Recommended Alternative to Countywide Road Impact Fee System

March 16, 2017
Authorized by County Charter Section 1.3
Administered by Palm Beach County

Process

- Paid at Building Permit
- Same rates countywide
- Can only be used for road capacity projects
- Spent on projects in the zone where collected
- County Commission approves project list

Note:

- Municipalities can (and do) add local impact fees
MPO Strategic Plan
Mission - Plan COLLABORATIVELY (County & Cities together)
Obj. 6.D - Facilitate Road Impact Fee Alternatives work group

Work Group formed in April 2016
- Included County and Municipal staff members
- Met June 2016; July 2016; August 2016; February 2017

Items Reviewed
- Current road impact fee system and expenditures
- Road/mobility fee systems used in other jurisdictions
- Three alternatives to the current road impact fee system
Alternatives Evaluated

Status Quo

Alternative 1: Countywide Multimodal Fee
- County administers all projects

Alternative 2: Countywide Multimodal Fee
- County administers road projects, Cities administer modal projects

Recommended Alternative: Road Impact Fee only where there are Planned Road Capacity Projects
- Cities can create local mobility plans and fees

Note: Alternatives 1 and 2 would require an amendment to the Palm Beach County Charter and creation of a countywide mobility plan

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Status Quo</th>
<th>Alternative 1</th>
<th>Alternative 2</th>
<th>Recommended Alternative</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multimodal</td>
<td>X</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Local Control</td>
<td>X</td>
<td>X</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Easy</td>
<td>✓</td>
<td>X</td>
<td>X</td>
<td>✓</td>
</tr>
<tr>
<td>Cheap</td>
<td>✓</td>
<td>X</td>
<td>X</td>
<td>✓</td>
</tr>
</tbody>
</table>
1. Identify Planned Road Capacity Projects
   • Use MPO’s Long Range Transportation Plan (LRTP)

2. Redraw Road Fee Zones based on location of projects
   • County continues to administer road fee projects

3. Stop collecting road fees where there are no projects
• Concurrency – Build planned roads when you need them

• If no planned roads, no need for traffic studies
What if Comp Plan Amendments Need New Roads?

- Comp Plan Impact Analysis
  - Local Govt. decides Yes/No

- What if new road projects are desired?

- Ask MPO to amend LRTP
  - Major update every 5 years
  - Amended on demand for big changes
  - County amends road fee zones every 2 years
How can a municipality establish a mobility fee?

- Start with a Mobility Plan
  - All modes
  - Know what you have
  - Identify what you need
  - Estimate cost to build it

- Create a local Mobility Fee
  - Quantify Impacts of new development
  - Fee = Developer Impact * Cost to Build the Plan

- Build mobility projects with collected fees
<table>
<thead>
<tr>
<th></th>
<th>Status Quo</th>
<th>Recommended Alternative</th>
</tr>
</thead>
<tbody>
<tr>
<td>Road Impact Fee</td>
<td>Paid to County</td>
<td>N/A</td>
</tr>
<tr>
<td>Traffic Study/Prop Share</td>
<td>Submitted/Paid to County</td>
<td>N/A</td>
</tr>
<tr>
<td>Mobility Fee</td>
<td>N/A</td>
<td>Yes, if created by City</td>
</tr>
<tr>
<td>Infrastructure Built</td>
<td>Road project(s) in zone 2</td>
<td>Mobility project(s) near development</td>
</tr>
</tbody>
</table>
### Example 2 – Suburban Municipal Mixed-Use Project

<table>
<thead>
<tr>
<th></th>
<th>Status Quo</th>
<th>Recommended Alternative</th>
</tr>
</thead>
<tbody>
<tr>
<td>Road Impact Fee</td>
<td>Paid to County</td>
<td>Paid to County</td>
</tr>
<tr>
<td>Traffic Study/Prop Share</td>
<td>Submitted/Paid to County</td>
<td>Submitted/Paid to County</td>
</tr>
<tr>
<td>Mobility Fee</td>
<td>N/A</td>
<td>Yes, if created by City</td>
</tr>
<tr>
<td>Infrastructure Built</td>
<td>Road project(s) in zone 3</td>
<td>Road project(s) in Zone 3 AND Mobility project(s) near development</td>
</tr>
</tbody>
</table>
## Example 3 – Unincorporated Residential Project

<table>
<thead>
<tr>
<th></th>
<th>Status Quo</th>
<th>Recommended Alternative</th>
</tr>
</thead>
<tbody>
<tr>
<td>Road Impact Fee</td>
<td>Paid to County</td>
<td>Paid to County</td>
</tr>
<tr>
<td>Traffic Study/ Prop Share</td>
<td>Submitted/Paid to County</td>
<td>Submitted/Paid to County</td>
</tr>
<tr>
<td>Mobility Fee</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Infrastructure Built</td>
<td>Road project(s) in zone 5</td>
<td>Road project(s) in MODIFIED Zone 5</td>
</tr>
</tbody>
</table>

- **Zone 5 road fee boundary**
- **Possible MODIFIED Zone 5 road fee boundary**
Options Available to the MPO Board

Endorse the recommended alternative

- Ask County to Amend Road Impact Fee
- Provide data to support amendment
- Provide data to support mobility plans/fees

Postpone to a future meeting

- Specify additional info needed to decide

Accept the Status Quo

A road and a shared use path diverged in a wood…