

Exhibit B

Figure 6.1

Martin County Impact Fees
Effective January 1, 2025

ITE LUC	Land Use	Impact Unit	Transportation	Public Buildings	Correctional/ Law Enf.	Fire Rescue	Parks & Recreation	Conservation/ Open Space	Library Facilities	Admin Fee (1.5%)	Total
Residential:											
210	Single Family (detached/attached)										
	800 sq ft or less	du	\$2,201	\$294	\$297	\$234	\$901	\$91	\$279	\$64	\$4,361
	801 - 1,100 sq ft	du	\$2,580	\$381	\$408	\$322	\$1,166	\$118	\$361	\$80	\$5,416
	1,101 - 2,300 sq ft	du	\$3,167	\$547	\$852	\$654	\$1,674	\$170	\$520	\$114	\$7,698
	Greater than 2,300 sq ft	du	\$4,571	\$752	\$1,115	\$875	\$2,293	\$232	\$662	\$158	\$10,658
220/221	Multi-Family	du	\$2,552	\$340	\$297	\$234	\$1,038	\$105	\$322	\$73	\$4,961
Transient, Assisted, Group:											
254	Assisted Living Facility	1,000 sf	\$318	\$135	\$117	\$98	-	-	-	\$10	\$678
310	Hotel	room	\$2,422	\$321	\$384	\$134	\$1,100	\$105	-	\$67	\$4,533
320	Motel	room	\$1,290	\$265	\$384	\$134	\$1,100	\$105	-	\$49	\$3,327
620	Nursing Home	1,000 sf	\$816	\$256	\$221	\$187	-	-	-	\$22	\$1,502
Recreational:											
411	Public Park	acre	\$418	\$17	\$37	\$23	-	-	-	\$7	\$502
416	RV Park	site	\$870	\$168	\$260	\$100	-	-	-	\$21	\$1,419
420	Marina	boat berth	\$804	\$8	\$103	\$20	-	-	-	\$14	\$949
-	Boat Storage	slip	\$152	\$8	\$54	\$20	-	-	-	\$4	\$238
430	Golf Course	hole	\$9,246	\$300	\$633	\$245	-	-	-	\$156	\$10,580
445	Movie Theater	1,000 sf	\$11,409	\$56	\$2,912	\$359	-	-	-	\$221	\$14,957
491	Racquet/Tennis Club	1,000 sf	\$3,546	\$342	\$501	\$404	-	-	-	\$72	\$4,865
492	Health/Fitness Club	1,000 sf	\$5,186	\$349	\$1,796	\$500	-	-	-	\$117	\$7,948
Institutional:											
520-525	Elementary/Middle/High School (Private)	1,000 sf	\$1,907	\$173	\$431	\$280	-	-	-	\$42	\$2,833
540	College (Private)	1,000 sf	\$1,907	\$181	\$471	\$376	-	-	-	\$44	\$2,979
560	Place of Worship	1,000 sf	\$1,515	\$133	\$212	\$174	-	-	-	\$31	\$2,065
565	Day Care Center	1,000 sf	\$3,022	\$283	\$386	\$310	-	-	-	\$60	\$4,061
590	Library	1,000 sf	\$5,259	\$407	\$762	\$640	-	-	-	\$106	\$7,174
732	Post Office	1,000 sf	\$4,954	\$443	\$400	\$336	-	-	-	\$92	\$6,225
Medical:											
610	Hospital	1,000 sf	\$2,400	\$458	\$484	\$407	-	-	-	\$56	\$3,805
Office:											
710	Office	1,000 sf	\$2,442	\$312	\$280	\$90	-	-	-	\$47	\$3,171
720	Medical Office	1,000 sf	\$5,941	\$268	\$349	\$395	-	-	-	\$104	\$7,057
Retail:											
822	Retail/Shopping Center less than 40,000 sfgla	1,000 sfgla	\$4,198	\$478	\$415	\$347	-	-	-	\$82	\$5,520
821	Retail/Shopping Center 40,000 to 150,000 sfgla	1,000 sfgla	\$5,534	\$620	\$601	\$359	-	-	-	\$107	\$7,221
820	Retail/Shopping Center greater than 150,000 sfgla	1,000 sfgla	\$5,831	\$455	\$723	\$359	-	-	-	\$111	\$7,479
840/841	New/Used Auto Sales & Service	1,000 sf	\$7,887	\$552	\$843	\$104	-	-	-	\$141	\$9,527
851	Convenience Store	1,000 sf	\$15,250	\$558	\$1,744	\$1,465	-	-	-	\$285	\$19,302
853	Convenience Store w/Gas	1,000 sf	\$17,244	\$838	\$1,903	\$1,600	-	-	-	\$324	\$21,909

