FORT MYERS
#city of palms

Rates valid July 2, 2024

IMPACT FEE SCHEDULE

Residential Impact Fees

		Impact Fee	Admin. Fee	Total
Single Family				
Roads	per unit	**$5,247.90**	**$157.44**	**$5,405.34**
Fire	per unit	**$338.00**	**$10.14**	**$348.14**
EMS	per unit	**$55.00**	**$1.65**	**$56.65**
Meter (5/8")-installation fee	per unit	**$150.00**	**$0.00**	**$150.00**
Water	per unit	**$3,278.00**	**$75.39**	**$3,353.39**
Sewer	per unit	**$3,435.00**	**$79.01**	**$3,514.01**
Schools	per unit	**$2,879.10**	**$86.37**	**$2,965.47**
Regional Park	per unit	**$341.78**	**$10.25**	**$352.03**
Community Park	per unit	**$780.00**	**$23.40**	**$803.40**
			Total	**$16,948.43**
Multi-family, Low-Rise (1-2 stories)				
Roads	per unit	**$4,068.75**	**$122.06**	**$4,190.81**
Fire	per unit	**$257.00**	**$7.71**	**$264.71**
EMS	per unit	**$42.00**	**$1.26**	**$43.26**
Water	per unit	**$2,819.00**	**$64.84**	**$2,883.84**
Sewer	per unit	**$2,954.00**	**$67.94**	**$3,021.94**
Schools	per unit	**$1,114.58**	**$33.44**	**$1,148.02**
Regional Park	per unit	**$258.83**	**$7.76**	**$266.59**
Community Park	per unit	**$581.00**	**$17.43**	**$598.43**
			Total	**$12,417.60**
Multi-family, Mid-Rise (3-10 stories)				
Roads	per unit	**$3,024.00**	**$90.72**	**$3,114.72**
Fire	per unit	**$257.00**	**$7.71**	**$264.71**
EMS	per unit	**$42.00**	**$1.26**	**$43.26**
Water	per unit	**$2,819.00**	**$64.84**	**$2,883.84**
Sewer	per unit	**$2,954.00**	**$67.94**	**$3,021.94**
Schools	per unit	**$1,114.58**	**$33.44**	**$1,148.02**
Regional Park	per unit	**$258.83**	**$7.76**	**$266.59**
Community Park	per unit	**$581.00**	**$17.43**	**$598.43**
			Total	**$11,341.51**
Multi-family, High-Rise (11+ stories)				
Roads	per unit	**$2,467.50**	**$74.03**	**$2,541.53**
Fire	per unit	**$257.00**	**$7.71**	**$264.71**
EMS	per unit	**$42.00**	**$1.26**	**$43.26**
Water	per unit	**$2,819.00**	**$64.84**	**$2,883.84**
Sewer	per unit	**$2,954.00**	**$67.94**	**$3,021.94**
Schools	per unit	**$1,114.58**	**$33.44**	**$1,148.02**
Regional Park	per unit	**$258.83**	**$7.76**	**$266.59**
Community Park	per unit	**$581.00**	**$17.43**	**$598.43**
			Total	**$10,768.32**

