



# Joint Mobility Fee Renewal Study & Demonstrated- Need Study

**Presented by:**  
**Osceola County Transportation & Transit and  
HNTB Project Management Staff**

**Growth Management Taskforce**

May 30, 2024



# Agenda

- Background
- Joint Mobility Fee and Demonstrated Needs Study  
Key Points
  - Demand for Transportation Infrastructure
  - Transportation Network Metrics
  - Increase in Transportation Costs
  - Need for Mobility Fees
- Proposed Mobility Fees
- Options for Board Consideration
- Next Steps



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# Background – Osceola County Ordinances

- March 15, 2015 BOCC adopted Ordinance 2015-22 which imposed the Mobility Fee program
- June 20, 2016 BOCC adopted Ordinance 2016-47 which added a new land use type and amended provisions relating to enforcement and the transfer of credits
- April 17, 2017 BOCC adopted Ordinance 2017-22 for the purpose of revising the definition of mixed use
- January 8, 2018 BOCC adopted Ordinance 2018-7 to reflect increases in construction costs, require payment of mobility fees on issuance of building permit
- September 14, 2020 BOCC adopted Ordinance 2020-63 to create an additional mobility fee district and corresponding mobility fee fund and approving an updated mobility fee schedule
- February 21, 2022 BOCC adopted Ordinance 2022-15 to adopt the Mobility Fee Re-evaluation Study as well as update definitions, remove unnecessary/duplicative sections, update the administrative fee analysis, and update the Mobility Fee Schedule.

# Background – F.S. 163.31801 (HB 337) Provisions

- Phase-in limitations on impact fee increases:
  - 0-25% must be done in 2 annual increments
  - 25-50% must be done in 4 equal installments
  - May not increase more than 50%
  - May not increase more than once every 4 years
  - These phase-in limitations are retroactive to January 1, 2021
- Local governments may exceed phase-in limitations, provided:
  - Extraordinary circumstances supported by a demonstrated need study
  - Two publicly noticed workshops dedicated to the extraordinary circumstances necessitating the need to increase fees above the phase-in limitations
  - Adoption by 2/3 vote of governing body



# Background – Demonstrated Needs Study

- Osceola County & City of St. Cloud Joint Mobility Fee Renewal Study and Demonstrated-Need Study dated May 2024
  - Extraordinary Circumstances Technical Memorandum dated March 20, 2024
- Completed to meet the requirements of HB 337 – “extraordinary circumstances”
- Organized as follows:
  - Demand for Transportation Infrastructure
  - Transportation Network Metrics
  - Increase in Transportation Costs
  - Need for Mobility Fees



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# Demand for Transportation Infrastructure

- Osceola County's Population is projected to grow 60% between 2020 and 2045
- Osceola County observed the fifth largest percent increase in population between 2020 and 2023 in the State of Florida
- Osceola County will continue to grow at a rate that exceeds the State average





