

## MEMORANDUM

To: Mr. Jay Evans  
City Manager

From: Bill Wiley, AICP  
Community Development Director

Subject: Annual Adjustment to Water Capacity, Wastewater Capacity, Police, Fire  
and Recreation Impact Fees

Date: June 1, 2008

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In accordance with Section 22-327 of the City Code of Ordinances, the City impact fees will be increased 2.5% based on the increase as noted in the Construction Cost Index from May 1, 2007 to May 1, 2008. The Construction Cost Index is maintained by the Engineering News Record magazine and reflects the change in construction costs for each year.

The schedules for City impact fees that will be effective June 1, 2008 are attached. If you have any questions, please contact our office.

### Attachments

Cc: Ray Sharp, Director of Environmental Services and Public Works w/attachments  
Jerry Boop, Finance Director w/attachments  
Gladys Johnson, Deputy Finance Director w/attachments  
Bruce Ericson, Recreation and Parks Director w/attachments  
Bill Chrisman, Police Chief w/attachments  
Dennis Sargent, Fire Chief w/attachments  
Jay Connell, Building Official w/attachments  
Jane Mallory, Customer Accounts Manager w/attachments

EXHIBIT A  
SCHEDULE OF WATER SYSTEM CAPACITY IMPACT FEES  
CITY OF LEESBURG, FLORIDA

Per Ordinance, Impact Fees are adjusted by the same percentage that the construction price index-20 cities average has increased between May 1 of the previous year and May 1 of the current year. At no time shall the Impact Fees be adjusted downward.

TYPE OF ESTABLISHMENT	BASIS OF FACTOR	ERU FACTOR	6/1/07 (+3.3%)	6/1/08 (+2.5%)
<u>Residential:</u>				
Single Family Home	Per Unit	1.000	\$ 981	\$1,006
Duplex (1 or 2 bedroom)	Per Unit	0.833	817	837
Duplex (3 or more bedrooms)	Per Unit	1.000	981	1,006
Multi-Family (1 or 2 bedrooms)	Per Unit	0.833	817	837
Multi-Family (3 + bedrooms)	Per Unit	1.000	981	1,006
Mobile Home (1 or 2 bedrooms)	Per Unit	0.667	654	670
Mobile Home (3 + bedrooms)	Per Unit	0.833	817	837
<u>Commercial and Institutional:</u>				
Auditorium	Per Seat	0.017	18	18
Barber/Beauty Shop	Per Oper. Stat.	0.800	785	805
Bowling Alley	Per Lane	0.333	326	334
Restaurant/Cafeteria	Per Seat	0.100	98	100
Restaurant (24 hours)	Per Seat	0.167	164	168
Restaurant ("Fast Food")	Per Seat	0.100	98	100
Bar/Cocktail Lounge	Per Seat	0.100	98	100
Hotel/Motel (no food svc.)	Per Room	0.500	490	502
Industrial Building				
Without Showers	Per Employee	0.067	66	68
With Showers	Per Employee	0.117	115	118
Laundry (self-service)	Per Machine	1.333	1,309	1,342
Office Building	Per Employee (200 sq.ft.)	0.067	66	68
Retail Establishment	Per Employee (200 sq.ft.)	0.067	66	68
Service Station	Per Bay	1.000	981	1,006
Additional for Wash Bays	Per Wash Bay	1.000	981	1,006
Additional for Toilet Rooms	Per Toilet Room	1.000	981	1,006
Theater	Per Seat	0.017	18	18
Trailer Park (overnight)	Per Space	0.500	490	502
Dentist Office	Per Wet Chair	0.667	654	670
Doctor Office	Per Doctor	0.833	817	837
Church	Per Seat	0.017	18	18
Hospital	Per Bed	0.833	817	837
Nursing Home	Per Bed	0.417	409	419
<u>Schools:</u>				
Commuter School or Day Care Center	Per Student	0.083	81	83
Board School	Per Student	0.250	245	251

EFFECTIVE JUNE 1, 2008

**EXHIBIT B**  
**SCHEDULE OF WASTEWATER SYSTEM CAPACITY IMPACT FEES**  
**CITY OF LEESBURG, FLORIDA**

Per Ordinance, Impact Fees are adjusted by the same percentage that the construction price index-20 cities average has increased between May 1 of the previous year and May 1 of the current year. At no time shall the Impact Fees be adjusted downward.

