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
– Presented to MPO Board March 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
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
Road Impact Fee Authorization and Usage

Charter (Sec. 1.3-2)
“County ordinances shall prevail over conflicting municipal ordinances... In matters relating to ... impact fees collected for county road programs”

Unified Land Development Code (Art. 13.H.4)
Fees paid... shall be used solely for the purpose of constructing or improving roads, streets, highways and bridges on the major road network system, including but not limited to:

Design; Right-of-way acquisition; Construction of new through lanes, turn lanes, bridges, curbs, medians, shoulders, and drainage facilities in conjunction with new roadway construction; traffic signalization; and relocating utilities to accommodate new roadway construction.
### Summary of Impact Fee Collections and Expenditures for FY 17-21

<table>
<thead>
<tr>
<th>Zone</th>
<th>Zone 1</th>
<th>Zone 2</th>
<th>Zone 3</th>
<th>Zone 4</th>
<th>Zone 5</th>
<th>Total All Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td>Account Balance at FY 17 start</td>
<td>$23,050</td>
<td>$29,276</td>
<td>$0</td>
<td>$6,894</td>
<td>$41,146</td>
<td>$100,366</td>
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<tr>
<td>Estimated Collections for FY 17-21</td>
<td>$11,470</td>
<td>$14,500</td>
<td>$9,930</td>
<td>$10,435</td>
<td>$12,950</td>
<td>$59,285</td>
</tr>
<tr>
<td>Adjustment for Interest &amp; Reserves</td>
<td>-$89</td>
<td>$141</td>
<td>-$302</td>
<td>-$50</td>
<td>$605</td>
<td>$305</td>
</tr>
<tr>
<td>Total Impact Fees Available for FY 17-21</td>
<td>$34,431</td>
<td>$43,917</td>
<td>$9,628</td>
<td>$17,279</td>
<td>$54,701</td>
<td>$159,956</td>
</tr>
</tbody>
</table>

#### Impact Fees Used by Year

<table>
<thead>
<tr>
<th>Year</th>
<th>Zone 1</th>
<th>Zone 2</th>
<th>Zone 3</th>
<th>Zone 4</th>
<th>Zone 5</th>
<th>Total All Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td>FY 17</td>
<td>$22,562</td>
<td>$14,370</td>
<td>$2,006</td>
<td>$800</td>
<td>$11,730</td>
<td>$51,468</td>
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<tr>
<td>FY 18</td>
<td>$5,265</td>
<td>$12,130</td>
<td>$1,905</td>
<td>$6,050</td>
<td>$19,430</td>
<td>$44,780</td>
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<tr>
<td>FY 19</td>
<td>$2,201</td>
<td>$9,600</td>
<td>$1,906</td>
<td>$2,980</td>
<td>$6,951</td>
<td>$23,638</td>
</tr>
<tr>
<td>FY 20</td>
<td>$2,200</td>
<td>$3,850</td>
<td>$1,906</td>
<td>$500</td>
<td>$12,050</td>
<td>$20,506</td>
</tr>
<tr>
<td>FY 21</td>
<td>$2,203</td>
<td>$3,967</td>
<td>$1,905</td>
<td>$1,900</td>
<td>$4,540</td>
<td>$14,151</td>
</tr>
<tr>
<td>Total Impact Fees Used</td>
<td>$34,431</td>
<td>$43,917</td>
<td>$9,628</td>
<td>$12,230</td>
<td>$54,701</td>
<td>$154,907</td>
</tr>
</tbody>
</table>

#### Account Balance at FY 21 end

| Zone   | $0     | $0     | $5,049 | $0     | $0     | $5,049         |

#### Number of Projects by Type for FY 17-21

- **Bridges**: 1
- **Roads**: 10
- **Intersections**: 2

#### Cost of Projects by Type for FY 17-21

- **Bridges**: $10,000
- **Roads**: $20,000
- **Intersections**: $5,000
Road Impact Fee Zone 1

- $23.1M in the bank today
- $2.3M est. Annually for FY 17-20
- Major Projects: Hood Road, Silver Beach Congress Ave. Ext.
Road Impact Fee Zone 2

- $29.3M in the bank today
- $2.9M est. annually for FY 17-20
- Major Projects:
  - Haverhill Road, Roebuck Road
  - Forest Hill at Military Trail
• $0 in the bank today

• $2.0M est. annually for FY 17-20

• Impact Fees Fund part of 5 larger projects
$6.9M in the bank today
$2.1M est. annually for FY 17-20
Major Projects:
Lyons Road, Lawrence Road
• $41.1M in the bank

• $2.6M est. annually for FY 17-20

• Major Projects:
  Old Dixie Highway
  Flavor Pict Road
  Yamato Road
Today’s Objective and Key Questions

Objective: Reach **Consensus** on the following questions:

1. Use collected fees to build multimodal facilities or just roads?
2. Retain a uniform countywide fee structure?
3. Who should select projects to be built using impact fees?
4. Who should administer projects using impact fees?
### Alternatives Evaluated by Work Group

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Status Quo</th>
<th>Alternative 1</th>
<th>Alternative 2</th>
<th>Alternative 3</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>

**Status Quo**

**Alternative 1: Countywide Multimodal Fee**
- County administers all projects

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

**Alternative 3: 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 creation of a countywide mobility plan and may require an amendment to the Palm Beach County Charter*
Workshop Discussion

Further evaluate one (or more) of the three alternatives?

Recommend a new alternative?

Key Questions:
1. Use collected fees to build multimodal facilities or just roads?
2. Retain a uniform countywide fee structure?
3. Who should select projects to be built using impact fees?
4. Who should administer projects using impact fees?
How can a municipality establish a mobility fee?

• Start with a Mobility Plan
  – Include 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