

ORDER OF BUSINESS
IMPACT FEE REVIEW COMMITTEE MEETING
2300 N. JOG ROAD, PALM BEACH COUNTY, FLORIDA 33411
Room: VC-1E-60
Friday, June 10, 2022 at 9:00 a.m. – 1:00 p.m.

1. CALL THE MEETING TO ORDER

- A. Roll Call
- B. Invocation/Moment of Silence
- C. Pledge of Allegiance

2. OLD BUSINESS

- A. Approval of the Minutes (Meeting: 05/06/2022)
- B. Updates by Consultant – Alfred Benesch & Company (Nilgun Kamp)
 - 1. Summary of Recommendations:
 - 1. Public Buildings – FDO
 - i. Include vs. Exclude Jails (Associated slides) (Administration?)
 - 2. Parks
 - 3. Include vs. Exclude Land (Administration?)
 - i. Historical Information: 2012, 2018, & earlier reports (Mr. Hamilton)
 - 4. Other Components
- C. Committee Recommendations Report
 - 1. Resolution

3. NEW BUSINESS

- A. Land Development Regulatory Advisory Board (LDRAB) approval (4th Wednesday of the month - June 22nd)
 - 1. Consistency Determination
 - 1. Update/Changes to Article 13
 - i. Regulations (Asst. County Attorney & IF Mgr.)
 - ii. Rates (Consultants & IF Mgr.)

4. ATTORNEY'S REPORT/COMMENTS – Asst. County Attorney Ryan Maher

- A. Use of Earned Interest on Impact Fees (IFAHAP)

5. IMPACT FEE MANAGER'S REPORT/COMMENTS – Derrek A. Moore

- A. Meeting w/ Mrs. Verdenia Baker, Nilgun Kamp, Ryan Maher, & Robyn Lawrence (6/8/2022)
 - 1. Term Extension
 - 2. Extraordinary Circumstances
 - 3. Muti-modal vs. Mobility Fee Study (IFRC Participation)
 - 4. Prior Committee Recommendations Related to Mobility Fees
- B. BCC Workshop (July 19, 2022 at 2:00 p.m.)
 - 1. Committee members available to attend?
- C. Notice sent out to Industry, Stakeholders, and the Public

6. COMMITTEE COMMENTS

7. PUBLIC COMMENTS

8. ADJOURNMENT

Impact Fee Review Committee Meeting

Minutes Friday, May 6th, 2022

11:00 a.m. – 1:02 p.m.

The meeting was called to order at 11:06 a.m. by Committee Chairman Llwyd Ecclestone III.

Roll call/Attendance: Chairman Llwyd Ecclestone, III, Vice-Chairman Robert Harvey, Robert Gottlieb, Scott Worley, Lawrence Gordon, and Darnell Gardener. Absent: Laura Danowski.

In-Person Attendance: Michael Sklar, Stefania Russell, Lisa Master, K. T. Catlin, & Juan Toca.

WebEx Attendance: Robyn Lawrence, Nilgun Kamp, Alicia Garrow, Fernando Bonilla, Rebecca Schnirman, Loni, Michelle DeP Potter, Bob Hamilton, Mat Gibson, Margaret Charles, Khurshid Mohyuddin, Richard Iavarone, David Woodside, Rogerio Alves, .

Invocation/ Moment of silence: Mr. Ecclestone III did the invocation and everyone stood and participated in the pledge of allegiance.

OLD Business:

Chairman Ecclestone III, asked for a motion to approve the Impact Fee Review Committee Meeting Minutes from April 22, 2022. Mr. Gottlieb moved the motion and it was seconded by Mr. Gordon. Motion carried unanimously.

Affordable Housing:

Mr. Moore introduced Mr. Michael Sklar, Principle Planner for the Department of Housing & Economic Development and Ms. Lisa Masters, Director of Budget for the Office of Financial Management & Budget. Mr. Moore pointed out to the Committee that the Policies & Procedures Manual (PPM) for this item was included in the agenda packet. Mr. Sklar introduced himself to the Committee as the Principle Planner for the Department of Housing and Economic Development, which oversees the Impact Fee Affordable Housing Assistance Program. Mr. Sklar did a powerpoint presentation on the Impact Fee Affordable Housing Assistance Program (IFAHAP) (The presentation is available on the Impact Fee web page). Mr. Sklar stated that in 2009, the Board of County Commissioners authorized the use of impact fee investment earnings on the roads, parks, and public buildings' impact fees to be used for affordable housing in Palm Beach County. This is an annual allocation, which is sent to HED during the mid-year budget amendment process. The program is a credit for developers for affordable housing. It's actually more of an offset than a credit. If the developer wants to build affordable housing, they apply for the impact fee credits on the aforementioned impact fee components within the geographic zone that the development will take place. Mr. Mr. Worley asked for a clarification: he asked whether the fees were coming from roads, parks, and public buildings' impact fees or the investment interest earned on the unspent impact fees in those components? Mr. Sklar confirmed that the fees used for the affordable housing program are from the investment interest earned on the unspent impact fees on those components. Mr. Worley went on to ask where the funds were going prior to 2009 and Mrs. Masters responded and stated that they simply stayed in the respective impact fee funds until they were expended. It simply added to the impact fee funds. Mr. Worley also asked why the fees only come from those specific impact fee components and Mr. Sklar responded and said that that is the way the program was originally set up.

Mr. Sklar informed the Committee that they send out a Notice of Funding Availability (NOFA) once a year to prospective developers. The notice is posted in the post, HED's website, in social media, and email the list of interested parties. Mr. Sklar stated for NOFA it is only funded on a first come, first eligible, and first serve basis. There is a start date for the program, but no end date. The program stays open until the money runs out. Chair Ecclestone, III asked if there funding was \$3 million and Mrs. Masters responded that it is up to \$3 million. They get 50% of the interest from each impact fee component, up to a total of \$3 million; however, it is capped at \$3 million. She stated that she has only seen it reach \$3 million once. This year was \$2 million. Mr. Sklar further explained the details of the program (see the presentation for details). There was some discussion about workforce housing as well and who and how the interest is invested.

Mr. Sklar informed the Committee that since 2009, there has been 18 approved developments by the BCC, 817 units constructed and \$1,985,268 of impact fee assistance that have been provided. Mr. Sklar provided two examples of project that utilized the IFAHAP for the Committee: Ocean Breeze in Boynton Beach and La Joya Village were provided funding through the IFAHAP.

Mrs. Masters also informed Mr. Worley that each impact fee zone has its own fund and the way affordable housing gathers their funds is by collecting 50% of the interest from each zone. Mrs. Masters continued by saying that when they collect the interest, it is put into a corresponding IFAHAP Funds. The interest that is collected in each zone has to be spent solely in that zone. She also explained that the funds must be encumbered within two years and spent within four years or the funds will be swept back into the respective original impact fee funds. Mr. Worley suggested that Mr. Sklar and Mrs. Masters speak to Ms. Verdenia Baker regarding how the affordable housing funds are divided between zones since money is being refunded when there are proposed projects. Mr. Sklar informed the Committee that builders have two years to allocate the funds for their project and four years to spend them. Mr. Gardener asked about mobility fees and the use of impact fees and the related earned interest. Mrs. Kamp explained that our impact fees are not multi-modal fees or mobility fees. They have different criteria for use and expenditure. She also discussed some of the other counties' approach to these fees. Mr. Worley moved a motion for the County to consider all categories of impact fees be included with affordable housing and that the zones be Countywide instead by zone to maximize building affordable housing. Mr. Gottlieb seconded the motion. Motion carried by unanimous vote. Mr. Maher stated that he would do some research into the legality of using the impact fee interest out of zone. Mrs. Kamp mentioned that other entities use the impact fee earned interest in similar ways; however, she will also look into this question further.

Law Enforcement – PBSO:

Mr. Moore advised the Committee that the two representatives listed for PBSO, Ms. Sherry Mazorra and Ms. Sandra Smith, would not be attending the review meeting. Mrs. Kamp presented a powerpoint update for the Committee (See the report on the Impact Fee web page). She informed the Committee that based upon the information PBSO provided, they have had a 12% increase in employment over the past 8 years. In the 2014, they had 1,492 officers and now in 2022, they have a total of 1,675. Ms. Kamp stated that, per PBSO, there was no expansion. Chair Ecclestone, III questioned the validity and sufficiency of the information provided by PBSO. Mrs. Kamp stated that there was no backup given from PBSO. They only provided estimates through email. Mr. Worley stated the calculation should only be based upon unincorporated Palm Beach County and not the 17 additional contracted cities. Chair Ecclestone, III asked Ms. Kamp to provide a rate with jails included and excluded. Ms. Kamp advised Chair Ecclestone, III that if jails are excluded, it would reduce the fees by about 30%.

Parks and Receptions:

Ms. Kamp presented the figures for Parks with and without the land included. Mr. Worley questioned whether 2012 the calculations included beach front land and in 2018 all land was excluded. Mr. Bob Hamilton introduced himself to the Committee. Mr. Hamilton informed the Committee that he would have to get back to them regarding that information. Mr. Hamilton stated from his recollection in 2012, the collected fees on all three categories including beachfront land, district land, and regional, but after 2012, it was stopped. Mr. Hamilton assured the Committee that he would collect that data to present to the Committee for the next meeting.

NEW Business:

Mr. Moore discussed that he will begin preparation of the Committee's recommendations and resolution for the report to present at the next meeting and he will give the Committee a chance to review it and make changes, if necessary. Mr. Moore then said the Committee will need to vote to approve the methodology and report and then he will begin preparing the draft and have them review it. Once the recommendations and report are completed and approved by the Committee, Mr. Moore will move forward with getting on the agenda for the Land Development Review Advisory Board (LDRAB) for consistency determination and approval and; thereafter, get on the workshop schedule to present the report before the BCC.

Mr. Maher informed the Committee that under Article 13, they also have the ability and responsibility to make recommendations for changes to Article 13. They can recommend that mobility or multi-modal fees be included within the transportation impact fees.

Chair Ecclestone, III, recommended that the Committee make a motion for each component.

Mr. Worley moved a motion to accept Roads/Transportation as recorded within the report. Mr. Harvey seconded the motion. Motion carried by unanimous vote.

Mr. Worley moved a motion to accept School fees as indicated within the report. Mr. Gottlieb seconded the motion. Motion carried by unanimous vote.

Mr. Worley moved a motion to request the Consultant modify Parks to exclude land and after the modification to accept the report for Parks. Mr. Gottlieb seconded the motion. Motion carried by unanimous vote.

Mr. Worley emphasized that any math or typing corrections from the original draft to where we presently are, we will assume we are voting on the latest version or current draft of the report.

Mr. Worley moved a motion to accept the current draft of the proposal on Library fees as written in the report. Mr. Gordon seconded the motion. Motion carried by unanimous vote.

Mr. Worley moved a motion to accept the revised Fire Rescue numbers for Fire Rescue as per the last presentation provided by the Consultant, which excludes the training center and adjusts the level of service numbers. Mr. Gottlieb seconded the motion. Motion carried by unanimous vote.

Mr. Worley moved a motion to modify Public Building impact fees to exclude jails. Mr. Gardner seconded the motion. Motion carried by unanimous vote.

Mr. Worley moved a motion to reject the methodology and keep the 2012 Law Enforcement impact fees the same until such time as backup or adequate data is provided to the Committee for consideration at a later time to make modifications. Mr. Harvey seconded the motions. Motion carried by unanimous vote.

Mr. Moore stated that he and Mrs. Kamp will continue their efforts to retrieve more information from Law Enforcement/PBSO to update that component's impact fees. He advised the Committee that he will start putting recommendations together and have it ready by next meeting.

Chairman Ecclestone, III asked whether there are any additional items the Committee wanted to add to their report and recommendations.

Mr. Worley moved a motion to include a statement within the report that the Impact Fee Review Committee relied upon the Consultant's information and report regarding HB 337, and the caps related to HB 337, and recognize that if "extraordinary circumstances" were indicated, it would be more for legal purposes and would not be to change the fee amounts. Mr. Gottlieb seconded the motion. Motion carried unanimously.

Mr. Worley inquired about whether the Committee wanted to add a recommendation about mobility fees. The Committee members asked the Consultant questions and discussed mobility fees. Chair Ecclestone, III asked staff to check to see what was included in the last report regarding a mobility fee recommendation. The Committee will determine what and whether they will include a recommendation regarding mobility fees.

