

Volusia County Impact Fee Discussion November 13, 2018



Volusia County
FLORIDA



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Amend the thoroughfare road impact fee schedule as recommended in the Duncan and Associates study? (See table 2, page 5 and table 17, page 25)

Options:

- A. Adopt the fees as presented.
- B. Do not adopt the fees as presented in the study.

Staff recommends adopting the new fee schedule shown in the study.

Table 2. Comparison of Current and Updated Road Impact Fees

Land Use Type	Unit	Current Fee	Updated Fee	Change	Percent Change
Residential					
Single-Family Detached *	Dwelling	\$2,174	\$5,379	\$3,205	147%
Multi-Family, 1-2 Stories	Dwelling	\$1,506	\$3,213	\$1,707	113%
Multi-Family, 3+ Stories	Dwelling	\$1,506	\$1,950	\$444	29%
Mobile Home/RV Park	Space	\$761	\$1,982	\$1,221	160%
Retail/Commercial					
Shopping Center/General Retail	1,000 sq. ft.	\$3,080	\$6,385	\$3,305	107%
Bank with Drive-Through	1,000 sq. ft.	\$10,960	\$9,745	-\$1,215	-11%
Bank without Drive-Through	1,000 sq. ft.	\$4,550	\$5,779	\$1,229	27%
Quality Restaurant	1,000 sq. ft.	\$8,090	\$17,224	\$9,134	113%
High-Turnover Restaurant	1,000 sq. ft.	\$10,590	\$21,428	\$10,838	102%
Fast Food Restaurant	1,000 sq. ft.	\$23,010	\$47,373	\$24,363	106%
Auto Care	1,000 sq. ft.	\$3,700	\$3,654	-\$46	-1%
New and Used Car Sales	1,000 sq. ft.	\$5,270	\$8,357	\$3,087	59%
Supermarket	1,000 sq. ft.	\$6,800	\$10,708	\$3,908	57%
Convenience Store	1,000 sq. ft.	\$14,590	\$24,015	\$9,425	65%
Super Convenience Store (10+ fuel stations)	1,000 sq. ft.	\$27,510	\$29,396	\$1,886	7%
Home Improvement Store	1,000 sq. ft.	\$3,600	\$12,278	\$8,678	241%
Pharmacy with Drive-Through	1,000 sq. ft.	\$2,900	\$5,162	\$2,262	78%
Furniture Store	1,000 sq. ft.	\$630	\$1,782	\$1,152	183%
Tire Store/Auto Repair	Bay	\$2,762	\$4,363	\$1,601	58%
Quick Lubrication Shop	Bay	\$3,847	\$4,611	\$764	20%
Movie Theater	1,000 sq. ft.	n/a	\$12,981	n/a	n/a
Hotel	Room	\$1,266	\$2,974	\$1,708	135%
Motel	Room	\$683	\$1,189	\$506	74%
Office					
General Office	1,000 sq. ft.	\$2,310	\$3,974	\$1,664	72%
Corporate Headquarters Building	1,000 sq. ft.	\$1,480	\$3,238	\$1,758	119%
Medical Office	1,000 sq. ft.	\$5,560	\$14,630	\$9,070	163%
Industrial/Warehouse					
Light Industrial	1,000 sq. ft.	\$1,220	\$2,022	\$802	66%
Manufacturing	1,000 sq. ft.	\$680	\$1,592	\$912	134%
Warehouse	1,000 sq. ft.	\$860	\$710	-\$150	-17%
Mini-Warehouse	1,000 sq. ft.	\$430	\$614	\$184	43%
Public/Institutional					
Hospital	1,000 sq. ft.	\$2,490	\$2,128	-\$362	-15%
Church	1,000 sq. ft.	\$1,210	\$1,378	\$168	14%
Day Care Center	1,000 sq. ft.	\$4,390	\$6,074	\$1,684	38%
Nursing Home	1,000 sq. ft.	n/a	\$1,318	n/a	n/a
Major Sports Facility	Pk Space	\$571	\$468	-\$103	-18%
Public Park	Acre	n/a	\$156	n/a	n/a

* category also includes a mobile home on a single-family lot

Source: Current fees from Table 1 (shopping center based on 100,000 square foot center; office based on building greater than 10,000 sq. ft., super convenience store based on convenience store/gas/fast food category); updated fees from Table 17.

