

# **An Update of Parks & Recreation, Fire Rescue, Police Protection, and Road Impact Fees**

**Prepared for**

**Palm Beach Gardens, Florida**

**By**

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# 1. Development Impact Fees

Development impact fees have become a commonly used source of revenue to supplement available means of funding capital facility improvements needed to accommodate new development. Impact fees grew out of two rather commonly held notions:

1. Generally, new development does not pay the cost of capital facilities needed to accommodate the residents and businesses from standard sources of revenue, and
2. It would be inequitable to impose the cost of extending facilities to new developments on existing residents and taxpayers.

In Florida, both the courts<sup>1</sup> and the Florida Statutes<sup>2</sup> acknowledge local governments' authority to impose equitable impact fees. Impact fees are not taxes and are governed by a standard that has become known as the "dual rational nexus test." This test has two major components:

1. That the facilities to be charged to new development as impact fees must be needed to serve that new development, and
2. That the funds collected as impact fees must be earmarked and spent for the purposes for which they were collected.

Implied in this test is that any impact fee cannot exceed a *pro rata* or proportionate share of the anticipated costs of providing new developments with capital facilities.

This memorandum will set out how the proposed updated impact fees for the City of Palm Beach Gardens were calculated. The method used complies with the dual rational nexus test, first by establishing or identifying the demand for facility expansions that new development will require, and then calculating the City's cost of providing those facilities on a *pro rata* basis. Additionally, these methods comply with the Florida Impact Fee Act by using the most recent data and data localized to Palm Beach Gardens. After review of these methods and data, if the

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<sup>1</sup> See *Hollywood, Inc. v. Broward County*, 431 So. 2d 606 (Fla. 4<sup>th</sup> DCA 1983). In this opinion the Court observed:

*[W]e discern the general legal principle that reasonable dedication or impact fee requirements are permissible so long as they offset needs sufficiently attributable to the subdivision and so long as the funds collected are sufficiently earmarked for the substantial benefit of the subdivision residents.*

<sup>2</sup> See Sections 163.3202(3) and 163.31801, Florida Statutes .

City finds the data and methods are reasonable, the City should not adopt any impact fees that exceed the amounts set out herein.

In 2006, the Legislature passed and the Governor signed into law the Florida Impact Fee Act. This act imposes several requirements for impact fees:

1. Impact fees must use the most recent data;
2. The data must be localized to the area;
3. Administrative costs or charges cannot exceed actual costs; and
4. There must be a minimum of 90 days between passage of impact fees or and increase to impact fees and the time of implementation of actual collections.

The calculations set out herein use the most recent data and all data are localized to Palm Beach Gardens. Administrative costs and charges are not dealt with herein but any such charge should be reviewed and not exceed the City's actual costs of administering its impact fee program. Additionally, the ordinance adopting any increased impact fees should provide for the required 90-day delay.

## 2. Demographic Parameters

The first data needed to update impact fees are demographic data. The relevant data for Palm Beach Gardens are shown below. The first row is headed “Resident Population.” This is the number of people actually or projected to be in residence in the City at the given time. The U.S. Bureau of the Census must count people according to their official places of residence since the original

**TABLE 1  
DEMOGRAPHICS PALM BEACH GARDENS**

	1990	2000	2005	2008	2009	2010
Resident Population	22,965	35,058	45,584	50,282	49,941	50,075
Peak Population	29,210	40,847	54,701	60,338	59,929	60,090
Avg Household size	2.400	2.230	2.200	2.217	2.217	2.217
Total Housing Units	12,171	18,317	23,795	29,661	29,811	29,911
Occupied Units	9,557	15,599	15,314	22,683	22,529	22,589
Households	9,557	15,599	15,314	22,683	22,529	22,589

SOURCE: [www.census.gov/americanfactfinder/](http://www.census.gov/americanfactfinder/)

Office of Demographic and Economic Research, The Florida Legislature, January 2011.

Palm Beach County, “Population Estimates by Jurisdiction, 2008-2025,” undated.

and still important objective of the census is to count the population for purposes of allocating seats in the U.S. House of Representatives. This means that there may be many people actually present at a particular time other than just the official residents. These other people are termed “seasonal” and they are shown as included with permanent residents in Peak Population. This is the number of people needing services from the City – the sum of the permanent residents and the seasonal residents. Table 1 shows the occupancy of dwelling units in Palm Beach Gardens. Those classified as “occupied” are the residences of the permanent residents shown in Table 1. The U.S. Bureau of the Census established the convention of naming dwellings that are seasonally occupied as “vacant.” In this context, vacant means not occupied by permanent residents. It does not mean that the dwelling is not occupied.

Table 2 shows occupancy by size of dwelling unit. Studies conducted by Palm Beach County indicate that unit occupancies rise as dwelling units become larger. The data analyzed by the County is countywide and are applicable to Palm Beach Gardens. These occupancies will be used to assess impact fees within Palm Beach Gardens.

**TABLE 2  
DWELLING UNIT OCCUPANCY  
PALM BEACH GARDENS**

<b>RESIDENTIAL UNITS BY SIZE</b>	<b>Occupants</b>
800 Feet and Under	1.815
801 - 1,399	2.196
1,400 - 1,999	2.510
2,000 - 3,599	2.871
3,600 and Over	3.152
<b>HOTEL/MOTEL PER ROOM</b>	<b>0.875</b>

SOURCE: Palm Beach County, "Technical Memorandum on the Update of Impact Fees," January 2010.

Palm Beach County maintains and Charter authorized system of county-wide impact fees. The City of Palm Beach Gardens' impact fees are in addition to those imposed by the County. To aid in administration, the land uses and units used in establishing Palm Beach gardens impact fees are the same as the County's. Since the last update of Palm Beach Gardens' impact fees, the County has introduced a number of new land use/development categories. These new county categories will be introduced into Palm Beach Gardens' impact fees in this update.

### 3. Parks & Recreation

The existing inventory of park and recreational facilities is shown in Table 3. The level of service for parks and recreation is measured as acres per 1,000 (peak) population. The 355.3 acres of parks constitutes a level of service of 5.913 acres per 1,000 population or 258 square feet of park area per capita. The existing park lands are valued at \$54.4 million, \$153,013 per acre. The costs of providing park facilities and equipment are shown in Table 4.

**Table 3  
PARK LAND ACREAGE, VALUE AND LEVEL OF SERVICE**

<b>PARK NAME</b>	<b>Parking Spaces</b>	<b>Acres</b>	<b>Land Value</b>
Burns Road Recreational Center	84	15.92	\$4,000,000
Gardens Park Baseball Facility/North	250	10.00	\$2,500,000
Gardens Park Baseball Facility/South	0	9.55	\$2,400,000
Gardens Park Soccer Facility	100	16.90	\$4,200,000
Lake Catherine Park	21	14.79	\$600,000
Lake Catherine Sports Complex	105	14.49	\$2,900,000
Lilac Athletic Facility	55	9.67	\$1,450,000
Lilac Park	0	7.82	\$1,200,000
Lilac Park	0	0.05	
Mirasol Park	0	15.37	\$4,600,000
Oaks Park	33	11.79	\$2,900,000
Palm Beach Gardens Municipal Golf Course	116	0.01	\$7,700,000
Palm Beach Gardens Municipal Golf Course		140.14	
Palm Beach Gardens Tennis Center	64	1.46	\$8,300,000
Palm Beach Gardens Tennis Center		31.74	
PGA National Park		0.62	\$9,200,000
PGA National Park	110	36.00	
Plant Drive Park	97	8.56	\$1,300,000
Riverside Linear Park/Ironwood Area	0	2.64	\$700,000
Sandhill Crane Park	0	1.09	\$100,000
South Ilex Circle Neighborhood Park	0	0.47	\$100,000
Thompson River Linear Park	0	5.61	\$70,000
Twins Park North	0	0.31	\$70,000
Twins Park South	0	0.33	\$80,000
<b>Totals</b>	<b>1,035</b>	<b>355.3</b>	<b>\$54,370,000</b>
Per Acre			\$153,012.82
Population Served		60,090	
Level of Service		5.913	per 1,000

SOURCE: Town of Palm Beach Gardens, April 2010 and January 2011.

**Table 4  
PARK FACILITIES**

<b>Facility</b>	<b>Value</b>
<b>Burns Road Community Center</b>	
Community Center bldg	\$7,695,296
Pools/Pool Improvements	\$1,523,065
Equipment	\$353,000
Shade Structure & Fencing	\$80,000
Walk Path Bridge	\$75,000
Equipment bld/lighting	\$208,400
Landscaping/ Irrigation	\$159,111
Parking Lot	\$108,299
	<b>\$10,202,171</b>
<b>City Park</b>	
Buildings	\$110,000
Picnic Pavilion	\$30,000
Shade Structure & Equipment	\$100,000
Basketball Court	\$50,000
Handball & Racquetball Courts	\$201,621
Lighting	\$111,211
Land Improvements	\$417,499
	<b>\$1,020,331</b>
<b>Gardens Park</b>	
Restrooms/Concessions/Pavilions/Press Box	\$1,701,422
Lighting	\$1,349,822
Equipment	\$772,626
Dugouts	\$107,957
Batting cages	\$47,231
Bleachers	\$27,000
Netting	\$112,455
Scoreboards	\$65,000
Fencing	\$302,420
Shade Structures	\$48,000
Soccer Goals	\$25,000
Irrigation System	\$24,060
	<b>\$4,582,993</b>
<b>Golf</b>	
Buildings	\$831,330
Equipment	\$434,136
Pump Station & Irrigation Controllers	\$160,000
Bridge	\$198,200
Land Improvements	\$5,719,234
	<b>\$7,342,900</b>
<b>Plant Dr. Park</b>	
Buildings	\$326,960
Lighting	\$731,250
Dugouts	\$82,670

**Table 4  
PARK FACILITIES**

<b>Facility</b>	<b>Value</b>
Softball Field Improvements	\$98,783
Basketball Court Improvements	\$22,485
Equipment	\$11,288
Bleachers	\$33,500
Roller Hockey Rink	\$163,061
	<b>\$1,469,997</b>
<b>Lakeside</b>	
Building	\$1,249,854
Lighting & Shelters	\$80,000
Equipment	\$15,979
Irrigation	\$29,020
	<b>\$1,374,853</b>
<b>Lilac Park</b>	
Batter's Eye	\$27,500
Restroom/Storage Building	\$110,610
Dugouts/Storage Area	\$40,880
Shade Structures	\$25,000
Pavilion	\$25,850
Bleachers	\$22,500
Scoreboard	\$12,000
Irrigation	\$15,000
Fencing	\$70,000
Lighting	\$375,000
Playground Equipment	\$75,000
Land Improvements	\$228,767
	<b>\$1,028,107</b>
<b>Lake Catherine</b>	
Buildings	\$942,465
Fencing	\$260,000
Scoreboards	\$32,000
Irrigation	\$93,286
Monument Sign	\$8,420
Playground Equipment	\$90,000
Lighting	\$585,973
Batting Cages/Practice Area	\$75,000
Riverside Playground	\$45,000
Shade Structures	\$50,000
Softball Field Improvements	\$65,988
Dugouts	\$75,000
Parking Lot Renovations	\$38,080
	<b>\$2,361,212</b>
<b>Parks Maintenance Facility</b>	
Building	\$581,151
Equipment	\$747,626
	<b>\$1,328,777</b>

