



# THE CITY OF PALM BEACH GARDENS 2023 IMPACT FEE UPDATE: EXECUTIVE SUMMARY

Parks & Recreation  
Fire Protection & Emergency Medical Services  
Police Protection  
Public Facilities

## PALM BEACH *Gardens*

October 2023



**POLICE**



RONALD M. FERRIS  
MUNICIPAL CAMPUS

**NUE URBAN CONCEPTS**  
LAND USE · MOBILITY · PARKING · FEES

October 26<sup>th</sup>, 2023

Natalie Crowley, AICP  
Director of Planning & Zoning  
City of Palm Beach Gardens  
10500 N. Military Trail  
Palm Beach Gardens, FL 33410

**Re: City of Palm Beach Gardens Impact Fee Technical Report Executive Summary**

Dear Natalie:

Enclosed is an Executive Summary of the City of Palm Beach Gardens Impact Fee Technical Report. The Technical Report, which is over 300 pages in length, addresses updates to the City's Parks and Recreation, Fire Protection and EMS, Police Protection, and Public Facilities Impact Fees. The methodology used to update the impact fees is detailed and includes significant parcel and employment level data specific to the City of Palm Beach Gardens.

The updated Parks and Recreation, Fire Protection and EMS, Police Protection, and Public Facilities Impact Fees are based on a detailed list of capital improvements developed in coordination with City staff from multiple City Departments. The capital improvements are needed to meet the demands from future growth in population and employment between 2022 and 2035. The capital improvements for each of the impact fee updates is included in the Executive Summary.

The Executive Summary also includes the updated impact fee schedule for all four impact fees. In addition to the impact fee schedule and capital improvements, the Executive Summary includes the calculation of the impact fee rates and a comparison between the updated impact fees and the existing impact fees. The Executive Summary concludes with a summarized excerpt of extraordinary circumstances.

The Executive Summary does highlight the threshold for single-family residential land uses and two alternative thresholds that the City Council may wish to consider. Florida Statute allows the City Council to waive impact fees for affordable housing. The City has existing programs for affordable housing and accessory dwelling units that may be eligible for reductions or waivers of impact fees. The Technical Report does not address waivers as that is a legislative decision by the City Council and not a technical calculation that would be addressed in the Technical Report.

The Executive Summary is intended to summarize a very detailed Technical Report and is not intended to serve as the basis for calculation of the impact fee updates. In the event there is an inconsistency due to the summarization of the data and methodology, the Technical Report is the source for how the impact fee updates were calculated. The updated impact fees are consistent with all legal and statutory requirements and meet the dual rational nexus and rough proportionality tests. The NUE Urban Concepts team looks forward to continuing to work with City staff on finalizing the impact fee update.

Sincerely,



Jonathan B. Paul, AICP  
Principal

## EXECUTIVE SUMMARY

The City of Palm Beach Gardens has undertaken an update of the following impact fees:

- Parks and Recreation
- Fire Protection and Emergency Medical Services
- Police Protection
- Public Facilities

The City has retained the services of NUE Urban Concepts, LLC to prepare a Technical Report documenting the data and methodology utilized to update the City's Impact Fees. The City last updated Impact Fees in 2016 and the updated rates became effective in 2017. This update is undertaken to ensure that the City's Impact Fees are based on the most recent and localized data as required by Florida Statute.

The City has a Mobility Fee for areas of the City east of the Beeline Highway and a Road Impact Fee for areas of the City west of Beeline Highway. The Mobility Fee and Road Impact Fee are being updated separately as the City is considering alternatives related to its Road Impact Fee.

The City has been one of the fastest growing cities in Palm Beach County over the last decade and is projected to continue to grow through approved developments, new development, redevelopment, and annexation. An evaluation of projected growth in population and employment between 2022 and 2045 has been undertaken as part of the update. The projections include both new development and potential areas that may be annexed into the City. The horizon (future) year for the updated impact fees is 2035.

The update to the Parks and Recreation Impact Fee utilizes the currently adopted LOS standard of five (5) acres of parks per 1,000 residents and expands that to also include employment within the City. The update includes the establishment of level of service (LOS) standards for use in impact fee evaluations for Fire Protection and Emergency Medical Services, Police Protection, and Public Facilities. These LOS standards are based on both population and employment and the projected need for new City personnel by 2035.

