

**MOBILITY FEE UPDATE STUDY 2017-2018  
ADVISORY COMMITTEE MEETING #3**

**ANNOTATED MINUTES**

**MAY 30, 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, Chairman  
Jamie Soderland Ballard, Vice-Chairman  
Stewart Gibbons  
Robert Griffiths  
Steve Henry  
Clarke Hobby – **ABSENT**  
David Key

Fred Krauer  
Kelly Miller  
Jennifer Motsinger  
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 - **ABSENT**  
Aurybel Rivero, Sr. Planner – Transportation  
Ali Atefi, Planning & Development, Engineer III  
Smita Ambadi, Planning & Development, Principal Planner

William "Bill" Oliver – Consultant

---

**1. Call to Order**

Chairman Gassaway called the meeting to order at 2:02 p.m.

## **2. Roll Call**

Each Member introduced themselves for the record. Mr. Clarke Hobby was absent. Ms. Jennifer Motsinger and Mr. Mark Spada arrived to the meeting at 2:06 p.m. Mr. David Key arrived to the meeting at 2:09 p.m. Mr. Stewart Gibbons arrived to the meeting at 2:25 p.m.

## **3. Mobility Fee Strategy**

Mr. Oliver responded to questions raised during the previous meeting concerning the valuation on urban vs. suburban, new home taxable values, and the 2014 study. He spoke regarding funding for transportation infrastructure through the tax increment revenue districts, that most tax increment revenue money was earmarked for public transportation with no clear indication how much of it was going to be used for capacity expansion, and the Board of County Commissioners had requested they try to keep the fees the same.

**MS. JENNIFER MOTSINGER AND MR. MARK SPADA ARRIVED TO THE MEETING AT 2:06 P.M.**

**MR. DAVID KEY ARRIVED TO THE MEETING AT 2:09 P.M.**

Discussion followed regarding the average taxable value of new home construction; questions of whether the numbers used were correct; that the taxable value in urban was higher; the use of TIF revenues; the use of tax increment funds; that all fees were subsidized; buy downs; and the source for the taxable values provided.

Chairman Gassaway felt more investigation was needed on the figures used.

**MS. JAMIE BALLARD ARRIVED TO THE MEETING AT 2:14 P.M.**

Mr. Oliver stated he would re-verify the information. He asked if any Committee Member wished to serve as an arbiter.

Mr. Spada indicated he would be willing to serve as an arbiter.

Mr. Oliver spoke regarding the average volume to capacity ratio. He used a PowerPoint presentation and reviewed:

- Roads that operated over capacity/under capacity.
- That in 2010 the network was considered on average to be 58 percent full.
- The 2040 Transportation Plan ratios.
- Forecasted growth rates.

Mr. Goldstein noted when they developed the prior numbers they had assumed a more robust transit system would come on-line quicker. That had not occurred so they could not have the same reliance on transit that was assumed in 2011 and 2014. He felt they did have the revenues where they could achieve a better level of service.

#### **MR. GIBBONS ARRIVED TO THE MEETING AT 2:25 P.M.**

Mr. Oliver continued with the presentation. Key topics included:

- Transit projections.
- Consumer/resident demands.
- The costs to incentivize the uses by category and still maintain the quality of service goals.
- The revenue forecast.
- TOD Incentives.
- Assumptions built into the 2014 Study.
- MUTRM.
- The West Market Area.
- The Fee Strategy.

Mr. Goldstein spoke regarding expanding the incentives and growth in the West Market Area whether vacant land or redevelopment. For budgeting purposes, they assumed that all growth in the West Market Area would be fully subsidized. He noted they would discuss the West Market Area at a future meeting.

Discussion followed regarding the revenues generated by TIF; future BCC commitment; buy downs; that they had a surplus in the west and east districts, and a deficit in the central district because Ridge Road had not yet been constructed; and that they had not yet hit the growth rate.

Mr. Goldstein explained they had enough money to keep the fees where they current were and could introduce the incentives the Board had requested they review which included the large lot rural area and the vacant land in the West Market Area. At this time there was enough money to add both of those incentives and keep the fees the same. It was a policy decision.

Discussion followed regarding residential being subsidized in the urban area; level of service assumptions in the urban area; the allocation of tax increment money; the BCC direction was to not raise the fees; the need to improve capacity in the urban area; the buy down surplus because of the TIF; that any fee that was not subsidized meant more money was taken in; residential fees; different levels of service and trip lengths; a need for the Committee to review a listing of projects tied to mobility fees; that Staff would provide the 2018 adopted TIP and maps to the Committee Members; funding the CIP; upcoming projects by area; the allocation process; the Committee would not direct the selection of the capital improvements; and TOD, TNT and MUTRM percentages.

Mr. Goldstein clarified the committee wanted Staff to review the property value issue.

The item was for information only. No action was taken.

#### **4. Rural Lot Discussion**

Mr. Goldstein spoke regarding conversations with Commissioner Oakley who felt they should look at five acre lots. He explained that change would not affect the budget. It became a policy decision of what the Committee and the Board wanted to incentivize. They need to determine what was considered a rural lot and how much they wished to incentivize.

Mr. Pittos explained they looked at specific areas within the rural areas of the County to complete the analysis. He reviewed the item using a PowerPoint presentation. Key items discussed:

- Lots that were 5 acres in size or greater.
- The Zoning district classifications affected.
- A potential of 20,000 five acre lots.
- Net subsidy amounts.

Discussion continued regarding the various rates; current urban, suburban and rural rates; and the acreage amounts.

Chairman Gassaway called for public comment.

Ms. Nancy Hazelwood said as a resident of the northeast Pasco rural area she felt the acreage should be 10 acres and that the issue could be readdressed in the future.

Mr. Richard Riley said he lived in the rural area. He noted it was originally proposed for 10 acres and spoke regarding the potential number of developments for 10 acres or five acres, assuming the zoning conditions could be adapted. He questioned the purpose for the 5 or 10 lot distinction. He supported the item, but preferred the 10 acre lots.

Mr. Pittos responded to items discussed during public comment.

Mr. Goldstein clarified they did not want to penalize residents in the rural area who wished to build on a larger lot.

**The Committee approved** for five acre and larger lots in the rural area to reduce the mobility fee to match the suburban mobility fee amount, with Ms. Miller and Ms. Ballard voting nay.

## **5. Next Meeting: June 13 (2 p.m. at same location)**

Discussion followed regarding issues with the June 13<sup>th</sup> meeting and that several members were unable to attend on that date. The Committee discussed other possible meeting dates and times.

It was determined the June 13, 2018 meeting would be cancelled and that additional meetings were scheduled for June 20, 2018 and June 27, 2018, from 12:00 p.m. to 2:00 p.m., with the locations to be determined.

## **6. Additional Meetings**

Mr. Goldstein said there were still two major items that needed to be reviewed by the Committee which included the infill discussion and the administration fee update. He felt two more meetings may be needed. Staff would also bring the text changes to the Ordinance.

## **7. Questions**

There were no further questions.

## **8. Public Comment**

There was no public comment.

**9. Adjourn**

The Committee adjourned at 3:29 p.m.

MOBILITY FEE UPDATE STUDY 2017-2018  
ADVISORY COMMITTEE MEETING #3  
MAY 30, 2018



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

Prepared by: Donalee Schmidt  
Donalee Schmidt, Operations Lead  
Board Records Division