



2022 ULDC REVISIONS STAFF REPORT

BCC PRELIMINARY READING, AUGUST 30, 2022

I. General Data

Project Name: Impact Fee Rate Update (CR-2022-0004)
ULDC Articles Impacted: 1, 2, and 13
Project Manager: Alexander Biray, Site Planner II
Agency Manager: Derrek Moore, Impact Fee Manager
Staff Recommendation: Staff recommends **approval** based on the findings and conclusions presented in this report.

II. Item Summary

Summary: This item was requested by the Impact Fee Office of the Office of Financial Management and Budget Department to revise the Unified Land Development Code (ULDC) to update the language and impact fee rates. Article 13 of the ULDC requires a study to be completed to review and update the impact fees with the most recent available data.

Assessment: As demonstrated in this Staff Report, the proposed revisions to the Code serve to update the language and impact fee rates in accordance with the requirements of Article 13 of the ULDC and the recent consultant's impact fee update study and report for Palm Beach County. The Code revisions have been reviewed by the Impact Fee Review Committee and applicable County Agencies and are consistent with the Comprehensive Plan ("the Plan").

Comprehensive Plan Consistency: Pursuant to the findings of the Planning Division to the LDRAB Chair dated July 20, 2022, the proposed ULDC revision is consistent with the Comprehensive Plan.

III. Hearing History

LDRC Determination: On July 27, 2022, the LDRC found the proposed ULDC revisions to be consistent with the Plan with a vote of 12-0.

Board of County Commissioners Preliminary Reading: *Scheduled for August 30, 2022*

Board of County Commissioners Public Hearing: *Scheduled for September 13, 2022*

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IV. Intent

The proposal would revise ULDC Article (Art.) Art. 13, Impact Fees of the Code at the request of the Office of Financial Management and Budget to give the Impact Fee Office the ability to maintain compliance with Legislative and Code requirements to ensure impact fee rates reflect the most recent localized data available. These Code changes will update the impact fee rates as required by the Legislature and ULDC. The proposed revisions will amend the current impact fee rates to reflect the recent consultant's Impact Fee Update Study for Palm Beach County.

V. Background

Palm Beach County's Impact Fees section of the ULDC, adopted by Ordinance No. 2003-070, allowed the implementation of impact fees. Since the implementation of the impact fee program, several amendments have been approved and implemented repealing and replacing this Ordinance including: Ordinances No. 2005-047, 2010-018, 2011-016, 2012-003, 2013-005, 2014-025, and 2019-013. Per Legislative and Code requirements, the updates continue to reflect the most recent localized data.

VI. Proposed Amendment

This amendment is comprised of several components, which are discussed separately below and correspond with the specific strike out and underline changes to the Code shown in **Exhibits 1 and 2**.

- **Art. 1, General Provisions and Art. 2, Application Processes and Procedures.** Change the title of the Impact Fee Coordinator to Impact Fee Manager throughout the Articles to reflect the approved change in title.
- **Art. 13, Impact Fees.** Change the title of the Impact Fee Coordinator to Impact Fee Manager throughout the Article to reflect the approved change in title. Change ULDC Art. 5.F, Biennial Review to "Quadrennial Review" to reflect the new Legislative requirements for impact fee updates. Update the impact fee rates for all seven impact fee components. Reduce Parks and Recreation's benefits zones from four zones to two zones and amend the map and boundary descriptions for the two zones.

The Code revisions have been reviewed by applicable County Agencies.

VII. Assessment and Conclusions

The proposed revisions updates the current impact fee rate schedules to comply with legislative and code requirements to update impact fee rates to reflect the most recent data and information. Staff recommends **approval** of this amendment.

Attachments

Exhibits 1 and 2 – Proposed changes in strike out and underline format

E - 1

EXHIBIT 1

ARTICLE 13 – IMPACT FEES IMPACT FEE RATE UPDATE

Revision Key: Proposed revisions are shown with new text as underlined, deleted text in strike-out, and relocated text italicized. *Stricken and italicized* means text to be totally or partially relocated. Relocation notes are shown in brackets as **[Relocated to:]** or **[Relocated from:]**. Unaltered text omitted for brevity is indicated by a series of four bolded ellipses....

Part 1. ULDC Art. 13.A, Impact Fees, General (pages 5-18, , Supplement 26), is hereby amended as follows:

1 **CHAPTER A GENERAL**

2

3 **Section 3 Exemptions**

4 The following development shall be exempt from payment of respective impact fees, as applicable:

5

- 6 C. For the purpose of School Impact Fees, the construction of adult-only residences that meet the Fair
7 Housing Act exemption codified at 42 U.S.C. 3607, as may be amended; provided, however, that
8 the feepayer files a Declaration of Restrictive Covenants prepared and signed by the Impact Fee
9 ~~Coordinator~~Manager which prohibits persons 19 years of age or younger from residing in the
10 residence for more than 60 days per calendar year. The School Impact Fee Declaration of
11 Restrictive Covenants must be filed with the Clerk of the 15th Judicial Circuit Court. **[Ord. 2005-**
12 **047]**

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14
15 All applications for exemption must be approved by the Impact Fee ~~Coordinator~~Manager. A final decision
16 of the Impact Fee ~~Coordinator~~Manager may be appealed pursuant to Art. 13.A.6.G, Appeal. All applications
17 for exemption must be made in writing to the Impact Fee ~~Coordinator~~Manager prior to Building Permit
18 issuance. In the event that the feepayer wishes to obtain Building Permits prior to the Impact Fee
19 ~~Coordinator~~Manager's final approval, the feepayer may apply for the exemption and deposit the required
20 impact fee assessment into an escrow account, pursuant to an escrow agreement in a form provided for by
21 the Impact Fee ~~Coordinator~~Manager. PBC may assess a reasonable fee not to exceed its actual cost in
22 processing the escrow agreement to be paid by the feepayer.

23

24 **Section 5 Computation of Impact Fee**

25 **A. General**

26 At the option of the feepayer, the amount of the impact fee may be determined either by the ~~Impact~~
27 ~~Fee~~ schedules for each impact fee component as provided for in this Article, or by an independent
28 calculation pursuant to Art. 13.A.6, Independent Fee Calculation Study. If the amount of the impact
29 fee for the land use is not determined in the ~~Impact Fee~~ schedule and the feepayer opts not to
30 conduct an independent calculation, the impact fee shall be determined by the Impact Fee
31 ~~Coordinator~~Manager as described in this Article. **[Ord. 2005-047]**

32

33 **C. Land Uses Not Specified in Impact Fee Schedule**

34 Except for Road Impact Fees, if the type of land development for which a Building Permit or other
35 appropriate permit is applied, is not specified on the impact fee schedule, the Impact Fee
36 ~~Coordinator~~Manager shall use the impact fee applicable to the most nearly comparable type of land
37 use on the fee schedule. For Road Impact Fees, the Impact Fee ~~Coordinator~~Manager shall select
38 the most comparable type of land use from the most current edition of Trip Generation, a publication
39 of the Institute of Transportation Engineers (ITE). The Impact Fee ~~Coordinator~~Manager shall follow
40 the procedure pursuant to Art. 13.A.6, Independent Fee Calculation Study. **[Ord. 2005-047]**

41

42 **F. ~~Biennial~~Quadrennial Review**

43 ~~Biennially~~Quadrennially beginning in January ~~1994~~2023, the Impact Fee ~~Coordinator~~Manager shall
44 recommend to the BCC whether any changes should be made to the fee schedules to reflect
45 changes in the factors that affect the fee schedules. This recommendation shall be as a result of a
46 review of the data from which the fee schedules are calculated. The purpose of this review is to
47 evaluate the level of service for each impact fee component to determine whether it should be
48 adjusted based on changed conditions, to analyze the effects of inflation and other cost factors on
49 the actual costs of capital facilities, to assess any changes in credits and generation rates, and to
50 ensure that the impact fee charged new land use activity impacting capital facilities will not exceed
51 its *pro rata* share for the reasonably anticipated costs of capital facilities necessitated by the new
52 land development.

1 **Section 6 Independent Fee Calculation Study**

2 **A. General**

3 If a feepayer opts not to have the impact fee determined according to the fee schedule, then the
4 feepayer shall, at the feepayer's expense, prepare and submit to the Impact Fee
5 ~~Coordinator~~Manager an independent fee calculation study for the proposed land use. An
6 independent fee calculation study for Road Impact Fees shall be submitted simultaneously to the
7 Impact Fee ~~Coordinator~~Manager and the County Engineer. The independent fee calculation study
8 shall follow the methodologies used in the Impact Fee Report. The independent fee calculation
9 study shall be conducted by a professional in impact analysis. An independent fee calculation study
10 for Road Impact Fees shall be conducted by a professional in Road Impact Fee analysis or by a
11 ~~r~~Registered ~~e~~Engineer. The burden shall be on the feepayer to provide the Impact Fee
12 ~~Coordinator~~Manager all relevant data, analysis, and reports which would assist the Impact Fee
13 ~~Coordinator~~Manager in determining whether the impact fee should be adjusted.

14 **B. Submission of Application**

15 The application for an independent calculation study shall be submitted to the Impact Fee
16 ~~Coordinator~~Manager, except that an independent calculation study for Road Impact Fees shall be
17 submitted simultaneously to the Impact Fee ~~Coordinator~~Manager and the County Engineer. In the
18 event that the feepayer wishes to obtain Building Permits prior to the Impact Fee
19 ~~Coordinator~~Manager's final approval, the feepayer may submit an application and deposit impact
20 fees as set forth in the impact fee schedule into an escrow account, pursuant to an escrow
21 agreement in a form provided for by the Impact Fee ~~Coordinator~~Manager. A feepayer failing to
22 submit an independent fee calculation study, or, if necessary, an executed escrow agreement to
23 the Impact Fee ~~Coordinator~~Manager prior to permit issuance is deemed to have waived the right
24 to an impact fee adjustment based on the independent fee calculation study.

25 **C. Contents of Application**

26 The application shall be in a form established by the Impact Fee ~~Coordinator~~Manager and made
27 available to the public. The independent fee calculation study shall follow the methodologies used
28 in the Impact Fee Report. A feepayer wishing to perform an independent fee calculation study for
29 Road Impact Fees shall prepare a traffic impact analysis, which shall include, as appropriate,
30 documentation of:

31
32

33 **D. Determination of Sufficiency**

34 The Impact Fee ~~Coordinator~~Manager shall determine if the application is sufficient within five
35 working days of its receipt. If the Impact Fee ~~Coordinator~~Manager determines the application is not
36 sufficient, a written notice shall be mailed to the ~~a~~Applicant specifying the deficiencies. No further
37 action shall be taken on the application until the deficiencies are remedied.

38 **E. Action by Impact Fee ~~Coordinator~~Manager**

39 **1. Impact Fees Other Than Roads**

40 For other than Road Impact Fees, within ten working days after the application is determined
41 to be sufficient, the Impact Fee ~~Coordinator~~Manager shall review the application, and if the
42 application clearly demonstrates by the methodology described in the Impact Fee Report that
43 the proposed land will use capital facilities less than that projected in the impact fee component,
44 the Impact Fee ~~Coordinator~~Manager shall appropriately adjust the impact fee.

45 **2. Road Impact Fees**

46 For Road Impact Fees, within 15 working days after the application is determined to be
47 sufficient, the County Engineer shall review the application and, if the application clearly
48 demonstrates ~~(using the formulae described in this Article)~~ that the proposed land use will
49 create fewer trips than projected in the Road Impact Fee component, ~~T~~he County Engineer
50 shall make a written recommendation to the Impact Fee ~~Coordinator~~Manager on adjusting the
51 Road Impact Fee. If the Impact Fee ~~Coordinator~~Manager concurs, the Impact Fee
52 ~~Coordinator~~Manager shall appropriately adjust the impact fee within five working days of
53 receipt of the County Engineer's recommendation. [Ord. 2005-047]

54 **3. Responsibility of Feepayer**

55 The burden shall be on the feepayer to provide all relevant data, analysis, and reports which
56 would assist the Impact Fee ~~Coordinator~~Manager and, in the case of roads, the County
57 Engineer in making a determination of the appropriate impact fee. The analysis and report must
58 be based on generally accepted methods and the formulas for the specific impact fee
59 component in the Impact Fee Report, or in the case of roads, the methods ~~and formulas~~
60 described in this Article and below in Art. 13.H, Road Impact Fees. A feepayer wishing to
61 provide additional information after submitting the initial independent fee calculation study must
62 do so no later than 30 days after the date of the Impact Fee ~~Coordinator~~Manager's
63 determination of sufficiency. The Impact Fee ~~Coordinator~~Manager will not accept additional
64 information relevant to an independent fee calculation study after this deadline. If the impact
65 fee is adjusted, the feepayer shall provide a copy of the Impact Fee Modification Certificate at
66 the time of permit issuance. Failure to provide a copy of the certificate at the time of permit
67 issuance shall constitute a waiver of any adjusted impact fee. [Ord. 2005-047]

68 **4. Decision in Writing**

69 The decision of the Impact Fee ~~Coordinator~~Manager to adjust or to refuse to adjust the impact
70 fee shall be in writing and shall be transmitted to the ~~a~~Applicant by certified mail within five
71 days of the decision. An approved adjustment shall be issued in the form of an "Impact Fee
72 Modification Certificate" which shall include information regarding:

73

1 **F. Covenant Running with the Land**

2 The Impact Fee ~~Coordinator~~Manager shall require that a covenant running with the land be
3 executed and recorded in the ~~e~~Official ~~r~~Records of the Clerk of the Circuit Court on the
4 development's land before the Building Permit is issued in cases where:

