

**LOCAL PLANNING AGENCY (LPA) RECOMMENDATION to the
BOARD OF COUNTY COMMISSIONERS**



Regarding: A Proposed Ordinance amending the Land Development Code, Chapter 150 Impact Fees, Article II, Section 150-40 (c), Schedule A. General Fee Schedule, Schedule B. Downtown Area Fee Schedule, and Section 150-41 (A) Payment of Fee and Credits, to provide for reduced fees for smaller single family homes and for housing units designated to low income households; defining low income household fee applicability and square foot calculation; and to provide for the collection of fees at permit issuance.

LPA Recommendation: The LPA finds that the proposed Ordinance amending Chapter 150 Impact Fees, Article II, Section 150-40 (c), Schedule A. General Fee Schedule and B. Downtown Area Fee Schedule, and Section 150-41 (A) Payment of fee and Credits, is consistent with the Pinellas County Comprehensive Plan and recommends the amendment be adopted by the Board of County Commissioners. (The vote was 7-0, in favor)

LPA Report No. LDR-11-06-19

LPA Public Hearing Date: June 13, 2019

PLANNING STAFF RECOMMENDATION

Staff recommends that the LPA find the proposed amendments to the Land Development Code consistent with the Pinellas County Comprehensive Plan.

Staff further recommends that the LPA recommend adoption of the proposed amendments to the Pinellas County Board of County Commissioners.

OVERVIEW

The Planning Department, in coordination with the Technical Coordinating Committee for Forward Pinellas, is proposing amendments to the Multimodal Impact Fees in the Land Development Code. The proposed amendments, and their purposes, are outlined below:

1. Implement the following elements of the County's Strategic Plan:
 - Foster Continual Economic Growth and Vitality**
 - 4.2 Invest in communities that need the most
 - 4.3 Catalyze redevelopment through planning and regulatory programs
 - 4.4 Invest in infrastructure to meet current and future needs
 - 4.5 Provide safe and effective transportation systems to support the efficient flow of motorists, commerce, and regional connectivity

2. Compliment and take full advantage of the new redevelopment-oriented standards of the Land Development Code.
3. Amend Chapter 150 Impact Fees, Article II, Section 150-40 (c), Schedule A. General Fee Schedule and Schedule B. Downtown Area Fee Schedule to reduce fees for smaller single family homes and for housing units designated for low income households to promote increased housing opportunities and more equitably assess multimodal impact fees.
4. Clarify that reduced fees for low-income households are assessed as a component of affordable housing development incentive programs as certified by the local government, and that single-family square footage is the heated living area square footage.
5. Amend Chapter 150 Impact Fees, Article II, Section 150-41 (a) Payment of Fees and Credits, to state that fees will be collected at the time of permit issuance, per Section 163.31801, Florida Statutes, as proposed by the "Florida Impact Fee Act" HB 7103 (2019).

SUMMARY: Staff finds that the proposed amendments, at a minimum, are consistent with the following goals and objectives of the Comprehensive Plan:

HOUSING ELEMENT:

1. **GOAL: SUPPORT THE PROVISION OF DECENT, SAFE AND SOUND HOUSING IN A VARIETY OF TYPES, SIZES, LOCATIONS AND COSTS TO MEET THE NEEDS OF CURRENT AND FUTURE RESIDENTS OF UNINCORPORATED PINELLAS COUNTY, AND THOSE COUNTY RESIDENTS THAT BENEFIT FROM HOUSING INITIATIVES UNDER THE AUTHORITY OF THE BOARD OF COUNTY COMMISSIONERS, REGARDLESS OF RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, HANDICAP OR FAMILIAL STATUS.**
 - 1.1. Objective: Support the provision of dwelling units in a variety of types, locations and costs so that housing supply matches the projected housing need in Pinellas County while encouraging development that is consistent with the Future Land Use and Quality Communities Element.
 - 1.4. Objective: Pinellas County will make adequate sites available for affordable housing.

TRANSPORTATION ELEMENT:

1. **GOAL: PROVIDE FOR A SAFE, CONVENIENT, AND ENERGY EFFICIENT MULTIMODAL TRANSPORTATION SYSTEM THAT SERVES TO INCREASE MOBILITY, REDUCE THE INCIDENCE OF SINGLE-OCCUPANT VEHICLES, EFFICIENTLY UTILIZE ROADWAY CAPACITY, REDUCE THE CONTRIBUTION TO AIR POLLUTION FROM MOTORIZED VEHICLES AND IMPROVE THE QUALITY OF LIFE FOR THE CITIZENS OF PINELLAS COUNTY.**

- 1.1. Objective: Develop and maintain a multimodal transportation system that increases mobility for bicyclists, pedestrians and transit users as well as motorists and users of aviation and rail facilities, and that promotes development patterns that reduce vehicle miles traveled and greenhouse gas emissions.
- 1.1.1. Policy: Pinellas County shall implement a Pinellas County Mobility management System through the application of Transportation Element policies and site plan and right-of-way utilization review processes. Policies pertaining to the application of the Mobility Management System are listed below.
- 1.1.1.h. Pinellas County shall work cooperatively with the MPO and other local governments to complete the biennial update of the Multimodal Impact Fee Ordinance through the MPO planning process, which includes review by the Technical Coordinating Committee and MPO Policy Board.

ATTACHMENTS:

- A: Strikethrough Underline amendments to the Land Development Code, Section 150-40 (C), Schedules A and B