



**II. FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

Fiscal Years	2008	2009	2010	2011	2012
Capital Expenditures	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
Operating Costs	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
External Revenues	<u>-0-</u>	<u>\$2K</u>	<u>\$2K</u>	<u>\$2K</u>	<u>\$2K</u>
Program Income (County)	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
In-Kind Match (County)	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
<b>NET FISCAL IMPACT</b>	<u>-0-</u>	<u>\$2K</u>	<u>\$2K</u>	<u>\$2K</u>	<u>\$2K</u>
<b># ADDITIONAL FTE POSITIONS (Cumulative)</b>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>

Is Item Included In Current Budget?      Yes       No

Budget Account No.: Fund  Department  Unit  Object

Reporting Category

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

*Law enforcement impact fees should decrease. The change in Administrative fee will not impact total impact fee dollars received by the County.*

**C. Departmental Fiscal Review:** *atwillhite 4.23.08*

**III. REVIEW COMMENTS**

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

  
 \_\_\_\_\_  
 OFMB

*N/A*  
 \_\_\_\_\_  
 Contract Dev. and Control

**B. Legal Sufficiency:**

  
 \_\_\_\_\_  
 Assistant County Attorney

**C. Other Department Review:**

\_\_\_\_\_  
 Department Director

(Continued from page 1)

**Background and Policy Issues:** The BCC must make several decisions, including adoption of the methodology, the amount of impact fee adjustments, if any, and the implementation date of new fees. Actions previously taken by the Board at its meeting on April 15, 2008 gave the staff direction on all of the key issues requiring ordinance amendments to Chapter 13, ULDC. Among the amendments which the proposed impact fee ordinance will make, if enacted by the Board, are:

1. To increase the allowable portion of the administrative fee from 2% to 3.4%. This has been made necessary by the sharp drop in overall impact fee revenues collected during the three-year downturn in building activity, to the extent that 2% now no longer covers the core costs of the Impact Fee Office, estimated to be approximately \$262,000—including the cost of the biennial consulting contract—even after eliminating one staff position from that office;
2. To create a Public Buildings impact fee credit provision when civic site lands are required to be dedicated to the county without specific, identified purposes for the use of such sites;
3. To adjust all categories of the Law Enforcement impact fee which the consultant's report calculated to decrease from their current, adopted levels.

All other categories of impact fees will remain unchanged from their current, adopted levels. These categories of fees will be separately considered for adjustment by the Board in April 2009.

To comply with the requirements of state law on impact fees, staff suggests August 20, 2008 as the implementation date for the recommended fee schedule adjustments.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
**ORDINANCE No. 2008-\_\_\_\_\_**

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING THE PALM BEACH COUNTY UNIFIED LAND DEVELOPMENT CODE, ORDINANCE 2003-67, AS AMENDED, BY AMENDING ARTICLE 13, CONCERNING COUNTYWIDE IMPACT FEE AMOUNTS AND REGULATIONS, AS FOLLOWS: AMENDING CHAPTER A – TO ADJUST ADMINISTRATIVE FEES AND TO ALLOW FOR CERTAIN PUBLIC BUILDING IMPACT FEE CREDITS; AMENDING CHAPTER E – TO ADOPT THE MOST RECENT METHODOLOGY AND TO DECREASE THE LAW ENFORCEMENT IMPACT FEES WHERE APPROPRIATE; AMENDING THE FOLLOWING CHAPTERS TO ADOPT THE MOST RECENT METHODOLOGY AND TO MAINTAIN IMPACT FEES AT THEIR CURRENT AMOUNTS: CHAPTER B - COUNTY DISTRICT, REGIONAL, AND BEACH PARKS IMPACT FEE; CHAPTER C - FIRE-RESCUE IMPACT FEE; CHAPTER D - LIBRARY IMPACT FEE; CHAPTER F - PUBLIC BUILDINGS IMPACT FEE; CHAPTER H - ROAD IMPACT FEES; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE; PROVIDING FOR AN EFFECTIVE DATE.**

28       **WHEREAS**, Palm Beach County Ordinance 2003-67, as amended, provided for  
29 adoption of the Unified Land Development Code (ULDC) pursuant to chapter 163, Florida  
30 Statutes; and

31       **WHEREAS**, ULDC, Article 13 sets forth a series of impact fee regulations to generate a  
32 portion of the funds required to defray the costs of providing adequate public facilities  
33 necessitated by new development; and

34       **WHEREAS**, the Board of County Commissioners has determined that in order to  
35 promote the public health, safety and welfare, Palm Beach County must amend certain  
36 provisions of the impact fee regulations in order to continue to provide adequate public facilities  
37 necessitated by new development; and

38       **WHEREAS**, the Board of County Commissioners has determined that the fees  
39 established by this Ordinance are derived from, based upon, but do not exceed the costs of  
40 providing adequate public facilities necessitated by the new land developments for which the  
41 fees are levied; and

42       **WHEREAS**, the Board of County Commissioners has determined that the report entitled  
43 *2007 Update of Impact Fees, Prepared for Palm Beach County*, sets forth a reasonable



1 methodology and analysis, except as it relates to the School Impact Fee, for the determination of  
2 the impact of new development on the need for and the costs of adequate public facilities in Palm  
3 Beach County; and

4 **WHEREAS**, the Board of County Commissioners has determined that School Impact  
5 Fees will remain unchanged as reflected by the methodology and analysis approved in Palm  
6 Beach County Ordinance 2005-047, pending further review; and

7 **WHEREAS**, the Board of County Commissioners has determined that it is in the public  
8 interest not to increase any Impact Fees at this time; and

9 **WHEREAS**, the Land Development Regulation Commission has found this proposed  
10 Ordinance to be consistent with the adopted Comprehensive Plan; and

11 **WHEREAS**, chapter 163, Florida Statutes, provides that a chartered County may  
12 exercise such authority over municipalities as provided for in its charter; and

13 **WHEREAS**, consistent with the Palm Beach County Charter, the impact fee regulations  
14 addressed in this Ordinance shall prevail over conflicting municipal ordinances; and

15 **WHEREAS**, public hearings have been held by the Board of County Commissioners  
16 consistent with the requirements set forth in Section 125.66, Florida Statutes.

17 **NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY**  
18 **COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:**

19 **SECTION 1. ADOPTION OF AMENDMENT TO THE UNIFIED LAND**  
20 **DEVELOPMENT CODE:**

21 The Palm Beach County Unified Land Development Code is hereby amended as set forth  
22 in Exhibit 1, attached hereto and made a part hereof.

23 **SECTION 2. REPEAL OF LAWS IN CONFLICT:**

24 All local laws and ordinances applying to Palm Beach County in conflict with any  
25 provision of this Ordinance are hereby repealed to the extent of any such conflict.

26 **SECTION 3. SEVERABILITY:**

27 If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any  
28 reason held by the Court to be unconstitutional, inoperative or void, such holding shall not affect  
29 the remainder of this Ordinance.

1 **SECTION 4. INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE:**

2 The provision of this Ordinance shall become and be made a part of the Unified Land  
3 Development Code of Palm Beach County, Florida. The Sections of this Ordinance may be  
4 renumbered or relettered to accomplish such, and the word "ordinance" may be changed to  
5 "section," "Article," or any other appropriate word.

6 **SECTION 5. EFFECTIVE DATE:**

7 The provisions of this Ordinance shall become effective on filing with the Department of  
8 State.

9

10 **APPROVED AND ADOPTED** by the Board of County Commissioners of Palm Beach  
11 County, on the \_\_\_\_ day of \_\_\_\_\_, 2008.

12

13 PALM BEACH COUNTY, FLORIDA,  
14 BY ITS BOARD OF COUNTY COMMISSIONERS

15

16

17

By \_\_\_\_\_  
Addie L. Greene, Chairperson

18

19

20

21 APPROVED AS TO FORM  
22 AND LEGAL SUFFICIENCY

23

24

25

26

\_\_\_\_\_ COUNTY ATTORNEY

27

28

29

Effective date: Filed with the Department of State on this \_\_\_\_ day of \_\_\_\_\_, 2008.

30

31

32

33

**ARTICLE 13**  
**IMPACT FEES**

		Page
7	<b>CHAPTER A GENERAL</b> .....	5
8	<b>Section 1 Intent, Authority and Findings</b> .....	5
9	<b>A. Intent</b> .....	5
10	<b>B. Authority</b> .....	5
11	<b>C. Findings</b> .....	5
12	<b>D. Definitions</b> .....	5
13	<b>Section 2 Applicability</b> .....	5
14	<b>Section 3 Exemptions</b> .....	5
15	<b>Section 4 Imposition of Fee</b> .....	5
16	<b>A. New Land Use</b> .....	5
17	<b>B. Expansion, Replacement or Change of Use of Existing Land Uses</b> .....	6
18	<b>Section 5 Computation of Impact Fee</b> .....	6
19	<b>A. General</b> .....	6
20	<b>B. Impact Fee Schedule</b> .....	6
21	<b>C. Land Uses Not Specified in Impact Fee Schedule</b> .....	6
22	<b>D. Mixed Use</b> .....	6
23	<b>E. Errors and Omissions</b> .....	6
24	<b>F. Biennial Review</b> .....	6
25	<b>Section 6 Independent Fee Calculation Study</b> .....	6
26	<b>A. General</b> .....	6
27	<b>B. Submission of Application</b> .....	6
28	<b>C. Contents of Application</b> .....	7
29	<b>D. Determination of Sufficiency</b> .....	7
30	<b>E. Action by Impact Fee Coordinator</b> .....	7
31	1. <b>Impact Fees Other Than Roads</b> .....	7
32	2. <b>Road Impact Fees</b> .....	7
33	3. <b>Responsibility of Feepayer</b> .....	7
34	4. <b>Decision in Writing</b> .....	7
35	<b>F. Covenant Running with the Land</b> .....	7
36	<b>G. Appeal</b> .....	7
37	<b>Section 7 Collection and Administrative Fees</b> .....	8
38	<b>A. Timing and Collection of Payment</b> .....	8
39	1. <b>Collected at Building Permit or Other Development Order</b> .....	8
40	2. <b>Municipality May Require Direct Payment to County</b> .....	8
41	3. <b>Municipalities are Collecting Agents</b> .....	8
42	<b>B. Administrative Fees</b> .....	8
43	<b>C. Fees Transferred to Trust Funds</b> .....	8
44	1. <b>Fees Collected by County</b> .....	8
45	2. <b>Fees Collected by Municipalities</b> .....	8
46	a. <b>On Time Remittance</b> .....	8
47	b. <b>Late Remittance</b> .....	8
48	c. <b>Transfer of Receipts</b> .....	8
49	<b>D. Record Keeping</b> .....	8
50	<b>E. Impact Fee Coordinator to Furnish Information and Advice to the Municipalities</b> .....	9
51	<b>Section 8 Benefit Zones and Trust Funds</b> .....	9
52	<b>A. Establishment of Benefit Zones</b> .....	9
53	<b>B. Establishment of Trust Funds</b> .....	9
54	<b>Section 9 Use of Impact Fees</b> .....	9
55	<b>A. Investment in Interest Bearing Accounts</b> .....	9
56	<b>B. Limitation Within Benefit Zones</b> .....	9
57	<b>C. Expenditures Shall Benefit New Development</b> .....	9
58	<b>D. Non Lapsing</b> .....	9

1	<b>E. Annual Capital Facility Programs</b> .....	<b>9</b>
2	<b>Section 10 Refunds</b> .....	<b>9</b>
3	<b>A. General</b> .....	<b>9</b>
4	<b>1. Non-Commencement of Construction</b> .....	<b>9</b>
5	<b>2. Untimely Encumbrance</b> .....	<b>9</b>
6	a. Untimely Encumbrance.....	9
7	b. Notification of Potential Refund.....	9
8	<b>B. Procedure to Obtain Refund</b> .....	<b>10</b>
9	<b>1. Submission of Application</b> .....	<b>10</b>
10	<b>2. Contents of Application</b> .....	<b>10</b>
11	a. Receipt.....	10
12	b. Permit.....	10
13	c. Evidence.....	10
14	d. Documents.....	10
15	e. Cancellation of Permit.....	10
16	f. Date Fund Forwarded.....	10
17	<b>3. Determination of Sufficiency</b> .....	<b>10</b>
18	a. Sufficiency.....	10
19	b. Notification.....	10
20	<b>4. Action by Impact Fee Coordinator</b> .....	<b>10</b>
21	a. Appeal.....	10
22	<b>1) Regulation</b> .....	<b>10</b>
23	<b>Section 11 Credits</b> .....	<b>10</b>
24	<b>A. General</b> .....	<b>10</b>
25	<b>1. Submission of Application</b> .....	<b>10</b>
26	<b>2. Redevelopment of Existing Building/Change in Land Use</b> .....	<b>10</b>
27	a. Determination.....	10
28	b. Certification.....	10
29	c. Abandoned Use.....	10
30	<b>3. Special District Assessments</b> .....	<b>11</b>
31	<b>4. In-Kind Contributions</b> .....	<b>11</b>
32	a. Time for Giving of Credit.....	11
33	b. In-Kind Contributions Made Prior to October 1, 1989, for Facilities Other Than Roads.....	11
34	11	
35	c. In-Kind Contributions for Road Facilities Prior to March 1, 1989.....	11
36	d. In-Kind Contributions Made after October 1, 1989, Except Road Facility Contributions.....	11
37	11	
38	e. Valuation of In Kind Road Facility Contribution.....	11
39	<b>5. Credits for Contributions to Local Governments Other Than PBC</b> .....	<b>11</b>
40	a. Consistency.....	12
41	b. Amount.....	12
42	c. Extent.....	12
43	d. Continuity.....	12
44	e. Availability.....	12
45	f. Plans.....	12
46	g. Impact.....	12
47	h. Pattern.....	12
48	i. Budget.....	12
49	<b>6. Special Provisions for Park Credits</b> .....	<b>12</b>
50	a. Forty to Sixty Acres.....	12
51	b. Twenty to Forty Acres.....	12
52	c. Twenty Acres or Less.....	12
53	<b>7. Special Provisions for School Credits</b> .....	<b>12</b>
54	a. General.....	12
55	<b>1) Location</b> .....	<b>12</b>
56	<b>2) Distance</b> .....	<b>12</b>
57	<b>3) Hazards</b> .....	<b>12</b>
58	<b>4) Access</b> .....	<b>12</b>
59	<b>5) Safe Transit</b> .....	<b>13</b>
60	<b>6) Services</b> .....	<b>13</b>
61	<b>7) Entrances</b> .....	<b>13</b>
62	<b>8) Minimum Size/Dimensions</b> .....	<b>13</b>
63	<b>9) Bus Stops</b> .....	<b>13</b>
64	<b>10) Consistency</b> .....	<b>13</b>
65	b. Consideration and Acceptance by School Board.....	13
66	c. Conveyance to the School Board.....	13
67	<b>1) Abstract of Title</b> .....	<b>13</b>
68	<b>2) Warranty Deed</b> .....	<b>13</b>
69	<b>3) Taxes</b> .....	<b>13</b>
70	<b>4) Insurance</b> .....	<b>13</b>
71	d. Return of School Dedication.....	13
72	<b>8. Special Provisions for Road Credits</b> .....	<b>13</b>

1	a.	General.....	13
2	b.	Credits for Construction within Site.....	14
3	c.	Other Costs Credited.....	14
4		1) Off-Site Right-Of-Way Acquisition.....	14
5		2) Plan Preparation.....	14
6		3) Costs Creditable.....	14
7	9.	Application of Credits.....	14
8	10.	Special Allocation of Credits.....	14
9	a.	Past Administrative Practices to Continue.....	14
10	b.	Application for Special Allocation.....	14
11		1) Parcels Identified.....	14
12		2) Notice Requirements.....	14
13		a) Mailing.....	14
14		b) Advertisement.....	14
15	c.	The Approval Process.....	14
16		1) No Bona Fide Claim Presented.....	14
17	d.	Application Fee Provided.....	15
18	e.	Covenant.....	15
19	B.	Appeal.....	15
20	C.	Time to Claim Credit – Responsibility of Feepayer.....	15
21	Section 12	Covenants.....	15
22	Section 13	Vesting.....	15
23	Section 14	Action if Impact Fees are Unpaid.....	15
24	A.	Negotiable Instrument is Invalid.....	15
25	B.	Lien.....	15
26	C.	Withholding Development Orders.....	15
27	D.	Notification Construction Industry Licensing Board.....	15
28	CHAPTER B	COUNTY DISTRICT, REGIONAL, AND BEACH PARKS IMPACT FEE.....	15
29	Section 1	Imposition of Fee.....	15
30	Section 2	Schedule of Lower Fees for Municipalities.....	16
31	Section 3	Fee Schedule.....	16
32	A.	Benefit Zones.....	21
33	1.	Establishment of Benefit Zones.....	21
34	a.	Benefit Zone 1 (North).....	22
35	b.	Benefit Zone 2 (Central).....	22
36	c.	Benefit Zone 3 (South).....	22
37	d.	Benefit Zone 4 (Glades).....	22
38	2.	Identification of Benefit Zones.....	22
39	B.	Establishment of Trust Funds.....	22
40	C.	Use of Park Impact Fees.....	22
41	CHAPTER C	FIRE-RESCUE IMPACT FEE.....	24
42	Section 1	Imposition of Impact Fee.....	24
43	Section 2	Fee Schedule.....	24
44	Section 3	Benefit Zones.....	24
45	A.	Establishment of Benefit Zones.....	25
46	1.	Benefit Zone 1.....	25
47	2.	Benefit Zone 2.....	25
48	Section 4	Establishment of Trust funds.....	25
49	Section 5	Use of Fire-Rescue Impact Fees.....	25
50	CHAPTER D	LIBRARY IMPACT FEE.....	27
51	Section 1	Imposition of Fee.....	27
52	Section 2	Fee Schedule.....	27
53	Section 3	Benefit Zones.....	27
54	A.	Establishment of Benefit Zones.....	27
55	1.	Benefit Zone 1.....	27

1	2. Benefit Zone 2 .....	27
2	Section 4 Establishment of Trust Funds .....	27
3	Section 5 Use of Library Impact Fees .....	27
4	CHAPTER E LAW ENFORCEMENT IMPACT FEE .....	29
5	Section 1 Imposition of Fee .....	29
6	Section 2 Fee Schedule .....	29
7	Section 3 Benefit Zones .....	30
8	A. Establishment of Benefit Zones .....	30
9	1. Area and Services in Benefit Zone 1 .....	30
10	2. Area and Services in Benefit Zone 2 .....	30
11	3. Area and Services in Benefit Zone 3 .....	31
12	Section 4 Establishment of Trust Funds .....	32
13	Section 5 Use of Law Enforcement Impact Fees .....	32
14	CHAPTER F PUBLIC BUILDINGS IMPACT FEE .....	33
15	Section 1 Imposition of Fee .....	33
16	Section 2 Fee Schedule .....	33
17	Section 3 Benefit Zones .....	34
18	A. Establishment of Benefit Zones .....	34
19	Section 4 Establishment of Trust Funds .....	35
20	Section 5 Use of Public Buildings Impact Fees .....	35
21	CHAPTER G SCHOOL IMPACT FEE .....	36
22	Section 1 Imposition of Fee .....	36
23	Section 2 Fee Schedule .....	36
24	Section 3 Benefit Zones .....	37
25	A. Establishment of Benefit Zones .....	37
26	1. Benefit Zone 1 .....	37
27	2. Benefit Zone 2 .....	37
28	3. Benefit Zone 3 .....	37
29	4. Benefit Zone 4 .....	37
30	5. Benefit Zone 5 .....	37
31	B. Identification of Benefit Zones .....	37
32	Section 4 Establishment of Trust Funds .....	37
33	Section 5 Use of School Impact Fees .....	37
34	CHAPTER H ROAD IMPACT FEES .....	39
35	Section 1 Imposition of Fee .....	39
36	Section 2 Fee Schedule .....	39
37	Section 3 Land Uses Not Specified in Fee Schedule .....	39
38	Section 4 Use of Road Impact Fee Funds .....	39
39	Section 5 Benefit Zones .....	44
40	Section 6 Establishment of Trust Funds .....	44
41		
42		
43		
44		

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70

# ARTICLE 13

## IMPACT FEES

### CHAPTER A GENERAL

#### Section 1 Intent, Authority and Findings

##### A. Intent

This article is intended to implement and be consistent with the Plan and to regulate the use and development of land. It is the intent of PBC that new development shall bear a proportionate share of the cost of capital expenditures necessary to provide park, fire-rescue, library, law enforcement, public building, schools and road capital facilities in PBC as is contemplated in the Plan. Impact fees shall not be used to collect more than is necessary to fund such capital facilities. The impact fees in this article are based on the Impact Fee Report, as amended, which establish a fair and equitable allocation of costs and recognize past and future payments from new development, as well as credits for in-kind contributions, and municipal provision of like facilities under certain circumstances. Funds collected from impact fees shall not be used to replace existing capital facilities or to fund existing deficiencies, but only to provide for new capital facilities which are necessitated by new development.

##### B. Authority

The provisions of this Article are authorized by Art. VIII, Sec. 1(g), Fla. Const., F.S. § 125.01 et seq., F.S. §163.3161 et seq., F.S. §1011.19, and F.S. §380.06, Sec. 1.3(2), the PBC Charter, and the Capital Improvements Element of the Plan. In addition, the provisions of this Article are necessary for the implementation of the Plan. The inclusion of certain capital facilities in these impact fees shall not be construed as a limitation on the authority of PBC to impose impact fees for additional capital facilities consistent with Florida law.

##### C. Findings

PBC finds that the provisions of this Article are land development regulations which are: necessary for the implementation of the Plan; needed to ensure that developments of regional impact are assessed impact fees under F.S. §380.06; innovative land development regulations authorized by F.S. §163.3202(3); necessary to ensure the coordination of new development and the provision of capital facilities, especially sites for new schools; a mandatory responsibility of PBC under the Local Government Comprehensive Planning and LDR Act, §163.3161 et seq.; and necessarily and reasonably related to the public health, safety and welfare.

##### D. Definitions

See Article 1.I, Definitions and Acronyms.

#### Section 2 Applicability

This Article shall apply to the unincorporated area of PBC and to the municipalities in PBC to the extent permitted by the PBC Charter and Art.VIII, § 1(g), Fla. Const., unless otherwise expressly stated in this Article.

#### Section 3 Exemptions

The following development shall be exempt from payment of respective impact fees, as applicable:

- A. Any development that results in no new impact on a capital facility for which the impact fee is assessed.
  - B. The construction of accessory buildings or structures which will not produce new additional impact on a capital facility over and above that produced by the principal building or use of the land.
  - C. For the purpose of School Impact Fees, the construction of adult only residences that meet the Fair Housing Act exemption codified at 42 U.S.C. 3607, as may be amended; provided, however, that the feepayer files a Declaration of Restrictive Covenants prepared and signed by the Impact Fee Coordinator which prohibits persons nineteen years of age or younger from residing in the residence for more than 60 days per calendar year. The School Impact Fee Declaration of Restrictive Covenants must be filed with the Clerk of the 15th Judicial Circuit Court.
  - D. The construction of publicly owned and operated governmental buildings or facilities.
- All applications for exemption must be approved by the Impact Fee Coordinator. A final decision of the Impact Fee Coordinator may be appealed pursuant to Art. 13.A.6.G, Appeal. All applications for exemption must be made in writing to the Impact Fee Coordinator prior to building permit issuance. In the event that the fee payer wishes to obtain building permits prior to the Impact Fee Coordinator's final approval, the fee payer may apply for the exemption and deposit the required impact fee assessment into an escrow account, pursuant to an escrow agreement in a form provided for by the Impact Fee Coordinator. PBC may assess a reasonable fee not to exceed its actual cost in processing the escrow agreement to be paid by the fee payer.

#### Section 4 Imposition of Fee

##### A. New Land Use

Any new land development creating an impact on any public facility as defined in this Code shall be required to pay impact fees in the amount and manner set forth in this article to help regulate the new land development's impact on those public facilities. No building permit for any land development requiring payment of an impact fee pursuant to this article shall be issued until the impact fee has been paid by the feepayer. No building permit for any land development requiring payment of an impact fee pursuant to this Article shall be renewed or extended until the impact fee in effect at the time of the

1 renewal or extension has been paid by the fee payer; provided, however, that additional impact fees will  
2 not be required where the development has completed and passed all applicable rough inspections for  
3 the proposed building permit. For those land uses that do not require a building permit, the impact fee  
4 shall be paid prior to issuance of a development order that initiates impact on public facilities. Payment of  
5 the impact fee shall not relieve the fee payer from the obligation to comply with Art. 2.F, Concurrency, or  
6 any other portion of this Code.

7 **B. Expansion, Replacement or Change of Use of Existing Land Uses**

8 Any existing land use that is expanded, replaced, or changed shall be required to pay impact fees based  
9 on the new or additional impact as a result of the expansion, replacement or change of use. The feepayer  
10 may be eligible for credit for the existing land use pursuant to Art. 13.A.11.A.1, Submission of Application.

11  
12 **Section 5 Computation of Impact Fee**

13  
14 **A. General**

15 At the option of the feepayer, the amount of the impact fee may be determined either by the Impact Fee  
16 schedules for each impact fee component, as provided for in this Article, or by an independent calculation  
17 pursuant to Art. 13.A.6, Independent Fee Calculation. If the amount of the impact fee for the land use is  
18 not determined in the Impact Fee schedule and the feepayer opts not to conduct an independent  
19 calculation, the impact fee shall be determined by the Impact Fee Coordinator as described in this Article.

20 **B. Impact Fee Schedule**

21 The impact fees in the Impact Fee schedules have been calculated using the data and methodologies  
22 described in the Impact Fee Report, as amended. Impact fees are applicable to new development in  
23 unincorporated PBC and the municipalities within PBC, and the impact fee schedules establish impact  
24 fees based on the proportional impacts of, and benefits to, new development on and from capital facilities  
25 provided by PBC and the School Board.

26 **C. Land Uses Not Specified in Impact Fee Schedule**

27 Except for road impact fees, if the type of land development for which a building permit or other  
28 appropriate permit is applied, is not specified on the impact fee schedule, the Impact Fee Coordinator  
29 shall use the impact fee applicable to the most nearly comparable type of land use on the Impact Fee  
30 schedule. For road impact fees, the Impact Fee Coordinator shall select the most comparable type of land  
31 use from the most current edition of Trip Generation, a publication of the Institute of Transportation  
32 Engineers (ITE). The Impact Fee Coordinator shall follow the procedure pursuant to Art. 13.A.6,  
33 Independent Fee Calculation Study.

34 **D. Mixed Use**

35 For mixed use development where there is a development order expressly identifying the type and  
36 proportion of uses within the development, the impact fee shall be determined by applying the fee  
37 schedule to the uses and proportions of use specified in the development order. For mixed use  
38 development where there is no development order specifically limiting the type and proportion of uses  
39 within the development, the impact fee shall be determined using the fee schedule for the most intense  
40 use.

41 **E. Errors and Omissions**

42 Errors and omissions, including computational and clerical errors, identified within four years of building  
43 permit issuance may be subject to correction by the affected parties, including the feepayer.  
44 Computational or clerical errors do not excuse the affected parties, including the feepayer, from paying all  
45 impact fees due.

46 **F. Biennial Review**

47 Biennially beginning in January 1994, the Impact Fee Coordinator shall recommend to the BCC whether  
48 any changes should be made to the fee schedules to reflect changes in the factors that affect the fee  
49 schedules. This recommendation shall be as a result of a review of the data from which the fee schedules  
50 are calculated. The purpose of this review is to evaluate the level of service for each impact fee  
51 component to determine whether it should be adjusted based on changed conditions, to analyze the  
52 effects of inflation and other cost factors on the actual costs of capital facilities, to assess any changes in  
53 credits and generation rates and to ensure that the impact fee charged new land use activity impacting  
54 capital facilities will not exceed its pro rata share for the reasonably anticipated costs of capital facilities  
55 necessitated by the new land development.

56  
57 **Section 6 Independent Fee Calculation Study**

58 **A. General**

59 If a feepayer opts not to have the impact fee determined according to the fee schedule, then the feepayer  
60 shall, at the feepayer's expense, prepare and submit to the Impact Fee Coordinator an independent fee  
61 calculation study for the proposed land use. An independent fee calculation study for road impact fees  
62 shall be submitted simultaneously to the Impact Fee Coordinator and the County Engineer. The  
63 independent fee calculation study shall follow the methodologies used in the Impact Fee Report. The  
64 independent fee calculation study shall be conducted by a professional in impact analysis. An  
65 independent fee calculation study for road impact fees shall be conducted by a professional in road  
66 impact fee analysis or by a registered engineer. The burden shall be on the feepayer to provide the  
67 Impact Fee Coordinator all relevant data, analysis and reports which would assist the Impact Fee  
68 Coordinator in determining whether the impact fee should be adjusted.

69 **B. Submission of Application**

70 The application for an independent calculation study shall be submitted to the Impact Fee Coordinator,  
71 except that an independent calculation study for road impact fees shall be submitted simultaneously to  
72 the Impact Fee Coordinator and the County Engineer. In the event that the feepayer wishes to obtain  
73 building permits prior to the Impact Fee Coordinator's final approval, the feepayer may submit an  
74 application and deposit impact fees as set forth in the impact fee schedule into an escrow account,  
75 pursuant to an escrow agreement in a form provided for by the Impact Fee Coordinator. A feepayer failing



1 to submit an independent fee calculation study, or, if necessary, an executed escrow agreement to the  
2 Impact Fee Coordinator prior to permit issuance is deemed to have waived the right to an impact fee  
3 adjustment based on the independent fee calculation study.

4 **C. Contents of Application**

5 The application shall be in a form established by the Impact Fee Coordinator and made available to the  
6 public. The independent fee calculation study shall follow the methodologies used in the Impact Fee  
7 Report. A feepayer wishing to perform an independent fee calculation study for road impact fees shall  
8 prepare a traffic impact analysis, which shall include, as appropriate, documentation of:

- 9
- 10 1. Trip generation rates appropriate for the proposed land use;
  - 11 2. Trip distribution and traffic assignments;
  - 12 3. Trip length data appropriate for the proposed land use;
  - 13 4. Any other trip data employed in the independent fee calculation that is appropriate for the proposed  
14 land development; and
  - 15 5. Economic documentation included, but not limited to:
    - 16 a. Costs for roadway construction, including the cost of right-of-way, design, and engineering  
17 appropriate for the necessary road improvements.
    - 18 b. Credits attributable to the proposed land use for roadway improvements which can be expected  
19 to be available to replace the portion of the service volume used by the traffic generated by the  
20 proposed land development.
    - 21 c. The shortfall when the credits attributable to the proposed land use are considered.

22 **D. Determination of Sufficiency**

23 The Impact Fee Coordinator shall determine if the application is sufficient within five working days of its  
24 receipt. If the Impact Fee Coordinator determines the application is not sufficient, a written notice shall be  
25 mailed to the applicant specifying the deficiencies. No further action shall be taken on the application until  
26 the deficiencies are remedied.

27 **E. Action by Impact Fee Coordinator**

28 **1. Impact Fees Other Than Roads**

29 For other than road impact fees, within ten working days after the application is determined to be  
30 sufficient, the Impact Fee Coordinator shall review the application, and if the application clearly  
31 demonstrates by the methodology described in the Impact Fee Report that the proposed land will use  
32 capital facilities less than that projected in the impact fee component, the Impact Fee Coordinator  
33 shall appropriately adjust the impact fee.

34 **2. Road Impact Fees**

35 For road impact fees, within 15 working days after the application is determined to be sufficient, the  
36 County Engineer shall review the application and, if the application clearly demonstrates (using the  
37 formulae described in this Article) that the proposed land use will create fewer trips than projected in  
38 the road impact fee component. The County Engineer shall make a written recommendation to the  
39 Impact Fee Coordinator on adjusting the road impact fee. If the Impact Fee Coordinator concurs, the  
40 Impact Fee Coordinator shall appropriately adjust the impact fee within five working days of receipt of  
41 the County Engineer's recommendation.

42 **3. Responsibility of Feepayer**

43 The burden shall be on the feepayer to provide all relevant data, analysis and reports which would  
44 assist the Impact Fee Coordinator and, in the case of roads, the County Engineer in making a  
45 determination of the appropriate impact fee. The analysis and report must be based on generally  
46 accepted methods and the formulas for the specific impact fee component in the Impact Fee Report,  
47 or in the case of roads, the methods and formulas described in this Article and below in Art. 13.H,  
48 Road Impact Fees. A feepayer wishing to provide additional information after submitting the initial  
49 independent fee calculation study must do so no later than 30 days after the date of the Impact Fee  
50 Coordinator's determination of sufficiency. The Impact Fee Coordinator will not accept additional  
51 information relevant to an independent fee calculation study after this deadline. If the impact fee is  
52 adjusted the feepayer shall provide a copy of the Impact Fee Modification Certificate at the time of  
53 permit issuance. Failure to provide a copy of the certificate at the time of permit issuance shall  
54 constitute a waiver of any adjusted impact fee.

55 **4. Decision in Writing**

56 The decision of the Impact Fee Coordinator to adjust or to refuse to adjust the impact fee shall be in  
57 writing and shall be transmitted to the applicant by certified mail within five days of the decision. An  
58 approved adjustment shall be issued in the form of an "Impact Fee Modification Certificate" which  
59 shall include information regarding:

- 60 a. Project location and name if available;
- 61 b. square footage of project;
- 62 c. adjusted trip generation; and
- 63 d. property control numbers.

64 **F. Covenant Running with the Land**

65 The Impact Fee Coordinator shall require that a covenant running with the land be executed and recorded  
66 in the official records of the Clerk of the Circuit Court on the development's land before the building permit  
67 is issued in cases where:

- 68 1. The independent fee calculation is based on a use of land having a lesser impact than set forth in the  
69 impact fee schedule; or
- 70 2. The development could be put to a use having a greater impact than that proposed in the  
71 independent fee calculation study without being required to secure a permit or approval for the use; or
- 72 3. For such other reasons that make a covenant necessary to ensure compliance with this Article.

73 **G. Appeal**

- 74 1. Any applicant may appeal the decision of the Impact Fee Coordinator by filing an appeal with the  
75 Impact Fee Appeals Board (IFAB) within 15 working days of a decision by the Impact Fee  
76 Coordinator. The appeal must state with specificity the reasons for the appeal and shall contain such  
data and documentation upon which the applicant seeks to rely. The Impact Fee Coordinator may

- 1 establish a reasonable fee to be paid by the applicant upon failing an appeal. This fee shall not  
 2 exceed the cost to the County in processing the appeal.
- 3 2. The Impact Fee Coordinator shall schedule an appeal before the Impact Fee Appeals Board no later  
 4 than 90 working days after an appeal has been filed. The Impact Fee Appeals Board shall notify the  
 5 applicant within 15 working days of the hearing and invite the applicant or the applicant's  
 6 representative to attend the hearing. Any of the time limitations set forth in this paragraph may be  
 7 waived upon mutual agreement of the Impact Fee Coordinator and the party filing the appeal.
- 8 3. At the hearing, the IFAB shall provide the applicant and the Impact Fee Coordinator an opportunity to  
 9 present testimony and evidence, provided such information was part of the review before the Impact  
 10 Fee Coordinator. The IFAB shall reverse the decision of the Impact Fee Coordinator only if there is  
 11 substantial competent evidence in the record that the Impact Fee Coordinator erred from the  
 12 standards in this Section.
- 13 4. Any aggrieved party, including PBC, may appeal an order of the Impact Fee Appeals Board to the  
 14 Fifteenth Judicial Circuit Court of PBC. Such appeal shall not be a hearing de novo, but shall be a  
 15 petition for Writ of Certiorari and the Court shall be limited to appellate review of the record created  
 16 before the Board. PBC may assess a reasonable fee for the preparation of the record to be paid by  
 17 the Petitioner in accordance with F.S. §119.07, as amended from time to time.

18  
 19 **Section 7 Collection and Administrative Fees**

20 **A. Timing and Collection of Payment**

21 **1. Collected at Building Permit or Other Development Order**

22 The person applying for issuance of a building permit shall pay the impact fee to the PZB  
 23 Department, or to the person designated by a municipality to collect the impact fee (if the municipality  
 24 is collecting the impact fee), prior to the issuance of a building permit, or if a building permit is not  
 25 required, prior to issuance of the development order that authorizes development which places  
 26 impact on capital facilities for which impact fees are charged.

27 **2. Municipality May Require Direct Payment to County**

28 A municipality that is reviewing its own applications for development permits may opt to have PBC  
 29 collect the impact fees, pursuant to interlocal agreement. If PBC is the permitting authority for the  
 30 municipality by interlocal agreement, no additional interlocal agreement is necessary for PBC to  
 31 collect impact fees for permits issued for that municipality. If PBC collects the impact fees, the  
 32 municipality shall not be entitled to the administrative impact fee. PBC shall not charge the  
 33 municipality for collecting the impact fee. The municipality shall be responsible for ensuring that all  
 34 impact fees are paid before issuing any building permit or other permit.

35 **3. Municipalities are Collecting Agents**

36 Municipalities collecting impact fees under this Section are acting only as collecting agents for PBC.  
 37 Such municipalities shall be responsible to PBC for the proper collection and remittance of impact  
 38 fees, but shall not be liable for the inadvertent miscalculation of impact fee amounts.

39 **B. Administrative Fees**

40 The local government collecting the impact fee shall be entitled to retain ~~two~~ 3.4 percent of the funds  
 41 collected ~~as an administrative fee to cover~~ not to exceed the costs associated with the collection of the  
 42 impact fees, ~~and in the case of the County, the administration, investment, accounting, expenditure, and~~  
 43 ~~auditing of the funds.~~

44 **C. Fees Transferred to Trust Funds**

45 **1. Fees Collected by County**

46 All impact fees collected by the County, less the two percent administrative fee, shall be properly  
 47 identified by benefit zones for each impact fee component and transferred daily for deposit in the  
 48 appropriate impact fee trust funds to be held in separate accounts for each impact fee component  
 49 and each benefit zone.

50 **2. Fees Collected by Municipalities**

51 **a. On Time Remittance**

52 All impact fees collected by the municipalities, less the ~~two percent~~ administrative fee, shall be  
 53 remitted to the County Finance Department within 15 calendar days following the month in which  
 54 the impact fees are collected. One draft may be used to remit the funds to PBC. Funds received  
 55 from the municipalities shall be deposited promptly in the appropriate impact fee trust funds.

56 **b. Late Remittance**

57 In the event a municipality fails for two or more consecutive months or for any three months in a  
 58 calendar year period to remit impact fees by the 25th calendar day of the month following the end  
 59 of the month in which the impact fees are collected, the municipality shall pay simple interest at  
 60 the statutory rate on the entire amount collected but not yet remitted to PBC. Interest shall  
 61 accrue beginning the first day of the month following the end of the month in which the affected  
 62 impact fees were collected by the municipality. For the purposes of this Section, funds shall be  
 63 considered to have been remitted to PBC on the date postmarked, if transmitted by certified mail  
 64 with the proper postage.

65 **c. Transfer of Receipts**

66 If receipts are transferred in accordance with this Section, the municipalities may retain any  
 67 interest earned on impact fees collected prior to the transfer of the funds to PBC in addition to the  
 68 administrative fee ~~two percent~~ to offset the costs of collecting, remitting and accounting for the  
 69 funds.

70 **D. Record Keeping**

71 Records shall be maintained by all local governments to ensure proper accounting controls. PBC shall  
 72 have the authority to audit the records of any municipality to ensure the procedures and standards of this  
 73 Section are being met by the municipality. Public reports on impact fees shall be provided by the Impact  
 74 Fee Coordinator on at least an annual basis and distributed to each municipality. Such reports will

1 account for receipts of impact fees for each impact fee, by benefit zones and municipality, and  
2 encumbrances and expenditures of the funds by benefit zone.

3 **E. Impact Fee Coordinator to Furnish Information and Advice to the Municipalities**

4 The Impact Fee Coordinator shall furnish such information and advice to the municipalities necessary to  
5 ensure proper collection, remittance, accounting, controls and auditability.  
6

7 **Section 8 Benefit Zones and Trust Funds**

8 **A. Establishment of Benefit Zones**

9 One or more impact fee benefit zones are hereby established for each impact fee component, as set forth  
10 on this Article.