5
6 **G. Appeal**

- 7 1. Hearing Officers, as established in Art. 2.G.3.G, Hearing Officers, are hereby authorized to
8 hear and decide appeals of decisions by the Impact Fee ~~Coordinator~~Manager concerning
9 independent fee calculations and interpretations of the Article. [Ord. 2014-025]
- 10 2. An ~~a~~Applicant shall file an appeal with the Impact Fee ~~Coordinator~~Manager by filing a letter of
11 appeal within 15 working days of a decision by the Impact Fee ~~Coordinator~~Manager. The letter
12 of appeal must state with specificity the reasons for the appeal and shall contain such data and
13 documentation upon which the ~~a~~Applicant seeks to rely. The Impact Fee ~~Coordinator~~Manager
14 may establish a reasonable fee to be paid by the ~~a~~Applicant upon filing an appeal. This fee
15 shall not exceed the cost to the County in processing the appeal. [Ord. 2005-047] [Ord. 2014-
16 025]
- 17 3. The Impact Fee ~~Coordinator~~Manager shall schedule a hearing before the Hearing Officer no
18 later than 90 working days after an appeal has been filed. The Impact Fee ~~Coordinator~~Manager
19 shall notify the ~~a~~Applicant of the hearing date at least 15 working days in advance of the hearing
20 and invite the ~~a~~Applicant or the ~~a~~Applicant's representative to attend the hearing. Any of the
21 time limitations set forth in this paragraph may be waived upon mutual agreement of the Impact
22 Fee ~~Coordinator~~Manager and the party filing the appeal. [Ord. 2014-025]
- 23 4. At the hearing, the Hearing Officer shall provide the ~~a~~Applicant and the Impact Fee
24 ~~Coordinator~~Manager an opportunity to present testimony and evidence, provided such
25 information was part of the review before the Impact Fee ~~Coordinator~~Manager. The Hearing
26 Officer shall reverse the decision of the Impact Fee ~~Coordinator~~Manager only if there is
27 substantial competent evidence in the record that the Impact Fee ~~Coordinator~~Manager erred
28 from the standards in this Chapter. [Ord. 2011-016] [Ord. 2014-025]

29
30 **Section 7 Collection and Administrative Fees**

31
32 **D. Record Keeping**

33 Records shall be maintained by all ~~l~~Local ~~g~~Governments to ensure proper accounting controls.
34 PBC shall have the authority to audit the records of any municipality to ensure the procedures and
35 standards of this Section are being met by the municipality. Public reports on impact fees shall be
36 provided by the Impact Fee ~~Coordinator~~Manager on at least an annual basis and distributed to
37 each municipality. Such reports will account for receipts of impact fees for each impact fee, by
38 benefit zone and municipality, and encumbrances and expenditures of the funds by benefit zone.

39 **E. Impact Fee ~~Coordinator~~Manager to Furnish Information and Advice to the Municipalities**

40 The Impact Fee ~~Coordinator~~Manager shall furnish such information and advice to the municipalities
41 necessary to ensure proper collection, remittance, accounting, controls, and auditability.

42
43 **Section 9 Use of Impact Fees**

44
45 **B. Limitation within Benefit Zones**

46 Impact fees collected shall be used exclusively for new capital facilities for the impact fee
47 component within the impact fee benefit zones from which the impact fees were collected, except
48 that if an impact or traffic analysis made by a professional experienced in impact analysis and
49 approved by the Impact Fee ~~Coordinator~~Manager demonstrates that a planned development
50 substantially impacts the need to expand the capacity of specific public capital facilities in another
51 benefit zone, then impact fees paid by that planned development may be expended on those
52 specific capital facilities in another benefit zone.

53
54 **Section 10 Refunds**

55 **A. General**

56
57 **2. Untimely Encumbrance**

58 **a. Untimely Encumbrance**

59 Notwithstanding Art. 13.A.10.A.1, Non-Commencement of Construction, above, if PBC
60 fails to encumber the impact fees paid by the feepayer by the end of the calendar quarter
61 immediately following six years from the date the impact fees are paid, and fails to spend
62 the impact fee within nine years of the end of the calendar quarter in which the impact fees
63 are paid, the feepayer, or if the property has been conveyed after payment of the fee the
64 successor in interest to the real property, shall be entitled to a refund except that PBC shall
65 retain an additional 3.4 percent of the impact fee to offset the costs of refund. The feepayer,
66 or if the property has been conveyed after payment of the fee, the successor in interest
67 shall submit an application for refund to the Impact Fee ~~Coordinator~~Manager, within one
68 year following the end of the calendar quarter in which the right to a refund occurs. In
69 determining whether the impact fee paid by the feepayer has been encumbered or spent,

monies in the trust funds shall be considered to be expended on a first in, first out basis; that is, the first impact fees paid shall be considered the first monies withdrawn. [Ord. 2010-018] [Ord. 2014-025]

....
3. Computational or Clerical Errors and Omissions

During the period of time specified in this Article for the correction of errors and omissions, the feepayer or a successor in interest to the real property against which an impact fee was incorrectly assessed through computational or clerical error may request a refund from the Impact Fee ~~Coordinator~~Manager in the manner set forth in ~~paragraph b~~Art. 13.A.10.B, Procedure to Obtain Refund of this Section. [Ord. 2005-047]

B. Procedure to Obtain Refund

1. Submission of Application

An application for refund shall be submitted to the Impact Fee ~~Coordinator~~Manager on a form provided by the Impact Fee ~~Coordinator~~Manager.

2. Contents of Application

The application shall be in a form established by the Impact Fee Coordinator and made available to the public, and shall contain the following:

....
d. Documents

If the refund is requested, a notarized sworn statement that the ~~a~~Applicant is the current owner of the land for which the impact fee was paid, a certified copy of the current deed, and a copy of the most recent *ad valorem* tax bill; ~~if~~ refund is requested due to computational or clerical error, evidence sufficient to demonstrate overpayment including but not limited to receipt indicating payment, Building Permit application, Impact Fee Tables in effect at the time of payment, and such other evidence deemed appropriate by the Impact Fee ~~Coordinator~~Manager; [Ord. 2005-047] [Ord. 2014-025]

....
3. Determination of Sufficiency

The Impact Fee ~~Coordinator~~Manager determines if the application is sufficient within five working days.

a. Sufficiency

If the Impact Fee ~~Coordinator~~Manager determines the application is not sufficient, a written notice shall be mailed to the ~~a~~Applicant specifying the deficiencies. No further action shall be taken on the application until the deficiencies are remedied.

b. Notification

If the application is determined sufficient, the Impact Fee ~~Coordinator~~Manager shall notify the ~~a~~Applicant, in writing, of the application's sufficiency and that the application is ready for review pursuant to the procedures and standards of this Article.

4. Action by Impact Fee ~~Coordinator~~Manager

Within 45 working days after the application is determined sufficient, the Impact Fee ~~Coordinator~~Manager shall review and approve or deny the application based upon the standards in Art. 13.A.10, Refunds. The decision of the Impact Fee ~~Coordinator~~Manager may be appealed pursuant to Art. 13.A.6.G, Appeal. [Ord. 2008-015]

Section 11 Credits

A. General

Credit against impact fees shall be given to the feepayer, or if the property has been conveyed after payment of the fee, the successor in interest to the property for the following, as limited or permitted by specific provisions of this Section. [Ord. 2014-025]

1. Submission of Application

All applications for credit must be approved by the Impact Fee ~~Coordinator~~Manager. An application for credit shall be on a form provided by the Impact Fee ~~Coordinator~~Manager. In the event that the feepayer wishes to obtain Building Permits prior to the Impact Fee ~~Coordinator~~Manager's final approval, the feepayer may submit an application and deposit impact fees as set forth in the impact fee schedule into an escrow account, pursuant to an escrow agreement in a form provided for by the County. A final decision of the Impact Fee ~~Coordinator~~Manager may be appealed pursuant to Art. 13.A.6.G, Appeal.

....
4. In-Kind Contributions

In-kind contributions made by a development to PBC shall be credited against the development's impact fees, but only to the impact fee component for which the in-kind contribution is made. For example, credits received for a park contribution may be applied only against Park Impact Fees and not against Fire-Rescue Impact Fees. Civic site dedications accepted by the County shall be eligible for a Public Buildings Impact Fee credit in the event a particular use is not identified by the County at DRO certification. No credit shall be given for in-kind contributions that are not new capital facilities or which were not made for capital facilities costs. [Ord. 2008-015]

a. Time for Giving of Credit

Credit shall be given for land at such time as marketable title in fee simple absolute is conveyed to the County, free of encumbrances with such documentation and requirements set by the BCC or the County Administrator for the acceptance of real property. Credit shall be given for personal property at such time as a bill of sale absolute and, where applicable, title for such property is delivered to PBC. Credit shall be given at such time as the funds are delivered to PBC. In the case of in-kind road facility contribution, credit will be given

1 when the construction is completed and accepted by PBC. Credit against Road Impact
2 Fees may be given before completion of the specified roadway construction if the feepayer
3 posts security in form and amount acceptable to the County Engineer. In no event shall the
4 amount of credit given exceed the actual cost of the construction determined by the County
5 Engineer and the Impact Fee ~~Coordinator~~Manager to be eligible for Road Impact Fee
6 credit. [Ord. 2005-047]

7
8

9 **d. Valuation of In-Kind Road Facility Contribution**

10 If the value of the in-kind contribution increase (as evidenced by an increase in Road
11 Impact Fee rates) between the time of the in-kind contribution and the time of the issuance
12 of a Building Permit, the developer may apply for additional credit by submitting an
13 independent calculation to the Impact Fee ~~Coordinator~~Manager, for review by the PBC
14 Engineering Department. Such application must be made within six months of the effective
15 date of a Road Impact Fee increase, or this right shall be waived. The independent
16 calculation must be prepared by a ~~s~~State-~~r~~Registered ~~e~~Engineer or a professional in impact
17 analysis and must demonstrate that the current cost of reproducing the road construction
18 has increased and therefore the value of the in-kind contribution has correspondingly
19 increased. Any additional credit shall not exceed the percentage of increase of the Road
20 Impact Fee.

21 **5. Credits for Contributions to Local Governments Other Than PBC**

22 Contributions of or for new capital facilities to a ~~l~~Local ~~g~~Government other than PBC or by a
23 special district may be given only upon an application to the Impact Fee ~~Coordinator~~Manager.
24 Approval of the Impact Fee ~~Coordinator~~Manager must be obtained prior to the contribution.
25 The Impact Fee ~~Coordinator~~Manager, after consultation with the agency charged with
26 supervising the provision of the new capital facility, shall determine whether the contribution
27 shall receive a credit based on the following standards. [Ord. 2005-047]

28

29 **7. Special Provisions for School Credits**

30

31 **b. Consideration and Acceptance by the School Board**

32 All applications for a school credit shall be reviewed and a response issued by the
33 Superintendent or the School Board within 60 working days of the submission of the
34 application. If the request is approved, the Superintendent shall notify the Impact Fee
35 ~~Coordinator~~Manager, and if other than PBC, the ~~l~~Local ~~g~~Government issuing the
36 Development Permit. The Impact Fee ~~Coordinator~~Manager shall determine the value of
37 the credit. No credit shall be given until the dedication is conveyed to the School Board in
38 accordance with this Section. [Ord. 2005-047]

39

40 **8. Special Provisions for Road Credits**

41 **a. General**

42 The feepayer may elect to propose construction of a portion of the major road network
43 system in addition to any required site-related improvements. The feepayer shall submit
44 the proposed construction along with a certified ~~e~~Engineer's cost estimate to the Impact
45 Fee ~~Coordinator~~Manager, with a copy to the County Engineer. The County Engineer shall
46 determine if the proposed construction is eligible for Road Impact Fee credit, based on the
47 following criteria:

- 48 1) The proposed road construction must be on the major road network;
- 49 2) The proposed road construction must not be site-related improvements; and,
- 50 3) The proposed road construction must be required to meet the requirements of TPS for
51 the development as defined in Art. 12, Traffic Performance Standards.

52
53 Exceptions to criterion 3) above may only be made upon approval of the BCC. No
54 exceptions shall be made to criteria 1) and 2). If the proposed road construction meets the
55 criteria for credit, the County Engineer shall determine the amount of credit to be given,
56 and the timetable for completion of the proposed construction, and shall recommend the
57 approval and the amount of credit to the Impact Fee ~~Coordinator~~Manager.

58 **b. Credits for Construction within Site**

59 Where a proposed major road network runs through a development and where the
60 feepayer is required to construct two lanes of the road, the feepayer may elect, upon
61 submission of a certified cost estimate to the Impact Fee ~~Coordinator~~Manager and upon
62 the recommendation of the County Engineer and the approval of the Impact Fee
63 ~~Coordinator~~Manager, to construct more than two lanes and receive credit for the additional
64 cost of the additional lanes constructed. In addition to all other site-related improvements,
65 the primary two lanes within the site's boundaries shall be considered site-related.

66 **c. Other Costs Credited**

67 **1) Off-Site Right-Of-Way Acquisition**

68 The cost of major road network rights-of-way acquired at the cost of the feepayer shall
69 be credited where the right-of-way is outside of the site, and not site-related. The costs
70 shall be approved by the County Engineer and the Impact Fee ~~Coordinator~~Manager
71 based upon the appraised value of the land acquired. The credit shall not exceed the
72 appraiser's approved value, except in the event that a settlement of, or in lieu of,
73 condemnation results in payment in excess of the appraiser's value, in which case
74 credit shall not exceed the amount paid. Cost incurred by PBC in acquiring such off-
75 site right~~s~~-of-way which are paid for by the feepayer shall be credited to the feepayer.

1 **2) Plan Preparation**

2 Costs of plan preparation for major road network construction shall be credited if
3 approved by the County Engineer and the Impact Fee ~~Coordinator~~Manager based
4 upon reasonable costs associated with the preparation of such plans.

