



CITY of CRESTVIEW

CITY COUNCIL

CITY COUNCIL WORKSHOP OCTOBER 28, 2024 4:00 P.M. COUNCIL CHAMBERS

The Public is invited to view our meetings on the City of Crestview Live stream at <https://www.cityofcrestview.org> or the City of Crestview Facebook Page.

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Open Workshop**
- 4. Approve Agenda**
- 5. Discussion Items**
 - 5.1. Mobility Fee
- 6. Comments from the Audience**
- 7. Comments from the Mayor and Council**
- 8. Adjournment**

All meeting procedures are outlined in the Meeting Rules and Procedures brochure available outside the Chambers. Florida Statute 286.0105. Notices of meetings and hearings must advise that a record is required to appeal. Each board, commission, or agency of this state or of any political subdivision thereof shall include in the notice of any meeting or hearing, if notice of the meeting or hearing is required, of such board, commission, or agency, conspicuously on such notice, the advice that, if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The requirements of this section do not apply to the notice provided in s. 200.065(3). In accordance with Section 286.26, F.S., persons with disabilities needing special accommodations, please contact Maryanne Girard, City Clerk at cityclerk@cityofcrestview.org or 850-628-1560 option 2 within 48 hours of the scheduled meeting.



Staff Report

CITY COUNCIL MEETING DATE: October 28, 2024

TYPE OF AGENDA ITEM: Presentation

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Barry Henderson, Development Services Director
DATE: 10/25/2024
SUBJECT: Mobility Fee

BACKGROUND:

Staff has been working with Nue Urban Concepts for the past few months to work toward developing a mobility fee to collect from developments within the City of Crestview. The goal of this mobility fee is to collect contributions from developers that are more proportionate to the impact that they have on our transportation and mobility system in and around the City.

DISCUSSION:

The first step that contributed to this project began prior to our selection of a contractor to assist us in developing the mobility fee study. Beginning in early 2022, staff from both the City and County Planning and Public Services departments started meeting to determine a mutually preferable network of roads in the Southwest Bypass area to build out over time, as development occurs. This process created an understanding between the City and the County regarding expectations for development on the bypass, and soon after, staff from each jurisdiction agreed upon a generally finalized network of roads in that bypass area.

Following those initial meetings in early 2022, staff from the City and County have continued to have open conversations about other roadway options, as well. These decisions formed the basis for the priority list of projects that are the primary driver of this mobility study and resulting fee. In July of this year, various City departments, including Planning, Public Services, Fire and Police met to discuss further the priority of the previously discussed projects as well as additional projects that are solely within the City Limits.

This project/priority list was provided to our consultant, who then assisted in fleshing out the projects and developing study and resulting fees. A number of the projects were expanded to include the appropriate amount of the surrounding road network (e.g. if we are going to extend an existing road, the existing portion should be brought up to the same/similar standards as the portion we are extending). The attached exhibit packet includes a number of these specific projects. Also in the project list are some larger projects, such as general multimodal improvements that we will likely contribute to on major arterial corridors (85 & 90).

Our consultant did the difficult work of taking this project list and determining different fees that would be feasible and proportionate to the different kind of development that could occur. The basic methodology to land on a mobility fee is to calculate the total cost of the improvements planned over time for each project, determine an average trip length for a car in our area, and determine how much of that traffic is on certain city roads, county roads and state roads. With the project costs, estimates of the vehicle miles traveled on the road network, and generalized estimates of the potential traffic impacts caused by various different types of uses, per a given unit of measure, the consultant is able to determine what the monetary contribution should be for each of those uses, by unit of measure.

In this case, you will see that there are 5 columns in the attached fee exhibit:

- Alternative A is the full calculated fee amount based on the project list and full travel on city, county and state roads.
- Alternative B provides for a 50% fee reduction for travel on county and state roads. This reason behind this reduction is because, while we are still affected by the county and state roads within and around our jurisdiction, we are not the primary maintainer of those roads, and will only contribute a fraction to any potential improvements to the county and state road networks, whereas we are the primary entity on the hook for any city road improvements.
- Alternative C is similar to B, except that it provides for a further reduction (90%) on county roads versus alternative B.
- The fourth column in that table simply shows the effective mobility fee in Okaloosa County. Their fee does not take into account local roads, has a 90% reduction on state roads, and the project list for the county included less new road construction, being more heavily geared toward capacity expansions and multimodal improvements on existing roadways.
- The 5th column is simply an example of what some of these types of uses have been charged under our current methodology.

At this point in the process, before we can continue working on the study, we'd like to bring the different alternative options before the council to discuss and work toward some form of consensus on which direction we would like to go.

GOALS & OBJECTIVES

This item is consistent with the goals in A New View Strategic Plan 2020 as follows;

Foundational- these are the areas of focus that make up the necessary foundation of a successful local government.

Financial Sustainability- Achieve long term financial sustainability

Organizational Capacity, Effectiveness & Efficiency- To efficiently & effectively provide the highest quality of public services

Infrastructure- Satisfy current and future infrastructure needs

Communication- To engage, inform and educate public and staff

Quality of Life- these areas focus on the overall experience when provided by the city.

Community Character- Promote desirable growth with a hometown atmosphere

Safety- Ensure the continuous safety of citizens and visitors

Mobility- Provide safe, efficient and accessible means for mobility

Opportunity- Promote an environment that encourages economic and educational opportunity

Community Culture- Develop a specific identity for Crestview

FINANCIAL IMPACT

N/A

RECOMMENDED ACTION

No action required.

Attachments

1. Mobility Study Project Maps
2. Mobility Fees Spreadsheet

Crestview Mobility Action Plan Road Projects - Key Map

Legend

City Limits

NWI Wetlands

SW Bypass

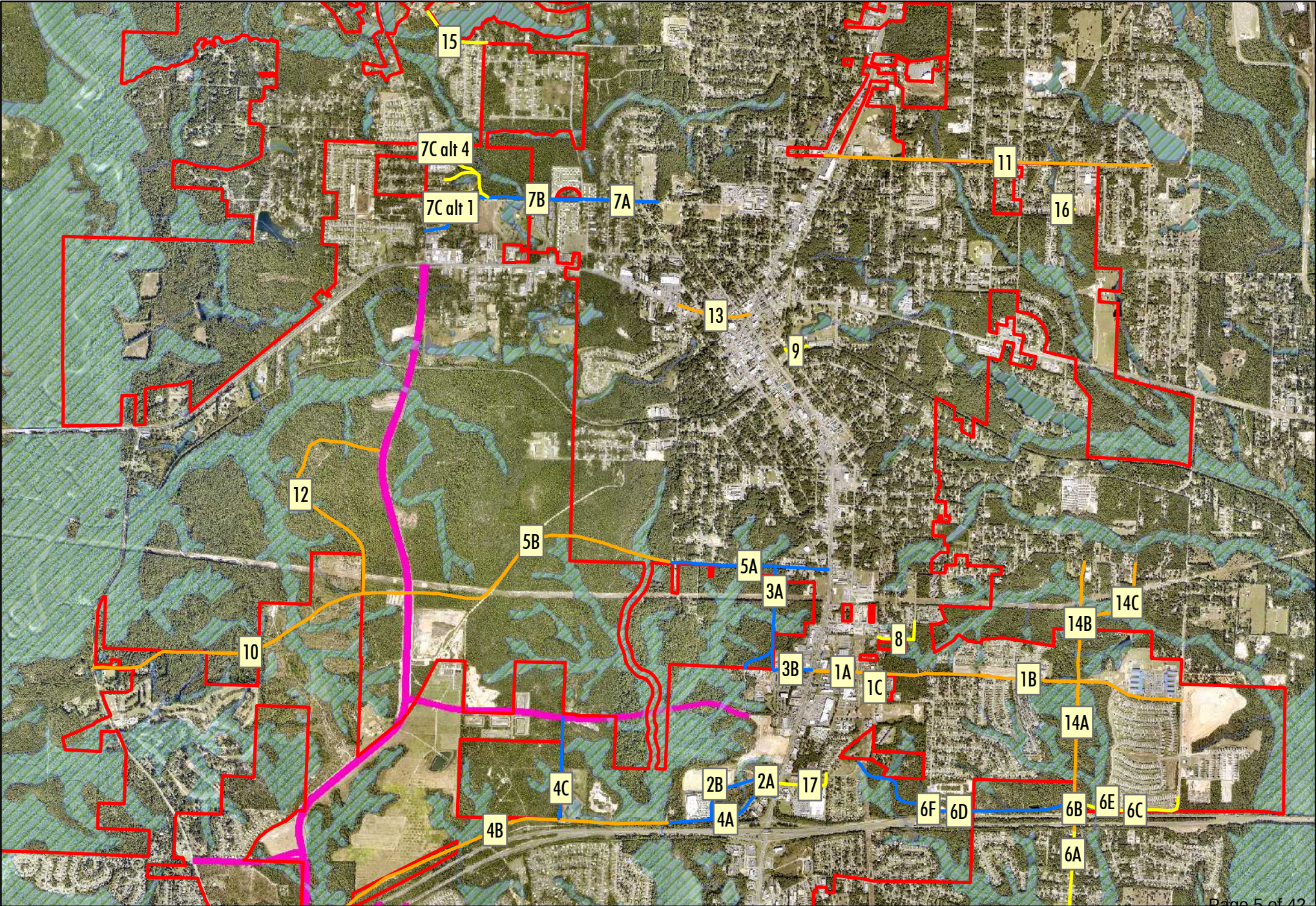
Collector

Major Local

Local

N

Not to Scale



Crestview Mobility Action Plan Road Projects

Project: East Redstone Ave Sidewalk SR 85 to Brookmeade

Priority: 1A

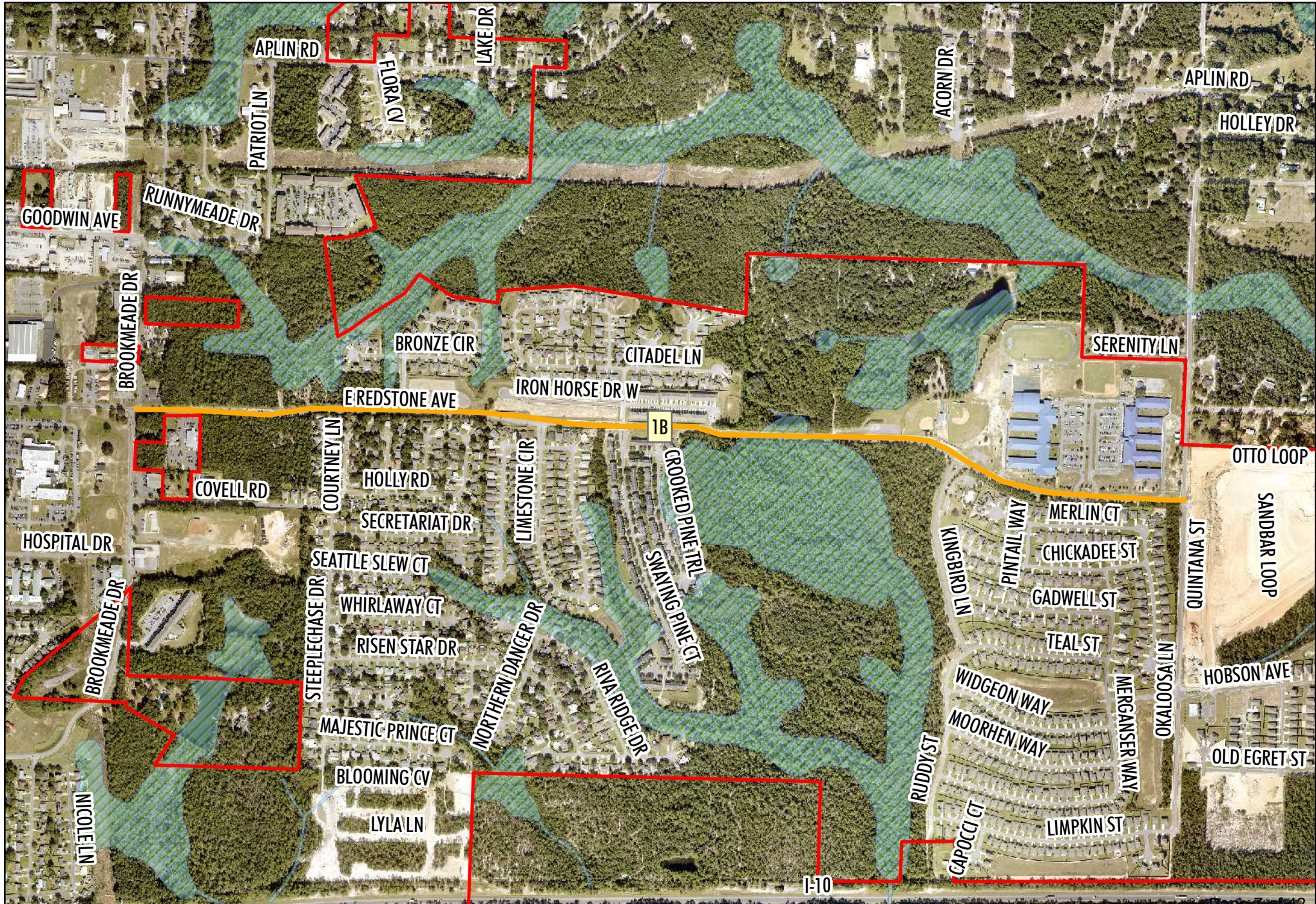
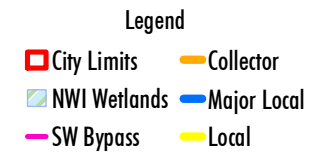
- Legend
- City Limits
 - NWI Wetlands
 - SW Bypass
 - Collector
 - Major Local
 - Local



