



Orange County

***Transportation Impact Fee
BCC Public Hearing***

November 13, 2012



Transportation Impact Fee Update

■ Workshops and Public Hearings

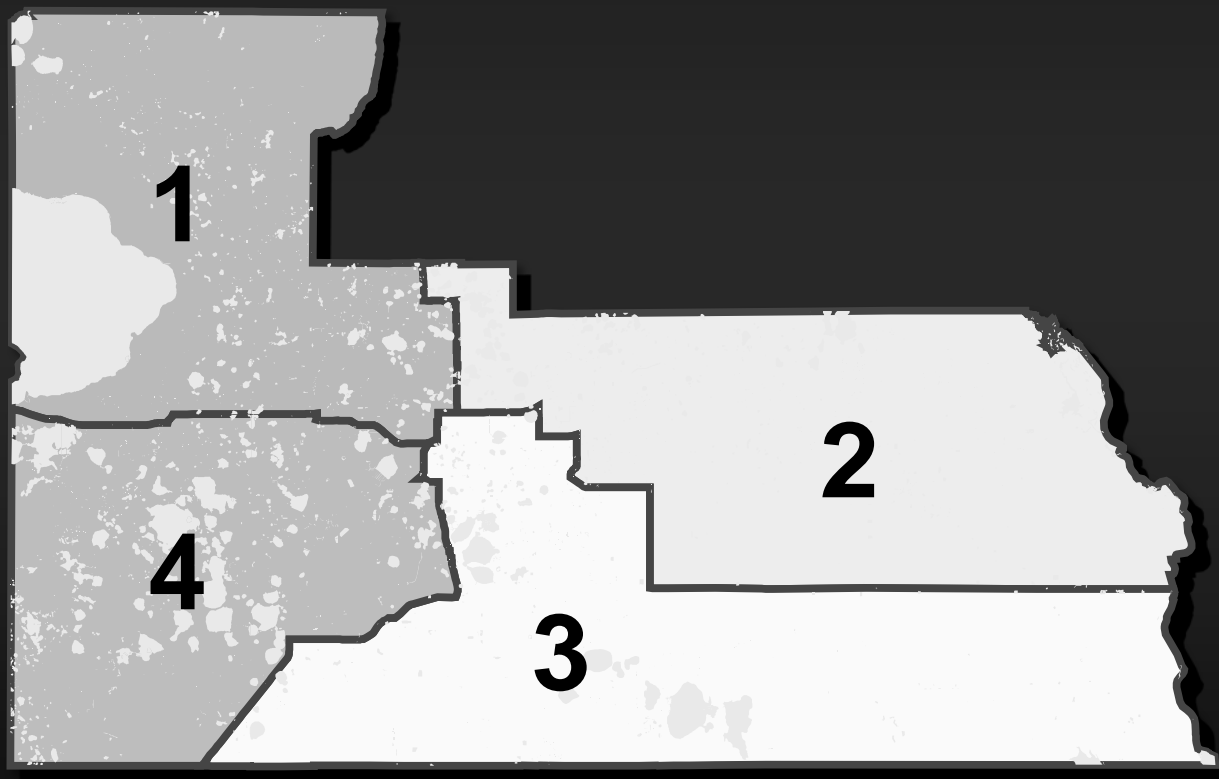
- BCC Workshop 9/18/12
- DAB Final Workshop 10/17/12
- LPA Public Hearing 10/18/12
- BCC Public Hearing 11/13/12





