

Mobility Fee

MIAMIBEACH

General Mobility Fee and Plan Elements

- Authorized Florida House Bill 319 – “Community Planning Act”
- Replace Transportation Concurrency and Concurrency Fees.
- Review Existing Multi-Modal Criteria.
- Review Adopted 2016 Transportation Master Plan
- Evaluate future traffic demands based on land uses or travel demand model.
- Identify planned Multi-Modal Projects with cost.
- Calculate land use impact.
- Calculate Mobility Fee Rate.
- Create Mobility Fee as a one-time “pay & go” mitigation strategy.

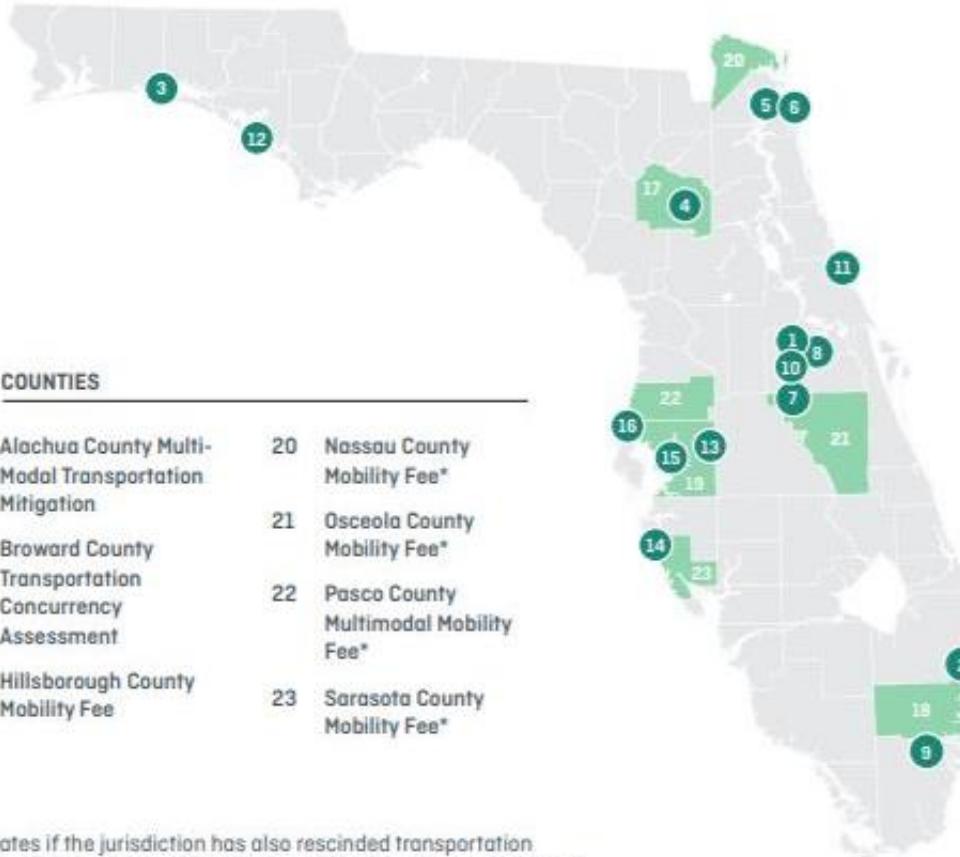
Municipalities with Mobility Fees

CITIES

- 1 Altamonte Springs Mobility Fee
- 2 Boca Raton Planned Mobility Developments
- 3 Destin Multimodal Transportation District (MMTD)
- 4 Gainesville Transportation Mobility Program*
- 5 Jacksonville Mobility Fee
- 6 Jacksonville Beach Mobility Fee*
- 7 Kissimmee Mobility Fee*
- 8 Maitland Mobility Fee*
- 9 Miami Lakes Mobility Fee
- 10 Orlando Multimodal Transportation Impact Fee
- 11 Ormond Beach Mobility Fee
- 12 Panama City Mobility Fee
- 13 Plant City Transportation Mobility Fee*
- 14 Sarasota Multimodal Fee
- 15 Tampa Multimodal Impact Fee
- 16 Tarpon Springs MMTD

 COUNTIES

17	Alachua County Multi-Modal Transportation Mitigation	20	Nassau County Mobility Fee*
18	Broward County Transportation Concurrency Assessment	21	Osceola County Mobility Fee*
19	Hillsborough County Mobility Fee	22	Pasco County Multimodal Mobility Fee*
		23	Sarasota County Mobility Fee*



* indicates if the jurisdiction has also rescinded transportation concurrency in their Comprehensive Plan, as provided by the Florida Department of Economic Opportunity (4/2016)

Miami-Dade County is issuing a solicitation for consultants to undertake a Mobility Fee Study this year.