**Table 4  
PARK FACILITIES**

<b>Facility</b>	<b>Value</b>
<b>Mirasol Park</b>	
Buildings	\$586,730
Irrigation Controllers	\$4,620
Dugouts	\$11,246
Fencing	\$84,342
Equipment	\$78,036
Bleachers	\$7,500
Goal Posts	\$4,990
Playground Equipment	\$5,623
Scoreboard	\$33,737
Lighting	\$481,309
Basketball Court Improvements	\$49,046
	<b>\$1,347,179</b>
<b>Oaks Park</b>	
Pavilion	\$117,580
Playground Equipment	\$100,000
Tennis Court	\$50,000
Lighting	\$40,000
Irrigation	\$6,420
	<b>\$314,000</b>
<b>PGA Park</b>	
Building	\$193,080
Scoreboards	\$7,872
Storage/announcer stand	\$19,800
Equipment	\$92,990
Irrigation well/pump/equipment	\$192,316
Lighting	\$500,000
Fencing	\$11,246
Picnic Shelter	\$16,531
	<b>\$1,033,835</b>
<b>Riverside</b>	
Building	\$1,520,410
Irrigation	\$6,240
Playground Equipment	\$117,160
Shade Structure	\$9,340
Equipment	\$16,996
	<b>\$1,670,146</b>
<b>Sandhill Crane</b>	
Building	\$202,437
Lighting/equipment	\$50,000
Pier/boat ramp	\$17,290
Overlook deck	\$13,490
Signage	\$15,000
Land Improvements	\$394,022
	<b>\$692,239</b>

**Table 4  
PARK FACILITIES**

<b>Facility</b>	<b>Value</b>
Tennis	
Building	\$1,149,933
Tennis Courts/fencing/lighting	\$815,010
Irrigation	\$14,220
Equipment	\$52,844
Maintenance Building	\$11,530
Shade Structure	\$6,050
	<b>\$2,049,587</b>
Thompson River Linear Park	
Picnic Shelter	\$14,329
Equipment	\$21,602
Bridge	\$78,470
Land Improvements	\$294,266
	<b>\$408,667</b>
<b>GRAND TOTAL</b>	<b>\$40,276,582</b>

SOURCE: Town of Palm Beach Gardens, May 2010.

Table 5 summarizes park capital costs and calculates cost per capita. Table 5 also shows changes from 2004. The net result of the changes since 2004 is an increase cost per capita of 12%.

**TABLE 5  
PARK & RECREATIONAL COSTS  
PALM BEACH GARDENS**

	<b>2010/11</b>	<b>2004</b>	<b>Change</b>
Land Value	\$54,370,000	\$53,028,000	2.5%
Facility Values	\$40,276,582	\$7,188,085	460.3%
Total	\$94,646,582	\$60,216,085	57.2%
Population Served	60,090	47,906	25.4%
Value per Capita	\$1,575.08	\$1,256.97	25.3%
Outstanding Debt	\$16,440,753	\$4,769,763	244.7%
Citizens' Equity	\$78,205,829	\$55,446,322	41.0%
Population Served	60,090	47,906	25.4%
Citizens' Equity per Capita	\$1,301.48	\$1,157.41	12.4%

SOURCE: Palm Beach Gardens, March 2010 and January 2011.

As the City grows, it will need to provide 258 square feet of park area for each person at a gross cost of \$1,575.08 and a net cost of \$1,391.48. The gross cost is reduced to reflect outstanding debt that new development will have to pay along with existing taxpayers.

Table 6 sets out the updated park and recreational impact fees for Palm Beach Gardens.

**TABLE 6  
PARK & RECREATIONAL COST BY DWELLING UNIT PALM BEACH GARDENS**

<b>RESIDENTIAL UNITS BY SIZE (includes multi-family and mobile homes)</b>	<b>Occupants</b>	<b>Total Cost</b>	<b>Credit</b>	<b>Net Cost</b>	<b>Existing Fee</b>	<b>% Change</b>
800 Feet and Under	1.815	\$2,859	\$497	\$2,362	\$2,272	3.97%
801 - 1,399	2.196	\$3,459	\$601	\$2,858	\$2,671	6.99%
1,400 - 1,999	2.51	\$3,953	\$687	\$3,267	\$3,139	4.07%
2,000 - 3,599	2.871	\$4,522	\$786	\$3,737	\$3,649	2.39%
3,600 and Over	3.152	\$4,965	\$862	\$4,102	\$4,044	1.44%
HOTEL/MOTEL PER ROOM	0.875	\$1,378	\$239	\$1,139	\$1,013	12.45%
Adult/Continuing Care Facility per 1,000 FT <sup>2</sup> **	0.908	\$1,430	\$248	\$1,182		

\*Includes square footage heated and under A/C

\*\* Includes nursing homes

## 4. Fire Rescue

The existing provision of fire rescue facilities is shown in Table 7. The City provides five fully equipped stations to serve the existing community. The facility cost per call for service is \$2,389, down slightly from 2004. As the City grows, additional calls can be expected at a cost of \$2,389 per call. The City has outstanding debt for fire rescue facilities, thus reducing to a net cost per call of \$1,911. Table 7 shows these cost data and contrasts the 2010/11 data with those from 2004. The net result is a slight decrease in capital cost per call for service of 1%.

**TABLE 7  
FIRE RESCUE PARAMETERS  
PALM BEACH GARDENS**

<b>Capital Investments:</b>	<b>2010/11</b>	<b>2004</b>	<b>% Change</b>
<b>Station # 1</b>			
Building - 21,000 FT <sup>2</sup>	\$5,250,000	\$3,000,000	75.0%
<b>Equipment</b>			
Truck 1	\$1,000,000		
Engine 1	\$500,000		
Rescue 1	\$200,000		
Brush 1	\$100,000		
Air/Light 1	\$100,000		
EMS 6	\$30,000		
District 6	\$30,000		
Total Station 1	\$1,960,000	\$1,598,000	22.7%
<b>Station # 2</b>			
Building - 5,950 FT <sup>2</sup>	\$1,487,500	\$1,350,000	10.2%
<b>Equipment</b>			
Engine 2	\$500,000		
Rescue 2	\$200,000		
Rescue 6	\$200,000		
Total Station 2	\$900,000	\$1,100,000	-18.2%
<b>Station # 3</b>			
Building - 8,800 FT <sup>2</sup>	\$2,200,000	\$2,250,000	-2.2%
<b>Equipment</b>			
Engine 3	\$500,000		
Rescue 3	\$200,000		
Engine 7	\$500,000		
Total Station 3	\$1,200,000	\$545,000	120.2%
<b>Station # 4</b>			
Building - 8,800 FT <sup>2</sup>	\$2,200,000	\$1,800,000	22.2%
<b>Equipment</b>			
Engine 4	\$500,000		
Rescue 4	\$200,000		
Brush 4	\$100,000		

**TABLE 7  
FIRE RESCUE PARAMETERS  
PALM BEACH GARDENS**

<b>Capital Investments:</b>	<b>2010/11</b>	<b>2004</b>	<b>% Change</b>
Rescue 7	\$200,000		
Total Station 4	\$1,000,000	\$695,000	43.9%
<b>Station # 5</b>			
Building - 8,800 FT <sup>2</sup>	\$2,200,000	\$2,000,000	10.0%
<b>Equipment</b>			
Qunit 5	\$750,000		
Rescue 5	\$200,000		
Engine 6	\$200,000		
Total Station 5	\$1,150,000	\$500,000	130.0%
Other Vehicles	\$324,000	\$435,000	-25.5%
<b>Total Capital Assets</b>	<b>\$18,721,500</b>	<b>\$15,275,004</b>	<b>22.6%</b>
<b>Calls for Service</b>	<b>7,836</b>	<b>6,310</b>	<b>24.2%</b>
<b>Total Cost per Call</b>	<b>\$2,389</b>	<b>\$2,421</b>	<b>-1.3%</b>
<b>Outstanding Debt for Fire Rescue</b>	<b>\$3,746,929</b>	<b>\$3,119,869</b>	<b>20.1%</b>
<b>Citizens Equity</b>	<b>\$14,974,571</b>	<b>\$12,155,135</b>	<b>23.2%</b>
<b>Calls for Service</b>	<b>7,836</b>	<b>6,310</b>	<b>24.2%</b>
<b>Net Cost per Call</b>	<b>\$1,911</b>	<b>\$1,926</b>	<b>-0.8%</b>

SOURCE: Palm Beach Gardens, Fire Department, March 2010 and January 2011.

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

Table 8 summarizes Palm Beach Gardens' fire rescue incidents by land use type. The number of calls is converted to call rates per unit of land use that are shown in Table 8. In that past data from Palm Beach County were used for fire/rescue calls for Palm Beach Gardens. Data for Palm Beach Gardens have been used for this update.

**TABLE 8  
FIRE RESCUE CALLS FOR SERVICE**

	Population	Calls	Calls per Capita
Residential	60,090	2,862	0.048
<b>Non-Residential Land Uses</b>	<b>Floor Area</b>	<b>Calls</b>	<b>Calls per 1,000 FT<sup>2</sup></b>
Retail Commercial per 1,000 FT <sup>2</sup>	6,269,063	478	0.076
Offices per 1,000 FT <sup>2</sup>	3,536,026	231	0.065
Industrial per 1,000 FT <sup>2</sup>	817,190	80	0.098
Institutional per 1,000 FT <sup>2</sup>	4,619,241	1,368	0.296
Hotel/motel per 1,000 FT <sup>2</sup>	738,585	126	0.171
<b>Specific Land Uses</b>	<b>Floor Area</b>	<b>Calls</b>	<b>per 1,000 FT<sup>2</sup></b>
Hotel/Motel	738,585	108	0.146
Audult/Continuing Care	2,306,409	902	0.391
Offices per 1,000 FT <sup>2</sup>	3,536,026	231	0.065
Banks, Financial Institutions	137,275	12	0.087
All Other Offices	3,398,751	219	0.064
Retail Commercial per 1,000 FT <sup>2</sup>	6,269,063	478	0.076
Gas/Service Stations	27,601	10	0.362
Automotive Sales & Repair	38,900	3	0.077
All Other Retail Commercial	6,202,562	465	0.075
Institutional per 1,000 FT <sup>2</sup>	4,619,241	1,368	0.296
Hospitals	274,400	38	0.138
All Other Institutional	4,344,841	1,330	0.306

SOURCES: Palm Beach Gardens Fire Department, July 2011, and Palm Beach County Property Appraiser.