5 **3) Costs Creditable**

6 Credit shall be given only for the cost of plans preparation, off-site R-O-W acquisition,
7 and/or construction.

8
9 **10. Special Allocation of Credits**

10 Provided that the conditions of this Subsection are satisfied, the feepayer making an in-kind
11 contribution, or its heirs, assigns, or successors in interest, may have all or some portion of the
12 resulting credit allocated to specific parcels within the development that originally received the
13 credit. **[Ord. 2014-025]**

14
15 **b. Application for Special Allocation**

16 Unless expressly prohibited by a Development Order, any feepayer who makes an in-kind
17 contribution may petition the BCC for a special allocation of the respective impact fee credit
18 by filing an application with the Impact Fee ~~Coordinator~~Manager. Only one special
19 allocation shall be made for each in-kind contribution made by the feepayer. **[Ord. 2005-**
20 **047]**

21
22 **2) Notice Requirements**

23 **a) Mailing**

24 Prior to scheduling the application for a ~~S~~special ~~A~~allocation for consideration by
25 the BCC, the Applicant shall, at its own cost, provide appropriate courtesy notice
26 to all owners of record of any undeveloped land within the affected development.
27 The courtesy notice shall be by certified mail, return receipt requested, to the
28 person whose name appears in the last approved *ad valorem* tax records of the
29 PBC Property Appraiser's Office. The notice shall briefly state the nature of the
30 ~~S~~special ~~A~~allocation application and request the recipient to submit, to the Impact
31 Fee ~~Coordinator~~Manager within no more than 15 days of receipt, any relevant
32 information the recipient may have bearing on the Applicant's right to a ~~S~~special
33 ~~A~~allocation.

34
35
36 **e. Covenant**

37 The ~~a~~Applicant shall execute a covenant supported by separate consideration from PBC.
38 This covenant shall provide that the ~~a~~Applicant, its heirs, assigns, and successors in
39 interest shall indemnify hold harmless, and defend PBC against any and all claims for
40 credits not received by other owners or developers of undeveloped land within the planned
41 development. A joinder and consent of the mortgagee of the land benefited by the special
42 allocation, if any, supported by separate consideration shall also be executed in recordable
43 form acceptable to the County Attorney. The Impact Fee ~~Coordinator~~Manager shall, at the
44 sole expense of the ~~a~~Applicant, record the instruments in the ~~e~~Official ~~r~~Records of the Clerk
45 of the Circuit Court in and for PBC.

46 **B. Appeal**

47 The decision of the Impact Fee ~~Coordinator~~Manager may be appealed pursuant to Art. 13.A.6.G,
48 Appeal.

49
50 **Section 12 Covenants**

51 Where necessary to ensure compliance with the provisions of this Article, the Impact Fee
52 ~~Coordinator~~Manager shall require that a covenant be executed by the feepayer holding the fee simple
53 interest in the land, and mortgagee as appropriate. The covenant shall recite this Article and the facts and
54 reasons underlying its execution. It shall set forth restrictions on the land and the terms and conditions
55 under which it may be released.

56

Part 2. ULDC Art. 13.B, Impact Fees, County District, Regional, and Beach Parks Impact Fees (pages 19-23, Supplement 26), is hereby amended as follows:

1 CHAPTER B COUNTY DISTRICT, REGIONAL, AND BEACH PARKS IMPACT FEES

2

3 Section 3 Fee Schedule

**Table 13.B.3-2 – Parks and Recreation Fee Schedule for Unincorporated PBC
Effective 12:01 a.m., 08/01/2019**

Land Use Type (Unit)	Persons per Unit	Cost per Unit	Credits	Park Impact Fee	Discount	Net Park Impact Fee
Residential Units by Size						
Dwelling Unit, 800 sq. ft. and under	1.48	\$425.78	\$0.00	\$630.15	\$264.49	\$365.66
Dwelling Unit, 801-1,399 sq. ft.	1.92	425.78	0.00	817.50	83.22	734.28
Dwelling Unit, 1,400-1,999 sq. ft.	2.11	425.78	0.00	898.40	110.35	788.05
Dwelling Unit, 2,000-3,599 sq. ft.	2.30	425.78	0.00	979.29	119.46	859.83
Dwelling Unit, 3,600 sq. ft. and over	2.38	425.78	0.00	1,013.36	195.03	818.33
Hotel/Motel per Room	1.39	428.71	0.00	595.90	322.66	273.25
[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005] [Ord. 2019-013]						

4

**Table 13.B.3 – Parks and Recreation Fee Schedule for Unincorporated PBC
Effective 12:01 a.m., XX/XX/2023**

Land Use Type (Unit)	Persons per Unit	Cost per Unit	Credits	Park Impact Fee	Discount	Net Park Impact Fee
Units by Size						
Residential						
Dwelling Unit, ≤ 800 sq. ft.	1.43	\$951.71	\$0.00	\$1,360.95	\$68.05	\$1,292.90
Dwelling Unit, 801-1,399 sq. ft.	1.96	\$951.71	\$0.00	\$1,865.35	\$93.27	\$1,772.08
Dwelling Unit, 1,400-1,999 sq. ft.	2.23	\$951.71	\$0.00	\$2,122.31	\$106.12	\$2,016.20
Dwelling Unit, 2,000-3,599 sq. ft.	2.45	\$951.71	\$0.00	\$2,331.69	\$116.58	\$2,215.11
Dwelling Unit, ≥ 3,600 sq. ft.	2.63	\$951.71	\$0.00	\$2,503.00	\$125.15	\$2,377.85
Transient, Assisted, Group						
Hotel/Motel per Room	1.47	\$957.64	\$0.00	\$1,407.73	\$70.39	\$1,337.60
Congregate Living Facility per Bed	0.84	\$957.64	\$0.00	\$804.42	\$40.22	\$764.20
[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005] [Ord. 2019-013]						

5

**Table 13.B.3-3 – Parks and Recreation Impact Fee Table For Schedule “A” Municipalities*
Effective 12:01 a.m., 08/01/2019**

Land Use Type (Unit)	Persons per Unit	Cost per Unit	Credits	Park Impact Fee	Discount	Net Park Impact Fee
Residential Units by Size						
Dwelling Unit, 800 sq. ft. and under	1.48	\$425.78	\$0.00	\$630.15	\$264.49	\$365.66
Dwelling Unit, 801-1,399 sq. ft.	1.92	425.78	0.00	817.50	83.22	734.28
Dwelling Unit, 1,400-1,999 sq. ft.	2.11	425.78	0.00	898.40	110.35	788.05
Dwelling Unit, 2,000-3,599 sq. ft.	2.30	425.78	0.00	979.29	119.46	859.83
Dwelling Unit, 3,600 sq. ft. and over	2.38	425.78	0.00	1,013.36	195.03	818.33
Hotel/Motel per Room	1.39	428.71	0.00	595.90	322.66	273.25
[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005] [Ord. 2019-013]						
Notes:						
*	Schedule “A” municipalities consist of Atlantis, Cloud Lake, Glen Ridge, Village of Golf, Haverhill, Hypoluxo, Lake Clark Shores, and Loxahatchee Groves.					

6

**Table 13.B.3 – Parks and Recreation Impact Fee Table For Schedule “A” Municipalities (1)
Effective 12:01 a.m., XX/XX/2023**

Land Use Type (Unit)	Persons per Unit	Cost per Unit	Credits	Park Impact Fee	Discount	Net Park Impact Fee
Units by Size						
Residential						
Dwelling Unit, ≤ 800 sq. ft.	1.43	\$951.71	\$0.00	\$1,360.95	\$68.05	\$1,292.90
Dwelling Unit, 801-1,399 sq. ft.	1.96	\$951.71	\$0.00	\$1,865.35	\$93.27	\$1,772.08
Dwelling Unit, 1,400-1,999 sq. ft.	2.23	\$951.71	\$0.00	\$2,122.31	\$106.12	\$2,016.20
Dwelling Unit, 2,000-3,599 sq. ft.	2.45	\$951.71	\$0.00	\$2,331.69	\$116.58	\$2,215.11
Dwelling Unit, ≥ 3,600 sq. ft.	2.63	\$951.71	\$0.00	\$2,503.00	\$125.15	\$2,377.85
Transient, Assisted, Group						
Hotel/Motel per Room	1.47	\$957.64	\$0.00	\$1,407.73	\$70.39	\$1,337.60
Congregate Living Facility per Bed	0.84	\$957.64	\$0.00	\$804.42	\$40.22	\$764.20
[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005] [Ord. 2019-013]						
Notes:						
1.	Schedule “A” municipalities consist of Atlantis, Cloud Lake, Glen Ridge, the Village of Golf, Haverhill, Hypoluxo, Lake Clark Shores, and Loxahatchee Groves.					

7

**Table 13.B.3-3 – Parks and Recreation Impact Fee Table For Schedule “C” Municipalities*
Effective 12:01 a.m., 08/01/2019**

Land Use Type (Unit) Residential Units by Size	Persons per Unit	Cost per Unit	Credits	Park Impact Fee	Discount	Net Park Impact Fee
Dwelling Unit, 800 sq. ft. and under	1.48	\$352.12	\$0.00	\$521.14	\$204.80	\$316.33
Dwelling Unit, 801-1,399 sq. ft.	1.92	352.12	0.00	676.07	40.97	635.10
Dwelling Unit, 1,400-1,999 sq. ft.	2.11	352.12	0.00	742.97	61.41	681.56
Dwelling Unit, 2,000-3,599 sq. ft.	2.30	352.12	0.00	809.88	66.18	743.69
Dwelling Unit, 3,600 sq. ft. and over	2.38	352.12	0.00	838.05	130.29	707.76
Hotel/Motel per Room	1.39	354.55	0.00	492.82	256.45	236.37
[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005] [Ord. 2019-013]						
Notes:						
* Schedule “C” municipalities consist of Lake Park, Mangonia Park, North Palm Beach, and Palm Springs. [Ord. 2019-013]						

1

**Table 13.B.3 – Parks and Recreation Impact Fee Table For Schedule “C” Municipalities (1)
Effective 12:01 a.m., XX/XX/2023**

Land Use Type (Unit) Units by Size	Persons per Unit	Cost per Unit	Credits	Park Impact Fee	Discount	Net Park Impact Fee
Residential						
Dwelling Unit, ≤ 800 sq. ft.	1.43	\$792.56	\$0.00	\$1,133.36	\$56.67	\$1,076.69
Dwelling Unit, 801-1,399 sq. ft.	1.96	\$792.56	\$0.00	\$1,553.42	\$77.67	\$1,475.75
Dwelling Unit, 1,400-1,999 sq. ft.	2.23	\$792.56	\$0.00	\$1,767.41	\$88.37	\$1,679.04
Dwelling Unit, 2,000-3,599 sq. ft.	2.45	\$792.56	\$0.00	\$1,941.77	\$97.09	\$1,844.68
Dwelling Unit, ≥ 3,600 sq. ft.	2.63	\$792.56	\$0.00	\$2,084.43	\$104.22	\$1,980.21
Transient, Assisted, Group						
Hotel/Motel per Room	1.47	\$797.50	\$0.00	\$1,172.33	\$58.62	\$1,113.71
Congregate Living Facility per Bed	0.84	\$797.50	\$0.00	\$669.90	\$33.50	\$636.41
[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005] [Ord. 2019-013]						
Notes:						
1. Schedule “C” municipalities consist of Lake Park, Mangonia Park, North Palm Beach, and Palm Springs. [Ord. 2019-013]						

2

**Table 13.B.3-3 – Parks and Recreation Impact Fee Table For Schedule “E” Municipalities*
Effective 12:01 a.m., 08/01/2019**

Land Use Type (Unit) Residential Units by Size	Persons per Unit	Cost per Unit	Credits	Park Impact Fee	Discount	Net Park Impact Fee
Dwelling Unit, 800 sq. ft. and under	1.48	\$278.47	\$0.00	\$412.14	\$142.47	\$269.67
Dwelling Unit, 801-1,399 sq. ft.	1.92	278.47	0.00	534.66	26.73	507.93
Dwelling Unit, 1,400-1,999 sq. ft.	2.11	278.47	0.00	587.57	29.38	558.19
Dwelling Unit, 2,000-3,599 sq. ft.	2.30	278.47	0.00	640.48	32.02	608.46
Dwelling Unit, 3,600 sq. ft. and over	2.38	278.47	0.00	662.76	59.27	630.49
Hotel/Motel per Room	1.39	280.39	0.00	389.74	188.23	201.51
[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005] [Ord. 2019-013]						
Notes:						
* Schedule “E” municipalities consist of Greenacres, Palm Beach Gardens, Royal Palm Beach, Tequesta, Wellington, and West Palm Beach. [Ord. 2019-013]						

3

**Table 13.B.3 – Parks and Recreation Impact Fee Table For Schedule “E” Municipalities (1)
Effective 12:01 a.m., XX/XX/2023**

Land Use Type (Unit) Units by Size	Persons per Unit	Cost per Unit	Credits	Park Impact Fee	Discount	Net Park Impact Fee
Residential						
Dwelling Unit, ≤ 800 sq. ft.	1.43	\$633.41	\$0.00	\$905.78	\$42.29	\$860.49
Dwelling Unit, 801-1,399 sq. ft.	1.96	\$633.41	\$0.00	\$1,241.48	\$62.07	\$1,179.41
Dwelling Unit, 1,400-1,999 sq. ft.	2.23	\$633.41	\$0.00	\$1,412.50	\$70.63	\$1,341.88
Dwelling Unit, 2,000-3,599 sq. ft.	2.45	\$633.41	\$0.00	\$1,551.85	\$77.59	\$1,474.26
Dwelling Unit, ≥ 3,600 sq. ft.	2.63	\$633.41	\$0.00	\$1,665.87	\$83.29	\$1,582.57
Transient, Assisted, Group						
Hotel/Motel per Room	1.47	\$637.36	\$0.00	\$936.92	\$46.85	\$890.07
Congregate Living Facility per Bed	0.84	\$637.36	\$0.00	\$535.38	\$26.77	\$508.61
[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005] [Ord. 2019-013]						
Notes:						
1. Schedule “E” municipalities consist of Greenacres, Palm Beach Gardens, Royal Palm Beach, Tequesta, Wellington, and West Palm Beach. [Ord. 2019-013]						

