

Volusia County Schools School Impact Fee Update Study

Draft Report



Prepared for:

Volusia County Schools

March 19, 2008

Prepared by:

Tindale-Oliver & Associates, Inc.
*1000 N. Ashley Drive, Suite 100
Tampa, FL 33602
ph (813) 224-8862, fax (813) 226-2106*

DRAFT

**Volusia County Schools
School Impact Fee Update Study**

TABLE OF CONTENTS

Introduction.....1

Methodology1

Inventory.....2

Population.....2

Facility Service Delivery.....5

Cost Component.....6

 Facility Cost per Student Station6

 Administration, Architect, Site Improvement, and FF&E Costs6

 Construction Costs7

 Land Cost9

 Interest Carrying Cost10

 Weighted Average Total Facility Cost per Student10

 Total Impact Cost per Student12

 Transportation Costs12

 Ancillary Facility Costs13

Credit Component14

 State Revenue Credit.....15

 Local Capital Improvement Fund Revenue Credit16

 Sales Tax Revenue Credit.....20

 Debt Service Credit.....20

Net Cost per Student.....21

Student Generation Rates24

Proposed School Impact Fee Schedule.....26

DRAFT

School Impact Fee Schedule Comparison.....27

Revenue Estimates29

Indexing31

 Land Cost.....31

 Building Cost32

 Equipment Cost.....33

 Indexing Application34

LIST OF TABLES:

Table 1: Volusia County Population and Enrollment 4

Table 2: Facility Service Delivery 5

Table 3: School Facility Cost per Student Station 8

Table 4: Weighted Average Total Facility Impact Cost per Student..... 12

Table 5: Total Impact Cost per Student 14

Table 6: State Revenue Credit per Student 16

Table 7: Annual LCIF Available for Capacity 18

Table 8: LCIF Revenue Credit per Student 19

Table 9: Sales Tax Revenue Credit per Student 20

Table 10: Debt Service Credit per Student 22

Table 11: Net Impact Cost per Student..... 23

Table 12: Student Generation Rates 26

Table 13: Proposed School Impact Fee Schedule..... 27

Table 14: School Impact Fee Schedule Comparison 28

Table 15: Annual Impact Fee Revenue Estimates 30

Table 16: Volusia County Annual Just Land Value Increases 32

Table 17: Building Cost Index..... 33

Table 18: Equipment Cost Index 33

Table 19: Distribution of Capital Cost..... 34

DRAFT

LIST OF APPENDICES:

Appendix A: Volusia County Schools Facility Inventory

Appendix B: Volusia County Schools Long-Term Enrollment Projections

Appendix C: Taxable Value Analysis (Single Family Land Use)

Appendix D: Volusia County Property Appraiser Database Property Class and Land Use Code Summary

LIST OF ACRONYMS AND TERMS:

The following is a list of acronyms that can be found in this report.

BEBR	Bureau of Economic and Business Research (University of Florida)
CO & DS	Capital Outlay and Debt Service revenue
Committee	Volusia County School Impact Fee Committee
COPs	Certificate of Proceeds
CPI	Consumer Price Index
CRK	Classroom for Kids revenue
EDC	Educational Development Center
ENR	Engineering and News Record
Facility Service Delivery	Gross square feet per permanent student station
FF&E	Furniture, fixtures, and equipment
GIS	Geographic Information Systems
LCIF	Local Capital Improvement Fund revenue
PECO	Public Education Capital Outlay revenue
PSFE	Public Schools Facility Element
PUMS	Public Use Microdata Sample
Student Generation Rate	Public students per housing unit

Volusia County Schools School Impact Fee Update Study

Introduction

The Volusia County School Impact Fee was originally adopted in 1992 and last updated in 2005. At the onset of the current school impact fee update, Volusia County Schools formed a School Impact Fee Committee (referred to hereafter as the Committee) to assist in the update process. The purpose of the Committee was to recommend a methodology to the School Board for use in developing the updated school impact fee schedule. Volusia County Schools retained Tindale-Oliver & Associates, Inc. (TOA) to present and discuss school impact fee methodologies with the Committee. Throughout the course of these meetings, the Committee developed an understanding of the differences in school impact fee methodologies, as presented by TOA, which could be used to develop an updated school impact fee program for Volusia County. The methodology approved by the majority of Committee members and presented to the School Board was used as the basis for the impact fee analysis, which is documented in the following 12 sections in the remainder of this technical report:

- Methodology
- Inventory
- Population
- Facility Service Delivery
- Cost Component
- Credit Component
- Net Cost per Student
- Student Generation Rates
- Proposed School Impact Fee Schedule
- School Impact Fee Schedule Comparison
- Revenue Estimates
- Indexing

Methodology

The school impact fee methodology initially presented to and ultimately approved by the majority of Committee members is a consumption-based impact fee study. This is the same methodology used to calculate the previous updates of the school impact fee. A consumption-based impact fee study charges new development based upon the student generation rate (demand), or number of students a dwelling unit is expected to generate

DRAFT

over the life of the home. A consumption-based impact fee is intended to recoup the cost of each additional new student station required for new growth.

In addition, the proposed methodology approved by the Committee included developing separate impact fees based on each type of residential land use (e.g., single family, multi family, and mobile home parks land uses), rather than continue the current fee structure of one weighted average impact fee, regardless of the type of residential land use creating the impact. For comparison purposes, the weighted average impact fee has been calculated and presented in the proposed impact fee schedule.

Inventory

Volusia County Schools provides public education facilities available to all school-age residents of Volusia County. As such, this analysis will include all public elementary, middle, and high school facilities and students located throughout and living within Volusia County.

Volusia County Schools currently operates 69 public schools that serve the students of unincorporated Volusia County and its municipalities, including 48 elementary schools, 12 middle schools, and 9 high schools. A list of the current school inventory is provided in Appendix A, Table A-1. Based on discussions with the Committee, it was decided that the impact fee analysis should include the existing inventory, as well as schools currently under construction or contract that would be completed within the next three years. As a result, the impact fee analysis also includes the following schools: Elementary Y, Middle DD, and High School DDD. A listing of these future schools can be found in Appendix A, Table A-2.

It is recognized that Volusia County Schools also operates several other types of educational facilities, including alternative learning facilities, community education centers, technical schools, etc. The need for additional schools of this nature is not directly tied to new growth, as not every student will utilize these facilities and programs. Therefore, to ensure that the impact fee reflects only classroom space for grades pre-kindergarten through twelve, technical schools and other alternative learning facilities are not included in the impact fee calculations.

Population

As mentioned previously, Volusia County Schools provides public education facilities that are available to all K through 12 students throughout the entire county. Attendance

DRAFT

boundaries can be redrawn to balance school enrollment with available school capacity. Further, school capacity that is added in one location can serve new development in another part of the county (Chapter 163.3180(c)(3), Florida Statutes). Therefore, the appropriate impact fee district for public schools is countywide.

Table 1 presents the relationship between the historical population growth and student enrollment since 2000, as well as projected population and enrollment growth through 2012. In order to be consistent with the inventory used in the impact fee analysis, the enrollment figures presented in this table only include those students attending (or projected to attend) the schools listed in Appendix A, Tables A-1 and A-2. The annual percent change for both population and enrollment is presented, as well as a three-year average to account for any random fluctuations. The following table reflects that student enrollment is expected to decline over the next three years and remain constant in the fourth and fifth year. However, this trend is atypical as, historically, student enrollment within Volusia County has consistently increased.

The demand component of a school impact fee is based on the average number of students per residential dwelling unit over the lifetime of the unit, regardless of whether students are actually residing in that unit today. Although Volusia County Schools' Five-Year Work Plan is subject to change, there are several capacity-adding capital projects that will be completed or initiated over the next five-year period (three of which are currently under construction or contract).

As previously mentioned, based on the recommendations of the Committee, schools currently under construction or contract and to be completed within the next three years have been included in the impact fee analysis. The Committee's recommendation to base the impact fee on the future three-year inventory is a reasonable approach and, as such, the projected student enrollment for the 2009/10 school year is used in subsequent calculations, where appropriate.

Table 1
Volusia County Population and Enrollment

Year	Resident Population ⁽¹⁾	Enrollment ⁽²⁾	Population		Enrollment	
			Annual Percent Change	3-Year Average	Enrollment	3-Year Average
2000	443,343	59,090	N/A	N/A	N/A	N/A
2001	452,050	60,114	2.0%	N/A	1.7%	N/A
2002	459,737	61,160	1.7%	N/A	1.7%	N/A
2003	470,770	61,352	2.4%	2.0%	0.3%	1.2%
2004	484,261	62,449	2.9%	2.3%	1.8%	1.3%
2005	494,649	63,798	2.1%	2.5%	2.2%	1.4%
2006	503,844	64,157	1.9%	2.3%	0.6%	1.5%
2007	513,619	64,382	1.9%	2.0%	0.4%	1.1%
2008	523,583	63,152	1.9%	1.9%	-1.9%	-0.3%
2009	533,741	62,048	1.9%	1.9%	-1.7%	-1.1%
2010	544,000	61,239	1.9%	1.9%	-1.3%	-1.6%
2011	552,758	61,109	1.6%	1.8%	-0.2%	-1.1%
2012	561,657	61,121	1.6%	1.7%	0.0%	-0.5%

(1) Source: Bureau of Economic and Business Research (BEBR), University of Florida.

Population projections for years 2007 through 2011 are interpolated based on medium population projections for years 2010 and 2015.

(2) Source: Volusia County Schools; excludes special centers and charter schools. Projected enrollment information is shown for years 2009 through 2012.

For purposes of calculating the debt service credit for the impact fee, enrollment projections have been developed beyond the next five years as provided by Volusia County Schools. Appendix B, Table B-1 provides enrollment projections through 2032, which is when the last payment of the current debt will be repaid. These long-term enrollment projections are based on the County's medium population projections from the Bureau of Economic and Business Research (BEBR), average persons per household for Volusia County from the 2000 Census, and the weighted average student generation rate by land use developed for the County. The Volusia County Public Schools Facility Element (PSFE) does include long-range enrollment projections; however, the long-term enrollment projections included in the PSFE do not reflect recent adjustments made in student generations rates and to account for the decline in enrollment projections. Therefore, more current long-term enrollment projections were developed specifically for the impact fee calculations and solely for the purpose of determining the debt service credit per student. The figures included in Table B-1 are not used for purposes of determining projected capacity or other planning purposes.

Facility Service Delivery

Schools that were recently constructed or planned to be constructed by Volusia County Schools over the next several years are similarly designed in square footage and student stations. These schools have been or will be constructed to different standards than the older existing schools due to the mandate of the class size reduction following the 2002 amendment to Article IX of the State Constitution. The result is fewer permanent square feet per permanent student station than older schools previously constructed in Volusia County. Therefore, the recently constructed schools or schools under construction/contract will be used to establish the facility service delivery (gross square feet per permanent student station) for the impact fee. These schools include:

- Manatee Cove Elementary;
- Cypress Creek Elementary;
- Osteen Elementary;
- Elementary “Y” (under construction);
- Hurst Elementary (in the process of being bid);
- Middle School DD (under construction);
- Hinson Middle School;
- High School DDD (under construction); and
- New Smyrna Beach High School.

Based on these schools, Table 2 illustrates the facility service delivery in Volusia County, which is 122.4 gross square feet per student station for elementary schools, 127.9 gross square feet per student station for middle schools, and 130.5 gross square feet per student station for high schools. The weighted average facility service delivery based on all three school types is 127.3 gross square feet per student station.

**Table 2
Facility Service Delivery**

Description	School Type			Total/ Weighted Average
	Elementary	Middle	High	
Gross Permanent Square Footage ⁽¹⁾	456,182	321,670	664,017	1,441,869
Permanent Student Stations ⁽²⁾	3,726	2,515	5,087	11,328
Gross Sq Ft per Student Station⁽³⁾	122.4	127.9	130.5	127.3

(1) Source: Volusia County Schools

(2) Source: Appendix A, Table A-1 for the existing schools and Table A-2 for those schools currently under contract or construction. Since Hurst Elementary School is in the processes of being bid, it is not included in Table A-2; however, the gross square footage for Hurst

DRAFT

Elementary is 87,604 and this school is designed for 735 permanent student stations, as provided by Volusia County Schools.

- (3) Gross permanent square footage (Item 1) divided by the permanent student stations (Item 2) for each type of school and the weighted average.

Cost Component

Facility Cost per Student Station

The first step in determining the cost of providing public schools to Volusia County residents is to calculate the facility cost per student station. Several cost components must be considered when calculating the total cost of constructing a school, including administration costs; architect costs; both on-site and off-site improvement costs; construction costs; furniture, fixtures, and equipment (FF&E) costs; the cost to purchase the land; and interest carrying costs. The weighted average facility cost for each type of school is developed based on these cost components, which are described in more detail in the following subsections.

