

**2**

**AGENDA ITEM  
ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS**

*Deadline for Submission - Wednesday 9 a.m. – Thirteen Days Prior to BCC Meeting*

**12/2/2025**

**BCC MEETING DATE**

**TO:** Joy Andrews, County Administrator **DATE:** November 4, 2025

**FROM:** Lisa Brown, Development Review Manager **PHONE:** 904 209-0692

**SUBJECT OR TITLE:** Second Reading - Amendment to Impact Fee Ordinance

**AGENDA TYPE:** Business Item, Ordinance, Public Hearing

**BACKGROUND INFORMATION:**

This is the second and final public hearing to implement an updated Impact Fee Schedule and changes to the County Impact Fee Ordinance. The proposed ordinance is based upon an Impact Fee Update Study prepared by consultant, Benesch, originally presented to the Board of County Commissioners on January 21, 2025. Subsequent meetings included discussions that led to board direction on changes.

**1. IS FUNDING REQUIRED?**   No   **2. IF YES, INDICATE IF BUDGETED.**   No  

**IF FUNDING IS REQUIRED, MANDATORY OMB REVIEW IS REQUIRED:**

**INDICATE FUNDING SOURCE:**

**SUGGESTED MOTION/RECOMMENDATION/ACTION:**

Motion to enact Ordinance 2025-\_\_\_\_\_, amending St. Johns County Ordinance 2018-16, as amended; adopting updated impact fees in the categories of roads, public buildings, law enforcement, fire and rescue, parks and recreation, schools, and conservation and open space, based on the most recent and localized data.

**For Administration Use Only:**

**Legal: Kealey West 11/17/2025**

**OMB: LF 11/17/2025**

**Admin: Brad Bradley 11/17/2025**

ORDINANCE NO. 2025-\_\_\_\_\_

AN ORDINANCE OF ST. JOHNS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING ST. JOHNS COUNTY ORDINANCE 2018-16 REGARDING ST. JOHNS COUNTY CONSOLIDATED IMPACT FEE ORDINANCE; ACCEPTING AND ADOPTING THE ST. JOHNS COUNTY IMPACT FEE UPDATE STUDY; RENAMING THE ROAD IMPACT FEE AS THE MULTIMODAL TRANSPORTATION IMPACT FEE; RENAMING THE LAW ENFORCEMENT IMPACT FEE AS THE LAW ENFORCEMENT AND CORRECTIONAL FACILITIES IMPACT FEE; ELIMINATING INDEXING OF IMPACT FEES; ELIMINATING THE SUBSIDIZING OF NON-RESIDENTIAL IMPACT FEES; ADOPTING A REVISED IMPACT FEE SCHEDULE AND PROVIDING FOR PHASING; ESTABLISHING A NEW CONSERVATION AND OPEN SPACE IMPACT FEE WITH PHASED IMPLEMENTATION; PROVIDING A WAIVER OF NON-SCHOOL IMPACT FEES FOR AFFORDABLE HOUSING AS DEFINED IN SECTION 420.9071, FLORIDA STATUTES IN CERTAIN CIRCUMSTANCES; DELETING AND MODIFYING CERTAIN FINDINGS AND PROVISIONS BASED ON THE UPDATED STUDY; PROVIDING FOR INCLUSION IN THE LAND DEVELOPMENT CODE BY REFERENCE; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

**BE IT ORDAINED** by the Board of County Commissioners of St. Johns County, Florida that St. Johns County Ordinance No. 2018-16 as previously consolidated and amended, is hereby amended to read as follows:

Section 1. Legislative Intent, Purpose, and Findings. The Board of County Commissioners of St. Johns County finds, determines and declares that:

- A. The imposition of impact fees is one of the preferred and recommended forms of ensuring that new development bears a proportionate share of the cost of roads, parks, schools, conservation and open space, and public capital facilities necessitated by ~~the~~ new development.
- B. Impact fees have become a widespread and legally acceptable form of funding infrastructure needed for new growth in Florida.
- C. Chapter 163, Florida Statutes, encourages the use of impact fees as a tool of local government.

- D. The County adopts the “St. Johns County Impact Fee Update Study” dated October 7, 2025 prepared by Benesch Consulting, LLC, attached hereto as Exhibit A and incorporated herein by reference (“Update Study”) ~~“Technical Memorandum on the Methods of Updating Roads, Fire & Rescue, Public Buildings, Law Enforcement and Parks & Recreation Impact Fees” dated March 8, 2018, prepared by James C. Nicholas, Ph.D., and the Report entitled “Public Educational Impact Fee Update” dated February 22, 2018, prepared by James C Nicholas, Ph.D. as discussed, amended, and supplemented at public workshops and meetings of the Board of County Commissioners and School Board District, are~~ is accepted as the most recent and localized data that sets forth a reasonable methodology and analysis for the determination of the impact of new development on the need for, and costs of, additional roads, parks, conservation and open space, and public capital facilities in St. Johns County.
- E. The Report entitled “Public Educational Impact Fee Update” dated February 22, 2018, prepared by James C Nicholas, Ph.D., as discussed, amended, and supplemented at public workshops and meetings of the Board of County Commissioners and School Board District remains valid for School Impact Fees which are reflected in the Impact Fee Schedule adopted herein.
- ~~F.~~ FE. The calculation of impacts fees are based on the above Reports and represent a reasonable method of the amount of impact fees and is a valid, widely-accepted methodology used extensively in Florida and across the Country.
- ~~F.~~ This ordinance is enacted under the requirement that the calculation of the impact fee be based on the most recent and localized data and pursuant to the direction in Section 4 of Ordinance 2011-06 and Section 4 of Ordinance 2011-07.
- G. Within the Update Study the “Road Impact Fee” is renamed the “Multimodal Transportation Impact Fee” and the “Law Enforcement Impact Fee” is renamed the “Law Enforcement and Correctional Facilities Impact Fee”.
- ~~HG.~~ HG. The multimodal transportation road impact fee methodology and analysis in the Update Study ~~Exhibit C~~ is intended to be a conservative basises for estimating transportation traffic impacts and the resulting multimodal transportation road impact fees.
- ~~H.~~ Automatic indexing of impact fees is a reasonable method to achieve a more closely correlated connection between the actual costs necessitated by new development and the funds generated by impact fees over time.

- I. ~~In order to minimize necessary periodic increases in impact fees, the Board of County Commission finds that a review of the fee schedule should occur every five (5) years.~~
- J. ~~St. Johns County Comprehensive Plan Policy Objective A.1.21 provides that the County shall enhance the economic diversity and prosperity of its citizens through economic development opportunities, expansion, and diversification of the County's Tax Base.~~
- K. ~~Encouragement and recruitment of business and industries will enhance the County's economic base per Comprehensive Plan Policy A.1.21.1.~~
- L. ~~Retention and expansion of existing businesses and industries is an important component for the overall diversification of the economic base per Comprehensive Plan Policy A.21.2.~~
- M. ~~A reduction of the impact fee burden on small business by reducing costs for developing new structures and expanding existing structures furthers the Objectives and Policies in A.1.21.~~
- N. ~~A reduction of the impact fee burden on non-residential development promotes improvements on vacant or under developed commercial, office and industrial properties, which increases the taxable property values and ad valorem revenues on property that is not eligible for homestead exemption and is not subject to the 3% cap on taxable value increases due to the Save our Homes amendment.~~
- O. ~~Pursuant to Section 125.045, Florida Statutes (2017), the County may expend public funds to attract and retain business enterprises, and the use of public funds toward the achievement of such economic development goals constitutes a public purpose.~~
- P. ~~Section 125.045(2), Florida Statutes (2017), provides that economic development power of the county must be liberally construed in order to effectively carry out the purposes of this section.~~
- Q. ~~Pursuant to Section 125.045, Florida Statutes (2017), it is a public purpose to expend public funds for economic development activities, including, but not limited to developing or improving local infrastructure, issuing bonds to finance or refinance the cost of capital projects for industrial or manufacturing plants, leasing or conveying real property, and making grants to private enterprises for the~~

~~expansion of businesses expansion of businesses existing in the community or the attraction of new business to the community.~~

~~R. A reduction in impact fees for non-residential development and subsidy of that reduction by St. Johns County through applicable available non-ad valorem funds in the general fund serves a public purpose as provided in the above recitals.~~

