

**MEMORANDUM**

**TO:** Angi Thompson  
Development Processing Manager, Lake County, Florida

**FROM:** Clancy Mullen  
Executive Vice-President, Duncan Associates

**DATE:** May 5, 2010

**RE:** Transportation Benefit District Alternatives

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The County currently has six transportation impact fee benefit districts. Fees collected in each district are earmarked to be spent within that same district. The current districts have been in place since the transportation impact fees were originally established in 1985. They were reviewed to determine if the number or boundaries of the districts should be changed to better serve the County's needs.

There are two main problems with the current benefit districts. First, due to annexations, some municipalities are now split between two or more districts. The current boundaries are now less relevant to the coordination of regional transportation needs and the funding of improvements. Second, declining revenue is making it more difficult to accumulate sufficient funds in all districts to make improvements.

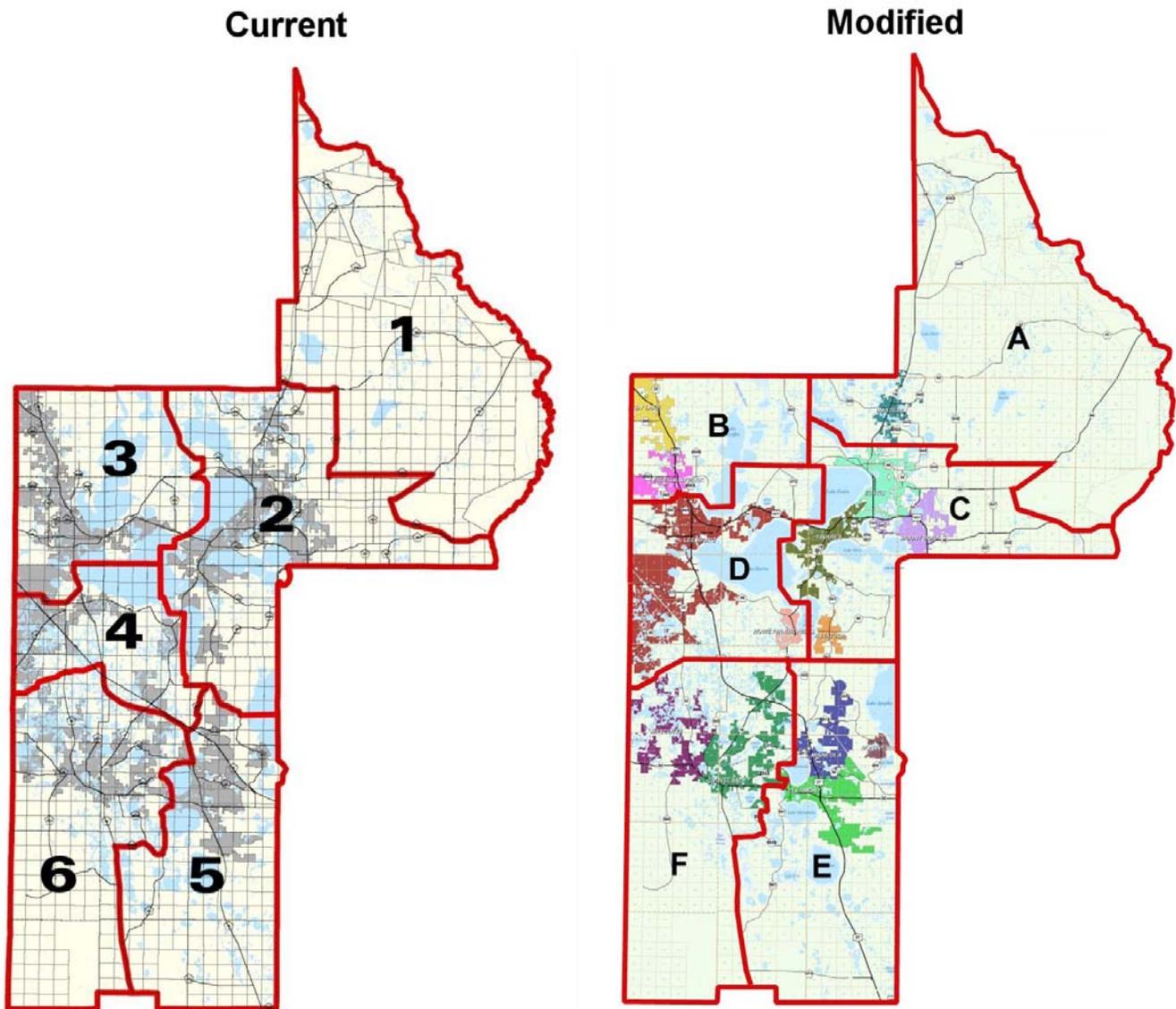
In the process of this review, the consultants developed two options: a 6-district option and a 3-district option. The 6-district option primarily addresses the issue of municipalities being split between multiple benefit districts. The 3-district option, which is recommended, also addresses the problem of accumulating sufficient revenue to efficiently fund needed improvements.

The 6-district option modifies existing boundaries as necessary to avoid splitting cities and adopted or proposed joint planning areas into more than district. In developing this option, the consultants propose one change that is unrelated to this issue, and that is to expand district 1 to include Umatilla in order to provide this district with a little more revenue potential. All of the other proposed boundary changes were driven by the need to avoid splitting cities or joint planning areas. Proposed boundary lines follow roads, section lines, city limits or joint planning area boundaries.

The proposed 6-district option is compared with the current 6-district configuration in Figure 1. As discussed above, the proposed district A is simply the current district 1 plus Umatilla. The proposed district C is essentially the current district 2 without Umatilla and the northern tip of Minneola. The proposed district B is comparable to the current district 3, including Lady Lake and Fruitland Park, but the southern boundary has been moved north to avoid splitting Leesburg. The proposed district D is Leesburg plus Howie-in-the-Hills—it includes the part of Leesburg that was in district 3, and excludes the part of Groveland that is now in district 4. With the proposed districts E and F, the boundary between the current districts 5 and 6 has been adjusted to avoid splitting cities or joint planning areas. District E includes all of Mineola, which is currently split between districts 2, 5 and 6. It also includes all of Clermont, which currently is split between districts 5 and 6, as well as

Montverde. District F includes all of Groveland, which is now split between districts 4 and 6, as well as Mascotte.

**Figure 1. Current and Modified 6-District Option**



The recommended 3-district alternative is shown in Figure 2. This alternative collapses the proposed six districts into three in order to accumulate more impact fee revenue in each district and provide the County with greater flexibility in where to spend the revenue, while also respecting existing city limits and joint planning areas.

**Figure 2. Recommended 3-District Alternative**

