

APPENDIX

TABLE II. TRANSPORTATION SDC CALCULATION

System Development Charge

Reimbursement Fee \$ 243 per P-H T

Improvement Fee \$ 2,959 per P-H T

Subtotal

plus: Administrative Cost Recovery 5.06% \$ 162 per P-H T

Total SDC \$ 3,364 per P-H T

Actual rate adopted in Ordinance #790 is 75% of this calculated amount or \$2,523.

March 2008 Construction Cost Index 3.22%

Amended April 2, 2008

APPENDIX
TABLE III. Transportation SDCs by Land Use

ORDINANCE 904

										Resolution # 14-911-R	Cost per new trip adopted by City Resolution	\$ 2,670
Land Use Category - ITE 9 th Edition	Notes	ITE Land Use Code	ITE Average PM Peak Hour Trip Rate	Unit*	Pass-By Trip Reduction Factor **	Net New Trip Rate	Trip Length Adjustment Factor	Trip Length Adjustment Factor	Net New Trips	# Units	Estimated SDC	
			[1]		[2]	[3]	[4]	[4]	[5]			
RESIDENTIAL												
Single-Family Detached Housing	3	210	1.00	Dwelling Unit	1.00	1.00	1.00	1.00	1.00	1	\$2,670	
Apartment	3	220	0.62	Dwelling Unit	1.00	0.62	0.89	0.85	0.53	1	\$1,415	
Low-Rise Apartment (1-2 Floors)	3	221	0.58	Occupied Dwelling Unit	1.00	0.58	0.89	0.85	0.49	1	\$1,308	
Mid-Rise Apartment	3	223	0.39	Dwelling Unit	1.00	0.39	0.89	0.85	0.33	1	\$881	
Rental Townhouse	1	224	0.72	Dwelling Unit	1.00	0.72	0.89	0.85	0.61	1	\$1,629	
Residential Condominium/Townhouse	3	230	0.52	Dwelling Unit	1.00	0.52	0.89	0.85	0.44	1	\$1,175	
Low-Rise Residential Condo/Townhouse	1	231	0.78	Dwelling Unit	1.00	0.78	0.89	0.85	0.66	1	\$1,762	
Mobile Home Park	3	240	0.59	Occupied Dwelling Unit	1.00	0.59	0.75	0.71	0.42	1	\$1,121	
Senior Adult Housing-Detached	3	251	0.27	Dwelling Unit	1.00	0.27	0.54	0.51	0.14	1	\$374	
Senior Adult Housing-Attached	3	252	0.25	Dwelling Unit	1.00	0.25	0.54	0.51	0.13	1	\$347	
Congregate Care Facility	1	253	0.17	Dwelling Unit	1.00	0.17	0.54	0.51	0.09	1	\$240	
Assisted Living		254	0.22	Bed	1.00	0.22	0.54	0.51	0.11	1	\$294	
Continuing Care Retirement Community	3	255	0.16	Unit	1.00	0.16	0.54	0.51	0.08	1	\$214	
Recreational Homes	1	260	0.26	Dwelling Unit	1.00	0.26	0.54	0.51	0.13	1	\$347	
INSTITUTIONAL												
City Park	1	411	3.50	Acre	1.00	3.50	1.00	0.95	3.33	1	\$8,891	
Water Slide Park	1	414	0.28	Parking Space	1.00	0.28	1.00	0.95	0.27	1	\$721	
Campground/Recreational Vehicle Park	1	416	0.98	Acre	1.00	0.98	1.00	0.95	0.93	1	\$2,483	
Golf Course	1	430	0.30	Acre	1.00	0.30	1.00	0.95	0.29	1	\$774	
Mini Golf	1	431	0.33	Holes	1.00	0.33	1.00	0.95	0.31	1	\$828	
Batting Cages	1	433	1.00	Cages	1.00	1.00	1.00	0.95	0.95	1	\$2,537	
Multipurpose Recreational Facility	1	435	3.58	1,000 sf GFA	1.00	3.58	1.00	0.95	3.41	1	\$9,105	
Bowling Alley	1	437	1.71	1,000 sf GFA	1.00	1.71	0.85	0.81	1.38	1	\$3,685	
Movie Theater with Matinee	1	444	3.80	1,000 sf GFA	1.00	3.80	0.85	0.81	3.08	1	\$8,224	
Multiplex Movie Theater		445	4.91	1,000 sf GFA	1.00	4.91	0.85	0.81	3.97	1	\$10,600	
Casino/Video Lottery Establishment		473	13.43	1,000 sf GFA	1.00	13.43	1.00	0.95	12.79	1	\$34,149	
Amusement Park	1	480	3.95	Acre	1.00	3.95	1.00	0.95	3.76	1	\$10,039	
Soccer Complex	1	488	17.70	Field	1.00	17.70	0.85	0.81	14.33	1	\$38,261	
Tennis Courts	1	490	3.88	Tennis Court	1.00	3.88	0.85	0.81	3.14	1	\$8,384	
Racket/Tennis Club	1	491	1.06	1,000 sf GFA	1.00	1.06	0.85	0.81	0.86	1	\$2,296	
Health/Fitness Club	3	492	3.53	1,000 sf GFA	1.00	3.53	0.85	0.81	2.86	1	\$7,636	
Athletic Club	1, 3	493	5.96	1,000 sf GFA	1.00	5.96	0.85	0.81	4.82	1	\$12,869	
Recreational Community Center		495	2.74	1,000 sf GFA	1.00	2.74	0.85	0.81	2.22	1	\$5,927	
Elementary School		520	1.21	1,000 sf GFA	1.00	1.21	0.66	0.63	0.76	1	\$2,029	
Middle School/Junior High School		522	1.19	1,000 sf GFA	1.00	1.19	0.66	0.63	0.75	1	\$2,003	
Private School (K-8)	3	534	0.60	Student	1.00	0.60	0.66	0.63	0.38	1	\$1,015	
Private School (K-12)	1	536	0.17	Student	1.00	0.17	0.66	0.63	0.11	1	\$294	
High School		530	0.97	1,000 sf GFA	1.00	0.97	0.66	0.63	0.61	1	\$1,629	
Junior/Community College	1	540	2.54	1,000 sf GFA	1.00	2.54	0.66	0.63	1.60	1	\$4,272	
University/College	3	550	0.17	Student	1.00	0.17	0.66	0.63	0.11	1	\$294	
Church	3	560	0.55	1,000 sf GFA	1.00	0.55	0.68	0.65	0.36	1	\$961	
Day Care Center		565	12.34	1,000 sf GFA	0.33	4.07	0.68	0.65	2.64	1	\$7,049	
Museum	1	580	0.18	1,000 sf GFA	1.00	0.18	1.00	0.95	0.17	1	\$454	

