

Background and Justification (Continued from Page 1)

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

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

Clint Moore Road and Military Trail are on the Thoroughfare Right-of-Way Identification Map and are considered part of the major road network.

The intersection of Clint Moore Road and Military Trail does not directly access the site. For this reason the improvements are not considered site related.

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

The Office Depot building consists of 618,000 square feet of office. The road impact fee is \$820,697.82. The Office Depot building is within the Arvida Park of Commerce (APOC). There is an existing road impact fee credit of \$127,540.26 for APOC. The road impact fee less the APOC road impact fee credit results in an assessment for the Office Depot building of \$693,157.56. The road impact fee less the requested \$620,980.78 road impact fee credit for the improvements to the intersection of Clint Moore Road and Military Trail results in an assessment for the Office Depot building of \$72,176.78.

There are 12 required roadway improvements for the Office Depot building. The total cost of these improvements is \$2,938,999.47. Palm Beach County (County) has a \$2,000,000 grant from the Office of Tourism, Trade and Economic Development (OTTED) for the required road improvements. There is an agreement between the County and Office Depot to reimburse Office Depot for the cost of the required road improvements, up to the \$2,000,000, the OTTED grant maximum.

Staff recommends approval of this roadway impact fee credit of \$620,980.78 for intersection improvements to the intersection of Clint Moore Road and Military Trail, for Office Depot.

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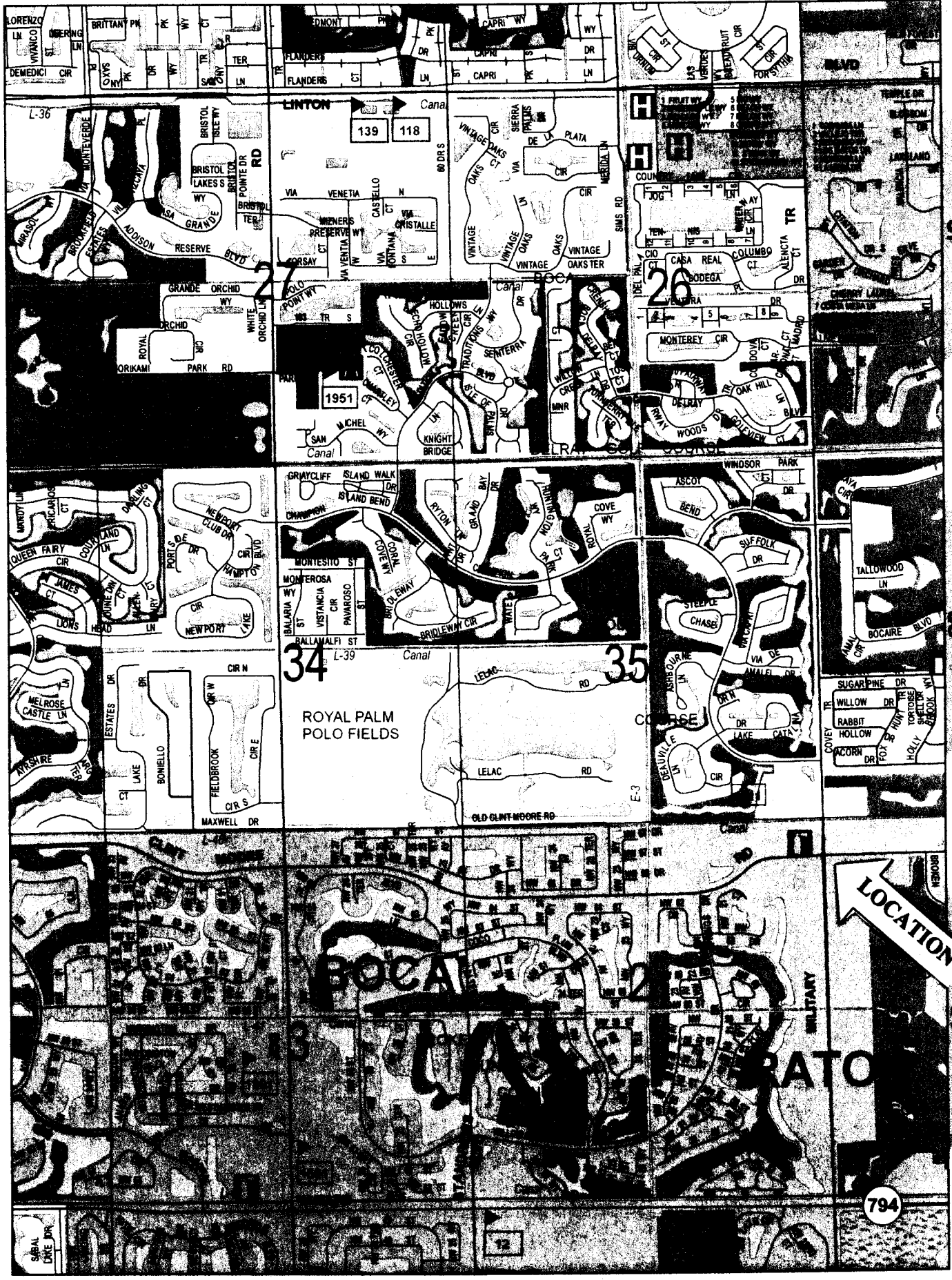
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