Crestview Mobility Action Plan Road Projects

Project: E Redstone Complete Street Upgrade Brookmeade to Okaloosa

Priority: 1B



Crestview Mobility Action Plan Road Projects

Project: Brookmeade Drive East Redstone to Covell Road Sidewalk

Priority: 1C

Legend

City Limits

NWI Wetlands

SW Bypass

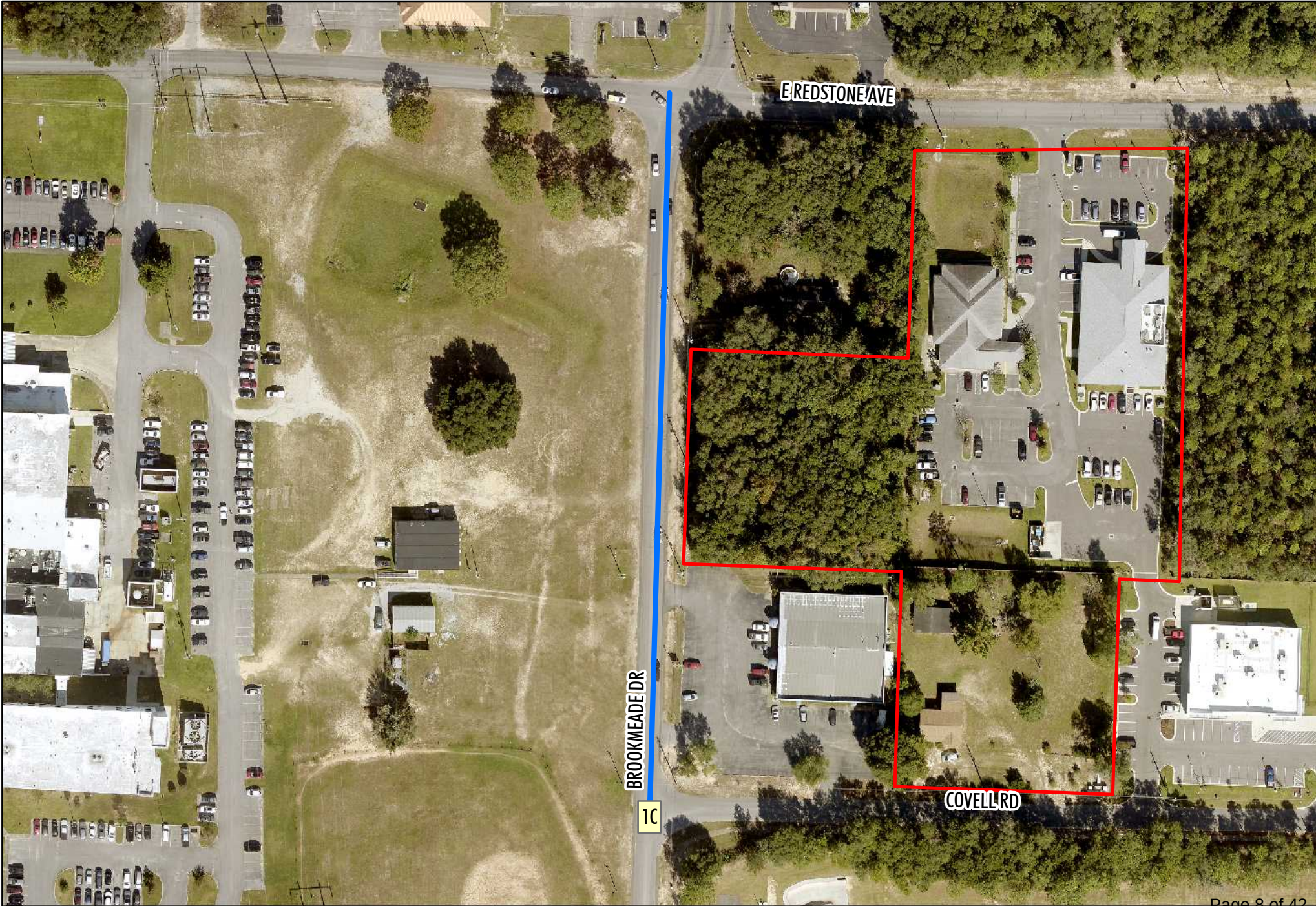
Collector

Major Local

Local

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Not to Scale



Crestview Mobility Action Plan Road Projects

Project: Mirage Ave Road Capacity Improvement

Priority: 2A

Legend

City Limits

NWI Wetlands

SW Bypass

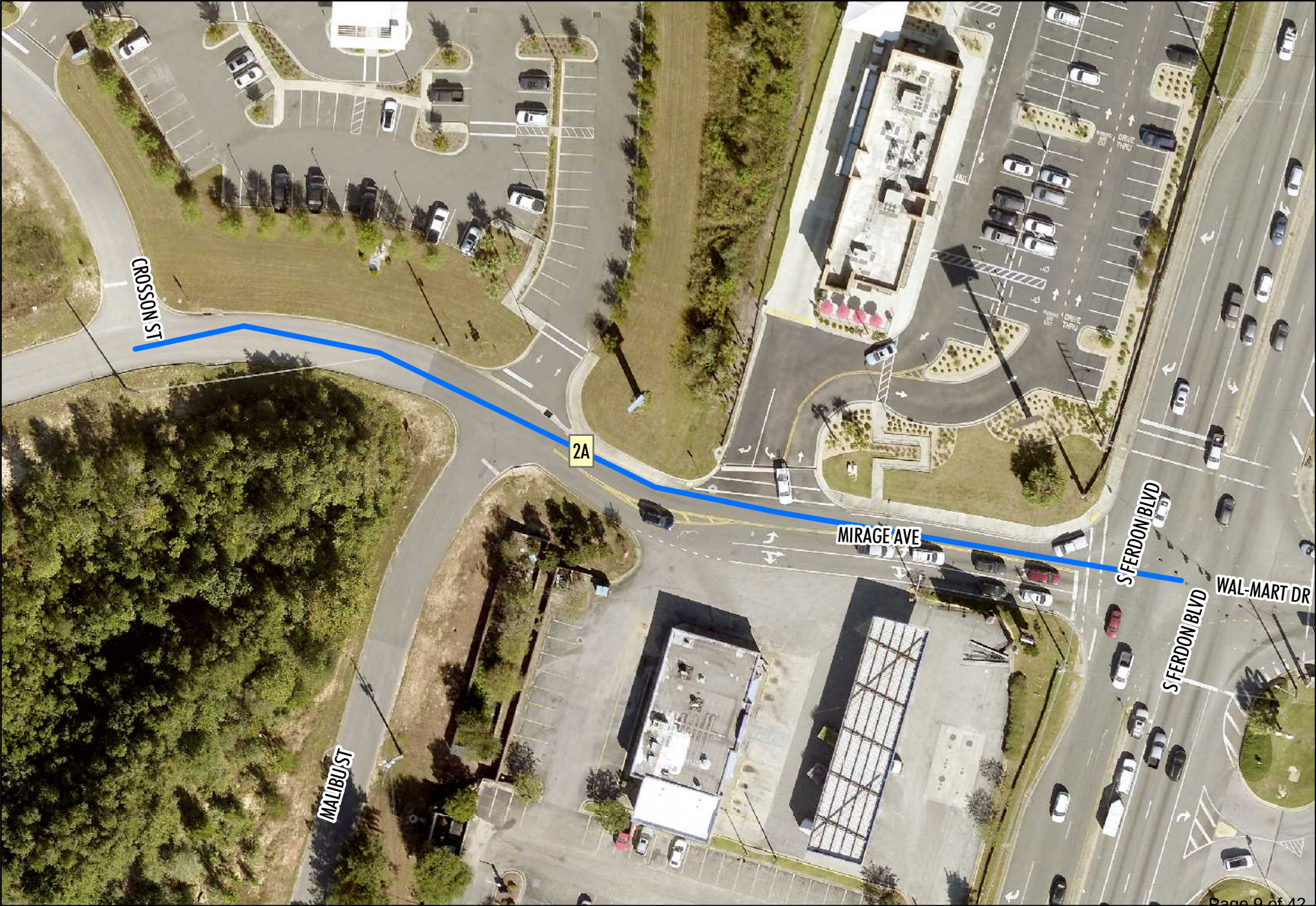
Collector

Major Local

Local

N

Not to Scale



Crestview Mobility Action Plan Road Projects

Project: Mirage Ave Sidewalk

Priority: 2B

Legend

City Limits

NWI Wetlands

SW Bypass

Collector

Major Local

Local

N

Not to Scale

An aerial photograph of a landscape with a blue line indicating a project route. The route starts at the bottom left near 'RASBERRY RD', goes north through a dense green wooded area, and then turns east towards the top right. A yellow label '2B' is placed on the route in the wooded area. To the left of the route is a large parking lot filled with cars. To the right of the route, there are several buildings, including a large one with a pool, and more roads labeled 'CROSSON ST', 'MALIBU ST', and 'S FERDON BLVD'. A highway 'I-10' is visible at the bottom right. A green hatched area, representing NWI Wetlands, is located between the wooded area and the top right. A legend in the top right corner explains the symbols: a red square for City Limits, a blue square for NWI Wetlands, a pink line for SW Bypass, an orange line for Collector, a blue line for Major Local, and a yellow line for Local. A north arrow and 'Not to Scale' text are also present.

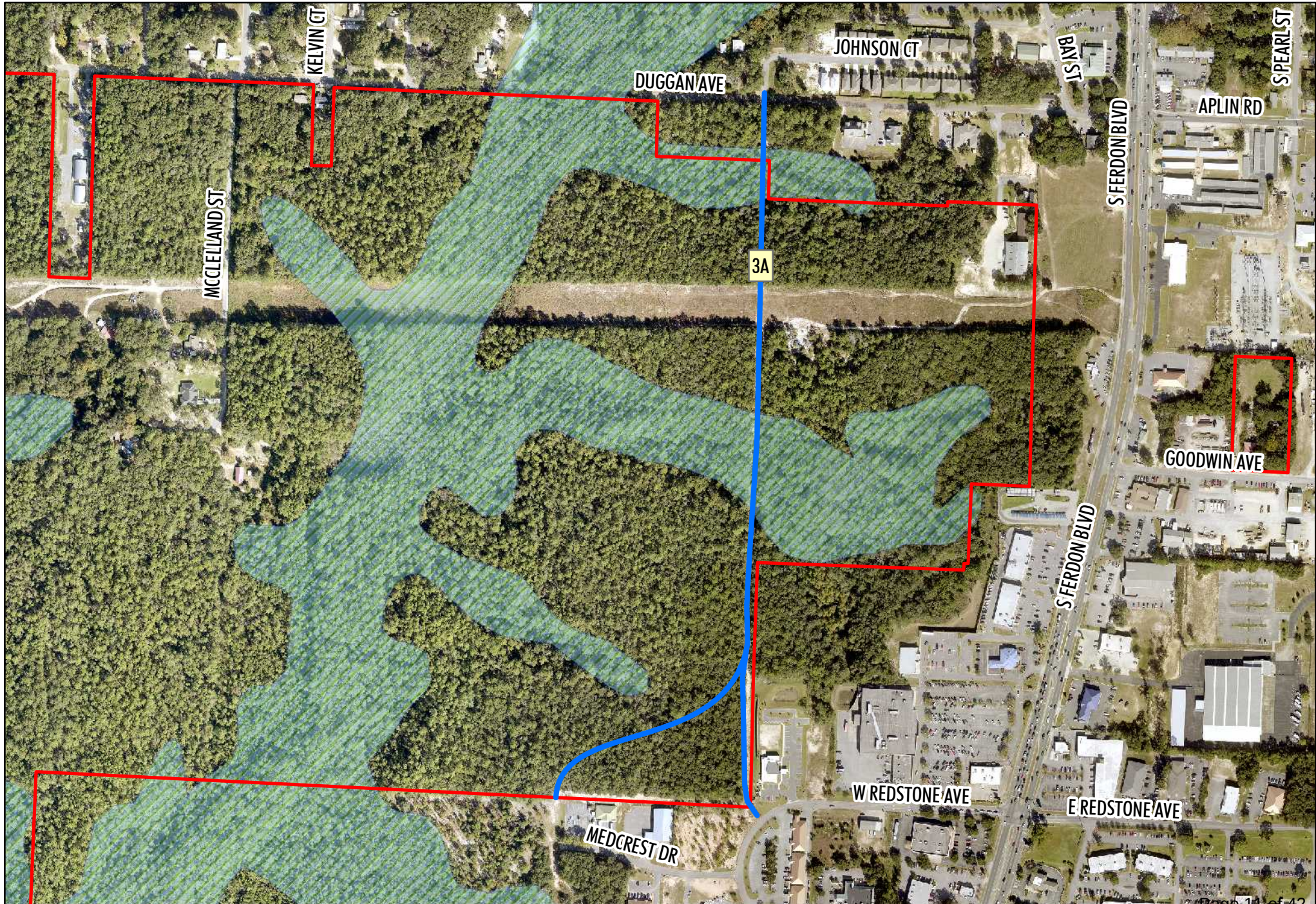
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Crestview Mobility Action Plan Road Projects