Administration, Architect, Site Improvement, and FF&E Costs

To determine the administration, architect, site improvement, and FF&E costs associated with constructing a new school in Volusia County, cost information was obtained for new schools or replacement schools bid since 2004. Costs for schools prior to 2004 were considered to be too outdated for use in the impact fee analysis. Only replacement schools constructed on new sites were included in the cost analysis, as replacement schools constructed on the existing site typically incur additional costs, including demolition costs, the cost to house displaced students, etc. With the exception of Hinson Middle School and New Smyrna Beach High School, which were both bid prior to 2004, and Hurst Elementary School, which is currently in the bidding process, the schools used to develop the facility service delivery are the same schools used in the cost analysis. The administration, architect, on-site improvement, off-site improvement, and FF&E costs provided by the Volusia County Schools Facilities Department were reviewed and, based on the types and locations of schools planned in the future, the costs of these schools were determined to be typical. Based on the information provided, the administration, architect, and site improvement cost per square foot figures were calculated for each school type and the weighted average. In addition, so that costs are representative of what it currently costs to furnish and equip a new school, the FF&E cost per square foot figures were inflated to current dollars using the Consumer Price Index (CPI). As a result, the range of inflation applied to the cost per square foot for FF&E was five percent to 11 percent, depending on the month and year of the construction bid.

DRAFT

Table 3 presents the cost per square foot figures for the administration, architect, site improvement, and FF&E cost components for each school type and the weighted average.

Construction Costs

As previously discussed, to determine the costs associated with constructing a new school in Volusia County, construction cost information was obtained from bids received since 2004. Volusia County Schools has recently completed several elementary schools and currently has one elementary school under construction. Therefore, a weighted average construction cost per square foot for the elementary schools was developed using local construction costs and bid data. The construction cost per square foot figure for elementary schools is presented in Table 3.

Other than Middle School DD and High School DDD, both of which are currently under construction, Volusia County Schools has not constructed a new or replacement secondary school (located on a separate site) since Hinson Middle and New Smyrna Beach High, both of which were bid in 2003. Therefore, in order to determine an appropriate construction cost per square foot figure for middle and high schools in Volusia County, a review of recently completed high schools in the surrounding region was undertaken. Based on this review, it was found that three high schools in Orange County were bid since 2006. The bid details for the three high schools in Orange County were compared to the construction bid for Volusia County's High School DDD. The three high schools constructed in Orange County were less than the cost per square foot of High School DDD. Although it is noted that there are differences in construction specifications between the types of high school constructed in Orange County compared to High School DDD, it was determined that the construction costs for the three Orange County high schools should be blended with cost of Volusia County's High School DDD. This provides for a more lower cost estimate since the cost for High School DDD is higher than the costs of the three Orange County high schools and since High School DDD was bid at what is now viewed as the height of the recent construction market.

Table 3
School Facility Cost per Student Station

Cost Component	Elementary School	Middle School	High School	Weighted Average
Square Feet per Student Station ⁽¹⁾	122.4	127.9	130.5	127.3
School Facility Cost Components:				
Administration Cost per Gross Square Foot ⁽²⁾	\$4.26	\$4.36	\$5.19	\$4.65
Architect Cost per Gross Square Foot ⁽³⁾	\$7.46	\$9.26	\$7.26	\$7.73
Site Improvement Cost per Gross Square Foot ⁽⁴⁾	\$47.77	\$30.42	\$57.20	\$48.17
Construction Cost per Gross Square Foot ⁽⁵⁾	\$151.23	\$196.87	\$196.87	\$188.29
FF&E Cost per Gross Square Foot ⁽⁶⁾	\$18.39	\$22.38	\$20.24	\$19.88
Land Cost per Gross Square Foot ⁽⁷⁾	\$9.55	\$9.96	\$9.55	\$9.55
Interest Carrying Cost per Gross Square Foot ⁽⁸⁾	\$9.58	\$11.54	\$14.49	\$12.28
Total Facility Cost per Gross Square Foot ⁽⁹⁾	\$248.24	\$284.79	\$310.80	\$290.55
Total Facility Cost per Student Station⁽¹⁰⁾	\$30,385	\$36,425	\$40,559	\$36,987

(1) Source: Table 2

(2), (3), (4), (5), (6) Respective cost per square foot figures are based on actual costs of recently constructed schools, where bids were awarded in 2004 or later, and bids for schools currently under construction or contract. The construction cost per square foot figures have been inflated according to the ENR construction cost index for the month and year the bid was awarded. The FF&E cost per square foot figures have been inflated using the CPI for the month and year the bid was awarded.

(7) Based on the acreage per 1,000 square feet for existing schools (from Appendix A, Table A-1) and the future schools (from Appendix A, Table A-2) at a cost of \$41,500 per acre. This cost per acre figure is based on the weighted average cost per acre for land purchased by Volusia County Schools since 2005. The gross square footage is not known for older schools shown in Table A-1; therefore, to convert the acres per 1,000 net square feet to gross square feet, the ratio of net to gross square footage for those schools included in the cost analysis is used as a conversion factor.

(8) The interest carrying cost per facility is the interest cost that Volusia County Schools incurs while constructing a new school; the interest carrying cost per square foot is adjusted to reflect the percentage of new schools typically funded through debt service.

(9) Sum of the school facility cost per gross square foot (Items 2 through 8)

(10) The gross square feet per permanent student station (Item 1) multiplied by the total school facility cost per gross square foot (Item 8) for each respective school type and the weighted average.

DRAFT

Based on a review of other recently completed school impact fees, there does not appear to be a significant difference between the cost per square foot for a middle school versus a high school. Since Volusia County has not recently constructed any other new or replacement middle schools (located on a separate site), the cost for Middle School DD also was averaged in with the three Orange County high schools and High School DDD. The resulting weighted average construction cost per square foot is therefore used in determining the cost per student station for both the middle and high schools. To capture the inflation of construction costs, the construction costs were inflated to current prices using Engineering News Record's (ENR) construction cost indices. As a result, the range of inflation applied to the construction cost per square foot was one percent to 14 percent, depending on the month and year of the construction bid.

Land Cost

For each school type, the land cost per square foot is based on a value of \$41,500 per acre. This cost per acre is based on a review of recent land purchases by Volusia County Schools within the last three years. A recent appraisal in late 2007 indicates that this value per acre is appropriate. It should be noted that a countywide review of vacant land sales in the last two years of parcels similar in size to parcels Volusia County Schools would purchase also was completed. The results of the vacant land analysis, however, were not considered useable in the impact fee analysis for several reasons. First, there was a large difference in the price per acre of parcels purchased by Volusia County Schools in 2006 versus the average price per acre of vacant parcels sold. Therefore, the vacant parcels sold were not comparable to those purchased for school purposes. Second, there were very few vacant land sales in 2007, resulting in too small of a sample size.

The land cost per square foot by school type was developed based on the acres per 1,000 square feet for both the existing school inventory (shown in Appendix A, Table A-1) and the future schools (shown in Appendix A, Table A-2). Since the gross square footage is not known for older schools shown in Table A-1, the net square footage of the school inventory (including both existing and future schools) was used to determine the acres per 1,000 net square feet by school type. These figures were then converted to a cost per gross square foot using the ratio of net to gross square feet for those schools included in the cost analysis. Basing the land cost on the entire inventory provides for a lower land cost estimate, particularly for the high schools, as the parcel of land purchased for High School DDD is considerably larger in acreage than the average of the existing high schools or Volusia County Schools' ideal sized parcel for a high school (80 acres). The resulting land cost figures for each type of school and the weighted average also are presented in Table 3.

DRAFT

Interest Carrying Cost

In addition to the costs identified above, the interest expense or lost opportunity on funds that Volusia County Schools uses during construction of a new school facility must be considered. The estimated time of the planning and construction process, based on discussions with staff at Volusia County Schools, is three years for an elementary school, four years for a middle school, and five years for a high school. These life cycle time frames include land purchase, the planning and bidding process, construction, and FF&E acquisition.

Based on historical and current financing trends, Volusia County Schools bonds the majority of new school construction. Therefore, it is appropriate to charge new development for the interest cost per facility (which is the difference between the bond interest rate during construction less any interest earned on bond proceeds during construction) that Volusia County Schools incurs in order to construct new school facilities.

The interest carrying cost per square foot calculated for each school type and the weighted average is presented in Table 3.

In addition, Table 3 presents the total cost per square foot for each school type and the weighted average cost, based on each cost component previously described. The total cost per gross square foot is multiplied by the facility service delivery (gross square feet per permanent student station) in order to determine the respective cost per permanent student station.

Weighted Average Total Facility Cost per Student

The total facility impact cost per student is based on the facility cost per student station figures derived in Table 3 and is calculated by dividing the cost per student station by the ratio of projected student enrollment to available capacity (number of permanent student stations adjusted by 100% for elementary schools, 90% for middle schools, and 95% for high schools) for the 2009/10 school year. The adjustment of dividing the cost per student station by the ratio of projected student enrollment to available capacity accounts for the fact that not every student that will be housed in a permanent student station at the end of the three-year period. The projected enrollment for 2010 is used because the impact fee analysis is based on the existing inventory, as well as schools currently under construction or contract, all to be open within three years. This calculation also adjusts the cost per student station to a cost per student.

DRAFT

The capacity projected to be available for the 2009/2010 school year is based on several factors, including:

- Capacity available at existing schools;
- Capacity that will be available by 2009/10 at schools currently under construction/contract;
- Capacity changes due to anticipated closures/expansions at existing schools by 2009/2010; and
- Capacity removed from the inventory to account for the student stations funded through Certificates of Proceeds (COPs) where the remaining debt service is expected to be repaid with impact fee revenues, based on the historical five-year trend of the funding sources used to repay the debt service.

A summary of the total capacity projected to be available by school type by the 2009/10 school year is presented in Appendix A, Table A-3.

The weighted average total facility impact cost per student station is adjusted by dividing the facility cost per student station by the ratio of projected student enrollment to the permanent capacity available in the 2009/2010 school year. This calculation converts the cost per student station to a cost per student and also adjusts the cost based on the amount of available permanent capacity. If there is expected to be excess capacity in 2010 (e.g., more permanent student stations than expected students at the end of the three-year period), then the cost per student increases. Similarly, if there is expected to be more students enrolled in 2010 than available capacity, the cost per student is adjusted downward. In the case of Volusia County, there is projected to be less permanent capacity than students by 2010, resulting in a decrease in the overall cost per student.

As shown in Table 4, the result is the weighted average total facility impact cost of \$36,118 per student.

**Table 4
Weighted Average Total Facility Impact Cost per Student**

Calculation Step	Weighted Average/ Total
Facility Impact Cost per Student	
Facility Cost per Student Station ⁽¹⁾	\$36,987
Projected Student Capacity for 2009/10 School Year ⁽²⁾	59,801
Projected Students for 2009/10 School Year ⁽³⁾	61,239
Weighted Average Total Facility Impact Cost per Student⁽⁴⁾	\$36,118

(1) Source: Table 3

(2) Source: Appendix A, Table A-3

(3) Source: Table 1

(4) The facility impact cost per student is adjusted by dividing the facility impact cost per student station (Item 1) by the ratio of students to capacity (Item 3/Item 2).

It should be noted that the Volusia County Comprehensive Plan does include an adopted minimum level of service (LOS) standard for public schools as mandated under the State’s Growth Management Act. The adopted LOS standards are for the purpose of implementing school concurrency, whereas the impact fee is a facility-based standard. However, the impact fee has been adjusted based on the ratio of permanent available capacity to enrollment at the end of the next three years, thus reflecting the actual LOS that Volusia County Schools is expected to achieve at the end of the three-year period.

Total Impact Cost per Student

In addition to the facility cost per student calculated in the previous table, the total facility cost per student includes two additional cost components, which includes the capital costs associated with providing transportation services and ancillary facilities. Each of these additional cost components is discussed in further detail below.

Transportation Costs

The first additional capital cost component is the cost of providing transportation services to students. Volusia County Schools currently owns 351 buses used for student transportation. The replacement value of a bus is reported to be \$92,500 by staff at Volusia County Schools, which is consistent with costs observed in other school districts. In addition to its bus fleet, Volusia County Schools has 38 support vehicles, which include vehicles such as vans, trucks, and trailers. The replacement value of the white fleet varies depending on the type of vehicle and was determined using replacement costs provided by Volusia County Schools, when available, and costs of similar types of

DRAFT

vehicles from recent impact fee studies. The result is a total replacement value of \$33.2 million for transportation services, including \$32.5 million for buses and \$0.7 million for support vehicles. Based on the current enrollment, the result is a cost of \$526 per student for transportation services, as presented in Table 5.

Ancillary Facility Costs

The other additional capital cost component is for the ancillary facilities that are necessary for Volusia County Schools to provide support services for students, schools, transportation services, and administrative personnel. Volusia County Schools currently has approximately 325,000 square feet of permanent ancillary facilities for maintenance, warehouse, and administrative functions, and approximately 20,000 square feet of portable ancillary facilities.

In order to determine the cost per student for ancillary facilities, the estimated replacement cost was determined. Based on cost estimates for three new ancillary facilities planned to be constructed over the next several years, a replacement value of \$197 per square foot was estimated. However, similar to the cost for school facilities, this cost per square foot figure was reduced based on the percentage of existing ancillary facilities housed in portable buildings. Therefore, the adjusted replacement cost used to calculate the replacement value of Volusia County Schools' ancillary facilities is \$164 per square foot. It should be noted that the cost estimates of approximately \$200 per square foot for ancillary facilities is consistent with costs of similar buildings observed in other jurisdictions throughout Florida, as well as with the costs Volusia County Schools has budgeted in its Five-Year Capital Budget.

