Agenda Item #: 3-C-1

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM SUMMARY

Meeting Date: January 15, 2008		[X] Consent [] Regular [] Public Hearing		
Department Submitted By: Submitted For:	Engineering & Pul Traffic Division	blic Works		
	I. EXECUT	ΓΙ VE BRIEF		
Motion and Title: Staff a \$19,768 for improvements Shopping Center developm	s on Summit Bouleva			
Summary: Polo Grounds Summit Boulevard. The in improvements were not rec for roadway improvements (Board) approval.	provements included quired to meet Traffic	the installation of a Performance Stan	n median and a u-turn b dards (TPS). Impact	ay. These fee credits
District: 2 (L.B.)				
Background and Justifica Summit Boulevard, has der replacement retail space ar retail space will generate 12 to be \$19,768.	nolished 65,800 squared plan to construct as	e feet of retail. The nother 4,565 squa	y have built 61,445 squ re feet of retail space.	are feet of The new
As a condition of their site Summit Boulevard, across The median increased left t Trail. Polo Grounds also c Polo Grounds has incurred	their western drivewa urn storage on Summi onstructed a u-turn pa	y, which eliminate it Boulevard for we ad on Summit Bou	ed a left turn into that estbound left turns ont levard at their eastern	driveway. o Military driveway.
Attachment: 1. Location Map				
Recommended By:	Division Director		Data	
	Division Director		Date	
Approved By:	J. Will		1/2/08	
			' 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 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 Polo Grounds Shopping Center. III. REVIEW COMMENTS A. OFMB Fiscal and/or Contract Dev. and Control Comments: Approved as to Form and Legal Sufficiency: Assistant County Attorney

C. Other Department Review:

Department Director

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

I:\WP\AgendaPage2\Agnpgtwo2008\00069.traff.interlocal.No Impact

Background and Justification (Continued)

Article 13 (Impact Fees) of the Unified Land Development Code lists three criteria that must be met for an impact fee credit to be allowed. The criteria are detailed below:

"The fee payer may elect to propose construction of a portion of the major road network system in addition to any required site related improvements. The fee payer shall submit the proposed construction along with a certified engineer's cost estimate to the Impact Fee Coordinator, with a copy to the County Engineer. The County Engineer shall determine if the proposed construction is eligible for road impact fee credit, based on the following criteria:

- 1. The proposed road construction must be on the major road network;
- 2. The proposed road construction must not be site-related improvements;
- 3. The proposed road construction must be required to meet the requirements of Traffic Performance Standards for the development as defined in Article 12, Traffic Performance Standards.

Exceptions to criteria No. 3 above may only be made upon approval of the Board of County Commissioners. No exceptions shall be made to criteria No.'s 1 and 2. If the proposed road construction meets the criteria for credit, the County Engineer shall determine the amount of credit to be given, and the timetable for completion of the proposed construction, and shall recommend the approval and the amount of credit to the Impact Fee Coordinator."

Summit Boulevard is on the Thoroughfare Right-of-Way Identification Map and is considered part of the major road network.

The roadway improvements are at the existing entrances to the Polo Grounds, so they could be considered site related. However, the improvements restrict access to the development. They improve traffic circulation and safety on Summit Boulevard. They are not needed, as a direct result of the redevelopment of the property. For these reasons, the improvements are not considered site related.

The improvements are not being required to meet the requirements of TPS. The Board must make the required exception to criteria No. 3 for a road impact fee credit to be granted.

Staff recommends approval of roadway impact fee credit Polo Grounds for the improvements on Summit Boulevard.