Mr. Maher reminded the Committee of their recommendation regarding IFAHAP.

The Committee's restated recommendation about IFAHAP: Mr. Worley moved a motion for the County to consider all categories/components of the impact fees be included with affordable housing and that the zones be Countywide instead by zone to maximize building affordable housing. Mr. Gottlieb seconded the motions. Motion carried by unanimous vote.

Mr. Moore discussed that due to HB 337, there will have to be changes in terminology and regulations within Article 13. Mr. Moore also explained that due to HB 337, the update and review cycle has changed to a four year cycle, instead of the old two year cycle previously observed/required.

The Committee discussed the term limits and transition of Committee members. Mr. Moore recommended that since there will be three Committee members leaving their positions as Committee members that they have follow up meetings to discuss some of the things the current Committee has experience and how they can move forward and better assist in the future. Mr. Moore also reminded the Committee that he will be uploading the Committee's picture on the Palm Beach County Impact Fee page.

Mr. Moore confirmed with the Committee that the next meeting will be held on June 10th, 2022 from 9:00a.m. – 1:00p.m.

County Attorney's Report/Comments:

Mr. Maher stated that he would have the proposed amendment at the end of the fee review for the Committee.

Impact Fee Manager's Report/Comments:

Reminded the Committee that there were inquiries about who the members of the IFRC are and Mr. Moore stated that the pictures and information about the Committee members will be placed on the web page very soon. Mr. Moore also reminded the Committee that an e-blast has been sent to over 13k stakeholders, industry members, and others notifying them of the last two meetings. He will continue this effort for future meetings.

Committee Member Comments:

Mr. Worley inquired about Mrs. Kamp's future attendance at the meetings. She will continue to attend the meetings via webex. She will attend in person for the upcoming workshop with the BCC presentation.

Public Comments:

Ms. Michelle DePotter introduced herself to the Committee as the CEO of Associated General Contractors of America, Florida East Coast Chapter. Ms. DePotter asked Mr. Moore, for optimal participation, to send the notice out earlier. Ms. DePotter also stated to have some historical preservation, she will lend full support to the Impact Fee Committee and Management. Ms. DePotter expressed her gratitude for being able to access past meetings on the Palm Beach County Impact Fee webpage. Ms. DePotter thanked the Committee for their hard work.

Ms. Katherine (KT) Catlin introduced herself as the Executive Officer for the Gold Coast Builders Association. Ms. Catlin informed the Committee she was pleased to hear the re-evaluation and revised calculations and the questions that were asked regarding affordable housing. Ms. Catlin thanked the Committee and informed them she will be reaching out for clarifications on some questions.

Adjournment:

Mr. Gordon moved the motion to adjourn the Impact Fee Review Committee meeting. Mr. Gottlieb seconded the motion. Motion carried unanimously.

Meeting was adjourned at 1:02 p.m.

Palm Beach County

Impact Fee Update Study

June 10, 2022



Tindale
Oliver is now >>  benesch



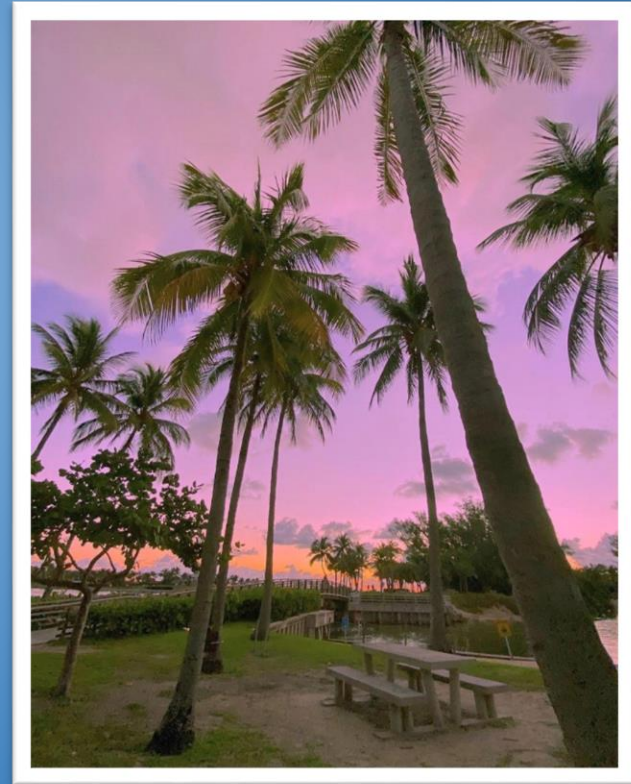
Presentation Overview

1) Background/Purpose

2) Technical Study

- Transportation
- School Facilities
- Library Facilities
- Fire Rescue
- Public Buildings
- Parks & Recreation Facilities
- Law Enforcement

3) Next Steps





Background/Purpose

- Palm Beach County:
 - ✓ 3rd largest county in population out of 67 counties (1.5 million)
 - ✓ 5th in terms of absolute population growth
 - Projected to add 337,000 residents through 2050 (*BEBR, February 2022*)
 - ✓ 30th in terms of population growth rate (*BEBR, February 2022*)
 - ✓ (1.1% per year through 2025 & 0.7% through 2050)
 - ✓ 7th in terms of residential permitting levels (*US Census, 2021*)
- Implemented impact fees in 1988
- Last updated in 2014-2018
 - Most fees remained at 2012-study levels



Background/Purpose

- Technical study update started in **February 2021**
- Presented initial study findings on **April 1, 2022**
- Reviewed law enforcement impact fee calculations and revised fire rescue impact fee calculations on **April 22, 2022**
- Recommendations discussed on **May 6, 2022:**
 - ✓ Acceptance of roads, schools and library fees as presented on **April 1st**.
 - ✓ Acceptance of fire rescue impact fee as presented on **April 22nd**.
 - ✓ Acceptance of parks impact fee calculations without land value.
 - ✓ Acceptance of public buildings impact fee calculations without jail facilities.
 - ✓ Additional data/information for law enforcement impact fee.



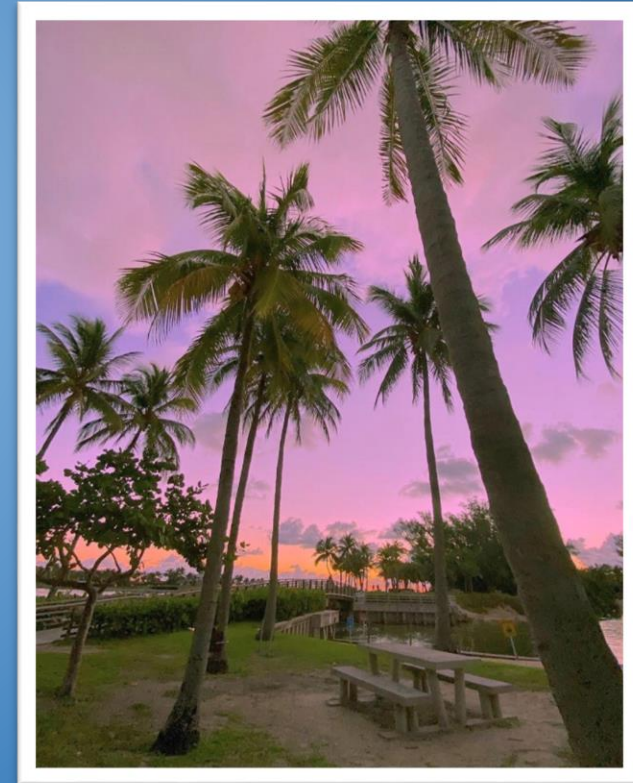
Presentation Overview

1) Background/Purpose

2) Technical Study

- Transportation
- School Facilities
- Library Facilities
- Fire Rescue
- Public Buildings
- Parks & Recreation Facilities
- Law Enforcement

3) Next Steps





Transportation





Transportation

Calculated Impact Fee:

Land Use	Unit	Fully Calculated Impact Fee	Current Adopted Impact Fee	HB 337 Capped Impact Fee*
Residential				
Single Family (2,000 sq ft)	du	\$5,892	\$4,717	\$5,892
Non-Residential				
Light Industrial	1,000 sf	\$2,633	\$1,522	\$2,283
Office	1,000 sf	\$5,847	\$3,418	\$5,127
Retail (Commercial/Shopping Center)	1,000 sfgla	\$8,323	\$7,656	\$8,323

*Over the next four years



Transportation

Impact Fee Component Changes:

Input Variable	2018 Study (Partially Adopted)*	2021 Study	% Change
<i>Single Family (per du)</i>			
Net Vehicle-Miles of Travel	18.30	16.85	-8%
<i>Cost per Lane Mile</i>	\$3,622,000	\$5,559,000	+53%
<i>Capacity Added per Lane Mile</i>	11,533	14,000	+21%
Cost per Vehicle-Mile of Capacity	≈\$314	≈\$397	+26%
County/State Credit	\$783	\$801	+2%
Calculated Impact Fee	\$4,965	\$5,892	+19%

*Full calculated rate is shown for comparison purposes. Fee was adopted at 95% (\$4,717)



Transportation

Impact Fee Comparison

Land Use	Unit	Palm Beach County	Martin County	Broward County	Glades County	Miami-Dade County	St. Lucie County	Collier County	Highlands County	Orange County URBAN	Hillsborough County URBAN
Study Date	-	2022	2020	n/a	2008	2006	2017/19	2019	2006	2020	2020
Assessed Portion	-	N/A	100%	n/a	100%	100%	100%	87-100%	25%	100%	80%
Single Family (2,000 sf)	du	\$5,892	\$5,516	\$431	\$5,716	\$9,819	\$5,130	\$7,870	\$1,649	\$8,218	\$7,346
Light Industrial	1,000 sf	\$2,633	\$2,729	\$482	\$3,644	\$3,965	\$1,103	\$4,584	\$1,166	\$3,117	\$3,384
Office (50k sq ft)	1,000 sf	\$5,847	\$5,366	\$445	\$4,831	\$15,999	\$3,718	\$8,605	\$3,095	\$8,132	\$6,669
Retail (100k sq ft)	1,000 sfgla	\$8,323	\$8,503	\$410	\$8,636	\$20,824	\$6,341	\$13,774	\$2,455	\$11,052	\$10,850



Transportation

Revenue Projections

- Based on permitting levels from 2015+
 - Full calculated rates ≈\$24.3 million per year
- Examples of projects eligible for impact fee funding
 - Lane additions
 - Intersection improvements



School Facilities





School Facilities

Calculated School Impact Fee Rates

Residential Land Use	Unit	Students per Unit	Net Impact Cost per Student	Fully Calculated Fee	Current Adopted Fee	HB 337 Capped Fee*
Residential						
800 sf & Under	du	0.259	\$28,306	\$7,331	\$2,362	\$3,543
801 to 1,399 sf	du	0.310	\$28,306	\$8,775	\$4,330	\$6,495
1,400 to 1,999 sf	du	0.286	\$28,306	\$8,096	\$6,153	\$8,096
2,000 to 3,599 sf	du	0.294	\$28,306	\$8,322	\$6,608	\$8,322
3,600 sf or more	du	0.226	\$28,306	\$6,397	\$6,506	\$6,397

*Over the next four years



School Facilities

Impact Fee Component Changes since 2014-18 Study:

Input Variable	2014-18 Study (Adopted @95%)	2021 Study	% Change
<i>Residential 2,000 – 3,599 sf (per du)</i>			
Total Impact Cost per Student	\$28,338	\$33,273	+17%
Total Credit per Student	\$6,531	\$4,967	-24%
Net Impact Cost per Student	\$21,807	\$28,306	+30%
Student Generation Rate per Unit	0.319	0.294	-8%
Calculated Impact Fee	\$6,956	\$8,322	+20%



School Facilities

School Impact Fee Rate Comparison

Residential Land Use	Date of Last Update	Adoption %	Single Family Rate	SFR Rate @ 100%
Miami-Dade County	1995	100%	\$2,448	\$2,448
Marion County*	2006	100%	\$3,967	\$3,516
Citrus County	2021	40%	\$1,660	\$4,117
Volusia County	2013	66%	\$2,942	\$4,483
Indian River County	2020	28%	\$1,310	\$4,680
St Johns County	2018	100%	\$5,016	\$4,725
Flagler County	2004	76%	\$3,600	\$4,756
Nassau County	2017	100%	\$5,431	\$5,431
St Lucie County	2009	100%	\$6,786	\$5,447