4

**Table 13.B.3-3 – Parks and Recreation Impact Fee Table For Schedule “K” Municipalities*
Effective 12:01 a.m., 08/01/2019**

Land Use Type (Unit) Residential Units by Size	Persons per Unit	Cost per Unit	Credits	Park Impact Fee	Discount	Net Park Impact Fee
Dwelling Unit, 800 sq. ft. and under	1.48	\$372.59	\$0.00	\$551.43	\$246.46	\$304.97
Dwelling Unit, 801-1,399 sq. ft.	1.92	372.59	0.00	715.37	102.97	612.40
Dwelling Unit, 1,400-1,999 sq. ft.	2.11	372.59	0.00	786.16	128.92	657.24
Dwelling Unit, 2,000-3,599 sq. ft.	2.30	372.59	0.00	856.96	139.86	717.10
Dwelling Unit, 3,600 sq. ft. and over	2.38	372.59	0.00	886.76	204.27	682.49
Hotel/Motel per Room	1.39	375.15	0.00	521.45	293.55	227.90
[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005] [Ord. 2019-013]						
Notes:						
*	Schedule “K” municipalities consist of Gulfstream, Highland Beach, Juno Beach, Jupiter Inlet Colony, Manalapan, and Ocean Ridge. [Ord. 2019-013]					

1

**Table 13.B.3 – Parks and Recreation Impact Fee Table For Schedule “K” Municipalities (1)
Effective 12:01 a.m., XX/XX/2023**

Land Use Type (Unit) Units by Size	Persons per Unit	Cost per Unit	Credits	Park Impact Fee	Discount	Net Park Impact Fee
Residential						
Dwelling Unit, ≤ 800 sq. ft.	1.43	\$882.07	\$0.00	\$1,261.36	\$63.07	\$1,198.29
Dwelling Unit, 801-1,399 sq. ft.	1.96	\$882.07	\$0.00	\$1,728.86	\$86.44	\$1,642.41
Dwelling Unit, 1,400-1,999 sq. ft.	2.23	\$882.07	\$0.00	\$1,967.02	\$98.35	\$1,868.67
Dwelling Unit, 2,000-3,599 sq. ft.	2.45	\$882.07	\$0.00	\$2,161.07	\$108.05	\$2,053.02
Dwelling Unit, ≥ 3,600 sq. ft.	2.63	\$882.07	\$0.00	\$2,319.84	\$115.99	\$2,203.85
Transient, Assisted, Group						
Hotel/Motel per Room	1.47	\$887.57	\$0.00	\$1,304.72	\$65.24	\$1,239.48
Congregate Living Facility per Bed	0.84	\$887.57	\$0.00	\$745.55	\$37.28	\$708.28
[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005] [Ord. 2019-013]						
Notes:						
1.	Schedule “K” municipalities consist of Gulfstream, Highland Beach, Juno Beach, Jupiter Inlet Colony, Manalapan, and Ocean Ridge. [Ord. 2019-013]					

2

**Table 13.B.3-3 – Parks and Recreation Impact Fee Table For Schedule “U” Municipalities*
Effective 12:01 a.m., 08/01/2019**

Land Use Type (Unit) Residential Units by Size	Persons per Unit	Cost per Unit	Credits	Park Impact Fee	Discount	Net Park Impact Fee
Dwelling Unit, 800 sq. ft. and under	1.48	\$319.39	\$0.00	\$472.70	\$295.43	\$177.26
Dwelling Unit, 801-1,399 sq. ft.	1.92	319.39	0.00	613.23	257.34	355.89
Dwelling Unit, 1,400-1,999 sq. ft.	2.11	319.39	0.00	673.91	291.99	381.93
Dwelling Unit, 2,000-3,599 sq. ft.	2.30	319.39	0.00	734.60	317.85	416.74
Dwelling Unit, 3,600 sq. ft. and over	2.38	319.39	0.00	760.15	363.54	396.61
Hotel/Motel per Room	1.39	321.59	0.00	447.01	314.55	132.46
[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005] [Ord. 2019-013]						
Notes:						
*	Schedule “U” municipalities consist of Briny Breezes, Palm Beach, Palm Beach Shores, and South Palm Beach. [Ord. 2019-013]					

3

**Table 13.B.3 – Parks and Recreation Impact Fee Table For Schedule “U” Municipalities (1)
Effective 12:01 a.m., XX/XX/2023**

Land Use Type (Unit) Units by Size	Persons per Unit	Cost per Unit	Credits	Park Impact Fee	Discount	Net Park Impact Fee
Residential						
Dwelling Unit, ≤ 800 sq. ft.	1.43	\$812.43	\$0.00	\$1,161.77	\$58.09	\$1,103.69
Dwelling Unit, 801-1,399 sq. ft.	1.96	\$812.43	\$0.00	\$1,592.36	\$79.62	\$1,512.74
Dwelling Unit, 1,400-1,999 sq. ft.	2.23	\$812.43	\$0.00	\$1,811.72	\$90.59	\$1,721.13
Dwelling Unit, 2,000-3,599 sq. ft.	2.45	\$812.43	\$0.00	\$1,990.45	\$99.52	\$1,890.93
Dwelling Unit, ≥ 3,600 sq. ft.	2.63	\$812.43	\$0.00	\$2,136.69	\$106.83	\$2,029.86
Transient, Assisted, Group						
Hotel/Motel per Room	1.47	\$817.49	\$0.00	\$1,201.71	\$60.09	\$1,141.62
Congregate Living Facility per Bed	0.84	\$817.49	\$0.00	\$686.69	\$34.33	\$652.36
[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005] [Ord. 2019-013]						
Notes:						
1.	Schedule “U” municipalities consist of Briny Breezes, Palm Beach, Palm Beach Shores, and South Palm Beach. [Ord. 2019-013]					

4

**Table 13.B.3-3 – Parks and Recreation Impact Fee Table For Schedule “W” Municipalities*
Effective 12:01 a.m., 08/01/2019**

Land Use Type (Unit) Residential Units by Size	Persons per Unit	Cost per Unit	Credits	Park Impact Fee	Discount	Net Park Impact Fee
Dwelling Unit, 800 sq. ft. and under	1.48	\$245.74	\$0.00	\$363.70	\$167.44	\$196.26
Dwelling Unit, 801-1,399 sq. ft.	1.92	245.74	0.00	471.82	77.70	394.12
Dwelling Unit, 1,400-1,999 sq. ft.	2.11	245.74	0.00	518.51	95.53	422.98
Dwelling Unit, 2,000-3,599 sq. ft.	2.30	245.74	0.00	565.20	103.70	461.50
Dwelling Unit, 3,600 sq. ft. and over	2.38	245.74	0.00	584.86	145.64	439.22
Hotel/Motel per Room	1.39	247.43	0.00	343.93	197.26	146.67
[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005] [Ord. 2019-013]						
Notes:						
* Schedule “W” municipalities consist of Boynton Beach and Lake Worth. [Ord. 2019-013]						

1

**Table 13.B.3 – Parks and Recreation Impact Fee Table For Schedule “W” Municipalities (1)
Effective 12:01 a.m., XX/XX/2023**

Land Use Type (Unit) Units by Size	Persons per Unit	Cost per Unit	Credits	Park Impact Fee	Discount	Net Park Impact Fee
Residential						
Dwelling Unit, ≤ 800 sq. ft.	1.43	\$653.28	\$0.00	\$934.19	\$46.71	\$887.48
Dwelling Unit, 801-1,399 sq. ft.	1.96	\$653.28	\$0.00	\$1,280.43	\$64.02	\$1,216.41
Dwelling Unit, 1,400-1,999 sq. ft.	2.23	\$653.28	\$0.00	\$1,456.81	\$72.84	\$1,383.97
Dwelling Unit, 2,000-3,599 sq. ft.	2.45	\$653.28	\$0.00	\$1,600.54	\$80.03	\$1,520.51
Dwelling Unit, ≥ 3,600 sq. ft.	2.63	\$653.28	\$0.00	\$1,718.13	\$85.91	\$1,632.22
Transient, Assisted, Group						
Hotel/Motel per Room	1.47	\$657.35	\$0.00	\$966.30	\$48.32	\$917.99
Congregate Living Facility per Bed	0.84	\$657.35	\$0.00	\$552.17	\$27.61	\$524.57
[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005] [Ord. 2019-013]						
Notes:						
1. Schedule “W” municipalities consist of Boynton Beach and Lake Worth Beach. [Ord. 2019-013]						

2

**Table 13.B.3-3 – Parks and Recreation Impact Fee Table For Schedule “Y” Municipalities*
Effective 12:01 a.m., 08/01/2019**

Land Use Type (Unit) Residential Units by Size	Persons per Unit	Cost per Unit	Credits	Park Impact Fee	Discount	Net Park Impact Fee
Dwelling Unit, 800 sq. ft. and under	1.48	\$172.08	\$0.00	\$254.68	\$106.42	\$148.26
Dwelling Unit, 801-1,399 sq. ft.	1.92	172.08	0.00	330.39	32.47	297.92
Dwelling Unit, 1,400-1,999 sq. ft.	2.11	172.08	0.00	363.09	43.57	319.52
Dwelling Unit, 2,000-3,599 sq. ft.	2.30	172.08	0.00	395.78	47.16	348.62
Dwelling Unit, 3,600 sq. ft. and over	2.38	172.08	0.00	409.55	77.75	331.80
Hotel/Motel per Room	1.39	173.27	0.00	240.85	130.05	110.80
[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005] [Ord. 2019-013]						
Notes:						
* Schedule “Y” municipalities consist of Boca Raton, Delray Beach, Jupiter, Lantana, and Riviera Beach. [Ord. 2019-013]						

3

**Table 13.B.3 – Parks and Recreation Impact Fee Table For Schedule “Y” Municipalities (1)
Effective 12:01 a.m., XX/XX/2023**

Land Use Type (Unit) Units by Size	Persons per Unit	Cost per Unit	Credits	Park Impact Fee	Discount	Net Park Impact Fee
Residential						
Dwelling Unit, ≤ 800 sq. ft.	1.43	\$494.13	\$0.00	\$706.61	\$35.33	\$671.28
Dwelling Unit, 801-1,399 sq. ft.	1.96	\$494.13	\$0.00	\$968.49	\$48.42	\$920.07
Dwelling Unit, 1,400-1,999 sq. ft.	2.23	\$494.13	\$0.00	\$1,101.91	\$55.10	\$1,046.81
Dwelling Unit, 2,000-3,599 sq. ft.	2.45	\$494.13	\$0.00	\$1,210.62	\$60.53	\$1,150.09
Dwelling Unit, ≥ 3,600 sq. ft.	2.63	\$494.13	\$0.00	\$1,299.56	\$64.98	\$1,234.58
Transient, Assisted, Group						
Hotel/Motel per Room	1.47	\$497.21	\$0.00	\$730.90	\$36.54	\$694.35
Congregate Living Facility per Bed	0.84	\$497.21	\$0.00	\$417.66	\$20.88	\$396.77
[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005] [Ord. 2019-013]						
Notes:						
1. Schedule “Y” municipalities consist of Boca Raton, Delray Beach, Jupiter, Lantana, and Riviera Beach. [Ord. 2019-013]						

4

1 **A. Benefit Zones**

2 **1. Establishment of Benefit Zones**

3 ~~Four~~**Two** Park Impact Fee benefit zones are hereby established as follows:

4 **a. Benefit Zone 1 (North)**

5 Beginning at the ~~water's edge of the Atlantic Ocean and the northern boundary of PBC as~~
6 ~~described in F.S. § 7.50, "County Boundary;" thence~~intersection with the easterly mean
7 high water line of the Atlantic Ocean and the northern boundary line of Palm Beach County,
8 Florida as described in F.S. § 7.50, "County Boundary;" thence westerly along said
9 northern boundary line to the east line of Range 39 East; thence southerly along said east
10 line to the south line of Township 42, Range 39; thence westerly along said Township line
11 to the west line of Range 40; thence southerly along said west line to the centerline of State
12 Road 80; thence easterly along said centerline and its easterly prolongation thereof to the
13 forementioned easterly mean high water line of the Atlantic Ocean; thence northerly along
14 said water line to the Point of Beginning.

