



MINUTES
BCC Public Workshop
Tuesday, May 10, 2022 @ 2:00 PM
DeFuniak Springs Boardroom
Workshop

COMMISSIONER ATTENDANCE

PRESENT: Chairman Michael Barker, Vice-Chairman Danny Glidewell, Commissioner Boots McCormick, Commissioner Trey Nick, and Commissioner Tony Anderson

STAFF PRESENT: Clay Adkinson, Interim County Attorney, Tony Cornman, Interim County Administrator, and Mary King, Interim Deputy County Administrator

WORKSHOP DETAILS:

Traffic Mitigation Program

AGENDA ITEMS:

1. Kristen Shell, AICP, Deputy Planning Director – Operational changes and timeframes.

Ms. Shell talked about the history of the current Proportionate Fair Share (PFS) program. She submitted a list of PFS payments collected during 2021 and 2022 and talked about the current traffic study requirements for projects. She reported that some of the 2022 projects paying into the PFS are not consistent with the long-range transportation plan. The goal is to provide a system that matches the long-range plan that is also equitable and fair to all projects. Ms. Shell said the alternative program being presented today would not be an impact fee or PFS. She said the current PFS is six months out of date and the plan to be presented could be considered as a replacement program.

2. Jonathan Paul, AICP, Nue Urban Concepts – Overview of the current system and proposed alternative mitigation system including implementation examples.

Mr. Paul talked about a mobility funding system that would be an alternative to transportation concurrency, mobility, and impact fees. He spoke about how Florida Statute affects alternative mobility funding systems and how some local governments are considering a return to the alternative systems. Mr. Paul briefly reviewed what is allowed and encouraged by Florida Statute. He said other counties have adopted a sales tax for transportation funding, but also have an additional impact or mobility fee in place as well. Mr. Paul talked about the technical requirements, the benefits of an alternative funding system, and then reviewed the 10 steps to put the plan into place.

The 10 steps are: 1. Determine the area to establish the fee application, 2. Replace Road LOS Standards, 3. Determine who will be exempted, 4. Determine which projects to be used to determine new mitigation, 5. How is mitigation determined, 6. How is mitigation approved, 7. When is mitigation payment required, 8. Establish Mitigation Criteria, 9. Public outreach, workshops, hearings, and 10. Adopt an alternative mobility funding system. He recommended either updating the current PFS system, eliminating the PFS system, or implementing an alternative program.

3. Discussion and questions.

Commissioner Glidewell asked if the PFS could be abolished without a replacement plan. Mr. Paul said that it was allowed by statute. Commissioner Glidewell asked if the current PFS fees could only be used on the roads where they were collected. Mr. Paul replied yes. Commissioner Anderson noted the fees could be used on the intersecting connector roads. Mr. Chance Powell, Walton County Traffic Engineer talked about projects where PFS funds were used to provide alternate routes. A discussion was held about using the fees from the alternative funding source within the same level of service areas where it was collected. Commissioner Glidewell questioned what the best method would be to abolish the PFS and implement an alternative plan. Attorney Adkinson talked about the requirement to repeal and replace the current ordinance and recommended including a fee resolution. Commissioner Glidewell asked if the fees could be reduced if the sales tax referendum passed. Attorney Adkinson said that it could be done by resolution. He also stated that the ordinance could include a sunset that would be enacted with the passing of a sales tax.

Commissioner Anderson questioned if more workshops were needed. Attorney Adkinson reminded the board that no action can be taken during a workshop and spoke about meeting the requirements of the Florida Statute. He said the new fees could not be used to address any existing constrained areas. Ms. Shell talked about the way a mitigation system would address immediate concerns. Attorney Adkinson added that Florida Statute on concurrency lays out the tools to be implemented. The county has to look at long-range goals to connect our communities and fee systems. Discussion continued on impact fees, potential legal challenges with the PFS, and compiling the information needed to enable the board to make a final decision. The planning staff will meet with the commissioners individually to present information and receive input. Additional public workshops will be held.

4. Citizen comments.

Ms. Barbara Morano encouraged the board to make the fee information available to the public. She asked which project had paid the most in PFS fees. Ms. Shell said she did not have that information on hand.

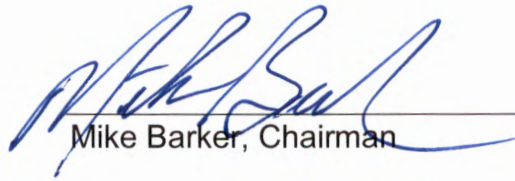
Mr. Eddie Byrd encouraged the board to include mobility vendors in the discussions.

5. Board direction.

Commissioner Anderson recommended a staff workshop be held in South Walton.

ADJOURN

There being no further items to discuss, the workshop adjourned at 2:57 pm.



Mike Barker, Chairman



Alex Afford, Clerk of Courts and County Comptroller