Residential fire rescue impact fees are assessed on the basis of the size and occupancy of the dwelling. Therefore, it is necessary to convert calls for service data to a per capita base to calculate costs and fees by size of dwelling. Table 9 shows this conversion.

**TABLE 9  
RESIDENTIAL FIRE RESCUE COSTS**

Total Cost	\$18,721,500
Citizens' Equity	\$14,974,571
Cost per Call	\$2,852
Occupancy per Residence	2.217
Calls per Capita	0.048

**TABLE 10  
FIRE RESCUE COSTS BY TYPE OF DEVELOPMENT  
PALM BEACH GARDENS**

<b>RESIDENTIAL UNITS:</b>	<b>OCCUPANTS</b>	<b>COST PER UNIT</b>	<b>CREDITS</b>	<b>NET COST</b>
800 Feet and Under	1.815	\$308	\$62	\$247
801 - 1,399	2.196	\$373	\$75	\$298
1,400 - 1,999	2.510	\$426	\$85	\$341
2,000 - 3,599	2.871	\$488	\$98	\$390
3,600 and Over	3.152	\$535	\$107	\$428
<b>NON-RESIDENTIAL:</b>	<b>CALLS FOR SERVICE</b>	<b>COST PER UNIT</b>	<b>CREDITS</b>	<b>NET COST</b>
Financial Institution Per 1,000 FT <sup>2</sup>	0.087	\$312	\$62	\$249
Hotel per Room	0.073	\$261	\$52	\$209
Movie Theater Per Seat	0.002	\$6	\$1	\$5
Adult/Continuing Care Facility per 1,000 FT <sup>2</sup> *	0.391	\$1,395	\$279	\$1,115
Racquet Club Per Court	0.064	\$230	\$46	\$184
Place of Worship per 1,000 FT <sup>2</sup>	0.064	\$230	\$46	\$184
Day Care Center Per 1,000 FT <sup>2</sup>	0.076	\$272	\$54	\$217
Quality Restaurant Per 1,000 FT <sup>2</sup>	0.076	\$272	\$54	\$217
High Turnover Sit-Down Rest. Per 1,000 Ft	0.076	\$272	\$54	\$217
Fast Food Restaurant per 1,000 FT <sup>2</sup>	0.076	\$272	\$54	\$217
New Car Sales Per 1,000 FT <sup>2</sup>	0.077	\$275	\$55	\$220
Office Per 1,000 FT <sup>2</sup> - All	0.064	\$230	\$46	\$184
Medical Buildings:				
Medical Offices Per 1,000 FT <sup>2</sup>	0.064	\$230	\$46	\$184
Hospitals Per 1,000 FT <sup>2</sup>	0.138	\$494	\$99	\$395
Industrial Buildings:				
Gen. Industrial Per 1,000 FT <sup>2</sup>	0.098	\$349	\$70	\$279
Mini-Warehouse Per 1,000 FT <sup>2</sup>	0.101	\$359	\$72	\$287
Warehousing Per 1,000 FT <sup>2</sup>	0.101	\$359	\$72	\$287
General Commercial Retail Per 1,000 FT <sup>2</sup> :	0.075	\$267	\$54	\$214
Pharmacy per 1,000 FT <sup>2</sup>	0.075	\$267	\$54	\$214
Gas Station Per Fueling Stn.	0.060	\$215	\$43	\$172
Convenience Retail per 1,000 FT <sup>2</sup>	0.075	\$267	\$54	\$214
Automotive Repair Shop per 1,000 FT <sup>2</sup>	0.077	\$275	\$55	\$220
Car Wash per Bay	0.077	\$275	\$55	\$220
Carpet Store per 1,000 FT <sup>2</sup>	0.075	\$267	\$54	\$214
Cemetery per Acre	0.075	\$267	\$54	\$214
Funeral Home per 1,000 FT <sup>2</sup>	0.075	\$267	\$54	\$214
Furniture Store per 1,000 FT <sup>2</sup>	0.075	\$267	\$54	\$214
General Recreation per Acre	0.098	\$349	\$70	\$279
Oil and Lube Shop per Bay	0.362	\$1,292	\$259	\$1,033
Veterinary Clinic per 1,000 FT <sup>2</sup>	0.064	\$230	\$46	\$184

\*Includes nursing homes

Table 10a shows the percentage changes in net costs.

**TAB LE 10a**  
**CHANGE IN FIRE RESCUE FEES**

<b>RESIDENTIAL UNITS:</b>	<b>Revised</b>	<b>Existing</b>	<b>% Change</b>
800 Feet and Under	\$247	\$348	-29.2%
801 - 1,399	\$298	\$409	-27.1%
1,400 - 1,999	\$341	\$481	-29.1%
2,000 - 3,599	\$390	\$559	-30.3%
3,600 and Over	\$428	\$620	-30.9%
<b>NON-RESIDENTIAL:</b>	<b>Revised</b>	<b>Existing</b>	<b>% Change</b>
Financial Institution Per 1,000 FT <sup>2</sup>	\$249	\$231	7.9%
Hotel per Room	\$209	\$355	-41.3%
Movie Theater Per Seat	\$5	\$355	-98.6%
Adult/Continuing Care Facility per 1,000 FT <sup>2</sup> *	\$1,115		
Racquet Club Per Court	\$184	\$231	-20.3%
Place of Worship per 1,000 FT <sup>2</sup>	\$184	\$231	-20.3%
Day Care Center Per 1,000 FT <sup>2</sup>	\$217	\$231	-5.9%
Quality Restaurant Per 1,000 FT <sup>2</sup>	\$217	\$410	-47.0%
High Turnover Sit-Down Rest. Per 1,000 Ft	\$217	\$410	-47.0%
Fast Food Restaurant per 1,000 FT <sup>2</sup>	\$217	\$410	-46.9%
New Car Sales Per 1,000 FT <sup>2</sup>	\$220	\$410	-46.3%
Office Per 1,000 FT <sup>2</sup> - All	\$184	\$231	-20.4%
<b>Medical Buildings:</b>			
Medical Offices Per 1,000 FT <sup>2</sup>	\$184	\$810	-77.3%
Hospitals Per 1,000 FT <sup>2</sup>	\$395	\$810	-51.2%
<b>Industrial Buildings:</b>			
Gen. Industrial Per 1,000 FT <sup>2</sup>	\$279	\$366	-23.7%
Mini-Warehouse Per 1,000 FT <sup>2</sup>	\$287	\$231	24.4%
Warehousing Per 1,000 FT <sup>2</sup>	\$287	\$366	-21.6%
General Commercial Retail Per 1,000 FT <sup>2</sup> :	\$214	\$410	-47.8%
Pharmacy per 1,000 FT <sup>2</sup>	\$214	\$410	-47.8%
Gas Station Per Fueling Stn.	\$172	\$410	-58.0%
Convenience Retail per 1,000 FT <sup>2</sup>	\$214	\$410	-47.8%
Automotive Repair Shop per 1,000 FT <sup>2</sup>	\$220		
Car Wash per Bay	\$220		
Carpet Store per 1,000 FT <sup>2</sup>	\$214		
Cemetery per Acre	\$214		
Funeral Home per 1,000 FT <sup>2</sup>	\$214		
Furniture Store per 1,000 FT <sup>2</sup>	\$214		
General Recreation per Acre	\$279		
Oil and Lube Shop per Bay	\$1,033		
Veterinary Clinic per 1,000 FT <sup>2</sup>	\$184		

## 5. Police Protection

The cost of Palm Beach Garden police capital facilities is set out in Table 11. The cost per call is \$475.44 total and \$337.59 after consideration of outstanding

**TABLE 11  
POLICE CAPITAL COSTS PALM BEACH GARDENS**

Response Time of 5 Minutes or less			Cost		% Change
Capital Investments:	Number	Item Cost	2010/11	2004	
Building and structures	5	Table 12	\$12,052,400	\$9,055,000	33.10%
Police Vehicles	133	Table 12	\$2,983,250	\$2,080,000	43.43%
Other Vehicles	2	Table 12	\$190,000	\$267,500	-28.97%
Communications Equipment		Table 12	\$1,459,940	\$1,823,940	-19.96%
Computers		Table 12	\$1,513,959		
Other Equipment		Table 12	\$425,970	\$367,245	15.99%
Total Capital Assets			\$18,625,519	\$13,593,685	37.02%
Calls for Service *			39,175	51,348	-23.71%
Total Cost per Call			\$475.44	\$264.74	79.59%
Population Served			60,090	50,861	18.15%
Total Cost per Capita			\$309.96	\$267.27	15.97%
Outstanding Debt for Police			\$5,400,353	\$4,769,763	13.22%
Citizens Equity			\$13,225,166	\$8,823,922	49.88%
Net Cost per Capita			\$220.09	\$173.49	26.86%
Net Cost per Call			\$337.59	\$171.85	96.45%

SOURCE: Palm Beach Gardens, Police Department, March 2010.

NOTE: Capital cost per call is used to establish the Police impact fee.

\*The manner of recording Calls for Service changed. 911 transfers are no longer recorded as a call for service.

debt. The details of these facilities are shown in Table 12. Note that the method of recording calls for service has changed; 911 transfers are no longer recorded as calls for service and calls from certain land uses are directed to their security office to determine if a police response is necessary. These changes are adjusted for in the calls for service by land use, Table 13.

