

2012 UPDATE OF IMPACT FEES

PREPARED FOR
PALM BEACH COUNTY
IMPACT FEE ADVISORY
COMMITTEE

By

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I Summary

The 2012 updated impact fees for Palm Beach County are shown below. The existing fees and the percentage increases are in the following table.¹ The 2012 fees represent substantial increases over existing impact fees.

2012 UPDATED IMPACT FEES

Residential	Roads	Law	Fire	Bldgs	Parks	Schools	Library	Total
Single Family Detached	\$8,592	\$135	\$770	\$966	\$1,055	\$6,376	\$439	\$18,333
Non-Residential								
Drive-in Bank Per 1,000 FT ²	\$15,720	\$11	\$131	\$1,088				\$16,950
Mini-Warehouse Per 1,000 FT ²	\$643	\$40	\$131	\$58				\$871
Hotel Per Room	\$2,297	\$111	\$871	\$210	\$287			\$3,775
Movie Theater Per Seat	\$480	\$60	\$131	\$41				\$712
Racquet Club Per Court	\$11,030	\$60	\$131	\$933				\$12,154
Church/Synagogue Per 1,000 FT ²	\$2,482	\$60	\$131	\$222				\$2,895
Day Care Center Per 1,000 FT ²	\$11,380	\$60	\$131	\$1,098				\$12,669
Quality Restaurant Per 1,000 FT ²	\$19,351	\$60	\$247	\$1,338				\$20,996
High Turnover Rest. Per 1,000 Ft ²	\$32,817	\$60	\$247	\$1,424				\$34,548
New Car Sales Per 1,000 FT ²	\$8,138	\$60	\$247	\$600				\$9,045
Office Per 1,000 FT ² :								
<= 10,000 FT ²	\$5,839	\$11	\$131	\$480				\$6,461
50,000 FT ²	\$4,021	\$11	\$131	\$526				\$4,689
100,000 FT ²	\$3,424	\$11	\$131	\$656				\$4,222
150,000 FT ²	\$3,128	\$11	\$131	\$640				\$3,909
200,000 FT ²	\$2,920	\$11	\$131	\$631				\$3,693
Medical Buildings:								
Medical Offices Per 1,000 FT ²	\$9,332	\$11	\$131	\$1,020				\$10,494
Hospitals Per 1,000 FT ²	\$4,249	\$11	\$131	\$873				\$5,263
Nursing Home Per 1,000 FT ²	\$967	\$11	\$445	\$109				\$1,531
Industrial Buildings:								
Gen. Industrial Per 1,000 FT ²	\$1,791	\$18	\$206	\$270				\$2,285
Warehousing Per 1,000 FT ²	\$919	\$40	\$48	\$121				\$1,127
General Commercial Retail Per 1,000 FT ² :								
<= 10,000 FT ²	\$16,658	\$60	\$247	\$1,229				\$18,194
50,000 FT ²	\$13,217	\$60	\$247	\$1,200				\$14,724
100,000 FT ²	\$11,632	\$60	\$247	\$1,189				\$13,128
200,000 FT ²	\$10,116	\$60	\$247	\$1,306				\$11,729
300,000 FT ²	\$9,261	\$60	\$247	\$1,318				\$10,887
400,000 FT ²	\$8,684	\$60	\$247	\$1,333				\$10,324
Pharmacy With Drive Thru	\$6,320	\$60	\$247	\$1,269				\$7,896

¹ In this and many other tables in this report, cents have been suppressed for ease of reading and to meet page size limitations. This will occasionally result in totals being slightly different if rows are added manually.

2012 UPDATED IMPACT FEES

Residential	Roads	Law	Fire	Bldgs	Parks	Schools	Library	Total
Fast Food Restaurant	\$28,450	\$60	\$247	\$1,252				\$30,009
Gas Station Per Fueling Stn.	\$7,265	\$60	\$247	\$1,198				\$8,771
Convenience Retail	\$31,735	\$60	\$247	\$2,218				\$34,260
Automotive Repair Shop	\$3,561	\$60	\$247	\$230				\$4,099
Car Wash per Bay	\$23,810	\$60	\$247	\$2,822				\$26,939
Carpet Store	\$1,009	\$60	\$247	\$1,041				\$2,357
Cemetery per Acre	\$694	\$60	\$247	\$610				\$1,612
Funeral Home	\$1,818	\$60	\$247	\$221				\$2,347
Furniture Store	\$784	\$60	\$48	\$73				\$966
General Recreation	\$2,460	\$60	\$131	\$1,031				\$3,682
Oil and Lube Shop per Bay	\$5,749	\$60	\$247	\$217				\$6,273
Veterinary Clinic	\$4,714	\$60	\$247	\$1,065				\$6,087

NOTE: Slight differences due to rounding.

2012 UPDATED IMPACT FEES

Residential	Revised	Existing	% Change
Single Family Detached	\$18,333	\$10,557	73.6%
Non-Residential			
Drive-in Bank Per 1,000 FT ²	\$16,950	\$24,729	-31.5%
Mini-Warehouse Per 1,000 FT ²	\$871	\$679	28.3%
Hotel Per Room	\$3,775	\$2,535	48.9%
Movie Theater Per Seat	\$712	\$540	31.7%
Racquet Club Per Court	\$12,154	\$7,264	67.3%
Church/Synagogue Per 1,000 FT ²	\$2,895	\$1,810	59.9%
Day Care Center Per 1,000 FT ²	\$12,669	\$9,822	29.0%
Quality Restaurant Per 1,000 FT ²	\$20,996	\$13,508	55.4%
High Turnover Sit-Down Rest. Per 1,000 Ft ²	\$34,548	\$19,339	78.6%
New Car Sales Per 1,000 FT ²	\$9,045	\$6,524	38.6%
Office Per 1,000 FT ² :			
<= 10,000 FT ²	\$6,461	\$3,950	63.6%
50,000 FT ²	\$4,689	\$2,832	65.6%
100,000 FT ²	\$4,222	\$2,484	70.0%
150,000 FT ²	\$3,909	\$2,289	70.8%
200,000 FT ²	\$3,693	\$2,162	70.8%
Medical Buildings:			
Medical Offices Per 1,000 FT ²	\$10,494	\$6,227	68.5%
Hospitals Per 1,000 FT ²	\$5,263	\$3,089	70.4%
Nursing Home Per 1,000 FT ²	\$1,531	\$845	81.3%
Industrial Buildings:			
Gen. Industrial Per 1,000 FT ²	\$2,285	\$1,329	71.9%
Warehousing Per 1,000 FT ²	\$1,127	\$893	26.2%
General Commercial Retail Per 1,000 FT ² :			
<= 10,000 FT ²	\$18,194	\$14,996	21.3%

2012 UPDATED IMPACT FEES

Residential	Revised	Existing	% Change
50,000 FT ²	\$14,724	\$8,806	67.2%
100,000 FT ²	\$13,128	\$7,118	84.4%
200,000 FT ²	\$11,729	\$5,903	98.7%
300,000 FT ²	\$10,887	\$5,356	103.3%
400,000 FT ²	\$10,324	\$5,052	104.4%
Pharmacy With Drive Thru	\$7,896	\$5,011	57.6%
Fast Food Restaurant	\$30,009	\$23,388	28.3%
Gas Station Per Fueling Stn.	\$8,771	\$6,069	44.5%
Convenience Retail	\$34,260	\$25,698	33.3%
Automotive Repair Shop	\$4,099	\$4,358	-6.0%
Car Wash per Bay	\$26,939	\$14,884	81.0%
Carpet Store	\$2,357	\$1,075	119.3%
Cemetery per Acre	\$1,612	\$869	85.6%
Funeral Home	\$2,347	\$2,438	-3.8%
Furniture Store	\$966	\$924	4.5%
General Recreation	\$3,682	\$2,968	24.1%
Oil and Lube Shop per Bay	\$6,273	\$10,457	-40.0%
Veterinary Clinic	\$6,087	\$5,617	8.4%

The typical residential impact fee would increase by 73%. The typical non-residential fee would change from a decrease of 30% to an increase of 119%, with an average of 50%. The reason for the difference among non-residential land uses is new and updated traffic and travel information. The majority of this increase is attributable to roads (45.2%) and educational facilities (42.8%).

COMPONENTS OF CHANGE

Change	Revised	Existing	Change	% of Total Change
Roads	\$8,592	\$5,075	\$3,517	45.2%
Law	\$135	\$179	(\$44)	-0.6%
Fire	\$770	\$556	\$214	2.7%
Public Buildings	\$966	\$136	\$830	10.7%
Library	\$439	\$148	\$291	3.7%
Parks	\$1,055	\$1,417	(\$362)	-4.7%
Schools	\$6,376	\$3,046	\$3,330	42.8%
Total	\$18,333	\$10,557	\$7,775	100.0%

NOTE: The existing fees are shown at 100% of calculated amount. Palm Beach County has a practice of discounting impact fees by 5% from that calculated.

The Federal Highway Administration publishes road and highways construction cost index, shown below. These data show that road construction costs increased at double-digit rates for some of the recent past, while experiencing a decline over the past few years.

PER LANE MILE ROAD COSTS:

	CONSTRUCTION	R.O.W.*	TOTAL	Annual %	Cost Index
1989	\$825,000	\$270,618	\$1,095,618		
1994	\$1,101,287	\$279,890	\$1,381,177	4.74%	Not Reported
1996	\$1,144,759	\$299,756	\$1,444,515	2.27%	Not Reported
1998	\$1,398,830	\$390,314	\$1,789,144	11.29%	Not Reported
2000	\$1,461,194	\$386,287	\$1,847,481	1.62%	Not Reported
2003	\$1,671,588	\$138,453	\$1,810,041	-0.68%	Not Reported
2005	\$1,868,000	\$154,721	\$2,022,721	5.71%	8.49%
2007	\$3,610,000	\$299,005	\$3,909,005	39.02%	17.39%
2009	\$2,726,000	\$755,000	\$3,481,000	-5.63%	-2.96%
2012	\$3,065,000	\$375,000	\$3,440,000	-0.39%	0.00%
Annual Growth - 2000-2012				5.32%	2.38%

SOURCE: Palm Beach County Engineering Department, April 2012, and Federal Highway Administration, Office of Highway Policy Information, "National Highway Construction Cost Index (NHCCI)."

On balance, Palm Beach County's road costs and grown at 5.32% as contracted with a national rate of 2.38%.

The impact fees presently charged by other Florida counties are shown below. It is clear that if Palm Beach County were to adopt the 2009 updated fees the result would be substantially above statewide averages. If Palm Beach County followed its historic policy of a 5% discount, the result would be a fee of \$17,416 for a typical single family home, third highest in the state.

IMPACT FEES IN OTHER FLORIDA COUNTIES²

County	Total Impact Fee	County	Total Impact Fee
Wakulla	\$1,246.79	Marion	\$9,230.00
Levy	\$1,302.00	Brevard	\$9,297.88
Monroe	\$1,470.00	Citrus	\$9,383.51
Baker	\$1,500.00	St. Johns	\$9,545.00
Pinellas	\$1,923.00	St Lucie	\$9,602.00
Broward	\$2,233.00	Indian River	\$9,876.88
Santa Rosa	\$2,237.00	Pasco	\$11,125.79
Bay	\$2,352.06	Palm Beach	\$11,366.77
Sumter	\$2,393.00	Polk	\$11,379.00
Columbia	\$3,060.67	DeSoto	\$11,752.00
Alachua	\$3,202.00	Lake	\$12,295.00

² Many Florida jurisdictions have taken temporary actions with respect to impact fees. Some have suspended collections in total and others in part. Some of these suspensions have expired while others have not. The data reported here are the amounts adopted by the jurisdiction and do not reflect any temporary actions that may have been undertaken.

IMPACT FEES IN OTHER FLORIDA COUNTIES²

County	Total Impact Fee	County	Total Impact Fee
Gilchrist	\$3,500.00	Martin	\$12,511.39
Hillsborough	\$3,877.20	Clay	\$12,848.00
Bradford	\$5,017.00	Sarasota	\$14,756.00
Flagler	\$5,306.55	Highlands	\$15,070.17
Miami/Dade	\$5,483.56	Manatee	\$15,355.00
Nassau	\$6,178.03	Lee	\$15,597.00
Seminole	\$6,286.75	Orange	\$16,845.85
Putnam	\$7,022.96	Osceola	\$17,941.47
Hendry	\$7,590.63	Collier	\$25,281.00
Glades	\$8,143.86	Man	\$8,381.10
Charlotte	\$8,380.00	Median	\$8,667.22
Volusia	\$8,954.44	Palm Beach Revised*	\$18,332.63
Hernando	\$9,048.00		

* At 100%

II County Parameters

Palm Beach County adopted the aggregate impact fees in 1989. These fees were revised and updated in 1994, 1997, 2001, 2003, and 2005. At those times, the fee base data and calculation methodologies were revised and updated. This memorandum will again update data and methodologies with appropriate new data and parameters in order to keep Palm Beach County's impact fees current.

In order that impact fees comply with legal and ethical standards, such fees must be reasonable. This reasonableness extends to the amount of any impact fee charged as well as the manner in which such charges are developed. This memorandum will set out how the park, public buildings, law enforcement, fire & rescue, library, public educational and road impact fees were calculated.

A. Population Served

In order to develop equitable impact fees it is first necessary to establish service standards. The standard practice is to observe the existing provision and to use the current standard of service as the basis for impact fees. The first step in this process is to identify the existing population being served. The April 2012 permanent resident population is estimated to be 1,331,382, with 594,303 in the unincorporated area. However, Palm Beach County must serve a population that is much greater than simply the permanent residents of the County. The peak population to be found with Palm Beach County would be the sum of permanent residents, part-time residents, and transients. Permanent residents are those individuals who maintain their domicile in Palm Beach County and it may be presumed that they reside within the County for 9 months or more per year. Part-time residents are defined as those individuals who maintain their domicile elsewhere but who also reside in Palm Beach County for more than 1 month and less than 9 months per year. Transients are those who reside in Palm Beach County for less than 1 month per year. Therefore, the relevant figure for determining the service level standard is the peak population. Table 1 utilizes the 2000 census to establish a ratio of peak population to resident population on the basis of housing occupancy.

TABLE 1
RESIDENT AND PEAK POPULATION
PALM BEACH COUNTY
1980, 1990, 2000 and 2012

	1980	1990	2000	2012
RESIDENT POPULATION	576,863	863,518	1,131,184	1,331,382
TOTAL HOUSING UNITS	295,664	461,665	556,428	609,745
OCCUPIED YEAR-ROUND	234,339	365,558	474,175	548,864
PERMANENT RESIDENTS PER UNIT	2.462	2.362	2.386	2.426
SEASONALLY OCCUPIED UNITS	9,066	51,593	52,874	65,334
TRANSIENT UNITS *	42,606	44,514	64,663	87,173
PERMANENT RESIDENTS	576,863	863,518	1,131,184	1,331,382
SEASONAL RESIDENTS	22,317	121,873	126,135	156,149
TRANSIENTS @ 1.75 PER UNIT	74,561	77,900	113,160	152,553
PEAK POPULATION	673,741	1,063,290	1,370,480	1,640,083
RATIO OF PEAK TO PERMANENT	1.17	1.231	1.212	1.232
2009 ESTIMATES;				
County-Wide Permanent Population				1,331,382
Total Peak Population				1,640,083
Unincorporated Area Permanent Population				594,303
Unincorporated Area Peak Population				732,121

SOURCES: 1. University of Florida, Census Handbook, 1980, Florida Counties, Pages 21, 78 & 81.

2. 2000 and 2010 Census of the Population.
3. Bureau of The Census, www.census.gov for 2000 and post 2000 populations.
4. Office of Economic & Demographic Research, The Florida Legislature.

Table 1 shows the 2012 estimate of peak population in Palm Beach County of 1,640,083. This estimate is made by assigning the same occupancy per unit to seasonally occupied units as to year-round occupied units and by assigning 1.75 per transient unit in the peak period [See Florida Statistical Abstract - 2000, P.539]. Seasonal residents are not tourists. Rather, they are individuals that reside in Palm Beach County for an extended period of time, but less than full time. Tourists, by contrast, "reside" in the County for periods of less than 30 days. The average size of a Florida tourist party is 2.6 persons. The average of 1.75 persons used for purposes of impact fees is based on the assumption that larger tourist or transient parties would occupy more than one room. The estimated peak population is 123.2% of the permanent population. This ratio will be used in the body of this report in determining user demand and in calculating per capita costs and revenues for those services that are effected by or delivered to all Palm Beach County residents regardless of their domicile. Services such as roads, parks, libraries, law enforcement and fire & rescue are used by everyone in Palm Beach County regardless of their place of domicile. This analysis is based upon the presumption that transients make use of public parks but that such use would be

less frequent than use by permanent residents. Therefore, use of parks and public buildings by transients will be reduced to 50% of that of residents.

