

PASCO COUNTY TRANSPORTATION IMPACT FEE SCHEDULE (OPTION 3 - INDEXED AT 6.6%, FOR RESIDENTIAL AND INSTITUTIONAL, FISHKIND & ASSOCIATES ECONOMIC ANALYSIS USED FOR NON-RESIDENTIAL)

4/23/2007 0:00

Gasoline Tax:		Unit Construction Cost:	\$4,681,980	Interstate/Toll Facility Reduction Factor:	-20%
\$\$ per gallon to capital:	\$0.256	State Equiv:	\$0.157	Capacity per lane:	9,357
Facility life (years):	25	County Gas Equiv:	\$0.099	Fuel Efficiency:	17.55
Interest rate:	5.0%	Effective days per year:	365		

ITE LUC	Land Use	Unit	Recommended Trip Rate	Trip Rate Source	Recommended Trip Length	Assessable Trip Length	Trip Length Source	% New Trips	% New Trips Source	Total Impact Cost	Annual Gas Tax	Gas Tax Credit	Net Impact Fee	Current Fee (96% and Phase)	Option 1 (1) FY 2007 Full Fee	Adopted Fee From	FY 2008 100%	FY 2009 100%	FY 2010 100%	FY 2011 100%	FY 2012 100%
RESIDENTIAL:																					
210	Single Family (Detached)	du																			
	Less than 1,500 s.f. & Annual Hh Income less than 80% SHIP Definition (2)	du	4.33	(NPTS,AHS, Census)	7.25	7.75	FL Studies	100%	n/a	\$6,283	\$89	\$1,254	\$5,029	\$4,230	\$7,411	Tindale Oliver & Associates, Inc.	\$5,444	\$5,886	\$6,357	\$6,859	\$7,395
	0 to 1,500 s.f.	du	5.43	(NPTS,AHS, Census)	7.25	7.75	FL Studies	100%	n/a	\$7,879	\$112	\$1,579	\$6,300	\$4,230	\$9,294	Tindale Oliver & Associates, Inc.	\$6,820	\$7,375	\$7,966	\$8,596	\$9,267
	1,501 to 2,499 s.f.	du	7.59	(NPTS,AHS, Census)	7.25	7.75	FL Studies	100%	n/a	\$11,014	\$157	\$2,213	\$8,801	\$4,230	\$13,002	Tindale Oliver & Associates, Inc.	\$9,528	\$10,302	\$11,128	\$12,009	\$12,948
	2,500 s.f. and greater	du	8.40	(NPTS,AHS, Census)	7.25	7.75	FL Studies	100%	n/a	\$12,189	\$173	\$2,438	\$9,751	\$4,230	\$14,379	Tindale Oliver & Associates, Inc.	\$10,556	\$11,413	\$12,327	\$13,302	\$14,341
N/A	"Low Income" SHIP Defined Multi-Family (2)	du	3.59	Blend of ITE 7th & FL Studies.	6.42	6.92	FL Studies	100%	n/a	\$4,613	\$66	\$930	\$3,683	See 221	\$5,437	Tindale Oliver & Associates, Inc.	\$3,987	\$4,312	\$4,658	\$5,027	\$5,420
221	Multi-Family/Apartments	du	6.30	Blend of ITE 7th & FL Studies.	6.42	6.92	FL Studies	100%	n/a	\$8,095	\$116	\$1,635	\$6,460	\$3,888	\$9,533	Tindale Oliver & Associates, Inc.	\$6,995	\$7,564	\$8,171	\$8,818	\$9,508
240	Mobile Home Park	du	4.67	Blend of ITE 7th & FL Studies.	5.29	5.79	FL Studies	100%	n/a	\$4,945	\$72	\$1,015	\$3,930	\$1,916	\$5,800	Tindale Oliver & Associates, Inc.	\$4,256	\$4,604	\$4,975	\$5,370	\$5,791
251	Age Restricted Single Family (3)	du	3.71	Blend of ITE 7th & FL Studies.	6.23	6.73	FL Studies	100%	FL Studies	\$4,626	\$66	\$930	\$3,696	\$756	\$5,442	Tindale Oliver & Associates, Inc.	\$4,001	\$4,327	\$4,674	\$5,044	\$5,438
252	Age Restricted Multi-Family (3)	du	3.31	Blend of ITE 7th & FL Studies.	5.44	5.94	FL Studies(3)	100%	FL Studies	\$3,604	\$52	\$733	\$2,871	See 221	\$4,229	Tindale Oliver & Associates, Inc.	\$3,109	\$3,362	\$3,633	\$3,921	\$4,228
253	Congregate Care Facility (Attached) (3)	du	2.25	Blend of ITE 7th & FL Studies.	3.57	4.07	FL Studies	72%	FL Studies	\$1,151	\$17	\$240	\$911	\$436	\$1,342	Tindale Oliver & Associates, Inc.	\$987	\$1,068	\$1,154	\$1,246	\$1,345