TYPE OF ESTABLISHMENT	BASIS OF FACTOR	ERU FACTOR	6/1/07 (+3.3%)	6/1/08 (+2.5%)
<u>Residential:</u>				
Single Family Home	Per Unit	1.000	\$2,321	\$2,379
Duplex (1 or 2 bedroom)	Per Unit	0.833	1,934	1,982
Duplex (3 or more bedrooms)	Per Unit	1.000	2,321	2,379
Multi-Family (1 or 2 bedrooms)	Per Unit	0.833	1,934	1,982
Multi-Family (3 + bedrooms)	Per Unit	1.000	2,321	2,379
Mobile Home (1 or 2 bedrooms)	Per Unit	0.667	1,550	1,589
Mobile Home (3 + bedrooms)	Per Unit	0.833	1,934	1,982
<u>Commercial and Institutional:</u>				
Auditorium	Per Seat	0.017	39	40
Barber/Beauty Shop	Per Oper. Stat.	0.800	1,857	1,903
Bowling Alley	Per Lane	0.333	773	792
Restaurant/Cafeteria	Per Seat	0.100	232	238
Restaurant (24 hours)	Per Seat	0.167	387	397
Restaurant ("Fast Food")	Per Seat	0.100	232	238
Bar/Cocktail Lounge	Per Seat	0.100	232	238
Hotel/Motel (no food svc.)	Per Room	0.500	1,161	1,190
<u>Industrial Building:</u>				
Without Showers	Per Employee	0.067	155	159
With Showers	Per Employee	0.117	272	279
Laundry (self-service)	Per Machine	1.333	3,095	3,172
Office Building	Per Employee (200 sq.ft.)	0.067	155	159
Retail Establishment	Per Employee (200 sq.ft.)	0.067	155	159
Service Station	Per Bay	1.000	2,321	2,379
Additional for Wash Bays	Per Wash Bay	1.000	2,321	2,379
Additional for Toilet Rooms	Per Toilet Room	1.000	2,321	2,379
Theater	Per Seat	0.017	39	40
Trailer Park (overnight)	Per Space	0.500	1,161	1,190
Dentist Office	Per Wet Chair	0.667	1,550	1,589
Doctor Office	Per Doctor	0.833	1,934	1,982
Church	Per Seat	0.017	39	40
Hospital	Per Bed	0.833	1,934	1,982
Nursing Home	Per Bed	0.417	1,027	1,053
<u>Schools:</u>				
Commuter School or Day Care Center	Per Student	0.083	192	197
Board School	Per Student	0.250	581	596

**CITY OF LEESBURG IMPACT FEE SCHEDULE**

**JUNE 1, 2008**

Per Ordinance, Impact Fees are adjusted by the same percentage that the construction price index-20 cities average has increased between May 1 of the previous year and May 1 of the current year. At no time shall the Impact Fees be adjusted downward.

		8/9/04	6/1/05	6/1/06	6/1/07	6/1/08
<b>Recreation Impact Fee Schedule</b>			(+4.7%)	(+4.0%)	(+3.3%)	(+2.5%)
Residential Structure	(per dwelling unit)	\$310.00	\$325.00	\$338.00	\$349.00	358.00

**Police Services Impact Fee Schedule**

Residential Structure	(per dwelling unit)	\$160.00	\$168.00	\$175.00	\$181.00	186.00
Non-residential Structure	(per square foot)	\$0.1345	\$0.1408	\$0.1464	\$0.1512	0.1550

**Fire Protection Services Impact Fee Schedule**

Residential Structure	(per dwelling unit)	\$180.00	\$188.00	\$196.00	\$202.00	207.00
Non-residential Structure	(per square foot*)	\$0.1017	\$0.1065	\$0.1108	\$0.1145	0.1174

(\* ) Represents the applicable rate per square foot unless otherwise indicated below:

**Non-residential Structures (per Square Foot) -**

Hotel		\$0.1017	\$0.1065	\$0.1108	\$0.1145	\$0.1174
Motel/Bed and Breakfast		\$0.1017	\$0.1065	\$0.1108	\$0.1145	\$0.1174
General Recreation/City Park		\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000
Marina		\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000
Golf Course		\$0.1017	\$0.1065	\$0.1108	\$0.1145	\$0.1174
Amusement & Recreational Services		\$0.1017	\$0.1065	\$0.1108	\$0.1145	\$0.1174
Racquet Club/Health Spa		\$0.1017	\$0.1065	\$0.1108	\$0.1145	\$0.1174
Bowling Center		\$0.1017	\$0.1065	\$0.1108	\$0.1145	\$0.1174
Dance Studio		\$0.1017	\$0.1065	\$0.1108	\$0.1145	\$0.1174
Horse Training		\$0.1017	\$0.1065	\$0.1108	\$0.1145	\$0.1174
School (Private Elementary)		\$0.1254	\$0.1313	\$0.1366	\$0.1411	\$0.1446
School (Private Middle)		\$0.1254	\$0.1313	\$0.1366	\$0.1411	\$0.1446
School (Private High)		\$0.1254	\$0.1313	\$0.1366	\$0.1411	\$0.1446
School (Private College)		\$0.1254	\$0.1313	\$0.1366	\$0.1411	\$0.1446