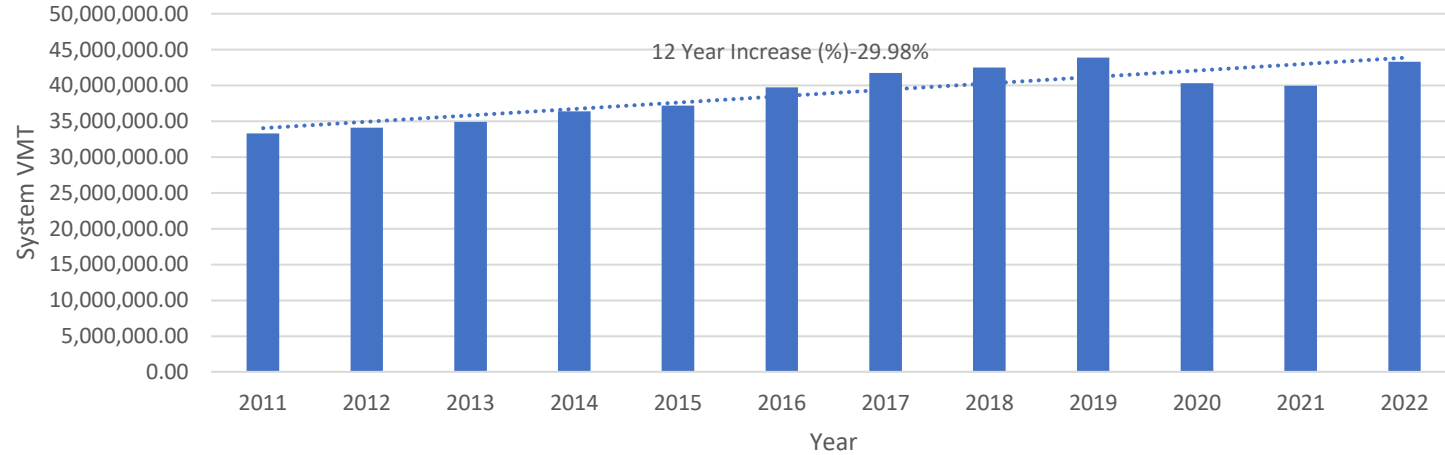
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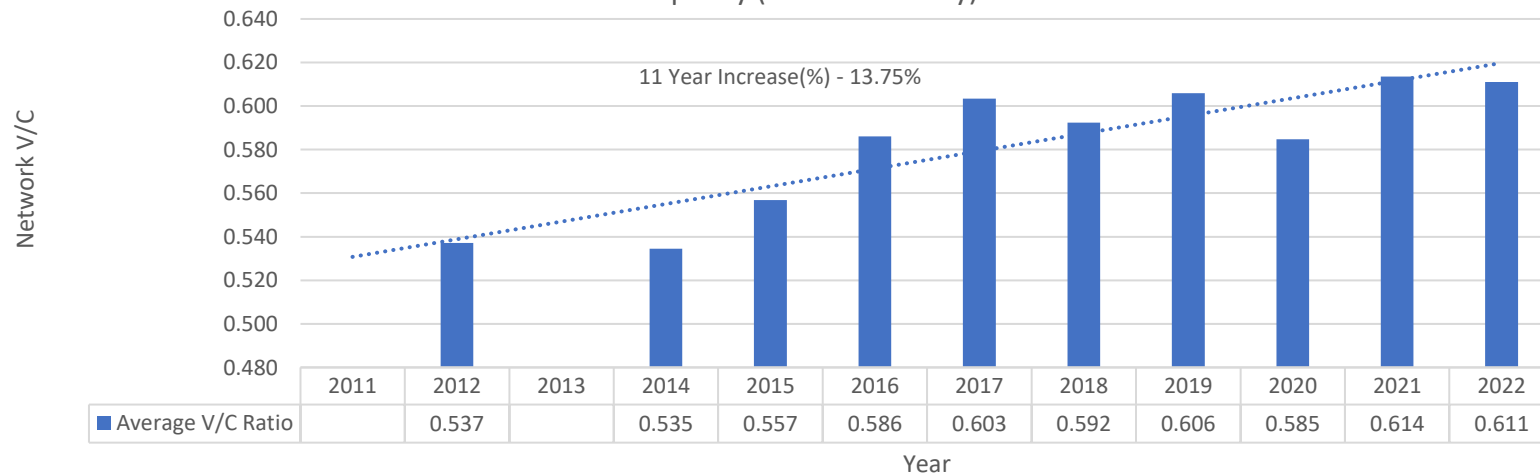


# Transportation Network Metrics

### Daily Vehicle Miles Traveled (Osceola County)



### Network Volume to Capacity (Osceola County)



- Osceola County saw a 29.98% increase in DMVT
- Florida saw a 18.7% increase in the same 12-year period
- Network volume-to-capacity ratio is a measure of network congestion
- Decrease in the level of service in the County's transportation network



