



Transportation Planning for the Palm Beaches



Recommended Alternative to Countywide Road Impact Fee System

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www.PalmBeachMPO.org

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Existing Countywide Road Impact Fee

Authorized by County Charter Section 1.3

Administered by Palm Beach County

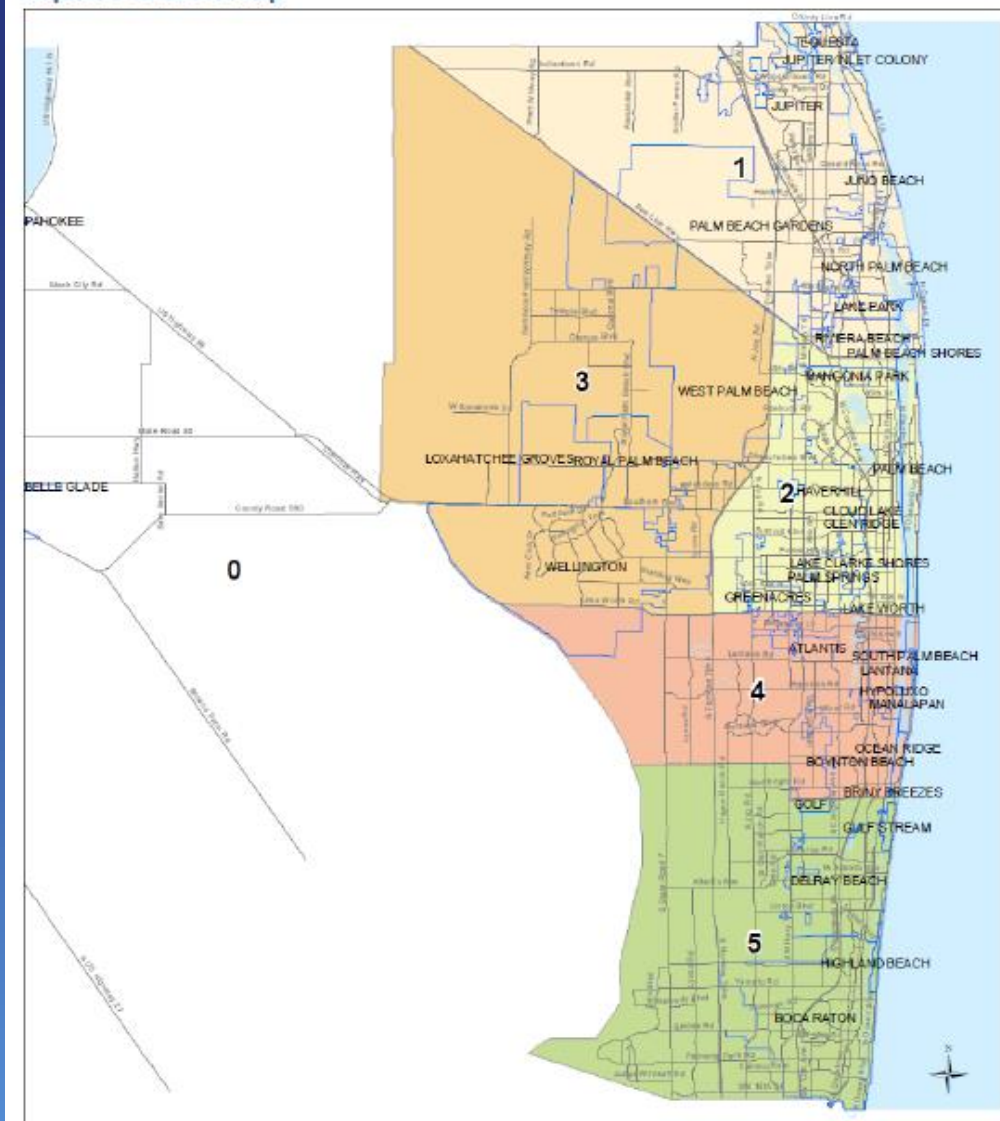
Process

- 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

Impact Fee Zone Map





Why is the MPO Evaluating Alternatives?

