

Public Infrastructure Fee (PIF)

The nominal Public Infrastructure Fee (PIF) implemented at stores located within The Pavilion at Port Orange Shopping Center was put in place by the owners of the shopping center. The PIF is not a tax and is not imposed by any governmental body. Funds raised by the PIF will be fully contributed by the owners to the South Williamson Interchange Community Development District (SWI CDD) to assist in financing the construction of extraordinary public infrastructure in the vicinity of The Pavilion at Port Orange project.

These revenues, together with special assessments imposed on the land within The Pavilion at Port Orange project, will be used by the SWI CDD to repay a portion of the debts incurred in connection with the public infrastructure. Without the PIF, the cost of infrastructure improvements in connection with The Pavilion at Port Orange project would have prevented the construction of the center.

The development of The Pavilion at Port Orange will fuel job creation and growth for Port Orange and Volusia County. Benefits include the following:

1. Creation of over 1,338 jobs and a net annual fiscal surplus of approximately \$1.1 million per year to the City of Port Orange, Volusia County, Volusia County Schools, and other taxing districts.
2. Roadway improvements including:
 - a. Approximately \$2.4 million towards improvements at the I-95/Dunlawton interchange.
 - b. Traffic signal optimization in project vicinity.
 - c. New traffic signalization at the intersection of Williamson Boulevard and Summertrees Road.
 - d. A total of \$7 million in road improvements to the City of Port Orange, Volusia County and Florida Department of Transportation facilities.
3. Utility improvements include:
 - a. Sanitary sewer lift station improvements.
 - b. Increased stormwater for retention capacity in drainage basin.
4. Sidewalk improvements along Williamson Boulevard.
5. In coordination with VOTRAN, additional facilities for public transit to access The Pavilion at Port Orange project site.
6. A reduction in trip distances on the transportation network within Port Orange and surrounding communities.

Frequently Asked Questions

The development of The Pavilion at Port Orange required an investment of more than \$21 million in public infrastructure improvements. This investment provided infrastructure that serves the surrounding community. The owner of The Pavilion at Port Orange project imposed the Public Infrastructure Fee (PIF) as a means to defray the extraordinary cost of the required infrastructure. Without the PIF, The Pavilion at Port Orange project was not feasible.

Q: Is the PIF a tax imposed by the City of Port Orange or CDD?

A: No, it is a private fee imposed by deed restriction.

Q: How is the money generated used?

A: The owners of The Pavilion at Port Orange have pledged the money to the SWI Community Development District. The SWI CDD relied on that pledge to finance the cost of constructing the public infrastructure.

Q: What if I do not want to pay the fee?

A: We hope the quality and convenience of The Pavilion at Port Orange Shopping Center, together with the outstanding lineup of major retailers in the center will outweigh the minimal costs.