15 ~~1) Westerly along said north boundary to the west line of Range 39 East; thence~~

16 ~~2) Southerly along said west line to the SFWMD L-8 Canal; thence~~

17 ~~3) Southeasterly along said L-8 Canal to the south line of Township 42 South; thence~~

18 ~~4) Easterly along said south line to the west line of Range 42 East; thence~~

19 ~~5) Northerly along said west line to SR 710 (Beeline Highway); thence~~

20 ~~6) Southeasterly along said SR 710 to Port Road (8th Street); thence~~

21 ~~7) Easterly along said Port Road and its easterly extension to the Intracoastal Waterway;~~
22 ~~thence~~

23 ~~8) Northerly along the Intracoastal Waterway to the Lake Worth Inlet and east to the~~
24 ~~Atlantic Ocean; thence~~

25 ~~9) Northerly along the water's edge of the Atlantic Ocean to the point of beginning.~~

26 **b. Benefit Zone 2 (Central)**

27 ~~Beginning at the water's edge of the Atlantic Ocean and SR 804 (Boynton Beach~~
28 ~~Boulevard) extended; thence~~

29 ~~1) Westerly along SR 804 and its extension to the SFWMD L-7 Canal; thence~~

30 ~~2) Northerly along said L-7 Canal to the centerline of Old State Road 80; thence~~

31 ~~3) Westerly along said centerline of State Road 80 to the intersection of the centerline of~~
32 ~~U.S. Highway 98; thence~~

33 ~~4) Northwesternly along said centerline of U.S. Highway 98 to the west line of Range 40~~
34 ~~East; thence~~

35 ~~5) North along the west line of Range 40 East to the south line of Township 42 South;~~
36 ~~thence~~

37 ~~6) Easterly along said south line to the west line of Range 42 East; thence~~

38 ~~7) Northerly along said west line to SR 710 (Beeline Highway); thence~~

39 ~~8) Southeasterly along said SR 710 to Port Road (8th Street); thence~~

40 ~~9) Easterly along said Port Road and its easterly extension to the Intracoastal Waterway;~~
41 ~~thence~~

42 ~~10) Northerly along the Intracoastal Waterway to the Lake Worth Inlet and east to the~~
43 ~~Atlantic Ocean; thence~~

44 ~~11) Southerly along the water's edge of the Atlantic Ocean to the point of beginning.~~

45 **cb. Benefit Zone 3 (South)**

46 ~~Beginning at the water's edge of the Atlantic Ocean and SR 804 (Boynton Beach~~
47 ~~Boulevard) extended; thence~~intersection with the easterly mean high water line of the
48 Atlantic Ocean and the southern boundary line of Palm Beach County, Florida as described
49 in F.S. § 7.50, "County Boundary;" thence westerly along said south boundary line to the
50 easterly line of the SFWMD L-40 Canal; thence northerly along said easterly line to the
51 southerly line of the West Palm Beach Canal; thence westerly along said southerly line to
52 the centerline line of State Road 880; thence northeasterly along said centerline line to the
53 centerline of State Road 80; thence easterly along said centerline and its easterly
54 prolongation thereof to the Point of Beginning.

55 ~~1) Westerly along SR 804 and its extension to the SFWMD L-7 Canal; thence~~

56 ~~2) Southerly and southeasterly along said L-7 Canal, L-39 Canal and L-36 Canal to the~~
57 ~~south boundary line of PBC as described in F.S. § 7.50, "County Boundary;" thence~~

58 ~~3) Easterly along said boundary line to the water's edge of the Atlantic Ocean; thence~~

59 ~~4) Northerly along said water's edge to the point of beginning.~~

60 **d. Benefit Zone 4 (Glades)**

61 ~~Zone 4 is bounded on the north by the Martin County line; on the East by the Western~~
62 ~~boundaries of Zones 1, 2, and 3; on the South by the Broward County line; and, on the~~
63 ~~West by the Hendry County line.~~

64 **2. Identification of Benefit Zones**

65 ~~The park benefit zones are shown in Figure 13.B.1.C-1, Park Benefit Zones. No Park Impact~~
66 ~~Fee is exacted in Benefit Zone 4 because (1) development in that benefit zone is~~
67 ~~overwhelmingly isolated from eastern PBC; (2) no new capital facilities for parks are required~~
68 ~~during the planning horizon upon which the Park Impact Fee in Benefit Zone 4 is based, except~~
69 ~~for district park capital facilities; and, (3) credits to development in Benefit Zone 4 for other~~
70 ~~assessments funding park capital facilities equal or exceed the impact fee associated with~~
71 ~~district parks in Benefit Zone 4.~~

72 **B. Establishment of Trust Funds**

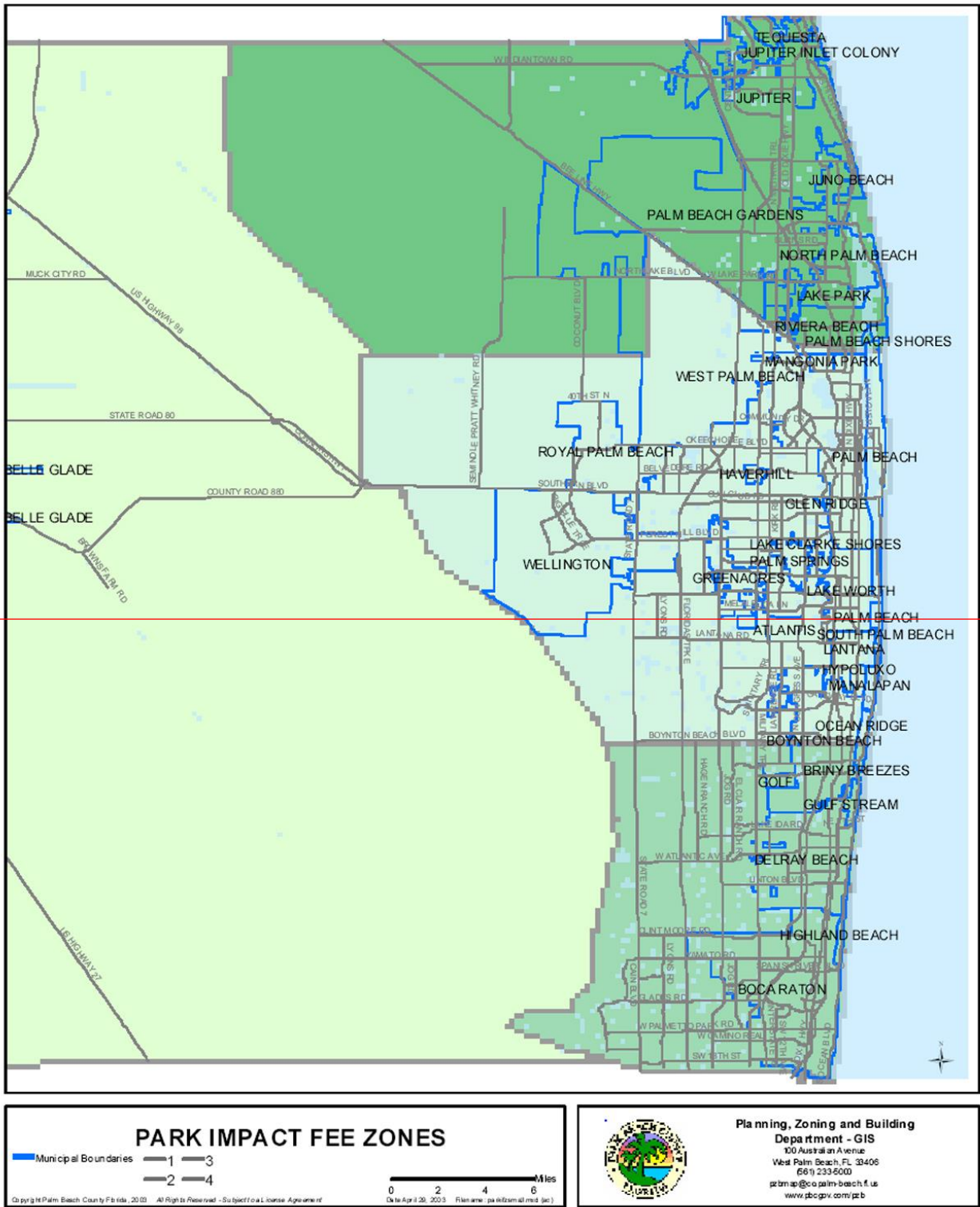
73 ~~There are hereby established separate Park Impact Fee trust funds, one for each Park Impact Fee~~
74 ~~benefit zone.~~

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C. Use of Park Impact Fees

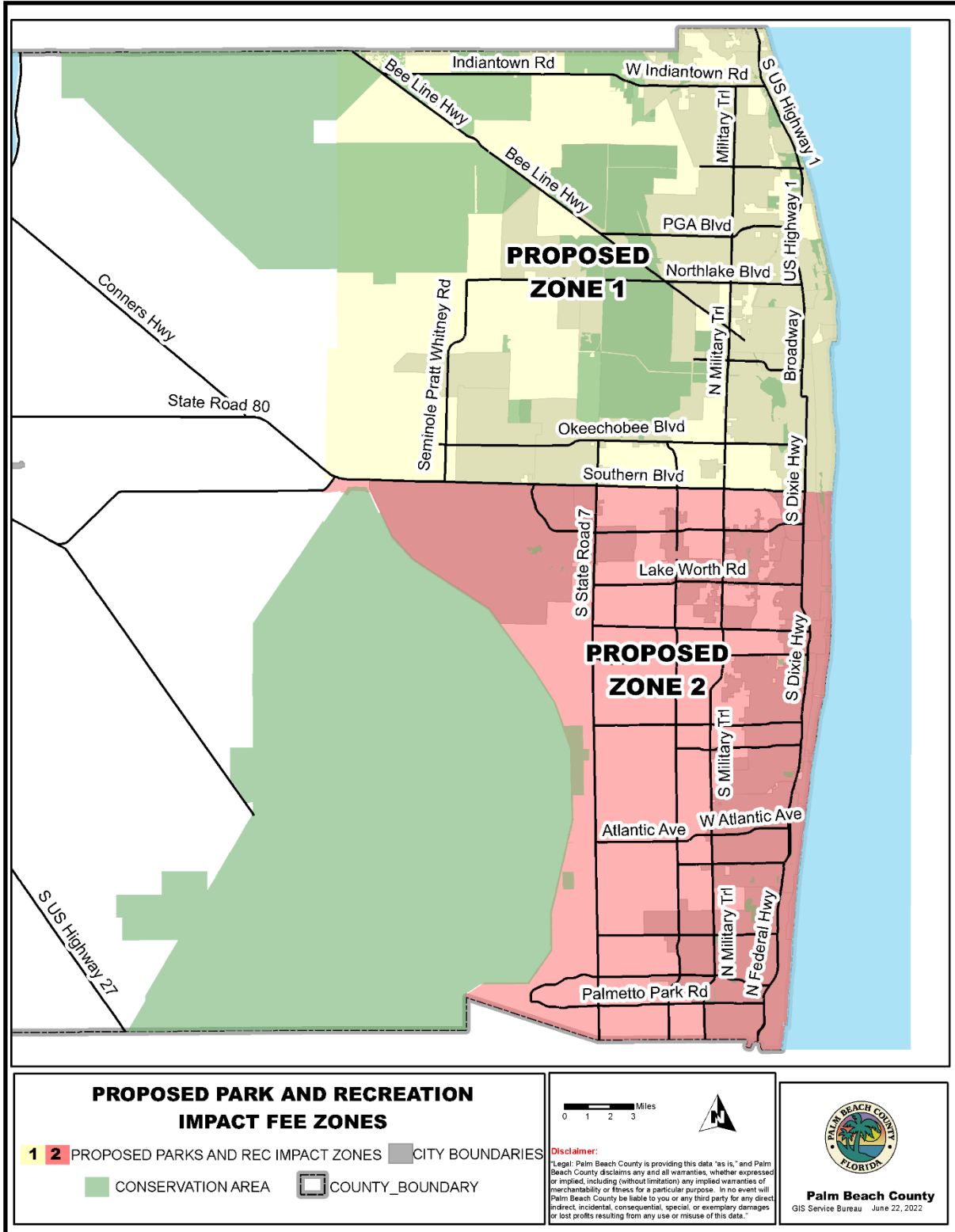
Impact fees paid pursuant to this Section shall be encumbered and spent only in conformance with Art. 13.A.9, Use of Impact Fees.

Figure 13.B.1.C-1 – Park Benefit Zones



5

Figure 13.B.1 – Park Benefit Zones



Part 3. ULDC Art. 13.C.2, Impact Fees, Fire-Rescue Impact Fees, Fee Schedule (page 24, Supplement 26), is hereby amended as follows:

1 CHAPTER C FIRE-RESCUE IMPACT FEES

2

3 Section 2 Fee Schedule

**Table 13.C.2-10 – Fire-Rescue Fee Schedule
Effective 12:01 a.m., 08/01/2019**

Land Use Type (Unit) Residential Units by Type	Calls for Service	Cost per Unit	Credits	Fire-Rescue Impact Fee	Adjustment	Net Fire-Rescue Impact Fee
Single Family, Detached	0.2601	\$294	\$0.00	\$294	\$15	\$276
Single Family, Attached	0.2601	294	0.00	294	15	276
Multifamily	0.1744	195	0.00	195	10	185
Mobile Home	0.2601	294	0.00	294	15	276
Hotel/Motel per Room	0.2027	244	0.00	244	12	229
Non-Residential						
Office, 100,000 sq. ft. and under	0.0446	\$53	\$0.00	\$53	\$3	\$50
Office, 100,001-125,000 sq. ft.	0.0446	53	0.00	53	3	50
Office, 125,001-150,000 sq. ft.	0.0446	53	0.00	53	3	50
Office, 150,001-175,000 sq. ft.	0.0446	53	0.00	53	3	50
Office, 175,001-199,999 sq. ft.	0.0446	53	0.00	53	3	50
Medical Office	0.0446	53	0.00	53	3	50
Warehouse per 1,000 sq. ft.	0.0239	28	0.00	28	4	27
General Industrial per 1,000 sq. ft.	0.0705	84	0.00	84	4	80
Retail per 1,000 sq. ft.						
Retail per 1,000 sq. ft.	0.1070	\$127	\$0.00	\$127	\$6	\$124
80,000 sq. ft. and under	0.1070	127	0.00	127	6	124
80,001-99,999 sq. ft.	0.1070	127	0.00	127	6	124
100,000-199,999 sq. ft.	0.1070	127	0.00	127	6	124
200,000-499,999 sq. ft.	0.1070	127	0.00	127	6	124
500,000-999,999 sq. ft.	0.1070	127	0.00	127	6	124
1,000,000 sq. ft. and over	0.1070	127	0.00	127	6	124
[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005] [Ord. 2019-013]						