231	Low-Rise Condominium/Townhouse (1 to 2 stories)	du	5.20	ITE 7th Edition	7.25	7.75	Same as LUC 210	100%	n/a	\$7,546	\$107	\$1,508	\$6,038	\$2,932	\$8,899	Tindale Oliver & Associates, Inc.	\$6,536	\$7,066	\$7,632	\$8,236	\$8,879
232	High-Rise Condominium (3 or more stories)	du	4.18	ITE 7th Edition	7.25	7.75	Same as LUC 210	100%	n/a	\$6,066	\$86	\$1,212	\$4,854	\$2,466	\$7,156	Tindale Oliver & Associates, Inc.	\$5,254	\$5,681	\$6,135	\$6,620	\$7,137
LODGING:																					
310	Hotel	room	8.30	Blend of ITE 7th & FL Studies.	5.46	5.96	Same as LUC 710	66%	FL Studies	\$6,014	\$87	\$1,226	\$4,788	\$3,219	\$7,067	Fishkind & Associates	\$2,952	\$3,147	\$3,354	\$3,576	\$3,812
330	Resort Hotel	room	5.10	ITE 7th Edition	7.02	7.52	FL Studies	83%	FL Studies	\$5,969	\$85	\$1,198	\$4,771	\$4,831	\$7,045	Fishkind & Associates	\$4,430	\$4,722	\$5,034	\$5,366	\$5,720
320	Motel	room	5.63	ITE 7th Edition	4.95	5.45	FL Studies	77%	FL Studies	\$4,273	\$63	\$888	\$3,385	\$1,718	\$5,004	Fishkind & Associates	\$1,575	\$1,679	\$1,790	\$1,908	\$2,034
416	RV Park	RV Space	3.70	ITE 7th Edition	5.96	6.46	Collier County	100%	n/a	\$4,414	\$64	\$902	\$3,512	\$1,882	\$5,193	Fishkind & Associates	\$1,726	\$1,840	\$1,961	\$2,091	\$2,228
RECREATION:																					
420	Marina	berth	2.96	ITE 7th Edition	7.25	7.75	Pinellas County	90%	Pinellas County	\$3,866	\$55	\$775	\$3,091	\$1,211	\$4,562	Fishkind & Associates	\$1,110	\$1,184	\$1,262	\$1,345	\$1,434
430	Golf Course	Hole	35.74	ITE 7th Edition	7.25	7.75	Pinellas County	90%	Pinellas County	\$46,675	\$664	\$9,353	\$37,322	\$18,977	\$55,083	Fishkind & Associates	\$17,402	\$18,550	\$19,774	\$21,079	\$22,471
431	Miniature Golf Course	Hole	3.30	ITE 7th Edition	5.81	6.31	FL Schedules	90%	FL Schedules	\$3,454	\$50	\$703	\$2,751	See 412	\$4,062	Fishkind & Associates	\$1,283	\$1,367	\$1,458	\$1,554	\$1,656
444	Movie Theaters	screen	106.63	Blend of ITE 7th & FL Studies.	2.31	2.81	FL Studies	88%	FL Studies	\$43,285	\$700	\$9,871	\$33,414	\$13,049	\$49,559	Fishkind & Associates	\$11,966	\$12,755	\$13,597	\$14,495	\$15,451
412	General Recreation	acres	2.28	ITE 7th Edition	6.72	7.22	Pinellas County	90%	Pinellas County	\$2,760	\$39	\$556	\$2,204	\$1,120	\$3,253	Fishkind & Associates	\$1,027	\$1,095	\$1,167	\$1,244	\$1,326
491	Racquet Club/Health Club/Spa/Dance Studio	1,000 sf	14.03	ITE 7th Edition	5.46	5.96	Same as LUC 710	94%	FL Studies	\$14,412	\$209	\$2,949	\$11,463	\$9,505	\$16,931	Fishkind & Associates	\$8,716	\$9,291	\$9,904	\$10,558	\$11,255
437	Bowling Alley	1,000 sf	33.33	ITE 7th Edition	5.46	5.96	Same as LUC 710	94%	See LUC 491	\$34,238	\$497	\$7,006	\$27,232	\$18,484	\$40,221	Fishkind & Associates	\$16,949	\$18,068	\$19,261	\$20,532	\$21,887
495	Community Center/Gymnasium	1,000 sf	22.88	ITE 7th Edition	6.72	7.22	FL Schedules	90%	Same as LUC 412	\$27,696	\$396	\$5,578	\$22,118	\$11,239	\$32,649	Fishkind & Associates	\$10,306	\$10,986	\$11,711	\$12,484	\$13,308