**TABLE 12 Capital Investments Detail**

	<b>Number</b>	<b>Item Cost</b>	<b>Total Cost</b>
<b>Buildings</b>			
Police Station 33,000 FT2 @ \$250 ft <sup>2</sup>	1	\$8,250,000	\$8,250,000
Radio Receiver Site Building	1	\$150,000	\$150,000
Parking area 1.65 acres	1	\$412,400	\$412,400
Emergency Operations Center 10,800 ft @ \$300	1	\$3,240,000	\$3,240,000
<i>Total Buildings</i>			\$12,052,400
<b>Police Vehicles</b>			
Police Vehicles—Marked	91	\$22,500	\$2,047,500
Police Vehicles—Unmarked	21	\$16,600	\$348,600
Police Motorcycles	7	\$14,750	\$103,250
Police Sport Utility Vehicles	7	\$25,300	\$177,100
Police Vans	4	\$15,000	\$60,000
Police Surveillance Van (w/equipment)	1	\$95,000	\$95,000
Police SWAT Truck	1	\$125,000	\$125,000
Police Pick-up Truck	1	\$26,800	\$26,800
<i>Total Police Vehicles</i>			\$2,983,250
<b>Other Vehicles</b>			
Mobile Command Post Vehicle	1	\$178,000	\$178,000
Golf Cart	1	\$12,000	\$12,000
<i>Total Other Vehicles</i>			\$190,000
<b>Communications Equipment</b>			
City Telephone Switch and phones	1	\$177,400	\$177,400
IP Telephone Equipment	1	\$25,000	\$25,000
Harris Radios Mobiles & Portables	302	\$3,625	\$1,094,750
Conventional Radio Receivers	2	\$8,000	\$16,000
Radio Consoles	2	\$44,400	\$88,800
VIP Radio Console	1	\$14,000	\$14,000
Spectrum Analyzer	1	\$9,990	\$9,990
Dialogic—Community Notification System	1	\$34,000	\$34,000
<i>Total Communications Equipment</i>			\$1,459,940
<b>Computer Equipment</b>			
Mobile computer terminals for vehicles	126	\$1,230	\$154,980
Computer software			\$827,142
Computer infrastructure			\$175,285
Network infrastructure			\$356,552
<i>Total Computers</i>			\$1,513,959
<b>Other Equipment</b>			
Police Trailers	5		\$36,600
Police Segway Units	2	\$5,400	\$10,800
Evidence Shelving	1	\$15,000	\$15,000
Evidence Drying Cabinet	1	\$9,600	\$9,600
Voice Stress Analyzer	1	\$12,600	\$12,600
AFIS Fingerprint System	1	\$125,000	\$125,000

**TABLE 12 Capital Investments Detail**

	Number	Item Cost	Total Cost
Simrad Night Vision Enhancement for Scopes	2	\$10,000	\$20,000
Helmet-mounted Night Optic System	6	\$3,700	\$22,200
SWAT Entry Vests	16	\$1,750	\$28,000
Less Lethal Sage Weapons	3	\$2,200	\$6,600
Barrett Rifle	1	\$9,220	\$9,220
Remington 700 Sniper Rifles	4	\$1,850	\$7,400
Colt M-4 Assault Rifles	18	\$1,900	\$34,200
AR-15 Rifles	80	\$1,000	\$80,000
Ballistic Shields	5	\$1,750	\$8,750
<i>Total Other Equipment</i>			\$425,970
<b>TOTAL</b>			\$18,625,519

Calls for service by land use are shown in Table 13. These data are drawn from a study done by the Palm Beach County Sheriff's Office. The existing call data are adjusted to be in accord with the current method of reporting calls for service by the Palm Beach Gardens Police Department. The apparent declines in calls for service are a result in the manner of reporting of calls in Palm Beach Gardens. While the rate of (reported) calls decline by 23.7%, the cost per call increased by 96% due, in part, to the change in the method of reporting calls. The increased in cost per call offsets the decreases in calls per unit with the result being a net increase in cost per unit, as shown in Table 15a.

**TABLE 13  
CALLS FOR POLICE SERVICE**

LAND USE TYPE	CALLS PER UNIT		Change
	2010/11	2004	
Single Family Detached	1.6907	2.2160	-23.7%
Single Family Attached	1.6907	2.2160	-23.7%
Multi-Family	0.5707	0.7480	-23.7%
Average Residence	1.2056	1.5803	-23.7%
Hotel/Motel per 1,000 FT <sup>2</sup>	0.6871	0.9006	-23.7%
Retail per 1,000 FT <sup>2</sup>	0.7252	0.9506	-23.7%
Office per 1,000 FT <sup>2</sup>	0.6345	0.8316	-23.7%
Storage per 1,000 FT <sup>2</sup>	0.1198	0.1570	-23.7%
Industry per 1,000 FT <sup>2</sup>	0.0578	0.0757	-23.7%

SOURCE: Palm Beach County Sheriff's Department, March 2009.

NOTE: Sheriff's Office call data are adjusted to Palm Beach Gardens conditions.

Residential police impact fees are assessed on the basis of the size of the dwelling. Therefore, it is necessary to convert calls for service data to a per capita base to calculate costs and fees by size of dwelling. Table 14 shows this conversion. These data will be used to assess residential impact fees, shown in Table 15.

**TABLE 14  
RESIDENTIAL POLICE COSTS**

Total Cost	\$18,625,519
Outstanding Debt	\$5,400,353
Citizens' Equity	\$13,225,166
Assignable to Residences	67.4%
Residential Cost	\$8,913,517
Residential Population	50,075
Cost per Capita	
Total	\$250.69
Net	\$178.00

**TABLE 15  
POLICE COSTS BY TYPE OF DEVELOPMENT  
PALM BEACH GARDENS**

	Occupants	COST PER UNIT	CREDITS	NET COST
<b>RESIDENTIAL UNITS:</b>				
800 Feet and Under	1.815	\$455	\$132	\$323
801 - 1,399	2.196	\$551	\$160	\$391
1,400 - 1,999	2.510	\$629	\$182	\$447
2,000 - 3,599	2.871	\$720	\$209	\$511
3,600 and Over	3.152	\$790	\$229	\$561
<b>NON-RESIDENTIAL:</b>				
Financial Institution Per 1,000 FT <sup>2</sup>	0.6871	\$327	\$95	\$232
Hotel per Room	0.6871	\$327	\$95	\$232
Movie Theater Per Seat	0.0165	\$8	\$2	\$6
Adult/Continuing Care Facility per 1,000 FT <sup>2</sup> *	0.6345	\$302	\$87	\$214
Racquet Club Per Court	0.3626	\$172	\$50	\$122
Place of Worship per 1,000 FT <sup>2</sup>	0.6345	\$302	\$87	\$214
Day Care Center Per 1,000 FT <sup>2</sup>	0.6345	\$302	\$87	\$214
Quality Restaurant Per 1,000 FT <sup>2</sup>	0.7252	\$345	\$100	\$245
High Turnover Sit-Down Rest. Per 1,000 Ft	0.7252	\$345	\$100	\$245
Fast Food Restaurant per 1,000 FT <sup>2</sup>	0.7252	\$345	\$100	\$245
New Car Sales Per 1,000 FT <sup>2</sup>	0.7252	\$345	\$100	\$245
Office Per 1,000 FT <sup>2</sup> - all	0.6345	\$302	\$87	\$214
<b>Medical Buildings:</b>				
Medical Offices Per 1,000 FT <sup>2</sup>	0.6345	\$302	\$87	\$214
Hospitals Per 1,000 FT <sup>2</sup>	0.6345	\$302	\$87	\$214
<b>Industrial Buildings:</b>				
Gen. Industrial Per 1,000 FT <sup>2</sup>	0.0578	\$27	\$8	\$19
Mini-Warehouse Per 1,000 FT <sup>2</sup>	0.1198	\$57	\$17	\$40

**TABLE 15  
POLICE COSTS BY TYPE OF DEVELOPMENT  
PALM BEACH GARDENS**

	<b>Occupants</b>	<b>COST PER UNIT</b>	<b>CREDITS</b>	<b>NET COST</b>
Warehousing Per 1,000 FT <sup>2</sup>	0.1198	\$57	\$17	\$40
General Commercial Retail Per 1,000 FT <sup>2</sup> - all	0.7252	\$345	\$100	\$245
Pharmacy per 1,000 FT <sup>2</sup>	0.7252	\$345	\$100	\$245
Gas Station Per Fueling Stn.	0.1813	\$86	\$25	\$61
Convenience Retail per 1,000 FT <sup>2</sup>	0.7252	\$345	\$100	\$245
Automotive Repair Shop per 1,000 FT <sup>2</sup>	0.7252	\$345	\$100	\$245
Car Wash per Bay	0.3626	\$172	\$50	\$122
Carpet Store per 1,000 FT <sup>2</sup>	0.7252	\$345	\$100	\$245
Cemetery per Acre	0.0000	\$0	\$0	\$0
Funeral Home per 1,000 FT <sup>2</sup>	0.6345	\$302	\$87	\$214
Furniture Store per 1,000 FT <sup>2</sup>	0.7252	\$345	\$100	\$245
General Recreation per Acre	0.6345	\$302	\$87	\$214
Oil and Lube Shop per Bay	0.3626	\$172	\$50	\$122
Veterinary Clinic per 1,000 FT <sup>2</sup>	0.6345	\$302	\$87	\$214

\*includes nursing homes

**TABLE 15a  
CHANGE IN POLICE IMPACT COSTS**

	Revised	Existing	% Change
<b>RESIDENTIAL UNITS:</b>			
800 Feet and Under	\$323	\$303	6.6%
801 - 1,399	\$391	\$356	9.7%
1,400 - 1,999	\$447	\$419	6.7%
2,000 - 3,599	\$511	\$487	5.0%
3,600 and Over	\$561	\$539	4.0%
<b>NON-RESIDENTIAL:</b>			
Financial Institution Per 1,000 FT <sup>2</sup>	\$232	\$143	62.3%
Hotel per Room	\$232	\$155	49.9%
Movie Theater Per Seat	\$6	\$143	-96.1%
Adult/Continuing Care Facility per 1,000 FT <sup>2</sup> *	\$214		
Racquet Club Per Court	\$122	\$143	-14.3%
Place of Worship per 1,000 FT <sup>2</sup>	\$214	\$143	49.9%
Day Care Center Per 1,000 FT <sup>2</sup>	\$214	\$143	49.9%
Quality Restaurant Per 1,000 FT <sup>2</sup>	\$245	\$163	49.9%
High Turnover Sit-Down Rest. Per 1,000 Ft	\$245	\$163	49.9%
Fast Food Restaurant per 1,000 FT <sup>2</sup>	\$245	\$163	49.9%
New Car Sales Per 1,000 FT <sup>2</sup>	\$245	\$163	49.9%
Office Per 1,000 FT <sup>2</sup> - all	\$214	\$143	49.9%
<b>Medical Buildings:</b>			
Medical Offices Per 1,000 FT <sup>2</sup>	\$214	\$143	49.9%
Hospitals Per 1,000 FT <sup>2</sup>	\$214	\$143	49.9%
<b>Industrial Buildings:</b>			
Gen. Industrial Per 1,000 FT <sup>2</sup>	\$19	\$13	50.0%
Mini-Warehouse Per 1,000 FT <sup>2</sup>	\$40	\$143	-71.7%
Warehousing Per 1,000 FT <sup>2</sup>	\$40	\$27	49.8%
General Commercial Retail Per 1,000 FT <sup>2</sup> - all	\$245	\$163	49.9%
Pharmacy per 1,000 FT <sup>2</sup>	\$245	\$163	49.9%
Gas Station Per Fueling Strn.	\$61	\$163	-62.5%
Convenience Retail per 1,000 FT <sup>2</sup>	\$245	\$163	49.9%
Automotive Repair Shop per 1,000 FT <sup>2</sup>	\$245		
Car Wash per Bay	\$122		
Carpet Store per 1,000 FT <sup>2</sup>	\$245		
Cemetery per Acre	\$0		
Funeral Home per 1,000 FT <sup>2</sup>	\$214		
Furniture Store per 1,000 FT <sup>2</sup>	\$245		
General Recreation per Acre	\$214		
Oil and Lube Shop per Bay	\$122		
Veterinary Clinic per 1,000 FT <sup>2</sup>	\$214		

## 6. Roads

Table 16 shows the expected road construction cost for Palm Beach Gardens.