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

Criteria	Status Quo	Alternative 1	Alternative 2	Recommended Alternative
Multimodal	X	✓	✓	✓
Local Control	X	X	✓	✓
Easy	✓	X	X	✓
Cheap	✓	X	X	✓



Recommended Alternative

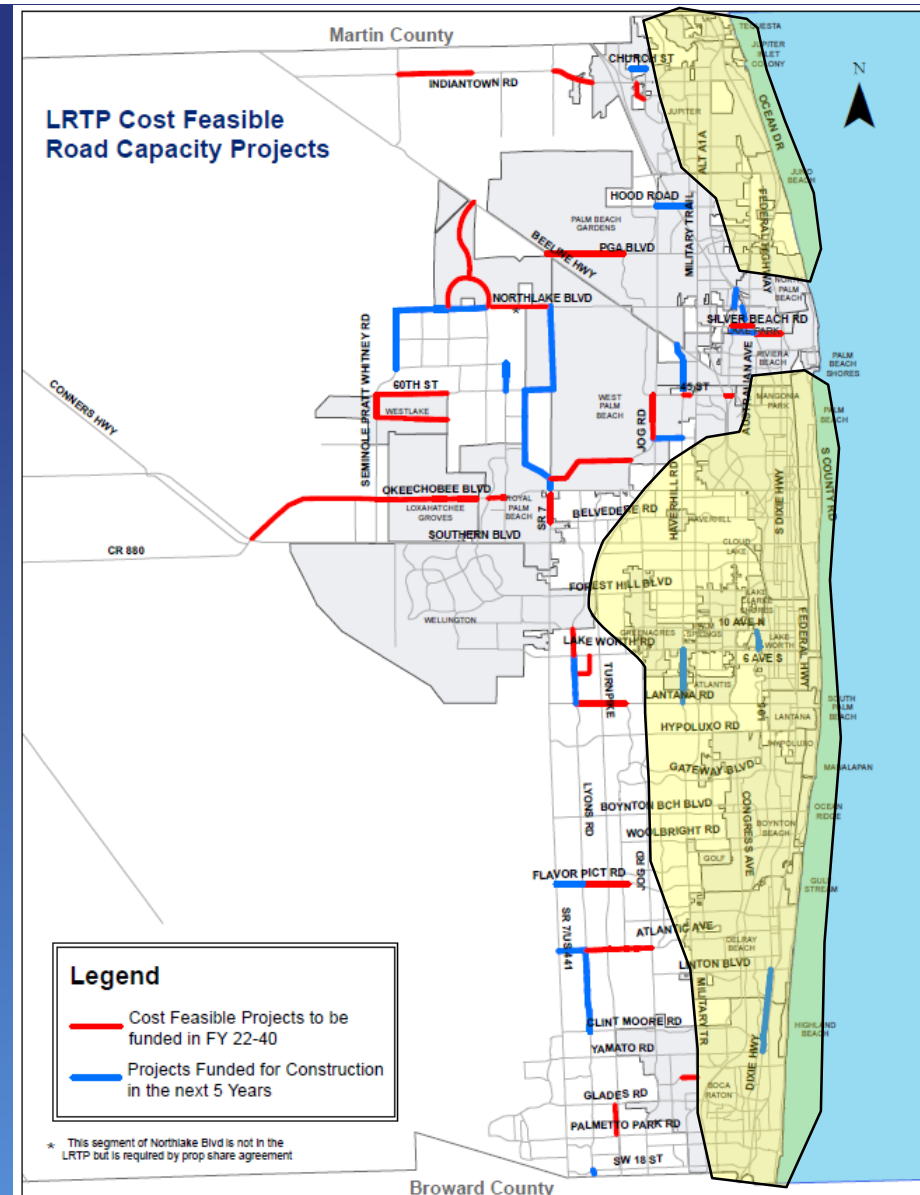
1. Identify Planned Road Capacity Projects

- Use MPO's Long Range Transportation Plan (LRTP)

2. Redraw Road Fee Zones based on location of projects

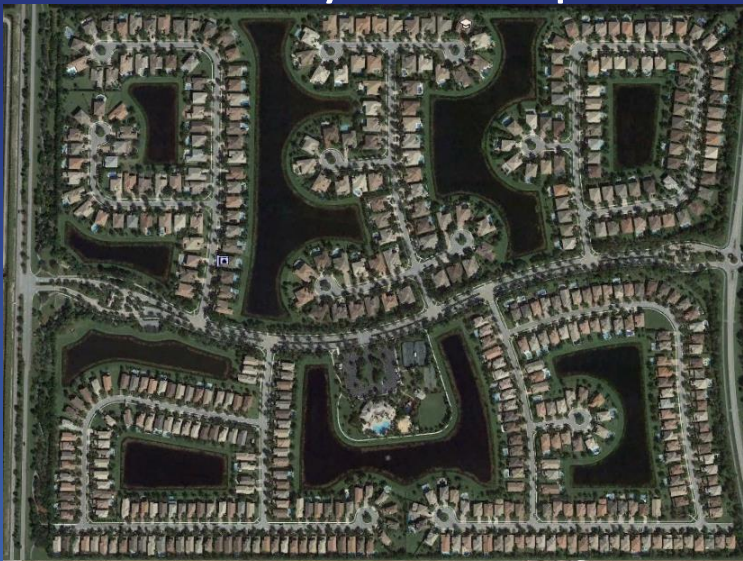
- County continues to administer road fee projects