Project: Redstone to Duggan Connector New Complete Street

Priority: 3A

- Legend
- City Limits
 - NWI Wetlands
 - SW Bypass
 - Collector
 - Major Local
 - Local

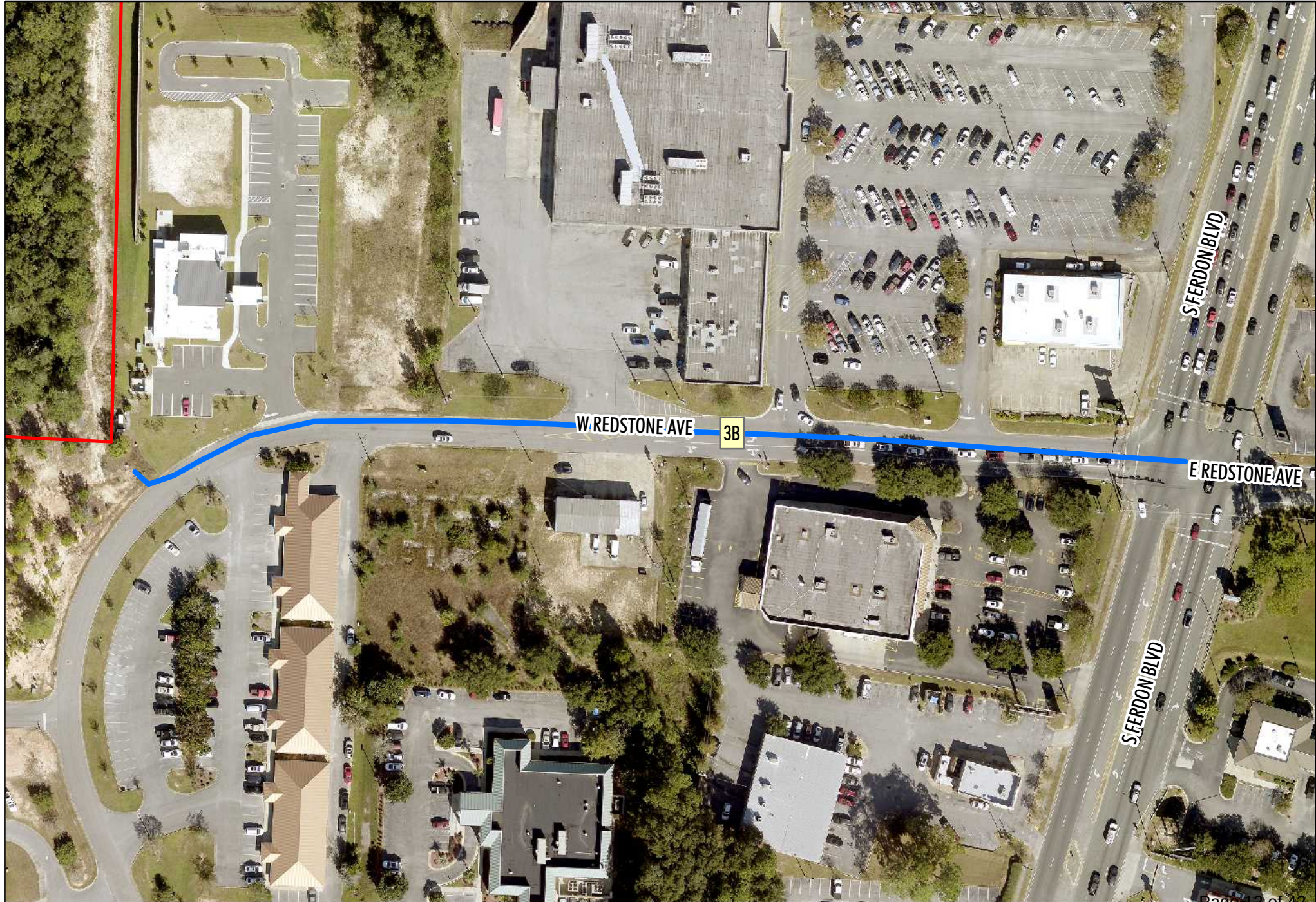


Crestview Mobility Action Plan Road Projects

Project: West Redstone Upgrade

Priority: 3B

- Legend
- City Limits
 - NWI Wetlands
 - SW Bypass
 - Collector
 - Major Local
 - Local



Crestview Mobility Action Plan Road Projects

Project: 4A Raspberry Road New Complete Street

Priority: 4A

- Legend
- City Limits
 - NWI Wetlands
 - SW Bypass
 - Collector
 - Major Local
 - Local

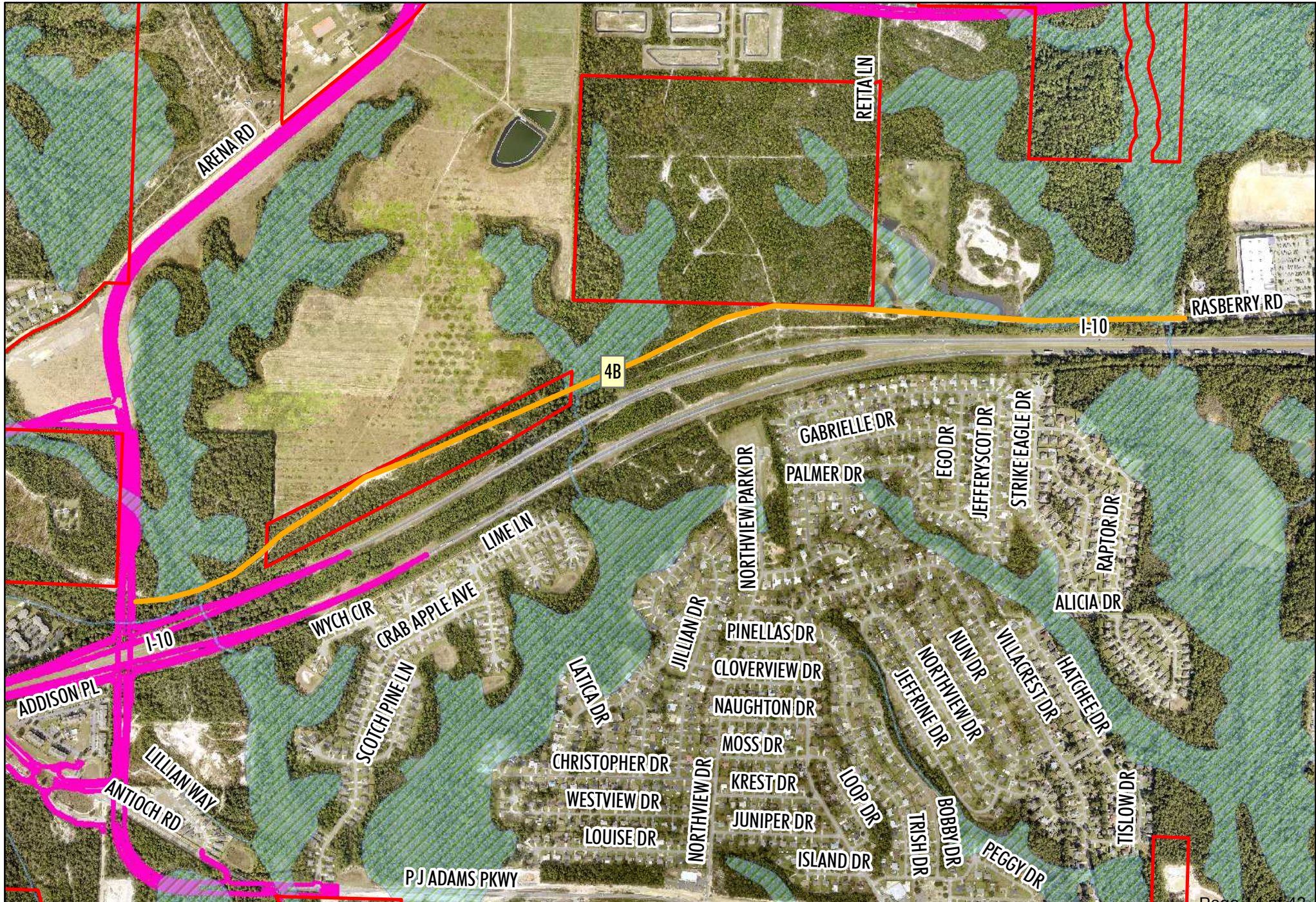


Crestview Mobility Action Plan Road Projects

Project: 4B Raspberry Road New Complete Street

Priority: 4B

- Legend
- City Limits
 - NWI Wetlands
 - SW Bypass
 - Collector
 - Major Local
 - Local

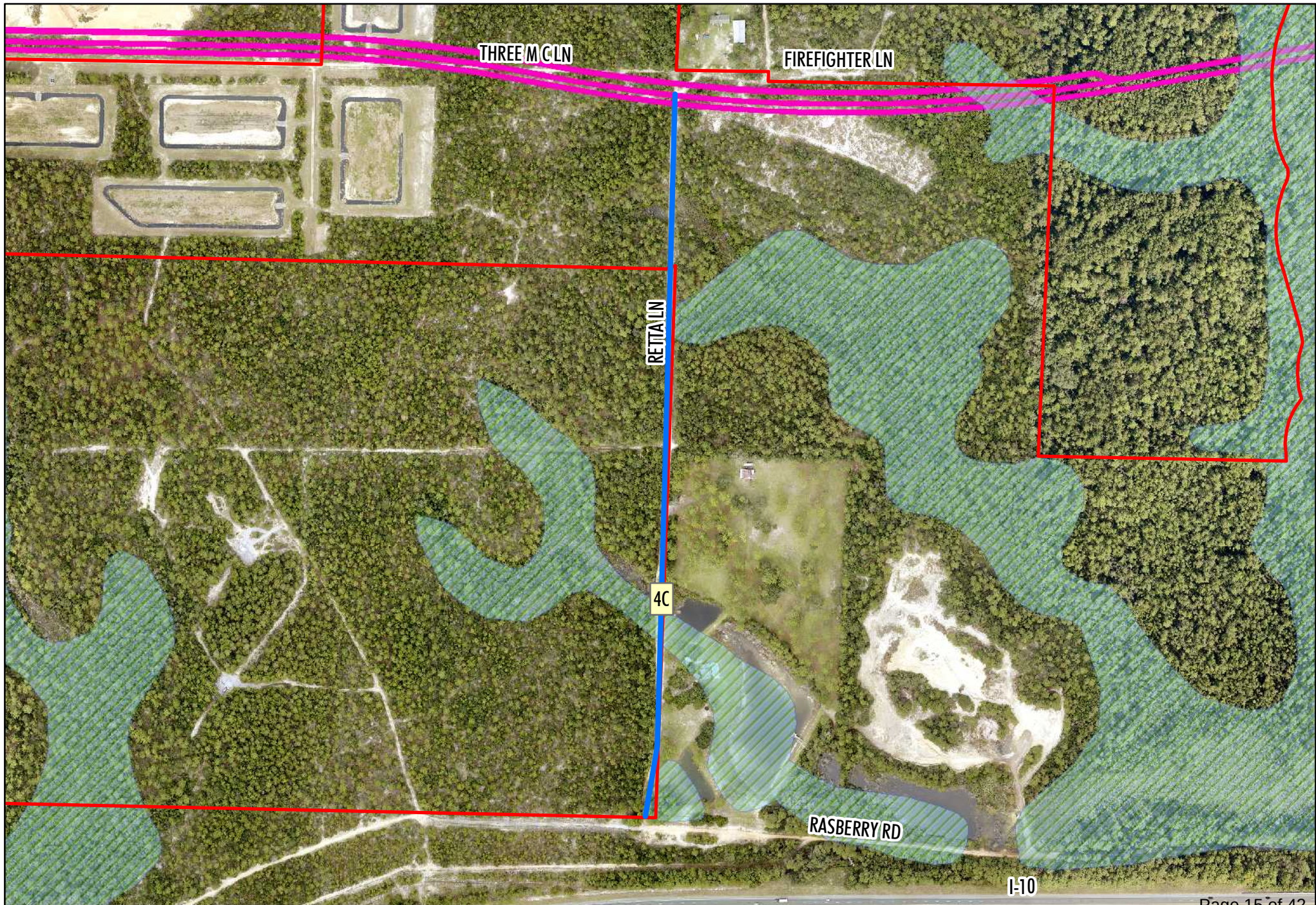


Crestview Mobility Action Plan Road Projects

Project: 4C Retta Lane Connector New Complete Street

Priority: 4C

- Legend
- City Limits
 - NWI Wetlands
 - SW Bypass
 - Collector
 - Major Local
 - Local