11 **B. Establishment of Trust Funds**

12 Separate impact fee trust funds for each impact fee benefit zones for each impact fee component are  
13 hereby established for the purpose of earmarking all impact fees so that all expenditures of impact fees  
14 sufficiently benefit new development in the benefit zones from which the impact fees were collected.  
15

16 **Section 9 Use of Impact Fees**

17 **A. Investment in Interest Bearing Accounts**

18 All impact fees on deposit in the trust funds shall be invested in interest bearing sources, and the income  
19 derived shall be applied to the applicable trust funds.

20 **B. Limitation Within Benefit Zones**

21 Impact fees collected shall be used exclusively for new capital facilities for the impact fee component  
22 within the impact fee benefit zones from which the impact fees were collected, except that if an impact or  
23 traffic analysis made by a professional experienced in impact analysis and approved by the Impact Fee  
24 Coordinator demonstrates that a planned development substantially impacts the need to expand the  
25 capacity of specific public capital facilities in another benefit zones, then impact fees paid by that planned  
26 development may be expended on those specific capital facilities in another benefit zones.

27 **C. Expenditures Shall Benefit New Development**

28 Impact fees shall be used only for capital facility costs for which the impact fees are levied and which add  
29 capacity needed to serve new development.

30 **D. Non Lapsing**

31 The respective trust funds shall be non-lapsing.

32 **E. Annual Capital Facility Programs**

33 Annually, the County Administrator shall present to the BCC a proposed capital improvement program for  
34 each public facility for which an impact fee is charged, assigning funds, including any accrued interest,  
35 from the several impact fee trust funds to specific improvement projects and related expenses. Monies,  
36 including any accrued interest not assigned in any fiscal period shall be retained in the same impact fee  
37 trust funds until the next fiscal period, except as provided by the refund provisions of this Article.  
38

39 **Section 10 Refunds**

40 **A. General**

41 **1. Non-Commencement of Construction**

42 If a building permit or other permit requiring payment of an impact fee expires or is canceled or  
43 revoked, the structure has not been completed, and no certificate of occupancy has been issued, or if  
44 the permit is modified prior to completion of construction so as to change the land use or structure to  
45 one of lower impact than that on which the permit was originally issued, and the impact fee paid for  
46 approval of the permit has not been encumbered or spent by PBC, then the feepayer or a successor  
47 in interest to the real property shall be entitled to a refund if an application for refund is submitted  
48 within one year of the permit's expiration, cancellation, revocation or modification, or of the event  
49 giving rise to the refund and within three years of the payment of the impact fee, except that PBC  
50 shall retain an additional two percent of the impact fee to offset the costs of administering the refund.

51 **2. Untimely Encumbrance**

52 **a. Untimely Encumbrance**

53 Notwithstanding Art. 13.A.10.A.1, Non-Commencement of Construction, above, if PBC fails to  
54 encumber the impact fees paid by the feepayer by the end of the calendar quarter immediately  
55 following six years from the date the impact fees are paid, and fails to spend the impact fee within  
56 nine years of the end of the calendar quarter in which the impact fees are paid, the feepayer or a  
57 successor in interest shall be entitled to a refund except that PBC shall retain an additional two  
58 percent of the impact fee to offset the costs of refund. The feepayer or successor in interest shall  
59 submit an application for refund to the Impact Fee Coordinator, within one year following the end  
60 of the calendar quarter in which the right to a refund occurs. In determining whether the impact  
61 fee paid by the feepayer has been encumbered or spent, monies in the trust funds shall be  
62 considered to be expended on a first in, first out basis; that is, the first impact fees paid shall be  
63 considered the first monies withdrawn.

64 **b. Notification of Potential Refund**

65 If more than five percent of the impact fees collected in any fiscal year within any trust funds are  
66 unencumbered after the end of the sixth fiscal year following the fiscal year in which the impact  
67 fees were collected, PBC shall notify the present owners of lands for which the unencumbered  
68 impact fees were paid of the possibility of a refund. Any claim for a refund of impact fees shall be  
69 deemed waived if application for a refund is not received within six months of the mailing or  
70 delivery of such notice.

71 **3. Computational or Clerical Errors and Omissions**

72 During the period of time specified in this Article for the correction of errors and omissions, the  
73 feepayer or a successor in interest to the real property against which an impact fee was incorrectly

1 assessed through computational or clerical error may request a refund from the Impact Fee  
2 Coordinator in the manner set forth in paragraph B of this Section.  
3

4 **B. Procedure to Obtain Refund**

5 **1. Submission of Application**

6 An application for refund shall be submitted to the Impact Fee Coordinator on a form provided by the  
7 Impact Fee Coordinator.

8 **2. Contents of Application**

9 The application shall be in a form established by the Impact Fee Coordinator and made available to  
10 the public, and shall contain the following:

11 **a. Receipt**

12 A copy of the dated receipt issued for payment of the impact fee;

13 **b. Permit**

14 If the refund is requested due to non-commencement of construction, and the permit was issued  
15 by PBC, the building permit or other permit for which the impact fees were paid;

16 **c. Evidence**

17 If the refund is requested due to non-commencement of construction, evidence that the applicant  
18 is the feepayer or a successor in interest to the feepayer;

19 **d. Documents**

20 If the refund is requested due to the County's failure to encumber or spend funds, a notarized  
21 sworn statement that the applicant is the current owner of the land for which the impact fee was  
22 paid, a certified copy of the current deed, and a copy of the most recent ad valorem tax bill; If  
23 refund is requested due to computational or clerical error, evidence sufficient to demonstrate  
24 overpayment including but not limited to receipt indicating payment, building permit application,  
25 impact fee tables in effect at the time of payment and such other evidence deemed appropriate  
26 by the Impact Fee Coordinator.

27 **e. Cancellation of Permit**

28 If relevant, proof from the municipality that the permit has been canceled, and a copy of the  
29 permit issued by the municipality; and

30 **f. Date Fund Forwarded**

31 If relevant, the date on which the municipality forwarded the funds to PBC.

32 **3. Determination of Sufficiency**

33 The Impact Fee Coordinator shall determine if the application is sufficient within five working days.

34 **a. Sufficiency**

35 If the Impact Fee Coordinator determines the application is not sufficient, a written notice shall be  
36 mailed to the applicant specifying the deficiencies. No further action shall be taken on the  
37 application until the deficiencies are remedied.

38 **b. Notification**

39 If the application is determined sufficient, the Impact Fee Coordinator shall notify the applicant, in  
40 writing, of the application's sufficiency and that the application is ready for review pursuant to the  
41 procedures and standards of this Article.

42 **4. Action by Impact Fee Coordinator**

43 Within 45 working days after the application is determined sufficient, the Impact Fee Coordinator shall  
44 review and approve or deny the application based upon the standards in Art. 13.A.10, Refunds. The  
45 decision of the Impact Fee Coordinator may be appealed pursuant to Art. 13.A.6.G, Appeal.  
46

47 **Section 11 Credits**

48 **A. General**

49 Credit against impact fees shall be given to the feepayer or a successor in interest to the property for the  
50 following, as limited or permitted by specific provisions of this Section.

51 **1. Submission of Application**

52 All applications for credit must be approved by the Impact Fee Coordinator. An application for credit  
53 shall be on a form provided by the Impact Fee Coordinator. In the event that the feepayer wishes to  
54 obtain building permits prior to the Impact Fee Coordinator's final approval, the feepayer may submit  
55 an application and deposit impact fees as set forth in the impact fee schedule into an escrow account,  
56 pursuant to an escrow agreement in a form provided for by the County. A final decision of the Impact  
57 Fee Coordinator may be appealed pursuant to Art. 13.A.6.G, Appeal.

58 **2. Redevelopment of Existing Building/Change in Land Use**

59 **a. Determination**

60 Where alteration, expansion or replacement of a building or unit, or a change in land use which  
61 involves any increase in the number of units or square footage, or a change in use resulting in  
62 new impacts on a capital facility for which the impact fee is assessed, existing use credit shall be  
63 given for the number of existing units or square footage based upon the previous land use and  
64 applied against impact fees otherwise due. The burden of verifying the previous land use and  
65 units or square footage as applicable shall be on the feepayer.

66 **b. Certification**

67 The feepayer shall provide to the local government issuing the building permit a certification of an  
68 architect, engineer, surveyor, contractor, or the building official having jurisdiction, setting forth  
69 the square footage of the existing building. In the case of an addition to an existing residential  
70 building, the feepayer, at the feepayer's sole option, may pay the impact fee for the addition as if  
71 it alone were a new building rather than provide the certification setting forth the square footage  
72 of an existing building.

73 **c. Abandoned Use**

1 A use of a structure or land which has been abandoned shall be considered existing for the  
2 purposes of calculating existing use credit pursuant to this Section. The burden of verifying the  
3 previous land use and units or square footage as applicable shall be on the feepayer.

4 **3. Special District Assessments**

5 Where, upon prior approval by PBC, the same new capital facility is provided by a special district  
6 rather than PBC and the feepayer is assessed for the new capital facility, the County shall by  
7 interlocal agreement with the special district, apply the impact fees collected from the benefited  
8 property to retire debt issued by the district to finance the capital facility.

10  
11 **4. In-Kind Contributions**

12 In-kind contributions made by a development to PBC shall be credited against the development's  
13 impact fees, but only to the impact fee component for which the in-kind contribution is made. For  
14 example, credits received for a park contribution may be applied only against park impact fees and  
15 not against fire-rescue impact fees. Civic Site dedications accepted by the County shall be eligible for  
16 a Public Buildings Impact Fee credit in the event a particular use is not identified by the County at  
17 DRO certification. No credit shall be given for in-kind contributions that are not new capital facilities  
18 or which were not made for capital facilities costs.

19 **a. Time for Giving of Credit**

20 Credit shall be given for land at such time as marketable title in fee simple absolute is conveyed  
21 to the County, free of encumbrances with such documentation and requirements set by the BCC  
22 or the County Administrator for the acceptance of real property. Credit shall be given for personal  
23 property at such time as a bill of sale absolute and, where applicable, title for such property is  
24 delivered to PBC. Credit shall be given at such time as the funds are delivered to PBC. In the  
25 case of in kind road facility contribution, credit will be given when the construction is completed  
26 and accepted by PBC. Credit against road impact fees may be given before completion of the  
27 specified roadway construction if the fee payer posts security in form and amount acceptable to  
28 the County Engineer. In no event shall the amount of credit given exceed the actual cost of the  
29 construction determined by the County Engineer and the Impact Fee Coordinator to be eligible for  
30 road impact fee credit.

31 **b. In-Kind Contributions Made Prior to October 1, 1989, for Facilities Other Than Roads**

32 In the case of in-kind contributions other than road facilities made to PBC prior to October 1,  
33 1989, and except as specifically provided in the development order or Development Agreement,  
34 the value of the in-kind contribution at the time of its conveyance, dedication, construction,  
35 placement, delivery or remittance shall be apportioned between building permits for which a  
36 complete application was made prior to October 1, 1989 and building permits in the development  
37 which remain to be issued and for which no complete application was made as of October 1,  
38 1989. The portion of the value allocated to building permits made on or after October 1, 1989,  
39 shall be adjusted to its present value as of October 1, 1989, using a compound interest rate of six  
40 percent per year, compounded quarterly. Only that portion of the contribution allocated to building  
41 permits for which a complete application was filed on or after October 1, 1989, shall be credited  
42 against impact fees. For the purpose of apportioning the contribution between uses and square  
43 footage or dwelling units, the number of permits shall be determined using the most recently  
44 approved master plan or site plan, the size and use of the buildings proposed for the remainder of  
45 the development, the effect of other land development regulations on the feepayer's ability to  
46 complete the development as proposed, and other information deemed relevant by the Impact  
47 Fee Coordinator. If the conveyance, dedication, construction, placement, delivery or remittance  
48 was required to be made prior to October 1, 1989, pursuant to a condition in a development  
49 order, a Development Agreement, or otherwise required by a local government, the value of the  
50 conveyance shall be established as of the required date of contribution. The present value of the  
51 contribution as of October 1, 1989 shall be established at six percent per year from the required  
52 date of the contribution. The apportionment of the value of the contribution to building permits  
53 shall be based on the date on which the contribution was to have been made. At the option of the  
54 feepayer, any remaining credit may be adjusted by the percentage change in the cost of the  
55 capital facility when PBC reviews capital facilities costs in the review and update process.

56 **c. In-Kind Contributions for Road Facilities Prior to March 1, 1989**

57 In-kind contributions for road facilities from developments in municipalities not previously subject  
58 to road impact fees shall be apportioned according to the provisions in Art. 13.A.11.A.4.b, In-Kind  
59 Contributions Made Prior to October 1, 1989, for Facilities Other Than Roads, except that the  
60 effective date for apportionment of the credit shall be March 1, 1989.

61 **d. In-Kind Contributions Made after October 1, 1989, Except Road Facility Contributions**

62 The standards of this Section shall apply to the valuation of any in-kind contribution made after  
63 October 1, 1989, except as provided elsewhere in this article.

64 **e. Valuation of In Kind Road Facility Contribution**

65 If the value of the in-kind contribution increase (as evidenced by an increase in Road Impact Fee  
66 rates) between the time of the in-kind contribution and the time of the issuance of a building  
67 permit, the developer may apply for additional credit by submitting an independent calculation to  
68 the Impact Fee Coordinator, for review by the PBC Engineering Department. Such application  
69 must be made within six months of the effective date of a road impact fee increase, or this right  
70 shall be waived. The independent calculation must be prepared by a state registered engineer or  
71 a professional in impact analysis and must demonstrate that the current cost of reproducing the  
72 road construction has increased and therefore the value of the in-kind contribution has  
73 correspondingly increased. Any additional credit shall not exceed the percentage of increase of  
74 the road impact fee.

75 **5. Credits for Contributions to Local Governments Other Than PBC**

1 Contributions of or for new capital facilities to a local government other than PBC or by a special  
2 district may be given only upon an application to the Impact Fee Coordinator. Approval of the Impact  
3 Fee Coordinator must be obtained prior to the contribution. The Impact Fee Coordinator, after  
4 consultation with the agency charged with supervising the provision of the new capital facility, shall  
5 determine whether the contribution shall receive a credit based on the following standards.

6 **a. Consistency**

7 Consistency with the Plan as to the cost, location, and size of the facility and its timing.

8 **b. Amount**

9 The amount that would be spent by PBC if it were to construct the same new capital facility.

10 **c. Extent**

11 The extent to which the new capital facility provides the same or similar functions as the new  
12 capital facility for which the credit is sought.

13 **d. Continuity**

14 The extent of control that PBC has in ensuring that the new capital facility will continue to provide  
15 the same or similar functions.

16 **e. Availability**

17 Whether the new capital facility is open or available to all persons regardless of residency.

18 **f. Plans**

19 The short and intermediate-range plans of the agency which would receive the impact fee funds  
20 regarding the timing, location, cost and size of the new capital facility.

21 **g. Impact**

22 The impact of encouraging new development in the area that would be served by the new capital  
23 facility or the ability of local government or the special district to provide other needed  
24 infrastructure and services.

25 **h. Pattern**

26 The pattern of development and its relationship to other development, infrastructure, and  
27 resources that could result from encouraging new development.

28 **i. Budget**

29 The budget of PBC and other local governments, and the allocation of revenues within those local  
30 governments.

31 **6. Special Provisions for Park Credits**

32 No credit shall be given for park contributions or dedications required by Art. 5.D.2.B, Community and  
33 Neighborhood Park Recreation Standards. No such contribution or dedication shall be used for  
34 County District, Regional or Beach Parks. Contributions for County Parks resulting from Art. 2.F,  
35 Concurrency, shall be credited as provided above. In-kind contributions of capital facilities which are  
36 not County District, Regional, or Beach Parks, if accepted by the County, shall be provided partial  
37 credit as follows:

38 **a. Forty to Sixty Acres**

39 75 percent of the value at the time of conveyance, dedication, construction, placement, delivery  
40 or remittance shall be credited in accordance with the other provisions of this Section for  
41 contributions for or of County parks less than 60 acres but equal to or more than 40 acres;

42 **b. Twenty to Forty Acres**

43 50 percent of the value at the time of conveyance, dedication, construction, placement, delivery  
44 or remittance shall be credited in accordance with the other provisions of this Section for  
45 contributions for or of County parks less than 40 acres but equal to or more than 20 acres;

46 **c. Twenty Acres or Less**

47 25 percent of the value at the time of conveyance, dedication, construction, placement, delivery  
48 or remittance shall be credited in accordance with the other provisions of this Section for  
49 contributions for or of County parks less than 20 acres.

50  
51  
52  
53  
54 **7. Special Provisions for School Credits**

55 **a. General**

56 Dedications of land for use as school may, if accepted by the School Board, be credited against  
57 school impact fees. The School Board or the Superintendent shall have responsibility for  
58 evaluating, according to the standards contained herein, a proposed dedication under this  
59 subsection. An application for a dedication credit shall be in a form prescribed by PBC, and shall  
60 contain such information as to guide the School Board and Superintendent in reviewing the  
61 application for consistency with these standards. If any credit against any school impact fees is  
62 given, the dedication shall be credited in an amount equal to its full fair market value at the time of  
63 dedication, and shall not exceed the full dedication cost. The proposed dedication shall comply  
64 with, and be reviewed considering, the following standards.

65 **1) Location**

66 The proposed dedication shall be located so as to provide the greatest access to students. If  
67 a single development will not generate sufficient students to fill a school, it should be located  
68 so as to be easily accessible to students from neighboring areas.

69 **2) Distance**

70 The proposed dedication shall create an appropriate distance between existing or planned  
71 schools: one mile for elementary schools, two miles for middle schools, and three miles for  
72 high schools.

73 **3) Hazards**

74 The proposed dedication and surrounding areas shall be free from health or safety hazards  
75 and shall be protected against noise, air pollution and/or odors.

76 **4) Access**

1 The proposed dedication shall be accessible from two different streets, with one street  
2 preferably a collector street. This standard shall be waived for elementary or middle schools if  
3 access is available on one street from two directions. Dedications should not be located on  
4 arterial roads; however, if such dedications are proposed, they may be considered if provision  
5 is made for the construction of overpasses or pedestrian lights. The construction of median  
6 cuts, left turn lanes and storage lanes shall be practicable to facilitate access to the proposed  
7 dedication by buses and automobiles.

8 **5) Safe Transit**

9 The proposed dedication shall be located so as to facilitate safe transit to neighboring areas  
10 by sidewalks, walkways and/or bike paths.

11 **6) Services**

12 The proposed dedication shall be evaluated for the availability of central water and sewer,  
13 electricity and phone services and for its proximity to fire hydrants.

14 **7) Entrances**

15 All proposed dedications shall allow at least two separate entrances for school buses and  
16 staff; high school dedications shall also provide separate entrances for students and parent  
17 drop off. All dedications shall allow for adequate parking for buses; elementary and middle  
18 school dedications shall allow for parking for one hundred twenty staff automobiles, high  
19 schools dedications shall allow for 225 staff and 425 student parking spaces.

20 **8) Minimum Size/Dimensions**

21 In addition to providing sufficient area to accommodate on site retention of stormwater,  
22 proposed school dedications shall be of the following minimum sizes and shall have the  
23 following minimum dimensions: elementary schools shall have a minimum site size of 15  
24 acres, with a minimum 780 feet of frontage and 840 feet of depth; middle schools shall have  
25 a minimum site size of 25 acres, with a minimum frontage of 800 feet and a depth of 1360  
26 feet; high schools shall have a minimum site size of 50 acres, with a minimum frontage of  
27 1200 feet and a depth of 1800 feet.

28 **9) Bus Stops**

29 When the school dedication is located within a residential development, provision of a  
30 circulation system or turnaround area with a 90-foot diameter shall be available so that buses  
31 need not back up to leave the development. Bus stop locations, preferably located adjacent  
32 to a public area such as a park, shall be provided so that buses do not have to enter the  
33 development.

34  
35 **10) Consistency**

36 The dedication shall be examined for consistency of the proposed use with applicable  
37 comprehensive plans, land development regulations, and concurrency provisions.

38 **b. Consideration and Acceptance by School Board**

39 All applications for a school credit shall be reviewed and a response issued by the  
40 Superintendent or the School Board within 60 working days of the submission of the application.  
41 If the request is approved, the Superintendent shall notify the Impact Fee Coordinator, and if  
42 other than PBC, the local government issuing the development permits. The Impact Fee  
43 Coordinator shall determine the value of the credit. No credit shall be given until the dedication is  
44 conveyed to the School Board in accordance with this Section.

45 **c. Conveyance to the School Board**

46 To convey dedications to the School Board, the feepayer shall provide, at no cost to the School  
47 Board and in a form approved by the School Board's attorney, the following documents.

48 **1) Abstract of Title**

49 A complete and current abstract of title together with a title insurance commitment to insure  
50 the property in a sum agreed to by the School Board, such to be delivered to the School  
51 Board;

52 **2) Warranty Deed**

53 A warranty deed, along with sufficient funds to record the deed, to be delivered to the School  
54 Board or the title insurance agent.

55 **3) Taxes**

56 Evidence that taxes for the current year have been placed in escrow pursuant to F.S.  
57 §196.295, as amended, or that the taxes have been paid.

58 **4) Insurance**

59 A completed title insurance policy issued subsequent to the recording of the deed and the  
60 escrow of taxes.

61 **d. Return of School Dedication**

62 In the event that a dedication accepted by the School Board is not utilized within ten years of its  
63 conveyance, the grantor may request that the dedication be reconveyed by the School Board to  
64 the grantor, in which case the School Board shall reconvey the dedication.

65 **8. Special Provisions for Road Credits**

66 **a. General**

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

72 1) The proposed road construction must be on the major road network;

73 2) The proposed road construction must not be site-related improvements;

74 3) The proposed road construction must be required to meet the requirements of TPS for the  
75 development as defined in Art. 12, Traffic Performance Standards.



1 Exceptions to criterion number three above may only be made upon approval of the BCC. No  
2 exceptions shall be made to criteria one and two. If the proposed road construction meets the  
3 criteria for credit, the County Engineer shall determine the amount of credit to be given, and the  
4 timetable for completion of the proposed construction, and shall recommend the approval and the  
5 amount of credit to the Impact Fee Coordinator.

6 **b. Credits for Construction within Site**

7 Where a proposed major road network runs through a development and where the feepayer is  
8 required to construct two lanes of the road, the feepayer may elect, upon submission of a certified  
9 cost estimate to the Impact Fee Coordinator and upon the recommendation of the County  
10 Engineer and the approval of the Impact Fee Coordinator, to construct more than two lanes and  
11 receive credit for the additional cost of the additional lanes constructed. In addition to all other  
12 site-related improvements, the primary two lanes within the site's boundaries shall be considered  
13 site-related.

14 **c. Other Costs Credited**

15 **1) Off-Site Right-Of-Way Acquisition**

16 The cost of major road network rights-of-way acquired at the cost of the feepayer shall be  
17 credited where the right-of-way is outside of the site, and not site related. The costs shall be  
18 approved by the County Engineer and the Impact Fee Coordinator based upon the appraised  
19 value of the land acquired. The credit shall not exceed the appraiser's approved value, except  
20 in the event that a settlement in lieu of, condemnation results in payment in excess of the  
21 appraiser's value, in which case credit shall not exceed the amount paid. Costs incurred by  
22 PBC in acquiring such off-site right-of-way which are paid for by the feepayer shall be  
23 credited to the feepayer.

24 **2) Plan Preparation**

25 Costs of plan preparation for major road network construction shall be credited if approved by  
26 the County Engineer and the Impact Fee Coordinator based upon reasonable costs  
27 associated with the preparation of such plans.

28 **3) Costs Creditable**

29 Credit shall be given only for the cost of plans preparation, off-site R-O-W acquisition, and/or  
30 construction.

31 **9. Application of Credits**

32 The credit shall be applied to the respective full impact fee associated with the first building permits  
33 issued for the development for which complete application was made on or after October 1, 1989, or  
34 if the credit is for roads, the date upon which the road impact fee was effective within the  
35 development, until the credit is exhausted. After such exhaustion the remainder of the impact fee for  
36 which a credit was obtained shall be paid in full. The credit shall be calculated and applied in dollar  
37 amounts and not in number of permits.

38 **10. Special Allocation of Credits**

39 Provided that the conditions of this Subsection are satisfied, the fee payer making an in-kind  
40 contribution, or its heirs, assigns or successors in interest, may have all or some portion of the  
41 resulting credit allocated to specific parcels within the benefited development.

42 **a. Past Administrative Practices to Continue**

43 Notwithstanding any other provisions of this subsection, if fair share contributions have been  
44 prorated or assigned to a portion of a development through past practices, no application for a  
45 special allocation need be made, provided that a covenant is executed in accordance with Art.  
46 13.A.11.A.10.e, Covenant, below.

47 **b. Application for Special Allocation**

48 Unless expressly prohibited by a development order, any feepayer who makes an in-kind  
49 contribution may petition the BCC for a special allocation of the respective impact fee credit by  
50 filing an application with the Impact Fee Coordinator.. Only one special allocation shall be made  
51 for each in-kind contribution made by the feepayer.

52 **1) Parcels Identified**

53 The application shall state the purpose for which the special allocation is desired and shall  
54 clearly identify by legal description the specific parcel or parcels of land within the  
55 development to which the credit is allocated; and

56 **2) Notice Requirements**

57 **a) Mailing**

58 Prior to scheduling the application for a Special Allocation for consideration by the BCC,  
59 the Applicant shall, at its own cost, provide appropriate courtesy notice to all owners of  
60 record of any undeveloped land within the affected development. The courtesy notice  
61 shall be by certified mail, return receipt requested, to the person whose name appears in  
62 the last approved ad valorem tax records of the PBC Property Appraiser's Office. The  
63 notice shall briefly state the nature of the Special Allocation application and request the  
64 recipient to submit, to the Impact Fee Coordinator within no more than 15 days of receipt,  
65 any relevant information the recipient may have bearing on the Applicant's right to a  
66 Special Allocation.

67 **b) Advertisement**

68 In addition, the Applicant at its own cost shall place a notice of the proposed Special  
69 Allocation in a newspaper of general circulation within PBC. Such notice shall appear no  
70 later than ten days prior to a final decision by the BCC to grant or deny the application.  
71 The costs of advertisement shall be borne by the Applicant

72 **c. The Approval Process**

73 The BCC shall approve the application for a special allocation provided that:

74 **1) No Bona Fide Claim Presented**



1 No substantial, competent evidence is presented by a third party that would constitute prima  
2 facie evidence of a bona fide claim to any portion of the impact fee credit assigned to the  
3 affected development.

4 **d. Application Fee Provided**

5 The BCC may establish a reasonable fee for processing of applications for special allocations.  
6 Any such fee duly established by the BCC shall be paid at the time the application for special  
7 allocation is submitted.

8 **e. Covenant**

9 The applicant shall execute a covenant supported by separate consideration from PBC. This  
10 covenant shall provide that the applicant, its heirs assigns and successors in interest shall  
11 indemnify hold harmless, and defend PBC against any and all claims for credits not received by  
12 other owners or developers of undeveloped land within the planned development. A joinder and  
13 consent of the mortgagee of the land benefited by the special allocation, if any, supported by  
14 separate consideration shall also be executed in recordable form acceptable to the County  
15 Attorney. The Impact Fee Coordinator shall, at the sole expense of the applicant, record the  
16 instruments in the official records of the Clerk of the Circuit Court in and for PBC.

17 **B. Appeal**

18 The decision of the Impact Fee Coordinator may be appealed pursuant to Art. 13.A.6.G, Appeal.

19 **C. Time to Claim Credit – Responsibility of Feepayer**

20 Any claim for credit as established in Art. 13.A.11, Credits, must be made by submitting application for  
21 credit, or, if necessary, executing an escrow agreement with the County no later than at the time of  
22 building permit issuance. Any claim not so made shall be deemed waived.

23  
24 **Section 12 Covenants**

25 Where necessary to ensure compliance with the provisions of this Article, the Impact Fee Coordinator shall  
26 require that a covenant be executed by the feepayer holding the fee simple interest in the land, and mortgagee as  
27 appropriate. The covenant shall recite this Article and the facts and reasons underlying its execution. It shall set  
28 forth restrictions on the land and the terms and conditions under which it may be released.

29  
30 **Section 13 Vesting**

31 Only the existence of a building permit that has not been rendered invalid and voidable shall vest a feepayer  
32 against any changes in the amount of impact fees exacted. No vesting against changes in the amount of impact  
33 fees shall result from the issuance of any development order, other than as set forth in this Subsection.

34  
35 **Section 14 Action if Impact Fees are Unpaid**

36 **A. Negotiable Instrument is Invalid**

37 In the event impact fee funds which were paid by check, draft or other negotiable instrument do not clear,  
38 the building permit or development order authorizing the development for which impact fees were paid  
39 shall be suspended. The local government which issued the building permits or development order shall  
40 send by certified mail notice to the applicant using a form provided by the County. If the impact fees,  
41 together with any charges for the checks not clearing, are not paid within ten working days following  
42 mailing of the notice, the building permit or development order shall be of no further force and effect for  
43 purposes of this Code and a stop work order shall be issued and not lifted until such time as the fair share  
44 fees are paid.

45 **B. Lien**

46 If through error, omission, or intent, impact fees are not paid in full, PBC may file a lien against the land  
47 containing the development for which the impact fees are due in an amount equal to the amount unpaid,  
48 together with statutory interest accruing from 30 calendar days following the date written notice by  
49 certified mail, return receipt requested, is sent to the developer, permittee, or the then present property  
50 owner. Notice of the lien shall be recorded in the official records of the Clerk of the Circuit Court for PBC.  
51 The lien shall have priority over all liens, mortgages and encumbrances, except taxes. No lien shall be  
52 recorded later than three years following the date on which the building permit is issued for the  
53 development against which impact fees are due, although the debt shall remain. If the lien remains  
54 unpaid for more than 30 calendar days following the recording of the notice, it may be foreclosed in the  
55 manner provided by state law for the foreclosure of mortgages on real property.

56 **C. Withholding Development Orders**

57 In the event that any impact fee is unpaid, no further development order shall be issued for the land for  
58 which the impact fees remain unpaid, and no development order shall be issued until any previously  
59 owed impact fees, together with day interest owing, along with any current impact fees, are paid.

60 **D. Notification Construction Industry Licensing Board**

61 In the event that any building permittee who is a contractor certified by the PBC Construction Licensing  
62 Board fails to pay an impact fee for which the permittee is responsible, the County Attorney shall file a  
63 verified written complaint with the PBC Construction Licensing Board recommending disciplinary action as  
64 is provided by the laws of Florida, Chapter 489, as amended. The verified complaint shall contain a  
65 summary of the fees owed and the efforts made by PBC to collect the impact fees.

66  
67 **CHAPTER B COUNTY DISTRICT, REGIONAL, AND BEACH PARKS IMPACT FEE**

68  
69 **Section 1 Imposition of Fee**

70 Impact fees are imposed upon all land uses creating an impact on County District, Regional, and Beach Parks in  
71 accordance with Art. 13.A.4, Imposition of Fee, and this Chapter. .

1 **Section 2 Schedule of Lower Fees for Municipalities**

2 Special provisions establishing a schedule of lower fees for municipalities providing like capital facilities are set  
3 forth in this Section pursuant to Art. I of the PBC Charter. For purposes of this Section, "like capital facilities" is  
4 broadly construed so as to include partial "credits" for municipal parks which are not district, regional or beach  
5 parks but which perform a similar function. Municipal schedules are based upon a sliding scale depending on the  
6 size and function of the municipal park facilities and the extent of access to beaches based upon the shoreline  
7 management plan standards.

8  
9 **Section 3 Fee Schedule**

10 The fee schedule for County District, Regional and Beach Parks is established beginning in Table 13.B.3-2, Parks  
11 and Recreation Fee Schedule for Unincorporated PBC. To ensure that the impact fee does not exceed the cost  
12 to provide capital facilities to accommodate new development, the impact fees in the fee schedule are established  
13 at no more than 95 percent of the cost to accommodate the impact.

14  
15 The schedules are as follows:  
16  
17  
18  
19  
20  
21  
22  
23  
24

25 (This space intentionally left blank)  
26  
27

1

**Table 13.B.3-1 - Municipal Park Credit Schedule**

	District	Beach	Regional
Unincorporated	100 percent	100 percent	100 percent
Schedule A	100 percent	100 percent	100 percent
Schedule B	75 percent	100 percent	100 percent
Schedule C	50 percent	100 percent	100 percent
Schedule D	25 percent	100 percent	100 percent
Schedule E	0 percent	100 percent	100 percent
Schedule F	100 percent	75 percent	100 percent
Schedule G	75 percent	75 percent	100 percent
Schedule H	50 percent	75 percent	100 percent
Schedule I	25 percent	75 percent	100 percent
Schedule J	0 percent	75 percent	100 percent
Schedule K	100 percent	50 percent	100 percent
Schedule L	75 percent	50 percent	100 percent
Schedule M	50 percent	50 percent	100 percent
Schedule N	25 percent	50 percent	100 percent
Schedule O	0 percent	50 percent	100 percent
Schedule P	100 percent	25 percent	100 percent
Schedule Q	75 percent	25 percent	100 percent
Schedule R	50 percent	25 percent	100 percent
Schedule S	25 percent	25 percent	100 percent
Schedule T	0 percent	25 percent	100 percent
Schedule U	100 percent	0 percent	100 percent
Schedule V	75 percent	0 percent	100 percent
Schedule W	50 percent	0 percent	100 percent
Schedule X	25 percent	0 percent	100 percent
Schedule Y	0 percent	0 percent	100 percent

2  
3  
4  
5  
6

Where the percentage shown in each column represents the percentage of the total net cost of the park impact fee which must be paid for district, beach and regional parks.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10

**Table 13.B.3-2 – Parks and Recreation Fee Schedule for Unincorporated PBC  
Effective 5:00 PM, 01/12/2006**

Land Use Type (Unit) Residential Units By Size	Persons Per Unit	Cost Per Unit	Credits	Park Impact Fee	Discount	Net Park Impact Fee
Dwelling unit, 800 sq. ft. and under	1.725	\$1,284.10	\$259.25	\$1,024.85	\$51.24	\$973.61
Dwelling unit, 801 – 1,399 sq. ft.	2.087	1,553.34	313.61	1,239.73	61.99	1,177.74
Dwelling unit, 1,400 – 1,999 sq. ft.	2.386	1,775.76	358.51	1,417.25	70.86	1,346.39
Dwelling unit, 2,000 – 3,599 sq. ft.	2.729	2,030.96	410.04	1,620.92	81.05	1,539.87
Dwelling unit, 3,600 sq. ft. and over	2.996	2,229.84	450.19	1,779.65	88.98	1,690.67
Hotel/Motel Per Room	0.875	651.22	131.48	519.74	25.99	493.75

11

**Table 13.B.3-3 – Parks and Recreation Impact Fee Schedule for Schedule “A” Municipalities\*  
Effective 5:00 PM, 01/12/2006**

Land Use Type (Unit) Residential Units By Size	Persons Per Unit	Cost Per Unit	Credits	Park Impact Fee	Discount	Net Park Impact Fee
Dwelling Unit, 800 sq. ft. and under	1.725	\$1,284.10	\$259.25	\$1,024.85	\$51.24	\$973.61
Dwelling Unit, 801 – 1,399 sq. ft.	2.087	1,553.34	313.61	1,239.73	61.99	1,177.74
Dwelling Unit, 1,400 – 1,999 sq. ft.	2.386	1,685.98	358.51	1,417.25	70.86	1,346.39
Dwelling Unit, 2,000 – 3,599 sq. ft.	2.729	2,030.96	410.04	1,620.92	81.05	1,539.87
Dwelling Unit, 3,600 sq. ft. and over	2.996	2,229.84	450.19	1,779.65	88.98	1,690.67
Hotel/Motel Per Room	0.875	651.22	131.48	-519.74	25.99	493.75

\*Schedule "A" municipalities consist of Atlantis, Cloud Lake, Glen Ridge, Village of Golf, Haverhill, Hypoluxo, Lake Clark Shores, and Mangonia Park.

12

**Table 13.B.3-4 – Parks and Recreation Impact Fee Schedule for Schedule “B” Municipalities\*  
Effective 5:00 PM, 01/12/2006**

Land Use Type (Unit) Residential Units By Size	Persons Per Unit	Cost Per Unit	Credits	Park Impact Fee	Discount	Net Park Impact Fee
Dwelling unit, 800 sq. ft. and under	1.725	\$1,192.69	\$250.02	\$942.67	\$47.13	\$895.54
Dwelling unit, 801 – 1,399 sq. ft.	2.087	1,442.76	302.44	1,140.32	57.02	1,083.30
Dwelling unit, 1,400 – 1,999 sq. ft.	2.386	1,649.36	345.75	1,303.61	65.18	1,238.43
Dwelling unit, 2,000 – 3,599 sq. ft.	2.729	1,886.38	395.43	1,490.95	74.55	1,416.40
Dwelling unit 3,6000 sq. ft. and over	2.996	2,071.11	434.16	1,636.95	81.85	1,555.10
Hotel/Motel Per Room	0.875	604.86	126.79	478.07	23.99	454.17

\*Schedule "B" municipalities consist of Greenacres, Lake Park, and Palm Springs.

13

**Table 13.B.3-5 – Parks and Recreation Impact Fee Schedule for Schedule “E” Municipalities\*  
Effective Date 5:00 PM, 01/12/2006**

Land Use Type (Unit) Residential Units By Size	Persons Per Unit	Cost Per Unit	Credits	Park Impact Fee	Discount	Net Park Impact Fee
Dwelling unit, 800 sq. ft. and under	1.725	\$918.48	\$222.32	\$696.16	\$34.81	\$661.35
Dwelling unit, 801 – 1,399 sq. ft.	2.087	1,111.06	268.94	842.12	42.11	800.01
Dwelling unit, 1,400 – 1,999 sq. ft.	2.386	1,270.15	307.45	962.70	48.13	914.57
Dwelling unit, 2,000 – 3,599 sq. ft.	2.729	1,452.68	351.63	1,101.05	55.05	1,046.00
Dwelling unit 3,6000 sq. ft. and over	2.996	1,594.94	386.07	1,208.87	60.44	1,148.43
Hotel/Motel Per Room	0.875	465.80	112.75	353.05	17.65	335.40

\*Schedule "E" municipalities consist of Wellington, Palm Beach Gardens, West Palm Beach, and Royal Palm Beach.

14

**Table 13.B.3-6 – Parks and Recreation Impact Fee for Schedule “F” Municipalities\*  
Effective 5:00 PM, 01/12/2006**

Land Use Type (Unit) Residential Units By Size	Persons Per Unit	Cost Per Unit	Credits	Park Impact Fee	Discount	Net Park Impact Fee
Dwelling unit, 800 sq. ft. and under	1.725	\$1,213.13	\$252.08	\$ 961.05	\$48.05	\$913.00
Dwelling unit, 801 – 1,399 sq. ft.	2.087	1,467.49	304.94	1,162.55	58.13	1,104.42
Dwelling unit, 1,400 – 1,999 sq. ft.	2.386	1,677.63	348.60	1,329.03	66.45	1,262.58
Dwelling unit, 2,000 – 3,599 sq. ft.	2.729	1,918.72	398.70	1,520.02	76.00	1,444.02
Dwelling unit 3,6000 sq. ft. and over	2.996	2,106.61	437.74	1,668.87	83.44	1,585.43
Hotel/Motel Per Room	0.875	615.23	127.84	487.39	24.37	463.02

\*Schedule "F" municipalities consist of Gulfstream, Highland Beach, Manalapan, and South Palm Beach.