All fees charged per dwelling unit; rate shown for 2,000 sf single family tier

*Fees suspended until January 2023



School Facilities

School Impact Fee Rate Comparison

Residential Land Use	Date of Last Update	Adoption %	Single Family Rate	SFR Rate @ 100%
Lee County	2018	53%	\$2,879	\$5,484
Martin County	2012	100%	\$5,567	\$5,567
Manatee County	2017	100%	\$6,127	\$6,127
Hernando County	2019	50%	\$3,167	\$6,352
Palm Beach County - Adopted	2014-1	95%	\$6,608	\$6,956
Sarasota County	2015	26%	\$2,032	\$7,835
Hillsborough County	2020	100%	\$8,227	\$8,227
Palm Beach County - Calculated	2021	N/A	N/A	\$8,322
Lake County	2019	100%	\$8,927	\$8,927



School Facilities

School Impact Fee Rate Comparison

Residential Land Use	Date of Last Update	Adoption %	Single Family Rate	SFR Rate @ 100%
Pasco County	2017	79%	\$7,128	\$9,028
Broward County	2017	74%	\$7,047	\$9,516
Clay County	2009	77%	\$7,034	\$9,096
Orange County	2020	96%	\$9,148	\$9,513
Brevard County	2015	50%	\$5,097	\$10,193
Collier County	2015	67%	\$8,790	\$11,164
Seminole County	2017	73%	\$9,000	\$12,322
Osceola County	2017	100%	\$11,823	\$11,823



School Facilities

Revenue Projections

- Based on permitting levels from 2015+
 - Full calculated rates ≈\$32.2 million per year
 - HB 337 capped rates ≈\$28.4 million per year
- Examples of projects eligible for impact fee funding
 - Scripps/Gardens Area ES: \$30 million
 - West Acreage Area ES: \$30 million
 - Western Communities HS: \$93 million
 - West Delray Area ES: \$42 million



Library Facilities





Library Facilities

Calculated Impact Fee

Residential Land Use	Unit	Residents per Unit	Fully Calculated Fee	Current Adopted Fee	HB 337 Capped Fee*
Residential					
800 sq ft & Under	du	1.49	\$181	\$125	\$181
801 – 1,399 sq ft	du	2.05	\$249	\$186	\$249
1,400 – 1,999 sq ft	du	2.33	\$283	\$212	\$283
2,000 – 3,599 sq ft	du	2.56	\$311	\$243	\$311
3,600 & Over sq ft	du	2.75	\$334	\$267	\$334

*Over the next four years



Library Facilities

Impact Fee Component Changes since 2014-18 Study:

Input Variable	2014-18 Study (Not Adopted)	2021 Study	% Change
<i>Residential 2,000 – 3,599 sf (per du)</i>			
Total Impact Cost per Resident	\$182	\$191	+5%
Total Credit per Resident	\$70	\$69	-2%
Net Impact Cost per Resident	\$112	\$122	+5%
Residents per Unit	2.40	2.56	+7%
Calculated Impact Fee	≈\$266	\$311	+16%



Library Facilities

Impact Fee Comparison

Land Use	Unit	Palm Beach County			Collier County	Martin County	St. Lucie County
		Current Adopted	Fully Calculated	HB 337 Capped*			
Study Date	-	2012	2021	N/A	2016	2012	2017
Assessed Portion	-	75%	N/A	N/A	100%	100%	100%
<i>Residential</i>							
Single Family (2,000 sf)	du	\$243	\$311	\$311	\$336	\$537	\$276
Multi-Family (1,300 sf)	du	\$186	\$249	\$249	\$160	\$537	\$192
Mobile Home (1,300 sf)	du	\$186	\$249	\$249	\$270	\$537	\$174

*Over the next four years



Library Facilities

Revenue Projections

- Based on permitting levels from 2015+
 - Full calculated/HB 337 capped rates ≈\$0.9 million per year
- Examples of projects eligible for impact fee funding
 - Canyon Branch Library: \$20.6 million



Fire Rescue





Fire Rescue

Calculated Impact Fee

Land Use	Unit	Calls for Service Coefficient*	Fully Calculated Fee (Revised)	Fully Calculated Fee (Original)	Current Adopted Fee	HB 337 Capped Fee**
Residential						
Single Family (attached/detached/mobile home)	du	0.2821	\$628	\$852	\$276	\$414
Multi-Family	du	0.1717	\$382	\$518	\$185	\$277
Non-Residential						
General Industrial	1,000 sf	0.0673	\$154	\$193	\$80	\$120
Office	1,000 sf	0.0370	\$85	\$114	\$50	\$75
General Retail	1,000 sfgla	0.0749	\$172	\$235	\$121	\$172

* Average of 2016-2019, 2021

**Over the next four years



Fire Rescue

Impact Fee Component Changes:

Input Variable	2014-18 Study*	2021 Study Revised	% Change
<i>Single Family (per du)</i>			
Total Impact Cost per Incident	\$1,285	\$2,389	+86%
Total Credit per Incident	\$165	\$163	-1%
Net Impact Cost per Incident	\$1,119	\$2,226	+99%
Calls for Service Coefficient	0.2601	0.2821	+8%
Calculated Impact Fee	\$291	\$628	+116%

*Full calculated rate is shown for comparison purposes. Fee was adopted at 95% (\$276)



Fire Rescue

Impact Fee Comparison

Land Use	Unit	Palm Beach County			Hillsborough County	Martin County	Miami-Dade County	Orange County	St Lucie County
		Current Adopted	Fully Calculated	HB 337 Capped*					
Study Date	-	2014-2018	2021	N/A	2018	2012	N/A	2017	2016
Assessed Portion	-	95%	N/A	N/A	100%	100%	N/A	100%	100%
Residential									
Single Family (2,000 sf)	du	\$276	\$628	\$414	\$335	\$599	\$447	\$339	\$667
Multi-Family (1,300 sf)	du	\$185	\$382	\$277	\$249	\$599	\$447	\$232	\$436
Non-Residential									
General Industrial	1,000 sf	\$80	\$154	\$120	\$57	\$12	\$1,448	\$84	\$76
Office	1,000 sf	\$50	\$85	\$75	\$158	\$80	\$355	\$269	\$668
Retail	1,000 sfgla	\$121	\$172	\$172	\$313	\$319	\$478	\$307	\$536

*Over the next four years



Fire Rescue

Revenue Projections

- Based on permitting levels from 2015+
 - Full calculated rates ≈\$1.3 million per year
 - HB 337 capped rates ≈\$0.9 million per year
- Examples of projects eligible for impact fee funding
 - Agricultural Reserve North Fire Station (≈\$7 M)
 - Agricultural Reserve South Fire Station (≈\$6.2 M)
 - Southern Blvd 20 Mile Bend Station (≈\$7.3 M)



Parks & Recreation





Parks & Recreation

Calculated Impact Fee

Residential Land Use	Unit	Residents per Unit	Fully Calculated Fee	Calculated Fee (Excl. Beach)	Calculated Fee (Excl. Land)	Current Adopted Fee
<i>Residential</i>						
800 sq ft & Under	du	1.43	\$1,732	\$1,361	\$860	\$366
801 – 1,399 sq ft	du	1.96	\$2,374	\$1,865	\$1,179	\$734
1,400 – 1,999 sq ft	du	2.23	\$2,701	\$2,122	\$1,341	\$788
2,000 – 3,599 sq ft	du	2.45	\$2,967	\$2,332	\$1,474	\$860
3,600 & Over sq ft	du	2.63	\$3,185	\$2,503	\$1,582	\$818
<i>Transient, Assisted Group</i>						
Hotel/Motel	du	1.47	\$1,799	\$1,408	\$893	\$273
Congregate Living Facility	du	0.84	\$1,028	\$804	\$510	\$273



Parks & Recreation

Calculated Impact Fee

Residential Land Use	Unit	Calculated Fee (Excl. Land)	Current Adopted Fee	HB 337 Capped Fee*
<i>Residential</i>				
800 sq ft & Under	du	\$860	\$366	\$549
801 – 1,399 sq ft	du	\$1,179	\$734	\$1,101
1,400 – 1,999 sq ft	du	\$1,341	\$788	\$1,182
2,000 – 3,599 sq ft	du	\$1,474	\$860	\$1,290
3,600 & Over sq ft	du	\$1,582	\$818	\$1,227
<i>Transient, Assisted Group</i>				
Hotel/Motel	du	\$893	\$273	\$409
Congregate Living Facility	du	\$510	\$273	\$409

*Over the next four years



Parks & Recreation

Impact Fee Component Changes since 2014-18 Study:

Input Variable	2014-18 Study (Not Adopted)	2021 Study (Excl Land)	% Change
<i>Residential 2,000 – 3,599 sf (per du)</i>			
Total Impact Cost per Resident	\$466	\$645	+38%
Total Credit per Resident	\$40	\$43	+8%
Net Impact Cost per Resident	\$426	\$602	+41%
Residents per Unit	2.30	2.45	+7%
Calculated Impact Fee	≈\$979	\$1,474	+50%



Parks & Recreation

Impact Fee Comparison

Land Use	Unit	Palm Beach County			Broward County	Collier County	Hillsborough County	Martin County
		Current Adopted	Calculated (Excl. Land)	HB 337 Capped*				
Study Date	-	2012	2021	N/A	N/A	2016	2020	2012
Assessed Portion	-	95%	N/A	N/A	N/A	100%	55%	100%
Residential								
Single Family (2,000 sq ft)	du	\$860	\$1,474	\$1,290	\$519	\$3,628	\$1,815	\$1,972
Multi-Family (1,300 sq ft)	du	\$734	\$1,179	\$1,101	\$371	\$1,685	\$1,447	\$1,972
Mobile Home (1,300 sq ft)	du	\$734	\$1,179	\$1,101	\$528	\$2,862	\$1,447	\$1,972

*Over the next four years



Parks and Recreation

Impact Fee Comparison (continued)

Land Use	Unit	Palm Beach County			Miami-Dade County	St. Lucie County	Orange County
		Current Adopted	Calculated (Excl. Land)	HB 337 Capped*			
Study Date	-	2012	2021	N/A	N/A	2017	2017
Assessed Portion	-	95%	N/A	N/A	N/A	100%	100%
Residential							
Single Family (2,000 sq ft)	du	\$860	\$1,474	\$1,290	\$2,613-\$4,154	\$1,707	\$1,721
Multi-Family (1,300 sq ft)	du	\$734	\$1,179	\$1,101	\$1,619-\$2,439	\$1,523	\$1,165
Mobile Home (1,300 sq ft)	du	\$734	\$1,179	\$1,101	\$2,613-\$4,154	\$1,118	\$1,283

*Over the next four years



Parks and Recreation

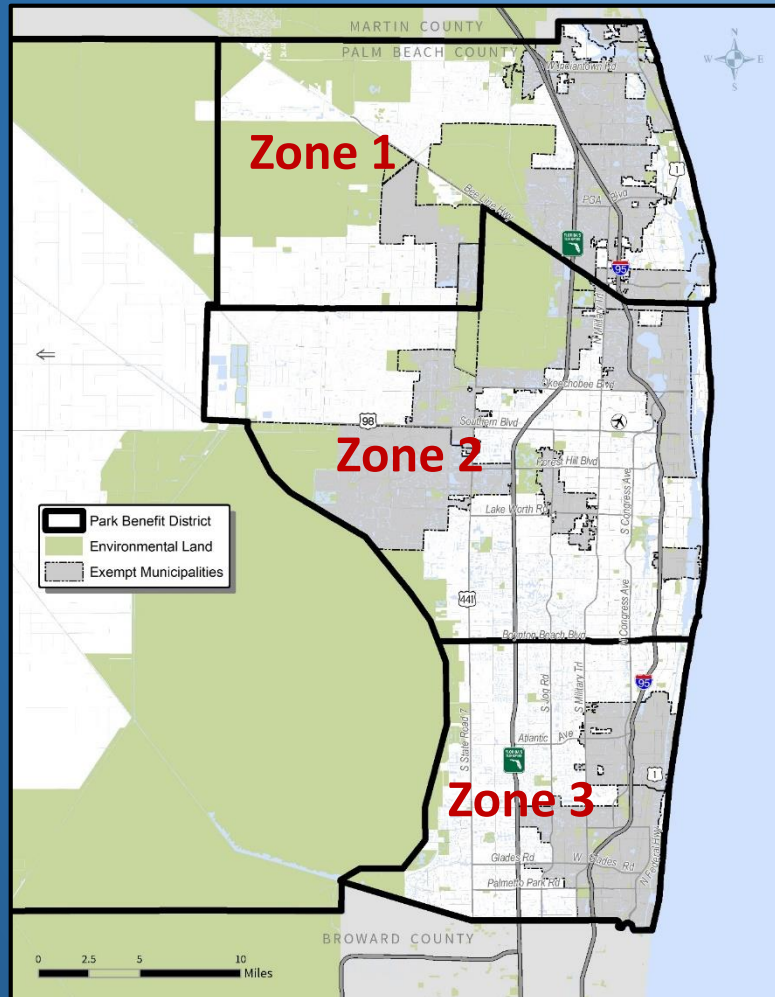
Review of Benefit Districts:

- **Based on:**
 - Geographic boundaries
 - Location of existing parks & future projects
 - Impact fee revenue and expenditure distribution
 - Visitation data from Palm Beach County
- **Recommendations:**
 - From Three to Two districts

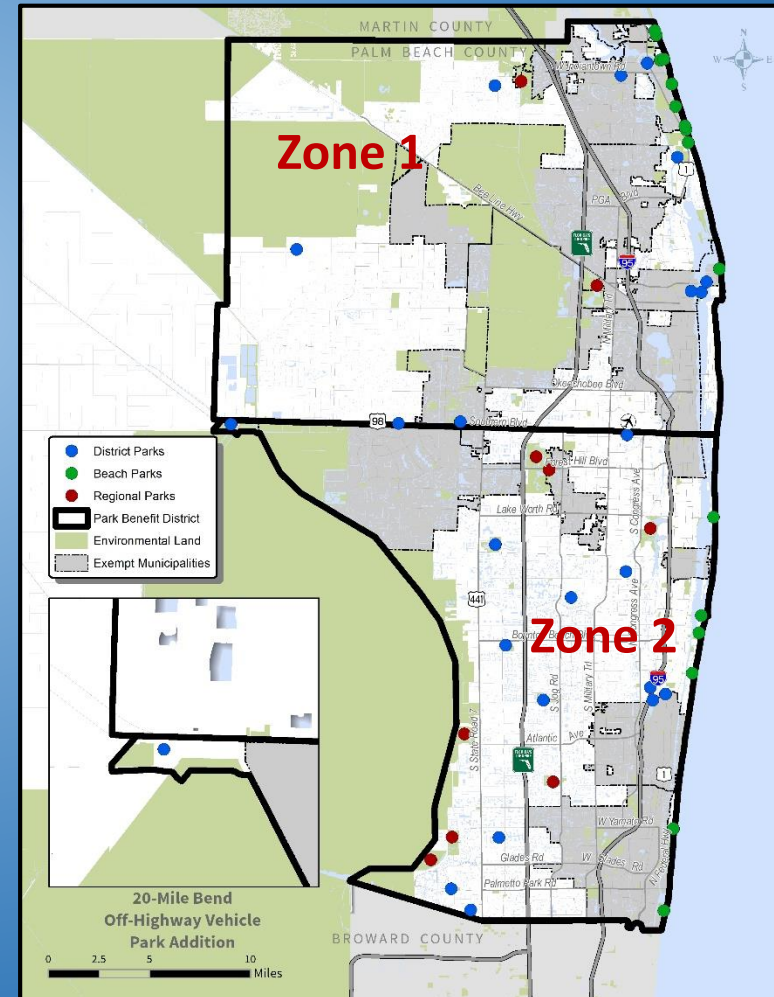


Parks & Recreation

Existing Parks & Rec Benefit Zones



Proposed Parks & Rec Benefit Zones





Parks and Recreation

Revenue Projections

- Based on permitting levels from 2015+
 - Full calculated rates ≈\$10.2 million per year
 - HB 337 capped rates ≈\$4.6 million per year



Parks and Recreation

Revenue Projections

- **Examples of projects eligible for impact fee funding**
 - Villages of Windsor Park: \$8 million
 - Milani Park: \$3 million
 - West Delray Regional Expansion: \$2 million
 - Okeeheelee South Phase 3 Development: \$25 million
 - John Prince Park Mound Circle Phase 2: \$2.2 million
 - Karen Marcus Preserve Park: \$15 million
 - Lantana District "I" Property: \$15 million
 - Sansbury Way Property: \$15 million

Public Buildings





Public Buildings

Inventory

- **General Government Buildings**
 - ≈6.5 M vs. **5.2M** total square feet
 - Office & administrative: 2.1 M sf
 - Courthouse: 954,000 sf
 - **Jail: 1.3 M sf**
 - Industrial: 464,000 sf
 - Industrial support: 1.7 M sf
 - ≈620 acres of land (**462 acres** excluding jail acreage)
- Unit Costs:
 - Buildings: **\$248** per square foot (range from \$55 per sf to \$400 per sf)
 - Land: **\$200,000** per acre





Public Buildings

Level of Service

Service Area: **Countywide**

Variable	All Buildings	Excluding Jail
Functional Population (Countywide)	1,567,886	
Public Buildings Square Footage (Primary Bldgs)	6,518,792	5,210,845
Achieved LOS (Square Feet per Resident)	4.16	3.32



Public Buildings

Cost Component

Variable	All Public Buildings	Public Buildings Excl. Jail
Building Value	\$1.639 B	\$1.214 B
Land Value	<u>\$0.124 B</u>	<u>0.092 B</u>
Total Asset Value	≈\$1.763 B	\$1.307 B
Service Area Population	1,567,886	
Total Impact Cost per Functional Resident	≈\$1,125	≈\$832



Public Buildings

Net Impact Cost

Variable	All Buildings	Excluding Jail
<i>Impact Cost</i>		
Total Impact Cost per Functional Resident	\$1,125	\$832
<i>Revenue Credit</i>		
Total Credit per Functional Resident		
- Residential Land Uses	\$161	
- Non-Residential Land Uses	\$156	
<i>Net Impact Cost</i>		
Net Impact Cost per Functional Resident		
- Residential Land Uses	\$964	\$671
- Non-Residential Land Uses	\$969	\$676



Public Buildings

Calculated Impact Fee

Land Use	Unit	Functional Residents Per Unit	Calculated Fee (All Bldgs)	Calculated Fee (Excl. Jail)	Current Adopted Fee (2012)*	HB 337 Capped Fee**
Residential						
801 to 1,399 sf	du	1.31	\$1,263	\$879	\$171	\$256
2,000 to 3,599 sf	du	1.63	\$1,572	\$1,094	\$223	\$334
Non-Residential						
Light Industrial	1,000 sf	0.48	\$465	\$325	\$74	\$111
Office	1,000 sf	0.98	\$950	\$663	\$131	\$196
Retail/Shopping Center (40K-150K sfgla)	1,000 sfgla	2.58	\$2,502	\$1,745	\$336	\$504

* Based on 2012 study, adopted at 27%

** Over the next four years



Public Buildings

Impact Fee Component Changes since 2014-18 Study:

Input Variable	2014-18 Study (Not Adopted)	2021 Study (All Bldgs)	% Change
<i>Residential 2,000 – 3,599 sf (per du)</i>			
Total Impact Cost per Functional Resident	\$1,014	\$1,126	+11%
Total Credit per Functional Resident	\$197	\$161	-18%
Net Impact Cost per Functional Resident	\$817	\$965	+11%
Functional Residents per Unit	1.56	1.63	+4%
Calculated Impact Fee	≈\$1,275	\$1,573	+23%



Public Buildings

Impact Fee Component Changes since 2014-18 Study:

Input Variable	2014-18 Study (Not Adopted)	2021 Study (Excl. Jail)	% Change
<i>Residential 2,000 – 3,599 sf (per du)</i>			
Total Impact Cost per Functional Resident	\$1,014	\$832	-18%
Total Credit per Functional Resident	\$197	\$161	-18%
Net Impact Cost per Functional Resident	\$817	\$671	-18%
Functional Residents per Unit	1.56	1.63	+4%
Calculated Impact Fee	≈\$1,275	\$1,094	-14%



Public Buildings

Impact Fee Comparison

Land Use	Unit	Palm Beach County				Collier County	Martin County	St. Lucie County
		Current Adopted	Calculated (All Bldgs)	Calculated (Excl. Jail)	HB 337 Capped*			
Study Date	-	2012	2021	2021	N/A	2016	2012	2017
Assessed Portion	-	27%	N/A	N/A	N/A	100%	100%	100%
Residential								
Single Family (2,000 sf)	du	\$223	\$1,573	\$1,094	\$334	\$934	\$646	\$365
Multi-Family (1,300 sf)	du	\$171	\$1,264	\$879	\$256	\$444	\$646	\$327
Non-Residential								
Light Industrial	1,000 sf	\$74	\$466	\$325	\$111	\$359	\$182	\$74
Office	1,000 sf	\$131	\$951	\$663	\$196	\$620	\$316	\$323
Retail/Shopping Center (40K to 150K sfgla)	1,000 sfgla	\$336	\$2,503	\$1,745	\$504	\$1,275	\$551	\$547

*Over the next four years



Public Buildings

Revenue Projections

- Based on permitting levels from 2015+
 - Full calculated rates ≈\$10.0 million per year
 - HB capped rates ≈\$2.1 million per year
- Examples of projects eligible for impact fee funding
 - PBSO Shooting Range Expansion (≈\$9.5 M)
 - Airport Center Building 3 (≈\$68 M)
 - Atlantic Commons Civic Site (≈\$10 M)
 - Main Courthouse Expansion/Annex (≈\$135 M the first phase)

Law Enforcement





Law Enforcement

Level of Service

Service Area: **Unincorporated County & 17 Cities**

Variable	Weighted Population	Functional Population
Population	943,870	802,190
Number of Sworn Officers	1,675	1,675
LOS (Officers per 1,000 Population)	1.77	2.09



Law Enforcement

Cost Component

- Total vehicles & equipment = **\$260 M** (incl. correctional)
- Cost to Outfit an Officer = **\$74,000**
- ✓ Total cost: **\$74,000 x 1,675 = \$124 M**

Component	Cost	Revised
Vehicle and Equipment Value per Officer	\$55,000	\$74,000
LOS (Officers/1,000 functional residents)	2.22	2.09
Cost per Functional Resident	\$122.10	\$154.66



Law Enforcement

Credit Component

- Number of Officers:
 - ✓ 2014 = 1,492
 - ✓ 2022 = 1,675
 - ✓ Confirmed officer figures include same categories
 - ✓ Serving 5 additional cities
- Approximately **23 new officers** per year
 - \$1.7 million of non-impact fee investment per year



Law Enforcement

Net Cost per Resident

- Total Cost = \$154.66
- Less: Credit = -\$31.68
- Net Cost = **\$122.98**





Law Enforcement

Calculated Impact Fee

Land Use	Unit	Functional Residents per Unit	Fully Calculated Fee	Revised Calculated Fee	Current Adopted Fee
Residential					
Single Family (detached/attached)	du	1.88	\$230	\$231	\$128
Multi-Family	du	1.13	\$138	\$139	\$70
Non-Residential					
Light Industrial	1,000 sf	0.48	\$59	\$59	\$7
Office	1,000 sf	0.98	\$120	\$121	\$10
Retail/Shopping Center (40,000 to 150,000 sf gla)	1,000 sf gla	2.58	\$315	\$317	\$57

*Over the next four years



Law Enforcement

Calculated Impact Fee

Land Use	Unit	Fully Calculated Fee	Current Adopted Fee	HB 337 Capped Fee*
Residential				
Single Family (detached/attached)	du	\$231	\$128	\$192
Multi-Family	du	\$139	\$70	\$105
Non-Residential				
Light Industrial	1,000 sf	\$59	\$7	\$10
Office	1,000 sf	\$121	\$10	\$15
Retail/Shopping Center (40,000 to 150,000 sf gla)	1,000 sf gla	\$317	\$57	\$85