4

**Table 13.C.2 – Fire-Rescue Fee Schedule
Effective 12:01 a.m., XX/XX/2023**

Land Use Type (Unit) Residential Units by Type	Calls for Service Coefficient	Cost per Unit	Credits	Fire-Rescue Impact Fee	Adjustment	Net Fire-Rescue Impact Fee
Single Family (Attached, Detached, Mobile Home)	0.2821	\$628	\$0	\$628	\$31	\$597
Multifamily	0.1717	\$382	\$0	\$382	\$19	\$363
Transient, Assisted, Group						
Hotel/Motel per Room	0.1435	\$329	\$0	\$329	\$16	\$313
Office						
General Office per 1,000 sq. ft.	0.0370	\$85	\$0	\$85	\$4	\$81
Medical Buildings						
Medical Office per 1,000 sq. ft.	0.0370	\$85	\$0	\$85	\$4	\$81
Hospital per 1,000 sq. ft.	2.2629	\$5,188	\$0	5,188	\$259	\$4,929
Nursing Home per 1,000 sq. ft.	2.2629	\$5,188	\$0	5,188	\$259	\$4,929
Industrial Buildings						
Warehouse per 1,000 sq. ft.	0.0276	\$63	\$0	\$63	\$3	\$60
General Industrial per 1,000 sq. ft.	0.0673	\$154	\$0	\$154	\$8	\$146
Mini-Warehouse per 1,000 sq. ft.	0.0276	\$63	\$0	\$63	\$3	\$60
Other Non-Residential Uses						
Church/Synagogue per 1,000 sq. ft.	0.0515	\$118	\$0	\$118	\$6	\$112
Day Care Center per 1,000 sq. ft.	0.0737	\$169	\$0	\$169	\$8	\$161
Drive-In Bank per 1,000 sq. ft.	0.0370	\$85	\$0	\$85	\$4	\$81
Private School (Elementary, Middle, High) per 1,000 sq. ft.	0.0737	\$169	\$0	\$169	\$8	\$161
Funeral Home per 1,000 sq. ft.	0.0515	\$118	\$0	\$118	\$6	\$112
Furniture Store per 1,000 sq. ft.	0.0749	\$172	\$0	\$172	\$9	\$163
Movie Theater per 1,000 sq. ft.	0.0515	\$118	\$0	\$118	\$6	\$112
Racquet Club per 1,000 sq. ft.	0.0515	\$118	\$0	\$118	\$6	\$112
Veterinary Clinic per 1,000 sq. ft.	0.0749	\$172	\$0	\$172	\$9	\$163
Retail						
General Retail per 1,000 sq. ft.	0.0749	\$172	\$0	\$172	\$9	\$163
Service Station per 1,000 sq. ft.	0.0749	\$172	\$0	\$172	\$9	\$163
[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005] [Ord. 2019-013]						

5

Part 4. ULDC Art. 13.D, Impact Fees, Library Impact Fees (page 26, Supplement 26), is hereby amended as follows:

1 CHAPTER D LIBRARY IMPACT FEES

2

3 Section 2 Fee Schedule

Table 13.D.2-15 – Library Fee Schedule
Effective 12:01 a.m., 08/01/2019

Land Use Type (Unit) Residential Units by sq. ft.	Functional Population	Cost per Unit	Credits	Library Impact Fee	Discount	Net Library Impact Fee
Dwelling Units:						
800 sq. ft. and under	1.54	\$172	\$0	\$172	\$47.34	\$124.69
801-1,399 sq. ft.	2.60	223	0	223	37.24	185.76
1,400-1,999 sq. ft.	2.20	245	0	245	32.65	212.35
2,000-3,599 sq. ft.	2.40	268	0	268	25.13	242.87
3,600 sq. ft. and over	2.49	278	0	278	11.35	266.65
[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005] [Ord. 2019-013]						

4

Table 13.D.2 – Library Fee Schedule
Effective 12:01 a.m., XX/XX/2023

Land Use Type (Unit) Residential Units by sq. ft.	Functional Population	Cost per Unit	Credits	Library Impact Fee	Discount	Net Library Impact Fee
Dwelling Units						
≤ 800 sq. ft.	1.49	\$181	\$0	\$181	\$9	\$172
801-1,399 sq. ft.	2.05	\$249	\$0	\$249	\$12	\$237
1,400-1,999 sq. ft.	2.33	\$283	\$0	\$283	\$14	\$269
2,000-3,599 sq. ft.	2.56	\$311	\$0	\$311	\$16	\$295
≥ 3,600 sq. ft.	2.75	\$334	\$0	\$334	\$17	\$317
[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005] [Ord. 2019-013]						

5 Section 3 Benefit Zones

6 A. Establishment of Benefit Zones

7 There are hereby established two Library Impact Fee benefit zones identified in Figure 13.D.5-3,
 8 Library Benefit Zones, and set forth as follows:

9 1. **Benefit Zone 1**

10 The boundaries of Benefit Zone 1 consists of unincorporated PBC and those municipalities that
 11 are part of the Library Taxing District (municipalities include: Atlantis, Briny Breezes, Cloud
 12 Lake, Glen Ridge, ~~Golfview~~, Greenacres ~~City~~, Haverhill, Hypoluxo, Juno Beach, Jupiter, Jupiter
 13 Inlet Colony, Lake Clarke Shores, Mangonia Park, Ocean Ridge, Palm Beach Gardens, Palm
 14 Beach Shores, Royal Palm Beach, South Palm Beach, Tequesta, and the Village of Golf)
 15 excluding that porting of the County in Benefit Zone 2.

16

17

Part 5. ULDC Art. 13.E.2, Impact Fees, Law Enforcement Impact Fees, Fee Schedule (pages 28 and 29, Supplement 26), is hereby amended as follows:

1 CHAPTER E LAW ENFORCEMENT IMPACT FEES

2

3 Section 2 Fee Schedule

4 The fee schedules for law enforcement services are established in ~~Table 13.E.2-16, Law Enforcement Fee~~
 5 ~~Schedule for Countywide Services Benefit Zone 1, and~~ Table 13.E.2-17, Law Enforcement Patrol Fee
 6 Schedule for Unincorporated PBC Benefit Zone 21. Land uses in the fee schedule shall be as defined in
 7 F.S. § 195.073, and Chapter 12D-8, F.A.C. To ensure that the impact fee does not exceed the cost to
 8 provide capital facilities to accommodate new development, the impact fees in the fee schedule are
 9 established at no more than 95 percent of the cost to accommodate the impact.

10

**Table 13.E.2-16 – Law Enforcement Fee Schedule for Countywide Services Benefit Zone 1
 Effective 10/01/1997**

Land Use Type (Unit) Residential Units by sq. ft.	Service Calls	Cost per Unit	Credits	Enforcement Impact Fee	Discount	Enforcement Impact Fee
Dwelling Unit, 800 sq. ft. and under	0.9580	\$2.09	\$5.12	\$0.00	\$0.00	\$0.00
Dwelling Unit, 801-1,399 sq. ft.	1.1260	2.46	6.02	0.00	0.00	0.00
Dwelling Unit, 1,400-1,999 sq. ft.	1.3240	2.89	7.08	0.00	0.00	0.00
Dwelling Unit, 2,000-3,599 sq. ft.	1.5390	3.36	8.23	0.00	0.00	0.00
Dwelling Unit, 3,600 sq. ft. and over	1.7050	3.73	9.12	0.00	0.00	0.00
Hotel/Motel	0.3500	0.76	1.87	0.00	0.00	0.00
Non-Residential per 1,000 sq. ft.						
Office:						
100,000 sq. ft. and under	1.1690	\$2.55	\$6.25	\$0.00	\$0.00	\$0.00
100,001-125,000 sq. ft.	1.1020	2.41	5.90	0.00	0.00	0.00
125,001-150,000 sq. ft.	0.9230	2.02	4.94	0.00	0.00	0.00
150,001-175,000 sq. ft.	0.9040	1.98	4.84	0.00	0.00	0.00
175,001-199,999 sq. ft.	0.9040	1.98	4.84	0.00	0.00	0.00
200,000 sq. ft. and over	0.8770	1.92	4.69	0.00	0.00	0.00
Medical Office	1.6520	3.61	8.84	0.00	0.00	0.00
Warehouse per 1,000 sq. ft.	0.2610	0.57	1.40	0.00	0.00	0.00
General Industrial per 1,000 ft.	0.5020	1.10	2.69	0.00	0.00	0.00
Retail per 1,000 sq. ft.						
80,000 sq. ft. and under	1.9750	\$4.31	\$10.57	\$0.00	\$0.00	\$0.00
80,001-99,999 sq. ft.	2.1070	4.60	11.27	0.00	0.00	0.00
100,000-199,999 sq. ft.	2.1900	4.78	11.72	0.00	0.00	0.00
200,000-499,999 sq. ft.	2.1890	4.78	11.71	0.00	0.00	0.00
500,000-999,999 sq. ft.	2.2460	4.91	12.01	0.00	0.00	0.00
1,000,000 sq. ft. and over	2.3000	5.07	12.30	0.00	0.00	0.00

11

**Table 13.E.2-17 – Law Enforcement Patrol Fee Schedule for Unincorporated PBC Benefit Zone 2
 Effective 12:01 a.m., 08/01/2019**

Land Use Type (Unit) Residential Units by sq. ft.	Service Calls	Cost per Unit	Credits	Enforcement Impact Fee	Discount	Enforcement Impact Fee
Single Family, Detached	1.80	\$192	\$0	\$192	\$63.85	\$128.15
Single Family, Attached	1.80	192	0	192	63.85	128.15
Multifamily	1.06	113	0	113	43.01	69.99
Mobile Home	1.79	191	0	191	121.01	69.99
Hotel/Motel	0.89	95	0	95	13.19	81.81
Non-Residential per 1,000 sq. ft.						
Office:						
50,000 sq. ft. and under	1.41	\$150	\$0	\$150	\$139.53	\$10.47
50,001-100,000 sq. ft.	1.19	127	0	127	116.53	10.47
100,001-200,000 sq. ft.	1.01	108	0	108	97.53	10.47
200,001-400,000 sq. ft.	0.85	91	0	91	80.53	10.47
400,001 sq. ft. and over	0.77	82	0	82	71.53	10.47
Medical Office (less than 10,000 sq. ft.)	1.14	121	0	121	110.53	10.47
Medical Office	1.66	177	0	177	166.53	10.47
Warehouse per 1,000 sq. ft.	0.28	30	0	30	9.27	20.73
General Industrial per 1,000 sq. ft.	0.69	73	0	73	65.63	7.37
Retail per 1,000 sq. ft.						
50,000 sq. ft. and under	2.45	\$261	\$0	\$261	\$203.66	\$57.34
50,001-200,000 sq. ft.	2.30	245	0	245	187.66	57.34
200,001-400,000 sq. ft.	2.34	249	0	249	191.66	57.34
400,001-600,000 sq. ft.	2.44	260	0	260	202.66	57.34
600,001-800,000 sq. ft.	2.55	272	0	272	214.66	57.34
800,001 sq. ft. and over	2.42	258	0	258	200.66	57.34
[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005] [Ord. 2019-013]						
Notes:						
Includes Cloud Lake, Haverhill, Glen Ridge, and Village of Golf. [Ord. 2019-013]						

12

**Table 13.E.2 – Law Enforcement Patrol Fee Schedule for Unincorporated PBC Benefit Zone 1 (1)
Effective 12:01 a.m., XX/XX/2023**