Transportation Impact Fee Update

Road Impact Fee Zones

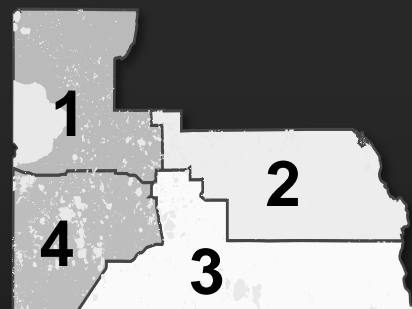
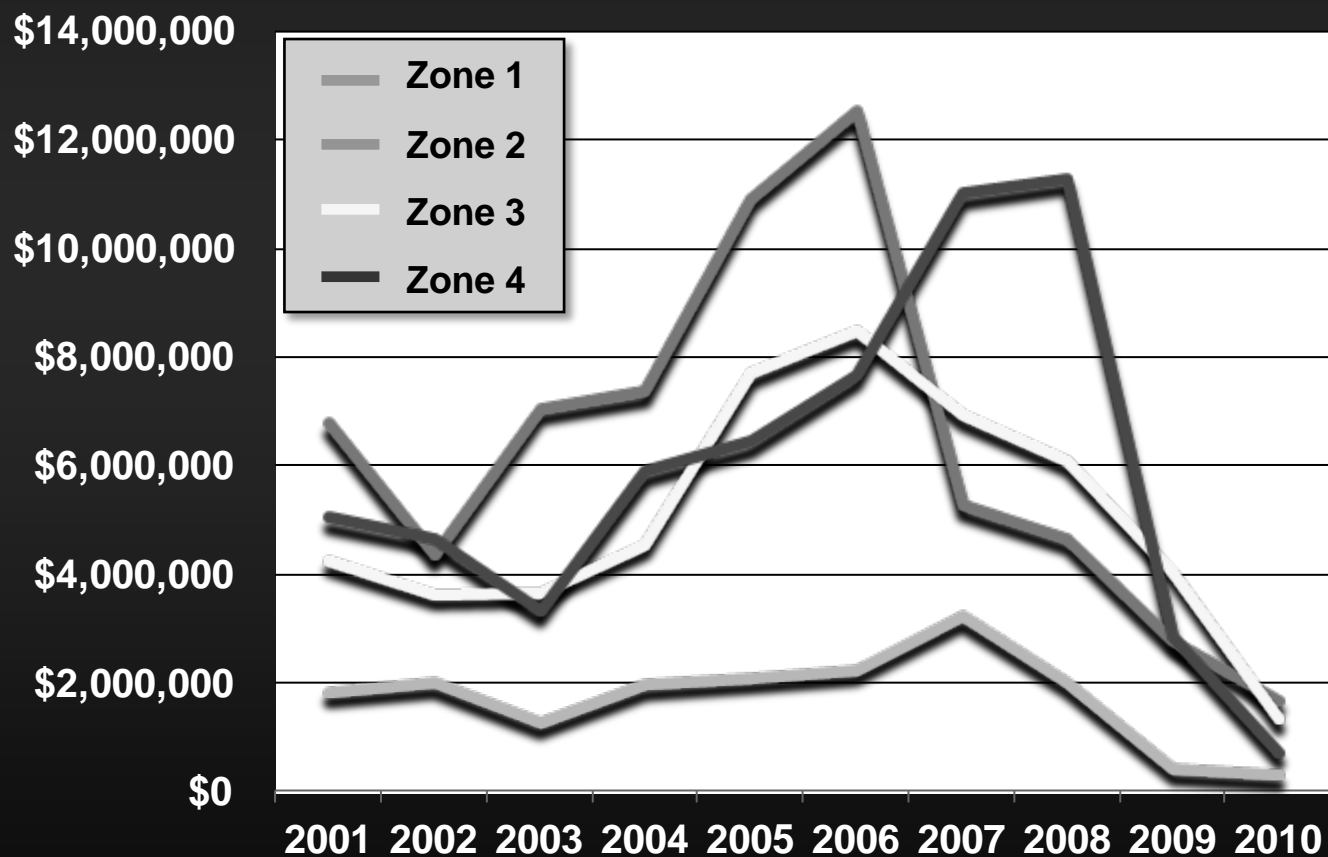


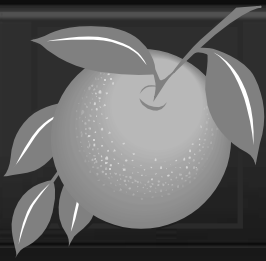
Funds Must be Used in Zone Where Collected



Transportation Impact Fee Update

Revenue History by Zone



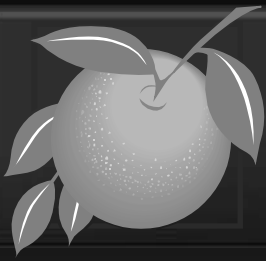


Phase I Completed

■ Scope & Purpose

- Updated Technical Components (Cost and Credits)
- Corrected Cost Methodology
- Provided for Greater Project Flexibility Beyond Traditional Road Widening Projects
 - Intersections
 - Signal Systems
- Developed Initial Fee Schedule