Crestview Mobility Action Plan Road Projects

Project: Duggan Ave Complete Street Upgrade

Priority: 5A

- Legend
- City Limits
 - NWI Wetlands
 - SW Bypass
 - Collector
 - Major Local
 - Local



Crestview Mobility Action Plan Road Projects

Project: 5B Duggan Avenue Connector

Priority: 5B

Legend

City Limits

NWI Wetlands

SW Bypass

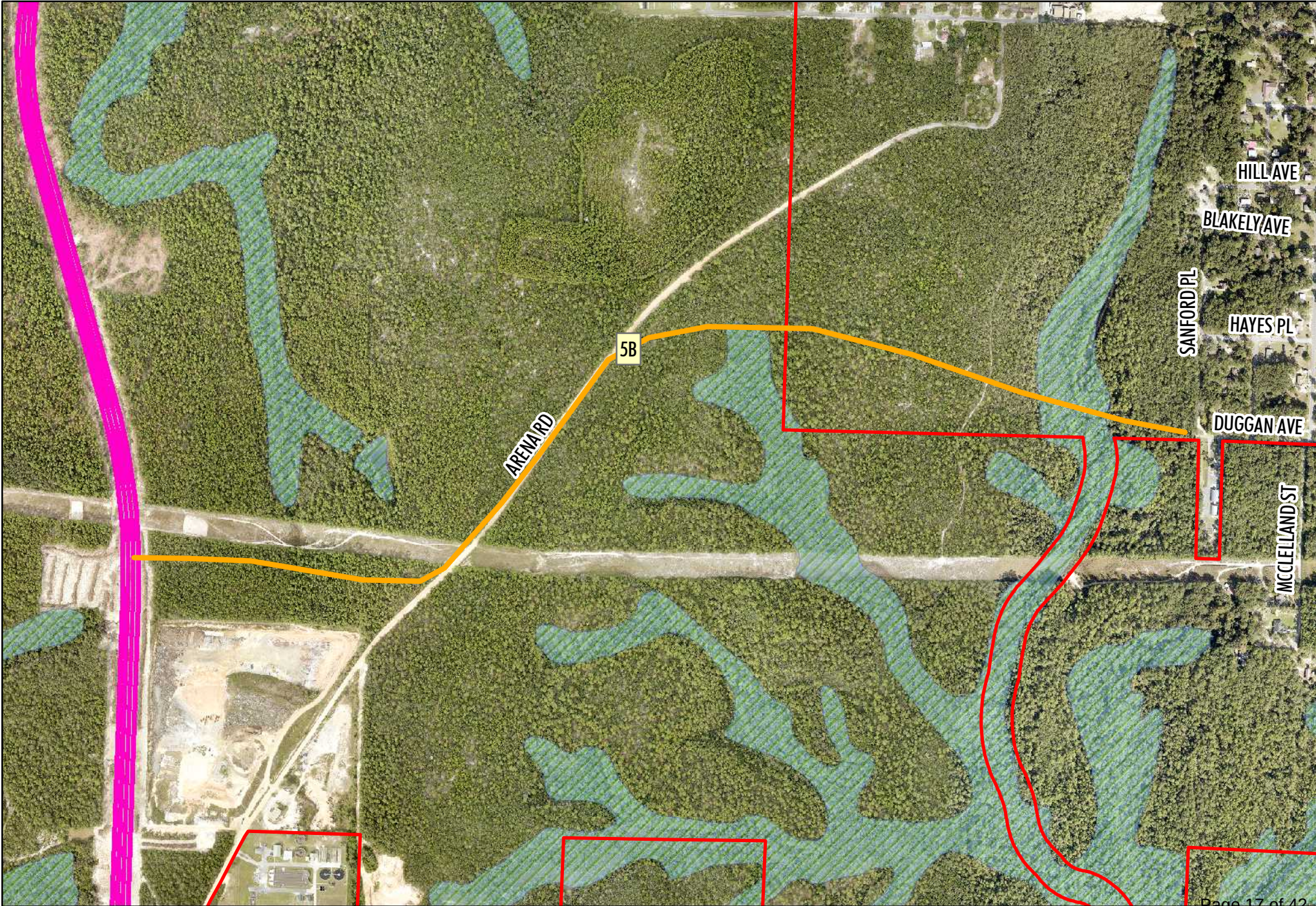
Collector

Major Local

Local

N

Not to Scale

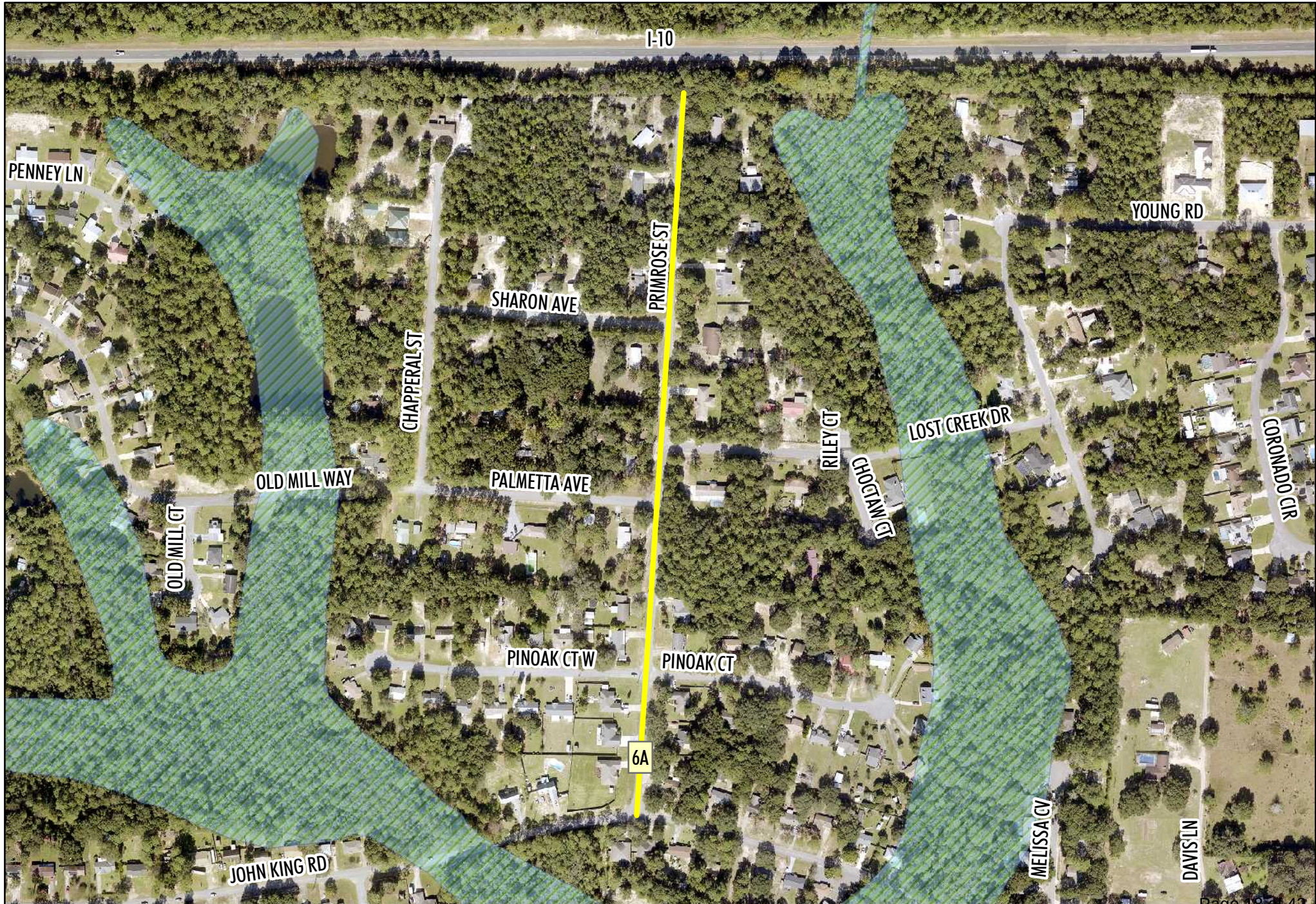


Crestview Mobility Action Plan Road Projects

Project: Primrose Street Upgrade Complete Street

Priority: 6A

- Legend
- City Limits
 - NWI Wetlands
 - SW Bypass
 - Collector
 - Major Local
 - Local



Crestview Mobility Action Plan Road Projects

Project: Primrose Street New Complete Street

Priority: 6B

Legend

City Limits

NWI Wetlands

SW Bypass

Collector

Major Local

Local

N

Not to Scale



Crestview Mobility Action Plan Road Projects

Project: Okaloosa Lane Extension

Priority: 6C

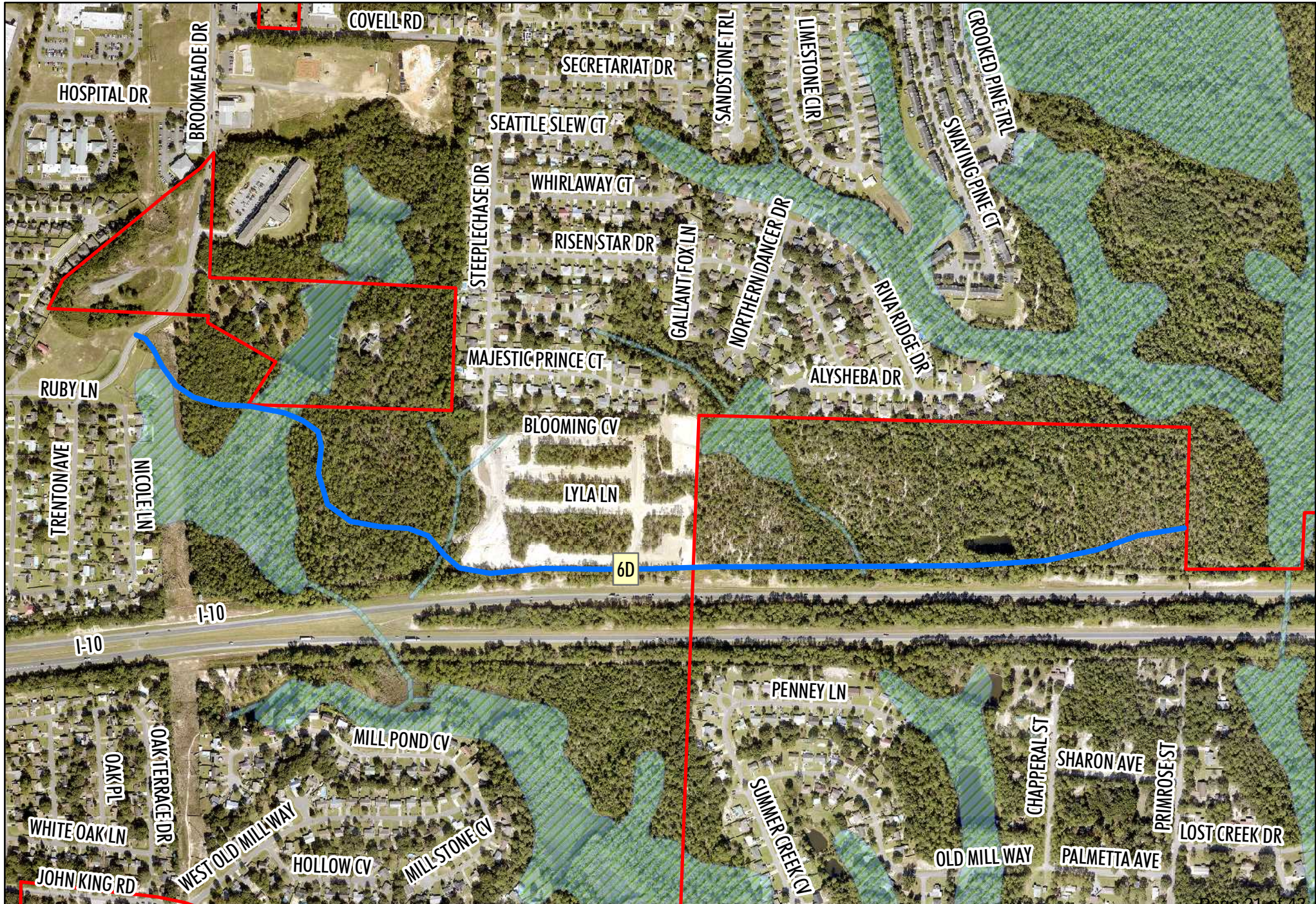
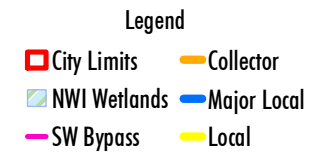
- Legend
- City Limits
 - NWI Wetlands
 - SW Bypass
 - Collector
 - Major Local
 - Local



