



MIAMI BEACH

OFFICE OF THE CITY MANAGER

NO. LTC # 313-2006

LETTER TO COMMISSION

TO: Mayor David Dermer and Members of the City Commission

FROM: Jorge M. Gonzalez, City Manager

DATE: December 15, 2006

SUBJECT: Status of Concurrency Management Funds

This letter is to provide you with an update on the Concurrency Management System Funds and Expenditures to date.

The Miami Beach Concurrency Management System is a mechanism used to measure the impact of proposed development, redevelopment, or use intensification projects on public services, including transportation. A project is considered to satisfy transportation concurrency requirements when the traffic generated by such project does not exceed the City adopted Level of Service (LOS) for the entire City roadway system.

In order to promote infill development or redevelopment within selected portions of urban areas in a manner that supports the provision of more efficient mobility alternatives, including public transit, the City created Transportation Concurrency Management Areas (TCMAs) and Transportation Area Zones (TAZs) in accordance with Florida law. The TCMAs and TAZs were made part of the City's Concurrency Management System Program.

When a determination is made that the required public facility such as the transportation capacity will not be available to support the proposed development or redevelopment within the TAZ or TCMA, the developer may propose to provide the additional transportation capacity to support the development or to secure a positive concurrency determination by paying a concurrency mitigation fee.

A schedule of concurrency mitigation fees and methodology used to arrive at these fees was approved by City Commission under Resolution # 2000-23874. Two different fee schedules were adopted, as follows:

1. Concurrency Statement Fees (administrative fees), which are funding the operation, maintenance, and update of the Automated Concurrency System and MMP, along with the salaries of added staff for the Transportation / Concurrency Division.
2. Transportation Concurrency Mitigation Fees, which are divided into three (3) Transportation Concurrency Management Areas (TCMAs) – North, Middle, and South Beach TCMAs. Mitigation fees are calculated based on additional trips generated by the development/redevelopment project. The cost per trip was developed based the cost of the projects specified in the original Municipal Mobility Plan. The total cost for projects for each geographic area was then divided by the anticipated number of trips to be generated from future development to arrive at a cost per trip for each geographic area. This was then applied to each development that added trips to the network. Each geographic area of the City has a specific cost per trip as follows:

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North Beach	\$1,841.54
Middle Beach	\$2,783.30
South Beach	\$2,015.16

Concurrency mitigation fees are deposited in specific accounts for each geographic area and subsequently appropriated by Resolution of the City Commission for the implementation of specific projects.

As an element of the concurrency mitigation program the City developed the Municipal Mobility Plan (MMP). The MMP provides a bank of transportation capacity enhancement projects throughout the different geographic areas of Miami Beach. Concurrency mitigation funds are used to fully fund or partially fund MMP approved projects. Sixteen MMP projects have been completed at a cost of \$21,761,169, which constitutes 45% of the entire bank of projects. (See Exhibit A)

In addition the City is formally engaged in two Master Plan studies -- the Coastal Communities Transportation Master Plan (CCTMP) and the Coastal Communities Transit Study (CCTS). The former analyzes traffic patterns and is geared to provide solutions to the current traffic and transportation challenges impacting the barrier islands. The latter, on the other hand a joint venture between the City and Miami Dade Transit, evaluates travel patterns of transit users, with the intent to consolidate routes and achieve overall system efficiency. Both plans will produce short, mid, and long term solutions to transportation and mass transit issues within the coastal communities and both are anticipated to generate a new bank of projects.

From program inception to date the Concurrency Management System has collected \$8,296,772.94 in mitigation funds. The expenditures to date total \$3,748,036.00 resulting in a net available balance of \$4,548,736.94 (Exhibit B). More specifically net available fund balances by area are as follows:

	Collected	Expenditures	Balance
North	967,738.10	13,844.00	953,894.10
Middle	1,946,379.64	62,000.00	1,884,379.64
South	5,382,655.20	2,857,288.00	2,525,367.20
Subtotal	8,296,772.94	2,933,132.00	5,363,640.94
Citywide		814,904.00	
Total	8,296,772.94	3,748,036.00	4,548,736.94

Total Mitigation Funds Collected	8,296,772.94
Total Expenditures	<u>3,748,036.00</u>
Net Available Mitigation Funds	4,548,736.94

Most of the mitigation funds have been allocated to support transit related projects and or operations. From 2000 to 2005, the Concurrency Mitigation funds were used to fund Electrowave operational expenditures, for a total amount of \$1,469,905. Since 2005, mitigation funds have been allocated to partially fund the operational expenditures of the South Beach Local, for a total amount of \$900,914.