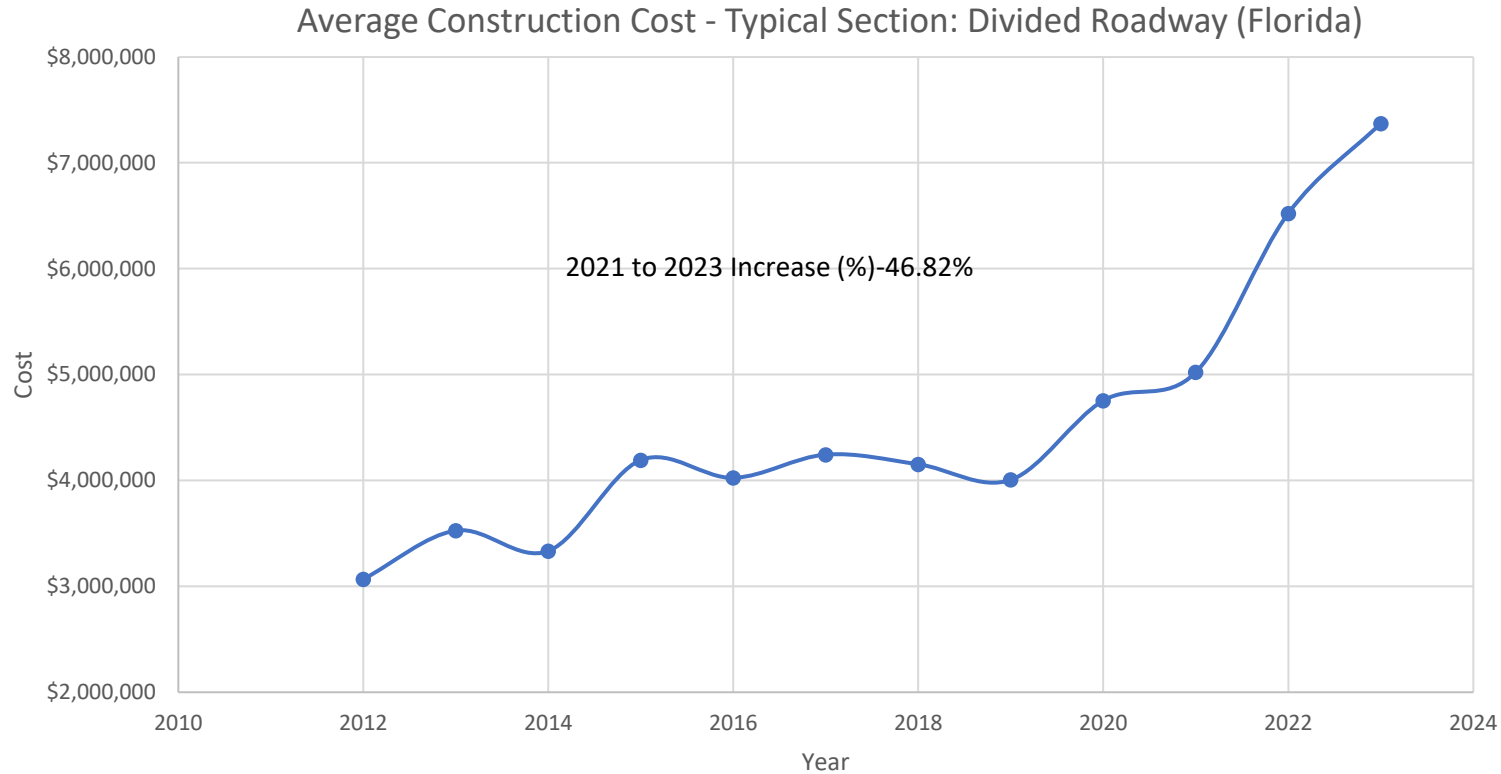


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# Increase in Transportation Improvements Costs



- Historically unprecedented increase in construction costs between 2021 and 2023



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# Need for Mobility Fees

- Trends in increasing construction improvement costs, population and network congestion are not accounted for in current mobility fees
- Current mobility fee structure is not sufficient to address transportation impacts associated with development activity
- Without reassessment, the cost of funding transportation improvements triggered by new developments will not be covered by mobility fee revenue from the associated development activity



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# Proposed Mobility Fee Schedule

## Mobility Fee Example Calculation (Single Family)

$$\text{PMT}_{\text{Per Land Use}} = \text{TG} \times \% \text{ New Trips} \times \text{TL}_{\text{Adjusted}} \times \text{TL}_{\text{Future}} \times \text{PMT}_{\text{Factor}}$$
$$\text{PMT}_{\text{Per Land Use}} = 9.48 \times 100\% \times 7.51 \text{ miles} \times 1.0 \times 0.84 = 59.77$$