The occupancy of the various land uses is established, for purposes of this study, by analysis of the 2010 census and of the 2012 released American Community Survey. Because what is or is not a "bedroom" could be a matter of confusion and controversy, a study was undertaken in 2001 to establish the definitions of various dwelling units in terms of square feet of living area. That study involved the examination of over 303 building permits in terms of the type of unit, the size of the unit in bedrooms and the size of the unit in terms of square feet. The occupancy by type and size of residential unit in Palm Beach County are contained in Tables 2.1 and 2.2.

TABLE 2-1
DWELLING UNIT OCCUPANCY BY TYPE AND SIZE OF UNIT
PALM BEACH COUNTY
2000 and 2010

DWELLING TYPE/SIZE	AVERAGE OCCUPANCY PER UNIT			
	2000		2010	
	TOTAL	5-17	TOTAL	5-17
Single Family Detached				
0 Bedrooms	2.481	0.497		
1 Bedroom	2.094	0.228	1.826	0.189
2 Bedrooms	2.659	0.504	2.039	0.134
3 Bedrooms	3.258	0.874	2.796	0.440
4 Bedrooms	3.789	1.142	3.386	0.740
5 Bedrooms or more			4.130	1.139
Average SF Detached	2.632	0.511	2.874	0.498
Single Family Attached				
0 Bedrooms	1.965	0.294	1.628	0.246
1 Bedroom	2.142	0.285	1.842	0.100
2 Bedrooms	2.214	0.282	2.747	0.520
3 Bedrooms	2.934	0.753	3.923	1.009
4 Bedrooms or More	3.488	1.092	2.647	0.474
Average SF Attached	2.299	0.352	2.247	0.296
Multi-Family				
0 Bedrooms	1.389	0.042	1.407	0.025
1 Bedroom	1.472	0.048	2.069	0.205
2 Bedrooms	1.755	0.124	3.192	0.709
3 Bedrooms	2.405	0.496	5.278	0.925
4 Bedrooms or More	2.796	0.596	2.214	0.993
Average Multi-Family	1.717	0.132	2.060	0.228
Mobile Home				
0 Bedrooms	2.218	0.346		
1 Bedroom	2.074	0.301	2.536	0.401
2 Bedrooms	2.028	0.259	3.412	0.756
3 Bedrooms	2.965	0.674	5.070	1.427
4 Bedrooms or More	3.988	1.244	3.364	0.000
Average Mobile Home	2.248	0.365	4.225	0.532

SOURCE: US Bureau of the Census, 2000 Census of the Population, Public Use Micro-Sample PUMS) and American Community Survey, 2012...

Dwelling unit occupancies have increased between 2000 and 2010, especially among the younger age group.

TABLE 2-2
**DWELLING UNIT OCCUPANCY BY SIZE OF UNIT IN SQUARE FEET
 PALM BEACH COUNTY
 2012**

RESIDENTIAL UNITS BY SIZE	AVERAGE OCCUPANCY PER UNIT		
	TOTAL	AGE 5 - 17	IN PUBLIC SCHOOL
800 Feet and Under	1.555	0.498	0.417
801 - 1,399	3.105	0.552	0.462
1,400 - 1,999	3.221	0.602	0.504
2,000 - 3,599	3.374	0.668	0.560
3,600 and Over	3.516	0.731	0.612

SOURCE: Palm Beach County School Board and American Community Survey, 2012.

NOTE: The unit sizes are measured in net square feet of floor area.

While total occupancy increased for the smallest units, it tended to decline for larger. There was a substantial increase in occupancy by children, aged 5 to 17, and in public school enrollment per unit. This may be the “downsizing” that has been discussed. These shifts in occupancies may mean that Palm Beach County’s traditional approach to assessing many impact fees on the basis of dwelling unit size may not be appropriate in the future.

CHANGES IN OCCUPANCIES

RESIDENTIAL UNITS BY SIZE	Based on 2000 Census			Based on 2010 Census		
	TOTAL	AGE 5 - 17	IN PUBLIC SCHOOL	TOTAL	AGE 5 - 17	IN PUBLIC SCHOOL
800 Feet and Under	1.963	0.144	0.123	1.555	0.498	0.417
801 - 1,399	2.308	0.296	0.252	3.105	0.552	0.462
1,400 - 1,999	2.712	0.474	0.403	3.221	0.602	0.504
2,000 - 3,599	3.153	0.669	0.569	3.374	0.668	0.560
3,600 and Over	3.494	0.820	0.697	3.516	0.731	0.612

B. Current Infrastructure Finance

Palm Beach County has been using a variety of means to finance capital improvements for the facilities discussed herein. The County has authorized bonds, received grants, appropriated general funds, and charged impact fees. Additionally, the County has required developers to donate land and improvements. Given this history, it should be expected that Palm Beach County might well continue these efforts in the future.

The outstanding indebtedness of Palm Beach County (insofar as these facilities and services are concerned) is shown in Table 3.

**Table 3
OUTSTANDING INDEBTEDNESS
PALM BEACH COUNTY 2012**

ISSUE/PURPOSE	AMOUNT
GENERAL OBLIGATION - RECREATION (PART)	
Amount	\$8.7 Million
Term (Years)	20 Years
Interest Rate	3.9%
Authorized	2003
GENERAL OBLIGATION - RECREATION & CULTURE (PART)	
Amount	\$12.2 Million
Term (Years)	20 Years
Interest Rate	5.5%
Authorized	1999
GENERAL OBLIGATION - LIBRARIES	
Amount	\$30.5 Million
Term (Years)	20 Years
Interest Rate	3.9%
Authorized	2003
GENERAL OBLIGATION - LIBRARIES	
Amount	\$22.2 Million
Term (Years)	20 Years
Interest Rate	4.18%
Authorized	2006
GENERAL OBLIGATION - LIBRARIES	
Amount	\$19.5 Million
Term (Years)	13 Years
Interest Rate	2.70%
Authorized	2003
GENERAL OBLIGATION - PARKS	
Amount	\$28.7 Million
Term (Years)	15 Years
Interest Rate	4.9%
Authorized	2006
REVENUE/NON-AD VALOREM - CRIMINAL JUSTICE	

**Table 3
OUTSTANDING INDEBTEDNESS
PALM BEACH COUNTY 2012**

ISSUE/PURPOSE	AMOUNT
Amount	\$79.3 Million
Term (Years)	27 Years
Interest Rate	6.7%
Authorized	1990
NON-AD VALOREM - CRIMINAL JUSTICE	
Amount	\$18.6 Million
Term (Years)	14 Years
Interest Rate	3.7%
Authorized	2002
REVENUE/NON-AD VALOREM - PARKS	
Amount	\$6.5 Million
Term (Years)	11 Years
Interest Rate	3.3%
Authorized	2003
REVENUE/NON-AD VALOREM - PUBLIC BUILDINGS	
Amount	\$94.3 Million
Term (Years)	20 Years
Interest Rate	3.9%
Authorized	2004
REVENUE/NON-AD VALOREM - CRIMINAL JUSTICE	
Amount	\$13.5 Million
Term (Years)	13 Years
Interest Rate	3.6%
Authorized	2006
REVENUE/NON-AD VALOREM - PARKS	
Amount	\$10.2 Million
Term (Years)	11 Years
Interest Rate	3.8%
Authorized	2005
REVENUE/NON-AD VALOREM - CRIMINAL JUSTICE	
Amount	\$9.5 Million
Term (Years)	11 Years
Interest Rate	3.6%
Authorized	2008
REVENUE/NON-AD VALOREM - CRIMINAL JUSTICE	
Amount	\$176.6 Million
Term (Years)	30 Years
Interest Rate	4.8%
Authorized	2008
REVENUE/NON-AD VALOREM - PUBLIC BUILDINGS	
Amount	\$81.3 Million
Term (Years)	28 Years
Interest Rate	3.5%
Authorized	2004

**Table 3
OUTSTANDING INDEBTEDNESS
PALM BEACH COUNTY 2012**

ISSUE/PURPOSE	AMOUNT
REVENUE/NON-AD VALOREM - PUBLIC BUILDINGS	
Amount	\$32.8 Million
Term (Years)	16 Years
Interest Rate	5.1%
Authorized	1997
REVENUE/NON-AD VALOREM - PUBLIC BLDG	
Amount	Million
Term (Years)	20 Years
Interest Rate	3.9%
Authorized	2004
REVENUE/NON-AD VALOREM - PARKS	
Amount	Million
Term (Years)	11 Years
Interest Rate	3.8%
Authorized	2005
REVENUE/NON-AD VALOREM - PARKS	
Amount	Million
Term (Years)	20 Years
Interest Rate	4.0%
Authorized	2006
REVENUE/NON-AD VALOREM - PUBLIC BLDG	
Amount	Million
Term (Years)	28 Years
Interest Rate	3.5%
Authorized	2004
REVENUE/NON-AD VALOREM - POOLED	
Amount	Million
Term (Years)	20 Years
Interest Rate	4.0%
Authorized	2005
Use of Funds	
Public Blds	Million
Parks	Million
POOLED/NON-AD VALOREM - PARKS	
Amount	Million
Term (Years)	20 Years
Interest Rate	4.0%
Authorized	2006
REVENUE/NON-AD VALOREM - CRIMINAL JUSTICE	
Amount	Million
Term (Years)	30 Years
Interest Rate	4.8%
Authorized	2008
TOTAL DEBT	\$644.4 Million

**Table 3
OUTSTANDING INDEBTEDNESS
PALM BEACH COUNTY 2012**

ISSUE/PURPOSE	AMOUNT	
PARKS - TOTAL	\$66.3	Million
Ad Valorem	\$49.6	Million
Non-Ad Valorem	\$16.7	Million
LIBRARIES - TOTAL	\$72.2	Million
Ad Valorem	\$72.2	Million
Non-Ad Valorem	\$0.0	Million
PUBLIC BUILDINGS - TOTAL	\$505.9	Million
Ad Valorem	\$0.0	Million
Non-Ad Valorem	\$505.9	Million
FIRE/RESCUE - TOTAL	\$0.0	Million
Ad Valorem	\$0.0	Million
Non-Ad Valorem	\$0.0	Million
ROADS - TOTAL	\$0.0	Million
Ad Valorem	\$0.0	Million
Non-Ad Valorem	\$0.0	Million
DEBT SERVICE:		
GENERAL OBLIGATION BONDS;		
PARKS		
Average Maturity (Years)	19.25	Years
Years Paid	7.50	Years
Years to Pay	11.75	Years
Average Interest Rate	4.85%	
LIBRARIES		
Average Maturity (Years)	20.00	Years
Years Paid	3.50	Year
Years to Pay	16.50	Years
Average Interest Rate	4.04%	
REVENUE BONDS;		
PARKS		
Average Maturity (Years)	14.33	Years
Years Paid	2.33	Years
Years to Pay	12.00	Years
Average Interest Rate	3.77%	
PUBLIC BUILDINGS		
Average Maturity (Years)	18.75	Years
Years Paid	6.83	Years
Years to Pay	11.92	Years
Average Interest Rate	4.42%	
FIRE/RESCUE		
Average Maturity (Years)	0.00	Years
Years Paid	0.00	Years
Years to Pay	0.00	Years
Average Interest Rate	0.0%	
ROADS		

**Table 3
OUTSTANDING INDEBTEDNESS
PALM BEACH COUNTY 2012**

ISSUE/PURPOSE	AMOUNT
Average Maturity (Years)	0.00 Years
Years Paid	0.00 Years
Years to Pay	0.00 Years
Average Interest Rate	0.0%
CREDIT CALCULATION PARAMETERS:	
CAPITALIZATION PERIOD	25.00 Years
DISCOUNT RATE	4.13%
PRESENT VALUE FACTOR	15.41

SOURCE: Office of Financial Management and Budget, Palm Beach County, April 2012.

NOTE: The averages in Table 3 are simple averages and are not weighted. Weighting is not an issue in these calculations because a capitalization period of 25 years is employed. If the average remaining life of the bonds were used, weighting (or lack thereof) would be an issue.

These bond issues are relevant because they are a partial means by which the existing system of infrastructure was financed. The vacant land, which is the new development of the future, has been required to pay debt service on the general obligation bonds. Typically, vacant land requires less of these facilities that were financed, in part, with proceeds from such land. After development, the newly developed properties will be on the tax rolls at significantly higher taxable values, and thus paying higher ad valorem taxes toward debt service. Additionally, newly occupied properties will begin making payments towards the outstanding indebtedness financed with non-ad valorem revenues. These past and future payments should be given fair consideration if the result is to be a proportionate distribution of costs. For the purposes of these calculations, past property tax payments toward the ad valorem debt shown in Table 3 will be credited as past payments. Additionally, future payments toward both ad valorem and non-ad valorem debt will be credited as future payments. The County's average cost of money, from Table 3, is 4.31%. This will be used as the discount rate in calculating present values.

In addition to debt service on general obligation bonds, vacant land has paid taxes into the governmental funds. These property taxes have been used, in part, to finance the existing system of infrastructure. It follows that fair consideration should be given to payments by vacant land toward existing infrastructure in the form of general taxation.

TABLE 4
GOVERNMENTAL FUNDS RECEIPTS
PALM BEACH COUNTY
2011-12

REVENUE SOURCE	AMOUNT	
	(000)	PER CENT
Property Taxes	\$872,750	33.2%
Other Taxes	\$207,991	7.9%
Intergovernmental	\$522,017	19.9%
Internal	\$448,608	17.1%
Charges for Services	\$505,704	19.3%
Miscellaneous	\$69,330	2.6%
TOTAL	\$2,626,400	100.0%

SOURCE: Office of Financial Management and Budget,
Palm Beach County, April 2012.

NOTE: Fund balances are not included.

Table 4 shows the actual sources of revenues for Palm Beach County's governmental funds. It should be clear that 33.2% of governmental funds receipts come from property taxes. The County's governmental funds are used as a proxy for all relative sources of funding. This percentage distribution of revenues will be used in establishing a past payment credit. The only payments from vacant land to the governmental funds are property taxes. All other sources of income come directly or indirectly from developed property.

Table 5 shows the distribution of the Palm Beach County tax base by type of property. This table shows that 4.0% of the Palm Beach County tax base is vacant land. This also shows that percentage of property taxes would be paid by vacant land. Given that property taxes constitute 33.2% of governmental funds receipts, it follows that 1.3% of governmental funds receipts are paid by vacant property. Because vacant land pays 1.3% of governmental funds receipts, it is presumed that vacant land has paid the same percentage (1.3%) of the cost of existing infrastructure that is financed through the governmental funds.

TABLE 5
TAXABLE VALUE BY TYPE OF PROPERTY
PALM BEACH COUNTY 2011

PROPERTY TYPE	AMOUNT (000,000)	PER CENT
DEVELOPED SINGLE FAMILY	\$67,971.2	57.79%
VACANT SINGLE FAMILY	\$2,185.3	1.86%
MOBILE HOMES	\$104.9	0.09%
MULTI FAMILY	\$3,999.2	3.40%
CONDOMINIA	\$19,657.6	16.71%
COOPERATIVES	\$615.8	0.52%
RETIREMENT HOMES	\$368.6	0.31%
DEVELOPED COMMERCIAL	\$14,771.6	12.56%
VACANT COMMERCIAL	\$1,089.7	0.93%
DEVELOPED INDUSTRIAL	\$4,153.8	3.53%
VACANT INDUSTRIAL	\$346.5	0.29%
AGRICULTURAL	\$967.1	0.82%
INSTITUTIONAL	\$1,299.1	1.10%
OTHER	\$96.6	0.08%
TOTAL - Taxable Value	\$117,627.0	100.00%
TAXABLE VALUE (at 95%)	\$111,745.7	95.00%
TAXABLE PER CAPITA-PEAK		\$68,134.1
TOTAL VACANT*	\$4,685.2	3.98%
TOTAL RESIDENTIAL (at 95%)	\$88,081.4	78.84%
TAXABLE PER CAPITA-RESIDENT		\$66,157.9

SOURCE: Florida Department of Revenue, April 2012.

