



Staff Report

File #: 18-1917A, Version: 1

Subject:

(Deferred to a Future BCC Meeting)

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

Recommended Action:

Adopt the ordinance amending the Pinellas County Land Development Code, Chapter 150, Impact Fees, Article II, Multimodal Impact Fees, specifically, 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.

- Reduces impact fees for smaller single family homes and housing units designated for low income households
- 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 defines low income households as having an annual household income less than 80% State Housing Initiatives Partnership program (SHIP) income limits for Pinellas County.

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.

Background Information:

The Local Planning Agency (LPA) reviewed this item at a public hearing on November 9, 2018 and recommend approval. The LPA recommendation is included in the attachments.

Fiscal Impact:

The precise fiscal impact cannot be determined, but 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