

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 County has no outstanding general

TABLE 10
PUBLIC BUILDINGS BONDS CREDITS
PALM BEACH COUNTY

TOTAL TAXABLE VALUE	\$145,989.9 Million
PUBLIC BUILDING GENERAL OBLIGATION DEBT	\$0.00 Million
CREDIT FOR FUTURE PAYMENTS	\$0.00
CREDIT FOR PAST PAYMENTS	2.2% of Total
PUBLIC BUILDING NON-AD VALOREM DEBT	\$675.7 Million
MATURITY	18.8 Years
YEARS TO GO	11.9 Years
INTEREST RATE	4.42%
AVERAGE ANNUAL DEBT SERVICE	\$53.8 Million
DEBT SERVICE PER CAPITA	\$34.06 Per year
CAPITALIZATION PERIOD (Years)	25.00
DISCOUNT RATE	4.21%
CREDIT FOR FUTURE PAYMENTS PER CAPITA	\$520.51

obligation debt for public buildings. The County does have \$675.7 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**

BUILDING & AREA:		
TOTAL COUNTY OFFICE/ADMINISTRATION BUILDINGS		
At \$350 per FT ² including equipment	1,819,427	\$636,799,450
TOTAL COURTHOUSE SPACE		
At \$438 per FT ² including equipment	953,711	\$417,725,418
TOTAL JAIL		
At \$95,000 per Bed	3,998	\$379,810,000
TOTAL INDUSTRIAL SPACE		
At \$263 per FT ² including equipment	431,549	\$113,497,387
TOTAL INDUSTRIAL SUPPORT SPACE		
At \$25 per FT ² including equipment	1,579,300	\$39,482,500
TOTAL VALUE ALL PUBLIC BUILDINGS		\$1,587,314,755
Value per Gross Square Foot *		\$252.41
POPULATION SERVED		1,578,214
COST PER CAPITA		\$1,005.77

SOURCE: Palm Beach County, Facilities Development and Operations, July 2009.

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.

* Value of jails not included in gross value per foot calculation.

Engineering New Record publishes annually construction costs for various types of buildings. These costs are for construction and construction only. The cost of land, land improvements, and building contents are not included. Nevertheless, these data can provide insight into the reasonableness of the costs and values shown in Table 11.

COMPARATIVE BUILDING COSTS PER FOOT

	2008	2009	Palm Beach County
Courthouse	\$249.98	\$312.62	\$438.00
County Jail	\$259.88	\$226.57	
Manufacturing Facility	\$36.62	Not Reported	\$25.00
Office Building (unfinished interior)	\$117.16	\$155.15	\$350.00
Warehouse	\$79.51	Not Reported	\$25.00

SOURCE: Engineering News Record, *Square Foot Costbook*, 2008 and 2009.

NOTE: The value of Palm Beach County buildings all include land, land development, finish, and contents.

The exclusion of certain costs from the ENR data and the inclusion of those costs from the Palm Beach County data make precise comparisons difficult.

Nevertheless, allowing \$100 per foot for land, land development, finishing, and contents for office/administrative spaces and \$125 of courthouses, yields \$430 per foot for courthouse and \$255 per foot for office/administrative spaces.

