

**BOARD OF COUNTY COMMISSIONERS**

**DATE:** October 21, 2014

**AGENDA ITEM NO.** 40

**Consent Agenda** ☐

**Regular Agenda** ☐

**Public Hearing** ☒

 **County Administrator's Signature:**

**Subject:**

Public Hearing for Proposed Amendment to Chapter 150, Impact Fees, of the Land Development Code to Establish a Mobility Management System for Countywide Implementation through Local Site Plan Review Processes

**Department:**

Planning and Development Services

**Staff Member Responsible:**

Jake Stowers, Interim Executive Director

**Recommended Action:**

I RECOMMEND THE BOARD OF COUNTY COMMISSIONERS (BOARD) RECEIVE PUBLIC COMMENT ON THE PROPOSED AMENDMENT OF CHAPTER 150 OF THE LAND DEVELOPMENT CODE.

**Summary Explanation/Background:**

In response to the 2011 Community Planning Act, which removed State mandated transportation concurrency management requirements, the Pinellas County Metropolitan Planning Organization (MPO) endorsed the Pinellas County Mobility Plan on September 11, 2013. The Mobility Plan provides a framework for a coordinated multi-modal approach to managing the traffic impacts of development projects as a replacement for local transportation concurrency systems. It calls for establishing a tiered development review approach requiring larger scale projects adding new trips to the surrounding road network to implement transportation management plans (TMPs) as credit toward their impact fee assessment. Transportation management plans would include strategies such as trail, sidewalk, bus stop and intersection improvements or trip reduction programs such as vanpooling or telecommuting. Smaller scale projects with limited impact on the transportation system would only be required to pay an impact fee commensurate with the number of new trips they generate. The Plan is also intended to ensure consistency between County and municipal site plan review processes as they pertain to reviewing and managing the traffic impacts of development projects while increasing mobility for all users of the transportation system.

On July 9, 2014, the MPO approved model comprehensive plan policies and land development code provisions intended for local governments to implement the Mobility Plan in their respective jurisdictions. Pinellas County staff utilized the model code provisions to develop the attached Ordinance. The modal policies were utilized to develop an Ordinance proposing amendments to the Comprehensive Plan. This companion Ordinance is presented under a previous agenda item. On July 22, 2014, the Board held a workshop, reviewed the Mobility Plan and authorized advertisement of public hearings on the two ordinances. In addition, the Board requested a report of impact fee revenues. A report of impact fee revenues received countywide from fiscal year (FY) 2004/05 to FY 2012/13 is attached.

The proposed amendment of Chapter 150 sets forth the site plan requirements associated with the proposed mobility management system. Other proposed changes to Chapter 150 seek to change the name "impact fee" to "multi-modal impact fee," modify the boundaries of the Largo downtown impact fee district, correct the fee schedule rate for adult congregate living facilities and add a footnote regarding the unit of measure used for the general commercial category. A discounted fee schedule (Schedule B) is applied to development projects within downtown districts as designated in Chapter 150. Further information regarding the proposed amendment is provided in the attached Local Planning Agency (LPA) report.

The LPA held a public hearing on the proposed amendment of Chapter 150 on September 11, 2014 and recommended approval of the proposed Ordinance. As part of their recommendation, they included two conditions. One was to include a standard(s) for determining when projects generating more than 50 peak hour trips on non-deficient roads are subject to the proposed mobility management requirements described in the proposed Section 150-48. Non-deficient roads operate with peak hour level of service conditions of D or better and volume-to-capacity ratios (i.e., percent of road capacity occupied by vehicle traffic) of less than 0.9. The other LPA condition was to stipulate that the cost of developer required TMPs may not exceed the amount of their impact fee assessment. Staff concurs with the LPA recommendation with the exception of the latter condition regarding the TMP cost.

Regarding the LPA recommendation to establish standards for projects impacting non-deficient roads, Section 150-48(f) has been revised. The proposed revision would require development projects generating more than 50 peak hour trips on non-deficient roads to implement TMPs in situations where their impacts would cause the level of service on an adjacent road to become deficient. No changes were made to address the LPA recommendation to limit the cost of the TMP to the amount of the impact fee assessment. It is the intention of the TMP provisions to allow local governments to ensure that the impacts of development projects can be adequately addressed, particularly with regard to larger scale projects, when the impact fees collected may not be sufficient to address the impacts. Relative to this issue, it is important to note that the impact fee rate formula in Section 150-40 includes a reduction factor that discounts the fully allocated cost of improvements used in the calculation of the fee by 73 percent.

Changes made to the attached strike-through/underline Ordinance following the LPA public hearing are shaded. These changes respond to the LPA recommendation and also reflect the results of further staff review and comments provided by the MPO Mobility Plan Task Force.

This item is intended for Board review and public comment. No action is requested at this time. A second public hearing to adopt the attached Ordinance along with the companion Ordinance amending the Comprehensive Plan is anticipated to occur in January or February, 2015.

**Fiscal Impact/Cost/Revenue Summary:**

There is no additional cost to Pinellas County associated with the proposed amendments.

**Exhibits/Attachments Attached:**

Local Planning Agency Report and Recommendation  
Proposed Chapter 150 of Land Development Code Ordinance (strikethrough/underline version and clean version)  
Transportation Impact Fee Revenue - Pinellas County Collections

## **LOCAL PLANNING AGENCY (LPA) RECOMMENDATION to the BOARD OF COUNTY COMMISSIONERS**



### **Regarding: A Proposed Ordinance amending Chapter 150, Impact Fees, of the Pinellas County Land Development Code**

**LPA Recommendation:** The LPA finds that the proposed Ordinance amending Chapter 150, Impact fees is consistent with the Pinellas County Comprehensive Plan and recommends the amendment be adopted by the Board of County Commissioners with the motion to support the amendment with following conditions:

- 1) That standards are established for determining when projects generating more than 50 peak hour trips on non-deficient roads are subject to the proposed mobility management requirements described in Section 150-48.
- 2) That the costs of a developer required transportation management plan does not exceed the amount of their impact fee assessment.

(The vote was 5-0, in favor)

**LPA Report No. LDR 23-9-14**

***LPA Public Hearing Date: September 11, 2014***

### **PLANNING STAFF RECOMMENDATION:**

- Staff recommends that the LPA find the proposed amendments to Chapter 150, Impact Fees, of the County Code to be consistent with the Pinellas County Comprehensive Plan, based on the findings of this report.
- Staff further recommends that the LPA recommend adoption of the proposed amendments to the Pinellas County Board of County Commissioners.

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### **Background**

Chapter 150 of the Pinellas County Land Development Code applies to unincorporated Pinellas County, but it is also a codified version of the Transportation Impact Fee Ordinance (TIFO), which is applied countywide. It sets forth provisions for the assessment of transportation impact fees on development projects that add new trips to the surrounding road network. Revenue generated from the collection of transportation impact fees is used to fund transportation improvements necessary to accommodate the impacts of development projects. Improvements eligible for the use of these funds include projects affecting all principal modes of transportation including, for example, sidewalks, trails, intersection modifications and bus stop shelters as well as road reconstruction. As the TIFO is applicable countywide, Pinellas

County coordinates with other local governments and the Metropolitan Planning Organization (MPO) in the biennial process of reviewing and updating the ordinance.

The assessment of transportation impact fees and the application of concurrency management requirements through local site plan review processes are the primary tools utilized by Pinellas County and other local governments to manage the traffic impacts of development projects. Concurrency management requirements are imposed to ensure that permits are not issued for a development project without the public facilities and services necessary to handle its impacts being in place. Concurrency management rules also require local governments to adopt level of service standards for public services and facilities that must be maintained as a condition of development approval. While local governments in Pinellas County follow the same ordinance regarding the implementation of transportation impact fees, there are significant variations in their approaches to transportation concurrency. This is largely due to amendments to the State Growth Management Law that have allowed them to implement alternative approaches to concurrency management in areas designated for more concentrated and mixed-use development and multi-modal transportation systems.

Under the 2011 Community Planning Act, which amended Chapter 163, F.S., the State imposed mandate for local governments to implement concurrency management for transportation purposes was repealed. In the absence of State mandated transportation concurrency management, the MPO launched an effort to develop an alternative approach that facilitated coordination among the County's local governments while furthering the development of a countywide multi-modal transportation system that could better accommodate travel options other than the personal automobile. This effort resulted in the approval of the Pinellas County Mobility Plan by the MPO in September, 2013.

The Mobility Plan is a countywide approach for managing the traffic impacts of development projects while increasing mobility for pedestrians, bicyclists, transit users and motor vehicles through local site plan review processes and the assessment of impact fees. The plan calls for establishing a tiered development review approach requiring larger scale projects adding new trips to the surrounding road network to implement transportation management strategies in-lieu of or as credit toward their impact fee assessment. These strategies could include, for example, trail, sidewalk, bus stop and intersection improvements or trip reduction programs such as vanpooling or telecommuting. Smaller scale projects with limited impact on the transportation system would only be required to pay an impact fee commensurate with the number of new trips they generate. Further details on the plan are provided in the attached Pinellas County Mobility Plan Summary Report.

The proposed amendment of Chapter 150 of the Pinellas County Land Development Code seeks to establish a mobility management system and associated land development requirements and related provisions for implementation of the Pinellas County Mobility Plan through the Pinellas County Site Plan Review Process. In addition to the changes related to the Mobility Plan, the proposed Chapter 150 amendments intend to modify the boundaries of the Largo downtown impact fee district, correct the fee schedule rate for adult congregate living facilities and add a footnote regarding the unit of measure used for the general commercial category. A discounted fee schedule (Schedule B) is applied to development projects within downtown districts as designated in Chapter 150.

The proposed amendments described in this report are associated with the proposed Pinellas County Comprehensive Plan amendments described in LPA Report CP 22-9-14, which are

primarily intended to set up the policy framework necessary for establishing a mobility management system designed to implement the Mobility Plan. In addition, proposed amendments to Chapter 134 to remove transportation concurrency provisions from the Land Development Code will be presented with the annual update of the Concurrency Test Statement at a forthcoming LPA meeting.

As the Pinellas County Mobility Plan is intended for countywide application, County staff will continue working with the MPO and other local governments to draft and adopt amendments to their respective land development codes and comprehensive plans necessary to implement the Mobility Plan. Further description of the proposed amendments to Chapter 150 is provided below.

- Change *transportation impact fee* to *multi-modal impact fee* and the chapter title from *Impact Fees* to *Multi-modal Impact Fees*.
- Add terms to the definition section defining *deficient facility*, *mobility management system*, *Pinellas County Mobility Plan*, *new peak hour trip*, *peak hour*, *pre-existing use*, *transportation management plan*, *transportation management plan strategies* and *volume-to-capacity ratio*.
- Add legislative findings section providing references to pertinent State and Federal Law and MPO action endorsing the Pinellas County Mobility Plan.
- Correct fee per unit associated with *Licensed ACLF* category in Fee Schedule A.
- Add footnotes to fee schedules A and B regarding unit of measure for the general commercial category.
- Insert mobility management section including description of transportation management plan and strategies, corridor definition, development requirements and a list of deficient roads. This section is being moved from Section 134, Concurrency Management, of the Land Development Code.
- Modify City of Largo downtown impact fee district boundaries in exhibits A and G.
- Add *Exhibit J*, a map identifying deficient roads based on the 2013 MPO Level of Service Report data.

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## IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

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Staff finds that the proposed amendment to the Land Development Code, at a minimum, is consistent with the objectives and policies of the Comprehensive Plan stated below. Staff also finds that the proposed amendment is consistent with and will implement proposed Comprehensive Plan amendments described in LPA Report number CP-22-9-14.

### **Planning To Stay – Governing Principles To Guide Decisions on Buildout**

#### **Sustain a Quality Urban Community and Promote Strong Neighborhoods and Diverse Housing Opportunities**

**Principle 14:** The transportation system must fit into and support the overall goals of the community, whether they are historic and/or community preservation, the revitalization of downtown, providing a safe, pedestrian-friendly neighborhood, or preserving the natural

environment. The movement of people and goods as quickly and efficiently as possible will not be the sole criterion for planning and designing transportation projects.

### **Provide Realistic Mobility and Transportation Choices**

**Principle 1:** Viable transportation alternatives will reduce dependence upon the automobile for moving people about the county and region. These transportation alternatives include transit, pedestrian, and bicycle systems and will be effectively integrated into the overall transportation network to maximize access and use by residents and visitors for all types of trips.

**Principle 4:** Transportation improvements will support pedestrian enhancements and alternative modes of travel such as bicycle use. Streets should be safe, comfortable, and interesting to the pedestrian and bicyclist.

### **Transportation Element**

1. GOAL: PROVIDE FOR A SAFE, CONVENIENT, AND ENERGY EFFICIENT MULTIMODAL TRANSPORTATION SYSTEM THAT SERVES TO INCREASE MOBILITY, REDUCE THE INCIDENCE OF SINGLE-OCCUPANT VEHICLES, PROTECT ROADWAY CAPACITY, REDUCE THE CONTRIBUTION TO AIR POLLUTION FROM MOTORIZED VEHICLES AND IMPROVE THE QUALITY OF LIFE FOR THE CITIZENS OF PINELLAS COUNTY.

*Note: The proposed amendments described in this report include a revision to the above goal that would change "protect" to "efficiently utilize." The remainder of the goal, however, supports the proposed amendments.*

- 1.3. Objective: The Transportation Element shall be coordinated with the goals, objectives and policies of the Future Land Use and Quality Communities Element in guiding population distribution, economic growth, and the overall pattern of urban development.
- 1.8. Objective: Pinellas County's transportation system should provide for safety and efficiency in the movement of people and goods.
- 1.9. Objective: Pinellas County shall coordinate its transportation planning with transportation planning at the local, regional and state level.

### **Future Land Use and Quality Communities Element**

2. GOAL IMPROVE THE QUALITY OF LIFE IN PINELLAS COUNTY BY CREATING DIVERSE AND WELL-DESIGNED WALKABLE DESTINATIONS THAT PROVIDE CHOICES IN HOUSING, SERVICES, WORKPLACES, AND TRAVEL MODES.
- 2.1. Objective: Create livable streets that are designed and oriented towards a multimodal transportation system.

### **Intergovernmental Coordination Element**

1. GOAL: PINELLAS COUNTY MAINTAINS AN INNOVATIVE AND PROACTIVE

PROGRAM OF INTERGOVERNMENTAL AND INTERAGENCY COORDINATION, COOPERATION AND PARTNERSHIP IN ORDER TO PROVIDE THE MOST EFFICIENT AND EFFECTIVE OPERATIONS AND SERVICES, TO IDENTIFY AND RESOLVE MUTUAL ISSUES AND CONCERNS, TO PROTECT, PRESERVE, AND ENHANCE SIGNIFICANT NATURAL RESOURCES, AND TO PROTECT AND IMPROVE THE QUALITY OF LIFE FOR EXISTING AND FUTURE PINELLAS COUNTY RESIDENTS AND VISITORS.

Attachment: Pinellas County Mobility Plan Summary Report

**STRIKE-THROUGH/UNDERLINE**  
**Version of the Ordinance**



ORDINANCE NO. 14 - \_\_\_\_

**AN ORDINANCE OF THE COUNTY OF PINELLAS ESTABLISHING A MOBILITY MANAGEMENT SYSTEM BY AMENDING CHAPTER 150 OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE, IMPACT FEES BY CHANGING THE NAME FROM IMPACT FEES TO MULTI-MODAL IMPACT FEES; REVISING SECTIONS 150-36 AND 150-39 THROUGH 150-47 TO REFLECT THE AFOREMENTIONED CHANGE TO CHAPTER NAME; REVISING SECTION 150-36, DEFINITIONS, TO ADD DEFINITIONS RELATING TO PINELLAS COUNTY MOBILITY PLAN, PEAK HOUR TRIP, PRE-EXISTING USE, TRANSPORTATION MANAGEMENT PLAN AND VOLUME TO CAPACITY RATIO; CHANGING TITLE OF SECTION 150-38 TO INTENT, PURPOSE AND LEGISLATIVE FINDINGS AND ADDING LEGISLATIVE FINDINGS SUBSECTION; REVISING SECTION 150-40, COMPUTATION OF AMOUNT, TO CORRECT UNIT RATE FOR ADULT CONGREGATE LIVING FACILITY AND ADD FOOTNOTE RELATED TO GENERAL COMMERCIAL CATEGORY; RENUMBERING SECTION 150-48, TERRITORY EMBRACED, TO 150-49 AND REVISING FOR COUNTYWIDE APPLICATION; RENUMBERING SECTION 150-49, REPEAL OF ARTICLE, TO 150-50; CHANGING NAME OF SECTION 150-48 TO MOBILITY MANAGEMENT AND ADDING DESCRIPTIONS AND PROVISIONS RELATED TO TRANSPORTATION MANAGEMENT PLAN, DEFICIENT ROAD CORRIDORS, TIER 1 AND 2 DEVELOPMENT PROJECTS, AND DEVELOPMENT REQUIREMENTS WITHIN AND OUTSIDE DEFICIENT ROAD CORRIDORS; REVISING EXHIBIT A TO REFLECT CHAPTER NAME CHANGE; MODIFYING BOUNDARIES OF DISTRICT 7A IN EXHIBIT G, LARGO DOWNTOWN AREA; ADDING EXHIBIT J, DEFICIENT ROAD MAP; AND PROVIDING FOR OTHER MODIFICATIONS THAT MAY ARISE FROM REVIEW OF THIS ORDINANCE AT THE PUBLIC HEARING AND/OR WITH OTHER RESPONSIBLE PARTIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, the Pinellas County Board of County Commissioners has established that land development shall bear a proportionate cost of the provision of new or expanded capital facilities required by such development; and

**WHEREAS**, the Pinellas County Board of County Commissioners has determined that the transportation system in Pinellas County should be able to adequately provide for the movement of people and goods and promote and protect public health, safety, and welfare if new development is to be accommodated; and

**WHEREAS**, the Pinellas County Board of County Commissioners has previously provided for transportation impact fees and their administration through the adoption of Ordinance 86-43 and subsequent amendments and their inclusion in the Pinellas County Land Development Code; and

**WHEREAS**, Florida House Bill 7207, also known as the Community Planning Act, was signed into law in 2011; and

**WHEREAS**, the Community Planning Act removed State requirements for local government implementation of transportation concurrency management systems; and

**WHEREAS**, in the absence of state imposed transportation concurrency management requirements, the Pinellas County Metropolitan Planning Organization authorized a multi-jurisdictional task force to develop a countywide approach to manage the transportation impacts of development projects through local site plan review processes; and

**WHEREAS**, the Mobility Plan Task Force participated in the development of a countywide mobility plan through a coordinated effort involving the local governments of Pinellas County, and the Pinellas Suncoast Transit Authority, Pinellas Planning Council and Florida Department of Transportation which was approved by the Metropolitan Planning Organization on September 11, 2013; and

**WHEREAS**, the Pinellas County Mobility Plan provides a more flexible and efficient alternative to the traditional form of concurrency management, which ties development approvals to maintaining adopted roadway level of service standards, while facilitating multi-modal transportation solutions; and

**WHEREAS**, the Pinellas County Mobility Plan incorporates the assessment of impact fees as a central element in its implementation; and

**WHEREAS**, the Pinellas County Mobility Plan was approved by the Pinellas County Metropolitan Planning Organization on September 11, 2013; and

**WHEREAS**, the Pinellas County Mobility Plan calls for renaming the Transportation Impact Fee Ordinance the Multi-modal Impact Fee Ordinance to reflect the purpose of Ordinance to improve the capacity of the countywide transportation system for all users; and

**WHEREAS**, amendments to Section 150 are needed to establish a mobility management system designed to implement the Pinellas County Mobility Plan; and

**WHEREAS**, the City of Largo has requested modification of the boundaries of its downtown district; and

**WHEREAS**, revisions to Exhibits A and G are necessary to adjust the boundaries of the Largo downtown district; and

**WHEREAS**, the requested modification of the Largo downtown district is consistent with the terms of the Transportation Impact Fee Ordinance regarding the application of fee schedule B; and

**WHEREAS**, changes are necessary to correct the unit rate for adult congregate living facility and to add a footnote to fee schedules A and B related to the unit of measure for the general commercial category.