3. Stop collecting road fees where there are no projects

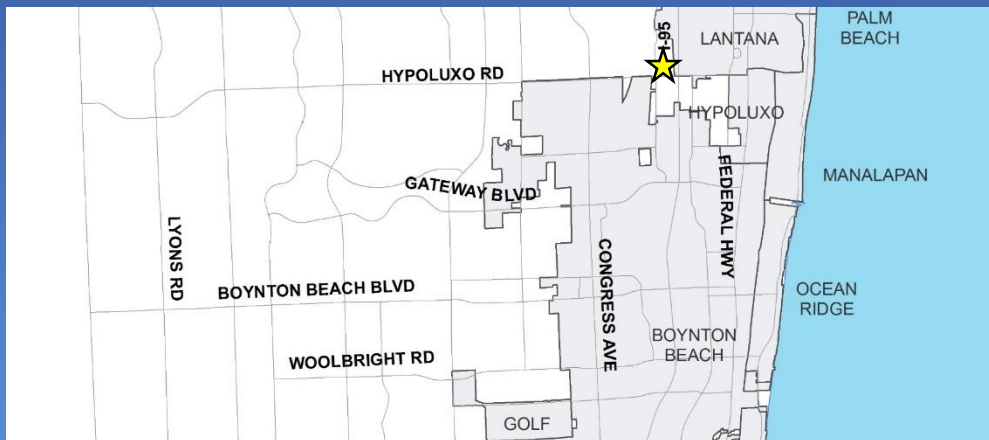


What about Concurrency?

- Concurrency – Build planned roads when you need them



- If no planned roads, no need for traffic studies

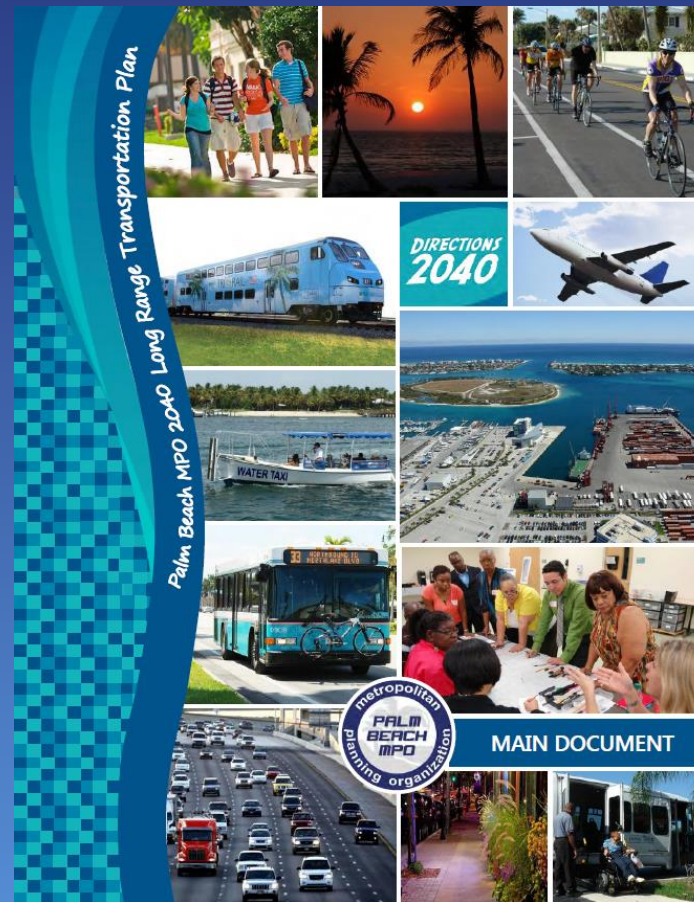




What if Comp Plan Amendments Need New Roads?

