

**MOBILITY FEE UPDATE STUDY 2017-2018
ADVISORY COMMITTEE MEETING #1**

ANNOTATED MINUTES

APRIL 18, 2018

**PREPARED IN THE OFFICE OF
PAULA S. O'NEIL, CLERK & COMPTROLLER**

**THE MINUTES WERE PREPARED IN AGENDA ORDER
AS PUBLISHED AND NOT IN THE ORDER
THE ITEMS WERE HEARD**

2:00 P.M.

**RASMUSSEN COLLEGE - LAND O'LAKES CAMPUS
18600 FERNVIEW ST., ROOMS 102-103, LAND O'LAKES, FL 34638**

MEMBERS:

Pat Gassaway
Jamie Soderland Ballard
Stewart Gibbons - **ABSENT**
Robert Griffiths
Steve Henry
Clarke Hobby
David Key

Fred Krauer
Kelly Miller
Jennifer Motsinger - **ABSENT**
Michael Ryan
Scott Sheridan
Mark Spada

STAFF:

David Goldstein, Chief Assistant County Attorney
Nectarios Pittos, Long Range Planning Manager
Ernie Monaco, Acting Planning & Development Director
Aurybel Rivero, Sr. Planner - Transportation
Ali Atefi, Planning & Development, Engineer III

William "Bill" Oliver, Consultant

1. CALL TO ORDER

Mr. Pittos called the meeting to order at 2:09 p.m. and welcomed everyone to the meeting.

2. INTRODUCTION OPENING REMARKS

Mr. Pittos reviewed the information binder that was distributed to the Committee Members.

Each Committee Member introduced themselves for the record. Ms. Jennifer Motsinger and Mr. Stewart Gibbons were absent. Ms. Kelly Miller arrived to the meeting at 2:38 p.m.

3. OVERVIEW OF SUNSHINE LAWS, LEGAL MATTERS AND DUTY OF THE ADVISORY COMMITTEE

Mr. Goldstein gave an overview of the Sunshine Laws, public comment requirements, email procedures, and stated there was more information in the binders. He reviewed the duties of the Committee Members and explained they were a recommending body to the Board of County Commissioners.

Discussion followed regarding Committee Member disclosure requirements.

4. ELECTION OF CHAIR AND VICE-CHAIR

Mr. Goldstein reviewed the duties of the Chair and Vice-Chair. He requested nominations.

The Committee approved Mr. Pat Gassaway to serve as Chair.

The Committee approved Ms. Jamie Soderland Ballard to serve as Vice-Chair.

5. MOBILITY FEE OVERVIEW AND HISTORY

Mr. Goldstein gave an overview and history of the mobility fees using a PowerPoint presentation. He spoke regarding:

- Amendments to the Comp Plan, Adoption of the TND Ordinance, and Creation of the Rural Protection Area.
- Focusing on Transit Oriented Development (TOD) and Traditional Neighborhood Development (TND).
- Adoption of the Strategic Plan.
- Concentrating growth in Urban Service Areas.
- Transportation Funding Sources including tax increment.
- Creation of 5 Market Areas.
- The Mobility Fee system relied on tax increment.

- Settlement and agreement with the Department of Community Affairs of the Urban Service Area.
- Pasco was one of the first counties to adopt a mobility fee.
- Replaced transportation impact fee with a mobility fee.
- The Long Range Transportation Plan (LRTP).
- The mobility fee was a tiered system.
- Encouraging Transit Oriented Development in the urban areas.
- Preferred rates for specific development/uses.
- Mixed Use Trip Reduction Measures Development (MUTRM).
- Incentivized uses.
- Rate Buy-Downs.
- Utilized Established Expenditure Zones.
- Municipalities were given the right to “opt in” to the Mobility Fee System, but no cities have opted-in yet.
- Strategic Intermodal System (SIS) Facilities.
- Administration Fees.
- Key Assumptions – Growth Rate, Level of Service (LOS) Implications, and Funding.
- Updates to Fees and the Ordinance.

