

1 The Finance Committee offers the following substitute to File No.
2 2020-757:

3
4 Introduced by Council Member Diamond and Co-Sponsored by Council
5 Members Ferraro, Morgan, Salem, DeFoor and R. Gaffney:

6
7 **ORDINANCE 2020-757**

8 AN ORDINANCE AMENDING SECTION 655.503
9 (MOBILITY FEE REQUIREMENT, CERTIFICATE,
10 APPLICATION PROCESS AND CALCULATION), PART 5
11 (MOBILITY FEE), CHAPTER 655 (CONCURRENCY AND
12 MOBILITY MANAGEMENT SYSTEM), *ORDINANCE CODE*,
13 TO CLARIFY THE ALLOWANCE OF A REDUCTION IN
14 MOBILITY FEE PAYMENTS, OUTSIDE OF DOWNTOWN,
15 BASED ON TRIP ADJUSTMENTS RELATED TO THE
16 DEMOLITION OR RENOVATION/REPURPOSING OF AN
17 EXISTING USE STRUCTURE; PROVIDING AN EFFECTIVE
18 DATE.

19
20 **WHEREAS**, on September 13, 2011 the City Council adopted
21 Ordinance 2011-536-E which implemented the 2030 Mobility Plan,
22 after having opted out of transportation concurrency and the fair
23 share assessment contract system by Ordinance 2011-241-E on May 24,
24 2011; and

25 **WHEREAS**, the 2030 Mobility Plan is used to calculate the cost
26 of the impact that a development will have upon the City's roadway
27 system, and requires the developer to pay a Mobility fee to assist
28 the City with the future cost of improving the City's
29 transportation system; and

30 **WHEREAS**, Mobility fees collected are required to be utilized
31 by the City to fund the improvement of the City's transportation

1 system through City Council approved projects as listed in Sec.
2 655.507, *Ordinance Code*, that have a nexus with the developments
3 that paid the fees; and

4 **WHEREAS**, the calculation of a Mobility fee is set out in Part
5 5 (Mobility fee) of Chapter 655 (Concurrency and Mobility
6 Management System), *Ordinance Code*; and

7 **WHEREAS**, the fee is based upon the number of vehicle trips
8 that a development will generate per day ("Daily Vehicle Trips");
9 and

10 **WHEREAS**, Section 655.503(e) currently provides an incentive
11 for infill development by a reduction in the development's Mobility
12 fee through the reduction in Daily Vehicle Trips if an Existing Use
13 is, or has been, demolished; and

14 **WHEREAS**, "Existing Use" is defined in Sec. 655.105(aa) as "the
15 actual, present use or the last lawful use on the property"; and

16 **WHEREAS**, allowing an additional reduction in trips based upon
17 a demolished or renovated/repurposed Existing Use structure would
18 further incentivize infill development as well as redevelopment and
19 reuse of underused and abandoned properties and buildings; now
20 therefore

21 **BE IT ORDAINED** by the Council of the City of Jacksonville:

22 **Section 1. Amending Section 655.503 (Mobility fee**
23 **requirement, certificate, application process and calculation),**
24 **Part 5 (Mobility Fee), Chapter 655 (Concurrency and Mobility**
25 **Management System), *Ordinance Code*.** Section 655.503 (Mobility fee
26 requirement, certificate, application process and calculation),
27 Part 5 (Mobility Fee), Chapter 655 (Concurrency and Mobility
28 Management System), *Ordinance Code*, is hereby amended to read as
29 follows:

30 **CHAPTER 655. CONCURRENCY AND MOBILITY MANAGEMENT SYSTEM**

31 * * *

PART 5. MOBILITY FEE.

* * *

Sec. 655.503. Mobility fee requirement, certificate, application process and calculation.

* * *

(e) *Mobility fee calculation.* For the purpose of calculating a mobility fee, the following formula shall apply:

Mobility Fee	=	$A \times B \times (C - \text{Trip Reduction Adjustments} - \text{Existing Use Trips})$
-----------------	---	---

where

A = Cost per VMT;

B = Average VMT per Development Area; and

C = Development Daily Vehicle Trips.

* * *

(3) *Development Daily Vehicle Trips and ~~Trip Reduction Adjustments.~~*

Unless there is a local trip generation study approved by the Planning and Development Department, the Institute of Transportation Engineers (ITE) most recent edition of "Trip Generation" shall be utilized to determine Development Daily Vehicle Trips.

(4) Trip Reduction Adjustments.

(A) The Development Daily Vehicle Trips generated shall be reduced using vehicle trip adjustments based upon physical measures, including but not limited to, residential density, mix of uses, existence of local serving retail, transit service and pedestrian/bicycle friendliness.

(B) Excluding the area of Downtown as defined in Sec. 656.361.2, Ordinance Code, The Development Daily Vehicle Trips

1 generated shall also be reduced by the ~~daily vehicle trips~~ number
2 of Development Daily Vehicle Trips generated by the Existing Use on
3 the property. These reductions are non-transferable and may only
4 be used on the development site from which the Trip Reductions have
5 been generated.

6 (i) If an Existing Use structure is
7 reoccupied, or not substantially repurposed,
8 remodeled, or renovated, then the number of trips
9 that would have been generated by the Existing Use
10 shall be subtracted from the Development Daily
11 Vehicle Trips calculated for a proposed development
12 that includes that Existing Use parcel.

13 (ii) If a non-historic Existing Use structure
14 is demolished, or if an Existing Use structure was
15 demolished prior to the year 2021, then 125% of the
16 trips that were associated with that Existing Use
17 shall be subtracted from the Development Daily
18 Vehicle Trips calculated for a proposed development
19 that includes that Existing Use parcel.

20 (iii) If an Existing Use structure is
21 substantially repurposed, remodeled, or renovated,
22 then 150% of the trips that were associated with
23 that Existing Use shall be subtracted from the
24 Development Daily Vehicle Trips calculated for a
25 proposed development that includes that Existing Use
26 parcel. For the purposes of this Section,
27 "substantially repurposed, remodeled, or renovated"
28 means that the existing development is being
29 expanded or renovated for a value equal to 50
30 percent or more of the assessed value of the

1 combined lot improvements on that parcel or parcels,
2 according to the Property Appraiser.

3 * * *

4 **Section 2. Effective Date.** This ordinance shall become
5 effective upon signature by the Mayor or upon becoming effective
6 without the Mayor's signature.

7
8 Form Approved:

9
10
11 /s/ Shannon K. Eller

12 Office of General Counsel

13 Legislation Prepared By: Rory Diamond

14 GC-#1421725-v1-2020-757_Finance_Sub.doc