Figure 6.1

ITE LUC	Land Use	Impact Unit	Transportation	Public Buildings	Correctional/ Law Enf.	Fire Rescue	Parks & Recreation	Conservation/ Open Space	Library Facilities	Admin Fee (1.5%)	Total
880/881	Pharmacy/Drug Store with & without Drive-Thru	1,000 sf	\$1,983	\$368	\$319	\$268	-	-	-	\$44	\$2,982
Services:											
911	Bank/Savings Walk-In	1,000 sf	\$6,812	\$409	\$667	\$90	-	-	-	\$120	\$8,098
912	Bank/Savings Drive-In	1,000 sf	\$7,696	\$517	\$541	\$90	-	-	-	\$133	\$8,977
931	Fine Dining Restaurant	1,000 sf	\$11,892	\$620	\$2,646	\$647	-	-	-	\$237	\$16,042
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	\$17,654	\$2,661	\$3,101	\$647	-	-	-	\$361	\$24,424
948	Car Wash	1,000 sf	\$10,766	\$671	\$1,151	\$104	-	-	-	\$190	\$12,882
Industrial:											
110	General Industrial	1,000 sf	\$2,063	\$175	\$178	\$14	-	-	-	\$36	\$2,466
140	Manufacturing	1,000 sf	\$1,175	\$167	\$152	\$14	-	-	-	\$23	\$1,531
150	Warehousing	1,000 sf	\$932	\$42	\$87	\$14	-	-	-	\$16	\$1,091
151	Mini-Warehouse	1,000 sf	\$548	\$11	\$37	\$14	-	-	-	\$9	\$619