Other funds that have been funding transit initiatives along with Concurrency Mitigation funds are People's Transportation Plan (PTP) and Federal funds.

Please feel free to contact me if you have any questions or concerns.


RCM/FHB/FV/vm

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COMPLETED

MMP Proj. #	Project	Agency in Charge	Project Status	Estimated Project Cost
3	Harding Avenue Safety Project, 88th-75th Strs.	FDOT	Construction underway, to be completed in January 2006	1,461,477
4	Biscayne Elem. School Circulation Safety Improvs.	CITY	Project completed by PW in 2000.	158,000
5	Indian Crk/71st St/Dickens Intersect.Improvs.	FDOT	Improvements completed by FDOT in 2000.	128,421
13	La Gorce/Pine Tree Traffic Calming	COUNTY	Project completed in 2000 with RIF & City funds	1,860,000
14	Alton Road Improvements, 63rd to 43rd Strs.	FDOT	Project completed in March 2005	3,786,229
19	43rd St./Alton Road Intersection Improvements	FDOT	Project completed in 2001	604,499
21	Indian Ck.Dr./41st St Intersection Improvements	CITY	Dual left-turn was implemented in 2001	68,500
23	41st Street Streetscape/Pedestrian Crossings	CITY	Project completed in 2000	2,500,000
24	Alton Road Improvements, 41st St. to Michigan	FDOT	Project completed in March 2005	2,666,616
27	Meridian/Dade Bridge and Intersection Improvs.	FDOT	Bridge replaced / project completed in 1999	3,366,652
28	Alton Rd at 20th & Sunset Dr. Intersection Improvements	COUNTY	Completed in 2002 with RIF funds	182,000
29	Alton Rd/Dade Blvd. Intersect.Improvs/Left-turn	COUNTY	Completed in July 2004 with RIF funds	121,500
31	17th St/Alton Rd. Intersection Improvements	CITY	Completed in 2002 w/Concurrency Mitigation funds	98,000
37	Washington Ave. Improvements/Enhancmts.	CITY	Project completed in 2006	12,169,888
38	Alton Road at 5th Street Intersection Improvs, (westbound dual left turns)	CITY	Project completed in 2005 by developer per development agreement.	
41	SB Atlantic Greenway (Beachwalk-Phase I)	CITY	Project completed in April 2005.	4,500,000
43	Ocean Drive Operational Improvements	CITY	Project completed in 2004	259,275
Sub-total				33,931,057

CONSTRUCTION

MMP Proj. #	Project	Agency in Charge	Project Status	Estimated Project Cost
7	Indian Creek Drive Capacity Improvements from 63rd Street to 68th Street	FDOT	Combined with Project # 11 below.	TBD
10	NBRC/Atlantic Greenway (beach bike/ped facility) from 75th Street to 64th Street	CITY	In approval process with Florida Department of Transportation to begin construction	4,126,000
11	63rd St.at Indian Creek At-Grade Improvements, 63rd-68th Street Resurfacing, plus 63rd Street Bridge Rehabilitation	FDOT	Flyover demolition completed. The Indian Creek Drive Improvements and 63rd Street Bridge Rehabilitation are under construction by FDOT. These projects are planned to be finished on June 19, 2007.	14,700,000
42	South Pointe Streetscape/Pedestrian Access (CIP Project)	CITY	Phase I completed; Phase II at 60% Design; Phases III, IV,V in Planning (June 05-Oct 06)	23,000,000
Sub-total				41,826,000

DESIGN

MMP Proj. #	Project	Agency in Charge	Project Status	Estimated Project Cost
2	North Shore Neighborhood ROW Improvements Traffic Calming (CIP)	CITY	Design-build contract on-going. Design phase: Aug.2005 thru Jan.2007. Currently design at 60%	12,229,972
17	Nautilus Neighborhood Calming (CIP)	CITY	Design-build documents at 30%. Contract under negotiation, final cost pending.	29,821,647
26	Dade Blvd at 23rd Street Bridge & Intersection Alignment (Utilizing RIF District 8 funds)	COUNTY	Design is at 60%	3,600,000
35	Flamingo Neighborhood Calming/Enhancs	CITY	90% Design plans.	86,269,130
33	16th Street Operational Improvs/Enhancs.	CITY	Final report under review. In negotiations for design project	8,000,000
36	Collins Ave Milling & Resurfacing	CITY	Collins 5th-15th Streets project, presently at 30% design. Proj.is 100% funded by FDOT in 2010-11	2,721,695
Sub-total				142,642,444