15  
16  
17  
18  
19  
20  
21

**Table 13.B.3-7 – Parks and Recreation Impact Fee Schedule for Schedule “I” Municipality\***  
**Effective 5:00 PM, 01/12/2006**

Land Use Type (Unit) Residential Units By Size	Persons Per Unit	Cost Per Unit	Credits	Park Impact Fee	Discount	Net Park Impact Fee
Dwelling unit, 800 sq. ft. and under	1.725	\$938.01	\$224.39	\$714.52	\$35.73	\$678.79
Dwelling unit, 801 – 1,399 sq. ft.	2.087	1,135.77	271.43	864.34	43.22	821.12
Dwelling unit, 1,400 – 1,999 sq. ft.	2.386	1,298.40	310.30	988.10	49.40	938.70
Dwelling unit, 2,000 – 3,599 sq. ft.	2.729	1,484.99	354.89	1,130.10	56.40	1,073.60
Dwelling unit 3,6000 sq. ft. and over	2.996	1,630.41	389.65	1,240.76	62.04	1,178.72
Hotel/Motel Per Room	0.875	476.16	113.80	362.36	18.12	344.24

\*Schedule “I” municipality consists of Tequesta

1

**Table 13.B.3-8 – Parks and Recreation Impact Fee Schedule for Schedule “J” Municipality\***  
**Effective 5:00 PM, 01/12/2006**

Land Use Type (Unit) Residential Units By Size	Persons Per Unit	Cost Per Unit	Credits	Park Impact Fee	Discount	Net Park Impact Fee
Dwelling unit, 800 sq. ft. and under	1.725	\$847.51	\$215.16	\$632.35	\$31.62	\$600.73
Dwelling unit, 801 – 1,399 sq. ft.	2.087	1,025.21	260.27	764.94	38.25	726.69
Dwelling unit, 1,400 – 1,999 sq. ft.	2.386	1,172.02	297.54	874.48	43.72	830.76
Dwelling unit, 2,000 – 3,599 sq. ft.	2.729	1,340.44	340.29	1,000.15	50.01	950.14
Dwelling unit 3,6000 sq. ft. and over	2.996	1,471.71	373.62	1,098.09	54.90	1,043.19
Hotel/Motel Per Room	0.875	429.84	109.11	320.70	16.03	304.67

\*Schedule “J” municipality consists of North Palm Beach.

2

**Table 13.B.3-9 – Parks and Recreation Impact Fee Schedule for Schedule “K” Municipality\***  
**Effective 5:00 PM, 01/12/2006**

Land Use Type (Unit) Residential Units By Size	Persons Per Unit	Cost Per Unit	Credits	Park Impact Fee	Discount	Net Park Impact Fee
Dwelling unit, 800 sq. ft. and under	1.725	\$1,142.15	\$244.91	\$897.24	\$44.86	\$852.38
Dwelling unit, 801 – 1,399 sq. ft.	2.087	1,381.63	296.27	1,085.36	54.27	1,031.09
Dwelling unit, 1,400 – 1,999 sq. ft.	2.386	1,579.47	338.69	1,240.78	62.04	1,178.74
Dwelling unit, 2,000 – 3,599 sq. ft.	2.729	1,806.45	387.36	1,419.09	70.96	1,348.13
Dwelling unit 3,6000 sq. ft. and over	2.996	1,983.35	425.29	1,558.06	77.91	1,480.15
Hotel/Motel Per Room	0.875	579.23	124.21	455.02	22.75	432.27

\*Schedule “K” municipality consists of Ocean Ridge.

1

**Table 13.B.3-7 - Parks and Recreation Impact Fee Schedule for Schedule "I" Municipality\***  
**Effective 5:00 PM, 01/12/2006**

Land Use Type (Unit) Residential Units By Size	Persons Per Unit	Cost Per Unit	Credits	Park Impact Fee	Discount	Net Park Impact Fee
Dwelling unit, 800 sq. ft. and under	1.725	\$938.91	\$224.39	\$714.52	\$35.73	\$678.79
Dwelling unit, 801 - 1,399 sq. ft.	2.087	1,135.77	271.43	864.34	43.22	821.12
Dwelling unit, 1,400 - 1,999 sq. ft.	2.386	1,298.40	310.30	988.10	49.40	938.70
Dwelling unit, 2,000 - 3,599 sq. ft.	2.729	1,484.99	354.89	1,130.10	56.10	1,073.60
Dwelling unit 3,6000 sq. ft. and over	2.996	1,630.41	389.65	1,240.76	62.04	1,178.72
Hotel/Motel Per Room	0.875	476.16	113.80	362.36	18.12	344.24

\*Schedule "I" municipality consists of Tequesta

**Table 13.B.3-8 - Parks and Recreation Impact Fee Schedule for Schedule "J" Municipality\***  
**Effective 5:00 PM, 01/12/2006**

Land Use Type (Unit) Residential Units By Size	Persons Per Unit	Cost Per Unit	Credits	Park Impact Fee	Discount	Net Park Impact Fee
Dwelling unit, 800 sq. ft. and under	1.725	\$847.51	\$215.16	\$632.35	\$31.62	\$600.73
Dwelling unit, 801 - 1,399 sq. ft.	2.087	1,025.21	260.27	764.94	38.25	726.69
Dwelling unit, 1,400 - 1,999 sq. ft.	2.386	1,172.02	297.54	874.48	43.72	830.76
Dwelling unit, 2,000 - 3,599 sq. ft.	2.729	1,340.44	340.29	1,000.15	50.01	950.14
Dwelling unit 3,6000 sq. ft. and over	2.996	1,471.71	373.62	1,098.09	54.90	1,043.19
Hotel/Motel Per Room	0.875	429.81	109.11	320.70	16.03	304.67

\*Schedule "J" municipality consists of North Palm Beach.

**Table 13.B.3-9 - Parks and Recreation Impact Fee Schedule for Schedule "K" Municipality\***  
**Effective 5:00 PM, 01/12/2006**

Land Use Type (Unit) Residential Units By Size	Persons Per Unit	Cost Per Unit	Credits	Park Impact Fee	Discount	Net Park Impact Fee
Dwelling unit, 800 sq. ft. and under	1.725	\$1,142.15	\$244.91	\$897.24	\$44.86	\$852.38
Dwelling unit, 801 - 1,399 sq. ft.	2.087	1,381.63	296.27	1,085.36	54.27	1,031.09
Dwelling unit, 1,400 - 1,999 sq. ft.	2.386	1,579.47	338.69	1,240.78	62.04	1,178.74
Dwelling unit, 2,000 - 3,599 sq. ft.	2.729	1,806.45	387.36	1,419.09	70.96	1,348.13
Dwelling unit 3,6000 sq. ft. and over	2.996	1,983.35	425.29	1,558.06	77.91	1,480.15
Hotel/Motel Per Room	0.875	579.23	124.21	455.02	22.75	432.27

\*Schedule "K" municipality consists of Ocean Ridge.

**Table 13.B.3-10 - Parks and Recreation Impact Fee Schedule for Schedule "P" Municipalities\***  
**Effective 5:00 PM, 01/12/2006**

Land Use Type (Unit) Residential Units By Size	Persons Per Unit	Cost Per Unit	Credits	Park Impact Fee	Discount	Net Park Impact Fee
Dwelling unit, 800 sq. ft. and under	1.725	\$1071.19	\$237.75	\$833.44	\$41.67	\$791.77
Dwelling unit, 801 - 1,399 sq. ft.	2.087	1,295.79	287.60	1,008.19	50.41	957.78
Dwelling unit, 1,400 - 1,999 sq. ft.	2.386	1,481.33	328.78	1,152.55	57.63	1,094.92
Dwelling unit, 2,000 - 3,599 sq. ft.	2.729	1,694.21	376.03	1,318.18	65.91	1,252.27
Dwelling unit 3,6000 sq. ft. and over	2.996	1,860.12	412.85	1,447.27	72.36	1,374.91
Hotel/Motel Per Room	0.875	543.24	120.57	422.67	21.13	401.54

\*Schedule "P" municipalities consist of Briny Breezes, Juno Beach, Jupiter Inlet Colony, and Palm Beach Shores.

**Table 13.B.3-11 - Parks and Recreation Impact Fee Schedule for Schedule "W" Municipality\***  
**Effective 5:00 PM, 01/12/2006**

Land Use Type (Unit) Residential Units By Size	Persons Per Unit	Cost Per Unit	Credits	Park Impact Fee	Discount	Net Park Impact Fee
Dwelling unit, 800 sq. ft. and under	1.725	\$817.41	\$212.12	\$605.29	\$30.26	\$575.03
Dwelling unit, 801 - 1,399 sq. ft.	2.078	988.79	256.59	732.20	36.61	695.59
Dwelling unit, 1,400 - 1,999 sq. ft.	2.386	1,130.38	293.33	837.05	41.85	795.20
Dwelling unit 2,000 - 3,599 sq. ft.	2.729	1,292.83	335.49	957.34	47.87	909.47
Dwelling unit, 3,600 sq. ft. and over	2.996	1,419.43	368.34	1,051.09	52.55	998.54
Hotel/Motel Per Room	0.875	414.54	107.57	306.97	15.35	291.62

\*Schedule "W" municipality is Lantana.

**Table 13.B.3-12 - Parks and Recreation Impact Fee Schedule for Schedule "X" Municipality\***  
**Effective 5:00 PM, 01/12/2006**

Land Use Type (Unit) Residential Units By Size	Persons Per Unit	Cost Per Unit	Credits	Park Impact Fee	Discount	Net Park Impact Fee
Dwelling unit, 800 sq. ft. and under	1.725	\$726.00	\$202.88	\$523.12	\$26.16	\$496.96
Dwelling unit, 801 - 1,399 sq. ft.	2.087	878.22	245.42	632.80	31.64	601.16
Dwelling unit, 1,400 - 1,999 sq. ft.	2.386	1,003.97	280.56	723.41	36.17	687.24
Dwelling unit, 2,000 - 3,599 sq. ft.	2.729	1,148.25	320.88	827.37	41.37	786.00
Dwelling unit, 3,600 sq. ft. and over	2.996	1,260.69	352.31	908.38	45.40	862.98
Hotel/Motel Per Room	0.875	368.18	102.89	265.29	13.26	252.03

\*Schedule "X" municipality is Palm Beach.

2  
3  
4  
5

6

7  
8  
9  
10  
11  
12

**Table 13.B.3-13 - Parks and Recreation Impact Fee Schedule for Schedule "Y" Municipalities\***  
**Effective 5:00 PM, 01/12/2006**

Land Use Type (Unit) Residential Units By Size	Persons Per Unit	Cost Per Unit	Credit	Park Impact Fee	Discount	Net Park Impact Fee
Dwelling unit, 800 sq. ft. and under	1.725	\$634.59	\$193.65	\$440.94	\$22.05	\$418.89
Dwelling unit, 801 - 1,399 sq. ft.	2.087	767.64	234.25	533.39	26.67	506.72
Dwelling unit, 1,400 - 1,999 sq. ft.	2.386	877.56	267.80	609.76	30.49	579.27
Dwelling unit, 2,000 - 3,599 sq. ft.	2.729	1,003.68	306.28	697.40	34.87	662.53
Dwelling unit, 3,600 sq. ft. and over	2.996	1,101.96	336.27	765.69	38.28	727.41
Hotel/Motel Per Room	0.875	321.83	98.24	223.62	11.18	212.44

\*Schedule "Y" municipalities consist of Riviera Beach, Boca Raton, Boynton Beach, Delray Beach, Lake Worth, and Jupiter.

**Table 13.B.3-2 - Parks and Recreation Fee Schedule for Unincorporated PBC**  
**Effective 12:01 AM, 08/20/2008**

Land Use Type (Unit) Residential Units By Size	Persons Per Unit	Cost Per Unit	Credits	Park Impact Fee	Discount	Net Park Impact Fee
Dwelling unit, 800 sq. ft. and under	1.792	\$1,504.11	\$297.75	\$1,206.36	\$232.75	\$973.61
Dwelling unit, 801 - 1,399 sq. ft.	2.168	1,819.48	360.18	1,459.30	281.56	1,177.74
Dwelling unit, 1,400 - 1,999 sq. ft.	2.479	2,080.02	411.76	1,668.26	321.87	1,346.39
Dwelling unit, 2,000 - 3,599 sq. ft.	2.835	2,378.93	470.93	1,908.00	368.13	1,539.87
Dwelling unit, 3,600 sq. ft. and over	3.113	2,611.89	517.04	2,094.85	404.18	1,690.67
Hotel/Motel Per Room	0.875	734.25	145.35	588.90	95.15	493.75

**Table 13.B.3-3 - Parks and Recreation Impact Fee Schedule for Schedule "A" Municipalities\***  
**Effective 12:01 AM, 08/20/2008**

Land Use Type (Unit) Residential Units By Size	Persons Per Unit	Cost Per Unit	Credits	Park Impact Fee	Discount	Net Park Impact Fee
Dwelling Unit, 800 sq. ft. and under	1.792	\$1,504.11	\$297.75	\$1,206.36	\$232.75	\$973.61
Dwelling Unit, 801 - 1,399 sq. ft.	2.168	1,819.48	360.18	1,459.30	281.56	1,177.74
Dwelling Unit, 1,400 - 1,999 sq. ft.	2.479	2,080.02	411.76	1,668.26	321.87	1,346.39
Dwelling Unit, 2,000 - 3,599 sq. ft.	2.835	2,378.93	470.93	1,908.00	368.13	1,539.87
Dwelling Unit, 3,600 sq. ft. and over	3.113	2,611.89	517.04	2,094.85	404.18	1,690.67
Hotel/Motel Per Room	0.875	734.25	145.35	588.90	95.15	493.75

\*Schedule "A" municipalities consist of Atlantis, Cloud Lake, Glen Ridge, Village of Golf, Gulfstream, Haverhill, Highland Beach, Hypoluxo, Lake Clark Shores, Lake Park, Loxahatchee Groves, Manalapan, Mangonia Park, Ocean Ridge, Palm Springs, South Palm Beach, and Tequesta.

**Table 13.B.3-4 - Parks and Recreation Impact Fee Schedule for Schedule "C" Municipalities\***  
**Effective 12:01 AM, 08/20/2008**

Land Use Type (Unit) Residential Units By Size	Persons Per Unit	Cost Per Unit	Credits	Park Impact Fee	Discount	Net Park Impact Fee
Dwelling unit, 800 sq. ft. and under	1.792	\$1,319.22	\$281.44	\$1,038.03	\$220.55	\$817.48
Dwelling unit, 801 - 1,399 sq. ft.	2.168	1,596.02	340.49	1,255.68	266.79	988.89
Dwelling unit, 1,400 - 1,999 sq. ft.	2.479	1,824.97	389.33	1,435.49	305.00	1,130.49
Dwelling unit, 2,000 - 3,599 sq. ft.	2.835	2,087.04	445.25	1,641.77	348.83	1,292.94
Dwelling unit 3,6000 sq. ft. and over	3.113	2,291.70	488.91	1,802.55	389.99	1,419.56
Hotel/Motel Per Room	0.875	644.15	137.42	506.73	92.15	414.58

\*Schedule "C" municipalities consist of Greenacres, North Palm Beach, Palm Beach Gardens, Royal Palm Beach, Wellington, and West Palm Beach.

**Table 13.B.3-5 - Parks and Recreation Impact Fee Schedule for Schedule "U" Municipalities\***  
**Effective 12:01 AM, 08/20/2008**

Land Use Type (Unit) Residential Units By Size	Persons Per Unit	Cost Per Unit	Credits	Park Impact Fee	Discount	Net Park Impact Fee
Dwelling unit, 800 sq. ft. and under	1.792	\$1,188.71	\$269.95	\$927.15	\$196.00	\$731.15
Dwelling unit, 801 - 1,399 sq. ft.	2.168	1,438.12	326.60	1,121.55	237.10	884.45
Dwelling unit, 1,400 - 1,999 sq. ft.	2.479	1,644.42	373.45	1,282.15	271.05	1,011.10
Dwelling unit, 2,000 - 3,599 sq. ft.	2.835	1,880.57	427.08	1,466.40	310.00	1,156.40
Dwelling unit 3,6000 sq. ft. and over	3.113	2,064.98	468.95	1,610.00	340.36	1,269.64
Hotel/Motel Per Room	0.875	580.42	131.81	452.60	81.81	370.79

\*Schedule "U" municipalities consist of Briny Breezes, Jupiter Inlet Colony, Juno Beach, Lantana, and Palm Beach Shores.

**Table 13.B.3-6 - Parks and Recreation Impact Fee for Schedule "W" Municipalities\***  
**Effective 12:01 AM, 08/20/2008**

Land Use Type (Unit) Residential Units By Size	Persons Per Unit	Cost Per Unit	Credits	Park Impact Fee	Discount	Net Park Impact Fee
Dwelling unit, 800 sq. ft. and under	1.792	\$1,013.14	\$254.50	\$ 758.82	\$183.79	\$575.03
Dwelling unit, 801 - 1,399 sq. ft.	2.168	1,225.72	307.90	917.93	222.34	695.59
Dwelling unit, 1,400 - 1,999 sq. ft.	2.479	1,401.55	352.07	1,049.37	254.17	795.20
Dwelling unit, 2,000 - 3,599 sq. ft.	2.835	1,602.82	402.63	1,200.17	290.70	909.47
Dwelling unit 3,6000 sq. ft. and over	3.113	1,760.00	442.12	1,317.70	319.16	998.54
Hotel/Motel Per Room	0.875	494.70	124.27	370.43	78.81	291.62

\*Schedule "W" municipalities consist of Boca Raton, Boynton Beach, Delray Beach, Lake Worth, Palm Beach, Jupiter, and Riviera Beach.

**A. Benefit Zones**

**1. Establishment of Benefit Zones**

Four park impact fee benefit zones are hereby established as follows:

1           **a. Benefit Zone 1 (North)**

2           Beginning at the water's edge of the Atlantic Ocean and the northern boundary of PBC as  
3           described in F.S. §7.50, "County Boundary"; thence

- 4           1) Westerly along said north boundary to the west line of Range 39 East; thence  
5           2) Southerly along said west line to the SFWM District Levee 8 Canal; thence  
6           3) Southeasterly along said Levee 8 Canal to the south line of Township 42 South; thence  
7           4) Easterly along said south line to the west line of Range 42 East; thence  
8           5) Northerly along said west line to SR-710 (Beeline Highway); thence  
9           6) Southeasterly along said SR-710 to Port Road (8th Street); thence  
10          7) Easterly along said Port Road and its easterly extension to the Intracoastal Waterway; thence  
11          8) Northerly along the Intracoastal Waterway to the Lake Worth inlet and east to the Atlantic  
12          Ocean; thence  
13          9) Northerly along the water's edge of the Atlantic Ocean to the point of beginning.

14           **b. Benefit Zone 2 (Central)**

15           Beginning at the water's edge of the Atlantic Ocean and SR-804 (Boynton Beach Blvd.)  
16           extended; thence

- 17           1) Westerly along SR-804 and its extension to the SFWM Levee 7 Canal; thence  
18           2) Northerly along said Levee 7 Canal to the centerline of Old State Road 80; thence  
19           3) Westerly along said centerline of State Road 80 to the intersection of the centerline of U.S.  
20           Highway 98; thence  
21           4) Northwesterly along said centerline of U.S. Highway 98 to the west line of Range 40 East;  
22           thence  
23           5) North along the west line of Range 40 East to the south line of Township 42 South; thence  
24           6) Easterly along said south line to the west line of Range 42 East; thence  
25           7) Northerly along said west line to SR-710 (Beeline Highway); thence  
26           8) Southeasterly along said SR-710 (Beeline Highway) to Port Road (8th Street); thence  
27           9) Easterly along said Port Road and its easterly extension to the Intracoastal Waterway; thence  
28           10) Northerly along the Intracoastal Waterway to the Lake Worth Inlet and east to the Atlantic  
29           Ocean; thence  
30           11) Southerly along the water's edge of the Atlantic Ocean to the point of beginning.

31           **c. Benefit Zone 3 (South)**

32           Beginning at the waters edge of the Atlantic Ocean and SR-804 (Boynton Beach Boulevard)  
33           extended; thence

- 34           1) Westerly along SR-804 and its extension to the SFWM District Levee 7 Canal; thence  
35           2) Southerly and southeasterly along said Levee 7 Canal, Levee 39 Canal and Levee 36 Canal  
36           to the south boundary line of PBC as described in Fla. Stat. Sec. 7.50, "County Boundary;"  
37           thence  
38           3) Easterly along said boundary line to the water's edge of the Atlantic Ocean; thence  
39           4) Northerly along said water's edge to the point of beginning.

40           **d. Benefit Zone 4 (Glades)**

41           Zone 4 is bounded on the north by the Martin County line; on the East by the Western boundaries  
42           of Zones 1, 2, and 3; on the South by the Broward County line; and on the West by the Hendry  
43           County line.

44           **2. Identification of Benefit Zones**

45           The park benefit zones are shown in Figure 13.B.3.C-1, Park Benefit Zones. No park impact fee is  
46           exacted in Benefit Zones 4 because (1) development in that benefit zones is overwhelmingly isolated  
47           from eastern PBC; (2) no new capital facilities for parks are required during the planning horizon upon  
48           which the park impact fee in Benefit Zone 4 is based, except for district park capital facilities; and (3)  
49           credits to development in Benefit Zone 4 for other assessments funding park capital facilities equal or  
50           exceed the impact fee associated with district parks in Benefit Zone 4.

51           **B. Establishment of Trust Funds**

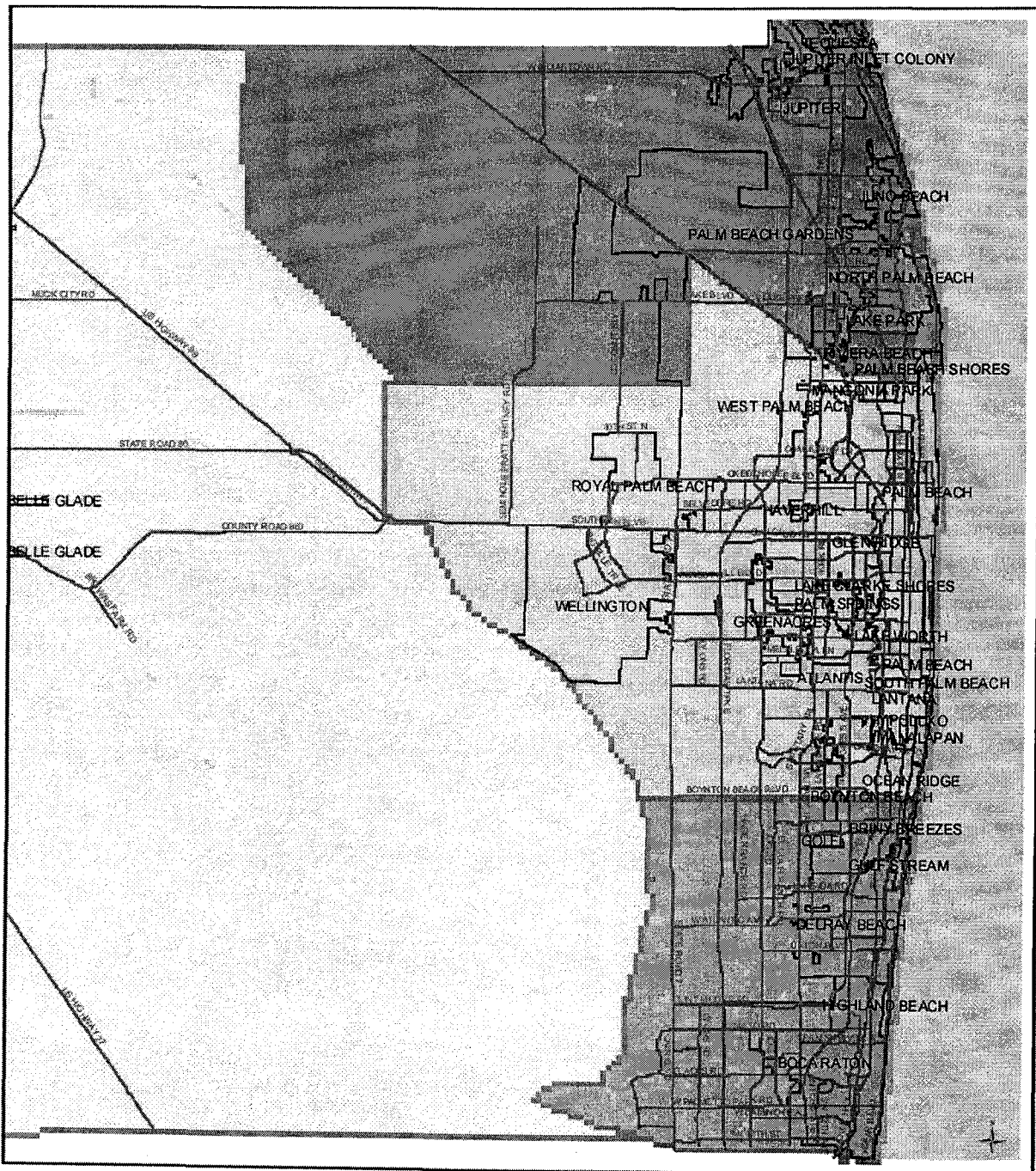
52           There are hereby established separate park impact fee trust funds, one for each park impact fee benefit  
53           zones.

54           **C. Use of Park Impact Fees**

55           Impact fees paid pursuant to this Section shall be encumbered and spent only in conformance with Art.  
56           13.A.9, Use of Impact Fees.  
57

**Figure 13.B.1.C-1 - Park Benefit Zones**






**PARK IMPACT FEE ZONES**

Municipal Boundaries    
 1    
 3  
 2    
 4

0 2 4 6 Miles  
 Date: April 16, 2003 File: 03-04-16-01 (1 of 2)

Copyright Palm Beach County Florida, 2003. All Rights Reserved. Subject to a License Agreement.



**Planning, Zoning and Building  
 Department - G18**  
 100 Australia Avenue  
 West Palm Beach, FL 33406  
 561-233-6000  
 palmpl@pbc-palm-beach.fl.us  
 www.pbcgov.com/pzb

1

1 **CHAPTER C FIRE-RESCUE IMPACT FEE**

2  
3 **Section 1 Imposition of Impact Fee**

4 Impact fees are imposed upon all land uses creating an impact on fire-rescue services in accordance with Art.  
5 13.A.4, Imposition of Impact Fee, and this Section.

6  
7 **Section 2 Fee Schedule**

8 The impact fee schedule for fire-rescue services is established in Table 13.C.2-14, Impact Fee Schedule. Land  
9 uses in the fee schedule shall be defined in F.S. §195.073, and Rule 12D-8 F.A.C. To ensure that the impact fee  
10 does not exceed the cost to provide capital facilities to accommodate new development, the impact fees in the fee  
11 schedule are established at no more than 95 percent of the cost to accommodate the impact.  
12  
13

**Table 13.C.2-14 – Impact Fee Schedule**  
**Effective Date 5:00 PM, 01/12/2006**

Land Use Type (Unit)	Calls For	Cost		Fire-Rescue		Net Fire-Rescue
Residential Units, by Type	Service	Per Unit	Credits	Impact Fee	Adjustment	Impact Fee
Single Family Detached	0.4040	\$556.26	\$0.00	\$556.26	\$27.81	\$528.45
Single Family Attached	0.4040	556.26	0.00	556.26	27.81	528.45
Multi-Family	0.1899	261.49	0.00	261.49	13.07	248.42
Mobile Home	0.1899	261.49	0.00	261.49	13.07	248.42
Hotel/Motel Per Room	0.7299	1,004.88	0.00	1,004.88	50.24	954.64
<b>Non-Residential</b>						
Office 100,000 sq. ft. & Under	0.1154	\$158.46	\$0.00	\$158.46	\$7.92	\$150.54
100,001 - 125,000 sq. ft.	0.1154	158.46	0.00	158.46	7.92	150.54
125,001 - 150,000	0.1154	158.46	0.00	158.46	7.92	150.54
150,001 - 175,000	0.1154	158.46	0.00	158.46	7.92	150.54
175,001 - 199,999	0.1154	158.46	0.00	158.46	7.92	150.54
Medical Office	0.1154	158.46	0.00	158.46	7.92	150.54
Warehouse Per 1,000 sq. ft	0.0414	56.93	0.00	56.93	2.85	54.08
Gen. Industrial Per 1,000 Ft	0.1110	152.82	0.00	152.82	7.64	145.18
<b>Retail Per 1,000 Sq. Ft.</b>						
Retail Per 1,000 Sq. Ft.	0.1730	\$238.16	\$0.00	\$238.16	\$11.91	\$226.25
80,000 sq. ft. & Under	0.1730	238.16	0.00	238.16	11.91	226.25
80,001 - 99,999	0.1730	238.16	0.00	238.16	11.91	226.25
100,000 - 199,999	0.1730	238.16	0.00	238.16	11.91	226.25
200,000 - 499,999	0.1730	238.16	0.00	238.16	11.91	226.25
500,000 - 999,999	0.1730	238.16	0.00	238.16	11.91	226.25
1,000,000 & Over	0.1730	238.16	0.00	238.16	11.91	226.25

**Table 13.C.2-14 – Fire Rescue Fee Schedule**  
**Effective 12:01 AM, 08/20/2008**

Land Use Type (Unit)	Calls For	Cost		Fire-Rescue		Net Fire-Rescue
Residential Units, by Type	Service	Per Unit	Credits	Impact Fee	Adjustment	Impact Fee
Single Family Detached	0.3745	\$698.07	\$0.00	\$698.07	\$169.62	\$528.45
Single Family Attached	0.3745	698.07	0.00	698.07	169.62	528.45
Multi-Family	0.1671	311.48	0.00	311.48	63.06	248.42
Mobile Home	0.1671	311.48	0.00	311.48	63.06	248.42
Hotel/Motel Per Room	0.6910	1,288.15	0.00	1,288.15	333.51	954.64
<b>Non-Residential</b>						
Office 100,000 sq. ft. & Under	0.1078	\$200.95	\$0.00	\$200.95	\$50.41	\$150.54
100,001 - 125,000 sq. ft.	0.1078	200.95	0.00	200.95	50.41	150.54
125,001 - 150,000	0.1078	200.95	0.00	200.95	50.41	150.54
150,001 - 175,000	0.1078	200.95	0.00	200.95	50.41	150.54
175,001 - 199,999	0.1078	200.95	0.00	200.95	50.41	150.54
Medical Office	0.1078	200.95	0.00	200.95	50.41	150.54
Warehouse Per 1,000 sq. ft	0.0399	74.37	0.00	74.37	20.29	54.08
Gen. Industrial Per 1,000 Ft	0.1110	206.91	0.00	206.91	61.73	145.18
<b>Retail Per 1,000 Sq. Ft.</b>						
Retail Per 1,000 Sq. Ft.	0.1681	\$313.37	\$0.00	\$313.37	\$87.12	\$226.25
80,000 sq. ft. & Under	0.1681	313.37	0.00	313.37	87.12	226.25
80,001 - 99,999	0.1681	313.37	0.00	313.37	87.12	226.25
100,000 - 199,999	0.1681	313.37	0.00	313.37	87.12	226.25
200,000 - 499,999	0.1681	313.37	0.00	313.37	87.12	226.25
500,000 - 999,999	0.1681	313.37	0.00	313.37	87.12	226.25
1,000,000 & Over	0.1681	313.37	0.00	313.37	87.12	226.25

14  
15  
16 **Section 3 Benefit Zones**

1 **A. Establishment of Benefit Zones**

2 There are hereby established two fire rescue impact fee benefit zones identified in Figure 13.C.5-2, Fire  
3 Rescue Benefit Zones, and set forth as follows:

4 **1. Benefit Zone 1**

5 The boundaries of Benefit Zone 1 correspond to the PBC Fire-Rescue Municipal service Taxing Unit,  
6 excluding Royal Palm Beach and those portions of the County in Benefit Zone 2.

7 **2. Benefit Zone 2**

8 The boundaries of Benefit Zone 2 shall be PBCs Northern, Western and Southern borders on the  
9 North, West, and South, respectively; and the Western border of Range 40 E and the SFWM District  
10 Levee 40 on the East. No fire rescue impact fees shall be collected at this time in Benefit Zone 2  
11 because there is no identified need for additional fire rescue capital facilities due to new development  
12 during the planning horizon on which this impact fee is based.  
13

14 **Section 4 Establishment of Trust funds**

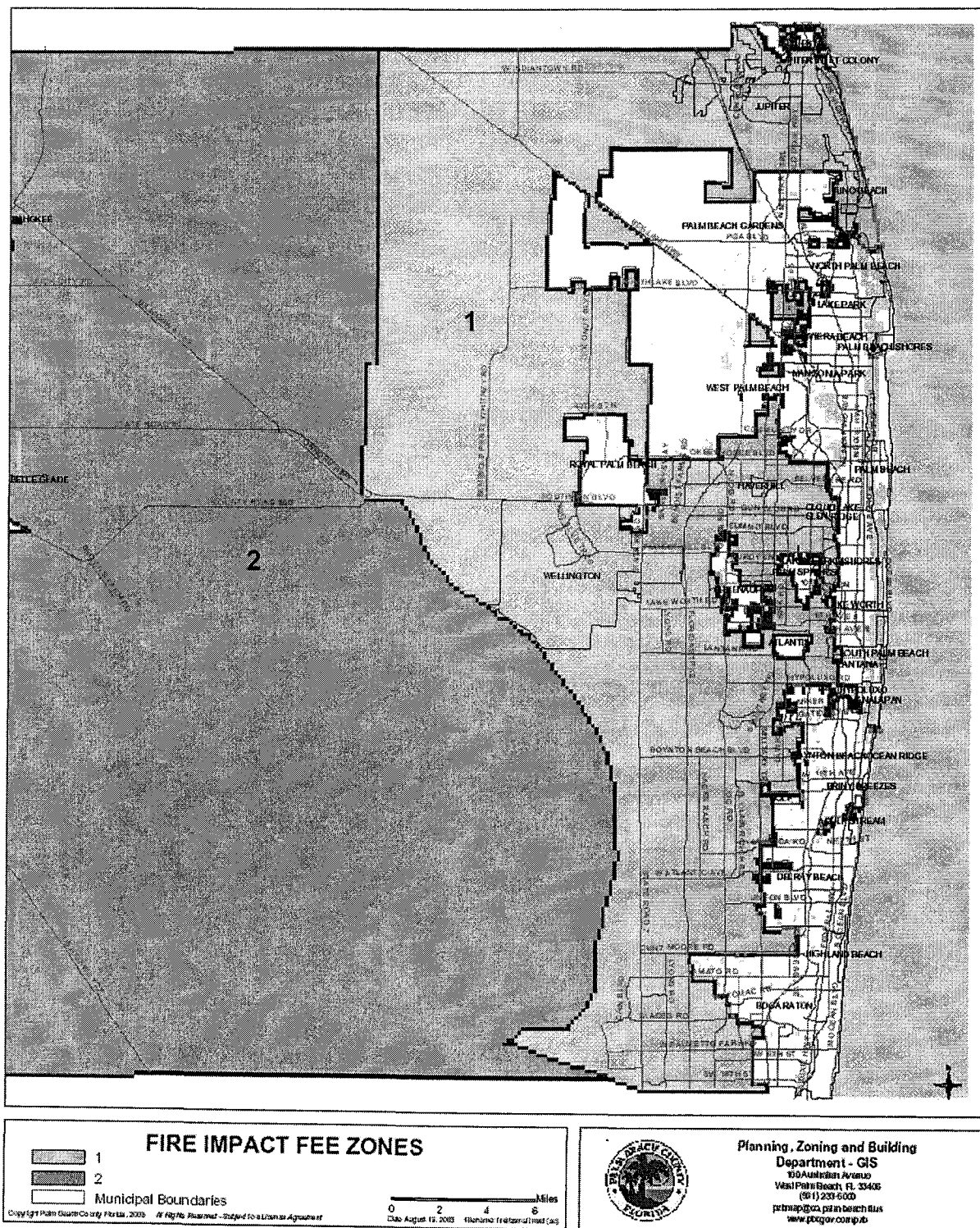
15 There is hereby established a separate impact fee trust funds for the impact fee benefit zones described in Art.  
16 13.C.3.A, Establishment of Benefit Zones.  
17

18 **Section 5 Use of Fire-Rescue Impact Fees**

19 Impact fees paid pursuant to this Section shall be encumbered and spent only in conformance with Art. 13.A.9,  
20 Use of Impact Fees.  
21

22  
23  
24  
25  
26 (This space intentionally left blank.)  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67

Figure 13.C.5-2 - Fire Rescue Benefit Zones



1  
2

1 **CHAPTER D LIBRARY IMPACT FEE**

2  
3 **Section 1 Imposition of Fee**

4 Impact fees are imposed upon all land uses creating an impact on library services in accordance with Art. 13.A.4,  
5 Imposition of Fee, and this Section.

6  
7 **Section 2 Fee Schedule**

8 The fee schedule for library services is established in Table 13.D.2-15, Library Fee Schedule. To ensure that the  
9 impact fee does not exceed the cost to provide capital facilities to accommodate new development, the impact  
10 fees in the fee schedule are established at no more than 95 percent of the cost to accommodate the impact.  
11

**Table 13.D.2-15 - Library Fee Schedule  
Effective 5:00 PM, 01/12/2006**

Land Use Type (Unit) Residential Units by sq. ft	Functional Population	Cost Per Unit	Credits	Library Impact Fee	Discount	Net Library Impact Fee
Dwelling units:						
800 sq. ft. and Under	1.725	\$154.47	\$47.43	\$107.04	\$5.35	\$101.69
801 - 1,399	2.087	186.86	57.37	129.49	6.47	123.02
1,400 - 1,999	2.386	213.62	65.59	148.03	7.40	140.63
2,000 - 3,599	2.729	244.32	75.01	169.31	8.47	160.84
3,600 and Over	2.996	268.24	82.36	185.88	9.29	176.59

**Table 13.D.2-15 - Library Fee Schedule  
Effective 12:01 AM, 08/20/2008**

Land Use Type (Unit) Residential Units by sq. ft	Functional Population	Cost Per Unit	Credits	Library Impact Fee	Discount	Net Library Impact Fee
Dwelling units:						
800 sq. ft. and Under	1.792	\$200.72	\$73.05	\$127.67	\$25.98	\$101.69
801 - 1,399	2.168	242.80	88.37	154.43	31.41	123.02
1,400 - 1,999	2.479	277.57	101.03	176.54	35.91	140.63
2,000 - 3,599	2.835	317.46	115.54	201.92	41.08	160.84
3,600 and Over	3.113	348.55	126.86	221.69	45.10	176.59

12  
13 **Section 3 Benefit Zones**

14 **A. Establishment of Benefit Zones**

15 There are hereby established two library impact fee benefit zones identified in Figure 13.D.5-3, Library  
16 Benefit Zones, and set forth as follows:

17 **1. Benefit Zone 1**

18 The boundaries of Benefit Zone 1 consists of unincorporated PBC and those municipalities that are  
19 part of the Library Taxing District (municipalities include: Atlantis, Briny Breezes, Cloud Lake, Glen  
20 Ridge, Greenacres City, Haverhill, Hypoluxo, Juno Beach, Jupiter, Jupiter Inlet Colony, Lake Clarke  
21 Shores, Mangonia Park, Ocean Ridge, Palm Beach Gardens, Palm Beach Shores, Royal Palm  
22 Beach, South Palm Beach, Tequesta and Village of Golf) excluding that porting of the County in  
23 Benefit Zone 2.