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 FT² home with 3.077 persons at 50% would then have a functional population of 1.539 (3.077 x .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 x 7 days x 24 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 x .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%		0.908
801 - 1,399	2.087	7.0	50.0%		1.098
1,400 - 1,999	2.386	7.0	50.0%		1.255
2,000 - 3,599	2.729	7.0	50.0%		1.436
3,600 and Over	2.996	7.0	50.0%		1.576
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
OCCUPANCY PER VEHICLE		EMPLOYEES	VISITORS			
Drive-In Bank Per 1,000 Ft ²	265.21	5.00	154.13	0.25	5.00	2.337
Mini-Warehouse Per 1,000 Ft ²	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	0.066
Racquet Club Per Court	1.76	0.02	1.04	2.00	5.00	1.557
Church/Synagogue Per 1,000 Ft ²	40.50	4.00	20.30	1.00	5.00	0.371
Day Care Center Per 1,000 Ft ²	9.11	1.00	4.47	1.00	5.00	1.832
Quality Restaurant Per 1,000 Ft ²	79.26	2.00	45.56	1.00	5.00	2.231
High Turnover Sit-Down Restaurant Per 1,000 Ft	89.95	3.00	50.97	1.00	5.00	2.432
New Car Sales Per 1,000 Ft ²	130.34	0.50	77.70	1.00	5.00	1.007
OFFICE PER 1,000 FT² :						
50,000 FT ² & Under	17.19	3.00	7.31	0.40	5.00	0.801
50,001 - 99,999 FT ²	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 ²	12.60	3.00	4.56	0.50	7.00	1.095
150,000 - 199,999 FT ²	11.66	3.00	4.00	0.40	7.00	1.067
200,000 - 399,999 FT ²	10.29	3.00	3.17	0.40	7.00	1.053
400,000 - 499,999 FT ²	9.36	3.00	2.62	0.40	7.00	1.044
500,000 - 599,999 FT ²	8.94	3.00	2.36	0.40	5.00	0.742
600,000 - 699,999 FT ²	8.60	3.00	2.16	0.40	5.00	0.740
700,000 - 799,999 FT ²	8.32	3.00	1.99	0.12	7.00	1.010
800,000 FT ² or more	7.97	3.00	1.78	0.12	7.00	1.009
MEDICAL BUILDINGS:						
Medical Offices Per 1,000 Ft ²	36.13	4.00	17.68	0.50	7.00	1.702
Hospitals Per 1,000 Ft ²	16.78	4.00	6.07	0.50	7.00	1.460
Nursing Home Per 1,000 Ft ²	3.72	0.50	1.73	0.20	7.00	0.181
INDUSTRIAL BUILDINGS:						
Gen. Industrial Per 1,000 Ft ²	6.97	1.20	2.98	0.40	7.00	0.450
Warehousing Per 1,000 Ft ²	4.96	0.50	2.48	0.50	7.00	0.218
GENERAL COMMERCIAL RETAIL PER 1,000 FT²:						
50,000 FT ² or Less	101.60	5.00	55.96	0.167	7.00	2.055
50,001 - 99,999 FT ²	75.54	5.00	40.32	0.20	7.00	2.003
100,000 - 199,999 FT ²	58.98	5.00	30.39	0.25	7.00	1.983
200,000 - 299,999 FT ²	49.15	5.00	24.49	0.50	7.00	2.177
300,000 - 399,999 FT ²	43.59	5.00	21.15	0.60	7.00	2.196
400,000 - 499,999 FT ²	39.85	5.00	18.91	0.70	7.00	2.218
500,000 - 599,999 FT ²	37.09	5.00	17.25	0.80	7.00	2.242
600,000 - 699,999 FT ²	34.94	5.00	15.96	0.90	7.00	2.265
700,000 - 999,999 FT ²	32.45	5.00	14.47	1.00	7.00	2.270
1,000,000 - 1,199,999 FT ²	28.96	5.00	12.38	1.00	7.00	2.182
1,200,000 - 1,399,999 FT ²	27.28	5.00	11.37	1.00	7.00	2.140
1,400,000 - 1,599,999 FT ²	25.92	5.00	10.55	1.00	7.00	2.106
1,600,000 FT ² 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
Gas Station Per Fueling Stn.	168.56	0.50	100.64	0.083	7.00	0.384
Convenience Retail	737.99	5.00	437.79	0.167	7.00	4.707
Automotive Repair Shop	24.87	5.00	9.92	0.167	7.00	1.736
Car Wash per Bay	166.00	1.00	98.60	0.167	7.00	1.018
Carpet Store	5.95	1.00	2.57	0.333	7.00	0.369
Cemetery per Acre	4.73	0.20	2.64	0.500	7.00	0.122
Funeral Home	12.60	5.00	2.56	0.500	7.00	1.720
Furniture Store	5.06	1.00	2.04	0.333	7.00	0.362
General Recreation	17.14	5.00	5.28	0.500	7.00	1.777
Oil and Lube Shop per Bay	40.00	1.75	22.25	0.333	7.00	0.892
Veterinary Clinic	32.80	5.00	14.68	0.333	5.00	1.336

SOURCE: Palm Beach County Engineering Department; Institute of Transportation Engineers, Trip Generation, 7th Edition, 2002 and 8th Edition 2009; Arthur Nelson, Planner's Estimating Guide: Projecting Land-Use and Facility Needs, Chicago: Am Planning Ass'n, 2004; and A. Nelson and J Nicholas, "Estimating Functional Population for Facility Planning," Journal of Urban Planning and Development, No. 118, Vol 2, 1992.

The formula for calculating the public buildings impact fee is:

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

$$\text{CREDITS} = (0.022 \times \text{COST PER UNIT}) + (\$520.51 \times \text{FUNCTIONAL POPULATION PER UNIT})$$