~~S. A staggered increase from the existing non-School impact fees for residential and non-residential categories promotes stability and gradual expectations for the updated impact fees supported, by the Technical Memorandum in Exhibit "C".~~

~~T. Reduced impacts to Parks & Recreation is reasonably attributable to Hotels and Motels as provided in Part 8 of the Report.~~

~~U. St. Johns County finds that, consistent with long-standing practice, the cost of training and equipping additional sworn law enforcement and personnel based on new growth is a human capital cost that is not operational or maintenance related as provided in Section 5 by the Technical Memorandum in Exhibit "C".~~

~~IV. This ordinance is enacted under the general home rule power of local governments imposed under the sovereign power to provide certain services within its jurisdiction, regulate land use, and engage in comprehensive land use and capital improvement planning, and under the authority in Chapters 125 and 163, Florida Statutes.~~

~~W. It is the intent of the Board of County Commissioners that these impact fee ordinances, as previously amended, be compiled into one supplemental, enacted, and amending appendix to the St. Johns County Land Development Code.~~

## Section 2. Impact Fee Schedule.

~~A. On the Effective Date of this Ordinance, St. Johns County Ordinance 2018-16, as previously amended, is hereby amended and supplemented by modifying the fee schedule found in the Consolidated Impact Fee Ordinances and substituting the amounts due and payable for each category pursuant to the Impact Fee Schedule attached hereto as Exhibit A-1 and incorporated herein by reference. Initial Non-School Impact Fees imposed at 75% of maximum through December 31, 2018. On the Effective Date of this Ordinance, St. Johns County Ordinance 99-51, as previously amended, is hereby amended and supplemented by modifying the fee schedule found in the Consolidated Impact Fee Ordinances, of the St. Johns County~~

~~Land Development Code, and substituting the amounts due and payable for each category, pursuant to the impact fee schedule as described in the attached, and incorporated by reference, Exhibit "A-1."~~

- B. ~~A phased increase from the existing non-School impact fees for residential and non-residential categories promotes stability and gradual expectations. An increase to a current impact fee rate of not more than twenty-five percent (25%) of the current rate will be implemented in two equal annual increments and an increase which exceeds twenty-five percent (25%) but is not more than fifty (50%) of the current rate will be implemented in four equal annual increments pursuant to the Impact Fee Schedule. Subsidization of non-residential Impact Fees. The non-School impact fee amounts in Exhibit "A-1" are imposed at 75% of the maximum amount that may be assessed in Exhibit "C. The amounts provided in Exhibit "A-1" reflect a further fifteen percent (15%) reduction for non-residential Impact Fees." The further 15% reduction in non-residential Impact Fees shall be subsidized by St. Johns County from applicable available non-ad valorem funds in the general fund.~~
- C. ~~Non-School Impact Fees imposed at maximum beginning January 1, 2019. The amounts provided in Exhibit "A-2" shall be adjusted by the County Administrator based on the Annual Average Construction Cost Index using the methodology in Section 3, paragraph A and C, of this Ordinance. Beginning January 1, 2019, St. Johns County Ordinance 99-51, as previously amended, is hereby amended and supplemented by modifying the fee schedule found in the Consolidated Impact Fee Ordinances, of the St. Johns County Land Development Code, and substituting the amounts due and payable for each category, pursuant to the impact fee schedule as described in the attached, and incorporated by reference, Exhibit "A-2" as adjusted and indexed. Exhibit "A-2" as adjusted and indexed, replaces Exhibit "A-1" and the fee schedule in Exhibit "A-1" will no longer be in effect.~~
- D. ~~Subsidization of non-residential Impact Fees. The amounts provided in Exhibit "A-2", as adjusted and indexed, reflect a forty percent (40%) reduction for non-residential Impact Fees from the maximum that may be assessed in Exhibit "C". The amount reduced shall be subsidized by St. Johns County from applicable available non-ad valorem funds in the general fund.~~

Section 3. Conservation and Open Space Impact Fee. A Conservation and Open Space Impact Fee is hereby established to provide infrastructure as defined in section 163.31801(3)(a), Florida Statutes. The Conservation and Open Space Impact Fee shall be implemented in accordance with the Impact Fee Schedule and the Update Study.

Upon the Effective Date of this Ordinance, the Conservation and Open Space Impact Fee shall be set at fifty percent (50%) of the maximum recommended amount identified in the Impact Fee Update Study. The fee shall thereafter increase by twelve and one-half percent (12.5%) of the recommended amount annually for each of the next four (4) years, until the full recommended amount is reached. ~~Automatic Updating of Fees Based on Indexing. St. Johns County Ordinance 99-51, as previously amended, is hereby amended and supplemented by adding automatic indexing of the fee schedules hereinabove described in Section 2 of this Ordinance as follows:~~

- ~~A. Indexing of Initial Fee Schedule during Calendar Year 2018. The initial impact fee schedule (Exhibit "A-1") will not be adjusted and indexed. The County Administrator or his or her designee shall adjust the Impact Fee Schedule in Exhibit "A-2" based on the methodology in paragraph C of this section. All adjustments shall be based on the full unsubsidized maximum amount as provided in Exhibit "C". The initial adjustments to the impact fee schedule, Exhibit "A-2", shall be effective January 1, 2019 in accordance with Section 2, Paragraph C, of this Ordinance. Afterwards, the impact fee schedule shall be automatically updated and indexed pursuant to Paragraph B of this Section.~~
- ~~B. Indexing of Fee Schedule. Beginning January 1, 2019, the impact fee schedule, Exhibit "A-2", as previously adjusted and indexed, shall be adjusted by the County Administrator or his or her designee in June of each calendar year. Unless otherwise directed by the Board of County Commissioners, any adjustments to the impact fee schedule, made pursuant to this section, shall be effective on October 1st of each calendar year. All adjustments to the impact fees shall be based on the methodology described in paragraph C of this section. All adjustments shall be on the full unsubsidized maximum amount as provided in Exhibit "C", as previously adjusted and indexed.~~
- ~~C. Indexing methodology. The base for computing any adjustment shall be the Annual Average Construction Cost Index as published by the Engineering News-Record. For the purpose of this Section the initial index to be referenced is the Annual Average Construction Cost Index of the last year when the impact fees were updated with cost or demographic data.~~
- ~~D. If the index is changed so that the base year is different, the index shall be converted in accordance with the conversion factor published by the Engineering News-Record. If the index is discontinued or revised, such other government index or computation with which it is replaced shall be used in order to obtain substantially the same result as would be obtained if the index had not been discontinued or revised.~~

Section 4. Affordable Housing Impact Fee Waiver Review and Updating of Fees.

~~The County will provide a one hundred percent (100%) waiver of non-school impact fees for the development or construction of housing that is affordable, as defined in section 420.9071, Florida Statutes, when such housing is provided to income-qualified persons or households whose total annual household income does not exceed 50 percent (50%) of the area median income (AMI), adjusted for family size. The County will provide a fifty percent (50%) waiver of non-school impact fees for the development or construction of housing that is affordable, as defined in section 420.9071, Florida Statutes, when such housing is provided to income-qualified persons or households whose total annual household income is greater than 50 percent (50%) but does not exceed 80 percent (80%) of the area median income (AMI), adjusted for family size. In all cases, a thirty (30) year deed restriction shall be recorded over the property, restricting the housing to the affordability requirements stated herein. St. Johns County Ordinance 99-51, as previously amended is hereby amended and supplemented by modifying the periodic review of the impact fee schedule hereinabove described in Section 2 of this Ordinance and directs staff to prepare a report with suggested revisions for the Board of County Commission's consideration every five (5) years commencing from the effective date of this Ordinance.~~

Section 5. Administrative Guidelines and Procedures. ~~St. Johns County Ordinance 99-51, as previously amended is hereby amended and supplemented by modifying the Consolidated Impact Fee Ordinances and providing for an amended and readopted Impact Fees General Administrative Guidelines and Procedures, as described in the attached, and incorporated by reference, Exhibit "B."~~

- A. The Impact Fees General Administrative Guidelines and Procedures shall be set forth in the Development Review Manual. The County Administrator is hereby authorized to change or modify the Impact Fee Section of the Development Review Manual consistent with the standards and regulations contained in the Land Development Code, ~~and the Consolidated Impact Fee Ordinance, and the Update Study.~~
  