The cost of land for ancillary facilities also is included in the respective replacement values, based on the acreage associated with the existing facilities and a land replacement value of \$41,500 per acre. The resulting cost for ancillary facilities is \$900 per student.

The transportation and ancillary facility cost components are added to the weighted average facility impact cost per student from Table 4, resulting in a total cost of \$37,544 per student, as presented in Table 5.

Table 5
Total Impact Cost per Student

Description	Figure
<i>Weighted Average Total Facility Impact Cost per Student</i> ⁽¹⁾	\$36,118
Transportation Services Cost per Student	
Total Replacement Value of Transportation Services ⁽²⁾	\$33,235,745
2008 Enrollment ⁽³⁾	63,152
<i>Total Transportation Services Cost per Student</i> ⁽⁴⁾	\$526
Ancillary Facility Cost per Student	
Building Replacement Value for Ancillary Facilities ⁽⁵⁾	\$53,323,780
Land Replacement Value for Ancillary Facilities ⁽⁶⁾	\$3,527,500
Total Replacement Value for Ancillary Facilities ⁽⁷⁾	\$56,851,280
<i>Total Ancillary Facilities Cost per Student</i> ⁽⁸⁾	\$900
Total Impact Cost per Student ⁽⁹⁾	\$37,544

(1) Source: Table 4

(2) Source: Volusia County Schools (based on the current inventory of 351 buses valued at \$92,500 per bus and 38 support vehicles (the value of which varies depending on the type of vehicle).

(3) Source: Table 1

(4) Total capital cost of transportation services (Item 2) divided by the current (2008) enrollment (Item 3)

(5) The total square footage of ancillary facilities valued at \$164 per square foot. The actual replacement value of \$197 per square foot is based on the estimated cost per square foot for the new Educational Development Center (EDC), Central Warehouse and Daytona Transportation Center, which are planned to be constructed over the next several years. The replacement value of \$197 per square foot is adjusted to reflect the percentage of existing ancillary facilities housed in portable buildings (37%, 2%, and 5%, respectively).

(6) The total acreage of ancillary facilities valued at \$41,500 per acre

(7) Sum of the building (Item 5) and land (Item 6) replacement values for ancillary facilities

(8) Total replacement value for ancillary facilities (Item 7) divided by the 2008 enrollment (Item 3)

(9) Sum of the weighted average total facility impact cost per student (Item 1), transportation services cost per student (Item 4), and ancillary facilities cost per student (Item 8)

Credit Component

To ensure that new development is not being double-charged for construction of future student stations, any additional non-impact fee revenue that will be generated by new development and that will be used towards the capital expansion of school facilities must be included as a credit against the total cost per student. This ensures that each new residential development pays the appropriately calculated impact fee, taking into account any additional revenue included as part of the impact fee credit. It is important to note that a credit for school impact fees is not given for revenue generated by new development that

DRAFT

is used for capital renovation of existing educational facilities or for maintenance or operational costs.

Based on a review of Volusia County Schools' Five-Year Capital Budget, it has been determined that a credit will be provided for the following state and local revenue sources:

- State revenue:
 - Classroom for Kids.
- Local revenue:
 - Ad Valorem Local Capital Improvement Funds (LCIF); and
 - Local Option Sales Tax.
- Future remaining payments for existing debt service (portion for expansion).

It is important to note that a revenue credit has been provided based on the total amount of revenue included in the Five-Year Capital Budget that will be used to construct additional capacity, even if the project is not currently under construction or contract and is not included in the future inventory provided in Appendix A, Table A-2. Inclusions of all capacity-expansion projects budgeted for the next five years provides for a higher revenue credit, resulting in a lower impact fee.

State Revenue Credit

The Florida State Constitution authorizes several sources of revenue for school districts, including Public Education Capital Outlay (PECO), Capital Outlay & Debt Service (CO & DS), and Classroom for Kids (CRK) revenue that can be used for the construction of capital facilities. However, of these sources, Volusia County Schools has only budgeted CRK revenue for the construction of additional capacity in the Five-Year Capital Budget. This revenue source is used to construct several classroom expansion projects at existing schools. Volusia County Schools programs other state revenue sources for other types of capital renovation projects, which are not included in the impact fee credit since these projects do not add new permanent student stations.

According to staff at Volusia County Schools, this is the last year that CRK revenue is expected to be appropriated and the majority of revenue programmed over the next five years for capital expansion projects is fund balance from CRK revenue appropriated in prior years.

The state revenue credit per student is calculated by dividing the total amount of state revenue programmed for capital expansion over the next five years, by the average

DRAFT

annual enrollment over this same period. Although this amount includes a fund balance and current year appropriations only, the average annual enrollment over the next five years is used to calculate the credit per student, as this is the period in which the revenue will be expended. As presented in Table 6, the resulting state revenue available for the capital expansion of public schools in Volusia County is \$191 per student.

**Table 6
State Revenue Credit per Student**

Calculation Step	Figure
Total State Revenue for Expansion ⁽¹⁾	\$11,790,000
Five-Year Average Annual Enrollment ⁽²⁾	61,734
State Revenue per Student⁽³⁾	\$191

(1) Source: Volusia County Schools Five-Year Capital Budget (FY 2008–FY 2012)

(2) Source: Table 1 (enrollment for school years 2008 through 2012)

(3) Total state revenue for expansion (Item 1) divided by the five-year average annual enrollment (Item 2)

Local Capital Improvement Fund Revenue Credit

The Volusia County School Board has the authority to levy up to two mills of the countywide ad valorem tax to generate revenue for education. Referred to as Local Capital Improvement Fund (LCIF), this revenue is used for both capital renovation and expansion projects. In Volusia County, the current millage rate for generating LCIF revenue is 2-mills.

The calculation of the LCIF credit per student is a four-step process. First, the total taxable value based on the most recent certified tax roll for residential land uses type is determined, based on information provided by the Volusia County Property Appraiser’s database. The total taxable value is then divided by the current enrollment to determine the average taxable value per student.

Second, the annual tax payment per student is calculated. The average taxable value per student is divided by 1,000 and then multiplied by \$2 (the amount taxed for 2 mills per \$1,000 of taxable value). For the single family homes, this amount is then increased by 76 percent, which is the increase in the price of a new home over the average taxable value of existing homes in Volusia County, based on the most recent tax roll. More information on this calculation can be found in Appendix C. This step ensures that new

DRAFT

homes receive the proper credit since they will be assessed at a higher taxable value over existing homes due to the “Save Our Homes” cap afforded to homestead properties. The third step apportions the annual LCIF per student by the percent of total LCIF available for capacity expansion (20%) over the next five-year period. This adjusts the total amount of LCIF per student to account for the percentage spent for capacity expansion projects. It should be noted that this credit provides for the “cash” portion of LCIF that will be expended in the next five years for future capacity expansion projects. A separate credit is provided for future LCIF revenue that will be used for payments of existing bonds. When taking into account the credit provided for future debt service payments, the percentage for LCIF expended for capacity expansion (both future projects and past projects funded with debt service) is greater than 20 percent.

The calculation to determine the LCIF revenue to be used for capital expansion, as well as the resulting amount per student for each land use type, is presented in Table 7.

The fourth step in this process is to calculate the present value of the annual LCIF per student. As presented in Table 8, for the single family land use, the annual increase of a home’s taxable value is estimated at three percent, which takes into account the “Save Our Homes” initiative for homesteaded property. According to State law, the increase in taxable value of homestead property is capped at three percent or at the CPI, whichever is lower. A review of the CPI data for the past 25 years (for the South Region) indicates that the average increase also has been three percent, consistent with the maximum increase allowed by State law.

The taxable values for the majority of multi family and mobile home park properties are not afforded the benefit of the homestead exemption. Due to the recent increases in property values, the average annual property value increase over the last five years for these two land uses has been very high (an annual increase of 24% for multi family and 15% for mobile home parks). As the last year has indicated, it is expected that growth rates of this nature cannot be sustained over a long-term period. Therefore, a growth rate of seven percent is used for the credit calculation to determine the annual LCIF revenue per student for the multi family and mobile home park land uses. This figure is based on a longer-term trend in taxable value increases observed in Volusia County over the past 25 years. The resulting figures are brought back to present value using a five percent discount rate, which is the average interest rate on the remaining payments of Volusia County’s COPs issues and a 25-year period, since the LCIF is a constant revenue source for Volusia County Schools. The resulting compounded total present value of LCIF revenue credit by land use is presented in Table 8.

**Table 7
Annual LCIF Available for Capacity**

Calculation Step	Single Family	Multi Family	Mobile Home Park
2007 Total Countywide Residential Taxable Value ⁽¹⁾	\$19,980,231,505	\$1,913,389,242	\$402,008,393
Current Enrollment ⁽²⁾	56,205	6,315	632
Taxable Value per Student ⁽³⁾	\$355,489	\$302,991	\$636,089
Capital Millage Rate (per \$1,000) ⁽⁴⁾	\$2	\$2	\$2
Annual Tax Payment per Student ⁽⁵⁾	\$711	\$606	\$1,272
Adjusted Annual Tax Payment per Student ⁽⁶⁾	\$1,251	\$606	\$1,272
Percent Available for Capacity Expansion ⁽⁷⁾	20%	20%	20%
Annual LCIF Payments for Capacity per Student⁽⁸⁾	\$250	\$121	\$254

(1) Source: Volusia County Property Appraiser database (2007 Tax Roll)

(2) Students currently enrolled (2007/08 school year) are distributed to each land based on the number of students for each type of land use used in the student generation rate analysis (Table 12).

(3) 2007 total countywide residential taxable value (Item 1) divided by the current enrollment (Item 2) for each land use type

(4) Source: Volusia County Schools

(5) Taxable value per student (Item 3) multiplied by the capital millage rate (Item 4), divided by 1,000

(6) For the single family home, the annual tax payment per student is adjusted by 76 percent to account for the percent increase in taxable value of a new home versus an existing home in Volusia County for the most recent tax roll, based on an analysis of the Volusia County Property Appraiser’s database. Refer to Appendix C for more information on this calculation.

(7) Source: Volusia County Schools Five-Year Capital Budget, based on the ratio of LCIF revenue programmed for capacity expansion projects to the total projected amount of LCIF revenue projected to be collected over the next five years.

(8) Adjusted annual tax payment per student (Item 6) multiplied by the percent of LCIF revenue available for capacity expansion over the next five years (Item 7).

**Table 8
LCIF Revenue Credit per Student**

Year	Single Family		Multi Family		Mobile Home Park	
	LCIF per Student ⁽¹⁾	Present Value of Credit ⁽²⁾	LCIF per Student ⁽³⁾	Present Value of Credit ⁽⁴⁾	LCIF per Student ⁽⁵⁾	Present Value of Credit ⁽⁶⁾
1	\$250	\$238	\$121	\$116	\$254	\$243
2	\$258	\$234	\$129	\$118	\$272	\$249
3	\$266	\$230	\$138	\$121	\$291	\$255
4	\$274	\$225	\$148	\$124	\$311	\$261
5	\$282	\$221	\$158	\$127	\$333	\$267
6	\$290	\$216	\$169	\$130	\$356	\$273
7	\$299	\$212	\$181	\$133	\$381	\$280
8	\$308	\$208	\$194	\$136	\$408	\$287
9	\$317	\$204	\$208	\$140	\$437	\$294
10	\$327	\$201	\$223	\$144	\$468	\$301
11	\$337	\$197	\$239	\$147	\$501	\$309
12	\$347	\$193	\$256	\$151	\$536	\$316
13	\$357	\$189	\$274	\$155	\$574	\$324
14	\$368	\$186	\$293	\$158	\$614	\$332
15	\$379	\$182	\$314	\$162	\$657	\$339
16	\$390	\$179	\$336	\$166	\$703	\$348
17	\$402	\$175	\$360	\$170	\$752	\$356
18	\$414	\$172	\$385	\$174	\$805	\$365
19	\$426	\$169	\$412	\$179	\$861	\$373
20	\$439	\$165	\$441	\$183	\$921	\$382
21	\$452	\$162	\$472	\$187	\$985	\$391
22	\$466	\$159	\$505	\$192	\$1,054	\$400
23	\$480	\$156	\$540	\$196	\$1,128	\$410
24	\$494	\$153	\$578	\$201	\$1,207	\$420
25	\$509	\$150	\$618	\$206	\$1,291	\$430
Total⁽⁷⁾		\$4,776		\$3,916		\$8,205
Annual increase ⁽⁸⁾		3%		7%		7%
Interest rate ⁽⁹⁾		5%		5%		5%
Weighted Average Credit - All Land Uses⁽¹⁰⁾						\$4,724

(1), (3), (5) Source: Table 7. Annual growth of LCIF per student is three percent for the single family land use and five percent for the multi family and mobile home park land uses (Item 8)

(2), (4), (6) Present value of annual LCIF per student (Items 1, 3, and 5) at five percent interest over a 25-year capitalization period

(7) Total of annual present value of credit (Items 1, 3, and 5)

(8) Average annual increase in taxable value

(9) Average interest rate for remaining payments of outstanding COPs, based on debt service schedules provided by Volusia County Schools

(10) The weighted average LCIF revenue credit for all land uses is determined by weighting the present value of the credit (Item 7) for each land use by the distribution of student enrollment for each respective land use from Table 7.