- 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

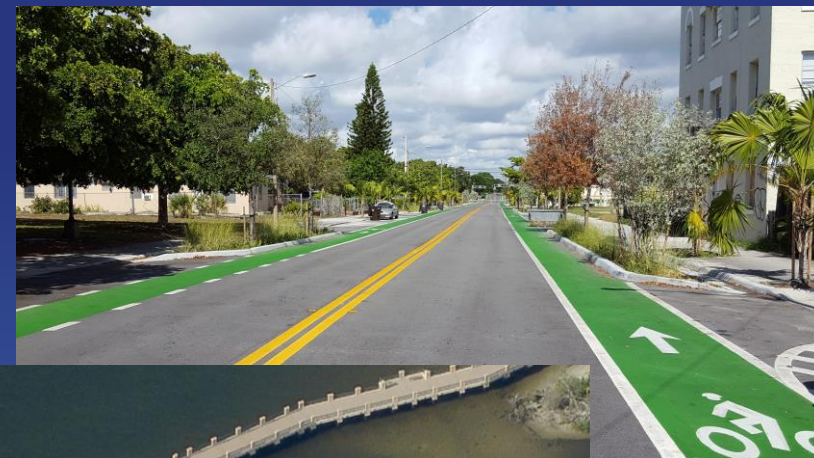
PUBLIC NOTICE LRTP AMENDMENT





How can a municipality establish a mobility fee?

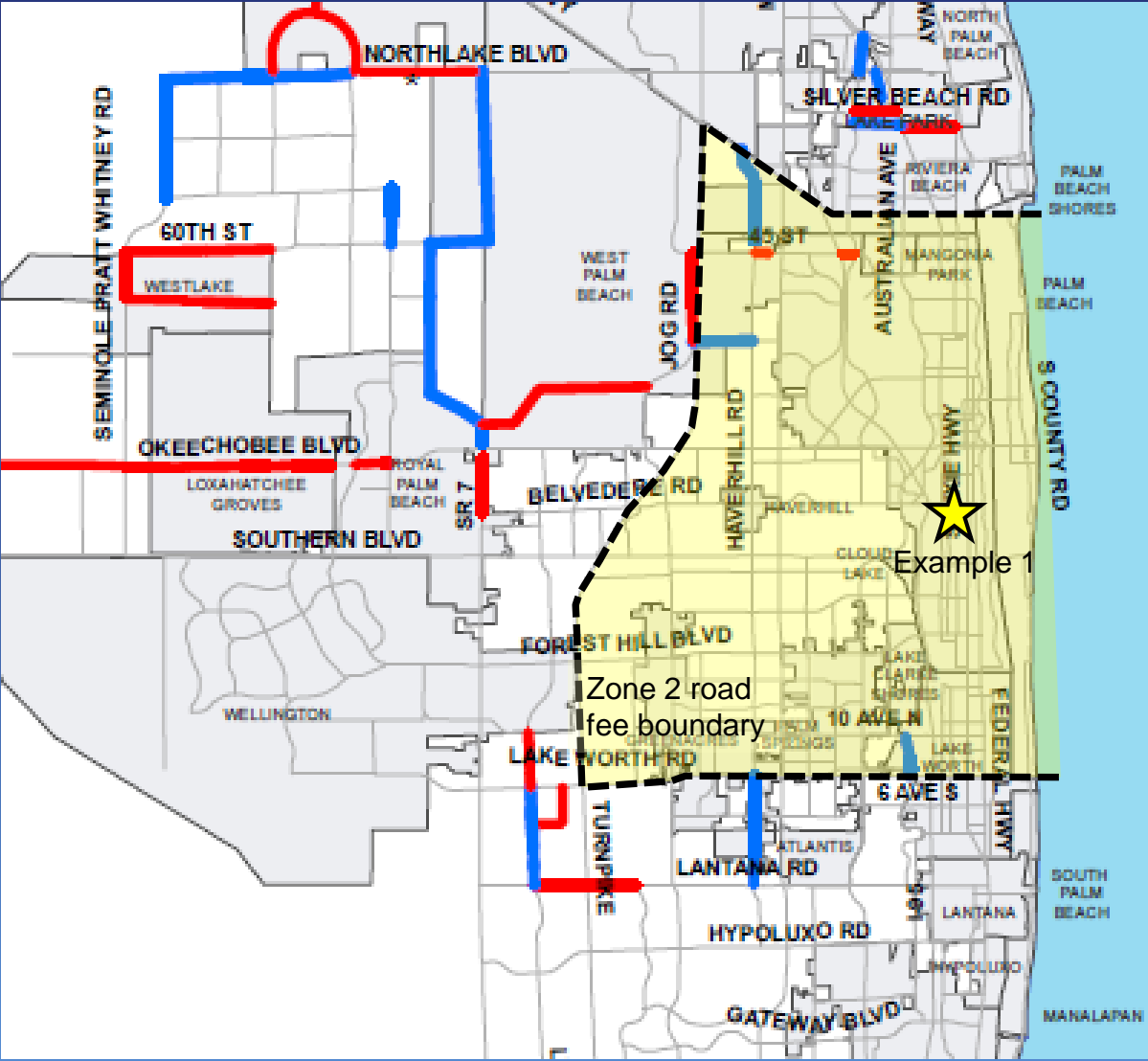
- Start with a Mobility Plan
 - All modes
 - Know what you have
 - Identify what you need
 - Estimate cost to build it
- Create a local Mobility Fee
 - Quantify Impacts of new development
 - $\text{Fee} = \text{Developer Impact} * \text{Cost to Build the Plan}$
- Build mobility projects with collected fees