*Over the next four years



Law Enforcement

Impact Fee Component Changes since 2014-18 Study:

Input Variable	2014-18 Study (Not Adopted)	2021 Study	% Change
<i>Residential 2,000 – 3,599 sf (per du)</i>			
Total/Net Impact Cost per Functional Resident	\$107	\$123	+15%
Functional Residents per Unit	1.80	1.88	+4%
Calculated Impact Fee	\$192	\$231	+20%



Law Enforcement

Impact Fee Comparison

Land Use	Unit	Palm Beach County			Collier County	Martin County	Miami-Dade County	Orange County	St. Lucie County
		Current Adopted	Fully Calculated	HB 337 Capped*					
Study Date	-	2012	2021	N/A	2016	2012	N/A	2017	2016
Assessed Portion	-	95%	N/A	N/A	100%	100%	N/A	100%	100%
Residential									
Single Family (2,000 sf)	du	\$128	\$231	\$192	\$587	\$760	\$583	\$502	\$246
Multi-Family (1,300 sf)	du	\$70	\$139	\$105	\$297	\$760	\$583	\$194	\$171
Non-Residential									
Light Industrial	1,000 sf	\$7	\$59	\$10	\$215	\$158	\$405	\$146	\$54
Office (50,000 sf)	1,000 sf	\$10	\$121	\$15	\$372	\$274	\$405	\$265	\$187
Retail (125,000 sf)	1,000 sfgla	\$57	\$317	\$85	\$765	\$742	\$405	\$786	\$325

*Over the next four years



Law Enforcement

Contracts with the Cities

- Contracts reflect a single negotiated rate for an agreed upon level of service
- PBSO adds officers every time they contract with a new city and revenues from the contract assist with the cost of the officers
 - 5 additional jurisdictions since the 2014/18 report



Law Enforcement

Revenue Projections

- Based on permitting levels from 2015+
 - Full calculated rates ≈\$0.6 million per year
 - HB 337 capped rates ≈\$0.5 million per year
- Examples of projects eligible for impact fee funding
 - Additional vehicles/equipment (new)



Summary

Summary of Calculated Impact Fee Rates:

Land Use	Unit	Public Buildings	Fire Rescue	Law Enforcement	Library Facilities	Parks & Recreation (Excl Beach)	School Facilities	Transportation	Total Calculated	Total Adopted
Residential										
Single Family (2,000 sf)	du	\$1,572	\$628	\$231	\$311	\$2,332	\$8,322	\$5,892	\$19,288	\$13,055
Non-Residential										
Light Industrial	1,000 sf	\$465	\$154	\$59			-	\$2,633	\$3,311	\$1,683
Office (50,000 sf)	1,000 sf	\$950	\$85	\$121			-	\$5,847	\$7,003	\$3,609
Retail (125,000 sfgla)	1,000 sfgla	\$2,502	\$172	\$317			-	\$8,323	\$11,314	\$8,170



Summary

Summary of Calculated Impact Fee Rates (Reduced Parks & Public Buildings):

Land Use	Unit	Public Buildings	Fire Rescue	Law Enforcement	Library Facilities	Parks & Recreation	School Facilities	Transportation	Total Calculated	Total Adopted
Residential										
Single Family (2,000 sf)	du	\$1,094	\$628	\$231	\$311	\$1,474	\$8,322	\$5,892	\$17,952	\$13,055
Non-Residential										
Light Industrial	1,000 sf	\$325	\$154	\$59			-	\$2,633	\$3,171	\$1,683
Office (50,000 sf)	1,000 sf	\$663	\$85	\$121			-	\$5,847	\$6,716	\$3,609
Retail (125,000 sf gla)	1,000 sf gla	\$1,745	\$172	\$317			-	\$8,323	\$10,557	\$8,170



Summary

Summary of HB 337 Capped Impact Fee Rates:

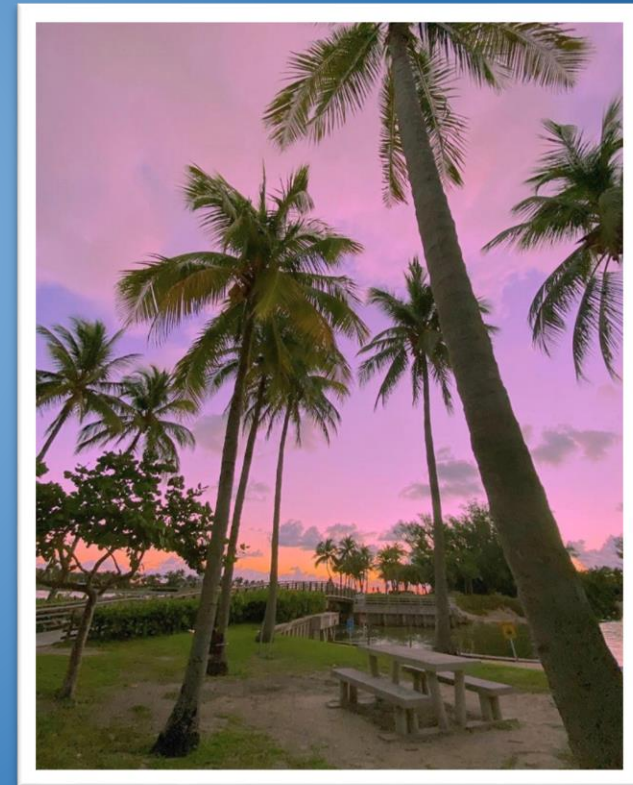
Land Use	Unit	Public Bldgs	Fire Rescue	Law Enf	Library	Parks & Recr	School	Transp	HB 337 Capped Fees*	Total Adopted
Residential										
Single Family (2,000 sf)	du	\$334	\$414	\$192	\$311	\$1,290	\$8,322	\$5,892	\$16,755	\$13,055
Non-Residential										
Light Industrial	1,000 sf	\$110	\$120	\$11			-	\$2,284	\$2,525	\$1,683
Office (50,000 sf)	1,000 sf	\$196	\$75	\$15			-	\$5,127	\$5,413	\$3,609
Retail (125,000 sfgla)	1,000 sfgla	\$504	\$172	\$86			-	\$8,323	\$9,085	\$8,170

*Over the next four years



Presentation Overview

- 1) Background/Purpose
- 2) Technical Study
 - Public Buildings
 - Fire Rescue
 - Law Enforcement
 - Library Facilities
 - Parks & Recreation Facilities
 - School Facilities
 - Transportation
- 3) Next Steps





Next Steps

- Impact Fee Review Committee Recommendations
- Final Technical Report
- BOCC Workshop
- Implementation Process





Questions?



IMPACT FEE REVIEW COMMITTEE REPORT
FOR
2022 BIENNIAL REVIEW OF IMPACT FEES

INTRODUCTION

The County's impact fee system assesses fees in the unincorporated area and all 39 municipalities. This revenue source is a major vehicle for funding the various capital facilities the County provides. Table 1 shows the revenues produced by the various fees for three fiscal years.

TABLE 1
IMPACT FEE REVENUE
PALM BEACH COUNTY
(\$000)

	FY18-19	FY19-20	FY20-21	TOTAL
PARKS	3,143	3,965	4,837	11,945
PUBLIC BUILDINGS	1,400	1,671	1,964	5,035
LAW ENFORCEMENT	376	523	510	1,409
FIRE RESCUE	33	1,020	1,236	2,289
LIBRARY	692	897	1,120	2,709
SCHOOLS	7,575	17,415	33,362	58,352
ROADS	26,676	21,737	27,529	75,942
*TOTAL ALL FEES	39,894	47,228	70,558	157,679

Source: Impact Fee Report for Fiscal Years 2019, 2020, and 2021. *Numbers are rounded.

IMPACT FEE REVIEW COMMITTEE

The Impact Fee Review Committee is established by Article 2, Chapter G Decision Making Bodies, of the Unified Land Development Code (ULDC). The Committee's purpose is to oversee the County's review and update of the impact fee system and to report its findings to the Board of County Commissioners (BCC).

(Exhibit I: List of Committee Members)

POWERS AND DUTIES

The powers and duties of the Impact Fee Review Committee are established by Article 2.G.3.I of the ULDC as follows:

2. Powers and Duties. The Impact Fee Review Committee shall have the following powers and duties under the provisions of this Code:

a. To submit a Report to the Board of County Commissioners whenever the County conducts a full review or update of the impact fee system relating to:

- 1) The implementation of Art. 13, Impact Fees;
- 2) Actual levels of service for the impact fees exacted in Art. 13, Impact Fees;
- 3) The collection, encumbrance, and expenditure of all impact fees collected pursuant to Art. 13, Impact Fees;
- 4) The validity and assumptions in the technical memoranda used to support the impact fee schedules in Art. 13, Impact Fees; and

- 5) Any recommended amendment to Art. 13, Impact Fees.
- b. review amendments to Art. 13, Impact Fees, prior to their consideration by the Board of County Commissioners; and,
- c. perform such other duties as the Board of County Commissioners deems appropriate.

The Committee completed its review of the existing impact fee implementation system and examined proposed updates and revisions to the technical report and the ordinance. The Committee reviewed the following information:

- Article 2.G.3.I & Section 2.G.4.L of the Uniform Land
- Article 13, Impact Fees, Unified Land Development Code Development Code
- Palm Beach County Impact Fee Update - Revenue & Expenditure Summary Reports, April 20, 2022
- Impact Fee Financial Report for FY2019, 2020 and 2021
- Capital Project Status Report, September 30, 2021
 - Impact Fee Aging Analysis: Period Ending September 30, 2021
- House Bill 337
- Impact Fee Affordable Housing Assistance Program Overview
- Summary Report of Impact Fee Credit
- Capital Improvement Program 2022-2026
- Scope of Work, consultant's Contract for Update and Development of Impact Fees
- Staff, Consultant, and Public Input at Meetings

FINDINGS AND RECOMMENDATIONS

IMPLEMENTATION

FINDING #1: The Committee found that the implementation of the impact fee system is in accordance with Article 13.

ACTUAL LEVELS OF SERVICE FOR IMPACT FEES EXACTED

Achieved and adopted levels of service are used to calculate the impact fees. The formula, generally, is as follows:

TOTAL CAPITAL COST = COST TO PROVIDE EXISTING/ADOPTED LEVEL OF SERVICE

CREDITS = CREDIT FOR BONDS, GRANTS, TAX PAYMENTS AND ALL OTHER REVENUES DESIGNATED FOR CAPITAL PROJECTS

TOTAL CAPITAL COST / TOTAL POPULATION = PER CAPITA COST

TOTAL CREDITS / TOTAL POPULATION = PER CAPITA CREDITS

PER CAPITA COST X PERSONS PER HOUSEHOLD = COST PER UNIT

PER CAPITA CREDITS X PERSONS PER HOUSEHOLD = CREDITS PER UNIT

COST PER UNIT - CREDITS PER UNIT = NET COST (IMPACT FEE)

FINDING #2: The Committee found that the County-wide or service area levels of service used to calculate impact fees are based on actual and adopted levels of services. Where actual levels of service exceed the adopted levels of service, calculations are based on the adopted levels of service.

COLLECTION, ENCUMBRANCE, AND EXPENDITURE OF ALL IMPACT FEES COLLECTED

Overall, the Committee found that the impact fees are being collected, encumbered, and expended properly. The Impact Fee Manager reviews proposed impact fee expenditures for compliance with the ordinance prior to a proposed project is presented to the BCC for approval.

FINDING #3: The County is currently expending impact fee revenues that were collected in 2014 - 2021. Some of this delay is necessary because funds have to accumulate in the impact fee revenue trust funds before enough is accumulated to pay for capital projects.

RECOMMENDATION: Impact Fee funds collected by the County should be expended as soon as there are sufficient funds available for eligible projects.

VALIDITY OF ASSUMPTIONS IN THE TECHNICAL MEMORANDUM

The Committee completed a detailed review of Palm Beach County's Impact Fee Update Study for (technical memorandum, methodology or impact fee report), which was prepared by Benesch, f/k/a Tindale-Oliver & Associates. The technical study establishes the total cost of providing the capital facilities for which impact fees are imposed, an essential starting point for a fair impact fee system. The Committee spent a great deal of time and effort reviewing the report to ensure its accuracy and that it meets all of the requirements outlined in Articles 2 and 13 of the Uniform Land Development Code. The Committee findings are as follows:

FINDING #4: The Impact Fee Review Committee found that the new Florida legislation (i.e., House Bill 337) requires updating Article 13 of the Uniform Land Development Code (ULDC) to remain in compliance with the new law.