DRAFT

Sales Tax Revenue Credit

Volusia County has enacted a one-half cent local option sales tax to generate additional revenue to construct public school facilities. According to the Five-Year Capital Budget, approximately \$80 million of sales tax revenue will be used to fund capacity expansion projects over the next five years, accounting for approximately 40 percent of the total amount of sales tax revenue projected to be collected over this same period. To calculate the sales tax credit per student, the annual amount sales tax revenue programmed for expansion over the next five years is divided by the average enrollment over this same period. This figure is then brought back to present value using a capitalization period based on the number of years remaining before the sales tax sunsets on December 31, 2016, and a capitalization rate based on the average interest rate of the remaining payments for existing sales tax bonds (2.43%). As presented in Table 9, the sales tax revenue credit is \$2,079 per student.

Table 9
Sales Tax Revenue Credit per Student

Calculation Step	Figure
Total Sales Tax Revenue for Expansion ⁽¹⁾	\$80,300,228
Average Annual Sales Tax for Expansion ⁽²⁾	\$16,060,046
Five-Year Average Annual Enrollment ⁽³⁾	61,734
Sales Tax Revenue per Student⁽⁴⁾	\$260
Capitalization Rate ⁽⁵⁾	2.43%
Capitalization Period, Years ⁽⁶⁾	9
Net Present Value Sales Tax Revenue Credit per Student⁽⁷⁾	\$2,079

- (1) Source: Volusia County Schools Five-Year Capital Budget
- (2) Total sales tax revenue for expansion (Item 1) divided by five years
- (3) Source: Table 1 (enrollment for school years 2008 through 2012)
- (4) Average annual sales tax for expansion (Item 2) divided by the five-year average annual enrollment (Item 3)
- (5) Average interest rate for remaining payments on existing sales tax bonds
- (6) Number of years until the local option sales tax sunsets on December 31, 2016
- (7) Present value of the sales tax revenue per student (Item 4), based on the specified capitalization rate (Item 5) and capitalization period (Item 6)

Debt Service Credit per Student

Volusia County Schools currently has three types of outstanding bond issues: COPs, sales tax bonds, and state-funded bonds, which are referred to as SBE bonds and are paid back using a portion of the CO & DS revenue allocated to Volusia County Schools on an annual basis. Of the state-funded bonds with remaining payments, only one was used to

DRAFT

fund capacity expansion projects. However, the amount remaining on the bond is minimal and results in a credit of less than \$1 per student.

In order to determine the appropriate credit, the portion of each COP issue to be repaid with non-impact fee revenue was estimated, based on the trend in revenue sources for payments over the last five years. For more recent bonds (e.g., 2006 and 2007 COPs), where a solid five-year trend of repayments has not yet been established, the percentage of the projects tied to each bond issue that are impact fee eligible is used as a measure to determine the percentage of non-impact fee revenue that could be used to repay each bond. The percentage of future payments to be repaid with non-impact fee revenue is determined because a revenue credit is provided for any non-impact fee revenue used to fund new school capacity. In addition, the portion of each bond issue that was originally used to fund capacity expansion projects also was determined. The percentage of non-impact fee revenue for capacity expansion projects was then applied to the remaining payments for each respective bond. This amount was then brought back to present value, based on the remaining number of years and annual interest rate of each respective bond issue.

Similar to the LCIF credit, the portion of each COP that is projected to be repaid with ad valorem taxes is adjusted for the single family land use to account for the difference in taxable value between a new and existing home in Volusia County as a result of the “Save Our Homes” initiative.

As presented in Table 10, the debt service credit is \$4,110 per student for the single family land use and \$4,026 per student for the multi family and mobile home park land uses. In addition, a weighted average debt service credit for all land uses of \$4,101 per student also has been calculated.

Net Cost per Student

The net impact fee per student is the difference between the cost component and the credit component. Table 11 summarizes the calculation of the net impact cost per student for public schools in Volusia County by land use type and the weighted average.

**Table 10
Debt Service Credit per Student**

Description	Number of Fiscal Years of Remaining Payments ⁽¹⁾	Remaining Payments Due For Expansion ⁽²⁾	Present Value of Total Remaining Payments ⁽³⁾	Average Annual Enrollment ⁽⁴⁾	Debt Credit per Student ⁽⁵⁾
Sales Tax Bonds					
Series 2002 Bond	9.5	\$55,823,115.14	\$49,573,193.42	62,887	\$788
Series 2004 Bond	9.5	\$22,594,049.30	\$20,091,375.27	62,887	\$319
Series 2006 Bond	9.5	\$15,390,263.96	\$13,808,452.40	62,887	\$220
<i>Subtotal - Sales Tax Credit per Student⁽⁶⁾</i>					\$1,327
Capital Outlay Proceed Bonds					
Series 2005A (1995) Bond	3.5	\$5,465,460.00	\$5,087,354.99	61,887	\$82
Series 1999 Bond	16.5	\$11,225,864.10	\$7,590,718.79	65,543	\$116
Series 2005C Bond	22.5	\$38,942,784.61	\$24,489,676.21	67,933	\$360
Series 2006A Bond	23.5	\$216,518,528.91	\$121,830,857.37	68,340	\$1,783
Series 2007 Bond	24.5	\$44,065,214.70	\$24,624,097.38	68,750	\$358
<i>Subtotal - Capital Outlay Proceeds Credit per Student⁽⁷⁾</i>					\$2,699
Portion of Capital Outlay Proceeds Funded with Non-LCIF Revenue ⁽⁸⁾					\$2,589
Portion of Capital Outlay Proceeds funded with LCIF Revenue ⁽⁹⁾					\$110
Adjusted Capital Outlay Proceeds Funded with LCIF Revenue ⁽¹⁰⁾					\$194
Total Debt Service Credit Per Student					
Single Family Land Use⁽¹¹⁾					\$4,110
Multi Family and Mobile Home Park Land Uses⁽¹²⁾					\$4,026
Weighted Average - All Land Uses⁽¹³⁾					\$4,101

(1), (2), Source: Volusia County Schools. Remaining payments for each loan adjusted to account for the percentage of the projects that are capacity expansion projects, as well as the percentage of future payments expected to be repaid with non-impact fee revenue.

(3) Present value of the total remaining payments due, based on the interest rate of each payment and number of years of remaining payments.

(4) Source: Appendix B, Table B-1

(5) Present value of total remaining payments (Item 3) divided by the average annual enrollment over the life of the remaining payments (Item 4)

(6) Subtotal of the debt credit per student for the sales tax bonds

(7) Subtotal of the debt credit per student for the COPs issues

(8) Portion of the subtotal COPs (Item 7) that has historically been funded with non-impact fee revenue sources other than LCIF revenue

(9) Portion of the subtotal capital outlay proceeds (Item 7) that has historically been funded with LCIF revenue

DRAFT

- (10) Portion of COPs credit per student funded with ad valorem revenue (Item 9) increased by the difference in taxable value between a new and existing home in Volusia County (76%). Refer to Appendix C for more information on the different in taxable value between a new and existing home in Volusia County.
- (11) Sum of the sales tax credit per student (Item 6), portion of COPs funded with non-LCIF revenue (Item 8) and adjusted COPs funded with LCIF revenue (Item 10)
- (12) Sum of the sales tax credit per student (Item 6) and COPs credit per student (Item 7)
- (13) The weighted average credit for all land uses is determine by weighting the total debt service credit per student for each land use category by the distribution of student enrollment for each respective land use category from Table 7.

**Table 11
Net Impact Cost per Student**

Cost / Credit Element	Single Family	Multi Family	Mobile Home Park	Weighted Average
Impact Cost				
Total Impact Cost per Student⁽¹⁾	\$37,544			
Impact Credit				
State Revenue Credit per Student ⁽²⁾	(\$191)	(\$191)	(\$191)	(\$191)
Capital Outlay Tax Revenue Credit per Student ⁽³⁾	(\$4,776)	(\$3,916)	(\$8,205)	(\$4,724)
Sales Tax Revenue ⁽⁴⁾	(\$2,079)	(\$2,079)	(\$2,079)	(\$2,079)
Debt Service Repayments ⁽⁵⁾	(\$4,110)	(\$4,026)	(\$4,026)	(\$4,101)
Total Revenue Credit per Student⁽⁶⁾	(\$11,156)	(\$10,212)	(\$14,501)	(\$11,095)
Net Impact Cost				
Net Impact Cost per Student⁽⁷⁾	\$26,388	\$27,332	\$23,043	\$26,449

(1) Source: Table 5

(2) Source: Table 6

(3) Source: Table 8

(4) Source: Table 9

(5) Source: Table 10

(6) Summation of the revenue credits per student (Items 2 through 5) for each land use and the weighted average

(7) Total cost per student (Item 1) less the total revenue credit per student (Item 6) for each land use and the weighted average

DRAFT

The first section of Table 11 identifies the total impact cost as \$37,544 per student. The second section of this table identifies the revenue credits for the school impact fee by land use category, as well as the weighted average for all land uses. The net impact cost per student (the third section of the table) is the difference between the total impact cost and the total revenue credit for each respective land use and the weighted average. The result is a net impact cost of \$26,388 per student for the single family land use, \$27,332 per student for the multi family land use, \$23,043 per student for the mobile home park land use, and \$26,449 per student for the weighted average of all land uses.

Student Generation Rates

The number of students living in a household typically varies depending on the type of residential housing. Therefore, school impact fees are typically assessed based on the specific student generation rates for different types of residential land uses, including: single family, multi family, and mobile home park land uses.

For Volusia County's previous school impact fee update, the student generation rates were developed using Public Use Microdata Sample (PUMS) and Census 2000 data. Both because these data sources are becoming outdated and, in the past several years, additional data have become available, this impact fee update employs a new methodology using Geographic Information Systems (GIS) to develop the student generation rate for Volusia County. Specifically, GIS was used to link student addresses to parcels in the Volusia County Property Appraiser's database in order to generate the number of students per unit by type of land use based on the latest tax roll. This was a three-step process.

First, Volusia County Schools provided a shapefile containing student addresses that were geocoded, allowing the addresses to be linked to the Property Appraiser's database. Prior to providing the shapefile to TOA, staff at Volusia County Schools made certain that the data provided were in the correct format to be linked to the Property Appraiser's database.

Once the shapefile with the geocoded student addresses was provided, the second step in the analysis was to link the student addresses to data from the Volusia County Property Appraiser's parcel database. This allows for determining which property class code (or land use) is assigned to a given parcel (or address) where a student lives. This was accomplished by spatially joining the student address to the respective parcel in the database using GIS. Based on the data provided, 96 percent of the student addresses were able to be matched to a respective parcel in the Property Appraiser's database.

DRAFT

Since the remaining four percent of the student addresses could not be matched to a corresponding parcel in the Property Appraiser's database, they were not included in following analysis. For reference purposes, a list of the property class codes and corresponding land use codes used as part of this analysis is included in Appendix D.

Once the student addresses had been linked to parcels in the Property Appraiser's database, the total number of residential units had to be determined. Thus, the third step in this process was extracting the total number of units for the single family, multi family, and mobile home park land use from the Property Appraiser's parcel database. These figures were derived using the Volusia County Property Appraiser database for the 2007 tax year. To determine the number of units for each type of land use, TOA extracted the pertinent parcel data based on discussions with Property Appraiser staff. Based on the data available in the database and the method in which the Property Appraiser classifies each parcel in terms of land use, it was determined that it would be more appropriate to determine the total number single family units and multi family units using the associated property class code rather than the more specific land use code classification. The main reason for this is because multiple land uses codes can be tied to a particular parcel with no clear indication of what the "dominant" land use code is, causing the unit to potentially be excluded or counted multiple times. Therefore, because the property class code gives a more reliable indication of the type of land use for which the parcel is classified, this field was used to obtain a count of the single family and multi family residential units.

As previously mentioned, 96 percent of the student addresses were initially able to be linked to a particular parcel from the Property Appraiser's database. However, an additional one percent of the student addresses were not able to be used in determining the student generation rate because the address was linked to a parcel with a nonresidential property class code. Therefore, 95 percent of the student addresses were able to be used to determine the student generation rate for the residential land uses in the impact fee schedule.

Based on a review of the property class codes containing student addresses, it was determined that there are nearly 500 students living in public housing complexes in Volusia County. Based on discussions with Volusia County staff, a new public housing development would be charged the appropriate school impact fee; therefore, both the students and total number of units associated with public housing complexes are reflected in the multi family land use student generation rate, as it was confirmed that all public housing units throughout Volusia County are multi family units (either apartments or duplex-style dwelling units).