**NOW, THEREFORE, BE IT ORDAINED, BY THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA THAT:**

**SECTION 1. CHAPTER 150 OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE IS HEREBY RENAMED MULTI-MODAL IMPACT FEES.**

**SECTION 2. SECTION 150-36 OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE IS HEREBY AMENDED TO READ AS FOLLOWS:**

**SEC. 150-36. DEFINITIONS**

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*City manager* means the chief administrative officer of the involved jurisdiction and/or his designee.

*County administrator* means the county administrator and/or his designee.

*Credits* means the impact fee deductions allowed a feepayer for eligible off-site transportation improvements funded by the feepayer.

*Deficient facility* means a road operating at peak hour level of service E or F, and/or a volume-to-capacity (v/c) ratio of 0.9 or higher with no mitigating improvements scheduled within three years.

*Expansion* of the capacity of a road applies to all road and intersection capacity enhancements and includes but is not limited to extensions, widening, intersection improvements, drainage improvements and upgrading signalization.

*External trip* means any trip which has either its origin or destination at the development site and which impacts the major road network system.

*Fair share fee* means the fee required to be paid in accordance with this article.

*Feepayer* means a person commencing a land development activity which generates traffic and which requires the issuance of a certificate of occupancy, land use permit or occupational license.

*Independent fee calculation study* means the traffic engineering and/or economic documentation prepared by a feepayer to allow the determination of the impact fee other than by the use of the table in section 150-40(c) of this article.

*Land development activity generating traffic* means any construction or expansion of building(s) or structure(s), or any changes in the use of any structure(s) that attracts or produces additional vehicular trips.

*Level of service* is a qualitative measure that represents the collective factors of speed, travel, time, traffic interruption, freedom to maneuver, safety, driving comfort and convenience, and operating costs provided by a highway facility under a particular volume condition. Levels of service vary from A to F as described in the transportation elements of the local comprehensive plans, the Transportation Research Board's Highway Capacity Manual, and similar documents.

*Mobility management system* is the process utilized by Pinellas County to implement the Pinellas County Mobility Plan. This includes the process of managing the transportation impacts of development projects and the assessment, collection and expenditure of multi-modal impact fees.

*New peak hour trip* refers to a vehicle trip added to the major road network from and to a developed parcel of land during the weekday peak hour. This excludes "passer-by" or "diverted" trips, whereby the site is accessed as a secondary trip.

*Off-site improvements* means road improvements, other than those referenced in the definition of site-related improvements, located outside of the boundaries of the parcel proposed for development, which are required to serve the development's external trips.

*Peak hour*, in describing traffic conditions, is the 100th highest volume hour of the year in the predominant traffic flow direction.

*Pinellas County Mobility Plan* is a countywide approach to managing the transportation impacts of development projects and increasing mobility for pedestrians, bicyclists, transit users and motor vehicles utilizing the multi-modal impact fee ordinance and local site plan review processes.

*Pre-existing use* refers to the land use that that occupied a parcel of land prior to the submittal of a permit/site plan application. In accordance with Section 150-39, development projects are entitled to a credit equivalent to the impact fee assessment of any land use activity that existed on the property as of 1986, the original adoption year of this Ordinance. The applicant must provide the necessary documentation to verify a pre-existing use activity not reflected in the current records of the Pinellas County Property Appraiser's Office.

*Road* means any public way for purposes of vehicular traffic, including the entire area within the right-of-way.

*Site-related improvements* means capital improvements necessary for direct access/egress to the development in question. Direct access/egress site-related improvements include but are not limited to the following:

- (1) Site driveways and roads;
- (2) Right and left turn lanes leading to those driveways;
- (3) Traffic control measure for those driveways;
- (4) Acceleration/deceleration lanes;
- (5) Median openings/closing;
- (6) Frontage roads; and
- (7) Roads necessary to provide direct access to the development.

*Transportation Multi-modal Impact Fee District* means areas from which impact fee monies are collected and expended. These districts are defined in exhibit A.

*Transportation Improvement* means and includes construction projects and transportation demand and system management initiatives including but not limited to:

- (1) Construction of new through lanes;
- (2) Construction of new turn lanes;
- (3) Construction of new bridges or grade separations;
- (4) Construction of new or upgrading of existing drainage facilities in conjunction with new roadway construction;
- (5) Purchase and installation of traffic signalization, including new and upgraded signalization;
- (6) Construction of curbs, medians and shoulders;
- (7) Relocating utilities to accommodate new roadway construction;
- (8) Construction of intersection improvements;
- (9) Construction of sidewalks;
- (10) Installation of on-street bicycle lanes and construction of bicycle/pedestrian trails;

- (11) Construction of transit facilities such as shelters and pullout bays;
- (12) Construction of park and ride lots;
- (13) Intelligent transportation system (ITS) projects; and
- (14) Commuter assistance programs.

Transportation management plan, as developed by an applicant representing a proposed development, is submitted in conjunction with individual site plans seeking to utilize transportation management strategies to address their development impacts, ~~protect roadway capacity~~ improve the efficiency and safety of the transportation system and ~~to increase the mobility for all users~~. Transportation Management Plans must be submitted to the Department of Planning and Development Services for review and approval.

Transportation management plan strategies are intended to increase mobility while addressing the transportation impacts of development projects. They include, but are not limited to, density/intensity reductions, project phasing, access controls, capital improvements and/or initiatives encouraging mass transit, bicycle or pedestrian travel, ride-sharing or roadway improvements. They do not include standard requirements necessary for site plan approval or operational improvements.

Volume-to-capacity (v/c) ratio means the rate of traffic flow of an intersection approach or group of lanes during a specific time interval divided by the capacity of the approach or group of lanes.

*Site-related improvements* means capital improvements necessary for direct access/egress to the development in question. Direct access/egress site-related improvements include but are not limited to the following:

- (1) Site driveways and roads;
- (2) Right and left turn lanes leading to those driveways;
- (3) Traffic control measure for those driveways;
- (4) Acceleration/deceleration lanes;
- (5) Median openings/closing;
- (6) Frontage roads; and
- (7) Roads necessary to provide direct access to the development.

*~~Transportation~~ Multi-modal Impact Fee District* means areas from which impact fee monies are collected and expended. These districts are defined in exhibit A.

*Transportation Improvement* means and includes construction projects and transportation demand and system management initiatives including but not limited to:

- (1) Construction of new through lanes;
- (2) Construction of new turn lanes;
- (3) Construction of new bridges or grade separations;
- (4) Construction of new or upgrading of existing drainage facilities in conjunction with new roadway construction;
- (5) Purchase and installation of traffic signalization, including new and upgraded signalization;
- (6) Construction of curbs, medians and shoulders;
- (7) Relocating utilities to accommodate new roadway construction;
- (8) Construction of intersection improvements;
- (9) Construction of sidewalks;
- (10) Installation of on-street bicycle lanes and construction of bicycle/pedestrian trails;

**SECTION 3. SECTION 150-37 OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE IS HEREBY AMENDED TO READ AS FOLLOWS:**

**Sec. 150-37. Rules of construction.**

(a) The provisions of this article shall be liberally construed so as to effectively carry out its purpose in the interest of the public health, safety and welfare.

(b) For the purpose of administration and enforcement of this article, unless otherwise stated in this article, the following rules of construction shall apply to the text of this article;

- (1) Any road right-of-way used to define ~~transportation~~ multi-modal impact fee district boundaries, ~~as identified in exhibit A,~~ shall be considered to be within each district it bounds for purposes of using these funds.
- (2) The land use types listed in section 150-40 shall have the same meaning as under the land use element(s) of the local comprehensive plans.

**SECTION 4. SECTION 150-38 OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE IS HEREBY AMENDED TO READ AS FOLLOWS:**

**Sec. 150-38. Intent, ~~and purpose~~ and legislative findings.**

(a) This article is intended to implement and be consistent with the county comprehensive plan and the plans of the municipalities in the county adopted pursuant to F.S. Ch. 163.

(b) The purpose of this article is to assure that new development ~~does not degrade existing levels of service and that new development~~ bears a proportionate share of the cost of capital expenditures necessary to meet transportation needs as established by the county comprehensive plan, the metropolitan planning organization's long range transportation plan, and the comprehensive plans of the municipalities in the county.

(c) The legislative findings are as follows:

- (1) Florida House Bill 7207, the Community Planning Act, was legislated in 2011. The Act eliminated state mandated concurrency management requirements related to transportation facilities for local governments;
- (2) In 2013, the Pinellas County Metropolitan Planning Organization approved the Pinellas County Mobility Plan. The intent of the Mobility Plan is to replace local transportation concurrency management programs with a system that provides local governments with the means to manage the traffic impacts of development projects;
- (3) The transportation element of the comprehensive plan identifies a number of highway system facilities operating under deficient level of service conditions. These require the application of mobility plan provisions in order to manage



transportation impacts and to increase mobility through the use of multi-modal impact fees to fund transportation improvements;

- (3) The 2012 Moving Ahead for Progress in the 21<sup>st</sup> Century (MAP 21) Act, which sets forth requirements for metropolitan transportation planning, promotes integrated transportation systems that maximize mobility and accessibility and the preservation, rather than the construction, of highways;
- (4) Local comprehensive plans provide data, analysis, and policies supporting the management of development impacts on major roads operating with deficient level of service conditions through the application of the Pinellas County Mobility Plan and supporting land use policies;
- (5) Transportation management plan strategies are important tools for local governments to manage development impacts while maximizing mobility and accessibility consistent with the comprehensive plan and MAP 21; and
- (6) The Community Planning Act encourages the coordination of planning and growth management activities among local governments, the Metropolitan Planning Organization and regional and state government agencies.

**SECTION 5. SECTION 150-39 OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE IS HEREBY AMENDED TO READ AS FOLLOWS:**

**Sec. 150-39. Fee Required**

(a) Any person who, seeks a certificate of occupancy for land development activity or seeks to change a use by applying for issuance of an occupational license, land use permit, or municipal equivalent thereof which will generate additional traffic shall be required to pay a ~~transportation~~ multi-modal impact fee in the manner and amount set forth in this article.

(b) No certificate of occupancy, use permit or occupational license for any activity requiring payment of an impact fee pursuant to section 150-40 shall be issued unless and until the ~~transportation~~ multi-modal impact fee hereby required has been paid.

(c) Any person who has submitted a site plan or building permit application in accordance with local land development codes prior to the effective date of this amendatory ordinance will be subject to the terms of the ordinance that was in effect at the time the site plan or building permit application was submitted.

**SECTION 6. SECTION 150-40 OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE IS HEREBY AMENDED TO READ AS FOLLOWS:**

**Sec. 150-40. Computation of amount.**

(a) The amount of the ~~transportation~~ multi-modal impact fees imposed under this article will depend on a number of factors, including the type of land development activity, and

several fixed elements, such as the average cost to construct one lane-mile of roadway (\$2,216,466) and the average capacity of one lane-mile of roadway (6,900 vehicles per day).

(b) The following formula shall be used by the county administrator, city manager or functional equivalent to determine the impact fee per unit of development:

$$\frac{TGR \times \%NT \times TL \times CST (RF)}{CAP \times 2}$$

**WHERE:**

- TGR = Trip generation rate, as per fee schedule  
 %NT = Percent new trips  
 TL = Average trip length, varies by land use  
 CST = The cost to construct one-lane mile of roadway (\$2,216,466)  
 CAP = The capacity of one-lane mile of roadway (6,900 vehicles per lane, per day)  
 2 = Allocation of one-half the impact to the origin and one-half to the destination  
 RF = Reduction factor (.268).

(c) At the option of the feepayer, the amount of the ~~transportation~~ multi-modal impact fee may be determined by the following fee schedules (schedule A contains the impact fee rates for uses outside of designated downtown/redevelopment areas; schedule B contains rates for downtown/redevelopment areas):

**Schedule A. General Fee Schedule**

<i>Land use type</i>	<i>Unit</i>	<i>Trip rate</i>	<i>Avg. trip length</i>	<i>Percent new trips</i>	<i>Fee per unit</i>
<i>Residential:</i>					
Single-family	du	9.6	5.0	1.00	\$2,066
Multi-family	du	6.6	5.0	1.00	\$1,420
Condominium/Townhome	du	5.8	5.0	1.00	\$1,248
Efficiency apt./hotel	room	5.0	3.3	0.59	\$419
Mobile home	du	5.0	5.0	1.00	\$1,076
Licensed ACLF	bed	2.7	2.8	.74	<del>\$250</del> \$241
<i>General Office:</i>					
0-49,999 sq. ft.	1000 sf	16.3	5.1	0.92	\$3,292
50,000 – 149,999 sq. ft.	1000 sf	13.7	5.1	0.92	\$2,767
150,000 – 299,999 sq. ft.	1000 sf	11.5	5.1	0.92	\$2,323

<i>Land use type</i>	<i>Unit</i>	<i>Trip rate</i>	<i>Avg. trip length</i>	<i>Percent new trips</i>	<i>Fee per unit</i>
300,000 – 599,999 sq. ft.	1000 sf	10.4	5.1	0.92	\$2,100
600,000 – 799,999 sq. ft.	1000 sf	8.4	5.1	0.92	\$1,697
Over 800,000 sq. ft.	1000 sf	8.2	5.1	0.92	\$1,656
<i>Research center:</i>					
Research center	1000 sf	6.1	5.1	0.92	\$1,232
<i>Industrial:</i>					
General industrial	1000 sf	7.0	5.1	0.92	\$1,414
Industrial park	1000 sf	7.0	5.1	0.92	\$1,414
Manufacturing	1000 sf	3.8	5.1	0.92	\$767
Warehousing	1000 sf	3.6	5.1	0.92	\$727
Mini-warehousing	1000 sf	2.5	3.1	0.92	\$307
<i>Medical:</i>					
Hospital	bed	11.8	6.4	0.77	\$2,503
Nursing home	bed	2.4	2.8	0.75	\$217
Clinic/Medical office	1000 sf	35.2	4.9	0.85	\$6,311
Veterinary clinic	1000 sf	32.8	1.9	0.70	\$1,878
<i>Lodging:</i>					
Hotel	room	8.2	6.4	0.71	\$1,604
Motel (budget style)	room	5.6	6.4	0.59	\$910
Resort hotel	room	18.4	5.4	0.75	\$3,208
<i>Recreation:</i>					
General recreation	pkg sp	3.4	6.4	0.90	\$843
Marina	boat	3.0	7.0	0.90	\$814
	berth				
Dry dock marina	boat	2.1	3.6	0.90	\$293
	slip				
Racquet club	1000 sf	14	3.0	0.75	\$1,356
Golf course	acre	5.0	7.1	0.90	\$1,375
Fitness center	1000 sf	27.0	4.0	0.84	\$3,905
<i>Retail:</i>					
Quality restaurant	1000 sf	90.0	2.5	0.82	\$7,942
Sit-down restaurant	1000 sf	127.0	1.9	0.79	\$8,205
Drive-in restaurant	1000 sf	496.0	1.7	0.54	\$19,599
Quality drive-in restaurant	1000 sf	279.7	1.7	0.75	\$15,350
Discount store (ind.)	1000 sf	56.0	1.8	0.61	\$2,647

<i>Land use type</i>	<i>Unit</i>	<i>Trip rate</i>	<i>Avg. trip length</i>	<i>Percent new trips</i>	<i>Fee per unit</i>
Building materials store	1000 sf	45.2	1.7	0.61	\$2,018
Home Improvement Superstore	1000 sf	29.8	2.2	0.83	\$2,342
New and used car sales	1000 sf	33.3	2.4	0.79	\$2,718
Service station w/ conven. Market < 800 sf	pump	162.8	1.9	0.23	\$3,062
Car wash	1000 sf	151.2	1.6	0.67	\$6,977
Supermarket	1000 sf	102	1.7	0.53	\$3,956
Convenience market (under 3,000 sf)	store	1762.9	1.5	0.25	\$28,456
Convenience market (3,000 sf or over)	1000 sf	887.1	1.5	0.25	\$14,319
Movie theater w/ matinee	screen	132.0	2.3	0.85	\$11,108
Auto repair/detailing	1000 sf	28.4	2.2	0.83	\$2,232
Furniture store	1000 sf	5.1	2.4	0.79	\$351
Retail nursery (garden ctr.)	1000 sf	36.0	1.8	0.61	\$1,701
Discount club store	1000 sf	41.8	4.0	0.89	\$6,405
Discount superstore	1000 sf	65.3	2.2	0.83	\$5,133
Video rental store (free standing)	1000 sf	13.6	2.3	0.85	\$1,144
<i>General commercial:</i>					
Under 100,000 sq. ft.	1000 sf gla	94.7	1.7	0.49	\$3,396
100,000 – 199,999 sq. ft.	1000 sf gla	74.3	1.8	0.63	\$3,627
200,000 – 299,999 sq. ft.	1000 sf gla	58.9	2.0	0.75	\$3,803
300,000 – 399,999 sq. ft.	1000 sf gla	48.3	2.3	0.79	\$3,778
400,000 – 499,999 sq. ft.	1000 sf gla	43.0	2.5	0.80	\$3,702
500,000 – 999,999 sq. ft.	1000 sf gla	37.7	3.0	0.81	\$3,943
Over 1,000,000 sq. ft.	1000 sf gla	33.4	3.6	0.81	\$4,192
<i>Services:</i>					
Bank	1000 sf	144.0	1.6	0.30	\$2,975

*Institutional:*

<i>Land use type</i>	<i>Unit</i>	<i>Trip rate</i>	<i>Avg. trip length</i>	<i>Percent new trips</i>	<i>Fee per unit</i>
Church	1000 sf	9.1	3.9	0.90	\$1,375
Library (private)	1000 sf	56.0	3.9	0.90	\$8,461
Day care center	1000 sf	79.0	2.0	0.74	\$5,033
Elementary school	student	1.3	4.3	0.80	\$192
High school	student	1.7	4.3	0.90	\$283
Junior/community college	student	1.2	7.3	0.90	\$339
University	student	2.4	7.3	0.90	\$679
Airport	flights	2.0	6.0	0.90	\$465
Park	acres	36.5	6.4	0.90	\$9,050