Land Use Type (Unit)	Service Calls	Cost per Unit	Credits	Enforcement Impact Fee	Discount	Enforcement Impact Fee
Residential Units by sq. ft.						
Single Family (Detached/Attached)	1.88	\$222	\$0	\$222	\$11	\$211
Multifamily	1.13	\$134	\$0	\$134	\$7	\$127
Mobile Home	1.89	\$223	\$0	\$223	\$11	\$212
Transient, Assisted, Group						
Hotel/Motel	0.84	\$99	\$0	\$99	\$5	\$94
Nursing Home/ Congregate Living Facility	0.84	\$99	\$0	\$103	\$5	\$94
Recreational						
Golf Course	0.84	\$99	\$0	\$99	\$5	\$94
Movie Theater	5.19	\$614	\$0	\$614	\$31	\$583
Racquet/Tennis Club	1.81	\$214	\$0	\$214	\$11	\$203
Institutions						
Elementary School (Private)	0.10	\$12	\$0	\$12	\$1	\$11
Middle/Junior High School (Private)	0.09	\$11	\$0	\$11	\$1	\$10
High School (Private)	0.08	\$9	\$0	\$9	\$1	\$9
Church/Synagogue	0.41	\$48	\$0	\$48	\$2	\$46
Day Care Center	0.81	\$96	\$0	\$96	\$5	\$91
Cemetery	0.15	\$18	\$0	\$18	\$1	\$17
Medical						
Hospital	1.30	\$154	\$0	\$154	\$8	\$146
Animal Hospital/Veterinary Clinic	1.41	\$67	\$0	\$167	\$8	\$159
Office and Financial						
General Office	0.98	\$116	\$0	\$116	\$6	\$110
Medical Office < 10,000 sq. ft.	1.20	\$142	\$0	\$142	\$7	\$135
Medical Office ≥ 10,000 sq. ft.	1.72	\$203	\$0	\$203	\$10	\$193
Retail						
Nursery (Garden Center)	5.52	\$653	\$0	\$653	\$33	\$620
Retail/Shopping Center < 40,000 sq. ft. of GLA	2.08	\$246	\$0	\$246	\$12	\$234
Retail/Shopping Center 40,000-150,000 sq. ft. of GLA	2.58	\$305	\$0	\$305	\$15	\$290
Retail/Shopping Center > 150,000 sq. ft. of GLA	1.41	\$167	\$0	\$167	\$8	\$159
New/Used Car Sales	1.57	\$186	\$0	\$186	\$9	\$177
Tire Store	1.54	\$182	\$0	\$182	\$9	\$173
Convenience Market	6.41	\$758	\$0	\$758	\$38	\$720
Pharmacy with and without Drive-Through	1.84	\$218	\$0	\$218	\$11	\$207
Marijuana Dispensary	3.19	\$377	\$0	\$377	\$19	\$358
Furniture Store	0.32	\$38	\$0	\$38	\$2	\$36
Services						
Bank/Savings with Drive-In	1.48	\$175	\$0	\$175	\$9	\$166
Fine Dining/Quality Restaurant	5.76	\$681	\$0	\$681	\$34	\$647
High-Turnover Restaurant	5.42	\$641	\$0	\$641	\$32	\$609
Fast Food Restaurant with Drive-Through	9.71	\$1,148	\$0	\$1,148	\$57	\$1,091
Quick Lubrication Vehicle Shop	1.60	\$189	\$0	\$189	\$9	\$180
Gas Station with Convenience Store < 2,000 sq. ft.	1.46	\$173	\$0	\$173	\$9	\$164
Gas Station with Convenience Store 2,000-5,499 sq. ft.	2.30	\$272	\$0	\$272	\$14	\$258
Gas Station with Convenience Store ≥ 5,500 sq. ft.	3.00	\$355	\$0	\$355	\$18	\$337
Car Wash	0.96	\$113	\$0	\$113	\$6	\$107
Industrial						
General Light Industrial	0.48	\$57	\$0	\$57	\$3	\$54
Warehousing	0.11	\$13	\$0	\$13	\$1	\$12
Mini-Warehouse	0.04	\$5	\$0	\$5	\$0	\$5
[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005] [Ord. 2019-013]						
Notes:						
1.	Includes Cloud Lake, Haverhill, Glen Ridge, and the Village of Golf. [Ord. 2019-013]					

1

Part 6. ULDC Art. 13.F.2, Impact Fees, Public Buildings Impact Fees, Fee Schedule (page 33, Supplement 26), is hereby amended as follows:

2 CHAPTER F PUBLIC BUILDINGS IMPACT FEES

3

4 Section 2 Fee Schedule

**Table 13.F.2-18 – Public Buildings Fee Schedule
Effective 12:01 a.m., 08/01/2019**

Land Use Type (Unit) Residential Unites by sq. ft.	Functional Population	Cost per Unit	Credits	Public Buildings Impact Fee	Discount	Net Public Buildings Impact Fee
Dwelling Unit, 800 sq. ft. and under	1.00	\$817	\$0	\$817	\$676.04	\$140.96
Dwelling Unit 801-1,399 sq. ft.	1.30	1,062	0	1,062	891.46	170.54
Dwelling Unit, 1,400-1,999 sq. ft.	1.43	1,169	0	1,169	974.12	194.88
Dwelling Unit, 2,000-3,599 sq. ft.	1.56	1,275	0	1,275	1,052.20	222.80
Dwelling Unit, 3,600 sq. ft. and over	1.62	1,324	0	1,324	1,079.29	244.71
Hotel/Motel per Room	0.89	727	0	727	669.82	57.18
Non-Residential per 1,000 sq. ft.						
Office:						
50,000 sq. ft. and under	1.41	\$1,162	\$0	\$1,162	\$1,031.16	\$130.84
50,001-100,000 sq. ft.	1.19	981	0	981	837.58	143.42
100,001-200,000 sq. ft.	1.01	812	0	812	637.70	174.30
200,001-400,000 sq. ft.	0.85	701	0	701	529.00	172.00
400,001 sq. ft. and over	0.77	635	0	635	464.61	170.39
Medical Office, 9,999 sq. ft. and under	1.14	940	0	940	661.98	278.02
Medical Office, 10,000 sq. ft. and over	1.66	1,368	0	1,368	1,089.98	278.02
Warehouse per 1,000 sq. ft.	0.28	231	0	231	195.38	35.62
General Industrial per 1,000 sq. ft.	0.69	569	0	569	495.48	73.52
Retail per 1,000 sq. ft.						
50,000 sq. ft. and under	2.45	\$2,019	\$0	\$2,019	\$1,683.31	\$335.69
50,001-200,000 sq. ft.	2.30	1,895	0	1,895	1,567.80	327.20
200,001-400,000 sq. ft.	2.34	1,928	0	1,928	1,572.38	355.62
400,001-600,000 sq. ft.	2.44	2,011	0	2,011	1,648.69	362.31
600,001-800,000 sq. ft.	2.55	2,102	0	2,102	1,739.69	362.31
800,001 sq. ft. and over	2.42	1,994	0	1,994	1,631.69	362.31
[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005] [Ord. 2019-013]						

1

**Table 13.F.2 – Public Buildings Fee Schedule
Effective 12:01 a.m., XX/XX/2023**

Land Use Type (Unit) Residential Units by sq. ft.	Functional Population	Cost per Unit	Credits	Public Buildings Impact Fee	Discount	Net Public Buildings Impact Fee
Dwelling Unit, ≤ 800 sq. ft.	0.95	\$916	\$0	\$916	\$46	\$870
Dwelling Unit, 801-1,399 sq. ft.	1.31	\$1,263	\$0	\$1,263	\$63	\$1,200
Dwelling Unit, 1,400-1,999 sq. ft.	1.49	\$1,437	\$0	\$1,437	\$72	\$1,365
Dwelling Unit, 2,000-3,599 sq. ft.	1.63	\$1,572	\$0	\$1,572	\$79	\$1,493
Dwelling Unit, ≥ 3,600 sq. ft.	1.75	\$1,687	\$0	\$1,687	\$84	\$1,603
Transient, Assisted, Group						
Hotel/Motel per Room	0.84	\$814	\$0	\$814	\$41	\$773
Nursing Home/ Congregate Living Facility	0.84	\$814	\$0	\$814	\$41	\$773
Recreational						
Golf Course	0.84	\$814	\$0	\$814	\$41	\$773
Movie Theater	5.19	\$5,032	\$0	\$5,032	\$252	\$4,780
Racquet/Tennis Club	1.81	\$1,755	\$0	\$1,755	\$88	\$1,667
Institutions						
Elementary School (Private)	0.10	\$97	\$0	\$97	\$5	\$92
Middle/Junior High School (Private)	0.09	\$87	\$0	\$87	\$4	\$83
High School (Private)	0.08	\$78	\$0	\$78	\$4	\$74
Church/Synagogue	0.41	\$398	\$0	\$398	\$20	\$378
Day Care Center	0.81	\$785	\$0	\$785	\$39	\$746
Cemetery	0.15	\$145	\$0	\$145	\$7	\$138
Medical						
Hospital	1.30	\$1,260	\$0	\$1,260	\$63	\$1,197
Animal Hospital/Veterinary Clinic	1.41	\$1,367	\$0	\$1,367	\$68	\$1,299
Office and Financial						
General Office	0.98	\$950	\$0	\$950	\$48	\$903
Medical Office < 10,000 sq. ft.	1.20	\$1,163	\$0	\$1,163	\$58	\$1,105
Medical Office ≥ 10,000 sq. ft.	1.72	\$1,668	\$0	\$1,668	\$83	\$1,585
Retail						
Nursey (Garden Center)	5.52	\$5,352	\$0	\$5,352	\$268	\$5,084
Retail/Shopping Center < 40,000 sq. ft. of GLA	2.08	\$2,017	\$0	\$2,017	\$101	\$1,916
Retail/Shopping Center 40,000-150,000 sq. ft. of GLA	2.58	\$2,502	\$0	\$2,502	\$125	\$2,377
Retail/Shopping Center > 150,000 sq. ft. of GLA	1.41	\$1,367	\$0	\$1,367	\$68	\$1,299
New/Used Car Sales	1.57	\$1,522	\$0	\$1,522	\$76	\$1,446
Tire Store	1.54	\$1,493	\$0	\$1,493	\$75	\$1,418
Convenience Market	6.41	\$6,215	\$0	\$6,215	\$311	\$5,904
Pharmacy with and without Drive-Through	1.84	\$1,784	\$0	\$1,784	\$89	\$1,695
Marijuana Dispensary	3.19	\$3,093	\$0	\$3,093	\$155	\$2,938
Furniture Store	0.32	\$310	\$0	\$310	\$16	\$295

Services						
Bank/Savings with Drive-In	1.48	\$1,435	\$0	\$1,435	\$72	\$1,363
Fine Dining/Quality Restaurant	5.76	\$5,585	\$0	\$5,585	\$279	\$5,306
High-Turnover Restaurant	5.42	\$5,255	\$0	\$5,255	\$263	\$4,992
Fast Food Restaurant with Drive-Through	9.71	\$9,415	\$0	\$9,415	\$471	\$8,944
Quick Lubrication Vehicle Shop	1.60	\$1,551	\$0	\$1,551	\$78	\$1,473
Gas Station with Convenience Store < 2,000 sq. ft.	1.46	\$1,416	\$0	\$1,416	\$71	\$1,345
Gas Station with Convenience Store 2,000-5,499 sq. ft.	2.30	\$2,230	\$0	\$2,230	\$112	\$2,119
Gas Station with Convenience Store ≥ 5,500 sq. ft.	3.00	\$2,909	\$0	\$2,909	\$145	\$2,764
Car Wash	0.96	\$931	\$0	\$931	\$47	\$884
Industrial						
General Light Industrial	0.48	\$465	\$0	\$465	\$23	\$442
Warehousing	0.11	\$107	\$0	\$107	\$5	\$102
Mini-Warehouse	0.04	\$39	\$0	\$39	\$2	\$37
[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005] [Ord. 2019-013]						

1

Part 7. ULDC Art. 13.G.2, Impact Fees, School Impact Fees, Fee Schedule (pages 35, Supplement 26), is hereby amended as follows:

2 **CHAPTER G SCHOOL IMPACT FEES**

3

4 **Section 2 Fee Schedule**

**Table 13.G.2-19 – School Fee Schedule
Effective Date 12:01 a.m., 08/01/2019**

Residential Units by sq. ft.	Average Total Occupancy	Occupancy Ages 5-17	School Impact	School Impact Fee	Discount	Net School Impact Fee
Dwelling Unit, 800 sq. ft. and under	1.48	0.222	0.114	\$2,486	\$908	\$1,578
Dwelling Unit, 801-1,399 sq. ft.	1.92	0.288	0.209	4,558	1,596	2,962
Dwelling Unit, 1,400-1,999 sq. ft.	2.11	0.317	0.297	6,477	2,546	3,931
Dwelling Unit, 2,000-3,599 sq. ft.	2.30	0.345	0.319	6,956	2,719	4,237
Dwelling Unit, 3,600 sq. ft. and over	2.38	0.357	0.314	6,847	2,706	4,141
[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005] [Ord. 2019-013]						

5

**Table 13.G.2-19 – School Fee Schedule
Effective Date 12:01 a.m., 08/01/2020**

Residential Units by sq. ft.	Average Total Occupancy	Occupancy Ages 5-17	School Impact	School Impact Fee	Discount	Net School Impact Fee
Dwelling Unit, 800 sq. ft. and under	1.48	0.222	0.114	\$2,486	\$124	\$2,362
Dwelling Unit, 801-1,399 sq. ft.	1.92	0.288	0.209	4,558	228	4,330
Dwelling Unit, 1,400-1,999 sq. ft.	2.11	0.317	0.297	6,477	324	6,153
Dwelling Unit, 2,000-3,599 sq. ft.	2.30	0.345	0.319	6,956	348	6,608
Dwelling Unit, 3,600 sq. ft. and over	2.38	0.357	0.314	6,847	342	6,506
[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005] [Ord. 2019-013]						

6

**Table 13.G.2 – School Fee Schedule
Effective Date 12:01 a.m., XX/XX/2023**

Residential Units by sq. ft.	Average Total Occupancy	Occupancy Ages 5-17	School Impact	School Impact Fee	Discount	Net School Impact Fee
Dwelling Unit, ≤ 800 sq. ft.	1.43	0.21	0.259	\$7,331	\$367	\$6,964
Dwelling Unit, 801-1,399 sq. ft.	1.96	0.28	0.310	\$8,775	\$439	\$8,336
Dwelling Unit, 1,400-1,999 sq. ft.	2.23	0.32	0.286	\$8,096	\$405	\$7,691
Dwelling Unit, 2,000-3,599 sq. ft.	2.45	0.35	0.294	\$8,322	\$416	\$7,906
Dwelling Unit, ≥ 3,600 sq. ft.	2.63	0.38	0.226	\$6,397	\$320	\$6,077
[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005] [Ord. 2019-013]						

7

Part 8. ULDC Art. 13.H. Impact Fees, Road Impact Fees, Fee Schedule (pages 37 and 38, Supplement 26), is hereby amended as follows:

8 **CHAPTER H ROAD IMPACT FEES**

1

2 **Section 2 Fee Schedule**

3 At the option of the feepayer, the amount of the impact fee may be determined by the fee schedule,
4 established in Table 13.H.4-20, Fair Share Road Impact Fee Schedule, or by the independent calculation
5 provided by the feepayer and approved by the Impact Fee ~~Coordinator~~Manager and the County Engineer.
6 The impact fees in the schedule have been calculated using accepted trip generation, trip length,
7 capture/diversion, and capital road facility costs standards, and applying the appropriate credits. Land uses
8 not listed in the fee schedule shall be as defined in the most current edition of the Institute of Transportation
9 Engineers Trip Generation Manual. To ensure that the impact fee does not exceed the cost to provide
10 capital facilities to accommodate new development, the impact fees in the fee schedule are established at
11 no more than 95 percent of the cost to accommodate the impact.