DRAFT

It should be noted that the analysis included in this report differentiates between two types of mobile homes: mobile homes located on individual lots and mobile homes located within a mobile home park. In order to be consistent with Volusia County’s land use classifications with regard to impact fees, mobile homes located on individual lots are assessed at the single family rate, while mobile homes located in a mobile home park are assessed at the mobile home park rate.

Table 12 presents the total number of students and total number of units by each residential land use type determined using the methodology described above. As previously discussed, the total number of students included in the following table represents the approximately 95 percent of student addresses that could be linked to one of the three residential land uses types included in the impact fee schedule. The following table also presents the weighted average student generation rate based on the three residential land use types.

**Table 12
Student Generation Rates**

Residential Land Use Type	Number of Students⁽¹⁾	Number of Units⁽²⁾	Students per Unit⁽³⁾
Single Family ⁽⁴⁾	53,508	166,430	0.322
Multi-Family ⁽⁵⁾	6,138	50,060	0.123
Mobile Home Park ⁽⁶⁾	594	18,176	0.033
Total/Weighted Average	60,240	234,666	0.257

- (1) Number of students for each unit for each residential land use type based on the GIS analysis linking student addresses and parcel data from the Volusia County Property Appraiser’s database.
- (2) Number of units for each residential land use type extracted from the Volusia County Property Appraiser’s database.
- (3) Number of students (Item 1) divided by the number of units (Item 2) for each residential land use type.
- (4) Based on the number of student and number of units tied to Volusia County Property Appraiser property class codes 01 and 02.
- (5) Based on the number of students and total units associated with property class codes 03, 04, 07, and 08 from the Volusia County Property Appraiser’s database.
- (6) Based on the number of student and number of units tied to the mobile home park land uses codes 2801 through 2805 from the Volusia County Property Appraiser’s database.

Proposed School Impact Fee Schedule

To determine the proposed school impact fee for each residential land use, the net impact cost per student from Table 11 is multiplied by the student generation rate from Table 12 for each residential land use type. The resulting net impact fees are presented in the

DRAFT

proposed impact fee schedule in Table 13. As shown in the following table, the fees range from \$760 per dwelling unit for the mobile home park land use to \$8,497 per dwelling unit for the single family land use.

As previously mentioned, Volusia County’s current school impact fee is a weighted average fee for all residential land uses. Therefore, for comparison purposes, a weighted average impact fee also is presented in the following table. However, given that there is data to support different demand across the three residential land use types, the Committee recommended developing a fee schedule with all three residential land uses, rather than one weighted average impact fee. It also should be noted that Volusia County is currently the only county in Florida that charges one school impact fee for all residential land uses.

**Table 13
Proposed School Impact Fee Schedule**

Residential Land Use	Impact Unit	Net Impact Cost per Student⁽¹⁾	Students per Unit⁽²⁾	Net Impact Cost per Unit⁽³⁾
Single Family	du	\$26,388	0.322	\$8,497
Multi-Family	du	\$27,332	0.123	\$3,362
Mobile Home Park	du	\$23,043	0.033	\$760
Weighted Average Residential	du	\$26,449	0.257	\$6,797

(1) Source: Table 11

(2) Source: Table 12

(3) The net impact cost per unit is the product of the net impact cost per student (Item 1) and the number of students per unit (Item 2) for each residential land use category. The net impact fees presented in this table do not include the additional three percent administration fee charged by Volusia County.

School Impact Fee Schedule Comparison

As part of the work effort in updating Volusia County’s school impact fee program, a comparison of the single family school impact fee adopted by other counties throughout Florida has been prepared. Table 14 presents this comparison. For those where the information was available, the percentage that the impact fee was adopted at is shown.

Table 14
School Impact Fee Schedule Comparison

County	Date of Last Update	Adoption Percentage	Adopted Single Family Impact Fee ⁽¹⁾
Sarasota	2006	N/A	\$2,032
Citrus	2006	50%	\$2,109
Miami-Dade	1995	N/A	\$2,448
Highlands	2006	50%	\$2,901
Flagler	2004	100%	\$3,600
Nassau	2005	N/A	\$3,726
St. Johns	2004	100%	\$3,771
Marion	2007	100%	\$3,774
Palm Beach	N/A	N/A	\$3,998
Hillsborough	2006	75%	\$4,000
Hernando	2005	100%	\$4,266
Lee	2006	N/A	\$4,309
Glades	2006	N/A	\$4,322
Pasco	2005	100%	\$4,356
Brevard	2004	100%	\$4,445
Indian River	Proposed	N/A	\$4,459
St. Lucie	2005	N/A	\$4,555
Seminole ⁽²⁾	2007	N/A	\$5,000
Martin ⁽³⁾	2007	N/A	\$5,567
Volusia (Current)⁽⁴⁾	2005	100%	\$6,066
Manatee	2005	N/A	\$6,092
Clay	2005	N/A	\$7,034
Broward	Proposed	N/A	\$7,995
Polk	2005	100%	\$8,596
Volusia (Proposed)⁽⁵⁾	Proposed	N/A	\$8,752
DeSoto	2006	100%	\$9,125
Lake County	2007	100%	\$9,327
Osceola	2004	100%	\$9,981
Collier	2006	100%	\$10,099
Orange	2007	100%	\$11,829

(1) Source: County impact fee schedules. Fees presented are for a 3 bedroom, 2,000 square foot single family home.

(2) Fee effective February 1, 2008

(3) Fee effective October 1, 2008

(4) Includes Volusia County's three percent administration fee.

(5) Source: Single family impact fee from Table 13 including a three percent administration fee to be consistent with the County's current impact fee (Item 4)

Revenue Estimates

According to the most recent BEBR population data available, Volusia County population estimates indicate that there will be approximately 4,000 to 5,000 new housing units constructed annually over the next five years. Given the recent decreasing trend in buildings permits, high inventory of new residential construction, and current housing market, these projections appear to be higher than what is expected to actually occur over the next five years. Volusia County Schools has included more conservative projections in determining impact fee revenues in its Five-Year Capital Budget for the next fiscal year, which include 1,000 new building permits in 2008, and 200 additional building permits annually through 2012. Based on the recent distribution of single family and multi family building permits, it is assumed that for purposes of estimating revenue projections, 70 percent of the annual permits will be for single family units and 30 percent will be for multi family units. Since the number of mobile home park permits accounts for a very small percentage of the annual building permits in Volusia County, the mobile home park land use is not included in the development of the revenue estimates. The revenue projections presented in Table 15 are based on the building permit projections used by Volusia County Schools and estimate that the school impact fee will generate a total of \$48.7 million over the next five years, or an average of \$9.7 million annually. Figures are in 2008 dollars and do not take into account possible indexing of the fees.

It should be noted that, for impact fee purposes, revenue projections serve only as an overall guideline in planning future infrastructure needs. In their simplest form, impact fees charge each unit of new growth for the net cost (total cost less credits) of infrastructure needed to serve that unit of growth. If the growth rates remain high, the Volusia County Schools will have more impact fee revenues to fund growth related projects sooner rather than later. As with the consumption-based impact fee approach, if the growth rate slows down, less revenue will be generated, and the timing and need for future infrastructure improvements will be later rather than sooner. Once collected, Volusia County Schools can spend impact fee revenues on capacity expansion projects identified in its Five-Year Capital Budget.

**Table 15
Annual Impact Fee Revenue Estimates**

Year	Single Family Building Permits⁽¹⁾	Multi Family Family Building Permits⁽²⁾	Single Family Revenues⁽³⁾	Multi Family Revenues⁽⁴⁾	Total Revenues⁽⁵⁾
2008	700	300	\$5,947,900	\$1,008,600	\$6,956,500
2009	840	360	\$7,137,480	\$1,210,320	\$8,347,800
2010	980	420	\$8,327,060	\$1,412,040	\$9,739,100
2011	1,120	480	\$9,516,640	\$1,613,760	\$11,130,400
2012	1,260	540	\$10,706,220	\$1,815,480	\$12,521,700
Total Revenue			\$41,635,300	\$7,060,200	\$48,695,500
Annual Average Revenue			\$8,327,060	\$1,412,040	\$9,739,100
Net Impact Cost per Unit⁽⁶⁾	\$8,497	\$3,362			

(1), (2) Source: Volusia County Schools for total annual permits. Distribution of permits determined based on the trend in buildings permits since 2000 (75% for single family and 25% for multi family).

(3), (4) New building permits (Items 1 and 2) multiplied by the respective net impact cost per unit (Item 6) for each type of land use

(5) Sum of the single family revenue (Item 1) and multi family revenue (Item 2) for each year and the five-year total

(6) Source: Table 13

Indexing

In many cases, impact fees are reviewed periodically (every three to five years, etc.) as opposed to an annual basis. If no adjustment to the impact fee schedule is made during this period, a situation can be created where major adjustments to the impact fee schedule become likely to be required due to the time between the adjustments. The need for significant adjustments also creates major concerns in the development community.

Volusia County currently indexes the school impact fee annually, based on the methodology included in the impact fee ordinance. The current index is calculated based on 90 percent for construction cost increases and 10 percent for land cost increases. The construction cost portion of the current index is determined by the increase in construction costs for schools completed within the prior twelve-month period, while the land portion of the index is based on the percent increase in the countywide just land value over the past twelve months. The current indexing approach, which is based on what happens from one year to the next, has the potential to create a very volatile index. Therefore, to provide for less volatile approach to indexing, a new indexing methodology is recommended that is based on a continual five-year moving average for construction, land, and equipment cost increases. In addition, the Committee endorsed the use of this proposed indexing methodology at its last meeting. It should be noted that the index should still be calculated on an annual basis; however, the construction and land index should be based on the cost increase over the most recent five-year period.

The method and sources for determining the annual increases in land, building, and equipment values is described in more detail in the following subsections. In addition, the variables included in the formula used to calculate the annual index (which is presented at the end of this section), also are described in each appropriate subsection below.

Land Cost

A five-year trend of the percent change in countywide just land values was evaluated to determine the historical change in land values. Based on the annual percent change for this five-year period, a countywide average annual growth rate of 33.2 percent has occurred, which is presented in Table 16. However, the percent change in land values for several of these years is far greater than the longer-term historical growth rates; therefore, to ensure that the five-year average land increase is not being overstated, the annual percent increase is capped at 15 percent for indexing purposes. If Volusia County Schools does experience annual increases in property values higher than 15 percent, the

DRAFT

index should be revisited to determine if the actual five-year average increase in property values is a more appropriate figure to use.

Table 16
Volusia County Annual Just Land Values Increases⁽¹⁾

Year	Volusia County Just Land Value	Percent Change - Actual
2003	\$9,434,373,042	N/A
2004	\$11,797,134,919	25.0%
2005	\$16,817,695,850	42.6%
2006	\$27,024,971,268	60.7%
2007	\$28,235,259,973	4.5%
Annual Average		33.2%
Annual Average - Capped⁽²⁾		15.0%

(1) Source: Volusia County Property Appraiser

(2) A 15 percent cap is applied since the annual average increase exceeds 15 percent.

The variable **LI** in the indexing formula represents the five-year average percent change in the countywide just land values based on data provided by the Volusia County Property Appraiser. This figure is capped at 15 percent unless it is determined that Volusia County Schools also is experiencing annual increases in property values higher than 15 percent.

Building Cost

The cost of school buildings should be indexed in a fixed amount each year based on the building cost index provided by the ENR. As presented in Table 17, over the past five years, the average percent increase for the building cost index has been 4.5 percent.

It is recognized that the ENR index represents national trends and does not necessarily capture local construction cost increases. Volusia County Schools may consider conducting a separate study to determine long-term changes in the local school construction costs to be used for indexing purposes. In the absence of such a study, the above index provides a conservative estimate.

**Table 17
Building Cost Index**

Year	Annual Avg	Percent Change
2003	6,694	
2004	7,115	6.3%
2005	7,446	4.7%
2006	7,751	4.1%
2007	7,966	2.8%
Average		4.5%

Source: ENR Building Construction Cost Index

The variable **BI** in the indexing formula represents the five-year average percent change in the building cost index based on the annual building construction cost indices provided by the ENR.

Equipment Cost

The cost equipment, such as school buses, support vehicles, and FF&E should be indexed annually based on the CPI provided by the US Bureau of Labor. As presented in Table 18, over the past five years, the average annual percent change in CPI has been 3.0 percent.

**Table 18
Equipment Cost Index**

Year	Annual Index	Percent Change
2003	113.100	N/A
2004	116.200	2.7%
2005	120.000	3.3%
2006	123.900	3.3%
2007	127.422	2.8%
Average		3.0%

Source: US Department of Labor, Bureau of Labor Statistics, CPI (South Region, Class B/C)

The variable **EI** in the indexing formula represents the five-year average percent change in the CPI based on the annual indices provided by the US Bureau of Labor.

Indexing Application

It may be useful to illustrate how these indices can be applied. As presented in Table 19, of the \$2.3 billion total school capital value, 3.6 percent is for the land, 87.7 percent for the buildings, and 8.7 percent is for equipment (buses, support vehicles, and FF&E).

