

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
Capital Expenditures	<u>1,200,000</u>	<u>17,330,000</u>	<u>0</u>	<u>0</u>	<u>0</u>
Operating Costs	<u>0</u>	<u>66,097</u>	<u>2,913,975</u>	<u>3,885,300</u>	<u>3,885,300</u>
External Revenues	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</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>
NET FISCAL IMPACT	<u>1,200,000</u>	<u>17,396,097</u>	<u>2,913,975</u>	<u>3,885,300</u>	<u>3,885,300</u>
# ADDITIONAL FTE POSITIONS (Cumulative)	<u>0</u>	<u>5</u>	<u>24</u>	<u>24</u>	<u>24</u>
Is Item Included in Current Budget?			Yes <u>X</u>	No	
Budget Account No.:	Fund <u>3751</u>	Dept <u>321</u>	Unit <u>9900</u>		
	Fund <u>3752</u>	Dept <u>321</u>	Unit <u>9900</u>		

Does this item include the use of federal funds? Yes__ No X

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

Source: Ad Valorem Tax and Impact Fees

Impact: Funding for project is available in current capital funds reserves. A transfer of funds will be brought back to the Board for approval at a future date. The operating costs for 2019 are partial year funding of 5 new positions. The operating costs for 2020 and beyond are based on an average operating cost of \$129.51 per square foot. This new branch will require 24 permanent positions to operating when opened. There will be 5 positions added in fiscal year FY 2019. The remaining 19 positions will be added in fiscal year 2020.

C. Departmental Fiscal Review: Alicia Garraway 12/29/17
(Director, Library Finance and Facilities)

III. REVIEW COMMENTS:

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

[Signature] 1/4/18 OFMB SP1/4 1/4 (P) 1/4/18 Contract Dev. And Control [Signature] 1/18/18

B. Legal Sufficiency:

Anne Helgenst 1-8-18
Assistant County Attorney

C. Other Department Review:

N/A
Department Director

DEVELOPMENT TEAM

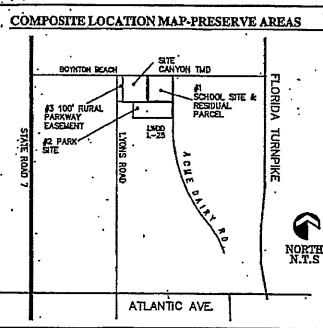
DEVELOPER: BOYNTON BEACH ASSOC. XVIII, LLP & BOYNTON BEACH ASSOC. X, LLP
1600 SAWGRASS CORPORATE PARKWAY, SUITE 800
SUNRISE, FL 33323

SURVEYOR: SAND & HILLS SURVEYING, INC.
849H LAKE WORTH RD., SUITE 410
LAKE WORTH, FL 33467
(561) 208-4048

CIVIL ENGINEER: LASTEVENPORT, INC.
3058 WORTH HAVENHILL ROAD
WEST PALM BEACH, FL 33417
(561) 644-7704

TRAFFIC ENGINEER: SHIGONS & WHITE
5601 CORPORATE PKY., SUITE 200
WEST PALM BEACH, FLORIDA 33407
(561) 478-7848

PLANNER: URBAN DESIGN KILDAY STUDIOS
477 E. ROSEMARY AVE., SUITE 225
WEST PALM BEACH, FLORIDA 33401
(561) 388-1100



TMD PROPERTY DEVELOPMENT REGULATIONS IN THE AGR TIER

MINIMUM SITE AREA - 25 AC.
MINIMUM DEVELOPMENT AREA - 40% OF GROSS ACREAGE
MINIMUM RESIDENTIAL AND COMMERCIAL FLOOR AREA
176,000 SF COMMERCIAL/CIVIC USES (INCLUDING WORK/LIVE SPACES)
MIN. 125,000 SF SHALL BE RETAIL & OFFICE
MAXIMUM RETAIL AND COMMERCIAL FLOOR AREA - 875,000 SF
MINIMUM PLOT - 1.0 AC.
MAXIMUM RESIDENTIAL DENSITY - 1 DU/ACRE
PERMITTED LOCATIONS - WITHIN 1,500 LF OF THE INTERSECTION OF BOYNTON BEACH BLVD. AND LYONS RD. AND THE INTERSECTION OF ATLANTIC AVE. AND LYONS RD.

