

Volusia County Thoroughfare Road Impact Fee Study

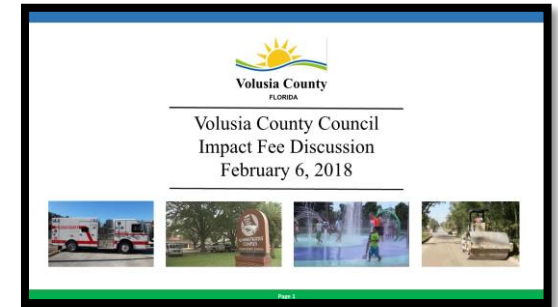


Overview of Update

October 2, 2018

Background

- **Previous staff presentations on 2/6/18 and 6/6/18 addressed:**
 - Legal basis of impact fees
 - History of impact fees in Volusia County
 - How impact fees are calculated
 - Improvements eligible for funding
 - Use of proportionate share and pipe-lining projects to address development impacts
- **This study is based on the legal and technical requirements presented in those previous presentations**



Supplemental presentation from Duncan Associates
Item 12 - 2
(September 28, 2018 version)

Current Thoroughfare Road Impact Fees

Common examples

- Single-family detached unit \$2,177
- Multi-Family unit \$1,506
- 1,000 sq. ft. of retail \$3,470
- 1,000 sq. ft. of office \$2,310
- 1,000 sq. ft. of medical office \$5,560
- 1,000 sq. ft. of industrial \$1,220

Table 1. Current Impact Fees and 2003 and 2007 Study Amounts

Land Use Type	Unit	2003 Study	Current Fee	2007 Study
Residential				
Single-Family Detached	Dwelling	\$2,653	\$2,174	\$7,201
Apartment	Dwelling	\$1,838	\$1,506	\$5,379
Townhouse/Condo/2-3 Family	Dwelling	\$1,347	\$1,105	\$5,557
Mobile Home Park	Space	\$927	\$761	\$3,039
Retail/Commercial				
Retail: Less than 10,000	1,000 sq. ft.	\$6,560	\$5,350	\$14,286
Retail: 10,000 - 99,000	1,000 sq. ft.	\$4,250	\$3,470	n/a
Retail: 100,000 - 1,000,000	1,000 sq. ft.	\$3,770	\$3,080	n/a
Retail: Greater than 1,000,000	1,000 sq. ft.	\$4,560	\$3,710	\$12,655
Bank w/Drive thru	1,000 sq. ft.	\$13,430	\$10,960	\$48,085
Bank w/no Drive thru	1,000 sq. ft.	\$5,570	\$4,550	\$26,730
Quality Restaurant	1,000 sq. ft.	\$9,910	\$8,090	\$33,440
High-Turnover Restaurant	1,000 sq. ft.	\$12,980	\$10,590	\$38,667
Fast Food Restaurant	1,000 sq. ft.	\$28,190	\$23,010	100,216
CBD Sandwich Shop	1,000 sq. ft.	\$5,860	\$4,780	\$4,077
Auto Care	1,000 sq. ft.	\$4,530	\$3,700	\$13,535
New and Used Car Sales	1,000 sq. ft.	\$6,450	\$5,270	\$18,287
Supermarket	1,000 sq. ft.	\$8,330	\$6,800	\$18,084
Convenience Store	1,000 sq. ft.	\$21,040	\$17,170	n/a
Convenience Store w/Gas Pumps	1,000 sq. ft.	\$17,880	\$14,590	\$48,635
Convenience/Gas/Fast Food	1,000 sq. ft.	\$33,700	\$27,510	\$126,262
Home Improvement Store	1,000 sq. ft.	\$4,410	\$3,600	\$12,920
Pharmacy/Drugstore w/Drive Thru	1,000 sq. ft.	\$3,550	\$2,900	\$9,818
Furniture Store	1,000 sq. ft.	\$780	\$630	\$2,547
Tire Store/Auto Repair	Bay	\$3,384	\$2,762	\$9,056
Quick Lubrication	Bay	\$4,713	\$3,847	\$8,714
Movie Theater	Screen	\$11,514	\$9,398	\$31,972
Hotel	Room	\$1,545	\$1,266	\$5,156
Motel	Room	\$832	\$683	\$2,870
Office				
Office under 10,000	1,000 sq. ft.	\$6,290	\$4,320	n/a
Office over 10,000	1,000 sq. ft.	\$2,830	\$2,310	\$11,341
Corporate Headquarters Building	1,000 sq. ft.	\$1,810	\$1,480	\$5,843
Medical Office	1,000 sq. ft.	\$6,810	\$5,560	\$24,454
Industrial/Warehouse				
Light Industrial	1,000 sq. ft.	\$1,500	\$1,220	\$4,945
Manufacturing	1,000 sq. ft.	\$830	\$680	\$2,742
Warehouse	1,000 sq. ft.	\$1,060	\$860	\$3,562
Mini-warehousing	1,000 sq. ft.	\$530	\$430	\$1,073
Public/Institutional				
Hospital	1,000 sq. ft.	\$3,050	\$2,490	\$10,556
Church	1,000 sq. ft.	\$1,480	\$1,210	\$4,880
Day Care	1,000 sq. ft.	\$5,380	\$4,390	\$16,697
Nursing Home	Bed	\$265	\$218	\$869
General Recreation	Campsite	\$941	\$768	n/a
Major Sports Facility	Pk Space	\$571	\$466	n/a
Local Park	Pk Space	\$431	\$352	n/a
District Park	Pk Space	\$841	\$523	n/a