The updated impact fees, similar to the City's Mobility Fee, are considered an "improvement" or "plan" based fee developed to fund a portion of the cost for specific capital improvements needed to meet demand from new development. The impact fee schedule of land uses has been refined and the impact fee update reflects parcel level data obtained for the City. The updated impact fee schedule is included as part of this Executive Summary.

The impact fee schedule of land uses has been refined and streamlines as part of the update to reflect data specific to the City of Palm Beach Gardens. The existing impact fee schedule features 56 land use impact fees. The updated impact fee schedule features 25 land use impact fees. This is a reduction of almost 56% in the number of land uses on the impact fee schedules.

The existing impact fee schedule features two (2) residential categories: single-family and multifamily. Single-family impact fees are currently assessed for three different thresholds and multifamily impact fees are currently assessed for two different thresholds. The updated impact fee schedule features the following three (3) residential categories, based on the habitable square footage for each residential land use:

- Single-family detached (9,500 sq. ft. maximum)
- Single-family attached (4,500 sq. ft. maximum)
- Multi-family residential (2,500 sq. ft. maximum)

The maximum square footage thresholds indicate that impact fees would be assessed up to that habitable square footage and any square footage above the maximum threshold would not be assessed an impact fee. The maximum threshold of 9,500 sq. ft. for single-family detached represents the thresholds at which the number of bedrooms is no longer increasing proportional to square footage. The City could consider a threshold of 5,500 sq. ft. where the number of bedrooms per sq. ft. starts to level off, or 6,500 sq. ft. where the number of dwelling units constructed starts to level off.

The updated impact fee schedule consolidates: (1) three separate land uses for senior care facilities into a single long term care land use; (2) four educational land uses into a single private education land use; (3) two higher education, one medical, and five office land uses into two office land uses; (4) four medical office uses into a single medical office use; (5) two warehouse uses into a single warehouse use; and (6) seventeen retail uses into five retail uses. Two new high impact land uses, financial service and quick service restaurant (aka fast food) drive-thru, are added to the existing three high impact land uses: vehicle fueling, service, and washing.

In 2021, the Florida Legislature amended Florida Statute Section 163.31801, known as the "Impact Fee Act", to limit the percentage increase from updates of existing impact fees and to phase-in those updates. For impact fee updates that result in an increase of 25% or less over existing impact fees, increases are required to be phased-in over a two-year period in equal increments. For updates that result in an increase of existing fees between 25% and 50%, increases are required to be phased-in over a four-year period in equal increments.

The amendment limits impact fee increases above existing impact fees to no more than 50%. The amendment also limits impact fee increases to once every four (4) years. The amendment does include a provision known as “extraordinary circumstances”, which would allow the local governments to exceed the 50% threshold and to adopt updated impact fees at the fully calculated rates without a requirement to phase-in the increase.

To make a finding of “extraordinary circumstances”, a needs study, completed within 12 months before the date of adoption, must be conducted that expressly demonstrates and details the extraordinary circumstances necessitating the need to exceed the 50% threshold and to not phase-in increases in fees. The local government is also required to hold two public workshops dedicated to extraordinary circumstances. The finding of extraordinary circumstances also requires at least a two-thirds vote of the governing body.

The City held two public workshops to further discuss extraordinary circumstances: Thursday October 19<sup>th</sup> at 9:00 AM and 6:00 PM. The finding of extraordinary circumstances will require at least a two-thirds vote of the City Council. If two-thirds of the City Council do not vote for extraordinary circumstances, then the updated impact fees will be phased-in and capped in accordance with Florida Statute.

This Executive Summary includes the updated impact fee schedule and a summary of the Parks and Recreation, Fire Protection and EMS, Police Protection, and Public Facilities Impact Fee updates that includes the following:

- (1) Summary for each impact fee;
- (2) Capital Improvements for each impact fee;
- (3) The impact fee rate calculation for each impact fee; and
- (4) A comparison of the updated impact fee rate and the existing impact fees.

The Palm Beach Gardens Impact Fee Technical Report, dated September 2023, includes an extensive analysis that documents the finding of extraordinary circumstances. This Executive Summary includes the documented findings from the Impact Fee Technical Report which serves as the needs study required by Florida Statute.