*Note: General commercial unit is gross leasable area.*

**Schedule B. Downtown Redevelopment Fee Schedule**

<i>Land use type</i>	<i>Unit</i>	<i>Trip rate</i>	<i>Avg. trip length</i>	<i>Percent new trips</i>	<i>Fee per unit</i>
<i>Residential:</i>					
Single-family	du	9.6	5.0	0.74	\$1,529
Multi-family	du	6.6	5.0	0.74	\$972
Condominium/Townhome	du	5.8	5.0	0.74	\$924
Efficiency apt./hotel	room	5.0	3.3	0.59	
Mobile home	du	5.0	5.0	0.74	\$796
Licensed ACLF	bed	2.7	2.8	0.74	<del>\$250</del> \$241
<i>General Office:</i>					
0-49,999 sq. ft.	1000 sf	16.3	5.1	0.74	\$2,648
50,000 – 149,999 sq. ft.	1000 sf	13.7	5.1	0.74	\$2,226
150,000 – 299,999 sq. ft.	1000 sf	11.5	5.1	0.74	\$1,868
300,000 – 599,999 sq. ft.	1000 sf	10.4	5.1	0.74	\$1,689
600,000 – 799,999 sq. ft.	1000 sf	8.4	5.1	0.74	\$1,365
Over 800,000 sq. ft.	1000 sf	8.2	5.1	0.74	\$1,332
<i>Research center:</i>					
Research center	1000 sf	6.1	5.1	0.74	\$991
<i>Industrial:</i>					
General industrial	1000 sf	7.0	5.1	0.74	\$1,137
Industrial park	1000 sf	7.0	5.1	0.74	\$1,137
Manufacturing	1000 sf	3.8	5.1	0.74	\$617
Warehousing	1000 sf	3.6	5.1	0.74	\$585
Mini-warehousing	1000 sf	2.5	3.1	0.74	\$247
<i>Medical:</i>					
Hospital	bed	11.8	6.4	0.62	\$2,015
Nursing home	bed	2.4	2.8	0.60	\$174
Clinic/Medical office	1000 sf	35.2	4.9	0.70	\$5,197
Veterinary clinic	1000 sf	32.8	1.9	0.70	\$1,878
<i>Lodging:</i>					
Hotel	room	8.2	6.4	0.61	\$1,378
Motel (budget style)	room	5.6	4.0	0.61	\$588
Resort hotel	room	18.4	5.4	0.61	\$2,609

<i>Land use type</i>	<i>Unit</i>	<i>Trip rate</i>	<i>Avg. trip length</i>	<i>Percent new trips</i>	<i>Fee per unit</i>
<i>Recreation:</i>					
General recreation	pkg sp	3.4	6.4	0.32	\$300
Marina	boat berth	3.0	7.0	0.32	\$289
Dry dock marina	boat slip	2.1	3.6	0.32	\$104
Racquet club	1000 sf	14	3.0	0.32	\$579
Fitness center	1000 sf	27.0	4.0	0.36	\$1,674
<i>Retail:</i>					
Quality restaurant	1000 sf	90.0	2.5	0.21	\$2,034
Sit-down restaurant	1000 sf	127.0	1.9	0.21	\$2,181
Drive-in restaurant	1000 sf	496.0	1.7	0.21	\$7,622
Quality drive-in restaurant	1000 sf	279.7	1.7	0.21	\$4,298
Discount store (ind.)	1000 sf	56.0	1.8	0.34	\$1,475
Building materials store	1000 sf	45.2	1.7	0.34	\$1,125
Home Improvement Superstore	1000 sf	29.8	2.2	0.34	\$959
New and used car sales	1000 sf	33.3	2.4	0.52	\$1,789
Service station w/ conven. market < 800 sf	pump	162.8	1.9	0.23	\$3,062
Car wash	1000 sf	151.2	1.6	0.40	\$4,165
Supermarket	1000 sf	102	1.7	0.53	\$3,956
Convenience market (under 3,000 sf)	store	1762.9	1.5	0.25	\$28,456
Convenience market (3,000 sf or over)	1000 sf	887.1	1.5	0.25	\$14,319
Movie theater w/ matinee	screen	132.0	2.3	0.58	\$7,580
Auto repair/detailing	1000 sf	28.4	2.2	0.56	\$1,506
Furniture store	1000 sf	5.1	2.4	0.52	\$231
Retail nursery (garden ctr.)	1000 sf	36.0	1.8	0.34	\$948
Discount club store	1000 sf	41.8	4.0	0.30	\$2,159
Discount superstore	1000 sf	65.3	2.2	0.30	\$1,855
Video rental store (free standing)	1000 sf	13.6	2.3	0.32	\$431

<i>Land use type</i>	<i>Unit</i>	<i>Trip rate</i>	<i>Avg. trip length</i>	<i>Percent new trips</i>	<i>Fee per unit</i>
<i>General commercial:</i>					
Under 100,000 sq. ft.	1000 sf	94.7	1.7	0.30	\$2,079
100,000 – 199,999 sq. ft.	1000 sf	74.3	1.8	0.35	\$2,015
200,000 – 299,999 sq. ft.	1000 sf	58.9	2.0	0.47	\$2,383
300,000 – 399,999 sq. ft.	1000 sf	48.3	2.3	0.51	\$2,439
400,000 – 499,999 sq. ft.	1000 sf	43.0	2.5	0.53	\$2,452
500,000 – 999,999 sq. ft.	1000 sf	37.7	3.0	0.54	\$2,629
Over 1,000,000 sq. ft.	1000 sf	33.4	3.6	0.54	\$2,795
<i>Services:</i>					
Bank	1000 sf	144.0	1.6	0.30	\$2,975
<i>Institutional:</i>					
Church	1000 sf	9.1	3.9	0.35	\$535
Library (private)	1000 sf	56.0	3.9	0.63	\$5,923
Day care center	1000 sf	79.0	2.0	0.47	\$3,196
Elementary school	student	1.3	4.3	0.53	\$128
High school	student	1.7	4.3	0.63	\$198
Junior/community college	student	1.2	7.3	0.63	\$238
University	student	2.4	7.3	0.63	\$475
Park	acres	36.5	6.4	0.63	\$6,335

*Note: General commercial unit is gross leasable area.*

The downtown area fee schedule applies to existing downtown areas geographically depicted in the attached maps including exhibit A, Impact Fee Districts; exhibit B, St. Petersburg Downtown Area District 11A, exhibit C, Safety Harbor Downtown Area District 5A, exhibit D, Pinellas Park Downtown Area District 10A, exhibit E, Clearwater Downtown Area District 6A; exhibit F, Dunedin Downtown Area District 4A; exhibit G, Largo Downtown Area District 7A; exhibit H, Oldsmar Downtown Area District 2A; and exhibit I, Old Palm Harbor District 3A. The 1990 MPO Pinellas County Transportation Impact Fee Study contains technical data indicating there are significantly fewer new vehicle trips generated for each unit of development in these areas as compared to similar land uses outside them. These areas are delineated in locally adopted redevelopment or comprehensive plans with supporting policies designed to encourage infill and redevelopment activity. New areas with similar trip generation characteristics, as described in the 1990 MPO Pinellas County Transportation Impact Fee Study, may be added to the attached exhibits through the amendment of the ordinance pursuant to the submittal of a detailed map and documentation that such areas meet the criteria in the 1990 Pinellas County MPO Transportation Impact Fee Study.



In the case of a change of use, redevelopment, or modification of an existing use, the impact fee shall be based upon the net increase in the impact fee for the new use as compared to the impact fee for the highest previous use in existence on or after the effective date of the ordinance from which this section derives. The county administrator or city manager shall be guided in this determination by the county's transportation impact fee study (February 1990), independent study trip generation data or the Institute of Transportation Engineers' Trip Generation, sixth (or successor) edition.

(d) If a fee payer shall opt not to have the impact fee determined according to subsections (b) and (c) of this section, then the fee payer shall prepare and submit to the county administrator, city manager or functional equivalent for approval of an independent fee calculation study for the land development activity for which a certificate of occupancy, land use permit or occupational license is sought. The traffic engineering and/or economic documentation submitted, which will require a pre-application meeting with the county administrator, city manager or functional equivalent, shall show the basis upon which the independent fee calculation was made, including but not limited to the following:

(1) Trip generation studies:

- a. Documentation of trip generation rates appropriate for the proposed land development activity.
- b. Documentation of trip length appropriate for the proposed land development activity.
- c. Documentation of trip data appropriate for the proposed land development activity.

(2) Economic documentation studies:

- a. Documentation of the cost per lane per mile for roadway construction for the proposed land development activity.
- b. Documentation of credits attributable to the proposed land development activity which the fee payer will make available to replace the portion of the service volume used by the traffic generated by the proposed land development activity.

(e) Trip generation data. Trip generation documentation other than traffic engineering or economic documentation described in section 150-40(d)(1) and (2) may be submitted by the applicant in consideration of an independent fee calculation.

**SECTION 7. SECTION 150-41 OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE IS HEREBY AMENDED TO READ AS FOLLOWS:**

**Sec. 150-41. Payment of fee and credits.**

(a) The person applying for the issuance of a certificate of occupancy, land use permit or occupational license shall pay the ~~transportation~~ multi-modal impact fee to the county administrator, the city manager, their functional equivalent or their respective designees prior

to the issuance of such permit. Fees for mobile homes shall be payable prior to the issuance of the permits which allow the mobile home to move on to a lot. The county administrator, city manager, their functional equivalent or their respective designees will have full collection authority as well as full discretion for approval of alternative methods for calculation of impact fees on a case-by-case basis. Fees shall be collected as part of the normal permitting process of each local jurisdiction.

(b) All funds collected under this article shall be properly identified by the ~~transportation~~ multi-modal impact fee district, as identified in exhibit A, and promptly transferred for deposit into the appropriate ~~transportation~~ impact fee trust account to be held in separate accounts as determined in section 150-42 and used solely for the purposes specified in this article.

(c) In lieu of all or part of the ~~transportation~~ multi-modal impact fee imposed under this article, the county administrator, city manager or functional equivalent may accept the offer by a feepayer to implement all or part of a transportation improvement project consistent with the local government comprehensive plan or plans, or the metropolitan planning organization's long range transportation plan. The project(s) may be for any mode of transportation, including rail, transit, pedestrian or bicycle travel, providing that it serves to add to the capacity of the surrounding transportation circulation system or to increase mobility and reduce the dependence on automobile travel. This offer shall not include site-related improvements. These transportation improvements must be in accordance with city, county and state requirements, whichever are applicable. The feepayer shall submit an offer to make improvements in lieu of a fee payment. The offer shall include a letter detailing the improvements to be made, improvement plans and a construction cost estimate in sufficient detail to allow the county administrator, city manager or functional equivalent to determine consistency with local requirements. If the county administrator, city manager, functional equivalent or their respective designees accept such an offer, the cost of the improvement project, except for the improvements identified in sections 150-41(h), (i) and (j), shall be credited against the ~~transportation~~ multi-modal impact fee assessed on the proposed development. Upon satisfactory completion and construction approval of the transportation improvement made in lieu of all or a portion of the impact fee due, the improvement shall be accepted by the appropriate jurisdiction for future maintenance. If the certificate of occupancy is requested prior to the completion of the approved project, then a performance bond shall be provided to the county administrator, city manager or functional equivalent to cover the balance of all work required following issuance of the certificate of occupancy.

(d) Construction of on-site trail, pedestrian or bicycle facility if part of trail, bicycle or pedestrian network identified in MPO Long Range Transportation Plan or local comprehensive plan is eligible for credit against impact fee assessment. No credit shall be given for other site-related improvements or land dedicated for related right-of-way.

(e) All transportation improvements required under a county or city approved development order issued for a new development of regional impact approved prior to the effective date of this ordinance, except for those improvements deemed as site-related or on-site, shall be

credited against ~~transportation~~ multi-modal impact fees up to the total amount of the impact fee.

(f) Mixed-use developments consisting of complementary land uses that are designed with connectivity to allow for a reduction in trip lengths and/or percent new trips are eligible for an impact fee rate adjustment based on trip generation data for similar uses.

(g) Commuter assistance programs with long-term contract facilitating ride sharing activity are eligible for an impact fee rate reduction based on the reduction in the number of single-occupant vehicle trips that would otherwise be associated with the project.

(h) Bus stop shelters, including pads, are eligible for a credit against the impact fee assessment in an amount equal to the cost of the improvement or 1 percent of the fee, whichever is greater.

(i) Construction of shared driveway(s) between adjacent properties is eligible for a credit against the impact fee assessment in an amount that is 50 percent of the construction cost for the portion of the driveway that is located off-site.

(j) Construction of shared inter-connecting parking lots is eligible for a credit against the impact fee assessment in an amount that is 50 percent of the construction cost for the portion of the parking area located off-site.

(k) Sidewalks constructed for credit against impact fee assessment must provide connection between the site and surrounding sidewalk network and/or major destination point such as a park, shopping center, school, community center, etc.

(l) Pedestrian and bicycle facilities connecting neighboring properties may be eligible for credit against impact fees for the portion of the construction that is off-site.

(m) Construction of service roads for vehicular traffic connecting adjacent developments are eligible for credit against impact fee assessment.

(n) Off-site crosswalk enhancements, including curb bulb-out at intersection, pavement marking, raised crossing are eligible for credit against impact fee assessment.

(o) Sections 150-41(c) through (f) do not apply to development projects that are subject to the requirements of Sections 150-48(c), (d) and (f).

**SECTION 8. SECTION 150-42 OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE IS HEREBY AMENDED TO READ AS FOLLOWS:**

**Sec. 150-42. Trust accounts established.**

(a) Each municipality which collects and administers ~~transportation~~ multi-modal impact fee funds shall establish a trust account which shall be used exclusively for funds collected under the terms of this article. Monies collected by or forwarded to the county shall be maintained in 12 separate impact fee trust accounts consistent with the districts shown in exhibit A.

(b) Funds deposited to the trust accounts established under this section must be used in accordance with the provisions of section 150-43.

**SECTION 9. SECTION 150-43 OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE IS HEREBY AMENDED TO READ AS FOLLOWS:**

**Sec. 150-43. Disposition of funds.**

(a) Funds collected from ~~transportation~~ multi-modal impact fees shall be used exclusively for the purpose of projects that improve the capacity of the surrounding traffic circulation system. These projects may involve improvements to transportation modes such as transit, pedestrian and bicycle travel as well as roadway expansion. Such improvements shall be of the type as are made necessary by the new development. Specific projects to receive funds from impact fees collected shall be determined by the elected officials of the jurisdiction from where the funds were collected in accordance with Section 150-43(e). Priorities for impact fee funded transportation improvements shall be established by the administering jurisdictions' elected officials in compliance with the adopted plans and transportation improvement program of the metropolitan planning organization or local jurisdictions.

(b) No funds collected under this article shall be used for periodic maintenance, as defined in F.S. Ch. 334, as amended.

(c) Except as provided in subsection (e) of this section, funds shall be used exclusively for transportation improvements or expansions within the ~~transportation~~ multi-modal impact fee district from which funds were collected. Funds may also be used for projects located outside the district where they were collected provided the county has notified and received concurrence from all jurisdictions located within the ~~transportation~~ multi-modal impact fee district where the funds were collected. Funds shall be deemed expended in the order in which they are collected.

(d) Fees, both county and municipal share, collected within a community redevelopment or tax increment financing district shall be expended within such district. Parking garages for general public purposes shall be considered eligible transportation improvements within such districts. With the concurrence of the county administrator, appropriate city manager or

functional equivalent, the funds collected within a community redevelopment or tax increment financing district may be spent within the primary district.

(e) ~~Transportation~~ Multi-modal impact fees collected at the local level shall be held by the collecting jurisdiction until the end of the fiscal year in which collected. At the beginning of each new fiscal year (October 1), one-half of all fees collected, and the accrued interest thereon, less the four percent retained from the total fee collected for administrative costs, shall be forwarded to the board of county commissioners for placement in the appropriate trust account. The remaining one-half shall be deposited in the municipality's ~~transportation~~ multi-modal impact fee trust account. All fees must be disbursed, encumbered or refunded by each jurisdiction receiving the fees in a manner consistent with this article.

(f) ~~Transportation~~ Multi-modal impact fees collected within each district may be made available for construction of improvements on the state road network in the district.

(g) ~~Transportation~~ Multi-modal impact fee funds shall be administered as an independent component of the capital improvement element of the comprehensive plan, as required by F.S. ch. 163. Each fiscal year, the county administrator, respective city managers or functional equivalents shall present to their governing boards the district improvement programs for transportation expenditures. These programs shall assign transportation improvements costs and related expenses to the trust account for specific transportation improvement projects. Monies, including any accrued interest not assigned in any fiscal year, shall be retained in the same ~~transportation~~ impact fee trust accounts until the next fiscal year, except as provided by the refund provisions of this article. The collecting jurisdiction (either a municipality or the county) shall retain four percent of the fees collected for administrative costs.

**SECTION 10. SECTION 150-44 OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE IS HEREBY AMENDED TO READ AS FOLLOWS:**

**Sec. 150-44. Refund of fee paid.**

Any funds not expended or encumbered by the end of the calendar quarter immediately following ten years from the date the ~~transportation~~ multi-modal impact fee was paid shall, upon application of the feepayer, within 180 days of that date, be returned to the feepayer with interest at a yearly rate to be determined by the Consumer Price Index effective January 1, which is to be applied to the preceding year for each year the deposit is held.

**SECTION 11. SECTION 150-45 OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE IS HEREBY AMENDED TO READ AS FOLLOWS:**

**Sec. 150-45. Exemptions.**

(a) The following shall be exempted from payment of the ~~transportation~~ multi-modal impact fee:

- (1) Alteration or expansion of an existing building where no additional units or floor area are created, use is not changed, and where no additional vehicular trips will be produced over and above that produced by the existing use.
- (2) The construction of accessory buildings or structures which will not produce additional vehicular trips over and above that produced by the principal building or use of the land.
- (3) The replacement of a building or structure with a new building or structure of the same use provided that no additional trips will be produced over and above those produced by the original building or structure.
- (4) The construction of publicly-owned facilities used primarily for traditional government uses.

**SECTION 12. SECTION 150-46 OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE IS HEREBY AMENDED TO READ AS FOLLOWS:**

**Sec. 150-46. Review committee.**

It is the intention of the board of county commissioners to ensure consistency in administration of the ~~transportation~~ multi-modal impact fee ordinance. Therefore, a review committee composed of locally designated administrative officials is created to review matters which may be subject to differing interpretations arising from the administration of the article, and which are not clearly addressed by the provisions of this article. The Metropolitan Planning Organization Technical Coordinating Committee (TCC) shall serve as the review committee. The TCC shall make advisory recommendations to the administering jurisdiction on issues brought before the committee. The county metropolitan planning organization shall maintain the records of the committee and a listing of its membership. The metropolitan planning organization shall also provide staff services to the committee.

**SECTION 13. SECTION 150-47 OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE IS HEREBY AMENDED TO READ AS FOLLOWS:**

**Sec. 150-47. Review of fee structure.**

The ~~transportation~~ multi-modal impact fee schedule shall be reviewed every two years by the board of county commissioners and the metropolitan planning organization. The review shall consider trip generation rates and the actual construction costs for work contracted by the county and the state department of transportation within the county. The purpose of this review is to analyze the effects of inflation on the actual costs of transportation improvement projects and to ensure the fee charged new land development activity generating traffic will not exceed its fair share.

**SECTION 14. SECTION 150-48 OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE, TERRITORY EMBRACED, IS HEREBY RENUMBERED AS 150-49 AND AMENDED TO READ AS FOLLOWS:**

~~This article shall apply to the unincorporated area of the county and to the incorporated areas of the county to the extent permitted by article VIII, section 1(g) of the State Constitution and the County Charter.~~

This ordinance shall be effective in the incorporated as well as unincorporated areas of the County. However, to the extent that this ordinance conflicts with a City ordinance, the City ordinance shall prevail.