**Table 19
Distribution of Capital Cost**

Calculation Step	Distribution of Inventory	Percent of Total Value ⁽¹⁾	Annual Increase ⁽²⁾	Index ⁽³⁾
Land Replacement Value		3.63%	15.0%	0.5%
Ancillary Facilities ⁽⁴⁾	\$3,527,500			
Existing Schools ⁽⁵⁾	\$73,883,019			
Future Schools ⁽⁶⁾	\$5,162,444			
Building Replacement Value		87.72%	4.5%	3.9%
Ancillary Facilities ⁽⁷⁾	\$53,323,780			
Existing Schools ⁽⁸⁾	\$1,808,179,031			
Future Schools ⁽⁹⁾	\$134,033,282			
Bus, Vehicle, and FF&E Replacement Value		8.65%	3.0%	0.3%
Bus & Vehicle Replacement Value ⁽¹⁰⁾	\$33,235,745			
FF&E - Existing Schools ⁽¹¹⁾	\$152,789,082			
FF&E - Future Schools ⁽¹²⁾	\$10,721,566			
Total Value	\$2,274,855,449			
Total Applicable Index⁽¹³⁾				4.7%

(1) Sum of the individual components of the land, building, and bus/vehicle/FF&E replacement value, divided by the total replacement value

(2) Source: Tables 16-18

(3) Percentage of the total replacement value (Item 1) multiplied by the annual increase (Item 2) for each component

(4), (7), (10) Source: Table 5

(5), (6) The land replacement value is calculated by multiplying the land cost per student station by school type (derived based on the gross square feet per student station and the land cost per gross square foot from Table 3) by the respective number of student stations by school type for existing schools (from Appendix A, Table A-1) and for future schools (from Appendix A, Table A-2).

(8), (9) The building replacement value is calculated by multiplying the building cost per student station by school type (derived based on the gross square feet per student station and the sum of the administration, architect, site improvement, and construction cost per gross square foot figures from Table 3) by the respective number of student stations by school type for existing schools (from Appendix A, Table A-1) and for future schools (from Appendix A, Table A-2).

(11), (12) The FF&E replacement value is calculated by multiplying the FF&E cost per student station by school type (derived based on the gross square feet per student station and the FF&E cost per gross square foot from Table 3) by the respective number of student

DRAFT

stations by school type for existing schools (from Appendix A, Table A-1) and for future schools (from Appendix A, Table A-2).

(13) Sum of the indices for the land, building, and vehicle/FF&E components (Item 3)

Applying these percentages to the average cost increases presented previously would provide a combined index of 4.7 percent, which then can be applied to all fees presented previously in Table 13.

Variables **LV**, **BV**, and **EV** in the indexing formula represents the percent of total value for land, buildings, and equipment/vehicles, respectively (Item 1 in the previous table).

The formula for calculating the annual index is as follows:

$$\text{Annual Index} = (\text{LV} \times \text{LI}) + (\text{BV} \times \text{BI}) + (\text{EV} \times \text{EI})$$

Where,

LV = Percent of total land value

LI = Five-year average countywide just land value increase (Source: Volusia County Property Appraiser)

BV = Percent of total building value

BI = Five-year average of building construction cost increases (Source: ENR)

EV = Percent of total equipment and vehicle value

EI = Five-year average of CPI increases (Source: US Bureau of Labor)

Appendix A
Volusia County Schools Inventory

**Table A-1
Volusia County Schools
Existing Inventory**

Number	Schools	Permanent Stations	Permanent Capacity	Acres
	Elementary Schools			
1	Blue Lake	703	703	26
2	Bonner	551	551	11
3	Burns-Oak Hill	250	250	15
4	Chisholm	479	479	21
5	Coronado	282	282	11
6	Cypress Creek	742	742	20
7	DeBary	561	561	18
8	Deltona Lakes	926	926	40
9	Discovery	725	725	19
10	Edgewater	729	729	24
11	Enterprise	489	489	8
12	Forest Lake	551	551	20
13	Freedom	782	782	30
14	Friendship	528	528	14
15	Holly Hill	569	569	19
16	Horizon	543	543	10
17	Hurst	655	655	15
18	Indian River	546	546	24
19	Longstreet	456	456	10
20	Manatee Cove	750	750	20
21	Marks	621	621	28
22	McInnis	420	420	15
23	Orange City	517	517	8
24	Ormond Beach	294	294	4
25	Ortona	254	254	11
26	Osceola	449	449	13
27	Osteen	764	764	32
28	Palm Terrace	810	810	20
29	Pathways	725	725	20
30	Pierson	376	376	11
31	Pine Trail	786	786	19
32	Port Orange	344	344	5
33	Read-Pattillo	493	493	11
34	Samsula	156	156	8
35	Seville	0	0	3
36	Small	452	452	11
37	South Daytona	978	978	13
38	Spirit	768	768	20
39	Spruce Creek	823	823	20
40	Starke	457	457	15

Table A-1 (continued)
Volusia County Schools
Existing Inventory

Number	Schools	Permanent Stations	Permanent Capacity	Acres
41	Sugar mill	623	623	20
42	Sunrise	531	531	13
43	Sweetwater	543	543	17
44	Timbercrest	722	722	20
45	Tomoka	690	690	15
46	Volusia Pines	563	563	20
47	Westside	513	513	15
48	Woodward	630	630	13
	<i>Subtotal - Elementary Schools</i>	<i>27,119</i>	<i>27,119</i>	<i>795</i>
	Middle Schools			
1	Campbell	1,309	1,178	39
2	Creekside	1,257	1,131	41
3	DeLand	1,290	1,161	44
4	Deltona	1,322	1,190	36
5	Galaxy	1,296	1,166	30
6	Heritage	1,278	1,150	40
7	Hinson	1,190	1,071	53
8	Holly Hill	970	873	25
9	New Smyrna	1,242	1,118	35
10	Ormond Beach	1,389	1,250	29
11	Silver Sands	1,231	1,108	49
12	Southwestern	691	622	20
	<i>Subtotal - Middle Schools</i>	<i>14,465</i>	<i>13,018</i>	<i>441</i>
	High Schools			
1	Atlantic	1,613	1,532	70
2	DeLand	3,021	2,870	65
3	Deltona	2,021	1,920	80
4	Mainland	2,578	2,344	52
5	New Smyrna	2,457	2,334	70
6	Pine Ridge	1,923	1,827	83
7	Seabreeze	1,923	1,827	23
8	Spruce Creek	2,175	2,066	67
9	Taylor	1,352	1,217	68
	<i>Subtotal - High Schools</i>	<i>19,063</i>	<i>17,937</i>	<i>578</i>
	Grand Total - All Schools	60,647	58,074	1,814

Source: Volusia County Schools

Table A-2
Volusia County Schools
Future Inventory⁽¹⁾

Schools	Permanent Stations	Permanent Capacity	Acreage
Elementary Schools			
Elementary School "Y"	735	735	28
Holly Hill Elementary ⁽²⁾	(569)	(569)	N/A
<i>Subtotal - Elementary Schools</i>	<i>166</i>	<i>166</i>	<i>28</i>
Middle Schools			
Middle School "DD"	1,325	1,193	40
Holly Hill Middle ⁽³⁾	(970)	(873)	N/A
Holly Hill Elementary (Grades 6-8) ⁽⁴⁾	1,060	945	N/A
<i>Subtotal - Middle Schools</i>	<i>1,415</i>	<i>1,265</i>	<i>40</i>
High Schools			
High School "DDD"	2,630	2,500	105
<i>Subtotal - High Schools</i>	<i>2,630</i>	<i>2,500</i>	<i>105</i>
<i>Grand Total - All Schools</i>	<i>4,211</i>	<i>3,931</i>	<i>173</i>

(1) Source: Volusia County Schools

(2), (3) Volusia County Schools plans to close Holly Hill Middle School for the next school year. As such, additional student stations will be constructed at Holly Hill Elementary to accommodate students in grades 6-8. However, because Holly Hill Elementary will be a mixed-grade school (i.e., an elementary school that includes grades 6-8), the capacity will then be based on 90 percent of the total number of stations (rather than at 100 percent for an elementary school). As such, this table reflects the closure of the existing elementary school student stations (Item 2) at 100 percent capacity in addition to the closure of the existing middle school stations (Item 3).

(4) Once the additional stations for grades 6-8 are constructed at Holly Hill Elementary, the capacity for all student stations at this school, including the current stations for kindergarten through fifth grade, will be based on 90 percent of the total number of permanent student stations (945 permanent student stations).

**Table A-3
Summary of Future Available School Capacity**

Description	Elementary	Middle	High	Total
Existing Capacity ⁽¹⁾	27,119	13,018	17,937	58,074
Future Capacity - Schools Under Contract/Construction ⁽²⁾	735	1,193	2,500	4,428
Planned School Closures (Holly Hill Middle) ⁽³⁾	0	(873)	0	(873)
Previous Capacity (Holly Hill Elementary) ⁽⁴⁾	(569)	0	0	(569)
Additional Capacity (Holly Hill Elementary with grades 6-8 stations) ⁽⁵⁾	945	0	0	945
Capacity Removed b/c Future COPs Being Repaid with IF ⁽⁶⁾	(517)	(754)	(933)	(2,204)
Total Adjusted Capacity⁽⁷⁾	27,713	12,584	19,504	59,801

(1) Source: Table A-1

(2), (3), (4), (5) Source: Table A-2. Includes the capacity of future schools, the removal of the current capacity at Holly Hill Middle School, which is planned to be closed next year, and the additional capacity for grades 6-8 to be constructed at Holly Hill Elementary. It should be noted that once the additional capacity for grades 6-8 is constructed at Holly Hill Elementary, all student stations at this school will be adjusted by 90 percent since it will be a blended school.

(6) Includes the removal of those stations funded through debt service where remaining payments are expected to be repaid with impact fee revenue, based on information provided by Volusia County Schools.

Appendix B
Volusia County Schools
Long-Term Enrollment Projections

Table B-1
Volusia County Schools
Long-Term Enrollment Projections

Year	Resident Population⁽¹⁾	Enrollment⁽²⁾
2000	443,343	59,090
2001	452,050	60,114
2002	459,737	61,160
2003	470,770	61,352
2004	484,261	62,449
2005	494,649	63,798
2006	503,844	64,157
2007	513,619	64,382
2008	523,583	63,152
2009	533,741	62,048
2010	544,000	61,239
2011	552,758	61,109
2012	561,657	61,121
2013	570,700	62,105
2014	579,888	63,105
2015	589,100	64,121
2016	597,112	64,993
2017	605,233	65,877
2018	613,464	66,773
2019	621,807	67,681
2020	630,400	68,601
2021	637,587	69,383
2022	644,855	70,174
2023	652,206	70,974
2024	659,641	71,783
2025	667,100	72,601
2026	674,705	73,429
2027	682,397	74,266
2028	690,176	75,113
2029	698,044	75,969
2030	706,002	76,835
2031	714,050	77,711
2032	722,190	78,597

(1) Source: Bureau of Economic and Business
Research, University of Florida (BEBR).
Projections for interim years are interpolated

DRAFT

based on medium population projections for major years (2010, 2015, 2020, and 2025) population projections. To project the resident population for years 2026 through 2032, the annual growth rate between 2020 and 2025 is used.

- (2) Source: Volusia County Schools for enrollment figures through 2012. Enrollment figures for years 2009 through 2012 are projections provided by Volusia County Schools. Enrollment figures for 2013 and later were derived based on the resident population for each year, divided by the average persons per household for Volusia County from the 2000 Census (2.03), multiplied by the weighted average student generation rate (0.257 from Table 12).

As previously stated, these longer-term student enrollment figures are for purposes of determining the debt service credit per student and are not used for projecting capacity or for other planning purposes.

Appendix C
Taxable Value Analysis
(Single Family Land Use)

DRAFT

As previously mentioned under the discussion regarding the calculation of the Local Capital Improvement Fund credit, the average taxable value per student for the single family land use was increased by 76 percent. This figure represents the increase in the taxable value of a new home over the average taxable value of existing homes in Volusia County, thus ensuring that new homes receive the proper credit since they will be assessed at a higher taxable value over existing homes due to the “Save Our Homes” cap afforded to homestead properties.

The information used to develop this figure was extracted from the Volusia County Property Appraiser’s Parcel Database, which is based on the most recent tax roll. The first step in this calculation was to determine the median sale price of a new home constructed in 2006 and 2007 (in order to capture all new homes added to the tax roll within the last year), based on the median square footage and median cost per square foot. It should be noted that cost per square foot outliers were excluded from this calculation in order to calculate a more representative average.

The second step in this calculation was to determine the 2007 median taxable value for existing homes. The homes included in this analysis were limited by the same square footage parameters as included in the previous step in order to obtain a comparable sample.

Table C-1 presents the calculation of the taxable value increase for the single family land use.