The Palm Beach Gardens Impact Fee Technical Report documents the data and methodology used to demonstrate that the impact fee updates: (1) meet the dual rational nexus test; (2) are roughly proportional to the impact of new development; and (3) ensure that the cost of capital improvements attributable to new development do not hold new development to a higher standard than existing development consistent with case law and Florida Statute 163.31801.

# IMPACT FEE SCHEDULE SUMMARY

## **Existing Impact Fee Schedule (56 Land Uses)**

- Three square footage tiers for single-family residential;
- Two tiers for multi-family residential;
- Three land uses for senior care facilities;
- Six land uses for education;
- Two land uses for warehouses;
- Four land uses for recreation;
- Five office land use categories;
- Five medical office land use categories;
- Seventeen land uses for retail; and
- Three high impact non-residential land uses.

## **Updated Impact Fee Schedule (25 Land Uses)**

- Four residential land uses;
- Three institution land uses;
- Two industrial land uses;
- Three recreational land uses;
- Three office land uses;
- Five retail land uses; and
- Five non-residential high-impact land uses.

2023 PALM BEACH GARDENS IMPACT FEE SCHEDULE	UNIT OF MEASURE	PARKS & RECREATION (PARKS & REC)	FIRE PROTECTION & EMS (FIRE & EMS)	POLICE PROTECTION (POLICE)
	PER 1,000 SQ. FT.	\$1,812.69	\$298.64	\$219.91
<b>Residential &amp; Lodging Uses per applicable unit of measure</b>				
Single Family Detached (Single-Family Detached, Mobile Home) Maximum 9,500 Sq. Ft.	per 1,000 sq. ft.	\$1,323	\$218	\$161
Single-Family Attached (Condo, Duplex, Townhome, Villa) Maximum 4,500 Sq. Ft.	per 1,000 sq. ft.	\$2,230	\$367	\$270
Multi-Family Residential (Active Adult, 3 or more Units Attached) Maximum 2,500 Sq. Ft.	per 1,000 sq. ft.	\$2,556	\$421	\$310
Overnight Lodging (Hotel, Inn, Motel, Resort)	per room	\$2,772	\$567	\$418
<b>Institutional Uses</b>				
Community Serving (Arts, Civic, Clubhouse, Lodge, Place of Assembly or Worship)	per 1,000 sq. ft.	\$60	\$245	\$180
Long Term Care (Assisted Living, Congregate Care Facility, Nursing Facility)	per 1,000 sq. ft.	\$2,946	\$788	\$581
Private Education (Day Care, Private Primary School, Pre-K)	per 1,000 sq. ft.	\$2,673	\$723	\$532
<b>Industrial Uses</b>				
Industrial (Assembly, Fabrication, Manufacturing, Processing, Production, Trades, Utilities)	per 1,000 sq. ft.	\$152	\$311	\$229
Commercial Storage (Distribution, Mini-Warehouse, Outdoor Storage, Warehouse)	per 1,000 sq. ft.	\$76	\$173	\$128
<b>Recreational Uses per applicable unit of measure</b>				
Marina (any additional structures pay applicable fee per use)	per berth	\$38	\$54	\$40
Outdoor Commercial Recreation (Amusement, Golf, Multi-Purpose, Parks, Sports, Tennis)	per acre	\$453	\$1,326	\$976
Indoor Commercial Recreation (Fitness, Health, Indoor Sports, Kids Activities, Movies)	per 1,000 sq. ft.	\$453	\$1,362	\$1,003
<b>Office Uses per square foot</b>				
Office 100,000 sq. ft. or less (General, Higher Education, Hospital, Professional, Tutoring)	per 1,000 sq. ft.	\$173	\$645	\$475
Office greater than 100,000 sq. ft. (General, Higher Education, Hospital, Professional)	per 1,000 sq. ft.	\$138	\$460	\$339
Medical Office (Clinic, Dental, Emergency Care, Medical, Veterinary)	per 1,000 sq. ft.	\$250	\$759	\$559
<b>Commercial &amp; Retail Uses per square foot</b>				
Retail (Discount, Entertainment, Financial, Pharmacy, Repair, Retail, Sales, Services)	per 1,000 sq. ft.	\$201	\$1,159	\$853
Grocery & Liquor Store (Grocery, Package Store, Supermarket, Wine & Spirits)	per 1,000 sq. ft.	\$227	\$1,171	\$862
Convenience Store (With or Without Motor Vehicle Fueling)	per 1,000 sq. ft.	\$151	\$2,688	\$1,979
Sit-Down Restaurant (Drinking Establishment, Full Service, Quality, Table Service)	per 1,000 sq. ft.	\$529	\$3,067	\$2,258
Quick Service Restaurant (Casual, Delivery, Drive-up, Fast Casual, Fast Food, Take Away)	per 1,000 sq. ft.	\$605	\$4,124	\$3,037
<b>Non-Residential Additive Uses (Fee in addition to Fee per 1,000 sq. ft.)</b>				
Financial Service Drive-Thru Lane or Free-Standing ATM	per lane or ATM	\$19	\$1,180	\$869
Motor Vehicle & Boat Cleaning (Detailing Stations, Wash Tunnels, Wax)	per bay, lane, stall	\$8	\$451	\$332
Motor Vehicle Fueling (Commercial Charging or Fueling per vehicle position)	per position	\$9	\$1,009	\$743
Motor Vehicle Service (Maintenance, Repair, Service, Tires)	per bay or stall	\$76	\$1,045	\$770
Quick Service Restaurant Drive-Thru	per lane	\$605	\$4,124	\$3,037

