



Marion County Transportation Impact Fee Update Study Supplement

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Prepared for:

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Marion County TIF: Fast Food Restaurant w/Drive-Thru

The Marion County Transportation Impact Fee (TIF) final report was issued on February 28, 2025. The fee schedule included in the report did not contain a calculation for a “Fast Food w/Drive-Thru” land use. At the request of the Board of County Commissioners during the adoption hearing, the impact fee rate was calculated using information presented in Tables 1 and 2.

Table 1 presents the Florida Studies data on trip generation rate, trip length, and percent new trips related to fast food restaurants with drive-through windows. This table also includes the calculation for a blended trip generation rate, utilizing Florida Studies data and ITE 11th Edition data on trip generation. Table 2 applies the trip length adjustment factor that was established for service uses in Marion County. Table 3 presents the detailed calculation and resulting transportation impact fee rate for the “Fast Food w/Drive-Thru” land use. Additional information on the input variables used in this calculation can be found in the *Marion County Transportation Impact Fee Study; February 28th, 2025*.

Table 1

Land Use 934: Fast Food Restaurant with Drive-Through Window

Location	Size (1,000 sf)	Date	Total # Interviews	# Trip Length Interviews	Trip Gen Rate	Time Period	Trip Length	Percent New Trips	VTM	Source
Tampa, FL	-	Mar-86	61	-	-	-	2.70	-	-	Kimley-Horn & Associates
Tampa, FL	-	Mar-86	306	-	-	-	-	65.0	-	Kimley-Horn & Associates
Pinellas Co, FL	2.20	Aug-89	81	48	502.80	11a-2p	1.70	59.0	504.31	Tindale Oliver
Pinellas Co, FL	4.30	Oct-89	456	260	660.40	1 day	2.30	57.0	865.78	Tindale Oliver
Tarpon Springs, FL	-	Oct-89	233	114	-	7a-7p	3.60	49.0	-	Tindale Oliver
Marion Co, FL	1.60	Jun-91	60	32	962.50	48hrs.	0.91	53.3	466.84	Tindale Oliver
Marion Co, FL	4.00	Jun-91	75	46	625.00	48hrs.	1.54	61.3	590.01	Tindale Oliver
Collier Co, FL	-	Aug-91	66	44	-	-	1.91	66.7	-	Tindale Oliver
Collier Co, FL	-	Aug-91	118	40	-	-	1.17	33.9	-	Tindale Oliver
Hernando Co, FL	5.43	May-96	136	82	311.83	9a-6p	1.68	60.2	315.27	Tindale Oliver
Hernando Co, FL	3.13	May-96	168	82	547.34	9a-6p	1.59	48.8	425.04	Tindale Oliver
Orange Co, FL	8.93	1996	-	-	377.00	-	-	-	-	Orange County
Lake Co, FL	2.20	Apr-01	376	252	934.30	-	2.50	74.6	1742.47	Tindale Oliver
Lake Co, FL	3.20	Apr-01	171	182	654.90	-	-	47.8	-	Tindale Oliver
Lake Co, FL	3.80	Apr-01	188	137	353.70	-	3.30	70.8	826.38	Tindale Oliver
Pasco Co, FL	2.66	Apr-02	100	46	283.12	9a-6p	-	46.0	-	Tindale Oliver
Pasco Co, FL	2.96	Apr-02	486	164	515.32	9a-6p	2.72	33.7	472.92	Tindale Oliver
Pasco Co, FL	4.42	Apr-02	168	120	759.24	9a-6p	1.89	71.4	1024.99	Tindale Oliver
Total Size	48.8	18	4,463	Average Trip Length: 2.11						
ITE	213.0	71		Weighted Average Trip Length: 2.05						
Blended total	261.8			Weighted Percent New Trip Average: 57.9						
	34.0			Weighted Average Trip Generation Rate: 530.19						
				ITE Average Trip Generation Rate: 467.48						
				Blend of FL Studies and ITE Average Trip Generation Rate: 479.17						

Table 2

Trip Length Adjustment

ITE LUC	Land Use	Base Trip Length	Trip Length Source	Trip Length Adjustment Factor	Assessable Trip Length ⁽¹⁾
SERVICES:					
934	Fast Food Restaurant w/Drive-Thru	2.05	Table 1	1.05	2.15

Base trip length multiplied by the trip length adjustment factor

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Table 3
Calculated Transportation Impact Fee: Fast Food Restaurant w/Drive-Thru

Gasoline Tax							Unit Construction Cost:		\$4,722,000	Interstate/Toll Facility Adjustment Factor:		13.5%	
\$ per gallon to capital:				\$0.242		Capacity per lane mile:		15,200		Cost per VMC:		\$310.66	
Facility life (years):				25		County Revenues:		\$0.166		Fuel Efficiency:		19.47 mpg	
Interest rate:				2.45%		State Revenues:		\$0.076		Effectivedays per year:		365	
ITE LUC	Land Use	Unit	Trip Rate	Trip Rate Source	Assessable Trip Length ⁽¹⁾	Total Trip Length	Percent New Trips	% New Trips Source	Net VMT ⁽²⁾	Total Impact Cost	Annual Gas Tax	Gas Tax Credit	Net Impact Fee
SERVICES:													
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	479.17	Blend ITE 11th & FL Studies	2.15	2.65	58%	FL Studies	258.43	\$80,283	\$1,671	\$30,964	\$49,319

1) Source: Table 2

2) Net VMT calculated as ((Trip Generation Rate* Trip Length* % New Trips) * (1-Interstate/Toll Facility Adjustment Factor)/2). This reflects the unit of vehicle-miles of capacity consumed per unit of development and is multiplied by the cost per vehicle miles of capacity