School (Private Junior)	\$0.1254	\$0.1313	\$0.1366	\$0.1411	\$0.1446
Church/Religious Organization	\$0.0193	\$0.0202	\$0.0210	\$0.0217	\$0.0222
Day Care Center	\$0.0282	\$0.0295	\$0.0307	\$0.0317	\$0.0325
Cemetery	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000
Library	\$0.0282	\$0.0295	\$0.0307	\$0.0317	\$0.0325
Hospital	\$0.0282	\$0.0295	\$0.0307	\$0.0317	\$0.0325
Nursing Home	\$0.0282	\$0.0295	\$0.0307	\$0.0317	\$0.0325
Government Office Building - Municipal	\$0.1017	\$0.1065	\$0.1108	\$0.1145	\$0.1174
Government Office Building - County	\$0.1017	\$0.1065	\$0.1108	\$0.1145	\$0.1174
Office under 10,000 FSF	\$0.1017	\$0.1065	\$0.1108	\$0.1145	\$0.1174
Office 30,001 to 100,000 GSF	\$0.1017	\$0.1065	\$0.1108	\$0.1145	\$0.1174
Office 100,001 to 400,000 Gsf	\$0.1017	\$0.1065	\$0.1108	\$0.1145	\$0.1174
Office greater than 400,000 GSF	\$0.1017	\$0.1065	\$0.1108	\$0.1145	\$0.1174
Single Tenant Office Building	\$0.1017	\$0.1065	\$0.1108	\$0.1145	\$0.1174
Medical Office	\$0.1017	\$0.1065	\$0.1108	\$0.1145	\$0.1174
	8/9/04	6/1/05	6/1/06	6/1/07	6/1/08
Office Park	\$0.1017	\$0.1065	\$0.1108	\$0.1145	\$0.1174
Research Center	\$0.1017	\$0.1065	\$0.1108	\$0.1145	\$0.1174
Business Park	\$0.1017	\$0.1065	\$0.1108	\$0.1145	\$0.1174
General Com'l Under 50,000 GSF	\$0.1017	\$0.1065	\$0.1108	\$0.1145	\$0.1174
General Com'l 50,001 to 200,000 GSF	\$0.1017	\$0.1065	\$0.1108	\$0.1145	\$0.1174
General Com'l 200,001 to 600,000 GSF	\$0.1017	\$0.1065	\$0.1108	\$0.1145	\$0.1174
General Com'l greater than 600,000 GSF	\$0.1017	\$0.1065	\$0.1108	\$0.1145	\$0.1174
Movie Theatre with Matinee	\$0.1017	\$0.1065	\$0.1108	\$0.1145	\$0.1174
Building Materials and Lumber Store	\$0.1017	\$0.1065	\$0.1108	\$0.1145	\$0.1174
Specialty Retail	\$0.1017	\$0.1065	\$0.1108	\$0.1145	\$0.1174
Discount Superstore (< 120,000 GSF)	\$0.1017	\$0.1065	\$0.1108	\$0.1145	\$0.1174
Discount Superstore (> 120,000 GSF)	\$0.1017	\$0.1065	\$0.1108	\$0.1145	\$0.1174
Hardware/Paint Store	\$0.1017	\$0.1065	\$0.1108	\$0.1145	\$0.1174
Wholesale Nursery	\$0.1017	\$0.1065	\$0.1108	\$0.1145	\$0.1174
Quality Restaurant	\$0.1017	\$0.1065	\$0.1108	\$0.1145	\$0.1174
High Turnover Restaurant	\$0.1017	\$0.1065	\$0.1108	\$0.1145	\$0.1174
Fast Food Restaurant with Drive Thru	\$0.1017	\$0.1065	\$0.1108	\$0.1145	\$0.1174
Bar/Lounge/Drinking Place	\$0.1017	\$0.1065	\$0.1108	\$0.1145	\$0.1174
Supermarket	\$0.1017	\$0.1065	\$0.1108	\$0.1145	\$0.1174
Pharmacy/Drugstore	\$0.1017	\$0.1065	\$0.1108	\$0.1145	\$0.1174
Furniture Store	\$0.1017	\$0.1065	\$0.1108	\$0.1145	\$0.1174