APPENDIX
TABLE III. Transportation SDCs by Land Use

ORDINANCE 904

Land Use Category - ITE 9 th Edition	Notes	ITE Land Use Code	ITE Average PM Peak Hour Trip Rate	Unit*	Pass-By Trip Reduction Factor **	Net New Trip Rate	Trip Length Adjustment Factor	Trip Length Adjustment Factor	Net New Trips	# Units	Estimated SDC
INSTITUTIONAL											
Library	3	590	7.30	1,000 sf GFA	1.00	7.30	0.57	0.54	4.16	1	\$11,107
Hospital	3	610	0.93	1,000 sf GFA	1.00	0.93	0.79	0.75	0.73	1	\$1,949
Nursing Home	1	620	0.74	1,000 sf GFA	1.00	0.74	0.46	0.44	0.34	1	\$908
BUSINESS & COMMERCIAL											
Hotel		310	0.60	Room	1.00	0.60	0.90	0.86	0.51	1	\$1,362
All Suites Hotel	1	311	0.40	Room	1.00	0.40	0.90	0.86	0.34	1	\$908
Motel	3	320	0.47	Room	1.00	0.47	0.90	0.86	0.40	1	\$1,068
Resort Hotel		330	0.42	Room	1.00	0.42	1.00	0.95	0.40	1	\$1,068
Tractor Supply Store	2(a)	810	1.40	1,000 sf GFA	0.75	1.05	1.00	0.95	1.00	1	\$2,670
Construction Equipment Rental	1, 2(a)	811	0.99	1,000 sf GFA	0.75	0.74	1.00	0.95	0.71	1	\$1,896
Building Materials and Lumber Store	2(a)	812	4.49	1,000 sf GFA	0.75	3.37	1.00	0.95	3.21	1	\$8,571
Free-Standing Discount Superstore		813	4.35	1,000 sf GFA	0.72	3.13	0.38	0.36	1.13	1	\$3,017
Variety Store	2(b)	814	6.82	1,000 sf GLA	0.66	4.50	0.59	0.56	2.53	1	\$6,755
Free-Standing Discount Store		815	4.98	1,000 sf GFA	0.83	4.13	0.38	0.36	1.50	1	\$4,005
Hardware/Paint Store	3	816	4.84	1,000 sf GFA	0.74	3.58	0.49	0.47	1.67	1	\$4,459
Nursery (Garden Center)	2(a)	817	6.94	1,000 sf GFA	0.75	5.21	1.06	1.01	5.25	1	\$14,018
Nursery (Wholesale)	2(a)	818	5.17	1,000 sf GFA	0.75	3.88	1.06	1.01	3.91	1	\$10,440
Shopping Center	3	820	3.71	1,000 sf GLA	0.66	2.45	0.59	0.56	1.38	1	\$3,685
Factory Outlet Center	2(b), 3	823	2.29	1,000 sf GFA	0.66	1.51	1.00	0.95	1.44	1	\$3,845
Specialty Retail Center	1, 2(b)	826	2.71	1,000 sf GLA	0.66	1.79	0.59	0.56	1.01	1	\$2,697
Automobile Sales	2(a), 3	841	2.62	1,000 sf GFA	0.75	1.97	0.81	0.77	1.52	1	\$4,058
Recreational Vehicle Sales	1, 2(a)	842	2.54	1,000 sf GFA	0.75	1.91	0.81	0.77	1.47	1	\$3,925
Automobile Parts Sales	1,3	843	5.98	1,000 sf GFA	0.57	3.41	0.63	0.60	2.05	1	\$5,474
Tire Store		848	4.15	1,000 sf GFA	0.72	2.99	0.63	0.60	1.79	1	\$4,779
