



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: Interlocal Agreement with Pinellas County for Multimodal Impact Fees

Background:

In accordance with the Pinellas County Land Development Code, Chapter 150, Article II, and Florida Statutes §163.3180(5)(j), municipalities and the County are required to coordinate the mitigation of transportation impacts resulting from new development or redevelopment. Pinellas County Ordinance No. 16-21 established a countywide multimodal mobility system and associated impact fees to fund transportation infrastructure improvements that enhance capacity, efficiency, and safety across all modes of travel, including vehicles, transit, bikes, and pedestrians.

Discussion:

The purpose of the proposed Interlocal Agreement (ILA) is to formally recognize the shared responsibility between the County and participating municipalities—including the City of Madeira Beach—for assessing, collecting, managing, and expending multimodal impact fees. The agreement ensures legal compliance with state law and provides a standardized process for mobility fee implementation throughout the County.

Key Provisions

Fee Collection: The City will collect multimodal impact fees at the time of building permit issuance or change of use, as required under Section 150-39 of the County Code.

Revenue Sharing: Each municipality will retain 50% of fees collected for local use on eligible transportation projects. The remaining 50% (less administrative costs) will be remitted to the County at the beginning of each fiscal year to support countywide multimodal improvements.

Trust Accounts: Municipalities must maintain a separate trust account for their portion of collected impact fees and use those funds exclusively for transportation improvements as defined in the Code.

No Double Charging: The agreement affirms that developers will not be assessed duplicative impact fees by both the County and the City for the same transportation capacity impact.

Credits and Independent Calculations: Developers retain the right to propose alternative fee calculations or offer mobility improvements in exchange for credit, per Sections 150-40 and 150-41.

Non-Payment Enforcement: Certificates of occupancy or equivalent permits will not be issued until the appropriate fees are paid in full.

Fiscal Impact:

There is no new fiscal impact, as the city is already collecting multimodal impact fees under the existing ordinance. However, under the interlocal agreement, the City will retain 50% of collected fees for use on eligible local transportation projects, providing a dedicated funding source for multimodal improvements within municipal limits.

Recommendation(s):

Staff recommend approval of the Interlocal Agreement with Pinellas County for multimodal impact fee coordination.

Attachments/Corresponding Documents:

- Multimodal Impact Fee Ordinance Interlocal Agreement
- Interlocal Agreement with Pinellas County for Multimodal Impact Fee Coordination
- MIFO ILA Presentation
- Pinellas County Code of Ordinances, Chapter 150 Impact Fees