**TABLE 16  
ROAD IMPROVEMENT PARAMETERS**

<b>PER LANE MILE ROAD COSTS:</b>		
<b>CONSTRUCTION</b>	<b>Right of Way</b>	<b>TOTAL</b>
na	Na	\$19,985,000
		100.00%
<b>PER LANE VEHICULAR CAPACITY:</b>		
	8,013	Vehicles per Day

SOURCE: Palm Beach County, Department of Public Works, January 2010.

In Florida the primary means of financing road construction are motor fuel taxes paid to the federal, state, and county governments. Secondary means include requiring developers to construct and dedicate road improvements and, potentially, impact fees. Only 1 cent of motor fuel taxes is directed to municipalities (the 8<sup>th</sup> Cent) and then it is for general revenue purposes. County Optional Motor Fuel Taxes are shared with municipalities. Palm Beach Gardens, like most cities, devotes the entirety of these funds to road maintenance. The federal, state, and county transportation systems devoted motor fuel tax resources to road improvements and maintenance in Palm Beach Gardens. Therefore a credit is introduced to reflect those payments by residents and occupants of Palm Beach Gardens structures. This presentation of road impact fees presumes that developers will receive credit for the reasonable value of roadway improvements dedicated to Palm Beach Gardens when such dedications are made.

Generally the traffic data shown in Table 18 are those presently used by Palm Beach Gardens, Palm Beach County, and by the Florida Department of Transportation. "Pass-by" measures the extent to which a particular use of land will "capture" existing trips that were passing-by the site rather than attracting new trips to the site. Study of "pass-by" trips was presented in the several *ITE, Trip Generation Manuals* and a formula in the 6<sup>th</sup> edition. These studies report pass-by for various areas, including Florida. The Florida studies were used to estimate the pass-by formula shown below and used herein.

ITE "PASS BY" FORMULA

$$\text{Pass-By Trip \%} = 0.9449 + [-0.1161 * \text{Ln}( X )]$$

X - 1,000 Square Feet Gross Leasable Area

**TABLE 17**  
**PASS-BY TRIPS % OF TOTAL TRIP ENDS**

<b>BUILDING SIZE</b>	<b>PASS-BY PERCENT</b>	<b>NEW TRIPS PERCENT</b>
50,000 FT <sup>2</sup> or Less	57.1%	42.90%
50,001 - 99,999 FT <sup>2</sup>	44.3%	55.66%
100,000 - 199,999 FT <sup>2</sup>	36.3%	63.71%
200,000 - 299,999 FT <sup>2</sup>	30.4%	69.64%
300,000 - 399,999 FT <sup>2</sup>	26.5%	73.55%
400,000 - 499,999 FT <sup>2</sup>	23.5%	76.47%
500,000 - 599,999 FT <sup>2</sup>	21.2%	78.80%
600,000 - 699,999 FT <sup>2</sup>	19.3%	80.74%
700,000 - 999,999 FT <sup>2</sup>	16.8%	83.15%
1,000,000 FT <sup>2</sup> or More	13.2%	86.85%

SOURCE: Institute of Transportation Engineers,  
*TRIP GENERATION*, 6th Edition, 2001, Chapter 5

Table 18 shows the travel parameters used to calculate road impact within Palm Beach Gardens. The trip generation rates, that is the number of vehicular trips per unit of development for a 24 hours period, are from the Institute of Transportation Engineering. They have been modified to conform to the residential unit size approach employed in Palm Beach Gardens. This is done by using a fixed rate of 3.2 vehicular trips per persons per day. A trip rate of 3.2 per capita approximates the per unit trip rates from the ITE Manual. The average lengths of trips are for the West Palm Beach urban area. Trips within Palm Beach Gardens would be less, 40% less. Additionally, only 47.85% of roads within Palm Beach Gardens are city roads:

ROAD OWNERSHIP	Miles	%
All Roads in Palm Beach Gardens	119.75 miles	100.00%
Palm Beach Gardens	57.76 miles	48.23%
Palm Beach County	26.74 miles	22.33%
FL Dept. of Transportation	35.25 miles	29.44%

Thus, the demand on Palm Beach Gardens' roads is substantially reduced.

**TABLE 18  
ROAD NEEDS BY LAND USE TYPE  
PALM BEACH GARDENS**

LAND USE TYPE (UNIT)	TRIP RATE	AVG. LENGTH	IN PBG	ON PBG ROADS	% NEW
<b>RESIDENTIAL:</b>					
800 Feet and Under	5.81	6.00	3.60	1.72	100.0%
801 - 1,399	7.03	6.00	3.60	1.72	100.0%
1,400 - 1,999	8.03	6.00	3.60	1.72	100.0%
2,000 - 3,599	9.19	6.00	3.60	1.72	100.0%
3,600 and Over	10.09	6.00	3.60	1.72	100.0%
<b>NON-RESIDENTIAL:</b>					
Financial Institution Per 1,000 FT <sup>2</sup>	148.15	2.00	1.20	0.58	37.0%
Hotel per Room	8.92	2.00	1.20	0.58	90.0%
Movie Theater Per Seat	1.76	2.00	1.20	0.58	95.0%
Adult/Continuing Care Facility per 1,000 FT <sup>2</sup> *	3.13	2.00	1.20	0.58	100.0%
Racquet Club Per Court	40.50	2.00	1.20	0.58	95.0%
Place of Worship per 1,000 FT <sup>2</sup>	9.11	2.00	1.20	0.58	95.0%
Day Care Center Per 1,000 FT <sup>2</sup>	79.26	2.00	1.20	0.58	50.0%
Quality Restaurant Per 1,000 FT <sup>2</sup>	89.95	2.00	1.20	0.58	75.0%
High Turnover Sit-Down Rest. Per 1,000 Ft	127.15	2.00	1.20	0.58	50.0%
Fast Food Restaurant per 1,000 FT <sup>2</sup>	496.12	2.00	1.20	0.58	25.0%
New Car Sales Per 1,000 FT <sup>2</sup>	33.34	2.00	1.20	0.58	85.0%
Office Per 1,000 FT <sup>2</sup> :					
50,000 FT <sup>2</sup> & Under	13.27	2.00	1.20	0.58	90.0%
50,001 - 99,999 FT <sup>2</sup>	14.80	2.00	1.20	0.58	90.0%
100,000 - 149,999 FT <sup>2</sup>	13.27	2.00	1.20	0.58	90.0%
150,000 - 199,999 FT <sup>2</sup>	12.08	2.00	1.20	0.58	90.0%

**TABLE 18  
ROAD NEEDS BY LAND USE TYPE  
PALM BEACH GARDENS**

LAND USE TYPE (UNIT)	TRIP RATE	AVG. LENGTH	IN PBG	ON PBG ROADS	% NEW
200,000 - 399,999 FT <sup>2</sup>	11.30	2.00	1.20	0.58	90.0%
400,000 - 499,999 FT <sup>2</sup>	9.62	2.00	1.20	0.58	90.0%
500,000 - 599,999 FT <sup>2</sup>	9.14	2.00	1.20	0.58	90.0%
600,000 - 699,999 FT <sup>2</sup>	8.76	2.00	1.20	0.58	90.0%
700,000 - 799,999 FT <sup>2</sup>	8.45	2.00	1.20	0.58	90.0%
800,000 FT <sup>2</sup> or more	8.19	2.00	1.20	0.58	90.0%
Medical Buildings:					
Medical Offices Per 1,000 FT <sup>2</sup>	36.13	2.00	1.20	0.58	90.0%
Hospitals Per 1,000 FT <sup>2</sup>	16.50	2.00	1.20	0.58	90.0%
Industrial Buildings:					
Gen. Industrial Per 1,000 FT <sup>2</sup>	6.97	2.00	1.20	0.58	90.0%
Mini-Warehouse Per 1,000 FT <sup>2</sup>	2.50	2.00	1.20	0.58	90.0%
Warehousing Per 1,000 FT <sup>2</sup>	3.56	2.00	1.20	0.58	90.0%
General Commercial Retail Per 1,000 FT <sup>2</sup> :					
50,000 FT <sup>2</sup> or Less	86.56	2.00	1.20	0.58	42.9%
50,001 - 99,999 FT <sup>2</sup>	67.91	2.00	1.20	0.58	55.7%
100,000 - 199,999 FT <sup>2</sup>	53.28	2.00	1.20	0.58	63.7%
200,000 - 299,999 FT <sup>2</sup>	46.23	2.00	1.20	0.58	69.6%
300,000 - 399,999 FT <sup>2</sup>	41.80	2.00	1.20	0.58	73.5%
400,000 - 499,999 FT <sup>2</sup>	38.66	2.00	1.20	0.58	76.5%
500,000 - 599,999 FT <sup>2</sup>	36.27	2.00	1.20	0.58	78.8%
600,000 - 699,999 FT <sup>2</sup>	34.37	2.00	1.20	0.58	80.7%
700,000 - 999,999 FT <sup>2</sup>	32.80	2.00	1.20	0.58	83.2%
1,000,000 FT <sup>2</sup> or More	30.33	2.00	1.20	0.58	86.8%
Pharmacy per 1,000 FT <sup>2</sup>	88.16	2.00	1.20	0.58	50.0%
Gas Station Per Fueling Stn.	168.56	1.00	0.60	0.29	30.0%
Convenience Retail per 1,000 FT <sup>2</sup>	737.99	1.00	0.60	0.29	30.0%
Automotive Repair Shop per 1,000 FT <sup>2</sup>	24.87	1.00	0.60	0.29	50.0%
Car Wash per Bay	166.00	1.00	0.60	0.29	50.0%
Carpet Store per 1,000 FT <sup>2</sup>	5.95	2.00	1.20	0.58	59.7%
Cemetery per Acre	4.73	2.00	1.20	0.58	50.0%
Funeral Home per 1,000 FT <sup>2</sup>	12.60	2.00	1.20	0.58	50.0%
Furniture Store per 1,000 FT <sup>2</sup>	5.06	2.00	1.20	0.58	53.2%
General Recreation per Acre	17.14	2.00	1.20	0.58	50.0%
Oil and Lube Shop per Bay	40.00	2.00	1.20	0.58	50.0%
Veterinary Clinic per 1,000 FT <sup>2</sup>	32.80	2.00	1.20	0.58	50.0%

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

*NOTES: The office and commercial retail rates shown above are only examples. The actual trip rates for these land uses will be determined by the following formulae:*

A. Office;

$$Total\ Daily\ Trips = Ln(T) = 0.768Ln(X) + 3.654$$

*T = Total Daily Trips*

**TABLE 18  
ROAD NEEDS BY LAND USE TYPE  
PALM BEACH GARDENS**

LAND USE TYPE (UNIT)	TRIP RATE	AVG. LENGTH	IN PBG	ON PBG ROADS	% NEW
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*X = Area in 1,000 sq. ft.*

*Ln = Natural Logarithm*

*B. Commercial Retail;*

*Total Daily Trips = Ln(T) = 0.65 Ln(X) + 5.85*

*T = Total Daily Trips*

*X = Area in 1,000 sq. ft.*

*Ln = Natural Logarithm*

The formula for calculating the road impact fees is:

ATTRIBUTABLE TRAVEL = [(TRIP RATE x TRIP LENGTH)/2] \* %NEW TRIPS

NEW LANE MILES = ATTRIBUTABLE TRAVEL / LANE CAPACITY

CONSTRUCTION COST = NEW LANE MILES x  
CONSTRUCTION COST PER LANE MILE

RIGHT OF WAY COST = NEW LANE MILES x RIGHT OF WAY COST  
PER LANE MILE

TOTAL COST = CONSTRUCTION COST + RIGHT OF WAY COST

Where;

Lane Capacity	= 8,013 Vehicles per Lane per Day
Construction Cost	= \$1,985,000 per Lane-Mile
Right of Way Cost	= \$0 per Lane-Mile (not charged)

The land uses employed in this presentation of road impact are identical to those of Palm Beach County. This should lessen administrative burdens that could result from the operation of two road impact fee systems.

