



HILLSBOROUGH COUNTY

TRANSPORTATION CONCURRENCY

DECEMBER 2006

Hillsborough County Proportionate Fair-Share

- In 2005, Senate Bill 360 amended Florida Statute §163.3180, a.k.a. the concurrency statute.
- Developers now have another alternative; i.e., Proportionate Fair-Share.
- Gives developers the opportunity to “pay and go” at the option of the County.

Hillsborough County

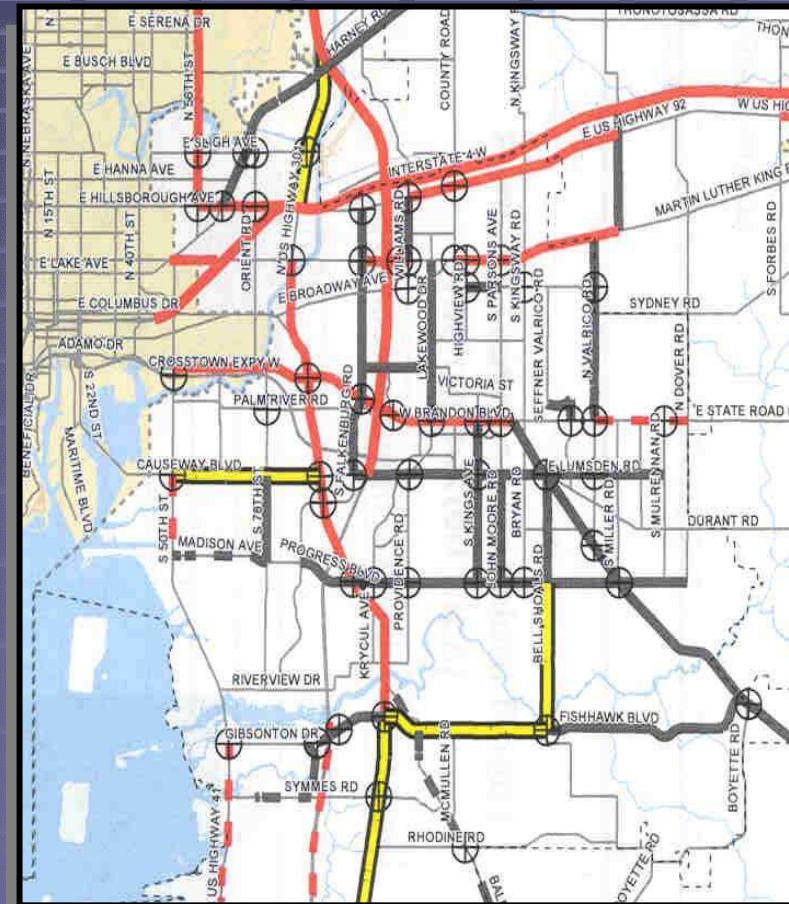
Transportation Concurrency Options

- Perform a detailed traffic analysis to demonstrate that more capacity is available than is indicated in the Hillsborough County LOS Report;
- Infill or De minimis Exception
- Construct the needed road improvements in order to provide the necessary capacity.
- Proportionate Fair-Share another option

Hillsborough County Transportation Concurrency

STEP 1:

Once it has been determined that a development's application for concurrency fails to satisfy all the concurrency requirements, the applicant is notified in writing of their failure to pass concurrency.

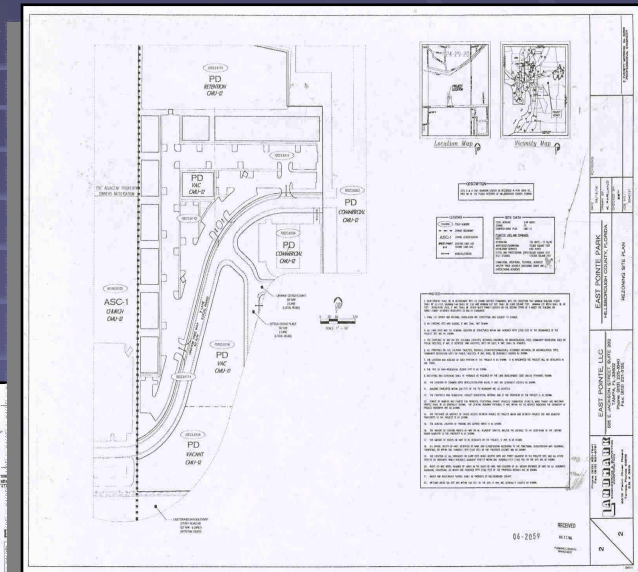
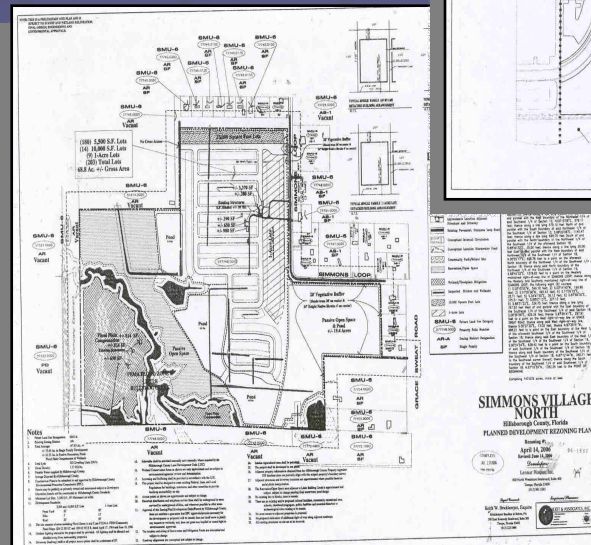