12 **Section 3 Land Uses Not Specified in Fee Schedule**

13 If the type of land use for which a Building Permit is applied is not specified on the impact fee schedule, the
14 Impact Fee ~~Coordinator~~Manager shall select the most comparable type of land use from the most current
15 edition of Trip Generation, a publication of The Institute of Transportation Engineers (ITE). If the Impact
16 Fee ~~Coordinator~~Manager determines that there is no comparable type of land use in the most current
17 edition of Trip Generation, then the Impact Fee ~~Coordinator~~Manager shall request a determination of the
18 impact fee from the County Engineer, who shall use the best available traffic generation data, other trip
19 characteristics data, costs per lane mile data, and credit data. The feepayer may challenge the County
20 Engineer's determination through the completion of an independent fee calculation study pursuant to Art.
21 13.A.6, Independent Fee Calculation Study.

22 **Section 4 Use of Road Impact Fee Funds**

**Table 13.H.4-20 – Fair Share Road Impact Fee Schedule
Effective 12:01 a.m., 08/01/2019**

Type of Land Development Activity	Official Daily Trip Generation per Rate Dwelling Unit or Area	Pass-By Trip Rate (Percentage)	Gross Impact Fee	Discount	Net Road Impact Fee per Unit
Residential:					
Single Family, Detached (per Unit)	7.81	0%	\$4,965	\$248	\$4,717
Multifamily (per Unit)	6.32	0%	3,083	154	2,929
Congregate Living Facility (per Unit)	3.66	0%	556	28	528
Mobile Home (in Mobile Home Park)	4.17	0%	1,833	92	1,741
Over 55 Restricted Single Family Dwelling, Detached	3.12	0%	1,613	81	1,532
Over 55 Restricted, Multifamily Home	2.97	0%	916	46	870
Non-Residential per 1,000 sq. ft.:					
Drive-In Bank	159.34	54%	\$16,964	\$848	\$16,116
Mini-Warehouse	2.15	8%	582	29	528
Hotel per Room	6.36	34%	2,521	572.72	1,948.28
Movie Theater per Screen	106.63	12%	19,527	976	18,551
Racquet Club per Court	38.70	6%	17,912	8,574.68	9,337.32
Church/Synagogue	9.11	10%	3,038	937.68	2,100.32
Day Care Center	71.88	27%	9,959	498	9,461
Quality Restaurant	91.10	23%	20,856	8,631.45	12,224.55
High Turnover Sit-Down Restaurant	116.6	29%	24,861	7,272.26	17,588.74
New/Used Car Sales	28.25	21%	9,797	2,919.54	6,877.46
Medical Office (less than 10,000 sq. ft.)	23.83	11%	11,270	3,378.60	7,891.40
Hospital	13.22	23%	6,459	2,855.12	3,603.88
Nursing Home per Bed	2.76	11%	607	89.35	517.65
Warehouse (per 1,000 sq. ft.)	3.56	8%	1,608	830.44	777.56
General Industrial (Light)	6.97	8%	3,154	1,631.63	1,522.37
General Office:					
50,000 sq. ft. and under	15.50	8%	\$7,015	\$1,974	\$5,041
50,001 sq. ft.-100,000 sq. ft.	13.13	8%	5,950	1,667	4,283
100,001-200,000 sq. ft.	11.12	8%	5,041	1,405	3,636
200,001-400,000 sq. ft.	9.41	8%	4,257	994	3,263
400,001 sq. ft. and over	8.54	8%	3,865	1,065	2,800
General Commercial Retail:					
50,000 sq. ft. and under	86.56	44%	\$8,445	\$422	\$8,023
50,001-200,000 sq. ft.	53.28	23%	8,059	403	7,656
200,001-400,000 sq. ft.	41.80	27%	7,590	380	7,211
400,001-600,000 sq. ft.	36.27	24%	7,479	761.35	6,717.65
600,001-800,000 sq. ft.	32.80	21%	7,597	1,309.85	6,287.15
800,001 sq. ft. and over	30.33	19%	7,789	1,821.42	5,967.58
Fast Food Restaurant	511.00	42%	\$56,801	\$26,098.73	\$30,702.27
Service Station per Fueling Position	157.33	77%	6,411	321	6,090
Convenience Store	775.14	72%	30,237	1,512	28,725
Pharmacy with Drive Through	95.96	68%	5,958	619.22	5,348.78
[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005] [Ord. 2019-013]					

23

**Table 13.H.4 – Fair Share Road Impact Fee Schedule
Effective 12:01 a.m., XX/XX/2023**

Type of Land Development Activity	Official Daily Trip Generation per Rate Dwelling Unit or Area	Pass-By Trip Rate	Gross Impact Fee	Discount	Net Road Impact Fee per Unit
Residential					
Single Family, Detached (per Unit)	7.81	0%	\$5,892	\$295	\$5,597
Multifamily (Low-Rise), 1-3 Levels	6.74	0%	\$3,987	\$199	\$3,788
Multifamily (Mid/High-Rise), ≥ 4 Levels	4.54	0%	\$2,689	\$134	\$2,555
Mobile Home Park	4.17	0%	\$2,185	\$109	\$2,076
Assisted Living Facility	2.60	28%	\$653	\$33	\$620
Accessory Apartment (Mother-in-Law/Groom's Quarters)	3.48	0%	\$2,067	\$103	\$1,964
Lodging					
Hotel	5.56	34%	\$2,620	\$131	\$2,489
Motel	3.35	23%	\$1,263	\$63	\$1,200
Recreation					
Golf Course	30.38	10%	\$20,634	\$1,032	\$19,602
Movie Theater	114.83	12%	\$25,088	\$1,254	\$23,834
Racquet/Tennis Club	27.71	6%	\$15,258	\$763	\$14,495
Institutions					
Elementary School (Private)	2.27	20%	\$685	\$34	\$651
Middle/Junior High School (Private)	2.10	20%	\$627	\$31	\$596
High School (Private)	1.94	10%	\$655	\$33	\$622
Church/Synagogue	7.60	10%	\$3,051	\$153	\$2,898
Day Care Center	49.63	27%	\$8,197	\$410	\$7,787
Cemetery	6.02	10%	\$4,084	\$204	\$3,880
Medical					
Hospital	10.77	22%	\$6,342	\$317	\$6,025
Nursing Home	3.02	11%	\$789	\$39	\$750
Animal Hospital/Veterinary Clinic	24.20	30%	\$3,588	\$179	\$3,409
Office					
General Office	10.84	8%	\$5,847	\$292	\$5,555
Medical Office ≤ 10,000 sq. ft.	23.83	11%	\$13,392	\$670	\$12,722
Medical Office > 10,000 sq. ft.	34.21	11%	\$19,228	\$961	\$18,267
Retail					
Nursery (Garden Center)	108.10	63%	\$4,645	\$232	\$4,413
Retail/Shopping Center < 40,000 sq. ft. of GLA	54.45	52%	\$4,262	\$213	\$4,049
Retail/Shopping Center 40,000-150,000 sq. ft. of GLA	67.52	43%	\$8,323	\$416	\$7,907
Retail/Shopping Center > 150,000 sq. ft. of GLA	37.01	25%	\$8,756	\$438	\$8,318
New/Used Car Sales	24.58	21%	\$10,147	\$507	\$9,640
Tire Store	27.69	28%	\$8,168	\$408	\$7,760
Convenience Market	739.50	59%	\$50,878	\$2,544	\$48,334
Pharmacy with and without Drive-Through	103.86	68%	\$7,718	\$386	\$7,332
Marijuana Dispensary	211.12	68%	\$15,693	\$785	\$14,908
Furniture Store	6.30	46%	\$2,365	\$118	\$2,247
Services					
Bank/Savings with Drive-In	103.73	54%	\$13,163	\$658	\$12,505
Fine Dining/Quality Restaurant	86.03	23%	\$23,459	\$1,173	\$22,286
High-Turnover Restaurant	103.46	29%	\$26,284	\$1,314	\$24,970
Fast Food Restaurant with Drive-Through	479.17	42%	\$63,592	\$3,180	\$60,412
Quick Lubrication Vehicle Shop	40.00	28%	\$11,799	\$590	\$11,209
Gas Station with Convenience Store < 2,000 sq. ft.	172.01	77%	\$8,370	\$419	\$7,952
Gas Station with Convenience Store 2,000-5,499 sq. ft.	264.38	77%	\$12,868	\$643	\$12,225
Gas Station with Convenience Store ≥ 5,500 sq. ft.	345.75	77%	\$16,818	\$841	\$15,977
Car Wash	43.94	32%	\$7,277	\$364	\$6,913
Industrial					
General Light Industrial	4.87	8%	\$2,633	\$132	\$2,501
Warehousing	1.71	8%	\$919	\$46	\$873
Mini-Warehouse	1.46	8%	\$535	\$27	\$508
[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005] [Ord. 2019-013]					

EXHIBIT 2

ARTICLE 1 – GENERAL PROVISIONS
ARTICLE 2 – APPLICATION PROCESSES AND PROCEDURES
IMPACT FEE RATE UPDATE

Revision Key: Proposed revisions are shown with new next as underlined, deleted text in strike-out, and relocated text italicized. Stricken and italicized means text to be totally or partially relocated. Relocation notes are shown in brackets as [Relocated to:] or [Relocated from:]. Unaltered text omitted for brevity is indicated by a series of four bolded ellipses....

Part 1. ULDC Art. 1.B.1.A, General Provisions, Interpretation of the Code, Interpretations, Authority (page 6, Supplement 30), is hereby amended as follows:

1 CHAPTER B INTERPRETATION OF THE CODE

2 Section 1 Interpretations

3 A. Authority

4 Interpretations to this Code and the Official Zoning Map shall be made by the Executive Director of
5 PZB or designee with the following exceptions: [Ord. 2011-016]

6

7 4. The Impact Fee CoordinatorManager shall have the authority to make all interpretations of Art.
8 13, Impact Fees; [Ord. 2011-016]

9

Part 2. ULDC Art. 1.H.2, General Provisions, Definitions and Acronyms, Definitions (pages 61 and 102, Supplement 30), is hereby amended as follows:

10 CHAPTER H DEFINITIONS AND ACRONYMS

11

12 Section 2 Definitions

13

14 I. Terms defined herein or referenced in this Article shall have the following meanings:

15

16 4. Impact Fee CoordinatorManager – the person responsible for the administration of PBC’s
17 impact fee program.

18

19

20 V. Terms defined herein or referenced in this Article shall have the following meanings:

21

22 4. Value – for the purposes of Art. 13, Impact Fees, in the case of land, the appraised value as
23 determined by an appraiser from a list of approved appraisers of Palm-Beach-County. In the
24 case of improvements to real property or chattel, it means the actual cost to the feepayer or
25 developer of such improvements or chattel. In all cases, the values shall be established in or
26 as if in an arm’s length, bona fide transaction in a competitive market between a willing seller
27 and a willing buyer, neither of whom are under any special circumstances, as approved by the
28 Impact Fee CoordinatorManager based upon the standards in Art. 13, Impact Fees. If the
29 Impact Fee CoordinatorManager rejects an appraised value, the Impact Fee
30 CoordinatorManager may obtain another appraisal using an appraiser from the approved list,
31 in which case that appraisal shall prevail.

32

Part 3. ULDC Art. 2.G.3.I.4.a, Application Processes and Procedures, Decision Making Bodies, Appointed Bodies, Impact Fee Review Committee (page 87, Supplement 30), is hereby amended as follows:

1 CHAPTER G DECISION MAKING BODIES

2

3 Section 3 Appointment Bodies

4

5 I. Impact Fee Review Committee

6

7 4. Officers

8 a. Secretary

9 The Impact Fee ~~Coordinator~~Manager shall serve as Secretary of the IFRC.

10

Part 4. ULDC Art. 2.G.4.L, Application Processes and Procedures, Decision Making Bodies, Staff Officials, Impact Fee Coordinator (page 95, Supplement 30), is hereby amended as follows:

11 CHAPTER G DECISION MAKING BODIES

12

13 Section 4 Staff Officials

14

15 L. Impact Fee ~~Coordinator~~Manager

16 1. Creation and Appointment

17 The Impact Fee ~~Coordinator~~Manager shall be responsible for the administration of PBC's
18 impact fee program, and shall be appointed and serve at the pleasure of the Director of the
19 Office of Financial Management and Budget.

20 2. Jurisdiction, Authority, and Duties

21 In addition to the jurisdiction, authority, and duties which may be conferred upon the Impact
22 Fee ~~Coordinator~~Manager by other provisions of the PBC Code, the Impact Fee
23 ~~Coordinator~~Manager shall have the following jurisdictions, authority, and duties under this
24 Code:

25 a. to review and render interpretations to Art. 13, Impact Fees;

26 b. to administrate Art. 13, Impact Fees;

27 c. to review and approve or deny applications for independent calculation studies pursuant to
28 Art. 13, Impact Fees;

29 d. to review and approve or deny applications for credit pursuant to Art. 13, Impact Fees, with
30 the input, assistance, and approval of the PBC Department or Agency receiving the impact
31 fees for which the credit is sought;

32 e. to provide assistance to the IFRC;

33 f. to present appeals to the IFAB;

34 g. to coordinate PBC, municipalities, and agencies receiving impact fee funds; and,

35 h. to provide technical assistance and advice to the municipalities in their administration of
36 Art. 13, Impact Fees.

37