

**HERNANDO COUNTY
IMPACT FEE PAYMENT REVIEW**

Date: December 19, 2023

Payee: Stantec Consulting Services, Inc

Amount: \$94,980.00

Account Number: Multiple -Roads

Project Description: Impact Fee: Mobility Fee Study

Purpose of Expense (EXPLAIN IN DETAIL)

Due to changes in infrastructure because of growth in Hernando County. Florida State Statutes 163 allows local governments to use Mobility Fees to generate revenue to construct additional mobility capacity to address increased travel demand associated with new development. Mobility Fees can be used to fund additional capacity for a transportation multimodal network that include bicycle and walking infrastructure, mobility hubs, transit services, transit stations, streetscape improvements and road corridors.

The approach that is proposed for Mobility Fees is a methodology based upon a needs or plan based. The methodology identifies the capacity needed to mitigate impacts caused by added users attributable to the future land development.

Impact Fee Justification:

☐ New Construction

☒ Capital Improvement

☐ Other

Department Direct (or authorized) Signature

Budget Office

Comments:

Budget Approval

Legal Office

Comments:

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

Legal Approval

**SCOPE OF SERVICES
FOR
HERNANDO COUNTY MOBILITY FEE STUDY
CONTRACT No. 18-R00045/PH**

Background

Florida Statutes Ch. 163 allow local governments to use Mobility Fees to generate revenue to construct additional mobility capacity to address increased travel demand associated with new development. Mobility Fees can be used to fund additional capacity for a transportation multimodal network that include bicycle and walking infrastructure, mobility hubs, transit services, transit stations, streetscape improvements and road corridors.

The approach that is proposed for Mobility Fees for Hernando County is a methodology based upon a needs-based or plan-based. This methodology identifies the capacity needed to mitigate impacts caused by added users attributable to the future land development. Our proposed approach generates a future demand forecast and determines the capacity needed to support future growth. This analysis and evaluation are documented in a Mobility Plan. A proportionate share of the capacity cost is allocated to the land use changes that consume the transportation capacity resulting in a Mobility Fee by land use.

Task 1 Land Use Assessment

Consultant will perform a land use assessment that includes reviewing the applicable land use and transportation elements of the Hernando County Comprehensive Plan, relevant master plans and land development regulations. This task also includes developing an inventory and reviewing the land use types and assessing the development patterns of the County- mixed use patterns, residential and employment density, parking availability and active mobility connectivity. Recommendations will be made regarding potential updates to the applicable policies and land development regulations documented in the Mobility Fee Report.

Task 2 Travel Demand Modeling

Perform travel demand modeling using the adopted FDOT District 7 Regional Planning Model (D7RPM) to be utilized to calculate Vehicle Miles Traveled (VMT), Person Miles Traveled (PMT), trip lengths by District, Toll Road Factor by District, and trips by Mode by District. The socio-economic model inputs will include the calculated increase in residential and employment over the projected planning horizon to determine the overall percentage change. Mobility Fee Districts will be developed and confirmed through a process based on the premise that areas that create the need for new infrastructure pay a greater share of the cost of the infrastructure.

Task 3 Network Improvements

Generate network improvements by performing an inventory and assessment of the transportation network improvements and costs using the latest Long Range Transportation Plan (LRTP) and other Transportation Improvement Plans (TIP) and performing an inventory and assessment of the active travel network projects and costs. The District's Travel Proportion on Regional Facilities, Capacity

Costs by District and Proportional Share of Projects by District will be calculated and used as inputs for calculating base mobility fee in Task 4.

Task 4 Base Mobility Fees

The Base Mobility Fee will be generated by calculating the proportion of PMT that each unit of new development is expected to consume of a lane-mile of the transportation network. The cost of infrastructure per PMT by District is developed using data generated in Tasks 2 and 3. The cost per PMT by District will be applied to develop the Base Mobility Fee per land use type based on the trip generation rates and estimated persons per trip. Credits will be applied based on estimations of future non-impact fee revenues generated by new development that are allocated to provide transportation capacity expansion. The final deliverable will be a Mobility Fee Schedule organized by District and Land Use, and documentation of the methodology and sources.