General Mobility Fee Benefits

- Eliminate Concurrency Fees & Uncertainty in Calculation
 - Proposal relates fee to BTR Categories for Transparency
- One-Time Transparent Mitigation Strategy
- Proposed Unified Fee District for Increased Flexibility
- Allows for Funds to be spent on:
 - Sidewalks & Trails
 - Bike Lanes
 - Transit Capital
 - Roadway Improvements
- Anticipated to cover 13.5% of Priority I, II, and III Projects in Transportation Master Plan Projects (\$121,795,400)
- Goes hand-in-hand with providing mobility in-light of reduced parking requirements and single-occupancy vehicle use.

Current Concurrency Fee

- Concurrency Fee is based on Trips generated by new development or change of use.
 - Credit is provided for Trips generated by previous use
 - Fee is based on the ***City of Miami Beach 1999 Municipal Mobility Plan***
 - If Mobility Fee is not updated, the Concurrency Fee must be updated since the 1999 Plan has been replaced by the ***2016 Transportation Master Plan***.
 - Set by the City Commission on April 12, 2000 (Resolution No. 2000-23874)
 - **North Beach - \$1,841.54 / Trip**
 - **Middle Beach - \$2,783.30 / Trip**
 - **South Beach - \$2,015.16 / Trip**
 - **Contains NO Consumer Price Index (CPI) Adjustment**
- Trips are calculated pursuant to the ***Institute of Traffic Engineers – Trip Generation Handbook***.

Proposed Mobility Fee

Mobility Fee Schedule Category/Land Use Type	Unit of Measure	Mobility Fee
Residential¹		
Single Family less than 3,500 sq. ft. of floor area	Per Unit	\$1,847
Single Family between 3,500 and 7,000 sq. ft. of floor area	Per Unit	\$2,461
Single Family greater than 7,000 sq. ft. of floor area	Per Unit	\$3,076
Multi Family Apartments	Per Unit	\$1,515
Affordable / Workforce Housing / Micro Apartments	Per Unit	\$758
Recreation & Entertainment		
Marina (Including dry storage)	Per Berth	\$308
Golf Course	Per Hole	\$3,881
Movie Theater	Per Screen	\$22,823
Outdoor Commercial Recreation ²	Per Acre	\$1,829
Community Center / Civic / Gallery / Lodge / Museum	Per sq. ft.	\$1.86
Indoor Commercial Recreation / Health Club / Fitness	Per sq. ft.	\$4.54
Institutional		
Continuing Care Facility / Nursing Home / Memory Care / Congregate Care Facility / Assisted / Independent Living	Per Bed	\$740
Private School (Pre K-12)	Per sq. ft.	\$2.09
Place of Worship, including ancillary & accessory buildings	Per sq. ft.	\$1.78
Day Care Center	Per sq. ft.	\$3.87
Industrial		
Warehousing / Manufacturing / Industrial / Production (under roof)	Per sq. ft.	\$1.53
Mini-Warehousing / Boat / RVs & Other Outdoor Storage ³	Per sq. ft.	\$0.46
Distribution / Fulfillment Center / Package Delivery Hub	Per sq. ft.	\$2.14
Office		
General Office / Research / Higher Education / Financial / Bank	Per sq. ft.	\$3.33
Medical / Dental / Clinic / Veterinary / Hospital	Per sq. ft.	\$7.60

Service / Retail / Non-Residential		
Retail Sales / Personal and Business Services ⁴	Per sq. ft.	\$10.11
Pharmacy / Dispensary / Pain Management Clinic	Per sq. ft.	\$15.40
Supermarket	Per sq. ft.	\$16.37
Takeout Restaurant with no seating ⁵	Per sq. ft.	\$11.07
Restaurant with seating ⁵	Per Seat	\$877
Restaurant drive-thru ⁵	Per drive-thru	\$9,110
Bar / Night Club / Pub without food service ⁴	Per sq. ft.	\$26.12
Motor Vehicle & Boat Sales / Service / Repair / Cleaning / Parts	Per sq. ft.	\$6.26
Hotel / Lodging ⁶	Per Room	\$1,721
Convenience Retail ⁷	Per sq. ft.	\$19.48
Motor Vehicle Fueling	Per Fuel Position	\$6,413
Bank Drive-Thru Lane, Stand Alone ATM or ATM Drive-Thru Lane ⁸	Per drive thru lane and / or Per ATM	\$12,170

¹ Floor area is based on heated and/or cooled area and areas determined by building official to be habitable

² The sq. ft. for any buildings or structure shall not be excluded from the acreage

³ Acreage for any unenclosed material and vehicle storage shall be converted to sq. ft.

⁴ Areas under canopy for seating, display, storage and sales shall be converted to sq. ft.

