

February 20, 2018 - Work Session
Agenda Item #3

Subject

Transportation Concurrency and Impact Fees to a Mobility Fee

Briefings

Briefing Provided Upon Request

Contact and/or Presenter Information

Sage Kamiya, PE, PTOE, Deputy Director - Traffic Management, ext.7425

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Action Requested

To provide input regarding the proposed transition to a single mobility fee system to replace the combination of transportation concurrency and transportation impact fees.

Enabling/Regulating Authority

Section 163.3177, Florida Statutes (Comprehensive Planning)

Section 163.3180(5), Florida Statutes (Transportation Concurrency)

Section 163.31801, Florida Statutes (Impact Fees)

Background Discussion

Manatee County has what may be considered a "conventional" transportation concurrency system. The County's concurrency regulations are based on policy developed under the 1980's Growth Management Act. A purpose of concurrency is to ensure adequate transportation facilities are in place to accommodate the capacity needs of new growth. The adopted concurrency system is highway capacity-based with a strong emphasis on vehicle delay during the weekday "drive time" PM peak hour.

The County has a separate transportation impact fee system. The transportation impact fee system is a charge on new development. The County impact fee system is a "consumption based" system that charges new development a fee proportional to the amount of major road capacity used by the development. While there is a small multi-modal component in the adopted system, transportation impact fees are based on highway capacity used by new development on a daily basis.

Leading up to and since the Growth Management Act was replaced by the Community Planning Act in 2011, concurrency and impact fees have become increasingly intertwined. Several Florida communities have implemented systems that recognize their relationship.

This agenda item will present background, concepts, and ideas for transitioning from highway capacity-based concurrency and a separate impact fee system to a combined multimodal mobility fee approach.

County Attorney Review

Not Reviewed (No apparent legal issues)

Explanation of Other

Reviewing Attorney

N/A

Instructions to Board Records

None.

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A