Equation 1

**PMT**<sub>Per Land Use</sub> = Person Miles Traveled  
**TG** = Trip Generation Value (ITE Manual 11<sup>th</sup> Edition)  
**% New Trips** = % New Trips  
**TL**<sub>Adjusted</sub> = Local Trip Length(NCHRP)  
**TL**<sub>Future</sub> = Future Trip Length Reduction  
**PMT**<sub>Factor</sub> = Person Miles Traveled Factor ~ (1.68/2)





# Proposed Mobility Fee Schedule

## Mobility Fee Example Calculation (Single Family)

$$\text{Mobility Fee} = (\text{PMC}_{\text{Rate}} - \text{PMC}_{\text{Credit}}) \times \text{PMT}_{\text{Per Land Use}}$$
$$\text{Mobility Fee} = (\$510.60 - \$92.12) \times 59.77 = \$25,012.42$$

Equation 2

**PMC<sub>Rate</sub>** = Person Miles of Capacity Rate

**PMC<sub>Credit</sub>** = Person Miles of Capacity Credit

**PMT<sub>Per Land Use</sub>** = Person Miles Traveled



# Proposed Mobility Fee Schedule

Table 26: Mobility Fee Schedule

Proposed Mobility Fee Categories									
Category/Item	ITE Code (11th Ed.)	Unit	2024 Mobility Fee Study Trip Gen.	% New Trips	Adjusted Local Trip Length	Future Land Use Trip Length Reduction	PMT per land use	Osceola County	City of St. Cloud
								Mobility Fee (Osceola County)	Mobility Fee (City of St. Cloud)
<b>Living/Residential</b>									
Single Family Detached	210	D.U.	9.48	1.00	7.51	1.000	59.77	\$25,012.42	\$20,866.64
Townhouse (Single-Family Attached Housing)	215	D.U.	7.2	1.00	7.51	1.000	45.40	\$18,998.90	\$15,849.84
Condo/Multi-Family (Apartments)	220	D.U.	6.74	1.00	7.51	1.000	42.49	\$17,781.12	\$14,833.92
Mobile Home	240	D.U.	7.12	1.00	7.51	1.000	44.89	\$18,785.47	\$15,671.79
Active Adult	251, 252	D.U.	3.775	1.00	7.51	1.000	23.80	\$9,959.77	\$8,308.95
Assisted Living/Care/Nursing Home	254	1000 s.f.	4.24	1.00	7.51	1.000	26.73	\$11,185.91	\$9,331.85
<b>Recreation/Entertainment</b>									
Marina	420	Berth	2.59	1.00	12.23	0.579	15.42	\$6,452.93	\$5,383.35
Golf Course	430	Hole	27.24	0.50	12.23	0.579	81.01	\$33,900.90	\$28,281.85
Amusement Park	480	Acres	53.41	0.75	12.23	0.579	238.27	\$99,710.74	\$83,183.79
Movie Theater	445	Seat	1.84	0.75	12.23	0.579	8.21	\$3,435.70	\$2,866.23
Racquet/Tennis Club	490, 491	Tennis Court	29.02	0.50	5.63	0.579	39.72	\$16,621.94	\$13,866.87
Health/Fitness/Athletic Club	492, 493	1000 s.f.	19.74	0.50	5.63	0.579	27.02	\$11,307.27	\$9,433.09
Recreational Community Center/Multipurpose Recreational Facility	495	1000 s.f.	23.83	0.50	6.94	0.579	40.21	\$16,826.99	\$14,037.93
Campground/Recreational Vehicle Park	416	Space	2.67	0.50	12.23	0.579	7.93	\$3,318.53	\$2,768.48
<b>Institutional</b>									
Place of Worship	560, 561, 562	1000 s.f.	2.24	0.90	7.09	0.579	6.95	\$2,908.42	\$2,426.35
Public/Private School (K-8) (K-12)	520, 522, 525, 530, 532, 534, 536, 538	Student	2.22	0.40	7.46	0.579	3.22	\$1,347.49	\$1,124.14
University/College/Community College	540, 550	Student	1.03	0.40	7.46	0.579	1.50	\$627.71	\$523.66
Day Care Center	565	1000 s.f.	35.74	0.40	5.51	*0.416	27.53	\$11,520.69	\$9,611.15
<b>Office</b>									
Office Space	710, 714, 715, 770	1000 s.f.	9.21	0.75	7.815	0.579	26.26	\$10,989.23	\$9,167.76
<b>Medical Building</b>									
Medical/Dental Offices	720	1000 s.f.	27.71	0.50	6.41	0.579	43.18	\$18,069.87	\$15,074.81
Hospitals	610	1000 s.f.	9.76	0.75	6.41	0.579	22.82	\$9,549.66	\$7,966.81