⁵ Separate fees are associated with any drive-thru lane(s) associated with a restaurant.

⁶ Restaurant / Bar / Night Club and/or retail sales, that are not exclusive to hotel guest only, shall be calculated based on the separate applicable Land Use Classification

⁷ Convenience Retail rates are separate from the fee due for vehicle fueling positions. Rates per vehicle fueling position also apply to gas stations and service stations with fuel pumps. The fee for any restaurant square footage, seating or drive-thru in a convenience store will be based on the individual fee rate for the land use, not the convenience store rate

⁸ Bank building square footage falls under office and is an additive fee beyond the fee due for bank/ATM drive-thru lanes or free standing ATM's. These rates are per drive-thru lane for the bank and per drive-thru lane with an ATM. The free standing ATM is for an ATM only and not an ATM within or part of another non-financial building, such as an ATM within a grocery store

Concurrency Fee vs. Mobility Fee

Comparison of Like Uses

Use	Units	Current Transportation Concurrency Fees (Set in 2001)					Average IF CPI increase had been applied since 2001	Proposed Mobility Fee
		South Beach	Mid Beach	North Beach	Average			
Single Family Homes <3,500 SF	Unit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,847.00
Single Family Homes >3,000 SF<7,000 SF	Unit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,461.00
Single Family Homes >7,000 SF	Unit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,076.00
Multifamily Residential	Unit	\$ 864.86	\$ 1,193.91	\$ 789.79	\$ 949.52	\$ 1,314.10	\$ 1,515.00	
Hotel	Room	\$ 820.51	\$ 1,132.68	\$ 749.29	\$ 900.83	\$ 1,246.71	\$ 1,721.00	
Restaurant	Seats	\$ 454.61	\$ 627.57	\$ 415.15	\$ 499.11	\$ 690.75	\$ 877.00	
Retail	SF	\$ 5.57	\$ 7.68	\$ 5.08	\$ 6.11	\$ 8.46	\$ 10.11	
General Office	SF	\$ 1.65	\$ 2.28	\$ 1.51	\$ 1.81	\$ 2.51	\$ 3.33	
Medical Office	SF	\$ 4.73	\$ 6.54	\$ 4.32	\$ 5.20	\$ 7.19	\$ 7.60	
Storage Warehouse	SF	\$ 0.32	\$ 0.44	\$ 0.29	\$ 0.35	\$ 0.48	\$ 0.46	
Supermarket	SF	\$ 9.28	\$ 12.81	\$ 8.48	\$ 10.19	\$ 14.10	\$ 15.69	
Bar	SF	\$ 17.18	\$ 23.71	\$ 15.68	\$ 18.86	\$ 26.10	\$ 26.12	
College	SF	\$ 2.93	\$ 4.04	\$ 2.67	\$ 3.21	\$ 4.45	\$ 3.33	
Health Club	SF	\$ 4.50	\$ 6.21	\$ 4.11	\$ 4.94	\$ 6.84	\$ 5.54	
Day Care	SF	\$ 15.25	\$ 21.05	\$ 13.92	\$ 16.74	\$ 23.17	\$ 3.87	
ALF	Bed	\$ 410.26	\$ 566.34	\$ 374.64	\$ 450.41	\$ 623.36	\$ 740.00	
Gas Station	Pump	\$ 16,099.78	\$ 22,225.04	\$ 14,702.23	\$ 17,675.68	\$ 24,462.51	\$ 6,413.00	
Synagogue	SF	\$ 1.87	\$ 2.59	\$ 1.71	\$ 2.06	\$ 2.85	\$ 1.78	
Museum	SF	\$ 0.20	\$ 0.28	\$ 0.18	\$ 0.22	\$ 0.30	\$ 1.86	
Auto Care	SF	\$ 3.89	\$ 5.37	\$ 3.55	\$ 4.27	\$ 5.91	\$ 6.26	

Sample Calculation

- 5,383 SF of Retail to 218 Seat Restaurant on 41 Street
 - **Current Concurrency Fee:**
 - *New Use: 218 Seat Restaurant @ 0.41 PH Trips/Seat = **89.38 PH Trips***
 - *Current Use: 5,383 SF Retail @ 5.02 PH Trips/1,000 SF = **27.02 PH Trips***
 - *Additional Trips: 89.38 PH Trips – 27.02 PH Trips = 62.36 PH Trips*
 - *Reduction for Proximity to Transit = 15%*
 - *Reduction for Pass-By Trips = 30%*
 - *Total Reduction = 45%*
 - *Net New PH Trips Generated = 34.30 PH Trips*
 - **Total Fee:** *34.30 PH Trips x \$2,783/Trip = **\$95,447.26***
 - **Total Fee IF there were CPI Adjustments:** *\$95,447.26 + 38.40% (CPI since 2001) = **\$132,095.56***
 - **Proposed Mobility Fee:**
 - *New Use: 218 Seat Restaurant @ \$877/Seat = **\$191,186.00***
 - *Existing Use: 5,383 SF Retail @ \$9.69/SF = **\$54,422.13***
 - **Total Fee:** *\$183,338.00 - \$52,161.27 = **\$136,763.87***