PRESERVATION AREA/PROPOSED USES

THE PRESERVATION AREAS APPROVED AS PART OF APPLICATION POD/DOA 2008-1168 SHALL BE RESTRICTED TO PRESERVATION USES AS FOLLOWS, WITH THE EXCEPTION OF AREAS DESIGNATED AS ENVIRONMENTALLY SENSITIVE IN THE CONSERVATION ELEMENT:

- 1) CROP PRODUCTION, PASTURE OR ZOONOTIC PURPOSES
- 2) CIVIC PURPOSES, SUCH AS PUBLIC SCHOOLS, PUBLIC PARKS, GOVERNMENTAL SERVICES, LIBRARIES AND/OR THE LIKE
- 3) REGIONAL WATER STORAGE AREAS TO SERVE AS WATER MANAGEMENT FUNCTIONS OR TO SERVE AS A WATER PRESERVE AREA IF DESIGNATED BY THE SPFD; TO SERVE REGIONAL WATER MANAGEMENT PURPOSES AS DETERMINED BY EITHER LIND OR SPWD, OR FOR WATER MANAGEMENT PURPOSES NOT DIRECTLY RELATED TO THE AGR-TMD IF APPROVED BY SDM AND SUBJECT TO PROFESSIONAL RESERVE TAXES.
- 4) WETLAND OR BONA FIDE AGRICULTURAL USES PER THE ULCA.
- 5) OTHER USES AS REQUIRED BY THE REQUIRED CONSERVATION ELEMENTS.
- 6) OTHER USES AS MAY BE PERMITTED WITHIN THE PROTECTED AREA OF AN AGR-TMD CONSISTENT WITH THE COMPREHENSIVE PLAN AND THE UNIFIED LAND DEVELOPMENT CODE.

PROPERTY CONTROL NUMBERS

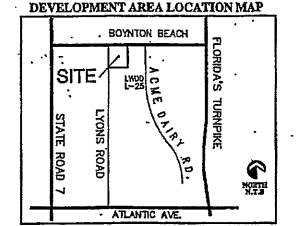
97.55 AC. DEVELOPMENT AREA:
00-42-45-29-09-001-0010
00-42-45-29-09-001-0020
00-42-45-29-09-001-0030
00-42-45-29-09-001-0040
00-42-45-29-09-001-0050
00-42-45-29-09-012-0000

56.325 AC. PRESERVE AREAS:
33.257 AC. SCHOOL SITE:
00-42-45-29-08-002-0000

52.165 AC. PARK SITE:
00-42-45-29-08-003-0000

2.844 AC. 100' LYONS RD. RURAL PARKWAY EASEMENT
00-42-45-29-09-003-0100

NOTE:
BLOCK WAIVER APPROVED BY BCC ON FEBRUARY 22, 2007 FOR POD A ONLY.



AGR-TMD ACREAGE TABULAR

TOTAL AGR-TMD GROSS ACREAGE AREA (4,989,384.8 SQ FT)	125.816 AC.
TOTAL AGR-TMD DEVELOPMENT (40%) ACREAGE AREA	37.55 AC.
PRESERVE AREA (60%) REQUIRED (56.325 AC. = 40% OF 140.812 AC.)	56.325 AC.
PRESERVE AREA PROVIDED (56.325 AC. = 40% OF 140.812 AC.)	56.325 AC.

SITE DATA - PRESERVE AREAS (60%)

TOTAL PRESERVE AREA PROVIDED	56.325 AC.
#1 SCHOOL SITE & RESIDUAL PARCEL	33.257 AC.
#2 PARK SITE	62.165 AC.
#3 100' LYONS RD. RURAL PARKWAY EASEMENT	2.844 AC.
	56.325 AC.