* Includes "other."

NOTE: Per Capita-Peak uses the peak population to calculate the Palm Beach County taxable value per capita. This datum is used in calculating future payment credits for debt service on general obligation bonds.

When new development is completed, it is placed on the tax rolls as developed property. Such placement on tax rolls can occur as much as a year after the building has been completed and occupied. Such a delay means that a new building will place full demands on the County for service well before any tax payments begin. This analysis does not deal with the problem of delay in tax receipts. Rather, it assumes instantaneous receipts of tax revenues at the time of occupancy of a unit of new development.

New development has paid toward infrastructure costs in the past as undeveloped or vacant land. The infrastructure costs attributed to new development will be credited for such payments. New development will pay for infrastructure costs in the future as developed land. The infrastructure costs attributed to new

development will be credited for these future payments. These credits are accomplished in the calculation of the individual fees. Additionally, developers may be required to dedicate land or improvements. When such dedications are required, those developers should receive credit against the relevant impact fee based upon the reasonable value of those dedications. Because any dedication is a matter of individual situations, the impact fee schedules themselves are not adjusted for possible dedications. Rather, the implementing impact fee ordinances provide that developer dedications are a means of actual payment of the individual fees and appropriate credits are thus incorporated on a case by case analysis. These various credits should assure fair consideration of payments and contributions of new development toward the cost of infrastructure with the result being impact fees that reflect proportionate shares.

III Park Impact Fees

The growth of the population requires additional park and recreation areas. Palm Beach County has authorized bonds for the acquisition of beaches, inland parks, and facility development. For the purposes of these calculations, the beaches acquired with these bonds are defined as recreational areas. Occasionally grants are available and general funds are also utilized. On occasion, the County has required developers to make donations for park and recreation purposes. These approaches will continue to be utilized in the future except that these funding mechanisms will be augmented with impact fees. It is presumed that future developer public park dedications would be a form of payment of park impact fees.

Table 6 contains data that shows the outstanding indebtedness of the County for parks. The debt service payments of these debt instruments will be incorporated into a credit against park impact costs. Table 7 sets out the park parameters utilized and Table 8 shows the needs for and cost of parks by residential land use. The park and recreational facilities and areas addressed herein are only those that are countywide in nature and in the population served. Countywide park and recreational facilities are regional, district and beach parks.

A number of the municipalities within Palm Beach County provide extensive parks and recreational activities. The municipalities have argued that such municipal provision lessens the need for the County to provide for park and recreational needs in those areas. There are 25 possible combinations of municipal parks, of which three types of parks are relevant to the County parks and recreation system. These combinations are set out in Table 8-1. Each individual municipality has been classified on the basis of the scales used herein in order to determine just what park impact fee would be appropriate. There are no park impact fees proposed for the western or Glades areas. The reason for no park fees is that the park and recreational needs of this part of the County are un-related to growth.

In recognition of the fact that transients occupy many of the hotels and motels in Palm Beach County, the functional population for hotels and motels is reduced by 50%.

Based upon existing outstanding debt, new development will pay toward Palm Beach County parks through debt service. Palm Beach County has \$49.6 million in outstanding general obligation debt for parks. Additionally, \$16.7 million in non-ad valorem debt is outstanding for parks. These calculations will credit new development for payments toward this debt. Table 6 sets out these credits.

TABLE 6
PARK BONDS CREDITS
PALM BEACH COUNTY

TOTAL TAXABLE VALUE	\$111,746 Million
PARK GENERAL OBLIGATION DEBT	\$49.6 Million
MATURITY	19.25 Years
YEARS TO GO	11.75 Years
INTEREST RATE	4.9%
AVERAGE ANNUAL DEBT SERVICE	\$4.02 Million
DEBT SERVICE MILLAGE	\$0.036 Per \$1,000
AVERAGE TAXABLE VALUE PER CAPITA	\$68,134
ANNUAL TAX PAYMENTS	\$2.45 Per year
CAPITALIZATION PERIOD (Years)	11.75
DISCOUNT RATE	4.85%
CREDIT FOR FUTURE G.O. PAYMENTS PER CAPITA	\$21.58
CREDIT FOR PAST PAYMENTS	1.3% Of Total
PARK NON-AD VALOREM DEBT	\$16.7 Million
MATURITY	14 Years
YEARS TO GO	12 Years
INTEREST RATE	3.8%
AVERAGE ANNUAL DEBT SERVICE	\$1.5 Million
DEBT SERVICE PER CAPITA	\$0.93 Per year
CAPITALIZATION PERIOD (Years)	25
DISCOUNT RATE	4.13%
CREDIT FOR NON-G.O. PAYMENTS PER CAPITA	\$14.37
TOTAL FUTURE CREDITS PER CAPITA	\$35.95
CREDIT FOR STATE PARK GRANTS & ASSISTANCE	8.00% of Total
PAST PAYMENT CREDIT	1.30% of Total

Table 7 shows the levels of service by type of park and the cost of land acquisition and park development, again by type of park. At this time and for the foreseeable future, Palm Beach County will not be adding to its inventory of park land. Rather, it will be developing the land that it already has in inventory. Thus, the future level of service for park lands is set to zero.

TABLE 7
**PARKS AND RECREATIONAL PARAMETERS
 PALM BEACH COUNTY**

PARK STANDARDS AND LEVEL OF SERVICE:			
PROVISION OF PARKS BY TYPE			
ACREAGE	DISTRICT	BEACH	REGIONAL
Total Acres	2,340	479	5,462
Improved Acres	1,431	297	3,859
PER 1,000 POPULATION			
Population Served	1,640,083	1,640,083	1,640,083
Total Acres	1.427	0.292	3.330
Improved Acres	0.873	0.181	2.353
LEVEL OF SERVICE FOR:	DISTRICT	BEACH	REGIONAL
Total Acres	1.427	0.292	3.330
Improved Acres	0.873	0.181	2.353
CAPITAL COSTS	PROVISION	COST PER	
DISTRICT PARKS	PER 1,000	ACRE	CAPITA
Total Acres	0.000	\$43,639	\$0.00
Improved Acres	0.87	\$108,990	\$95.15
BEACH PARKS			
Total Acres	0.00	\$743,897	\$0.00
Improved Acres	0.18	\$664,810	\$120.33
REGIONAL PARKS			
Total Acres	0.00	\$86,000	\$0.00
Improved Acres	2.35	\$78,724	\$185.24

SOURCE: Palm Beach County, Parks and Recreation Department, April 2012.

NOTE: The beach park cost per acre is an historic average rather than the most recent acquisition cost.

TABLE 8
**COUNTY PROVISION OF PARKS TO MUNICIPALITIES
 AND PER CAPITA ACQUISITION PLUS IMPROVEMENT COST**

	DISTRICT	BEACH	REGIONAL	COST PER CAPITA
SCHEDULE A	100.0%	100.0%	100.0%	\$400.72
SCHEDULE B	75.0%	100.0%	100.0%	\$376.93
SCHEDULE C	50.0%	100.0%	100.0%	\$353.15
SCHEDULE D	25.0%	100.0%	100.0%	\$329.36
SCHEDULE E	0.0%	100.0%	100.0%	\$305.57
SCHEDULE F	100.0%	75.0%	100.0%	\$370.64

TABLE 8

**COUNTY PROVISION OF PARKS TO MUNICIPALITIES
AND PER CAPITA ACQUISITION PLUS IMPROVEMENT COST**

	DISTRICT	BEACH	REGIONAL	COST PER CAPITA
SCHEDULE G	75.0%	75.0%	100.0%	\$346.85
SCHEDULE H	50.0%	75.0%	100.0%	\$323.06
SCHEDULE I	25.0%	75.0%	100.0%	\$299.28
SCHEDULE J	0.0%	75.0%	100.0%	\$275.49
SCHEDULE K	100.0%	50.0%	100.0%	\$340.56
SCHEDULE L	75.0%	50.0%	100.0%	\$316.77
SCHEDULE M	50.0%	50.0%	100.0%	\$292.98
SCHEDULE N	25.0%	50.0%	100.0%	\$269.19
SCHEDULE O	0.0%	50.0%	100.0%	\$245.41
SCHEDULE P	100.0%	25.0%	100.0%	\$310.47
SCHEDULE Q	75.0%	25.0%	100.0%	\$286.69
SCHEDULE R	50.0%	25.0%	100.0%	\$262.90
SCHEDULE S	25.0%	25.0%	100.0%	\$239.11
SCHEDULE T	0.0%	25.0%	100.0%	\$215.32
SCHEDULE U	100.0%	0.0%	100.0%	\$280.39
SCHEDULE V	75.0%	0.0%	100.0%	\$256.60
SCHEDULE W	50.0%	0.0%	100.0%	\$232.82
SCHEDULE X	25.0%	0.0%	100.0%	\$209.03
SCHEDULE Y	0.0%	0.0%	100.0%	\$185.24

Source: Palm Beach County Department of Parks and Recreation.

The formula for calculating the parks impact fee is:

$$\text{COST PER UNIT} = [\text{POPULATION PER UNIT} \times (\text{ACQUISITION COST PER CAPITA} + \text{IMPROVEMENT COST PER CAPITA})]$$

$$\text{CREDITS} = 0.0930 \times \text{COST PER UNIT} + [(\$35.95) \times \text{POPULATION PER UNIT}]$$

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

NOTE: The state grant credit (8%) is incorporated with the past payment credit (1.3%) in calculating cost (1.3% + 8% = 9.3%)

TABLE 9.1

**PARKS AND RECREATION NEEDS AND COSTS BY LAND USE TYPE
UNINCORPORATED AREA AND SCHEDULE A**

LAND USE TYPE (UNIT)	PERSONS PER UNIT	COST PER UNIT	CREDITS	NET COST
RESIDENTIAL UNITS BY SIZE				
800 Feet and Under	1.555	\$623.09	\$113.85	\$509.24
801 - 1,399	3.105	\$1,244.42	\$227.37	\$1,017.05
1,400 - 1,999	3.221	\$1,290.80	\$235.85	\$1,054.95
2,000 - 3,599	3.374	\$1,352.04	\$247.04	\$1,105.00
3,600 and Over	3.516	\$1,408.99	\$257.44	\$1,151.55
Hotel/Motel per Room	0.875	\$350.63	\$64.06	\$286.57

NOTE: Hotel/motel occupancy at 50% of actual in this and subsequent park tables.

SCHEDULE A AREA AND MUNICIPALITIES: Atlantis, Cloud Lake, Glen Ridge, Golf Village, Haverhill, Hypoluxo, Lake Clark Shores, Mangonia Park, and Unincorporated Zones 1, 2 & 3.

	Revised	Existing	% Change
RESIDENTIAL UNITS BY SIZE			
800 Feet and Under	\$509.24	\$973.61	-47.70%
801 - 1,399	\$1,017.05	\$1,177.74	-13.64%
1,400 - 1,999	\$1,054.95	\$1,346.39	-21.65%
2,000 - 3,599	\$1,105.00	\$1,539.87	-28.24%
3,600 and Over	\$1,151.55	\$1,690.67	-31.89%
Hotel/Motel per Room	\$286.57	\$593.75	-51.74%

**EXISTING PARK & RECREATION
IMPACT FEES**

County	Parks Impact Fee
Wakulla	\$53.00
Levy	\$150.00
Lake	\$222.00
Putnam	\$227.16
Alachua	\$252.00
Flagler	\$268.45
Bradford	\$269.00
Monroe	\$340.00
Hillsborough	\$353.54
Glades	\$365.86
DeSoto	\$370.00
Broward (non-infill)	\$389.00
Polk	\$444.00
Hernando	\$501.00
St Lucie	\$515.00
Nassau	\$520.17
Volusia	\$566.00
Citrus	\$722.79
St. Johns	\$753.00
Highlands	\$757.10
Pasco	\$891.82
Osceola	\$924.00
Manatee	\$971.00
Orange	\$1,123.00
Miami/Dade	\$1,172.83
Indian River	\$1,463.00
Lee	\$1,479.00
Palm Beach	\$1,539.87
Charlotte	\$1,660.00
Martin	\$2,345.00
Sarasota	\$2,348.00
Collier	\$3,299.00
Mean	\$852
Median	\$543
Palm Beach Revised	\$1,055

NOTE – Other Park Schedules not shown on this draft

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	\$111,745.7 Million
PUBLIC BUILDING GENERAL OBLIGATION DEBT	\$0.00 Million
CREDIT FOR FUTURE PAYMENTS	\$0.00
CREDIT FOR PAST PAYMENTS	1.3% of Total
PUBLIC BUILDING NON-AD VALOREM DEBT	\$505.9 Million
MATURITY	18.8 Years
YEARS TO GO	11.9 Years
INTEREST RATE	4.42%
AVERAGE ANNUAL DEBT SERVICE	\$40.2 Million
DEBT SERVICE PER CAPITA	\$24.54 Per year
CAPITALIZATION PERIOD (Years)	25.00
DISCOUNT RATE	4.13%
CREDIT FOR FUTURE PAYMENTS PER CAPITA	\$378.07

obligation debt for public buildings. The County does have \$505.9 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	1,814,016	\$634,905,600
TOTAL COURTHOUSE SPACE		
At \$438 per FT ² including equipment	953,711	\$417,725,418
TOTAL JAIL		
At \$106,432 per Bed	3,130	\$333,132,160
TOTAL INDUSTRIAL SPACE		
At \$263 per FT ² including equipment	442,299	\$116,324,637
TOTAL INDUSTRIAL SUPPORT SPACE		
At \$25 per FT ² including equipment	953,711	\$23,842,775
OTHER SPACE		
At original cost to construct		\$97,023,500
LEASED SPACE		
		\$1,503,315
TOTAL VALUE ALL PUBLIC BUILDINGS		
		\$1,624,457,405
Value per Gross Square Foot *		\$286.47
POPULATION SERVED		
		1,640,083
COST PER CAPITA		
		\$990.47

SOURCE: Palm Beach County, Facilities Development and Operations, January 20, 2012.

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	2010	2012	Palm Beach County*
Courthouse	\$249.98	\$312.62	Not Reported	\$244.04	\$438
County Jail—per foot	\$259.88	\$226.57	\$262.55	\$319.15	\$364
County Jail—per bed	Not Reported	Not Reported	Not Reported	\$93,085.17	\$106,432
Manufacturing Facility	\$36.62	Not Reported	Not Reported	Not Reported	\$25
Office Building (unfinished)	\$117.16	\$155.15	\$236.21	\$299.64	\$350
Warehouse	\$79.51	Not Reported	\$53.04	\$32.32	\$25

SOURCE: Engineering News Record, *Square Foot Costbook*, 2008, 2009 and 2010.

NOTE: Includes land, land development, finish, and contents within reported costs.

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 \$313 per foot for courthouse and \$250 per foot for office/administrative spaces. These Palm Beach County adjusted costs would appear to be generally consistent with the norms reported in *Engineering News Record*.