- B. The County shall provide for accounting and reporting of impact fee collections and expenditures and account for the revenues and expenditures of such impact fees in a separate accounting fund. The adoption of this Impact Fees General Administrative Guidelines and Procedures, and subsequent amendments, is merely to specify and formalize administration of the Consolidated Impact Fee Ordinances. It is hereby provided that if any section, subsection, sentence, clause, phrase, or provision of this Manual is held to be in conflict by the County Administrator with any language of the Consolidated Impact Fee Ordinances, Land Development Code or other St. Johns County Ordinance, such conflict shall be struck from the Manual

~~and the Consolidated Impact Fee Ordinances, Land Development Code or other St. Johns County Ordinance shall be controlling.~~

C. Administrative charges for the collection of impact fees shall be limited to actual costs.

~~Section 6. — Report as Most Recent and Localized Data. St. Johns County Ordinance 99-51, as previously amended is hereby amended and supplemented by modifying the Consolidated Impact Fee Ordinances and providing for an updated report "Technical Memorandum on the Methods of Updating Roads, Fire & Rescue, Public Buildings, Law Enforcement and Parks & Recreation Impact Fees", dated March 8, 2018, and "Public Educational Impact Fee Update" dated February 22, 2018, as described in the attached, and incorporated by reference, Exhibit "C".~~

Section ~~6~~7. Severance Clause. It is the intent of the Board of County Commissioners of St. Johns County, and is hereby provided, that if any section, subsection, sentence, clause, phrase, provision, or map of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining provisions of this Ordinance. Furthermore, it is the intent of the Board of County Commissioners of St. Johns County, and is hereby provided, that if this Ordinance is held to be invalid or unconstitutional, in whole or in part, by a court of competent jurisdiction, Ordinance No. 87-57 (Road Impact Fee Ordinance), as previously amended, No. 87-58 (Park Impact Fee Ordinance), as previously amended, No. 87-59 (Public Capital Facilities Impact Fee Ordinance), as previously amended, No. 87-60 (Educational Facilities Impact Fee Ordinance), as previously amended, shall each individually be severable from this Ordinance and such invalidity or unconstitutionality of all or part of this Ordinance shall not be construed as to render invalid or unconstitutional these individually enumerated ordinances, as amended, which ordinances shall continue to be valid and effective.

Section ~~7~~8. Inclusion and Codification into the Land Development Code. It is the intent of the St. Johns County Board of County Commissioners that the provisions of this Ordinance shall be ~~codified~~ incorporated into and made part of the St. Johns County Land Development Code, Ordinance No. 99-51, as previously amended, as Appendix H, and that the parts, sections, and attachments of this ordinance may be renumbered, reorganized, relettered, and appropriately incorporated into the Land Development Code in order to accomplish such intentions. It is the intent of the St. Johns County Board of County Commissioners that scrivener's and typographic errors which do not change the tone or tenor of this Ordinance may be corrected ~~during codification~~ and may be authorized by the County ~~Administrator~~ Administrator or designee, without public hearing or further Board action, by filing a corrected ~~or recodified~~ copy of the same with the Clerk of the Board.

Section ~~89~~. Ordinance to be Liberally Construed. This ordinance shall be liberally construed in order to carry out the purposes hereof which are deemed not to adversely affect public health, safety, or welfare.

Section ~~910~~. Modification. It is the intent of the Board of County Commissioners that the provisions of this ordinance may be modified as a result of considerations that may arise during public hearings. Such modifications shall be incorporated into the final version of the ordinance adopted by the board and filed with the Clerk to the Board.

Section ~~1011~~. Effective Date. This Ordinance shall take effect upon filing with the Secretary of State. Any new or increased impact fee shall go into effect 90 days from the effective date of this Ordinance. ~~upon a certified copy being filed with the Department of State of Florida. In addition and supplemental to the severance clause hereinabove provided for in Section 7 of this Ordinance, it is the intent of the Board of County Commissioners of St. Johns County, and is hereby provided, that Ordinance No. 87-57 (Road Impact Fee Ordinance), as previously amended, No. 87-58 (Park Impact Fee Ordinance), as previously amended, No. 87-59 (Public Capital Facilities Impact Fee Ordinance), as previously amended, and Ordinance No. 87-60 (Educational Facilities Impact Fee Ordinance), as previously amended shall each individually remain valid and effective until such time as this Ordinance becomes effective.~~

**PASSED AND ENACTED** by the Board of County Commissioners of St. Johns County, Florida, this \_\_\_\_ day of \_\_\_\_\_, 2025.

**BOARD OF COUNTY COMMISSIONERS OF  
ST. JOHNS COUNTY, FLORIDA**

By: \_\_\_\_\_  
Krista Joseph, Chair

ATTEST: Brandon J. Patty,  
Clerk of the Circuit Court and Comptroller

By: \_\_\_\_\_  
Deputy Clerk

**ORDINANCE NO. 2025-\_\_\_\_\_**

AN ORDINANCE OF ST. JOHNS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING ST. JOHNS COUNTY ORDINANCE 2018-16 REGARDING ST. JOHNS COUNTY CONSOLIDATED IMPACT FEE ORDINANCE; ACCEPTING AND ADOPTING THE ST. JOHNS COUNTY IMPACT FEE UPDATE STUDY; RENAMING THE ROAD IMPACT FEE AS THE MULTIMODAL TRANSPORTATION IMPACT FEE; RENAMING THE LAW ENFORCEMENT IMPACT FEE AS THE LAW ENFORCEMENT AND CORRECTIONAL FACILITIES IMPACT FEE; ELIMINATING INDEXING OF IMPACT FEES; ELIMINATING THE SUBSIDIZING OF NON-RESIDENTIAL IMPACT FEES; ADOPTING A REVISED IMPACT FEE SCHEDULE AND PROVIDING FOR PHASING; ESTABLISHING A NEW CONSERVATION AND OPEN SPACE IMPACT FEE WITH PHASED IMPLEMENTATION; PROVIDING A WAIVER OF NON-SCHOOL IMPACT FEES FOR AFFORDABLE HOUSING AS DEFINED IN SECTION 420.9071, FLORIDA STATUTES IN CERTAIN CIRCUMSTANCES; DELETING AND MODIFYING CERTAIN FINDINGS AND PROVISIONS BASED ON THE UPDATED STUDY; PROVIDING FOR INCLUSION IN THE LAND DEVELOPMENT CODE BY REFERENCE; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

**BE IT ORDAINED** by the Board of County Commissioners of St. Johns County, Florida that St. Johns County Ordinance No. 2018-16 as previously consolidated and amended, is hereby amended to read as follows:

Section 1. Legislative Intent, Purpose, and Findings. The Board of County Commissioners of St. Johns County finds, determines and declares that:

- A. The imposition of impact fees is one of the preferred and recommended forms of ensuring that new development bears a proportionate share of the cost of roads, parks, schools, conservation and open space, and public capital facilities necessitated by new development.
- B. Impact fees have become a widespread and legally acceptable form of funding infrastructure needed for new growth in Florida.
- C. Chapter 163, Florida Statutes, encourages the use of impact fees as a tool of local government.

- D. The County adopts the “St. Johns County Impact Fee Update Study” dated October 7, 2025, prepared by Benesch Consulting, LLC, attached hereto as Exhibit A and incorporated herein by reference (“Update Study”) as discussed, amended, and supplemented at public workshops and meetings of the Board of County Commissioners and is accepted as the most recent and localized data that sets forth a reasonable methodology and analysis for the determination of the impact of new development on the need for, and costs of, additional roads, parks, conservation and open space, and public capital facilities in St. Johns County.
- E. The Report entitled "Public Educational Impact Fee Update" dated February 22, 2018, prepared by James C Nicholas, Ph.D., as discussed, amended, and supplemented at public workshops and meetings of the Board of County Commissioners and School Board District remains valid for School Impact Fees which are reflected in the Impact Fee Schedule adopted herein.
- F. The calculation of impact fees are based on the above Reports and represent a reasonable method of the amount of impact fees and is a valid, widely-accepted methodology used extensively in Florida and across the Country.
- G. Within the Update Study the “Road Impact Fee” is renamed the “Multimodal Transportation Impact Fee” and the “Law Enforcement Impact Fee” is renamed the “Law Enforcement and Correctional Facilities Impact Fee”.
- H. The multimodal transportation impact fee methodology and analysis in the Update Study is intended to be a conservative basis for estimating transportation impacts and the resulting multimodal transportation impact fees.
- I. This ordinance is enacted under the general home rule power of local governments imposed under the sovereign power to provide certain services within its jurisdiction, regulate land use, and engage in comprehensive land use and capital improvement planning, and under the authority in Chapters 125 and 163, Florida Statutes.