Tire Superstore	2(e)	849	2.11	1,000 sf GFA	0.72	1.52	0.63	0.60	0.91	1	\$2,430
Supermarket	3	850	9.48	1,000 sf GFA	0.64	6.07	0.37	0.35	2.14	1	\$5,714
Convenience Market (Open 24 Hours)		851	52.41	1,000 sf GFA	0.39	20.44	0.37	0.35	7.20	1	\$19,224
Convenience Market (Open 15-16 Hours)	1, 2(i)	852	34.57	1,000 sf GFA	0.39	13.48	0.37	0.35	4.75	1	\$12,683
Convenience Market with Gasoline Pumps		853	19.07	Vehicle Fueling Position	0.34	6.48	0.37	0.35	2.28	1	\$6,088
Discount Supermarket	3	854	8.34	1,000 sf GFA	0.77	6.42	0.37	0.35	2.26	1	\$6,034
Discount Club	2(f)	857	4.18	1,000 sf GFA	0.77	3.22	0.74	0.70	2.27	1	\$6,061
Wholesale Market	1, 2(b)	860	0.88	1,000 sf GFA	0.66	0.58	0.37	0.35	0.20	1	\$534
Sporting Goods Superstore	1, 2(l), 3	861	1.84	1,000 sf GFA	0.52	0.96	0.49	0.47	0.45	1	\$1,202
Home Improvement Superstore		862	2.33	1,000 sf GFA	0.52	1.21	0.49	0.47	0.57	1	\$1,522
Electronic Superstore	1	863	4.50	1,000 sf GFA	0.60	2.70	0.49	0.47	1.26	1	\$3,364
Toy/Children's Superstore	1, 2(b)	864	4.99	1,000 sf GFA	0.66	3.29	0.49	0.47	1.54	1	\$4,112
Baby Superstore	1, 2(b)	865	1.82	1,000 sf GFA	0.66	1.20	0.49	0.47	0.56	1	\$1,495
Pet Supply Superstore	1, 2(b)	866	3.38	1,000 sf GFA	0.66	2.23	0.49	0.47	1.04	1	\$2,777
Office Supply Superstore	1, 2(b)	867	3.40	1,000 sf GFA	0.66	2.24	0.49	0.47	1.05	1	\$2,804
Book Superstore	1, 2(b)	868	15.82	1,000 sf GFA	0.66	10.44	0.49	0.47	4.87	1	\$13,003
Discount Home Furnishings Superstore	2(b)	869	1.57	1,000 sf GFA	0.66	1.04	0.49	0.47	0.48	1	\$1,282
Bed and Linen Superstore	1, 2(b)	872	2.22	1,000 sf GFA	0.66	1.47	0.49	0.47	0.68	1	\$1,816
Department Store	2(b)	875	1.87	1,000 sf GFA	0.66	1.23	0.59	0.56	0.69	1	\$1,842
Apparel Store	2(b)	876	3.83	1,000 sf GFA	0.66	2.53	0.59	0.56	1.42	1	\$3,791
Arts and Crafts Store	1, 2(b)	879	6.21	1,000 sf GFA	0.66	4.10	0.59	0.56	2.30	1	\$6,141
Pharmacy/Drug Store without Drive-Through		880	8.40	1,000 sf GFA	0.47	3.95	0.37	0.35	1.39	1	\$3,711
Pharmacy/Drug Store with Drive-Through		881	9.91	1,000 sf GFA	0.51	5.05	0.37	0.35	1.78	1	\$4,753
Furniture Store		890	0.45	1,000 sf GFA	0.47	0.21	1.06	1.01	0.21	1	\$561
Video Rental Store	2(b), 3	896	13.60	1,000 sf GFA	0.66	8.98	0.28	0.27	2.39	1	\$6,381

