

# Town of Pembroke Park Impact Fees



## STORMWATER DRAINAGE FACILITIES IMPACT FEE

- Applies to New Development and Existing Development in Excess of 50% Of Value OR in Excess of 50% of Square Footage
- Residential -- \$897.00 per unit
- Commercial, Industrial and Public/Civic Developments -- \$6,727.50 per gross acre

## SANITARY SEWER CAPITAL IMPROVEMENT IMPACT FEE

- Applies to New Development
- Residential -- \$667.00 per unit
- Commercial -- \$5,887.00 per gross acre

## GOVERNMENT FACILITIES IMPACT FEE

- Applies to New Development and Existing Development in Excess of 50% Of Value OR in Excess of 50% of Square Footage

ITE LUC	Land Use	Impact Unit	Calculated Impact Fee
<b>Residential:</b>			
210	Single Family (detached)		
	- Less than 1,500 sf	du	\$1,526
	- 1,500 to 2,499 sf	du	\$1,695
	- 2,500 sf and greater	du	\$1,892
220/221/222	Multi-Family (Apartment/Condominium/Townhouse)	du	\$1,547
240	Mobile Home	du	\$345
<b>Transient, Assisted, Group:</b>			
253/255	Congregate Care Facility/Continuing Care Retirement Center	du	\$732
310	Hotel	room	\$689
320	Motel	room	\$577
620	Nursing Home	bed	\$710
<b>Recreational:</b>			
411	Public Park	acre	\$35
416	RV Park	occupied site	\$331
444	Movie Theater	screen	\$3,651
492	Health/Fitness Club	1,000 sf	\$1,695
<b>Institutional:</b>			
520	Elementary School (Private)	student	\$70
522	Middle School (Private)	student	\$63
530	High School (Private)	student	\$56
540	University/Junior College (7,500 or fewer students) (Private)	student	\$70
550	University/Junior College (more than 7,500 students) (Private)	student	\$56
560	Church	1,000 sf	\$288
565	Day Care Center	1,000 sf	\$570
<b>Medical:</b>			
610	Hospital	1,000 sf	\$914
630	Clinic	1,000 sf	\$1,055
<b>Office:</b>			
710	General Office	1,000 sf	\$689
720	Medical Office 10,000 sq ft or less	1,000 sf	\$844
	Medical Office greater than 10,000 sq ft	1,000 sf	\$1,210
<b>Retail:</b>			
813	Discount Superstore, Free-Standing	1,000 sf	\$1,210
822	Retail/Shopping Center (less than 40,000 sf gla)	1,000 sf gla	\$1,463
821	Retail/Shopping Center (40,000 sf gla to 150,000 sf gla)	1,000 sf gla	\$1,815
820	Retail/Shopping Center (greater than 150,000 sf gla)	1,000 sf gla	\$992
840/841	New/Used Auto Sales	1,000 sf	\$1,104
850	Supermarket	1,000 sf	\$1,723
880/881	Pharmacy/Drug Store with & without Drive-Thru	1,000 sf	\$1,294
890	Furniture Store	1,000 sf	\$225
<b>Services:</b>			
912	Bank/Savings Drive-In	1,000 sf	\$1,041
931	Quality Restaurant	1,000 sf	\$4,052
932	High-Turn Over Restaurant	1,000 sf	\$3,812
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	\$6,830
942	Automobile Care Center	1,000 sf	\$1,175
944	Gas Station w/Convenience Store <2,000 sq ft	fuel pos.	\$1,027
945	Gas Station w/Convenience Store 2,000-5,499 sq ft	fuel pos.	\$1,618
945	Gas Station w/Convenience Store 5,500+ sq ft	fuel pos.	\$2,110
947	Self-Service Car Wash	service bay	\$675
<b>Industrial</b>			
110	General Light Industrial	1,000 sf	\$338
140	Manufacturing	1,000 sf	\$387
150	Warehousing	1,000 sf	\$77
151	Mini-Warehouse	1,000 sf	\$28
154	High-Cube Transload/Storage	1,000 sf	\$63

- Self-Storage is charged as "mini-warehouse per the Institute of Transportation Engineers (ITE) Manual definition.