

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

<b>Meeting Date:</b>	August 14, 2018	<input checked="" type="checkbox"/>	<b>Consent</b>	<input type="checkbox"/>	<b>Regular</b>
		<input type="checkbox"/>	<b>Workshop</b>	<input type="checkbox"/>	<b>Public Hearing</b>

<b>Department:</b>	Engineering & Public Works
<b>Submitted By:</b>	Engineering & Public Works
<b>Submitted For:</b>	Traffic Division

**I. EXECUTIVE BRIEF**

**Motion and Title:** Staff recommends motion to approve: a waiver allowing for the establishment of an impact fee credit, currently estimated to be \$88,200, for improvements to the intersection of Lantana Road and Military Trail.

**SUMMARY:** Article 13 of the Unified Land Development Code (Article 13) details criteria for impact fee credits. Impact fee credits for roadway improvements that are not required for Palm Beach County's Traffic Performance Standards (TPS) require the Board of County Commissioners (BCC) approval. These improvements relate to Development Order Amendment (DOA) approved by the BCC on May 24, 2018 for a gas station, convenience store, and restaurant. As part of the DOA, conditions were included addressing intersection improvements. These improvements are not required to meet TPS. However, the TPS approval letter lists a number of improvements to the intersection impacted by this project. Currently, this location experiences congestion, queuing, and safety issues that are expected to deteriorate with the addition of traffic from this development. District 3 (LB)

**Background and Justification:** Palm Beach County required certain intersection improvements as conditions of approval for the proposed Wawa project located at the southwest corner of Lantana Road and Military Trail. These improvements are not site related and may be eligible for impact fee credits.

The required improvements are as follows: a) extend the existing dual eastbound left turn lanes; b) mill and resurface eastbound through lanes; and c) extend the existing dual westbound left turn lanes. Article 13 lists three criteria that must be met for an impact fee credit to be allowed. The criteria are detailed below:

1. The proposed road construction must be on the major road network: Both Lantana Road and Military Trail are on the Thoroughfare Right-of-Way Identification Map and are considered to be part of the major road network;
2. The proposed road construction must not be site-related improvements: None of the improvements will directly access the site. For this reason, the improvements are not considered site related; and
3. The proposed road construction must be required to meet the requirements of TPS for the development as defined in Article 12, Traffic Performance Standards: The improvements are not being required to meet the requirements of TPS. Therefore, the BCC must make the required exception to criteria No. 3 for a road impact fee credit to be granted.

Exceptions to criteria No. 3 may be made upon BCC approval. No exceptions may be made to criteria Nos. 1 and 2.

All of the above improvements will increase the safety of the motorists and indirectly increase the capacity of the roadways.

The estimated impact fee for the Wawa development is \$202,873.55.

The Engineering Department recommends approval of this roadway impact fee credit, currently estimated to be \$88,200, for the above intersection improvements for the Lantana Road and Military Trail Wawa project. This amount will be adjusted in the future when the final cost of all the improvements has been received.

**Attachments:**

1. Location Map

<b>Recommended By:</b>	<u><i>ma BZ Neil</i></u>	<u>7/26/2016</u>	
	Department Director	Date	
<b>Approved By:</b>	<u><i>Fae</i></u>	<u>8/9/18</u>	
	Assistant County Administrator	Date	

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2018	2019	2020	2021	2022
Capital Expenditures	\$ -0-	-0-	-0-	-0-	-0-
Operating Costs	-0-	-0-	-0-	-0-	-0-
External Revenues	-0-	-0-	-0-	-0-	-0-
Program Income (County)	-0-	-0-	-0-	-0-	-0-
In-Kind Match (County)	-0-	-0-	-0-	-0-	-0-
NET FISCAL IMPACT	\$ **	-0-	-0-	-0-	-0-
# ADDITIONAL FTE					
POSITIONS (Cumulative)					

Is Item Included in Current Budget? Yes No X  
Does this item include the use of federal funds? Yes No X

Budget Account No:

Fund Dept Unit Rvsc

Recommended Sources of Funds/Summary of Fiscal Impact:

This item has no fiscal impact. Board approval is only being requested to provide an impact fee credit. The Development would be charged impact fees of \$202,873.55 if the project were to be built as proposed now. However, the Development is making improvements, which would alleviate the need for the County to make such improvements in the future. The calculated credit is \$88,200. This is the amount the Development could stand to subtract from possible future impact fees due.

