

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date: November 6, 2007

[X] Consent [] Regular
[] Public Hearing

Department

Submitted By: Engineering & Public Works
Submitted For: Traffic Division

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: Establishing an impact fee credit for improvements at the intersection of Military Trail and Town Center Road for the Milan at Town Center (Milan) development.

Summary: The City of Boca Raton is requiring Milan to make improvements to the intersection of Military Trail and Town Center Road. The improvements are a southbound right turn lane and extension of the northbound left turn lane. These improvements are not required to meet Traffic Performance Standards (TPS). Impact fee credits for roadway improvements that are not required by TPS require The Board of County Commissioners' (Board) approval.

District: 4 (L.B.)

Background and Justification: The Milan, located on the northwest corner of Military Trail and Town Center Road, is adding a 59,200 square foot office space, a 1,200 square foot bank, a 7,500 square foot restaurant, and a 2,000 square foot warehouse to the existing site. The additions will generate 1,230 additional daily trips. The impact fee for the development is estimated to be \$196,000.

The development meets TPS because the traffic is not significant on any of the surrounding roads. However, staff requested an analysis of the intersection of Military Trail and Town Center Road and that analysis showed an operating deficiency at the intersection. Staff recommended a southbound right turn lane and extension of the northbound left turn lane to improve the deficiency. The City of Boca Raton agreed that these improvements would be beneficial and required the improvements in the development order conditions. The estimated cost of the right turn lane is \$210,000. The estimated cost of extending the left turn lane is \$55,000.

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Attachment:

1. Location Map

Recommended By: Motara Altun
for Division Director

10/04/07
Date

Approved By: Sy T. Webb
County Engineer

10/7/07
Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2008	2009	2010	2011	2012
Capital Expenditures	\$ -0-	-0-	-0-	-0-	-0-
Operating Costs	-0-	-0-	-0-	-0-	-0-
External Revenues	-0-	-0-	-0-	-0-	-0-
Program Income (County)	-0-	-0-	-0-	-0-	-0-
In-Kind Match (County)	-0-	-0-	-0-	-0-	-0-
NET FISCAL IMPACT	\$ -0-	-0-	-0-	-0-	-0-

ADDITIONAL FTE
POSITIONS (Cumulative) _____

Is Item Included in Current Budget? Yes _____ No _____
Budget Acct No.: Fund _____ Dept. _____ Unit _____ Object _____
Program _____

B. Recommended Sources of Funds/Summary of Fiscal Impact:

This item has no additional fiscal impact. Board approval is only being requested to provide an impact fee credit.

If approved, the amount of the impact fee credit being requested needs to be established which will require research and be able to be verified before entering into any formal agreement with the Milan at Town Center.

C. Departmental Fiscal Review: R.D. Ward 9/26/07

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Dev. and Control Comments:

John Smith 10-17-07
OFMB
SD 10/17/07 VO 10/17/07

Steve J. Jacoby 10/18/07
Contract Dev. and Control
E. J. 10/18/07

B. Approved as to Form and Legal Sufficiency:

[Signature]
Assistant County Attorney

C. Other Department Review:

Department Director

This summary is not to be used as a basis for payment.