# **PARKS & RECREATION IMPACT FEE SUMMARY**

## **Existing Impact Fee**

- Current City Park Acreage is 569.25 acres;
- Comprehensive Plan Level of Service (LOS) is 5.0 acres per 1,000 residents; and
- Current Impact Fee assessed on residential land uses and overnight lodging (e.g., hotels).

## **Updated Impact Fee (Park Acreage Need)**

- Level of Service (LOS) standard of 5.0 acres extended to non-residential land uses;
- Non-residential impact fees based on employees per 1,000 square feet;
- Functional Equivalent Residents (residents plus employees) in 2035 is 120,889;
- Projected Park Acreage Need in 2035 for Functional Equivalent Residents is 604.50 acres;
- Projected Increase in Park Acreage by 2035 is 35.25 acres;

## **Updated Impact Fee (Capital Improvements)**

- Includes projected acreage needed plus enhancement of existing facilities;
- Coordinated with City Staff to develop a list of Capital Improvements (2022 to 2035);
- Projected Cost of Capital Improvements is \$273,940,500;
- Reasonably Anticipated Funding (2022 to 2035) is \$54,788,100;
- Potential bonding of Capital Improvements is an anticipated funding source;
- Net Cost of Capital Improvements is \$219,152,400; and
- The calculated Impact Fee Rate is \$1,812.69 per Functional Equivalent Residents.

## **Attachments**

- Park & Recreation Capital Improvements (2022 to 2035);
- Park & Recreation Impact Fee Rate; and
- Park & Recreation Impact Fee Schedule with comparison to existing impact fee.