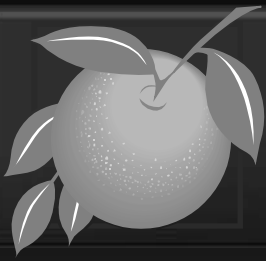


Phase I Completed

Transportation Impact Fee Comparison (Counties)

Land Use	Unit	Orange County (100% update)	Orange County (Existing)	Polk County*	Lake County*	Seminole County	Osceola County*	Volusia County	Brevard County*
Date of Last Update		2012	2004	2008	2001	1992	2006	2001	2001
Adoption Percentage		n/a	75%	100%	64%	100%	100%	68%	100%
Single Family Det. (2,000 sf)	du	\$6,961	\$2,869	\$4,895	\$2,189	\$1,025	\$7,194	\$2,174	\$4,353
Office (50,000 sf)	1,000 sf	\$8,155	\$5,242	\$5,310	\$2,883	\$2,247	\$9,020	\$4,320	\$5,058

***Transportation Impact Fees Temporarily Suspended**



Phase II Completed

■ Scope & Purpose

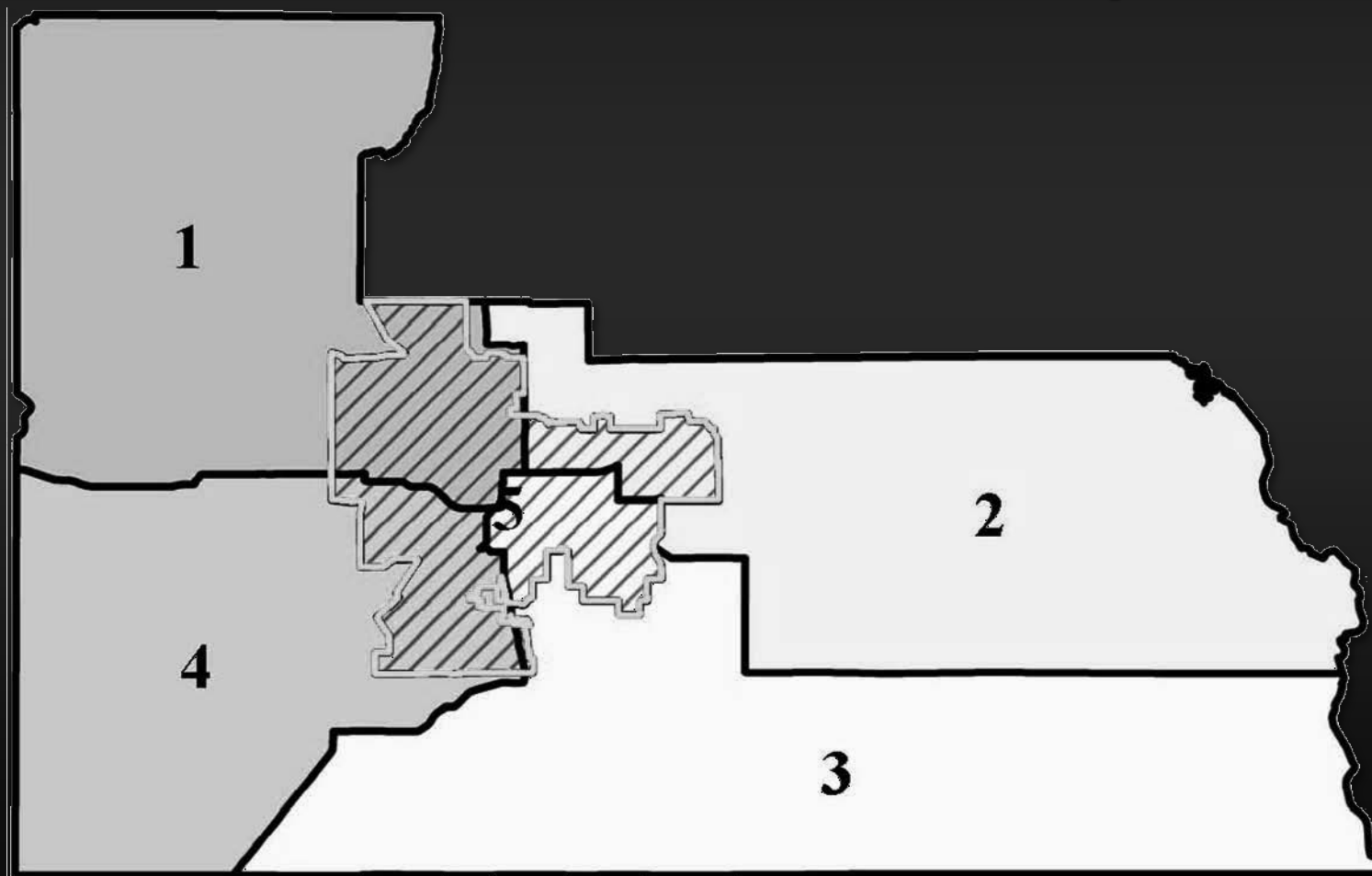
- Encourage Infill in Core Area
 - Alternative Mobility Area
 - Potential Reduced Fee
- Provide for Non-Automobile Improvements
 - Transit Shelters, Bike/Pedestrian Facilities, Bus Pull-Out Bays, etc.
- Revised Technical Approach – Utilized Person Miles of Travel (PMT) From Vehicle Miles of Travel (VMT)
- Understand Potential Impact to the 5-Year CIP





