



# City of Orlando

## Proportionate Fair Share Program

Transportation Advisory Committee

March 20, 2007

# Purpose and Intent

- Establish a method to mitigate development impacts on transportation facilities based on fair share contributions.
- Public/Private cooperation.
- Concurrency Management tool.

Reference:

See §163.3180 (16), Florida Statutes

# Legislative History (163.3180 (16) F.S.)

- **By December 1, 2006: Local governments shall adopt methodology for assessing proportionate fair-share in their transportation concurrency management system (CMS).**
- **FDOT Transit Proportionate Fair Share not clearly defined and not part of the ordinance amendment.**

# Fundamentals of Proportionate Fair-Share

- **Transportation capacity is a valuable commodity to both public & private sectors.**
- **Adequate public facilities and services shall be available concurrent with the impacts of developments.**
- **Local governments define adequate levels of service for transportation facilities and services.**

# Fundamentals (cont.)

- Local governments shall have a Concurrency Management System (CMS) in place, prior to the adoption of a Proportionate Fair Share Program.
- Proportionate Fair Share programs shall be consistent with the local government's CMS.
- Proportionate Fair Share obligations would not apply until a transportation deficiency is identified by the local government CMS process.

# Objectives of Proportionate Fair-Share

- **Allows developers to proceed, despite a lack of capacity, under certain conditions.**
- **Reduces moratoria potential or unacceptable traffic congestion levels.**
- **Contributes to adequate public facility provisions for future growth.**
- **Maximizes use of public funds for transportation facilities.**
- **A portion of transportation impact fees may be creditable for proportionate fair-share obligations.**

# Implementation

- **Existing City's Concurrency Resolution Process (Part 8, Chapter 59, LDC) already addresses mitigating impacts on public facilities and services.**
- **Clarifies the City's existing Concurrency Resolution Process.**
- **Included as Part 10 in the City's current Concurrency Management System (CMS) Chapter 59 - Land Development Code (LDC).**

# Part 10

## Determining Proportionate Fair-Share

- **Proportionate Fair-Share Calculation:**

$$\Sigma [ [( \text{Development Trips}_i ) / ( \text{SV Increase}_i ) ] * \text{Cost}_i ]$$

**Development Trips<sub>i</sub>** = PM Peak Hour directional trips from the development phase under consideration assigned to deficient road segment “i”

**SV Increase<sub>i</sub>** = Service volume increase provided by the eligible improvement to road segment “i”

**Cost<sub>i</sub>** = Adjusted cost of the improvement to road segment “i”

# Part 10

## Determining Proportionate Fair-Share (cont.)

- **EXAMPLE:**

- 200 hotel rooms in International Drive
- Traffic study shows a maximum of 80 vehicle/hour outbound
- Trip distribution from study shows 40% on deficient road segment
  
- Deficient road segment capacity: 810 vehicles/hour/dir. (2 lanes)
- Improvement: Widening to carry 1,720 vehicles/hour/dir. (4 lanes)
  
- Estimated improvement construction cost: \$5,000,000

# Part 10

## Determining Proportionate Fair-Share (cont.)

- **EXAMPLE:**

**Development Trips<sub>i</sub>** = PM Peak Hour directional trips from the development phase under consideration assigned to deficient road segment “i”

$$= 80 * 40\% = \mathbf{32 \text{ PM Peak Hour directional}}$$

**SV Increase<sub>i</sub>** = Service volume increase provided by the eligible improvement to road segment “i”

$$= 1,720 - 810 = \mathbf{910 \text{ Service volume increase}}$$

**Cost<sub>i</sub>** = Adjusted cost of the improvement to road segment “i”

$$= \mathbf{\$5,000,000}$$

The applicant's proportionate fair-share contribution is:

$$\Sigma [ \frac{\mathbf{Development Trips}_i}{\mathbf{SV Increase}_i} ] * \mathbf{Cost}_i = (32 / 910) * 5,000,000 \\ = \mathbf{\$175,824}$$

# Milestones

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- **TRC Approval (September 2006)**
- **MPB Approval (October 2006)**
- **City Council Workshop (February 2007)**
- **Transportation Advisory Committee (March 2007)**
- **Ordinance First Read (April 2007)**
- **Ordinance Second Read (May 2007)**

# Questions?

**FDOT reference website :**

**[www.dot.state.fl.us/planning/gm/pfso/](http://www.dot.state.fl.us/planning/gm/pfso/)**