Section 2. Impact Fee Schedule.

- A. On the Effective Date of this Ordinance, St. Johns County Ordinance 2018-16, as previously amended, is hereby amended and supplemented by modifying the fee schedule found in the Consolidated Impact Fee Ordinances and substituting the

amounts due and payable for each category pursuant to the Impact Fee Schedule attached hereto as Exhibit A-1 and incorporated herein by reference.

- B. A phased increase from the existing non-School impact fees for residential and non-residential categories promotes stability and gradual expectations. An increase to a current impact fee rate of not more than twenty-five percent (25%) of the current rate will be implemented in two equal annual increments and an increase which exceeds twenty-five percent (25%) but is not more than fifty percent (50%) of the current rate will be implemented in four equal annual increments pursuant to the Impact Fee Schedule.

Section 3. Conservation and Open Space Impact Fee. A Conservation and Open Space Impact Fee is hereby established to provide infrastructure as defined in section 163.31801(3)(a), Florida Statutes. The Conservation and Open Space Impact Fee shall be implemented in accordance with the Impact Fee Schedule and the Update Study.

Upon the Effective Date of this Ordinance, the Conservation and Open Space Impact Fee shall be set at fifty percent (50%) of the maximum recommended amount identified in the Impact Fee Update Study. The fee shall thereafter increase by twelve and one-half percent (12.5%) of the recommended amount annually for each of the next four (4) years, until the full recommended amount is reached.

Section 4. Affordable Housing Impact Fee Waiver. The County will provide a one hundred percent (100%) waiver of non-school impact fees for the development or construction of housing that is affordable, as defined in section 420.9071, Florida Statutes, when such housing is provided to income-qualified persons or households whose total annual household income does not exceed 50 percent (50%) of the area median income (AMI), adjusted for family size. The County will provide a fifty percent (50%) waiver of non-school impact fees for the development or construction of housing that is affordable, as defined in section 420.9071, Florida Statutes, when such housing is provided to income-qualified persons or households whose total annual household income is greater than 50 percent (50%) but does not exceed 80 percent (80%) of the area median income (AMI), adjusted for family size. In all cases, a thirty (30) year deed restriction shall be recorded over the property, restricting the housing to the affordability requirements stated herein.

Section 5. Administrative Guidelines and Procedures.

- A. The Impact Fees General Administrative Guidelines and Procedures shall be set forth in the Development Review Manual. The County Administrator is hereby authorized to change or modify the Impact Fee Section of the Development Review

Manual consistent with the standards and regulations contained in the Land Development Code, the Consolidated Impact Fee Ordinance, and the Update Study.

- B. The County shall provide for accounting and reporting of impact fee collections and expenditures and account for the revenues and expenditures of such impact fees in a separate accounting fund.
- C. Administrative charges for the collection of impact fees shall be limited to actual costs.

Section 6. Severance Clause. It is the intent of the Board of County Commissioners of St. Johns County, and is hereby provided, that if any section, subsection, sentence, clause, phrase, provision, or map of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining provisions of this Ordinance. Furthermore, it is the intent of the Board of County Commissioners of St. Johns County, and is hereby provided, that if this Ordinance is held to be invalid or unconstitutional, in whole or in part, by a court of competent jurisdiction, Ordinance No. 87-57 (Road Impact Fee Ordinance), as previously amended, No. 87-58 (Park Impact Fee Ordinance), as previously amended, No. 87-59 (Public Capital Facilities Impact Fee Ordinance), as previously amended, No. 87-60 (Educational Facilities Impact Fee Ordinance), as previously amended, shall each individually be severable from this Ordinance and such invalidity or unconstitutionality of all or part of this Ordinance shall not be construed as to render invalid or unconstitutional these individually enumerated ordinances, as amended, which ordinances shall continue to be valid and effective.

Section 7. Inclusion into the Land Development Code. It is the intent of the St. Johns County Board of County Commissioners that the provisions of this Ordinance shall be incorporated into and made part of the St. Johns County Land Development Code, Ordinance No. 99-51, as previously amended, as Appendix H, and that the parts, sections, and attachments of this ordinance may be renumbered, reorganized, relettered, and appropriately incorporated into the Land Development Code in order to accomplish such intentions. It is the intent of the St. Johns County Board of County Commissioners that scrivener and typographic errors which do not change the tone or tenor of this Ordinance may be corrected and may be authorized by the County Administrator, or designee, without public hearing or further Board action, by filing a corrected copy of the same with the Clerk of the Board.

Section 8. Ordinance to be Liberally Construed. This ordinance shall be liberally construed in order to carry out the purposes hereof which are deemed not to adversely affect public health, safety, or welfare.

Section 9. Modification. It is the intent of the Board of County Commissioners that the provisions of this ordinance may be modified as a result of considerations that may arise during public hearings. Such modifications shall be incorporated into the final version of the ordinance adopted by the Board and filed with the Clerk to the Board.

Section 10. Effective Date. This Ordinance shall take effect upon filing with the Secretary of State. Any new or increased impact fee shall go into effect 90 days from the effective date of this Ordinance.

**PASSED AND ENACTED** by the Board of County Commissioners of St. Johns County, Florida, this \_\_\_\_ day of \_\_\_\_\_, 2025.