\* Day Care Center facilities can be developed within multiple land use categories—a weighted average of Future Land Use Trip Length Reduction values from Living/Residential and General Commercial land use was taken to calculate Day Care Center’s Future Land Use Trip Length Reduction



# Proposed Mobility Fee Schedule - Continued

Proposed Mobility Fee Categories									
Category/Item	ITE Code (11th Ed.)	Unit	2024 Mobility Fee Study Trip Gen.	% New Trips	Adjusted Local Trip Length	Future Land Use Trip Length Reduction	PMT per land use	Osceola County	City of St. Cloud
								Mobility Fee (Osceola County)	Mobility Fee (City of St. Cloud)
<b>Industrial</b>									
Warehousing/Manufacturing/Industrial	130, 140, 150	1000 s.f.	2.66	0.90	10.82	0.184	3.98	\$1,665.54	\$1,389.47
High-Cube Transload and Short-Term Storage Warehouse	154, 157	1000 s.f.	1.76	0.90	5.44	0.184	1.32	\$552.39	\$460.83
High-Cube Fulfillment Center Warehouse	155, 156	1000 s.f.	3.22	0.90	5.44	0.184	2.43	\$1,016.90	\$848.35
Mini-Warehouse	151	1000 s.f.	1.50	0.90	5.44	0.184	1.13	\$472.88	\$394.49
<b>General Commercial Retail</b>									
Shopping Center	820	1000 s.f.	35.80	0.50	6.32	0.579	55.02	\$23,024.65	\$19,208.34
Variety/Dollar Store	814, 815	1000 s.f.	58.77	0.40	6.32	0.579	72.25	\$30,235.03	\$25,223.60
Factory Outlet Store	823	1000 s.f.	26.59	0.80	6.32	0.579	65.38	\$27,360.09	\$22,825.17
Grocery Store	850	1000 s.f.	97.77	0.50	6.32	0.579	150.26	\$62,880.50	\$52,458.11
Pharmacy/Drugstore Without Drive Thru	880	1000 s.f.	90.08	0.40	5.89	0.579	103.22	\$43,195.29	\$36,035.71
Pharmacy/Drugstore with Drive Thru	881	1000 s.f.	100.35	0.40	5.89	0.579	114.98	\$48,116.59	\$40,141.31
Food & Drink Service without Drive Thru	930, 932	1000 s.f.	105.79	0.25	3.94	0.579	50.67	\$21,204.27	\$17,689.68
Food & Drink Service with Drive Thru	934, 937	1000 s.f.	500.53	0.25	3.94	0.579	239.78	\$100,342.64	\$83,710.95
Car Sales	840, 841	1000 s.f.	27.45	0.75	6.32	0.579	63.28	\$26,481.28	\$22,092.03
Auto Parts Store	843	1000 s.f.	54.57	0.60	6.32	0.579	100.64	\$42,115.62	\$35,135.00
Tire & Auto Repair	942, 943	1000 s.f.	16.94	0.60	6.32	0.579	31.24	\$13,073.25	\$10,906.36
<b>Non-Residential</b>									
Hotel per room	310	Room	7.71	0.75	6.94	0.579	19.51	\$8,164.50	\$6,811.23
Resort Hotel	330	Room	4.06	0.75	6.94	0.579	10.26	\$4,293.58	\$3,581.92
Cemetery	566	Acres	7.58	1.00	3.94	0.579	14.51	\$6,072.11	\$5,065.65
Bank/Savings w/ Drive-thru per Drive-thru Lane	912	Drive in Lanes	88.60	0.40	3.94	0.579	67.91	\$28,418.83	\$23,708.44
Convenience Market & Gas Fuel	944, 945	Vehicle Fueling Position	205.98	0.25	3.94	0.579	98.67	\$41,291.22	\$34,447.23
Quick Lube Vehicle Service	941	Service Bay	38.57	0.40	6.32	0.579	47.42	\$19,844.22	\$16,555.05
Car Wash	947	Wash Stall	112.13	0.25	6.32	0.579	86.16	\$36,056.06	\$30,079.80



