




# MOBILITY PLANS AND MOBILITY FEES

Lee County, Florida



February 2013

## Introduction

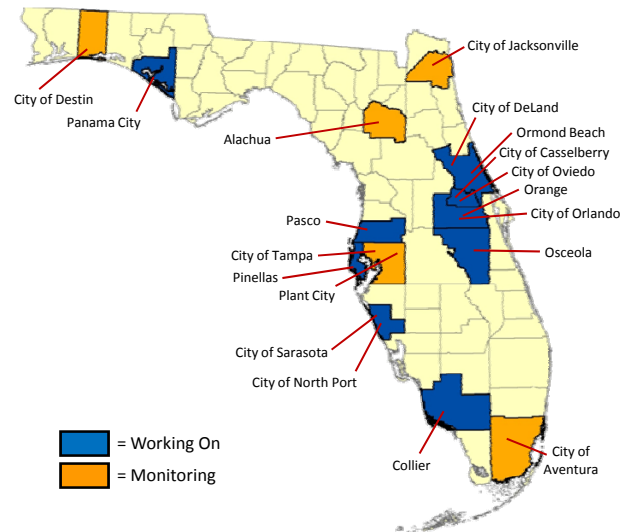
*Providing a real-life understanding of the issues  
related to planning, economics, finance, and  
engineering.*

## Topics of Discussion

1. Mobility Plans, Mobility Fees, and Growth Management
2. Transportation Investment
3. Transportation, Land Use, and Economic Growth/Development

Mobility Plans,  
Mobility Fees, and  
Growth Management

## Statewide Mobility Plans

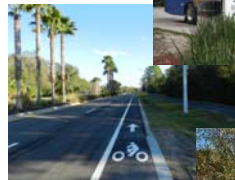


## What is a Mobility Plan?

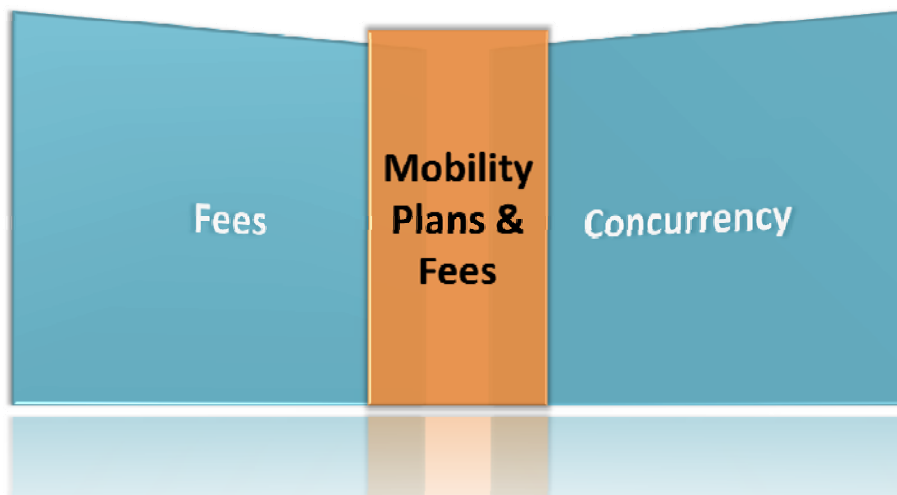
- Land Use and Transportation
- Efficient Land Use Patterns
  - Connections, Access, Circulation
- Multimodal Options
  - Roads
  - Transit
  - Bicycle Facilities
  - Sidewalks

## Roadway Fee Vs. Mobility Fee

- Roadway Fee:
  - Roads
- Mobility Fee:
  - Roads
  - Transit
  - Bicycle Facilities
  - Sidewalks



## Is Growth Management Dead?



## Transportation Investment

### Why is Transportation So Difficult?

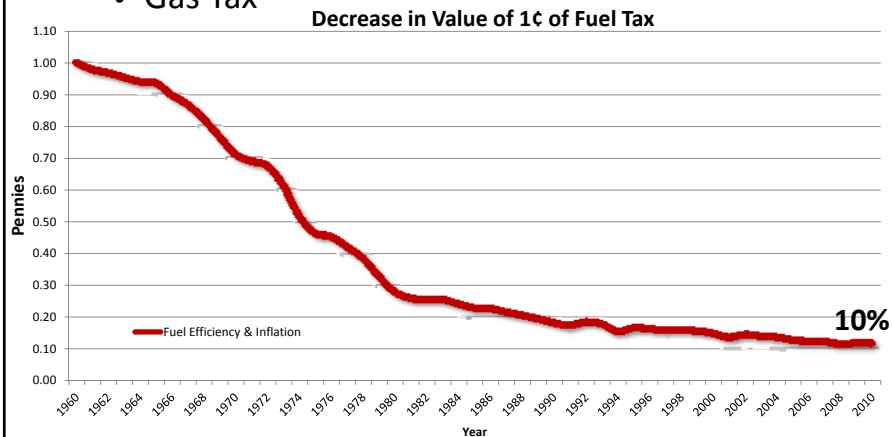
- Very Expensive
  - Compared to Other Infrastructure