TABLE III. Transportation SDCs by Land Use

Land Use Category - ITE 9 th Edition	Notes	ITE Land Use Code	ITE Average PM Peak Hour Trip Rate	Unit*	Pass-By Trip Reduction Factor **	Net New Trip Rate	Trip Length Adjustment Factor	Trip Length Adjustment Factor	Net New Trips	# Units	Estimated SDC
BUSINESS & COMMERCIAL											
Medical Equipment Store	2(a), 1	897	1.24	1,000 sf GFA	0.75	0.93	0.49	0.47	0.43	1	\$1,148
Walk-in Bank	1, 2(d)	911	12.13	1,000 sf GFA	0.53	6.43	0.42	0.40	2.57	1	\$6,862
Drive-in Bank		912	24.30	1,000 sf GFA	0.53	12.88	0.42	0.40	5.15	1	\$13,751
Hair Salon	1, 2(d)	918	1.45	1,000 sf GFA	0.53	0.77	0.42	0.40	0.31	1	\$828
Copy, Print and Express Ship Store	1, 2(b)	920	7.41	1,000 sf GFA	0.66	4.89	0.49	0.47	2.28	1	\$6,088
Drinking Place	2(j)	925	11.34	1,000 sf GFA	0.56	6.35	0.54	0.51	3.27	1	\$8,731
Quality Restaurant		931	7.49	1,000 sf GFA	0.56	4.19	0.54	0.51	2.16	1	\$5,767
High Turnover (Sit-Down) Restaurant		932	9.85	1,000 sf GFA	0.57	5.61	0.52	0.50	2.78	1	\$7,423
Fast Food Restaurant without Drive-Through	1, 2(g)	933	26.15	1,000 sf GFA	0.50	13.08	0.28	0.27	3.49	1	\$9,318
Fast Food Restaurant with Drive-Through		934	32.65	1,000 sf GFA	0.50	16.33	0.28	0.27	4.35	1	\$11,615
Fast Food Restaurant with Drive-Through, No Indoor Seating	2(g)	935	44.99	1,000 sf GFA	0.50	22.50	0.28	0.27	6.00	1	\$16,020
Coffee/Donut Shop without Drive-Through	2(g)	936	40.75	1,000 sf GFA	0.50	20.38	0.28	0.27	5.43	1	\$14,498
Coffee/Donut Shop with Drive-Through	2(g)	937	42.80	1,000 sf GFA	0.50	21.40	0.28	0.27	5.71	1	\$15,246
Coffee/Donut Shop with Drive-Through, No Indoor Seating	1, 2(g)	938	75.00	1,000 sf GFA	0.50	37.50	0.28	0.27	10.00	1	\$26,700
Bread/Donut/Bagel Shop without Drive-Through	1, 2(g)	939	28.00	1,000 sf GFA	0.50	14.00	0.28	0.27	3.73	1	\$9,959
Bread/Donut/Bagel Shop with Drive-Through	1, 2(g)	940	18.99	1,000 sf GFA	0.50	9.50	0.28	0.27	2.53	1	\$6,755
Quick Lubrication Vehicle Shop	2(c)	941	5.19	Servicing Position	0.57	2.96	0.58	0.55	1.63	1	\$4,352
Automobile Care Center	2(c), 3	942	3.11	1,000 sf GLA	0.57	1.77	0.63	0.60	1.06	1	\$2,830
Auto Parts / Service Center	1, 2(c)	943	4.46	1,000 sf GFA	0.57	2.54	0.63	0.60	1.53	1	\$4,085
Gasoline/Service Station		944	13.87	Vehicle Fueling Position	0.58	8.04	0.26	0.25	1.99	1	\$5,313
