



**CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

DATE: June 24, 2014

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director

FROM: Corinne Lajoie, AICP, Principal Planner, LEED GA *CL Lajoie*

SUBJECT: **CD-42-14:** Transportation mitigation fee for new development in the Regional Activity Center. (SECOND READING).

REQUEST

To establish a transportation mitigation fee as required by Broward County for new development in the Regional Activity Center.

BACKGROUND

On July 27, 2010, the City of Dania Beach adopted Resolution No. 2010-1144 which committed the City to develop a transportation mitigation impact fee of up to \$1.8 million. This fee was requested by Broward County when the city approved the 2010 Comprehensive Plan amendment to the City of Dania Beach for the Regional Activity Center (RAC).

The RAC was originally adopted in 2009 by a separate Comprehensive Plan amendment which created a pool of uses to be utilized within the +/- 1,350 acre area. Subsequent to the adoption of the RAC, the 2010 amendment was proposed by the City. During review of that proposed amendment, it was determined by Broward County staff that there were additional impacts on the transportation system that required additional mitigation.

A condition of the approval of the County's Comprehensive Plan amendment was that the City shall develop a transportation mitigation system. The purpose of this system is to establish fair share contribution payment schedule which will be implemented for new development within the RAC going forward. The proposed schedule is based upon the available remaining development rights within the RAC as adopted by the Comprehensive Plan amendment and will be assignable to proposed development within the RAC based upon the p.m. peak hour trips that those development generate. For the purposes of this program, the p.m. peak hour trips are based upon the Institute of Transportation Engineer's (ITE) generation rates current at the date of the building permit application as determined to be the fair share contribution payment for the individual project.

The maximum total impact amount of \$1.8 million is required to mitigate a maximum of 84,649 P.M. peak trips within the RAC. The payment schedule that has been developed for this procedure provides for twenty-one dollars and twenty-six cents (\$21.26) per p.m. peak hour trip as the fair share contribution payment for projects. Attached is a table which outlines the remaining development available within the RAC and the anticipated trip generation based upon the ITE trip generation rates that development would create.

The funds collected by the City at the time of building permit through this program will be utilized for transit infrastructure improvements, costs of City mass transit expenditures, programmed roadway improvements, and/or pedestrian/greenway improvements consistent with the Broward County 2035 Long Range Transportation plan and within the City's RAC boundaries.

This request will be heard by the City Commission at two (2) public hearings and will become effective 90 days after advertisement, per state statutes.

CITY COMMISSION PREVIOUS ACTION

On May 27, 2014 the City Commission approved this request on first reading.

PLANNING AND ZONING BOARD RECOMMENDATION

On April 16, 2014 the Planning and Zoning Board, sitting as the Local Planning Agency, heard this item and recommended approval.

STAFF RECOMMENDATION

Recommend approval of the proposed transportation mitigation fee for the RAC.