Table 17. Updated Road Impact Fees

Land Use Type	Unit	VTM/ Unit	Net Cost/ VTM	Net Cost/ Unit	Admin. Fee	Total Fee
Single-Family Detached*	Dwelling	18.65	\$280	\$5,222	\$157	\$5,379
Multi-Family, 1-2 Stories	Dwelling	11.14	\$280	\$3,119	\$94	\$3,213
Multi-Family, 3+ Stories	Dwelling	6.76	\$280	\$1,893	\$57	\$1,950
Mobile Home/RV Park	Space	6.87	\$280	\$1,924	\$58	\$1,982
Shopping Center/General Retail	1,000 sq. ft.	22.14	\$280	\$6,199	\$186	\$6,385
Bank with Drive-Through	1,000 sq. ft.	33.79	\$280	\$9,461	\$284	\$9,745
Bank without Drive-Through	1,000 sq. ft.	20.04	\$280	\$5,611	\$168	\$5,779
Quality Restaurant	1,000 sq. ft.	59.72	\$280	\$16,722	\$502	\$17,224
High-Turnover Restaurant	1,000 sq. ft.	74.30	\$280	\$20,804	\$624	\$21,428
Fast Food Restaurant	1,000 sq. ft.	164.26	\$280	\$45,993	\$1,380	\$47,373
Auto Care	1,000 sq. ft.	12.67	\$280	\$3,548	\$106	\$3,654
New and Used Car Sales	1,000 sq. ft.	28.98	\$280	\$8,114	\$243	\$8,357
Supermarket	1,000 sq. ft.	37.13	\$280	\$10,396	\$312	\$10,708
Convenience Store	1,000 sq. ft.	83.27	\$280	\$23,316	\$699	\$24,015
Super Convenience Store (10+ fuel pos.)	1,000 sq. ft.	101.93	\$280	\$28,540	\$856	\$29,396
Home Improvement Store	1,000 sq. ft.	42.57	\$280	\$11,920	\$358	\$12,278
Pharmacy with Drive-Through	1,000 sq. ft.	17.90	\$280	\$5,012	\$150	\$5,162
Furniture Store	1,000 sq. ft.	6.18	\$280	\$1,730	\$52	\$1,782
Tire Store/Auto Repair	Bay	15.13	\$280	\$4,236	\$127	\$4,363
Quick Lubrication	Bay	15.99	\$280	\$4,477	\$134	\$4,611
Movie Theater	1,000 sq. ft.	45.01	\$280	\$12,603	\$378	\$12,981
Hotel	Room	10.31	\$280	\$2,887	\$87	\$2,974
Motel	Room	4.12	\$280	\$1,154	\$35	\$1,189
General Office	1,000 sq. ft.	13.78	\$280	\$3,858	\$116	\$3,974
Corporate Headquarters Building	1,000 sq. ft.	11.23	\$280	\$3,144	\$94	\$3,238
Medical Office	1,000 sq. ft.	50.73	\$280	\$14,204	\$426	\$14,630
Light Industrial	1,000 sq. ft.	7.01	\$280	\$1,963	\$59	\$2,022
Manufacturing	1,000 sq. ft.	5.52	\$280	\$1,546	\$46	\$1,592
Warehouse	1,000 sq. ft.	2.46	\$280	\$689	\$21	\$710
Mini-Warehouse	1,000 sq. ft.	2.13	\$280	\$596	\$18	\$614
Hospital	1,000 sq. ft.	7.38	\$280	\$2,066	\$62	\$2,128
Church	1,000 sq. ft.	4.78	\$280	\$1,338	\$40	\$1,378
Day Care Center	1,000 sq. ft.	21.06	\$280	\$5,897	\$177	\$6,074
Nursing Home	1,000 sq. ft.	4.57	\$280	\$1,280	\$38	\$1,318
Major Sports Facility	Pk Space	1.62	\$280	\$454	\$14	\$468
Public Park	Acre	0.54	\$280	\$151	\$5	\$156