Figure 6.1

Martin County Impact Fees
Effective January 1, 2026

ITE LUC	Land Use	Impact Unit	Transportation	Public Buildings	Correctional/ Law Enf.	Fire Rescue	Parks & Recreation	Conservation/ Open Space	Library Facilities	Admin Fee (1.5%)	Total
Residential:											
210	Single Family (detached/attached)										
	800 sq ft or less	du	\$2,201	\$294	\$330	\$260	\$901	\$91	\$279	\$65	\$4,421
	801 - 1,100 sq ft	du	\$2,867	\$381	\$453	\$358	\$1,166	\$118	\$361	\$86	\$5,790
	1,101 - 2,300 sq ft	du	\$3,519	\$547	\$944	\$708	\$1,674	\$170	\$520	\$121	\$8,203
	Greater than 2,300 sq ft	du	\$5,079	\$752	\$1,239	\$969	\$2,293	\$232	\$710	\$169	\$11,443
220/221	Multi-Family	du	\$2,836	\$340	\$330	\$260	\$1,038	\$105	\$322	\$78	\$5,309
Transient, Assisted, Group:											
254	Assisted Living Facility	1,000 sf	\$353	\$150	\$130	\$109	-	-	-	\$11	\$753
310	Hotel	room	\$2,686	\$321	\$427	\$149	\$1,143	\$105	-	\$72	\$4,903
320	Motel	room	\$1,290	\$265	\$427	\$149	\$1,143	\$105	-	\$51	\$3,430
620	Nursing Home	1,000 sf	\$907	\$284	\$245	\$208	-	-	-	\$25	\$1,669
Recreational:											
411	Public Park	acre	\$418	\$17	\$37	\$23	-	-	-	\$7	\$502
416	RV Park	site	\$870	\$168	\$289	\$111	-	-	-	\$22	\$1,460
420	Marina	boat berth	\$893	\$9	\$103	\$22	-	-	-	\$15	\$1,042
-	Boat Storage	slip	\$153	\$9	\$60	\$22	-	-	-	\$4	\$248
430	Golf Course	hole	\$10,273	\$300	\$633	\$272	-	-	-	\$172	\$11,650
445	Movie Theater	1,000 sf	\$12,677	\$62	\$2,912	\$399	-	-	-	\$241	\$16,291
491	Racquet/Tennis Club	1,000 sf	\$3,940	\$374	\$557	\$435	-	-	-	\$80	\$5,386
492	Health/Fitness Club	1,000 sf	\$5,762	\$388	\$1,883	\$556	-	-	-	\$129	\$8,718
Institutional:											
520-525	Elementary/Middle/High School (Public)	1,000 sf	\$2,119	\$185	\$442	\$280	-	-	-	\$45	\$3,071
540	College (Private)	1,000 sf	\$2,119	\$201	\$523	\$400	-	-	-	\$49	\$3,292
560	Place of Worship	1,000 sf	\$1,683	\$143	\$235	\$191	-	-	-	\$34	\$2,286
565	Day Care Center	1,000 sf	\$3,358	\$283	\$429	\$332	-	-	-	\$66	\$4,468
590	Library	1,000 sf	\$5,843	\$452	\$847	\$711	-	-	-	\$118	\$7,971
732	Post Office	1,000 sf	\$5,504	\$475	\$444	\$373	-	-	-	\$102	\$6,898
Medical:											
610	Hospital	1,000 sf	\$2,667	\$458	\$538	\$452	-	-	-	\$62	\$4,177
Office:											
710	Office	1,000 sf	\$2,713	\$339	\$311	\$100	-	-	-	\$52	\$3,515
720	Medical Office	1,000 sf	\$6,601	\$298	\$388	\$439	-	-	-	\$116	\$7,842
Retail:											
822	Retail/Shopping Center less than 40,000 sfgla	1,000 sfgla	\$4,198	\$531	\$461	\$385	-	-	-	\$84	\$5,659
821	Retail/Shopping Center 40,000 to 150,000 sfgla	1,000 sfgla	\$6,149	\$689	\$668	\$399	-	-	-	\$119	\$8,024
820	Retail/Shopping Center greater than 150,000 sfgla	1,000 sfgla	\$6,479	\$496	\$803	\$399	-	-	-	\$123	\$8,300
840/841	New/Used Auto Sales & Service	1,000 sf	\$8,703	\$552	\$937	\$116	-	-	-	\$155	\$10,463
851	Convenience Store	1,000 sf	\$16,944	\$620	\$1,938	\$1,628	-	-	-	\$317	\$21,447
853	Convenience Store w/Gas	1,000 sf	\$19,160	\$931	\$2,114	\$1,778	-	-	-	\$360	\$24,343

Figure 6.1

ITE LUC	Land Use	Impact Unit	Transportation	Public Buildings	Correctional/ Law Enf.	Fire Rescue	Parks & Recreation	Conservation/ Open Space	Library Facilities	Admin Fee (1.5%)	Total
880/881	Pharmacy/Drug Store with & without Drive-Thru	1,000 sf	\$2,203	\$409	\$354	\$298	-	-	-	\$49	\$3,313
Services:											
911	Bank/Savings Walk-In	1,000 sf	\$7,384	\$409	\$732	\$100	-	-	-	\$129	\$8,754
912	Bank/Savings Drive-In	1,000 sf	\$8,551	\$517	\$601	\$100	-	-	-	\$147	\$9,916
931	Fine Dining Restaurant	1,000 sf	\$13,213	\$689	\$2,940	\$719	-	-	-	\$263	\$17,824
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	\$19,615	\$2,840	\$3,445	\$719	-	-	-	\$399	\$27,018
948	Car Wash	1,000 sf	\$11,962	\$671	\$1,238	\$116	-	-	-	\$210	\$14,197
Industrial:											
110	General Industrial	1,000 sf	\$2,269	\$175	\$198	\$16	-	-	-	\$40	\$2,698
140	Manufacturing	1,000 sf	\$1,305	\$179	\$169	\$16	-	-	-	\$25	\$1,694
150	Warehousing	1,000 sf	\$932	\$42	\$88	\$16	-	-	-	\$16	\$1,094
151	Mini-Warehouse	1,000 sf	\$548	\$12	\$37	\$16	-	-	-	\$9	\$622