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 ($2.93 \times .0891 = .2610$). 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%		0.777
801 - 1,399	2.087	7.0	50.0%		1.553
1,400 - 1,999	2.386	7.0	50.0%		1.611
2,000 - 3,599	2.729	7.0	50.0%		1.687
3,600 and Over	2.996	7.0	50.0%		1.758
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
		EMPLOYEES	VISITORS			
OCCUPANCY PER VEHICLE	1.20					
Drive-in Bank Per 1,000 FT ²	148.15	5.00	83.89	0.25	5.00	1.815
Mini-Warehouse Per 1,000 FT ²	2.50	0.25	1.25	1.00	5.00	0.097
Hotel Per Room	8.92	2.00	3.35	1.50	5.00	0.626
Movie Theater Per Seat	1.80	0.02	1.06	2.00	5.00	0.068
Racquet Club Per Court	40.50	4.00	20.30	1.00	5.00	1.557
Place of Worship per 1,000 FT ²	9.11	1.00	4.47	1.00	5.00	0.371
Day Care Center Per 1,000 FT ²	79.26	2.00	45.56	1.00	5.00	1.832
Quality Restaurant Per 1,000 FT ²	89.95	3.00	50.97	1.00	5.00	2.231
High Turnover Sit-Down Rest. Per 1,000 Ft	127.15	0.50	75.79	1.00	5.00	2.375
New Car Sales Per 1,000 FT ²	33.34	4.00	16.00	0.10	5.00	1.000
Office Per 1,000 FT ² :						

NON-RESIDENTIAL:	TRIP RATE	PERSONS PRESENT		HOURS PER VISITOR	DAYS OPEN	FUNCTIONAL POPULATION
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
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	16.50	4.00	5.90	0.50	7.00	1.456
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		3.56	0.50	1.64	0.50	7.00
General Commercial Retail Per 1,000 FT²:						
50,000 FT ² or Less	100.43	5.00	55.26	0.167	7.00	2.050
50,001 - 99,999 FT ²	75.10	5.00	40.06	0.20	7.00	2.001
100,000 - 199,999 FT ²	58.93	5.00	30.36	0.25	7.00	1.983
200,000 - 299,999 FT ²	49.28	5.00	24.57	0.50	7.00	2.178
300,000 - 399,999 FT ²	43.80	5.00	21.28	0.60	7.00	2.199
400,000 - 499,999 FT ²	40.12	5.00	19.07	0.70	7.00	2.223
500,000 - 599,999 FT ²	37.39	5.00	17.44	0.80	7.00	2.248
600,000 - 699,999 FT ²	35.27	5.00	16.16	0.90	7.00	2.273
700,000 - 999,999 FT ²	32.80	5.00	14.68	1.00	7.00	2.278
1,000,000 - 1,199,999 FT ²	29.34	5.00	12.60	1.00	7.00	2.192
1,200,000 - 1,399,999 FT ²	27.67	5.00	11.60	1.00	7.00	2.150

NON-RESIDENTIAL:	TRIP RATE	PERSONS PRESENT		HOURS PER VISITOR	DAYS OPEN	FUNCTIONAL POPULATION
1,400,000 - 1,599,999 FT ²	26.32	5.00	10.79	1.00	7.00	2.116
1,600,000 FT ² or more	25.19	5.00	10.12	1.00	7.00	2.088
Pharmacy With Drive Thru	88.16	5.00	47.90	0.167	7.00	1.999
Fast Food Restaurant	496.12	5.00	292.67	0.167	7.00	3.699
Gas Station Per Fueling Stn.	168.56	0.10	101.04	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:

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

$$\text{CREDITS} = (0.013 \times \text{COST PER UNIT}) + (\$378.07 \times \text{FUNCTIONAL POPULATION PER UNIT})$$

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

**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	0.7770	\$770	\$304	\$465.83
801 - 1,399	1.5530	\$1,538	\$607	\$931.05
1,400 - 1,999	1.6110	\$1,596	\$630	\$965.83
2,000 - 3,599	1.6870	\$1,671	\$660	\$1,011.40
3,600 and Over	1.7580	\$1,741	\$687	\$1,053.96
Hotel/Motel per Room	0.3500	\$347	\$137	\$209.84
NON-RESIDENTIAL:				
Drive-in Bank Per 1,000 FT ²	1.8150	\$1,798	\$710	\$1,088.14
Mini-Warehouse Per 1,000 FT ²	0.0970	\$96	\$38	\$58.16
Movie Theater Per Seat	0.0680	\$67	\$27	\$40.77
Racquet Club Per Court	1.5570	\$1,542	\$609	\$933.46
Place of Worship per 1,000 FT ²	0.3710	\$367	\$145	\$222.43
Day Care Center Per 1,000 FT ²	1.8320	\$1,815	\$716	\$1,098.33
Quality Restaurant Per 1,000 FT ²	2.2310	\$2,210	\$872	\$1,337.53
High Turnover Sit-Down Rest. Per 1,000 Ft	2.3750	\$2,352	\$929	\$1,423.86
New Car Sales Per 1,000 FT ²	1.0000	\$990	\$391	\$599.52
Office Per 1,000 FT² :				
50,000 FT ² & Under	0.8010	\$793	\$313	\$480.22
50,001 - 99,999 FT ²	0.8780	\$870	\$343	\$526.38
100,000 - 149,999 FT ²	1.0950	\$1,085	\$428	\$656.48
150,000 - 199,999 FT ²	1.0670	\$1,057	\$417	\$639.69
200,000 - 399,999 FT ²	1.0530	\$1,043	\$412	\$631.30
400,000 - 499,999 FT ²	1.0440	\$1,034	\$408	\$625.90
500,000 - 599,999 FT ²	0.7420	\$735	\$290	\$444.84
600,000 - 699,999 FT ²	0.7400	\$733	\$289	\$443.65
700,000 - 799,999 FT ²	1.0100	\$1,000	\$395	\$605.52
800,000 FT ² or more	1.0090	\$999	\$394	\$604.92
Medical Buildings:				
Medical Offices Per 1,000 FT ²	1.7020	\$1,686	\$665	\$1,020.38
Hospitals Per 1,000 FT ²	1.4560	\$1,442	\$569	\$872.91

LAND USE TYPE (UNIT)	FUNCTIONAL POPULATION	COST PER UNIT	CREDITS	NET COST
Nursing Home Per 1,000 FT ²	0.1810	\$179	\$71	\$108.52
Industrial Buildings:				
Gen. Industrial Per 1,000 FT ²	0.4500	\$446	\$176	\$269.78
Warehousing Per 1,000 FT ²	0.2010	\$199	\$79	\$120.50
General Commercial Retail Per 1,000 FT ² :				
50,000 FT ² or Less	2.0500	\$2,030	\$801	\$1,229.02
50,001 - 99,999 FT ²	2.0010	\$1,982	\$782	\$1,199.65
100,000 - 199,999 FT ²	1.9830	\$1,964	\$775	\$1,188.86
200,000 - 299,999 FT ²	2.1780	\$2,157	\$851	\$1,305.76
300,000 - 399,999 FT ²	2.1990	\$2,178	\$860	\$1,318.35
400,000 - 499,999 FT ²	2.2230	\$2,202	\$869	\$1,332.74
500,000 - 599,999 FT ²	2.2480	\$2,227	\$879	\$1,347.72
600,000 - 699,999 FT ²	2.2730	\$2,251	\$889	\$1,362.71
700,000 - 999,999 FT ²	2.2780	\$2,256	\$891	\$1,365.72
1,000,000 - 1,199,999 FT ²	2.1920	\$2,171	\$857	\$1,314.16
1,200,000 - 1,399,999 FT ²	2.1500	\$2,130	\$841	\$1,288.98
1,400,000 - 1,599,999 FT ²	2.1160	\$2,096	\$827	\$1,268.59
1,600,000 FT ² or more	2.0880	\$2,068	\$816	\$1,251.81
Pharmacy With Drive Thru	1.9990	\$1,980	\$782	\$1,198.44
Fast Food Restaurant	3.6990	\$3,664	\$1,446	\$2,217.63
Gas Station Per Fueling Strn.	0.3840	\$380	\$150	\$230.22
Convenience Retail	4.7070	\$4,662	\$1,840	\$2,821.95
Automotive Repair Shop	1.7360	\$1,719	\$679	\$1,040.77
Car Wash per Bay	1.0180	\$1,008	\$398	\$610.31
Carpet Store	0.3690	\$365	\$144	\$221.22
Cemetery per Acre	0.1220	\$121	\$48	\$73.14
Funeral Home	1.7200	\$1,704	\$672	\$1,031.18
Furniture Store	0.3620	\$359	\$142	\$217.03
General Recreation	1.7770	\$1,760	\$695	\$1,065.35
Oil and Lube Shop per Bay	0.8920	\$884	\$349	\$534.77
Veterinary Clinic	1.3360	\$1,323	\$522	\$800.96

Changes

	Revised	Existing	% Change
RESIDENTIAL UNITS BY SIZE			
800 Feet and Under	\$465.83	\$93.35	399.01%
801 - 1,399	\$931.05	\$112.94	724.38%
1,400 - 1,999	\$965.83	\$129.06	648.36%
2,000 - 3,599	\$1,011.40	\$147.55	585.46%
3,600 and Over	\$1,053.96	\$162.06	550.35%
Hotel/Motel per Room	\$209.84	\$37.87	454.11%
NON-RESIDENTIAL:			
Drive-in Bank Per 1,000 FT ²	\$1,088.14	\$252.81	330.42%

Changes

	Revised	Existing	% Change
Mini-Warehouse Per 1,000 FT ²	\$58.16	\$10.50	453.90%
Movie Theater Per Seat	\$40.77	\$7.14	471.01%
Racquet Club Per Court	\$933.46	\$168.44	454.18%
Place of Worship per 1,000 FT ²	\$222.43	\$40.13	454.27%
Day Care Center Per 1,000 FT ²	\$1,098.33	\$198.18	454.21%
Quality Restaurant Per 1,000 FT ²	\$1,337.53	\$241.35	454.19%
High Turnover Sit-Down Rest. Per 1,000 Ft	\$1,423.86	\$263.08	441.23%
New Car Sales Per 1,000 FT ²	\$599.52	\$108.94	450.32%
Office Per 1,000 FT ² :			
50,000 FT ² & Under	\$480.22	\$86.65	454.21%
50,001 - 99,999FT ²	\$526.38	\$94.98	454.20%
100,000 - 149,999FT ²	\$656.48	\$118.46	454.18%
150,000 - 199,999FT ²	\$639.69	\$115.43	454.18%
200,000 - 399,999FT ²	\$631.30	\$113.91	454.21%
400,000 - 499,999FT ²	\$625.90		
500,000 - 599,999FT ²	\$444.84		
600,000 - 699,999FT ²	\$443.65		
700,000 - 799,999FT ²	\$605.52		
800,000 FT ² or more	\$604.92		
Medical Buildings:			
Medical Offices Per 1,000 FT ²	\$1,020.38	\$184.12	454.19%
Hospitals Per 1,000 FT ²	\$872.91	\$157.95	452.65%
Nursing Home Per 1,000 FT ²	\$108.52	\$19.58	454.24%
Industrial Buildings:			
Gen. Industrial Per 1,000 FT ²	\$269.78	\$23.59	1043.62%
Warehousing Per 1,000 FT ²	\$120.50	\$48.69	147.48%
General Commercial Retail Per 1,000 FT ² :			
50,000 FT ² or Less	\$1,229.02	\$222.31	452.84%
50,001 - 99,999 FT ²	\$1,199.65	\$216.69	453.62%
100,000 - 199,999 FT ²	\$1,188.86	\$214.52	454.20%
200,000 - 299,999 FT ²	\$1,305.76	\$235.51	454.44%
300,000 - 399,999 FT ²	\$1,318.35	\$237.57	454.93%
400,000 - 499,999 FT ²	\$1,332.74	\$239.94	455.45%
500,000 - 599,999 FT ²	\$1,347.72		
600,000 - 699,999 FT ²	\$1,362.71		
700,000 - 999,999 FT ²	\$1,365.72		
1,000,000 - 1,199,999 FT ²	\$1,314.16		
1,200,000 - 1,399,999 FT ²	\$1,288.98		
1,400,000 - 1,599,999 FT ²	\$1,268.59		
1,600,000 FT ² or more	\$1,251.81		
Pharmacy With Drive Thru	\$1,198.44	\$218.31	448.96%
Fast Food Restaurant	\$2,217.63	\$400.16	454.19%
Gas Station Per Fueling Stn.	\$230.22	\$55.82	312.43%
Convenience Retail	\$2,821.95	\$509.20	454.19%
Automotive Repair Shop	\$1,040.77		

Changes

	Revised	Existing	% Change
Car Wash per Bay	\$610.31		
Carpet Store	\$221.22		
Cemetery per Acre	\$73.14		
Funeral Home	\$1,031.18		
Furniture Store	\$217.03		
General Recreation	\$1,065.35		
Oil and Lube Shop per Bay	\$534.77		
Veterinary Clinic	\$800.96		

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	\$965.83

V Law Enforcement Impact Fees

Due to the rapid growth of Palm Beach County, the provision of police protection and law enforcement tends to lag behind need. One means of meeting the needs of new development for law enforcement is to raise general property taxes in anticipation of the needs of future development and before such new development either places the demands upon the system or begins to pay for services. The Board of County Commissioners has determined that the general fund should not absorb all of these costs and thus an impact fee is being used.

The Patrol Division provides service to the unincorporated area and those municipalities that do not have a municipal police force. This is the only area of relevance to the law enforcement impact fees. Table 14 sets out the offsets to be used in setting law enforcement impact fees. Tables 15 and 15a set out the costs and demands relevant to patrol area law enforcement.

TABLE 14
**LAW ENFORCEMENT OFFSETS
 PALM BEACH COUNTY**

TOTAL TAXABLE VALUE	\$111,745.7 Million
GENERAL OBLIGATION DEBT	\$0.0 Million
CREDIT FOR FUTURE PAYMENTS	\$0.0
CREDIT FOR PAST PAYMENTS	1.30%
NON-AD VALOREM DEBT	\$0.0 Million
MATURITY	20.0 Years
YEARS TO GO	16.5 Years
INTEREST RATE	4.0%
AVERAGE ANNUAL DEBT SERVICE	\$0.0 Million
DEBT SERVICE PER CAPITA	\$0.00 Per year
CAPITALIZATION PERIOD (Years)	25.00
DISCOUNT RATE	4.13%
CREDIT FOR FUTURE PAYMENTS	\$0.00 Per Capita
CREDIT FOR PAST PAYMENTS	1.30%

Tables 15 and 15a set out the law enforcement parameters utilized and Table 16 show the needs and costs by residential and non-residential land uses. Palm Beach County has no outstanding debt for law enforcement. Therefore, there are not offsets for bond payments.

It is recommended that no law enforcement impact fees be charged for the

Glades area due to the law enforcement needs of this area not being related to growth.

TABLE 15a
SHERIFF'S PARAMETERS
PALM BEACH COUNTY

ALLOCATION OF FACILITIES:		
Responding Personnel Assigned to:		
Countywide	669	44.5%
Patrol Area	835	55.5%
CAPITAL FACILITIES:		
Total	\$153,717,401	
Patrol Area	\$85,341,775	
Countywide Services	\$68,375,626	
PATROL AREA SERVICES		
RESPONDING PERSONNEL	835	
POPULATION SERVED	732,121	
STANDARD	0.88	
SERVICE CALLS PER YEAR	1,069,141	
CALLS PER:		
Responding Officer	1,280.4	
1,000 Population	1,460.3	
CAPITAL FACILITIES COST:		
PER CAPITA COST	\$116.57	
PER CALL COST	\$79.82	

SOURCE: Palm Beach County Sheriff's Office, April 2012

TABLE 15b
DEMAND FOR SHERIFF'S SERVICES
PALM BEACH COUNTY
2008 – 2009

LAND USE TYPE	DEMAND/ CALLS	UNITS	CALLS PER UNIT
Single Family Detached	591,252	345,317	1.712
Single Family Attached	na	na	1.712
Multi-Family	273,859	264,428	1.036
Mobile Home	na	na	1.036
Hotel/Motel per Room	4,659	3,318	1.404
Retail per 1,000 FT ²	151,320	30,115	0.766
Office per 1,000 FT ²	31,023	33,790	0.140
Storage per 1,000 FT ²	9,212	2,801	0.501
Industry per 1,000 FT ²	7,817	5,255	0.227
Total Calls	1,069,141		

SOURCE: Palm Beach County Sheriff's Department, March 31, 2009 and April 2012.