Phase II Analysis

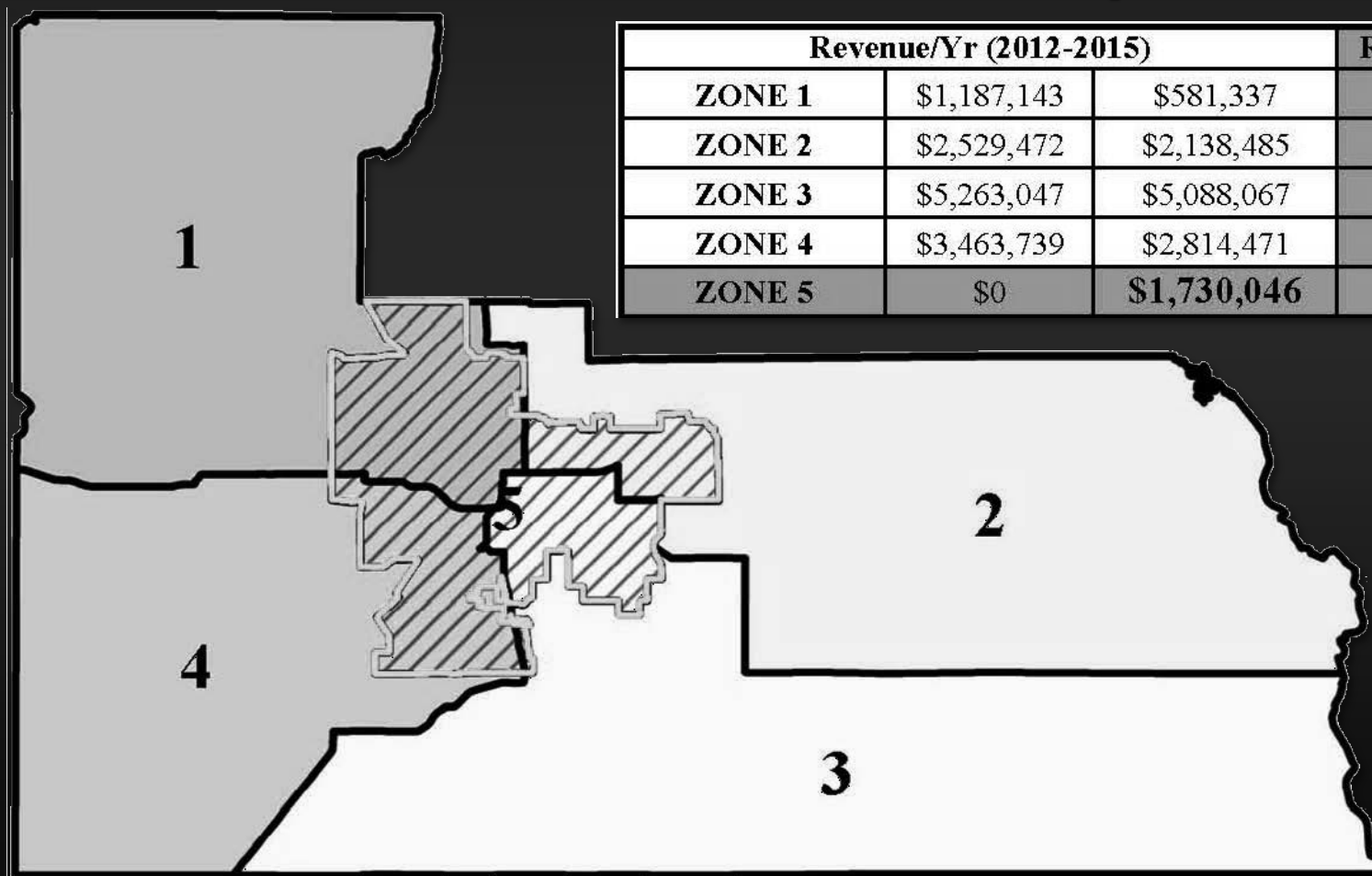
Potential 5th Zone Revenue Impacts



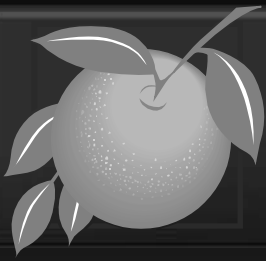


Phase II Analysis

Potential 5th Zone Revenue Impacts



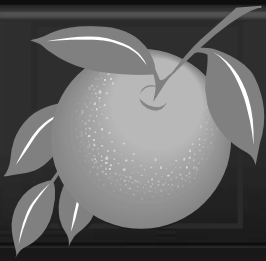
Revenue/Yr (2012-2015)			Reduced by
ZONE 1	\$1,187,143	\$581,337	51.03%
ZONE 2	\$2,529,472	\$2,138,485	15.46%
ZONE 3	\$5,263,047	\$5,088,067	3.32%
ZONE 4	\$3,463,739	\$2,814,471	18.74%
ZONE 5	\$0	\$1,730,046	



Phase II Completed

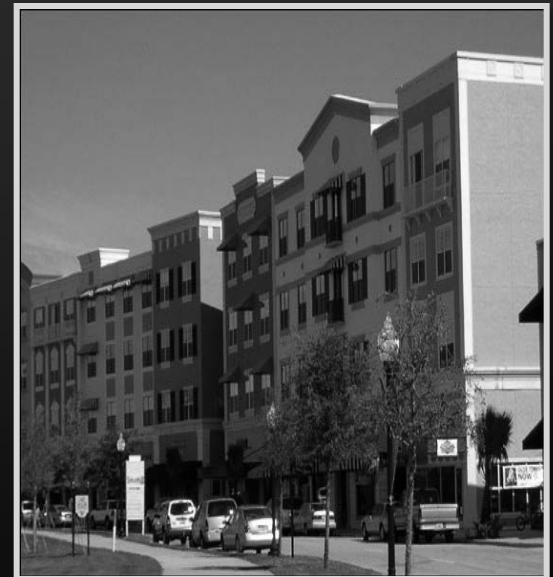
Transportation Impact Fee Comparison

Land Use	Unit	Orange County AMA	Orange County	Orange County (Existing)	City of Orlando	City of Orlando (CBD)
Date of Last Update	-	2012	2012	2004	2012	2012
Adoption Percentage	-	n/a	n/a	75%	50%	50%
Single Family Det. (2,000 sf)	du	\$6,716	\$6,961	\$2,869	\$3,818	\$3,309
Office (50,000 sf)	1,000 sf	\$9,596	\$9,953	\$5,242	\$4,237	\$4,030



Recommendations to BCC

- **Impact Fee Rate (Options)**
- **Adopt Overlay Zones**
- **Code Changes/Update**
- **Effective Date**



