

# Multimodal Impact Fee Ordinance Update

Board Update 2/14/2024

# Multimodal Impact Fee Ordinance Update

## What is a Multimodal Impact Fee Ordinance?

- Designed to ensure new development pays its fair share.
- Develops a calculation based on land use type, cost of new lane mile of roadway, etc. to determine a fee for new development.
- Fee collected can only be spent in a defined area.
- Funds are typically used for multimodal improvements that are identified as priorities by the local jurisdiction.

# Multimodal Impact Fee Ordinance Update

## Historic Policy Context.

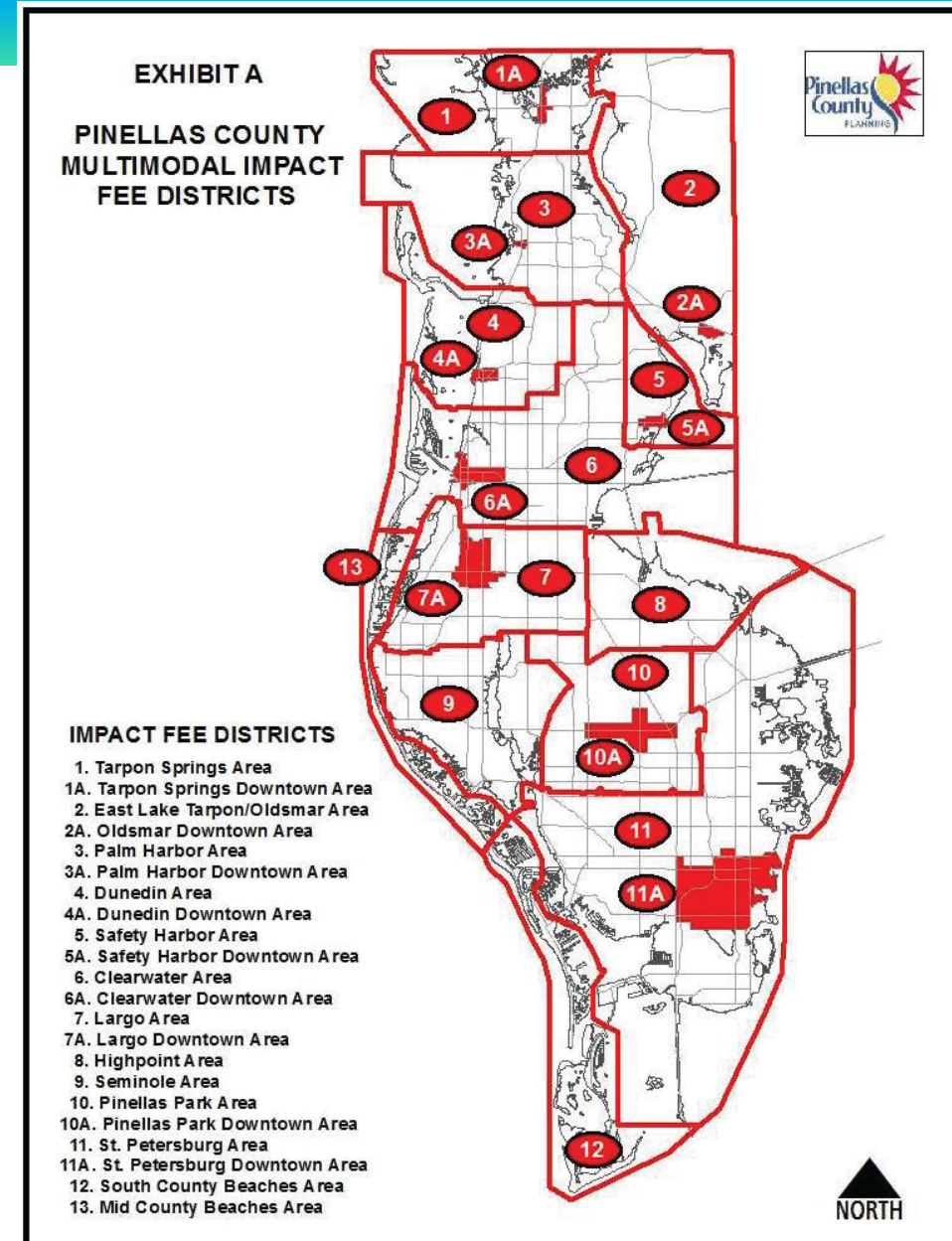
- Required to be updated on a two-year cycle.
- Currently encompasses all jurisdictions within Pinellas County.
- Whatever fee is collected a portion is used within the jurisdiction and another portion goes to the county.
- Clause was written into the ordinance that voids the ordinance if 10% of the total countywide population opts out.