**SECTION 15. SECTION 150-49 OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE, REPEAL OF ARTICLE, IS HEREBY RENUMBERED AS 150-50.**

**SECTION 16. SECTION 150-48 OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE IS HEREBY AMENDED TO READ AS FOLLOWS:**

~~Sec. 150-48. Territory embraced.~~

~~This article shall apply to the unincorporated area of the county and to the incorporated areas of the county to the extent permitted by article VIII, section 1(g) of the State Constitution and the County Charter.~~



## **Sec. 150-48. Mobility management**

- (a) Transportation management plans are to be submitted by applicants of development projects in conjunction with their site plans. Transportation management plans are required for development applications subject to the provisions in Sections 150-48(c), (d) and (f) utilizing seeking to utilize transportation management strategies/improvements to address their development impacts. The extent of the strategies/improvements included in an approved transportation management plan in terms of the scale of the project(s) and roadway capacity and/or mobility benefits provided shall be based primarily on the projected impact of the development project on the surrounding traffic circulation system. Specific conditions of the deficient road corridor impacted by the development shall also be considered.

Transportation management plan strategies/improvements required in accordance with Sections 150-48(c), (d) and (f) applicable to development projects within corridors will be determined at the time of site plan review. Transportation management plans must be developed by the applicant and accepted by the applicable local government. If the project impacts a State road, the applicant must also submit the transportation management plan to the Florida Department of Transportation District 7 Office. Transportation management plan strategies/improvements include, but are not limited to, those listed below. Transportation management plans seeking to implement strategies that do not involve structural improvements, such as ride-sharing and transit incentive programs, must include a monitoring program to ensure the strategies are carried out in accordance with the plan. Site-related improvements are not eligible for inclusion in transportation management plans.

- (1) *Intensity reduction.* The intensity of the proposal may be reduced through an across-the-board reduction of the permitted floor area ratio, as it would otherwise normally apply to the proposal. Other such corrective actions that would reduce the intensity of the proposal may also apply.
- (2) *Density reduction.* The density of the proposal may be decreased by a reduction in the number of units per acre below that which would otherwise normally apply to the proposal.
- (3) *Project phasing.* A project may be divided into logical phases of development by area, with later phases of the development proposal's approval withheld until the needed facilities are available.
- (4) *Outparcel deletion.* Those portions of the proposal characterized as outparcels that create separate and unique impacts may be deleted from the total proposal.
- (5) *Physical highway improvements.* A project may construct link capacity improvements, acceleration/deceleration lanes, intersection improvements or frontage roads.
- (6) *Operational improvements (signal).* This includes efforts involving signal removal or signal timing improvements.
- (7) *Access management strategies.* These include access management controls such as the preclusion of a direct connection to an LOS deficient facility, right-in/right-out driveways, alternative driveway locations, reduction of a driveway, single point access, shared access or the implementation of median controls.
- (8) *Mass transit initiatives.* A project may implement a plan to encourage transit (e.g., employer-issued bus passes). Other mass transit initiatives may include, but are not



- limited to the construction of bus stop amenities, bus pull-off areas and dedication of park and ride parking spaces.
- (9) *Demand management/commuter assistance.* These include efforts to encourage ride-sharing (e.g., designated parking spaces for carpools, employer-sponsored carpool program, participation in transportation management organization/initiative programs), and to implement flexible work hours and telecommuting programs.
  - (10) *Bicycle/pedestrian improvements.* These would involve structural improvements or construction of a bikeway or sidewalk connecting an existing bikeway/sidewalk network or providing access to a school, park, shopping center, etc. These improvements may also include pedestrian treatments in parking areas, sidewalks connecting developments with adjacent land uses, trail improvements and bicycle rack and on-street bicycle lane installations, and the planting of trees to provide shade canopy along sidewalks.
  - (11) *Intelligent transportation system improvements.* This includes improvements pertaining to computerized traffic signal systems that automatically adjust to maximize traffic flow and to permit emergency vehicles to pass through intersections quickly. It also includes freeway management systems, such as electronic message signs, and electronic fare payment on public buses that reduce passenger boarding time.
  - (12) *Livable community site design features.* These include, but are not limited to, implementation of pedestrian friendly site design features such as orienting buildings toward the street and parking lots to the side or rear of buildings.
- (b) Deficient road corridors include parcels, all or a portion of which lie within a corridor as defined below.
- (1) *Sole direct access.* A condition where the only means of site ingress/egress is directly onto the road facility, regardless of the distance of that site from the facility;
  - (2) *Direct access.* A condition in which one or more existing or potential site ingress/egress points makes a direct connection to the road facility and the site is within one-half mile of the road facility; and
  - (3) *Sole indirect access.* A condition where the only point of site ingress/egress is onto a public non-arterial roadway which makes its first and shortest arterial level connection onto a road facility regardless of the distance of that site from the facility.
- (c) Development projects that generate between 51 and 300 new peak hour trips are designated as Tier 1.
- (1) Developers of tier 1 projects located within deficient road corridors are required to submit a transportation management plan designed to address their impacts while increasing mobility and reducing the demand for single occupant vehicle travel.
  - (2) The cost of transportation management strategies implemented for tier 1 projects are creditable toward their multi-modal impact fee assessment. If the cost of the improvement exceeds the assessment, the development project would not be subject to payment of the fee.
- (d) Development projects that generate more than 300 new peak hour trips are designated as Tier 2.

- (1) Developers of tier 2 projects within deficient road corridors are required to conduct a traffic study and submit an accompanying report. The report shall include the results of the traffic study and a transportation management plan identifying improvements necessary to ~~mitigate~~ address the impacts of the project.
- (2) The cost of transportation management strategies implemented for tier 2 projects may be applied as credit toward the project's multi-modal impact fee assessment or payment of the fee could be included as part of a transportation management plan.
- (e) Development projects that generate less than 51 ~~new~~ peak hour trips are required to pay a multi-modal impact fee in accordance with Section 150. They are not required to submit a transportation management plan or traffic study.
- ~~(f) Development projects that generate more than 50 new peak hour trips on non-deficient roads shall be reviewed by Pinellas County or municipal staffs to determine if the impacts of the project adversely affect the level of service of the surrounding road network. If it is determined that approval of the development project would reduce the level of service of the adjacent road(s) to peak hour level of service E or F or would cause the volume-to-capacity ratio to reach or exceed 0.9, a TMP would be required. The applicant may submit a traffic study to verify whether their project would affect the level of service of the adjacent road(s). A TMP would be required if the results of the study confirm the findings of city or County staff. The TMP for such developments shall comply with the requirements of tier 1 or tier 2 projects described in Sections 150-48(c) and (d) as appropriate and as determined by the presiding local government.~~
- ~~A transportation management plan or a traffic study and corresponding transportation management plan may be required for a development project generating more than 50 if it is determined that improvements such as intersection or median modifications are necessary to accommodate the additional trips generated by the proposed land use.~~
- (g) Determination of trip generation associated with an application for development shall be based on impact fee schedule A or B in Section 150-40 or the latest edition of the *Institute of Transportation Engineers Trip Generation Manual*. As an alternative to the fee schedule and Trip Generation Manual, the applicant may submit a trip generation study in accordance with Section 150-40(d) and (e)
- ~~(h) Deficient road corridors are identified in the following table and in Exhibit J. The table and Exhibit J do not include deficient roads with mitigating improvements scheduled within the next three years.~~

Deficient Corridors include the following:

<u>Road Segment:</u>	<u>From:</u>	<u>To:</u>
102 <sup>nd</sup> Avenue (CR 296)	<del>Duhme Road/113<sup>th</sup> Street (CR 321)</del> Ridge Road	131 <sup>st</sup> Street
22 <sup>nd</sup> Avenue North	34 <sup>th</sup> Street (SR 55)	Interstate 275 (SR 93)
38 <sup>th</sup> Avenue North (CR 184)	34 <sup>th</sup> Street (SR 55)	49 <sup>th</sup> Street North (CR 611)



<b><u>Road Segment:</u></b>	<b><u>From:</u></b>	<b><u>To:</u></b>
<u>Alternate US 19 (SR 595)</u>	<u>Main Street (SR 580)</u>	<u>Pinellas/Paseo CL Tarpon Avenue</u>
<u>Bay Drive (SR 686)</u>	<u>Clwtr Largo Road (CR 321)</u>	<u>US 19 (SR 55)</u>
<u>Bay Pines Blvd (SR 595)</u>	<u>Park Street (CR 1)</u>	<u>West end of Seminole Bridge</u>
<u>Belleair Causeway (CR 464)</u>	<u>Indian Rocks Road (CR 233)</u>	<u>Gulf Boulevard</u>
<u>Belleair Road (CR 464)</u>	<u>Keene Road (CR 1)</u>	<u>US 19 (SR 55)</u>
<u>Bryan Dairy Road (CR 296)</u>	<u>Seminole Blvd. (SR 595)</u>	<u>98<sup>th</sup> Street</u>
<u>Court Street (SR 60)</u>	<u>Missouri Avenue (SR 651)</u>	<u>Myrtle Avenue</u>
<u>Drew Street (SR 590)</u>	<u>US 19 (SR 55)</u>	<u>NE Coachman Rd</u>
<u>East Lake Road (CR 611)</u>	<u>Woodlands Parkway</u>	<u>Keystone Road (CR 582)</u>
<u>Forest Lakes Blvd. (CR 667)</u>	<u>Tampa Road (SR 584)</u>	<u>SR 580</u>
<u>Forest Lakes Blvd (CR 667)</u>	<u>Pine Avenue</u>	<u>Pinellas/Hillsborough CL</u>
<u>Ft. Harrison Avenue</u>	<u>Belleair Road (CR 464)</u>	<u>Drew St (SR 590)</u>
<u>Gandy Blvd. (SR 694)</u>	<u>4<sup>th</sup> Street (SR 687)</u>	<u>Brighton Bay Boulevard NE</u>
<u>Gandy Blvd. (SR 694)</u>	<u>West of Dr. Martin Luther King Jr. Street North</u>	<u>Grand Avenue US Highway 19 (SR 55)</u>
<u>Gulf Boulevard</u>	<u>Belleair Causeway (CR 464)</u>	<u>Walsingham Road (CR 330)</u>
<u>Gulf-to-Bay Blvd (SR 60)/ Court Street</u>	<u>Missouri Avenue (SR 651) Keene Road (CR 1)</u>	<u>Pinellas/Hillsborough CL</u>
<u>Interstate 275 (SR 93)</u>	<u>Gandy Blvd. (SR 694)</u>	<u>Interstate-175</u>
<u>Indian Rocks Road (CR 233)</u>	<u>West: Bay Drive (CR 416)</u>	<u>Walsingham Road (CR 330)</u>
<u>Keene Road (CR 1)</u>	<u>Belleair Road (CR 464)</u>	<u>Druid Road</u>
<u>Keene Road (CR 1)</u>	<u>Sunset Point Road (CR 576)</u>	<u>SR 580</u>
<u>McMullen-Booth Road (CR 611)</u>	<u>Curlew Road (SR 586)</u>	<u>Gulf-To-Bay Blvd (SR 60)</u>
<u>Memorial Causeway (SR 60)*</u>	<u>Causeway Boulevard</u>	<u>Island Way</u>
<u>Park Blvd (CR/SR 694)</u>	<u>US 19 (SR 55)</u>	<u>Duhme Road/113<sup>th</sup> Street North (CR 321)</u>
<u>Roosevelt Blvd (SR 686)</u>	<u>49<sup>th</sup> Street North (CR 611)</u>	<u>Ulmerton Road (SR 688)</u>
<u>SR 580</u>	<u>Phillipe Parkway (CR 590)</u>	<u>Forest Lakes Blvd. (CR 667)</u>
<u>Starkey Road (CR 1)</u>	<u>East Bay Drive (SR 686)</u>	<u>Ulmerton Road (SR 688)</u>
<u>Tampa Road (SR 584)</u>	<u>Curlew Road (SR 586)</u>	<u>SR 580</u>
<u>Tarpon Avenue</u>	<u>Alternate US 19 (SR 595)</u>	<u>US 19 (SR 55)</u>
<u>Ulmerton Road (SR 688)</u>	<u>49<sup>th</sup> Street North (CR 611)</u>	<u>E. Roosevelt Blvd. (SR 686)</u>
<u>US 19 (SR 55)</u>	<u>Mainlands Boulevard</u>	<u>54<sup>th</sup> Avenue North (CR 202)</u>
<u>US 19 (SR 55)</u>	<u>SR 580</u>	<u>Beckett Way</u>

<b>Road Segment:</b>	<b>From:</b>	<b>To:</b>
Walsingham Road (CR 330)	Seminole Blvd. (SR 595)	Ulmerton Road (SR 688)

*\*West end of road is municipal jurisdiction.*

~~(h) Deficient Roadways with Scheduled Mitigating Improvements. Certain roadways operating with deficient level of service conditions have mitigating improvements scheduled over the next three years. Roadways listed in the following table have scheduled mitigating improvements.~~

<b>Road Segment:</b>	<b>From:</b>	<b>To:</b>	<b>Improvement:</b>	<b>Construction Date: #</b>
Keystone Rd (CR 582)	East Lake Road (CR 611)	US 19 (SR 55)	Four Lanes Divided	UC
Ulmerton Road (SR 688)	East of 119 <sup>th</sup> Street	El Centro/Ranchero	Six Lanes Divided	UC
Gandy Blvd. (SR 694)	West of Dr. MLK Jr. Street	East of 4 <sup>th</sup> Street North (SR 687)	Four/Six Lanes with Frontage Roads	UC

\*FY = Fiscal Year, UC = Under Construction

~~(i)(h)~~ Existing levels of service (LOS) used to identify deficient road corridors are based on the annual Metropolitan Planning Organization Level of Service Report.

**SECTION 17. EXHIBITS A AND G OF SECTION 150 OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE ARE HEREBY AMENDED AS ATTACHED.**

## **SECTION 18. SEVERABILITY**

If any section, paragraph, clause, sentence, or provision of the Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate, or nullify the remainder of this Ordinance, but the effect therefore shall be confined to the section, paragraph, clause, sentence, or provision immediately involved in the controversy in which such judgment or decree shall be rendered.

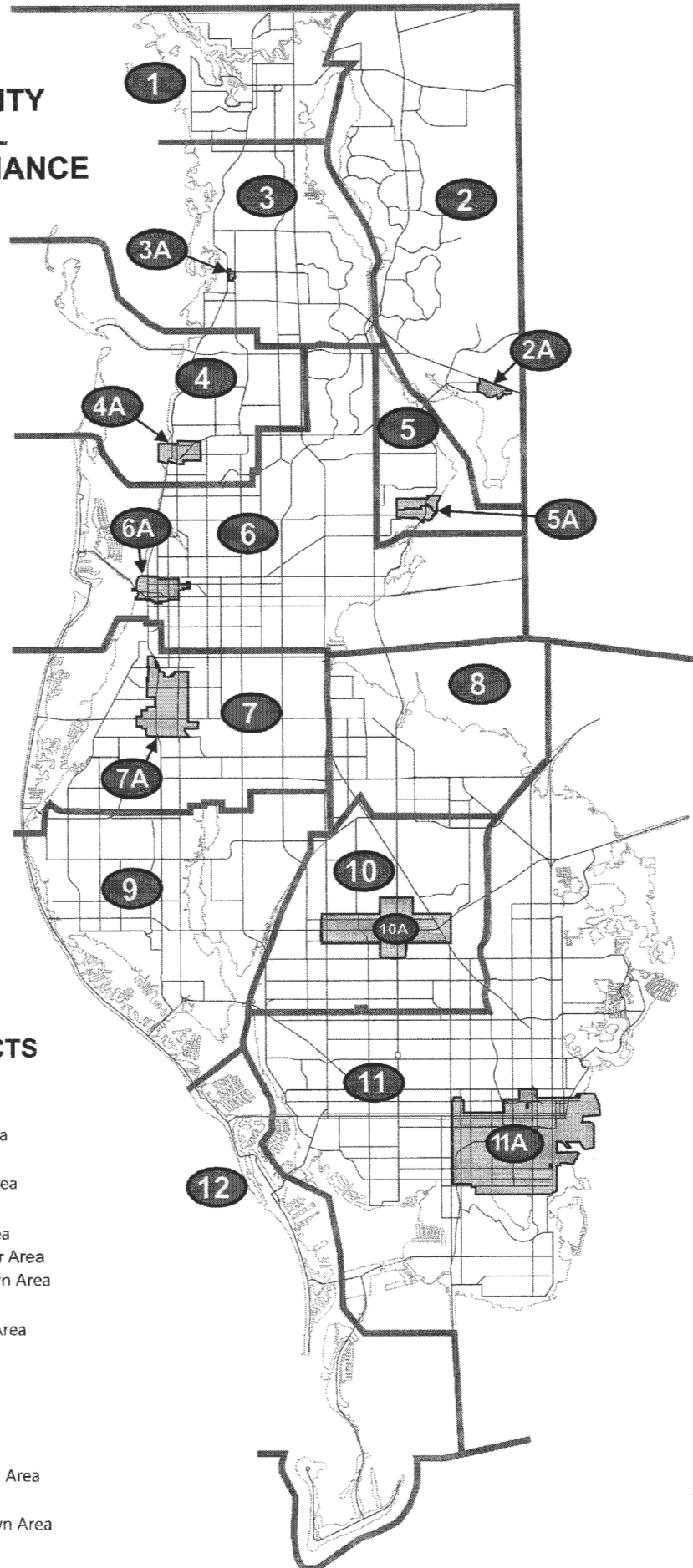
## **SECTION 19. INCLUSION IN THE CODE**

The provision of this Ordinance shall be included and incorporated in the Pinellas County Land Development Code, as an amendment thereto, and shall be appropriately renumbered to conform to the uniform numbering system of the Pinellas County Land Development Code.

## **SECTION 20. FILING OF ORDINANCE; EFFECTIVE DATE**

Pursuant to Section 125.66, Florida Statutes, a certified copy of this Ordinance shall be filed with the Department of State by the Clerk of the Board of County Commissioners within ten (10) days after enactment by the Board of County Commissioners. This Ordinance shall become effective upon notice of filing of the Ordinance with the Department of State or when the companion Comprehensive Plan amendments described in Ordinance numbers \_\_\_\_\_ become effective, whichever is later.

