



Memorandum

Meeting Details: July 23, 2025 – Board of Commissioners Special Meeting
Prepared For: Honorable Mayor Brooks and the Board of Commissioners
Staff Contact: Community Development Department
Subject: Resolution 2025-07: One-Year Moratorium on Local Mobility Impact Fees

Background:

The purpose of this memo is to recommend a one-year moratorium on the collection of the City's local mobility impact fees. This action is necessary to evaluate the relationship between the City's local mobility impact fee and Pinellas County's multimodal impact fee, and to determine whether current practices may result in impermissible double charging for the same transportation capacity impacts.

The City of Madeira Beach currently imposes a local mobility impact fee on new development to help offset the cost of transportation infrastructure improvements necessitated by growth. Pinellas County also imposes a countywide multimodal impact fee under Chapter 150, Article II of the County Land Development Code.

Per Florida Statutes §163.3180(5)(j), a developer may not be charged twice for the same transportation impact. With the execution of an interlocal agreement between the City and the County to coordinate the administration of the County's multimodal impact fee, it is critical to evaluate whether the continued collection of the City's local mobility impact fee results in an overlapping charge.

Discussion:

Staff recommends enacting a **12-month moratorium** on the collection of the City's **local mobility impact fee**, with a **6-month check-in** to assess progress and identify any preliminary findings. During this time, no local mobility impact fees would be assessed or collected for new development or redevelopment.

Review and Recommendations

During the moratorium period, staff will:

- Conduct a thorough analysis of the City's local mobility impact fee and its potential duplication with the County's multimodal impact fee;

- Review relevant data, fee calculations, legal standards, and recent development activity;
- Recommend updates to the City's mobility fee policy, including revisions, repeals, or retention with clear differentiation from the County's fee;
- Prepare for full compliance with State law regarding impact fee collection and use.

If it is determined that double charging has occurred, the City will refund all improperly collected local mobility impact fees.

Fiscal Impact:

While there will be a temporary pause in the collection of the City's local mobility impact fees, the City will retain 50% of the County's multimodal impact fees per the interlocal agreement. This will help mitigate the fiscal impact of the moratorium and provide continued funding for eligible transportation improvements during the review period.

Recommendation(s):

Staff recommends approving Resolution 2025-07 which is a one-year moratorium on the collection of the City's local mobility impact fee, effective upon adoption until July 31, 2026, unless the Board of Commissioners rescind or extend the moratorium by subsequent Resolution.

Attachments/Corresponding Documents:

- Resolution 2025-07: One-Year Moratorium on Local Mobility Impact Fees