

2017-2018 MOBILITY FEE UPDATE STUDY

Third Meeting

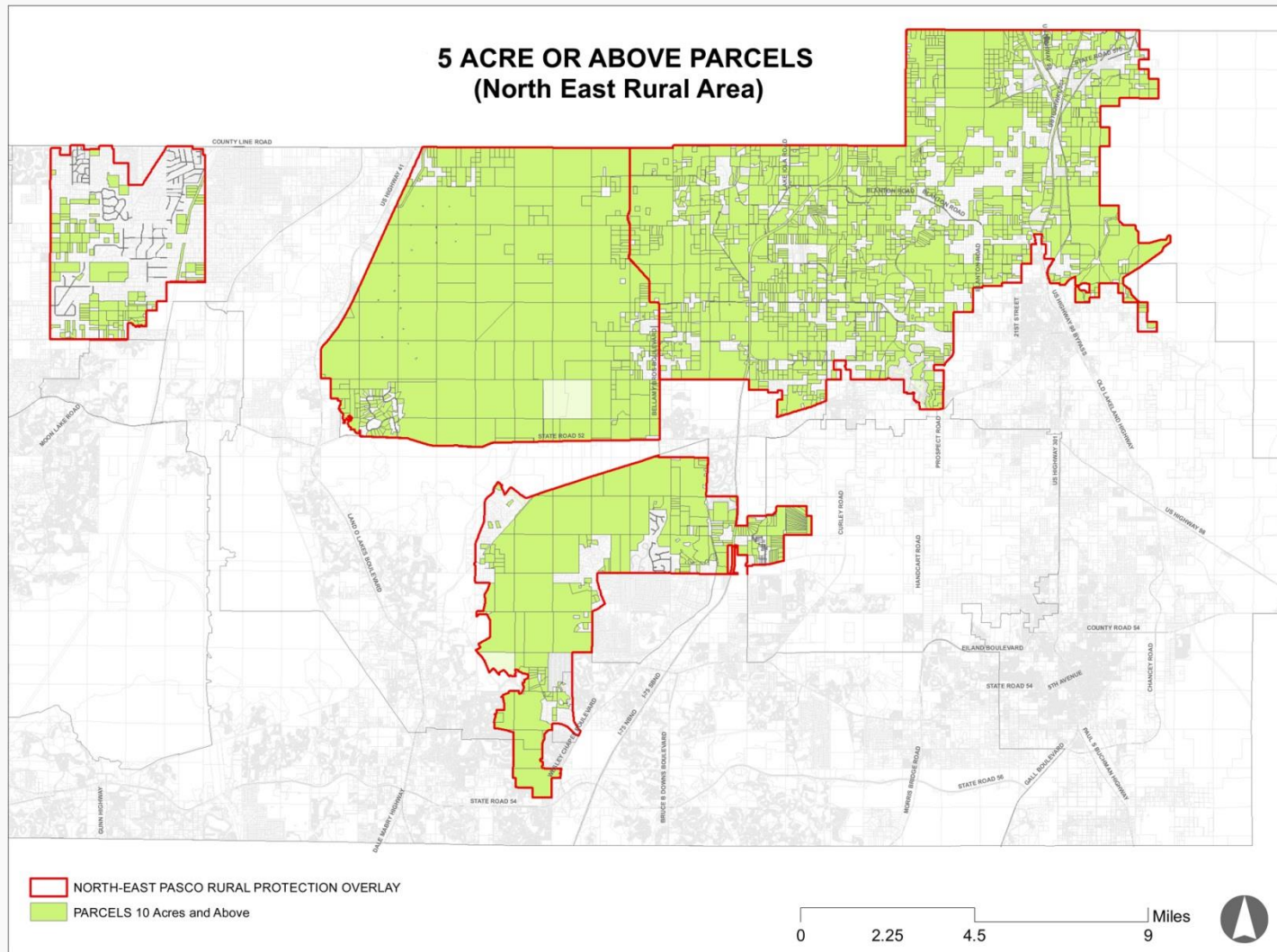
- Rural Lot Discussion

Rural Lot Discussion – Definition/ Criteria used for Selection:

- Lots that are 5 acres in size or greater;
- **SNAPSHOT:** The North East Rural Protection Area (as defined by Chapter 600/Section 604 – Northeast Pasco Rural Protection Overlay, Land Development Code);
- Zoning designation of AC, AC-1, AR, AR-1, AR-5, AR-5MH or residential zoning such as R-MH, R-1MH, R-2MH, R1 to R4; MF-1 to MF-3, as defined by Pasco County's Land Development Code.
- **APPROXIMATE NUMBER OF LOTS SELECTED BASED ON THE CRITERIA:**
 - **20,703 Lots** (With relevant Zoning designation)



Rural Lot Discussion



Rural Lot Discussion

MOBILITY FEE - RURAL

RURAL					Based on Absorption Rate Per Year	If we match URBAN		If we match SUBURBAN		If fee reduced by 10 percent.	
SIZE	# 5 Acre Lots	# Dwelling Units (DU)	\$ Mobility Fee/DU	Max Revenue \$	\$\$/Year	Max Revenue	Net Subsidy	Max Revenue	Net Subsidy	Max Revenue	Net Subsidy
Assuming the size of the house = 0-1,500 sq. ft.	20,703	20,703	7,026	145,459,278	252,936	150,228	102,708	221,076	31,860	227,642	25,294
Assuming the size of the house =1,501-2,499 sq. ft.	20,703	20,703	9,800	202,889,400	352,800	210,060	142,740	308,520	44,280	317,520	35,280
*Assuming the size of the house > 2,500 sq. ft.	20,703	20,703	10,723	221,998,269	386,028	227,844	158,184	335,232	50,796	347,425	38,603

*Worst Case Scenario

SIZE	\$\$ In 25 Years	If we match URBAN		If we match SUBURBAN		If fee reduced by 10 percent.	
		Max Revenue	Net Subsidy	Max Revenue	Net Subsidy	Max Revenue	Net Subsidy
Assuming the size of the house = 0-1,500 sq. ft.	12,646,800	7,511,400	5,135,400	11,053,800	1,593,000	11,382,120	1,264,680
Assuming the size of the house =1,501-2,499 sq. ft.	17,640,000	10,503,000	7,137,000	15,426,000	2,214,000	15,876,000	1,764,000
Assuming the size of the house > 2,500 sq. ft.	19,301,400	11,392,200	7,909,200	16,761,600	2,539,800	17,371,260	1,930,140