**Exhibit A**  
**PINELLAS COUNTY**  
**MULTI-MODAL**  
**IMPACT FEE ORDINANCE**



**IMPACT FEE DISTRICTS**

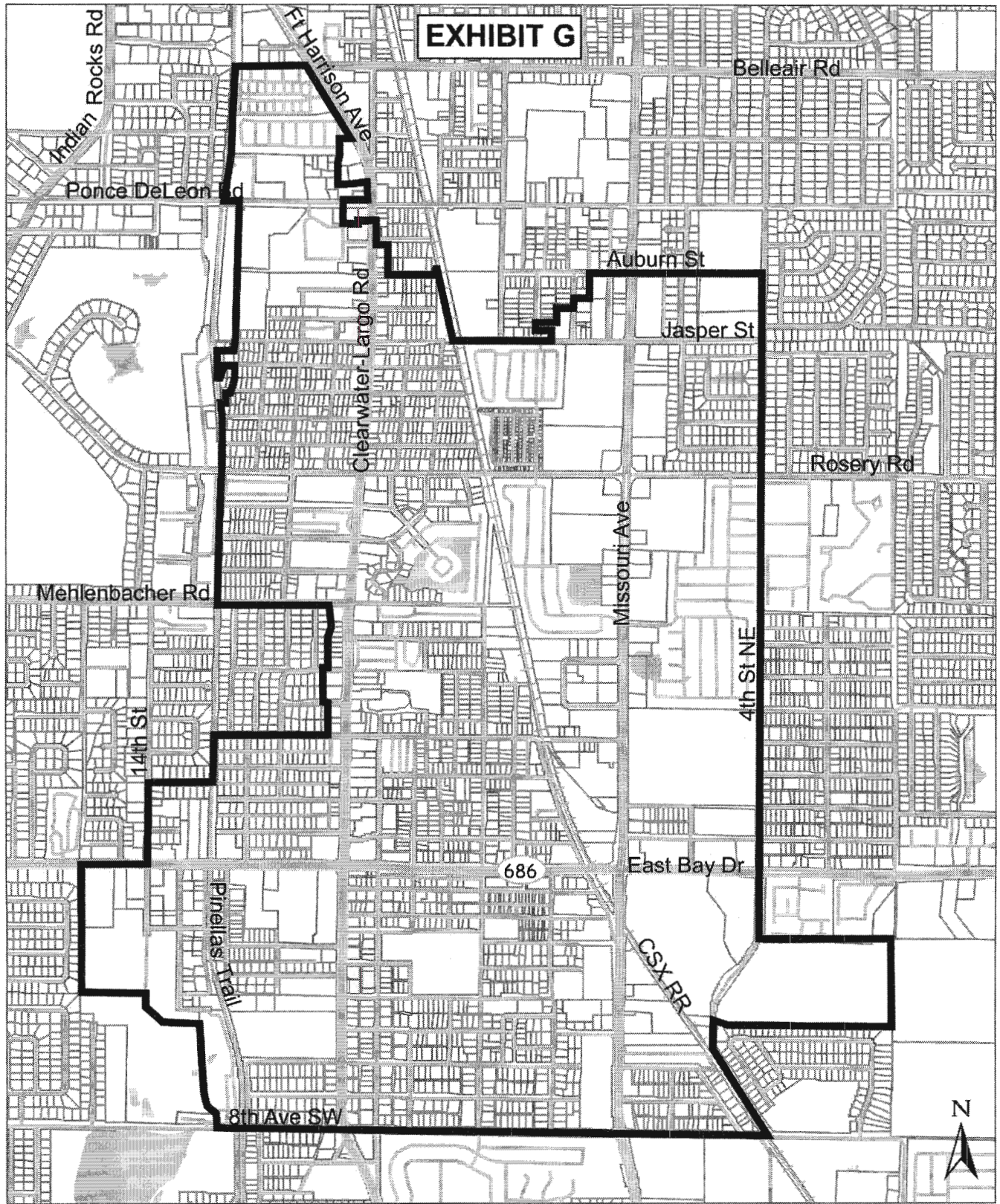
1. Greater Tarpon Springs
2. East Lake Tarpon Area
- 2A. City of Oldsmar Downtown Area
3. Palm Harbor Area
- 3A. Old Palm Harbor Downtown Area
4. Greater Dunedin
- 4A. City of Dunedin Downtown Area
5. Greater Safety Harbor/Oldsmar Area
- 5A. City of Safety Harbor Downtown Area
6. Greater Clearwater Area
- 6A. City of Clearwater Downtown Area
7. Greater Largo Area
- 7A. City of Largo Downtown Area
8. Highpoint Area
9. Greater Seminole Area
10. Greater Pinellas Park Area
- 10A. City of Pinellas Park Downtown Area
11. Greater St. Petersburg Area
- 11A. City of St. Petersburg Downtown Area
12. South County Beaches Area





**LARGO DOWNTOWN AREA  
DISTRICT 7A**

**EXHIBIT G**



DefRds14.pdf  
9/23/14



## **CLEAN VERSION of the Ordinance**

**ORDINANCE NO. 14 - \_\_\_\_**

**AN ORDINANCE OF THE COUNTY OF PINELLAS ESTABLISHING A MOBILITY MANAGEMENT SYSTEM BY AMENDING CHAPTER 150 OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE, IMPACT FEES BY CHANGING THE NAME FROM IMPACT FEES TO MULTI-MODAL IMPACT FEES; REVISING SECTIONS 150-36 AND 150-39 THROUGH 150-47 TO REFLECT THE AFOREMENTIONED CHANGE TO CHAPTER NAME; REVISING SECTION 150-36, DEFINITIONS, TO ADD DEFINITIONS RELATING TO PINELLAS COUNTY MOBILITY PLAN, PEAK HOUR TRIP, PRE-EXISTING USE, TRANSPORTATION MANAGEMENT PLAN AND VOLUME TO CAPACITY RATIO; CHANGING TITLE OF SECTION 150-38 TO INTENT, PURPOSE AND LEGISLATIVE FINDINGS AND ADDING LEGISLATIVE FINDINGS SUBSECTION; REVISING SECTION 150-40, COMPUTATION OF AMOUNT, TO CORRECT UNIT RATE FOR ADULT CONGREGATE LIVING FACILITY AND ADD FOOTNOTE RELATED TO GENERAL COMMERCIAL CATEGORY; RENUMBERING SECTION 150-48, TERRITORY EMBRACED, TO 150-49 AND REVISING FOR COUNTYWIDE APPLICATION; RENUMBERING SECTION 150-49, REPEAL OF ARTICLE, TO 150-50; CHANGING NAME OF SECTION 150-48 TO MOBILITY MANAGEMENT AND ADDING DESCRIPTIONS AND PROVISIONS RELATED TO TRANSPORTATION MANAGEMENT PLAN, DEFICIENT ROAD CORRIDORS, TIER 1 AND 2 DEVELOPMENT PROJECTS, AND DEVELOPMENT REQUIREMENTS WITHIN AND OUTSIDE DEFICIENT ROAD CORRIDORS; REVISING EXHIBIT A TO REFLECT CHAPTER NAME CHANGE; MODIFYING BOUNDARIES OF DISTRICT 7A IN EXHIBIT G, LARGO DOWNTOWN AREA; ADDING EXHIBIT J, DEFICIENT ROAD MAP; AND PROVIDING FOR OTHER MODIFICATIONS THAT MAY ARISE FROM REVIEW OF THIS ORDINANCE AT THE PUBLIC HEARING AND/OR WITH OTHER RESPONSIBLE PARTIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, the Pinellas County Board of County Commissioners has established that land development shall bear a proportionate cost of the provision of new or expanded capital facilities required by such development; and

**WHEREAS**, the Pinellas County Board of County Commissioners has determined that the transportation system in Pinellas County should be able to adequately provide for the movement of people and goods and promote and protect public health, safety, and welfare if new development is to be accommodated; and

**WHEREAS**, the Pinellas County Board of County Commissioners has previously provided for transportation impact fees and their administration through the adoption of Ordinance 86-43 and subsequent amendments and their inclusion in the Pinellas County Land Development Code; and

**WHEREAS**, Florida House Bill 7207, also known as the Community Planning Act, was signed into law in 2011; and

**WHEREAS**, the Community Planning Act removed State requirements for local government implementation of transportation concurrency management systems; and

**WHEREAS**, in the absence of state imposed transportation concurrency management requirements, the Pinellas County Metropolitan Planning Organization authorized a multi-jurisdictional task force to develop a countywide approach to manage the transportation impacts of development projects through local site plan review processes; and

**WHEREAS**, the Mobility Plan Task Force participated in the development of a countywide mobility plan through a coordinated effort involving the local governments of Pinellas County, and the Pinellas Suncoast Transit Authority, Pinellas Planning Council and Florida Department of Transportation which was approved by the Metropolitan Planning Organization on September 11, 2013; and

**WHEREAS**, the Pinellas County Mobility Plan provides a more flexible and efficient alternative to the traditional form of concurrency management, which ties development approvals to maintaining adopted roadway level of service standards, while facilitating multi-modal transportation solutions; and

**WHEREAS**, the Pinellas County Mobility Plan incorporates the assessment of impact fees as a central element in its implementation; and

**WHEREAS**, the Pinellas County Mobility Plan was approved by the Pinellas County Metropolitan Planning Organization on September 11, 2013; and

**WHEREAS**, the Pinellas County Mobility Plan calls for renaming the Transportation Impact Fee Ordinance the Multi-modal Impact Fee Ordinance to reflect the purpose of Ordinance to improve the capacity of the countywide transportation system for all users; and

**WHEREAS**, amendments to Section 150 are needed to establish a mobility management system designed to implement the Pinellas County Mobility Plan; and

**WHEREAS**, the City of Largo has requested modification of the boundaries of its downtown district; and

**WHEREAS**, revisions to Exhibits A and G are necessary to adjust the boundaries of the Largo downtown district; and

**WHEREAS**, the requested modification of the Largo downtown district is consistent with the terms of the Transportation Impact Fee Ordinance regarding the application of fee schedule B; and

**WHEREAS**, changes are necessary to correct the unit rate for adult congregate living facility and to add a footnote to fee schedules A and B related to the unit of measure for the general commercial category.

**NOW, THEREFORE, BE IT ORDAINED, BY THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA THAT:**

**SECTION 1. CHAPTER 150 OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE IS HEREBY RENAMED MULTI-MODAL IMPACT FEES.**

**SECTION 2. SECTION 150-36 OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE IS HEREBY AMENDED TO READ AS FOLLOWS:**

**SEC. 150-36. DEFINITIONS**

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*City manager* means the chief administrative officer of the involved jurisdiction and/or his designee.

*County administrator* means the county administrator and/or his designee.

*Credits* means the impact fee deductions allowed a feepayer for eligible off-site transportation improvements funded by the feepayer.

*Deficient facility* means a road operating at peak hour level of service E or F, and/or a volume-to-capacity (v/c) ratio of 0.9 or higher with no mitigating improvements scheduled within three years.

*Expansion* of the capacity of a road applies to all road and intersection capacity enhancements and includes but is not limited to extensions, widening, intersection improvements, drainage improvements and upgrading signalization.

*External trip* means any trip which has either its origin or destination at the development site and which impacts the major road network system.

*Fair share fee* means the fee required to be paid in accordance with this article.

*Feepayer* means a person commencing a land development activity which generates traffic and which requires the issuance of a certificate of occupancy, land use permit or occupational license.

*Independent fee calculation study* means the traffic engineering and/or economic documentation prepared by a feepayer to allow the determination of the impact fee other than by the use of the table in section 150-40(c) of this article.

*Land development activity generating traffic* means any construction or expansion of building(s) or structure(s), or any changes in the use of any structure(s) that attracts or produces additional vehicular trips.

*Level of service* is a qualitative measure that represents the collective factors of speed, travel, time, traffic interruption, freedom to maneuver, safety, driving comfort and convenience, and operating costs provided by a highway facility under a particular volume condition. Levels of service vary from A to F as described in the transportation elements of the local comprehensive plans, the Transportation Research Board's Highway Capacity Manual, and similar documents.

*Mobility management system* is the process utilized by Pinellas County to implement the Pinellas County Mobility Plan. This includes the process of managing the transportation impacts of development projects and the assessment, collection and expenditure of multi-modal impact fees.

*New peak hour trip* refers to a vehicle trip added to the major road network from and to a developed parcel of land during the weekday peak hour. This excludes "passer-by" or "diverted" trips, whereby the site is accessed as a secondary trip.

*Off-site improvements* means road improvements, other than those referenced in the definition of site-related improvements, located outside of the boundaries of the parcel proposed for development, which are required to serve the development's external trips.

*Peak hour*, in describing traffic conditions, is the 100th highest volume hour of the year in the predominant traffic flow direction.

*Pinellas County Mobility Plan* is a countywide approach to managing the transportation impacts of development projects and increasing mobility for pedestrians, bicyclists, transit users and motor vehicles utilizing the multi-modal impact fee ordinance and local site plan review processes.

*Pre-existing use* refers to the land use that that occupied a parcel of land prior to the submittal of a permit/site plan application. In accordance with Section 150-39, development projects are entitled to a credit equivalent to the impact fee assessment of any land use activity that existed on the property as of 1986, the original adoption year of this Ordinance. The applicant must provide the necessary documentation to verify a pre-existing use activity not reflected in the current records of the Pinellas County Property Appraiser's Office.

*Road* means any public way for purposes of vehicular traffic, including the entire area within the right-of-way.

*Site-related improvements* means capital improvements necessary for direct access/egress to the development in question. Direct access/egress site-related improvements include but are not limited to the following:

- (1) Site driveways and roads;
- (2) Right and left turn lanes leading to those driveways;
- (3) Traffic control measure for those driveways;
- (4) Acceleration/deceleration lanes;
- (5) Median openings/closing;
- (6) Frontage roads; and
- (7) Roads necessary to provide direct access to the development.

*Multi-modal Impact Fee District* means areas from which impact fee monies are collected and expended. These districts are defined in exhibit A.

*Transportation Improvement* means and includes construction projects and transportation demand and system management initiatives including but not limited to:

- (1) Construction of new through lanes;
- (2) Construction of new turn lanes;
- (3) Construction of new bridges or grade separations;
- (4) Construction of new or upgrading of existing drainage facilities in conjunction with new roadway construction;
- (5) Purchase and installation of traffic signalization, including new and upgraded signalization;
- (6) Construction of curbs, medians and shoulders;
- (7) Relocating utilities to accommodate new roadway construction;
- (8) Construction of intersection improvements;
- (9) Construction of sidewalks;
- (10) Installation of on-street bicycle lanes and construction of bicycle/pedestrian trails;

- (11) Construction of transit facilities such as shelters and pullout bays;
- (12) Construction of park and ride lots;
- (13) Intelligent transportation system (ITS) projects; and
- (14) Commuter assistance programs.

*Transportation management plan*, as developed by an applicant representing a proposed development, is submitted in conjunction with individual site plans seeking to utilize transportation management strategies to address their development impacts, improve the efficiency and safety of the transportation system and increase the mobility of all users. Transportation Management Plans must be submitted to the Department of Planning and Development Services for review and approval.

*Transportation management plan strategies* are intended to increase mobility while addressing the transportation impacts of development projects. They include, but are not limited to, density/intensity reductions, project phasing, access controls, capital improvements and/or initiatives encouraging mass transit, bicycle or pedestrian travel, ride-sharing or roadway improvements. They do not include standard requirements necessary for site plan approval or operational improvements.

*Volume-to-capacity (v/c) ratio* means the rate of traffic flow of an intersection approach or group of lanes during a specific time interval divided by the capacity of the approach or group of lanes.

**SECTION 3. SECTION 150-37 OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE IS HEREBY AMENDED TO READ AS FOLLOWS:**

**Sec. 150-37. Rules of construction.**

(a) The provisions of this article shall be liberally construed so as to effectively carry out its purpose in the interest of the public health, safety and welfare.

(b) For the purpose of administration and enforcement of this article, unless otherwise stated in this article, the following rules of construction shall apply to the text of this article;

- (1) Any road right-of-way used to define multi-modal impact fee district boundaries, as identified in exhibit A, shall be considered to be within each district it bounds for purposes of using these funds.
- (2) The land use types listed in section 150-40 shall have the same meaning as under the land use element(s) of the local comprehensive plans.

**SECTION 4. SECTION 150-38 OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE IS HEREBY AMENDED TO READ AS FOLLOWS:**

**Sec. 150-38. Intent, purpose and legislative findings.**

(a) This article is intended to implement and be consistent with the county comprehensive plan and the plans of the municipalities in the county adopted pursuant to F.S. Ch. 163.

(b) The purpose of this article is to assure that new development bears a proportionate share of the cost of capital expenditures necessary to meet transportation needs as established by the county comprehensive plan, the metropolitan planning organization's long range transportation plan, and the comprehensive plans of the municipalities in the county.

(c) The legislative findings are as follows:

- (1) Florida House Bill 7207, the Community Planning Act, was legislated in 2011. The Act eliminated state mandated concurrency management requirements related to transportation facilities for local governments;
- (2) In 2013, the Pinellas County Metropolitan Planning Organization approved the Pinellas County Mobility Plan. The intent of the Mobility Plan is to replace local transportation concurrency management programs with a system that provides local governments with the means to manage the traffic impacts of development projects;
- (3) The transportation element of the comprehensive plan identifies a number of highway system facilities operating under deficient level of service conditions. These require the application of mobility plan provisions in order to manage transportation impacts and to increase mobility through the use of multi-modal impact fees to fund transportation improvements;



- (3) The 2012 Moving Ahead for Progress in the 21<sup>st</sup> Century (MAP 21) Act, which sets forth requirements for metropolitan transportation planning, promotes integrated transportation systems that maximize mobility and accessibility and the preservation, rather than the construction, of highways;
- (4) Local comprehensive plans provide data, analysis, and policies supporting the management of development impacts on major roads operating with deficient level of service conditions through the application of the Pinellas County Mobility Plan and supporting land use policies;
- (5) Transportation management plan strategies are important tools for local governments to manage development impacts while maximizing mobility and accessibility consistent with the comprehensive plan and MAP 21; and
- (6) The Community Planning Act encourages the coordination of planning and growth management activities among local governments, the Metropolitan Planning Organization and regional and state government agencies.

**SECTION 5. SECTION 150-39 OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE IS HEREBY AMENDED TO READ AS FOLLOWS:**

**Sec. 150-39. Fee Required**

(a) Any person who, seeks a certificate of occupancy for land development activity or seeks to change a use by applying for issuance of an occupational license, land use permit, or municipal equivalent thereof which will generate additional traffic shall be required to pay a multi-modal impact fee in the manner and amount set forth in this article.

(b) No certificate of occupancy, use permit or occupational license for any activity requiring payment of an impact fee pursuant to section 150-40 shall be issued unless and until the multi-modal impact fee hereby required has been paid.

(c) Any person who has submitted a site plan or building permit application in accordance with local land development codes prior to the effective date of this amendatory ordinance will be subject to the terms of the ordinance that was in effect at the time the site plan or building permit application was submitted.

**SECTION 6. SECTION 150-40 OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE IS HEREBY AMENDED TO READ AS FOLLOWS:**

**Sec. 150-40. Computation of amount.**

(a) The amount of the multi-modal impact fees imposed under this article will depend on a number of factors, including the type of land development activity, and several fixed elements, such as the average cost to construct one lane-mile of roadway (\$2,216,466) and the average capacity of one lane-mile of roadway (6,900 vehicles per day).

(b) The following formula shall be used by the county administrator, city manager or functional equivalent to determine the impact fee per unit of development:

$$\frac{TGR \times \%NT \times TL \times CST (RF)}{CAP \times 2}$$

**WHERE:**

- TGR = Trip generation rate, as per fee schedule  
 %NT = Percent new trips  
 TL = Average trip length, varies by land use  
 CST = The cost to construct one-lane mile of roadway (\$2,216,466)  
 CAP = The capacity of one-lane mile of roadway (6,900 vehicles per lane, per day)  
 2 = Allocation of one-half the impact to the origin and one-half to the destination  
 RF = Reduction factor (.268).

