

MOBILITY

**Alachua County's
Plan to Effectively Link
Land Use
&
Transportation**

**Multi-Modal
Transportation Mitigation Program**

**Transportation Concurrency
Vesting Proposal**

March 1st, 2011

The following is policy language that the BOCC could consider as part of the adoption of the Multi-Modal Transportation (MMTM) Program. This language would allow developments that currently have transportation concurrency approval and have a valid certificate of level of service compliance (CLSC) to continue planning and building their projects for an extended period of time and for projects that have constructed significant portions of their development to permanently lock in their concurrency reservation and the ability to pay a transportation impact fee as opposed to the MMTM. The following is policy language that the BOCC may wish to consider including as part of the adoption of the MMTM program.

Extension of Transportation CLSC

As part of the MMTM adoption, a developer has the option to apply for a 2 year extension to all phase dates and the build-out year for projects with a valid transportation CLSC. No additional traffic analysis shall be required. Applications must be submitted by September 30th, 2011.

Vesting of Transportation Concurrency

A developer that has currently constructed more than 50% of the roadways within a development based on approved preliminary or final development plans may apply for a transportation concurrency vesting letter and may request and be granted vesting to the transportation impact fee schedule in effect at the time of application. The transportation impact fee schedule would be used to determine the impact fee rate for the remaining un-built portions of the development. Complete and accurate Applications must be submitted by September 30th, 2011. The application must include documentation, signed and sealed by a licensed professional engineer, which demonstrates the 50% threshold has been achieved.

A developer that has constructed more than 50% of the horizontal infrastructure of a development prior to expiration of a valid transportation CLSC may apply for a concurrency vesting letter and may request and be granted vesting to pay the transportation impact fee in effect at the time of building permit for the remainder of the development. Complete and accurate Applications must be submitted prior to expiration of a valid transportation CLSC. The application must include documentation signed and sealed by a licensed professional engineer that demonstrates the 50% threshold has been achieved.

These vesting provisions shall not preclude a Developers right to demonstrate that they are vested for transportation concurrency and vested to pay the transportation impact fee. However, request for vesting that does not meet the criteria established above shall be evaluated on a case-by-case basis.