

Attachment C

| Impact Fee/Mobility Fee/Concurrency Fee Comparisons (North Beach Examples) | | | | | | | | | | | | | | | | | |
|--|---------------------|--------|---|-----------------|--------------|--------------|---|--|---------------|---|--|---|---------------------|---|----------------------|---------------|--|
| Project Information | | | Miami Dade County | | | | | Miami Lakes | | Miami | | Coral Gables | Miami Beach Current | | Miami Beach Proposed | | |
| | Use | Units | Urban Infill Area (UIA) Road (Added to Municipal Fees) | Non-UIA Roads | Fire | Police | Non-UIA Total (with Parks if Applicable) | County Services Impact Fees (Police & Fire) | Mobility Fee | Downtown DRI (Transp., Air Quality, DRI, Admin) | All Impact Fees (Police, Fire, Transp., Parks, Streets, Storm Sewer, Solid Waste, Government) | All Impact Fees (Police, Fire, Parks, Municipal, Mobility, Admin) | Parks Concurrency | Transportation Concurrency (North Beach Fee) | Parks Concurrency | Mobility Fee | |
| Scenario 1 - Retail to Restaurant (Change of Use) | | | | | | | | | | | | | | | | | |
| Current Use (Credit) | Retail (SF) | 1,087 | 17,944.63 | \$ 18,978.59 | | | \$ 18,978.59 | | \$ 3,462.03 | | | | | | | | |
| | Restaurant (Seats) | 16 | 30,390.75 | \$ 32,139.52 | | | \$ 32,139.52 | | \$ 7,186.92 | | | | | | | | |
| Proposed Use | Restaurant (Seats) | 30 | 56,982.66 | 60,261.60 | | | \$ 60,261.60 | | \$ 13,475.47 | | | | | | | | |
| Total | Fee | | \$ 8,647.28 | \$ 9,143.49 | | | | \$ 2,826.52 | | N/A for Retail to Rest. | | N/A for Retail to Rest. | \$ 408.23 | | \$ 1,288.43 | | |
| Total w/ County Impact Fee | | | | \$ 9,143.49 | | | | \$ 11,473.80 | | \$ 8,647.28 | | \$ 8,647.28 | \$ 9,055.51 | | \$ 9,935.71 | | |
| Scenario 2 - Residential Building (Demo & New Construction) | | | | | | | | | | | | | | | | | |
| Current Use (Credit) | Residential (Units) | 3 | \$ 17,653.11 | | | | \$ 30,160.68 | \$ 2,872.89 | \$ 3,453.74 | N/A | N/A | \$ 18,144.00 | | | | | |
| Proposed Use | Residential (Units) | 16 | \$ 86,824.00 | | | | \$ 164,051.20 | \$ 15,322.08 | \$ 18,419.97 | \$ 6,153.60 | \$ 10,816.00 | \$ 96,768.00 | \$ 5,443.75 | \$ 10,267.26 | \$ 5,443.75 | \$ 19,695.00 | |
| Total | Fee | | \$ 69,170.89 | \$ 133,890.52 | | | | \$ 27,415.41 | | \$ 16,969.60 | | \$ 78,624.00 | \$ 15,711.01 | | \$ 25,138.75 | | |
| Total w/ County Impact Fee | | | | \$ 133,890.52 | | | | \$ 96,586.30 | | \$ 86,140.49 | | \$ 147,794.89 | \$ 84,881.90 | | \$ 94,309.64 | | |
| Scenario 3 - Commercial to Restaurant/Commercial (Change of Use) | | | | | | | | | | | | | | | | | |
| Current Use (Credit) | Retail (SF) | 2,600 | 42,921.84 | \$ 45,394.96 | | | \$ 45,394.96 | | \$ 8,280.85 | | | | | | | | |
| Proposed Use | Retail (SF) | 1,165 | 19,232.29 | \$ 20,340.43 | | | \$ 20,340.43 | | \$ 3,710.46 | | | | | | | | |
| | Restaurant (Seats) | 30 | 56,982.66 | \$ 60,261.60 | | | \$ 60,261.60 | | \$ 13,475.47 | | | | | | | | |
| Total | Fee | | \$ 33,293.11 | \$ 35,207.07 | | | | \$ 8,905.08 | | N/A for Retail to Rest. | | N/A for Retail to Rest. | \$ 5,160.26 | | \$ 11,802.15 | | |
| Total w/ County Impact Fee | | | | \$ 35,207.07 | | | | \$ 42,198.18 | | \$ 33,293.11 | | \$ 33,293.11 | \$ 38,453.37 | | \$ 45,095.26 | | |
| Scenario 4 - Hypothetical Mixed Use Building (Demo & New Construction) | | | | | | | | | | | | | | | | | |
| Current Use (Credit) | Hotel (Rooms) | 27 | \$ 210,880.15 | \$ 223,043.25 | \$ 8,380.26 | \$ 7,095.06 | \$ 238,518.57 | \$ 15,475.32 | 46,165.08 | | | \$ 109,706.00 | | | | | |
| | Office (SF) | 13,000 | \$ 177,531.90 | \$ 187,747.30 | \$ 5,764.20 | \$ 4,880.20 | \$ 198,391.70 | \$ 10,644.40 | 24,823.68 | | | \$ 75,062.00 | | | | | |
| | Retail (SF) | 2,000 | \$ 33,016.80 | \$ 34,919.20 | \$ 886.80 | \$ 750.80 | \$ 36,556.80 | \$ 1,637.60 | \$ 6,369.88 | | | \$ 9,292.00 | | | | | |
| | Restaurant (Seats) | 215 | \$ 408,375.73 | \$ 431,874.80 | \$ 7,340.49 | \$ 6,214.75 | \$ 445,430.03 | \$ 13,555.23 | \$ 96,574.19 | | | \$ 78,982.00 | | | | | |
| Proposed Use | Residential (Units) | 188 | \$ 691,413.24 | | | | \$ 1,451,341.20 | \$ 180,034.44 | \$ 216,434.62 | \$ 72,304.80 | \$ 127,088.00 | \$ 1,137,024.00 | | | | | |
| | Office (SF) | 24,676 | \$ 336,982.86 | \$ 356,373.26 | \$ 10,941.34 | \$ 9,263.37 | \$ 376,577.97 | \$ 20,204.71 | 47,119.16 | \$ 17,450.87 | \$ 34,497.05 | \$ 144,350.00 | | | | | |
| | Retail (SF) | 26,690 | \$ 440,609.20 | \$ 465,996.72 | \$ 11,834.35 | \$ 10,019.43 | \$ 487,850.50 | \$ 21,853.77 | \$ 85,006.09 | \$ 42,965.56 | \$ 37,312.62 | \$ 125,442.00 | \$ 76,463.75 | \$ 148,102.87 | \$ 76,463.75 | \$ 338,294.98 | |
| Total | Fee | | \$ 639,200.71 | \$ 1,396,872.56 | | | | \$ 355,407.42 | | \$ 331,618.90 | | \$ 1,133,774.00 | \$ 224,566.62 | | \$ 414,758.73 | | |
| Total w/ County Impact Fee | | | | \$ 1,396,872.56 | | | | \$ 994,608.13 | | \$ 970,819.61 | | \$ 1,772,974.71 | \$ 863,767.33 | | \$ 1,053,959.44 | | |

Disclaimer: This represents an estimate of impact fees from each of the local governments identified using publically available information and sample projects with best estimates for differing calculation methodologies. There are other project specific variables that may affect impact fees that may have not been considered.