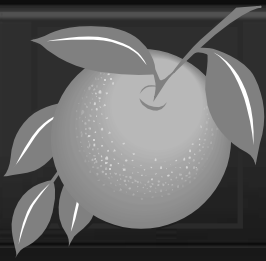


Recommendations to BCC

Percentage Comparison

Land Use Category	Unit	Current Fee @ 100%	Current Adopted Fee @ 75%	Updated Fee @ 100%
Single-Family Detached	Dwelling	\$3,825	\$2,868	\$6,961
Multi-Family (Apartments)	Dwelling	\$2,681	\$2,011	\$4,614
Hotel	Room	\$2,837	\$2,128	\$3,532
Time Share	Dwelling	\$1,355	\$1,016	\$3,707
Day Care Center	1,000 sq. ft.	\$7,391	\$5,543	\$12,576
Office, 50,000 sf or less	1,000 sq. ft.	\$6,989	\$5,242	\$9,953
Retail, 50,000 sf or Less	1,000 sq. ft.*	\$13,822	\$10,367	\$10,178
Bank/Drive-In	1,000 sq. ft.	\$26,060	\$19,545	\$20,581
Restaurant, Fast Food w/Drive-Thru	1,000 sq. ft.	\$29,159	\$21,869	\$68,684
Warehousing	1,000 sq. ft.	\$2,429	\$1,822	\$1,977

*** Gross Leasable Area (All Others Are Gross Floor Area)**

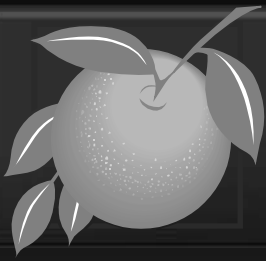


Recommendations to BCC

Percentage Comparison

Land Use Category	Unit	Current Adopted Fee @ 75%	Updated Fee @ 56%	% Change from Current Adopted Fee
Single-Family Detached	Dwelling	\$2,868	\$3,898	35.90%
Multi-Family (Apartments)	Dwelling	\$2,011	\$2,584	28.48%
Hotel	Room	\$2,128	\$1,978	-7.04%
Time Share	Dwelling	\$1,016	\$2,076	104.24%
Day Care Center	1,000 sq. ft.	\$5,543	\$7,043	27.06%
Office, 50,000 sf or less	1,000 sq. ft.	\$5,242	\$5,574	6.33%
Retail, 50,000 sf or Less	1,000 sq. ft.*	\$10,367	\$5,700	-45.02%
Bank/Drive-In	1,000 sq. ft.	\$19,545	\$11,525	-41.03%
Restaurant, Fast Food w/Drive-Thru	1,000 sq. ft.	\$21,869	\$38,463	75.88%
Warehousing	1,000 sq. ft.	\$1,822	\$1,107	-39.22%

*** Gross Leasable Area (All Others Are Gross Floor Area)**

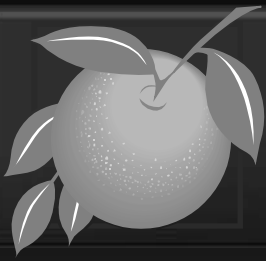


Recommendations to BCC

Percentage Comparison

Land Use Category	Unit	Current Adopted Fee @ 75%	Updated Fee @ 50%	% Change from Current Adopted Fee
Single-Family Detached	Dwelling	\$2,868	\$3,481	21.34%
Multi-Family (Apartments)	Dwelling	\$2,011	\$2,307	14.71%
Hotel	Room	\$2,128	\$1,766	-17.00%
Time Share	Dwelling	\$1,016	\$1,854	82.36%
Day Care Center	1,000 sq. ft.	\$5,543	\$6,288	13.44%
Office, 50,000 sf or less	1,000 sq. ft.	\$5,242	\$4,977	-5.07%
Retail, 50,000 sf or Less	1,000 sq. ft.*	\$10,367	\$5,089	-50.91%
Bank/Drive-In	1,000 sq. ft.	\$19,545	\$10,291	-47.35%
Restaurant, Fast Food w/Drive-Thru	1,000 sq. ft.	\$21,869	\$34,342	57.03%
Warehousing	1,000 sq. ft.	\$1,822	\$989	-45.73%