**TABLE 19  
NET ROAD COST BY LAND USE TYPE  
PALM BEACH GARDENS**

LAND USE TYPE (UNIT)	NEW ROADS (Lane Miles)	ROAD COSTS		NET COST
		Const. Cost*	Credit	
<b>RESIDENTIAL:</b>				
800 Feet and Under	0.00063	\$1,250.55	\$226.15	\$1,024
801 - 1,399	0.00076	\$1,508.60	\$273.63	\$1,235
1,400 - 1,999	0.00087	\$1,726.95	\$312.75	\$1,414
2,000 - 3,599	0.00100	\$1,985.00	\$357.73	\$1,627
3,600 and Over	0.00109	\$2,163.65	\$392.75	\$1,771
<b>NON-RESIDENTIAL:</b>				
Financial Institution Per 1,000 FT <sup>2</sup>	0.00198	\$3,930	\$711	\$3,219
Hotel per Room	0.00029	\$576	\$104	\$471
Movie Theater Per Seat	0.00006	\$119	\$22	\$97
Adult/Continuing Care Facility per 1,000 FT <sup>2</sup> **	0.00011	\$218	\$41	\$178
Racquet Club Per Court	0.00139	\$2,759	\$499	\$2,260
Place of Worship per 1,000 FT <sup>2</sup>	0.00031	\$615	\$112	\$503
Day Care Center Per 1,000 FT <sup>2</sup>	0.00143	\$2,839	\$514	\$2,324
Quality Restaurant Per 1,000 FT <sup>2</sup>	0.00244	\$4,843	\$876	\$3,968
High Turnover Sit-Down Rest. Per 1,000 Ft	0.00230	\$4,566	\$825	\$3,740
Fast Food Restaurant per 1,000 FT <sup>2</sup>	0.00448	\$8,893	\$1,610	\$7,283
New Car Sales Per 1,000 FT <sup>2</sup>	0.00102	\$2,025	\$368	\$1,657
Office Per 1,000 FT <sup>2</sup> :				
50,000 FT <sup>2</sup> & Under	0.00043	\$854	\$155	\$699
50,001 - 99,999 FT <sup>2</sup>	0.00048	\$953	\$173	\$780
100,000 - 149,999 FT <sup>2</sup>	0.00043	\$854	\$155	\$699
150,000 - 199,999 FT <sup>2</sup>	0.00039	\$774	\$141	\$633
200,000 - 399,999 FT <sup>2</sup>	0.00037	\$734	\$132	\$602
400,000 - 499,999 FT <sup>2</sup>	0.00031	\$615	\$112	\$503
500,000 - 599,999 FT <sup>2</sup>	0.00030	\$596	\$107	\$489
600,000 - 699,999 FT <sup>2</sup>	0.00028	\$556	\$102	\$453
700,000 - 799,999 FT <sup>2</sup>	0.00027	\$536	\$99	\$437
800,000 FT <sup>2</sup> or more	0.00027	\$536	\$96	\$440
Medical Buildings:				
Medical Offices Per 1,000 FT <sup>2</sup>	0.00117	\$2,322	\$422	\$1,900
Hospitals Per 1,000 FT <sup>2</sup>	0.00054	\$1,072	\$193	\$879
Industrial Buildings:				
Gen. Industrial Per 1,000 FT <sup>2</sup>	0.00023	\$457	\$81	\$375
Mini-Warehouse Per 1,000 FT <sup>2</sup>	0.00008	\$159	\$29	\$130
Warehousing Per 1,000 FT <sup>2</sup>	0.00012	\$238	\$42	\$197
General Commercial Retail Per 1,000 FT <sup>2</sup> :				
50,000 FT <sup>2</sup> or Less	0.00134	\$2,660	\$482	\$2,178
50,001 - 99,999 FT <sup>2</sup>	0.00137	\$2,719	\$491	\$2,229

**TABLE 19  
NET ROAD COST BY LAND USE TYPE  
PALM BEACH GARDENS**

LAND USE TYPE (UNIT)	NEW ROADS (Lane Miles)	ROAD COSTS		NET COST
		Const. Cost*	Credit	
100,000 - 199,999 FT <sup>2</sup>	0.00123	\$2,442	\$441	\$2,001
200,000 - 299,999 FT <sup>2</sup>	0.00116	\$2,303	\$418	\$1,885
300,000 - 399,999 FT <sup>2</sup>	0.00111	\$2,203	\$399	\$1,804
400,000 - 499,999 FT <sup>2</sup>	0.00107	\$2,124	\$384	\$1,740
500,000 - 599,999 FT <sup>2</sup>	0.00103	\$2,045	\$371	\$1,674
600,000 - 699,999 FT <sup>2</sup>	0.00100	\$1,985	\$360	\$1,625
700,000 - 999,999 FT <sup>2</sup>	0.00099	\$1,965	\$354	\$1,611
1,000,000 FT <sup>2</sup> or More	0.00095	\$1,886	\$342	\$1,544
Pharmacy per 1,000 FT <sup>2</sup>	0.00159	\$3,156	\$572	\$2,584
Gas Station Per Fueling Stn.	0.00091	\$1,806	\$328	\$1,478
Convenience Retail per 1,000 FT <sup>2</sup>	0.00400	\$7,940	\$1,437	\$6,503
Automotive Repair Shop per 1,000 FT <sup>2</sup>	0.00022	\$437	\$81	\$356
Car Wash per Bay	0.00150	\$2,978	\$539	\$2,439
Carpet Store per 1,000 FT <sup>2</sup>	0.00013	\$258	\$46	\$212
Cemetery per Acre	0.00009	\$179	\$31	\$148
Funeral Home per 1,000 FT <sup>2</sup>	0.00023	\$457	\$82	\$375
Furniture Store per 1,000 FT <sup>2</sup>	0.00010	\$199	\$35	\$164
General Recreation per Acre	0.00031	\$615	\$111	\$504
Oil and Lube Shop per Bay	0.00072	\$1,429	\$260	\$1,170
Veterinary Clinic per 1,000 FT <sup>2</sup>	0.00059	\$1,171	\$213	\$958

\* Right of Way cost not included in net cost.

\*\*Includes nursing homes

The changes in non-residential travel parameters results in sometimes substantial reductions in non-residential trip generation rates, as shown in Table 19a.

**TABLE 19a  
CHANGE IN ROAD IMPACT COSTS**

<b>LAND USE TYPE (UNIT)</b>	<b>Existing</b>	<b>Updated</b>	<b>% Change</b>
<b>RESIDENTIAL:</b>			
800 Feet and Under	\$1,070	\$1,024	-4.2%
801 - 1,399	\$1,254	\$1,235	-1.5%
1,400 - 1,999	\$1,471	\$1,414	-3.9%
2,000 - 3,599	\$1,705	\$1,627	-4.6%
3,600 and Over	\$1,906	\$1,771	-7.1%
<b>NON-RESIDENTIAL:</b>			
Financial Institution Per 1,000 FT <sup>2</sup>	\$8,107	\$3,219	-60.3%
Hotel per Room	\$485	\$471	-2.8%
Movie Theater Per Seat	\$100	\$97	-2.6%
Adult/Continuing Care Facility per 1,000 FT <sup>2</sup> *		\$178	
Racquet Club Per Court	\$2,290	\$2,260	-1.3%
Place of Worship per 1,000 FT <sup>2</sup>	\$518	\$503	-2.9%
Day Care Center Per 1,000 FT <sup>2</sup>	\$3,143	\$2,324	-26.1%
Quality Restaurant Per 1,000 FT <sup>2</sup>	\$4,329	\$3,968	-8.3%
High Turnover Sit-Down Rest. Per 1,000 Ft	\$6,268	\$3,740	-40.3%
Fast Food Restaurant per 1,000 FT <sup>2</sup>	\$7,723	\$7,283	-5.7%
New Car Sales Per 1,000 FT <sup>2</sup>	\$2,023	\$1,657	-18.1%
<b>Office Per 1,000 FT<sup>2</sup> :</b>			
50,000 FT <sup>2</sup> & Under	\$836	\$699	-16.4%
50,001 - 99,999 FT <sup>2</sup>	\$769	\$780	1.4%
100,000 - 149,999 FT <sup>2</sup>	\$719	\$699	-2.8%
150,000 - 199,999 FT <sup>2</sup>	\$652	\$633	-2.9%
200,000 - 399,999 FT <sup>2</sup>	\$602	\$602	0.1%
400,000 - 499,999 FT <sup>2</sup>	\$518	\$503	-2.9%
500,000 - 599,999 FT <sup>2</sup>	\$485	\$489	0.8%
600,000 - 699,999 FT <sup>2</sup>	\$468	\$453	-3.1%
700,000 - 799,999 FT <sup>2</sup>	\$451	\$437	-3.1%
800,000 FT <sup>2</sup> or more	\$435	\$440	1.2%
<b>Medical Buildings:</b>			
Medical Offices Per 1,000 FT <sup>2</sup>	\$1,939	\$1,900	-2.0%
Hospitals Per 1,000 FT <sup>2</sup>	\$903	\$879	-2.6%
<b>Industrial Buildings:</b>			
Gen. Industrial Per 1,000 FT <sup>2</sup>	\$368	\$375	1.9%
Mini-Warehouse Per 1,000 FT <sup>2</sup>	\$134	\$130	-3.3%
Warehousing Per 1,000 FT <sup>2</sup>	\$267	\$197	-26.4%
<b>General Commercial Retail Per 1,000 FT<sup>2</sup>:</b>			
50,000 FT <sup>2</sup> or Less	\$2,775	\$2,178	-21.5%
50,001 - 99,999 FT <sup>2</sup>	\$2,424	\$2,229	-8.1%
100,000 - 199,999 FT <sup>2</sup>	\$2,206	\$2,001	-9.3%
200,000 - 299,999 FT <sup>2</sup>	\$1,789	\$1,885	5.4%
300,000 - 399,999 FT <sup>2</sup>	\$1,605	\$1,804	12.4%
400,000 - 499,999 FT <sup>2</sup>	\$1,504	\$1,740	15.7%
500,000 - 599,999 FT <sup>2</sup>	\$1,438	\$1,674	16.4%

