

LOCAL PLANNING COMMISSION

May 21, 2020

Virtual

PDD 20-0560

**Mobility Fee Amendment for Multi-Family, SHIP defined
“Low-Income Housing” Single-Family and Multi-Family, and
Vacant Parcel Incentive Zone**



LDC SECTION 1302.2 MOBILITY FEE ORDINANCE

- AN ORDINANCE BY THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE PASCO COUNTY LAND DEVELOPMENT CODE SECTION 1302.2 MOBILITY FEES, TO INCREASE THE MOBILITY FEES FOR MULTI-FAMILY IN THE URBAN, SUBURBAN, AND RURAL STANDARD FEE TABLE, TO DECREASE MOBILITY FEES FOR SHIP DEFINED “LOW INCOME” SINGLE-FAMILY AND MULTI-FAMILY, AND DECREASE MOBILITY FEES FOR VACANT PARCEL INCENTIVE ZONED AREA; AND OTHER AMENDMENTS AS NECESSARY TO ENSURE INTERNAL CONSISTENCY; PROVIDING FOR APPLICABILITY, REPEALER, SEVERABILITY, INCLUSION IN THE PASCO COUNTY LAND DEVELOPMENT CODE, AND AN EFFECTIVE DATE.



RECOMMENDATION



➤ Find the proposed Ordinance consistent with the Pasco County Comprehensive Plan and recommend approval of the Ordinance to the Board of County Commissioners.

➤ **BCC First Reading** **6/02/2020, 1:30 p.m. DC**
Virtual

➤ **BCC Adoption** **6/16/2020, 1:30 p.m. NPR**
Virtual



SUMMARY



- During the February 25, 2020, workshop on the state of multi-family and affordable housing in Pasco County, the Board of County Commissioners directed the Planning and Development Department to 1) update the Mobility Fee Tables to further encourage vacant parcel development in the West Market Area, encourage the focus of multi-family development to be part of a mixed-use project (MUTRM, TND, TOD) and encourage more affordable housing County wide; and 2) to research and establish development standards for multi-family developments and single-use multi-family Master Planned Unit Development, specifically along the SR 54/56 Corridor.
- This directive by the Board of County Commissioners will occur in two phases, the first phase is the mobility fee table adjustments summarized in the table above.



SUMMARY

The proposed changes to the mobility fee table are consistent with the Harbors Redevelopment Plan recommendations to focus redevelopment efforts in the West Market Area and Comprehensive Plan Policies that promote the efficient use of infrastructure, adequate supply of affordable housing, and the support of mixed-use development and more efficient growth patterns:

- GOAL FLU 1: Foundation for Growth Management
- POLICY FLU 1.7.6: Urban Infill and Redevelopment Plan- West Market Area,
- POLICY FLU 1.8.1: Traditional Neighborhood Design;
- OBJECTIVE FLU 4.6: Corridor Design Standards;
- POLICY FLU 4.7.10: Access and Connectivity;
- GOAL HSG 1: Ensure Opportunities for an Adequate Supply of All Housing Types in Appropriate Locations for All Pasco County Residents with an Emphasis on the Needs of the Financially Disadvantaged and the Special-Needs Populations;
- GOAL HSG 2: Provide for the Creation and Preservation of Affordable Housing for All Pasco County Residents, Particularly Low-Moderate-Income Households



Mobility Fee Table Summary of Changes: Urban

Table	Schedule <i>(titles truncated)</i>	Change Summary						
		Pasco LUC	Land Use <i>(titles truncated)</i>	Unsubsidized Mobility Fee	Existing		Proposed	
					Incentive	Net Fee	Incentive	Net Fee
4-1	Urban Standard	210.1P	Single Family Detached (80% SHIP)	\$3,656	9%	\$3,315	100%	\$0
		210.5P	Multi-Family (80% SHIP)	\$2,409	11%	\$2,141	100%	\$0
		220	Multi-Family	\$4,280	7%	\$3,971	0%	\$4,280
4-2	Urban MUTRM	210.1P	Single Family Detached (80% SHIP)	\$3,317	25%	\$2,486	100%	\$0
		210.5P	Multi-Family (80% SHIP)	\$2,192	27%	\$1,606	100%	\$0
4-3	Urban TND	210.1P	Single Family Detached (80% SHIP)	\$3,177	48%	\$1,658	100%	\$0
		210.5P	Multi-Family (80% SHIP)	\$2,102	49%	\$1,071	100%	\$0



Mobility Fee Table Summary of Changes: Urban Cont.