# Proposed Mobility Fee Schedule - % Change

Proposed Mobility Fee Categories													
Category/Item	ITE Code (11th Ed.)	Unit	2024 Mobility Fee Study Trip Gen.	% New Trips	Adjusted Local Trip Length	Future Land Use Trip Length Reduction	PMT per land use	Osceola County			City of St. Cloud		
								Osceola County 2021 Fee	Mobility Fee (Osceola County)	Percent Change	City of St. Cloud 2023 Fee	Mobility Fee (City of St. Cloud)	Percent Change
<b>Living/Residential</b>													
Single Family	210	D.U.	9.48	1.00	7.51	1.000	59.77	\$9,999.00	\$ 25,012.42	150%	\$ 6,442.00	\$20,866.64	224%
Townhouse (Single-Family Attached Housing)	215	D.U.	7.2	1.00	7.51	1.000	45.40	\$7,754.00	\$ 18,998.90	145%	\$ 6,442.00	\$15,849.84	146%
Condo/Townhouse/Multi-Family (Apartments)	220	D.U.	6.74	1.00	7.51	1.000	42.49	\$7,754.00	\$ 17,781.12	129%	\$ 4,166.00	\$14,833.92	256%
Mobile Home	240	D.U.	7.12	1.00	7.51	1.000	44.89	\$5,296.00	\$ 18,785.47	255%	\$ 2,374.00	\$15,671.79	560%
Active Adult	251, 252	D.U.	3.775	1.00	7.51	1.000	23.80	\$4,222.00	\$ 9,959.77	136%	\$ 2,102.00	\$8,308.95	295%
Assisted Living/Care/Nursing Home	254	1000 s.f.	4.24	1.00	7.51	1.000	26.73	\$4,440.00	\$ 11,185.91	152%	\$ 602.00	\$9,331.85	1450%
<b>Recreation/Entertainment</b>													
Marina	420	Berth	2.59	1.00	12.23	0.579	15.42	\$ 3,176.00	\$ 6,452.93	103%	\$ 1,910.00	\$5,383.35	182%
Golf Course	430	Hole	27.24	0.50	12.23	0.579	81.01	\$ 10,009.00	\$ 33,900.90	239%	\$ 23,131.00	\$28,281.85	22%
Amusement Park	480	Acres	53.41	0.75	12.23	0.579	238.27	\$ 14,847.00	\$ 99,710.74	572%	\$ 26,494.00	\$83,183.79	214%
Movie Theater	445	Seat	1.84	0.75	12.23	0.579	8.21	\$ 1,976.00	\$ 3,435.70	74%	\$ 21,552.00	\$2,866.23	-87%
Racquet/Tennis Club	490, 491	Tennis Court	29.02	0.50	5.63	0.579	39.72	\$ 9,130.00	\$ 16,621.94	82%	\$ 21,075.00	\$13,866.87	-34%
Health/Fitness/Athletic Club	492, 493	1000 s.f.	19.74	0.50	5.63	0.579	27.02	\$ 12,511.00	\$ 11,307.27	-10%	\$ 17,927.00	\$9,433.09	-47%
Recreational Community Center/Multipurpose Recreational Facility	495	1000 s.f.	23.83	0.50	6.94	0.579	40.21	\$ 9,496.00	\$ 16,826.99	77%	\$ 17,632.00	\$14,037.93	-20%
Campground/Recreational Vehicle Park	416	Space	2.67	0.50	12.23	0.579	7.93	\$ -	\$ 3,318.53	New Fee	\$ 803.00	\$2,768.48	245%
<b>Institutional</b>													
Place of Worship	560, 561, 562	1000 s.f.	2.24	0.90	7.09	0.579	6.95	\$ 3,169.00	\$ 2,908.42	-8%	\$ 3,425.00	\$2,426.35	-29%
Public/Private School (K-8) (K-12)	520, 522, 525, 530, 532, 534, 536, 538	Student	2.22	0.40	7.46	0.579	3.22	\$ -	\$ 1,347.49	New Fee	\$ 709.00	\$1,124.14	59%
University/College/Community College	540, 550	Student	1.03	0.40	7.46	0.579	1.50	\$ -	\$ 627.71	New Fee	\$ 1,129.00	\$523.66	-54%
Day Care Center	565	1000 s.f.	35.74	0.40	5.51	0.404	26.73	\$ 4,847.00	\$ 11,185.91	131%	\$ 10,936.00	\$9,331.85	-15%
<b>Office</b>													
Office Space	710, 714, 715, 770	1000 s.f.	9.21	0.75	7.815	0.579	26.26	\$ 7,037.00	\$ 10,989.23	56%	\$ 6,585.00	\$9,167.76	39%
<b>Medical Building</b>													
Medical/Dental Offices	720	1000 s.f.	27.71	0.50	6.41	0.579	43.18	\$ 10,596.00	\$ 18,069.87	71%	\$ -	\$15,074.81	New Fee
Hospitals	610	1000 s.f.	9.76	0.75	6.41	0.579	22.82	\$ 9,807.00	\$ 9,549.66	-3%	\$ 7,317.00	\$7,966.81	9%