*** Gross Leasable Area (All Others Are Gross Floor Area)**

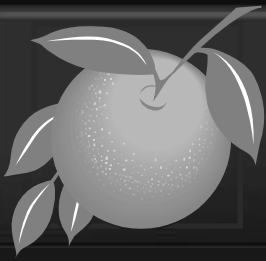


Recommendations to BCC

Percentage Comparison

Land Use Category	Unit	Current Adopted Fee @ 75%	Updated Fee @ 42%	% Change from Current Adopted Fee
Single-Family Detached	Dwelling	\$2,868	\$2,924	1.93%
Multi-Family (Apartments)	Dwelling	\$2,011	\$1,938	-3.64%
Hotel	Room	\$2,128	\$1,483	-30.28%
Time Share	Dwelling	\$1,016	\$1,557	53.18%
Day Care Center	1,000 sq. ft.	\$5,543	\$5,282	-4.71%
Office, 50,000 sf or less	1,000 sq. ft.	\$5,242	\$4,180	-20.26%
Retail, 50,000 sf or Less	1,000 sq. ft.*	\$10,367	\$4,275	-58.76%
Bank/Drive-In	1,000 sq. ft.	\$19,545	\$8,644	-55.77%
Restaurant, Fast Food w/Drive-Thru	1,000 sq. ft.	\$21,869	\$28,847	31.91%
Warehousing	1,000 sq. ft.	\$1,822	\$830	-54.42%

*** Gross Leasable Area (All Others Are Gross Floor Area)**



Recommendations to BCC

Percentage Comparison

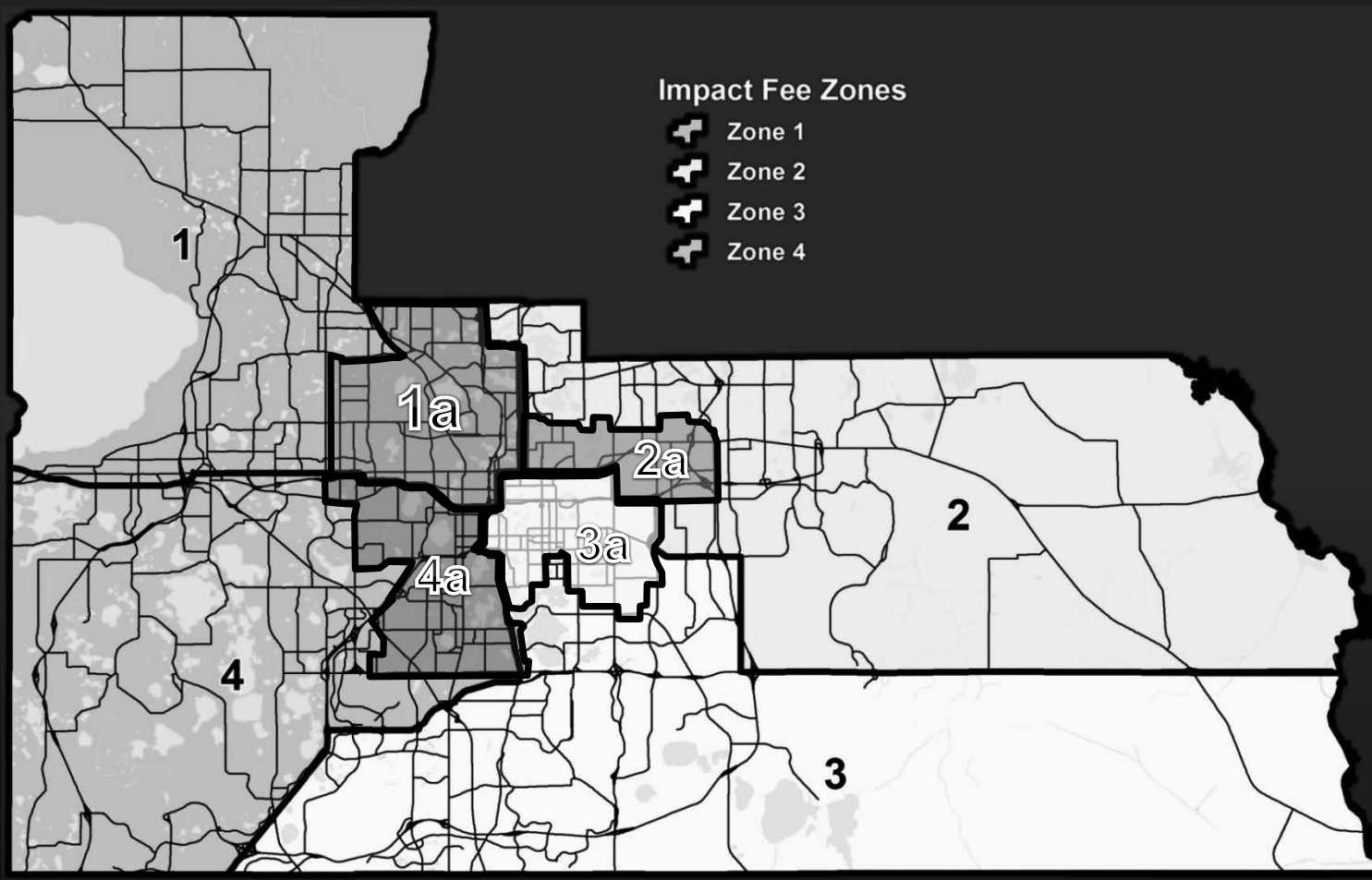
Land Use Category	Unit	Current Fee @ 100%	Current Adopted Fee @ 75%	Updated Fee @ 100%	Updated Fee @ 56%	% Change from Current Adopted Fee	Updated Fee @ 50%	% Change from Current Adopted Fee	Updated Fee @ 42%	% Change from Current Adopted Fee