Table	Schedule <i>(titles truncated)</i>	Change Summary						
		Pasco LUC	Land Use <i>(titles truncated)</i>	Unsubsidized Mobility Fee	Existing		Proposed	
					Incentive	Net Fee	Incentive	Net Fee
4-4	Urban TOD	title of schedule changed from: "Urban Transit-Oriented Development and West (Harbors) Market Area Vacant Parcel Incentive Zone Fee Schedule (Fee District A)"						
		to: "Urban Transit-Oriented Development Fee Schedule (Fee District A)"						
		210.1P	Single Family Detached (80% SHIP)	\$2,793	70%	\$829	100%	\$0
		210.5P	Multi-Family (80% SHIP)	\$1,856	69%	\$993	100%	\$0
4-5	West Market Redevelopment	title of schedule changed from: "Urban West (Harbors) Market Area Redevelopment District Fee Schedule (Fee District A)"						
		to: "Urban West (Harbors) Market Area Redevelopment District and West (Harbors) Market Area Vacant Parcel Incentive Zone Fee Schedule (Fee District A)"						
		210.1P	Single Family Detached (80% SHIP)	\$3,656	100%	\$0	<i>no change</i>	<i>no change</i>
		210.5P	Multi-Family (80% SHIP)	\$2,409	100%	\$0	<i>no change</i>	<i>no change</i>



Mobility Fee Table Summary of Changes: Suburban

Table	Schedule <i>(titles truncated)</i>	Change Summary						
		Pasco LUC	Land Use <i>(titles truncated)</i>	Unsubsidized Mobility Fee	Existing		Proposed	
					Incentive	Net Fee	Incentive	Net Fee
4-6	Suburban Standard	210.1P	Single Family Detached (80% SHIP)	\$5,916	17%	\$4,884	100%	\$0
		210.5P	Multi-Family (80% SHIP)	\$3,843	18%	\$3,160	100%	\$0
		220	Multi-Family	\$7,064	17%	\$5,845	0%	\$7,064
4-7	Suburban MUTRM	210.1P	Single Family Detached (80% SHIP)	\$5,411	54%	\$2,486	100%	\$0
		210.5P	Multi-Family (80% SHIP)	\$3,515	54%	\$1,606	100%	\$0
4-8	Suburban TND	210.1P	Single Family Detached (80% SHIP)	\$5,201	68%	\$1,658	100%	\$0
		210.5P	Multi-Family (80% SHIP)	\$3,378	68%	\$1,071	100%	\$0
4-9	Suburban TOD	210.1P	Single Family Detached (80% SHIP)	\$4,628	82%	\$829	100%	\$0
		210.5P	Multi-Family (80% SHIP)	\$3,006	82%	\$535	100%	\$0



Mobility Fee Table Summary of Changes: Rural

Table	Schedule <i>(titles truncated)</i>	Change Summary						
		Pasco LUC	Land Use <i>(titles truncated)</i>	Unsubsidized Mobility Fee	Existing		Proposed	
					Incentive	Net Fee	Incentive	Net Fee
4-10	Rural Standard	210.1P	Single Family Detached (80% SHIP)	\$7,663	27%	\$5,593	100%	\$0
		210.11P	Large-Lot Single-Family Detached (80% SHIP)	\$7,663	36%	\$4,884	100%	\$0
		210.5P	Multi-Family (80% SHIP)	\$4,979	27%	\$3,629	100%	\$0
		220	Multi-Family	\$9,276	28%	\$6,694	0%	\$9,276
4-11	Rural MUTRM	210.1P	Single Family Detached (80% SHIP)	\$7,024	40%	\$4,195	100%	\$0
		210.5P	Multi-Family (80% SHIP)	\$8,482	41%	\$5,021	100%	\$0
4-12	Rural TND	210.1P	Single Family Detached (80% SHIP)	\$6,758	59%	\$2,797	100%	\$0
		210.5P	Multi-Family (80% SHIP)	\$4,390	59%	\$2,575	100%	\$0



Section 1302.2 Text Amendments



Section 1302.2.F.2.i.(3) as shown below:

2. Calculation of Mobility Fees and Administration Fees

~~(3) The development is located in the West Market Area (Harbors) Vacant Incentive Zone depicted on Map 1302.2-C. and does not otherwise qualify for the West Market Area alteration/redevelopment exemption in this Code, Section 1302.2.F.4.A.(4).~~



Section 1302.2 Text Amendments



and Section 1302.2.F.4.a.(5) is created as shown below:

4. Exemptions and Credits

a. The following shall be exempted from payment of the mobility fee and administration fee:

(5) Development located in the West Market Area (Harbors) Vacant Incentive Zone depicted on Map 1302.2-C.



RECOMMENDATION



Find the proposed Ordinance consistent with the Pasco County Comprehensive Plan and recommend approval of the Ordinance to the Board of County Commissioners.