Example 1 – Urban Municipal Mixed-Use Project

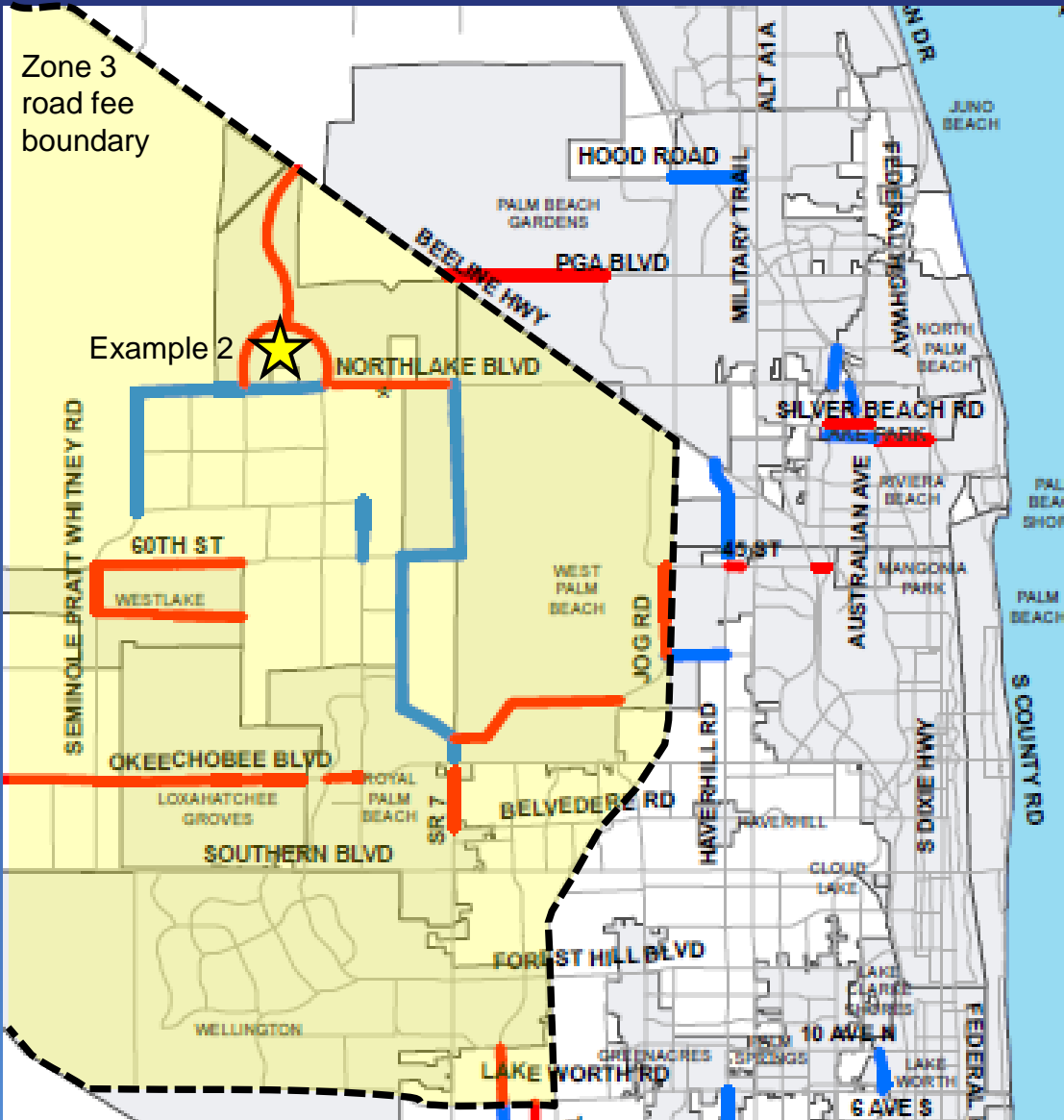
	Status Quo	Recommended Alternative
Road Impact Fee	Paid to County	N/A
Traffic Study/ Prop Share	Submitted/Paid to County	N/A
Mobility Fee	N/A	Yes, if created by City
Infrastructure Built	Road project(s) in zone 2	Mobility project(s) near development