Bank		\$0.1017	\$0.1065	\$0.1108	\$0.1145	\$0.1174
Bank with Drive Thru		\$0.1017	\$0.1065	\$0.1108	\$0.1145	\$0.1174
Quick Lube		\$0.1017	\$0.1065	\$0.1108	\$0.1145	\$0.1174
Auto Repair		\$0.1017	\$0.1065	\$0.1108	\$0.1145	\$0.1174
New and Used Auto Sales		\$0.1017	\$0.1065	\$0.1108	\$0.1145	\$0.1174
Service Station		\$0.1017	\$0.1065	\$0.1108	\$0.1145	\$0.1174
Car Wash		\$0.1017	\$0.1065	\$0.1108	\$0.1145	\$0.1174
Convenience Market with Gas		\$0.1017	\$0.1065	\$0.1108	\$0.1145	\$0.1174
Convenience Market with Gas, Fast Food, and Car Wash		\$0.1017	\$0.1065	\$0.1108	\$0.1145	\$0.1174
Stand Alone Meeting Facility with Catering		\$0.1017	\$0.1065	\$0.1108	\$0.1145	\$0.1174
Veterinary Clinic		\$0.1017	\$0.1065	\$0.1108	\$0.1145	\$0.1174
General Light Industrial		\$0.0081	\$0.0085	\$0.0088	\$0.0091	\$0.0093
General Heavy Industrial		\$0.0081	\$0.0085	\$0.0088	\$0.0091	\$0.0093
Industrial Park		\$0.0081	\$0.0085	\$0.0088	\$0.0091	\$0.0093
Manufacturing		\$0.0081	\$0.0085	\$0.0088	\$0.0091	\$0.0093
Warehouse		\$0.0059	\$0.0062	\$0.0065	\$0.0067	\$0.0069
Mine-Warehouse		\$0.0059	\$0.0062	\$0.0065	\$0.0067	\$0.0069
High Cube Warehouse		\$0.0059	\$0.0062	\$0.0065	\$0.0067	\$0.0069
Airport Hanger		\$0.0059	\$0.0062	\$0.0065	\$0.0067	\$0.0069
Utilities Building		\$0.0059	\$0.0062	\$0.0065	\$0.0067	\$0.0069



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From the May 19, 2008 Issue of ENR

**Housing Recession Continues to Cut Into Prices**

Material prices with a high-end use in home building continue to feel pressure from the downturn in the housing market. ENR's 20-city average price for the most commonly used species of 2X4s held steady this month, after falling for over a year (see chart below). ENR's lumber prices are down 1% from a year ago, following a 14% decline in 2007 and an 8% drop in 2006. Plywood prices are down 2% for the year, while gypsum wallboard prices are down 9%. Wallboard prices fell 1% this month.



[Click here to read the entire Construction Economics section, with all data from May 19, 2008 Issue, in PDF format.](#)

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**Construction Cost Index**

Due to a correction in wages, last month's CCI was revised down to 8112.45.

	MAY 2008 Index Value	% change Month	% change Year
20-CITY: 1913 = 100			
CONSTRUCTION COST	8140.61	+0.4	+2.5
COMMON LABOR	17127.20	+0.2	+2.6
WAGE \$/HR.	32.54	+0.2	+2.6

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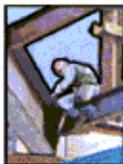
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## Building Cost Index

Due to a correction in wages, last month's BCI was revised downward to 4574.15.

20-CITY: 1913 = 100	MAY 2008 Index Value	% change Month	% change Year
BUILDING COST	4599.19	+0.6	+2.8
SKILLED LABOR	7818.02	+0.3	+3.2
WAGE \$/HR.	43.39	+0.3	+3.2



## Materials Cost Index

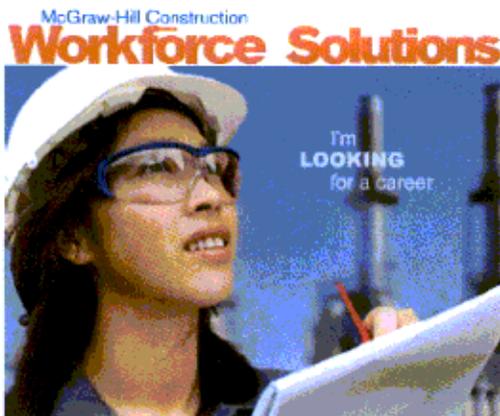
Steel prices increased for the third consecutive month, offsetting declines in lumber and cement prices.

20-CITY: 1913 = 100	MAY 2008 Index Value	% change Month	% change Year
MATERIALS	2632.51	+1.0	+1.8
CEMENT \$/TON	100.36	-0.9	+0.9
STEEL \$/CWT	42.13	+1.9	+4.6
LUMBER \$/MBF	428.04	-0.4	-2.8

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