



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Planning and Zoning Commission **MEETING DATE:** March 28, 2023
FROM: Michael Daniels, Planning and Zoning Director
SUBJECT: Transmittal Hearing to amend the Comprehensive Plan to incorporate Multimodal and Mobility Fee Policies

BACKGROUND

At present, the City manages traditional transportation concurrency carried out through traffic impact analyses. Development applicants generating 40 or more net new peak hour trips must complete a traffic study to determine the impact of their development on area roadways and identify improvements necessary to mitigate that impact. Traffic studies, on average, take approximately six months to complete, which can slow the process of development approval and may prove to be a hindrance to medium-sized development. While this system does intend to support multimodality, the mitigation generally supports vehicles more than other modes of transportation and generally, due to the proportional share requirements, the necessary funding to enact needed improvements is not provided.

In order to continue to manage the impacts of development and move toward a more multimodal transportation system, the City has hired Gannett Fleming to conduct a transportation mobility study to define the need for additional transportation investment, specifically multimodal, document the standards of service and rational for additional capacity and ensure that there is a rational nexus between the payees of the mobility fee and the beneficiaries. This would provide more fee predictability for development applicants, as well as shorter application timelines without the need for a traffic study. It would further support the City in using funds collected to improve multimodal transportation capacity by improving walking and biking facilities as well as vehicular traffic, and potentially introducing additional transit services as the City and the region continue to grow.

Gannett Fleming has provided a completed the mobility plan that address the following areas:

- Land Use
- Travel Demand
- Transportation Improvements
- Mobility Fees
- Credits
- Net Mobility Fees
- Mobility Fee Schedule
- Legal Application
- Fee Schedule

- Trip Rates
- Clay County in 2020 and as a result would be able to use much of the same data for the development of a mobility plan for the City of Green Cove Springs.

Meeting	Date
Kickoff Meeting (with City Staff)	October 12, 2022
City Council	October 18, 2022
Planning and Zoning Board	October 25, 2022
Stakeholder Meeting #1	October 27, 2022
Stakeholder Meeting #2	November 14, 2022
City Council	November 15, 2022
Planning and Zoning Board	November 29, 2022
Stakeholder Meeting #3	December 2, 2022
City Council	December 13, 2023

Pursuant to the Professional Services Agreement, the Consultant Team has provided the following information:

- Updated the Regional Travel Demand Model to account for the recently annexed land in the City
- Completed a Deficiency Analysis to identify areas where transportation improvements are required to address capacity deficiencies.
- The consultant team has worked with staff and received input during the public outreach process to identify a project list with costs through 2045.
- Person Miles Travelled (PMT) Fee was calculated by dividing the Project Costs by the growth in PMT as set forth below:

Total Cost of New Capacity	\$16,529
Cost for External Share of Capacity	\$2,293,001
Cost for Local Share of Capacity	\$14,236,279
Local PMT (non-EE)	\$85,621
Cost per PMT	\$166.27

- Credits – the consultant team has developed a mechanism for providing credits which can be offset from impact fees to reduce the possibility for users to pay for the same capacity more than once.

The PMT fee and the Project Identification List, which is enclosed, were approved by City Council at the December 13, 2023 meeting.

The consultant has now completed the Mobility Report. The final step include the adoption of the mobility ordinance in the Concurrency Management Chapter of the Land Development Regulations. The Ordinance cannot go into effect until the final adoption of the Comprehensive Plan Amendemnts relating the mobility plan and fee. The Ordinance includes the following sections step includes the transmittal of the amended Comprehensive Plan policies regarding multimodal development and mobility fees to ensure that the subsequent mobility ordinance in the Land Development Regulations is compatible with the Comprehensive Plan. Policies in the Future Land Use, Transportation and Capital Improvement

Elements were amended as set forth in the attached Ordinance. The next steps are to transmit amendments to the State Department of Economic Opportunity for review and then the Amendments can be taken to Council for final approval pursuant to state comments. In addition, the City will need to adopt a mobility fee ordinance in the Land Development Regulations.

Staff is recommending approval of the transmittal of the proposed Comprehensive Plan Amendment to the Future Land Use, Transportation and Capital Improvement Elements.

RECOMMENDED MOTION

Recommend approval to City Council of the transmittal of the proposed Comprehensive Plan Amendment to the Future Land Use, Transportation and Capital Improvement Elements.