

MEMORANDUM

DATE: August 2, 2022

TO: Honorable Mayor and City Commissioners

VIA: James Slaton, City Manager

FROM: Mark J. Bennett, Development Services Director

SUBJECT: Multi-Modal Transportation Impact Fee Ordinance

SYNOPSIS: *The proposed Multi-Modal Transportation Impact Fee will provide the City of Lake Wales with a funding source to address transportation needs.*

RECOMMENDATION

Staff recommends that the City Commission approve Ordinance 2022-38 on first reading.

BACKGROUND

Many local governments adopt transportation impact fees to mitigate impacts caused on road networks from new development. Currently, the City collects a County Transportation impact fee, and forwards the funds on a monthly basis (less a 3% administrative fee).

While roads are considered the primary method of transportation, there are other methods to move people and vehicles. The term “Multi-Modal” is a more encompassing term that covers all forms of transportation (known as “modes”), such as walking, bicycling, transit, micro-mobility/low-speed vehicles, shared mobility, and motor vehicles.

The Lake Wales Connected Plan contains numerous transportation-related requirements. In addition, several new residential developments are in various stages of approval, with building construction expected in the next few years. To implement Lake Wales Connected, and address the expected transportation impacts from new development, the Multi-Modal Transportation Impact Fee is proposed.

In October 2021, the City Commission authorized staff to direct NUE Urban Concepts to prepare a Mobility Fee and Plan. A Mobility Fee is an alternate funding system that is different in that it is intended to replace transportation concurrency and proportionate-share requirements. However, because of the additional obligations for local governments to complete transportation improvements in the Mobility Fee option, the

project was revised to instead create the Multi-Modal Transportation Impact Fee. Attached with this memorandum is the proposed Ordinance (with Fee Schedule).

The proposed ordinance amends the existing section of Chapter 23, Article 7, Division 4, regarding impact fees, and revises the existing text to include Multi-Modal Transportation Impact Fees. A new Section, titled “Multi-Modal Transportation Impact Fees”, is also proposed.

This impact fee will be a one-time charge assessed on new development. As shown on Schedule C, the Fee is based on specific land uses, with the unit of measure being either per dwelling unit, room, space/lot, square feet, or per acre.

If approved by the Commission, the Ordinance will become effective 90 days after adoption. This is required per Chapter 163.31801(4)(d), Florida Statutes.

The proposed Multi-Modal Transportation Impact Fee is an opportunity to obtain funding to address transportation impacts caused by new development that cannot be addressed thru the development review process. It will also provide a funding mechanism to promote redevelopment thru the provisions of Lake Wales Connected.

OTHER OPTIONS

Decline to approve the Ordinance.

FISCAL IMPACT

If approved, the Multi-Modal Transportation Impact Fee will provide additional revenues for funding various transportation-related projects.

ATTACHMENTS

- Multimodal Transportation Impact Fee - Frequently Asked Questions
- Ordinance 2022-38 Multi-Modal Transportation Impact Fee
- Schedule C - Multi-Modal Transportation Impact Fee Schedule
- Technical Report