Crestview Mobility Action Plan Road Projects

Project: Primrose to Brookmeade Connector

Priority: 6D



Crestview Mobility Action Plan Road Projects

Project: Ruddy Street Connector
Priority: 6E

Legend

City Limits

NWI Wetlands

SW Bypass

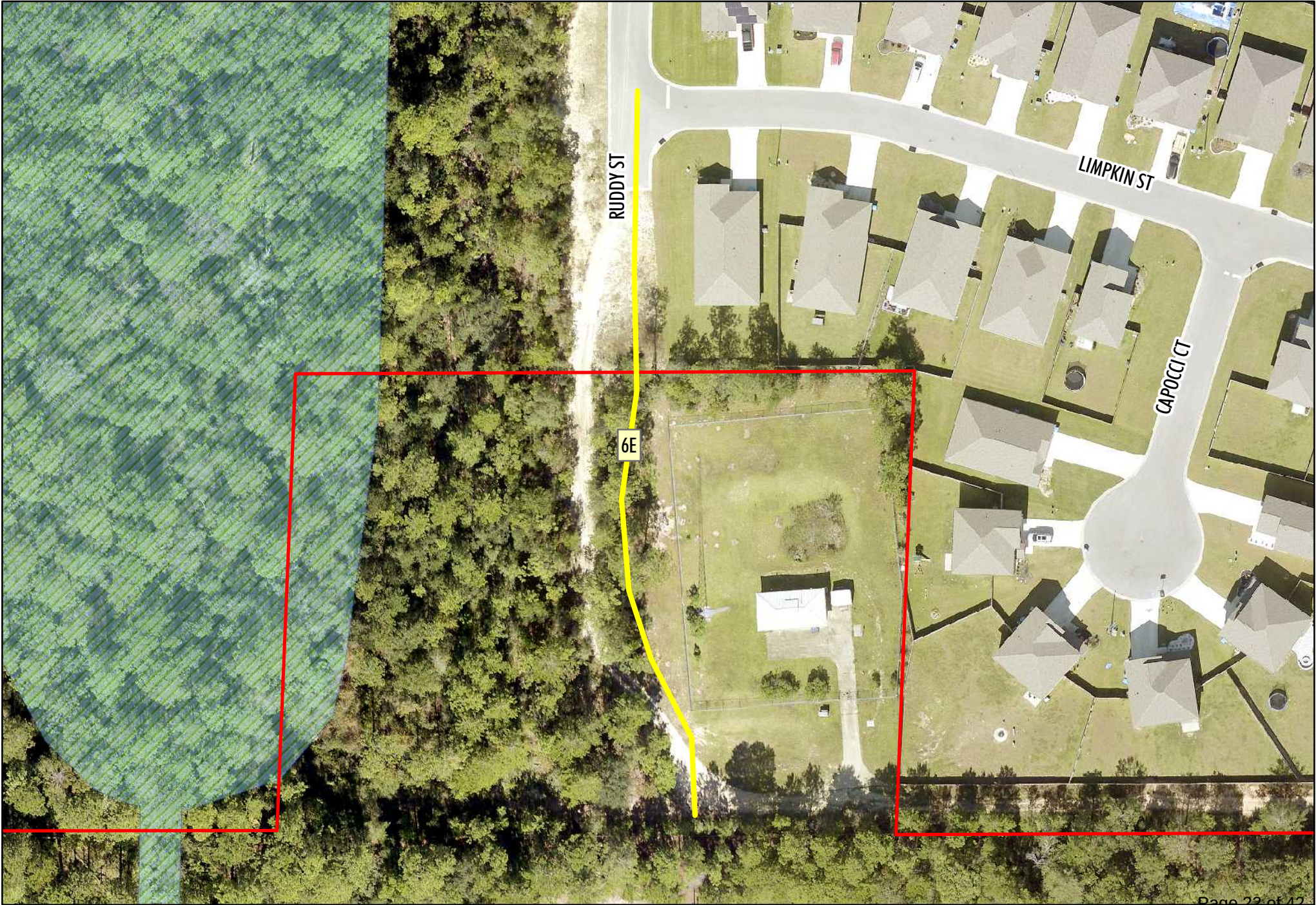
Collector

Major Local

Local

N

Not to Scale



Crestview Mobility Action Plan Road Projects

Project: Steeplechase Drive Connector

Priority: 6F

Legend

City Limits

NWI Wetlands

SW Bypass

Collector

Major Local

Local

N

Not to Scale

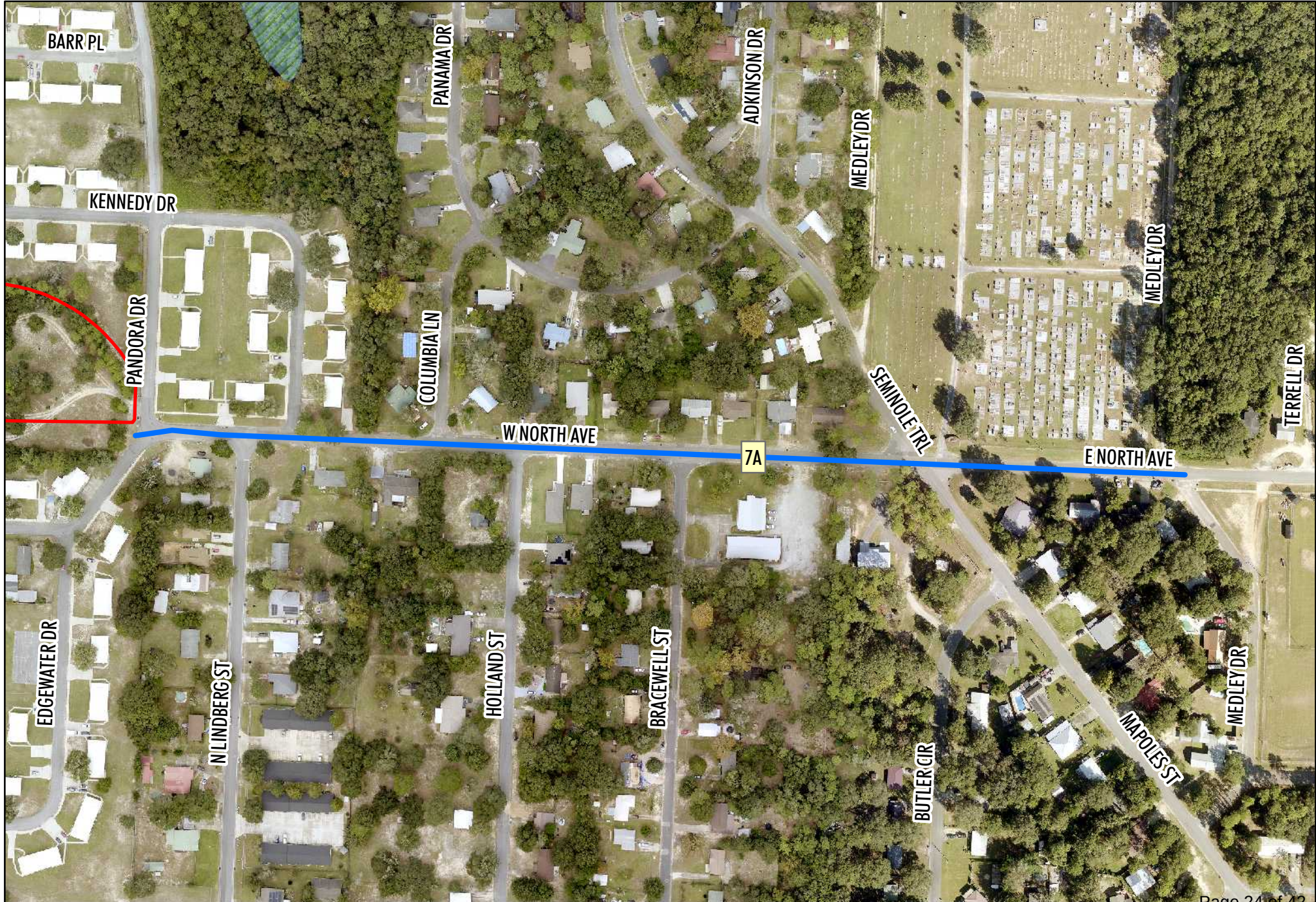


Crestview Mobility Action Plan Road Projects

Project: North Ave Sidewalk

Priority: 7A

- Legend
- City Limits
 - NWI Wetlands
 - SW Bypass
 - Collector
 - Major Local
 - Local



Crestview Mobility Action Plan Road Projects

Project: North Ave Connector New Complete Street

Priority: 7B

- Legend
- City Limits
 - NWI Wetlands
 - SW Bypass
 - Collector
 - Major Local
 - Local

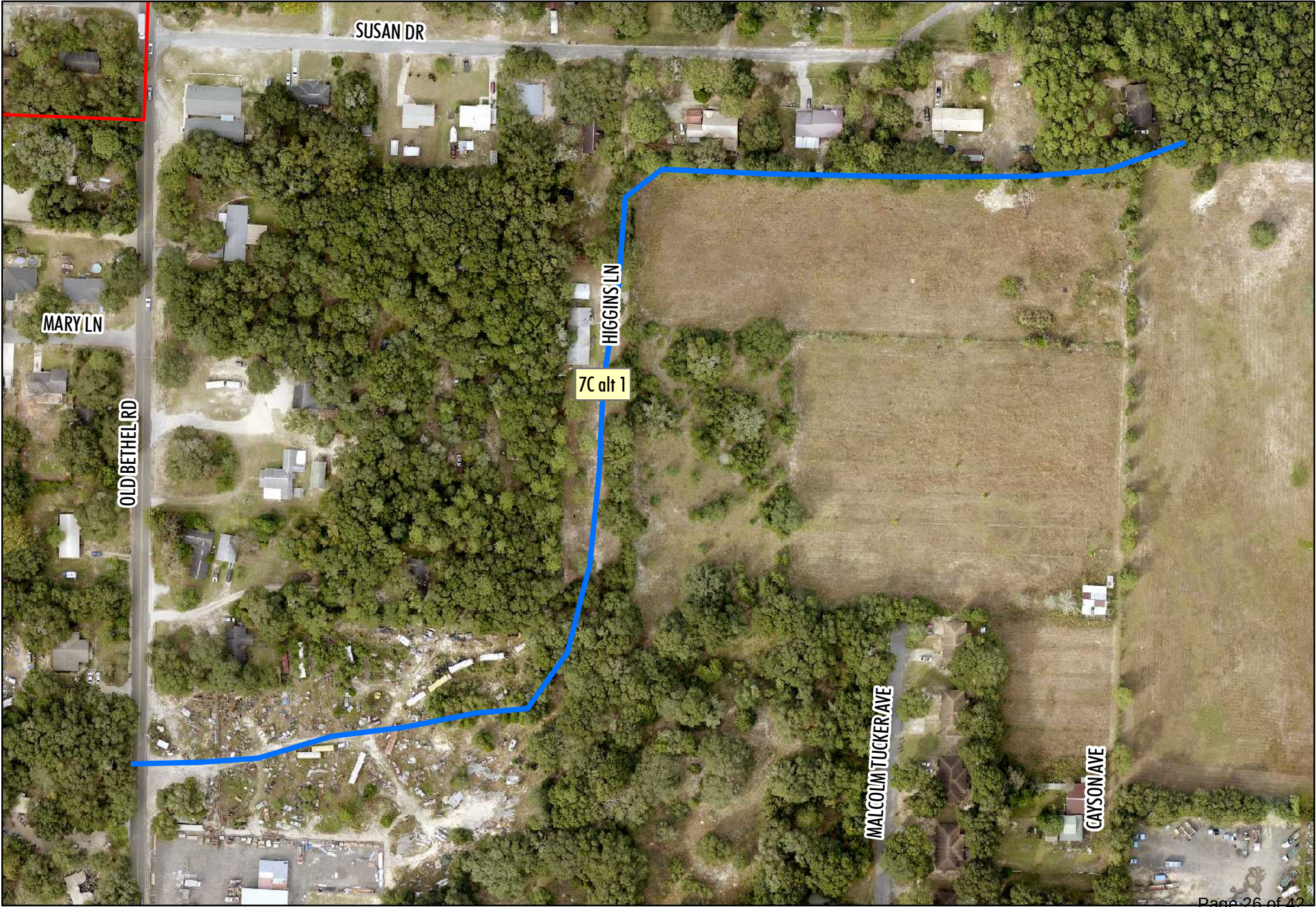


Crestview Mobility Action Plan Road Projects

Project: North Ave Alternate 1 - Higgins Lane

Priority: 7C alt 1

- Legend
- City Limits
 - NWI Wetlands
 - SW Bypass
 - Collector
 - Major Local
 - Local