PLANNING

MMP Proj. #	Project	Agency in Charge	Project Status	Estimated Project Cost
6	Normandy Dr/71st St. Milling & Resurfacing	FDOT/CITY	Planning, Design and Engineering (PD&E) 2007-09, construction 2010. The FDOT project includes only road milling & resurfacing. Liveable Comm. study completed by FDOT at City request.	2,000,000
25	Indian Creek Trail / Greenway (CIP)	CITY	Planning conceptual schematics were completed for a pilot project from 23rd to 26th Streets. Design or construction funding is not available	TBD
34	Alton Road Reconstruction, 5th St-Michigan	FDOT	Kimley-Horn has been engaged for the Planning, Design and Engineering 2007-2009. New geotechnical report completed by FDOT City selected Alternative "B" Reconstruction. Capacity Improvements on 8th, 11th, 15th, 16th Streets are finished.	6,000,000
39	Bay Link Transit Corridor	COUNTY	Project on hold.	
40	South Beach Transit Facilities	CITY	City has yet to determine/approve an appropriate site for this facility	4,900,000
Sub-total				12,900,000

NOT STARTED

MMP Proj. #	Project	Agency in Charge	Project Status	Estimated Project Cost
9	Collins Ave. Commercial Loading Regulation Program, between 63rd Street and 72nd Street	CITY	The Indian Creek Drive Improvements and 63rd Street Bridge Rehabilitation projects are under construction by FDOT. Estimated completion respectively, February 2007 and June 2007. The City has provided additional resources to enforce parking regulations and assist with traffic management along Collins Avenue from 63rd Street to 72nd Street	TBD
15	Middle Beach Atlantic Grenwy (beach bike/ped.) from 64th Street to 44th Street (20 blocks)	CITY	Yet unfunded for planning and design. Partly funded for construction in 2007-08. The Eden Roc and the Fontainebleau Hotels have agreed to replace the existing boardwalk with at-grade beachwalk behind their properties. The City will also enter into an agreement with the Eden Roc for the construction of a beachwalk behind the City parking lot at 46th Street	5,500,000
16	47th Str. Operational Improvmts./ Traffic Calming	CITY	Yet to be funded by City.	TBD
30	West Ave/17 St/Dade Intersect. Reconfiguration	CITY	Includes land acquisition, seawall construction, and new bridge over Collins Canal.	4,500,000
32	Venetian Cswy Bike/Ped/Greenway/Enhancs.	CITY	Miami Beach (CIP)/Miami/County have entered into an agreement for MDC to implement project	2,800,000
Sub-total				12,800,000

EXHIBIT B

Below is the information requested as of September 30, 2006.
Funds that have been collected by TCMA's are as follows.

	Mitigation	Administrative	Parks/Rec
North	\$ 967,738.10	\$ 51,935.00	\$ 80,329.25
Middle	\$1,946,379.64	\$ 38,400.00	\$ 51,546.06
South	\$5,382,655.20	\$252,283.00	\$150,934.25
Total	\$8,296,772.94	\$342,618.00	\$282,809.56

Funds that have been collected by calendar year are as follows.

Calendar Year	Mitigation	Administrative	Parks/Rec
2000	\$ 858,685.39	N/A	N/A
2001	\$1,102,665.60	\$ 16,714.54	\$ 375.00
2002	\$1,243,996.57	\$ 88,845.00	\$ 16,290.00
2003	\$1,939,290.01	\$ 91,985.00	\$ 45,798.81
2004	\$ 746,963.01	\$ 49,315.00	\$ 31,497.50
2005	\$1,029,986.13	\$ 49,763.46	\$ 66,058.56
2006	\$1,375,186.23	\$ 45,995.00	\$ 122,789.69
Total	\$8,296,772.94	\$342,618.00	\$282,809.56

Funds that have been spent/appropriated by Commission approval are as follows

North	\$ 13,844.00
Middle	\$ 62,000.00
South	\$2,857,288.00
All 3 TCMA's	\$ 814,904.00

Total Expenditures \$3,748,036.00

Total Mitigation Funds Collected	\$8,296,772.94
Total Expenditures	<u>\$3,748,036.00</u>

Net Available Mitigation Funds: \$4,548,736.94