Gasoline/Service Station w/ Convenience Market		945	13.51	Vehicle Fueling Position	0.44	5.94	0.26	0.25	1.47	1	\$3,925
Gasoline/Service Station w/ Convenience Market & Car Wash	2(h)	946	13.86	Vehicle Fueling Position	0.44	6.10	0.26	0.25	1.51	1	\$4,032
Self-Service Car Wash	2(d)	947	5.54	Wash Stall	0.53	2.94	0.63	0.60	1.76	1	\$4,699
Automated Car Wash	1, 2(d)	948	14.12	1,000 sf GFA	0.53	7.48	0.63	0.60	4.49	1	\$11,988
Truck Stop	1, 2(k)	950	13.63	1,000 sf GFA	0.57	7.77	1.00	0.95	7.40	1	\$19,758
OFFICE											
Clinic	1	630	5.18	1,000 sf GFA	1.00	5.18	0.89	0.85	4.39	1	\$11,721
Vet Clinic	1	640	4.72	1,000 sf GFA	1.00	4.72	0.89	0.85	4.00	1	\$10,680
General Office Building	3	710	1.49	1,000 sf GFA	1.00	1.49	0.89	0.85	1.26	1	\$3,364
Corporate Headquarters Building	3	714	1.41	1,000 sf GFA	1.00	1.41	0.89	0.85	1.20	1	\$3,204
Single Tenant Office Building	3	715	1.74	1,000 sf GFA	1.00	1.74	0.89	0.85	1.47	1	\$3,925
Medical-Dental Office Building	3	720	3.57	1,000 sf GFA	1.00	3.57	0.89	0.85	3.03	1	\$8,090
Government Office Building	1	730	1.21	1,000 sf GFA	1.00	1.21	0.89	0.85	1.03	1	\$2,750
State Motor Vehicle Department		731	17.09	1,000 sf GFA	1.00	17.09	0.89	0.85	14.49	1	\$38,688
United States Post Office		732	11.22	1,000 sf GFA	1.00	11.22	0.57	0.54	6.09	1	\$16,260
Government Office Complex	1	733	2.85	1,000 sf GFA	1.00	2.85	0.89	0.85	2.42	1	\$6,461
Office Park	3	750	1.48	1,000 sf GFA	1.00	1.48	0.89	0.85	1.25	1	\$3,338
Research and Development Center	3	760	1.07	1,000 sf GFA	1.00	1.07	0.89	0.85	0.91	1	\$2,430
Business Park	3	770	1.26	1,000 sf GFA	1.00	1.26	0.89	0.85	1.07	1	\$2,857
INDUSTRIAL											
General Light Industrial	3	110	0.97	1,000 sf GFA	1.00	0.97	1.00	1.00	0.97	1	\$2,590
General Heavy Industrial	1	120	0.68	1,000 sf GFA	1.00	0.68	1.00	1.00	0.68	1	\$1,816
Industrial Park	3	130	0.85	1,000 sf GFA	1.00	0.85	1.00	1.00	0.85	1	\$2,270
Manufacturing	3	140	0.73	1,000 sf GFA	1.00	0.73	1.00	1.00	0.73	1	\$1,949
Warehousing	3	150	0.32	1,000 sf GFA	1.00	0.32	1.00	1.00	0.32	1	\$854
Mini-Warehouse		151	0.26	1,000 sf GFA	1.00	0.26	0.54	0.51	0.13	1	\$347
Data Center	1	160	0.09	1,000 sf GFA	1.00	0.09	1.00	1.00	0.09	1	\$240
Utilities	1	170	0.76	1,000 sf GFA	1.00	0.76	1.00	1.00	0.76	1	\$2,029