Example 2 – Suburban Municipal Mixed-Use Project

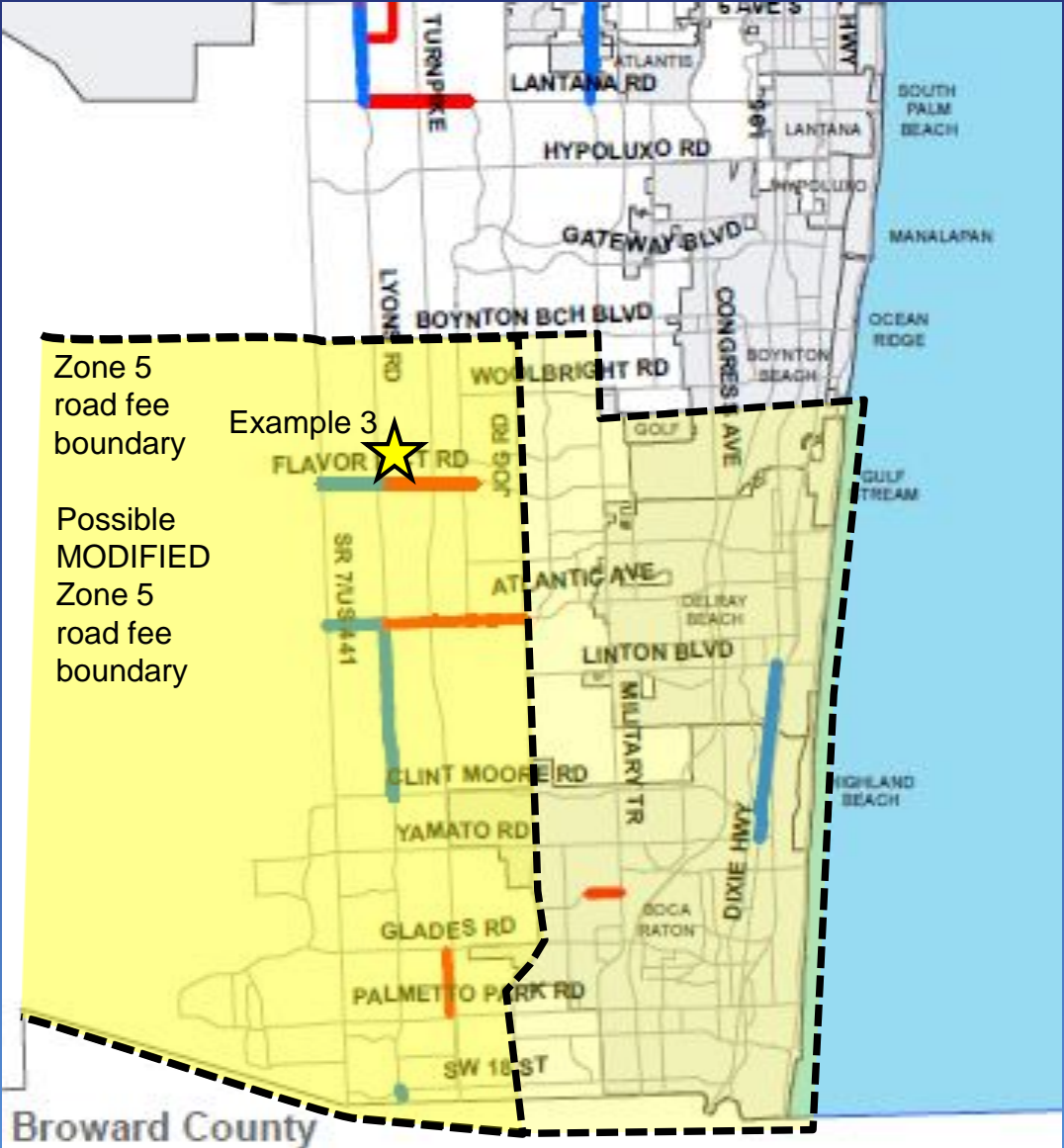
	Status Quo	Recommended Alternative
Road Impact Fee	Paid to County	Paid to County
Traffic Study/ Prop Share	Submitted/Paid to County	Submitted/Paid to County
Mobility Fee	N/A	Yes, if created by City
Infrastructure Built	Road project(s) in zone 3	Road project(s) in Zone 3 AND Mobility project(s) near development