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INSTITUTIONS:																					
610	Hospital	1,000 sf	17.57	ITE 7th Edition	6.72	7.22	Pinellas County	77%	Pinellas County	\$18,196	\$260	\$3,665	\$14,531	\$7,052	\$21,450	Tindale Oliver & Associates, Inc.	\$15,732	\$17,013	\$18,377	\$19,832	\$21,383
620	Nursing Home	bed	2.48	Blend of ITE 7th & FL Studies.	2.73	3.23	FL Studies	89%	FL Studies	\$1,206	\$19	\$268	\$938	\$496	\$1,390	Tindale Oliver & Associates, Inc.	\$1,018	\$1,102	\$1,193	\$1,289	\$1,392
520	Elementary School	student	1.29	ITE 7th Edition	4.52	5.02	Pinellas County	80%	Pinellas County	\$934	\$14	\$194	\$740	\$296	\$1,093	Tindale Oliver & Associates, Inc.	\$801	\$867	\$937	\$1,012	\$1,091
522	Middle School	student	1.62	ITE 7th Edition	4.52	5.02	Pinellas County	90%	Pinellas County	\$1,319	\$19	\$275	\$1,044	\$473	\$1,543	Tindale Oliver & Associates, Inc.	\$1,131	\$1,224	\$1,323	\$1,428	\$1,541
530	High School	student	1.71	ITE 7th Edition	4.52	5.02	Pinellas County	90%	Pinellas County	\$1,392	\$21	\$290	\$1,102	\$584	\$1,629	Tindale Oliver & Associates, Inc.	\$1,194	\$1,292	\$1,397	\$1,508	\$1,627
540	Junior/Community College	student	1.20	ITE 7th Edition	7.25	7.75	Pinellas County	90%	Pinellas County	\$1,567	\$22	\$314	\$1,253	\$818	\$1,849	Tindale Oliver & Associates, Inc.	\$1,357	\$1,467	\$1,584	\$1,710	\$1,843
550	University	student	2.38	ITE 7th Edition	7.25	7.75	Pinellas County	90%	Pinellas County	\$3,108	\$44	\$623	\$2,485	\$1,264	\$3,668	Tindale Oliver & Associates, Inc.	\$2,690	\$2,909	\$3,142	\$3,391	\$3,656
560	Church	1,000 sf	9.11	ITE 7th Edition	4.10	4.60	FL Schedules	90%	FL Schedules	\$6,728	\$100	\$1,415	\$5,313	\$2,685	\$7,856	Tindale Oliver & Associates, Inc.	\$5,757	\$6,231	\$6,735	\$7,273	\$7,847
565	Day Care	student	3.03	Local Studies (Pasco)	2.10	2.60	FL Studies	74%	FL Studies	\$942	\$16	\$219	\$723	\$538	\$1,075	Tindale Oliver & Associates, Inc.	\$786	\$852	\$923	\$998	\$1,078
566	Cemetery	acres	4.73	ITE 7th Edition	7.25	7.75	Lake County	95%	Lake County	\$6,520	\$93	\$1,307	\$5,213	\$2,651	\$7,694	Tindale Oliver & Associates, Inc.	\$5,644	\$6,103	\$6,592	\$7,113	\$7,669
OFFICE:																					
50	710 General Office 50,000 sf or less ⁽⁴⁾	1,000 sf	15.65	ITE 7th equation	5.46	5.96	FL Studies	92%	FL Studies	\$15,786	\$229	\$3,230	\$12,556	\$7,449	\$18,544	Fishkind & Associates	\$4,482	\$4,778	\$5,093	\$5,430	\$5,788
75	710 General Office 50,001-100,000 sf ⁽⁵⁾	1,000 sf	14.25	ITE 7th equation	5.46	5.96	FL Studies	92%	FL Studies	\$14,373	\$209	\$2,941	\$11,432	\$5,773	\$16,886	Fishkind & Associates	\$3,474	\$3,703	\$3,947	\$4,208	\$4,486
150	710 General Office 100,001-200,000 sf ⁽⁵⁾	1,000 sf	12.15	ITE 7th equation	5.46	5.96	FL Studies	92%	FL Studies	\$12,255	\$178	\$2,508	\$9,747	\$4,915	\$14,396	Fishkind & Associates	\$2,957	\$3,153	\$3,361	\$3,583	\$3,819