Figure 6.1

Martin County Impact Fees Figure 6.1

Effective January 1, 2027

ITE LUC	Land Use	Impact Unit	Transportation	Public Buildings	Correctional/ Law Enf.	Fire Rescue	Parks & Recreation	Conservation/ Open Space	Library Facilities	Admin Fee (1.5%)	Total
Residential:											
210	Single Family (detached/attached)										
	800 sq ft or less	du	\$2,201	\$294	\$363	\$286	\$901	\$91	\$279	\$66	\$4,481
	801 - 1,100 sq ft	du	\$3,154	\$381	\$498	\$394	\$1,166	\$118	\$361	\$91	\$6,163
	1,101 - 2,300 sq ft	du	\$3,871	\$547	\$1,036	\$708	\$1,674	\$170	\$520	\$128	\$8,654
	Greater than 2,300 sq ft	du	\$5,587	\$752	\$1,363	\$969	\$2,293	\$232	\$710	\$179	\$12,085
220/221	Multi-Family	du	\$3,120	\$340	\$363	\$286	\$1,038	\$105	\$322	\$84	\$5,658
Transient, Assisted, Group:											
254	Assisted Living Facility	1,000 sf	\$388	\$165	\$143	\$120	-	-	-	\$12	\$828
310	Hotel	room	\$2,686	\$321	\$470	\$164	\$1,143	\$105	-	\$73	\$4,962
320	Motel	room	\$1,290	\$265	\$470	\$164	\$1,143	\$105	-	\$52	\$3,489
620	Nursing Home	1,000 sf	\$998	\$312	\$269	\$229	-	-	-	\$27	\$1,835
Recreational:											
411	Public Park	acre	\$418	\$17	\$37	\$23	-	-	-	\$7	\$502
416	RV Park	site	\$870	\$168	\$318	\$122	-	-	-	\$22	\$1,500
420	Marina	boat berth	\$982	\$10	\$103	\$24	-	-	-	\$17	\$1,136
-	Boat Storage	slip	\$153	\$10	\$66	\$24	-	-	-	\$4	\$257
430	Golf Course	hole	\$11,300	\$300	\$633	\$299	-	-	-	\$188	\$12,720
445	Movie Theater	1,000 sf	\$13,945	\$68	\$2,912	\$439	-	-	-	\$260	\$17,624
491	Racquet/Tennis Club	1,000 sf	\$4,334	\$374	\$613	\$466	-	-	-	\$87	\$5,874
492	Health/Fitness Club	1,000 sf	\$6,338	\$427	\$1,883	\$612	-	-	-	\$139	\$9,399
Institutional:											
520-525	Elementary/Middle/High School (Private)	1,000 sf	\$2,331	\$197	\$442	\$280	-	-	-	\$49	\$3,299
540	College (Private)	1,000 sf	\$2,331	\$221	\$575	\$424	-	-	-	\$53	\$3,604
560	Place of Worship	1,000 sf	\$1,851	\$143	\$258	\$191	-	-	-	\$37	\$2,480
565	Day Care Center	1,000 sf	\$3,694	\$283	\$472	\$354	-	-	-	\$72	\$4,875
590	Library	1,000 sf	\$6,427	\$497	\$932	\$782	-	-	-	\$130	\$8,768
732	Post Office	1,000 sf	\$6,054	\$507	\$488	\$410	-	-	-	\$112	\$7,571
Medical:											
610	Hospital	1,000 sf	\$2,934	\$458	\$592	\$497	-	-	-	\$67	\$4,548
Office:											
710	Office	1,000 sf	\$2,984	\$339	\$342	\$110	-	-	-	\$57	\$3,832
720	Medical Office	1,000 sf	\$7,261	\$328	\$427	\$483	-	-	-	\$127	\$8,626
Retail:											
822	Retail/Shopping Center less than 40,000 sfgla	1,000 sfgla	\$4,198	\$584	\$507	\$423	-	-	-	\$86	\$5,798
821	Retail/Shopping Center 40,000 to 150,000 sfgla	1,000 sfgla	\$6,764	\$758	\$735	\$439	-	-	-	\$130	\$8,826
820	Retail/Shopping Center greater than 150,000 sfgla	1,000 sfgla	\$7,127	\$496	\$883	\$439	-	-	-	\$134	\$9,079
840/841	New/Used Auto Sales & Service	1,000 sf	\$9,519	\$552	\$1,031	\$128	-	-	-	\$168	\$11,398
851	Convenience Store	1,000 sf	\$18,638	\$682	\$2,132	\$1,791	-	-	-	\$349	\$23,592
853	Convenience Store w/Gas	1,000 sf	\$21,076	\$1,024	\$2,325	\$1,956	-	-	-	\$396	\$26,777
880/881	Pharmacy/Drug Store with & without Drive-Thru	1,000 sf	\$2,423	\$450	\$389	\$328	-	-	-	\$54	\$3,644