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<b>Consolidated Fee Comparison by Jurisdiction</b>					
	Single Family Residential (per dwelling unit)	Multi-Family Residential (per dwelling unit)	Office (per 1000 sq ft)	Retail (per 1000 sq ft)	Industrial (per 1000 sq ft)
<b>Pinellas County<sup>2016</sup></b>	<b>\$ 1,301</b>	<b>\$ 786</b>	<b>\$ 2,080</b>	<b>\$ 5,895</b>	<b>\$ 835</b>
Orange County <sup>2021</sup>	\$ 10,758	\$ 3,934	\$ 20,661	\$ 12,503	\$ 1,980
Miami Dade County <sup>2022</sup>	\$ 5,838	\$ 2,446	\$ 7,655	\$ 12,868	\$ 2,797
Palm Beach County <sup>2022</sup>	\$ 5,597	\$ 1,827	\$ 7,600	\$ 10,666	\$ 1,063
Hillsborough County <sup>2022</sup>	\$ 9,433	\$ 4,013	\$ 21,525	\$ 12,165	\$ 2,606
City Of Tampa <sup>2015</sup>	\$ 1,476	\$ 704	\$ 3,065	\$ 3,172	\$ 783
City of Orlando <sup>2022</sup>	\$ 5,522	\$ 2,053	\$ 11,904	\$ 9,077	\$ 1,455

# What We Heard

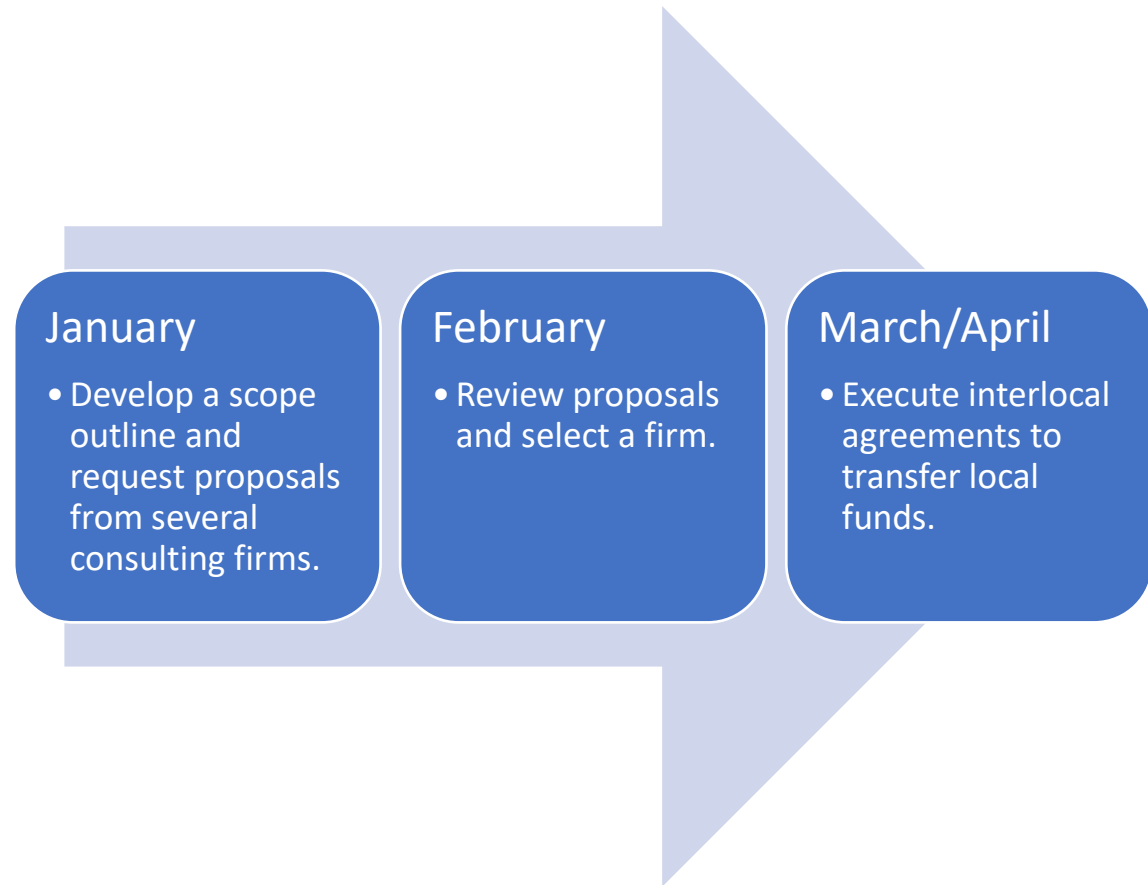
- Overwhelmingly, we heard the existing ordinance is not keeping up with transportation demand.
- Many felt that the existing ordinance lacks flexibility.
- Simplicity of fee calculation is a must.
- Allow impact fee reductions for affordable housing.



# Timeline

Generally, the development of a mobility fee or multimodal impact fee ordinance update for Pinellas County would take 18-24 months and consists of 4 major phases:

- **PHASE 1** – Review Data Needs & Planning Documents, Peer Review of Other Large Urban Counties, and Identify Mobility Fee or Multimodal Impact Fee Ordinance Framework Alternatives
- **PHASE 2** – Develop Person Trips, Person Trips Capacity, Costs, Funding Sources & Revenues, and Fee Calculations
- **PHASE 3** – Review and Revise Fee Calculations
- **PHASE 4** – Recommend Mobility Fee or Multimodal Impact Fee and Complete Required Documentation



Questions?