**BOARD OF COUNTY COMMISSIONERS OF  
ST. JOHNS COUNTY, FLORIDA**

By: \_\_\_\_\_  
Krista Joseph, Chair

ATTEST: Brandon J. Patty,  
Clerk of the Circuit Court and Comptroller

By: \_\_\_\_\_  
Deputy Clerk

**St. Johns County  
Master Impact Fee Schedule**

ITE LUC	Land Use	Impact Unit	Phase I								TOTAL
			Roads	Schools	Public Bldgs	Fire Rescue	Law & Jail	Parks	Consv.		
<b>RESIDENTIAL:</b>											
210/215/ 220/221/ 222/240	Under 800 sq ft	du	\$2,645	\$1,847	\$621	\$192	\$297	\$1,157	\$148	\$6,907	
	801 to 1,250 sq ft	du	\$6,782	\$3,379	\$723	\$419	\$347	\$1,302	\$163	\$13,115	
	1,251 to 1,800 sq ft	du	\$9,428	\$4,883	\$777	\$606	\$363	\$1,517	\$237	\$17,811	
	1,801 to 2,500 sq ft	du	\$12,015	\$6,082	\$968	\$764	\$452	\$1,906	\$303	\$22,490	
	2,501 to 3,750 sq ft	du	\$13,685	\$8,532	\$1,126	\$992	\$525	\$2,268	\$386	\$27,514	
	3,750 to 5,000 sq ft	du	\$15,848	\$8,901	\$1,306	\$1,145	\$609	\$2,628	\$446	\$30,883	
	5,001 sq ft and over	du	\$16,880	\$9,049	\$1,378	\$1,235	\$644	\$2,774	\$481	\$32,441	
251	Senior Adult Housing - Single Family	du	\$3,813	-	\$634	\$192	\$297	\$1,214	\$182	\$6,332	
252	Senior Adult Housing - Multi-Family	du	\$2,587	-	\$634	\$192	\$297	\$1,214	\$182	\$5,106	
<b>TRANSIENT, ASSISTED GROUP:</b>											
253	Congregate Care Facility	du	\$1,066	-	\$634	\$192	\$297	-	-	\$2,189	
254	Assisted Living Facility	bed	\$1,096	-	\$59	\$4	\$28	-	-	\$1,187	
320	Hotel/Motel	room	\$2,086	-	\$754	\$91	\$352	\$379	\$265	\$3,927	
620	Nursing Home	1,000 sf	\$2,560	-	\$151	\$13	\$70	-	-	\$2,794	
<b>RECREATIONAL:</b>											
411	Public Park	acre	\$630	-	\$38	\$9	\$20	-	-	\$697	
416	Campground/RV Park	site	\$1,303	-	\$425	\$127	\$222	-	-	\$2,077	
420	Marina	berth	\$1,058	-	\$113	\$15	\$59	-	-	\$1,245	
492	Health/Fitness Club	1,000 sf	\$12,970	-	\$1,136	\$101	\$531	-	-	\$14,738	
<b>INSTITUTIONS:</b>											
520	Elementary School (Private)	1,000 sf	\$3,386	-	\$749	\$72	\$371	-	-	\$4,578	
522	Middle School (Private)	1,000 sf	\$3,386	-	\$758	\$72	\$354	-	-	\$4,570	
525	High School (Private)	1,000 sf	\$2,989	-	\$567	\$65	\$296	-	-	\$3,917	
540	College (Private)	1,000 sf	\$4,696	-	\$694	\$61	\$327	-	-	\$5,778	
<b>MEDICAL:</b>											
610	Hospital	1,000 sf	\$4,428	-	\$1,247	\$193	\$651	-	-	\$6,519	
630	Walk-In Clinic	1,000 sf	\$4,428	-	\$1,360	\$193	\$710	-	-	\$6,691	
650	Free-Standing Emergency Room	1,000 sf	\$4,428	-	\$1,559	\$193	\$814	-	-	\$6,994	
<b>OFFICE:</b>											
710	Office	1,000 sf	\$5,393	-	\$633	\$242	\$331	-	-	\$6,599	
720	Medical Office/Clinic 10,000 sq ft or less	1,000 sf	\$15,654	-	\$935	\$162	\$488	-	-	\$17,239	
	Medical Office/Clinic greater than 10,000 sq ft	1,000 sf	\$15,654	-	\$1,304	\$162	\$681	-	-	\$17,801	
<b>RETAIL:</b>											
817	Nursery (Garden Center)	1,000 sf	\$7,139	-	\$1,705	\$151	\$796	-	-	\$9,791	
822	Retail 40,000 sfgla or less	1,000 sfgla	\$6,784	-	\$1,861	\$265	\$972	-	-	\$9,882	
821	Retail 40,001 to 150,000 sfgla	1,000 sfgla	\$7,391	-	\$2,431	\$237	\$1,204	-	-	\$11,263	
820	Retail greater than 150,000 sfgla	1,000 sfgla	\$10,148	-	\$1,632	\$151	\$759	-	-	\$12,690	
880/881	Pharmacy/Drug Store with or w/o Drive-Thru	1,000 sf	\$8,629	-	\$1,068	\$95	\$499	-	-	\$10,291	
<b>SERVICES:</b>											
912	Bank/Financial Institution	1,000 sf	\$19,331	-	\$984	\$88	\$459	-	-	\$20,862	
930	Fast Casual Restaurant	1,000 sf	\$26,211	-	\$2,300	\$205	\$1,074	-	-	\$29,790	
931	Fine Dining Restaurant	1,000 sf	\$26,211	-	\$2,300	\$205	\$1,074	-	-	\$29,790	
932	High-Turnover (Sit-Down) Restaurant	1,000 sf	\$26,211	-	\$2,300	\$205	\$1,074	-	-	\$29,790	
933	Fast Food Restaurant without Drive-Thru	1,000 sf	\$26,211	-	\$2,300	\$205	\$1,074	-	-	\$29,790	
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	\$26,211	-	\$2,300	\$205	\$1,074	-	-	\$29,790	
944	Gas Station w/Convenience Store <2,000 sq ft	fuel pos.	\$7,248	-	\$1,232	\$122	\$610	-	-	\$9,212	
945	Gas Station w/Convenience Store 2,000 sq ft or more	fuel pos.	\$7,248	-	\$1,298	\$122	\$627	-	-	\$9,295	
<b>INDUSTRIAL:</b>											
110	General Light Industrial	1,000 sf	\$3,078	-	\$255	\$33	\$133	-	-	\$3,499	
150	Warehousing	1,000 sf	\$1,120	-	\$85	\$21	\$44	-	-	\$1,270	
151	Mini-Warehouse	1,000 sf	\$774	-	\$28	\$3	\$15	-	-	\$820	
n/a	Borrow Pit	1,000 cy	\$21	-	-	-	-	-	-	\$21	

\* Affordable Housing waiver available in certain circumstances as defined in section 420.9071, Florida Statutes

**St. Johns County  
Master Impact Fee Schedule**

ITE LUC	Land Use	Impact Unit	Phase II							TOTAL
			Roads	Schools	Public Bldgs	Fire Rescue	Law & Jail	Parks	Consv.	
<b>RESIDENTIAL:</b>										
210/215/ 220/221/ 222/240	Under 800 sq ft	du	\$2,645	\$1,847	\$679	\$214	\$330	\$1,180	\$184	\$7,079
	801 to 1,250 sq ft	du	\$6,782	\$3,379	\$775	\$419	\$382	\$1,302	\$203	\$13,242
	1,251 to 1,800 sq ft	du	\$10,168	\$4,883	\$864	\$608	\$404	\$1,642	\$296	\$18,865
	1,801 to 2,500 sq ft	du	\$13,206	\$6,082	\$1,076	\$780	\$503	\$2,080	\$379	\$24,106
	2,501 to 3,750 sq ft	du	\$14,780	\$8,532	\$1,251	\$992	\$584	\$2,520	\$483	\$29,142
	3,750 to 5,000 sq ft	du	\$17,109	\$8,901	\$1,451	\$1,145	\$678	\$2,920	\$558	\$32,762
5,001 sq ft and over	du	\$18,359	\$9,049	\$1,531	\$1,235	\$716	\$3,083	\$601	\$34,574	
251	Senior Adult Housing - Single Family	du	\$3,813	-	\$705	\$214	\$330	\$1,294	\$227	\$6,583
252	Senior Adult Housing - Multi-Family	du	\$2,587	-	\$705	\$214	\$330	\$1,294	\$227	\$5,357
<b>TRANSIENT, ASSISTED GROUP:</b>										
253	Congregate Care Facility	du	\$1,066	-	\$705	\$214	\$330	-	-	\$2,315
254	Assisted Living Facility	bed	\$1,219	-	\$66	\$5	\$31	-	-	\$1,321
320	Hotel/Motel	room	\$2,086	-	\$839	\$101	\$391	\$421	\$331	\$4,169
620	Nursing Home	1,000 sf	\$2,823	-	\$169	\$15	\$79	-	-	\$3,086
<b>RECREATIONAL:</b>										
411	Public Park	acre	\$630	-	\$38	\$10	\$20	-	-	\$698
416	Campground/RV Park	site	\$1,303	-	\$425	\$141	\$222	-	-	\$2,091
420	Marina	berth	\$1,176	-	\$113	\$18	\$59	-	-	\$1,366
492	Health/Fitness Club	1,000 sf	\$14,411	-	\$1,263	\$113	\$590	-	-	\$16,377
<b>INSTITUTIONS:</b>										
520	Elementary School (Private)	1,000 sf	\$3,763	-	\$784	\$80	\$409	-	-	\$5,036
522	Middle School (Private)	1,000 sf	\$3,763	-	\$803	\$80	\$376	-	-	\$5,022
525	High School (Private)	1,000 sf	\$3,321	-	\$567	\$73	\$296	-	-	\$4,257
540	College (Private)	1,000 sf	\$5,219	-	\$766	\$69	\$364	-	-	\$6,418
<b>MEDICAL:</b>										
610	Hospital	1,000 sf	\$4,920	-	\$1,247	\$215	\$651	-	-	\$7,033
630	Walk-In Clinic	1,000 sf	\$4,920	-	\$1,360	\$215	\$710	-	-	\$7,205
650	Free-Standing Emergency Room	1,000 sf	\$4,920	-	\$1,559	\$215	\$814	-	-	\$7,508
<b>OFFICE:</b>										
710	Office	1,000 sf	\$5,993	-	\$633	\$263	\$331	-	-	\$7,220
720	Medical Office/Clinic 10,000 sq ft or less	1,000 sf	\$17,394	-	\$935	\$180	\$488	-	-	\$18,997
	Medical Office/Clinic greater than 10,000 sq ft	1,000 sf	\$17,394	-	\$1,304	\$180	\$681	-	-	\$19,559
<b>RETAIL:</b>										
817	Nursery (Garden Center)	1,000 sf	\$7,708	-	\$1,895	\$169	\$885	-	-	\$10,657
822	Retail 40,000 sf gla or less	1,000 sf gla	\$6,999	-	\$1,861	\$295	\$972	-	-	\$10,127
821	Retail 40,001 to 150,000 sf gla	1,000 sf gla	\$8,213	-	\$2,503	\$264	\$1,307	-	-	\$12,287
820	Retail greater than 150,000 sf gla	1,000 sf gla	\$11,276	-	\$1,748	\$169	\$811	-	-	\$14,004
880/881	Pharmacy/Drug Store with or w/o Drive-Thru	1,000 sf	\$9,589	-	\$1,188	\$106	\$555	-	-	\$11,438
<b>SERVICES:</b>										
912	Bank/Financial Institution	1,000 sf	\$21,433	-	\$1,094	\$99	\$510	-	-	\$23,136
930	Fast Casual Restaurant	1,000 sf	\$29,124	-	\$2,556	\$229	\$1,194	-	-	\$33,103
931	Fine Dining Restaurant	1,000 sf	\$29,124	-	\$2,556	\$229	\$1,194	-	-	\$33,103
932	High-Turnover (Sit-Down) Restaurant	1,000 sf	\$29,124	-	\$2,556	\$229	\$1,194	-	-	\$33,103
933	Fast Food Restaurant without Drive-Thru	1,000 sf	\$29,124	-	\$2,556	\$229	\$1,194	-	-	\$33,103
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	\$29,124	-	\$2,556	\$229	\$1,194	-	-	\$33,103
944	Gas Station w/Convenience Store <2,000 sq ft	fuel pos.	\$8,054	-	\$1,247	\$136	\$651	-	-	\$10,088
945	Gas Station w/Convenience Store 2,000 sq ft or more	fuel pos.	\$8,054	-	\$1,379	\$136	\$687	-	-	\$10,256
<b>INDUSTRIAL:</b>										
110	General Light Industrial	1,000 sf	\$3,201	-	\$255	\$38	\$133	-	-	\$3,627
150	Warehousing	1,000 sf	\$1,205	-	\$85	\$24	\$44	-	-	\$1,358
151	Mini-Warehouse	1,000 sf	\$774	-	\$28	\$4	\$15	-	-	\$821
n/a	Borrow Pit	1,000 cy	\$21	-	-	-	-	-	-	\$21