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

**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
RESIDENTIAL UNITS BY SIZE				
800 Feet and Under	0.9080	\$940	\$493	\$446.24
801 - 1,399	1.0980	\$1,136	\$597	\$539.62
1,400 - 1,999	1.2550	\$1,299	\$682	\$616.78
2,000 - 3,599	1.4360	\$1,486	\$780	\$705.73
3,600 and Over	1.5760	\$1,631	\$856	\$774.54
Hotel/Motel per Room	0.3500	\$362	\$190	\$172.01
NON-RESIDENTIAL:				
Drive-in Bank Per 1,000 FT ²	2.3370	\$2,418	\$1,270	\$1,148.54
Mini-Warehouse Per 1,000 FT ²	0.0970	\$100	\$53	\$47.67
Movie Theater Per Seat	0.0660	\$68	\$36	\$32.43
Racquet Club Per Court	1.5570	\$1,611	\$846	\$765.20
Place of Worship per 1,000 FT ²	0.3710	\$384	\$202	\$182.33
Day Care Center Per 1,000 FT ²	1.8320	\$1,896	\$995	\$900.35
Quality Restaurant Per 1,000 FT ²	2.2310	\$2,308	\$1,212	\$1,096.44
High Turnover Sit-Down Rest. Per 1,000 Ft	2.4320	\$2,516	\$1,321	\$1,195.23
New Car Sales Per 1,000 FT ²	1.0070	\$1,042	\$547	\$494.90
Office Per 1,000 FT² :				
50,000 FT ² & Under	0.8010	\$829	\$435	\$393.66
50,001 - 99,999 FT ²	0.8780	\$908	\$477	\$431.50
100,000 - 149,999 FT ²	1.0950	\$1,133	\$595	\$538.15
150,000 - 199,999 FT ²	1.0670	\$1,104	\$580	\$524.38
200,000 - 399,999 FT ²	1.0530	\$1,090	\$572	\$517.51
400,000 - 499,999 FT ²	1.0440	\$1,080	\$567	\$513.08
500,000 - 599,999 FT ²	0.7420	\$768	\$403	\$364.66
600,000 - 699,999 FT ²	0.7400	\$766	\$402	\$363.68
700,000 - 799,999 FT ²	1.0100	\$1,045	\$549	\$496.37
800,000 FT ² or more	1.0090	\$1,044	\$548	\$495.88
Medical Buildings:				
Medical Offices Per 1,000 FT ²	1.7020	\$1,761	\$925	\$836.45
Hospitals Per 1,000 FT ²	1.4600	\$1,511	\$793	\$717.53

LAND USE TYPE (UNIT)	FUNCTIONAL POPULATION	COST PER UNIT	CREDITS	NET COST
Nursing Home Per 1,000 FT ²	0.1810	\$187	\$98	\$88.96
Industrial Buildings:				
Gen. Industrial Per 1,000 FT ²	0.4500	\$466	\$244	\$221.16
Warehousing Per 1,000 FT ²	0.2180	\$226	\$118	\$107.14
General Commercial Retail Per 1,000 FT ² :				
50,000 FT ² or Less	2.0550	\$2,126	\$1,116	\$1,009.94
50,001 - 99,999 FT ²	2.0030	\$2,073	\$1,088	\$984.39
100,000 - 199,999 FT ²	1.9830	\$2,052	\$1,077	\$974.55
200,000 - 299,999 FT ²	2.1770	\$2,253	\$1,183	\$1,069.90
300,000 - 399,999 FT ²	2.1960	\$2,272	\$1,193	\$1,079.24
400,000 - 499,999 FT ²	2.2180	\$2,295	\$1,205	\$1,090.05
500,000 - 599,999 FT ²	2.2420	\$2,320	\$1,218	\$1,101.85
600,000 - 699,999 FT ²	2.2650	\$2,344	\$1,231	\$1,113.15
700,000 - 999,999 FT ²	2.2700	\$2,349	\$1,233	\$1,115.61
1,000,000 - 1,199,999 FT ²	2.1820	\$2,258	\$1,185	\$1,072.35
1,200,000 - 1,399,999 FT ²	2.1400	\$2,214	\$1,163	\$1,051.71
1,400,000 - 1,599,999 FT ²	2.1060	\$2,179	\$1,144	\$1,035.00
1,600,000 FT ² or more	2.0780	\$2,150	\$1,129	\$1,021.24
Pharmacy With Drive Thru	2.0180	\$2,088	\$1,096	\$991.76
Fast Food Restaurant	3.6990	\$3,827	\$2,010	\$1,817.89
Gas Station Per Fueling Strn.	0.3840	\$397	\$209	\$188.72
Convenience Retail	4.7070	\$4,870	\$2,557	\$2,313.29
Automotive Repair Shop	1.7360	\$1,796	\$943	\$853.17
Car Wash per Bay	1.0180	\$1,053	\$553	\$500.30
Carpet Store	0.3690	\$382	\$200	\$181.34
Cemetery per Acre	0.1220	\$126	\$66	\$59.96
Funeral Home	1.7200	\$1,780	\$934	\$845.30
Furniture Store	0.3620	\$375	\$197	\$177.91
General Recreation	1.7770	\$1,839	\$965	\$873.32
Oil and Lube Shop per Bay	0.8920	\$923	\$485	\$438.38
Veterinary Clinic	1.3360	\$1,382	\$726	\$656.58