24 **2. Benefit Zone 2**

25 The boundaries of Benefit Zone 2 shall be PBCs Northern, Western and Southern borders on the  
26 North, West, and South, respectively; and the Western border of Range 40 E and SFWM District  
27 Levee 40 on the East. No library impact fees shall be collected at this time in Benefit Zone 2 because  
28 there is no identified need for additional library capital facilities due to new development during the  
29 planning horizon on which this impact fee is based.  
30

31 **Section 4 Establishment of Trust Funds**

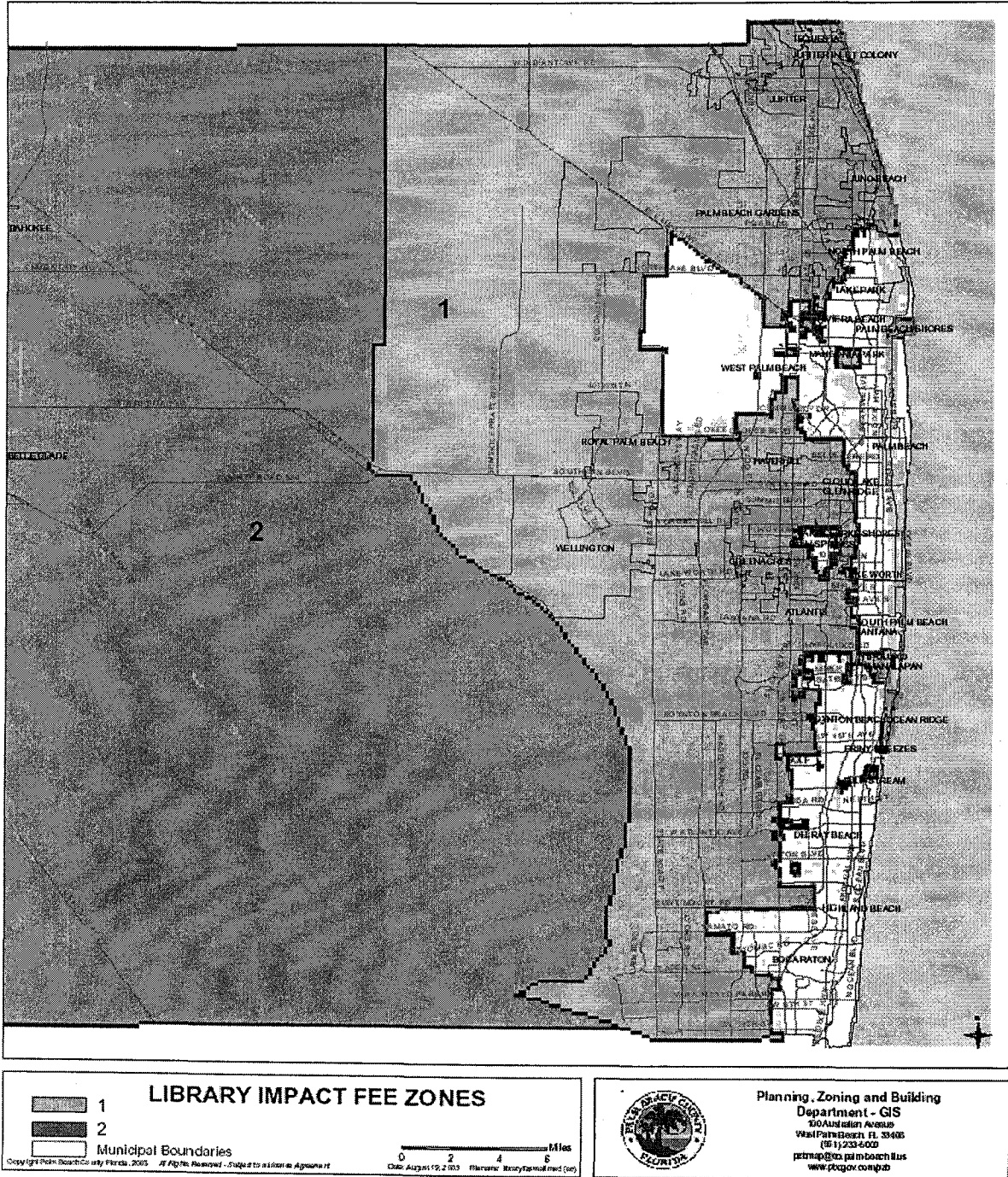
32 There is hereby established a library impact fee trust funds for the benefit zones described in Art. 13.D.3, Benefit  
33 Zones.

34  
35 **Section 5 Use of Library Impact Fees**

36 Impact fees paid pursuant to this Section shall be encumbered and spent only in conformance with Art. 13.A.9,  
37 Use of Impact Fees.  
38  
39



Figure 13.D.5-3 - Library Benefit Zones



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44

**CHAPTER E LAW ENFORCEMENT IMPACT FEE**

**Section 1 Imposition of Fee**

Impact fees are imposed upon all land uses creating an impact on law enforcement services in accordance with Art. 13.A.4, Imposition of Fee, and this Section.

**Section 2 Fee Schedule**

The fee schedules for law enforcement services are established in Table 13.E.2-16, Law Enforcement Fee Schedule for Countywide Services Benefit Zone 1, and Table 13.E.2-17, Law Enforcement Patrol Fee Schedule for Unincorporated PBC Benefit Zone 2. Land uses in the fee schedule shall be as defined in F.S. §195.073, and Rule 12D-8, F.A.C. To ensure that the impact fee does not exceed the cost to provide capital facilities to accommodate new development, the impact fees in the fee schedule are established at no more than 95 percent of the cost to accommodate the impact.

**Table 13.E.2-16 – Law Enforcement Fee Schedule for Countywide Services Benefit Zone 1  
Effective 10/01/1997**

Land Use Type (Unit) Residential units by sq. ft.	Service Calls	Cost Per Unit	Credits	Enforcement Impact Fee	Discount	Enforcement Impact Fee
Dwelling units, 800 sq. ft. and Under	0.9580	\$2.09	\$5.12	\$0.00	\$0.00	\$0.00
Dwelling unit, 801 - 1,399 sq. ft.	1.1260	2.46	6.02	0.00	0.00	0.00
Dwelling unit, 1,400 – 1,999 sq. ft.	1.3240	2.89	7.08	0.00	0.00	0.00
Dwelling unit, 2,000 – 3,599 sq. ft.	1.5390	3.36	8.23	0.00	0.00	0.00
Dwelling unit, 3,600 sq. ft. and Over	1.7050	3.73	9.12	0.00	0.00	0.00
Hotel/Motel	0.3500	0.76	1.87	0.00	0.00	0.00
<b>Non-Residential per 1,000 sq. ft.</b>						
<b>Office:</b>						
100,000 sq. ft. & Under	1.1690	\$2.55	\$6.25	\$0.00	\$0.00	\$0.00
100,001 - 125,000	1.1020	2.41	5.90	0.00	0.00	0.00
125,001 - 150,000	0.9230	2.02	4.94	0.00	0.00	0.00
150,001 - 175,000	0.9040	1.98	4.84	0.00	0.00	0.00
175,001 - 199,999	0.9040	1.98	4.84	0.00	0.00	0.00
200,000 & Over	0.8770	1.92	4.69	0.00	0.00	0.00
Medical Office	1.6520	3.61	8.84	0.00	0.00	0.00
Warehouse Per 1,000 Ft	0.2610	0.57	1.40	0.00	0.00	0.00
Gen. Industrial Per 1,000 Ft.	0.5020	1.10	2.69	0.00	0.00	0.00
<b>Retail Per 1,000 sq. ft.</b>						
80,000 sq. ft. & Under	1.9750	\$4.31	\$10.57	\$0.00	\$0.00	\$0.00
80,001 - 99,999	2.1070	4.60	11.27	0.00	0.00	0.00
100,000 - 199,999	2.1900	4.78	11.72	0.00	0.00	0.00
200,000 - 499,999	2.1890	4.78	11.71	0.00	0.00	0.00
500,000 - 999,999	2.2460	4.91	12.01	0.00	0.00	0.00
1,000,000 & Over	2.3000	5.07	12.30	0.00	0.00	0.00

(This space intentionally left blank)

**Table 13.E.2-17 – Law Enforcement Patrol Fee Schedule for Unin.  
PBC Benefit Zone 2  
Effective 5:00 PM, 01/12/2006**

Land Use Type (Unit) Residential units by sq. ft.	Service Calls	Cost Per Unit	Credits	Law Enforcement Impact Fee	Discount	Net Law Enforcement Impact Fee
Single Family, Detached	2.237	\$187.24	\$7.68	\$179.56	\$8.98	\$170.58
Single Family, Attached	2.237	187.24	7.68	179.56	8.98	170.58
Multi-Family	0.656	54.88	2.25	52.63	2.63	50.00
Mobile Home	0.656	54.88	2.25	52.63	2.63	50.00
Hotel/Motel	0.747	62.49	2.56	59.93	3.00	56.93
<b>Non-Residential per 1,000 sq. ft.</b>						
<b>Office:</b>						
100,000 & Under	0.843	\$70.58	\$2.89	\$67.69	\$3.38	\$64.31
100,001 – 125,000	0.843	70.58	2.89	67.69	3.38	64.31
125,001 – 150,000	0.843	70.58	2.89	67.69	3.38	64.31
150,001 – 175,000	0.843	70.58	2.89	67.69	3.38	64.31
175,001 – 199,999	0.843	70.58	2.89	67.69	3.38	64.31
200,000 & Over	0.843	70.58	2.89	67.69	3.38	64.31
Medical Office	0.843	70.58	2.89	67.69	3.38	64.31
Warehouse Per 1,000 Ft.	0.181	15.18	0.62	14.56	0.73	13.83
Gen. Industrial Per 1,000 Ft.	0.065	5.41	0.22	5.19	0.26	4.93
<b>Retail Per 1,000 Ft.</b>						
80,000 & Under	0.925	\$77.44	\$3.18	\$74.26	\$3.71	\$70.55
80,001 – 99,999	0.925	77.44	3.18	74.26	3.71	70.55
100,000 – 199,999	0.925	77.44	3.18	74.26	3.71	70.55
200,000 – 499,999	0.925	77.44	3.18	74.26	3.71	70.55
500,000 – 999,999	0.925	77.44	3.18	74.26	3.71	70.55
1,000,000 & Over	0.925	77.44	3.18	74.26	3.71	70.55

<sup>1</sup>Includes Cloud Lake, Haverhill, Glen Ridge, and Village of Golf.

**Table 13.E.2-17 – Law Enforcement Patrol Fee Schedule for Unin.  
PBC Benefit Zone 2  
Effective 12:01 AM, 08/20/2008**

Land Use Type (Unit) Residential units by sq. ft.	Service Calls	Cost Per Unit	Credits	Law Enforcement Impact Fee	Discount	Net Law Enforcement Impact Fee
Single Family, Detached	2.693	\$183.68	\$5.14	\$178.54	\$8.93	\$169.61
Single Family, Attached	2.693	183.68	5.14	178.54	8.93	169.61
Multi-Family	0.736	50.20	1.41	48.79	2.44	46.35
Mobile Home	0.736	50.20	1.41	48.79	2.44	46.35
Hotel/Motel	0.859	58.60	1.64	56.96	2.85	54.11
<b>Non-Residential per 1,000 sq. ft.</b>						
<b>Office:</b>						
100,000 & Under	1.032	\$70.39	\$1.97	\$68.42	\$4.11	\$64.31
100,001 - 125,000	1.032	70.39	1.97	68.42	4.11	64.31
125,001 - 150,000	1.032	70.39	1.97	68.42	4.11	64.31
150,001 - 175,000	1.032	70.39	1.97	68.42	4.11	64.31
175,001 - 199,999	1.032	70.39	1.97	68.42	4.11	64.31
200,000 & Over	1.032	70.39	1.97	68.42	4.11	64.31
Medical Office	1.032	70.39	1.97	68.42	4.11	64.31
Warehouse Per 1,000 Ft.	0.236	16.07	0.45	15.62	1.79	13.83
Gen. Industrial Per 1,000 Ft.	0.078	5.29	0.15	5.14	0.26	4.88
<b>Retail Per 1,000 Ft.</b>						
80,000 & Under	1.031	\$70.30	\$1.97	\$68.33	\$3.42	\$64.91
80,001 - 99,999	1.031	70.30	1.97	68.33	3.42	64.91
100,000 - 199,999	1.031	70.30	1.97	68.33	3.42	64.91
200,000 - 499,999	1.031	70.30	1.97	68.33	3.42	64.91
500,000 - 999,999	1.031	70.30	1.97	68.33	3.42	64.91
1,000,000 & Over	1.031	70.30	1.97	68.33	3.42	64.91

<sup>1</sup>Includes Cloud Lake, Haverhill, Glen Ridge, and Village of Golf.

**Section 3 Benefit Zones**

**A. Establishment of Benefit Zones**

There are hereby established three Law Enforcement Impact Fee benefit zones identified in Figure 13.E.5-4, Law Enforcement Benefit Zones, and set forth as follows.

**1. Area and Services in Benefit Zone 1**

Benefit Zone 1 shall consist of the entire PBC, including both the unincorporated area and all municipalities. Countywide functions for which impact fees are charged in this benefit zone include the crime laboratory, warrants divisions, marine enforcement, K-9 unit, and organized crime bureau. No credits for municipal law enforcement activities are applied for these services.

**2. Area and Services in Benefit Zone 2**



1 Benefit Zone 2 shall include the unincorporated portions of PBC and those municipalities which do  
2 not provide road patrol services, including Cloud Lake, Haverhill, Glen Ridge, and Village of Golf and  
3 excluding those portions of the County in Benefit Zone 3. Impact fees paid in these areas support law  
4 enforcement functions otherwise met by municipal law enforcement services, though all law  
5 enforcement functions of the Sheriff are Countywide. The use of this district allows credit for  
6 municipal law enforcement services.

7 **3. Area and Services in Benefit Zone 3**

8 Benefit Zone 3 shall include PBCs Northern, Western, and Southern borders on the North, West, and  
9 South respectively; and the Western border of Range 40 E and the SFWM District Levee 40 on the  
10 East. No law enforcement impact fees shall be collected at this time in Benefit Zone 3 because there  
11 is no identified need for additional law enforcement capital facilities due to new development during  
12 the planning horizon on which this impact fee is based.  
13  
14

1 **Section 4 Establishment of Trust Funds**

2 There are hereby established separate impact fee trust funds for each impact fee benefit zones described in Art.  
3 13.E.3, Benefit Zones.

4  
5 **Section 5 Use of Law Enforcement Impact Fees**

6 The Sheriff shall identify in the Sheriff's budget those new capital facilities for which law enforcement impact fees  
7 shall be spent. The funds shall remain restricted to their respective trust funds and the requirements of this Article,  
8 and the Sheriff shall ensure that the funds are expended and accounted for in accordance with this article. The  
9 Sheriff shall maintain such records and documentation necessary to allow the effective audit of the use of the law  
10 enforcement impact fees. PBCs internal auditor shall have authority to require accounting controls and  
11 documentation, and shall have the authority to audit the use of law enforcement impact fees. PBC may require  
12 special impact fee reports by the auditor performing an audit of the Sheriff's accounts.  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29

30 (This space intentionally left blank.)  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40

Figure 13.E.5-4 - Law Enforcement Benefit Zones



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20

**CHAPTER F PUBLIC BUILDINGS IMPACT FEE**

**Section 1 Imposition of Fee**

Impact fees are imposed upon all land uses creating an impact on public buildings in accordance with Art. 13.A.4, Imposition of Fee, and this Section.

**Section 2 Fee Schedule**

The fee schedule for public buildings is established in Table 13.F.2-18, Public Buildings Fee Schedule. Land uses in the fee schedule shall be as defined in F.S. §195.073, and Rule 12D-8, F.A.C. To ensure that the impact fee does not exceed the cost to provide capital facilities to accommodate new development, the impact fees in the fee schedule are established at no more than 95 percent of the cost to accommodate the impact.

**Table 13.F.2-18 – Public Buildings Fee Schedule  
Effective 5:00 PM, 01/12/2006**

Land Use Type (Unit) Residential units by Sq. Ft.	Functional Population	Cost Per Unit	Credits	Public Buildings Impact Fee	5-percent Discount	Net Public Buildings Impact Fee
Dwelling unit, 800 sq. ft. and Under	0.8630	\$526.00	\$428.00	\$98.27	\$4.92	\$93.35
Dwelling unit, 801 - 1,399 sq. ft.	1.0440	636.00	518.00	118.88	5.94	112.94
Dwelling unit, 1,400 - 1,999 sq. ft.	1.1930	727.00	591.00	135.85	6.79	129.06
Dwelling unit, 2,000 - 3,599 sq. ft.	1.3640	832.00	676.00	155.32	7.77	147.55
Dwelling unit, 3,600 sq. ft. & Over	1.4980	913.00	743.00	170.59	8.53	162.06
Hotel/Motel Per Room	0.3500	213.00	174.00	39.86	1.99	37.87
Non-Residential per 1,000 Sq. Ft.						
Office						
50,000 & Under	0.801	\$488.00	\$397.00	\$91.21	\$4.56	\$86.66
50,001 - 99,999	0.878	535.00	435.00	99.98	5.00	94.98
100,000 - 149,999	1.095	668.00	543.00	124.69	6.23	118.46
150,000 - 199,999	1.067	651.00	529.00	121.50	6.07	116.43
200,000 - 399,999	1.053	642.00	522.00	119.91	6.00	113.91
400,000 - 499,999	1.044	636.00	518.00	118.88	5.94	112.94
Medical Office	1.702	1,038.00	844.00	193.81	9.69	184.12
Warehouse Per 1,000 sq. ft.	0.218	133.00	108.00	24.83	1.24	23.59
Gen. Industrial Per 1,000 sq. ft.	0.450	274.00	223.00	51.25	2.56	48.69
Retail Per 1,000 Sq. Ft.						
50,000 Ft. & Under	2.055	\$1,253.00	\$1019.00	\$234.01	\$11.70	\$222.31
50,001 - 99,999	2.003	1,221.00	993.00	228.09	11.40	216.69
100,000 - 199,999	1.983	1,209.00	983.00	225.81	11.29	214.52
200,000 - 299,999	2.177	1,327.00	1079.00	247.90	12.39	235.51
300,000 - 399,999	2.196	1,339.00	1089.00	250.07	12.50	237.57
400,000 - 499,999	2.218	1,352.00	1,100.00	252.57	12.63	239.94

**Table 13.F.2-18 – Public Buildings Fee Schedule  
Effective 12:01 AM, 08/20/2008**

Land Use Type (Unit) Residential units by Sq. Ft.	Functional Population	Cost Per Unit	Credits	Public Buildings Impact Fee	5 percent Discount	Net Public Buildings Impact Fee
Dwelling unit, 800 sq. ft. and Under	0.8960	\$884.00	\$377.00	\$506.98	\$413.63	\$93.35
Dwelling unit, 801 - 1,399 sq. ft.	1.0840	1,070.00	456.00	613.35	500.41	112.94
Dwelling unit, 1,400 - 1,999 sq. ft.	1.2390	1,223.00	522.00	701.05	571.99	129.06
Dwelling unit, 2,000 - 3,599 sq. ft.	1.4170	1,398.00	597.00	801.76	654.21	147.55
Dwelling unit, 3,600 sq. ft. & Over	1.5560	1,536.00	655.00	880.42	718.36	162.06
Hotel/Motel Per Room	0.3500	345.00	147.00	198.04	160.17	37.87
Non-Residential per 1,000 Sq. Ft.						
Office						
50,000 & Under	0.801	\$790.00	\$337.00	\$453.23	\$366.58	\$86.65
50,001 - 99,999	0.878	866.00	370.00	496.79	401.81	94.98
100,000 - 149,999	1.095	1,081.00	461.00	619.57	501.11	118.46
150,000 - 199,999	1.067	1,053.00	449.00	603.73	488.30	115.43
200,000 - 399,999	1.053	1,039.00	443.00	595.81	481.90	113.91
400,000 - 499,999	1.044	1,030.00	440.00	590.71	477.77	112.94
Medical Office	1.702	1,680.00	717.00	963.03	778.91	184.12
Warehouse Per 1,000 sq. ft.	0.218	215.00	92.00	123.35	99.76	23.59
Gen. Industrial Per 1,000 sq. ft.	0.450	444.00	189.00	254.62	205.93	48.69
Retail Per 1,000 Sq. Ft.						
50,000 Ft. & Under	2.055	\$2,028.00	\$865.00	\$1,162.76	\$940.45	\$222.31
50,001 - 99,999	2.003	1,977.00	843.00	1,133.33	916.64	216.69
100,000 - 199,999	1.983	1,957.00	835.00	1,122.02	907.50	214.52
200,000 - 299,999	2.177	2,148.00	917.00	1,231.79	996.28	235.51
300,000 - 399,999	2.196	2,167.00	925.00	1,242.54	1,004.97	237.57
400,000 - 499,999	2.218	2,189.00	934.00	1,254.99	1,015.05	239.94

**Section 3 Benefit Zones**

**A. Establishment of Benefit Zones**

There is hereby established two public building impact fee benefit zones identified in Figure 13.F.5-5, Public Building Benefit Zones, and set forth as follows:

1. The boundary of Benefit Zone 1 consists of the entire PBC, including both the incorporated and unincorporated areas of the County and excluding the areas of the County in Benefit Zone 2.
2. The boundary of Benefit Zone 2 shall include PBCs Northern, Western and Southern borders on the North, West and South respectively; and the Western border of Range 40 E and the SFWM District Levee 40 on the East. No public building impact fees shall be collected at this time in Benefit Zone 2 because there is no identified need for additional public building capital facilities due to new development during the planning horizon on which this impact fee is based.

1 **Section 4 Establishment of Trust Funds**

2 There is hereby established a separate impact fee trust funds for the impact fee benefit zones described in Art.  
3 13.F.3, Benefit Zones.

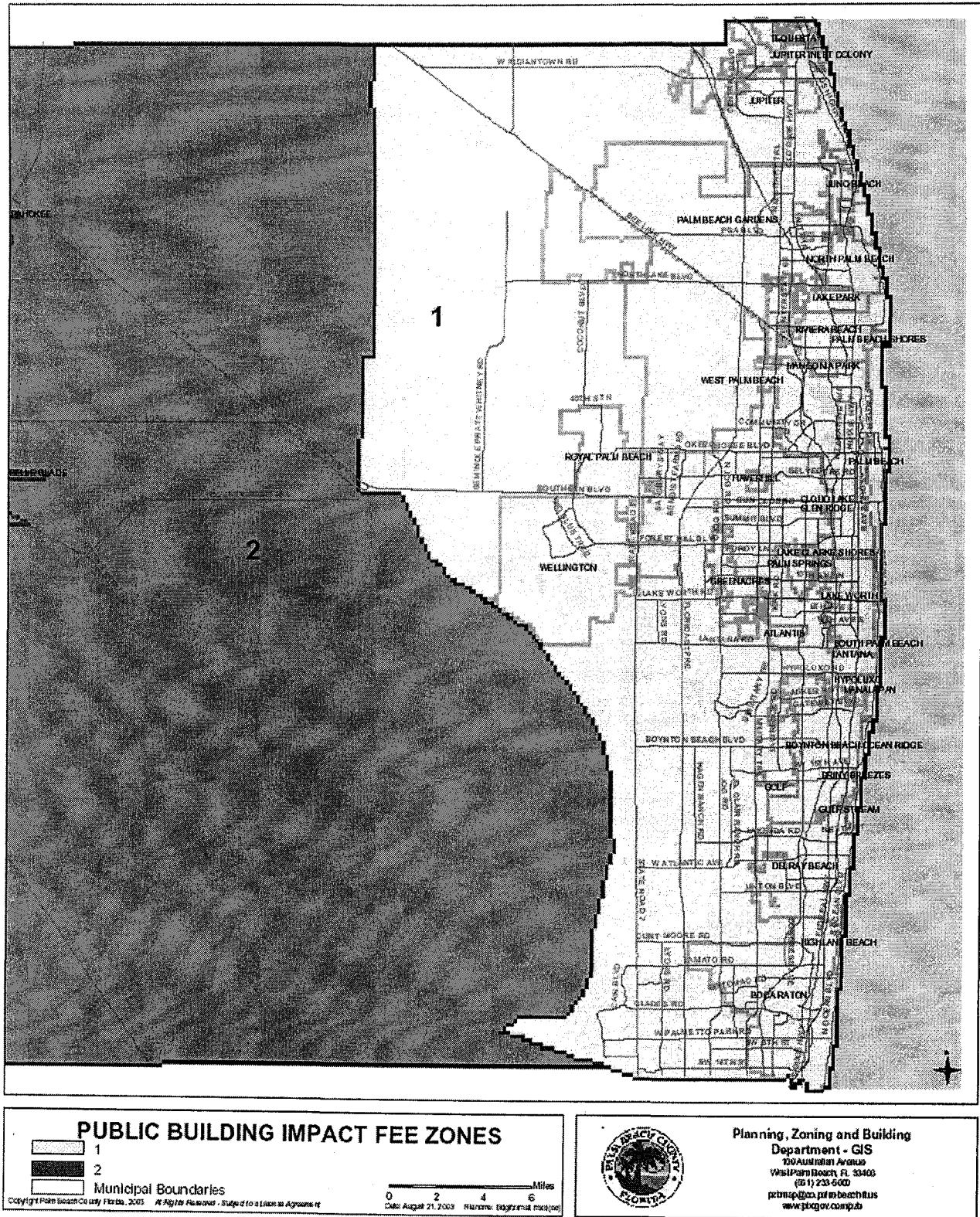
4  
5 **Section 5 Use of Public Buildings Impact Fees**

6 Fees paid pursuant to this Section shall be encumbered and spent only in conformance with Art. 13.A.9, Use of  
7 Impact Fees.

8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  

(This space intentionally left blank)

Figure 13.F.5-5 – Public Buildings Benefit Zones



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17

**CHAPTER G SCHOOL IMPACT FEE**

**Section 1 Imposition of Fee**

Impact fees are imposed upon all development creating an impact on schools in accordance with Art. 13.D.4, Establishment of Trust Funds, and this Section.

**Section 2 Fee Schedule**

The fee schedules for school impact fees are established in Table 13.G.2-19, School Fee Schedule. To ensure that the impact fee does not exceed the cost to provide capital facilities to accommodate new development, the impact fees in the fee schedule are established at no more than 95 percent of the cost to accommodate the impact.



**Table 13.G.2-19 – School Fee Schedule**  
**Effective Date 5:00 PM, 01/12/2006**

Residential units By Square Footage	Average Total Occ.	Occupancy Ages 5-17	School Impact	School Impact Fee	Discount	Net School Impact Fee
Dwelling unit, 800 sq. ft and under	1.725	0.113	0.096	\$806.60	\$40.33	\$766.27
Dwelling unit, 801 - 1,399 sq. ft	2.087	0.286	0.243	2,032.91	101.65	1,931.26
Dwelling unit, 1,400 - 1,999 sq. ft.	2.386	0.428	0.364	3,046.00	152.30	2,893.70
Dwelling unit, 2,000 - 3,599 sq. ft.	2.729	0.592	0.503	4,208.34	210.42	3,997.92
Dwelling unit, 3,600 sq. ft. and over	2.996	0.719	0.611	5,114.18	255.71	4,858.47

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57

**Section 3 Benefit Zones**

**A. Establishment of Benefit Zones**

There are hereby established five school impact fee benefit zones set forth as follows.

**1. Benefit Zone 1**

The boundaries of Benefit Zone 1 shall be PBCs Northern boundary on the North, the Beeline Highway/Port Road/8th Street East to Lake Worth, North along the Intracoastal Waterway to the Lake Worth Inlet and East to Atlantic Ocean on the West and South; and the Atlantic Ocean on the East.

**2. Benefit Zone 2**

The boundaries of Benefit Zone 2 shall be Beeline Highway/Port Road/8th Street East to Lake Worth, North along the Intracoastal Waterway to the Lake Worth Inlet and East to the Atlantic Ocean on the North; State Road 7 and its extension on the West; SR-804 (Boynton Beach Boulevard) and its extension on the South; and the Atlantic Ocean on the East.

**3. Benefit Zone 3**

The boundaries of Benefit Zone 3 shall be SR-804 (Boynton Beach Boulevard) and its extension on the North; SFWM District Levee 40 on the West; PBCs Southern boundary on the South; and the Atlantic Ocean on the East.

**4. Benefit Zone 4**

The boundaries of Benefit Zone 4 shall be PBCs Northern border and Beeline Highway on the North; the Western border of range 40 E on the West; SFWM District Levee 40 and Northwest 2nd Avenue (Boynton Beach) and its extension on the South; and State Road 7 and its extension on the East.

**5. Benefit Zone 5**

The boundaries of Benefit Zone 5 shall be PBCs Northern, Western and Southern borders on the North, West, and South, respectively; and the Western border of Range 40 E and the SFWM District Levee 40 on the East.

**B. Identification of Benefit Zones**

The school impact fee benefit zones are identified in Figure 13.G.5-6, School Benefit Zones. No school impact fees shall be collected at this time in Benefit Zone 5 because there is no identified need for additional schools due to new development during the planning horizon on which this impact fee is based.

**Section 4 Establishment of Trust Funds**

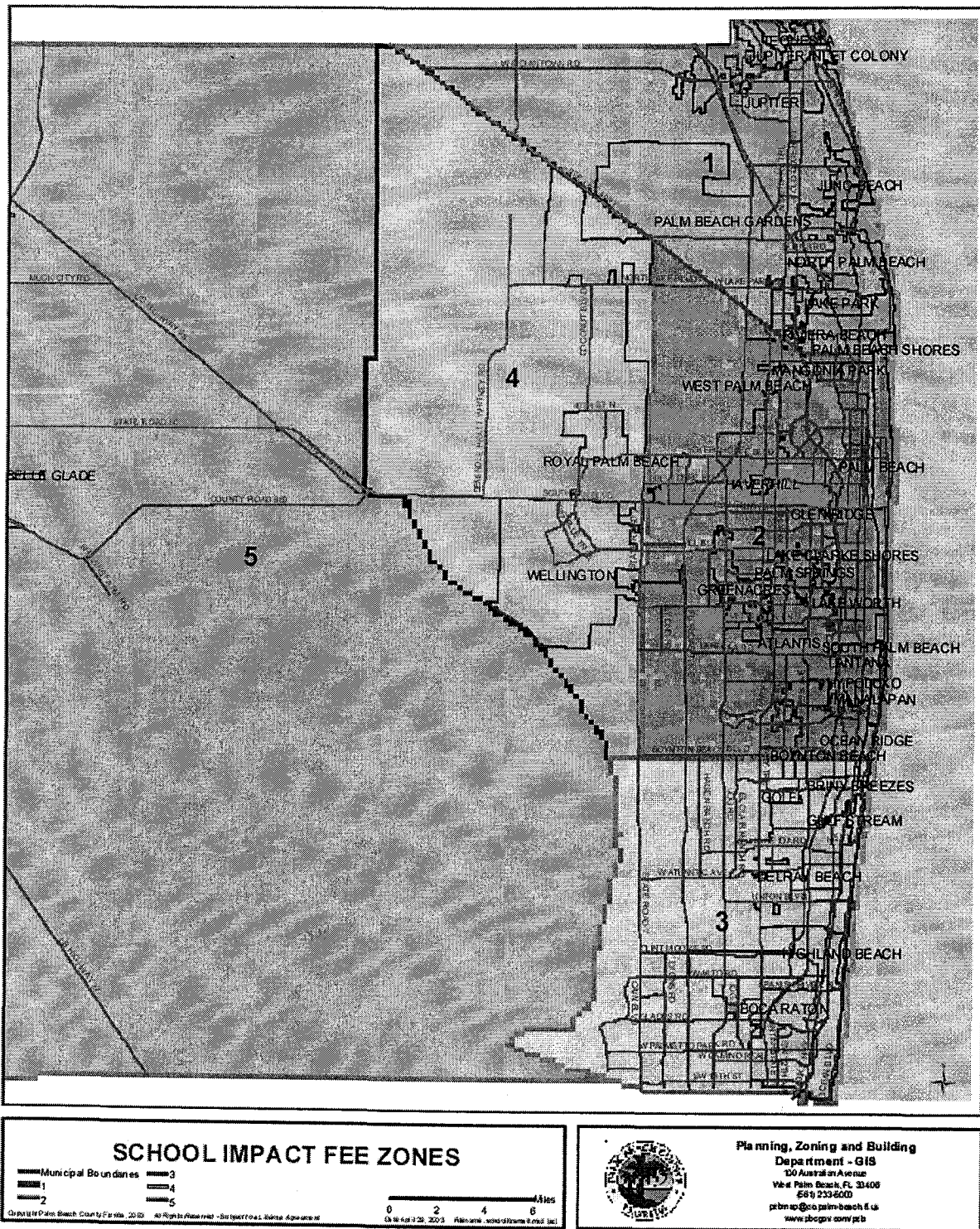
There are hereby established separate impact fee trust funds for each impact fee benefit zones.

**Section 5 Use of School Impact Fees**

School impact fees shall be appropriated by the BCC and remitted to the School Board following the Clerk's pre-audit of such funds. The funds shall remain restricted to their respective School Board trust funds and the requirements of this article, and the School Board shall ensure that the funds are expended and accounted for in accordance with the provisions of this article. The County's internal auditor shall have the authority to require certain internal accounting controls and documentation, and shall have the authority to audit the expenditure of the funds.

(This space intentionally left blank.)

Figure 13.G.5-6 - School Benefit Zones



- 1
- 2
- 3
- 4
- 5



1 **CHAPTER H ROAD IMPACT FEES**

2 **Section 1 Imposition of Fee**

3 Impact fees are imposed upon all land uses creating an impact on road facilities in accordance with Art. 13.A.4,  
4 Imposition of Fee, and this Section.

5  
6 **Section 2 Fee Schedule**

7 At the option of the feepayer, the amount of the impact fee may be determined by the fee schedule, established in  
8 Table 13.H.4-20, Fair Share Road Impact Fee Schedule, or by the independent calculation provided by the  
9 feepayer and approved by the Impact Fee Coordinator and the County Engineer. The impact fees in the schedule  
10 have been calculated using accepted trip generation, trip length, capture/diversion, and capital road facility costs  
11 standards, and applying the appropriate credits. Land uses not listed in the fee schedule shall be as defined in  
12 the most current edition of the Institute of Transportation Engineers Trip Generation Manual. To ensure that the  
13 impact fee does not exceed the cost to provide capital facilities to accommodate new development, the impact  
14 fees in the fee schedule are established at no more than 95 percent of the cost to accommodate the impact.  
15

16 **Section 3 Land Uses Not Specified in Fee Schedule**

17 If the type of land use for which a building permit is applied is not specified on the impact fee schedule, the Impact  
18 Fee Coordinator shall select the most comparable type of land use from the most current edition of Trip  
19 Generation, a publication of The Institute of Transportation Engineers (ITE). If the Impact Fee Coordinator  
20 determines that there is no comparable type of land use in the most current edition of Trip Generation, then the  
21 Impact Fee Coordinator shall request a determination of the impact fee from the County Engineer, who shall use  
22 the best available traffic generation data, other trip characteristics data, costs per lane mile data, and credit data.  
23 The feepayer may challenge the County Engineer's determination through the completion of an independent fee  
24 calculation study pursuant to Art. 13.A.6, Independent Fee Calculation Study.  
25

26 **Section 4 Use of Road Impact Fee Funds**

27 Fees paid pursuant to this Article shall be encumbered and spent only in conformance with Art. 13.A.9, Use of  
28 Impact Fees. Road impact fees collected in accordance with this article shall be used solely for the purpose of  
29 construction or improving roads, streets, highways and bridges on the major road network system, including but  
30 not limited to:

- 31 A. Design and construction plan preparation;
- 32 B. right-of-way acquisition;
- 33 C. construction of new through lanes;
- 34 D. construction of new turn lanes;
- 35 E. construction of new bridges;
- 36 F. construction of new drainage facilities in conjunction with new roadway construction;
- 37 G. purchase and installation of traffic signalization;
- 38 H. construction of new curbs, medians and shoulders;
- 39 I. relocating utilities to accommodate new roadway construction.

