

Services:

Prime Consultant for the Development of a Mobility Plan & Mobility Fee, an Update to Fire Protection and Park System Impact Fees, and Ongoing Services

Client: Alachua County Growth Management Department

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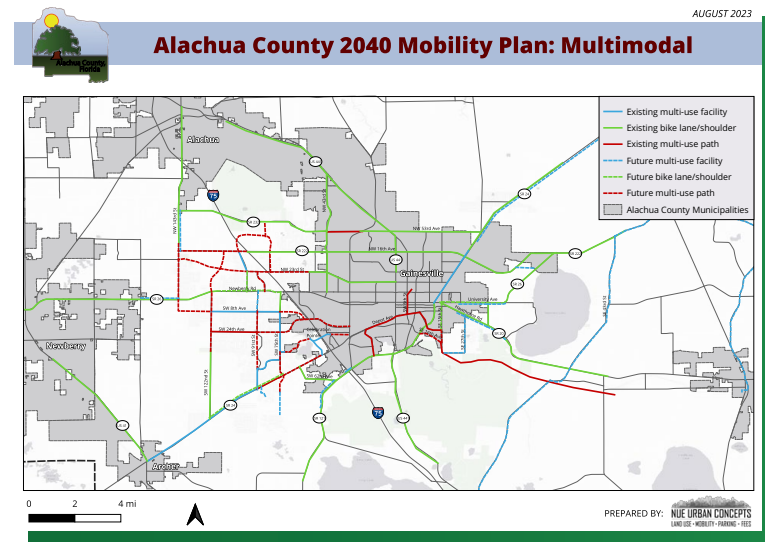
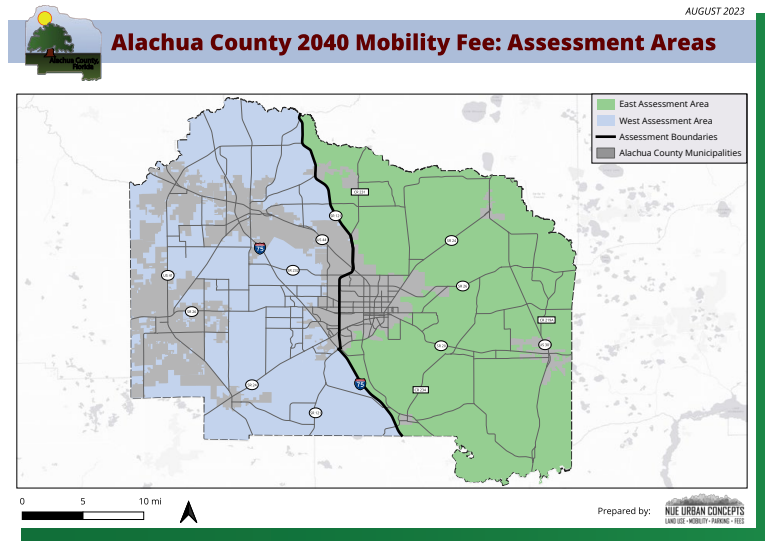
Project Duration:	Status:	Year Adopted:	Cost:
10 years	Completed	2023	\$ 250,000

NUE Urban Concepts worked with Alachua County to update its Alternative Mobility Funding System and transition the County toward a plan-based Mobility Fee consistent with recent changes to Florida Statute.

The County's Transportation Impact Fee was originally developed in 2006 as a consumption-based fee and was later replaced by the Multimodal Transportation Mitigation (MMTM) System. The update advanced the County's program toward a Mobility Fee that established a clear and rational connection between growth and the need for capital improvements.

The updated Mobility Plan included revised multimodal projects, including transit services, using current cost and capacity data. The Mobility Fee replaced the MMTM system for new developments that did not have existing MMTM agreements. The original Mobility Plan established new goals, objectives, policies, level-of-service standards, and multimodal projects within the Future Land Use, Transportation, and Capital Improvement Elements of the Comprehensive Plan, and introduced overlays for Traditional Neighborhood Developments (TNDs) and Transit-Oriented Developments (TODs) consistent with updated Land Development Code standards.

The Mobility Fee framework included an East Assessment Area with lower fees due to reduced roadway capacity needs and a West Assessment Area with higher fees reflecting greater infrastructure demands. Three Mobility Fee Benefit Districts ensured that revenues were expended on multimodal improvements identified in the Mobility Plan, and the fee schedule was streamlined to reflect current market



trends and similar travel characteristics. The Mobility Plan and Mobility Fee were adopted in 2023.

In addition, in 2023, NUE Urban Concepts assisted Alachua County with updates to Fire Protection Impact Fees based on capital improvements developed in coordination with Alachua County Fire Rescue and Growth Management. Updated Park System Impact Fees were prepared based on capital improvements identified in the Parks and Open Spaces Master Plan adopted in 2023, transitioning the County's impact fee methodology from a consumption-based approach to an improvement-driven, plan-based framework. ■