Figure 6.1

ITE LUC	Land Use	Impact Unit	Transportation	Public Buildings	Correctional/ Law Enf.	Fire Rescue	Parks & Recreation	Conservation/ Open Space	Library Facilities	Admin Fee (1.5%)	Total
Services:											
911	Bank/Savings Walk-In	1,000 sf	\$7,384	\$409	\$797	\$110	-	-	-	\$131	\$8,831
912	Bank/Savings Drive-In	1,000 sf	\$9,406	\$517	\$661	\$110	-	-	-	\$160	\$10,854
931	Fine Dining Restaurant	1,000 sf	\$14,534	\$758	\$3,234	\$791	-	-	-	\$290	\$19,607
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	\$21,576	\$3,019	\$3,789	\$791	-	-	-	\$438	\$29,613
948	Car Wash	1,000 sf	\$13,158	\$671	\$1,325	\$128	-	-	-	\$229	\$15,511
Industrial:											
110	General Industrial	1,000 sf	\$2,474	\$175	\$217	\$17	-	-	-	\$43	\$2,926
140	Manufacturing	1,000 sf	\$1,434	\$190	\$185	\$17	-	-	-	\$27	\$1,853
150	Warehousing	1,000 sf	\$932	\$42	\$88	\$17	-	-	-	\$16	\$1,095
151	Mini-Warehouse	1,000 sf	\$548	\$12	\$37	\$17	-	-	-	\$9	\$623