\* Affordable Housing waiver available in certain circumstances as defined in section 420.9071, Florida Statutes

**St. Johns County  
Master Impact Fee Schedule**

ITE LUC	Land Use	Impact Unit	Phase III							TOTAL
			Roads	Schools	Public Bldgs	Fire Rescue	Law & Jail	Parks	Consv.	
<b>RESIDENTIAL:</b>										
210/215/ 220/221/ 222/240	Under 800 sq ft	du	\$2,645	\$1,847	\$737	\$235	\$363	\$1,180	\$221	\$7,228
	801 to 1,250 sq ft	du	\$6,782	\$3,379	\$827	\$419	\$416	\$1,302	\$244	\$13,369
	1,251 to 1,800 sq ft	du	\$10,168	\$4,883	\$950	\$608	\$444	\$1,767	\$355	\$19,175
	1,801 to 2,500 sq ft	du	\$13,206	\$6,082	\$1,184	\$780	\$553	\$2,253	\$455	\$24,513
	2,501 to 3,750 sq ft	du	\$15,873	\$8,532	\$1,376	\$992	\$642	\$2,772	\$579	\$30,766
	3,750 to 5,000 sq ft	du	\$18,370	\$8,901	\$1,596	\$1,145	\$745	\$3,212	\$669	\$34,638
	5,001 sq ft and over	du	\$19,837	\$9,049	\$1,684	\$1,235	\$788	\$3,391	\$722	\$36,706
251	Senior Adult Housing - Single Family	du	\$3,813	-	\$776	\$235	\$363	\$1,373	\$272	\$6,832
252	Senior Adult Housing - Multi-Family	du	\$2,587	-	\$776	\$235	\$363	\$1,373	\$272	\$5,606
<b>TRANSIENT, ASSISTED GROUP:</b>										
253	Congregate Care Facility	du	\$1,066	-	\$776	\$235	\$363	-	-	\$2,440
254	Assisted Living Facility	bed	\$1,340	-	\$73	\$6	\$34	-	-	\$1,453
320	Hotel/Motel	room	\$2,086	-	\$922	\$111	\$430	\$463	\$397	\$4,409
620	Nursing Home	1,000 sf	\$2,823	-	\$185	\$17	\$86	-	-	\$3,111
<b>RECREATIONAL:</b>										
411	Public Park	acre	\$630	-	\$38	\$11	\$20	-	-	\$699
416	Campground/RV Park	site	\$1,303	-	\$425	\$155	\$222	-	-	\$2,105
420	Marina	berth	\$1,294	-	\$113	\$19	\$59	-	-	\$1,485
492	Health/Fitness Club	1,000 sf	\$15,852	-	\$1,389	\$124	\$649	-	-	\$18,014
<b>INSTITUTIONS:</b>										
520	Elementary School (Private)	1,000 sf	\$4,139	-	\$784	\$88	\$409	-	-	\$5,420
522	Middle School (Private)	1,000 sf	\$4,139	-	\$803	\$88	\$398	-	-	\$5,428
525	High School (Private)	1,000 sf	\$3,653	-	\$567	\$80	\$296	-	-	\$4,596
540	College (Private)	1,000 sf	\$5,740	-	\$836	\$75	\$400	-	-	\$7,051
<b>MEDICAL:</b>										
610	Hospital	1,000 sf	\$5,412	-	\$1,247	\$237	\$651	-	-	\$7,547
630	Walk-In Clinic	1,000 sf	\$5,412	-	\$1,360	\$237	\$710	-	-	\$7,719
650	Free-Standing Emergency Room	1,000 sf	\$5,412	-	\$1,559	\$237	\$814	-	-	\$8,022
<b>OFFICE:</b>										
710	Office	1,000 sf	\$6,592	-	\$633	\$284	\$331	-	-	\$7,840
720	Medical Office/Clinic 10,000 sq ft or less	1,000 sf	\$19,133	-	\$935	\$198	\$488	-	-	\$20,754
	Medical Office/Clinic greater than 10,000 sq ft	1,000 sf	\$19,133	-	\$1,304	\$198	\$681	-	-	\$21,316
<b>RETAIL:</b>										
817	Nursery (Garden Center)	1,000 sf	\$8,277	-	\$2,085	\$185	\$974	-	-	\$11,521
822	Retail 40,000 sf gla or less	1,000 sf gla	\$6,999	-	\$1,861	\$325	\$972	-	-	\$10,157
821	Retail 40,001 to 150,000 sf gla	1,000 sf gla	\$9,034	-	\$2,503	\$290	\$1,307	-	-	\$13,134
820	Retail greater than 150,000 sf gla	1,000 sf gla	\$12,404	-	\$1,748	\$185	\$862	-	-	\$15,199
880/881	Pharmacy/Drug Store with or w/o Drive-Thru	1,000 sf	\$10,547	-	\$1,306	\$117	\$611	-	-	\$12,581
<b>SERVICES:</b>										
912	Bank/Financial Institution	1,000 sf	\$21,433	-	\$1,203	\$108	\$561	-	-	\$23,305
930	Fast Casual Restaurant	1,000 sf	\$32,036	-	\$2,812	\$251	\$1,313	-	-	\$36,412
931	Fine Dining Restaurant	1,000 sf	\$32,036	-	\$2,812	\$251	\$1,313	-	-	\$36,412
932	High-Turnover (Sit-Down) Restaurant	1,000 sf	\$32,036	-	\$2,812	\$251	\$1,313	-	-	\$36,412
933	Fast Food Restaurant without Drive-Thru	1,000 sf	\$32,036	-	\$2,812	\$251	\$1,313	-	-	\$36,412
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	\$32,036	-	\$2,812	\$251	\$1,313	-	-	\$36,412
944	Gas Station w/Convenience Store <2,000 sq ft	fuel pos.	\$8,859	-	\$1,247	\$150	\$651	-	-	\$10,907
945	Gas Station w/Convenience Store 2,000 sq ft or more	fuel pos.	\$8,859	-	\$1,460	\$150	\$745	-	-	\$11,214
<b>INDUSTRIAL:</b>										
110	General Light Industrial	1,000 sf	\$3,201	-	\$255	\$41	\$133	-	-	\$3,630
150	Warehousing	1,000 sf	\$1,290	-	\$85	\$26	\$44	-	-	\$1,445
151	Mini-Warehouse	1,000 sf	\$774	-	\$28	\$4	\$15	-	-	\$821
n/a	Borrow Pit	1,000 cy	\$21	-	-	-	-	-	-	\$21