Source: Study fees from reports cited on previous page; current fees from Volusia County Code of Ordinances, fees effective February 1, 2007 (fees include 3% administrative charge; fees shown to nearest dollar; current nonresidential fees per square foot have been multiplied by 1,000).

Proposed Thoroughfare Road Impact Fees

Common Examples

- Single-family detached unit \$5,379
- Multi-family unit \$3,213
- 1,000 sq. ft. of retail \$6,385
- 1,000 sq. ft. of office \$3,974
- 1,000 sq. ft. of medical office \$14,630
- 1,000 sq. ft. of industrial \$2,022

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.

Changes from 2003 Study

- **Definition of thoroughfare road**
 - Update excludes municipal roads and minor collectors

- **Travel demand factors**
 - Trip generation and pass-by rates: ITE 6th vs. 10th edition
 - Update calibrates travel demand factors to total current traffic

- **Cost factors (design, const., ROW) are unchanged**
 - ENR construction cost index up two-thirds from 2003

- **Fee changes from 2016 draft study**
 - Correction of major error in roadway inventory
 - Update of all inputs, including ITE 10th edition (2017)

Comparison to 2003 Study

	2003 Study	2018 Study	Percent Change
Cost/VMT	\$115	\$298	159%
- Credit/VMT	-\$27	-\$18	-33%
Net Cost/VMT	\$88	\$280	218%

VMT/Unit

Single-Family	29.28	18.65	-36%
Retail	42.61	22.14	-48%
Office	30.56	13.78	-55%
Industrial	16.17	7.01	-57%