Figure 6.1

Martin County Impact Fees Figure 6.1

Effective January 1, 2028

ITE LUC	Land Use	Impact Unit	Transportation	Public Buildings	Correctional/ Law Enf.	Fire Rescue	Parks & Recreation	Conservation/ Open Space	Library Facilities	Admin Fee (1.5%)	Total
Residential:											
210	Single Family (detached/attached)										
	800 sq ft or less	du	\$2,201	\$294	\$396	\$312	\$901	\$91	\$279	\$67	\$4,541
	801 - 1,100 sq ft	du	\$3,439	\$381	\$544	\$429	\$1,166	\$118	\$361	\$97	\$6,535
	1,101 - 2,300 sq ft	du	\$4,222	\$547	\$1,127	\$708	\$1,674	\$170	\$520	\$135	\$9,103
	Greater than 2,300 sq ft	du	\$6,094	\$752	\$1,486	\$969	\$2,293	\$232	\$710	\$188	\$12,724
220/221	Multi-Family	du	\$3,402	\$340	\$396	\$312	\$1,038	\$105	\$322	\$89	\$6,004
Transient, Assisted, Group:											
254	Assisted Living Facility	1,000 sf	\$423	\$179	\$155	\$130	-	-	-	\$13	\$900
310	Hotel	room	\$2,686	\$321	\$512	\$178	\$1,143	\$105	-	\$74	\$5,019
320	Motel	room	\$1,290	\$265	\$512	\$178	\$1,143	\$105	-	\$52	\$3,545
620	Nursing Home	1,000 sf	\$1,088	\$342	\$295	\$249	-	-	-	\$30	\$2,004
Recreational:											
411	Public Park	acre	\$418	\$17	\$37	\$23	-	-	-	\$7	\$502
416	RV Park	site	\$870	\$168	\$346	\$133	-	-	-	\$23	\$1,540
420	Marina	boat berth	\$1,072	\$11	\$103	\$27	-	-	-	\$18	\$1,231
-	Boat Storage	slip	\$153	\$11	\$71	\$27	-	-	-	\$4	\$266
430	Golf Course	hole	\$12,328	\$300	\$633	\$327	-	-	-	\$204	\$13,792
445	Movie Theater	1,000 sf	\$15,211	\$74	\$2,912	\$478	-	-	-	\$280	\$18,955
491	Racquet/Tennis Club	1,000 sf	\$4,727	\$374	\$667	\$499	-	-	-	\$94	\$6,361
492	Health/Fitness Club	1,000 sf	\$6,914	\$465	\$1,883	\$666	-	-	-	\$149	\$10,077
Institutional:											
520-525	Elementary/Middle/High Sch	1,000 sf	\$2,542	\$210	\$442	\$280	-	-	-	\$52	\$3,526
540	College (Private)	1,000 sf	\$2,542	\$241	\$628	\$447	-	-	-	\$58	\$3,916
560	Place of Worship	1,000 sf	\$2,020	\$143	\$282	\$191	-	-	-	\$40	\$2,676
565	Day Care Center	1,000 sf	\$4,029	\$283	\$514	\$377	-	-	-	\$78	\$5,281
590	Library	1,000 sf	\$7,012	\$543	\$1,015	\$853	-	-	-	\$141	\$9,564
732	Post Office	1,000 sf	\$6,606	\$538	\$534	\$448	-	-	-	\$122	\$8,248
Medical:											
610	Hospital	1,000 sf	\$3,199	\$458	\$645	\$542	-	-	-	\$73	\$4,917
Office:											
710	Office	1,000 sf	\$3,256	\$339	\$372	\$120	-	-	-	\$61	\$4,148
720	Medical Office	1,000 sf	\$7,922	\$357	\$465	\$526	-	-	-	\$139	\$9,409
Retail:											
822	Retail/Shopping Center less than 40,000 sfgla	1,000 sfgla	\$4,198	\$636	\$552	\$463	-	-	-	\$88	\$5,937
821	Retail/Shopping Center 40,000 to 150,000 sfgla	1,000 sfgla	\$7,379	\$826	\$801	\$478	-	-	-	\$142	\$9,626
820	Retail/Shopping Center greater than 150,000 sfgla	1,000 sfgla	\$7,774	\$496	\$964	\$478	-	-	-	\$146	\$9,858
840/841	New/Used Auto Sales &	1,000 sf	\$10,337	\$552	\$1,124	\$138	-	-	-	\$182	\$12,333
851	Convenience Store	1,000 sf	\$20,334	\$744	\$2,324	\$1,953	-	-	-	\$380	\$25,735
853	Convenience Store w/Gas	1,000 sf	\$22,992	\$1,116	\$2,537	\$2,132	-	-	-	\$432	\$29,209
880/881	Pharmacy/Drug Store with & without Drive-Thru	1,000 sf	\$2,644	\$490	\$425	\$356	-	-	-	\$59	\$3,974

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ITE LUC	Land Use	Impact Unit	Transportation	Public Buildings	Correctional/ Law Enf.	Fire Rescue	Parks & Recreation	Conservation/ Open Space	Library Facilities	Admin Fee (1.5%)	Total
Services:											
911	Bank/Savings Walk-In	1,000 sf	\$7,384	\$409	\$860	\$120	-	-	-	\$132	\$8,905
912	Bank/Savings Drive-In	1,000 sf	\$10,262	\$517	\$721	\$120	-	-	-	\$174	\$11,794
931	Fine Dining Restaurant	1,000 sf	\$15,856	\$826	\$3,528	\$862	-	-	-	\$316	\$21,388
934	Fast Food Restaurant	1,000 sf	\$23,538	\$3,199	\$4,134	\$862	-	-	-	\$476	\$32,209
948	Car Wash	1,000 sf	\$14,355	\$671	\$1,412	\$138	-	-	-	\$249	\$16,825
Industrial:											
110	General Industrial	1,000 sf	\$2,682	\$175	\$236	\$18	-	-	-	\$47	\$3,158
140	Manufacturing	1,000 sf	\$1,566	\$203	\$202	\$18	-	-	-	\$30	\$2,019
150	Warehousing	1,000 sf	\$932	\$42	\$88	\$18	-	-	-	\$16	\$1,096
151	Mini-Warehouse	1,000 sf	\$548	\$14	\$37	\$18	-	-	-	\$9	\$626