1,000 sf	\$26,351	\$18,816	\$18,816	\$0	\$20,882	\$0	\$0	\$0	\$0	\$0	\$18,816	\$20,271	0%
932	932	High-Turnover Restaurant	1,000 sf	\$32,410	\$23,108	\$23,108	\$0	\$25,648	\$0	\$0	\$0	\$0	\$0	\$23,108	\$28,198	0%
934	934	Fast Food Restaurant w/Drive-Thru	1,000 sf	\$70,187	\$48,143	\$48,143	\$0	\$53,645	\$0	\$0	\$0	\$0	\$0	\$48,143	\$56,773	0%
944	944	Gasoline Station	fuel pos.	\$8,758	\$6,012	\$6,012	\$0	\$6,699	\$0	\$0	\$0	\$0	\$0	\$6,012	\$6,723	0%
941	941	Quick Lube	bays	\$12,495	\$9,027	\$9,027	\$0	\$10,006	\$0	\$0	\$0	\$0	\$0	\$9,027	\$9,710	0%
850	850	Supermarket	1,000 sf	\$14,255	\$9,837	\$9,837	\$0	\$10,954	\$0	\$0	\$0	\$0	\$0	\$9,837	\$8,190	0%
853	853	Convenience Store w/Gas Pumps	1,000 sf	\$36,427	\$23,922	\$23,922	\$0	\$26,778	\$0	\$0	\$0	\$0	\$0	\$23,922	\$24,577	0%
848	848	Tire Store	1,000 sf	\$7,768	\$5,546	\$5,546	\$0	\$6,155	\$0	\$0	\$0	\$0	\$0	\$5,546	\$6,140	0%
943	943	Auto Repair or Body Shop	1,000 sf	\$10,658	\$7,672	\$7,672	\$0	\$8,507	\$0	\$0	\$0	\$0	\$0	\$7,672	\$9,256	0%
841	841	New/Used Auto Sales	1,000 sf	\$13,017	\$9,503	\$9,503	\$0	\$10,524	\$0	\$0	\$0	\$0	\$0	\$9,503	\$13,382	0%
816	816	Hardware/Paint	1,000 sf	\$6,359	\$4,274	\$4,274	\$0	\$4,772	\$0	\$0	\$0	\$0	\$0	\$4,274	\$8,270	0%
947	947	Self-Service Car Wash	bays	\$19,469	\$13,410	\$13,410	\$0	\$14,936	\$0	\$0	\$0	\$0	\$0	\$13,410	\$10,354	0%
890	890	Furniture Store	1,000 sf	\$2,000	\$1,400	\$1,400	\$0	\$1,557	\$0	\$0	\$0	\$0	\$0	\$1,400	\$1,620	0%
912	912	Bank/Savings w/Drive-In	1,000 sf	\$21,443	\$14,945	\$14,945	\$0	\$16,626	\$0	\$0	\$0	\$0	\$0	\$14,945	\$37,045	0%
913.P	n/a	Convenience/Gasoline/Fast Food Store	1,000 sf	\$94,673	\$66,812	\$66,812	\$0	\$74,233	\$0	\$0	\$0	\$0	\$0	\$66,812	\$72,754	0%
<b>INDUSTRIAL:</b>																
110	110	General Light Industrial	1,000 sf	\$4,661	\$3,425	\$3,425	\$0	\$3,790	\$0	\$0	\$0	\$0	\$0	\$3,425	\$3,151	0%
120	120	General Heavy Industrial	1,000 sf	\$1,003	\$714	\$714	\$0	\$793	\$0	\$0	\$0	\$0	\$0	\$714	\$678	0%
130	130	Industrial Park	1,000 sf	\$4,654	\$3,420	\$3,420	\$0	\$3,784	\$0	\$0	\$0	\$0	\$0	\$3,420	\$3,147	0%
140	140	Manufacturing	1,000 sf	\$2,555	\$1,864	\$1,864	\$0	\$2,064	\$0	\$0	\$0	\$0	\$0	\$1,864	\$1,727	0%
150	150	Warehouse	1,000 sf	\$2,381	\$1,724	\$1,724	\$0	\$1,910	\$0	\$0	\$0	\$0	\$0	\$1,724	\$2,243	0%
151	151	Mini-Warehouse	1,000 sf	\$1,004	\$688	\$688	\$0	\$766	\$0	\$0	\$0	\$0	\$0	\$688	\$673	0%
152	152	High-Cube Warehouse	1,000 sf	\$1,238	\$884	\$884	\$0	\$981	\$0	\$0	\$0	\$0	\$0	\$884	\$740	0%
160.P	n/a	Airport Hangar	1,000 sf	\$2,381	\$1,735	\$1,735	\$0	\$1,922	\$0	\$0	\$0	\$0	\$0	\$1,735	\$2,243	0%

**Notes:**

(1) Provided for informational purposes only. This value is the total value of transportation system consumed, less credits for revenues committed to transportation system expansion that are generated by the use itself. This value includes Interstate costs and carrying costs, but not toll road costs. It does consider the proportion of trip length, varying system costs, and transportation system performance goals that vary by fee district.