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STEP 2:

Staff conducts methodology meeting with applicant to discuss concurrency mitigation options.

If proportionate fair share is an option, conduct pre-application meeting and discuss and agree on traffic methodology.

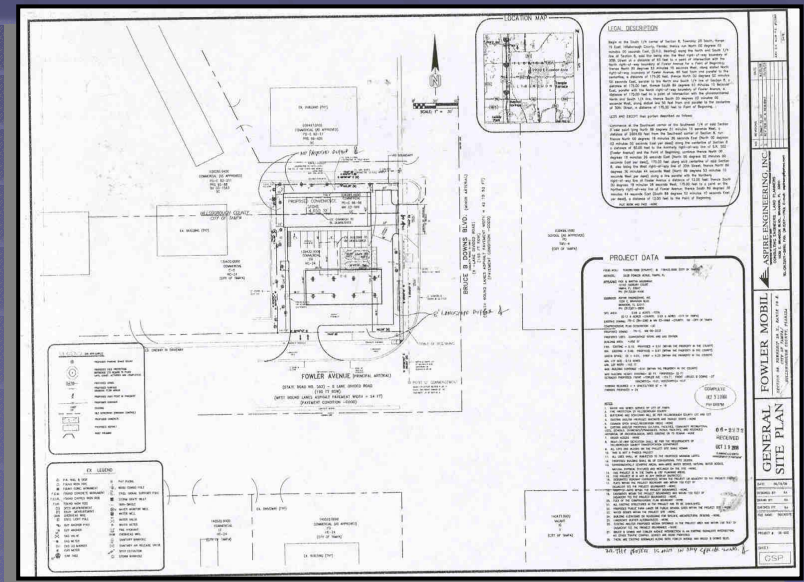


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STEP 3:

Applicant submits traffic analysis and County staff reviews submitted traffic analysis for completeness.

Staff reviews mitigation and proportionate fair share calculations.



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STEP 4:

Once the analysis is determined to be sufficient, staff reviews the proportionate fair share calculations and determines if they are appropriate.

Formula

$$\text{Prop Fair Share} = \sum \left[\left(\frac{\text{Development Trips}_i}{\text{SV Increase}_i} \right) \times \text{Cost}_i \right]$$

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Proportionate Fair-Share Project Requirements

- **Proposed Development is consistent with Hillsborough County Comp Plan.**
- **The Improvement is in the County's 5-year Capital Improvements (CIE), or**
- **The County agrees to amend it's CIE to add the needed improvement and/or**
- **The Board may allow for the Developer to construct an improvement of "significant benefit" if all the applicable criteria are met.**

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STEP 5:

Once the proportionate fair share calculations are determined to be appropriate, staff works with the applicant to determine the project or projects that are eligible for the applicants proportionate fair share payment.

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Reference Documents, including but not limited to:

- 1. Hillsborough County Adequate Public Facilities Ordinance**
- 2. FDOT Roadway Cost Estimates**
- 3. MPO Transportation Improvement Program**
- 4. MPO LRTP Needs Assessment**
- 5. MPO Transit Bus Needs**
- 6. Hillsborough County Capital Project Request List**
- 7. Hartline Transit Development Plan**
- 8. FDOT Work Program**
- 9. Hillsborough County Project Information Management System (PIMS)**

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STEP 6:

Staff conducts a final meeting with the applicant to discuss the final proportionate fair share calculation and proposed project.

Staff begins preparation of a Proportionate Fair Share Agreement.

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STEP 7:

Staff prepares final draft of the Proportionate Fair Share Agreement and circulates the Agreement to other Departments and Agencies for comments.

STEP 8:

Staff schedules a BOCC meeting date and presents the Final Proportionate Fair Share Agreement along with a resolution, if necessary, to the BOCC for their consideration.

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Example of Calculation

| Improvement | Dist (Miles) | % of new Capacity Consumed | Project Cost | Proportionate Fair Share Cost |
|--|-----------------|----------------------------------|--------------|----------------------------------|
| Add 1 Through Lane on Outside With 5' Shoulders | 1.75 | 5.5%% 50 Trips | \$ 5.2 Mil | \$ 286,000 |
| Add 1 Through Lane on Outside With 5' Shoulders | 2.25 | 11% 100 Trips | \$5.2 Mil | \$572,000 |
| Total | | | | \$ 858,000 |