Crestview Mobility Action Plan Road Projects

Project: North Ave Alternate 2 - Susan Drive

Priority: 7C alt 2

- Legend
- City Limits

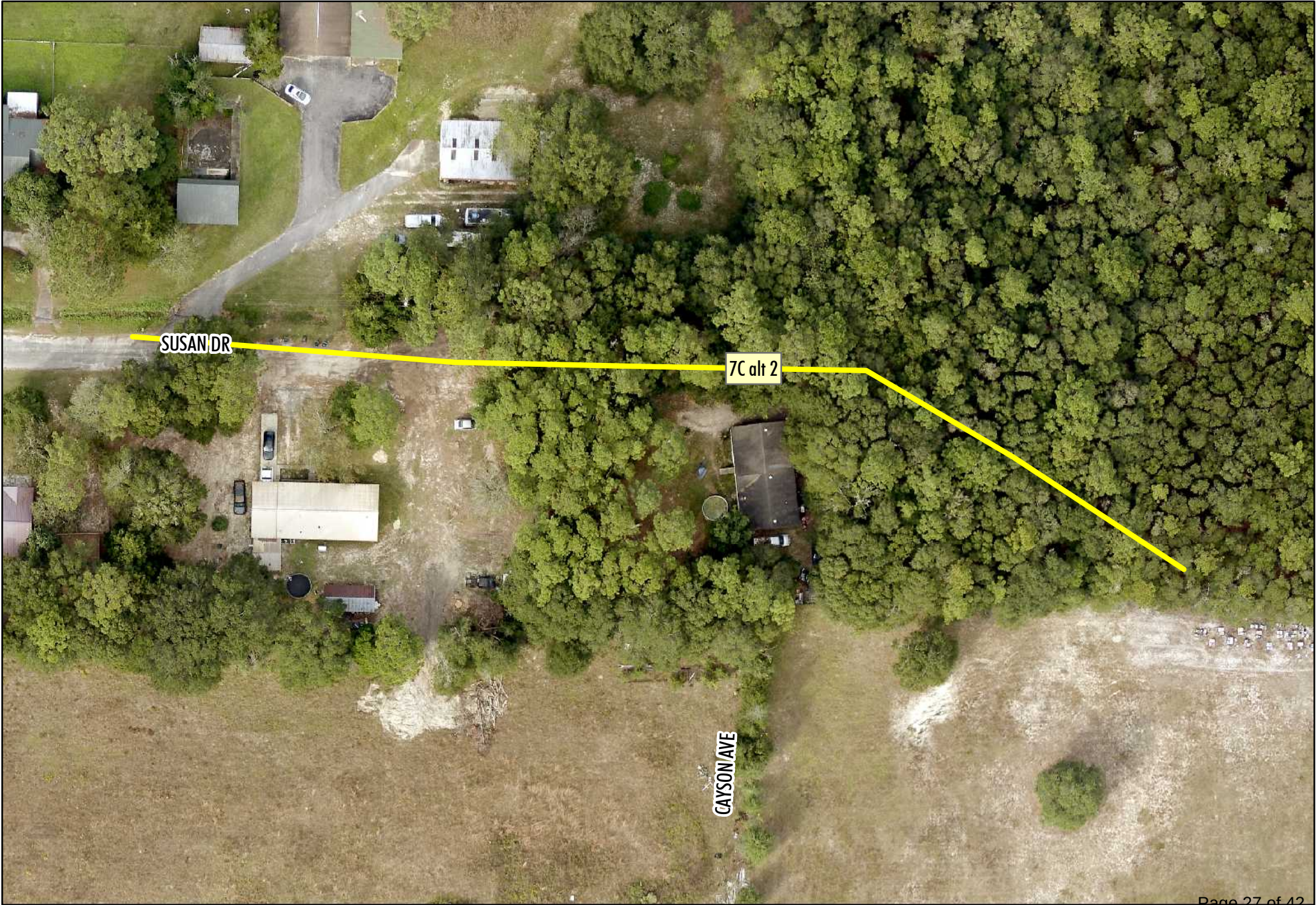
NWI Wetlands

SW Bypass

Collector

Major Local

Local



Crestview Mobility Action Plan Road Projects

Project: North Ave Alternate 3 - Hill Drive
Priority: 7C alt 3

- Legend
- City Limits

NWI Wetlands

SW Bypass

Collector

Major Local

Local
- N

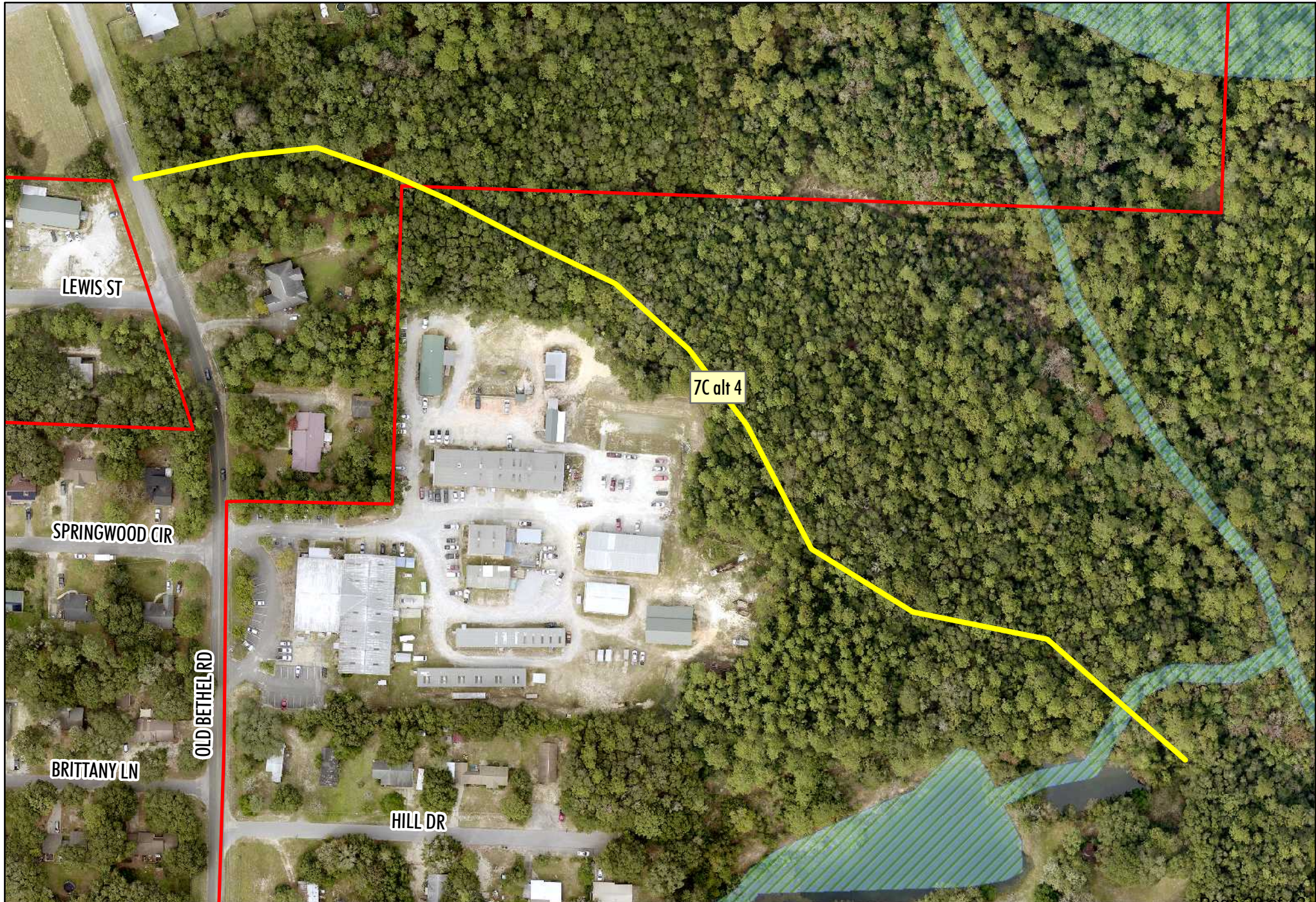
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Crestview Mobility Action Plan Road Projects

Project: North Ave Alternate 4 - Old Bethel Road

Priority: 7C alt 4

- Legend
- City Limits
 - NWI Wetlands
 - SW Bypass
 - Collector
 - Major Local
 - Local



Crestview Mobility Action Plan Road Projects

Project: Patriot Lane Extension New Complete Street

Priority: 8

- Legend
- City Limits
 - NWI Wetlands
 - SW Bypass
 - Collector
 - Major Local
 - Local



