

Services:

Prime Consultant for the Development of a Mobility Plan & Mobility Fee; Updates to Impact Fees for Recreation & Parks, Fire & Rescue, Law Enforcement, and Administrative Facilities; and Ongoing Services.

Client: City of Oviedo Development Services Department

Contact: Teresa Correa, Ph.D., AICP

📍 400 Alexandria Boulevard Oviedo, FL 32765

☎ (407) 971-5751 ✉ tcorrea@cityofoviedo.net

Project Duration:	Status:	Year Adopted:	Cost:
5 Years	Completed	2024 & 2025	\$ 500,000

The Mobility Plan and Mobility Fee guided development and redevelopment throughout the city. They replaced Oviedo’s prior road impact fee and Seminole County’s mobility fee with a unified, city-administered funding mechanism. This approach provided the City with direct control over funding allocation, prioritizing multimodal projects identified in the Mobility Plan.

The 2045 Mobility Plan study area included the entire city and potential future annexation areas, focusing on arterials, collectors, and key connections. The plan incorporated subplans for road improvements, intersections, multimodal enhancements, sidewalk gaps, and access connections to ensure connectivity in high-density focus areas. Additional projects addressed commercial area planning and updates to the City’s Comprehensive Plan and Land Development Regulations (LDRs) to strengthen access management, cross-access, and vehicular and multimodal connectivity. A “Needs Map” guided planning in potential annexation areas.

Streetlight Model data was used to evaluate regional trip interactions and external impacts, supporting negotiations with Seminole County. The City’s LDRs were updated to reflect mobility fees, areawide Levels of Service (LOS), multimodal Quality of Service (QOS), and operational requirements aligned with the Mobility Plan.

In 2025, NUE Urban Concepts also assisted Oviedo in updating impact fees for Recreation and Parks, Fire and Rescue, Law Enforcement, and Administrative Facilities.

City of Oviedo

IMPACT FEE TECHNICAL REPORT

Law Enforcement
Fire & Rescue (EMS)
Recreation & Parks
Administrative Facilities



OCTOBER 2025



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These fees, based on detailed capital improvement lists developed with City staff, transitioned from a capacity-consumption approach to an improvement-driven model, aligning with Florida Statutes requiring a rational nexus between growth and capital needs. Future updates to impact fees were recommended to build on master plans like the Mobility Plan. ■