AGENDA ITEM

TITLE

Budget Amendment Realigning Funds from Impact Fee Reserve and Capital Accounts to Fund Impact Fee Demonstrated Need and Mobility Study

BRIEF OVERVIEW

As part of the County Administrator's on-going Board directive to obtain task order with consultant to perform an Impact Fee study for extraordinary circumstances and mobility fees, staff has obtained Task Order No. 73. The fee proposal by Stantec Consulting Services is \$37,620.00 for the Demonstrated Need study to be charged to all Impact Fee Funds (14) and \$94,980.00 for the Mobility Study to only be charged to the Road Impact Fee Funds (4). This fee requires approval of the attached budget amendment realigning funds from the various Impact Fee reserves and capital accounts to cover this study's cost.

FINANCIAL IMPACT

Funding for the study in amount of \$132,600.00 is available in following accounts with approval of the attached budget amendment.

3321-01662-5303103 - Impact Fees-Public Bldgs, Prof Services-Engineering (\$2,690)
3361-02145-5303103 - Impact Fees-Law Enfrmt, Prof Services-Engineering (\$2,690)
3362-02146-5303103 - Impact Fees-Jail, Professional Services-Engineering (\$2,690)
3375-02276-5303103 - Impact Fees-Fire-HC Fire, Prof Services-Engineering (\$2,690)
3381-02472-5303103 - Impact Fees-Ambulance, Prof Services-Engineering (\$2,690)
3331-03321-5303103 - Impact Fees-Roads Dist 1, Prof Services-Engineering (\$26,440)
3332-03322-5303103 - Impact Fees-Roads Dist 2, Prof Services-Engineering (\$26,440)
3333-03323-5303103 - Impact Fees-Roads Dist 3, Prof Services-Engineering (\$26,440)
3334-03324-5303103 - Impact Fees-Roads Dist 4, Prof Services-Engineering (\$26,440)
3341-04541-5303103 - Impact Fees-Parks Dist 1, Prof Services-Engineering (\$2,690)
3342-04542-5303103 - Impact Fees-Parks Dist 2, Prof Services-Engineering (\$2,690)
3343-04543-5303103 - Impact Fees-Parks Dist 3, Prof Services-Engineering (\$2,690)
3344-04544-5303103 - Impact Fees-Parks Dist 4, Prof Services-Engineering (\$2,690)
3351-04792-5303103 - Impact Fees-Library, Prof Services-Engineering (\$2,690)

LEGAL NOTE

The Board has the authority to act on this matter pursuant to Chapter 125, Florida Statutes.

RECOMMENDATION

Staff recommends Board approval of \$132,600.00 and the attached associated budget amendment to realign various Impact Fee reserves and capital accounts to cover cost of the Impact Fee Demonstrated-Need & Mobility Study.

REVIEW PROCESS

Elaine Singer

Approved

12/05/2023 2:13 PM

CONTRACT No.:

Doc. ID 15559 A, Board Approved 4/9/19



TASK ORDER No. 73[illegible]

SUB-TOTAL HOURLY COSTS	\$ 94,980.00
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Out-of-Pocket Expenses (actual cost - not to exceed) \$ _____

Miscellaneous Expenses (Subconsultant) \$

NOT TO EXCEED TOTAL LUMP SUM COST	\$	94,980.00
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Firm Name: <u>Startec Consulting Services Inc.</u> Signature: <u></u> <u>Francisco B. Domingo, Principal</u> (Printed Name and Title) Date: _____	<u>DPW</u> Department Name <u>12/19/25</u> (Date)	<u></u> Authorized Signature <u>Scott Hering</u> (Printed Name and Title) <u>Director of Co. Engineer</u>	HERNANDO COUNTY _____ Procurement _____ (Date)
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TASK ORDERS ARE TO INCLUDE: SCOPE OF SERVICE, PROJECT TIME FRAME, FEE QUOTATION PROPOSAL, AND ANY OTHER RELATIVE ATTACHMENTS. TASK ORDERS ARE TO BE SUBMITTED IN ONE (1) SIGNED ORIGINAL TO THE PROCUREMENT DEPARTMENT. FIELDS IN RED SHOULD BE COMPLETED BY THE DEPARTMENT PRIOR TO SUBMITTING TO PROCUREMENT.