The formula for calculating the law enforcement impact fee is:

COST PER UNIT = SERVICE CALLS PER UNIT x COST PER CALL

OFFSETS = (0.013 * COST PER UNIT) + (\$0.00 x POPULATION PER UNIT)

NET COST = COST PER UNIT - OFFSETS

**TABLE 16
PATROL AREA NEEDS AND COSTS BY LAND USE TYPE
PALM BEACH COUNTY**

LAND USE TYPE (UNIT)	SERVICE CALLS	COST PER UNIT	CREDITS	NET COST
Single Family Detached	1.712	\$136.67	\$1.78	\$134.89
Single Family Attached	1.712	\$136.67	\$1.78	\$134.89
Multi-Family	1.036	\$82.67	\$1.07	\$81.60
Mobile Home	1.036	\$82.67	\$1.07	\$81.60
Hotel/Motel per Room	1.404	\$112.08	\$1.46	\$110.62
NON-RESIDENTIAL:				
Drive-in Bank Per 1,000 FT ²	0.140	\$11.17	\$0.15	\$11.02
Mini-Warehouse Per 1,000 FT ²	0.501	\$40.02	\$0.52	\$39.50
Movie Theater Per Seat	0.766	\$61.15	\$0.79	\$60.36
Racquet Club Per Court	0.766	\$61.15	\$0.79	\$60.36
Place of Worship per 1,000 FT ²	0.766	\$61.15	\$0.79	\$60.36
Day Care Center Per 1,000 FT ²	0.766	\$61.15	\$0.79	\$60.36
Quality Restaurant Per 1,000 FT ²	0.766	\$61.15	\$0.79	\$60.36
High Turnover Sit-Down Rest. Per 1,000 Ft	0.766	\$61.15	\$0.79	\$60.36
New Car Sales Per 1,000 FT ²	0.766	\$61.15	\$0.79	\$60.36
OFFICE PER 1,000 FT² :				
50,000 FT ² & Under	0.140	\$11.17	\$0.15	\$11.02
50,001 - 99,999 FT ²	0.140	\$11.17	\$0.15	\$11.02
100,000 - 149,999 FT ²	0.140	\$11.17	\$0.15	\$11.02
150,000 - 199,999 FT ²	0.140	\$11.17	\$0.15	\$11.02
200,000 - 399,999 FT ²	0.140	\$11.17	\$0.15	\$11.02
400,000 - 499,999 FT ²	0.140	\$11.17	\$0.15	\$11.02
500,000 - 599,999 FT ²	0.140	\$11.17	\$0.15	\$11.02
600,000 - 699,999 FT ²	0.140	\$11.17	\$0.15	\$11.02
700,000 - 799,999 FT ²	0.140	\$11.17	\$0.15	\$11.02
800,000 FT ² or more	0.140	\$11.17	\$0.15	\$11.02
MEDICAL BUILDINGS:				
Medical Offices Per 1,000 FT ²	0.140	\$11.17	\$0.15	\$11.02
Hospitals Per 1,000 FT ²	0.140	\$11.17	\$0.15	\$11.02
Nursing Home Per 1,000 FT ²	0.140	\$11.17	\$0.15	\$11.02
INDUSTRIAL BUILDINGS:				
Gen. Industrial Per 1,000 FT ²	0.227	\$18.10	\$0.24	\$17.86
Warehousing Per 1,000 FT ²	0.501	\$40.02	\$0.52	\$39.50
GENERAL COMMERCIAL RETAIL PER 1,000 FT²:				
50,000 FT ² or Less	0.766	\$61.15	\$0.79	\$60.36
50,001 - 99,999 FT ²	0.766	\$61.15	\$0.79	\$60.36
100,000 - 199,999 FT ²	0.766	\$61.15	\$0.79	\$60.36
200,000 - 299,999 FT ²	0.766	\$61.15	\$0.79	\$60.36

LAND USE TYPE (UNIT)	SERVICE CALLS	COST PER UNIT	CREDITS	NET COST
300,000 - 399,999 FT ²	0.766	\$61.15	\$0.79	\$60.36
400,000 - 499,999 FT ²	0.766	\$61.15	\$0.79	\$60.36
500,000 - 599,999 FT ²	0.766	\$61.15	\$0.79	\$60.36
600,000 - 699,999 FT ²	0.766	\$61.15	\$0.79	\$60.36
700,000 - 999,999 FT ²	0.766	\$61.15	\$0.79	\$60.36
1,000,000 - 1,199,999 FT ²	0.766	\$61.15	\$0.79	\$60.36
1,200,000 - 1,399,999 FT ²	0.766	\$61.15	\$0.79	\$60.36
1,400,000 - 1,599,999 FT ²	0.766	\$61.15	\$0.79	\$60.36
1,600,000 FT ² or more	0.766	\$61.15	\$0.79	\$60.36
Pharmacy With Drive Thru	0.766	\$61.15	\$0.79	\$60.36
Fast Food Restaurant	0.766	\$61.15	\$0.79	\$60.36
Gas Station Per Fueling Stn.	0.766	\$61.15	\$0.79	\$60.36
Convenience Retail	0.766	\$61.15	\$0.79	\$60.36
Automotive Repair Shop	0.766	\$61.15	\$0.79	\$60.36
Car Wash per Bay	0.766	\$61.15	\$0.79	\$60.36
Carpet Store	0.766	\$61.15	\$0.79	\$60.36
Cemetery per Acre	0.766	\$61.15	\$0.79	\$60.36
Funeral Home	0.766	\$61.15	\$0.79	\$60.36
Furniture Store	0.766	\$61.15	\$0.79	\$60.36
General Recreation	0.766	\$61.15	\$0.79	\$60.36
Oil and Lube Shop per Bay	0.766	\$61.15	\$0.79	\$60.36
Veterinary Clinic	0.766	\$61.15	\$0.79	\$60.36

Changes	Revised	Existing	% Change
Single Family Detached	\$134.89	169.61	-20.47%
Single Family Attached	\$134.89	169.61	-20.47%
Multi-Family	\$81.60	46.35	76.05%
Mobile Home	\$81.60	46.35	76.05%
Hotel/Motel per Room	\$110.62	54.11	104.44%
NON-RESIDENTIAL:			
Drive-in Bank Per 1,000 FT ²	\$11.02	64.91	-83.02%
Mini-Warehouse Per 1,000 FT ²	\$39.50	13.83	185.61%
Movie Theater Per Seat	\$60.36	64.31	-6.14%
Racquet Club Per Court	\$60.36	64.31	-6.14%
Place of Worship per 1,000 FT ²	\$60.36	64.31	-6.14%
Day Care Center Per 1,000 FT ²	\$60.36	64.31	-6.14%
Quality Restaurant Per 1,000 FT ²	\$60.36	64.31	-6.14%
High Turnover Sit-Down Rest. Per 1,000 Ft	\$60.36	64.31	-6.14%
New Car Sales Per 1,000 FT ²	\$60.36	64.31	-6.14%
OFFICE PER 1,000 FT² :			
50,000 FT ² & Under	\$11.02	64.31	-82.86%
50,001 - 99,999 FT ²	\$11.02	64.31	-82.86%

Changes	Revised	Existing	% Change
100,000 - 149,999 FT ²	\$11.02	64.31	-82.86%
150,000 - 199,999 FT ²	\$11.02	64.31	-82.86%
200,000 - 399,999 FT ²	\$11.02	64.31	-82.86%
400,000 - 499,999 FT ²	\$11.02	64.31	-82.86%
500,000 - 599,999 FT ²	\$11.02	64.31	-82.86%
600,000 - 699,999 FT ²	\$11.02	64.31	-82.86%
700,000 - 799,999 FT ²	\$11.02	64.31	-82.86%
800,000 FT ² or more	\$11.02	64.31	-82.86%
MEDICAL BUILDINGS:			
Medical Offices Per 1,000 FT ²	\$11.02	150.54	-92.68%
Hospitals Per 1,000 FT ²	\$11.02	150.54	-92.68%
Nursing Home Per 1,000 FT ²	\$11.02	150.54	-92.68%
INDUSTRIAL BUILDINGS:			
Gen. Industrial Per 1,000 FT ²	\$17.86	13.83	29.14%
Warehousing Per 1,000 FT ²	\$39.50	4.88	709.43%
GENERAL COMMERCIAL RETAIL PER 1,000 FT²:			
50,000 FT ² or Less	\$60.36	64.91	-7.01%
50,001 - 99,999 FT ²	\$60.36	64.91	-7.01%
100,000 - 199,999 FT ²	\$60.36	64.91	-7.01%
200,000 - 299,999 FT ²	\$60.36	64.91	-7.01%
300,000 - 399,999 FT ²	\$60.36	64.91	-7.01%
400,000 - 499,999 FT ²	\$60.36	64.91	-7.01%
500,000 - 599,999 FT ²	\$60.36	64.91	-7.01%
600,000 - 699,999 FT ²	\$60.36	64.91	-7.01%
700,000 - 999,999 FT ²	\$60.36	64.91	-7.01%
1,000,000 - 1,199,999 FT ²	\$60.36	64.91	-7.01%
1,200,000 - 1,399,999 FT ²	\$60.36	64.91	-7.01%
1,400,000 - 1,599,999 FT ²	\$60.36	64.91	-7.01%
1,600,000 FT ² or more	\$60.36	64.91	-7.01%
Pharmacy With Drive Thru	\$60.36	64.91	-7.01%
Fast Food Restaurant	\$60.36	64.91	-7.01%
Gas Station Per Fueling Stn.	\$60.36	64.91	-7.01%
Convenience Retail	\$60.36	64.91	-7.01%
Automotive Repair Shop	\$60.36	64.91	-7.01%
Car Wash per Bay	\$60.36	64.91	-7.01%
Carpet Store	\$60.36	64.91	-7.01%
Cemetery per Acre	\$60.36	64.91	-7.01%
Funeral Home	\$60.36	64.91	-7.01%
Furniture Store	\$60.36	64.91	-7.01%
General Recreation	\$60.36	64.91	-7.01%
Oil and Lube Shop per Bay	\$60.36	64.91	-7.01%
Veterinary Clinic	\$60.36	64.91	-7.01%

**EXISTING LAW ENFORCEMENT
IMPACT FEES**

County	Law/Jail
Brevard	\$71.99
Hernando	\$99.00
Nassau	\$149.85
Monroe	\$150.00
Palm Beach	\$170.58
St. Johns	\$188.00
Orange	\$193.00
St Lucie	\$194.00
Wakulla	\$236.00
Indian River	\$244.00
Citrus	\$257.00
Charlotte	\$300.00
Columbia	\$406.16
Polk	\$410.00
Miami/Dade	\$411.00
Martin	\$459.00
Collier	\$531.00
DeSoto	\$538.00
Bradford	\$686.00
Manatee	\$839.00
Sarasota	\$880.00
Highlands	\$914.86
Mean	\$326.68
Median	\$250.50
Palm Beach Revised	\$134.89

VI Fire Protection and Rescue Impact Fees

The rapid growth of the County has resulted in equally rapid growth in the need for fire protection and emergency rescue service. Palm Beach County provides fire and rescue service through a Municipal Services Taxing Unit (MSTU). This taxing district provides service to the unincorporated area and to those incorporated areas that have elected to receive these services. Areas not served by the County fire-rescue system receive such services from a municipal system or some other system. Impact fees are being considered_only for this MSTU.

Table 17 sets out the fire/rescue parameters used and Table 18 shows the calls for fire & rescue service by land use type. Table 19 shows fire & rescue capital costs by land use type. The calls for service by land use type allocate all calls to structures, i.e., developed properties. This is done first by allocating calls from no specific structure, most commonly from streets, to structures based upon the percentage of all calls emanating from structures. The second allocation is of the institutional population. The institutional population is residents away from their homes. The most institutional calls come from places of public assembly, schools, and health care facilities. These calls are allocated to residences based upon the percentage of all residential calls coming from the particular type of residence. The net allocated calls per unit are shown in Table 18.

TABLE 17
FIRE/RESCUE PARAMETERS
PALM BEACH COUNTY

STANDARD:	
Response Time of	7.5 Minutes
CAPITAL INVESTMENTS:	
Fleet	\$64,075,408
Facilities *	\$116,079,583
Radio Equipment	\$4,993,077
Computer Equipment	\$4,979,419
Video Equipment	\$442,018
Training Equipment	\$901,104
Office Furniture/Equipment	\$1,915,179
Fire/Rescue Capital Investments	\$193,385,788
Total Calls for Service	104,204
Total Capital Cost Per Call	\$1,855.84

SOURCE: Palm Beach County Fire Rescue, Sept. 22, 2011.

NOTE: Capital cost per call is used to establish the Fire/Rescue impact fee.

*Net of the value of the Fire/Rescue Administrative Building.

TABLE 18
FIRE/RESCUE CALLS FOR SERVICE
PALM BEACH COUNTY

FIRE/RESCUE CALLS PER UNIT:	CALLS PER UNIT
LAND USE	
Single Family Detached	0.4148
Single Family Attached	0.4148
Multi-Family	0.2395
Mobile Home	0.2395
Hotel/Motel per Room	0.4692
Retail per 1,000 FT ²	0.1331
Office per 1,000 FT ²	0.0703
Storage per 1,000 FT ²	0.0261
Industry per 1,000 FT ²	0.1110
Institutional per 1,000 FT ² *	0.0000

SOURCE: Palm Beach County Fire Department, "Capital Inventory for Impact Fee Update," Sept. 22, 2011.

NOTE: Institutional land uses are excluded because they are emergency service providers.

In Table 19, the cost of fire/rescue protection is determined based upon the expected calls for service per unit per year. These call generation rates are based upon a statistical review of fire/rescue calls and are set out in "Capital Inventory for Impact Fee Update," for calendar year 2010.

The formula for calculating the fire/rescue impact fee is:

$$\text{COST PER UNIT} = \text{CAPITAL COST PER CALL} \times \text{CALLS PER UNIT}$$

$$\text{CREDITS} = 0 \times \text{COST PER UNIT} + \$0.00 \times \text{FUNCTIONAL POPULATION PER UNIT}$$

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

There are no proposed credits for past or future payments toward fire protection and rescue capital costs. There are no credits for future payments because there is no outstanding debt for fire & rescue and thus no expected payments. There is no past credit because vacant land is a frequent location for fires, so-called brush fires, thus vacant land places demands on the fire protection services and benefits from the provision of those services.

TABLE 19
**FIRE PROTECTION NEEDS AND COSTS BY LAND USE TYPE
 PALM BEACH COUNTY**

LAND USE TYPE (UNIT)	CALLS FOR SERVICE	COST PER UNIT	CREDITS	NET COST
RESIDENTIAL UNITS BY TYPE:				
Single Family Detached	0.4148	\$769.81	\$0.00	\$769.81
Single Family Attached	0.4148	\$769.81	\$0.00	\$769.81
Multi-Family	0.2395	\$444.54	\$0.00	\$444.54
Mobile Home	0.2395	\$444.54	\$0.00	\$444.54
Hotel/Motel Per Room	0.4692	\$870.85	\$0.00	\$870.85
NON-RESIDENTIAL:				
DRIVE-IN BANK PER 1,000 FT ²	0.0703	\$130.50	\$0.00	\$130.50
MINI-WAREHOUSE PER 1,000 FT ²	0.0703	\$130.50	\$0.00	\$130.50
Movie Theater Per 1,000 FT ²	0.0703	\$130.50	\$0.00	\$130.50
Racquet Club Per 1,000 FT ²	0.0703	\$130.50	\$0.00	\$130.50
Place of Worship per 1,000 FT ²	0.0703	\$130.50	\$0.00	\$130.50
Day Care Center Per 1,000 FT ²	0.0703	\$130.50	\$0.00	\$130.50
Quality Restaurant Per 1,000 FT ²	0.1331	\$246.93	\$0.00	\$246.93
High Turnover Sit-Down Rest. Per 1,000 Ft	0.1331	\$246.93	\$0.00	\$246.93
New Car Sales Per 1,000 FT ²	0.1331	\$246.93	\$0.00	\$246.93
Office Per 1,000 FT ² :				
50,000 FT ² & Under	0.0703	\$130.50	\$0.00	\$130.50
50,001 - 99,999FT ²	0.0703	\$130.50	\$0.00	\$130.50
100,000 - 149,999FT ²	0.0703	\$130.50	\$0.00	\$130.50
150,000 - 199,999FT ²	0.0703	\$130.50	\$0.00	\$130.50
200,000 - 399,999FT ²	0.0703	\$130.50	\$0.00	\$130.50
400,000 - 499,999FT ²	0.0703	\$130.50	\$0.00	\$130.50
500,000 - 599,999FT ²	0.0703	\$130.50	\$0.00	\$130.50
600,000 - 699,999FT ²	0.0703	\$130.50	\$0.00	\$130.50
700,000 - 799,999FT ²	0.0703	\$130.50	\$0.00	\$130.50
800,000 FT ² or more	0.0703	\$130.50	\$0.00	\$130.50
Medical Buildings:				
Medical Offices Per 1,000 FT ²	0.0703	\$130.50	\$0.00	\$130.50
Hospitals Per 1,000 FT ²	0.0703	\$130.50	\$0.00	\$130.50
Nursing Home Per 1,000 FT ²	0.2395	\$444.54	\$0.00	\$444.54
Industrial Buildings:				
Gen. Industrial Per 1,000 FT ²	0.1110	\$206.00	\$0.00	\$206.00
Warehousing Per 1,000 FT ²	0.0261	\$48.42	\$0.00	\$48.42
GENERAL COMMERCIAL RETAIL PER 1,000 FT ² :				
50,000 FT ² or Less	0.1331	\$246.93	\$0.00	\$246.93
50,001 - 99,999 FT ²	0.1331	\$246.93	\$0.00	\$246.93
100,000 - 199,999 FT ²	0.1331	\$246.93	\$0.00	\$246.93
200,000 - 299,999 FT ²	0.1331	\$246.93	\$0.00	\$246.93