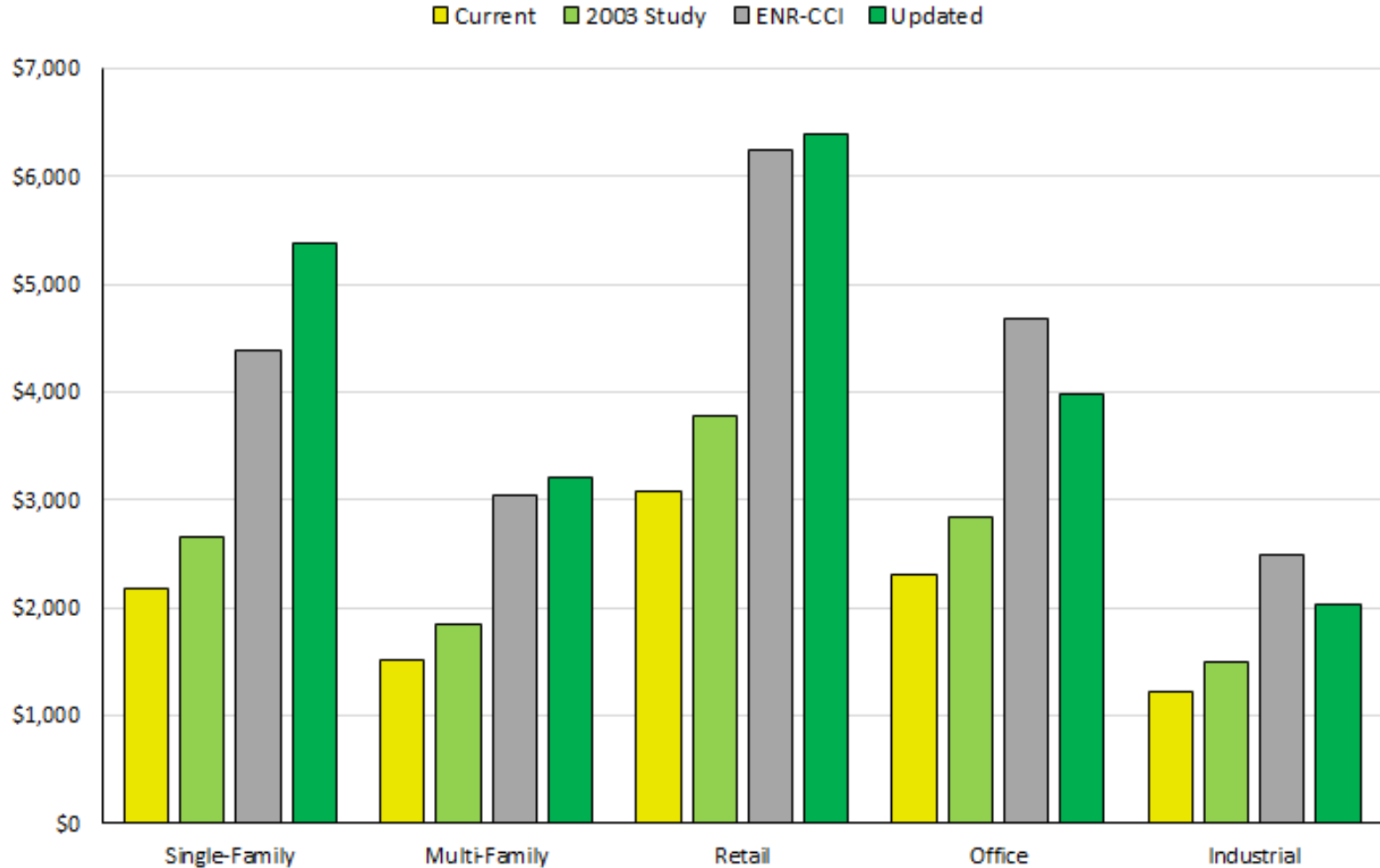
Fee/Unit*

Single-Family	\$2,576	\$5,222	103%
Retail	\$3,661	\$6,199	69%
Office	\$2,751	\$3,858	40%
Industrial	\$1,455	\$1,963	35%

* does not include 3% administrative charge

Supplemental presentation from Duncan Associates
Item 12 - 6
(September 28, 2018 version)

Comparison of Existing and Proposed Fees



Note: ENR-CCI is 2003 study fee inflated by change in national construction cost index, March 2003 to March 2018

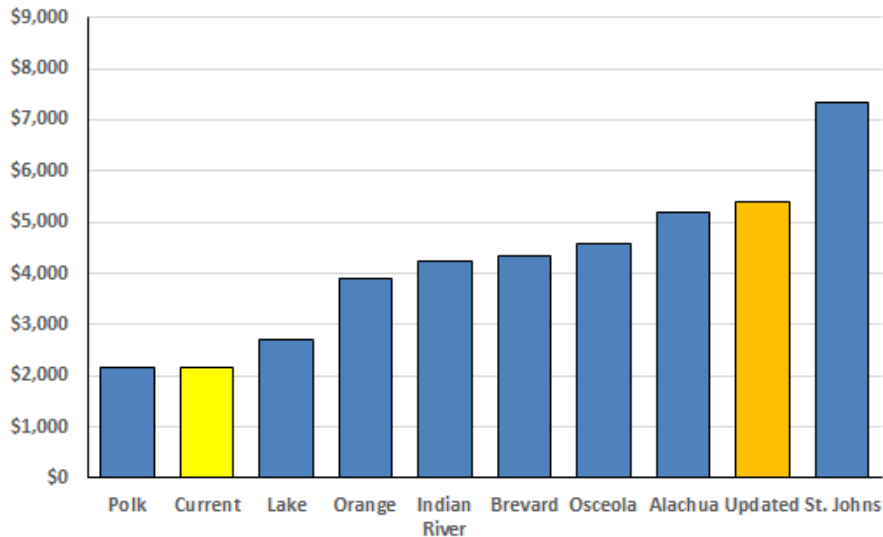
Supplemental presentation for Duracore Associates
Item 12 - 7