300	710 General Office 200,001-400,000 sf ⁽⁵⁾	1,000 sf	10.36	ITE 7th equation	5.46	5.96	FL Studies	92%	FL Studies	\$10,450	\$152	\$2,138	\$8,312	\$4,185	\$12,276	Fishkind & Associates	\$2,518	\$2,684	\$2,862	\$3,050	\$3,252
600	710 General Office greater than 400,000 sf ⁽⁵⁾	1,000 sf	8.83	ITE 7th equation	5.46	5.96	FL Studies	92%	FL Studies	\$8,907	\$129	\$1,822	\$7,085	\$3,563	\$10,463	Fishkind & Associates	\$2,144	\$2,285	\$2,436	\$2,597	\$2,768
	720 Medical Office	1,000 sf	35.95	Blend of ITE 7th & FL Studies.	5.78	6.28	FL Studies	89%	FL Studies	\$37,014	\$535	\$7,539	\$29,475	\$13,793	\$43,527	Fishkind & Associates	\$8,299	\$8,847	\$9,431	\$10,054	\$10,717
	750 Office Park	1,000 sf	11.70	ITE 7th Edition	5.46	5.96	Same as LUC 710	92%	Same as LUC 710	\$11,763	\$171	\$2,407	\$9,356	See 710	\$13,819	Fishkind & Associates	\$4,504	\$4,801	\$5,118	\$5,456	\$5,816
	714 Corporate Headquarters Building	1,000 sf	7.98	ITE 7th Edition	5.46	5.96	Same as LUC 710	92%	Same as LUC 710	\$8,023	\$116	\$1,642	\$6,381	See 710	\$9,425	Fishkind & Associates	\$3,072	\$3,275	\$3,491	\$3,721	\$3,967
	760 Research and Development Center	1,000 sf	8.11	ITE 7th Edition	5.46	5.96	Same as LUC 710	92%	Same as LUC 710	\$8,154	\$118	\$1,668	\$6,486	See 710	\$9,579	Fishkind & Associates	\$1,943	\$2,071	\$2,208	\$2,353	\$2,509
N/A	Veterinarian Clinic	1,000 sf	32.80	Pinellas County	2.00	2.50	FL Studies	70%	Pinellas County	\$9,191	\$153	\$2,154	\$7,037	\$3,503	\$10,449	Fishkind & Associates	\$2,108	\$2,247	\$2,395	\$2,553	\$2,722
RETAIL:																					
	814 Specialty Retail	1,000 sf	49.99	Blend of ITE 7th & FL Studies.	3.57	4.07	FL Studies	85%	FL Studies	\$30,504	\$463	\$6,519	\$23,985	\$9,842	\$35,481	Fishkind & Associates	\$10,492	\$11,184	\$11,922	\$12,709	\$13,548
50	820 Shopping Center under 50,000 GSF ⁽⁴⁾	1,000 sf	86.56	ITE 7th equation	1.84	2.34	FL Curve	46%	FL Curve	\$14,664	\$248	\$3,496	\$11,168	\$9,767	\$16,595	Fishkind & Associates	\$10,412	\$11,099	\$11,831	\$12,612	\$13,445
125	820 Shopping Center 50,001-200,000 GSF ⁽⁵⁾	1,000 sf	62.81	ITE 7th equation	2.02	2.52	FL Curve	56%	FL Curve	\$14,221	\$236	\$3,326	\$10,895	\$7,812	\$16,176	Fishkind & Associates	\$8,328	\$8,877	\$9,463	\$10,088	\$10,753
300	820 Shopping Center 200,001-400,000 GSF ⁽⁵⁾	1,000 sf	46.23	ITE 7th equation	2.32	2.82	FL Curve	63%	FL Curve	\$13,524	\$219	\$3,082	\$10,442	\$7,471	\$15,487	Fishkind & Associates	\$7,964	\$8,490	\$9,050	\$9,647	\$10,284
500	820 Shopping Center 400,001-600,000 GSF ⁽⁵⁾	1,000 sf	38.66	ITE 7th equation	2.67	3.17	FL Curve	68%	FL Curve	\$14,049	\$222	\$3,127	\$10,922	\$7,241	\$16,182	Fishkind & Associates	\$7,719	\$8,228	\$8,771	\$9,350	\$9,967