(c) At the option of the feepayer, the amount of the multi-modal impact fee may be determined by the following fee schedules (schedule A contains the impact fee rates for uses outside of designated downtown/redevelopment areas; schedule B contains rates for downtown/redevelopment areas):

**Schedule A. General Fee Schedule**

<i>Land use type</i>	<i>Unit</i>	<i>Trip rate</i>	<i>Avg. trip length</i>	<i>Percent new trips</i>	<i>Fee per unit</i>
<i>Residential:</i>					
Single-family	du	9.6	5.0	1.00	\$2,066
Multi-family	du	6.6	5.0	1.00	\$1,420
Condominium/Townhome	du	5.8	5.0	1.00	\$1,248
Efficiency apt./hotel	room	5.0	3.3	0.59	\$419
Mobile home	du	5.0	5.0	1.00	\$1,076
Licensed ACLF	bed	2.7	2.8	.74	\$241
<i>General Office:</i>					
0-49,999 sq. ft.	1000 sf	16.3	5.1	0.92	\$3,292
50,000 – 149,999 sq. ft.	1000 sf	13.7	5.1	0.92	\$2,767
150,000 – 299,999 sq. ft.	1000 sf	11.5	5.1	0.92	\$2,323
300,000 – 599,999 sq. ft.	1000 sf	10.4	5.1	0.92	\$2,100
600,000 – 799,999 sq. ft.	1000 sf	8.4	5.1	0.92	\$1,697
Over 800,000 sq. ft.	1000 sf	8.2	5.1	0.92	\$1,656

<i>Land use type</i>	<i>Unit</i>	<i>Trip rate</i>	<i>Avg. trip length</i>	<i>Percent new trips</i>	<i>Fee per unit</i>
<i>Research center:</i>					
Research center	1000 sf	6.1	5.1	0.92	\$1,232
<i>Industrial:</i>					
General industrial	1000 sf	7.0	5.1	0.92	\$1,414
Industrial park	1000 sf	7.0	5.1	0.92	\$1,414
Manufacturing	1000 sf	3.8	5.1	0.92	\$767
Warehousing	1000 sf	3.6	5.1	0.92	\$727
Mini-warehousing	1000 sf	2.5	3.1	0.92	\$307
<i>Medical:</i>					
Hospital	bed	11.8	6.4	0.77	\$2,503
Nursing home	bed	2.4	2.8	0.75	\$217
Clinic/Medical office	1000 sf	35.2	4.9	0.85	\$6,311
Veterinary clinic	1000 sf	32.8	1.9	0.70	\$1,878
<i>Lodging:</i>					
Hotel	room	8.2	6.4	0.71	\$1,604
Motel (budget style)	room	5.6	6.4	0.59	\$910
Resort hotel	room	18.4	5.4	0.75	\$3,208
<i>Recreation:</i>					
General recreation	pkg sp	3.4	6.4	0.90	\$843
Marina	boat	3.0	7.0	0.90	\$814
	berth				
Dry dock marina	boat slip	2.1	3.6	0.90	\$293
Racquet club	1000 sf	14	3.0	0.75	\$1,356
Golf course	acre	5.0	7.1	0.90	\$1,375
Fitness center	1000 sf	27.0	4.0	0.84	\$3,905
<i>Retail:</i>					
Quality restaurant	1000 sf	90.0	2.5	0.82	\$7,942
Sit-down restaurant	1000 sf	127.0	1.9	0.79	\$8,205
Drive-in restaurant	1000 sf	496.0	1.7	0.54	\$19,599
Quality drive-in restaurant	1000 sf	279.7	1.7	0.75	\$15,350
Discount store (ind.)	1000 sf	56.0	1.8	0.61	\$2,647
Building materials store	1000 sf	45.2	1.7	0.61	\$2,018
Home Improvement	1000 sf	29.8	2.2	0.83	\$2,342
Superstore					
New and used car sales	1000 sf	33.3	2.4	0.79	\$2,718
Service station w/ conven.	pump	162.8	1.9	0.23	\$3,062
Market <800 sf					
Car wash	1000 sf	151.2	1.6	0.67	\$6,977

<i>Land use type</i>	<i>Unit</i>	<i>Trip rate</i>	<i>Avg. trip length</i>	<i>Percent new trips</i>	<i>Fee per unit</i>
Supermarket	1000 sf	102	1.7	0.53	\$3,956
Convenience market (under 3,000 sf)	store	1762.9	1.5	0.25	\$28,456
Convenience market (3,000 sf or over)	1000 sf	887.1	1.5	0.25	\$14,319
Movie theater w/ matinee	screen	132.0	2.3	0.85	\$11,108
Auto repair/detailing	1000 sf	28.4	2.2	0.83	\$2,232
Furniture store	1000 sf	5.1	2.4	0.79	\$351
Retail nursery (garden ctr.)	1000 sf	36.0	1.8	0.61	\$1,701
Discount club store	1000 sf	41.8	4.0	0.89	\$6,405
Discount superstore	1000 sf	65.3	2.2	0.83	\$5,133
Video rental store (free standing)	1000 sf	13.6	2.3	0.85	\$1,144
<i>General commercial:</i>					
Under 100,000 sq. ft.	1000 sf	94.7	1.7	0.49	\$3,396
100,000 – 199,999 sq. ft.	1000 sf	74.3	1.8	0.63	\$3,627
200,000 – 299,999 sq. ft.	1000 sf	58.9	2.0	0.75	\$3,803
300,000 – 399,999 sq. ft.	1000 sf	48.3	2.3	0.79	\$3,778
400,000 – 499,999 sq. ft.	1000 sf	43.0	2.5	0.80	\$3,702
500,000 – 999,999 sq. ft.	1000 sf	37.7	3.0	0.81	\$3,943
Over 1,000,000 sq. ft.	1000 sf	33.4	3.6	0.81	\$4,192
<i>Services:</i>					
Bank	1000 sf	144.0	1.6	0.30	\$2,975
<i>Institutional:</i>					
Church	1000 sf	9.1	3.9	0.90	\$1,375
Library (private)	1000 sf	56.0	3.9	0.90	\$8,461
Day care center	1000 sf	79.0	2.0	0.74	\$5,033
Elementary school	student	1.3	4.3	0.80	\$192
High school	student	1.7	4.3	0.90	\$283
Junior/community college	student	1.2	7.3	0.90	\$339
University	student	2.4	7.3	0.90	\$679
Airport	flights	2.0	6.0	0.90	\$465
Park	acres	36.5	6.4	0.90	\$9,050

*Note: General commercial unit is gross leasable area.*

#### **Schedule B. Downtown Redevelopment Fee Schedule**

<i>Land use type</i>	<i>Unit</i>	<i>Trip rate</i>	<i>Avg. trip length</i>	<i>Percent new trips</i>	<i>Fee per unit</i>
<i>Residential:</i>					
Single-family	du	9.6	5.0	0.74	\$1,529
Multi-family	du	6.6	5.0	0.74	\$972
Condominium/Townhome	du	5.8	5.0	0.74	\$924
Efficiency apt./hotel	room	5.0	3.3	0.59	
Mobile home	du	5.0	5.0	0.74	\$796
Licensed ACLF	bed	2.7	2.8	0.74	\$241
<i>General Office:</i>					
0-49,999 sq. ft.	1000 sf	16.3	5.1	0.74	\$2,648
50,000 – 149,999 sq. ft.	1000 sf	13.7	5.1	0.74	\$2,226
150,000 – 299,999 sq. ft.	1000 sf	11.5	5.1	0.74	\$1,868
300,000 – 599,999 sq. ft.	1000 sf	10.4	5.1	0.74	\$1,689
600,000 – 799,999 sq. ft.	1000 sf	8.4	5.1	0.74	\$1,365
Over 800,000 sq. ft.	1000 sf	8.2	5.1	0.74	\$1,332
<i>Research center:</i>					
Research center	1000 sf	6.1	5.1	0.74	\$991
<i>Industrial:</i>					
General industrial	1000 sf	7.0	5.1	0.74	\$1,137
Industrial park	1000 sf	7.0	5.1	0.74	\$1,137
Manufacturing	1000 sf	3.8	5.1	0.74	\$617
Warehousing	1000 sf	3.6	5.1	0.74	\$585
Mini-warehousing	1000 sf	2.5	3.1	0.74	\$247
<i>Medical:</i>					
Hospital	bed	11.8	6.4	0.62	\$2,015
Nursing home	bed	2.4	2.8	0.60	\$174
Clinic/Medical office	1000 sf	35.2	4.9	0.70	\$5,197
Veterinary clinic	1000 sf	32.8	1.9	0.70	\$1,878
<i>Lodging:</i>					
Hotel	room	8.2	6.4	0.61	\$1,378
Motel (budget style)	room	5.6	4.0	0.61	\$588
Resort hotel	room	18.4	5.4	0.61	\$2,609

<i>Land use type</i>	<i>Unit</i>	<i>Trip rate</i>	<i>Avg. trip length</i>	<i>Percent new trips</i>	<i>Fee per unit</i>
<i>Recreation:</i>					
General recreation	pkg sp	3.4	6.4	0.32	\$300
Marina	boat berth	3.0	7.0	0.32	\$289
Dry dock marina	boat slip	2.1	3.6	0.32	\$104
Racquet club	1000 sf	14	3.0	0.32	\$579
Fitness center	1000 sf	27.0	4.0	0.36	\$1,674
<i>Retail:</i>					
Quality restaurant	1000 sf	90.0	2.5	0.21	\$2,034
Sit-down restaurant	1000 sf	127.0	1.9	0.21	\$2,181
Drive-in restaurant	1000 sf	496.0	1.7	0.21	\$7,622
Quality drive-in restaurant	1000 sf	279.7	1.7	0.21	\$4,298
Discount store (ind.)	1000 sf	56.0	1.8	0.34	\$1,475
Building materials store	1000 sf	45.2	1.7	0.34	\$1,125
Home Improvement Superstore	1000 sf	29.8	2.2	0.34	\$959
New and used car sales	1000 sf	33.3	2.4	0.52	\$1,789
Service station w/ conven. market <800 sf	pump	162.8	1.9	0.23	\$3,062
Car wash	1000 sf	151.2	1.6	0.40	\$4,165
Supermarket	1000 sf	102	1.7	0.53	\$3,956
Convenience market (under 3,000 sf)	store	1762.9	1.5	0.25	\$28,456
Convenience market (3,000 sf or over)	1000 sf	887.1	1.5	0.25	\$14,319
Movie theater w/ matinee	screen	132.0	2.3	0.58	\$7,580
Auto repair/detailing	1000 sf	28.4	2.2	0.56	\$1,506
Furniture store	1000 sf	5.1	2.4	0.52	\$231
Retail nursery (garden ctr.)	1000 sf	36.0	1.8	0.34	\$948
Discount club store	1000 sf	41.8	4.0	0.30	\$2,159
Discount superstore	1000 sf	65.3	2.2	0.30	\$1,855
Video rental store (free standing)	1000 sf	13.6	2.3	0.32	\$431

<i>Land use type</i>	<i>Unit</i>	<i>Trip rate</i>	<i>Avg. trip length</i>	<i>Percent new trips</i>	<i>Fee per unit</i>
<i>General commercial:</i>					
Under 100,000 sq. ft.	1000 sf	94.7	1.7	0.30	\$2,079
100,000 – 199,999 sq. ft.	1000 sf	74.3	1.8	0.35	\$2,015
200,000 – 299,999 sq. ft.	1000 sf	58.9	2.0	0.47	\$2,383
300,000 – 399,999 sq. ft.	1000 sf	48.3	2.3	0.51	\$2,439
400,000 – 499,999 sq. ft.	1000 sf	43.0	2.5	0.53	\$2,452
500,000 – 999,999 sq. ft.	1000 sf	37.7	3.0	0.54	\$2,629
Over 1,000,000 sq. ft.	1000 sf	33.4	3.6	0.54	\$2,795
<i>Services:</i>					
Bank	1000 sf	144.0	1.6	0.30	\$2,975
<i>Institutional:</i>					
Church	1000 sf	9.1	3.9	0.35	\$535
Library (private)	1000 sf	56.0	3.9	0.63	\$5,923
Day care center	1000 sf	79.0	2.0	0.47	\$3,196
Elementary school	student	1.3	4.3	0.53	\$128
High school	student	1.7	4.3	0.63	\$198
Junior/community college	student	1.2	7.3	0.63	\$238
University	student	2.4	7.3	0.63	\$475
Park	acres	36.5	6.4	0.63	\$6,335

*Note: General commercial unit is gross leasable area.*

The downtown area fee schedule applies to existing downtown areas geographically depicted in the attached maps including exhibit A, Impact Fee Districts; exhibit B, St. Petersburg Downtown Area District 11A, exhibit C, Safety Harbor Downtown Area District 5A, exhibit D, Pinellas Park Downtown Area District 10A, exhibit E, Clearwater Downtown Area District 6A; exhibit F, Dunedin Downtown Area District 4A; exhibit G, Largo Downtown Area District 7A; exhibit H, Oldsmar Downtown Area District 2A; and exhibit I, Old Palm Harbor District 3A. The 1990 MPO Pinellas County Transportation Impact Fee Study contains technical data indicating there are significantly fewer new vehicle trips generated for each unit of development in these areas as compared to similar land uses outside them. These areas are delineated in locally adopted redevelopment or comprehensive plans with supporting policies designed to encourage infill and redevelopment activity. New areas with similar trip generation characteristics, as described in the 1990 MPO Pinellas County Transportation Impact Fee Study, may be added to the attached exhibits through the amendment of the ordinance pursuant to the submittal of a detailed map and documentation that such areas meet the criteria in the 1990 Pinellas County MPO Transportation Impact Fee Study.

In the case of a change of use, redevelopment, or modification of an existing use, the impact fee shall be based upon the net increase in the impact fee for the new use as compared to the impact

fee for the highest previous use in existence on or after the effective date of the ordinance from which this section derives. The county administrator or city manager shall be guided in this determination by the county's transportation impact fee study (February 1990), independent study trip generation data or the Institute of Transportation Engineers' Trip Generation, sixth (or successor) edition.

(d) If a feepayer shall opt not to have the impact fee determined according to subsections (b) and (c) of this section, then the feepayer shall prepare and submit to the county administrator, city manager or functional equivalent for approval of an independent fee calculation study for the land development activity for which a certificate of occupancy, land use permit or occupational license is sought. The traffic engineering and/or economic documentation submitted, which will require a pre-application meeting with the county administrator, city manager or functional equivalent, shall show the basis upon which the independent fee calculation was made, including but not limited to the following:

(1) Trip generation studies:

- a. Documentation of trip generation rates appropriate for the proposed land development activity.
- b. Documentation of trip length appropriate for the proposed land development activity.
- c. Documentation of trip data appropriate for the proposed land development activity.

(2) Economic documentation studies:

- a. Documentation of the cost per lane per mile for roadway construction for the proposed land development activity.
- b. Documentation of credits attributable to the proposed land development activity which the feepayer will make available to replace the portion of the service volume used by the traffic generated by the proposed land development activity.

(e) Trip generation data. Trip generation documentation other than traffic engineering or economic documentation described in section 150-40(d)(1) and (2) may be submitted by the applicant in consideration of an independent fee calculation.

**SECTION 7. SECTION 150-41 OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE IS HEREBY AMENDED TO READ AS FOLLOWS:**

**Sec. 150-41. Payment of fee and credits.**

(a) The person applying for the issuance of a certificate of occupancy, land use permit or occupational license shall pay the multi-modal impact fee to the county administrator, the city manager, their functional equivalent or their respective designees prior to the issuance of such permit. Fees for mobile homes shall be payable prior to the issuance of the permits which allow the mobile home to move on to a lot. The county administrator, city manager, their functional equivalent or their respective designees will have full collection authority as well as full



discretion for approval of alternative methods for calculation of impact fees on a case-by-case basis. Fees shall be collected as part of the normal permitting process of each local jurisdiction.

(b) All funds collected under this article shall be properly identified by the multi-modal impact fee district, as identified in exhibit A, and promptly transferred for deposit into the appropriate impact fee trust account to be held in separate accounts as determined in section 150-42 and used solely for the purposes specified in this article.

(c) In lieu of all or part of the multi-modal impact fee imposed under this article, the county administrator, city manager or functional equivalent may accept the offer by a feepayer to implement all or part of a transportation improvement project consistent with the local government comprehensive plan or plans, or the metropolitan planning organization's long range transportation plan. The project(s) may be for any mode of transportation, including rail, transit, pedestrian or bicycle travel, providing that it serves to add to the capacity of the surrounding transportation circulation system or to increase mobility and reduce the dependence on automobile travel. This offer shall not include site-related improvements. These transportation improvements must be in accordance with city, county and state requirements, whichever are applicable. The feepayer shall submit an offer to make improvements in lieu of a fee payment. The offer shall include a letter detailing the improvements to be made, improvement plans and a construction cost estimate in sufficient detail to allow the county administrator, city manager or functional equivalent to determine consistency with local requirements. If the county administrator, city manager, functional equivalent or their respective designees accept such an offer, the cost of the improvement project, except for the improvements identified in sections 150-41(h), (i) and (j), shall be credited against the multi-modal impact fee assessed on the proposed development. Upon satisfactory completion and construction approval of the transportation improvement made in lieu of all or a portion of the impact fee due, the improvement shall be accepted by the appropriate jurisdiction for future maintenance. If the certificate of occupancy is requested prior to the completion of the approved project, then a performance bond shall be provided to the county administrator, city manager or functional equivalent to cover the balance of all work required following issuance of the certificate of occupancy.

(d) Construction of on-site trail, pedestrian or bicycle facility if part of trail, bicycle or pedestrian network identified in MPO Long Range Transportation Plan or local comprehensive plan is eligible for credit against impact fee assessment. No credit shall be given for other site-related improvements or land dedicated for related right-of-way.

(e) All transportation improvements required under a county or city approved development order issued for a new development of regional impact approved prior to the effective date of this ordinance, except for those improvements deemed as site-related or on-site, shall be credited against multi-modal impact fees up to the total amount of the impact fee.

(f) Mixed-use developments consisting of complementary land uses that are designed with connectivity to allow for a reduction in trip lengths and/or percent new trips are eligible for an impact fee rate adjustment based on trip generation data for similar uses.

(g) Commuter assistance programs with long-term contract facilitating ride sharing activity are eligible for an impact fee rate reduction based on the reduction in the number of single-occupant vehicle trips that would otherwise be associated with the project.

(h) Bus stop shelters, including pads, are eligible for a credit against the impact fee assessment in an amount equal to the cost of the improvement or 1 percent of the fee, whichever is greater.

(i) Construction of shared driveway(s) between adjacent properties is eligible for a credit against the impact fee assessment in an amount that is 50 percent of the construction cost for the portion of the driveway that is located off-site.

(j) Construction of shared inter-connecting parking lots is eligible for a credit against the impact fee assessment in an amount that is 50 percent of the construction cost for the portion of the parking area located off-site.

(k) Sidewalks constructed for credit against impact fee assessment must provide connection between the site and surrounding sidewalk network and/or major destination point such as a park, shopping center, school, community center, etc.

(l) Pedestrian and bicycle facilities connecting neighboring properties may be eligible for credit against impact fees for the portion of the construction that is off-site.

(m) Construction of service roads for vehicular traffic connecting adjacent developments are eligible for credit against impact fee assessment.

(n) Off-site crosswalk enhancements, including curb bulb-out at intersection, pavement marking, raised crossing are eligible for credit against impact fee assessment.

(o) Sections 150-41(c) through (f) do not apply to development projects that are subject to the requirements of Sections 150-48(c), (d) and (f).

## **SECTION 8. SECTION 150-42 OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE IS HEREBY AMENDED TO READ AS FOLLOWS:**

### **Sec. 150-42. Trust accounts established.**

(a) Each municipality which collects and administers multi-modal impact fee funds shall establish a trust account which shall be used exclusively for funds collected under the terms of this article. Monies collected by or forwarded to the county shall be maintained in 12 separate impact fee trust accounts consistent with the districts shown in exhibit A.

(b) Funds deposited to the trust accounts established under this section must be used in accordance with the provisions of section 150-43.

**SECTION 9. SECTION 150-43 OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE IS HEREBY AMENDED TO READ AS FOLLOWS:**

**Sec. 150-43. Disposition of funds.**

(a) Funds collected from multi-modal impact fees shall be used exclusively for the purpose of projects that improve the capacity of the surrounding traffic circulation system. These projects may involve improvements to transportation modes such as transit, pedestrian and bicycle travel as well as roadway expansion. Such improvements shall be of the type as are made necessary by the new development. Specific projects to receive funds from impact fees collected shall be determined by the elected officials of the jurisdiction from where the funds were collected in accordance with Section 150-43(e). Priorities for impact fee funded transportation improvements shall be established by the administering jurisdictions' elected officials in compliance with the adopted plans and transportation improvement program of the metropolitan planning organization or local jurisdictions.

