

City of Kissimmee Mobility Fee Calculation Instructions

The mobility fee for the City of Kissimmee is designed to promote the City's economic development and redevelopment goals, while also supporting the plans and policies encouraging multimodal transportation. The methodology calculates a fee that is less than the current transportation impact fee for all development types while creating the ability to fund the desired multimodal improvements by the year 2040 with a dedicated funding source.

Applying the mobility fee in the City not only promotes existing policies and economic development objectives, it also simplifies the process for City staff and the development community. The application of the fee is relatively simple and uses ITE standards to generate the projected trips. The method for calculating a mobility fee in the City would be as follows:

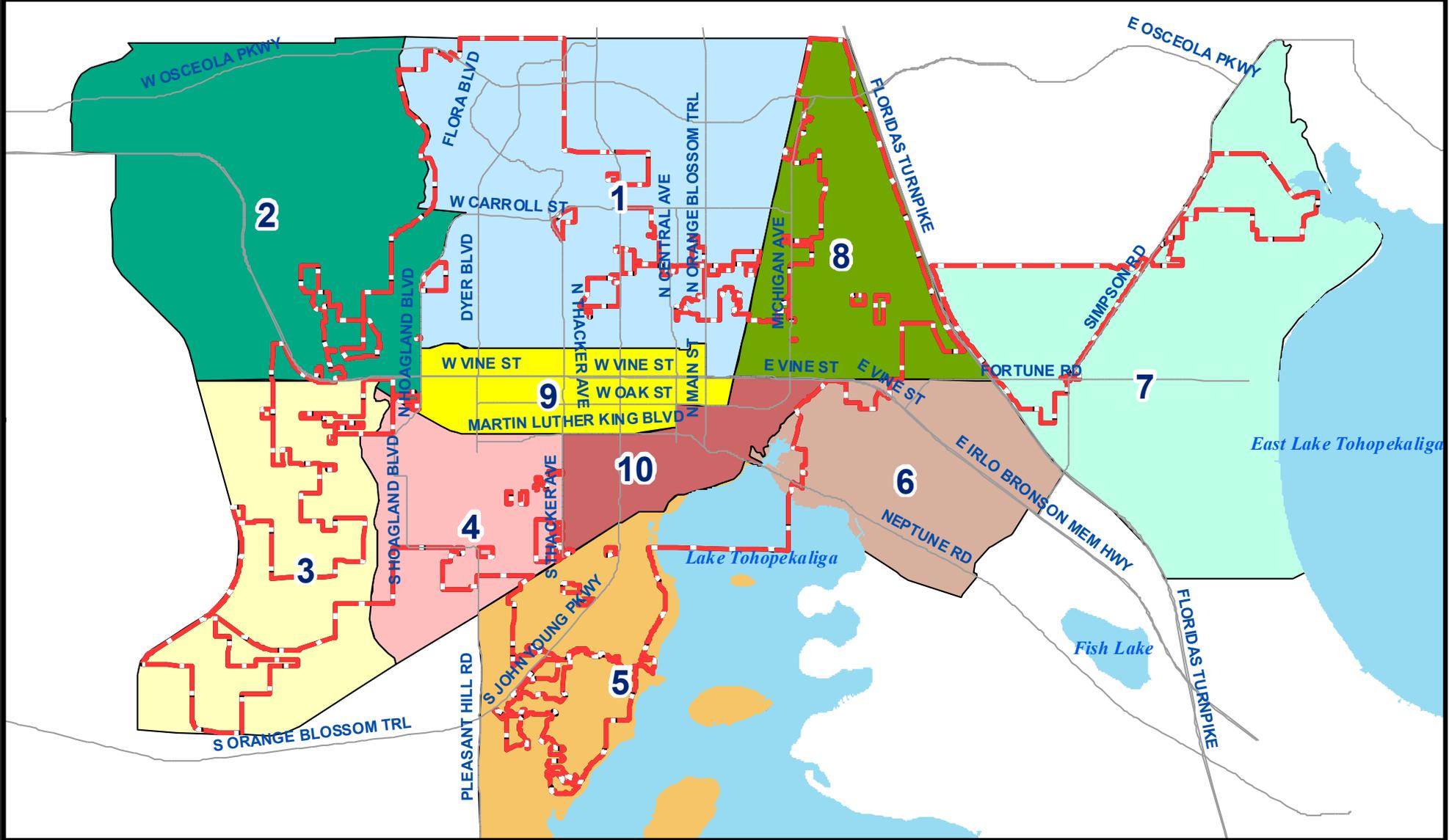
- Step 1: Determine the mobility district in which the proposed project is located by referencing the map attached or go to <http://map.kissimmee.org/flexviewer/index.html> to search by property (ensure Mobility Districts are selected under the layers at the upper right corner of the map). For properties that are situated within more than one mobility district, the location of the property's access point will determine which district applies. For properties with access points in two districts, the resulting fee will be determined at an even split between the two districts.
- Step 2: Within the Mobility Fee Calculator attached, find the use that most closely matches your proposed use. If you do not see a use on the list that matches, please contact the Development Services Department at the number below to have Staff assist you in determining the appropriate classification. Note: For uses not listed, Staff will refer to the ITE Trip Generation Manual, 9th Edition to find an appropriate use.
- Step 3: Once you find the appropriate use within the Calculator, enter in the gross square footage for the use(s) if commercial. As most commercial rates are per 1,000 square feet, for a 10,500 square foot building, you would enter 10.500. For residential uses, enter the number of units. For multiple uses, more than one category may be used. Be sure to enter in the correct square footage for each use, rather than using the total building area for each category. To determine if the improvements qualify as a mixed use project, please contact the City for assistance.
- Step 4: Then, enter the mobility district obtained in Step 1. For multiple uses, be sure to enter this district under each category used.
- Step 5: Get the total fee. The mobility fee is split into three categories which will fund roadway and multimodal (i.e. bike paths, transit) improvements that will be constructed within your mobility district, as well as city-wide transportation improvements.
- Step 6: Use Steps 1-5 to determine an credits that may be applied to the total fee due. Credits are provided for any previous uses located on the same property. Any credits would be subtracted from the total fee obtained in Step 5 to determine net mobility fees due. For credits based on an existing agreement, please contact the City, as these agreements may need to be renegotiated.

For an official mobility fee estimate or if you have questions, please contact:

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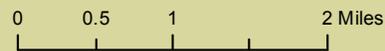
City of Kissimmee Mobility Districts



Date: 2/9/2016

Path: O:\DevelopmentServices\BobWright\MobilityDistricts.mxd

The City of Kissimmee makes no warranties, guarantees or representations as to the truth, accuracy, or completeness of the data on this map. This is a not a survey product and is a visual reference tool only. Any questions or concerns should be directed to GIS division at gis@kissimmee.org



Legend

City Limits	3	6	9
1	4	7	10
2	5	8	