Single Family Impact Fee per Dwelling Unit (Lee County)

Fee Type	Amount
Fire and EMS	\$462
Regional Parks	\$683
Community Parks	\$780
School	\$3,924
Road	\$6,701

## Why is Transportation So Difficult?

- Weakening Traditional Revenues
  - Gas Tax



Transportation,  
Land Use, and  
Economic Growth/Development

## Land Use and Transportation

### How Can Land Use...

- Reduce Cost
- Increase Revenue
- Foster Economic Development

## Reduced Costs

- Services Related to Densities/Intensities
  - Transportation, Fire, Parks, Schools
  - Smaller Service Areas = Cost Savings
    - Reduced Travel → Reduced Public Investment

## Increased Revenue

- Productive Land Uses

Before



2002 – Combined taxable value =  
\$253,500/acre

After



2012 – Combined taxable value =  
\$3,580,000/acre

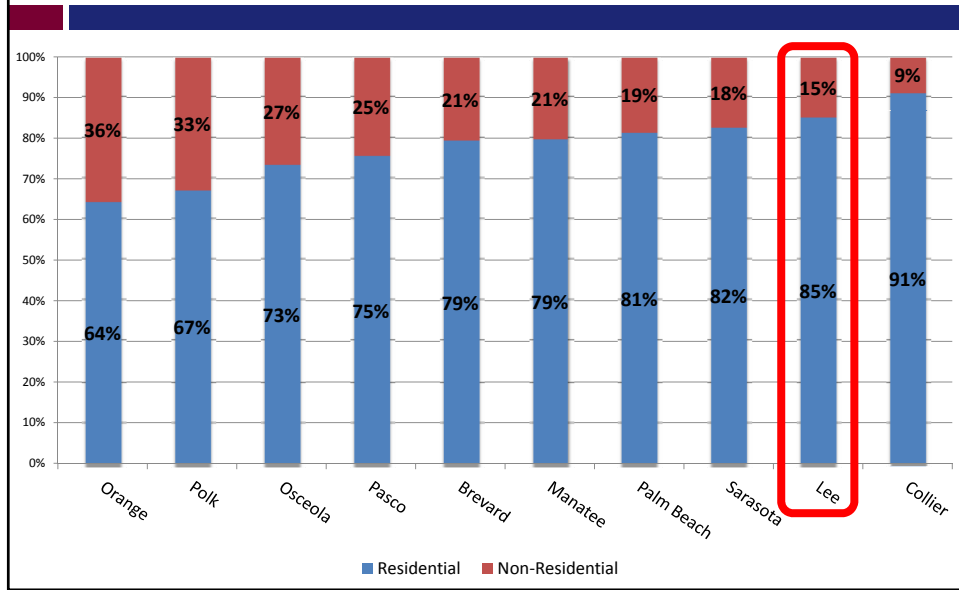
## Foster Economic Growth

- Quality Transportation Encourages Quality Development

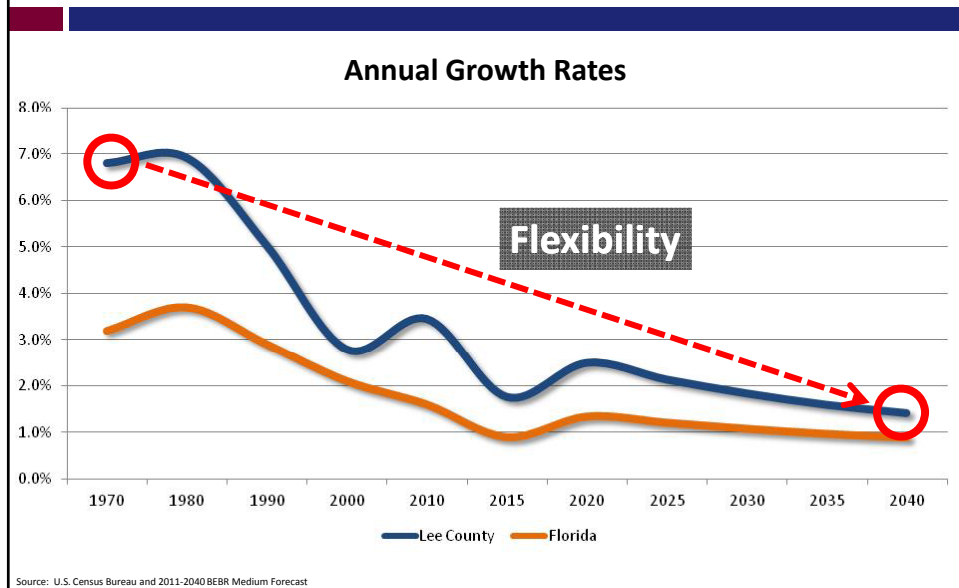




## Tax Base Distribution

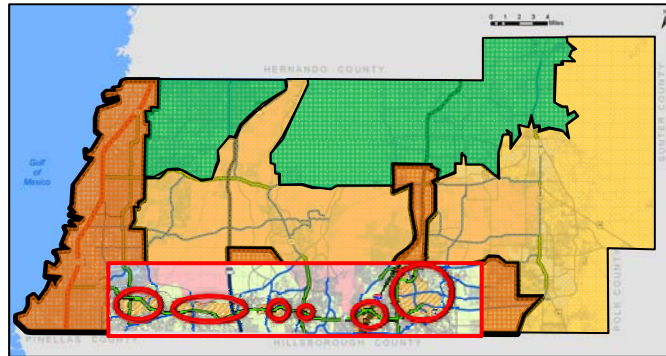