Example 3 – Unincorporated Residential Project

	Status Quo	Recommended Alternative
Road Impact Fee	Paid to County	Paid to County
Traffic Study/ Prop Share	Submitted/Paid to County	Submitted/Paid to County
Mobility Fee	N/A	N/A
Infrastructure Built	Road project(s) in zone 5	Road project(s) in MODIFIED Zone 5





Options Available to the MPO Board

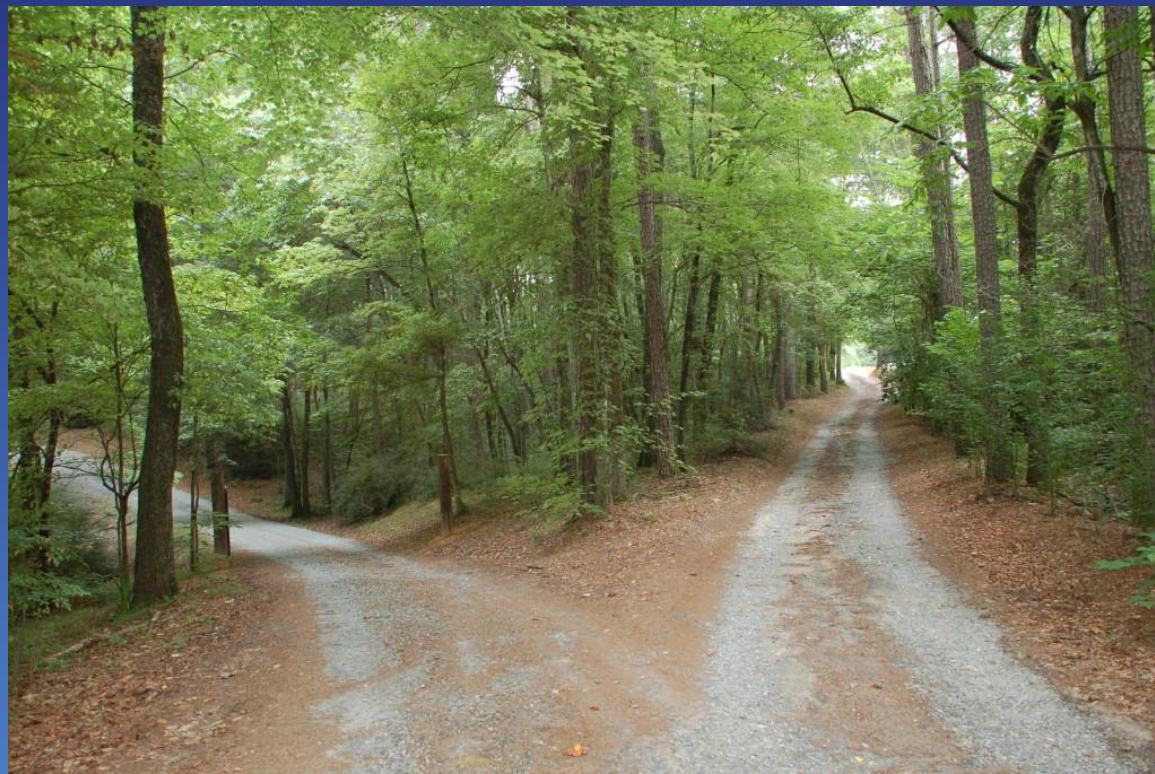
Endorse the recommended alternative

- 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...