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Road Impact Fees

		Impact Fee	Admin. Fee	Total
Residential				
Single family	per unit	**$5,247.90**	**$157.44**	**$5,405.34**
Multi-family, Low-Rise (1-2 stories)	per unit	**$4,068.75**	**$122.06**	**$4,190.81**
Multi-family, Mid-Rise (3-10 stories)	per unit	**$3,024.00**	**$90.72**	**$3,114.72**
Multi-family, High-Rise (11+ stories)	per unit	**$2,467.50**	**$74.03**	**$2,541.53**
Mobile Home/RV Park Site	per pad	**$2,778.83**	**$83.36**	**$2,862.19**
Senior Adult Housing, Detached	per unit	**$2,368.28**	**$71.05**	**$2,439.32**
Senior Adult Housing, Attached	per unit	**$2,056.95**	**$61.71**	**$2,118.66**
Adult Congregate Living Facility (ACLF)	per unit	**$1,122.45**	**$33.67**	**$1,156.12**
Continuing Care Retirement Community	per unit	**$1,333.50**	**$40.01**	**$1,373.51**
Hotel/Motel or Timeshare	per room	**$2,597.18**	**$77.92**	**$2,675.09**
Retail/Commercial				
Shopping Center/General Retail	per 1000 sf	**$6,024.90**	**$180.75**	**$6,205.65**
Bank	per 1000 sf	**$13,428.98**	**$402.87**	**$13,831.84**
Car Wash, Self Service	per stall	**$3,208.80**	**$96.26**	**$3,305.06**
Convenience Store w/Gas Sales (<10)	fuel position	**$9,963.98**	**$298.92**	**$10,262.89**
Super Convenience Store w/Gas Sales (10+)	fuel position	**$7,121.63**	**$213.65**	**$7,335.27**
Golf Course (open to public)	per acre	**$1,195.43**	**$35.86**	**$1,231.29**
Movie Theater	per 1000 sf	**$14,167.13**	**$425.01**	**$14,592.14**
Restaurant, Standard	per 1000 sf	**$11,559.98**	**$346.80**	**$11,906.77**
Restaurant, High-Turnover (Sit-Down)	per 1000 sf	**$14,653.80**	**$439.61**	**$15,093.41**
Restaurant, Fast Casual	per 1000 sf	**$20,620.43**	**$618.61**	**$21,239.04**
Restaurant, Fast Food	per 1000 sf	**$25,678.80**	**$770.36**	**$26,449.16**
Office/Institutional				
Office	per 1000 sf	**$3,997.35**	**$119.92**	**$4,117.27**
Hospital	per 1000 sf	**$4,158.00**	**$124.74**	**$4,282.74**
Nursing Home	per 1000 sf	**$2,576.18**	**$77.29**	**$2,653.46**
Church	per 1000 sf	**$2,473.80**	**$74.21**	**$2,548.01**
Day Care Center	per 1000 sf	**$5,431.13**	**$162.93**	**$5,594.06**
Elementary/Secondary School (Private)	per 1000 sf	**$2,043.83**	**$61.31**	**$2,105.14**
Industrial				
Industrial Park or General Industrial	per 1000 sf	**$1,774.50**	**$53.24**	**$1,827.74**
Warehouse, General	per 1000 sf	**$918.23**	**$27.55**	**$945.77**
Warehouse, High-Cube	per 1000 sf	**$739.73**	**$22.19**	**$761.92**
Mini-Warehouse	per 1000 sf	**$569.63**	**$17.09**	**$586.71**
Mine or Quarry	Cubic Yard	**$0.21**	**$0.01**	**$0.22**

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Fire Impact Fees

		Impact Fee	Admin. Fee	Total
Residential				
Single family	per unit	**$338.00**	**$10.14**	**$348.14**
Multi-family	per unit	**$257.00**	**$7.71**	**$264.71**
Mobile Home/RV Park Site	per pad/site	**$247.00**	**$7.41**	**$254.41**
Hotel/Motel or Timeshare	per unit	**$162.00**	**$4.86**	**$166.86**
Retail/Commercial				
Retail	per 1000 sf	**$362.00**	**$10.86**	**$372.86**
Public or Institutional				
Public or Institutional Use	per 1000 sf	**$105.00**	**$3.15**	**$108.15**
Office				
Office	per 1000 sf	**$176.00**	**$5.28**	**$181.28**
Industrial				
Warehouse	per 1000 sf	**$37.00**	**$1.11**	**$38.11**
Industrial	per 1000 sf	**$64.00**	**$1.92**	**$65.92**

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EMS Impact Fees

		Impact Fee	Admin. Fee	Total
Residential				
Single family	per unit	**$55.00**	**$1.65**	**$56.65**
Multi-family	per unit	**$42.00**	**$1.26**	**$43.26**
Mobile Home/RV Park Site	per space	**$40.00**	**$1.20**	**$41.20**
Hotel/Motel or Timeshare	per unit	**$26.00**	**$0.78**	**$26.78**
Retail/Commercial				
Retail	per 1000 sf	**$59.00**	**$1.77**	**$60.77**
Public or Institutional				
Public or Institutional Use	per 1000 sf	**$17.00**	**$0.51**	**$17.51**
Office				
Office	per 1000 sf	**$29.00**	**$0.87**	**$29.87**
Industrial				
Warehouse	per 1000 sf	**$6.00**	**$0.18**	**$6.18**
Industrial	per 1000 sf	**$10.00**	**$0.30**	**$10.30**