RECOMMENDATION: The Impact Fee Review Committee recommends updating the language in the ULDC to conform with the new Florida State legislation (i.e., HB 337).

(Exhibit II: Summary of Amendments)

FINDING #5: The Committee found that population estimates, occupancy rates, and outstanding indebtedness all appear to be accurately reported in the methodology. The Committee accepted staff's recommendation on the fee calculations for all impact fee components included in the technical memoranda.

RECOMMENDATION: The Committee recommends acceptance and approval of all impact fee component recommendations of the Palm Beach County Impact Fee Update Study.

Finding #6: The Impact Fee Review Committee's recommendation in Finding #5 represents and results in changes to the impact fee rate schedule and the Committee acknowledges that the County is not legally required to impose these fees at their full level. It is completely within the purview of the Board of County Commissioners to impose the fees at lower levels.

RECOMMENDATION: In consideration of our review and pursuant to the powers and duties provided for the Impact Fee Review Committee under and in accordance with Article 2 of the ULDC, the Committee recommends the following:

1. An adjustment in impact fees to the level calculated in the methodology for the road, park, schools, library, law, public building and fire rescue impact fees.

(Exhibit III: Summary of Fee Schedules - Impact Fee Update Study)

TOTAL IMPACT FEES

FINDING #7: The Impact Fee Review Committee found that because of the statutory limits on the amount that impact fee rates may be increased, and the manner in which increases may be implemented under HB-337, there may be a need for staff to conduct a demonstrated-need study for the BCC's consideration.

RECOMMENDATION: The Impact Fee Review Committee recommends that staff conduct a demonstrated-need study demonstrating "extraordinary circumstances", pursuant to HB 337 for the BCC's consideration.

FINDING #8: The Impact Fee Review Committee found that the Impact Fee Affordable Housing Assistance Program is only funded through three impact fee components and the use of the impact fee funds are restricted by and within their respective benefit zones.

RECOMMENDATION: The Impact Fee Review Committee recommends the County consider all categories/components of impact fees for inclusion with Impact Fee Affordable Housing Assistance Program and that the zones be Countywide instead of by zone to maximize the areas of opportunity for affordable housing.

The remainder of this page left intentionally blank

IMPACT FEE REVIEW COMMITTEE
MEMBERS

Chairman E. Llwyd Ecclestone, III, Developer Business Community
Four Points Construction, LLC

Vice-Chairman Robert J. Harvey, Attorney Business Community
Jenks & Harvey, LLP

Scott Worley, Developer/General Contractor Business Community
NorthStar Building Mgmt., LLC

Robert Gottlieb, Councilman Municipal Representative
Vice-Mayor Town of South Palm Beach

Gordon, Lawrence, Councilman Municipal Representative
President of PBC League of Cities
Vice-Mayor, Haverhill

Danowski, Laura, Councilwoman Municipal Representative
Vice-Mayor Loxahatchee Groves

Gardener, Darnell, General Contractor At-Large
Real Estate/Mortgage Broker

Vacant Alternative Municipal

Vacant Alternate Business

Vacant Alternate At Large

3. Board Membership

a. Qualifications

There shall be nine members of the HRRB. Members of the HRRB shall be residents of PBC, Florida and demonstrate an interest in local history. One member with professional experience shall be appointed from each of the following five professional disciplines: history, architecture, archeology, architectural history and historic architecture. Other historic preservation related disciplines, such as Urban Planning, American Studies, American Civilization, Cultural Geography or Cultural Anthropology shall be considered when choosing appointments for these five of the nine members of the HRRB. Each of these five positions shall meet the requirements outlined in the Professional Qualifications Standards of the Florida Certified Local Government Guidelines. In addition to the above five positions, there shall be a sixth person with a demonstrated interest, degree or experience in one of the above professional disciplines who is also a resident of the area of PBC West of Twenty Mile Bend, including any of the incorporated or unincorporated communities in proximity to Lake Okeechobee. There are no specific requirements for the other three positions as a prerequisite to appointment but consideration shall be given to the following with a demonstrated interest in history, architecture or related disciplines: business person, engineer, contractor in a construction trade, landscape architect, urban planner, attorney, and resident of areas identified by 1990 PBC Historic Sites Survey as containing 25 or more structures with potential for historic preservation. Persons seeking appointment to the HRRB shall be willing to invest time to assist staff in site evaluations, establishing priorities, public education efforts, survey and planning activities of the Certified Local Government Program and the other responsibilities of the HRRB. Board members shall attend pertinent educational conferences and seminars.

b. Appointment

The members of the HRRB shall be appointed at-large by the BCC.

c. Terms of Office

Each appointment shall be made for a term of three years. Any member may be reappointed upon approval of the BCC as provided for herein. [Ord. 2013-001]

4. Secretary and Staff

a. Secretary

The Planning Director of the PZB shall serve as Secretary to the HRRB.

b. Staff

The Planning Division shall be the professional staff of the HRRB. The Board shall make every effort to minimize demands on staffing in consideration of budgetary constraints.

5. Meetings

a. General

General meetings of the HRRB shall be held at least four times per year. Special meetings may be called by the Chair of the HRRB, or in writing by a majority of the members of the Board. Staff shall provide 24-hour written notice to each Board member prior to a special meeting. [Ord. 2020-001]

b. Quorum

The presence of a majority of the appointed members of the HRRB shall constitute a quorum necessary to take action and transact business. [Ord. 2020-001]

I. Impact Fee Review Committee

1. Establishment

There is hereby created an Impact Fee Review Committee (IFRC).

2. Powers and Duties

The IFRC shall have the following powers and duties under the provisions of this Code:

a. submit a Report to the BCC whenever PBC conducts a full review or update of the impact fee system relating to:

- 1) the implementation of Art. 13, Impact Fees;
- 2) actual levels of service for the impact fees exacted in Art. 13, Impact Fees;
- 3) the collection, encumbrance, and expenditure of all impact fees collected pursuant to Art. 13, Impact Fees;
- 4) the validity and assumptions in the technical memoranda used to support the impact fee schedules in Art. 13, Impact Fees; and,
- 5) any recommended amendment to Art. 13, Impact Fees.

b. review amendments to Art. 13, Impact Fees prior to their consideration by the BCC; and,

c. perform such other duties as the BCC deems appropriate.

H. Historic Resources Review Board

1. Establishment

There is hereby established a Historic Resources Review Board (HRRB).

2. Powers and Duties

The HRRB shall have the following powers and duties under the provisions of this Code:

- a. develop, administer and update an accurate inventory of historic resources in unincorporated PBC and on PBC owned property in municipalities. The inventory shall be used to formulate a map of historic district boundaries and historically significant properties meriting protection to be incorporated into the land use element of the Plan;
- b. pursuant to Art. 9.B, Historic Preservation Procedures, nominate and accept nominations for public and private properties for designation and regulate and administer such properties, structures, buildings, sites, districts, etc. so designated as historic sites and/or districts. The Department, in conjunction with the HRRB, shall establish a schedule for nominations for public and private properties for designation;
- c. participate in the National Register program in Florida to the greatest possible extent, as defined by the 1981 and subsequent amendments to the Historic Preservation Act of 1966 and regulations and rules drafted pursuant to those amendments by the National Park Service and the Florida State Bureau of Historic Preservation;
- d. act as a regulatory body to approve, deny or modify Certificates of Appropriateness as specified by Art. 9, Archaeological and Historic Preservation;
- e. make recommendations concerning amendments to the Plan, this Code, Building and other development related codes as they relate to the preservation of Historic Resources;
- f. make recommendations regarding historic and archeological resources on property owned by PBC;
- g. pursuant to Art. 9.B.4.B, Waiver of the Code Provisions, review and comment to the BCC concerning waiver of Code provisions for properties within historic districts and for properties designated as historic or archaeological sites or listed on the PBC Register of Historic Places; **[Ord. 2012-027]**
- h. develop, establish, and administer guidelines concerning contemporaneous architectural styles, colors, building materials and so forth for historic sites and historic districts. Such guidelines will be subject to approval by the BCC;
- i. coordinate with other entities to support increased public awareness of the value of historic preservation;
- j. after PBC qualifies as a Certified Local Government, make recommendations to PBC Commission concerning the use of grants from Federal and State agencies, to augment PBC funding in order to promote the preservation and conservation of archaeological sites of historic significance, historic sites and historic districts;
- k. cooperate and coordinate with Property Owners, public and private organizations, businesses, and other individuals to help ensure the conservation and preservation of archaeological sites, contents within said sites, buildings, structures, and districts of historic significance, especially those for which demolition or destruction is proposed;
- l. create and approve the design of standardized historic markers and plaques and issue recognition to designated historic sites and historic districts within PBC;
- m. execute any other needed and appropriate historic resource preservation functions which may be approved by the BCC;
- n. develop and administer a Historic Preservation Manual for PBC to help Property Owners fulfill the regulations and requirements of this Ordinance;
- o. hear, consider, and approve, approve with conditions or deny applications for Certificate to Dig;
- p. make recommendations to the BCC regarding proposed amendments to the map of known archeological sites;
- q. initial resources shall be dedicated to those functions which shall qualify PBC as a Certified Local Government;
- r. make every effort to be represented at meetings, conferences and workshops pertaining to the functions of the HRRB scheduled by the State Historic Preservation offices or the Florida Conference of Preservation Boards and Commissions;
- s. seek expertise or proposals of matters requiring evaluation by a professional of a discipline not represented on the HRRB; and,
- t. the HRRB's responsibilities shall be complementary to the powers of the State Historic Preservation Office.

EXHIBIT A

ARTICLE 13 – IMPACT FEES
SUMMARY OF AMENDMENTS

(Updated ??/??/22)

Part 1. ULDC Art. 13, Impact Fees (pages 1-2, 5-18, 20 – 23 and 26 of 48), is hereby amended as follows:

Reason for amendments: [Impact Fee Manager]

Section 6 Independent Fee Calculation Study.....7

- A. General7
B. Submission of Application7
C. Contents of Application7
D. Determination of Sufficiency7
E. Action by Impact Fee Coordinator Manager8
1. Impact Fees Other Than Roads8
2. Road Impact Fees8
3. Responsibility of Feepayer8
4. Decision in Writing8
F. Covenant Running with the Land.....8
G. Appeal8

Section 7 Collection and Administrative Fees.....9

- A. Timing and Collection of Payment9
1. Collected at Building Permit or Other Development Order.....9
2. Municipality May Require Direct Payment to County9
3. Municipalities are Collecting Agents9
B. Administrative Fees9
C. Fees Transferred to Trust Funds9
1. Fees Collected by County9
2. Fees Collected by Municipalities9
D. Record Keeping 10
E. Impact Fee Coordinator Manager to Furnish Information and Advice to the Municipalities 10

Section 10 Refunds..... 11

- A. General 11
1. Non-Commencement of Construction 11
2. Untimely Encumbrance 11
3. Computational or Clerical Errors and Omissions..... 11
B. Procedure to Obtain Refund 11
1. Submission of Application..... 11
2. Contents of Application 11
3. Determination of Sufficiency 12
4. Action by Impact Fee Coordinator Manager..... 12

CHAPTER A GENERAL

Notes:

Underlined indicates new text.

Stricken indicates text to be deleted. Stricken and italicized means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets [Relocated to:].

Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from:].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT A

ARTICLE 13 – IMPACT FEES SUMMARY OF AMENDMENTS (Updated ??/??/22)

1 SECTION 3 EXEMPTIONS 2

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

- 4 A. Any development that results in no new impact on a capital facility for which the impact fee is assessed.
- 5 B. The construction of accessory buildings or structures which will not produce new additional impact on a
6 capital facility over and above that produced by the principal building or use of the land.
- 7 C. For the purpose of School Impact Fees, the construction of adult only residences that meet the Fair Housing
8 Act exemption codified at [42 U.S.C. 3607](#), as may be amended; provided, however, that the feepayer files
9 a Declaration of Restrictive Covenants prepared and signed by the Impact Fee ~~Coordinator~~ Manager which
10 prohibits persons 19 years of age or younger from residing in the residence for more than 60 days per
11 calendar year. The School Impact Fee Declaration of Restrictive Covenants must be filed with the Clerk of
12 the 15th Judicial Circuit Court. **[Ord. 2005-047]**
- 13 D. The construction of publicly owned and operated governmental buildings or facilities.
14

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

22 SECTION 5 COMPUTATION OF IMPACT FEE 23

24 A. GENERAL

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

31 B. IMPACT FEE SCHEDULE

32 The impact fees in the Impact Fee schedules have been calculated using the data and methodologies
33 described in the Impact Fee Report, as amended. Impact fees are applicable to new development in
34 unincorporated PBC and the municipalities within PBC, and the impact fee schedules establish impact fees
35 based on the proportional impacts of, and benefits to, new development on and from capital facilities
36 provided by PBC and the School Board.

37 C. LAND USES NOT SPECIFIED IN IMPACT FEE SCHEDULE

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

Notes:

Underlined indicates new text.

~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated.
If being relocated destination is noted in bolded brackets **[Relocated to:]**.

Italicized indicates text to be relocated. Source is noted in bolded brackets **[Relocated from:]**.

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT A

ARTICLE 13 – IMPACT FEES SUMMARY OF AMENDMENTS

(Updated ??/??/22)

1 D. MIXED USE

2 ...

3 E. ERRORS AND OMISSIONS

4 ...

5 F. **BIENNIAL QUADRENNIAL REVIEW**

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

15 SECTION 6 INDEPENDENT FEE CALCULATION STUDY

16
17 A. GENERAL

18 If a feepayer opts not to have the impact fee determined according to the fee schedule, then the feepayer
19 shall, at the feepayer's expense, prepare and submit to the Impact Fee ~~Coordinator~~ Manager an
20 independent fee calculation study for the proposed land use. An independent fee calculation study for Road
21 Impact Fees shall be submitted simultaneously to the Impact Fee ~~Coordinator~~ Manager and the County
22 Engineer. The independent fee calculation study shall follow the methodologies used in the Impact Fee
23 Report. The independent fee calculation study shall be conducted by a professional in impact analysis. An
24 independent fee calculation study for Road Impact Fees shall be conducted by a professional in Road
25 Impact Fee analysis or by a registered engineer. The burden shall be on the feepayer to provide the Impact
26 Fee ~~Coordinator~~ Manager all relevant data, analysis, and reports which would assist the Impact Fee
27 ~~Coordinator~~ Manager in determining whether the impact fee should be adjusted.

28 B. SUBMISSION OF APPLICATION

29 The application for an independent calculation study shall be submitted to the Impact Fee ~~Coordinator~~ Manager
30 Manager, except that an independent calculation study for Road Impact Fees shall be submitted
31 simultaneously to the Impact Fee ~~Coordinator~~ Manager and the County Engineer. In the event that the
32 feepayer wishes to obtain Building Permits prior to the Impact Fee ~~Coordinator~~ Manager's final approval,
33 the feepayer may submit an application and deposit impact fees as set forth in the impact fee schedule into
34 an escrow account, pursuant to an escrow agreement in a form provided for by the Impact Fee ~~Coordinator~~ Manager.
35 A feepayer failing to submit an independent fee calculation study, or, if necessary, an executed
36 escrow agreement to the Impact Fee ~~Coordinator~~ Manager prior to permit issuance is deemed to have
37 waived the right to an impact fee adjustment based on the independent fee calculation study.

38 C. CONTENTS OF APPLICATION

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

43 D. DETERMINATION OF SUFFICIENCY

Notes:

Underlined indicates new text.

~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated.

If being relocated destination is noted in bolded brackets [**Relocated to:**].

Italicized indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:**].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT A

ARTICLE 13 – IMPACT FEES SUMMARY OF AMENDMENTS (Updated ??/??/22)

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

5 E. Action by Impact Fee ~~Coordinator~~ Manager

6 1. IMPACT FEES OTHER THAN ROADS

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

12 2. ROAD IMPACT FEES

13 For Road Impact Fees, within 15 working days after the application is determined to be sufficient, the
14 County Engineer shall review the application and, if the application clearly demonstrates (using the
15 formulae described in this Article) that the proposed land use will create fewer trips than projected in
16 the Road Impact Fee component. The County Engineer shall make a written recommendation to the
17 Impact Fee ~~Coordinator~~ Manager on adjusting the Road Impact Fee. If the Impact Fee ~~Coordinator~~
18 Manager concurs, the Impact Fee ~~Coordinator~~ Manager shall appropriately adjust the impact fee within
19 five working days of receipt of the County Engineer's recommendation. **[Ord. 2005-047]**

20 3. RESPONSIBILITY OF FEEPAAYER

21 The burden shall be on the feepayer to provide all relevant data, analysis and reports which would
22 assist the Impact Fee ~~Coordinator~~ Manager and, in the case of roads, the County Engineer in making
23 a determination of the appropriate impact fee. The analysis and report must be based on generally
24 accepted methods and the formulas for the specific impact fee component in the Impact Fee Report,
25 or in the case of roads, the methods and formulas described in this Article and below in [Art. 13.H, Road](#)
26 [Impact Fees](#). A feepayer wishing to provide additional information after submitting the initial
27 independent fee calculation study must do so no later than 30 days after the date of the Impact Fee
28 ~~Coordinator~~ Manager 's determination of sufficiency. The Impact Fee ~~Coordinator~~ Manager will not
29 accept additional information relevant to an independent fee calculation study after this deadline. If the
30 impact fee is adjusted the feepayer shall provide a copy of the Impact Fee Modification Certificate at
31 the time of permit issuance. Failure to provide a copy of the certificate at the time of permit issuance shall
32 constitute a waiver of any adjusted impact fee. **[Ord. 2005-047]**

33 4. DECISION IN WRITING

34 The decision of the Impact Fee ~~Coordinator~~ Manager to adjust or to refuse to adjust the impact fee shall
35 be in writing and shall be transmitted to the applicant by certified mail within five days of the decision.
36 An approved adjustment shall be issued in the form of an "Impact Fee Modification Certificate" which
37 shall include information regarding:

- 38 a. project location and name if available;
- 39 b. square footage of project;
- 40 c. adjusted trip generation; and,
- 41 d. property control numbers.

42 F. COVENANT RUNNING WITH THE LAND

Notes:

Underlined indicates new text.

~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated.
If being relocated destination is noted in bolded brackets **[Relocated to:]**.

Italicized indicates text to be relocated. Source is noted in bolded brackets **[Relocated from:]**.

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT A

ARTICLE 13 – IMPACT FEES SUMMARY OF AMENDMENTS (Updated ??/??/22)

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

- 4 1. The independent fee calculation is based on a use of land having a lesser impact than set forth in the
5 impact fee schedule; or
- 6 2. The development could be put to a use having a greater impact than that proposed in the independent
7 fee calculation study without being required to secure a permit or approval for the use; or
- 8 3. For such other reasons that make a covenant necessary to ensure compliance with this Article.

9 G. APPEAL

- 10 1. Hearing Officers, as established in [Art. 2.G.3.G, Hearing Officers](#), are hereby authorized to hear and
11 decide appeals of decisions by the Impact Fee ~~Coordinator~~ Manager concerning independent fee
12 calculations and interpretations of the Article. **[Ord. 2014-025]**
- 13 2. An applicant shall file an appeal with the Impact Fee ~~Coordinator~~ Manager by filing a letter of appeal
14 within 15 working days of a decision by the Impact Fee ~~Coordinator~~ Manager. The letter of appeal must
15 state with specificity the reasons for the appeal and shall contain such data and documentation upon
16 which the applicant seeks to rely. The Impact Fee ~~Coordinator~~ Manager may establish a reasonable
17 fee to be paid by the applicant upon filing an appeal. This fee shall not exceed the cost to the County
18 in processing the appeal. **[Ord. 2005-047] [Ord. 2014-025]**
- 19 3. The Impact Fee ~~Coordinator~~ Manager shall schedule a hearing before the Hearing Officer no later than
20 90 working days after an appeal has been filed. The Impact Fee ~~Coordinator~~ Manager shall notify the
21 applicant of the hearing date at least 15 working days in advance of the hearing and invite the
22 applicant or the applicant's representative to attend the hearing. Any of the time limitations set forth in
23 this paragraph may be waived upon mutual agreement of the Impact Fee ~~Coordinator~~ Manager and the
24 party filing the appeal. **[Ord. 2014-025]**
- 25 4. At the hearing, the Hearing Officer shall provide the applicant and the Impact Fee ~~Coordinator~~ Manager
26 an opportunity to present testimony and evidence, provided such information was part of the review
27 before the Impact Fee ~~Coordinator~~ Manager. The Hearing Officer shall reverse the decision of the
28 Impact Fee ~~Coordinator~~ Manager only if there is substantial competent evidence in the record that the
29 Impact Fee ~~Coordinator~~ Manager erred from the standards in this Chapter. **[Ord. 2011-016] [Ord. 2014-
30 025]**
- 31 5. Any aggrieved party, including PBC, may appeal an order of the Hearing Officer to the Fifteenth Judicial
32 Circuit Court of PBC. Such appeal shall not be a hearing *de novo*, but shall be a petition for Writ of
33 Certiorari and the Court shall be limited to appellate review of the record created before the Hearing
34 Officer. PBC may assess a reasonable fee for the preparation of the record to be paid by the Petitioner
35 in accordance with [F.S. § 119.07](#), as amended from time to time. **[Ord. 2011-016] [Ord. 2014-025]**

37 SECTION 7 COLLECTION AND ADMINISTRATIVE FEES

39 A. TIMING AND COLLECTION OF PAYMENT

40 ...

41 B. ADMINISTRATIVE FEES

42 ...

43 C. FEES TRANSFERRED TO TRUST FUNDS

44 ...

Notes:

Underlined indicates new text.

~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated.
If being relocated destination is noted in bolded brackets **[Relocated to:]**.

Italicized indicates text to be relocated. Source is noted in bolded brackets **[Relocated from:]**.

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT X

ARTICLE 13 – IMPACT FEES SUMMARY OF AMENDMENTS

(Updated ??/??/22)

D. RECORD KEEPING

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

E. IMPACT FEE ~~COORDINATOR~~ MANAGER TO FURNISH INFORMATION AND ADVICE TO THE MUNICIPALITIES

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

SECTION 9 USE OF IMPACT FEES

A. INVESTMENT IN INTEREST BEARING ACCOUNTS

...

B. LIMITATION WITHIN BENEFIT ZONES

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

SECTION 10 REFUNDS

A. GENERAL

1. NON-COMMENCEMENT OF CONSTRUCTION

If a Building Permit or other permit requiring payment of an impact fee expires or is canceled or revoked, the structure has not been completed, and no certificate of occupancy has been issued, or if the permit is modified prior to completion of construction so as to change the land use or structure to one of lower impact than that on which the permit was originally issued, then the feepayer, or if the property has been conveyed after payment of the fee, the successor in interest to the real property, shall be entitled to a refund provided: an application for refund is submitted within three years of the payment of the impact fee; within one year of the permit's expiration, cancellation, revocation, or modification, or of the event giving rise to the refund; and the impact fee paid for approval of the permit has not been encumbered or spent by PBC or the School District as applicable. PBC shall retain an additional 3.4 percent of the impact fee to offset the costs of administering the refund. **[Ord. 2010-018] [Ord. 2014- 025]**

2. UNTIMELY ENCUMBRANCE

a. Untimely Encumbrance

Notwithstanding [Art. 13.A.10.A.1, Non-Commencement of Construction](#), above, if PBC fails to encumber the impact fees paid by the feepayer by the end of the calendar quarter immediately following six years from the date the impact fees are paid, and fails to spend the impact fee within nine years of the end of the calendar quarter in which the impact fees are paid, the feepayer, or if the property has been conveyed after payment of the fee the successor in interest to the real property, shall be entitled to a refund except that PBC shall retain an additional 3.4 percent of the impact fee to offset the costs of refund. The feepayer, or if the property has been conveyed after payment of the fee, the successor in interest shall submit an application for refund to the Impact Fee ~~Coordinator~~ Manager, within one year following the end of the calendar quarter in which the right to a refund occurs. In 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]**

B. NOTIFICATION OF POTENTIAL REFUND

Notes:

Underlined indicates new text.