North Beach Examples

Restaurant	Existing Use / Credit	Proposed Units
Retail in SF	1,087	-
Restaurant Seats	16	30
Mobility Fee	\$1,288.43	% Increase
Current fee	\$286.81	349%
Current fee W/ CPI	\$408.23	216%

Condo Building	Existing Use / Credit	Proposed Units
Residential	3	16
Mobility Fee	\$19,695.00	% Increase
Current fee	\$10,267.26	92%
Current fee W/ CPI	\$14,613.85	35%

The Median increase from the current fee with CPI adjustment is 61%

Mixed use	Existing Use / Credit	Proposed Units
Retail in SF	2,600	1165
Restaurant Seats	-	30
Mobility Fee	\$11,802.15	% Increase
Current fee	\$5,160.26	129%
Current fee W/ CPI	\$7,344.83	61%

Hypothetical Mixed Use Building	Existing Use / Credit	Proposed Units
Hotel	27	-
Residential	-	188
Office	13,000	24,676
Retail in SF	2,000	26,690
Restaurant Seats	215	-
Mobility Fee	\$338,294.98	% Increase
Current fee	\$148,102.87	128%
Current fee W/ CPI	\$210,801.47	60%

Middle Beach Examples

Restaurant	Existing Use / Credit	Proposed Units
Restaurant Seats	100	140
Mobility Fee	\$35,080.00	% Increase
Current fee	\$25,102.66	40%
Current fee W/ CPI	\$35,729.74	-2%

Mixed Use	Existing Use / Credit	Proposed Units
Retail in SF	-	436
Office in SF	436	-
Mobility Fee	\$2,956.08	% Increase
Current fee	\$2,355.79	25%
Current fee W/ CPI	\$3,353.10	-12%

Mixed Use	Existing Use / Credit	Proposed Units
Retail in SF	35,619	31,765
Restaurant Seats	-	60
Mobility Fee	\$13,656.06	% Increase
Current fee	\$8,040.80	70%
Current fee W/ CPI	\$11,444.23	19%

Hypothetical Building	Credit Units	Proposed Units
Retail in SF	35,619	31,765
Restaurant Seats	-	60
Mobility Fee	\$74,235.00	% Increase
Current fee	\$58,501.44	27%
Current fee W/ CPI	\$83,267.73	-11%

The Median change from the current fee with CPI adjustment is -6%

South Beach Examples

Hotel w/ Restaurant	Existing Use / Credit	Proposed Units
Hotel	35	44
Restaurant Seats	40	54
Mobility Fee	\$27,767.00	% Increase
Current fee	\$11,249.28	147%
Current fee W/ CPI	\$16,011.61	73%

Mixed use Condo Building	Existing Use / Credit	Proposed Units
Residential	-	10
Office in SF	-	10,375
Retail in SF	-	10,234
Mobility Fee	\$153,164.49	% Increase
Current fee	\$67,707.45	126%
Current fee W/ CPI	\$96,371.06	59%

Mixed use Hotel	Existing Use / Credit	Proposed Units
Hotel	-	267
Retail in SF	35,387	45,053
Restaurant Seats	374	339
Mobility Fee	\$526,535.26	% Increase
Current fee	\$137,860.87	282%
Current fee W/ CPI	\$196,223.57	168%

Hypothetical Mixed Use Building	Existing Use / Credit	Proposed Units
Hotel	27	-
Residential	-	188
Office	13,000	24,676
Retail in SF	2,000	26,690
Restaurant Seats	215	-
Mobility Fee	\$338,294.98	% Increase
Current fee	\$162,181.09	109%
Current fee W/ CPI	\$230,839.64	47%

The Median increase from the current fee with CPI adjustment is 66%

Works with Parking Reductions

- Hypothetical North Beach Project
 - 188 Residential Units @ 550 SF
 - 24,676 SF of Retail
 - 26,690 SF of Office
 - Estimated cost of building parking is \$40,000/space
- Previous North Beach Parking District 4
 - 373 Spaces Required
 - Estimated cost to develop **\$14,920,000**
- **New** North Beach Parking District 8 (per TC-C Regulations)
 - 94 Spaces Required
 - Estimated cost to develop **\$3,760,000**
- **Savings** with new reductions is estimated at **\$11,160,000**

Incentives

Phase-in North Beach fee 50%, 75%, 100%

- Follow schedule for TC-C Public Benefits