SITE DATA - DEVELOPMENT AREA (40%)

APPLICATION NO.	DRO-2010-01209
CONTROL NO.	2004-00471
PROJECT NO.	05143-000
NAME OF DEVELOPMENT	CANYON TOWN CENTER TMD
TIER	AGR
FUTURE LAND USE DESIGNATION	CL/AGR
ZONING DISTRICT	AGR-TMD
SECTION / TOWNSHIP, RANGE	S27 T4S R4E
PROPERTY CONTROL NO.	SEE LIST USE
USE	COMMERCIAL AND RESIDENTIAL

urban design kilday STUDIOS

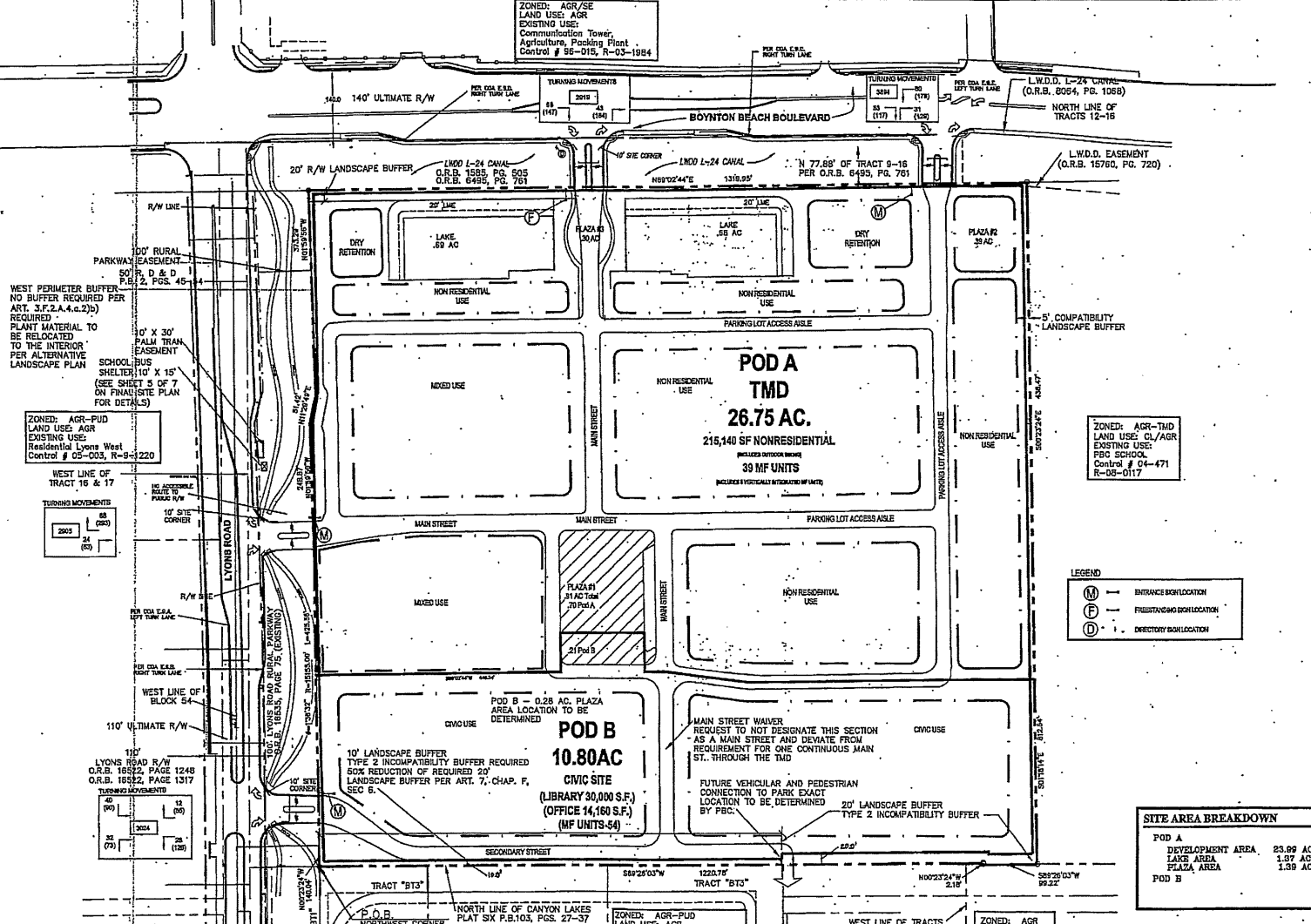
Urban Planning & Design
Landscape Architecture
Communication Graphics