40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53 (This space intentionally left blank)  
54  
55  
56  
57

1  
2  
3

(This space intentionally left blank)

**Table 13.H.4-20— Fair Share Road Impact Fee Schedule  
Effective 5:00 PM, 01/12/2006**

Type-of-Land Development Activity	Official Daily Trip Generation Per Rate Dwelling Unit or Area	Pass-By Trip-Rate (percentage)	Gross Impact Fee	Discount	Net Road Impact Fee Per Unit
<b>Residential:</b>					
Single family detached (per unit)	10	0-percent	\$5,067.32	\$245.76	\$4,821.56
Single family Attached (per unit)	7	0-percent	3,551.00	175.91	3,375.09
Congregate Living Facility (per unit)	2.15	0-percent	1,081.00	44.66	1,036.34
Mobile Home (in mobile-home park)	5	0-percent	2,534.00	123.22	2,410.78
Over-55 Restricted-SFD-Detached	8	0-percent	4,069.00	211.75	3,857.25
Over-55 Restricted Attached Home	6	0-percent	3,052.00	159.06	2,892.94
<b>Nonresidential per 1000-sq.-ft.:</b>					
Drive-in Bank	265.24	46-percent	\$24,224.00	\$1,203.93	\$23,017.07
Mini-Warehouse	2.50	5-percent	408.00	26.29	381.71
Hotel per-room	8.92	5-percent	1,438.00	76.07	1,361.93
Movie Theater per-seat	1.76	0-percent	298.00	15.14	282.86
Racquet Club per court	40.50	0-percent	6,842.00	332.89	6,509.11
Church/Synagogue	9.14	0-percent	1,547.00	82.85	1,464.15
Day Care Center	70.26	30-percent	9,378.00	461.01	8,916.99
Quality Restaurant	89.95	15-percent	12,930.00	641.85	12,288.15
High Turnover Sit-Down Restaurant	130.34	15-percent	18,747.00	941.14	17,806.86
New Car Sales	37.50	5-percent	6,034.00	308.40	5,725.60
Office Building-Medical	36.13	5-percent	5,800.00	293.57	5,516.43
Hospital	16.78	5-percent	2,697.00	134.98	2,562.02
Nursing Home	3.72	5-percent	596.00	28.02	567.98
Warehouse (per 1,000-sq.-ft.)	4.96	5-percent	801.00	43.69	757.31
General Industrial (Light)	6.97	5-percent	1,126.00	61.80	1,064.20
<b>General Office:</b>					
10,000-sq.-ft.	22.60	5-percent	\$3,633.00	\$182.34	\$3,450.66
50,000-sq.-ft.	15.59	5-percent	2,509.00	128.68	2,380.32
100,000-sq.-ft.	13.27	5-percent	2,127.00	100.90	2,026.10
150,000-sq.-ft.	12.08	5-percent	1,937.00	92.59	1,844.41
200,000-sq.-ft.	11.30	5-percent	1,816.00	90.67	1,725.33
400,000-sq.-ft.	9.62	5-percent	1,545.00	76.18	1,468.82
500,000-sq.-ft.	9.14	5-percent	1,462.00	66.47	1,395.53
600,000-sq.-ft.	8.76	5-percent	1,411.00	73.49	1,337.51
700,000-sq.-ft.	8.45	5-percent	1,355.00	64.90	1,290.10
800,000-sq.-ft.	8.19	5-percent	1,314.00	63.52	1,250.48

(This space intentionally left blank)

2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13

**Table 13.H.4-20 – Fair Share Road Impact Fee Schedule – Continued**  
**Effective 5:00 PM, 01/12/2006**

Type of Land Development Activity	Official Daily Trip Generation Per Rate Dwelling Unit or Area	Pass-By Trip Rate (percentage)	Gross Impact Fee	Discount	Net Road Impact Fee Per Unit
<b>General Commercial Retail:</b>					
40,000 sq. ft. & Under	155.09	45 percent	\$14,447.00	\$712.85	\$13,734.15
50,000 sq. ft.	87.31	44 percent	8,268.00	400.89	7,858.11
75,000 sq. ft.	75.54	43 percent	7,240.00	368.37	6,871.63
100,000 sq. ft.	68.17	43 percent	6,588.00	332.01	6,255.99
200,000 sq. ft.	53.22	41 percent	5,357.00	276.25	5,080.75
300,000 sq. ft.	46.05	38 percent	4,708.00	238.93	4,559.07
400,000 sq. ft.	41.56	36 percent	4,484.00	215.82	4,268.18
500,000 sq. ft.	38.37	34 percent	4,300.00	223.76	4,076.24
600,000 sq. ft.	35.96	32 percent	4,162.00	208.86	3,953.14
800,000 sq. ft.	32.45	27 percent	3,998.00	196.03	3,801.97
1,000,000 sq. ft.	29.96	23 percent	3,916.00	189.09	3,726.91
1,200,000 sq. ft.	28.07	18 percent	3,891.00	196.19	3,694.81
<b>Non-Residential Short Trips:</b>					
Fast Food Restaurant	496.12	45 percent	\$23,085.00	\$1,157.67	\$21,927.33
Service Station per fueling position	168.56	60 percent	5,708.00	289.85	5,418.15
Convenience Store	737.99	60 percent	24,968.00	1,246.24	23,721.76
Pharmacy with Drive-Thru	97.20	40 percent	4,703.00	233.41	4,469.59
<b>The cost per vehicular trip is:</b>					
Residential:	6 mile trip length	Gross \$607.53	Net \$482.16		
Non-Residential:	2 mile trip length	169.18	160.72		
Non-Residential, short trip:	1-mile trip length	84.59	80.36		

\*\*Interpolation between impact fee amounts presented in the examples is acceptable in lieu of the calculation for that development whose square footage is in the range between example square footages. The formulae are as follows:

1. Office  
 $Total\ Daily\ Trips = Ln(T) = 0.768 Ln(X) + 3.664$   
 $T = Total\ Daily\ Trips, X = Area\ in\ 1,000\ sq.\ ft., Ln = Natural\ Logarithm$
2. General Commercial  
 $Total\ Daily\ Trips = Ln(T) = 0.643 Ln(X) + 5.866$   
 $T = Total\ Daily\ Trips, X = Area\ in\ 1,000\ sq.\ ft., Ln = Natural\ Logarithm$
3. Pass-by percent Formula (for general commercial).  
 $Pass\ by\ percent = 45.1 - 0.225(A)$   
 $A = Area\ in\ 1,000\ sq.\ ft.\ of\ leasable\ area$

**Table 13.H.4-20 – Fair Share Road Impact Fee Schedule**  
**Effective 12:01 AM, 08/20/2008**

Type of Land Development Activity	Official Daily Trip Generation Per Rate Dwelling Unit or Area	Pass-By Trip Rate (percentage)	Gross Impact Fee	Discount	Net Road Impact Fee Per Unit
<b>Residential:</b>					
Single family detached (per unit)	10	0 percent	\$11,335.40	\$6,513.84	\$4,821.56
Single family Attached (per unit)	7	0 percent	7,942.00	4566.91	3,375.09
Congregate Living Facility (per unit)	2.15	0 percent	2,422.00	1,385.66	1,036.34
Mobile Home (in mobile home park)	5	0 percent	5,668.00	3257.22	2,410.78
Over 55 Restricted SFD-Detached	8	0 percent	9,097.00	5,239.75	3,857.25
Over 55 Restricted Attached Home	6	0 percent	6,823.00	3,930.06	2,892.94
<b>Nonresidential per 1000 sq. ft.:</b>					
Drive-in Bank	265.21	63 percent	\$37,138.00	\$14,120.93	\$23,017.07
Mini-Warehouse	2.50	10 percent	849.00	467.29	381.71
Hotel per room	8.92	10 percent	3,030.00	1,668.07	1,361.93
Movie Theater per seat	1.76	5 percent	637.00	354.14	282.86
Racquet Club per court	40.50	5 percent	14,550.00	8,040.89	6,509.11
Church/Synagogue	9.11	5 percent	3,274.00	1,809.85	1,464.15
Day Care Center	79.26	50 percent	15,009.00	6,092.01	8,916.99
Quality Restaurant	89.95	25 percent	25,525.00	13,236.85	12,288.15
High Turnover Sit-Down Restaurant	130.34	10 percent	44,381.00	26,575.14	17,805.86
New Car Sales	37.50	15 percent	12,067.00	6341.40	5,725.60
Office Building-Medical	36.13	10 percent	12,309.00	6,792.57	5,516.43
Hospital	16.78	10 percent	5,697.00	3,134.98	2,562.02
Nursing Home	3.72	10 percent	1,274.00	706.02	567.98
Warehouse (per 1,000 sq. ft.)	4.96	10 percent	1,700.00	942.69	757.31
General Industrial (Light)	6.97	10 percent	2,363.00	1,298.80	1,064.20
<b>General Office:</b>					
10,000 sq. ft.	22.60	10 percent	\$7,700.00	\$4,249.34	\$3,450.66
50,000 sq. ft.	15.59	10 percent	5,305.00	2,924.68	2,380.32
100,000 sq. ft.	13.27	10 percent	4,517.00	2,490.90	2,026.10
150,000 sq. ft.	12.08	10 percent	4,125.00	2,280.59	1,844.41
200,000 sq. ft.	11.30	10 percent	3,851.00	2,125.67	1,725.33
400,000 sq. ft.	9.62	10 percent	3,274.00	1,805.18	1,468.82
500,000 sq. ft.	9.14	10 percent	3,124.00	1,728.47	1,395.53
600,000 sq. ft.	8.76	10 percent	2,969.00	1,631.49	1,337.51
700,000 sq. ft.	8.45	10 percent	2,881.00	1,590.90	1,290.10
800,000 sq. ft.	8.19	10 percent	2,789.00	1,538.52	1,250.48

1  
2  
3  
4  
5  
6  
7  
8  
9

(This space intentionally left blank)

**Table 13.H.4-20 – Fair Share Road Impact Fee Schedule – Continued**  
**Effective 12:01 AM, 08/20/2008**

<u>Type of Land Development Activity</u>	<u>Official Daily Trip Generation Per Rate Dwelling Unit or Area</u>	<u>Pass-By Trip Rate (percentage)</u>	<u>Gross Impact Fee</u>	<u>Discount</u>	<u>Net Road Impact Fee Per Unit</u>
<b>General Commercial Retail:</b>					
10,000 sq. ft. & Under	155.09	71 percent	\$16,978.00	\$3,243.85	\$13,734.15
50,000 sq. ft.	87.31	49 percent	16,824.00	8,965.89	7,858.11
75,000 sq. ft.	75.54	44 percent	15,917.00	9,045.37	6,871.63
100,000 sq. ft.	68.17	41 percent	15,218.00	8,962.01	6,255.99
200,000 sq. ft.	53.22	33 percent	13,489.00	8,408.25	5,080.75
300,000 sq. ft.	46.05	28 percent	12,487.00	7,927.93	4,559.07
400,000 sq. ft.	41.56	25 percent	11,826.00	7,557.82	4,268.18
500,000 sq. ft.	38.37	22 percent	11,277.00	7,200.76	4,076.24
600,000 sq. ft.	35.96	20 percent	10,852.00	6,898.86	3,953.14
800,000 sq. ft.	32.45	17 percent	10,218.00	6,416.03	3,801.97
1,000,000 sq. ft.	29.96	14 percent	9,733.00	6,006.09	3,726.91
1,200,000 sq. ft.	28.07	12 percent	9,338.00	5,643.19	3,694.81
<b>Non-Residential Short Trips:</b>					
Fast Food Restaurant	496.12	60 percent	\$37,528.00	\$15,600.67	\$21,927.33
Service Station per fueling position	168.56	70 percent	9,583.00	4,164.85	5,418.15
Convenience Store	737.99	70 percent	41,862.00	18,140.24	23,721.76
Pharmacy with Drive Thru	92.70	50 percent	8,760.00	4,290.41	4,469.59
<b>The cost per vehicular trip is:</b>					
		<b>Gross</b>	<b>Net</b>		
Residential:	6 mile trip length	\$1,133.54	\$482.16		
Non-Residential:	2 mile trip length	377.85	160.72		
Non-Residential, short trip:	1 mile trip length	188.92	80.36		

\*\*Interpolation between impact fee amounts presented in the examples is acceptable in lieu of the calculation for that development whose square footage is in the range between example square footages. The formulae are as follows:

1. Office  
 Total Daily Trips =  $\ln(T) = 0.768 \ln(X) + 3.654$   
 T= Total Daily Trips, X = Area in 1,000 sq. ft., Ln = Natural Logarithm
2. General Commercial  
 Total Daily Trips =  $\ln(T) = 0.643 \ln(X) + 5.866$   
 T= Total Daily Trips, X = Area in 1,000 sq. ft., Ln = Natural Logarithm
3. Pass-by percent Formula (for general commercial).  
 Pass-by percent =  $.9449 - [.1161 * (A)]$   
 A = Area in 1,000 sq. ft. of leasable area

**Section 5 Benefit Zones**

Road impact fee benefit zones are hereby established as shown in Figure 13.H.6-7, Road Benefit Zone, and incorporated herein by reference.

**Section 6 Establishment of Trust Funds**

There are hereby established separate road impact fee trust funds, one for each road impact fee benefit zones as shown in Figure 13.H.6-7, Road Benefit Zones.

(This space intentionally left blank)

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23

## Impact Fee Increases Under Consideration

Impact Fees 1/12/06	Proposed Impact Fees 2008	% of Increase
---------------------------	---------------------------------	---------------------

<b>General Office @ 50,000 FT.<sup>2</sup></b>
--

	Impact Fees 1/12/06	Proposed Impact Fees 2008	% of Increase
Roads	119,016.00	119,016.00	0.00%
Fire Rescue	7,527.00	7,527.00	0.00%
Public Buildings	4,332.50	4,332.50	0.00%
Law Enforcement	3,215.50	3,215.50	0.00%
<b>Total</b>	<b>134,091.00</b>	<b>134,091.00</b>	<b>0.00%</b>

<b>General Comml. Retail @50,000 FT.<sup>2</sup></b>
--

	Impact Fees 1/12/06	Proposed Impact Fees 2008	% of Increase
Roads	392,905.50	392,905.50	0.00%
Fire Rescue	11,312.50	11,312.50	0.00%
Public Buildings	11,115.50	11,115.50	0.00%
Law Enforcement	3,527.50	3,245.50	-7.99%
<b>Total</b>	<b>418,861.00</b>	<b>418,579.00</b>	<b>-0.07%</b>

Impact Fees 1/12/06	Proposed Impact Fees 2008	% of Increase
---------------------------	---------------------------------	---------------------

<b>Average Cost of a S.F. Home @ 1400 - 1999 FT.<sup>2</sup></b>
--

	Impact Fees 1/12/06	Proposed Impact Fees 2008	% of Increase
Fire Rescue	528.45	528.45	0.00%
Parks	1,346.39	1,346.39	0.00%
Library	140.63	140.63	0.00%
Roads	4,821.56	4,821.56	0.00%
Public Buildings	129.06	129.06	0.00%
Law Enforcement - Patrol	170.58	169.61	-0.57%
Schools	2,893.70	2,893.70	0.00%
<b>Total</b>	<b>10,030.37</b>	<b>10,029.40</b>	<b>-0.01%</b>



2007 UPDATE OF  
IMPACT FEES

PREPARED FOR  
PALM BEACH COUNTY

By

James C. Nicholas, PhD  
January 5, 2008

# TABLE OF CONTENTS

<b>I</b>	<b>Summary</b> .....	<b>3</b>
<b>II</b>	<b>County Parameters</b> .....	<b>8</b>
A.	Population Served .....	8
B.	Current Infrastructure Finance .....	13
<b>III</b>	<b>Park Impact Fees</b> .....	<b>21</b>
<b>IV</b>	<b>Public Building Impact Fees</b> .....	<b>27</b>
<b>V</b>	<b>Law Enforcement Impact Fees</b> .....	<b>38</b>
<b>VI</b>	<b>Fire Protection and Rescue Impact Fees</b> .....	<b>45</b>
<b>VII</b>	<b>Public Library Impact Fees</b> .....	<b>52</b>
<b>VIII</b>	<b>Roads</b> .....	<b>56</b>
<b>IX</b>	<b>Public Education</b> .....	<b>66</b>
<b>X</b>	<b>Solid Waste</b> .....	<b>72</b>

# I Summary

The 2007 updated impact fees for Palm Beach County are shown below. The existing fees and the percentage increases are in the following table. The 2007 fees represent substantial increases over existing impact fees.

## 2007 UPDATED IMPACT FEES

Residential	Roads	Law	Fire	Bldgs	Parks	Schools	Library	Total
Single Family Detached	\$11,335	\$179	\$698	\$701	\$1,668	\$3,046	\$202	\$17,829
<b>Non-Residential</b>								
Drive-in Bank Per 1,000 FT <sup>2</sup>	\$37,138	\$68	\$201	\$1,322				\$38,730
Mini-Warehouse Per 1,000 FT <sup>2</sup>	\$849	\$16	\$201	\$55				\$1,120
Hotel Per Room	\$3,030	\$57	\$1,288	\$198	\$589			\$5,162
Movie Theater Per Seat	\$637	\$68	\$201	\$37				\$944
Racquet Club Per Court	\$14,550	\$68	\$201	\$881				\$15,700
Church/Synagogue Per 1,000 FT <sup>2</sup>	\$3,274	\$68	\$201	\$210				\$3,753
Day Care Center Per 1,000 FT <sup>2</sup>	\$15,009	\$68	\$201	\$1,037				\$16,315
Quality Restaurant Per 1,000 FT <sup>2</sup>	\$25,525	\$68	\$313	\$1,262				\$27,169
High Turnover Rest. Per 1,000 Ft	\$44,381	\$68	\$313	\$1,376				\$46,139
New Car Sales Per 1,000 FT <sup>2</sup>	\$12,067	\$68	\$313	\$570				\$13,018
Office Per 1,000 FT <sup>2</sup> :								
<= 10,000 FT <sup>2</sup>	\$7,700	\$68	\$201	\$453				\$8,423
50,000 FT <sup>2</sup>	\$5,305	\$68	\$201	\$497				\$6,071
100,000 FT <sup>2</sup>	\$4,517	\$68	\$201	\$620				\$5,406
150,000 FT <sup>2</sup>	\$4,125	\$68	\$201	\$604				\$4,998
200,000 FT <sup>2</sup>	\$3,851	\$68	\$201	\$596				\$4,716
Medical Buildings:								
Medical Offices Per 1,000 FT <sup>2</sup>	\$12,309	\$68	\$201	\$963				\$13,541
Hospitals Per 1,000 FT <sup>2</sup>	\$5,697	\$68	\$201	\$826				\$6,792
Nursing Home Per 1,000 FT <sup>2</sup>	\$1,274	\$68	\$311	\$102				\$1,756
Industrial Buildings:								
Gen. Industrial Per 1,000 FT <sup>2</sup>	\$2,363	\$5	\$207	\$255				\$2,830
Warehousing Per 1,000 FT <sup>2</sup>	\$1,700	\$16	\$74	\$123				\$1,913
General Commercial Retail Per 1,000 FT <sup>2</sup> :								
<= 10,000 FT <sup>2</sup>	\$16,978	\$68	\$313	\$1,163				\$18,522
50,000 FT <sup>2</sup>	\$16,824	\$68	\$313	\$1,133				\$18,339
100,000 FT <sup>2</sup>	\$15,218	\$68	\$313	\$1,122				\$16,722
200,000 FT <sup>2</sup>	\$13,489	\$68	\$313	\$1,232				\$15,102
300,000 FT <sup>2</sup>	\$12,487	\$68	\$313	\$1,243				\$14,111
400,000 FT <sup>2</sup>	\$11,826	\$68	\$313	\$1,255				\$13,463
Pharmacy With Drive Thru	\$8,760	\$68	\$313	\$1,192				\$10,333
Fast Food Restaurant	\$37,528	\$68	\$313	\$1,176				\$39,085
Service Station Per Fueling Stn.	\$9,583	\$68	\$313	\$1,142				\$11,107
Convenience Retail	\$41,862	\$68	\$313	\$2,093				\$44,337

**2007 UPDATED IMPACT FEES**

<b>Residential</b>	<b>2007</b>	<b>2005</b>	<b>% Change</b>
Single Family Detached	\$17,829	\$9,890	80.3%
<b>Non-Residential</b>			
Drive-in Bank Per 1,000 FT <sup>2</sup>	\$38,730	\$24,516	58.0%
Mini-Warehouse Per 1,000 FT <sup>2</sup>	\$1,120	\$768	45.9%
Hotel Per Room	\$5,162	\$2,467	109.2%
Movie Theater Per Seat	\$944	\$526	79.4%
Racquet Club Per Court	\$15,700	\$6,913	127.1%
Church/Synagogue Per 1,000 FT <sup>2</sup>	\$3,753	\$1,740	115.7%
Day Care Center Per 1,000 FT <sup>2</sup>	\$16,315	\$9,351	74.5%
Quality Restaurant Per 1,000 FT <sup>2</sup>	\$27,169	\$12,845	111.5%
High Turnover Sit-Down Rest. Per 1,000 Ft	\$46,139	\$18,385	151.0%
New Car Sales Per 1,000 FT <sup>2</sup>	\$13,018	\$6,211	109.6%
<b>Office Per 1,000 FT<sup>2</sup> :</b>			
<= 10,000 FT <sup>2</sup>	\$8,423	\$3,752	124.5%
50,000 FT <sup>2</sup>	\$6,071	\$2,690	125.7%
100,000 FT <sup>2</sup>	\$5,406	\$2,359	129.1%
150,000 FT <sup>2</sup>	\$4,998	\$1,975	153.1%
200,000 FT <sup>2</sup>	\$4,716	\$2,054	129.6%
<b>Medical Buildings:</b>			
Medical Offices Per 1,000 FT <sup>2</sup>	\$13,541	\$5,920	128.7%
Hospitals Per 1,000 FT <sup>2</sup>	\$6,792	\$2,940	131.1%
Nursing Home Per 1,000 FT <sup>2</sup>	\$1,756	\$807	117.5%
<b>Industrial Buildings:</b>			
Gen. Industrial Per 1,000 FT <sup>2</sup>	\$2,830	\$1,264	123.9%
Warehousing Per 1,000 FT <sup>2</sup>	\$1,913	\$879	117.7%
<b>General Commercial Retail Per 1,000 FT<sup>2</sup>:</b>			
<= 10,000 FT <sup>2</sup>	\$18,522	\$14,252	30.0%
50,000 FT <sup>2</sup>	\$18,339	\$8,390	118.6%
100,000 FT <sup>2</sup>	\$16,722	\$6,786	146.4%
200,000 FT <sup>2</sup>	\$15,102	\$6,632	127.7%
300,000 FT <sup>2</sup>	\$14,111	\$5,103	176.5%
400,000 FT <sup>2</sup>	\$13,463	\$4,824	179.1%
Pharmacy With Drive Thru	\$10,333	\$5,078	103.5%
Fast Food Restaurant	\$39,085	\$22,532	73.5%
Service Station Per Fueling Stn.	\$11,107	\$5,790	91.8%
Convenience Retail	\$44,337	\$24,551	80.6%

The typical residential impact fee would increase by 80%. The typical non-residential fee would increase by up to 113%. The reason for the difference between the two sectors is the education fee being held constant. The vast majority of this increase is attributable to roads – 82%. The Bureau of Labor Statistics (BLS) publishes a streets and highways materials

**COMPONENTS OF CHANGE**

Change	2007	2005	Change	% of Total Change
Roads	\$11,335	\$4,822	\$6,514	82.0%
Law	\$179	\$171	\$8	0.1%
Fire	\$698	\$528	\$170	2.1%
Public Buildings	\$701	\$129	\$572	7.2%
Parks	\$1,668	\$1,346	\$322	4.1%
Schools	\$3,046	\$3,046	\$0	0.0%
Total	\$17,829	\$9,890	\$7,940	100.0%

cost index, shown below. These data show that the materials costs increased by 31.9%. Since road materials costs began increasing in 2003, costs have risen by 44%.

**Street & Highway Materials Cost Index**

Year	Index	% Change
<b>1986</b>	100.0	
<b>1987</b>	101.0	1.00%
<b>1988</b>	105.6	4.55%
<b>1989</b>	110.3	4.45%
<b>1990</b>	113.1	2.54%
<b>1991</b>	114.8	1.50%
<b>1992</b>	116.2	1.22%
<b>1993</b>	119.5	2.84%
<b>1994</b>	122.5	2.51%
<b>1995</b>	127.5	4.08%
<b>1996</b>	129.6	1.65%
<b>1997</b>	131.7	1.62%
<b>1998</b>	131.8	0.08%
<b>1999</b>	134.1	1.75%
<b>2000</b>	136.9	2.09%
<b>2001</b>	137.1	0.15%
<b>2002</b>	137.0	-0.07%
<b>2003</b>	139.5	1.82%
<b>2004</b>	149.7	7.31%
<b>2005</b>	161.6	7.95%
<b>2006</b>	184.8	14.36%
<b>2007</b>	197.5	6.87%

SOURCE: Bureau of Labor Statistics  
Using Aug for 2007

The above index dealt with materials costs. The Federal Highway Administration analyzed road construction costs by state and reported very sharp construction cost increases for Florida. Unfortunately Florida data for 2006 and 2007 are not available. However, very sharp cost increases in Florida were documented for 2004 and 2005, roughly consistent with the increases reported for Palm Beach County.

**ROAD CONSTRUCTION COST TRENDS**

	<b>FL</b>	<b>% Change</b>	<b>US</b>	<b>% Change</b>
<b>1997</b>	104.52		130.55	
<b>1998</b>	125.36	19.9%	126.87	-2.8%
<b>1999</b>	106.34	-15.2%	136.50	7.6%
<b>2000</b>	112.51	5.8%	145.63	6.7%
<b>2001</b>	136.91	21.7%	144.75	-0.6%
<b>2002</b>	166.64	21.7%	147.75	2.1%
<b>2003</b>	126.99	-23.8%	149.75	1.4%
<b>2004</b>	183.99	44.9%	154.38	3.1%
<b>2005</b>	266.22	44.7%	183.56	18.9%
<b>2006</b>	Na		na	
<b>2007</b>	Na		na	

SOURCE: US Dept of Transportation, Federal Highway Administration, "Price-Trends for Federal Aid Highway Construction," 2006.

The impact fees presently charged by other Florida counties are shown below. It is clear that if Palm Beach County were to adopt the 2007 updated fees the result would be substantially above statewide averages. If Palm Beach County followed its historic policy of a 5% discount, the result would be a fee of \$16,938, third highest in the state.

**IMPACT FEES IN OTHER FLORIDA COUNTIES**

County	Total Impact Fee	County	Total Impact Fee
Baker	\$1,000	Marion	\$8,714
Wakulla	\$1,247	St Lucie *	\$9,014
Levy	\$1,302	Hernando	\$9,048
Monroe	\$1,534	Citrus	\$9,384
Pinellas	\$1,923	St. Johns	\$9,421
Clay *	\$2,000	Brevard	\$9,458
Broward	\$2,136	Indian River *	\$9,877
Santa Rosa	\$2,237	Lake *	\$10,026
Sumter *	\$2,393	Pasco	\$11,126
Alachua *	\$2,508	Palm Beach *	\$9,890
Seminole	\$2,671	Martin *	\$11,499
Gilchrist	\$3,500	Orange	\$12,017
Hillsborough	\$3,877	DeSoto	\$14,034
Bradford	\$5,017	Sarasota	\$14,756
Flagler	\$5,307	Manatee	\$15,129
Miami/Dade	\$5,341	Lee	\$15,597
Nassau *	\$6,178	Polk	\$15,878
Putnam	\$7,023	Osceola	\$18,038
Hendry *	\$7,591	Collier	\$24,388
Glades	\$8,144	Meander	\$8,000
Volusia	\$8,331	Median	\$8,331
Charlotte	\$8,380	Palm Beach Updated **	\$17,829

\* In revision \*\* At 100%

## II County Parameters

Palm Beach County adopted the aggregate impact fees in 1989. These fees were revised and updated in 1994, 1997, 2001, 2003, and 2005. At those times the fee base data and calculation methodologies were revised and updated. This memorandum will again update data and methodologies with appropriate new data and parameters in order to keep Palm Beach County's impact fees current.

In order that impact fees comply with legal and ethical standards, such fees must be reasonable. This reasonableness extends to the amount of any impact fee charged as well as the manner in which such charges are developed. This memorandum will set out how the park, public buildings, law enforcement, fire & rescue, library, public educational and road impact fees were calculated.

### A. Population Served

In order to develop equitable impact fees it is first necessary to establish service standards. The standard practice is to observe the existing provision and to use the current standard of service as the basis for impact fees. The first step in this process is to identify the existing population being served. The April 2007 permanent resident population is estimated to be 1,287,987, with 588,347 in the unincorporated area. However, Palm Beach County must serve a population that is much greater than simply the permanent residents of the County. The peak population to be found with Palm Beach County would be the sum of permanent residents, part-time residents, and transients. Permanent residents are those individuals who maintain their domicile in Palm Beach County and it may be presumed that they reside within the County for 9 months or more per year. Part-time residents are defined as those individuals who maintain their domicile elsewhere but who also reside in Palm Beach County for more than 1 month and less than 9 months per year. Transients are those who reside in Palm Beach County for less than 1 month per year. Therefore, the relevant figure for determining the service level standard is the peak population. Table 1 utilizes the 2000 census to establish a ratio of peak population to resident population on the basis of housing occupancy.



TABLE 1  
**RESIDENT AND PEAK POPULATION**  
**PALM BEACH COUNTY**  
**1980, 1990, 2000 and 2007**

	1980	1990	2000	2007
RESIDENT POPULATION	576,863	863,518	1,131,184	1,287,987
TOTAL HOUSING UNITS	295,664	461,665	556,428	628,277
OCCUPIED YEAR-ROUND	234,339	365,558	474,175	522,516
PERMANENT RESIDENTS PER UNIT	2.462	2.362	2.386	2.481
SEASONALLY OCCUPIED UNITS	9,066	51,593	52,874	53,658
TRANSIENT UNITS *	42,606	44,514	64,663	80,901
PERMANENT RESIDENTS	576,863	863,518	1,131,184	1,287,987
SEASONAL RESIDENTS	22,317	121,873	126,135	133,117
TRANSIENTS @ 1.75 PER UNIT	74,561	77,900	113,160	141,576
PEAK POPULATION	673,741	1,063,290	1,370,480	1,562,680
RATIO OF PEAK TO PERMANENT	1.17	1.231	1.212	1.213
2007 ESTIMATES;				
County-Wide Permanent Population				1,287,987
Total Peak Population				1,562,680
Unincorporated Area Permanent Population				588,347
Unincorporated Area Peak Population				713,842

SOURCES: 1. University of Florida, Census Handbook, 1980, Florida Counties, Pages 21, 78 & 81.

2. 1990 Census of the Population.
3. Bureau of The Census, [www.census.gov](http://www.census.gov) for 2000 and post 2000 populations.
4. Office of Economic & Demographic Research, The Florida Legislature.
5. Dept of Planning, Building & Zoning, "Palm Beach County Profile," Nov 1, 2006.

Table 1 shows the 2007 estimate of peak population in Palm Beach County of 1,562,680. This estimate is made by assigning the same occupancy per unit to seasonally occupied units as to year-round occupied units and by assigning 1.75 per transient unit in the peak period [See Florida Statistical Abstract - 2000, P.539]. Seasonal residents are not tourists. Rather, they are individuals that reside in Palm Beach County for an extended period of time, but less than full time. Tourists, by contrast, "reside" in the County for periods of less than 30 days. The average size of a Florida tourist party is 2.6 persons. The average of 1.75 persons used for purposes of impact fees is based on the assumption that larger tourist or transient parties would occupy more than one room. The estimated peak population is 120.8% of the permanent population. This ratio will be used in the body of this report in determining user demand and in calculating per capita costs and revenues for those services that are effected by or delivered to all Palm Beach County residents regardless of their domicile. Services such as roads, parks, libraries, law enforcement and fire & rescue are used by everyone in Palm Beach County regardless of their place of domicile. This analysis is based upon the presumption that transients make use of public parks but that such use would be less frequent than use by permanent residents. Therefore, use of parks

and public buildings by transients will be reduced to 50% of that of residents.

The occupancy of the various land uses is established, for purposes of this study, by analysis of the 2000 census and an update of that analysis to 2004. The precise methods of analysis and update are spelled out in Appendix 1. Because what is or is not a "bedroom" could be a matter of confusion and controversy, a study was undertaken to establish the definitions of various dwelling units in terms of square feet of living area. This study involved the examination of over 303 building permits in terms of the type of unit, the size of the unit in bedrooms and the size of the unit in terms of square feet. The precise methods are set out in Appendix 1. The occupancy by type and size of residential unit in Palm Beach County are contained in Tables 2.1 and 2.2.

TABLE 2-1  
**DWELLING UNIT OCCUPANCY BY TYPE AND SIZE OF UNIT**  
**PALM BEACH COUNTY**  
**2004**

DWELLING TYPE/SIZE	AVERAGE OCCUPANCY PER UNIT			
	2000		2007	
	TOTAL	5-17	TOTAL	5-17
<b>Single Family Detached</b>				
0 Bedrooms	2.481	0.497	2.580	0.517
1 Bedroom	2.094	0.228	2.178	0.238
2 Bedrooms	2.659	0.504	2.765	0.524
3 Bedrooms	3.258	0.874	3.388	0.908
4 Bedrooms or More	3.789	1.142	3.941	1.188
Average SF Detached	2.632	0.511	2.737	0.531
<b>Single Family Attached</b>				
0 Bedrooms	1.965	0.294	2.737	0.306
1 Bedroom	2.142	0.285	2.089	0.296
2 Bedrooms	2.214	0.282	2.052	0.293
3 Bedrooms	2.934	0.753	2.548	0.783
4 Bedrooms or More	3.488	1.092	3.185	1.135
Average SF Attached	2.299	0.352	2.210	0.366
<b>Multi-Family</b>				
0 Bedrooms	1.389	0.042	1.462	0.043
1 Bedroom	1.472	0.048	1.572	0.050
2 Bedrooms	1.755	0.124	1.963	0.129
3 Bedrooms	2.405	0.496	2.637	0.516
4 Bedrooms or More	2.796	0.596	3.073	0.620
Average Multi-Family	1.717	0.132	1.904	0.137
<b>Mobile Home</b>				
0 Bedrooms	2.218	0.346	3.317	0.360
1 Bedroom	2.074	0.301	2.208	0.313
2 Bedrooms	2.028	0.259	1.435	0.270
3 Bedrooms	2.965	0.674	4.295	0.700
4 Bedrooms or More	3.988	1.244	5.336	1.294
Average Mobile Home	2.248	0.365	2.094	0.379

SOURCE: US Bureau of the Census, 2000 Census of the Population, Public Use Micro-Sample PUMS). See Appendix 1 for complete description and methods of updating to 2007.

Dwelling unit occupancy has increased between 2000 and the present. This is due to average household size increasing from 2.386 to 2.481. Therefore, the 2007 dwelling unit occupancies shown in Table 2.1 and 2.2 are increased from their 2000 levels by the percentage change in average household size.

TABLE 2-2  
**DWELLING UNIT OCCUPANCY BY SIZE OF UNIT IN SQUARE FEET**  
**PALM BEACH COUNTY**  
**2007**

RESIDENTIAL UNITS BY SIZE	AVERAGE OCCUPANCY PER UNIT		
	TOTAL	AGE 5 - 17	IN PUBLIC SCHOOL
800 Feet and Under	1.792	0.113	0.096
801 - 1,399	2.168	0.286	0.243
1,400 - 1,999	2.479	0.428	0.364
2,000 - 3,599	2.835	0.592	0.503
3,600 and Over	3.113	0.719	0.611

SOURCE: Appendix 1 and Palm Beach County School Board.

NOTE: The unit sizes are measured in net square feet of floor area.

## B. Current Infrastructure Finance

Palm Beach County has been using a variety of means to finance capital improvements for the facilities discussed herein. The County has authorized bonds, received grants, appropriated general funds, and charged impact fees. Additionally, the County has required developers to donate land and improvements. Given this history, it should be expected that Palm Beach County might well continue these efforts in the future.

The outstanding indebtedness of Palm Beach County (insofar as these facilities and services are concerned) is shown in Table 3.

**TABLE 3.  
OUTSTANDING INDEBTEDNESS  
PALM BEACH COUNTY - 2007**

<b>ISSUE/PURPOSE</b>	<b>AMOUNT</b>
<b>GENERAL OBLIGATION - RECREATION (PART)</b>	
Amount	\$8.7 Million
Term (Years)	20 Years
Interest Rate	3.9%
Authorized	2003
<b>GENERAL OBLIGATION - RECREATION &amp; CULTURE (PART)</b>	
Amount	\$12.2 Million
Term (Years)	20 Years
Interest Rate	5.5%
Authorized	1999
<b>GENERAL OBLIGATION - PARKS</b>	
Amount	\$25.7 Million
Term (Years)	20 Years
Interest Rate	4.1%
Authorized	2006
<b>GENERAL OBLIGATION - BEACH ACQUISITION (PART)</b>	
Amount	\$39.1 Million
Term (Years)	17 Years
Interest Rate	6.7%
Authorized	1994
<b>GENERAL OBLIGATION - LIBRARIES</b>	
Amount	\$30.5 Million
Term (Years)	20 Years
Interest Rate	3.90%
Authorized	2003
<b>GENERAL OBLIGATION - LIBRARIES</b>	
Amount	\$22.2 Million
Term (Years)	20 Years
Interest Rate	4.18%
Authorized	2006

**TABLE 3  
OUTSTANDING INDEBTEDNESS  
PALM BEACH COUNTY - 2007**

ISSUE/PURPOSE	AMOUNT
<b>POOLED/NON-AD VALOREM – PARKS</b>	
Amount	\$1.0 Million
Term (Years)	20 Years
Interest Rate	4.0%
Authorized	2006
<b>POOLED/NON-AD VALOREM – ROADS</b>	
Amount	\$2.6 Million
Term (Years)	5 Years
Interest Rate	4.0%
Authorized	2004
<b>POOLED/NON-AD VALOREM - PUBLIC FACILITIES</b>	
Amount	\$60.9 Million
Term (Years)	29 Years
Interest Rate	4.0%
Authorized	1987
Use of Funds	
FIRE/RESCUE	\$0.0 Million (Retired)
CRIMINAL JUSTICE	\$25.5 Million
PARK DEVELOPMENT	\$4.0 Million
AGRICULTURE BUILDING	\$1.7 Million
PUBLIC SAFETY	\$8.8 Million
HEALTH FACILITY	\$2.0 Million
ROADS	\$3.5 Million
OTHER	\$15.4 Million
<b>REVENUE/NON-AD VALOREM - PUBLIC BUILDINGS</b>	
Amount	\$27.0 Million
Term (Years)	20 Years
Interest Rate	4.0%
Authorized	2006
Use of Funds:	
CRIMINAL JUSTICE	\$19.0 Million
PARK DEVELOPMENT	\$8.0 Million
<b>REVENUE/NON-AD VALOREM - CRIMINAL JUSTICE</b>	
Amount	\$79.3 Million
Term (Years)	27 Years
Interest Rate	6.7%
Authorized	1990
<b>REVENUE/NON-AD VALOREM - BEACH ACQUISITION</b>	
Amount	\$30.7 Million
Term (Years)	15 Years
Interest Rate	5.2%
Authorized	1993
<b>REVENUE/NON-AD VALOREM - GOVERNMENT CENTER</b>	
Amount	\$22.2 Million

### III Park Impact Fees

The growth of the population requires additional park and recreation areas. Palm Beach County has authorized bonds for the acquisition of beaches, inland parks, and facility development. For the purposes of these calculations, the beaches acquired with these bonds are defined as recreational areas. Occasionally grants are available and general funds are also utilized. On occasion, the County has required developers to make donations for park and recreation purposes. These approaches will continue to be utilized in the future except that these funding mechanisms will be augmented with impact fees. It is presumed that future developer public park dedications would be a form of payment of park impact fees.

Table 6 contains data that shows the outstanding indebtedness of the County for parks. The debt service payments of these debt instruments will be incorporated into a credit against park impact costs. Table 7 sets out the park parameters utilized and Table 8 shows the needs for and cost of parks by residential land use. The park and recreational facilities and areas addressed herein are only those that are countywide in nature and in the population served. Countywide park and recreational facilities are regional, district and beach parks.

A number of the municipalities within Palm Beach County provide extensive parks and recreational activities. The municipalities have argued that such municipal provision lessens the need for the County to provide for park and recreational needs in those areas. There are 25 possible combinations of municipal parks, of which three types of parks are relevant to the County parks and recreation system. These combinations are set out in Table 8-1. Each individual municipality has been classified on the basis of the scales used herein in order to determine just what park impact fee would be appropriate. There are no park impact fees proposed for the western or Glades areas. The reason for no park fees is that the park and recreational needs of this part of the County are un-related to growth.

In recognition of the fact that transients occupy many of the hotels and motels in Palm Beach County, the functional population for hotels and motels is reduced by 50%.

Based upon existing outstanding debt, new development will pay toward Palm Beach County parks through debt service. Palm Beach County has \$85.7 million in outstanding general obligation debt for parks. Additionally, \$60.4 million in non-ad valorem debt is outstanding for parks. These calculations will credit new development for payments toward this debt. Table 6 sets out these credits.

TABLE 6  
**PARK BONDS CREDITS  
 PALM BEACH COUNTY**

TOTAL TAXABLE VALUE	\$154,957 Million
PARK GENERAL OBLIGATION DEBT	\$85.7 Million
MATURITY	19.25 Years
YEARS TO GO	14.00 Years
INTEREST RATE	4.8%
AVERAGE ANNUAL DEBT SERVICE	\$6.95 Million
DEBT SERVICE MILLAGE	\$0.045 Per \$1,000
AVERAGE TAXABLE VALUE PER CAPITA	\$99,161
ANNUAL TAX PAYMENTS	\$4.45 Per year
CAPITALIZATION PERIOD (Years)	14.00
DISCOUNT RATE	4.85%
CREDIT FOR FUTURE G.O. PAYMENTS PER CAPITA	\$44.44
CREDIT FOR PAST PAYMENTS	2.8% Of Total
PARK NON-AD VALOREM DEBT	\$60.4 Million
MATURITY	17 Years
YEARS TO GO	9 Years
INTEREST RATE	4.1%
AVERAGE ANNUAL DEBT SERVICE	\$4.9 Million
DEBT SERVICE PER CAPITA	\$3.17 Per year
CAPITALIZATION PERIOD (Years)	25
DISCOUNT RATE	4.32%
CREDIT FOR NON-G.O. PAYMENTS PER CAPITA	\$47.83
TOTAL FUTURE CREDITS PER CAPITA	\$92.27
CREDIT FOR STATE PARK GRANTS & ASSISTANCE	6.00% of Total
PAST PAYMENT CREDIT	2.80% of Total



TABLE 7  
**PARKS AND RECREATIONAL PARAMETERS  
 PALM BEACH COUNTY**

<b>PARK STANDARDS AND LEVEL OF SERVICE:</b>			
<b>PROVISION OF PARKS BY TYPE</b>			
<b>ACREAGE</b>	<b>DISTRICT</b>	<b>BEACH</b>	<b>REGIONAL</b>
Total Acres	2,266.91	475.73	5,430.15
Improved Acres	1,338.06	289.16	2,916.13
<b>PER 1,000 POPULATION</b>			
Population Served	1,562,680	1,562,680	1,562,680
Total Acres	1.451	0.304	3.475
Improved Acres	0.856	0.185	1.866
<b>LEVEL OF SERVICE FOR:</b>	<b>DISTRICT</b>	<b>BEACH</b>	<b>REGIONAL</b>
Total Acres	1.451	0.304	3.475
Improved Acres	0.856	0.185	1.866
<b>CAPITAL COSTS</b>	<b>PROVISION PER 1,000</b>	<b>COST PER</b>	
<b>DISTRICT PARKS</b>		<b>ACRE</b>	<b>CAPITA</b>
Total Acres	1.451	\$43,639	\$63.32
Improved Acres	0.86	\$166,615	\$142.62
<b>BEACH PARKS</b>			
Total Acres	0.30	\$340,909	\$103.64
Improved Acres	0.19	\$363,021	\$67.16
<b>REGIONAL PARKS</b>			
Total Acres	3.48	\$49,306	\$171.34
Improved Acres	1.87	\$155,982	\$291.06

SOURCE: Palm Beach County, Parks and Recreation Department, December 26, 2006.