**Table C-1
Taxable Value Increase
(Single Family Land Use)**

Description	Figure
Median Sale Price of a New Home ⁽¹⁾	\$238,670
Median Taxable Value of an Existing Home ⁽²⁾	\$135,546
Percent Increase of Sale Price to Taxable Value⁽³⁾	176%

(1), (2) Source: Volusia County Property Appraiser Parcel Database

(3) Median sale price of a new home (Item 1) divided by the median taxable value of an existing home (Item 2)

Appendix D
Volusia County Property Appraiser Database
Property Class and Land Use Code Summary

Table D-1
Volusia County Property Appraiser Database
Property Class and Land Use Code Summary

Property Class Code	Land Use Code	Description
01 - SINGLE FAMILY	0101	IMPROVED SFR TO .5 ACRES PAVED
01 - SINGLE FAMILY	0102	SFR; MOBILE HOMES
01 - SINGLE FAMILY	0107	C AREA; ROW
01 - SINGLE FAMILY	0110	IMPROVED SFR 2 THRU 5 ACRES
01 - SINGLE FAMILY	0111	IMPROVED SFR 5 THRU 10 ACRES
01 - SINGLE FAMILY	0112	SFR 10 THRU 15 ACRES
01 - SINGLE FAMILY	0113	SFR 15 THRU 20 ACRES
01 - SINGLE FAMILY	011A	IMPROVED SFR 1-2 ACRES PAVED
01 - SINGLE FAMILY	011B	IMPROVED SFR 0.5-1 ACRES PAVED
01 - SINGLE FAMILY	011C	IMPROVED SFR 1-2 ACRES UNPAVED
01 - SINGLE FAMILY	011S	SFR 2-5 ACRES UNPAVED - SS
01 - SINGLE FAMILY	0120	SFR UNPAVED ST TO 0.5 ACRES
01 - SINGLE FAMILY	0121	IMPROVED SFR ON TRAIL
01 - SINGLE FAMILY	012B	IMPROVED SFR 0.5-1 ACRES UNPAVED
01 - SINGLE FAMILY	012S	SFR 5-10 ACRES UNPAVED - SS
01 - SINGLE FAMILY	0130	SFR-OCEAN N HALIFAX
01 - SINGLE FAMILY	0131	SFR-OCEAN S HALIFAX
01 - SINGLE FAMILY	0132	SFR-OCEAN N.S.B.
01 - SINGLE FAMILY	0133	SFR LARGE RIVER
01 - SINGLE FAMILY	0134	SFR MEDIUM RIVER
01 - SINGLE FAMILY	0135	SFR SMALL RIVER
01 - SINGLE FAMILY	0136	SFR CANAL 1
01 - SINGLE FAMILY	0137	SFR CANAL 2
01 - SINGLE FAMILY	0138	SFR LARGE LAKE
01 - SINGLE FAMILY	0139	SFR MEDIUM LAKE
01 - SINGLE FAMILY	013C	IMPROVED 2-5 ACRES UNPAVED
01 - SINGLE FAMILY	013D	IMPROVED 5-10 ACRES UNPAVED
01 - SINGLE FAMILY	013S	SFR 10-20 ACRES UNPAVED - SS
01 - SINGLE FAMILY	0140	SFR SMALL LAKE
01 - SINGLE FAMILY	0141	SFR CANAL LESS S/S
01 - SINGLE FAMILY	0142	SFR RIVER LESS S/S
01 - SINGLE FAMILY	0151	SFR CANAL-UNPAVED
01 - SINGLE FAMILY	0153	SFR LAKE 2-5 ACRES
01 - SINGLE FAMILY	0155	SFR LAKE 5-10 ACES
01 - SINGLE FAMILY	0171	SFR CHURCH OWNED NEX
01 - SINGLE FAMILY	0177	SFR RECREATION FACILITY
01 - SINGLE FAMILY	017A	SFR ATTACHED HOUSE
01 - SINGLE FAMILY	017E	SFR END UNIT
01 - SINGLE FAMILY	0193	SFR MISSING S/S RTS
01 - SINGLE FAMILY	0194	SFR COMMON ROW
01 - SINGLE FAMILY	0199	SFR 20+ ACRES (IMPROVED VALUE)
01 - SINGLE FAMILY	01CU	SFR CANAL UNDEVELOPED
01 - SINGLE FAMILY	01E0	END UT OCEAN FRONT
01 - SINGLE FAMILY	01E1	SFR END UNIT IMPROVED
01 - SINGLE FAMILY	01G1	IMPROVED SFR LT-GOLF COURSE
01 - SINGLE FAMILY	01GU	SFR GOLF CRS UNDEVELOPED
01 - SINGLE FAMILY	01GV	IMPROVED GOLF COURSE VIEW
01 - SINGLE FAMILY	01IG	SFR INSIDE GOLF FRONT
01 - SINGLE FAMILY	01IL	SFR INSIDE LAKE FRONT
01 - SINGLE FAMILY	01M3	MODEL HOME 3 OR LESS
01 - SINGLE FAMILY	01M8	MODEL HOME 4 OR MORE
01 - SINGLE FAMILY	01NA	IMPROVED NATURAL AREA FRONT
01 - SINGLE FAMILY	01OV	IMPROVED SFR OCEAN VIEW
01 - SINGLE FAMILY	01P1	SFR IMPROVED POND FRONT
01 - SINGLE FAMILY	01T1	IMPROVED (SFR) TAXIWAY FRONT
01 - SINGLE FAMILY	01WR	SFR WATER VIEW WITH RAILROAD
01 - SINGLE FAMILY	01WV	SFR WITH WATER VIEW
01 - SINGLE FAMILY	01XX	SFR WITH MISCELLANEOUS IMPROVED

Table D-1 (continued)
Volusia County Property Appraiser Database
Property Class and Land Use Code Summary

Property Class Code	Land Use Code	Description
02 - MOBILE HOME (INDIVIDUAL LOT)	0200	MOBILE HOME SUB
02 - MOBILE HOME (INDIVIDUAL LOT)	0201	MH ON R1 SITE
02 - MOBILE HOME (INDIVIDUAL LOT)	0202	MH ON MH SITE PAVED
02 - MOBILE HOME (INDIVIDUAL LOT)	0210	MH ON 2 THRU 5 ACRES
02 - MOBILE HOME (INDIVIDUAL LOT)	0211	MH ON 5 THRU 10 ACRES
02 - MOBILE HOME (INDIVIDUAL LOT)	0212	MH IMPROVED ON 10 TO 15 ACRES
02 - MOBILE HOME (INDIVIDUAL LOT)	0213	MH ON 15 THRU 20 ACRES
02 - MOBILE HOME (INDIVIDUAL LOT)	021A	MH IMPROVED ON 1 THRU 2 ACRES
02 - MOBILE HOME (INDIVIDUAL LOT)	021B	MH ON 0.5-1 ACRE PAVED
02 - MOBILE HOME (INDIVIDUAL LOT)	021S	MH ON 2-5 ACRES UNPAVED - SS
02 - MOBILE HOME (INDIVIDUAL LOT)	0220	MH TO 0.5 ACRE UNPAVED
02 - MOBILE HOME (INDIVIDUAL LOT)	0222	MH ON MH SITE UNPAVED
02 - MOBILE HOME (INDIVIDUAL LOT)	022B	MH 0.5-1 ACRES UNPAVED
02 - MOBILE HOME (INDIVIDUAL LOT)	022S	MH 5-10 ACRES UNPAVED - SS
02 - MOBILE HOME (INDIVIDUAL LOT)	0230	MH-SFR LOT
02 - MOBILE HOME (INDIVIDUAL LOT)	0233	MH IMPROVED LARGE RIVER
02 - MOBILE HOME (INDIVIDUAL LOT)	0234	MH MEDIUM SIZED RIVER
02 - MOBILE HOME (INDIVIDUAL LOT)	0236	MH ON CANAL
02 - MOBILE HOME (INDIVIDUAL LOT)	0237	MH ON CANAL #2
02 - MOBILE HOME (INDIVIDUAL LOT)	0238	MH ON LARGE LAKE
02 - MOBILE HOME (INDIVIDUAL LOT)	0239	MH ON MEDIUM LAKE
02 - MOBILE HOME (INDIVIDUAL LOT)	023S	MH 10-20 ACRES UNPAVED - SS
02 - MOBILE HOME (INDIVIDUAL LOT)	0240	MH-SFR SMALL LAKE FRONT
02 - MOBILE HOME (INDIVIDUAL LOT)	0241	MH CANAL LESS S/S
02 - MOBILE HOME (INDIVIDUAL LOT)	0242	MH RIVER LESS S/S
02 - MOBILE HOME (INDIVIDUAL LOT)	0250	MH-SFR CANAL
02 - MOBILE HOME (INDIVIDUAL LOT)	0251	MH CANAL UNPAVED
02 - MOBILE HOME (INDIVIDUAL LOT)	0260	MH WATER
02 - MOBILE HOME (INDIVIDUAL LOT)	0270	MH CANAL
02 - MOBILE HOME (INDIVIDUAL LOT)	0280	RH WATER
02 - MOBILE HOME (INDIVIDUAL LOT)	0290	REC. HOME
02 - MOBILE HOME (INDIVIDUAL LOT)	0293	IMPROVED MH - S/S/ RTS
02 - MOBILE HOME (INDIVIDUAL LOT)	0299	IMPROVED MH 20+ ACRES
02 - MOBILE HOME (INDIVIDUAL LOT)	02TG	MH WITH TAG NO MISCELLANEOUS IMPROVEMENTS
02 - MOBILE HOME (INDIVIDUAL LOT)	02WV	MH WATER VIEW
02 - MOBILE HOME (INDIVIDUAL LOT)	02XX	MH AND MISCELLANEOUS IMPROVEMENTS OR TAG
03 - MULTI FAMILY (MORE THAN 5 UNITS)	0300	MFR - OVER 5 UNITS
03 - MULTI FAMILY (MORE THAN 5 UNITS)	0301	MFR AS RESIDENTIAL
03 - MULTI FAMILY (MORE THAN 5 UNITS)	0330	OCEAN FRONT APARTMENT
03 - MULTI FAMILY (MORE THAN 5 UNITS)	0333	MULTI FAMILY RIVER FRONTAGE
03 - MULTI FAMILY (MORE THAN 5 UNITS)	0336	MFR 5+ UNITS CANAL FRONT
03 - MULTI FAMILY (MORE THAN 5 UNITS)	0338	MFR 5+ UNITS LAKE FRONT
03 - MULTI FAMILY (MORE THAN 5 UNITS)	0393	MFR LS S/S
04 - CONDOMINIUM/TIMESHARES	0400	SHOULD USE 0004
04 - CONDOMINIUM/TIMESHARES	0401	CONDO SINGLE FAMILY RESIDENTIAL
04 - CONDOMINIUM/TIMESHARES	0402	IMPROVED MH PAVED STREET
04 - CONDOMINIUM/TIMESHARES	0408	MFR IMPROVED CONDO
04 - CONDOMINIUM/TIMESHARES	0409	TIME SHARING RESIDENTIAL
04 - CONDOMINIUM/TIMESHARES	040U	VACANT ROAD FRONT UNDER CONSTRUCTION
04 - CONDOMINIUM/TIMESHARES	0410	CONDO COMMERCIAL VACANT
04 - CONDOMINIUM/TIMESHARES	0411	CONDO COMMERCIAL STORE
04 - CONDOMINIUM/TIMESHARES	0412	CONDO COMMERCIAL COMPLEX
04 - CONDOMINIUM/TIMESHARES	0416	CONDO SHOPPING CENTER
04 - CONDOMINIUM/TIMESHARES	0417	CONDO OFFICE
04 - CONDOMINIUM/TIMESHARES	0419	CONDO PROFESSIONAL OFFICE
04 - CONDOMINIUM/TIMESHARES	0420	CONDO SPR CRK ARPT
04 - CONDOMINIUM/TIMESHARES	0421	CONDO RESTAURANT
04 - CONDOMINIUM/TIMESHARES	0422	FAST FOOD RESTAURANT - CONDO
04 - CONDOMINIUM/TIMESHARES	0439	CONDO HOTEL
04 - CONDOMINIUM/TIMESHARES	0441	CONDO LIGHT MANUFACTURING

Table D-1 (continued)
Volusia County Property Appraiser Database
Property Class and Land Use Code Summary