Crestview Mobility Action Plan Road Projects

Project: Brett Street Connector Road Improvement

Priority: 9

- Legend
- City Limits

NWI Wetlands

SW Bypass

Collector

Major Local

Local



Crestview Mobility Action Plan Road Projects

Project: Antioch Connector New CS
Priority: 10

Legend

City Limits

NWI Wetlands

SW Bypass

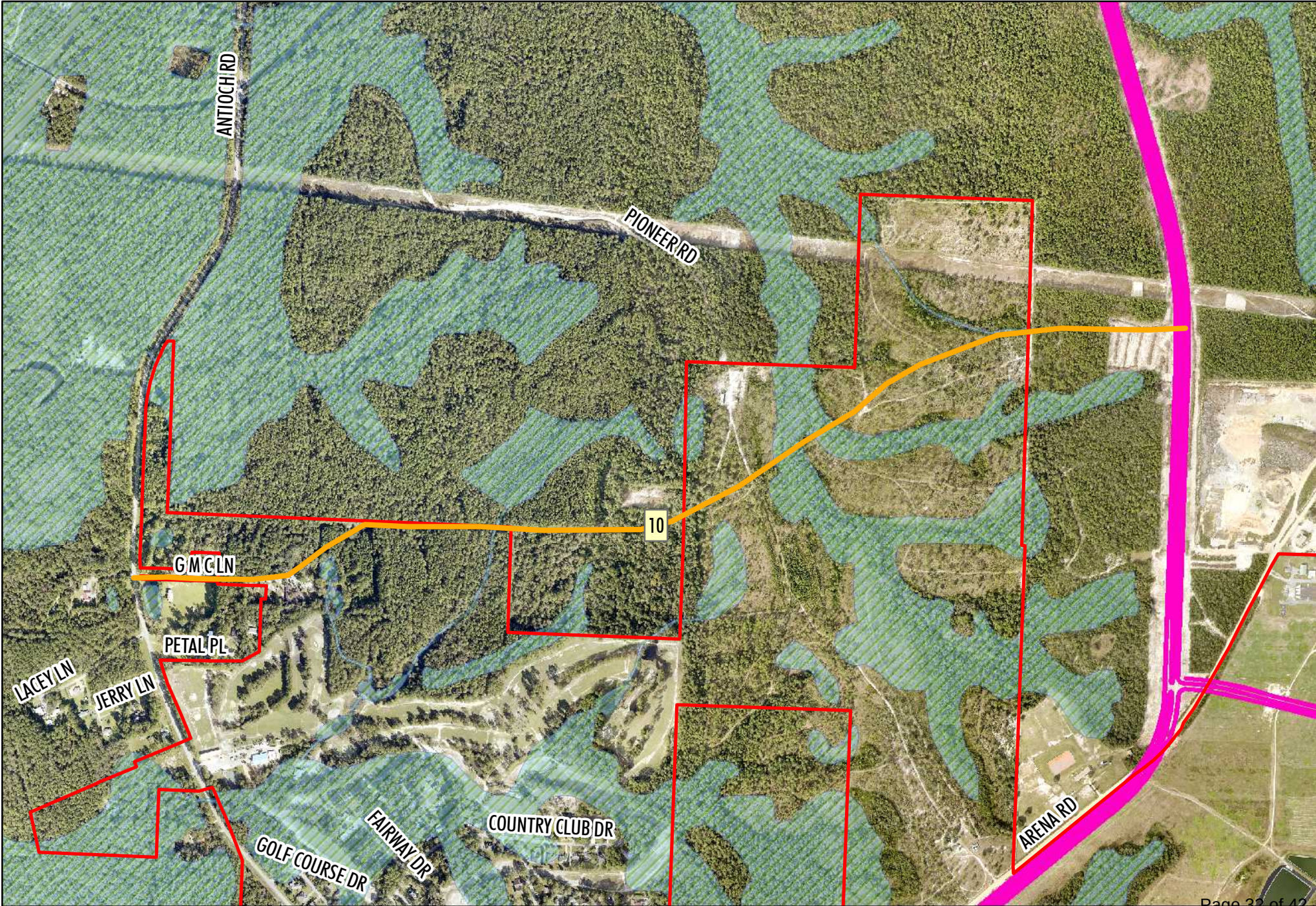
Collector

Major Local

Local

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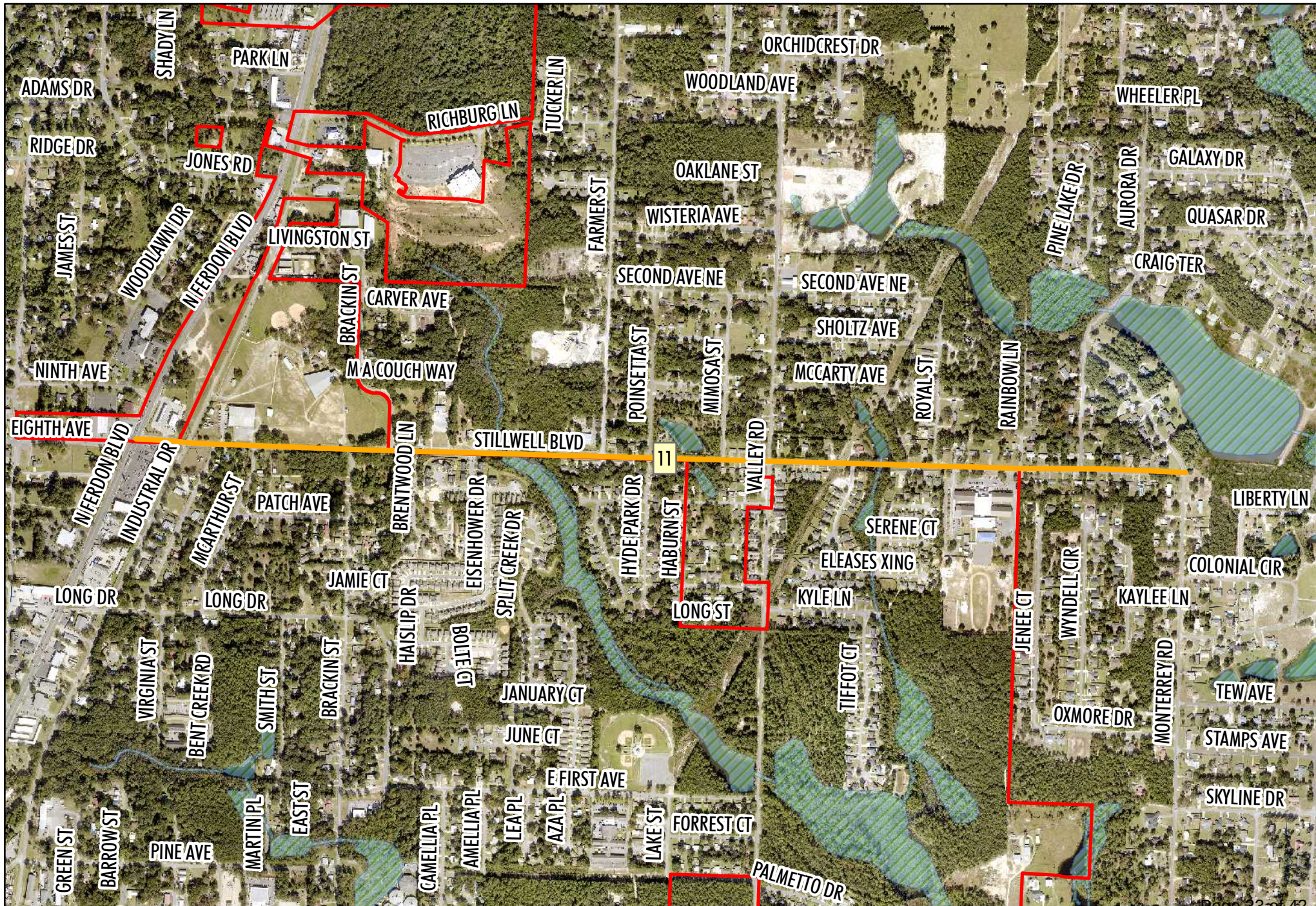
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Crestview Mobility Action Plan Road Projects

Project: Stillwell Blvd Sidewalk

Priority: 11



Crestview Mobility Action Plan Road Projects

Project: Future School Bypass Road

Priority: 12

Legend

City Limits

NWI Wetlands

SW Bypass

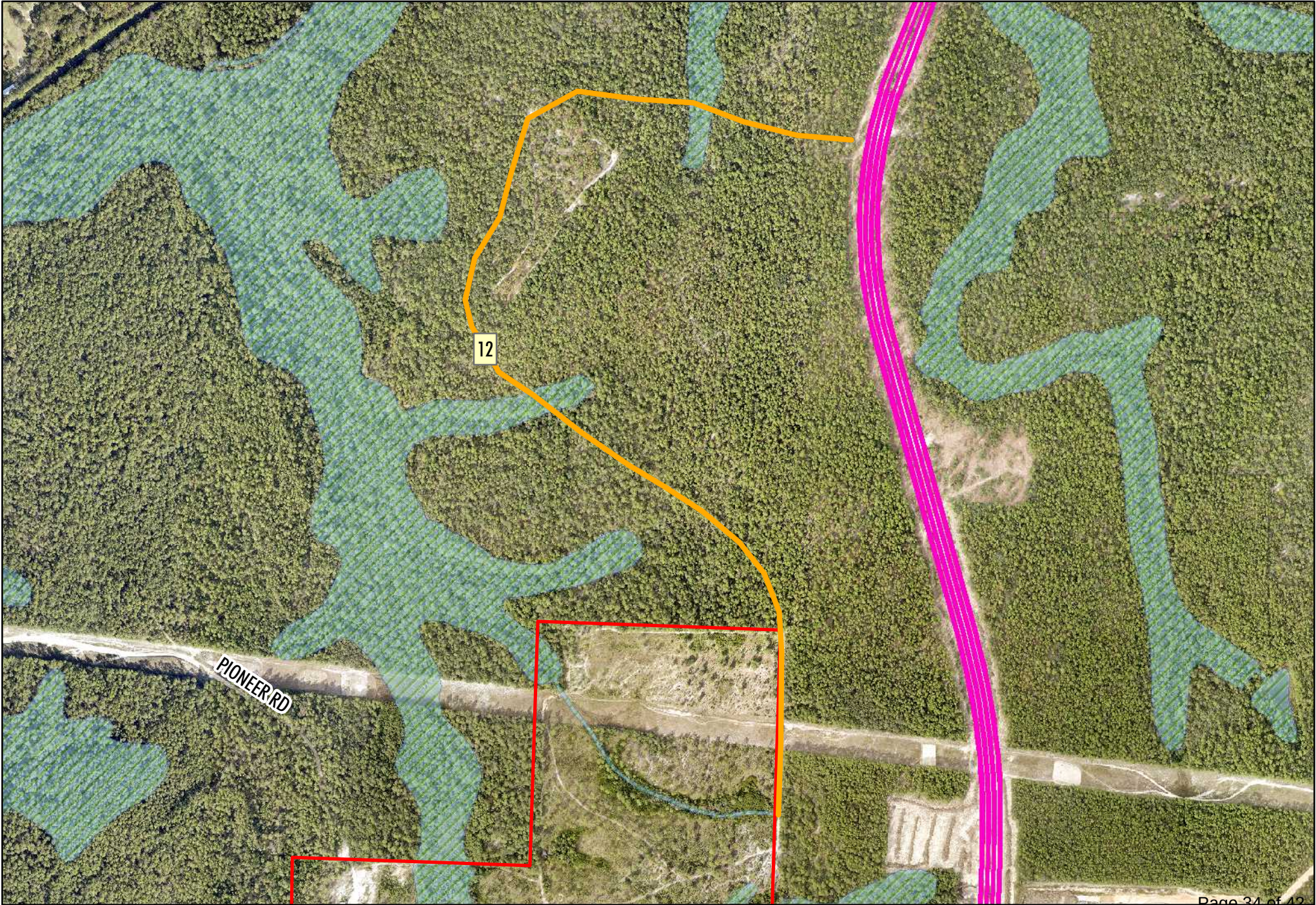
Collector

Major Local

Local

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Not to Scale



Crestview Mobility Action Plan Road Projects

Project: US 90 Corridor Study

Priority: 13

- Legend
- City Limits
 - NWI Wetlands
 - SW Bypass
 - Collector
 - Major Local
 - Local

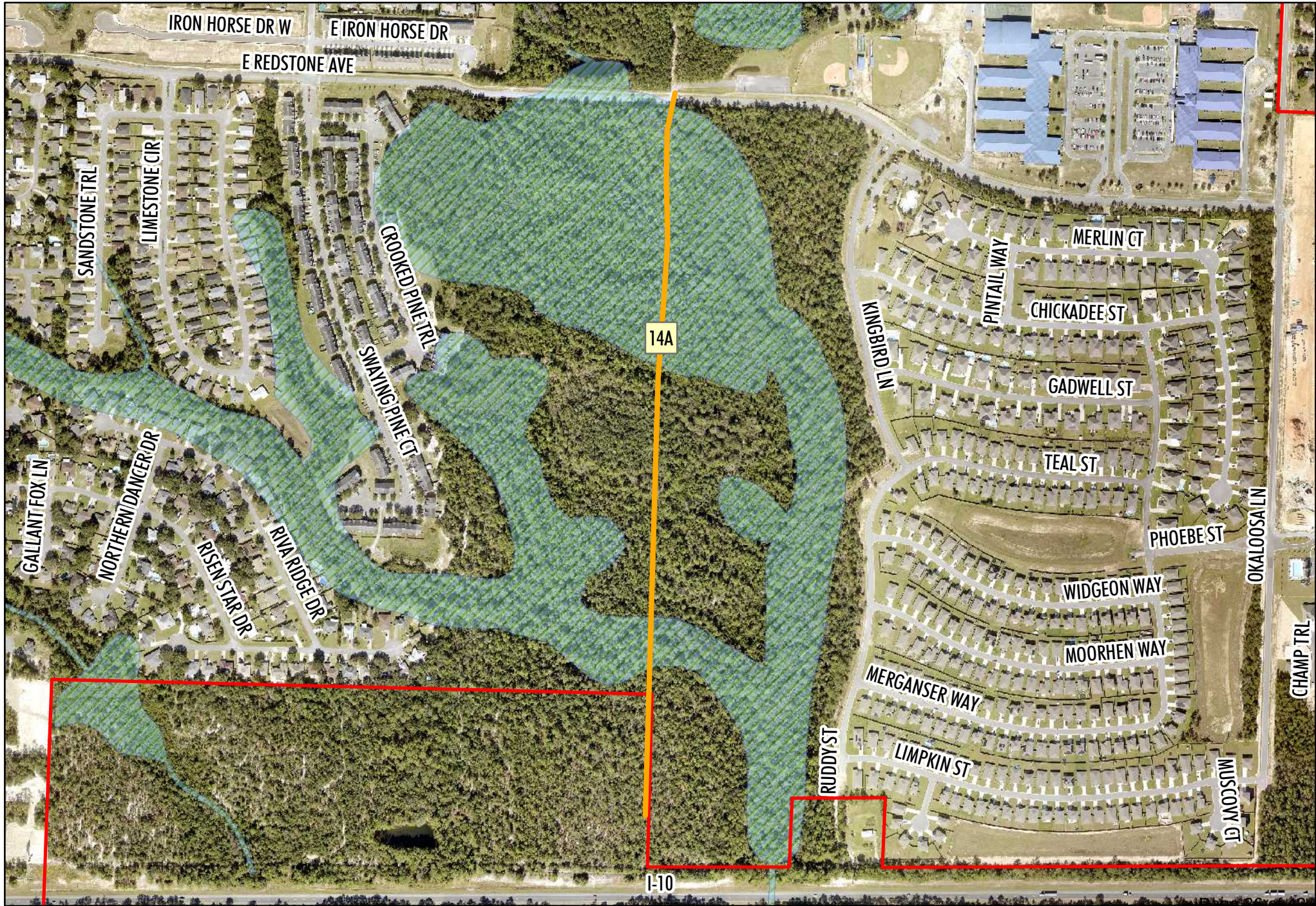


Crestview Mobility Action Plan Road Projects

Project: Primrose to Redstone Connector New Complete Street

Priority: 14A

- Legend
- City Limits
 - NWI Wetlands
 - SW Bypass
 - Collector
 - Major Local
 - Local