C. Departmental Fiscal Review: Alicia Kovalainen

III. REVIEW COMMENTS

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

John M. Swartz 7.12.2018 OFMB  
7/26/18 JMS 8/26/18  
1/27/18  
1/30

Dr. J. Jant 8/8/18  
Contract Dev. and Control  
8/8/18

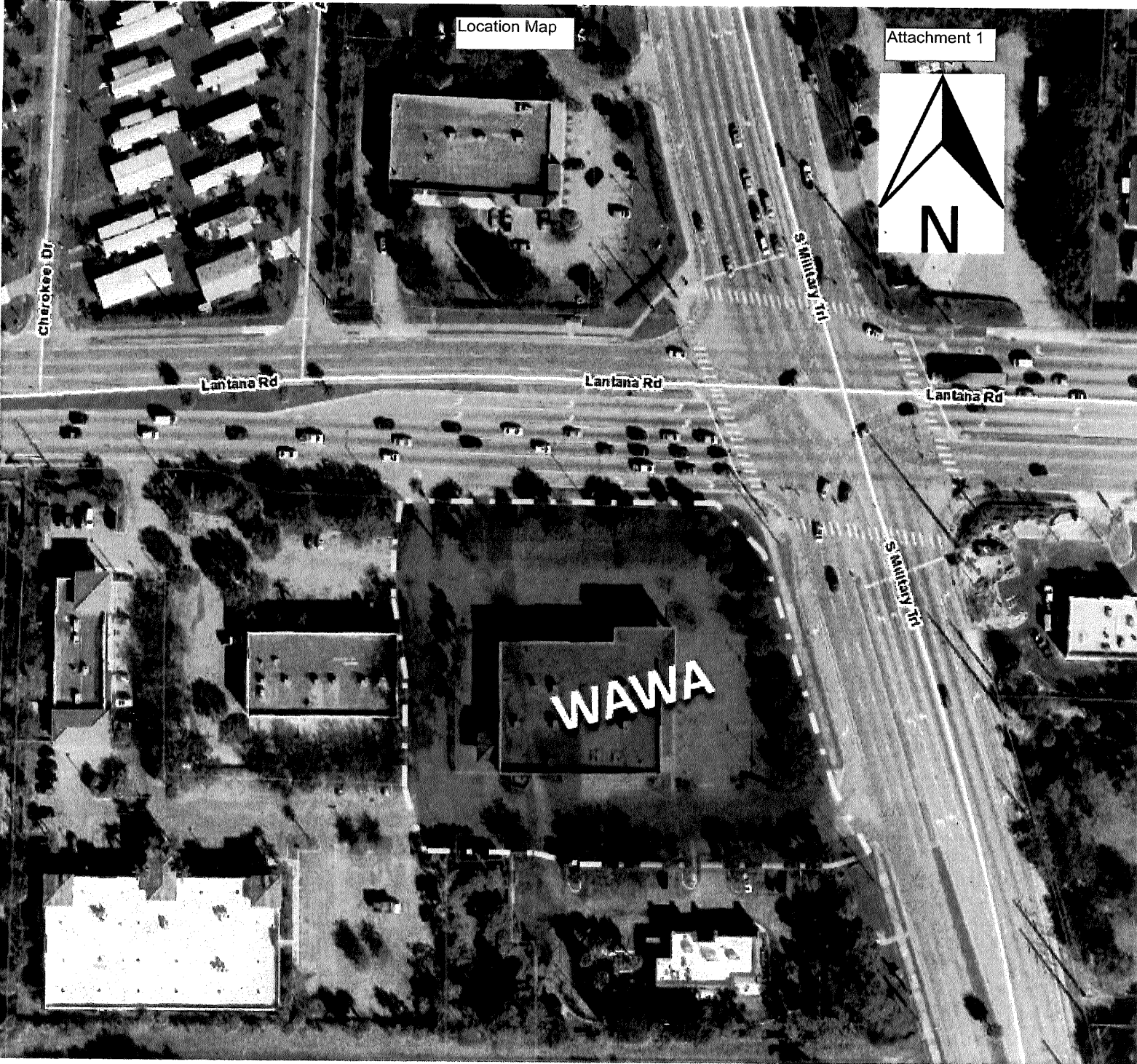
B. Approved as to Form and Legal Sufficiency:

Assistant County Attorney

C. Other Department Review:

Department Director

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



Location Map

Attachment 1