Single-Family Detached	Dwelling	\$3,825	\$2,868	\$6,961	\$3,898	35.90%	\$3,481	21.34%	\$2,924	1.93%
Multi-Family (Apartments)	Dwelling	\$2,681	\$2,011	\$4,614	\$2,584	28.48%	\$2,307	14.71%	\$1,938	-3.64%
Hotel	Room	\$2,837	\$2,128	\$3,532	\$1,978	-7.04%	\$1,766	-17.00%	\$1,483	-30.28%
Time Share	Dwelling	\$1,355	\$1,016	\$3,707	\$2,076	104.24%	\$1,854	82.36%	\$1,557	53.18%
Day Care Center	1,000 sq. ft.	\$7,391	\$5,543	\$12,576	\$7,043	27.06%	\$6,288	13.44%	\$5,282	-4.71%
Office, 50,000 sf or less	1,000 sq. ft.	\$6,989	\$5,242	\$9,953	\$5,574	6.33%	\$4,977	-5.07%	\$4,180	-20.26%
Retail, 50,000 sf or Less	1,000 sq. ft.*	\$13,822	\$10,367	\$10,178	\$5,700	-45.02%	\$5,089	-50.91%	\$4,275	-58.76%
Bank/Drive-In	1,000 sq. ft.	\$26,060	\$19,545	\$20,581	\$11,525	-41.03%	\$10,291	-47.35%	\$8,644	-55.77%
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Warehousing	1,000 sq. ft.	\$2,429	\$1,822	\$1,977	\$1,107	-39.22%	\$989	-45.73%	\$830	-54.42%