Crestview Mobility Action Plan Road Projects

Project: Redstone to Aplin Connector New Complete Street - Alternative 1

Priority: 14B

Legend

City Limits

NWI Wetlands

SW Bypass

Collector

Major Local

Local

N

Not to Scale



Crestview Mobility Action Plan Road Projects

Project: Redstone to Aplin Connector New Complete Street - Alternative 2

Priority: 14C

Legend

City Limits

NWI Wetlands

SW Bypass

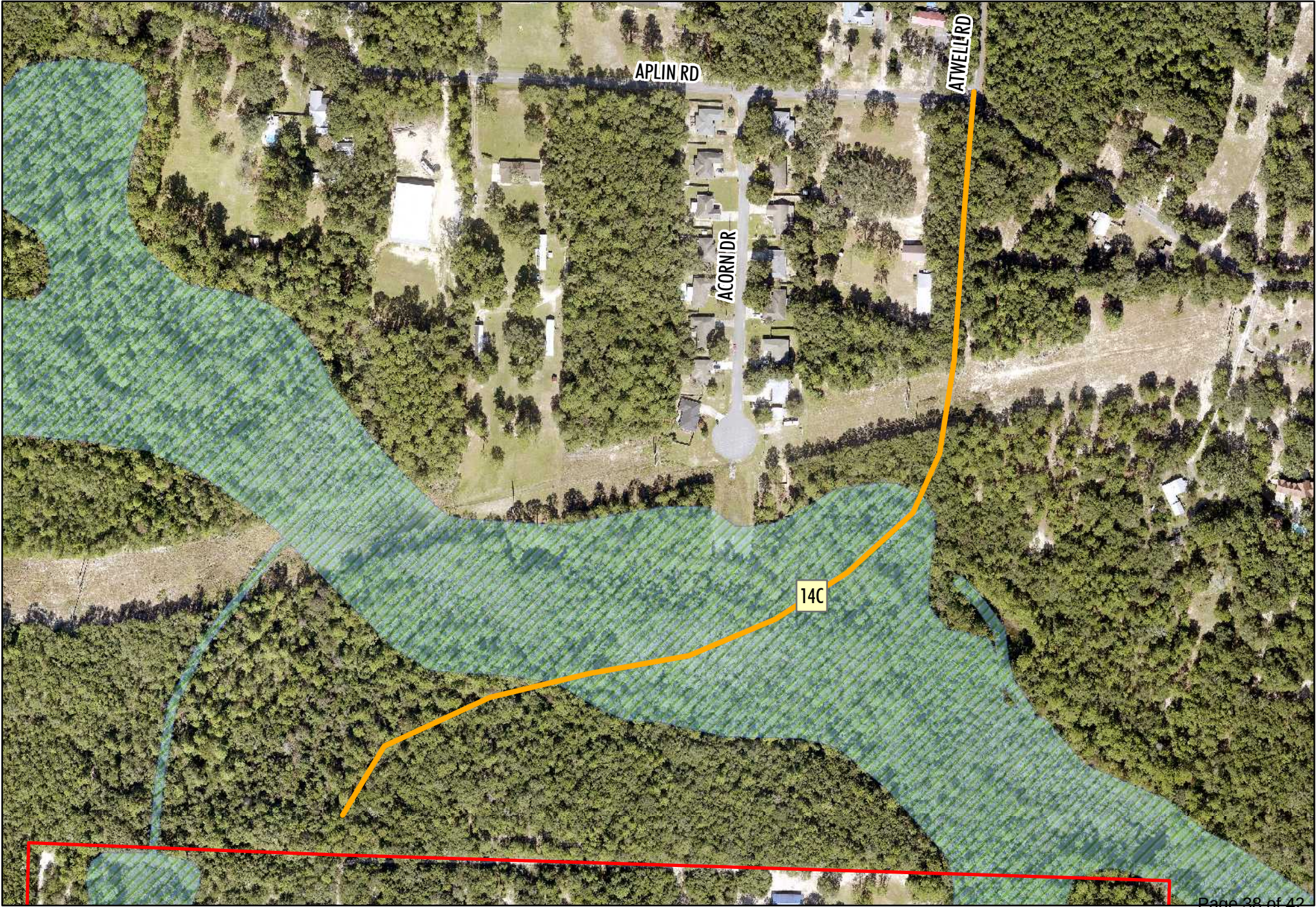
Collector

Major Local

Local

N

Not to Scale



Crestview Mobility Action Plan Road Projects

Project: Wedgewood Lane Extension Road Improvement

Priority: 15

Legend

City Limits

NWI Wetlands

SW Bypass

Collector

Major Local

Local

N

Not to Scale

This aerial map illustrates the proposed road improvement project for Wedgewood Lane Extension. The map features several key elements:

- City Limits:** A red line boundary that follows the northern and eastern edges of the project area.
- NWI Wetlands:** A large, irregularly shaped area in the center of the map is shaded with green diagonal lines, indicating the presence of National Wetlands Inventory (NWI) wetlands.
- Roads:**
 - APACHE RD:** Labeled in the top left and bottom center.
 - WEDGEWOOD LN:** Labeled on the right side, extending from the bottom right towards the center.
 - CONQUEST AVE:** Labeled in the bottom center, running horizontally.
 - SUNESTA CT:** Labeled in the bottom left, running diagonally.
- Priority 15:** A yellow line segment is labeled with the number '15' in a white box, indicating the project's priority.
- Other Features:** The map shows residential neighborhoods with houses and swimming pools, as well as dense green forested areas.

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Crestview Mobility Action Plan Road Projects

Project: Kyle Lane Extension

Priority: 16

- Legend
- City Limits

NWI Wetlands

SW Bypass

Collector

Major Local

Local
- N

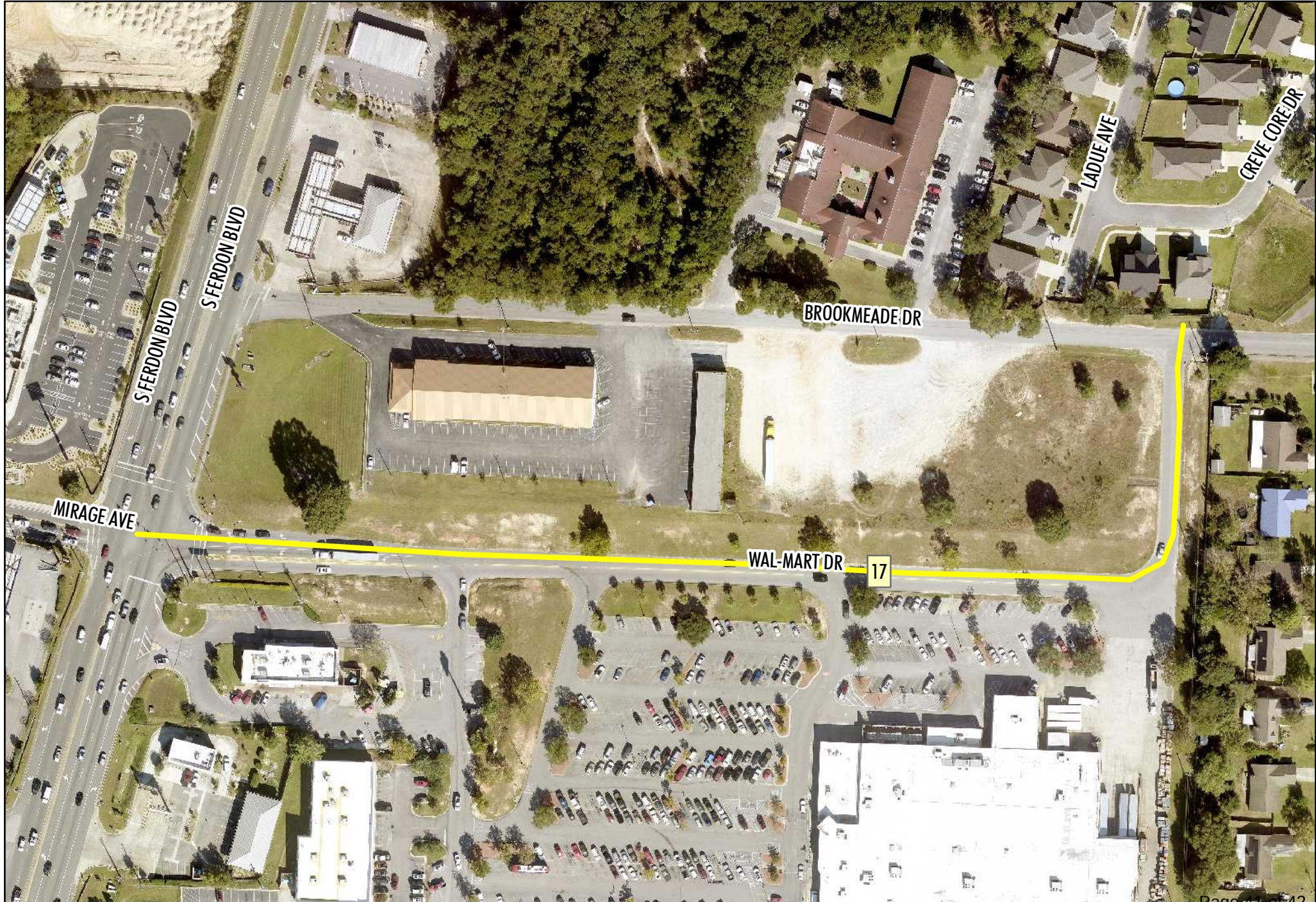
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Crestview Mobility Action Plan Road Projects

Project: Walmart Drive Sidewalk

Priority: 17

- Legend
- City Limits
 - NWI Wetlands
 - SW Bypass
 - Collector
 - Major Local
 - Local



	DRAFT Crestview Mobility Fee Schedule (10.10.24)						
	Land Uses	Unit of Measure	Mobility Fee (No Reduction in Travel)	Mobility Fee (50% Reduction in Travel on County & State Roads)	Mobility Fee (90% Reduction in Travel on County Roads & 50% on State Roads)	Okaloosa County Mobility Fee (90% Reduction in Travel on State Roads)	City's Current Method
	Residential		Alternative A	Alternative B	Alternative C	County	City
RES1	Single Family Detached	per Dwelling Unit	\$2,657	\$1,398	\$1,100	\$1,009	\$441
RES2	Single Family Attached	per Dwelling Unit	\$2,028	\$1,067	\$839	\$772	\$444
RES3	Multifamily	per Dwelling Unit	\$1,900	\$1,000	\$786	\$722	\$352
RES3	Mobile Home	per Dwelling Unit	\$2,007	\$1,055	\$830	\$762	N/A
	Institutional						
INS1	Community Serving (Centers, Gallery, Lodge, Museum, Performance Venues, Place of Assembly or Worship)	per 1,000 Sq. Ft.	\$402	\$212	\$167	\$260	\$433
INS2	Long Term Care (Assisted Living, Congregate Care Facility, Nursing Facility)	per 1,000 Sq. Ft.	\$565	\$298	\$233	\$388	N/A
INS3	Private Education (Afterschool, Day Care, K-12, Pre-K, Trade School, Tutor)	per 1,000 Sq. Ft.	\$678	\$356	\$281	\$466	\$730
	Recreation						
REC1	Outdoor Commercial Recreation (Golf, Multi-Purpose, Sports, Tennis)	per Acre	\$1,396	\$735	\$577	\$1,456	N/A
REC2	Indoor Commercial Recreation (Fitness, Gym, Health, Indoor Sports, Recreation)	per 1,000 Sq. Ft.	\$1,219	\$642	\$505	\$1,271	N/A
	Industrial						
IND1	Industrial (Assembly, Fabrication, Manufacturing, Production, R&D, Trades, Utilities)	per 1,000 Sq. Ft.	\$289	\$151	\$119	\$145	N/A
IND2	Commercial Storage (Mini-Warehouse, Boats, RVs & Outdoor Storage, Warehouse)	per 1,000 Sq. Ft.	\$175	\$93	\$72	\$128	N/A
	Office						
O1	Office (General, Higher Education, Hospital, Professional)	per 1,000 Sq. Ft.	\$872	\$458	\$361	\$441	N/A
O2	Medical Office (Clinic, Dental, Emergency Care, Medical, Veterinary)	per 1,000 Sq. Ft.	\$1,775	\$933	\$735	\$1,227	\$1,911
	Retail						
R1	Retail (NOT OTHERWISE SPECIFIED ON SCHEDULE)	per 1,000 Sq. Ft.	\$3,357	\$1,765	\$1,390	\$1,469	\$2,055
R2	Bank	per 1,000 Sq. Ft.	\$6,544	\$3,443	\$2,709	\$2,337	\$4,251
R3	Convenience Store	per 1,000 Sq. Ft.	\$6,882	\$3,620	\$2,849	\$4,964	N/A (Ref. NR5)
R4	Drinking Establishment (Bar, Brewery Tap Room, Club, Distillery or Wine Tasting)	per 1,000 Sq. Ft.	\$4,835	\$2,544	\$2,002	\$1,552	N/A
R5	Fast Food or Quick Service Restaurant	per 1,000 Sq. Ft.	\$12,295	\$6,467	\$5,090	\$5,262	\$14,735
R6	Furniture Store	per 1,000 Sq. Ft.	\$1,226	\$644	\$507	\$483	N/A
R7	Grocery Store	per 1,000 Sq. Ft.	\$5,582	\$2,935	\$2,311	\$2,929	N/A
R8	Pharmacy or Dispensary	per 1,000 Sq. Ft.	\$8,437	\$4,437	\$3,493	\$4,017	N/A
R9	Sit Down Table Service Restaurant	per 1,000 Sq. Ft.	\$4,773	\$2,511	\$1,976	\$2,297	\$5,836
R10	Superstore	per 1,000 Sq. Ft.	\$4,424	\$2,327	\$1,832	\$1,934	N/A
R11	Variety or Dollar Store	per 1,000 Sq. Ft.	\$5,574	\$2,932	\$2,307	\$2,438	\$3,618
R12	Motor Vehicle or Boat Sales	per 1,000 Sq. Ft.	\$3,852	\$2,027	\$1,595	\$1,617	N/A
R13	Wholesale Club	per 1,000 Sq. Ft.	\$3,718	\$1,955	\$1,539	\$1,626	N/A
	Non-Residential Per Unit of Measure						
NR1	Overnight Lodging	per Room	\$1,880	\$990	\$779	\$713	\$156
NR2	Recreational Vehicle or Travel Trailer Park	per Space	\$1,040	\$547	\$430	\$394	N/A
NR3	Bank Drive-Thru or Free-Standing ATM	per Lane or ATM	\$9,327	\$4,906	\$3,862	\$3,331	N/A (Ref. R2)
NR4	Motor Vehicle or Boat Cleaning (Detailing, Wash, Wax)	per Bay, Stall or Tunnel	\$17,447	\$9,177	\$7,224	\$7,477	\$22,500
NR5	Motor Vehicle Charging or Fueling (Commercial Facility which requires Payment)	per Charging or Fueling Position	\$6,073	\$3,193	\$2,514	\$2,169	\$2,731
NR6	Motor Vehicle or Boat Service (Accessories, Brakes, Maintenance, Quick Lube, Repair, Tires)	per Bay or Stall	\$3,262	\$1,716	\$1,351	\$1,294	N/A
NR7	Fast Food or Quick Service Restaurant Drive Thru	per Lane	\$17,601	\$9,257	\$7,287	\$7,534	N/A