\* Affordable Housing waiver available in certain circumstances as defined in section 420.9071, Florida Statutes

**St. Johns County  
Master Impact Fee Schedule**

ITE LUC	Land Use	Impact Unit	Phase IV							TOTAL
			Roads	Schools	Public Bldgs	Fire Rescue	Law & Jail	Parks	Consv.	
<b>RESIDENTIAL:</b>										
210/215/ 220/221/ 222/240	Under 800 sq ft	du	\$2,645	\$1,847	\$794	\$256	\$396	\$1,180	\$258	<b>\$7,376</b>
	801 to 1,250 sq ft	du	\$6,782	\$3,379	\$879	\$419	\$450	\$1,302	\$284	<b>\$13,495</b>
	1,251 to 1,800 sq ft	du	\$10,168	\$4,883	\$1,036	\$608	\$484	\$1,892	\$414	<b>\$19,485</b>
	1,801 to 2,500 sq ft	du	\$13,206	\$6,082	\$1,291	\$780	\$603	\$2,426	\$530	<b>\$24,918</b>
	2,501 to 3,750 sq ft	du	\$16,967	\$8,532	\$1,501	\$992	\$700	\$3,024	\$676	<b>\$32,392</b>
	3,750 to 5,000 sq ft	du	\$19,630	\$8,901	\$1,741	\$1,145	\$813	\$3,504	\$781	<b>\$36,515</b>
	5,001 sq ft and over	du	\$21,315	\$9,049	\$1,837	\$1,235	\$859	\$3,699	\$842	<b>\$38,836</b>
251	Senior Adult Housing - Single Family	du	\$3,813	-	\$846	\$256	\$396	\$1,452	\$318	<b>\$7,081</b>
252	Senior Adult Housing - Multi-Family	du	\$2,587	-	\$846	\$256	\$396	\$1,452	\$318	<b>\$5,855</b>
<b>TRANSIENT, ASSISTED GROUP:</b>										
253	Congregate Care Facility	du	\$1,066	-	\$846	\$256	\$396	-	-	<b>\$2,564</b>
254	Assisted Living Facility	bed	\$1,462	-	\$79	\$6	\$37	-	-	<b>\$1,584</b>
320	Hotel/Motel	room	\$2,086	-	\$1,006	\$121	\$469	\$505	\$463	<b>\$4,650</b>
620	Nursing Home	1,000 sf	\$2,823	-	\$202	\$18	\$94	-	-	<b>\$3,137</b>
<b>RECREATIONAL:</b>										
411	Public Park	acre	\$630	-	\$38	\$12	\$20	-	-	<b>\$700</b>
416	Campground/RV Park	site	\$1,303	-	\$425	\$169	\$222	-	-	<b>\$2,119</b>
420	Marina	berth	\$1,411	-	\$113	\$21	\$59	-	-	<b>\$1,604</b>
492	Health/Fitness Club	1,000 sf	\$17,293	-	\$1,515	\$135	\$708	-	-	<b>\$19,651</b>
<b>INSTITUTIONS:</b>										
520	Elementary School (Private)	1,000 sf	\$4,515	-	\$784	\$96	\$409	-	-	<b>\$5,804</b>
522	Middle School (Private)	1,000 sf	\$4,515	-	\$803	\$96	\$419	-	-	<b>\$5,833</b>
525	High School (Private)	1,000 sf	\$3,985	-	\$567	\$87	\$296	-	-	<b>\$4,935</b>
540	College (Private)	1,000 sf	\$6,262	-	\$907	\$82	\$436	-	-	<b>\$7,687</b>
<b>MEDICAL:</b>										
610	Hospital	1,000 sf	\$5,904	-	\$1,247	\$258	\$651	-	-	<b>\$8,060</b>
630	Walk-In Clinic	1,000 sf	\$5,904	-	\$1,360	\$258	\$710	-	-	<b>\$8,232</b>
650	Free-Standing Emergency Room	1,000 sf	\$5,904	-	\$1,559	\$258	\$814	-	-	<b>\$8,535</b>
<b>OFFICE:</b>										
710	Office	1,000 sf	\$7,191	-	\$633	\$305	\$331	-	-	<b>\$8,460</b>
720	Medical Office/Clinic 10,000 sq ft or less	1,000 sf	\$20,872	-	\$935	\$216	\$488	-	-	<b>\$22,511</b>
	Medical Office/Clinic greater than 10,000 sq ft	1,000 sf	\$20,872	-	\$1,304	\$216	\$681	-	-	<b>\$23,073</b>
<b>RETAIL:</b>										
817	Nursery (Garden Center)	1,000 sf	\$8,846	-	\$2,274	\$202	\$1,062	-	-	<b>\$12,384</b>
822	Retail 40,000 sfgla or less	1,000 sfgla	\$6,999	-	\$1,861	\$354	\$972	-	-	<b>\$10,186</b>
821	Retail 40,001 to 150,000 sfgla	1,000 sfgla	\$9,855	-	\$2,503	\$316	\$1,307	-	-	<b>\$13,981</b>
820	Retail greater than 150,000 sfgla	1,000 sfgla	\$13,531	-	\$1,748	\$202	\$913	-	-	<b>\$16,394</b>
880/881	Pharmacy/Drug Store with or w/o Drive-Thru	1,000 sf	\$11,506	-	\$1,425	\$127	\$666	-	-	<b>\$13,724</b>
<b>SERVICES:</b>										
912	Bank/Financial Institution	1,000 sf	\$21,433	-	\$1,312	\$118	\$612	-	-	<b>\$23,475</b>
930	Fast Casual Restaurant	1,000 sf	\$34,948	-	\$3,067	\$274	\$1,432	-	-	<b>\$39,721</b>
931	Fine Dining Restaurant	1,000 sf	\$34,948	-	\$3,067	\$274	\$1,432	-	-	<b>\$39,721</b>
932	High-Turnover (Sit-Down) Restaurant	1,000 sf	\$34,948	-	\$3,067	\$274	\$1,432	-	-	<b>\$39,721</b>
933	Fast Food Restaurant without Drive-Thru	1,000 sf	\$34,948	-	\$3,067	\$274	\$1,432	-	-	<b>\$39,721</b>
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	\$34,948	-	\$3,067	\$274	\$1,432	-	-	<b>\$39,721</b>
944	Gas Station w/Convenience Store <2,000 sq ft	fuel pos.	\$9,664	-	\$1,247	\$163	\$651	-	-	<b>\$11,725</b>
945	Gas Station w/Convenience Store 2,000 sq ft or more	fuel pos.	\$9,664	-	\$1,540	\$163	\$804	-	-	<b>\$12,171</b>
<b>INDUSTRIAL:</b>										
110	General Light Industrial	1,000 sf	\$3,201	-	\$255	\$45	\$133	-	-	<b>\$3,634</b>
150	Warehousing	1,000 sf	\$1,374	-	\$85	\$28	\$44	-	-	<b>\$1,531</b>
151	Mini-Warehouse	1,000 sf	\$774	-	\$28	\$4	\$15	-	-	<b>\$821</b>
n/a	Borrow Pit	1,000 cy	\$21	-	-	-	-	-	-	<b>\$21</b>

\* Affordable Housing waiver available in certain circumstances as defined in section 420.9071, Florida Statutes