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ITE LUC	Land Use	Unit	Recommended		Assessable Trip Length	Trip Length Source	% New Trips	% New Trips Source	Total Impact Cost	Annual Gas Tax	Gas Tax Credit	Net Impact Fee	Current Fee (96% and Phase)	Option 1 (1) FY 2007 Full Fee	Adopted Fee From	FY 2008 100%	FY 2009 100%	FY 2010 100%	FY 2011 100%	FY 2012 100%	
			Trip Rate	Trip Rate Source																	
700	820 Shopping Center 600,001-800,000 GSF (5)	1,000 sf	34.37	ITE 7th equation	3.01	3.51	FL Curve	71%	FL Curve	\$14,701	\$228	\$3,214	\$11,487	\$6,945	\$17,009	Fishkind & Associates	\$7,403	\$7,892	\$8,413	\$8,968	\$9,560
1000	820 Shopping Center greater than 800,000 GSF (5)	1,000 sf	30.33	ITE 7th equation	3.54	4.04	FL Curve	74%	FL Curve	\$15,902	\$241	\$3,402	\$12,500	\$6,713	\$18,493	Fishkind & Associates	\$7,156	\$7,628	\$8,132	\$8,669	\$9,241
	881 Pharmacy/Drug Store w/ Drive-Thru	1,000 sf	95.21	Blend of ITE 7th & FL Studies.	2.21	2.71	FL Studies	33%	FL Studies	\$13,687	\$223	\$3,146	\$10,541	\$4,873	\$15,639	Fishkind & Associates	\$5,195	\$5,537	\$5,903	\$6,293	\$6,708
	862 Home Improvement Superstore	1,000 sf	29.80	ITE 7th Edition	3.01	3.51	LUC 820	83%	FL Studies	\$14,901	\$231	\$3,257	\$11,644	\$7,178	\$17,240	Fishkind & Associates	\$7,652	\$8,157	\$8,695	\$9,269	\$9,881
	931 Quality Restaurant	1,000 sf	91.10	Blend of ITE 7th & FL Studies.	3.26	3.76	FL Studies	77%	FL Studies	\$45,770	\$702	\$9,896	\$35,874	\$17,839	\$53,093	Fishkind & Associates	\$19,016	\$20,271	\$21,609	\$23,036	\$24,556
	932 High-Turnover Restaurant	1,000 sf	126.50	Blend of ITE 7th & FL Studies.	3.60	4.10	FL Studies (Pasco)	71%	FL Studies	\$64,715	\$980	\$13,816	\$50,899	\$24,814	\$75,292	Fishkind & Associates	\$26,452	\$28,198	\$30,059	\$32,042	\$34,157
	934 Fast Food Rest w/ Drive-Thru	1,000 sf	522.62	Blend of ITE 7th & FL Studies.	2.99	3.49	FL Studies (Pasco)	60%	FL Studies (Pasco)	\$186,092	\$2,889	\$40,718	\$145,374	\$49,961	\$215,250	Fishkind & Associates	\$53,258	\$56,773	\$60,521	\$64,515	\$68,773
	944 Gasoline Station	fuel pos	168.56	ITE 7th Edition	2.00	2.50	FL Studies	23%	FL Studies	\$15,519	\$258	\$3,637	\$11,882	\$5,916	\$17,644	Fishkind & Associates	\$6,306	\$6,723	\$7,166	\$7,639	\$8,144
	941 Quick Lube	bays	40.00	ITE 7th Edition	3.78	4.28	FL Studies (LUC 943)	72%	FL Studies (LUC 943)	\$21,789	\$328	\$4,625	\$17,164	\$8,545	\$25,385	Fishkind & Associates	\$9,109	\$9,710	\$10,351	\$11,034	\$11,762
	850 Supermarket	1,000 sf	103.38	Blend of ITE 7th & FL Studies.	2.21	2.71	FL Studies	56%	FL Studies	\$25,608	\$418	\$5,886	\$19,722	\$7,207	\$29,259	Fishkind & Associates	\$7,683	\$8,190	\$8,730	\$9,306	\$9,921
	853 Convenience Store with Gas Pumps	1,000 sf	803.24	Blend of ITE 7th & FL Studies.	1.60	2.10	FL Studies	29%	FL Studies	\$73,310	\$1,280	\$18,037	\$55,273	\$21,628	\$82,255	Fishkind & Associates	\$23,055	\$24,577	\$26,199	\$27,928	\$29,772
	848 Tire Store	1,000 sf	24.87	ITE 7th Edition	3.78	4.28	FL Studies (LUC 943)	72%	FL Studies (LUC 943)	\$13,585	\$205	\$2,883	\$10,702	\$5,403	\$15,827	Fishkind & Associates	\$5,760	\$6,140	\$6,545	\$6,977	\$7,437