TABLE 8  
**COUNTY PROVISION OF PARKS TO MUNICIPALITIES  
 AND PER CAPITA ACQUISITION PLUS IMPROVEMENT COST**

	<b>DISTRICT</b>	<b>BEACH</b>	<b>REGIONAL</b>	<b>COST PER CAPITA</b>
SCHEDULE A	100.0%	100.0%	100.0%	\$839.14
SCHEDULE B	75.0%	100.0%	100.0%	\$787.66
SCHEDULE C	50.0%	100.0%	100.0%	\$736.17
SCHEDULE D	25.0%	100.0%	100.0%	\$684.69
SCHEDULE E	0.0%	100.0%	100.0%	\$633.20
SCHEDULE F	100.0%	75.0%	100.0%	\$796.44
SCHEDULE G	75.0%	75.0%	100.0%	\$744.96
SCHEDULE H	50.0%	75.0%	100.0%	\$693.47

TABLE 8

**COUNTY PROVISION OF PARKS TO MUNICIPALITIES  
AND PER CAPITA ACQUISITION PLUS IMPROVEMENT COST**

	DISTRICT	BEACH	REGIONAL	COST PER CAPITA
SCHEDULE I	25.0%	75.0%	100.0%	\$641.99
SCHEDULE J	0.0%	75.0%	100.0%	\$590.50
SCHEDULE K	100.0%	50.0%	100.0%	\$753.74
SCHEDULE L	75.0%	50.0%	100.0%	\$702.26
SCHEDULE M	50.0%	50.0%	100.0%	\$650.77
SCHEDULE N	25.0%	50.0%	100.0%	\$599.29
SCHEDULE O	0.0%	50.0%	100.0%	\$547.80
SCHEDULE P	100.0%	25.0%	100.0%	\$711.04
SCHEDULE Q	75.0%	25.0%	100.0%	\$659.56
SCHEDULE R	50.0%	25.0%	100.0%	\$608.07
SCHEDULE S	25.0%	25.0%	100.0%	\$556.59
SCHEDULE T	0.0%	25.0%	100.0%	\$505.10
SCHEDULE U	100.0%	0.0%	100.0%	\$668.34
SCHEDULE V	75.0%	0.0%	100.0%	\$616.86
SCHEDULE W	50.0%	0.0%	100.0%	\$565.37
SCHEDULE X	25.0%	0.0%	100.0%	\$513.89
SCHEDULE Y	0.0%	0.0%	100.0%	\$462.40

Source: Palm Beach County Department of Parks and Recreation.

The formula for calculating the parks impact fee is:

$$\text{COST PER UNIT} = [\text{POPULATION PER UNIT} \times (\text{ACQUISITION COST PER CAPITA} + \text{IMPROVEMENT COST PER CAPITA})]$$

$$\text{CREDITS} = 0.088 * \text{COST PER UNIT} + [(\$92.27) \times \text{POPULATION PER UNIT}]$$

$$\text{NET COST} = \text{COST PER UNIT} - \text{CREDITS}$$

NOTE: The state grant credit (6%) is incorporated with the past payment credit (2.8%) in calculating cost (2.8% + 6% = 8.8%)

TABLE 9.1

**PARKS AND RECREATION NEEDS AND COSTS BY LAND USE TYPE  
UNINCORPORATED AREA AND SCHEDULE A**

LAND USE TYPE (UNIT)	PERSONS PER UNIT	COST PER UNIT	CREDITS	NET COST
<b>RESIDENTIAL UNITS BY SIZE</b>				
800 Feet and Under	1.792	\$1,504.11	\$297.75	\$1,206.36
801 - 1,399	2.168	\$1,819.48	\$360.18	\$1,459.30
1,400 - 1,999	2.479	\$2,080.02	\$411.76	\$1,668.26
2,000 - 3,599	2.835	\$2,378.93	\$470.93	\$1,908.00
3,600 and Over	3.113	\$2,611.89	\$517.04	\$2,094.85
Hotel/Motel per Room	0.875	\$734.25	\$145.35	\$588.90

NOTE: Hotel/motel occupancy at 50% of actual in this and subsequent park tables.

SCHEDULE A AREA AND MUNICIPALITIES: Atlantis, Cloud Lake, Glen Ridge, Golf Village, Haverhill, Hypoluxo, Lake Clark Shores, Mangonia Park, and Unincorporated Zones 1, 2 & 3.

	Revised	2007	% Change
<b>RESIDENTIAL UNITS BY SIZE</b>			
800 Feet and Under	\$1,206.36	\$1,024.85	17.71%
801 - 1,399	\$1,459.30	\$1,239.73	17.71%
1,400 - 1,999	\$1,668.26	\$1,417.25	17.71%
2,000 - 3,599	\$1,908.00	\$1,620.92	17.71%
3,600 and Over	\$2,094.85	\$1,779.65	17.71%
Hotel/Motel per Room	\$588.90	\$519.74	13.31%

**EXISTING PARK & RECREATION  
IMPACT FEES**

<b>County</b>	<b>Parks Impact Fee</b>
Wakulla	\$53
Levy	\$150
Lake	\$222
Putnam	\$227
Alachua	\$252
Flagler	\$268
Bradford	\$269
Monroe	\$340
Hillsborough	\$354
Glades	\$366
DeSoto	\$370
Broward	\$389
Polk	\$444
St Lucie *	\$484
Hernando	\$501
Nassau *	\$520
Volusia	\$566
Citrus	\$723
St. Johns	\$753
Pasco	\$892
Osceola	\$924
Manatee	\$971
Orange	\$1,123
Miami/Dade	\$1,173
Palm Beach *	\$1,540
Indian River	\$1,463
Lee	\$1,479
Charlotte	\$1,660
Martin *	\$2,345
Sarasota	\$2,348
Collier	\$3,299
Mean	\$854
Median	\$520
Proposed	\$1,668

\* In revision

NOTE – Other Park Schedules not shown on this draft

## IV Public Building Impact Fees

Public buildings, such as courthouses, maintenance facilities, county administrative offices, etc., must be expanded to meet the needs of a growing population. Therefore, a Public Buildings Impact Fee is used to raise a portion of the funds that will be required to meet the need for county-wide public buildings in the future.

Tables 10 and 11 set out the public buildings parameters utilized and Table 13 shows the needs and costs by land use type. Based upon existing outstanding debt, new development will pay toward Palm Beach County public buildings through debt service. Palm Beach

TABLE 10  
PUBLIC BUILDINGS BONDS CREDITS  
PALM BEACH COUNTY

TOTAL TAXABLE VALUE	\$154,957.3 Million
PUBLIC BUILDING GENERAL OBLIGATION DEBT	\$0.00 Million
CREDIT FOR FUTURE PAYMENTS	\$0.00
CREDIT FOR PAST PAYMENTS	2.8% of Total
PUBLIC BUILDING NON-AD VALOREM DEBT	\$541.3 Million
MATURITY	20.2 Years
YEARS TO GO	11.3 Years
INTEREST RATE	4.31%
AVERAGE ANNUAL DEBT SERVICE	\$40.7 Million
DEBT SERVICE PER CAPITA	\$26.04 Per year
CAPITALIZATION PERIOD (Years)	25.00
DISCOUNT RATE	4.32%
CREDIT FOR FUTURE PAYMENTS PER CAPITA	\$393.41

County has no outstanding general obligation debt for public buildings. The County does have \$541.3 million in non-ad valorem debt outstanding for public buildings. The existing stock of public buildings serves both existing and anticipated needs. Thus new development will pay a portion of the cost of both existing and future need for public buildings. These calculations will credit new development for payments toward this debt. Table 10 sets out these credits.

Public Buildings impact fees are not proposed for the western or Glades area of the County due to the needs of the area not being due to growth.

**TABLE 11  
PUBLIC BUILDINGS PARAMETERS  
PALM BEACH COUNTY**

<b>BUILDING &amp; AREA:</b>		
<b>TOTAL COUNTY OFFICE/ADMINISTRATION BUILDINGS</b>		
At \$350 per FT <sup>2</sup> including equipment	1,717,093	\$600,982,550
<b>TOTAL COURTHOUSE SPACE</b>		
At \$438 per FT <sup>2</sup> including equipment	936,085	\$410,005,230
<b>TOTAL JAIL</b>		
At \$95,000 per Bed	3,130	\$297,350,000
<b>TOTAL INDUSTRIAL SPACE</b>		
At \$263 per FT <sup>2</sup> including equipment	433,373	\$113,977,099
<b>TOTAL INDUSTRIAL SUPPORT SPACE</b>		
At \$25 per FT <sup>2</sup> including equipment	1,293,617	\$32,340,425
<b>OTHER PUBLIC BUILDINGS - COST</b>		
Judicial Center Parking Garage	\$15,000,000	
Bill Bailey Comm Ctr	\$900,000	
Fleet - WC & Fuel	\$320,000	
North County Fueling Station	\$175,000	
Jupiter Fueling Station	\$100,000	
Medical Examiner	\$2,012,000	
Driver Training	\$950,000	
Weapons Training	\$3,250,000	
K-9 Training	\$2,900,000	
Aviation	\$7,850,000	
Aviation/Fuel	\$145,000	
CLC- Fuel	\$250,000	
Stockade Kitchen	\$2,300,000	
District 7 Fuel	\$150,000	
EOC	\$5,062,000	
AC&C	\$3,550,000	
Supervisor of Election - VEC	\$4,400,000	
Block D Parking	\$3,187,500	
EOD	\$102,000	
Govt Center Parking	\$8,320,000	
South City Parking Garage	\$4,000,000	
Vista - 2300 Garage	\$8,100,000	
1916 Courthouse		
<b>TOTAL VALUE OTHER BUILDINGS</b>		<b>\$73,023,500</b>
Leased Space at \$1,394,138 per year		\$14,470,676
<b>TOTAL VALUE ALL PUBLIC BUILDINGS</b>		<b>\$1,542,149,480</b>
<b>COST PER CAPITA</b>		<b>\$986.86</b>

SOURCE: Palm Beach County, Facilities Development and Operations, May 1, 2007.

NOTES: (1) The value of public buildings is their current replacement value.  
(2) The County utilizes some leased space. Such leased space is included in the above because leasing is commonly a lower cost approach of providing public buildings. The replacement value is estimating using the present value of future lease

payments over 15 years at 5%.

Calculations for Public Buildings impact fees incorporate a concept of "functional population." This is incorporated in order to equitably spread public facility capital costs between the residential and non-residential sectors. Businesses place demands upon public buildings in exactly the same manner as people do. In fact, businesses are simply people in another facet of their lives. It is equitable to spread these costs based upon the number of people expected to be present per unit of land use. This is done differently for residential and non-residential land uses. For residential uses the allocation is done using the residents per unit as determined by analyzing the census data. The individuals in residence are assigned 50% to the residence. This means that 50% of people's time is allocated to other land uses such as employment, shopping, entertainment, etc. For non-residential land uses the allocation is accomplished by using the traffic generation rates. Trip rates, from Section 7 (Roads), indicate how many people are present per day at the several land uses. The people present are then divided between employees and visitors. Employees are assigned to their place of work for 8 hours per day, 5 days per week. Visitors are allocated to a particular land use for differing lengths of time and days per week depending on the land use. The total number of person hours per week attributed to individual land uses is then divided by the total number of person hours per week to arrive at a percentage allocation. For example, a 2,000 FT<sup>2</sup> home with 3.077 persons at 50% would then have a functional population of 1.539 ( $3.077 \times .5$ ). This approach is also used for non-residential development, except that non-residential developments do not have residents as such. To calculate the functional population for non-residential developments, trip generation is used as a measure of the number of people to be found at an individual non-residential development. For example, a warehouse has 4.88 vehicle trips per day per 1,000 square feet. Dividing this in half provides a basis to estimate persons per day per 1,000 square feet. At 1.2 persons per vehicle, the total number of persons present per 1,000 square feet would be 2.928. A ratio of 1 employee per 1,000 square feet is utilized, which means that 1.928 of these persons are visitors. It is taken that employees spend 8 hours per day; 5 days per week and visitors spend .4 hours per visit, 5 days per week. This means that there would be 43.856 persons-hours per week spent at a warehouse, per 1,000 square feet. The 2.928 persons per 1,000 square feet would have a total of 491.9 person-hours per week; I. e.,  $2.928 \times 7 \text{ days} \times 24 \text{ hours}$ . The 43.856 person-hours spent at the warehouse would be 8.91% of total person hours. This percentage is then multiplied times the number of persons present to arrive at functional population ( $2.93 \times .0891 = .2610$ ). This percentage is incorporated into the functional population calculations in Table 13.

TABLE 12

**FUNCTIONAL POPULATION  
PALM BEACH COUNTY**

RESIDENTIAL UNITS BY SIZE	PERSONS PER UNIT	DAYS PER WEEK	% ON SITE		FUNCTIONAL POPULATION
800 Feet and Under	1.725	7.0	50.0%		0.896
801 - 1,399	2.087	7.0	50.0%		1.084
1,400 - 1,999	2.386	7.0	50.0%		1.239
2,000 - 3,599	2.729	7.0	50.0%		1.417
3,600 and Over	2.996	7.0	50.0%		1.556
Hotel/Motel per Room	1.750	7.0	20.0%		0.350

NON-RESIDENTIAL:	TRIP RATE	PERSONS PRESENT		HOURS PER VISITOR	DAYS OPEN	FUNCTIONAL POPULATION
		EMPLOYEES	VISITORS			
OCCUPANCY PER VEHICLE	1.20					
DRIVE-IN BANK PER 1,000 FT <sup>2</sup>	265.21	5.00	154.13	0.25	5.00	2.337
MINI-WAREHOUSE PER 1,000 FT <sup>2</sup>	2.50	0.25	1.25	1.00	5.00	0.097
MOVIE THEATER PER SEAT	8.92	2.00	3.35	1.50	5.00	0.626
RACQUET CLUB PER COURT	1.76	0.02	1.04	2.00	5.00	0.066
CHURCH/SYNAGOGUE PER 1,000 FT <sup>2</sup>	40.50	4.00	20.30	1.00	5.00	1.557
DAY CARE CENTER PER 1,000 FT <sup>2</sup>	9.11	1.00	4.47	1.00	5.00	0.371
QUALITY RESTAURANT PER 1,000 FT <sup>2</sup>	79.26	2.00	45.56	1.00	5.00	1.832
HIGH TURNOVER SIT-DOWN RESTAURANT PER 1,000 FT	89.95	3.00	50.97	1.00	5.00	2.231
NEW CAR SALES PER 1,000 FT <sup>2</sup>	130.34	0.50	77.70	1.00	5.00	2.432
OFFICE PER 1,000 FT <sup>2</sup> :						
50,000 FT <sup>2</sup> & Under	17.19	3.00	7.31	0.40	5.00	0.801
50,001 - 99,999 FT <sup>2</sup>	14.19	3.00	5.51	1.00	5.00	0.878



NON-RESIDENTIAL:	TRIP RATE	PERSONS PRESENT		HOURS PER VISITOR	DAYS OPEN	FUNCTIONAL POPULATION
100,000 - 149,999 FT <sup>2</sup>	12.60	3.00	4.56	0.50	7.00	1.095
150,000 - 199,999 FT <sup>2</sup>	11.66	3.00	4.00	0.40	7.00	1.067
200,000 - 399,999 FT <sup>2</sup>	10.29	3.00	3.17	0.40	7.00	1.053
400,000 - 499,999 FT <sup>2</sup>	9.36	3.00	2.62	0.40	7.00	1.044
500,000 - 599,999 FT <sup>2</sup>	8.94	3.00	2.36	0.40	5.00	0.742
600,000 - 699,999 FT <sup>2</sup>	8.60	3.00	2.16	0.40	5.00	0.740
700,000 - 799,999 FT <sup>2</sup>	8.32	3.00	1.99	0.12	7.00	1.010
800,000 FT <sup>2</sup> or more	7.97	3.00	1.78	0.12	7.00	1.009
MEDICAL BUILDINGS:						
MEDICAL OFFICES PER 1,000 FT <sup>2</sup>	36.13	4.00	17.68	0.50	7.00	1.702
HOSPITALS PER 1,000 FT <sup>2</sup>	16.78	4.00	6.07	0.50	7.00	1.460
NURSING HOME PER 1,000 FT <sup>2</sup>	3.72	0.50	1.73	0.20	7.00	0.181
INDUSTRIAL BUILDINGS:						
GEN. INDUSTRIAL PER 1,000 FT <sup>2</sup>	6.97	1.20	2.98	0.40	7.00	0.450
WAREHOUSING PER 1,000 FT <sup>2</sup>	4.96	0.50	2.48	0.50	7.00	0.218
GENERAL COMMERCIAL RETAIL PER 1,000 FT <sup>2</sup> :						
50,000 FT <sup>2</sup> or Less	101.60	5.00	55.96	0.167	7.00	2.055
50,001 - 99,999 FT <sup>2</sup>	75.54	5.00	40.32	0.20	7.00	2.003
100,000 - 199,999 FT <sup>2</sup>	58.98	5.00	30.39	0.25	7.00	1.983
200,000 - 299,999 FT <sup>2</sup>	49.15	5.00	24.49	0.50	7.00	2.177
300,000 - 399,999 FT <sup>2</sup>	43.59	5.00	21.15	0.60	7.00	2.196
400,000 - 499,999 FT <sup>2</sup>	39.85	5.00	18.91	0.70	7.00	2.218
500,000 - 599,999 FT <sup>2</sup>	37.09	5.00	17.25	0.80	7.00	2.242
600,000 - 699,999 FT <sup>2</sup>	34.94	5.00	15.96	0.90	7.00	2.265
700,000 - 999,999 FT <sup>2</sup>	32.45	5.00	14.47	1.00	7.00	2.270
1,000,000 - 1,199,999 FT <sup>2</sup>	28.96	5.00	12.38	1.00	7.00	2.182
1,200,000 - 1,399,999 FT <sup>2</sup>	27.28	5.00	11.37	1.00	7.00	2.140
1,400,000 - 1,599,999 FT <sup>2</sup>	25.92	5.00	10.55	1.00	7.00	2.106
1,600,000 FT <sup>2</sup> or more	24.79	5.00	9.87	1.00	7.00	2.078

NON-RESIDENTIAL:	TRIP RATE	PERSONS PRESENT		HOURS PER VISITOR	DAYS OPEN	FUNCTIONAL POPULATION
PHARMACY WITH DRIVE THRU	92.70	5.00	50.62	0.167	7.00	2.018
FAST FOOD RESTAURANT	496.12	5.00	292.67	0.167	7.00	3.699
SERVICE STATION PER FUELING STN.	168.56	0.50	100.64	0.083	7.00	0.516
CONVENIENCE RETAIL	737.99	5.00	437.79	0.167	7.00	4.707

SOURCE: Palm Beach County Engineering Department and Institute of Transportation Engineers, Trip Generation, 6th Edition, 1997 and Section 7 of this report.



The formula for calculating the public buildings impact fee is:

$$\text{COST PER UNIT} = (\text{FUNCTIONAL POPULATION PER UNIT} \times \text{COST PER CAPITA})$$

$$\text{CREDITS} = (0.028 * \text{COST PER UNIT}) + (\$396.27 \times \text{FUNCTIONAL POPULATION PER UNIT})$$

$$\text{NET COST} = \text{COST PER UNIT} - \text{CREDITS}$$

**TABLE 13  
PUBLIC BUILDING NEEDS AND COSTS PER LAND USE TYPE  
PALM BEACH COUNTY**

LAND USE TYPE (UNIT)	FUNCTIONAL POPULATION	COST PER UNIT	CREDITS	NET COST
<b>RESIDENTIAL UNITS BY SIZE</b>				
800 Feet and Under	0.8960	\$884	\$377	\$506.98
801 - 1,399	1.0840	\$1,070	\$456	\$613.35
1,400 - 1,999	1.2390	\$1,223	\$522	\$701.05
2,000 - 3,599	1.4170	\$1,398	\$597	\$801.76
3,600 and Over	1.5560	\$1,536	\$655	\$880.42
Hotel/Motel per Room	0.3500	\$345	\$147	\$198.04
<b>NON-RESIDENTIAL:</b>				
DRIVE-IN BANK PER 1,000 FT <sup>2</sup>	2.3370	\$2,306	\$984	\$1,322.32
MINI-WAREHOUSE PER 1,000 FT <sup>2</sup>	0.0970	\$96	\$41	\$54.89
MOVIE THEATER PER SEAT	0.0660	\$65	\$28	\$37.34
RACQUET CLUB PER COURT	1.5570	\$1,537	\$656	\$880.98
CHURCH/SYNAGOGUE PER 1,000 FT <sup>2</sup>	0.3710	\$366	\$156	\$209.92
DAY CARE CENTER PER 1,000 FT <sup>2</sup>	1.8320	\$1,808	\$771	\$1,036.58
QUALITY RESTAURANT PER 1,000 FT <sup>2</sup>	2.2310	\$2,202	\$939	\$1,262.34
HIGH TURNOVER SIT-DOWN RESTAURANT PER 1,000 FT	2.4320	\$2,400	\$1,024	\$1,376.08
NEW CAR SALES PER 1,000 FT <sup>2</sup>	1.0070	\$994	\$424	\$569.78
<b>OFFICE PER 1,000 FT<sup>2</sup> :</b>				
50,000 FT <sup>2</sup> & Under	0.8010	\$790	\$337	\$453.23
50,001 - 99,999 FT <sup>2</sup>	0.8780	\$866	\$370	\$496.79
100,000 - 149,999 FT <sup>2</sup>	1.0950	\$1,081	\$461	\$619.57
150,000 - 199,999 FT <sup>2</sup>	1.0670	\$1,053	\$449	\$603.73
200,000 - 399,999 FT <sup>2</sup>	1.0530	\$1,039	\$443	\$595.81
400,000 - 499,999 FT <sup>2</sup>	1.0440	\$1,030	\$440	\$590.71
500,000 - 599,999 FT <sup>2</sup>	0.7420	\$732	\$312	\$419.84
600,000 - 699,999 FT <sup>2</sup>	0.7400	\$730	\$312	\$418.71
700,000 - 799,999 FT <sup>2</sup>	1.0100	\$997	\$425	\$571.48
800,000 FT <sup>2</sup> or more	1.0090	\$996	\$425	\$570.91
<b>MEDICAL BUILDINGS:</b>				
MEDICAL OFFICES PER 1,000 FT <sup>2</sup>	1.7020	\$1,680	\$717	\$963.03

LAND USE TYPE (UNIT)	FUNCTIONAL POPULATION	COST PER UNIT	CREDITS	NET COST
HOSPITALS PER 1,000 FT <sup>2</sup>	1.4600	\$1,441	\$615	\$826.10
NURSING HOME PER 1,000 FT <sup>2</sup>	0.1810	\$179	\$76	\$102.41
INDUSTRIAL BUILDINGS:				
GEN. INDUSTRIAL PER 1,000 FT <sup>2</sup>	0.4500	\$444	\$189	\$254.62
WAREHOUSING PER 1,000 FT <sup>2</sup>	0.2180	\$215	\$92	\$123.35
GENERAL COMMERCIAL RETAIL PER 1,000 FT <sup>2</sup> :				
50,000 FT <sup>2</sup> or Less	2.0550	\$2,028	\$865	\$1,162.76
50,001 - 99,999 FT <sup>2</sup>	2.0030	\$1,977	\$843	\$1,133.33
100,000 - 199,999 FT <sup>2</sup>	1.9830	\$1,957	\$835	\$1,122.02
200,000 - 299,999 FT <sup>2</sup>	2.1770	\$2,148	\$917	\$1,231.79
300,000 - 399,999 FT <sup>2</sup>	2.1960	\$2,167	\$925	\$1,242.54
400,000 - 499,999 FT <sup>2</sup>	2.2180	\$2,189	\$934	\$1,254.99
500,000 - 599,999 FT <sup>2</sup>	2.2420	\$2,213	\$944	\$1,268.56
600,000 - 699,999 FT <sup>2</sup>	2.2650	\$2,235	\$954	\$1,281.58
700,000 - 999,999 FT <sup>2</sup>	2.2700	\$2,240	\$956	\$1,284.41
1,000,000 - 1,199,999 FT <sup>2</sup>	2.1820	\$2,153	\$919	\$1,234.62
1,200,000 - 1,399,999 FT <sup>2</sup>	2.1400	\$2,112	\$901	\$1,210.85
1,400,000 - 1,599,999 FT <sup>2</sup>	2.1060	\$2,078	\$887	\$1,191.62
1,600,000 FT <sup>2</sup> or more	2.0780	\$2,051	\$875	\$1,175.77
PHARMACY WITH DRIVE THRU	2.0180	\$1,991	\$850	\$1,141.83
FAST FOOD RESTAURANT	3.6990	\$3,650	\$1,557	\$2,092.96
SERVICE STATION PER FUELING STN.	0.5160	\$509	\$217	\$291.96
CONVENIENCE RETAIL	4.7070	\$4,645	\$1,982	\$2,663.31

Changes

	Revised	Existing	% Change
RESIDENTIAL UNITS BY SIZE			
800 Feet and Under	\$506.98	\$119.84	323.05%
801 - 1,399	\$613.35	\$144.98	323.06%
1,400 - 1,999	\$701.05	\$165.67	323.16%
2,000 - 3,599	\$801.76	\$189.42	323.27%
3,600 and Over	\$880.42	\$208.03	323.22%
Hotel/Motel per Room	\$198.04	\$48.60	307.49%
NON-RESIDENTIAL:			
DRIVE-IN BANK PER 1,000 FT <sup>2</sup>	\$1,322.32	\$324.54	307.44%
MINI-WAREHOUSE PER 1,000 FT <sup>2</sup>	\$54.89	\$13.47	307.50%
MOVIE THEATER PER SEAT	\$37.34	\$9.17	307.20%
RACQUET CLUB PER COURT	\$880.98	\$216.21	307.46%
CHURCH/SYNAGOGUE PER 1,000 FT <sup>2</sup>	\$209.92	\$51.52	307.45%
DAY CARE CENTER PER 1,000 FT <sup>2</sup>	\$1,036.58	\$254.41	307.44%
QUALITY RESTAURANT PER 1,000 FT <sup>2</sup>	\$1,262.34	\$309.81	307.46%
HIGH TURNOVER SIT-DOWN RESTAURANT PER 1,000 FT	\$1,376.08	\$337.72	307.46%

**Changes**

	Revised	Existing	% Change
NEW CAR SALES PER 1,000 FT <sup>2</sup>	\$569.78	\$139.84	307.45%
<b>OFFICE PER 1,000 FT<sup>2</sup> :</b>			
50,000 FT <sup>2</sup> & Under	\$453.23	\$111.23	307.47%
50,001 - 99,999 FT <sup>2</sup>	\$496.79	\$121.93	307.44%
100,000 - 149,999 FT <sup>2</sup>	\$619.57	\$152.06	307.45%
150,000 - 199,999 FT <sup>2</sup>	\$603.73	\$148.17	307.46%
200,000 - 399,999 FT <sup>2</sup>	\$595.81	\$146.23	307.45%
400,000 - 499,999 FT <sup>2</sup>	\$590.71	\$144.98	307.44%
500,000 - 599,999 FT <sup>2</sup>	\$419.84	\$103.04	307.45%
600,000 - 699,999 FT <sup>2</sup>	\$418.71	\$102.77	307.42%
700,000 - 799,999 FT <sup>2</sup>	\$571.48	\$140.25	307.47%
800,000 FT <sup>2</sup> or more	\$570.91	\$140.12	307.44%
<b>MEDICAL BUILDINGS:</b>			
MEDICAL OFFICES PER 1,000 FT <sup>2</sup>	\$963.03	\$236.35	307.46%
HOSPITALS PER 1,000 FT <sup>2</sup>	\$826.10	\$202.75	307.45%
NURSING HOME PER 1,000 FT <sup>2</sup>	\$102.41	\$25.14	307.36%
<b>INDUSTRIAL BUILDINGS:</b>			
GEN. INDUSTRIAL PER 1,000 FT <sup>2</sup>	\$254.62	\$62.50	307.39%
WAREHOUSING PER 1,000 FT <sup>2</sup>	\$123.35	\$30.28	307.36%
<b>GENERAL COMMERCIAL RETAIL PER 1,000 FT<sup>2</sup>:</b>			
50,000 FT <sup>2</sup> or Less	\$1,162.76	\$285.37	307.46%
50,001 - 99,999 FT <sup>2</sup>	\$1,133.33	\$278.15	307.45%
100,000 - 199,999 FT <sup>2</sup>	\$1,122.02	\$275.38	307.44%
200,000 - 299,999 FT <sup>2</sup>	\$1,231.79	\$302.32	307.45%
300,000 - 399,999 FT <sup>2</sup>	\$1,242.54	\$304.96	307.44%
400,000 - 499,999 FT <sup>2</sup>	\$1,254.99	\$308.01	307.45%
500,000 - 599,999 FT <sup>2</sup>	\$1,268.56	\$311.34	307.45%
600,000 - 699,999 FT <sup>2</sup>	\$1,281.58	\$314.54	307.45%
700,000 - 999,999 FT <sup>2</sup>	\$1,284.41	\$315.23	307.45%
1,000,000 - 1,199,999 FT <sup>2</sup>	\$1,234.62	\$303.01	307.45%
1,200,000 - 1,399,999 FT <sup>2</sup>	\$1,210.85	\$297.17	307.46%
1,400,000 - 1,599,999 FT <sup>2</sup>	\$1,191.62	\$292.46	307.45%
1,600,000 FT <sup>2</sup> or more	\$1,175.77	\$288.57	307.45%
PHARMACY WITH DRIVE THRU	\$1,141.83	\$280.24	307.45%
FAST FOOD RESTAURANT	\$2,092.96	\$513.68	307.44%
SERVICE STATION PER FUELING STN.	\$291.96	\$71.65	307.48%
CONVENIENCE RETAIL	\$2,663.31	\$653.65	307.45%

**EXISTING PUBLIC BUILDING IMPACT FEES**

County	Public Bldg
Palm Beach *	\$148.00
Indian River *	\$206.00
Nassau *	\$231.49
Hernando	\$302.00
Sarasota	\$303.00
Wakulla	\$317.00
St Lucie *	\$368.00
St. Johns	\$378.00
Martin *	\$436.00
Citrus	\$625.00
Charlotte	\$780.00
Collier	\$807.00
DeSoto	\$971.00
Gilchrist	\$1,000.00
Average	\$490.89
Median	\$373.00
Palm Beach - Revised	\$701.05

\* In revision

## V Law Enforcement Impact Fees

Due to the rapid growth of Palm Beach County the provision of police protection and law enforcement tends to lag behind need. One means of meeting the needs of new development for law enforcement is to raise general property taxes in anticipation of the needs of future development and before such new development either places the demands upon the system or begins to pay for services. The Board of County Commissioners has determined that the general fund should not absorb all of these costs and thus an impact fee is being used.

The Patrol Division provides service to the unincorporated area and those municipalities that do not have a municipal police force. This is the only area of relevance to the law enforcement impact fees. Table 14 sets out the offsets to be used in setting law enforcement impact fees. Tables 15 and 15a set out the costs and demands relevant to patrol area law enforcement.

TABLE 14  
LAW ENFORCEMENT OFFSETS  
PALM BEACH COUNTY

TOTAL TAXABLE VALUE	\$154,957.3 Million
GENERAL OBLIGATION DEBT	\$0.0 Million
CREDIT FOR FUTURE PAYMENTS	\$0.0
CREDIT FOR PAST PAYMENTS	2.8%
NON-AD VALOREM DEBT	\$0.0 Million
MATURITY	20.0 Years
YEARS TO GO	17.5 Years
INTEREST RATE	4.0%
AVERAGE ANNUAL DEBT SERVICE	\$0.0 Million
DEBT SERVICE PER CAPITA	\$0.00 Per year
CAPITALIZATION PERIOD (Years)	25.00
DISCOUNT RATE	4.32%
CREDIT FOR FUTURE PAYMENTS	\$0.00 Per Capita
CREDIT FOR PAST PAYMENTS	2.80%

Tables 15 and 15a set out the law enforcement parameters utilized and Table 16 show the needs and costs by residential and non-residential land uses. Palm Beach County has no outstanding debt for law enforcement. Therefore there are not offsets for bond payments.

It is recommended that no law enforcement impact fees be charged for the Glades area due to the law enforcement needs of this area not being related to growth.



TABLE 15a  
**SHERIFF'S PARAMETERS**  
**PALM BEACH COUNTY**

<b>ALLOCATION OF FACILITIES:</b>		
Responding Personnel Assigned to:		
Countywide	660	53.0%
Patrol Area	586	47.0%
<b>CAPITAL FACILITIES:</b>		
Total	\$85,331,431	
Patrol Area	\$40,131,797	
Countywide Services	\$45,199,634	
<b>PATROL AREA SERVICES</b>		
RESPONDING PERSONNEL	586	
POPULATION SERVED	713,842	
STANDARD	1.22	
SERVICE CALLS PER YEAR	588,311	
<b>CALLS PER:</b>		
Responding Officer	1,003.9	
1,000 Population	824.1	
<b>CAPITAL FACILITIES COST:</b>		
PER CAPITA COST	\$56.22	
PER CALL COST	\$68.22	

SOURCE: Palm Beach County Sheriff's Office, December 13, 2006.

TABLE 15b  
**DEMAND FOR SHERIFF'S SERVICES**  
**PALM BEACH COUNTY**  
**2002 - 2003**

LAND USE TYPE	DEMAND/ CALLS	UNITS	CALLS PER UNIT
Single Family Detached	319,551	118,673	2.693
Single Family Attached	na	na	2.693
Multi-Family	123,286	167,540	0.736
Mobile Home	na	na	0.736
Hotel/Motel per Room	2,613	3,042	0.859
Retail per 1,000 FT <sup>2</sup>	81,606	79,186	1.031
Office per 1,000 FT <sup>2</sup>	50,996	49,417	1.032
Storage per 1,000 FT <sup>2</sup>	5,735	24,350	0.236
Industry per 1,000 FT <sup>2</sup>	4,525	58,315	0.078
Total Calls	588,311		

SOURCE: Palm Beach County Sheriff's Department, December 13, 2006.

The formula for calculating the law enforcement impact fee is:

$$\text{COST PER UNIT} = \text{SERVICE CALLS PER UNIT} \times \text{COST PER CALL}$$

$$\text{OFFSETS} = (0.028 * \text{COST PER UNIT}) + (\$0.00 \times \text{POPULATION PER UNIT})$$

$$\text{NET COST} = \text{COST PER UNIT} - \text{OFFSETS}$$

TABLE 16  
PATROL AREA NEEDS AND COSTS BY LAND USE TYPE  
PALM BEACH COUNTY

LAND USE TYPE (UNIT)	SERVICE CALLS	COST PER UNIT	CREDITS	NET COST
SINGLE FAMILY DETACHED	2.693	\$183.68	\$5.14	\$178.54
SINGLE FAMILY ATTACHED	2.693	\$183.68	\$5.14	\$178.54
MULTI-FAMILY	0.736	\$50.20	\$1.41	\$48.79
MOBILE HOME	0.736	\$50.20	\$1.41	\$48.79
HOTEL/MOTEL PER ROOM	0.859	\$58.60	\$1.64	\$56.96
<b>NON-RESIDENTIAL:</b>				
DRIVE-IN BANK PER 1,000 FT <sup>2</sup>	1.032	\$70.39	\$1.97	\$68.42
MINI-WAREHOUSE PER 1,000 FT <sup>2</sup>	0.236	\$16.07	\$0.45	\$15.62
MOVIE THEATER PER SEAT	1.031	\$70.30	\$1.97	\$68.33
RACQUET CLUB PER COURT	1.031	\$70.30	\$1.97	\$68.33
CHURCH/SYNAGOGUE PER 1,000 FT <sup>2</sup>	1.031	\$70.30	\$1.97	\$68.33
DAY CARE CENTER PER 1,000 FT <sup>2</sup>	1.031	\$70.30	\$1.97	\$68.33
QUALITY RESTAURANT PER 1,000 FT <sup>2</sup>	1.031	\$70.30	\$1.97	\$68.33
HIGH TURNOVER SIT-DOWN RESTAURANT PER 1,000 FT	1.031	\$70.30	\$1.97	\$68.33
NEW CAR SALES PER 1,000 FT <sup>2</sup>	1.031	\$70.30	\$1.97	\$68.33
<b>OFFICE PER 1,000 FT<sup>2</sup> :</b>				
50,000 FT <sup>2</sup> & Under	1.032	\$70.39	\$1.97	\$68.42
50,001 - 99,999 FT <sup>2</sup>	1.032	\$70.39	\$1.97	\$68.42
100,000 - 149,999 FT <sup>2</sup>	1.032	\$70.39	\$1.97	\$68.42
150,000 - 199,999 FT <sup>2</sup>	1.032	\$70.39	\$1.97	\$68.42
200,000 - 399,999 FT <sup>2</sup>	1.032	\$70.39	\$1.97	\$68.42
400,000 - 499,999 FT <sup>2</sup>	1.032	\$70.39	\$1.97	\$68.42
500,000 - 599,999 FT <sup>2</sup>	1.032	\$70.39	\$1.97	\$68.42
600,000 - 699,999 FT <sup>2</sup>	1.032	\$70.39	\$1.97	\$68.42
700,000 - 799,999 FT <sup>2</sup>	1.032	\$70.39	\$1.97	\$68.42
800,000 FT <sup>2</sup> or more	1.032	\$70.39	\$1.97	\$68.42
<b>MEDICAL BUILDINGS:</b>				
MEDICAL OFFICES PER 1,000 FT <sup>2</sup>	1.032	\$70.39	\$1.97	\$68.42
HOSPITALS PER 1,000 FT <sup>2</sup>	1.032	\$70.39	\$1.97	\$68.42
NURSING HOME PER 1,000 FT <sup>2</sup>	1.032	\$70.39	\$1.97	\$68.42
<b>INDUSTRIAL BUILDINGS:</b>				
GEN. INDUSTRIAL PER 1,000 FT <sup>2</sup>	0.078	\$5.29	\$0.15	\$5.14
WAREHOUSING PER 1,000 FT <sup>2</sup>	0.236	\$16.07	\$0.45	\$15.62
<b>GENERAL COMMERCIAL RETAIL PER 1,000 FT<sup>2</sup>:</b>				
50,000 FT <sup>2</sup> or Less	1.031	\$70.30	\$1.97	\$68.33
50,001 - 99,999 FT <sup>2</sup>	1.031	\$70.30	\$1.97	\$68.33

LAND USE TYPE (UNIT)	SERVICE CALLS	COST PER UNIT	CREDITS	NET COST
100,000 - 199,999 FT <sup>2</sup>	1.031	\$70.30	\$1.97	\$68.33
200,000 - 299,999 FT <sup>2</sup>	1.031	\$70.30	\$1.97	\$68.33
300,000 - 399,999 FT <sup>2</sup>	1.031	\$70.30	\$1.97	\$68.33
400,000 - 499,999 FT <sup>2</sup>	1.031	\$70.30	\$1.97	\$68.33
500,000 - 599,999 FT <sup>2</sup>	1.031	\$70.30	\$1.97	\$68.33
600,000 - 699,999 FT <sup>2</sup>	1.031	\$70.30	\$1.97	\$68.33
700,000 - 999,999 FT <sup>2</sup>	1.031	\$70.30	\$1.97	\$68.33
1,000,000 - 1,199,999 FT <sup>2</sup>	1.031	\$70.30	\$1.97	\$68.33
1,200,000 - 1,399,999 FT <sup>2</sup>	1.031	\$70.30	\$1.97	\$68.33
1,400,000 - 1,599,999 FT <sup>2</sup>	1.031	\$70.30	\$1.97	\$68.33
1,600,000 FT <sup>2</sup> or more	1.031	\$70.30	\$1.97	\$68.33
PHARMACY WITH DRIVE THRU	1.031	\$70.30	\$1.97	\$68.33
FAST FOOD RESTAURANT	1.031	\$70.30	\$1.97	\$68.33
SERVICE STATION PER FUELING STN.	1.031	\$70.30	\$1.97	\$68.33
CONVENIENCE RETAIL	1.031	\$70.30	\$1.97	\$68.33

Changes	Revised	2003	% Change
SINGLE FAMILY DETACHED	\$178.54	\$187.24	-4.65%
SINGLE FAMILY ATTACHED	\$178.54	\$187.24	-4.65%
MULTI-FAMILY	\$48.79	\$54.88	-11.10%
MOBILE HOME	\$48.79	\$54.88	-11.10%
HOTEL/MOTEL PER ROOM	\$56.96	\$62.49	-8.85%
NON-RESIDENTIAL:			
DRIVE-IN BANK PER 1,000 FT <sup>2</sup>	\$68.42	\$70.58	-3.06%
MINI-WAREHOUSE PER 1,000 FT <sup>2</sup>	\$15.62	\$15.18	2.90%
MOVIE THEATER PER SEAT	\$68.33	\$77.44	-11.76%
RACQUET CLUB PER COURT	\$68.33	\$77.44	-11.76%
CHURCH/SYNAGOGUE PER 1,000 FT <sup>2</sup>	\$68.33	\$77.44	-11.76%
DAY CARE CENTER PER 1,000 FT <sup>2</sup>	\$68.33	\$77.44	-11.76%
QUALITY RESTAURANT PER 1,000 FT <sup>2</sup>	\$68.33	\$77.44	-11.76%
HIGH TURNOVER SIT-DOWN RESTAURANT PER 1,000 FT	\$68.33	\$77.44	-11.76%
NEW CAR SALES PER 1,000 FT <sup>2</sup>	\$68.33	\$77.44	-11.76%
OFFICE PER 1,000 FT <sup>2</sup> :			
50,000 FT <sup>2</sup> & Under	\$68.42	\$70.58	-3.06%
50,001 - 99,999 FT <sup>2</sup>	\$68.42	\$70.58	-3.06%
100,000 - 149,999 FT <sup>2</sup>	\$68.42	\$70.58	-3.06%
150,000 - 199,999 FT <sup>2</sup>	\$68.42	\$70.58	-3.06%
200,000 - 399,999 FT <sup>2</sup>	\$68.42	\$70.58	-3.06%
400,000 - 499,999 FT <sup>2</sup>	\$68.42	\$70.58	-3.06%
500,000 - 599,999 FT <sup>2</sup>	\$68.42	\$70.58	-3.06%
600,000 - 699,999 FT <sup>2</sup>	\$68.42	\$70.58	-3.06%

Changes	Revised	2003	% Change
700,000 - 799,999 FT <sup>2</sup>	\$68.42	\$70.58	-3.06%
800,000 FT <sup>2</sup> or more	\$68.42	\$70.58	-3.06%
<b>MEDICAL BUILDINGS:</b>			
MEDICAL OFFICES PER 1,000 FT <sup>2</sup>	\$68.42	\$70.58	-3.06%
HOSPITALS PER 1,000 FT <sup>2</sup>	\$68.42	\$70.58	-3.06%
NURSING HOME PER 1,000 FT <sup>2</sup>	\$68.42	\$70.58	-3.06%
<b>INDUSTRIAL BUILDINGS:</b>			
GEN. INDUSTRIAL PER 1,000 FT <sup>2</sup>	\$5.14	\$5.41	-4.99%
WAREHOUSING PER 1,000 FT <sup>2</sup>	\$15.62	\$15.18	2.90%
<b>GENERAL COMMERCIAL RETAIL PER 1,000 FT<sup>2</sup>:</b>			
50,000 FT <sup>2</sup> or Less	\$68.33	\$77.44	-11.76%
50,001 - 99,999 FT <sup>2</sup>	\$68.33	\$77.44	-11.76%
100,000 - 199,999 FT <sup>2</sup>	\$68.33	\$77.44	-11.76%
200,000 - 299,999 FT <sup>2</sup>	\$68.33	\$77.44	-11.76%
300,000 - 399,999 FT <sup>2</sup>	\$68.33	\$77.44	-11.76%
400,000 - 499,999 FT <sup>2</sup>	\$68.33	\$77.44	-11.76%
500,000 - 599,999 FT <sup>2</sup>	\$68.33	\$77.44	-11.76%
600,000 - 699,999 FT <sup>2</sup>	\$68.33	\$77.44	-11.76%
700,000 - 999,999 FT <sup>2</sup>	\$68.33	\$77.44	-11.76%
1,000,000 - 1,199,999 FT <sup>2</sup>	\$68.33	\$77.44	-11.76%
1,200,000 - 1,399,999 FT <sup>2</sup>	\$68.33	\$77.44	-11.76%
1,400,000 - 1,599,999 FT <sup>2</sup>	\$68.33	\$77.44	-11.76%
1,600,000 FT <sup>2</sup> or more	\$68.33	\$77.44	-11.76%
PHARMACY WITH DRIVE THRU	\$68.33	\$77.44	-11.76%
FAST FOOD RESTAURANT	\$68.33	\$77.44	-11.76%
SERVICE STATION PER FUELING STN.	\$68.33	\$77.44	-11.76%
CONVENIENCE RETAIL	\$68.33	\$77.44	-11.76%

**EXISTING LAW ENFORCEMENT  
IMPACT FEES**

<b>County</b>	<b>Law/Jail</b>
Brevard	\$71.99
Hernando	\$99.00
Nassau *	\$149.85
Monroe	\$150.00
Palm Beach *	\$170.58
St Lucie	\$183.00
St. Johns	\$188.00
Orange	\$193.00
Wakulla	\$236.00
Indian River *	\$244.00
Citrus	\$257.00
Charlotte	\$300.00
Polk	\$410.00
Miami/Dade	\$411.00
Martin *	\$459.00
Collier	\$531.00
DeSoto	\$538.00
Bradford	\$686.00
Manatee	\$839.00
Sarasota	\$880.00
Mean	\$349.82
Median	\$250.50
Proposed	\$178.54
* In revision	

## VI Fire Protection and Rescue Impact Fees

The rapid growth of the County has resulted in equally rapid growth in the need for fire protection and emergency rescue service. Palm Beach County provides fire and rescue service through a Municipal Services Taxing Unit (MSTU). This taxing district provides service to the unincorporated area and to those incorporated areas that have elected to receive these services. Areas not served by the County fire-rescue system receive such services from a municipal system or some other system. Impact fees are being considered only for this MSTU.

