Pinellas County

Legislation Details (With Text)

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Type:	Ordinance	**Status:**	Passed
File created:	6/19/2019	**In control:**	Board of County Commissioners
On agenda:	7/23/2019	**Final action:**	7/23/2019
Title:	Proposed Ordinance amending the Pinellas County Land Development Code, Chapter 150, Impact Fees, Article II, Multimodal Impact Fees.		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. State-filed ORD 19-15, 2. Adopted ORD 19-15, 3. Affidavit of Publication - Notice of Public Hearing, 4. MIFO 27JUN2019 Slide, 5. Ordinance-AATF, 6. LDR-11-06-19 LPA report (final), 7. Forward Pinellas agenda information, 8. Chapter 150 Ordinance (title and amendments) 19JUN2019		

Date	Ver.	Action By	Action	Result
7/23/2019	1	Board of County Commissioners	approved	Pass

Subject:

Proposed Ordinance amending the Pinellas County Land Development Code, Chapter 150, Impact Fees, Article II, Multimodal Impact Fees.

Recommended Action:

Adopt the 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.

- Reduces impact fees for smaller single family homes and housing units designated for low income households.
- Clarifies that reduced fees for low-income households are assessed as a component of affordable housing development incentive programs as certified by the local government.
- Clarifies that single-family square footage is the heated living area square footage.
- Clarifies that fees will be collected at the time of permit issuance.
- Proposed amendments were coordinated through the MPO's Technical Coordinating Committee.
- Forward Pinellas reviewed and recommended approval of the proposed rate changes on July 11, 2018.
- The Local Planning Agency recommended approval by a 7-0 vote.

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

Summary:
The proposed Ordinance amends the Land Development Code, Chapter 150, Impact Fees, Article II, Multimodal Impact Fees, Section 150-40 (C), Schedule A. General Fee Schedule, and Schedule B. Downtown Area Fee Schedule, to provide reduced fees for smaller single family homes and for housing units designated to low income households. The proposed rates are as follows:

Unit Type	Schedule A	Schedule B
0-1,500 sq. ft.	$1,356	$1,003
1,501 - 2,499 sq. ft.	$1,679	$1,242
2,500 sq. ft. and over	$2,066	$1,529
0-1,500 sq. ft. LIHH	$ 882	$ 653
Multi-family	$1,420	$ 972
Multi-family LIHH	$ 753	$ 557

The proposed Ordinance clarifies that fees for low income households are assessed as a component of affordable housing development incentive programs as certified by the local government.

The Ordinance will more equitably distribute impact fees based on actual impacts to the transportation system. Smaller homes and low income households generate fewer vehicle trips than larger, more expensive homes, as noted in as noted in Trip Generation, 8th Edition: An ITE Informational Report, Institute of Transportation Engineers, 2008 as well as other planning and traffic engineering studies.

The proposed Ordinance will complement new redevelopment-oriented standards of the Land Development Code and support the provision of decent, safe and sound housing in a variety of types, sizes, locations and costs to meet the need of current and future residents of Pinellas County.

The proposed Ordinance amends Section 150-41 (A) Payment of Fee and Credits, to provide for the collection of fees at permit issuance. This is consistent with Section 163.31801, Florida Statutes, as proposed by the “Florida Impact Fee Act” HB 7103 (2019). Although HB 7103 (2019) has not yet been signed into law, this amendment would ensure consistency with the proposed legislation and provides clarity on when fees are collected.

Background Information:
The Local Planning Agency (LPA) reviewed this item at a public hearing on June 13, 2019 and recommend approval. The LPA recommendation is included in the attachments.

Fiscal Impact:
Revenue collected from Multimodal Impact Fees for smaller single family houses and dwelling units designated for low income households would decrease.

Staff Member Responsible:
Renea Vincent, Director, Planning

Partners:
Local Planning Agency and Forward Pinellas Technical Coordinating Committee

Attachments:
Ordinance
Local Planning Agency Recommendation
Forward Pinellas Documentation