## Is Growth Slowing?



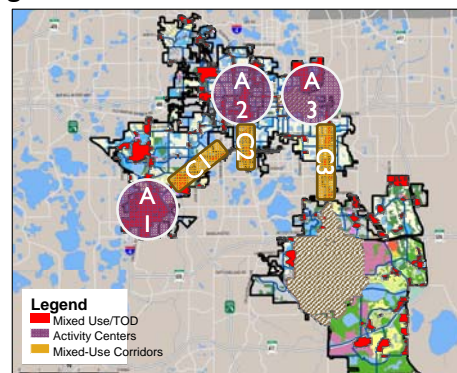
## Who's Doing What?

- Pasco County (Adopted)
  - Financial and Review Incentives
    - Location, Use, and Design



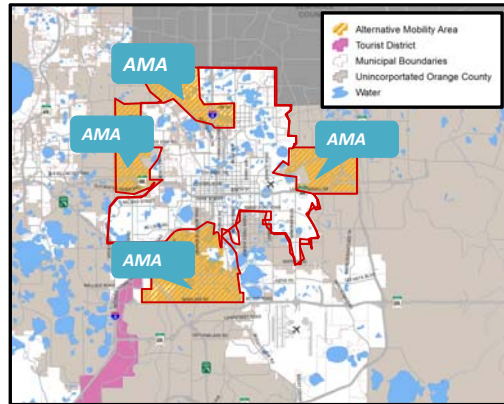
## Who's Doing What?

- City of Orlando (Adopted)
  - Financial Incentives
    - Location, Use, and Design



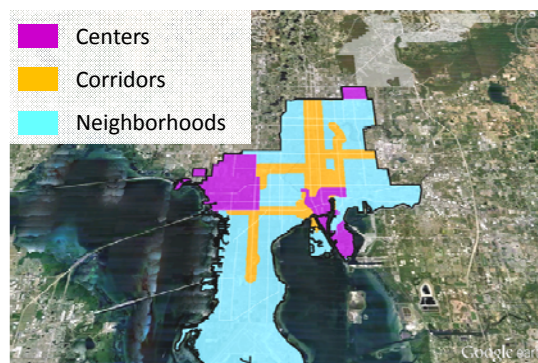
## Who's Doing What?

- Orange County (Adopted)
  - Financial and Review Incentives
  - Location and Use



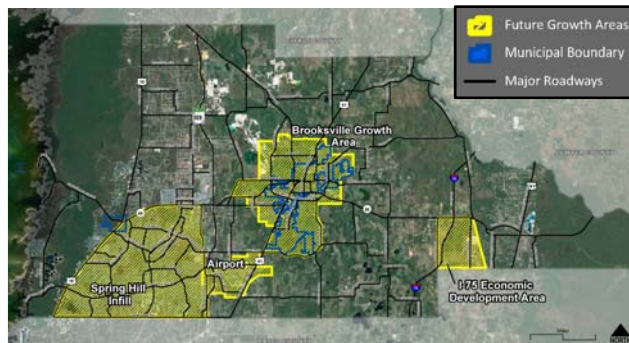
## Who's Doing What?

- City of Tampa (Adopted)
  - Review Incentives
  - Location



## Who's Doing What?

- Hernando County (In Process)
  - Considering Incentives
    - Location and Use



## Who's Doing What?

- City of Sarasota (In Process)
  - Considering Incentives
    - Location and Use



## Topics of Discussion

- What is a Mobility Plan
- What is a Mobility Fee
- Growth Management (State Legislation)
- Cost of Transportation and Revenues
- Transportation, Land Use, and Economic Incentives Examples