Table 17 sets out the fire/rescue parameters used and Table 18 shows the calls for fire & rescue service by land use type. Table 19 shows fire & rescue capital costs by land use type. The calls for service by land use type allocate all calls to structures, i.e., developed properties. This is done first by allocating calls from no specific structure, most commonly from streets, to structures based upon the percentage of all calls emanating from structures. The second allocation is of the institutional population. The institutional population is residents away from their homes. The most institutional calls come from places of public assembly, schools, and health care facilities. These calls are allocated to residences based upon the percentage of all residential calls coming from the particular type of residence. The net allocated calls per unit are shown in Table 18.

TABLE 17  
**FIRE/RESCUE PARAMETERS**  
**PALM BEACH COUNTY**

<b>STANDARD:</b>	
Response Time of	7.5 Minutes
<b>CAPITAL INVESTMENTS:</b>	
Fleet	\$50,370,247
Facilities	\$89,065,561
Radio Equipment	\$5,581,841
Computer Equipment	\$3,294,088
Video Equipment	\$646,655
Training Equipment	\$456,086
Office Furniture/Equipment	\$1,854,621
Fire/Rescue Capital Investments	\$151,269,099
Total Calls for Service	81,150
Total Capital Cost Per Call	\$1,864.07

SOURCE: Palm Beach County Fire Rescue, December 5, 2006.

NOTE: Capital cost per call is used to establish the Fire/Rescue impact fee.

TABLE 18  
**FIRE/RESCUE CALLS FOR SERVICE**  
**PALM BEACH COUNTY**

<b>FIRE/RESCUE CALLS PER UNIT:</b>	<b>CALLS PER UNIT</b>
LAND USE	
Single Family Detached	0.3745
Single Family Attached	0.3745
Multi-Family	0.1671
Mobile Home	0.1671
Hotel/Motel per Room	0.6910
Retail per 1,000 FT <sup>2</sup>	0.1681
Office per 1,000 FT <sup>2</sup>	0.1078
Storage per 1,000 FT <sup>2</sup>	0.0399
Industry per 1,000 FT <sup>2</sup>	0.1110
Institutional per 1,000 FT <sup>2</sup> *	0.0000

SOURCE: Palm Beach County Fire Department, "Palm Beach County Fire-Rescue Call Load," Dec 5, 2006.

NOTE: Institutional land uses are excluded because they are emergency service providers.



In Table 19, the cost of fire/rescue protection is determined based upon the expected calls for service per unit per year. These call generation rates are based upon a statistical review of fire/rescue calls and are set out in "Palm Beach County Fire-Rescue Call Load," for fiscal year 2005-06.

The formula for calculating the fire/rescue impact fee is:

$$\text{COST PER UNIT} = \text{CAPITAL COST PER CALL} \times \text{CALLS PER UNIT}$$

$$\text{CREDITS} = 0 \times \text{COST PER UNIT} + \$0.00 \times \text{FUNCTIONAL POPULATION PER UNIT}$$

$$\text{NET COST} = \text{COST PER UNIT} - \text{CREDITS.}$$

There are no proposed credits for past or future payments toward fire protection and rescue capital costs. There are no credits for future payments because there is no outstanding debt for fire & rescue and thus no expected payments. There is no past credit because vacant land is a frequent location for fires, so-called brush fires, thus vacant land places demands on the fire protection services and benefits from the provision of those services.

TABLE 19  
**FIRE PROTECTION NEEDS AND COSTS BY LAND USE TYPE  
 PALM BEACH COUNTY**

LAND USE TYPE (UNIT)	CALLS FOR SERVICE	COST PER UNIT	CREDITS	NET COST
<b>RESIDENTIAL UNITS BY TYPE:</b>				
Single Family Detached	0.3745	\$698.07	\$0.00	\$698.07
Single Family Attached	0.3745	\$698.07	\$0.00	\$698.07
Multi-Family	0.1671	\$311.48	\$0.00	\$311.48
Mobile Home	0.1671	\$311.48	\$0.00	\$311.48
Hotel/Motel Per Room	0.6910	\$1,288.15	\$0.00	\$1,288.15
<b>NON-RESIDENTIAL:</b>				
DRIVE-IN BANK PER 1,000 FT <sup>2</sup>	0.1078	\$200.95	\$0.00	\$200.95
MINI-WAREHOUSE PER 1,000 FT <sup>2</sup>	0.1078	\$200.95	\$0.00	\$200.95
MOVIE THEATER PER SEAT	0.1078	\$200.95	\$0.00	\$200.95
RACQUET CLUB PER COURT	0.1078	\$200.95	\$0.00	\$200.95
CHURCH/SYNAGOGUE PER 1,000 FT <sup>2</sup>	0.1078	\$200.95	\$0.00	\$200.95
DAY CARE CENTER PER 1,000 FT <sup>2</sup>	0.1078	\$200.95	\$0.00	\$200.95
QUALITY RESTAURANT PER 1,000 FT <sup>2</sup>	0.1681	\$313.37	\$0.00	\$313.37
HIGH TURNOVER SIT-DOWN RESTAURANT PER 1,000 FT	0.1681	\$313.37	\$0.00	\$313.37
NEW CAR SALES PER 1,000 FT <sup>2</sup>	0.1681	\$313.37	\$0.00	\$313.37
<b>OFFICE PER 1,000 FT<sup>2</sup> :</b>				
50,000 FT <sup>2</sup> & Under	0.1078	\$200.95	\$0.00	\$200.95
50,001 - 99,999 FT <sup>2</sup>	0.1078	\$200.95	\$0.00	\$200.95
100,000 - 149,999 FT <sup>2</sup>	0.1078	\$200.95	\$0.00	\$200.95
150,000 - 199,999 FT <sup>2</sup>	0.1078	\$200.95	\$0.00	\$200.95
200,000 - 399,999 FT <sup>2</sup>	0.1078	\$200.95	\$0.00	\$200.95
400,000 - 499,999 FT <sup>2</sup>	0.1078	\$200.95	\$0.00	\$200.95
500,000 - 599,999 FT <sup>2</sup>	0.1078	\$200.95	\$0.00	\$200.95
600,000 - 699,999 FT <sup>2</sup>	0.1078	\$200.95	\$0.00	\$200.95
700,000 - 799,999 FT <sup>2</sup>	0.1078	\$200.95	\$0.00	\$200.95
800,000 FT <sup>2</sup> or more	0.1078	\$200.95	\$0.00	\$200.95
<b>MEDICAL BUILDINGS:</b>				
MEDICAL OFFICES PER 1,000 FT <sup>2</sup>	0.1078	\$200.95	\$0.00	\$200.95
HOSPITALS PER 1,000 FT <sup>2</sup>	0.1078	\$200.95	\$0.00	\$200.95
NURSING HOME PER 1,000 FT <sup>2</sup>	0.0000	\$0.00	\$0.00	\$0.00
<b>INDUSTRIAL BUILDINGS:</b>				
GEN. INDUSTRIAL PER 1,000 FT <sup>2</sup>	0.1110	\$206.91	\$0.00	\$206.91
WAREHOUSING PER 1,000 FT <sup>2</sup>	0.0399	\$74.37	\$0.00	\$74.37
<b>GENERAL COMMERCIAL RETAIL PER 1,000 FT<sup>2</sup>:</b>				
50,000 FT <sup>2</sup> or Less	0.1681	\$313.37	\$0.00	\$313.37
50,001 - 99,999 FT <sup>2</sup>	0.1681	\$313.37	\$0.00	\$313.37
100,000 - 199,999 FT <sup>2</sup>	0.1681	\$313.37	\$0.00	\$313.37
200,000 - 299,999 FT <sup>2</sup>	0.1681	\$313.37	\$0.00	\$313.37

LAND USE TYPE (UNIT)	CALLS FOR SERVICE	COST PER UNIT	CREDITS	NET COST
300,000 - 399,999 FT <sup>2</sup>	0.1681	\$313.37	\$0.00	\$313.37
400,000 - 499,999 FT <sup>2</sup>	0.1681	\$313.37	\$0.00	\$313.37
500,000 - 599,999 FT <sup>2</sup>	0.1681	\$313.37	\$0.00	\$313.37
600,000 - 699,999 FT <sup>2</sup>	0.1681	\$313.37	\$0.00	\$313.37
700,000 - 999,999 FT <sup>2</sup>	0.1681	\$313.37	\$0.00	\$313.37
1,000,000 - 1,199,999 FT <sup>2</sup>	0.1681	\$313.37	\$0.00	\$313.37
1,200,000 - 1,399,999 FT <sup>2</sup>	0.1681	\$313.37	\$0.00	\$313.37
1,400,000 - 1,599,999 FT <sup>2</sup>	0.1681	\$313.37	\$0.00	\$313.37
1,600,000 FT <sup>2</sup> or more	0.1681	\$313.37	\$0.00	\$313.37
PHARMACY WITH DRIVE THRU	0.1681	\$313.37	\$0.00	\$313.37
FAST FOOD RESTAURANT	0.1681	\$313.37	\$0.00	\$313.37
SERVICE STATION PER FUELING STN.	0.1681	\$313.37	\$0.00	\$313.37
CONVENIENCE RETAIL	0.1681	\$313.37	\$0.00	\$313.37

#### Changes

	Revised	Existing	% Change
<b>RESIDENTIAL UNITS BY TYPE:</b>			
Single Family Detached	\$698.07	\$556.26	25.49%
Single Family Attached	\$698.07	\$556.26	25.49%
Multi-Family	\$311.48	\$261.49	19.12%
Mobile Home	\$311.48	\$261.49	19.12%
Hotel/Motel Per Room	\$1,288.15	\$1,004.88	28.19%
<b>NON-RESIDENTIAL:</b>			
DRIVE-IN BANK PER 1,000 FT <sup>2</sup>	\$200.95	\$158.46	26.81%
MINI-WAREHOUSE PER 1,000 FT <sup>2</sup>	\$200.95	\$158.46	26.81%
MOVIE THEATER PER SEAT	\$200.95	\$158.46	26.81%
RACQUET CLUB PER COURT	\$200.95	\$158.46	26.81%
CHURCH/SYNAGOGUE PER 1,000 FT <sup>2</sup>	\$313.37	\$238.16	31.58%
DAY CARE CENTER PER 1,000 FT <sup>2</sup>	\$313.37	\$238.16	31.58%
QUALITY RESTAURANT PER 1,000 FT <sup>2</sup>	\$313.37	\$238.16	31.58%
HIGH TURNOVER SIT-DOWN RESTAURANT PER 1,000 FT			
NEW CAR SALES PER 1,000 FT <sup>2</sup>	\$200.95	\$158.46	26.81%
<b>OFFICE PER 1,000 FT<sup>2</sup> :</b>			
50,000 FT <sup>2</sup> & Under	\$200.95	\$158.46	26.81%
50,001 - 99,999 FT <sup>2</sup>	\$200.95	\$158.46	26.81%
100,000 - 149,999 FT <sup>2</sup>	\$200.95	\$158.46	26.81%
150,000 - 199,999 FT <sup>2</sup>	\$200.95	\$158.46	26.81%
200,000 - 399,999 FT <sup>2</sup>	\$200.95	\$158.46	26.81%
400,000 - 499,999 FT <sup>2</sup>	\$200.95	\$158.46	26.81%
500,000 - 599,999 FT <sup>2</sup>	\$200.95	\$158.46	26.81%
600,000 - 699,999 FT <sup>2</sup>	\$200.95	\$158.46	26.81%
700,000 - 799,999 FT <sup>2</sup>	\$200.95	\$158.46	26.81%

**Changes**

	<b>Revised</b>	<b>Existing</b>	<b>% Change</b>
800,000 FT <sup>2</sup> or more	\$200.95	\$158.46	26.81%
<b>MEDICAL BUILDINGS:</b>			
MEDICAL OFFICES PER 1,000 FT <sup>2</sup>	\$200.95	\$158.46	26.81%
HOSPITALS PER 1,000 FT <sup>2</sup>	\$200.95	\$158.46	26.81%
NURSING HOME PER 1,000 FT <sup>2</sup>	\$0.00	\$0.00	
<b>INDUSTRIAL BUILDINGS:</b>			
GEN. INDUSTRIAL PER 1,000 FT <sup>2</sup>	\$206.91	\$152.82	35.39%
WAREHOUSING PER 1,000 FT <sup>2</sup>	\$74.37	\$56.93	30.63%
<b>GENERAL COMMERCIAL RETAIL PER 1,000 FT<sup>2</sup>:</b>			
50,000 FT <sup>2</sup> or Less	\$313.37	\$238.16	31.58%
50,001 - 99,999 FT <sup>2</sup>	\$313.37	\$238.16	31.58%
100,000 - 199,999 FT <sup>2</sup>	\$313.37	\$238.16	31.58%
200,000 - 299,999 FT <sup>2</sup>	\$313.37	\$238.16	31.58%
300,000 - 399,999 FT <sup>2</sup>	\$313.37	\$238.16	31.58%
400,000 - 499,999 FT <sup>2</sup>	\$313.37	\$238.16	31.58%
500,000 - 599,999 FT <sup>2</sup>	\$313.37	\$238.16	31.58%
600,000 - 699,999 FT <sup>2</sup>	\$313.37	\$238.16	31.58%
700,000 - 999,999 FT <sup>2</sup>	\$313.37	\$238.16	31.58%
1,000,000 - 1,199,999 FT <sup>2</sup>	\$313.37	\$238.16	31.58%
1,200,000 - 1,399,999 FT <sup>2</sup>	\$313.37	\$238.16	31.58%
1,400,000 - 1,599,999 FT <sup>2</sup>	\$313.37	\$238.16	31.58%
1,600,000 FT <sup>2</sup> or more	\$313.37	\$238.16	31.58%
PHARMACY WITH DRIVE THRU	\$313.37	\$238.16	31.58%
FAST FOOD RESTAURANT	\$313.37	\$238.16	31.58%
SERVICE STATION PER FUELING STN.	\$313.37	\$238.16	31.58%
CONVENIENCE RETAIL	\$313.37	\$238.16	31.58%

**EXISTING FIRE & RESCUE IMPACT FEES**

<b>County</b>	<b>Fire/Rescue</b>
Hillsborough	\$49
Glades	\$93
Hernando	\$99
Monroe	\$105
Levy	\$106
Nassau *	\$121
Brevard	\$132
Alachua	\$152
Putnam	\$159
Osceola	\$159
Seminole	\$172
Miami/Dade	\$177
Manatee	\$182
Orange	\$201
Marion	\$252
Indian River *	\$278
Volusia	\$278
Sarasota	\$298
Polk	\$313
Bradford	\$352
Martin *	\$357
St Lucie	\$368
Lake	\$369
Sumter	\$397
DeSoto	\$398
Charlotte	\$400
Pasco	\$420
St. Johns	\$501
Palm Beach *	\$528
Citrus	\$566
Lee	\$833
Collier	\$1,155
Mean	\$312
Median	\$278
Proposed	\$698

\* In Revision

## VII Public Library Impact Fees

The public library system of Palm Beach County serves the unincorporated area of the County plus a number of the incorporated areas. Municipal libraries serve the areas of the County not served by the County library system. The standards and costs set out below relate only to the area served by the County library system. It would follow that any County library impact fee would be applicable only in that service area. No library impact fees are proposed for the western or Glades area of the County due to the library needs of this area being unrelated to growth.

The standards of library provision are set out in Table 20. These standards relate to the provision of library materials and to the provision of library buildings. Table 21 sets out

TABLE 20  
STANDARDS FOR LIBRARY SERVICE  
PALM BEACH COUNTY

	TOTAL	PER CAPITA
POPULATION SERVED	849,952	
STANDARD FOR MATERIALS:		
Books & Materials	1,404,227	1.652
Electronic Resources	45	0.000053
TOTAL & PER CAPITA	1,404,272	1.652
STANDARDS FOR BUILDINGS:		
TOTAL LIBRARY BUILDINGS (FT <sup>2</sup> )	297,703	
LIBRARY SPACE PER CAPITA (FT <sup>2</sup> )		0.350

SOURCE: Palm Beach County Dept. of Libraries, February 12, 2007

the capital or acquisition cost experienced by the library. Both the standards and the costs exclude the cost of short term items such as popular novels and news periodicals.

TABLE 21  
LIBRARY CAPITAL COSTS  
PALM BEACH COUNTY

ITEM	COST PER ITEM	STANDARD PER CAPITA	COST PER CAPITA
Books & Materials	\$18.85	1.652	\$31.14
Electronic Resources	\$10,615	0.000053	\$0.56
Buildings & Equipment	\$229.37	0.350	\$80.28
TOTAL PER CAPITA			\$111.98

SOURCE: Palm Beach County Dept. of Libraries, February 12, 2007.

There is no existing outstanding debt for public libraries thus there is no need to consider credits for debt. The State of Florida and the federal government maintain grant programs that partially absorbs the cost of library capital improvements. Table 22 shows the history

TABLE 22  
LIBRARY CAPITAL CREDITS  
PALM BEACH COUNTY

CAPITAL SPENDING 00-06:	
Books	\$14,241,914
Electronic Resources	\$2,388,452
Buildings & Equipment	\$12,314,850
TOTAL	\$28,945,216
Grants	\$0
PER CENT FROM GRANTS	0.00%
TOTAL TAXABLE VALUE	\$154,957.3 Million
LIBRARY GENERAL OBLIGATION DEBT	\$52.70 Million
MATURITY	20.0 Years
YEARS TO GO	17.5 Years
INTEREST RATE	4.04%
AVERAGE ANNUAL DEBT SERVICE	\$3.9 Million
DEBT SERVICE MILLAGE	\$0.0251
AVERAGE TAXABLE VALUE PER CAPITA	\$99,161
ANNUAL TAX PAYMENTS	\$2.49 Per Capita
CAPITALIZATION PERIOD (Years)	25.00
DISCOUNT RATE	4.32%
CREDIT FOR FUTURE PAYMENTS PER CAPITA	\$37.62 Per Capita
CREDIT FOR PAST PAYMENTS	2.8% of Total

SOURCE: Palm Beach County Dept. of Libraries, February 12, 2007.

of grants over the past 5 years. The costs shown in Table 23 are based upon the assumption that Palm Beach County will continue to no longer receive grants library capital grants. Table 22 also shows the credit for past and future tax payments toward library capital costs.

The formula for calculating the public library impact fee is:

$$\text{COST PER UNIT} = \text{POPULATION PER UNIT} \times \text{COST PER CAPITA}$$

$$\text{CREDIT} = (2.8\% + 0\%) \times \text{COST PER UNIT} + (\$37.62 \times \text{POPULATION PER UNIT})$$

$$\text{NET COST} = \text{COST PER UNIT} - \text{CREDIT}$$

TABLE 23  
PUBLIC LIBRARY NEEDS AND COSTS BY LAND USE TYPE  
PALM BEACH COUNTY

LAND USE TYPE (UNIT)	RESIDENTIAL POPULATION	COST PER UNIT	CREDITS	NET COST
<b>RESIDENTIAL UNITS BY SIZE</b>				
800 Feet and Under	1.792	\$200.72	\$73.05	\$127.67
801 - 1,399	2.168	\$242.80	\$88.37	\$154.43
1,400 - 1,999	2.479	\$277.57	\$101.03	\$176.54
2,000 - 3,599	2.835	\$317.46	\$115.54	\$201.92
3,600 and Over	3.113	\$348.55	\$126.86	\$221.69

**Changes**

	Revised	2005	% Change
<b>RESIDENTIAL UNITS BY SIZE</b>			
800 Feet and Under	\$127.67	\$113.38	12.60%
801 - 1,399	\$154.43	\$137.15	12.60%
1,400 - 1,999	\$176.54	\$156.79	12.60%
2,000 - 3,599	\$201.92	\$179.32	12.60%
3,600 and Over	\$221.69	\$196.88	12.60%



**EXISTING LIBRARY IMPACT FEES**

<b>County</b>	<b>Library</b>
Seminole	\$54
Brevard	\$64
Wakulla	\$119
Pasco	\$145
Hernando	\$154
Charlotte	\$160
DeSoto	\$163
Lake	\$191
St Lucie	\$193
Polk	\$197
Bradford	\$210
Palm Beach *	\$161
Monroe	\$242
Citrus	\$251
Sarasota	\$380
Martin *	\$456
Indian River *	\$483
Collier	\$506
Mean	\$229.36
Median	\$192.00
Proposed	\$201.92

\* In revision

## VIII Roads

Palm Beach County originally adopted road impact fees in 1979. These fees were modified (raised) in 1985, 1989, 1994, 1998, 2001, 2003 and again in 2005. The road fees are again being reviewed. This memorandum sets out an analysis of the parameters of road impact and costs and the resulting fees. The data presented in Table 24 are the cost parameters used in calculating impact on the road system, the cost of new roads, and the net impact of growth on the road capital finance system. The sources are listed below. The formula for calculation is set out below.

TABLE 24  
ROAD PARAMETERS  
PALM BEACH COUNTY

PER LANE MILE ROAD COSTS:			
	CONSTRUCTION	R.O.W.	TOTAL
1989	\$825,000	\$270,618	\$1,095,618
1994	\$1,101,287	\$279,890	\$1,381,177
1996	\$1,144,759	\$299,756	\$1,444,515
1998	\$1,398,830	\$390,314	\$1,789,144
2000	\$1,461,194	\$386,287	\$1,847,481
2003	\$1,671,588	\$374,027	\$2,045,615
2005	\$1,868,000	\$417,975	\$2,285,975
2007	\$3,610,000	\$807,757	\$4,417,757
	81.72%	18.28%	100.00%

SOURCE: Palm Beach County Engineering Department, January 2007.

R.O.W. - Rights of Way costs are not charged in the impact fees. ROW costs for 2005 and 2007 are estimated.

In Palm Beach County the primary means of financing road construction are motor fuel taxes to the federal, state and county governments. Secondary means include requiring developers to construct and dedicate road improvements and impact fees. In order to establish a fair and proportionate set of road impact fees, it is necessary to give consideration to the amounts that new development pays toward the road improvements that will be needed. These payments will be in the form of motor fuel taxes that are devoted to capital improvements. In the past Palm Beach County had devoted a portion of ad valorem taxes to road projects -- \$.40 per 1,000 of taxable value. This policy is no longer in effect and thus there is no longer any need for a property tax credit for future payments toward roads. A credit for past payments of property taxes for roads is not included due to the discontinuation of the use of property taxes for roads.

TABLE 25  
**AVAILABLE REVENUES  
 PALM BEACH COUNTY**

<b>MOTOR FUEL TAXES</b>			
	<b>\$ PER GALLON</b>	<b>% CAPITAL</b>	<b>EFFECTIVE RATE</b>
FEDERAL	\$0.201	47.6%	\$0.096
STATE	\$0.211	43.4%	\$0.091
<b>CITY/COUNTY:</b>			
5TH & 6TH	\$0.020	20.0%	\$0.004
7TH	\$0.010	0.0%	\$0.000
8TH	\$0.010	0.0%	\$0.000
9TH	\$0.010	0.0%	\$0.000
OPTIONAL	\$0.110	75.0%	\$0.083
<b>TOTAL</b>	<b>\$0.572</b>		<b>\$0.274</b>
<b>OTHER PARAMETERS:</b>			
MILES PER GALLON			17.10
LANE CAPACITY (Vehicles Per Day)			8,013
CAPITALIZATION PERIOD (Years)			25
DISCOUNT RATE			4.32%
PRESENT VALUE FACTOR			15.11

SOURCES: Palm Beach County Engineering Department, February 2005.

Palm Beach County Five-Year Road Program, 2007-2012.

Florida Department of Transportation, "Florida's Transportation Tax Sources," January 1994.

Statistical Abstract of the US 2007, Tables 1069 and 1081.

NOTES: (1) The motor fuel tax rates shown are weighted averages of gasoline and diesel rates. (2) Vehicular miles is for all vehicles, including trucks.

Generally the data shown in Table 24 are those presently used by the Palm Beach County Office of the County Engineer, although updated. One exception is the simplified listing of non-residential land uses. A study of "pass-by" trips was presented in the 1987, 1992, 1997, and 2001 *ITE, Trip Generation Manual*. This study shows net road impact as a function of the size of the commercial destination. Not all trips to a particular building or development are new or impact trips. Rather, many new developments, especially retail developments, capture existing or "passer-by" trips. This factor is represented by the following formula:

ITE "PASS BY" FORMULA

$$\text{Pass-By Trip \%} = .9449 - [.1161 * (X)]$$

X - 1,000 Square Feet Gross Leasable Area

PASS-BY TRIP EXAMPLES

BUILDING SIZE	PASS-BY PERCENT	NEW TRIPS PERCENT
<= 10,000 FT <sup>2</sup>	71.1%	28.92%
50,000 FT <sup>2</sup>	49.1%	50.95%
75,000 FT <sup>2</sup>	41.0%	59.00%
100,000 FT <sup>2</sup>	32.9%	67.05%
200,000 FT <sup>2</sup>	28.2%	71.76%
300,000 FT <sup>2</sup>	24.9%	75.10%
400,000 FT <sup>2</sup>	22.3%	77.69%
500,000 FT <sup>2</sup>	20.2%	79.81%
600,000 FT <sup>2</sup>	16.8%	83.15%
800,000 FT <sup>2</sup>	14.3%	85.74%
1,000,000 FT <sup>2</sup>	12.1%	87.86%
1,200,000 FT <sup>2</sup>	71.1%	28.92%

SOURCE: Institute of Transportation Engineers, *TRIP GENERATION*, 6th Edition, 2001, Chapter 5.

The formula used and the data shown above are different from pervious impact fee calculations. The data used for the pass-by calculations are only recent Florida commercial developments. The result is a higher pass-by factor than in previous versions. Data from the recently released National Household Transportation Survey (USDOT) were also considered in this update.

TABLE 26  
**ROAD NEEDS BY LAND USE TYPE**  
**PALM BEACH COUNTY**

LAND USE TYPE (UNIT)	TRIP RATE	AVG. LENGTH	% NEW	NEW ROADS (Lane Miles)
<b>RESIDENTIAL:</b>				
Single Family Detached	10.00	6.0	100.0%	0.00374
Attached Housing	7.00	6.0	100.0%	0.00262
Congregate Living	2.15	6.0	100.0%	0.00080
Mobile Home	5.00	6.0	100.0%	0.00187
Over 55 Restricted Detached	8.00	6.0	100.0%	0.00300
Over 55 Restricted Attached	6.00	6.0	100.0%	0.00225
<b>NON-RESIDENTIAL:</b>				
DRIVE-IN BANK PER 1,000 FT <sup>2</sup>	265.21	2.0	37.0%	0.01225
MINI-WAREHOUSE PER 1,000 FT <sup>2</sup>	2.50	2.0	90.0%	0.00028
HOTEL PER ROOM	8.92	2.0	90.0%	0.00100
MOVIE THEATER PER SEAT	1.76	2.0	95.0%	0.00021
RACQUET CLUB PER COURT	40.50	2.0	95.0%	0.00480
CHURCH/SYNAGOGUE PER 1,000 FT <sup>2</sup>	9.11	2.0	95.0%	0.00108
DAY CARE CENTER PER 1,000 FT <sup>2</sup>	79.26	2.0	50.0%	0.00495
QUALITY RESTAURANT PER 1,000 FT <sup>2</sup>	89.95	2.0	75.0%	0.00842
HIGH TURNOVER SIT-DOWN REST. PER 1k FT	130.34	2.0	90.0%	0.01464
NEW CAR SALES PER 1,000 FT <sup>2</sup>	37.50	2.0	85.0%	0.00398
<b>OFFICE PER 1,000 FT<sup>2</sup> :</b>				
<= 10,000 FT <sup>2</sup>	22.60	2.0	90.0%	0.00254
50,000 FT <sup>2</sup>	15.59	2.0	90.0%	0.00175
100,000 FT <sup>2</sup>	13.27	2.0	90.0%	0.00149
150,000 FT <sup>2</sup>	12.08	2.0	90.0%	0.00136
200,000 FT <sup>2</sup>	11.30	2.0	90.0%	0.00127
400,000 FT <sup>2</sup>	9.62	2.0	90.0%	0.00108
500,000 FT <sup>2</sup>	9.14	2.0	90.0%	0.00103
600,000 FT <sup>2</sup>	8.76	2.0	90.0%	0.00098
700,000 FT <sup>2</sup>	8.45	2.0	90.0%	0.00095
800,000 FT <sup>2</sup>	8.19	2.0	90.0%	0.00092
<b>MEDICAL BUILDINGS:</b>				
MEDICAL OFFICES PER 1,000 FT <sup>2</sup>	36.13	2.0	90.0%	0.00406
HOSPITALS PER 1,000 FT <sup>2</sup>	16.78	2.0	90.0%	0.00188
NURSING HOME PER 1,000 FT <sup>2</sup>	3.72	2.0	90.0%	0.00042
<b>INDUSTRIAL BUILDINGS:</b>				
GEN. INDUSTRIAL PER 1,000 FT <sup>2</sup>	6.97	2.0	90.0%	0.00078
WAREHOUSING PER 1,000 FT <sup>2</sup>	4.96	2.0	90.0%	0.00056
<b>GENERAL COMMERCIAL RETAIL PER 1,000 FT<sup>2</sup>:</b>				
<= 10,000 FT <sup>2</sup>	155.09	2.0	28.9%	0.00560
50,000 FT <sup>2</sup>	87.31	2.0	50.9%	0.00555

LAND USE TYPE (UNIT)	TRIP RATE	AVG. LENGTH	% NEW	NEW ROADS (Lane Miles)
100,000 FT <sup>2</sup>	68.17	2.0	59.0%	0.00502
200,000 FT <sup>2</sup>	53.22	2.0	67.1%	0.00445
300,000 FT <sup>2</sup>	46.05	2.0	71.8%	0.00412
400,000 FT <sup>2</sup>	41.56	2.0	75.1%	0.00390
500,000 FT <sup>2</sup>	38.37	2.0	77.7%	0.00372
600,000 FT <sup>2</sup>	35.96	2.0	79.8%	0.00358
800,000 FT <sup>2</sup>	32.45	2.0	83.2%	0.00337
1,000,000 FT <sup>2</sup>	29.96	2.0	85.7%	0.00321
1,200,000 FT <sup>2</sup>	28.07	2.0	87.9%	0.00308
PHARMACY WITH DRIVE THRU	92.70	1.0	50.0%	0.00289
FAST FOOD RESTAURANT	496.12	1.0	40.0%	0.01238
SERVICE STATION PER FUELING STN.	168.56	1.0	30.0%	0.00316
CONVENIENCE RETAIL	737.99	1.0	30.0%	0.01381

SOURCE: Palm Beach County Engineering Department and Institute of Transportation Engineers, Trip Generation, 7th Edition, 2003.

NOTES: (1) The office and commercial retail rates shown are only examples. The actual trip rates for these land uses will be determined by the following formulae:

A. Office;

$$\text{Total Daily Trips} = \ln(T) = 0.768\ln(X) + 3.654$$

T = Total Daily Trips

X = Area in 1,000 sq. ft.

ln = Natural Logarithm

B. Commercial Retail;

$$\text{Total Daily Trips} = \ln(T) = 0.643 \ln(X) + 5.866$$

T = Total Daily Trips

X = Area in 1,000 sq. ft.

ln = Natural Logarithm

(2) The mobile homes parameters utilized are for mobile homes located within mobile home parks. Any other mobile home would be treated as single family detached.

(3) The residential trip generation rates are taken from Palm Beach County specific studies rather than from the ITE source.

The formula for calculating the road impact fees is:

$$\text{ATTRIBUTABLE TRAVEL} = [(\text{TRIP RATE} \times \text{TRIP LENGTH})/2] * \% \text{NEW TRIPS}$$

$$\text{NEW LANE MILES} = \text{ATTRIBUTABLE TRAVEL} / \text{LANE CAPACITY}$$

$$\text{CONSTRUCTION COST} = \text{NEW LANE MILES} \times \\ \text{CONSTRUCTION COST PER LANE MILE}$$

$$\text{RIGHT OF WAY COST} = \text{NEW LANE MILES} \times \\ \text{RIGHT OF WAY COST PER LANE MILE}$$

$$\text{TOTAL COST} = \text{CONSTRUCTION COST} + \text{RIGHT OF WAY COST}$$

$$\text{PAST PAYMENT CREDIT} = 0$$

$$\text{MOTOR FUEL CREDIT} = \{[(\text{ATTRIBUTABLE TRAVEL} * 365) / \text{MPG}] * \\ \text{TAX}\} * \text{PV} * 81.7\%$$

$$\text{NET COST} = \text{TOTAL COST} - \text{PAST CREDIT} - \text{MOTOR FUEL CREDIT}$$

PV = Present Value Factor.

The Motor Fuel Tax Credit is reduced by 18.3% because right of way costs are not charged in net costs. Since rights of way constitute 18.3% of total road cost, the credit is reduced by that percentage to maintain symmetry between the cost allocation and credit calculation.

The land uses employed in this presentation of road impact are rather general. The primary reason for the use of general classifications is that most non-residential structures can have a wide variety of tenants within their general zoning classifications. This formulation bases impact on the use classification rather than the particular mix of tenants. This would relieve the need for reassessment of impact and possibly of impact fees when tenants change. It also will mean that the particular mix of tenants would not be a basis for road impact or traffic impact assessment.