* category also includes a mobile home on a single-family lot

Source: VMT per unit from Table 9; net cost per VMT from Table 16; administrative fee is 3% of net cost per unit.

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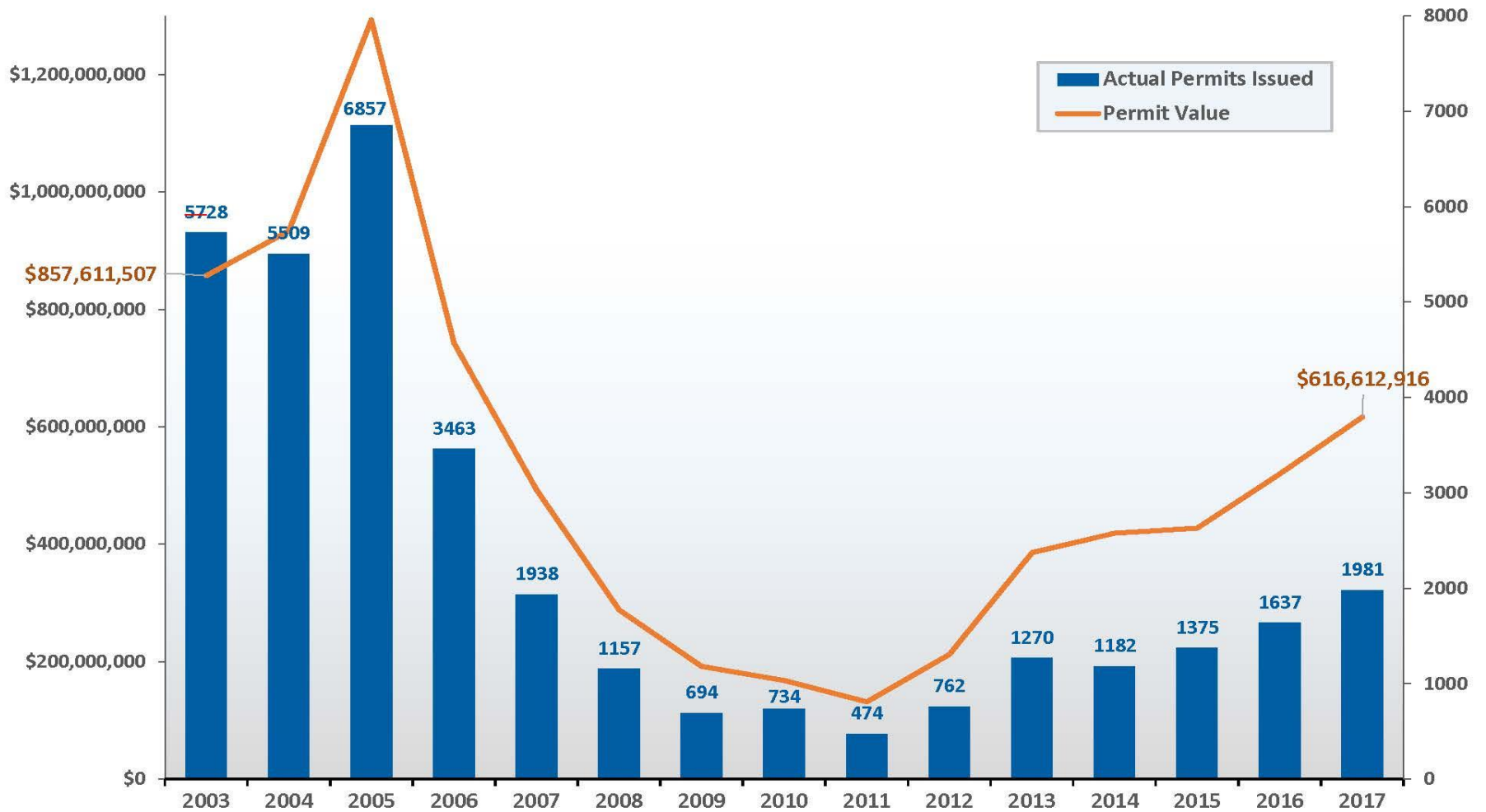
Amend the fee schedule all at once or phase it in? If phased, when and how should the phasing be implemented? Should the phasing be tied to building permit activity? (See letters from VCARD and VBIA)