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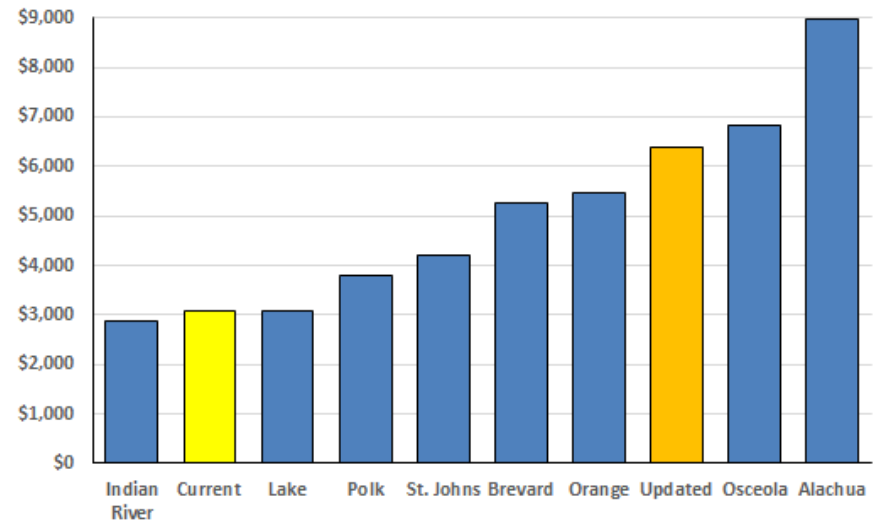
Comparative Fees, Nearby Counties

- **Comparative Road Impact Fees for Single-Family and Retail**
 - Brevard, Lake, Orange, St. Johns, Osceola, Alachua, Polk, Indian River

Single-Family (per unit)



Retail (per 1,000 sf)

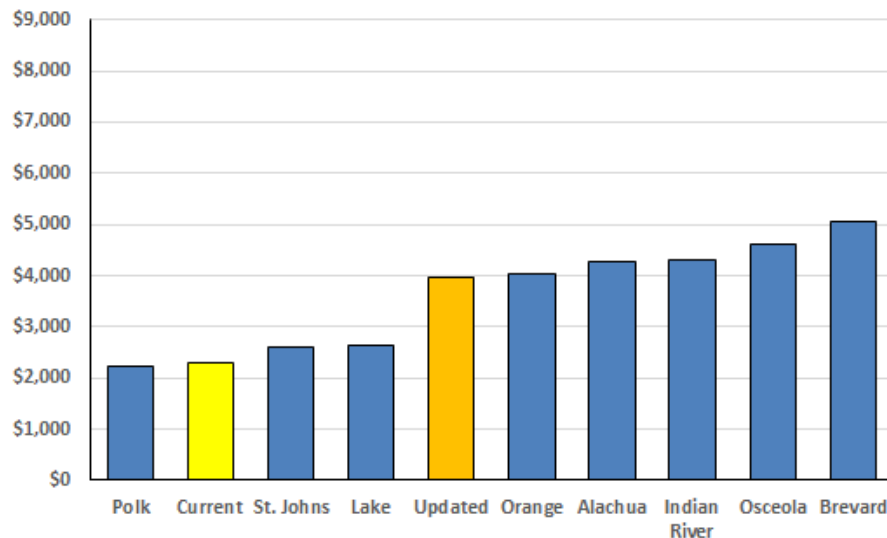


Comparative Fees, Nearby Counties

■ Comparative Road Impact Fees for Office and Industrial

- Brevard, Lake, Orange, St. Johns, Osceola, Alachua, Polk, Indian River

Office (per 1,000 sf)



Industrial (per 1,000 sf)

