

Agenda Item: 2.c
Meeting Date: July 17, 2025

MEMORANDUM

To: City Commission

Through:

From: Kathy Gademer

Date: 2025-05-19

Subject: Request to enter into an interlocal agreement with Pinellas County to memorialize the current Multimodal Impact Fee process between City of Dunedin and Pinellas County.

Presenter(s): George Kinney, Director, Community Development Dept; Kathy Gademer, Project Manager, Community Development Department

Staff Recommendation: Approval of the Interlocal Agreement.

Strategic Themes: Multimodal Transit

Boards & Committees: N/A

Budget Impact: N/A

Past Action: N/A

Next Action: N/A

Attachments: [1. Dunedin Multimodal Impact Fee Ordinance Interlocal Agreement.pdf](#)
[2. HB 479 \(2024\).pdf](#)
[3. Florida Statutes Ch 163.3180.pdf](#)
[4. LDC Sec. 105-33.5 Multimodal Impact Fees.pdf](#)

Background: The purpose of this Interlocal Agreement (Exhibit 1) is to comply with recently adopted state statute and memorialize the existing system for imposing, collecting, and expending multimodal impact fees under the current Multimodal Impact Fee Ordinance. This is consistent with the new statutory requirements and was reviewed by the Pinellas County Attorney's Office the City of Dunedin's City Attorney.

Pursuant to HB 479 - 2024, subsection (j)1. on page 4 (Exhibit 2) and F.S. 163.3180 (j)1 (Exhibit 3), Pinellas County and each

respective city will need to execute interlocal agreements if not already in existence. The City of Dunedin and Pinellas County do not have a Multimodal Impact Fee Interlocal Agreement.

The purpose of this update is to bring the Pinellas County's Multimodal Impact Fee Ordinance (MIFO) into compliance with recent statutory changes to the State of Florida's concurrency requirements (Section 163.3180, Fla. Stat.), as initiated by CS/HB 479 (2024). One of the new requirements resulting from CS/HB 479 is that, where a county and municipality charge a mobility impact fee, they must create and execute an interlocal agreement to coordinate the mitigation of their respective transportation impacts to ensure any new development or redevelopment is not charged twice for the same impacts.

Pursuant to F.S. §163.3180(5)(j)(3), this interlocal agreement must be executed by Forward Pinellas' board no later than October 1, 2025. There are no changes to the the Multimodal Fee Impact Ordinance, LDC Sec. 105-33.5 (Exhibit 4) currently needed or proposed. That said, Forward Pinellas has indicated they will open the existing process to further discussion once the IL agreement has been put in place.