APPENDIX

TABLE III. Transportation SDCs by Land Use

* Abbreviations include: GFA = Gross Floor Area, sf = square feet, and GLA = Gross Leasable Area

** The Pass-By Trip Reduction Factor reduces the Average Trip Rate based on average Pass-By trip percentages published in the *ITE Trip Generation Handbook* (3rd Edition, 2014).

NET NEW	ITE Trip Rate	X	Pass-By Reduction Factor	=	Net New Trip Rate
	(1)		(2)		(3)
CALCULA ¹	Net New Trip Rate	X	Trip Length Adjustme	=	Net New Trips
	(3)		(4)		(5)
	Net New Trips	X	# Units	X	TSDC/Ne w PM = SDC
	(5)		(6)		

NOTES:

(1) *Trip Generation* (9th Edition, 2012) has less than 6 studies supporting this average rate. Applicants are strongly encouraged to conduct, at their own expense, independent trip generation studies in support of their application.

(2) No pass-by rates are available. Pass-by rates were estimated from other similar uses.

<u>Code</u>	<u>Land Use</u>	<u>Pass-By Trip Reduction Factor</u>
2 (a)	No Data Available	25% Estimatec 0.75
2 (b)	Shopping Center (850)	0.66
2 (c)	Auto Parts Sales (843)	0.57
2 (d)	Bank/Drive-In (912)	0.53
2 (e)	Tire Store (848)	0.72
2 (f)	Discount Supermarket (854)	0.77
2 (g)	Fast Food Restaurant with Drive-	0.50
2 (h)	Gasoline/Service Station w/ Conv	0.44
2 (i)	Convenience Market (24 Hr) (851)	0.39
2 (j)	Quality Restaurant (931)	0.56
2 (k)	High Turnover Sit Down Restaura	0.57
2 (l)	Home Improvement Superstore (8	0.52

(3) Alternatively, the PM peak hour trip regression equation in *Trip Generation* can be used instead of the average trip rate identified in the table. However the equation must be used according to the instructions in *Trip Generation*.

(4) 'P.M. Peak Hour of the Generator' rates applied.

Trip Length Data Source: Lake County Florida, Transportation Impact Fee Study, 2007.

For use with residential, institutional, business & commercial and office uses

SOURCE: David Evans and Associates, Inc. (2015)