# Proposed Mobility Fee Schedule - % Change

Proposed Mobility Fee Categories													
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<b>Industrial</b>													
Warehousing/Manufacturing/Industrial	130, 140, 150	1000 s.f.	2.66	0.90	10.82	0.184	3.98	\$ 2,274.00	\$ 1,665.54	-27%	\$ 2,533.50	\$1,389.47	-45%
High-Cube Transload and Short-Term Storage Warehouse	154, 157	1000 s.f.	1.76	0.90	5.44	0.184	1.32	\$ -	\$ 552.39	New Fee	\$ -	\$460.83	New Fee
High-Cube Fulfillment Center Warehouse	155, 156	1000 s.f.	3.22	0.90	5.44	0.184	2.43	\$ -	\$ 1,016.90	New Fee	\$ -	\$848.35	New Fee
Mini-Warehouse	151	1000 s.f.	1.50	0.90	5.44	0.184	1.13	\$ 1,219.00	\$ 472.88	-61%	\$ 710.00	\$394.49	-44%
<b>General Commercial Retail</b>													
Shopping Center	820	1000 s.f.	35.80	0.50	6.32	0.579	55.02	\$ 15,629.00	\$ 23,024.65	47%	\$ 8,889.00	\$19,208.34	116%
Variety/Dollar Store	814, 815	1000 s.f.	58.77	0.40	6.32	0.579	72.25	\$ 10,163.00	\$ 30,235.03	198%	\$ -	\$25,223.60	New Fee
Factory Outlet Store	823	1000 s.f.	26.59	0.80	6.32	0.579	65.38	\$ 19,161.00	\$ 27,360.09	43%	\$ -	\$22,825.17	New Fee
Grocery Store	850	1000 s.f.	97.77	0.50	6.32	0.579	150.26	\$ 21,375.00	\$ 62,880.50	194%	\$ -	\$52,458.11	New Fee
Pharmacy/Drugstore Without Drive Thru	880	1000 s.f.	90.08	0.40	5.89	0.579	103.22	\$ -	\$ 43,195.29	New Fee	\$ -	\$36,035.71	New Fee
Pharmacy/Drugstore with Drive Thru	881	1000 s.f.	100.35	0.40	5.89	0.579	114.98	\$ 17,480.00	\$ 48,116.59	175%	\$ -	\$40,141.31	New Fee
Food & Drink Service without Drive Thru	930, 932	1000 s.f.	105.79	0.25	3.94	0.579	50.67	\$ -	\$ 21,204.27	New Fee	\$ 19,498.00	\$17,689.68	-9%
Food & Drink Service with Drive Thru	934, 937	1000 s.f.	500.53	0.25	3.94	0.579	239.78	\$ 14,802.00	\$ 100,342.64	578%	\$ -	\$83,710.95	New Fee
Car Sales	840, 841	1000 s.f.	27.45	0.75	6.32	0.579	63.28	\$ 18,459.00	\$ 26,481.28	43%	\$ -	\$22,092.03	New Fee
Auto Parts Store	843	1000 s.f.	54.57	0.60	6.32	0.579	100.64	\$ 13,294.00	\$ 42,115.62	217%	\$ -	\$35,135.00	New Fee
Tire & Auto Repair	942, 943	1000 s.f.	16.94	0.60	6.32	0.579	31.24	\$ 5,826.00	\$ 13,073.25	124%	\$ -	\$10,906.36	New Fee
<b>Non-Residential</b>													
Hotel per room	310	Room	7.71	0.75	6.94	0.579	19.51	\$ 7,491.00	\$ 8,164.50	9%	\$ 2,822.00	\$6,811.23	141%
Resort Hotel	330	Room	4.06	0.75	6.94	0.579	10.26	\$ 12,447.00	\$ 4,293.58	-66%	\$ -	\$3,581.92	New Fee