	943 Auto Repair or Body Shop	1,000 sf	30.09	Blend of ITE 7th & FL Studies.	3.78	4.28	FL Studies	72%	FL Studies	\$16,391	\$247	\$3,479	\$12,912	\$8,145	\$19,096	Fishkind & Associates	\$8,683	\$9,256	\$9,866	\$10,518	\$11,212
	841 New/Used Auto Sales	1,000 sf	32.93	Blend of ITE 7th & FL Studies.	4.94	5.44	FL Studies	79%	FL Studies	\$25,722	\$377	\$5,310	\$20,412	\$11,776	\$30,157	Fishkind & Associates	\$12,553	\$13,382	\$14,265	\$15,206	\$16,210
	816 Hardware/Paint	1,000 sf	51.29	ITE 7th Edition	2.47	2.97	FL Curve	74%	FL Curve	\$18,764	\$300	\$4,229	\$14,535	\$7,278	\$21,546	Fishkind & Associates	\$7,758	\$8,270	\$8,816	\$9,398	\$10,018
	947 Self-Service Car Wash	bays	108.00	ITE 7th Edition	2.10	2.60	FL Studies	76%	FL Studies	\$34,499	\$568	\$8,007	\$26,492	\$9,112	\$39,321	Fishkind & Associates	\$9,713	\$10,354	\$11,038	\$11,766	\$12,543
	890 Furniture Store	1,000 sf	5.06	ITE 7th Edition	6.41	6.91	FL Studies	54%	FL Studies	\$3,519	\$50	\$711	\$2,808	\$1,426	\$4,145	Fishkind & Associates	\$1,520	\$1,620	\$1,727	\$1,841	\$1,963
	912 Bank/Savings Drive-in	1,000 sf	281.55	Blend of ITE 7th & FL Studies.	2.63	3.13	FL Studies	46%	FL Studies	\$68,175	\$1,079	\$15,209	\$52,966	\$32,600	\$78,484	Fishkind & Associates	\$34,752	\$37,045	\$39,490	\$42,097	\$44,875
N/A	Conv'ce/Gasoline/Fast Food Store	1,000 sf	984.59	FL Studies	2.60	3.10	FL Studies	32%	FL Studies	\$164,470	\$2,608	\$36,760	\$127,710	\$64,024	\$189,255	Fishkind & Associates	\$68,250	\$72,754	\$77,556	\$82,675	\$88,131
INDUSTRY:																					
110	General Light Industrial	1,000 sf	6.97	ITE 7th Edition	5.36	5.86	Pinellas County	92%	Pinellas County	\$6,879	\$100	\$1,410	\$5,469	\$2,773	\$8,078	Fishkind & Associates	\$2,956	\$3,151	\$3,359	\$3,581	\$3,817
120	General Heavy Industrial	1,000 sf	1.50	ITE 7th Edition	5.36	5.86	Pinellas County	92%	Pinellas County	\$1,480	\$22	\$303	\$1,177	\$597	\$1,739	Fishkind & Associates	\$636	\$678	\$723	\$771	\$822
130	Industrial Park	1,000 sf	6.96	ITE 7th Edition	5.36	5.86	Pinellas County	92%	Pinellas County	\$6,869	\$100	\$1,408	\$5,461	\$2,769	\$8,067	Fishkind & Associates	\$2,952	\$3,147	\$3,354	\$3,576	\$3,812
140	Manufacturing	1,000 sf	3.82	ITE 7th Edition	5.36	5.86	Pinellas County	92%	Pinellas County	\$3,770	\$55	\$773	\$2,997	\$1,520	\$4,427	Fishkind & Associates	\$1,620	\$1,727	\$1,841	\$1,963	\$2,092
150	Warehouse	1,000 sf	4.96	ITE 7th Edition	5.36	5.86	Pinellas County	92%	Pinellas County	\$4,895	\$71	\$1,003	\$3,892	\$1,974	\$5,749	Fishkind & Associates	\$2,104	\$2,243	\$2,391	\$2,549	\$2,717
151	Mini-Warehouse	1,000 sf	2.50	ITE 7th Edition	3.26	3.76	Pinellas County	92%	Pinellas County	\$1,501	\$23	\$324	\$1,177	\$592	\$1,741	Fishkind & Associates	\$631	\$673	\$717	\$764	\$815
152	High Cube Warehouse	1,000 sf	1.20	ITE 7th Edition	7.25	7.75	Lake County	92%	Lake County	\$1,602	\$23	\$321	\$1,281	\$651	\$1,890	Fishkind & Associates	\$694	\$740	\$789	\$841	\$896
N/A	Airport Hangar	1,000 sf	4.96	ITE 7th Edition (LUC 150)	5.36	5.86	Lake County	92%	Lake County	\$4,895	\$71	\$1,003	\$3,892	\$1,974	\$5,749	Fishkind & Associates	\$2,104	\$2,243	\$2,391	\$2,549	\$2,717