Discussion followed regarding whether the SIS was deemed an agreement with DOT to undertake their infrastructure; the funds were earmarked specifically for DOT as were considered as their consultation; new changes in the DRI law; and assumptions in the LRTP.

6. INTRODUCTION/DISCUSSION OF INFILL & RURAL LOTS PROJECT

Mr. Goldstein explained the general consensus of the BCC was they did not want the fees to increase.

Mr. Monaco referred to the PowerPoint and spoke regarding the Fee Comparison Table. He reviewed various scenarios with the Committee. He said the Committee would be asked to make a recommendation as to whether they should reduce the single-family mobility fee in the rural areas to allow 10 acre lots.

Mr. Goldstein explained it would be consistent with the goal of the rural area if someone was willing to develop in the rural area on large lots. The question was the amount of the fee. Staff was reviewing how many lots would likely be developed at 10 acres or greater. They had direction from the BCC to look at the impact of the fee on large lot owners in rural areas.

Mr. Goldstein explained the second item the BCC wanted them to review was the issue of infill development in the West Market Area. In 2014 the BCC with a recommendation from this Committee made a significant change to the way fees were assessed in the West Market Area for redevelopment. The Board did not charge mobility fees in the West Market Area as a direct incentive to encourage redevelopment in the West Market Area. He spoke extensively regarding infill and incentivizing infill in the West Market Area.

Discussion followed regarding vacancy rates in malls; the need for U.S. 19 to be an economic engine; underutilized value in that area; how much to subsidize; quantifying the amount of land; the need for a definition of infill; costs associated with redevelopment; property values; buy-downs; alternative parcel sizes; the redevelopment area applied to the entire West Market Area; and that the Committee would be asked to make a recommendation on how they defined infill and how much subsidy it should or should not receive.

Mr. Goldstein explained the current Ordinance called for a mobility fee update every three years. There was some discussion of moving it to every five years so that it occurred one year before the LRTP was updated. He explained this year the LRTP would be updated.

Mr. Oliver felt the mobility fee study was an opportunity to review what was done in the last LRTP and give direction to the upcoming LRTP update.

7. OVERVIEW OF THE MOBILITY FEE UPDATE

Mr. Oliver provided an overview of the mobility fee update and spoke regarding:

- What was a Mobility Fee and why it was needed.
- Rate of growth vs. rate of system expansion.
- How was the fee calculated.
- The use of credits and incentives.
- The three basic fee schedules which included the Urban Standard, Suburban Standard and the Rural Standard.
- Benefit Districts.
- The need to maintain predictability, equity, and fairness in the implementation of the fee.
- Planned updates for costs, technical parameters and expected revenues.
- New land use categories.
- What had changed from the last update.
- Growth rates.

Discussion followed regarding the whether all of the major categories were used within the tables; Pasco's schedule included approximately 74 land use categories; trip generations; forms of development; allocations of growth; scenario planning; and the project schedule.

8. QUESTIONS

Ms. Miller clarified that all of the stakeholder meetings were only scheduled until May 30, 2018.

Mr. Goldstein explained if the Committee felt their work was not done on May 30th they could schedule additional meetings.

Mr. Spada asked if the slides presented today would be available on the website.

A Staff Member indicated the information would be provided on the County's website.

Mr. Goldstein said they could e-mail the PowerPoints to the Committee Members.

Chairman Gassaway spoke regarding the distribution of materials prior to the meetings.

9. PUBLIC COMMENT

Ms. Cynthia Spidell spoke regarding new categories being added, outdoor seating at retail establishments and a possible reduction of the penalty, the timing of the LRTP and the needs assessment, and buy-downs.

Staff responded to Ms. Spidell's concerns.

Ms. Judy Geiger spoke regarding the lowering of fees for single family residential development.

Staff responded to Ms. Geiger's concerns.

10. ADJOURN

The meeting adjourned 3:56 p.m.

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Office of Paula S. O'Neil, Clerk & Comptroller

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Board Records Division