Cemetery	566	Acres	7.58	1.00	3.94	0.579	14.51	\$ -	\$ 6,072.11	New Fee	\$ 3,057.00	\$5,065.65	66%
Bank/Savings w/ Drive-thru per Drive-thru Lane	912	Drive in Lanes	88.60	0.40	3.94	0.579	67.91	\$ 10,718.00	\$ 28,418.83	165%	\$ -	\$23,708.44	New Fee
Convenience Market & Gas Fuel	944, 945	Vehicle Fueling Position	205.98	0.25	3.94	0.579	98.67	\$ 11,026.00	\$ 41,291.22	274%	\$ 7,037.00	\$34,447.23	390%
Quick Lube Vehicle Service	941	Service Bay	38.57	0.40	6.32	0.579	47.42	\$ 3,436.00	\$ 19,844.22	478%	\$ 11,104.00	\$16,555.05	49%
Car Wash	947	Wash Stall	112.13	0.25	6.32	0.579	86.16	\$ 5,800.00	\$ 36,056.06	522%	\$ 6,737.00	\$30,079.80	346%



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- Demonstrated Needs Study Key Points
  - Demand for Transportation Infrastructure
  - Transportation Network Metrics
  - Increase in Transportation Costs
  - Need for Mobility Fees
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- Next Steps



# Options for Board Consideration

- Adopt new mobility fees as proposed by 2/3 vote
- Adopt new mobility fees less than proposed by 2/3 vote
- Phase in new mobility fees over time by 2/3 vote
- Keep the mobility fees at current levels



# Agenda

- Background
- Demonstrated Needs Study Key Points
  - Demand for Transportation Infrastructure
  - Transportation Network Metrics
  - Increase in Transportation Costs
  - Need for Mobility Fees
- Proposed Mobility Fees
- Options for Board Consideration
- Next Steps





## Next Steps

- Presented to Growth Management Task Force – May 30, 2024
- Public Workshop 1 – June 3, 2024
- Public Workshop 2 – June 10, 2024
- BOCC Meeting – July 1, 2024 – Ordinance includes:
  - Updated mobility fee study and table of mobility fees,
  - Imposition and collection of mobility fees,
  - Establishing the method for computing mobility fees,
  - Providing for independent mobility fee studies and adoption of an administrative procedures for their review, as well as associated fees,
  - Providing for mobility fee credits, and
  - Establishing updated mobility fee districts and associated mobility fee funds.
- Proposed new Mobility Fee increase, 90 days from advertising approved ordinance and notice of fee increase – October 11, 2024



# Questions/Discussion



be first  
to what's next.