The Office at City Place
477 E. Rosemary Ave., Suite 225
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Date: 11/14/10
Project No.: 06-123.002
Designed By: GL Horne
Drawn By: TW
Checked By: WT

Submittal Date / Comments
DOA Revisions 11/12/10
DOA Revisions 02/17/11
FDR Revisions 05/15/11
FDR 05/24/11



PERMITTED USES

RESTAURANT, FORMAL & TYPE II RESTAURANT	95,858 SF
OFFICE	14,444 SF
MEDICAL OFFICE	23,440 SF
MULTI-FAMILY	50 DU
TYPE I RESTAURANT	11,800 SF
RETAIL	50,858 SF
GENERAL DAYCARE	9,995 SF

POD B - CIVIC PERMITTED USES

PUBLIC SPACE - AMPHITHEATER	0.21 AC.
LIBRARY	30,000 SF
OFFICE	14,160 SF
MULTI-FAMILY	54 DU*
PBC PARK	52.91 ACRES*

*CONCURRENCY IS APPROVED FOR THE USES AND THE AMOUNTS SHOWN ON THIS PLAN

TRAFFIC ANALYSIS ZONE 749
BCC APPROVAL APRIL 22, 2010
BOA PPT# BA-2008-01562 (POD A ONLY) DEC 21, 2005

TOTAL DEVELOPMENT ACRES 37.55 AC.
POD A - 26.75 AC.
POD B - 10.80 AC.

TOTAL INTENSITY ALLOWED BY ORDINANCE 2005-039

RESIDENTIAL - 93 UNITS	
NON-RESIDENTIAL - 258,300 SF	
TOTAL INTENSITY PROPOSED	93 UNITS & 258,300 SF
POD A	
RESIDENTIAL - MULTI-FAMILY 39 UNITS	
(INCLUDES 6 VERTICALLY INTEGRATED MF UNITS)	
NON-RESIDENTIAL 215,140 SF	
(INCLUDES OUTDOOR SEATING)	
POD B	
CIVIC - PALM BEACH COUNTY 44,160 SF	
MULTI-FAMILY 54 UNITS	

TOTAL PLAZA AREA REQUIRED 1.88 AC.
MIN. SQ. OF DEV. AREA
SQ. OF 37.55 AC. = 1.88 AC.

PLAZA AREA PROVIDED 1.88 AC.
POD A - 1.59 AC.
PLAZA #1 - 0.76 AC.
PLAZA #2 - 0.35 AC.
PLAZA #3 - 0.48 AC.

POD B - 0.49 AC.
PLAZA #1 - 0.31 AC.
PLAZA #2 - 0.18 AC.

POD A ONLY - RECREATION AREA REQUIRED .17 AC.
(.006 AC./UNIT) 0.06 AC X 39 UNITS = .23 AC.
.23 - .06 AC. (65% REDUCTION) = .17 AC. REQUIRED
28X X 25 AC. = .06 AC.
PURSUANT TO ART. 5.0.2.3.4, A 5% REDUCTION IS REQUIRED
BUT AREA IS ALLOWED WHEN PROJECT IS ADJACENT TO PLANNED OPEN SPACE TRACTS UTILIZED FOR RECREATION PURPOSES.

RECREATION PROVIDED - POD A ONLY .17 AC.
POD B RECREATION REQUIREMENT TO BE DETERMINED
MAX. BUILDING HEIGHT 35' / 45'
MAX. NO. STOREYS 2 & 3 STOREYS
OWNERSHIP HOA
ROADS PRIVATE

CONTROL NO. 2004-471
DATE SUBMITTED: 6/19/10
EXHIBIT NO.: 15/1/10
SUPERSEDES EXH. NO. 1
PROJECT NO.: 05143-000

FINAL PLAN APPROVED AT 6/19/10 DRO

Canyon Town Center TMD
Palm Beach County, Florida
Final Master Plan

NORTH

0 50' 100' 200'
Scale: 1" = 100'-0"

FMP-1

IT IS THE INTENT OF THE DEVELOPER TO SUBDIVIDE USING THE PLATTING EXEMPTION OF ULDC ART. 11A.6B