(b) No funds collected under this article shall be used for periodic maintenance, as defined in F.S. Ch. 334, as amended.

(c) Except as provided in subsection (e) of this section, funds shall be used exclusively for transportation improvements or expansions within the multi-modal impact fee district from which funds were collected. Funds may also be used for projects located outside the district where they were collected provided the county has notified and received concurrence from all jurisdictions located within the multi-modal impact fee district where the funds were collected. Funds shall be deemed expended in the order in which they are collected.

(d) Fees, both county and municipal share, collected within a community redevelopment or tax increment financing district shall be expended within such district. Parking garages for general public purposes shall be considered eligible transportation improvements within such districts. With the concurrence of the county administrator, appropriate city manager or functional equivalent, the funds collected within a community redevelopment or tax increment financing district may be spent within the primary district.

(e) Multi-modal impact fees collected at the local level shall be held by the collecting jurisdiction until the end of the fiscal year in which collected. At the beginning of each new fiscal year (October 1), one-half of all fees collected, and the accrued interest thereon, less the four percent retained from the total fee collected for administrative costs, shall be forwarded to the board of county commissioners for placement in the appropriate trust account. The remaining one-half shall be deposited in the municipality's multi-modal impact fee trust account. All fees must be disbursed, encumbered or refunded by each jurisdiction receiving the fees in a manner consistent with this article.

(f) Multi-modal impact fees collected within each district may be made available for construction of improvements on the state road network in the district.

(g) Multi-modal impact fee funds shall be administered as an independent component of the capital improvement element of the comprehensive plan, as required by F.S. ch. 163. Each fiscal year, the county administrator, respective city managers or functional equivalents shall present to their governing boards the district improvement programs for transportation expenditures. These programs shall assign transportation improvements costs and related expenses to the trust account for specific transportation improvement projects. Monies, including any accrued interest not assigned in any fiscal year, shall be retained in the same impact fee trust accounts until the next fiscal year, except as provided by the refund provisions of this article. The collecting jurisdiction (either a municipality or the county) shall retain four percent of the fees collected for administrative costs.

**SECTION 10. SECTION 150-44 OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE IS HEREBY AMENDED TO READ AS FOLLOWS:**

**Sec. 150-44. Refund of fee paid.**

Any funds not expended or encumbered by the end of the calendar quarter immediately following ten years from the date the multi-modal impact fee was paid shall, upon application of the feepayer, within 180 days of that date, be returned to the feepayer with interest at a yearly rate to be determined by the Consumer Price Index effective January 1, which is to be applied to the preceding year for each year the deposit is held.

**SECTION 11. SECTION 150-45 OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE IS HEREBY AMENDED TO READ AS FOLLOWS:**

**Sec. 150-45. Exemptions.**

(a) The following shall be exempted from payment of the multi-modal impact fee:

- (1) Alteration or expansion of an existing building where no additional units or floor area are created, use is not changed, and where no additional vehicular trips will be produced over and above that produced by the existing use.
- (2) The construction of accessory buildings or structures which will not produce additional vehicular trips over and above that produced by the principal building or use of the land.
- (3) The replacement of a building or structure with a new building or structure of the same use provided that no additional trips will be produced over and above those produced by the original building or structure.
- (4) The construction of publicly-owned facilities used primarily for traditional government uses.

**SECTION 12. SECTION 150-46 OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE IS HEREBY AMENDED TO READ AS FOLLOWS:**

**Sec. 150-46. Review committee.**

It is the intention of the board of county commissioners to ensure consistency in administration of the multi-modal impact fee ordinance. Therefore, a review committee composed of locally designated administrative officials is created to review matters which may be subject to differing interpretations arising from the administration of the article, and which are not clearly addressed by the provisions of this article. The Metropolitan Planning Organization Technical Coordinating Committee (TCC) shall serve as the review committee. The TCC shall make advisory recommendations to the administering jurisdiction on issues brought before the committee. The county metropolitan planning organization shall maintain the records of the committee and a listing of its membership. The metropolitan planning organization shall also provide staff services to the committee.

**SECTION 13. SECTION 150-47 OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE IS HEREBY AMENDED TO READ AS FOLLOWS:**

**Sec. 150-47. Review of fee structure.**

The multi-modal impact fee schedule shall be reviewed every two years by the board of county commissioners and the metropolitan planning organization. The review shall consider trip generation rates and the actual construction costs for work contracted by the county and the state department of transportation within the county. The purpose of this review is to analyze the effects of inflation on the actual costs of transportation improvement projects and to ensure the fee charged new land development activity generating traffic will not exceed its fair share.

**SECTION 14. SECTION 150-48 OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE, TERRITORY EMBRACED, IS HEREBY RENUMBERED AS 150-49 AND AMENDED TO READ AS FOLLOWS:**

This ordinance shall be effective in the incorporated as well as unincorporated areas of the County. However, to the extent that this ordinance conflicts with a City ordinance, the City ordinance shall prevail.

**SECTION 15. SECTION 150-49 OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE, REPEAL OF ARTICLE, IS HEREBY RENUMBERED AS 150-50.**

**SECTION 16. SECTION 150-48 OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE IS HEREBY AMENDED TO READ AS FOLLOWS:**

#### **Sec. 150-48. Mobility management**

- (a) Transportation management plans are required for development applications subject to the provisions in Sections 150-48(c), (d) and (f) utilizing transportation management strategies/improvements to address their development impacts. The extent of the strategies/improvements included in an approved transportation management plan in terms of the scale of the project(s) and roadway capacity and/or mobility benefits provided shall be based primarily on the projected impact of the development project on the surrounding traffic circulation system. Specific conditions of the deficient road corridor impacted by the development shall also be considered.

Transportation management plan strategies/improvements required in accordance with Sections 150-48(c), (d) and (f) will be determined at the time of site plan review. Transportation management plans must be developed by the applicant and accepted by the applicable local government. If the project impacts a State road, the applicant must also submit the transportation management plan to the Florida Department of Transportation District 7 Office. Transportation management plan strategies/improvements include, but are not limited to, those listed below. Transportation management plans seeking to implement strategies that do not involve structural improvements, such as ride-sharing and transit incentive programs, must include a monitoring program to ensure the strategies are carried out in accordance with the plan. Site-related improvements are not eligible for inclusion in transportation management plans.

- (1) *Intensity reduction.* The intensity of the proposal may be reduced through an across-the-board reduction of the permitted floor area ratio, as it would otherwise normally apply to the proposal. Other such corrective actions that would reduce the intensity of the proposal may also apply.
- (2) *Density reduction.* The density of the proposal may be decreased by a reduction in the number of units per acre below that which would otherwise normally apply to the proposal.
- (3) *Project phasing.* A project may be divided into logical phases of development by area, with later phases of the development proposal's approval withheld until the needed facilities are available.
- (4) *Outparcel deletion.* Those portions of the proposal characterized as outparcels that create separate and unique impacts may be deleted from the total proposal.
- (5) *Physical highway improvements.* A project may construct link capacity improvements, acceleration/deceleration lanes, intersection improvements or frontage roads.
- (6) *Operational improvements (signal).* This includes efforts involving signal removal or signal timing improvements.
- (7) *Access management strategies.* These include access management controls such as the preclusion of a direct connection to an LOS deficient facility, right-in/right-out driveways, alternative driveway locations, reduction of a driveway, single point access, shared access or the implementation of median controls.
- (8) *Mass transit initiatives.* A project may implement a plan to encourage transit (e.g., employer-issued bus passes). Other mass transit initiatives may include, but are not

limited to the construction of bus stop amenities, bus pull-off areas and dedication of park and ride parking spaces.

- (9) *Demand management/commuter assistance*. These include efforts to encourage ride-sharing (e.g., designated parking spaces for carpools, employer-sponsored carpool program, participation in transportation management organization/initiative programs), and to implement flexible work hours and telecommuting programs.
  - (10) *Bicycle/pedestrian improvements*. These would involve structural improvements or construction of a bikeway or sidewalk connecting an existing bikeway/sidewalk network or providing access to a school, park, shopping center, etc. These improvements may also include pedestrian treatments in parking areas, sidewalks connecting developments with adjacent land uses, trail improvements and bicycle rack and on-street bicycle lane installations, and the planting of trees to provide shade canopy along sidewalks.
  - (11) *Intelligent transportation system improvements*. This includes improvements pertaining to computerized traffic signal systems that automatically adjust to maximize traffic flow and to permit emergency vehicles to pass through intersections quickly. It also includes freeway management systems, such as electronic message signs, and electronic fare payment on public buses that reduce passenger boarding time.
  - (12) *Livable community site design features*. These include, but are not limited to, implementation of pedestrian friendly site design features such as orienting buildings toward the street and parking lots to the side or rear of buildings.
- (b) Deficient road corridors include parcels, all or a portion of which lie within a corridor as defined below.
- (1) *Sole direct access*. A condition where the only means of site ingress/egress is directly onto the road facility, regardless of the distance of that site from the facility;
  - (2) *Direct access*. A condition in which one or more existing or potential site ingress/egress points makes a direct connection to the road facility and the site is within one-half mile of the road facility; and
  - (3) *Sole indirect access*. A condition where the only point of site ingress/egress is onto a public non-arterial roadway which makes its first and shortest arterial level connection onto a road facility regardless of the distance of that site from the facility.
- (c) Development projects that generate between 51 and 300 new peak hour trips are designated as *Tier 1*.
- (1) Developers of tier 1 projects located within deficient road corridors are required to submit a transportation management plan designed to address their impacts while increasing mobility and reducing the demand for single occupant vehicle travel.
  - (2) The cost of transportation management strategies implemented for tier 1 projects are creditable toward their multi-modal impact fee assessment. If the cost of the improvement exceeds the assessment, the development project would not be subject to payment of the fee.
- (d) Development projects that generate more than 300 new peak hour trips are designated as *Tier 2*.



- (1) Developers of tier 2 projects within deficient road corridors are required to conduct a traffic study and submit an accompanying report. The report shall include the results of the traffic study and a transportation management plan identifying improvements necessary to mitigate the impacts of the project.
  - (2) The cost of transportation management strategies implemented for tier 2 projects may be applied as credit toward the project's multi-modal impact fee assessment or payment of the fee could be included as part of a transportation management plan.
- (e) Development projects that generate less than 51 new peak hour trips are required to pay a multi-modal impact fee in accordance with Section 150-40. They are not required to submit a transportation management plan or traffic study.
- (f) Development projects that generate more than 50 new peak hour trips on non-deficient roads shall be reviewed by Pinellas County or municipal staffs to determine if the impacts of the project adversely affect the level of service of the surrounding road network. If it is determined that approval of the development project would reduce the level of service of the adjacent road(s) to peak hour level of service E or F or would cause the volume-to-capacity ratio to reach or exceed 0.9, a TMP would be required. The applicant may submit a traffic study to verify whether their project would affect the level of service of the adjacent road(s). A TMP would be required if the results of the study confirm the findings of city or County staff. The TMP for such developments shall comply with the requirements of tier 1 or tier 2 projects described in Sections 150-48(c) and (d) as appropriate and as determined by the presiding local government.
- (g) Determination of trip generation associated with an application for development shall be based on impact fee schedule A or B in Section 150-40 or the latest edition of the *Institute of Transportation Engineers Trip Generation Manual*. As an alternative to the fee schedule and Trip Generation Manual, the applicant may submit a trip generation study in accordance with Section 150-40(d) and (e)
- (h) Deficient road corridors are identified in the following table and in Exhibit J. The table and Exhibit J do not include deficient roads with mitigating improvements scheduled within the next three years.

Deficient Corridors include the following:

<b><u>Road Segment:</u></b>	<b><u>From:</u></b>	<b><u>To:</u></b>
102 <sup>nd</sup> Avenue (CR 296)	Ridge Road	131 <sup>st</sup> Street
22 <sup>nd</sup> Avenue North	34 <sup>th</sup> Street (SR 55)	Interstate 275 (SR 93)
38 <sup>th</sup> Avenue North (CR 184)	34 <sup>th</sup> Street (SR 55)	49 <sup>th</sup> Street North (CR 611)
Alternate US 19 (SR 595)	Main Street (SR 580)	Tarpon Avenue
Bay Drive (SR 686)	Clwtr Largo Road (CR 321)	US 19 (SR 55)
Bay Pines Blvd (SR 595)	Park Street (CR 1)	West end of Seminole Bridge
Belleair Causeway (CR 464)	Indian Rocks Road (CR 233)	Gulf Boulevard



<b><u>Road Segment:</u></b>	<b><u>From:</u></b>	<b><u>To:</u></b>
Belleair Road (CR 464)	Keene Road (CR 1)	US 19 (SR 55)
Bryan Dairy Road (CR 296)	Seminole Blvd. (SR 595)	98 <sup>th</sup> Street
Court Street (SR 60)	Missouri Avenue (SR 651)	Myrtle Avenue
Drew Street (SR 590)	US 19 (SR 55)	NE Coachman Rd
East Lake Road (CR 611)	Woodlands Parkway	Keystone Road (CR 582)
Forest Lakes Blvd. (CR 667)	Tampa Road (SR 584)	SR 580
Forest Lakes Blvd (CR 667)	Pine Avenue	Pinellas/Hillsborough CL
Ft. Harrison Avenue	Belleair Road (CR 464)	Drew St (SR 590)
Gandy Blvd. (SR 694)	4 <sup>th</sup> Street (SR 687)	Brighton Bay Boulevard NE
Gandy Blvd. (SR 694)	West of Dr. Martin Luther King Jr. Street North	US Highway 19 (SR 55)
Gulf To Bay Blvd (SR 60)	Keene Road (CR 1)	Pinellas/Hillsborough CL
Interstate 275 (SR 93)	Gandy Blvd. (SR 694)	Interstate-175
Indian Rocks Road (CR 233)	West- Bay Drive (CR 416)	Walsingham Road (CR 330)
Keene Road (CR 1)	Belleair Road (CR 464)	Druid Road
Keene Road (CR 1)	Sunset Point Road (CR 576)	SR 580
McMullen-Booth Road (CR 611)	Curlew Road (SR 586)	Gulf-To-Bay Blvd (SR 60)
Memorial Causeway (SR 60)*	Causeway Boulevard	Island Way
Park Blvd (CR/SR 694)	US 19 (SR 55)	Duhme Road/113 <sup>th</sup> Street North (CR 321)
Roosevelt Blvd (SR 686)	49 <sup>th</sup> Street North (CR 611)	Ulmerton Road (SR 688)
SR 580	Phillipe Parkway (CR 590)	Forest Lakes Blvd. (CR 667)
Starkey Road (CR 1)	East Bay Drive (SR 686)	Ulmerton Road (SR 688)
Tampa Road (SR 584)	Curlew Road (SR 586)	SR 580
Tarpon Avenue	Alternate US 19 (SR 595)	US 19 (SR 55)
Ulmerton Road (SR 688)	49 <sup>th</sup> Street North (CR 611)	E. Roosevelt Blvd. (SR 686)
US 19 (SR 55)	Mainlands Boulevard	54 <sup>th</sup> Avenue North (CR 202)
US 19 (SR 55)	SR 580	Beckett Way
Walsingham Road (CR 330)	Seminole Blvd. (SR 595)	Ulmerton Road (SR 688)

*\*West end of road is municipal jurisdiction.*

- (h) Existing levels of service (LOS) used to identify deficient road corridors are based on the annual Metropolitan Planning Organization Level of Service Report.

**SECTION 17. EXHIBITS A AND G OF SECTION 150 OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE ARE HEREBY AMENDED AS ATTACHED.**

**SECTION 18. SEVERABILITY**

If any section, paragraph, clause, sentence, or provision of the Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate, or nullify the remainder of this Ordinance, but the effect therefore shall be confined to the section, paragraph, clause, sentence, or provision immediately involved in the controversy in which such judgment or decree shall be rendered.

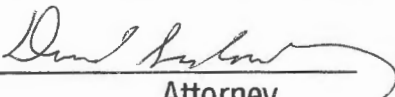
**SECTION 19. INCLUSION IN THE CODE**

The provision of this Ordinance shall be included and incorporated in the Pinellas County Land Development Code, as an amendment thereto, and shall be appropriately renumbered to conform to the uniform numbering system of the Pinellas County Land Development Code.

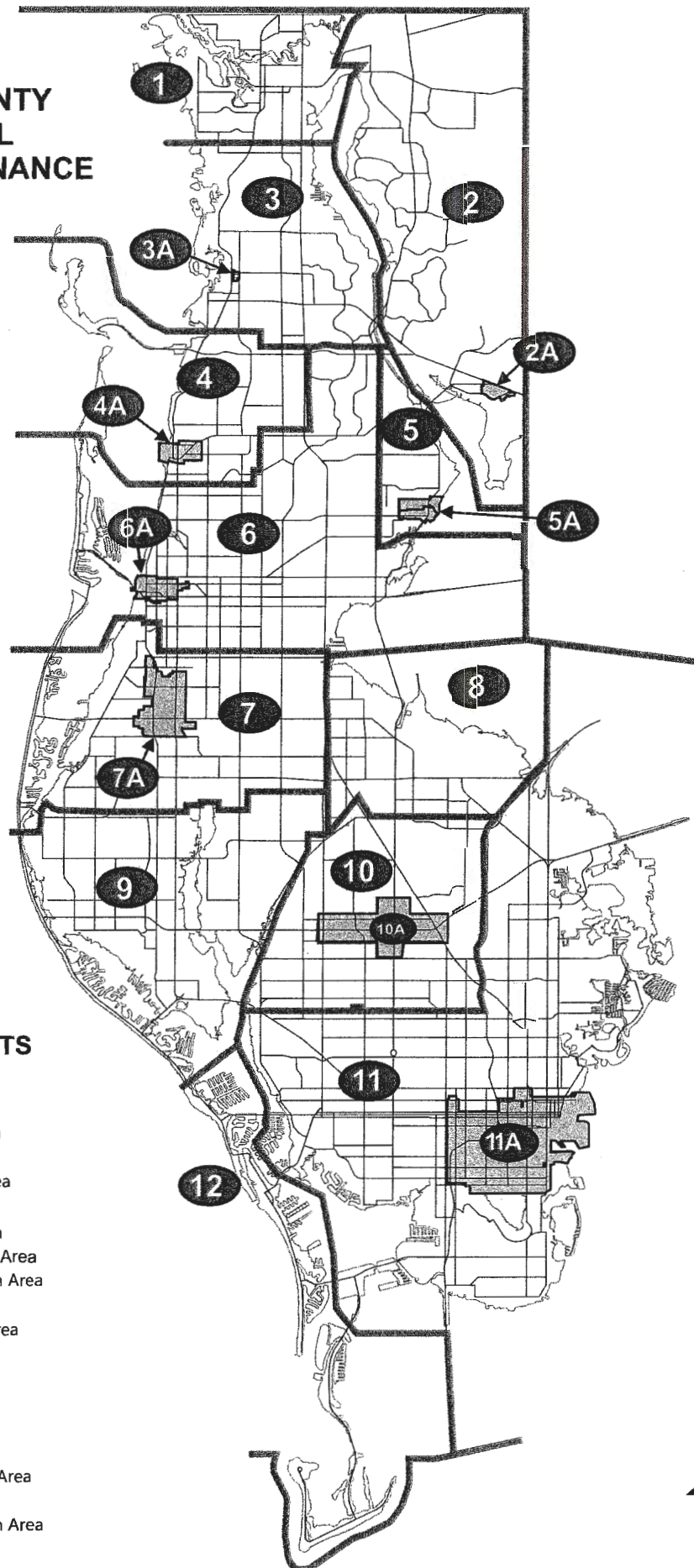
**SECTION 20. FILING OF ORDINANCE; EFFECTIVE DATE**

Pursuant to Section 125.66, Florida Statutes, a certified copy of this Ordinance shall be filed with the Department of State by the Clerk of the Board of County Commissioners within ten (10) days after enactment by the Board of County Commissioners. This Ordinance shall become effective upon notice of filing of the Ordinance with the Department of State or when the companion Comprehensive Plan amendments described in Ordinance numbers \_\_\_\_\_ become effective, whichever is later.