Changes

	Revised	Existing	% Change
RESIDENTIAL UNITS BY SIZE			
800 Feet and Under	\$446.24	\$98.26	354.13%
801 - 1,399	\$539.62	\$118.88	353.90%
1,400 - 1,999	\$616.78	\$135.85	354.01%
2,000 - 3,599	\$705.73	\$155.32	354.38%
3,600 and Over	\$774.54	\$170.59	354.04%
Hotel/Motel per Room	\$172.01	\$39.86	331.50%
NON-RESIDENTIAL:			
Drive-in Bank Per 1,000 FT ²	\$1,148.54	\$266.12	331.59%

Changes

	Revised	Existing	% Change
Mini-Warehouse Per 1,000 FT ²	\$47.67	\$11.05	331.30%
Movie Theater Per Seat	\$32.43	\$7.52	331.49%
Racquet Club Per Court	\$765.20	\$177.31	331.57%
Place of Worship per 1,000 FT ²	\$182.33	\$42.24	331.63%
Day Care Center Per 1,000 FT ²	\$900.35	\$208.61	331.59%
Quality Restaurant Per 1,000 FT ²	\$1,096.44	\$254.05	331.58%
High Turnover Sit-Down Rest. Per 1,000 Ft	\$1,195.23	\$276.93	331.61%
New Car Sales Per 1,000 FT ²	\$494.90	\$114.67	331.57%
Office Per 1,000 FT² :			
50,000 FT ² & Under	\$393.66	\$91.21	331.59%
50,001 - 99,999FT ²	\$431.50	\$99.98	331.59%
100,000 - 149,999FT ²	\$538.15	\$124.69	331.57%
150,000 - 199,999FT ²	\$524.38	\$121.51	331.57%
200,000 - 399,999FT ²	\$517.51	\$119.91	331.60%
400,000 - 499,999FT ²	\$513.08		
500,000 - 599,999FT ²	\$364.66		
600,000 - 699,999FT ²	\$363.68		
700,000 - 799,999FT ²	\$496.37		
800,000 FT ² or more	\$495.88		
Medical Buildings:			
Medical Offices Per 1,000 FT ²	\$836.45	\$193.81	331.58%
Hospitals Per 1,000 FT ²	\$717.53	\$166.26	331.56%
Nursing Home Per 1,000 FT ²	\$88.96	\$20.61	331.62%
Industrial Buildings:			
Gen. Industrial Per 1,000 FT ²	\$221.16	\$24.83	790.64%
Warehousing Per 1,000 FT ²	\$107.14	\$51.25	109.04%
General Commercial Retail Per 1,000 FT²:			
50,000 FT ² or Less	\$1,009.94	\$234.01	331.58%
50,001 - 99,999 FT ²	\$984.39	\$228.09	331.57%
100,000 - 199,999 FT ²	\$974.55	\$225.81	331.58%
200,000 - 299,999 FT ²	\$1,069.90	\$247.91	331.58%
300,000 - 399,999 FT ²	\$1,079.24	\$250.07	331.57%
400,000 - 499,999 FT ²	\$1,090.05	\$252.57	331.59%
500,000 - 599,999 FT ²	\$1,101.85		
600,000 - 699,999 FT ²	\$1,113.15		
700,000 - 999,999 FT ²	\$1,115.61		
1,000,000 - 1,199,999 FT ²	\$1,072.35		
1,200,000 - 1,399,999 FT ²	\$1,051.71		
1,400,000 - 1,599,999 FT ²	\$1,035.00		
1,600,000 FT ² or more	\$1,021.24		
Pharmacy With Drive Thru	\$991.76	\$229.80	331.58%
Fast Food Restaurant	\$1,817.89	\$421.22	331.58%
Gas Station Per Fueling Strn.	\$188.72	\$58.76	221.18%
Convenience Retail	\$2,313.29	\$536.00	331.58%
Automotive Repair Shop	\$853.17		

Changes

	Revised	Existing	% Change
Car Wash per Bay	\$500.30		
Carpet Store	\$181.34		
Cemetery per Acre	\$59.96		
Funeral Home	\$845.30		
Furniture Store	\$177.91		
General Recreation	\$873.32		
Oil and Lube Shop per Bay	\$438.38		
Veterinary Clinic	\$656.58		

EXISTING PUBLIC BUILDING IMPACT FEES

County	Public Bldg
Palm Beach	\$147.55
Indian River	\$206.00
Nassau	\$231.49
Hernando	\$302.00
Sarasota	\$303.00
Wakulla	\$317.00
St. Johns	\$378.00
St Lucie	\$392.00
Martin	\$436.00
Citrus	\$625.00
Charlotte	\$780.00
Collier	\$807.00
DeSoto	\$971.00
Gilchrist	\$1,000.00
Average	\$492.57
Median	\$385.00
Palm Beach - Revised	\$616.78