**St. Johns County  
Master Impact Fee Schedule**

ITE LUC	Land Use	Impact Unit	Phase V								TOTAL
			Roads	Schools	Public Bldgs	Fire Rescue	Law & Jail	Parks	Consv.		
<b>RESIDENTIAL:</b>											
210/215/ 220/221/ 222/240	Under 800 sq ft	du	\$2,645	\$1,847	\$794	\$256	\$396	\$1,180	\$295	\$7,413	
	801 to 1,250 sq ft	du	\$6,782	\$3,379	\$879	\$419	\$450	\$1,302	\$325	\$13,536	
	1,251 to 1,800 sq ft	du	\$10,168	\$4,883	\$1,036	\$608	\$484	\$1,892	\$473	\$19,544	
	1,801 to 2,500 sq ft	du	\$13,206	\$6,082	\$1,291	\$780	\$603	\$2,426	\$606	\$24,994	
	2,501 to 3,750 sq ft	du	\$16,967	\$8,532	\$1,501	\$992	\$700	\$3,024	\$772	\$32,488	
	3,750 to 5,000 sq ft	du	\$19,630	\$8,901	\$1,741	\$1,145	\$813	\$3,504	\$892	\$36,626	
	5,001 sq ft and over	du	\$21,315	\$9,049	\$1,837	\$1,235	\$859	\$3,699	\$962	\$38,956	
251	Senior Adult Housing - Single Family	du	\$3,813	-	\$846	\$256	\$396	\$1,452	\$363	\$7,126	
252	Senior Adult Housing - Multi-Family	du	\$2,587	-	\$846	\$256	\$396	\$1,452	\$363	\$5,900	
<b>TRANSIENT, ASSISTED GROUP:</b>											
253	Congregate Care Facility	du	\$1,066	-	\$846	\$256	\$396	-	-	\$2,564	
254	Assisted Living Facility	bed	\$1,462	-	\$79	\$6	\$37	-	-	\$1,584	
320	Hotel/Motel	room	\$2,086	-	\$1,006	\$121	\$469	\$505	\$529	\$4,716	
620	Nursing Home	1,000 sf	\$2,823	-	\$202	\$18	\$94	-	-	\$3,137	
<b>RECREATIONAL:</b>											
411	Public Park	acre	\$630	-	\$38	\$12	\$20	-	-	\$700	
416	Campground/RV Park	site	\$1,303	-	\$425	\$169	\$222	-	-	\$2,119	
420	Marina	berth	\$1,411	-	\$113	\$21	\$59	-	-	\$1,604	
492	Health/Fitness Club	1,000 sf	\$17,293	-	\$1,515	\$135	\$708	-	-	\$19,651	
<b>INSTITUTIONS:</b>											
520	Elementary School (Private)	1,000 sf	\$4,515	-	\$784	\$96	\$409	-	-	\$5,804	
522	Middle School (Private)	1,000 sf	\$4,515	-	\$803	\$96	\$419	-	-	\$5,833	
525	High School (Private)	1,000 sf	\$3,985	-	\$567	\$87	\$296	-	-	\$4,935	
540	College (Private)	1,000 sf	\$6,262	-	\$907	\$82	\$436	-	-	\$7,687	
<b>MEDICAL:</b>											
610	Hospital	1,000 sf	\$5,904	-	\$1,247	\$258	\$651	-	-	\$8,060	
630	Walk-In Clinic	1,000 sf	\$5,904	-	\$1,360	\$258	\$710	-	-	\$8,232	
650	Free-Standing Emergency Room	1,000 sf	\$5,904	-	\$1,559	\$258	\$814	-	-	\$8,535	
<b>OFFICE:</b>											
710	Office	1,000 sf	\$7,191	-	\$633	\$305	\$331	-	-	\$8,460	
720	Medical Office/Clinic 10,000 sq ft or less	1,000 sf	\$20,872	-	\$935	\$216	\$488	-	-	\$22,511	
	Medical Office/Clinic greater than 10,000 sq ft	1,000 sf	\$20,872	-	\$1,304	\$216	\$681	-	-	\$23,073	
<b>RETAIL:</b>											
817	Nursery (Garden Center)	1,000 sf	\$8,846	-	\$2,274	\$202	\$1,062	-	-	\$12,384	
822	Retail 40,000 sf gla or less	1,000 sf gla	\$6,999	-	\$1,861	\$354	\$972	-	-	\$10,186	
821	Retail 40,001 to 150,000 sf gla	1,000 sf gla	\$9,855	-	\$2,503	\$316	\$1,307	-	-	\$13,981	
820	Retail greater than 150,000 sf gla	1,000 sf gla	\$13,531	-	\$1,748	\$202	\$913	-	-	\$16,394	
880/881	Pharmacy/Drug Store with or w/o Drive-Thru	1,000 sf	\$11,506	-	\$1,425	\$127	\$666	-	-	\$13,724	
<b>SERVICES:</b>											
912	Bank/Financial Institution	1,000 sf	\$21,433	-	\$1,312	\$118	\$612	-	-	\$23,475	
930	Fast Casual Restaurant	1,000 sf	\$34,948	-	\$3,067	\$274	\$1,432	-	-	\$39,721	
931	Fine Dining Restaurant	1,000 sf	\$34,948	-	\$3,067	\$274	\$1,432	-	-	\$39,721	
932	High-Turnover (Sit-Down) Restaurant	1,000 sf	\$34,948	-	\$3,067	\$274	\$1,432	-	-	\$39,721	
933	Fast Food Restaurant without Drive-Thru	1,000 sf	\$34,948	-	\$3,067	\$274	\$1,432	-	-	\$39,721	
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	\$34,948	-	\$3,067	\$274	\$1,432	-	-	\$39,721	
944	Gas Station w/Convenience Store <2,000 sq ft	fuel pos.	\$9,664	-	\$1,247	\$163	\$651	-	-	\$11,725	
945	Gas Station w/Convenience Store 2,000 sq ft or more	fuel pos.	\$9,664	-	\$1,540	\$163	\$804	-	-	\$12,171	
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n/a	Borrow Pit	1,000 cy	\$21	-	-	-	-	-	-	\$21	

\* Affordable Housing waiver available in certain circumstances as defined in section 420.9071, Florida Statutes

# LOCALiQ

FLORIDA

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## AFFIDAVIT OF PUBLICATION

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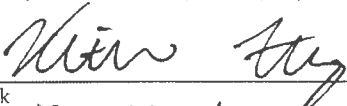
STATE OF WISCONSIN, COUNTY OF BROWN

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SAG St Augustine Record 11/17/2025

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\_\_\_\_\_  
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8.25.26

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State of Wisconsin

NOTICE OF A PUBLIC HEARING OF THE ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS ON ESTABLISHMENT OF ORDINANCE / REGULATIONS

NOTICE IS HEREBY GIVEN that public hearing will be held to consider the enactment of the following proposed ordinance at a regular meeting, as follows:

St. Johns Board of County Commissioners  
Tuesday, December 02, 2025, at 9:00AM

The public hearings will be held in the St. Johns County Auditorium, located at 500 San Sebastian View, St. Augustine, Florida.

AN ORDINANCE OF ST. JOHNS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING ST. JOHNS COUNTY ORDINANCE 2018-16 REGARDING ST. JOHNS COUNTY CONSOLIDATED IMPACT FEE ORDINANCE; ACCEPTING AND ADOPTING THE ST. JOHNS COUNTY IMPACT FEE UPDATE STUDY; RENAMING THE ROAD IMPACT FEE AS THE MULTIMODAL TRANSPORTATION IMPACT FEE; RENAMING THE LAW ENFORCEMENT IMPACT FEE AS THE LAW ENFORCEMENT AND CORRECTIONAL FACILITIES IMPACT FEE; ELIMINATING INDEXING OF IMPACT FEES; ELIMINATING THE SUBSIDIZING OF NON-RESIDENTIAL IMPACT FEES; ADOPTING A REVISED IMPACT FEE SCHEDULE AND PROVIDING FOR PHASING; ESTABLISHING A NEW CONSERVATION AND OPEN SPACE IMPACT FEE WITH PHASED IMPLEMENTATION; PROVIDING A WAIVER OF NON-SCHOOL IMPACT FEES FOR AFFORDABLE HOUSING AS DEFINED IN SECTION 420.9071, FLORIDA STATUTES IN CERTAIN CIRCUMSTANCES; DELETING AND MODIFYING CERTAIN FINDINGS AND PROVISIONS BASED ON THE UPDATED STUDY; PROVIDING FOR INCLUSION IN THE LAND DEVELOPMENT CODE BY REFERENCE; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

All interested parties may appear at the public hearings to be heard regarding any or all of the proposed amendment. Board of County Commissioner items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

The proposed ordinance is on file and is available for review in the Growth Management Department, at the Permit Center, 4440 Lewis Speedway, St. Augustine, Florida and may be examined by interested parties prior to said public hearings.

Interested parties may appear at the public hearings to be heard regarding the proposed amendment.

If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING-IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or at the St. Johns County Facilities Management, 2416 Dobbs Road, St. Augustine, FL 32086. Hearing impaired persons, call Florida Relay Service (1-800-955-8770), no later than 5 days prior to the meeting.

BOARD OF COUNTY COMMISSIONERS  
JOHNS COUNTY, FLORIDA  
KRISTA JOSEPH, CHAIR  
2025 IMPACT FEES

