

PROJECT GUIDE

Mobility Fee Update 2014



Issue: Adopting Mobility Fee Updates including Redevelopment Incentives

Lead: Consultant: Bill Oliver / Jared Schneider, Tindale-Oliver

QC: Matthew Armstrong

Reporting Staff: Jennifer Carpenter; Todd Engala

Background

In 2011, Pasco County adopted a transportation mobility fee in response to advice from an Urban Land Institute advisory panel to make transportation reviews of development proposals less costly, more predictable, and quicker. To promote desired development patterns, fees were made lower in urban areas where higher densities, traffic congestion, and transit service is planned, and made higher in rural areas where lower densities and better quality of service is desired. To encourage certain forms of development, fees were made lower for transit-oriented and traditional neighborhood development. In addition, to respond to the persistent economic recession, certain employment and tourism-oriented land uses were incentivized through a “buydown” from the fees that would otherwise be charged. These strategies were encouraged by amendments to Florida’s growth management laws to introduce mobility fees that addressed all modes of transportation, rather than only automobile travel, concurrency exceptions, and the adoption of a regional transportation master plan by the Tampa Bay Area Regional Transit Authority (TBARTA). The County’s Multi-Modal Mobility Fee ordinance requires that the fee schedule be reviewed and updated every three years to ensure it is in compliance with the local Metropolitan Planning Organization’s (MPO’s) Long Range Transportation Plan (LRTP) and the Florida Impact Fee Act (F.S. 163.31801).

Objectives

- Review and update of technical aspects of the fee schedule, such as transportation system costs, travel-generation parameters of land uses, and current transportation revenue programs,
- Update the geographic boundaries of the urban, suburban, and rural districts,
- Consider adjustments to transportation plan modal strategies and quality of service goals,
- Consider adjustments to revenue program assumed in current mobility fee, Re-visit incentives/buy-down by geographic area, by type of development (Transit-Oriented Development-TOD, Traditional Neighborhood Development-TND, Mixed-Use Trip-Reduction Measures Development-MUTRM), and to incentivize redevelopment in the western “market area” of Pasco County.

Schedule

MAR 20, 2014	Advisory Committee Kick-Off Meeting
MAR 31, 2014	Advisory Committee Meeting: Re-Cap / General Discussion / No New Info
APR 14, 2014	Advisory Committee Meeting: Initial Assessment of Incentive Opportunities
APR 28, 2014	Advisory Committee Meeting: Review Assessment of Incentive Opportunities
MAY 12, 2014	Advisory Committee Meeting: Initial Recommendations / Draft Ordinance
MAY 26, 2014	Memorial Day Holiday – No Meeting
JUN 09, 2014	Advisory Committee Meeting: Final Recommendations / Draft Ordinance
JUN 24, 2014	Board Workshop (Date TBD)
JUL 22, 2014	Board Adoption (Date TBD)

Cautions

- Multi-phase project has lots of moving parts, so staying on schedule may be a challenge
 - The potential need for multiple meetings may delay schedule
- Development community concerns
 - potential for misinformation
 - raising fees outside of Urban Service Area
 - desire to reduce fees more (additional “buy-down” within USA)
 - policy debate on what form of development receives MF credits (application of TND)

Public Participation

Board Appointed Committee, commissioned to evaluate proposed revisions to Mobility Fee and make recommendations to Board.

County Staff will facilitate scheduled meetings with Board Appointed Committee and Interested Parties

A Webpage on the Pasco County site will be keep the public informed about the process and will include all meeting materials, summaries of prior meetings, upcoming schedule and milestones.