~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets **[Relocated to:]**.

Italicized indicates text to be relocated. Source is noted in bolded brackets **[Relocated from:]**.

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT X

ARTICLE 13 – IMPACT FEES SUMMARY OF AMENDMENTS

(Updated ??/??/22)

1 If more than five percent of the impact fees collected in any fiscal year within any trust
2 fund are unencumbered after the end of the sixth fiscal year following the fiscal year in
3 which the impact fees were collected, PBC shall notify the present owners of lands for
4 which the unencumbered impact fees were paid of the possibility of a refund. Any claim
5 for a refund of impact fees shall be deemed waived if application for a refund is not
6 received within six months of the mailing or delivery of such notice.

7 3. COMPUTATIONAL OR CLERICAL ERRORS AND OMISSIONS

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

13 B. PROCEDURE TO OBTAIN REFUND

14 1. SUBMISSION OF APPLICATION

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

17 2. CONTENTS OF APPLICATION

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

20 A. RECEIPT

21 A copy of the dated receipt issued for payment of the impact fee;

22 B. PERMIT

23 If the refund is requested due to non-commencement of construction, and the permit
24 was issued by PBC, the Building Permit or other permit for which the impact fees were
25 paid;

26 C. EVIDENCE

27 If the refund is requested due to non-commencement of construction, evidence that the
28 applicant is the feepayer or a successor in interest to the feepayer;

29 D. DOCUMENTS

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

37 E. CANCELLATION OF PERMIT

38 If relevant, proof from the municipality that the permit has been canceled, and a copy of
39 the permit issued by the municipality; and, [Ord. 2008-015]

40 F. DATE FUND FORWARDED

41 If relevant, the date on which the municipality forwarded the funds to PBC.

42 3. DETERMINATION OF SUFFICIENCY

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

45 A. SUFFICIENCY

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

49 B. NOTIFICATION

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

53 4. ACTION BY IMPACT FEE ~~COORDINATOR~~ MANAGER

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

Notes:

Underlined indicates **new** text.

~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.
If being relocated destination is noted in bolded brackets [**Relocated to:**].

Italicized indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:**].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT X

ARTICLE 13 – IMPACT FEES SUMMARY OF AMENDMENTS

(Updated ??/??/22)

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](#).

2. REDEVELOPMENT OF EXISTING BUILDING/CHANGE IN LAND USE

3. SPECIAL DISTRICT ASSESSMENTS

4. IN-KIND CONTRIBUTIONS

...

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

B. IN-KIND CONTRIBUTIONS FOR ROAD FACILITIES PRIOR TO MARCH 1, 1989

...

C. IN-KIND CONTRIBUTIONS MADE AFTER OCTOBER 1, 1989, EXCEPT ROAD FACILITY CONTRIBUTIONS

...

D. VALUATION OF IN-KIND ROAD FACILITY CONTRIBUTION

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

5. CREDITS FOR CONTRIBUTIONS TO LOCAL GOVERNMENTS OTHER THAN PBC

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

6. SPECIAL PROVISIONS FOR PARK CREDITS

7. SPECIAL PROVISIONS FOR SCHOOL CREDITS

Notes:

Underlined indicates new text.

~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets [**Relocated to:**].

Italicized indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:**].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT X

ARTICLE 13 – IMPACT FEES SUMMARY OF AMENDMENTS

(Updated ??/??/22)

- 1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
- A. GENERAL
 - B. CONSIDERATION AND ACCEPTANCE BY SCHOOL BOARD
All applications for a school credit shall be reviewed and a response issued by the Superintendent or the School Board within 60 working days of the submission of the application. If the request is approved, the Superintendent shall notify the Impact Fee ~~Coordinator~~ Manager, and if other than PBC, the local government issuing the Development Permit. The Impact Fee ~~Coordinator~~ Manager shall determine the value of the credit. No credit shall be given until the dedication is conveyed to the School Board in accordance with this Section. [Ord. 2005-047]
 - 8. SPECIAL PROVISIONS FOR ROAD CREDITS
 - A. GENERAL
The feepayer may elect to propose construction of a portion of the major road network system in addition to any required site related improvements. The feepayer shall submit the proposed construction along with a certified engineer's cost estimate to the Impact Fee ~~Coordinator~~ Manager, with a copy to the County Engineer. The County Engineer shall determine if the proposed construction is eligible for Road Impact Fee credit, based on the following criteria:...

Exceptions to criterion 3) above may only be made upon approval of the BCC. No exceptions shall be made to criteria 1) and 2). If the proposed road construction meets the criteria for credit, the County Engineer shall determine the amount of credit to be given, and the timetable for completion of the proposed construction, and shall recommend the approval and the amount of credit to the Impact Fee ~~Coordinator~~ Manager.
 - B. CREDITS FOR CONSTRUCTION WITHIN SITE
Where a proposed major road network runs through a development and where the feepayer is required to construct two lanes of the road, the feepayer may elect, upon submission of a certified cost estimate to the Impact Fee ~~Coordinator~~ Manager and upon the recommendation of the County Engineer and the approval of the Impact Fee ~~Coordinator~~ Manager, to construct more than two lanes and receive credit for the additional cost of the additional lanes constructed. In addition to all other site-related improvements, the primary two lanes within the site's boundaries shall be considered site-related.
 - C. OTHER COSTS CREDITED
 - 1) Off-Site Right-Of-Way Acquisition
The cost of major road network rights-of-way acquired at the cost of the feepayer shall be credited where the right-of-way is outside of the site, and not site related. The costs shall be approved by the County Engineer and the Impact Fee ~~Coordinator~~ Manager based upon the appraised value of the land acquired. The credit shall not exceed the appraiser's approved value, except in the event that a settlement of, or in lieu of, condemnation results in payment in excess of the appraiser's value, in which case credit shall not exceed the amount paid. Cost incurred by PBC in acquiring such off-site right-of-way which are paid for by the feepayer shall be credited to the feepayer.
 - 2) PLAN PREPARATION
Costs of plan preparation for major road network construction shall be credited if approved by the County Engineer and the Impact Fee ~~Coordinator~~ Manager based upon reasonable costs associated with the preparation of such plans.
 - 9. APPLICATION OF CREDITS
...
 - 10. SPECIAL ALLOCATION OF CREDITS
...
 - A. PAST ADMINISTRATIVE PRACTICES TO CONTINUE
...
 - B. APPLICATION FOR SPECIAL ALLOCATION
Unless expressly prohibited by a Development Order, any feepayer who makes an in-kind contribution may petition the BCC for a special allocation of the respective impact fee credit by filing an application with the Impact Fee ~~Coordinator~~ Manager. Only one special allocation shall be made for each in-kind contribution made by the feepayer. [Ord. 2005-047]

Notes:

Underlined indicates new text.

~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets [Relocated to:].

Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from:].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT X

ARTICLE 13 – IMPACT FEES SUMMARY OF AMENDMENTS

(Updated ??/??/22)

1) PARCELS IDENTIFIED

...

2) NOTICE REQUIREMENTS

a) Mailing

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

C. THE APPROVAL PROCESS

The BCC shall approve the application for a special allocation provided that.

1) NO BONA FIDE CLAIM PRESENTED

No substantial, competent evidence is presented by a third party that would constitute prima facie evidence of a bona fide claim to any portion of the impact fee credit assigned to the affected development.

D. APPLICATION FEE PROVIDED

The BCC may establish a reasonable fee for processing of applications for special allocations. Any such fee duly established by the BCC shall be paid at the time the application for special allocation is submitted.

E. COVENANT

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

B. APPEAL

The decision of the Impact Fee ~~Coordinator~~ Manager may be appealed pursuant to [Art. 13.A.6.G, Appeal](#).

SECTION 12 COVENANTS

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

Notes:

Underlined indicates **new** text.

~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets **[Relocated to:]**.

Italicized indicates text to be relocated. Source is noted in bolded brackets **[Relocated from:]**.

.... A series of four bolded ellipses indicates language omitted to save space.

Palm Beach County
Projected Impact Fee Revenues
By Fee Type and Collection Zone

Descriptions	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021
	FY Actual	FY Actual	FY Actual	FY Actual	FY Actual	FY Actual
School Fee						
Impact Fee Zone 1 1263	\$ 939,295	\$ 1,371,994	\$ 1,040,705	\$ 780,189	\$ 2,425,981	\$ 11,967,819
Impact Fee Zone 2 1264	\$ 2,444,402	\$ 2,752,862	\$ 2,737,475	\$ 3,303,180	\$ 7,438,580	\$ 8,477,558
Impact Fee Zone 3 1265	\$ 3,611,011	\$ 2,047,219	\$ 1,022,944	\$ 2,417,140	\$ 4,948,188	\$ 7,326,889
Impact Fee Zone 4 1266	\$ 783,115	\$ 465,265	\$ 1,320,130	\$ 1,074,380	\$ 2,602,643	\$ 5,589,831
Total	\$ 7,777,823	\$ 6,637,340	\$ 6,121,254	\$ 7,574,888	\$ 17,415,391	\$ 33,362,106
Road Fee						
Impact Fee Area 1 3501	\$ 4,050,907	\$ 5,464,507	\$ 6,677,576	\$ 3,069,464	\$ 2,770,239	\$ 4,704,954
Impact Fee Area 2 3502	\$ 4,891,011	\$ 7,889,068	\$ 8,050,907	\$ 6,460,067	\$ 6,003,541	\$ 7,666,481
Impact Fee Area 3 3503*	\$ 3,313,941	\$ 3,836,531	\$ 5,744,923	\$ 4,422,908	\$ 3,084,717	\$ 1,954,355
Impact Fee Area 4 3504	\$ 4,977,001	\$ 5,482,565	\$ 5,084,722	\$ 5,894,360	\$ 4,108,504	\$ 5,968,647
Impact Fee Area 5 3505	\$ 12,297,542	\$ 8,545,883	\$ 4,811,188	\$ 6,828,702	\$ 5,769,712	\$ 7,234,124
Total	\$ 29,530,401	\$ 31,218,553	\$ 30,369,315	\$ 26,675,503	\$ 21,736,713	\$ 27,528,561
Park Fee						
Impact Fee Zone 1 3601	\$ 327,271	\$ 552,739	\$ 424,148	\$ 333,926	\$ 668,807	\$ 747,965
Impact Fee Zone 2 3602	\$ 1,029,443	\$ 1,337,310	\$ 1,603,767	\$ 1,688,420	\$ 1,947,444	\$ 2,633,150
Impact Fee Zone 3 3603	\$ 1,355,114	\$ 901,536	\$ 616,828	\$ 1,120,170	\$ 1,348,343	\$ 1,455,571
Total	\$ 2,711,827	\$ 2,791,585	\$ 2,644,743	\$ 3,142,516	\$ 3,964,594	\$ 4,836,686
Law Enforcement Fee						
Road Patrol 3803	\$ 292,330	\$ 265,188	\$ 272,436	\$ 376,034	\$ 523,301	\$ 509,971
Total	\$ 292,330	\$ 265,188	\$ 272,436	\$ 376,034	\$ 523,301	\$ 509,971
Fire-Rescue Fee						
Fire Rescue 3704	\$ -	\$ 617	\$ 375	\$ 32,965	\$ 1,019,790	\$ 1,236,146
Total	\$ -	\$ 617	\$ 375	\$ 32,965	\$ 1,019,790	\$ 1,236,146
Public Buildings Fee						
Building Impact Fee 3805	\$ 1,398,516	\$ 1,437,002	\$ 1,296,221	\$ 1,400,376	\$ 1,670,838	\$ 1,964,201
Total	\$ 1,398,516	\$ 1,437,002	\$ 1,296,221	\$ 1,400,376	\$ 1,670,838	\$ 1,964,201
Library Fee						
Library Impact Fees 3752	\$ 563,661	\$ 638,735	\$ 603,832	\$ 691,612	\$ 896,661	\$ 1,120,338
Total	\$ 563,661	\$ 638,735	\$ 603,832	\$ 691,612	\$ 896,661	\$ 1,120,338
Grand Total	\$ 42,274,558	\$ 42,989,019	\$ 41,308,177	\$ 39,893,894	\$ 47,227,288	\$ 70,558,010