PASCO COUNTY TRANSPORTATION IMPACT FEE SCHEDULE (OPTION 3 - INDEXED AT 6.6%, FOR RESIDENTIAL AND INSTITUTIONAL, FISHKIND & ASSOCIATES ECONOMIC ANALYSIS USED FOR NON-RESIDENTIAL)

4/23/2007 0:00

Gasoline Tax:		Unit Construction Cost:	\$4,681,980		
\$\$ per gallon to capital:	\$0.256	State Equiv:	\$0.157	Capacity per lane:	9,357
Facility life (years):	25	County Gas Equiv:	\$0.099	Fuel Efficiency:	17.55
Interest rate:	5.0%	Effective days per year:	365	Interstate/Toll Facility Reduction Factor:	-20%

ITE LUC	Land Use	Unit	Recommended Trip Rate	Trip Rate Source	Recommended Trip Length	Assessable Trip Length	Trip Length Source	% New Trips	% New Trips Source	Total Impact Cost	Annual Gas Tax	Gas Tax Credit	Net Impact Fee	Current Fee (96% and Phased)	Option 1 ⁽¹⁾ FY 2007 Full Fee	Adopted Fee From	FY 2008 100%	FY 2009 100%	FY 2010 100%	FY 2011 100%	FY 2012 100%
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(1) Option 1 Fee is shown for informational purposes only. This is the full fee which could be legally assessed in FY2007 based on the Transportation Impact Fee Study dated August 25, 2006. This fee includes interstate, interchange and carrying costs.

(2) Specific calculations for the "low income" category can be seen in Appendix D of the Transportation Impact Fee Update Study.

(3) The statistical relationship between the trip generation rate for the age restricted single family, age restricted multi-family, and congregate care facility was used to interpolate the trip length.

(4) The trip generation rate recommended for the office and retail less than 50,000 sf categories used the end-point of the range due to the nature of the ITE equation to be conservative for smaller developments.

(5) The trip generation rate recommended for all other office and retail tiered categories used the mid-point of each range due to the consistency of the ITE equation.