TABLE 27

**NET ROAD COST BY LAND USE TYPE  
PALM BEACH COUNTY**

LAND USE TYPE (UNIT)	ANNUAL GAS TAXES	CREDIT FOR GAS TAXES	CONST. COST	R.O.W. *	NET COST
<b>RESIDENTIAL:</b>					
Single Family Detached	175.46	\$2,166	13,501.40	\$0.00	\$11,335.40
Attached Housing	122.82	\$1,516	9,458.20	\$0.00	\$7,942.00
Congregate Living	37.72	\$466	2,888.00	\$0.00	\$2,422.00
Mobile Home	87.73	\$1,083	6,750.70	\$0.00	\$5,668.00
Over 55 Restricted Detached	140.36	\$1,733	10,830.00	\$0.00	\$9,097.00
Over 55 Restricted Attached	105.27	\$1,300	8,122.50	\$0.00	\$6,823.00
<b>NON-RESIDENTIAL:</b>					
DRIVE-IN BANK PER 1,000 FT <sup>2</sup>	573.90	\$7,085	44,222.50	\$0.00	\$37,138.00
MINI-WAREHOUSE PER 1,000 FT <sup>2</sup>	13.16	\$162	1,010.80	\$0.00	\$849.00
HOTEL PER ROOM	46.95	\$580	3,610.00	\$0.00	\$3,030.00
MOVIE THEATER PER SEAT	9.78	\$121	758.10	\$0.00	\$637.00
RACQUET CLUB PER COURT	225.02	\$2,778	17,328.00	\$0.00	\$14,550.00
CHURCH/SYNAGOGUE PER 1,000 FT <sup>2</sup>	50.62	\$625	3,898.80	\$0.00	\$3,274.00
DAY CARE CENTER PER 1,000 FT <sup>2</sup>	231.78	\$2,861	17,869.50	\$0.00	\$15,009.00
QUALITY RESTAURANT PER 1,000 FT <sup>2</sup>	394.56	\$4,871	30,396.20	\$0.00	\$25,525.00
HIGH TURNOVER SIT-DOWN REST. ER 1k FT	686.07	\$8,469	52,850.40	\$0.00	\$44,381.00
NEW CAR SALES PER 1,000 FT <sup>2</sup>	186.42	\$2,301	14,367.80	\$0.00	\$12,067.00
<b>OFFICE PER 1,000 FT<sup>2</sup>:</b>					
<= 10,000 FT <sup>2</sup>	118.96	\$1,469	9,169.40	\$0.00	\$7,700.00
50,000 FT <sup>2</sup>	82.06	\$1,013	6,317.50	\$0.00	\$5,305.00
100,000 FT <sup>2</sup>	69.85	\$862	5,378.90	\$0.00	\$4,517.00
150,000 FT <sup>2</sup>	63.59	\$785	4,909.60	\$0.00	\$4,125.00
200,000 FT <sup>2</sup>	59.48	\$734	4,584.70	\$0.00	\$3,851.00
400,000 FT <sup>2</sup>	50.64	\$625	3,898.80	\$0.00	\$3,274.00
500,000 FT <sup>2</sup>	48.11	\$594	3,718.30	\$0.00	\$3,124.00
600,000 FT <sup>2</sup>	46.11	\$569	3,537.80	\$0.00	\$2,969.00
700,000 FT <sup>2</sup>	44.48	\$549	3,429.50	\$0.00	\$2,881.00
800,000 FT <sup>2</sup>	43.11	\$532	3,321.20	\$0.00	\$2,789.00
<b>MEDICAL BUILDINGS:</b>					
MEDICAL OFFICES PER 1,000 FT <sup>2</sup>	190.18	\$2,348	14,656.60	\$0.00	\$12,309.00
HOSPITALS PER 1,000 FT <sup>2</sup>	88.32	\$1,090	6,786.80	\$0.00	\$5,697.00
NURSING HOME PER 1,000 FT <sup>2</sup>	19.58	\$242	1,516.20	\$0.00	\$1,274.00
<b>INDUSTRIAL BUILDINGS:</b>					
GEN. INDUSTRIAL PER 1,000 FT <sup>2</sup>	36.69	\$453	2,815.80	\$0.00	\$2,363.00
WAREHOUSING PER 1,000 FT <sup>2</sup>	26.11	\$322	2,021.60	\$0.00	\$1,700.00
<b>GENERAL COMMERCIAL RETAIL PER 1,000 FT<sup>2</sup>:</b>					
<= 10,000 FT <sup>2</sup>	262.28	\$3,238	20,216.00	\$0.00	\$16,978.00



LAND USE TYPE (UNIT)	ANNUAL GAS TAXES	CREDIT FOR GAS TAXES	CONST. COST	R.O.W. *	NET COST
50,000 FT <sup>2</sup>	260.17	\$3,212	20,035.50	\$0.00	\$16,824.00
100,000 FT <sup>2</sup>	235.23	\$2,904	18,122.20	\$0.00	\$15,218.00
200,000 FT <sup>2</sup>	208.70	\$2,576	16,064.50	\$0.00	\$13,489.00
300,000 FT <sup>2</sup>	193.27	\$2,386	14,873.20	\$0.00	\$12,487.00
400,000 FT <sup>2</sup>	182.54	\$2,253	14,079.00	\$0.00	\$11,826.00
500,000 FT <sup>2</sup>	174.35	\$2,152	13,429.20	\$0.00	\$11,277.00
600,000 FT <sup>2</sup>	167.85	\$2,072	12,923.80	\$0.00	\$10,852.00
800,000 FT <sup>2</sup>	157.81	\$1,948	12,165.70	\$0.00	\$10,218.00
1,000,000 FT <sup>2</sup>	150.24	\$1,855	11,588.10	\$0.00	\$9,733.00
1,200,000 FT <sup>2</sup>	144.24	\$1,781	11,118.80	\$0.00	\$9,338.00
PHARMACY WITH DRIVE THRU	135.54	\$1,673	10,432.90	\$0.00	\$8,760.00
FAST FOOD RESTAURANT	580.32	\$7,164	44,691.80	\$0.00	\$37,528.00
SERVICE STATION PER FUELING STN.	147.87	\$1,825	11,407.60	\$0.00	\$9,583.00
CONVENIENCE RETAIL	647.42	\$7,992	49,854.10	\$0.00	\$41,862.00

\* Right of Way cost not included in net cost.

#### Changes

	Revised	Existing	Change
<b>RESIDENTIAL:</b>			
Single Family Detached	\$11,335.40	\$5,067.32	123.70%
Attached Housing	\$7,942.00	\$3,551.00	123.66%
Congregate Living	\$2,422.00	\$1,081.00	124.05%
Mobile Home	\$5,668.00	\$2,534.00	123.68%
Over 55 Restricted Detached	\$9,097.00	\$4,069.00	123.57%
Over 55 Restricted Attached	\$6,823.00	\$3,052.00	123.56%
<b>NON-RESIDENTIAL:</b>			
DRIVE-IN BANK PER 1,000 FT <sup>2</sup>	\$37,138.00	\$24,221.00	53.33%
MINI-WAREHOUSE PER 1,000 FT <sup>2</sup>	\$849.00	\$408.00	108.09%
HOTEL PER ROOM	\$3,030.00	\$1,438.00	110.71%
MOVIE THEATER PER SEAT	\$637.00	\$298.00	113.76%
RACQUET CLUB PER COURT	\$14,550.00	\$6,842.00	112.66%
CHURCH/SYNAGOGUE PER 1,000 FT <sup>2</sup>	\$3,274.00	\$1,547.00	111.64%
DAY CARE CENTER PER 1,000 FT <sup>2</sup>	\$15,009.00	\$9,378.00	60.04%
QUALITY RESTAURANT PER 1,000 FT <sup>2</sup>	\$25,525.00	\$12,930.00	97.41%
HIGH TURNOVER SIT-DOWN REST. PER 1k FT	\$44,381.00	\$18,747.00	136.74%
NEW CAR SALES PER 1,000 FT <sup>2</sup>	\$12,067.00	\$6,034.00	99.98%
<b>OFFICE PER 1,000 FT<sup>2</sup> :</b>			
<= 10,000 FT <sup>2</sup>	\$7,700.00	\$3,633.00	111.95%
50,000 FT <sup>2</sup>	\$5,305.00	\$2,509.00	111.44%
100,000 FT <sup>2</sup>	\$4,517.00	\$2,127.00	112.36%
150,000 FT <sup>2</sup>	\$4,125.00	\$1,937.00	112.96%
200,000 FT <sup>2</sup>	\$3,851.00	\$1,816.00	112.06%

**Changes**

	<b>Revised</b>	<b>Existing</b>	<b>Change</b>
400,000 FT <sup>2</sup>	\$3,274.00	\$1,545.00	111.91%
500,000 FT <sup>2</sup>	\$3,124.00	\$1,462.00	113.68%
600,000 FT <sup>2</sup>	\$2,969.00	\$1,411.00	110.42%
700,000 FT <sup>2</sup>	\$2,881.00	\$1,355.00	112.62%
800,000 FT <sup>2</sup>	\$2,789.00	\$1,314.00	112.25%
<b>MEDICAL BUILDINGS:</b>			
MEDICAL OFFICES PER 1,000 FT <sup>2</sup>	\$12,309.00	\$5,800.00	112.22%
HOSPITALS PER 1,000 FT <sup>2</sup>	\$5,697.00	\$2,697.00	111.23%
NURSING HOME PER 1,000 FT <sup>2</sup>	\$1,274.00	\$596.00	113.76%
<b>INDUSTRIAL BUILDINGS:</b>			
GEN. INDUSTRIAL PER 1,000 FT <sup>2</sup>	\$2,363.00	\$1,126.00	109.86%
WAREHOUSING PER 1,000 FT <sup>2</sup>	\$1,700.00	\$801.00	112.23%
<b>GENERAL COMMERCIAL RETAIL PER 1,000 FT<sup>2</sup>:</b>			
<= 10,000 FT <sup>2</sup>	\$16,978.00	\$14,447.00	117.52%
50,000 FT <sup>2</sup>	\$16,824.00	\$8,268.00	103.48%
100,000 FT <sup>2</sup>	\$15,218.00	\$6,588.00	131.00%
200,000 FT <sup>2</sup>	\$13,489.00	\$5,357.00	151.80%
300,000 FT <sup>2</sup>	\$12,487.00	\$4,798.00	160.25%
400,000 FT <sup>2</sup>	\$11,826.00	\$4,484.00	163.74%
500,000 FT <sup>2</sup>	\$11,277.00	\$4,300.00	162.26%
600,000 FT <sup>2</sup>	\$10,852.00	\$4,162.00	160.74%
800,000 FT <sup>2</sup>	\$10,218.00	\$3,998.00	155.58%
1,000,000 FT <sup>2</sup>	\$9,733.00	\$3,916.00	148.54%
1,200,000 FT <sup>2</sup>	\$9,338.00	\$3,891.00	139.99%
PHARMACY WITH DRIVE THRU	\$8,760.00	\$4,703.00	86.26%
FAST FOOD RESTAURANT	\$37,528.00	\$23,085.00	62.56%
SERVICE STATION PER FUELING STN.	\$9,583.00	\$5,708.00	67.89%
CONVENIENCE RETAIL	\$41,862.00	\$24,968.00	67.66%

**EXISTING ROAD IMPACT FEES  
IN FLORIDA COUNTIES**

<b>County</b>	<b>Road/Trans</b>
Wakulla	\$522
Monroe	\$633
Levy	\$1,046
Seminole	\$1,061
Miami/Dade	\$1,275
Nassau *	\$1,430
Flagler	\$1,438
Hillsborough	\$1,475
Gilchrist	\$1,750
Pinellas	\$1,923
Sumter	\$1,996
Volusia	\$2,044
Alachua	\$2,104
St Lucie *	\$2,186
Lake	\$2,189
Santa Rosa	\$2,237
Putnam	\$2,290
Hendry *	\$2,490
Bradford	\$2,500
Martin *	\$2,891
Glades	\$3,363
Orange	\$3,500
Hernando	\$3,627
St. Johns	\$3,830
Brevard	\$4,353
DeSoto	\$4,750
Palm Beach *	\$4,822
Citrus	\$4,853
Charlotte	\$5,080
Indian River *	\$5,202
Pasco	\$5,313
Marion	\$5,462
Polk	\$5,844
Osceola	\$6,877
Manatee	\$7,013
Sarasota	\$8,515
Collier	\$8,884
Lee	\$8,976
Mean	\$3,572
Median	\$2,696
Proposed	\$11,335

\* In Revision

## IX Public Education

By agreement, the 2007 public education impact fees will not change from the 2005 calculation, which follow.

The public educational impact of residential units is set out in Table 1 through 2.2. These tables show dwelling unit occupancy on the basis of the size of the dwelling and over the expected life of the dwelling. The costs of providing public educational facilities per student are estimated in Table 28.

**TABLE 28  
SCHOOL FACILITY COSTS PER STUDENT**

	Per Student Cost	Adjustment	Weight	Cost
Elementary	\$13,782	100.00%	46.00%	\$6,339.46
Middle	\$15,801	100.00%	24.39%	\$3,853.60
High	\$20,910	100.00%	29.61%	\$6,192.19
Weighted Facility Cost per Student				\$16,385.25
Acres Owned				4,404
Value per Acre				\$130,800
Total Land Value				\$576,043,200
Enrollment				170,838
Land per Student				\$3,371.87
Facility and Land Cost per Student				\$19,757.12

NOTE: Costs as of Sept. May 2005

SOURCE: Smart School Clearinghouse, FI Depart of Education.

<http://www.state.fl.us/edu/conferences/PECO/station.htm>

Palm Beach County School Board, May 2005

The costs shown in Table 28 are based upon the State's construction program and guidelines, and adjusted to Palm Beach County experience. These are shown in Table 28 as cost per student by school level. Palm Beach County school construction has been running 100% of the state guidelines, thus there is no adjustment from the state guidelines. The cost of land is added to facility costs to get total cost per student. Land cost is projected by multiplying school acres owned by the average per acre cost of recent acquisitions and dividing the result by enrollment. Note may be taken of the costs that are not included in Table 28. Costs associated with site improvement, utilities, environment mitigation and hurricane shelter are not included in the total shown in Table 28.

**TABLE 29**  
**SOURCES OF EDUCATIONAL CAPITAL Funds**  
**Palm beach county**

SOURCE	FY00	FY01	FY02	FY03	FY04	5 YEARS
<b>STATE OF FLORIDA:</b>						
COBI Bonds	1,612,000	0	2,877,000		6,050,000	10,539,000
CO & DS	707,000	811,000	1,529,000	1,137,000	947,000	5,131,000
PECO - Maintenance	3,904,000	7,940,000	10,867,000	3,524,000		26,235,000
PECO - Construction	13,503,000	8,499,000	17,572,000	18,977,000	13,628,000	72,179,000
Classrooms First/Lottery						
School Infrastructure Thrift	531,000	0	0	2,043,000	0	2,574,000
Class Size Reduction	7,055,000	0	860,000	0	42,597,000	50,512,000
Effort Index	23,700,000	0	0	0	0	23,700,000
<b>Total State</b>	<b>51,012,000</b>	<b>17,250,000</b>	<b>33,705,000</b>	<b>25,681,000</b>	<b>63,222,000</b>	<b>190,870,000</b>
<b>LOCAL TAXES:</b>						
C.I.T.	130,910,000	139,353,000	153,724,000	170,095,000	190,149,000	784,231,000
Interest	12,666,000	18,154,000	17,408,000	15,435,000	8,350,000	72,013,000
Other	3,206,000	634,000	808,000	1,386,000	2,572,000	8,606,000
<b>To Gen. Fund</b>	<b>37,564,000</b>	<b>36,482,000</b>	<b>34,700,000</b>	<b>32,850,000</b>	<b>33,000,000</b>	<b>174,596,000</b>
Major Maintenance						0
Modernization						0
COPs Payment	22,784,000	30,575,000	37,335,000	50,769,000	78,126,000	219,589,000
<b>Net C.I.T.</b>	<b>86,434,000</b>	<b>91,084,000</b>	<b>99,905,000</b>	<b>103,297,000</b>	<b>89,945,000</b>	<b>470,665,000</b>
<b>% for New Const</b>	<b>58.9%</b>	<b>57.6%</b>	<b>58.1%</b>	<b>55.3%</b>	<b>44.7%</b>	<b>54.4%</b>
<b>LOCAL BORROWING:</b>						
Bonds/Loans	0	0	0	0	0	0
COPs	154,143,000	134,147,000	394,062,000	382,914,000	109,786,000	1,175,052,000
<b>IMPACT FEES</b>	<b>21,159,000</b>	<b>9,494,000</b>	<b>13,500,000</b>	<b>0</b>	<b>22,510,000</b>	<b>66,663,000</b>
<b>Total Local</b>	<b>261,736,000</b>	<b>234,725,000</b>	<b>507,467,000</b>	<b>486,211,000</b>	<b>222,241,000</b>	<b>1,712,380,000</b>
<b>TOTAL CAPITAL REVENUE</b>	<b>312,748,000</b>	<b>251,975,000</b>	<b>541,172,000</b>	<b>511,892,000</b>	<b>285,463,000</b>	<b>1,903,250,000</b>

Table 29 shows that, on the average, 61.7% of school capital costs are financed by debt and thus interest costs will be incurred. Using this average together with the costs from Table 28 yields the interest costs shown in Table 30. Furthermore, Table 29 shows that 54.4% of all capital revenues are used for capacity enhancements. The other portion is used for maintenance of existing facilities.

The local educational facility costs, including interest, will be paid by a combination of appropriations from the State of Florida, the annual Capital Improvement Tax (CIT), district borrowing and impact fees. Table 29 sets out the mix of capital funding. Table 31 sets out and calculates the offsets for local school capital funding initiatives.

TABLE 30  
**INTEREST COST  
 PALM BEACH COUNTY**

<b>FACILITY COSTS PER STUDENT:</b>		
Facility Cost	\$19,757.12	100.00%
Financed by Debt	\$12,197.90	61.74%
Interest Cost	\$6,240.91	31.59%
Revised Total Cost	\$25,998.03	131.59%
Paid by The State	\$1,981.37	7.62%
Revised Local Cost Including Interest	\$24,016.66	92.38%
Interest Rate on Local Debt	4.00%	
Period (Years)	20.00	

TABLE 31  
**EDUCATIONAL CREDIT CALCULATIONS  
 PALM BEACH COUNTY**

<b>CAPITAL MILLAGE:</b>	<b>CIT MILLAGE</b>	<b>% CAPITAL</b>	<b>EFFECTIVE CIT RATE</b>	<b>GOB MILLAGE</b>	<b>CAPITAL MILLAGE</b>
2000	2.000	58.89%	1.1777	0.431	1.6087
2001	2.000	57.60%	1.1519	0.401	1.5529
2002	2.000	58.10%	1.1621	0.352	1.5141
2003	2.000	55.26%	1.1053	0.320	1.4253
2004	2.000	44.73%	0.8947	0.274	1.1687
AVERAGE '00-04					1.4539
TAXABLE VALUE (Millions)					\$100,905.3
STUDENT POPULATION					170,838
TAXABLE VALUE PER STUDENT					\$590,649
CAPITAL MILLAGE RATE (Per \$1,000)					\$1.4539
ANNUAL TAX PAYMENTS PER STUDENT					\$858.77
CAPITALIZATION PERIOD (Years)					25.00
CAPITALIZATION RATE					4.00%
CAPITALIZED TAXES PER STUDENT					\$13,415.72

SOURCE: Palm Beach County School District, Capital Projects, May 2005.

The voters of Palm Beach County recently approved the Optional ½ Cent Sales Tax for school capital purposes. Therefore a credit is in order for this new source of capital revenue. Table 32 sets out the projected receipts of the tax over its life. There are two adjustments made to these receipts in order to calculate a credit. The first is the divide the receipts between capacity expansion and other capital uses. The percentage shown in

Table 29 is used to make this division. A second adjustment is the subtraction out the non-local portion of the sale tax paid (20%), that is, the portion of the optional tax paid by out of county residents is deducted. The result is then divided by projected enrollment to get proceeds per student. The present value of that amount is taken to get a present value, which is the amount credited.

**TABLE 32  
CREDIT FOR LOCAL OPTION ½ CENT SALES TAX**

	Projected Receipts	Portion Allocated to Capacity	Locally Paid and Credited	Enrollment	Locally Credited per Student
2005	\$100,000,000	\$54,421,576	\$43,537,261	174,847	\$249.00
2006	\$103,000,000	\$56,054,223	\$44,843,379	181,462	\$247.12
2007	\$106,090,000	\$57,735,850	\$46,188,680	179,929	\$256.71
2008	\$109,272,700	\$59,467,925	\$47,574,340	185,436	\$256.55
2009	\$112,550,881	\$61,251,963	\$49,001,571	189,331	\$258.81
2010	\$115,927,407	\$63,089,522	\$50,471,618	194,317	\$259.74
			Discount Rate	6.00%	\$1,250.10

The formula for the School Impact Fee is:

EDUCATIONAL COST PER STUDENT = ADJUSTED COST PER STUDENT PLUS LAND COST PER STUDENT

LOCAL COST = COST PER STUDENT \* STATE ALLOCATION PER STUDENT

REVISED TOTAL COST = COST PER STUDENT + (% DEBT \* LOCAL COST \* PV OF INTEREST)

REVISED LOCAL COST = REVISED TOTAL COST - STATE ALLOCATION

CREDIT FOR PAST PAYMENT = 4.1% OF LOCAL COST

CREDIT FOR FUTURE PROPERTY TAXES = \$13,415.72 PER STUDENT

CREDIT FOR FUTURE SALES TAXES = \$1,250.10 PER STUDENT

NET LOCAL COST PER STUDENT = REVISED LOCAL COST

- PAST PAYMENT CREDIT

- CREDIT FOR FUTURE CAPITAL PROPERTY TAXES PER STUDENT

- CREDIT FOR FUTURE SALES TAXES PER STUDENT

NET COST PER RESIDENCE = NET LOCAL COST PER STUDENT \* STUDENT OCCUPANCY PER UNIT

TABLE 33  
**EDUCATIONAL IMPACT PER STUDENT COST  
 PER UNIT BY TYPE AND SIZE OF UNIT**

	OCCU- PANCY	TOTAL COST	STATE CREDIT	LOCAL COST	LOCAL CREDIT	NET COST
<b>RESIDENTIAL UNITS BY SIZE:</b>						
800 Feet and Under	0.096	\$2,506.52	\$191.03	\$2,315.49	\$1,508.89	\$806.60
801 - 1,399	0.243	\$6,317.30	\$481.46	\$5,835.84	\$3,802.93	\$2,032.91
1,400 - 1,999	0.364	\$9,465.50	\$721.39	\$8,744.11	\$5,698.11	\$3,046.00
2,000 - 3,599	0.503	\$13,077.47	\$996.66	\$12,080.81	\$7,872.47	\$4,208.34
3,600 and Over	0.611	\$15,892.43	\$1,211.20	\$14,681.23	\$9,567.05	\$5,114.18

**EXISTING & REVISED SCHOOL FEE CALCULATIONS**

	Revised	Existing	% Change
<b>RESIDENTIAL UNITS BY SIZE</b>			
800 Feet and Under	\$806.60	\$987.41	-18.3%
801 - 1,399	\$2,032.91	\$2,023.84	0.4%
1,400 - 1,999	\$3,046.00	\$3,242.34	-6.1%
2,000 - 3,599	\$4,208.34	\$4,572.91	-8.0%
3,600 and Over	\$5,114.18	\$5,602.33	-8.7%



**EXISTING SCHOOL IMPACT FEES**

<b>County</b>	<b>School Fee</b>
Hillsborough	\$195.95
Seminole	\$1,384.00
Martin *	\$1,466.59
Palm Beach *	\$1,570.97
Polk	\$1,607.00
Pasco	\$1,694.00
Broward (infill)	\$1,719.00
Citrus	\$2,600.00
Indian River	\$1,880.00
Clay	\$2,000.00
Sarasota	\$2,032.00
Lee *	\$2,232.00
Collier *	\$2,248.00
Miami/Dade *	\$2,305.71
Hernando	\$2,406.00
St Lucie *	\$3,061.00
Manatee	\$3,400.00
Flagler	\$3,600.00
St. Johns	\$3,771.00
Brevard	\$4,445.40
Volusia	\$5,284.00
Orange	\$7,000.00
Lake	\$7,055.00
Osceola	\$9,708.30
Average	\$3,111.08
Median	\$2,276.86
Palm Beach Revised	\$4,208.34

\* In revision

# X Solid Waste

The Board of County Commissioners has directed that a solid waste impact fee be developed for their consideration.

The formula for the calculation of the proposed solid waste impact fee is:

$COST\ PER\ UNIT = GENERATION\ RATE * SIZE\ OF\ UNIT * COST\ PER\ TON$

$CREDIT = [(AUTHORITY\ ASSESSMENT\ RECEIPTS / ANNUAL\ DEBT\ SERVICE) * GENERATION\ RATE\ PER\ UNIT * PV\ FACTOR]$

$NET\ COST = COST\ PER\ UNIT - CREDIT$

Solid waste costs are calculated using a ton of capacity as the unit of measure. The capital cost per ton per day is \$129,256.

**Table 34  
SOLID WASTE CAPITAL FACILITIES**

Capital Facilities:	Replacement Cost	Capacity - Tons per Day	Cost per Ton/Day
Incinerator	\$382,200,000	5,082	\$75,207
Landfills	\$162,711,949	5,082	\$32,017
Recycling	\$16,891,574	5,082	\$3,324
Transfer Stations	\$60,692,223	5,082	\$11,943
Total	\$622,495,746		\$122,490

SOURCE: Solid Waste Authority of Palm Beach County, May 2, 2007 and November 29, 2007.

The Solid Waste Authority is funded by user assessments and tipping fees. This funding is shown in Table 35. The primary means of capital funding is revenue bonds that are paid out of the assessments and tipping fees.

**Table 35  
SOLID WASTE AUTHORITY REVENUES**

Assessments	\$92,984,073
Tipping Fees	\$25,104,120
Other	\$41,576,456
Total	\$159,664,649
System Capacity	5,082
<b>Revenues per Ton of Capacity</b>	
Assessments	\$18,297
Tipping Fees	\$4,940
Other	\$8,181
Total Revenue per Ton	\$31,418
Total Debt Service	\$40,246,960
Per Ton of Capacity	\$7,920
Weighted Average Cost of Debt	5.39%
Discount Period	25
Present Value of Debt Service per Ton	\$107,382

NOTE: Existing debt has a remaining life of 10 years.

The Authority has found it necessary to raise assessments due, in part, to the capital costs of accommodating growth. While the cost of solid waste capacity is \$107,382, the present value of the debt service is \$107,382, even after assuming further revenue bond issuance. This leaves a substantial gap between costs and ability to pay those costs.

Table 36 shows the solid waste generation rates, both per year and per day.

**Table 36  
SOLID WASTE GENERATION RATES**

	Tons per Year	Tons per Day
<b>Residential per Dwelling Unit</b>		
Single Family	1.950	0.0063
Multifamily	0.720	0.0023
Mobile Home	1.680	0.0054
<b>Non-Residential per 1,000 FT<sup>2</sup></b>		
Low Generation	1,586	0.0025
Medium Generation	4,261	0.0068
High Generation	22,721	0.0364

SOURCE: Solid Waste Authority of Palm Beach County, May 2, 2007 and November 29, 2007.

NOTE: Solid waste capacities are calculated using a 312 day year.

Table 37 applies the costs shown in Table 34 and the revenues from Table 35 to land uses based on the expected waste generation rate. The non-residential waste generation rates are only estimates and are included here so that there is some basis to evaluate the magnitude of non-residential costs. The actual non-residential cost would be based on an evaluation of the characteristics of an individual waste generator.

Table 37  
SOLID WASTE NEEDS AND COSTS BY LAND USE TYPE

	Waste Generation -Tons per Day	Capital Cost	Debt Service Credit	Net Cost
<b>Residential per Dwelling Unit</b>				
Single Family	0.0063	\$765.56	\$671.14	\$94.43
Multi Family	0.0023	\$282.67	\$247.80	\$34.87
Mobile Home	0.0054	\$659.56	\$578.21	\$81.35
<b>Non-Residential per 1,000 FT<sup>2</sup></b>				
DRIVE-IN BANK PER 1,000 FT <sup>2</sup>	Med	\$836.51	\$733.33	\$103.18
MINI-WAREHOUSE PER 1,000 FT <sup>2</sup>	Med	\$836.51	\$733.33	\$103.18
HOTEL PER ROOM	Med	\$836.51	\$733.33	\$103.18
MOVIE THEATER PER SEAT	Med	\$836.51	\$733.33	\$103.18
RACQUET CLUB PER COURT	Low	\$311.39	\$272.98	\$38.41
CHURCH/SYNAGOGUE PER 1,000 FT <sup>2</sup>	Low	\$311.39	\$272.98	\$38.41
DAY CARE CENTER PER 1,000 FT <sup>2</sup>	Med	\$836.51	\$733.33	\$103.18
QUALITY RESTAURANT PER 1,000 FT <sup>2</sup>	High	\$4,460.10	\$3,909.97	\$550.13
HIGH TURNOVER SIT-DOWN RESTAURANT PER 1,000 FT	High	\$4,460.10	\$3,909.97	\$550.13
NEW CAR SALES PER 1,000 FT <sup>2</sup>	Med	\$836.51	\$733.33	\$103.18
<b>OFFICE PER 1,000 FT<sup>2</sup> :</b>				
<= 10,000 FT <sup>2</sup>	Med	\$836.51	\$733.33	\$103.18
50,000 FT <sup>2</sup>	Med	\$836.51	\$733.33	\$103.18
100,000 FT <sup>2</sup>	Med	\$836.51	\$733.33	\$103.18
150,000 FT <sup>2</sup>	Med	\$836.51	\$733.33	\$103.18
200,000 FT <sup>2</sup>	Med	\$836.51	\$733.33	\$103.18
400,000 FT <sup>2</sup>	Med	\$836.51	\$733.33	\$103.18
500,000 FT <sup>2</sup>	Med	\$836.51	\$733.33	\$103.18
600,000 FT <sup>2</sup>	Med	\$836.51	\$733.33	\$103.18
700,000 FT <sup>2</sup>	Med	\$836.51	\$733.33	\$103.18
800,000 FT <sup>2</sup>	Med	\$836.51	\$733.33	\$103.18
<b>MEDICAL BUILDINGS:</b>				
MEDICAL OFFICES PER 1,000 FT <sup>2</sup>	Med	\$836.51	\$733.33	\$103.18
HOSPITALS PER 1,000 FT <sup>2</sup>	Med	\$836.51	\$733.33	\$103.18
NURSING HOME PER 1,000 FT <sup>2</sup>	Med	\$836.51	\$733.33	\$103.18
<b>INDUSTRIAL BUILDINGS:</b>				
GEN. INDUSTRIAL PER 1,000 FT <sup>2</sup>	Med	\$836.51	\$733.33	\$103.18

Table 37  
**SOLID WASTE NEEDS AND COSTS BY LAND USE TYPE**

	Waste Generation -Tons per Day	Capital Cost	Debt Service Credit	Net Cost
WAREHOUSING PER 1,000 FT <sup>2</sup>	Med	\$836.51	\$733.33	\$103.18
<b>GENERAL COMMERCIAL RETAIL PER 1,000 FT<sup>2</sup>:</b>				
<= 10,000 FT <sup>2</sup>	Med	\$836.51	\$733.33	\$103.18
50,000 FT <sup>2</sup>	Med	\$836.51	\$733.33	\$103.18
100,000 FT <sup>2</sup>	Med	\$836.51	\$733.33	\$103.18
200,000 FT <sup>2</sup>	Med	\$836.51	\$733.33	\$103.18
300,000 FT <sup>2</sup>	Med	\$836.51	\$733.33	\$103.18
400,000 FT <sup>2</sup>	Med	\$836.51	\$733.33	\$103.18
500,000 FT <sup>2</sup>	Med	\$836.51	\$733.33	\$103.18
600,000 FT <sup>2</sup>	Med	\$836.51	\$733.33	\$103.18
800,000 FT <sup>2</sup>	Med	\$836.51	\$733.33	\$103.18
1,000,000 FT <sup>2</sup>	Med	\$836.51	\$733.33	\$103.18
1,200,000 FT <sup>2</sup>	Med	\$836.51	\$733.33	\$103.18
PHARMACY WITH DRIVE THRU	Med	\$836.51	\$733.33	\$103.18
FAST FOOD RESTAURANT	High	\$4,460.10	\$3,909.97	\$550.13
SERVICE STATION PER FUELING STN.	High	\$4,460.10	\$3,909.97	\$550.13
CONVENIENCE RETAIL	High	\$4,460.10	\$3,909.97	\$550.13

<b>EXISTING SOLID WASTE IMPACT FEES</b>	
Brevard	\$160.00
Monroe	\$64.00
Osceola	\$96.74
Polk	\$73.90
Mean	\$98.66
Median	\$85.32
Proposed	\$94.43

IMPACT FEE REVIEW COMMITTEE REPORT  
FOR  
2007 BIENNIAL REVIEW OF IMPACT FEES

**INTRODUCTION**

The county's impact fee system assesses fees in the unincorporated area and all 37 municipalities. This revenue source is a major vehicle for funding the various capital facilities the county provides. Table 1 shows the revenues produced by the various fees for three fiscal years.

TABLE 1  
IMPACT FEE REVENUE  
PALM BEACH COUNTY  
(\$000)

	FY03-04	FY04-05	FY05-06	TOTAL
PARKS	13,896	13,158	9,187	36,241
PUBLIC BUILDINGS	2,742	2,644	1,891	7,277
LAW ENFORCEMENT	1,028	731	520	2,279
FIRE RESCUE	3,631	3,406	2,401	9,438
LIBRARY	2,096	1,837	1,138	5,071
SCHOOLS	17,007	28,032	23,409	68,448
ROADS	46,404	49,141	41,080	136,625
TOTAL ALL FEES	86,804	98,948	79,626	265,379

Source: Impact Fee Report for Fiscal Years 2004, 2005, and 2006

**IMPACT FEE REVIEW COMMITTEE**

The Impact Fee Review Committee is established by Sec.11 of Article 17, Decision Making, Administrative and Enforcement Bodies, of the Unified Land Development Code (ULDC). The Committee's purpose is to oversee the county's impact fee system and to report its findings to the Board of County Commissioners (BCC).

The members of the Committee are listed in Exhibit 1, attached.

**POWERS AND DUTIES**

The powers and duties of the Impact Fee Review Committee are established by Article 17.11 of the ULDC as follows:

**B. Powers and Duties.** The Impact Fee Review Committee shall have the following powers and duties under the provisions of this Code:

1. To submit reports to the Board of County Commissioners whenever the County conducts a full review of the impact fee system relating to:
  - a. The implementation of Art. 13, Impact Fees;
  - b. Actual levels of service for the impact fees exacted in Art. 13, Impact Fees;
  - c. The collection, encumbrance, and expenditure of all impact fees collected pursuant to Art. 13, Impact Fees;

- d. The validity of the assumptions in the technical memoranda used to support the impact fee schedules in Art. 13, Impact Fees; and
  - e. Any recommended amendment to Art. 13, Impact Fees.
2. To review amendments to Art. 13, Impact Fees, prior to their consideration by the Board of County Commissioners.
  3. To perform such other duties as the Board of County Commissioners deems appropriate.

The Committee completed its review of the existing impact fee implementation system and examined proposed updates and revisions to the technical memorandum and the ordinance. The Committee reviewed the following information provided by staff:

- Article 13, Impact Fees, Unified Land Development Code
- 2007 Update of Impact Fees Prepared For Palm Beach County By James C. Nicholas, PhD, January 5, 2008
- Impact Fee Report for FY2004, 2005 and 2006
- Summary Report of Impact Fee Credit
- Capital Improvement Program 2008-2012
- Scope of Work, consultant's Contract for Update and Development of Impact Fees
- Staff and Consultant Input at Meetings

## **FINDINGS AND RECOMMENDATIONS**

### **IMPLEMENTATION**

**FINDING #1:** The Committee found that the implementation of the impact fee system is generally in accordance with Article 13.

### **ACTUAL LEVELS OF SERVICE FOR IMPACT FEES EXACTED**

Existing levels of service are used to calculate the impact fees. The formula, generally, is as follows:

TOTAL CAPITAL COST = COST TO PROVIDE EXISTING LEVEL OF SERVICE

CREDITS = CREDIT FOR BONDS, GRANTS, TAX PAYMENTS AND ALL OTHER REVENUE DESIGNATED FOR CAPITAL PROJECTS

TOTAL CAPITAL COST / TOTAL POPULATION = PER CAPITA COST

TOTAL CREDITS / TOTAL POPULATION = PER CAPITA CREDITS

PER CAPITA COST X PERSONS PER HOUSEHOLD = COST PER UNIT

PER CAPITA CREDITS X PERSONS PER HOUSEHOLD = CREDITS PER UNIT

COST PER UNIT - CREDITS PER UNIT = NET COST (IMPACT FEE)

**FINDING #2:** The Committee found that the county-wide levels of service used to calculate impact fees are based on actual level of services.

### **COLLECTION, ENCUMBRANCE, AND EXPENDITURE OF ALL IMPACT FEES COLLECTED**

Overall, the Committee found that the impact fees are being collected, encumbered, and expended properly. The Impact Fee

Manager reviews proposed impact fee expenditures for compliance with the ordinance prior to a proposed project being presented to the BCC for approval.

**FINDING #3:** The county is currently spending impact fee monies which were collected primarily in 2005, 2006, and 2007. Some of this delay is necessary because funds have to build up in the accounts before enough is accumulated to pay for a capital project.

**RECOMMENDATION:** Impact Fee funds collected by the county should be spent as soon as there are eligible projects.

#### **VALIDITY OF ASSUMPTIONS IN THE TECHNICAL MEMORANDUM**

The Committee expended a great deal of effort and hours in its detailed review of Dr. Nicholas' "2007 Update of Impact Fees Prepared For Palm Beach County Impact Fee Advisory Committee" (technical memorandum, methodology or impact fee report). The technical memorandum establishes the total cost of providing the capital facilities for which impact fees are imposed, an essential starting point for a fair impact fee system. The Committee was very concerned that this document is as accurate as possible. The Committee findings are as follows:

**FINDING #4:** The Committee found that population estimates, occupancy rates, and outstanding indebtedness all appear to be accurately reported in the methodology. However, the Impact fee Review Committee agreed to accept the recommendation of the School Impact Fee Workgroup to make no adjustments to the 2005 school impact fee methodology pending further review.

**RECOMMENDATION:** The Committee recommends approval of the methodology subject to further review of the school impact fee methodology.

#### **TOTAL IMPACT FEES**

**FINDING #5:** The methodology calculates total impact fees that are 70% higher than the current levels for residential and 109% - 117% higher than the current levels for non-residential uses. The summary provided by staff shows a total proposed increase of \$6,973 over the existing residential impact fees, from \$10,030 to \$17,003 for an average single-family residence of between 1,400 and 1,999 sq. ft. The proposed increases also assume the establishment of a solid waste impact fee component. The proposed solid waste impact fee contributes \$90 of additional impact fees to the average single family home, and accounts for 1% - 4% of proposed impact fee increases for non-residential uses.

The Committee acknowledges that the county is not legally required to impose these fees at their full level. It is completely within the purview of the Board of County Commissioners to impose the fees at a lower level.

**RECOMMENDATION:** The Committee recommends that there be no change in the current impact fee rates. The Committee recommends the proposed solid waste impact fee not be added as an impact fee component. Exhibit II contains a summary of this recommendation.

#### **Text Amendments**

**FINDING #6:** The Committee reviewed one text amendments to Article



13 as proposed by the Impact Fee Coordinator's Office. The proposed amendment involves impact fee credits for land donations.

**RECOMMENDATION:** The Committee recommends approval of the text amendment as proposed by the Impact Fee Coordinator's Office.

The remainder of this page left intentionally blank

EXHIBIT 1

IMPACT FEE REVIEW COMMITTEE  
MEMBERS

Robert Gottlieb, Councillor Town of South Palm Beach	Municipal Representative
Nancy Hogan, Commissioner Town of Ocean Ridge	Municipal Representative
Matty Mattioli, Council Member Village of Royal Palm Beach	Municipal Representative
E. Llwyd Ecclestone III, Developer Ecclestone Signature Homes	Business Community
Joseph Pollock, Vice President Kimley-Horn & Associates, Inc.	Business Community
Arnold Broussard, Consultant	At-Large
Jeffrey Naftal, Town Manager Town of Juno Beach	Alternate - Municipal
Bruce Malasky, Developer DCM & Associates	Alternate - Business
Dennis Thomas, Engineer Miller Legg	Alternate - At-Large

## Summary - Impact Fee Review Committee Recommendations

	Impact Fees 1/12/06	Proposed Impact Fees 2008	% of Increase
<b>General Office @ 50,000 FT.<sup>2</sup></b>			
Roads	119,016.00	119,016.00	0.00%
Fire Rescue	7,527.00	7,527.00	0.00%
Public Buildings	4,332.50	4,332.50	0.00%
Law Enforcement	3,215.50	3,215.50	0.00%
<b>Total</b>	<b>134,091.00</b>	<b>134,091.00</b>	<b>0.00%</b>

	Impact Fees 1/12/06	Proposed Impact Fees 2008	% of Increase
<b>General Comml. Retail @50,000 FT.<sup>2</sup></b>			
Roads	392,905.50	392,905.50	0.00%
Fire Rescue	11,312.50	11,312.50	0.00%
Public Buildings	11,115.50	11,115.50	0.00%
Law Enforcement	3,527.50	3,527.50	0.00%
<b>Total</b>	<b>418,861.00</b>	<b>418,861.00</b>	<b>0.00%</b>

	Impact Fees 1/12/06	Proposed Impact Fees 2008	% of Increase
<b>Average Cost of a S.F. Home @ 1400 - 1999 FT.<sup>2</sup></b>			
Fire Rescue	528.45	528.45	0.00%
Parks	1,346.39	1,346.39	0.00%
Library	140.63	140.63	0.00%
Roads	4,821.56	4,821.56	0.00%
Public Buildings	129.06	129.06	0.00%
Law Enforcement - Patrol	170.58	170.58	0.00%
Schools	2,893.70	2,893.70	0.00%
<b>Total</b>	<b>10,030.37</b>	<b>10,030.37</b>	<b>0.00%</b>