**TABLE 19a  
CHANGE IN ROAD IMPACT COSTS**

<b>LAND USE TYPE (UNIT)</b>	<b>Existing</b>	<b>Updated</b>	<b>% Change</b>
600,000 - 699,999 FT <sup>2</sup>	\$1,387	\$1,625	17.1%
700,000 - 999,999 FT <sup>2</sup>	\$1,337	\$1,611	20.5%
1,000,000 FT <sup>2</sup> or More	\$1,304	\$1,544	18.4%
Pharmacy per 1,000 FT <sup>2</sup>	\$1,571	\$2,584	64.5%
Gas Station Per Fueling Strn.	\$1,906	\$1,478	-22.4%
Convenience Retail per 1,000 FT <sup>2</sup>	\$8,358	\$6,503	-22.2%
Automotive Repair Shop per 1,000 FT <sup>2</sup>		\$356	
Car Wash per Bay		\$2,439	
Carpet Store per 1,000 FT <sup>2</sup>		\$212	
Cemetery per Acre		\$148	
Funeral Home per 1,000 FT <sup>2</sup>		\$375	
Furniture Store per 1,000 FT <sup>2</sup>		\$164	
General Recreation per Acre		\$504	
Oil and Lube Shop per Bay		\$1,170	
Veterinary Clinic per 1,000 FT <sup>2</sup>		\$958	

# 7. Summary

Table 20 summarizes the recommended updated impact fees for Palm Beach Gardens. Table 21 shows the increases from existing impact fees.

**TABLE 20  
UPDATED IMPACT FEES PALM BEACH GARDENS**

LAND USE TYPE (UNIT)	Roads	Parks	Police	Fire Rescue	Total
<b>RESIDENTIAL:</b>					
800 Feet and Under	\$1,024	\$2,362	\$323	\$247	\$3,956
801 - 1,399	\$1,235	\$2,858	\$391	\$298	\$4,782
1,400 - 1,999	\$1,414	\$3,267	\$447	\$341	\$5,469
2,000 - 3,599	\$1,627	\$3,737	\$511	\$390	\$6,265
3,600 and Over	\$1,771	\$4,102	\$561	\$428	\$6,862
<b>NON-RESIDENTIAL:</b>					
Financial Institution Per 1,000 FT <sup>2</sup>	\$3,219	\$0	\$232	\$249	\$3,700
Hotel per Room	\$471	\$1,139	\$232	\$209	\$2,051
Movie Theater Per Seat	\$97	\$0	\$6	\$5	\$108
Adult/Continuing Care Facility per 1,000 FT <sup>2</sup> *	\$178	\$1,182	\$214	\$1,115	\$2,689
Racquet Club Per Court	\$2,260	\$0	\$122	\$184	\$2,566
Place of Worship per 1,000 FT <sup>2</sup>	\$503	\$0	\$214	\$184	\$901
Day Care Center Per 1,000 FT <sup>2</sup>	\$2,324	\$0	\$214	\$217	\$2,756
Quality Restaurant Per 1,000 FT <sup>2</sup>	\$3,968	\$0	\$245	\$217	\$4,430
Fast Food Restaurant per 1,000 FT <sup>2</sup>	\$3,740	\$0	\$245	\$217	\$4,203
High Turnover Sit-Down Rest. Per 1,000 Ft	\$7,283	\$0	\$245	\$217	\$7,745
New Car Sales Per 1,000 FT <sup>2</sup>	\$1,657	\$0	\$245	\$220	\$2,122
<b>Office Per 1,000 FT<sup>2</sup> :</b>					
50,000 FT <sup>2</sup> & Under	\$699	\$0	\$214	\$184	\$1,097
50,001 - 99,999 FT <sup>2</sup>	\$780	\$0	\$214	\$184	\$1,178
100,000 - 149,999 FT <sup>2</sup>	\$699	\$0	\$214	\$184	\$1,097
150,000 - 199,999 FT <sup>2</sup>	\$633	\$0	\$214	\$184	\$1,031
200,000 - 399,999 FT <sup>2</sup>	\$602	\$0	\$214	\$184	\$1,000
400,000 - 499,999 FT <sup>2</sup>	\$503	\$0	\$214	\$184	\$901
500,000 - 599,999 FT <sup>2</sup>	\$489	\$0	\$214	\$184	\$887
600,000 - 699,999 FT <sup>2</sup>	\$453	\$0	\$214	\$184	\$851
700,000 - 799,999 FT <sup>2</sup>	\$437	\$0	\$214	\$184	\$835
800,000 FT <sup>2</sup> or more	\$440	\$0	\$214	\$184	\$838
<b>Medical Buildings:</b>					
Medical Offices Per 1,000 FT <sup>2</sup>	\$1,900	\$0	\$214	\$184	\$2,298
Hospitals Per 1,000 FT <sup>2</sup>	\$879	\$0	\$214	\$395	\$1,488
<b>Industrial Buildings:</b>					
Gen. Industrial Per 1,000 FT <sup>2</sup>	\$375	\$0	\$19	\$279	\$674
Mini-Warehouse Per 1,000 FT <sup>2</sup>	\$130	\$0	\$40	\$287	\$457
Warehousing Per 1,000 FT <sup>2</sup>	\$197	\$0	\$40	\$287	\$524
<b>General Commercial Retail Per 1,000 FT<sup>2</sup>:</b>					
50,000 FT <sup>2</sup> or Less	\$2,178	\$0	\$245	\$214	\$2,637
50,001 - 99,999 FT <sup>2</sup>	\$2,229	\$0	\$245	\$214	\$2,688
100,000 - 199,999 FT <sup>2</sup>	\$2,001	\$0	\$245	\$214	\$2,460

**TABLE 20  
UPDATED IMPACT FEES PALM BEACH GARDENS**

<b>LAND USE TYPE (UNIT)</b>	<b>Roads</b>	<b>Parks</b>	<b>Police</b>	<b>Fire Rescue</b>	<b>Total</b>
200,000 - 299,999 FT <sup>2</sup>	\$1,885	\$0	\$245	\$214	\$2,343
300,000 - 399,999 FT <sup>2</sup>	\$1,804	\$0	\$245	\$214	\$2,263
400,000 - 499,999 FT <sup>2</sup>	\$1,740	\$0	\$245	\$214	\$2,199
500,000 - 599,999 FT <sup>2</sup>	\$1,674	\$0	\$245	\$214	\$2,132
600,000 - 699,999 FT <sup>2</sup>	\$1,625	\$0	\$245	\$214	\$2,083
700,000 - 999,999 FT <sup>2</sup>	\$1,611	\$0	\$245	\$214	\$2,070
1,000,000 FT <sup>2</sup> or More	\$1,544	\$0	\$245	\$214	\$2,003
Pharmacy per 1,000 FT <sup>2</sup>	\$2,584	\$0	\$245	\$214	\$3,043
Gas Station Per Fueling Stn.	\$1,478	\$0	\$61	\$172	\$1,712
Convenience Retail per 1,000 FT <sup>2</sup>	\$6,503	\$0	\$245	\$214	\$6,962
Automotive Repair Shop per 1,000 FT <sup>2</sup>	\$356	\$0	\$245	\$220	\$821
Car Wash per Bay	\$2,439	\$0	\$122	\$220	\$2,781
Carpet Store per 1,000 FT <sup>2</sup>	\$212	\$0	\$245	\$214	\$671
Cemetery per Acre	\$148	\$0	\$0	\$214	\$362
Funeral Home per 1,000 FT <sup>2</sup>	\$375	\$0	\$214	\$214	\$803
Furniture Store per 1,000 FT <sup>2</sup>	\$164	\$0	\$245	\$214	\$622
General Recreation per Acre	\$504	\$0	\$214	\$279	\$998
Oil and Lube Shop per Bay	\$1,170	\$0	\$122	\$1,033	\$2,325
Veterinary Clinic per 1,000 FT <sup>2</sup>	\$958	\$0	\$214	\$184	\$1,356