LAND USE TYPE (UNIT)	CALLS FOR SERVICE	COST PER UNIT	CREDITS	NET COST
300,000 - 399,999 FT ²	0.1331	\$246.93	\$0.00	\$246.93
400,000 - 499,999 FT ²	0.1331	\$246.93	\$0.00	\$246.93
500,000 - 599,999 FT ²	0.1331	\$246.93	\$0.00	\$246.93
600,000 - 699,999 FT ²	0.1331	\$246.93	\$0.00	\$246.93
700,000 - 999,999 FT ²	0.1331	\$246.93	\$0.00	\$246.93
1,000,000 - 1,199,999 FT ²	0.1331	\$246.93	\$0.00	\$246.93
1,200,000 - 1,399,999 FT ²	0.1331	\$246.93	\$0.00	\$246.93
1,400,000 - 1,599,999 FT ²	0.1331	\$246.93	\$0.00	\$246.93
1,600,000 FT ² or more	0.1331	\$246.93	\$0.00	\$246.93
Pharmacy With Drive Thru	0.1331	\$246.93	\$0.00	\$246.93
Fast Food Restaurant	0.1331	\$246.93	\$0.00	\$246.93
Gas Station Per Fueling Stn.	0.1331	\$246.93	\$0.00	\$246.93
Convenience Retail	0.1331	\$246.93	\$0.00	\$246.93
Automotive Repair Shop	0.1331	\$246.93	\$0.00	\$246.93
Car Wash per Bay	0.1331	\$246.93	\$0.00	\$246.93
Carpet Store	0.1331	\$246.93	\$0.00	\$246.93
Cemetery per Acre	0.0261	\$48.42	\$0.00	\$48.42
Funeral Home	0.0703	\$130.50	\$0.00	\$130.50
Furniture Store	0.1331	\$246.93	\$0.00	\$246.93
General Recreation	0.1331	\$246.93	\$0.00	\$246.93
Oil and Lube Shop per Bay	0.1331	\$246.93	\$0.00	\$246.93
Veterinary Clinic	0.0703	\$130.50	\$0.00	\$130.50

Changes

	Revised	Existing	% Change
RESIDENTIAL UNITS BY TYPE:			
Single Family Detached	\$769.81	\$528.45	45.67%
Single Family Attached	\$769.81	\$528.45	45.67%
Multi-Family	\$444.54	\$248.42	78.95%
Mobile Home	\$444.54	\$248.42	78.95%
Hotel/Motel Per Room	\$870.85	\$954.64	-8.78%
NON-RESIDENTIAL:			
Drive-in Bank Per 1,000 FT ²	\$130.50	\$158.46	-17.64%
Mini-Warehouse Per 1,000 FT ²	\$130.50	\$158.46	-17.64%
Movie Theater Per 1,000 FT ²	\$130.50	\$158.46	-17.64%
Racquet Club Per 1,000 FT ²	\$130.50	\$158.46	-17.64%
Place of Worship per 1,000 FT ²	\$130.50	\$150.54	-13.31%
Day Care Center Per 1,000 FT ²	\$130.50	\$150.54	-13.31%
Quality Restaurant Per 1,000 FT ²	\$246.93	\$238.16	3.68%
High Turnover Sit-Down Rest. Per 1,000 Ft	\$246.93	\$238.16	3.68%
New Car Sales Per 1,000 FT ²	\$246.93	\$238.16	3.68%
OFFICE PER 1,000 FT² :			

Changes

	Revised	Existing	% Change
50,000 FT ² & Under	\$130.50	\$150.54	-13.31%
50,001 - 99,999 FT ²	\$130.50	\$150.54	-13.31%
100,000 - 149,999 FT ²	\$130.50	\$150.54	-13.31%
150,000 - 199,999 FT ²	\$130.50	\$150.54	-13.31%
200,000 - 399,999 FT ²	\$130.50	\$150.54	-13.31%
400,000 - 499,999 FT ²	\$130.50	\$150.54	-13.31%
500,000 - 599,999 FT ²	\$130.50	\$150.54	-13.31%
600,000 - 699,999 FT ²	\$130.50	\$150.54	-13.31%
700,000 - 799,999 FT ²	\$130.50	\$150.54	-13.31%
800,000 FT ² or more	\$130.50	\$150.54	-13.31%
MEDICAL BUILDINGS:			
Medical Offices Per 1,000 FT ²	\$130.50	\$150.54	-13.31%
Hospitals Per 1,000 FT ²	\$130.50	\$150.54	-13.31%
Nursing Home Per 1,000 FT ²	\$444.54	\$150.54	
INDUSTRIAL BUILDINGS:			
Gen. Industrial Per 1,000 FT ²	\$206.00	\$145.18	41.89%
Warehousing Per 1,000 FT ²	\$48.42	\$54.08	-10.47%
GENERAL COMMERCIAL RETAIL PER 1,000 FT²:			
50,000 FT ² or Less	\$246.93	\$226.25	9.14%
50,001 - 99,999 FT ²	\$246.93	\$226.25	9.14%
100,000 - 199,999 FT ²	\$246.93	\$226.25	9.14%
200,000 - 299,999 FT ²	\$246.93	\$226.25	9.14%
300,000 - 399,999 FT ²	\$246.93	\$226.25	9.14%
400,000 - 499,999 FT ²	\$246.93	\$226.25	9.14%
500,000 - 599,999 FT ²	\$246.93	\$226.25	9.14%
600,000 - 699,999 FT ²	\$246.93	\$226.25	9.14%
700,000 - 999,999 FT ²	\$246.93	\$226.25	9.14%
1,000,000 - 1,199,999 FT ²	\$246.93	\$226.25	9.14%
1,200,000 - 1,399,999 FT ²	\$246.93	\$226.25	9.14%
1,400,000 - 1,599,999 FT ²	\$246.93	\$226.25	9.14%
1,600,000 FT ² or more	\$246.93	\$226.25	9.14%
Pharmacy With Drive Thru	\$246.93	\$226.25	9.14%
Fast Food Restaurant	\$246.93	\$226.25	9.14%
Gas Station Per Fueling Stn.	\$246.93	\$226.25	9.14%
Convenience Retail	\$246.93	\$226.25	9.14%
Automotive Repair Shop	\$246.93		
Car Wash per Bay	\$246.93		
Carpet Store	\$246.93	\$226.25	
Cemetery per Acre	\$48.42		
Funeral Home	\$130.50		
Furniture Store	\$246.93	\$226.25	
General Recreation	\$246.93		
Oil and Lube Shop per Bay	\$246.93		
Veterinary Clinic	\$130.50	\$150.54	

EXISTING FIRE & RESCUE IMPACT FEES

County	Fire/Rescue
Hillsborough	\$49
Glades	\$93
Hernando	\$99
Monroe	\$105
Levy	\$106
Columbia	\$109
Nassau	\$121
Brevard	\$132
Alachua	\$152
Putnam	\$159
Osceola	\$159
Seminole	\$172
Miami/Dade	\$177
Manatee	\$182
Orange	\$201
Marion	\$252
Indian River	\$278
Volusia	\$278
Sarasota	\$298
Polk	\$313
Bradford	\$352
Martin	\$357
Lake	\$369
Sumter	\$397
DeSoto	\$398
Charlotte	\$400
Pasco	\$420
St. Johns	\$501
St Lucie	\$525
Palm Beach	\$528
Citrus	\$566
Highlands	\$759
Lee	\$833
Collier	\$1,155
Mean	\$323
Median	\$278
Palm Beach Revised	\$770

VII Public Library Impact Fees

The public library system of Palm Beach County serves the unincorporated area of the County plus a number of the incorporated areas. Municipal libraries serve the areas of the County not served by the County library system. The standards and costs set out below relate only to the area served by the County library system. It would follow that any County library impact fee would be applicable only in that service area. No library impact fees are proposed for the western or Glades area of the County due to the library needs of this area being unrelated to growth.

The standards of library provision are set out in Table 20. These standards relate to the provision of library materials and to the provision of library buildings. Table 21 sets out

TABLE 20
STANDARDS FOR LIBRARY SERVICE
PALM BEACH COUNTY

	TOTAL	PER CAPITA
POPULATION SERVED*	1,080,172	
STANDARD FOR MATERIALS:		
Books	1,655,726	1.533
Electronic Resources	41	0.000038
TOTAL & PER CAPITA		
STANDARDS FOR BUILDINGS:		
Total Library Buildings (FT ²)	366,437	
LIBRARY SPACE PER CAPITA (FT ²)		0.339

SOURCE: Palm Beach County Dept. of Libraries, May 2012.

*Including seasonal population

the capital or acquisition cost experienced by the library. Both the standards and the costs exclude the cost of short term items such as popular novels and news periodicals.

TABLE 21
**LIBRARY CAPITAL COSTS
 PALM BEACH COUNTY**

ITEM	COST PER ITEM	STANDARD PER CAPITA	COST PER CAPITA
Books & Materials	\$19.20	1.533	\$29.43
Electronic Resources	\$12,100	0.000038	\$0.46
Buildings & Equipment	\$476.08	0.339	\$161.39
TOTAL PER CAPITA			\$191.28

SOURCE: Palm Beach County Dept. of Libraries, May 2012.

There is no existing outstanding debt for public libraries thus there is no need to consider credits for debt. The State of Florida and the federal government maintain grant programs that partially absorbs the cost of library capital improvements. Table 22 shows the history

TABLE 22
**LIBRARY CAPITAL CREDITS
 PALM BEACH COUNTY**

CAPITAL SPENDING 04-08:	
Books	\$21,374,164
Electronic Resources	\$2,964,495
Buildings & Equipment	\$64,162,633
TOTAL	\$88,501,292
Grants	\$1,150,000
PER CENT FROM GRANTS	1.30%
TOTAL TAXABLE VALUE	\$111,745.7 Million
LIBRARY GENERAL OBLIGATION DEBT	\$72.20 Million
MATURITY	20.0 Years
YEARS TO GO	16.5 Years
INTEREST RATE	4.04%
AVERAGE ANNUAL DEBT SERVICE	\$5.3 Million
DEBT SERVICE MILLAGE	\$0.0477
AVERAGE TAXABLE VALUE PER CAPITA	\$68,134
ANNUAL TAX PAYMENTS	\$3.25 Per Capita
CAPITALIZATION PERIOD (Years)	25.00
DISCOUNT RATE	4.13%
CREDIT FOR FUTURE PAYMENTS PER CAPITA	\$50.08 Per Capita
CREDIT FOR PAST PAYMENTS	1.3% of Total

SOURCE: Palm Beach County Dept. of Libraries, April 2012.

of grants over the past 5 years. The costs shown in Table 23 are based upon the assumption that Palm Beach County will continue to no longer receive grants library capital grants. Table 22 also shows the credit for past and future tax

payments toward library capital costs.

The formula for calculating the public library impact fee is:

$COST\ PER\ UNIT = POPULATION\ PER\ UNIT \times COST\ PER\ CAPITA$

$CREDIT = (1.3\% + 1.3\%) \times COST\ PER\ UNIT + (\$50.08 \times POPULATION\ PER\ UNIT)$

$NET\ COST = COST\ PER\ UNIT - CREDIT.$

TABLE 23
PUBLIC LIBRARY NEEDS AND COSTS BY LAND USE TYPE
PALM BEACH COUNTY

LAND USE TYPE (UNIT)	RESIDENTIAL POPULATION	COST PER UNIT	CREDITS	NET COST
RESIDENTIAL UNITS BY SIZE				
800 Feet and Under	1.555	\$297.42	\$85.60	\$211.82
801 - 1,399	3.105	\$594.01	\$170.97	\$423.04
1,400 - 1,999	3.221	\$616.15	\$177.34	\$438.81
2,000 - 3,599	3.374	\$645.38	\$185.75	\$459.63
3,600 and Over	3.516	\$672.57	\$193.57	\$479.00

Changes

	Revised	Existing	% Change
RESIDENTIAL UNITS BY SIZE			
800 Feet and Under	\$211.82	\$101.69	108.30%
801 - 1,399	\$423.04	\$123.02	243.88%
1,400 - 1,999	\$438.81	\$140.63	212.03%
2,000 - 3,599	\$459.63	\$160.84	185.77%
3,600 and Over	\$479.00	\$176.59	171.25%

EXISTING LIBRARY IMPACT FEES

County	Library
Seminole	\$54.00
Brevard	\$63.84
Wakulla	\$119.00
Pasco	\$144.58
Hernando	\$154.00
Charlotte	\$160.00
Palm Beach	\$160.84
DeSoto	\$163.00
Lake	\$191.00
Polk	\$197.00
St Lucie	\$205.00
Bradford	\$210.00
Monroe	\$242.00
Highlands	\$244.62
Citrus	\$251.26
Sarasota	\$380.00
Martin	\$456.00
Indian River	\$483.00
Collier	\$506.00
Mean	\$230.80
Median	\$197.00
Palm Beach Revised	\$438.81

VIII Roads

Palm Beach County originally adopted road impact fees in 1979. These fees were modified (raised) in 1985, 1989, 1994, 1998, 2001, 2003, and again in 2005. The road fees are again being reviewed. This memorandum sets out an analysis of the parameters of road impact and costs and the resulting fees. The data presented in Table 24 are the cost parameters used in calculating impact on the road system, the cost of new roads, and the net impact of growth on the road capital finance system. The sources are listed below. The formula for calculation is set out below.

**TABLE 24
ROAD PARAMETERS
PALM BEACH COUNTY
2012**

PER LANE MILE ROAD COSTS:					
	CONSTRUCTION	R.O.W.	TOTAL	Annual %	Cost Index
1989	\$825,000	\$270,618	\$1,095,618		
1994	\$1,101,287	\$279,890	\$1,381,177	4.74%	Not Reported
1996	\$1,144,759	\$299,756	\$1,444,515	2.27%	Not Reported
1998	\$1,398,830	\$390,314	\$1,789,144	11.29%	Not Reported
2000	\$1,461,194	\$386,287	\$1,847,481	1.62%	Not Reported
2003	\$1,671,588	\$138,453	\$1,810,041	-0.68%	Not Reported
2005	\$1,868,000	\$154,721	\$2,022,721	5.71%	8.49%
2007	\$3,610,000	\$299,005	\$3,909,005	39.02%	17.39%
2009	\$2,726,000	\$755,000	\$3,481,000	-5.63%	-2.96%
2012	\$3,065,000	\$375,000	\$3,440,000	-0.39%	0.00%
Annual Growth - 2000-2012				5.32%	2.38%

SOURCE: Palm Beach County Engineering Department, April 2012, and Federal Highway Administration, Office of Highway Policy Information, "National Highway Construction Cost Index (NHCCI)."

Since 2000, road construction costs in Palm Beach County have been growing at an annual rate of 5.32% per year. This may be contrasted with a national average of 2.38% per year.

In Palm Beach County, the primary means of financing road construction are motor fuel taxes to the federal, state, and county governments. Secondary means include requiring developers to construct and dedicate road improvements and impact fees. In order to establish a fair and proportionate set of road impact fees, it is necessary to give consideration to the amounts that new development pays toward the road improvements that will be needed. These payments will be in the form of motor fuel taxes that are devoted to capital improvements. In the past Palm Beach County had devoted a portion of ad valorem taxes to road projects --

\$.40 per 1,000 of taxable value. This policy is no longer in effect and thus there is no longer any need for a property tax credit for future payments toward roads. A credit for past payments of property taxes for roads is not included due to the discontinuation of the use of property taxes for roads.