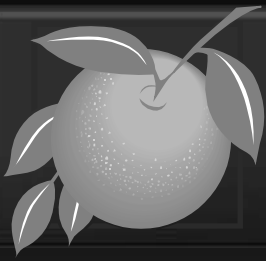
*** Gross Leasable Area (All Others Are Gross Floor Area)**



Recommendations to BCC

Potential Overlay Zones





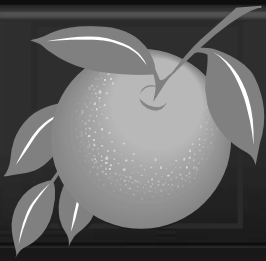
Recommendations to BCC

■ Ordinance Update

- **Sec. 23-88 Definitions Added**
 - AMA, Gross Leasable Area, Mixed Use Structure, Accessory Use...
- **Sec. 23-92 Transportation Impact Fee Schedule Includes New Land Uses ***
 - Condominium, Golf Course, Bowling Alley, Discount Store...

* Specialty Retail deleted (LPA)





Recommendations to BCC

- **Ordinance Update**

- **Sec. 23-93 Alternative Impact Fee Calculation**

- **Apply Discount Factor**

- **Traffic Impact Studies**

- Must Include Average Daily Trips,
New Trips, Average Trip Length and
Limited Access Discount Factor**





Transportation Impact Fee Update

- **Action Requested:**

**Finding of Consistency with the
Comprehensive Plan and Approve the
Transportation Impact Fee Ordinance
and Study***

*** Including any scrivener's errors**