Options:

- A. Adopt the fees as proposed; the full amount will be charged 90 days after adoption.
- B. Adopt a phased implementation so that a set percentage is collected for 2019 and a full fee is collected in 2020 or later years.
- C. Tie the phasing to an economic indicator, such as building permit activity, for when the full fee is implemented.

If the County Council decides to phase the implementation of the new fee schedule, staff recommends that it occur over a 2-year period charging minimum of 50% in the first year

Volusia County New Residential Construction Permits



Source: City and County permit offices reporting new construction activity.

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Should the fee be indexed? Should the ordinance be amended to restrict the transfer or sale of credits? Require credits to be used on the subject property or limit the transfer areas? Establish an expiration date for credits? (See pages 3, 11-13 of the study)

Options:

- A. Require an appropriate index be assigned to the fees.
- B. Set a limitation that credits can only be used for a specific project.
- C. Establish an expiration date to the credits.

Staff recommends that the fee be annually indexed using the FDOT construction cost index. Staff also recommends limiting the use of credits within 5 miles of the project and setting the credits to expire 7 years after the final certificate of occupancy is issued.

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Should the county retain a single service area with four benefits districts (a/k/a zones)? (See page 14 of the study)

Options:

1. Keep one service area or divide into two or more?
2. Combine the existing 4 zones into 2 zones (east and west).

Staff recommends that the County Council keep the current configuration as to service area and zones (1 service area – 4 zones).

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Should the residential land use categories be changed from "townhome/condo/2-3 family" to "single family/multi-family 1-2 stories; multi-family 3-10 stories"? (See page 4 of the study)

Staff supports this recommendation.

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Should a new land use be created for residential single-family age-restricted developments with a reduced fee? (See VCARD Comments and page 4 of the study)

VCARD and Cobb Cole, representing Minto Builders, support the recommendation in the study for a lower fee for age restricted, residential communities. Staff does not agree with that recommendation. Over-55 communities range in amenities and transportation alternatives, which may or may not capture internal traffic. Staff believes that this issue be addressed on a case-by-case basis. Applicants would provide a study supporting the request for a reduced fee.

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11

Combine the multiple retail and office land uses into single retail and office categories? (See tables 1 and 2 in the study, and page 4)

There have been comments from VCARD requesting that the County Council not combine the retail and office uses. This will require an update to the analysis. Staff is accepting of either option, but the combined rate is easier to administer.

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Combine the convenience store and convenience store without gas sales into one category? (See tables 1 and 2 in the study, and page 4)

Staff supports this recommendation.

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13

Drop old land uses that do not have sufficient up to date trip characteristics, such as CBD sandwich shop, general recreation, local park and district park? (See page 4 of the study)

Staff supports this recommendation.

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14

Consider eliminating the major sports facility land use category? (See page 4 of the study)

Staff does not see a reason to eliminate this land use category. There have been no comments on this modification. This category includes facilities such as the Daytona International Speedway.

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***Change the assessment for movie theaters and nursing homes from screens and beds to building area (square feet)?
(See page 4 of the study)***

Staff supports this recommendation.

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Public Comment

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