APPROVED AS TO FORM  
OFFICE OF COUNTY ATTORNEY

By   
Attorney

**Exhibit A**  
**PINELLAS COUNTY**  
**MULTI-MODAL**  
**IMPACT FEE ORDINANCE**



**IMPACT FEE DISTRICTS**

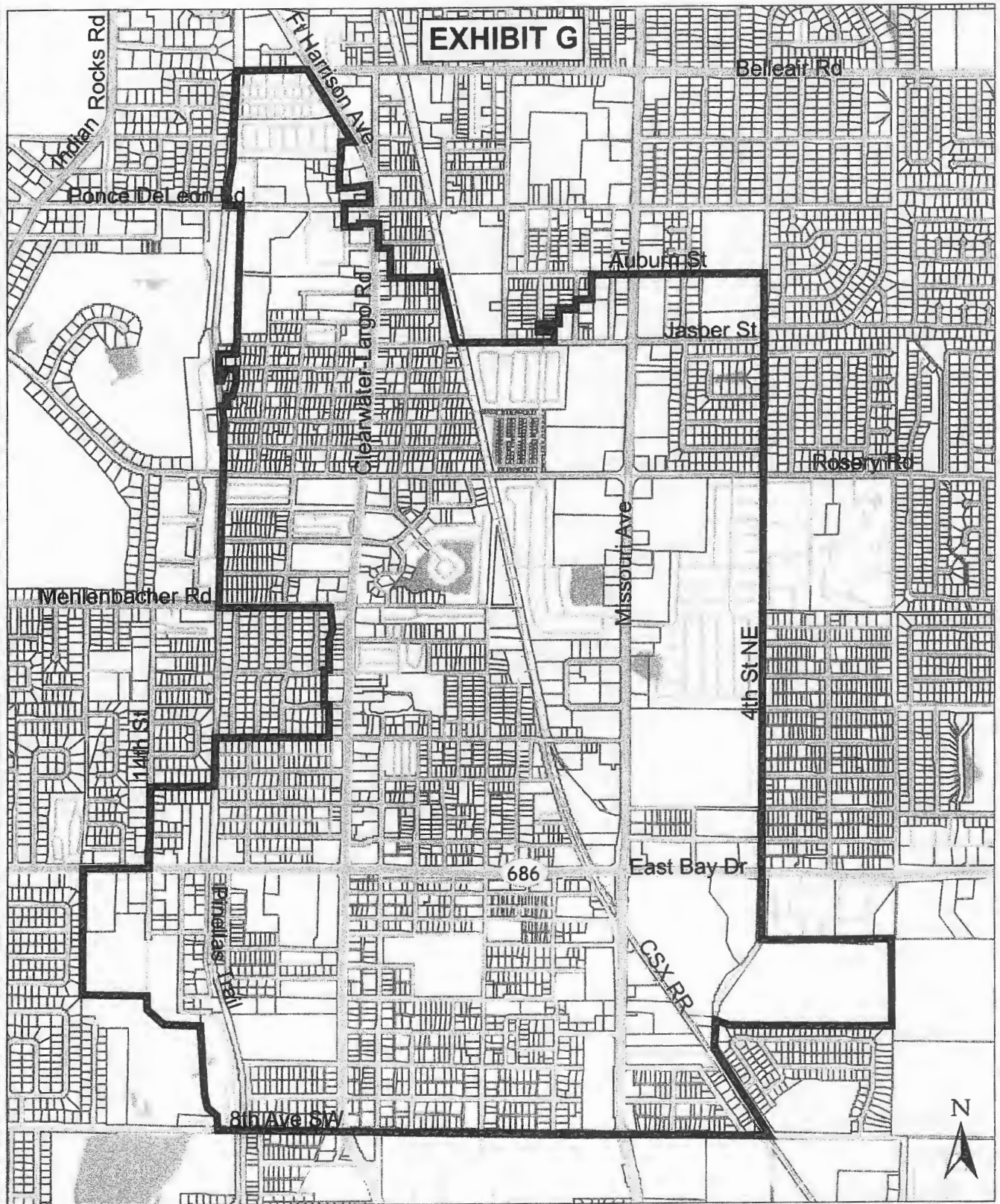
1. Greater Tarpon Springs
2. East Lake Tarpon Area
- 2A. City of Oldsmar Downtown Area
3. Palm Harbor Area
- 3A. Old Palm Harbor Downtown Area
4. Greater Dunedin
- 4A. City of Dunedin Downtown Area
5. Greater Safety Harbor/Oldsmar Area
- 5A. City of Safety Harbor Downtown Area
6. Greater Clearwater Area
- 6A. City of Clearwater Downtown Area
7. Greater Largo Area
- 7A. City of Largo Downtown Area
8. Highpoint Area
9. Greater Seminole Area
10. Greater Pinellas Park Area
- 10A. City of Pinellas Park Downtown Area
11. Greater St. Petersburg Area
- 11A. City of St. Petersburg Downtown Area
12. South County Beaches Area





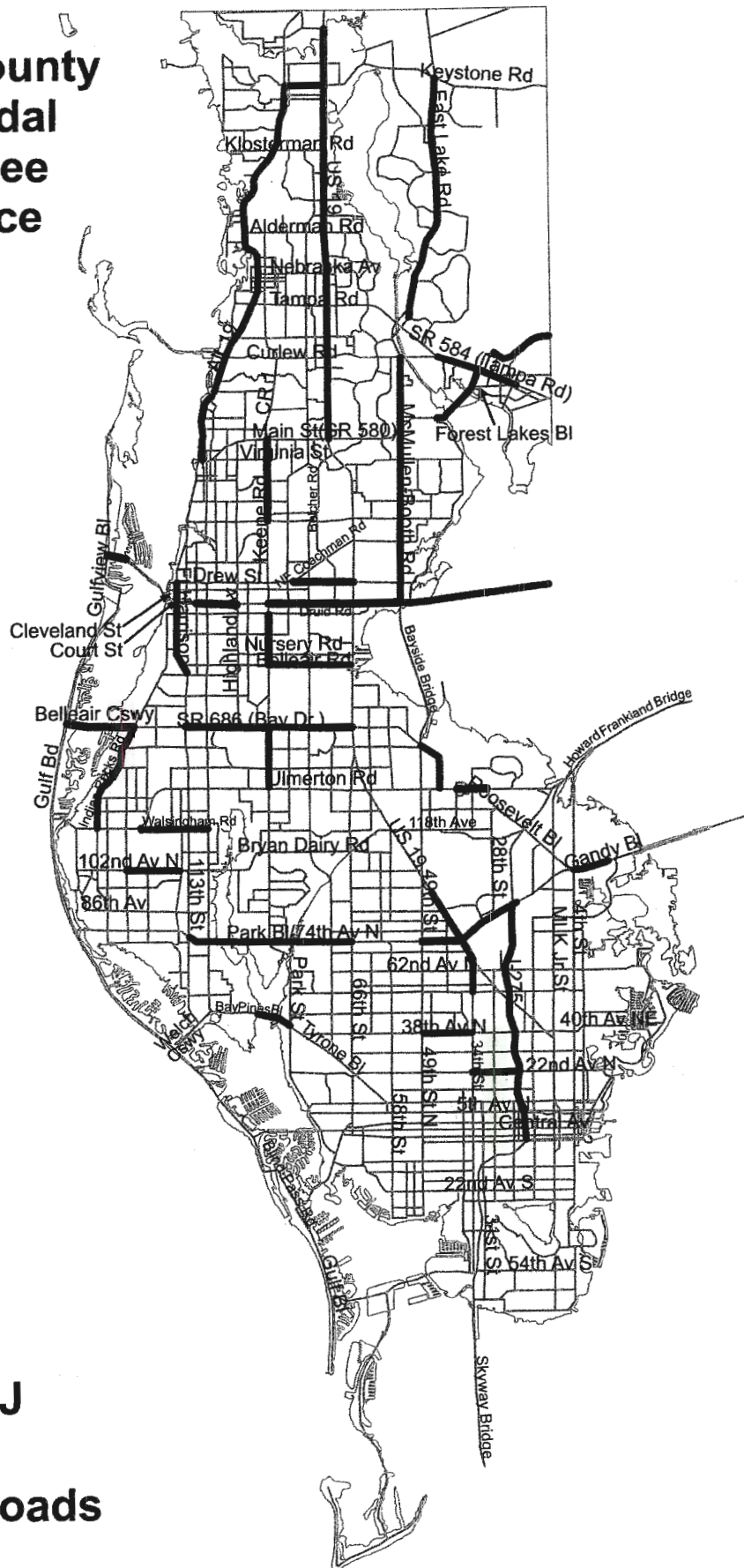
# LARGO DOWNTOWN AREA DISTRICT 7A

EXHIBIT G





# **Pinellas County Multi-modal Impact Fee Ordinance**



**Exhibit J**

**Deficient Roads**



**Transportation Impact Fee Revenue - Pinellas County Collections**

	<u>FY05 Actual</u>	<u>FY06 Actual</u>	<u>FY07 Actual</u>	<u>FY08 Actual</u>	<u>FY09 Actual</u>	<u>FY10 Actual</u>	<u>FY11 Actual</u>	<u>FY12 Actual</u>	<u>FY13 Actual</u>
<b><u>District 1 - Greater Tarpon Springs</u></b>									
County Collected	\$62,612	\$73,526	\$59,040	\$19,916	\$0	\$0	\$1,983	\$2,066	\$0
Cities Remitted	\$217,707	\$141,158	\$130,160	\$49,711	\$14,232	\$42,705	\$56,356	\$33,616	\$106,005
Total of District 1	<b>\$280,319</b>	<b>\$214,684</b>	<b>\$189,200</b>	<b>\$69,627</b>	<b>\$14,232</b>	<b>\$42,705</b>	<b>\$58,339</b>	<b>\$35,682</b>	<b>\$106,005</b>
<b><u>District 2 East Lake Tarpon Area</u></b> <i>(includes 2A City of Oldsmar Downtown Area)</i>									
County Collected	\$137,051	\$134,978	\$108,217	\$51,136	\$42,817	\$27,583	\$25,835	\$12,396	\$27,922
Cities Remitted	\$120,201	\$199,165	\$166,669	\$146,662	\$24,066	\$14,912	\$6,669	\$36,830	\$31,107
Total of District 2	<b>\$257,252</b>	<b>\$334,143</b>	<b>\$274,886</b>	<b>\$197,799</b>	<b>\$66,883</b>	<b>\$42,495</b>	<b>\$32,505</b>	<b>\$49,226</b>	<b>\$59,029</b>
<b><u>District 3 Palm Harbor Area</u></b> <i>(includes 3A Old Palm Harbor Downtown Area)</i>									
County Collected	\$310,280	\$254,104	\$326,464	\$157,962	\$97,780	\$135,391	\$52,078	\$92,679	\$180,926
Cities Remitted	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total of District 3	<b>\$310,280</b>	<b>\$254,104</b>	<b>\$326,464</b>	<b>\$157,962</b>	<b>\$97,780</b>	<b>\$135,391</b>	<b>\$52,078</b>	<b>\$92,679</b>	<b>\$180,926</b>
<b><u>District 4 Greater Dunedin</u></b> <i>(includes 4A Dunedin Downtown Area)</i>									
County Collected	\$9,286	\$4,809	\$43,587	\$5,760	\$5,558	\$0	\$4,049	\$3,056	\$2,063
Cities Remitted	\$36,507	\$77,725	\$55,792	\$11,042	\$41,394	\$20,287	\$15,466	\$16,844	\$11,632
Total of District 4	<b>\$45,793</b>	<b>\$82,534</b>	<b>\$99,380</b>	<b>\$16,802</b>	<b>\$46,952</b>	<b>\$20,287</b>	<b>\$19,515</b>	<b>\$19,900</b>	<b>\$13,695</b>
<b><u>District 5 Greater Safety Harbor/Oldsmar Area</u></b> <i>(includes 5A Safety Harbor Downtown Area)</i>									
County Collected	\$9,228	\$11,351	\$3,967	\$0	\$0	\$0	\$1,983	\$0	\$0
Cities Remitted	\$21,804	\$20,936	\$30,975	\$20,532	\$7,461	\$6,450	\$2,717	\$14,191	\$23,484
Total of District 5	<b>\$31,031</b>	<b>\$32,287</b>	<b>\$34,942</b>	<b>\$20,532</b>	<b>\$7,461</b>	<b>\$6,450</b>	<b>\$4,701</b>	<b>\$14,191</b>	<b>\$23,484</b>
<b><u>District 6 Greater Clearwater Area</u></b> <i>(includes 6A Clearwater Downtown Area)</i>									
County Collected	\$33,377	\$139,723	\$211,142	\$115,158	\$23,290	\$2,726	\$3,967	\$32,691	\$11,587
Cities Remitted	\$198,046	\$532,537	\$838,014	\$230,927	\$314,885	\$115,554	\$656,018	\$189,551	\$159,268
Total of District 6	<b>\$231,423</b>	<b>\$672,261</b>	<b>\$1,049,157</b>	<b>\$346,085</b>	<b>\$338,176</b>	<b>\$118,280</b>	<b>\$659,985</b>	<b>\$222,243</b>	<b>\$170,855</b>
<b><u>District 7 Greater Largo Area</u></b> <i>(includes 7A Largo Downtown Area)</i>									
County Collected	\$143,250	\$31,551	\$39,089	\$48,504	\$46,197	\$32,469	\$11,294	\$24,008	\$21,342
Cities Remitted	\$241,479	\$527,572	\$178,320	\$307,065	\$62,378	\$44,633	\$22,998	\$89,013	\$110,128
Total of District 7	<b>\$384,729</b>	<b>\$559,123</b>	<b>\$217,409</b>	<b>\$355,568</b>	<b>\$108,575</b>	<b>\$77,101</b>	<b>\$34,292</b>	<b>\$113,020</b>	<b>\$131,470</b>
<b><u>District 8 Highpoint Area</u></b>									
County Collected	\$130,475	\$382,869	\$85,860	\$140,501	\$45,421	\$95,570	\$19,092	\$3,486	\$9,687
Cities Remitted	\$12,157	\$46,404	\$129,142	\$68,095	\$47,596	\$3,984	\$206,284	\$26,397	\$76,846
Total of District 8	<b>\$142,632</b>	<b>\$429,273</b>	<b>\$215,002</b>	<b>\$208,595</b>	<b>\$93,016</b>	<b>\$99,554</b>	<b>\$225,376</b>	<b>\$29,883</b>	<b>\$86,533</b>
<b><u>District 9 Greater Seminole Area</u></b>									
County Collected	\$110,699	\$107,337	\$327,850	\$220,626	\$35,392	\$49,742	\$72,689	\$57,862	\$76,048
Cities Remitted	\$251,975	\$133,569	\$1,157,976	\$56,803	\$19,899	\$16,581	\$48,724	\$36,387	\$33,264
Total of District 9	<b>\$362,674</b>	<b>\$240,906</b>	<b>\$1,485,826</b>	<b>\$277,429</b>	<b>\$55,291</b>	<b>\$66,323</b>	<b>\$121,414</b>	<b>\$94,250</b>	<b>\$109,312</b>

**Transportation Impact Fee Revenue - Pinellas County Collections**

	<u>FY05 Actual</u>	<u>FY06 Actual</u>	<u>FY07 Actual</u>	<u>FY08 Actual</u>	<u>FY09 Actual</u>	<u>FY10 Actual</u>	<u>FY11 Actual</u>	<u>FY12 Actual</u>	<u>FY13 Actual</u>
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**District 10 Greater Pinellas Park Area**

*(includes 10A Pinellas Park Downtown Area)*

County Collected	\$124,829	\$285,808	\$214,015	\$96,909	\$46,467	\$164,796	\$20,818	\$74,938	\$9,034
Cities Remitted	\$363,993	\$181,610	\$185,853	\$325,319	\$45,854	\$46,673	\$73,221	\$82,415	\$134,000
Total of District 10	<u>\$488,823</u>	<u>\$467,418</u>	<u>\$399,868</u>	<u>\$422,228</u>	<u>\$92,321</u>	<u>\$211,469</u>	<u>\$94,039</u>	<u>\$157,353</u>	<u>\$143,034</u>

**District 11 Greater St. Petersburg Area**

*(includes 10A St. Petersburg Downtown Area)*

County Collected	\$44,187	\$79,480	\$52,498	\$60,500	\$7,279	\$3,958	\$0	\$39,283	\$0
Cities Remitted	\$450,585	\$671,678	\$326,642	\$323,922	\$102,991	\$351,580	\$142,434	\$384,200	\$321,230
Total of District 11	<u>\$494,772</u>	<u>\$751,158</u>	<u>\$379,139</u>	<u>\$384,422</u>	<u>\$110,270</u>	<u>\$355,537</u>	<u>\$142,434</u>	<u>\$423,483</u>	<u>\$321,230</u>

**District 12 South County Beaches Area**

County Collected	\$35,457	\$16,267	\$1,983	\$5,950	\$9,917	\$1,983	\$0	\$6,198	\$2,066
Cities Remitted	\$64,220	\$12,157	\$22,623	\$13,556	\$0	\$992	\$0	\$16,380	\$992
Total of District 12	<u>\$99,677</u>	<u>\$28,424</u>	<u>\$24,606</u>	<u>\$19,506</u>	<u>\$9,917</u>	<u>\$2,975</u>	<u>\$0</u>	<u>\$22,578</u>	<u>\$3,058</u>

<b>Total County</b>	<b>\$1,150,731</b>	<b>\$1,521,803</b>	<b>\$1,473,712</b>	<b>\$922,923</b>	<b>\$360,117</b>	<b>\$514,219</b>	<b>\$213,789</b>	<b>\$348,664</b>	<b>\$340,674</b>
<b>Total Municipalities *</b>	<b><u>\$1,978,673</u></b>	<b><u>\$2,544,512</u></b>	<b><u>\$3,222,167</u></b>	<b><u>\$1,553,634</u></b>	<b><u>\$680,757</u></b>	<b><u>\$664,349</u></b>	<b><u>\$1,230,888</u></b>	<b><u>\$925,824</u></b>	<b><u>\$1,007,957</u></b>
<b>Total Transportation Impact Fees</b>	<b>\$3,129,404</b>	<b>\$4,066,315</b>	<b>\$4,695,879</b>	<b>\$2,476,556</b>	<b>\$1,040,875</b>	<b>\$1,178,568</b>	<b>\$1,444,677</b>	<b>\$1,274,488</b>	<b>\$1,348,630</b>

\* This reflects 50% of the impact fees collected by each municipality and remitted to the County.  
The City retains the balance for application to transportation projects.  
Source: Finance Division Year End Revenue & Fund Balance Report