Property Class Code	Land Use Code	Description
04 - CONDOMINIUM/TIMESHARES	0448	CONDO WAREHOUSE TERMINAL
04 - CONDOMINIUM/TIMESHARES	0477	CONDO CLUBHOUSE
04 - CONDOMINIUM/TIMESHARES	0493	CONDO LESS S/S
04 - CONDOMINIUM/TIMESHARES	0497	CONDO ASSOCIATION COM AREA
04 - CONDOMINIUM/TIMESHARES	04A0	VACANT OCEAN FRONT
04 - CONDOMINIUM/TIMESHARES	04A8	IMPROVED ATLANTIC OCEAN VIEW
04 - CONDOMINIUM/TIMESHARES	04AU	OCEAN FRONT UNDER CONSTRUCTION
04 - CONDOMINIUM/TIMESHARES	04C0	VACANT CANAL FRONT
04 - CONDOMINIUM/TIMESHARES	04C1	CONDO SFR (CENTER UNIT)
04 - CONDOMINIUM/TIMESHARES	04C8	MFR IMPROVED CANAL FRONT
04 - CONDOMINIUM/TIMESHARES	04CU	LAND WITH BUILDING U.C.
04 - CONDOMINIUM/TIMESHARES	04D0	VACANT DIRT ROAD
04 - CONDOMINIUM/TIMESHARES	04D1	CONDO DIRT ROAD RESIDENTIAL
04 - CONDOMINIUM/TIMESHARES	04D2	MH IMPROVED DIRT ROAD
04 - CONDOMINIUM/TIMESHARES	04E1	CONDO SFR (END UNIT)
04 - CONDOMINIUM/TIMESHARES	04E8	MFR IMPROVED END UNIT
04 - CONDOMINIUM/TIMESHARES	04G0	VACANT GOLF COURSE FRONT
04 - CONDOMINIUM/TIMESHARES	04G8	MFR IMPROVED GOLF COURSE FRONT
04 - CONDOMINIUM/TIMESHARES	04GU	VACANT GOLF UNDER CONSTRUCTION
04 - CONDOMINIUM/TIMESHARES	04I8	IMPROVED (MFR) INSIDE UNIT
04 - CONDOMINIUM/TIMESHARES	04L0	VACANT LAKE FRONT
04 - CONDOMINIUM/TIMESHARES	04L8	MFR IMPROVED LAKE FRONT
04 - CONDOMINIUM/TIMESHARES	04N0	VACANT NATURAL AREA FRONT
04 - CONDOMINIUM/TIMESHARES	04N8	MFR IMPROVED NATURAL AREA
04 - CONDOMINIUM/TIMESHARES	04R0	VACANT RIVER FRONT
04 - CONDOMINIUM/TIMESHARES	04R8	IMPROVED (MFR) RIVER FRONT
04 - CONDOMINIUM/TIMESHARES	04RE	OUTSIDE RIVER CONDO
04 - CONDOMINIUM/TIMESHARES	04RI	INSIDE RIVER CONDO
04 - CONDOMINIUM/TIMESHARES	04T0	CONDO TAXIWAY VACANT
04 - CONDOMINIUM/TIMESHARES	04T8	CONDO TAXIWAY IMPROVED
04 - CONDOMINIUM/TIMESHARES	04U0	VACANT UNIMPROVED - NO ROAD
04 - CONDOMINIUM/TIMESHARES	04WV	WATER VIEW CONDO
04 - CONDOMINIUM/TIMESHARES	04XX	IMPROVED ASSD C.A.
07 - M/F/R COMMUNITIES	0700	VACANT WITH COMMON AREA (07)
07 - M/F/R COMMUNITIES	0701	IMPROVED SFR (07)
07 - M/F/R COMMUNITIES	0702	IMPROVED PAVED MH LOT (07)
07 - M/F/R COMMUNITIES	0708	IMPROVED MULTI FAMILY (07)
07 - M/F/R COMMUNITIES	070U	ROAD UNDEVELOPED
07 - M/F/R COMMUNITIES	0710	COMMON AREA + VACANT COMMERCIAL
07 - M/F/R COMMUNITIES	0711	IMPROVED COMMERCIAL (07)
07 - M/F/R COMMUNITIES	0777	RECREATION FACILITY PROJ. (07)
07 - M/F/R COMMUNITIES	0793	MISSING S/S RTS (07)
07 - M/F/R COMMUNITIES	0794	COMMON RIGHT OF WAY
07 - M/F/R COMMUNITIES	0795	COMMON SUBMERGE LAND
07 - M/F/R COMMUNITIES	0796	RET AREA CONCEPT (07)
07 - M/F/R COMMUNITIES	0797	COMMON AREA + VACANT COMMERCIAL
07 - M/F/R COMMUNITIES	07A0	VACANT ATLANTIC OCEAN VIEW
07 - M/F/R COMMUNITIES	07A1	IMPROVED SFR ATLANTIC OCEAN VIEW
07 - M/F/R COMMUNITIES	07A8	IMPROVED MFR ATLANTIC OCEAN VIEW
07 - M/F/R COMMUNITIES	07C0	VACANT CANAL FRONT (07)
07 - M/F/R COMMUNITIES	07C1	IMPROVED SFR CANAL FRONT (07)
07 - M/F/R COMMUNITIES	07C8	IMPROVED MFR CANAL FRONT (07)
07 - M/F/R COMMUNITIES	07CU	CANAL UNDEVELOPED
07 - M/F/R COMMUNITIES	07E0	VACANT END UNIT
07 - M/F/R COMMUNITIES	07E1	IMPROVED SFR END UNIT
07 - M/F/R COMMUNITIES	07E8	IMPROVED MFR END UNIT
07 - M/F/R COMMUNITIES	07G0	VACANT GOLF COURSE FRONT (07)
07 - M/F/R COMMUNITIES	07G1	SFR GOLF COURSE FRONT (07)
8 - M/F/R COMMUNITIES	07G8	IMPROVED MFR GOLF COURSE (07)

Table D-1 (continued)
Volusia County Property Appraiser Database
Property Class and Land Use Code Summary

Property Class Code	Land Use Code	Description
9 - M/F/R COMMUNITIES	07GU	GOLF COURSE UNDEVELOPED
10 - M/F/R COMMUNITIES	07IG	IMPROVED INSIDE GOLF FRONT
11 - M/F/R COMMUNITIES	07IL	IMPROVED INSIDE LAKE FRONT
12 - M/F/R COMMUNITIES	07L0	VACANT LAKE FRONT (07)
13 - M/F/R COMMUNITIES	07L1	IMPROVED LAKE FRONT (07)
14 - M/F/R COMMUNITIES	07L8	IMPROVED MFR LAKE FRONT (07)
15 - M/F/R COMMUNITIES	07N0	VACANT NATURAL AREA (07)
16 - M/F/R COMMUNITIES	07N1	IMPROVED NATURAL AREA (07)
17 - M/F/R COMMUNITIES	07N2	VACANT RIVER FRONT MH (07)
18 - M/F/R COMMUNITIES	07N8	IMPROVED MFR NATURAL AREA
19 - M/F/R COMMUNITIES	07NU	NATURAL AREA UNDEVELOPED
20 - M/F/R COMMUNITIES	07P0	VACANT POND FRONT (07)
21 - M/F/R COMMUNITIES	07P1	IMPROVED SFR POND FRONT (07)
22 - M/F/R COMMUNITIES	07P8	IMPROVED MFR POND FRONT (07)
23 - M/F/R COMMUNITIES	07R0	VACANT RIVER FRONT (07)
24 - M/F/R COMMUNITIES	07R1	IMPROVED RIVER FRONT (07)
25 - M/F/R COMMUNITIES	07R2	IMPROVED RIVER FRONT MH (07)
26 - M/F/R COMMUNITIES	07R8	IMPROVED MFR RIVER FRONT (07)
27 - M/F/R COMMUNITIES	07T0	VACANT TAXIWAY FRONT
28 - M/F/R COMMUNITIES	07T1	IMPROVED TAXIWAY FRONT
29 - M/F/R COMMUNITIES	07U2	VACANT WATER FRONT MH (07)
30 - M/F/R COMMUNITIES	07V2	VACANT/PAVED/MH SITE (07)
31 - M/F/R COMMUNITIES	07V8	VACANT MFR CONCEPT (07)
32 - M/F/R COMMUNITIES	07W0	VACANT WATER FRONT
33 - M/F/R COMMUNITIES	07W1	IMPROVED (SFR) WATER FRONT
34 - M/F/R COMMUNITIES	07W2	IMPROVED WATER FRONT MH (07)
35 - M/F/R COMMUNITIES	07W8	IMPROVED MFR WATER FRONT
36 - M/F/R COMMUNITIES	07XX	SFR WITH MISCELLANEOUS IMPROVEMENT (07)
08 - MULTI FAMILY (LESS THAN 5 UNITS)	0800	SHOULD USE 0008
08 - MULTI FAMILY (LESS THAN 5 UNITS)	0801	1/2 DUPLEX, 1/3 TRIPLEX, 1/4 QUADPLEX
08 - MULTI FAMILY (LESS THAN 5 UNITS)	0802	MFR - DUPLEX
08 - MULTI FAMILY (LESS THAN 5 UNITS)	0803	IMPROVED MFR L/S5 TRIPLEX
08 - MULTI FAMILY (LESS THAN 5 UNITS)	0804	IMPROVED MFR L/S5 QUADPLEX
08 - MULTI FAMILY (LESS THAN 5 UNITS)	0805	IMPROVED MULTI L/S5 5-PLEX
08 - MULTI FAMILY (LESS THAN 5 UNITS)	0810	MFR COMMON AREA + VACANT COMMERCIAL
08 - MULTI FAMILY (LESS THAN 5 UNITS)	0811	MFR IMPROVED COMMERCIAL
08 - MULTI FAMILY (LESS THAN 5 UNITS)	0821	DUPLEX - SINGLE UNIT
08 - MULTI FAMILY (LESS THAN 5 UNITS)	082P	DUPLEX - PAVED ROAD
08 - MULTI FAMILY (LESS THAN 5 UNITS)	082U	DUPLEX - UNPAVED ROAD
08 - MULTI FAMILY (LESS THAN 5 UNITS)	0831	TRIPLEX - SINGLE UNIT
08 - MULTI FAMILY (LESS THAN 5 UNITS)	0832	MFR OCEAN FRONT
08 - MULTI FAMILY (LESS THAN 5 UNITS)	0833	MFR RESIDENTIAL RIVER
08 - MULTI FAMILY (LESS THAN 5 UNITS)	0836	MFR- 5 CANAL FRONT
08 - MULTI FAMILY (LESS THAN 5 UNITS)	0838	MFR LAKE FRONT
08 - MULTI FAMILY (LESS THAN 5 UNITS)	083P	TRIPLEX - PAVED ROAD
08 - MULTI FAMILY (LESS THAN 5 UNITS)	083U	TRIPLEX - UNPAVED ROAD
08 - MULTI FAMILY (LESS THAN 5 UNITS)	0841	QUADPLEX - SINGLE UNIT
08 - MULTI FAMILY (LESS THAN 5 UNITS)	084P	QUADPLEX - PAVED ROAD
08 - MULTI FAMILY (LESS THAN 5 UNITS)	084U	QUADPLEX - UNPAVED ROAD
08 - MULTI FAMILY (LESS THAN 5 UNITS)	0877	MFR RECREATION FACILITY
08 - MULTI FAMILY (LESS THAN 5 UNITS)	0893	MFR L/5 -S/SRT
08 - MULTI FAMILY (LESS THAN 5 UNITS)	0894	MFR COMMON ROW
08 - MULTI FAMILY (LESS THAN 5 UNITS)	08CU	MFR CANAL UNDEVELOPED
08 - MULTI FAMILY (LESS THAN 5 UNITS)	08E1	IMPROVED MFR END UNIT
08 - MULTI FAMILY (LESS THAN 5 UNITS)	08GC	MFR IMPROVED GOLF COURSE
08 - MULTI FAMILY (LESS THAN 5 UNITS)	08GU	MFR GOLF COURSE UNDEVELOPED
08 - MULTI FAMILY (LESS THAN 5 UNITS)	08IG	MFR INSIDE GOLF FRONT
08 - MULTI FAMILY (LESS THAN 5 UNITS)	08IL	MFR INSIDE LAKE FRONT
08 - MULTI FAMILY (LESS THAN 5 UNITS)	08NA	MFR IMPROVED NATURAL AREA
08 - MULTI FAMILY (LESS THAN 5 UNITS)	08OV	DUPLEX-QUADPLEX OCEAN VIEW
08 - MULTI FAMILY (LESS THAN 5 UNITS)	08P1	MFR IMPROVED POND FRONT
08 - MULTI FAMILY (LESS THAN 5 UNITS)	08R1	MFR IMPROVED RIVER FRONT

DRAFT

Table D-1 (continued)
Volusia County Property Appraiser Database
Property Class and Land Use Code Summary

Property Class Code	Land Use Code	Description
08 - MULTI FAMILY (LESS THAN 5 UNITS)	08R2	MFR RIVER FRONT MH
08 - MULTI FAMILY (LESS THAN 5 UNITS)	08WF	MFR WATER FRONT
08 - MULTI FAMILY (LESS THAN 5 UNITS)	08WR	MFR WATER VIEW WITH RAILROAD
08 - MULTI FAMILY (LESS THAN 5 UNITS)	08WV	MFR - WATER VIEW
28 - PARKING LOTS, MOBILE HOME PARKS	2801	CLASS 1 MOBILE HOME RENTAL PARK
28 - PARKING LOTS, MOBILE HOME PARKS	2802	CLASS 2 MOBILE HOME RENTAL PARK
28 - PARKING LOTS, MOBILE HOME PARKS	2803	CLASS 3 MOBILE HOME RENTAL PARK
28 - PARKING LOTS, MOBILE HOME PARKS	2804	CLASS 4 MOBILE HOME RENTAL PARK
28 - PARKING LOTS, MOBILE HOME PARKS	2805	CLASS 5 MOBILE HOME RENTAL PARK
89 - OTHER MUNICIPAL	8901	MUNICIPAL WITH SINGLE FAMILY RESIDENTIAL
89 - OTHER MUNICIPAL	8903	MUNICIPAL MULTI FAMILY OVER 5 UNITS
89 - OTHER MUNICIPAL	8908	MUNICIPAL OWNED MULTI FAMILY

Source: Volusia County Property Appraiser