TABLE 25
**AVAILABLE REVENUES
 PALM BEACH COUNTY**

MOTOR FUEL TAXES			
	\$ PER GALLON	% CAPITAL	EFFECTIVE RATE
Federal	\$0.201	51.3%	\$0.103
State	\$0.211	43.4%	\$0.091
County			
5th & 6th	\$0.020	20.0%	\$0.004
7th	\$0.010	0.0%	\$0.000
8th	\$0.010	0.0%	\$0.000
9th	\$0.010	0.0%	\$0.000
Optional	\$0.110	75.0%	\$0.083
Gas Tax Equivalent of Road Debt	\$0.010	100.0%	\$0.010
TOTAL	\$0.582		\$0.291
OTHER PARAMETERS:			
MILES PER GALLON			17.10
LANE CAPACITY (Vehicles Per Day)			8,013
CAPITALIZATION PERIOD (Years)			25
DISCOUNT RATE			4.13%
PRESENT VALUE FACTOR			15.41

SOURCES: Palm Beach County Engineering Department, April 2012.

Palm Beach County Five-Year Road Program, 2007-2012.

Florida Department of Transportation, "Florida's Transportation Tax Sources," January 1994.

Statistical Abstract of the US 2009, Tables 1051, and 1062.

NOTES: (1) The motor fuel tax rates shown are weighted averages of gasoline and diesel rates. (2) Vehicular miles per gallon is for all vehicles, including trucks.

Generally, the data shown in Table 24 are those presently used by the Palm Beach County Office of the County Engineer, although updated. One exception is the simplified listing of non-residential land uses. A study of "pass-by" trips was presented in the 1987, 1992, 1997, and 2001 *ITE, Trip Generation Manual*. Additionally, pass-by data have been gathered and supplied by Palm Beach County's Department of Public Works. These data show net road impact as a function of the size of the commercial destination. Not all trips to a particular building or development are new or impact trips. Rather, many new developments, especially retail developments, capture existing or "pass-by" trips. This factor is represented by the following formula:

ITE "PASS BY" FORMULA

$$\text{Pass-By Trip \%} = .8318 - [.093 * \text{Ln}(X)]$$

X - 1,000 Square Feet Gross Leasable Area

PASS-BY TRIP EXAMPLES

BUILDING SIZE	PASS-BY PERCENT	NEW TRIPS PERCENT
<= 10,000 FT ²	61.8%	38.24%
50,000 FT ²	46.8%	53.21%
100,000 FT ²	40.3%	59.65%
200,000 FT ²	33.9%	66.10%
300,000 FT ²	30.1%	69.87%
400,000 FT ²	27.5%	72.55%
500,000 FT ²	25.4%	74.62%
600,000 FT ²	23.7%	76.32%
800,000 FT ²	21.0%	79.00%
1,000,000 FT ²	18.9%	81.07%
1,200,000 FT ²	17.2%	82.77%

SOURCE: Institute of Transportation Engineers, *TRIP GENERATION*, 6th Edition, 2001, Chapter 5, and Palm Beach County, Department of Public Works, May 10,2010.

The formula used and the data shown above are different from pervious impact fee calculations. The data used for the pass-by calculations are recent Florida commercial developments. The result is a higher pass-by factor than in previous versions. Data from the recently released National Household Transportation Survey (USDOT) were also considered in this update.

TABLE 26

**ROAD NEEDS BY LAND USE TYPE
PALM BEACH COUNTY**

LAND USE TYPE (UNIT)	TRIP RATE	AVG. LENGTH	% NEW	NEW ROADS (Lane Miles)
RESIDENTIAL:				
Single Family Detached	10.00	6.0	100.0%	0.00374
Attached Housing	7.00	6.0	100.0%	0.00262
Congregate Living	2.02	6.0	100.0%	0.00076
Mobile Home	5.00	6.0	100.0%	0.00187
Accessory Apartment	4.00	6.0	100.0%	0.00150
NON-RESIDENTIAL:				
Drive-in Bank Per 1,000 FT ²	148.15	2.0	37.0%	0.00684
Mini-Warehouse Per 1,000 FT ²	2.50	2.0	90.0%	0.00028
Hotel Per Room	8.92	2.0	90.0%	0.00100
Movie Theater Per Seat	1.80	2.0	95.0%	0.00021
Racquet Club Per Court	40.50	2.0	95.0%	0.00480
Place of Worship per 1,000 FT ²	9.11	2.0	95.0%	0.00108
Day Care Center Per 1,000 FT ²	79.26	2.0	50.0%	0.00495
Quality Restaurant Per 1,000 FT ²	89.95	2.0	75.0%	0.00842
High Turnover Sit-Down Rest. Per 1,000 Ft	127.15	2.0	90.0%	0.01428
New Car Sales Per 1,000 FT ²	33.34	2.0	85.0%	0.00354
Office Per 1,000 FT² :				
<= 10,000 FT ²	22.60	2.0	90.0%	0.00254
50,000 FT ²	15.59	2.0	90.0%	0.00175
100,000 FT ²	13.27	2.0	90.0%	0.00149
150,000 FT ²	12.08	2.0	90.0%	0.00136
200,000 FT ²	11.30	2.0	90.0%	0.00127
400,000 FT ²	9.62	2.0	90.0%	0.00108
500,000 FT ²	9.14	2.0	90.0%	0.00103
600,000 FT ²	8.76	2.0	90.0%	0.00098
700,000 FT ²	8.45	2.0	90.0%	0.00095
800,000 FT ²	8.19	2.0	90.0%	0.00092
Medical Buildings:				
Medical Offices Per 1,000 FT ²	36.13	2.0	90.0%	0.00406
Hospitals Per 1,000 FT ²	16.50	2.0	90.0%	0.00185
Nursing Home Per 1,000 FT ²	3.72	2.0	90.0%	0.00042
Industrial Buildings:				
Gen. Industrial Per 1,000 FT ²	6.97	2.0	90.0%	0.00078
Warehousing Per 1,000 FT ²	3.56	2.0	90.0%	0.00040
General Commercial Retail Per 1,000 FT²:				
<= 10,000 FT ²	152.03	2.0	38.2%	0.00725
50,000 FT ²	86.56	2.0	53.2%	0.00575
100,000 FT ²	67.91	2.0	59.7%	0.00506
200,000 FT ²	53.28	2.0	66.1%	0.00440

LAND USE TYPE (UNIT)	TRIP RATE	AVG. LENGTH	% NEW	NEW ROADS (Lane Miles)
300,000 FT ²	46.23	2.0	69.9%	0.00403
400,000 FT ²	41.80	2.0	72.5%	0.00378
500,000 FT ²	38.66	2.0	74.6%	0.00360
600,000 FT ²	36.27	2.0	76.3%	0.00345
800,000 FT ²	32.80	2.0	79.0%	0.00323
1,000,000 FT ²	30.33	2.0	81.1%	0.00307
1,200,000 FT ²	28.46	2.0	82.8%	0.00294
Pharmacy With Drive Thru	88.16	1.0	50.0%	0.00275
Fast Food Restaurant	496.12	1.0	40.0%	0.01238
Gas Station Per Fueling Stn.	168.56	1.0	30.0%	0.00316
Convenience Retail	737.99	1.0	30.0%	0.01381
Automotive Repair Shop	24.87	2.0	50.0%	0.00155
Car Wash per Bay	166.00	2.0	50.0%	0.01036
Carpet Store	5.95	2.0	59.7%	0.00044
Cemetery per Acre	4.73	2.0	50.0%	0.00030
Funeral Home	12.60	2.0	50.0%	0.00079
Furniture Store	5.06	2.0	53.2%	0.00034
General Recreation	17.14	2.0	50.0%	0.00107
Oil and Lube Shop per Bay	40.00	2.0	50.0%	0.00250
Veterinary Clinic	32.80	2.0	50.0%	0.00205

SOURCE: Palm Beach County Engineering Department and Institute of Transportation Engineers, Trip Generation, 8th Edition, 2009.

The formula for calculating the road impact fees is:

$$\text{ATTRIBUTABLE TRAVEL} = [(\text{TRIP RATE} \times \text{TRIP LENGTH})/2] * \% \text{NEW TRIPS}$$
$$\text{NEW LANE MILES} = \text{ATTRIBUTABLE TRAVEL} / \text{LANE CAPACITY}$$
$$\text{CONSTRUCTION COST} = \text{NEW LANE MILES} \times \\ \text{CONSTRUCTION COST PER LANE MILE}$$
$$\text{RIGHT OF WAY COST} = \text{NEW LANE MILES} \times \\ \text{RIGHT OF WAY COST PER LANE MILE}$$
$$\text{TOTAL COST} = \text{CONSTRUCTION COST} + \text{RIGHT OF WAY COST}$$
$$\text{PAST PAYMENT CREDIT} = 0$$
$$\text{MOTOR FUEL CREDIT} = \{[(\text{ATTRIBUTABLE TRAVEL} * 365) / \text{MPG}] * \\ \text{TAX}\} * \text{PV Factor}$$
$$\text{NET COST} = \text{TOTAL COST} - \text{PAST CREDIT} - \text{MOTOR FUEL CREDIT}$$

PV = Present Value Factor.

The land uses employed in this presentation of road impact are rather general. The primary reason for the use of general classifications is that most non-residential structures can have a wide variety of tenants within their general zoning classifications. This formulation bases impact on the use classification rather than the particular mix of tenants. This would relieve the need for reassessment of impact and possibly of impact fees when tenants change. It also will mean that the particular mix of tenants would not be a basis for road impact or traffic impact assessment.

TABLE 27

**NET ROAD COST BY LAND USE TYPE
PALM BEACH COUNTY**

LAND USE TYPE (UNIT)	ANNUAL GAS TAXES	CREDIT FOR GAS TAXES	ROAD COSTS		NET COST
			CONST. COST	R.O.W. *	
RESIDENTIAL:					
Single Family Detached	\$186	\$2,871	\$11,463	\$0	\$8,592
Attached Housing	\$130	\$2,010	\$8,030	\$0	\$6,020
Congregate Living	\$38	\$580	\$2,329	\$0	\$1,749
Mobile Home	\$93	\$1,435	\$5,732	\$0	\$4,297
Accessory Apartment	\$75	\$1,148	\$4,598	\$0	\$3,450
NON-RESIDENTIAL:					
Drive-in Bank Per 1,000 FT ²	\$340	\$5,245	\$20,965	\$0	\$15,720
Mini-Warehouse Per 1,000 FT ²	\$14	\$215	\$858	\$0	\$643
Hotel Per Room	\$50	\$768	\$3,065	\$0	\$2,297
Movie Theater Per Seat	\$11	\$164	\$644	\$0	\$480
Racquet Club Per Court	\$239	\$3,682	\$14,712	\$0	\$11,030
Place of Worship per 1,000 FT ²	\$54	\$828	\$3,310	\$0	\$2,482
Day Care Center Per 1,000 FT ²	\$246	\$3,792	\$15,172	\$0	\$11,380
Quality Restaurant Per 1,000 FT ²	\$419	\$6,456	\$25,807	\$0	\$19,351
High Turnover Sit-Down Rest. Per 1,000 Ft	\$711	\$10,951	\$43,768	\$0	\$32,817
New Car Sales Per 1,000 FT ²	\$176	\$2,712	\$10,850	\$0	\$8,138
Office Per 1,000 FT² :					
<= 10,000 FT ²	\$126	\$1,946	\$7,785	\$0	\$5,839
50,000 FT ²	\$87	\$1,343	\$5,364	\$0	\$4,021
100,000 FT ²	\$74	\$1,143	\$4,567	\$0	\$3,424
150,000 FT ²	\$68	\$1,040	\$4,168	\$0	\$3,128
200,000 FT ²	\$63	\$973	\$3,893	\$0	\$2,920
400,000 FT ²	\$54	\$829	\$3,310	\$0	\$2,481
500,000 FT ²	\$51	\$787	\$3,157	\$0	\$2,370
600,000 FT ²	\$49	\$754	\$3,004	\$0	\$2,250
700,000 FT ²	\$47	\$728	\$2,912	\$0	\$2,184
800,000 FT ²	\$46	\$705	\$2,820	\$0	\$2,115
Medical Buildings:					
Medical Offices Per 1,000 FT ²	\$202	\$3,112	\$12,444	\$0	\$9,332
Hospitals Per 1,000 FT ²	\$92	\$1,421	\$5,670	\$0	\$4,249
Nursing Home Per 1,000 FT ²	\$21	\$320	\$1,287	\$0	\$967
Industrial Buildings:					
Gen. Industrial Per 1,000 FT ²	\$39	\$600	\$2,391	\$0	\$1,791
Warehousing Per 1,000 FT ²	\$20	\$307	\$1,226	\$0	\$919
General Commercial Retail Per 1,000 FT²:					
<= 10,000 FT ²	\$361	\$5,563	\$22,221	\$0	\$16,658
50,000 FT ²	\$286	\$4,407	\$17,624	\$0	\$13,217
100,000 FT ²	\$252	\$3,877	\$15,509	\$0	\$11,632

LAND USE TYPE (UNIT)	ANNUAL	CREDIT	ROAD COSTS		NET
200,000 FT ²	\$219	\$3,370	\$13,486	\$0	\$10,116
300,000 FT ²	\$201	\$3,091	\$12,352	\$0	\$9,261
400,000 FT ²	\$188	\$2,902	\$11,586	\$0	\$8,684
500,000 FT ²	\$179	\$2,761	\$11,034	\$0	\$8,273
600,000 FT ²	\$172	\$2,649	\$10,574	\$0	\$7,925
800,000 FT ²	\$161	\$2,479	\$9,900	\$0	\$7,421
1,000,000 FT ²	\$153	\$2,353	\$9,410	\$0	\$7,057
1,200,000 FT ²	\$146	\$2,254	\$9,011	\$0	\$6,757
Pharmacy With Drive Thru	\$137	\$2,109	\$8,429	\$0	\$6,320
Fast Food Restaurant	\$616	\$9,495	\$37,945	\$0	\$28,450
Gas Station Per Fueling Stn.	\$157	\$2,420	\$9,685	\$0	\$7,265
Convenience Retail	\$688	\$10,593	\$42,328	\$0	\$31,735
Automotive Repair Shop	\$77	\$1,190	\$4,751	\$0	\$3,561
Car Wash per Bay	\$516	\$7,943	\$31,753	\$0	\$23,810
Carpet Store	\$22	\$340	\$1,349	\$0	\$1,009
Cemetery per Acre	\$15	\$226	\$920	\$0	\$694
Funeral Home	\$39	\$603	\$2,421	\$0	\$1,818
Furniture Store	\$17	\$258	\$1,042	\$0	\$784
General Recreation	\$53	\$820	\$3,280	\$0	\$2,460
Oil and Lube Shop per Bay	\$124	\$1,914	\$7,663	\$0	\$5,749
Veterinary Clinic	\$102	\$1,569	\$6,283	\$0	\$4,714

* Right of Way cost not included in net cost.

