

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date:	July 23, 2019	<input type="checkbox"/>	Consent	<input checked="" type="checkbox"/>	Regular
		<input type="checkbox"/>	Workshop	<input type="checkbox"/>	Public Hearing
Department:	Engineering & Public Works				
Submitted By:	Engineering & Public Works				
Submitted For:	Traffic Division				

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: a waiver to the third criterion of Article 13 of the Unified Land Development Code (Article 13) to allow an impact fee credit of \$2,006,532.88, for the improvements to be made by FCI Residential Corporation (Developer) to the intersection of Camino Real and South Dixie Highway (Camino Real improvements).

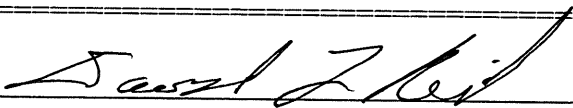
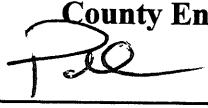
SUMMARY: The Developer has requested an impact fee credit for the Camino Real improvements. Article 13 details criteria for impact fee credits. Impact fee credits for roadway improvements that are not required for Palm Beach County’s (County) Traffic Performance Standards (TPS) require the Board of County Commissioners (BCC) approval. The Camino Real improvements relate to the proposed Camino Square redevelopment project. Camino Square is a mixed-use redevelopment project that will replace an existing shopping center with apartments and retail at the northeast corner of Camino Real and SW 3rd Avenue within the City of Boca Raton’s (City) Downtown Development of Regional Impact. The Developer, in consultation with the City and the County, is proposing to construct a second eastbound left turn lane and add a new eastbound right turn lane on the west approach of the intersection. The Camino Real improvements are not required to meet TPS. Staff recommends the third criterion should be waived, as the Camino Real improvements will improve the capacity of an intersection on the County’s major road network.. District 4 (LB)

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

1. The proposed road construction must be on the major road network. Camino Real and South Dixie Highway are both on the Thoroughfare Right-of-Way Identification Map and are considered part of the major road network;
2. The proposed road construction must not be site-related improvements. The Camino Real improvements will not 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. The Camino Real improvements are not required to meet the requirements of TPS. Therefore, the BCC must make an exception to criterion No. 3 for a road impact fee credit to be granted.

(Continued on Page 3)

Attachments:
1. Location Map

Recommended By:		7/10/2017
	County Engineer	Date
Approved By:		7/15/19
	Assistant County Administrator	Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2019	2020	2021	2022	2023
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>-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>\$ **</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
# 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
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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 Developer will incur costs to improve the intersection for the Camino Real project. The calculated credit is \$2,006,532.88. This is the amount the Developer could stand to subtract from possible future impact fees due.

C. Departmental Fiscal Review:

III. REVIEW COMMENTS

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


 9/7/18 ASD OFMB 7/9/19 7.2.2019

 Contract Dev. and Control
 7/12/19 TW

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.

Background and Policy Issues (Continued from Page 1)

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

The above improvements will increase the capacity of the roadways and indirectly improve the safety of the motorists. The estimated impact fee for this project is \$1.7 million. The Developer will deposit the impact fees in an escrow account. When the improvements have been completed, the Developer will submit certified costs of these improvements to the County Engineer for approval. The County Engineer will then inform the Impact Fee Coordinator of the exact amount to be credited.

The Engineering Department recommends approval of this roadway impact fee credit, currently estimated to be \$2,006,532.88, for the Camino Real improvements.