**TABLE 21  
EXISTING AND UPDATED IMPACT FEES PALM BEACH GARDENS**

LAND USE TYPE (UNIT)	Roads			Parks			Police			Fire Rescue			Total		
	2004	2011	Change	2004	2011	Change	2004	2011	Change	2004	2011	Change	2004	2011	Change
<b>RESIDENTIAL:</b>															
800 Feet and Under	\$1,070	\$1,024	-4.2%	\$2,272	\$2,362	4.0%	\$303	\$323	6.6%	\$348	\$247	-29.2%	\$3,993	\$3,956	-0.9%
801 - 1,399	\$1,254	\$1,235	-1.5%	\$2,671	\$2,858	7.0%	\$356	\$391	9.7%	\$409	\$298	-27.1%	\$4,691	\$4,782	1.9%
1,400 - 1,999	\$1,471	\$1,414	-3.9%	\$3,139	\$3,267	4.1%	\$419	\$447	6.7%	\$481	\$341	-29.1%	\$5,510	\$5,469	-0.7%
2,000 - 3,599	\$1,705	\$1,627	-4.6%	\$3,649	\$3,737	2.4%	\$487	\$511	5.0%	\$559	\$390	-30.3%	\$6,400	\$6,265	-2.1%
3,600 and Over	\$1,906	\$1,771	-7.1%	\$4,044	\$4,102	1.4%	\$539	\$561	4.0%	\$620	\$428	-30.9%	\$7,109	\$6,862	-3.5%
<b>NON-RESIDENTIAL:</b>															
Financial Institution Per 1,000 FT <sup>2</sup>	\$8,107	\$3,219	-60.3%				\$143	\$232	62.3%	\$231	\$249	7.9%	\$8,481	\$3,700	-56.4%
Hotel per Room	\$485	\$471	-2.8%	\$1,031	\$1,139	10.5%	\$155	\$232	49.9%	\$355	\$209	-41.3%	\$2,026	\$2,051	1.2%
Movie Theater Per Seat	\$100	\$97	-2.6%				\$143	\$6	-96.1%	\$355	\$5	-98.6%	\$598	\$108	-82.0%
Adult/Continuing Care Facility per 1,000 FT <sup>2</sup> *		\$178			\$1,182			\$214			\$1,115			\$2,689	
Racquet Club Per Court	\$2,290	\$2,260	-1.3%				\$143	\$122	-14.3%	\$231	\$184	-20.3%	\$2,664	\$2,566	-3.7%
Place of Worship per 1,000 FT <sup>2</sup>	\$518	\$503	-2.9%				\$143	\$214	49.9%	\$231	\$184	-20.3%	\$892	\$901	1.1%
Day Care Center Per 1,000 FT <sup>2</sup>	\$3,143	\$2,324	-26.1%				\$143	\$214	49.9%	\$231	\$217	-5.9%	\$3,517	\$2,756	-21.6%
Quality Restaurant Per 1,000 FT <sup>2</sup>	\$4,329	\$3,968	-8.3%				\$163	\$245	49.9%	\$410	\$217	-47.0%	\$4,902	\$4,430	-9.6%
Fast Food Restaurant per 1,000 FT <sup>2</sup>	\$7,723	\$3,740	-51.6%				\$163	\$245	49.9%	\$410	\$217	-46.9%	\$8,296	\$4,203	-49.3%
High Turnover Sit-Down Rest. Per 1,000 Ft	\$6,268	\$7,283	16.2%				\$163	\$245	49.9%	\$410	\$217	-47.0%	\$6,841	\$7,745	13.2%
New Car Sales Per 1,000 FT <sup>2</sup>	\$2,023	\$1,657	-18.1%				\$163	\$245	49.9%	\$410	\$220	-46.3%	\$2,596	\$2,122	-18.3%
Office Per 1,000 FT <sup>2</sup> :															
50,000 FT <sup>2</sup> & Under	\$836	\$699	-16.4%				\$143	\$214	49.9%	\$231	\$184	-20.4%	\$1,210	\$1,097	-9.4%
50,001 - 99,999 FT <sup>2</sup>	\$769	\$780	1.4%				\$143	\$214	49.9%	\$231	\$184	-20.4%	\$1,143	\$1,178	3.1%
100,000 - 149,999 FT <sup>2</sup>	\$719	\$699	-2.8%				\$143	\$214	49.9%	\$231	\$184	-20.4%	\$1,093	\$1,097	0.3%
150,000 - 199,999 FT <sup>2</sup>	\$652	\$633	-2.9%				\$143	\$214	49.9%	\$231	\$184	-20.4%	\$1,026	\$1,031	0.5%
200,000 - 399,999 FT <sup>2</sup>	\$602	\$602	0.1%				\$143	\$214	49.9%	\$231	\$184	-20.4%	\$976	\$1,000	2.5%
400,000 - 499,999 FT <sup>2</sup>	\$518	\$503	-2.9%				\$143	\$214	49.9%	\$231	\$184	-20.4%	\$892	\$901	1.0%
500,000 - 599,999 FT <sup>2</sup>	\$485	\$489	0.8%				\$143	\$214	49.9%	\$231	\$184	-20.4%	\$859	\$887	3.2%
600,000 - 699,999 FT <sup>2</sup>	\$468	\$453	-3.1%				\$143	\$214	49.9%	\$231	\$184	-20.4%	\$842	\$851	1.1%
700,000 - 799,999 FT <sup>2</sup>	\$451	\$437	-3.1%				\$143	\$214	49.9%	\$231	\$184	-20.4%	\$825	\$835	1.2%
800,000 FT <sup>2</sup> or more	\$435	\$440	1.2%				\$143	\$214	49.9%	\$231	\$184	-20.4%	\$809	\$838	3.6%
Medical Buildings:															
Medical Offices Per 1,000 FT <sup>2</sup>	\$1,939	\$1,900	-2.0%				\$143	\$214	49.9%	\$810	\$184	-77.3%	\$2,892	\$2,298	-20.5%
Hospitals Per 1,000 FT <sup>2</sup>	\$903	\$879	-2.6%				\$143	\$214	49.9%	\$810	\$395	-51.2%	\$1,856	\$1,488	-19.8%

**TABLE 21  
EXISTING AND UPDATED IMPACT FEES PALM BEACH GARDENS**

LAND USE TYPE (UNIT)	Roads			Parks			Police			Fire Rescue			Total		
	2004	2011	Change	2004	2011	Change	2004	2011	Change	2004	2011	Change	2004	2011	Change
Industrial Buildings:															
Gen. Industrial Per 1,000 FT <sup>2</sup>	\$368	\$375	1.9%				\$13	\$19	50.0%	\$366	\$279	-23.7%	\$747	\$674	-9.8%
Mini-Warehouse Per 1,000 FT <sup>2</sup>	\$134	\$130	-3.3%				\$143	\$40	-71.7%	\$231	\$287	24.4%	\$508	\$457	-9.9%
Warehousing Per 1,000 FT <sup>2</sup>	\$267	\$197	-26.4%				\$27	\$40	49.8%	\$366	\$287	-21.6%	\$660	\$524	-20.6%
General Commercial Retail Per 1,000 FT <sup>2</sup> :															
50,000 FT <sup>2</sup> or Less	\$2,775	\$2,178	-21.5%				\$163	\$245	49.9%	\$410	\$214	-47.8%	\$3,348	\$2,637	-21.3%
50,001 - 99,999 FT <sup>2</sup>	\$2,424	\$2,229	-8.1%				\$163	\$245	49.9%	\$410	\$214	-47.8%	\$2,997	\$2,688	-10.3%
100,000 - 199,999 FT <sup>2</sup>	\$2,206	\$2,001	-9.3%				\$163	\$245	49.9%	\$410	\$214	-47.8%	\$2,779	\$2,460	-11.5%
200,000 - 299,999 FT <sup>2</sup>	\$1,789	\$1,885	5.4%				\$163	\$245	49.9%	\$410	\$214	-47.8%	\$2,362	\$2,343	-0.8%
300,000 - 399,999 FT <sup>2</sup>	\$1,605	\$1,804	12.4%				\$163	\$245	49.9%	\$410	\$214	-47.8%	\$2,178	\$2,263	3.9%
400,000 - 499,999 FT <sup>2</sup>	\$1,504	\$1,740	15.7%				\$163	\$245	49.9%	\$410	\$214	-47.8%	\$2,077	\$2,199	5.9%
500,000 - 599,999 FT <sup>2</sup>	\$1,438	\$1,674	16.4%				\$163	\$245	49.9%	\$410	\$214	-47.8%	\$2,011	\$2,132	6.0%
600,000 - 699,999 FT <sup>2</sup>	\$1,387	\$1,625	17.1%				\$163	\$245	49.9%	\$410	\$214	-47.8%	\$1,960	\$2,083	6.3%
700,000 - 999,999 FT <sup>2</sup>	\$1,337	\$1,611	20.5%				\$163	\$245	49.9%	\$410	\$214	-47.8%	\$1,910	\$2,070	8.3%
1,000,000 FT <sup>2</sup> or More	\$1,304	\$1,544	18.4%				\$163	\$245	49.9%	\$410	\$214	-47.8%	\$1,877	\$2,003	6.7%
Pharmacy per 1,000 FT <sup>2</sup>	\$1,571	\$2,584	64.5%				\$163	\$245	49.9%	\$410	\$214	-47.8%	\$2,144	\$3,043	41.9%
Gas Station Per Fueling Stn.	\$1,906	\$1,478	-22.4%				\$163	\$61	-62.5%	\$410	\$172	-58.0%	\$2,479	\$1,712	-31.0%
Convenience Retail per 1,000 FT <sup>2</sup>	\$8,358	\$6,503	-22.2%				\$163	\$245	49.9%	\$410	\$214	-47.8%	\$8,931	\$6,962	-22.0%
Automotive Repair Shop per 1,000 FT <sup>2</sup>		\$356						\$245			\$220			\$821	
Car Wash per Bay		\$2,439						\$122			\$220			\$2,781	
Carpet Store per 1,000 FT <sup>2</sup>		\$212						\$245			\$214			\$671	
Cemetery per Acre		\$148						\$0			\$214			\$362	
Funeral Home per 1,000 FT <sup>2</sup>		\$375						\$214			\$214			\$803	
Furniture Store per 1,000 FT <sup>2</sup>		\$164						\$245			\$214			\$622	
General Recreation per Acre		\$504						\$214			\$279			\$998	
Oil and Lube Shop per Bay		\$1,170						\$122			\$1,033			\$2,325	
Veterinary Clinic per 1,000 FT <sup>2</sup>		\$958						\$214			\$184			\$1,356	

Residential all impact fees are changed very little from 2004. Many non-residential impact fees decline due to the reduction in the road impact fee. Recall that the reduced road impact fee is due to more recent data and studies of the gross and net impact of non-residential trips, especially of “convenience” trips on the road system.

**TABLE 22  
CHANGES IN IMPACT FEES SELECTED LAND USES**

	Road Fee	All Others	Total
<b>Residential:</b>			
<b>2,000 FT<sup>2</sup> Residence</b>			
2004	\$1,705	\$4,695	\$6,400
2010/11	\$1,627	\$4,638	\$6,265
% Change	-4.6%	-1.2%	-2.1%
<b>75,000 FT<sup>2</sup> Office Building</b>			
2004	\$57,675	\$28,043	\$85,718
2010/11	\$58,494	\$29,848	\$88,342
% Change	1.4%	6.4%	3.1%
<b>150,000 FT<sup>2</sup> General Retail</b>			
2004	\$330,900	\$86,003	\$416,903
2010/11	\$300,146	\$68,801	\$368,947
% Change	-9.3%	-20.0%	-11.5%

## 8. Administrative Issues

In 2006 the Florida Legislature passed and the Governor signed into law the Florida Impact Fee Act of 2006, Section 163.31801, Florida Statutes. This statute has several provisions that relate to Palm Beach Gardens:

- That impact fees must be based on the most recent data;
- That impact fees must be based on localized data;
- That administrative charges for the collection of impact fees be no more than actual costs;
- That the City must account for and report of impact fee collections and expenditures.
- The City must maintain impact fee revenues and expend impact fees from separate accounting funds.
- That notice of the imposition or increase in an impact fee must be provided no less than 90 days before the effective date of the ordinance; and
- Audits of financial statements of the City which are performed by a certified public accountant pursuant to s. 218.39 and submitted to the Auditor General must include an affidavit signed by the chief financial officer of the City stating that the City has complied with the Florida Impact Fee Act of 2006.

The existing impact fees of Palm Beach Gardens were based on local data and what then were the most recent data. This update is based on the most recent and localized data for Palm Beach Gardens. Additionally, the City places impact fees collected in separate accounting funds. The City may have to provide annual accounting and reporting of impact fee collections and expenditures. Additionally, the City will have to submit a signed affidavit by the Chief Financial Officer stating that the provisions of the act have been complied with. The City will need to study its costs of collecting and administering its impact fee program and adjust any administrative change to that consistent with the results of the study. This should be completed within the up-coming fiscal year. Lastly, at least 90 days notice must be provided before any updated or increased impact fees can be collected.