Changes in Road Fees

	Revised	Existing	Change
RESIDENTIAL:			
Single Family Detached	\$8,592.00	\$4,821.56	78.20%
Attached Housing	\$6,020.00	\$3,375.09	78.37%
Congregate Living	\$1,749.00	\$1,036.34	68.77%
Mobile Home	\$4,297.00	\$2,410.78	78.24%
Accessory Apartment	\$3,450.00	\$1,928.64	78.88%
NON-RESIDENTIAL:			
Drive-in Bank Per 1,000 FT ²	\$15,720.00	\$23,017.07	-31.70%
Mini-Warehouse Per 1,000 FT ²	\$643.00	\$381.71	68.45%
Hotel Per Room	\$2,297.00	\$1,361.93	68.66%
Movie Theater Per Seat	\$480.00	\$282.86	69.70%
Racquet Club Per Court	\$11,030.00	\$6,509.11	69.45%
Place of Worship per 1,000 FT ²	\$2,482.00	\$1,464.15	69.52%
Day Care Center Per 1,000 FT ²	\$11,380.00	\$8,916.99	27.62%
Quality Restaurant Per 1,000 FT ²	\$19,351.00	\$12,288.15	57.48%
High Turnover Sit-Down Rest. Per 1,000 Ft	\$32,817.00	\$17,805.86	84.30%
New Car Sales Per 1,000 FT ²	\$8,138.00	\$5,725.60	42.13%
Office Per 1,000 FT² :			
<= 10,000 FT ²	\$5,839.00	\$3,450.66	69.21%
50,000 FT ²	\$4,021.00	\$2,380.32	68.93%

Changes in Road Fees

	Revised	Existing	Change
100,000 FT ²	\$3,424.00	\$2,026.10	68.99%
150,000 FT ²	\$3,128.00	\$1,844.41	69.59%
200,000 FT ²	\$2,920.00	\$1,725.33	69.24%
400,000 FT ²	\$2,481.00	\$1,468.82	68.91%
500,000 FT ²	\$2,370.00	\$1,395.53	69.83%
600,000 FT ²	\$2,250.00	\$1,337.51	68.22%
700,000 FT ²	\$2,184.00	\$1,290.10	69.29%
800,000 FT ²	\$2,115.00	\$1,250.48	69.14%
Medical Buildings:			
Medical Offices Per 1,000 FT ²	\$9,332.00	\$5,516.43	69.17%
Hospitals Per 1,000 FT ²	\$4,249.00	\$2,562.02	65.85%
Nursing Home Per 1,000 FT ²	\$967.00	\$567.98	70.25%
Industrial Buildings:			
Gen. Industrial Per 1,000 FT ²	\$1,791.00	\$1,064.20	68.30%
Warehousing Per 1,000 FT ²	\$919.00	\$757.31	21.35%
General Commercial Retail Per 1,000 FT ² :			
<= 10,000 FT ²	\$16,658.00	\$13,734.15	21.29%
50,000 FT ²	\$13,217.00	\$7,858.11	68.20%
100,000 FT ²	\$11,632.00	\$6,255.99	85.93%
200,000 FT ²	\$10,116.00	\$5,080.75	99.10%
300,000 FT ²	\$9,261.00	\$4,559.07	103.13%
400,000 FT ²	\$8,684.00	\$4,268.18	103.46%
500,000 FT ²	\$8,273.00	\$4,076.24	102.96%
600,000 FT ²	\$7,925.00	\$3,953.14	100.47%
800,000 FT ²	\$7,421.00	\$3,801.97	95.19%
1,000,000 FT ²	\$7,057.00		
1,200,000 FT ²	\$6,757.00		
Pharmacy With Drive Thru	\$6,320.00	\$4,469.59	41.40%
Fast Food Restaurant	\$28,450.00	\$21,927.33	29.75%
Gas Station Per Fueling Stn.	\$7,265.00	\$5,418.15	34.09%
Convenience Retail	\$31,735.00	\$23,721.76	33.78%
Automotive Repair Shop	\$3,561.00	\$3,792.99	-6.12%
Car Wash per Bay	\$23,810.00	\$13,339.76	78.49%
Carpet Store	\$1,009.00	\$956.28	5.51%
Cemetery per Acre	\$694.00	\$760.21	-8.71%
Funeral Home	\$1,818.00	\$2,025.07	-10.23%
Furniture Store	\$784.00	\$813.24	-3.60%
General Recreation	\$2,460.00	\$2,754.74	-10.70%
Oil and Lube Shop per Bay	\$5,749.00	\$9,643.20	-40.38%
Veterinary Clinic	\$4,714.00	\$5,271.31	-10.57%

**EXISTING ROAD IMPACT FEES
IN FLORIDA COUNTIES**

County	Road/Trans
Wakulla	\$521.79
Monroe	\$633.00
Columbia	\$1,046.00
Levy	\$1,046.00
Seminole	\$1,060.75
Miami/Dade	\$1,275.00
Nassau	\$1,429.51
Flagler	\$1,438.10
Hillsborough	\$1,475.00
Gilchrist	\$1,750.00
Pinellas	\$1,923.00
Sumter	\$1,996.00
Volusia	\$2,044.00
Lake	\$2,189.00
Santa Rosa	\$2,237.00
Putnam	\$2,290.00
St Lucie	\$2,324.00
Bay	\$2,352.06
Hendry	\$2,490.00
Bradford	\$2,500.00
Alachua ¹	\$2,798.00
Martin	\$2,891.00
Glades	\$3,363.00
Orange	\$3,500.00
Hernando	\$3,627.00
St. Johns	\$3,830.00
Brevard	\$4,353.00
DeSoto	\$4,750.00
Palm Beach	\$4,821.56
Citrus	\$4,852.54
Charlotte	\$5,080.00
Indian River	\$5,202.00
Pasco	\$5,313.00
Marion	\$5,462.00
Clay	\$5,814.00
Polk	\$5,844.00
Highlands	\$6,594.00
Osceola	\$6,877.00
Manatee	\$7,013.00
Sarasota	\$8,515.00
Collier	\$8,884.00
Lee	\$8,976.00
Mean	\$3,628
Median	\$2,845

Palm Beach Revised	\$8,592
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IX Public Education

The public educational impact of those residential units in terms of students generated is set out in Table 1 through 2.2. These tables show dwelling unit occupancy on the basis of the size of the dwelling and over the expected life of the dwelling. Historic and projected school enrollments are shown in Table 28.

**TABLE 28
K-12 ENROLLMENT IN DISTRICT OWNED SCHOOLS
PALM BEACH COUNTY**

School Year	Enrollment
FY2004	167,632
FY2005	172,759
FY2006	173,236
FY2007	170,015
FY2008	169,454
FY2009	169,328
FY2010	171,282
FY2011	172,664
FY2012	173,765
FY2013	175,411
FY2014	176,692
FY2015	177,630
FY2016	178,265
Average 2012-16	176,353

SOURCE: School Board of Palm Beach County, April 2012.

The costs of providing public educational facilities per student are shown in Table 29. These data in Table 29 are from the School District's adopted work plan. The school improvements listed are a combination of new construction, expansion of existing schools, and remodeling of existing schools that provide additional capacity. The per student costs shown are either the designed capacity of the facility or the average attendance over 2012-2016, whichever is more appropriate for the calculation. The Palm Beach County School District has paid for a number

**TABLE 29
PUBLIC EDUCATIONAL CAPITAL COST PER STUDENT**

NEW SCHOOLS	Stations Added	Cost	Cost per Station
Whispering Pines ES Modular Addition	312	\$9,052,536	\$29,014.54
Average Cost per Station			\$29,014.54
VALUE OF NON-SCHOOL FACILITIES			
Buildings			\$91,974,141
Contents			\$64,748,504
Equipment			\$11,000,000

**TABLE 29
PUBLIC EDUCATIONAL CAPITAL COST PER STUDENT**

NEW SCHOOLS	Stations Added	Cost	Cost per Station
TOTALS			\$167,722,645
Enrollment – 12-16			176,353
Central Facilities per Student			\$951.06
Acres Owned			
Value per Acre			
Total Land Value			\$342,020,000
Average 5-Year Enrollment			176,353
Land per Student			\$1,939.41
Facility and Land Cost per Student			\$31,905.01
Outstanding Debt			\$2,018,503,000
Enrollment 09-13			176,353
Debt per Student			\$11,445.84
Facility & Land Cost per Student After Debt			\$20,459.18

SOURCE: Palm Beach County School Board, "12-16 Work Plan," September 2011.
Superintendent's Financial Update, March 2012.

of their facilities with debt. New development will pay for this debt along with existing. Therefore, the outstanding debt per student is subtracted from the total cost per student to arrive at the net facility cost.

The State of Florida provides capital funds to all school districts, including Palm Beach County. Additionally, school districts are authorized to impose a Capital Improvements Tax (CIT) of up to 1.56 mills (\$1.56 per \$1,000 of taxable value) for capital projects. The State of Florida pays for 4.61% of all school capital projects in Palm Beach County. The State does provide 10.9% of construction costs. A credit will be provided for this assistance. See Table 31.

**TABLE 30
SOURCES AND USES OF EDUCATIONAL CAPITAL FUNDS**

SOURCE	FY2012-16	%
State Sources		
Charter School Capital Outlay	\$17,292,735	
CO & DS	\$6,136,405	
COBI Bonds	\$4,550,000	
PECO Bonds - Maintenance	\$22,938,688	
PECO Bonds - Const.	\$20,663,774	
Subtotal State Sources	\$71,581,602	4.61%
Enrollment 12-16	176,353	
State per Student	\$405.90	
State Construction Sources	\$48,642,914	10.94%
State Construction per Student	\$275.83	
Local Sources		
Local Capital Millage	\$1,011,136,846	
Discretionary Capital Millage	\$13,780,734	
Carryover	\$444,769,166	

**TABLE 30
SOURCES AND USES OF EDUCATIONAL CAPITAL FUNDS**

SOURCE	FY2012-16	%
Impact Fees	\$5,500,000	
Interest Income	\$4,650,000	
Misc	\$16,200	
Subtotal Local Sources	\$1,479,852,946	95.39%
Other Revenue Sources		
COPs Proceeds		
Equipment Lease		
Referendum		
Subtotal Other Revenue Sources	\$0	0.00%
TOTAL CAPITAL REVENUES	\$1,551,434,548	100.00%
EXPENSES		
New Schools	\$3,760,753	0.24%
Modernization/Replacement	\$136,782,740	8.82%
Additions & Remodeling	\$34,431,689	2.22%
Debt Service	\$744,389,399	47.98%
Site Acquisition	\$3,706,271	0.24%
Capital Contingency	\$28,169,965	1.82%
Restricted Reserve	\$38,843,824	2.50%
Reserve for Future Years	\$66,328,198	4.28%
Educational Technology	\$1,945,583	0.13%
Maintenance	\$391,947,611	25.26%
Equipment & Facilities	\$56,029,234	3.61%
Security	\$3,372,887	0.22%
Technology	\$28,279,537	1.82%
Transportation	\$13,446,767	0.87%
Other		0.00%
TOTAL CAPITAL EXPENSES	\$1,551,434,458	100.00%
For Capacity	\$245,352,447	15.81%
% for Capacity	15.81%	

SOURCE: Palm Beach County School District, "12-16 Work Plan," September 9, 2011, pages 5-6ff.

Non-capacity improvements consume 84% of all available capital funds, leaving 15.8% for capacity expansions. These expansions are paid for largely by the on-going CIT, which will be paid by new development along with existing. A credit will be provided for such future payments. See Table 32.

**TABLE 31
CREDIT FOR STATE FUNDING**

State Allocation per Year	\$405.90
State Capital per Year	\$275.83
Interest Rate	4.13%
Period	25
Present Value per Student	\$4,249.43

**TABLE 32
EDUCATIONAL CREDIT CALCULATION
PALM BEACH COUNTY**

	CAPITAL MILLAGE
CIT Millage 2012-16	1.560
Percent to Capacity	15.81%
Net Capital Millage	0.2467
Taxable Value (Millions)	\$111,745.7
Escalated Value (Millions)	\$112,862.9
Student Population	176,353
Taxable Value per Student	\$633,649
Capital Millage Rate (Per \$1,000)	\$0.2467
Annual Tax Payments per Student	\$156.33
Capitalization Period	25.00
Taxable Value Growth Rate	3.00%
Capitalization Rate	4.13%
Net Capitalization Rate	1.13%
Capitalized Taxes per Student	\$3,387.19

SOURCE: Palm Beach County School District, Five Year Capital Plan, September 9, 2011.

Table 32 sets out the credit for the payment of the locally imposed Capital Improvement Tax. The effective tax rate for capacity expansions is \$0.2467 per \$1,000 of taxable value. This rate is applied to total taxable value per student at 95%. See Table 5. The total taxable value is escalated because the resulting number is to represent total taxable values over the next 5 years. Additionally, the total taxable value is divided by the average enrollment over the next 5 years. The result is \$633,649 in taxable value per student and \$156.33 in revenue per student. This amount is allowed to escalate at 3% per year for the next 25 years. The present value of this 25 year stream is calculated using a discount rate of 4.13%, which is the standard discount rate of 4.13% less the 3% rate of appreciation. The credit provided is \$3,387.19 per student.

The formula for the School Impact Fee is:

EDUCATIONAL COST PER STUDENT = COST PER STUDENT STATION PLUS LAND AND ANCILLARY COSTS PER STUDENT – OUTSTANDING DEBT PER STUDENT

NET LOCAL COST PER STUDENT = (EDUCATIONAL COST PER STUDENT – STATE CREDIT PER STUDENT – LOCAL CREDIT PER STUDENT) * (1-PAST PAYMENT CREDIT)

NET COST PER RESIDENCE = NET LOCAL COST PER STUDENT * STUDENT OCCUPANCY PER UNIT

The method of calculating the educational impact fee for 2012 has changed from the existing (2005) calculations. There major changes are: 1) all costs of providing a student station are included, 2) the cost of interest has been dropped, 3) a credit for outstanding Certificates of Participation has been included, and 4) the credit for the sales tax has been dropped since the sales tax has expired. The changes are shown below:

Changes 2005 to 2012

	2012	2005	% Change
Facility Cost per Student	\$31,905	\$19,757	61.5%
Interest cost per Student	\$0	\$6,241	-100.0%
Cost per Student	\$31,905	\$25,998	22.7%
State Allocation per Student	\$4,249	\$1,981	114.5%
Local Cost per Student	\$27,656	\$24,017	15.2%
Local Credits			
Credit for Outstanding COPs	\$11,446	\$0	100.0%
Credit for Future Property Taxes per Student	\$3,387	\$13,416	-74.8%
Credit for Future Sales Taxes per Student	\$0	\$1,251	-100.0%
Total Credit for Local Taxes	\$14,833	\$14,667	1.1%
Net Cost	\$12,823	\$9,350	37.1%
Past Payment Credit	\$167	\$985	-83.1%
Cost per Student Charged	\$12,656	\$8,365	51.3%

TABLE 33
**EDUCATIONAL IMPACT PER STUDENT COST
 PER UNIT BY TYPE AND SIZE OF UNIT**

	OCCU- PANCY	TOTAL COST	STATE CREDIT	LOCAL COST	LOCAL CREDIT	NET COST
RESIDENTIAL UNITS BY SIZE:						
800 Feet and Under	0.417	\$13,304.08	\$1,771.97	\$11,532.11	\$6,254.74	\$5,277.37
801 – 1,399	0.462	\$14,744.15	\$1,963.77	\$12,780.38	\$6,931.77	\$5,848.61
1,400 - 1,999	0.504	\$16,074.53	\$2,140.97	\$13,933.56	\$7,557.22	\$6,376.34
2,000 - 3,599	0.560	\$17,855.79	\$2,378.21	\$15,477.58	\$8,394.66	\$7,082.92
3,600 and Over	0.612	\$19,537.02	\$2,602.14	\$16,934.88	\$9,185.07	\$7,749.81

EXISTING & REVISED SCHOOL FEE CALCULATIONS

	Revised	Existing	% Change
RESIDENTIAL UNITS BY SIZE			
800 Feet and Under	\$5,277.37	766.27	588.7%
801 - 1,399	\$5,848.61	1,931.26	202.8%
1,400 - 1,999	\$6,376.34	2,893.92	120.3%
2,000 - 3,599	\$7,082.92	3,997.92	77.2%
3,600 and Over	\$7,749.81	4,858.47	59.5%

EXISTING SCHOOL IMPACT FEES

County	School Fee
Gilchrist	\$750.00
Bradford	\$1,000.00
Baker	\$1,500.00
Columbia	\$1,500.00
Indian River	\$1,755.96
Broward (non-infill)	\$1,844.00
Hillsborough	\$2,000.00
Sarasota	\$2,032.00
Citrus	\$2,109.05
Miami/Dade	\$2,448.00
Marion	\$3,516.00
Flagler	\$3,600.00
Nassau	\$3,726.00
St. Johns	\$3,895.00
Palm Beach	\$3,997.92
Polk	\$4,171.00
Hernando	\$4,266.00
Lee	\$4,309.00
Glades	\$4,322.00

EXISTING SCHOOL IMPACT FEES

County	School Fee
Putnam	\$4,347.00
Pasco	\$4,356.00
Brevard	\$4,445.40
DeSoto	\$4,562.00
Seminole	\$5,000.00
Hendry	\$5,100.63
St Lucie	\$5,447.00
Martin	\$5,567.39
Highlands	\$5,801.00
Volusia	\$6,066.00
Manatee	\$6,350.00
Clay	\$7,034.00
Lake	\$9,324.00
Osceola	\$9,981.00
Collier	\$10,099.00
Orange	\$11,829.00
Mean	\$4,515.75
Median	\$4,309.00
Palm Beach Revised	\$6,376.34

NOTE: A number of the above counties have suspended all or a part of the collection of the impact fees shown due to the current economic recession.