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School Impact Fees (residential only)

		Impact Fee	Admin. Fee	Total
Single family	per unit	**$2,879.10**	**$86.37**	**$2,965.47**
Multi-family	per unit	**$1,114.58**	**$33.44**	**$1,148.01**
Mobile Home	per pad	**$620.55**	**$18.62**	**$639.17**

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Regional Park Impact Fees

		Impact Fee	Admin. Fee	Total
Single family	per unit	**$341.78**	**$10.25**	**$352.03**
Multi-family	per unit	**$258.83**	**$7.76**	**$266.59**
Mobile Home not in mobile home park	per unit	**$341.78**	**$10.25**	**$352.03**
Mobile Home (pad or park site)	per unit	**$250.43**	**$7.51**	**$257.94**
Time Share	per unit	**$258.83**	**$7.76**	**$266.59**
Hotel/Motel	per unit	**$163.28**	**$4.90**	**$168.17**

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Community Park Impact Fees

		Impact Fee	Admin. Fee	Total
Single family	per unit	**$780.00**	**$23.40**	**$803.40**
Multi-family	per unit	**$581.00**	**$17.43**	**$598.43**
Mobile Home	per unit	**$541.00**	**$16.23**	**$557.23**
Hotel/Motel	per unit	**$363.00**	**$10.89**	**$373.89**

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Water and Sewer Impact Fees

		Impact Fee	Admin. Fee	Total
Residential (Impact fee by Unit Type)				
Water Connection				
Single family	per unit	**$3,278.00**	**$75.39**	**$3,353.39**
Multi-family	per unit	**$2,819.00**	**$64.84**	**$2,883.84**
Mobile Home	per unit	**$2,327.00**	**$53.52**	**$2,380.52**
Adult Congregate Living (Nursing Units)	per unit	**$1,442.00**	**$33.17**	**$1,475.17**
Adult Congregate Living (Non-Nursing Units)	per unit	**$1,606.00**	**$36.94**	**$1,642.94**
Sanitary Sewer Connection				
Single family	per unit	**$3,435.00**	**$79.01**	**$3,514.01**
Multi-family	per unit	**$2,954.00**	**$67.94**	**$3,021.94**
Mobile Home	per unit	**$2,439.00**	**$56.10**	**$2,495.10**
Adult Congregate Living (Nursing Units)	per unit	**$1,511.00**	**$34.75**	**$1,545.75**
Adult Congregate Living (Non-Nursing Units)	per unit	**$1,683.00**	**$38.71**	**$1,721.71**

Commercial/Industrial (Impact fee by Meter Size)

Water Connection				
Meter size	**Installation**	**Impact Fee**	**Admin. Fee**	**Total**
5/8 or 3/4 inch	**$150**	**$3,278.00**	**$75.39**	**$3,503.39**
1 - inch	**$225**	**$8,195.00**	**$188.49**	**$8,608.49**
1 1/2 - inches	**$375**	**$16,390.00**	**$376.97**	**$17,141.97**
2 - inches	**$475**	**$26,224.00**	**$603.15**	**$27,302.15**
3 - inches	-	**$52,448.00**	**$1,206.30**	**$53,654.30**
4 - inches	-	**$81,950.00**	**$1,884.85**	**$83,834.85**
6 - inches	-	**$163,900.00**	**$3,769.70**	**$167,669.70**
8 - inches	-	**$262,240.00**	**$6,031.52**	**$268,271.52**
Sanitary Sewer Connection				
5/8 or 3/4 inch		**$3,435.00**	**$79.01**	**$3,514.01**
1 - inch		**$8,588.00**	**$197.52**	**$8,785.52**
1 1/2 - inches		**$17,175.00**	**$395.03**	**$17,570.03**
2 - inches		**$27,480.00**	**$632.04**	**$28,112.04**
3 - inches		**$54,960.00**	**$1,264.08**	**$56,224.08**
4 - inches		**$85,875.00**	**$1,975.13**	**$87,850.13**
6 - inches		**$171,750.00**	**$3,950.25**	**$175,700.25**
8 - inches		**$274,800.00**	**$6,320.40**	**$281,120.40**

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