**PARKS & RECREATION CAPITAL IMPROVEMENTS (2022 to 2035)**

FUTURE ACREAGE BASED ON PROJECTED NEED BY 2035		COST	NEED BASED ON GROWTH & ANNEXATION BY 2035
	Land East of Military Trail (+/- 10 Acres)	\$ 15,000,000	Approximately 10 acres at 1,500,000 per acre
	Land Between Military Trail & Turnpike (+/- 5 Acres)	\$ 5,000,000	Approximately 5 acres at 1,000,000 per acre
	Land West of Turnpike (+/- 20.25 ACRES)	\$ 10,250,000	Approximately 20.25 acres at 500,000 per acre
	<b>Total</b>	<b>\$ 30,250,000</b>	
<b>GENERAL FACILITY PROJECTS</b>			
	Expansion of Outdoor Recreation Amenities (Not Playgrounds)	\$ 2,500,000	Trails, site lighting, landscape, courts, pavilions, restrooms, cover batting cages
	New Playgrounds	\$ 2,000,000	4 @ \$500,000 each
	New Outdoor Facilities	\$ 8,000,000	Avenir Park
	Burns Road Community Center Expansion Phase 2	\$ 30,000,000	Bond project
	Pickleball Courts	\$ 1,000,000	Bond project
	Development of Indoor Facilities	\$ 50,000,000	Field House \$15M, Riverside BRCC Phase 3 \$15M, PGA Park Sport Building \$6M, Misc. to meet demand \$14M
	Nature Center Park/Outdoor Recreation Amenities	\$ 5,000,000	Gardens Nature Center and Trails
	GDP Tournament Locker Rooms	\$ 3,375,000	Estimate 7,500 sq ft @ 450 per sq ft
	Sensory Garden with active features	\$ 180,000	Equipment, site amenities, landscape
	Stadium with a track & turf field	\$ 4,000,000	Turf Estimate \$1.5M, Track \$1.2M, Stadium Seating/Concession Stand/Bathrooms \$1.3M
	<b>Total</b>	<b>\$ 106,055,000</b>	
<b>EQUIPMENT &amp; VEHICLES</b>			
	Trailers (Events)	\$ 120,000	Portable Stage, Mobile Rec, Event Ops
	Portable event lighting (4)	\$ 25,000	
	Event 21 passenger trolley (2)	\$ 85,000	
	Fiber connection/Sound system upgrade in parks for events	\$ 1,000,000	Connectivity for facilities, sound system/PA for larger parks
	Vehicles	\$ 210,000	Park Monitor Trucks (2), 15 passenger vans (2), Cargo Van (1) @ \$8,400 x 5 years.
	<b>Total</b>	<b>\$ 1,440,000</b>	
<b>PARK UPGRADES &amp; ENHANCEMENTS</b>			
<b>Aquatics Center</b>			
	Play pool features	\$ 150,000	Current capital project
	Competition pool enhancement (deck, timing, blocks, shade)	\$ 1,100,000	
	Deck Enhancements and Amenities	\$ 217,000	Cabanas, pavilion, sound system, early warning system current capital project
	Splash Playground equipment upgrades and expansion	\$ 3,500,000	Expand splash playground, new features
<b>Tennis Center/Russo</b>			
	Expanded Facilities at Tennis/Pickleball Center	\$ 1,041,000	New tennis courts, pickleball pro shop, lighting, storage, seating in current capital
<b>Mirasol</b>			
	Park Improvement and Enhancements	\$ 6,000,000	New facilities and park amenities
<b>PGA Park</b>			
	Park Improvement and Enhancements	\$ 6,000,000	New facilities and park amenities
<b>Western Preservation Areas</b>			
	Park Improvement and Enhancements	\$ 20,000,000	Add ADA accessible trails, pavilions, boardwalks, recreation amenities, interpenetrative kiosk and structures, context sensitive parking. Explore limited camping or other interactive uses
<b>Park Acreage East of Military Trail (+/- 10 ACRES)</b>			
	Land Preparation and Development	\$ 25,000,000	Planning, Design, Engineering, Permitting, Stormwater (potentially underground, wells, LID), Wetlands Off-Sets, Clearing, Grading, Construction at \$2.5 million an acre)
	Recreational Facilities	\$ 20,000,000	Construction of active playgrounds, courts, fields, parking, recreational amenities, facilities and structures, boat ramps, ADA accessible route, lighting, restroom facilities at \$2.0 million an acre)
<b>Park Acreage Between Military Trail and Florida Turnpike (+/- 5 ACRES)</b>			
	Land Preparation and Development	\$ 10,000,000	Planning, Design, Engineering, Permitting, Stormwater (potentially underground, wells, LID), Wetlands Off-Sets, Clearing, Grading, Construction at \$2.0 million an acre)
	Recreational Facilities	\$ 7,500,000	Construction of active playgrounds, courts, fields, parking, recreational amenities, facilities and structures, ADA accessible route, lighting, restroom facilities at \$1.5 million an acre)
<b>Park Acreage West of Florida Turnpike (+/- 20.25 ACRES)</b>			
	Land Preparation and Development	\$ 20,250,000	Planning, Design, Engineering, Permitting, Stormwater, Wetlands Off-Sets, Clearing, Grading, Construction at \$1 million an acre)
	Recreational Facilities	\$ 15,187,500	Construction of active playgrounds, courts, fields, parking, recreational amenities, facilities and structures, ADA accessible route, lighting, restroom facilities at \$750,000 an acre)
	<b>Total</b>	<b>\$ 135,945,500</b>	
<b>FUTURE PLANNING</b>			
	Parks Master Plan	\$ 225,000	
	Staffing Plan	\$ 50,000	To include staffing need and workstation and IT requirements for staff.
	<b>Total</b>	<b>\$ 275,000</b>	
	<b>Total Cost of Parks &amp; Recreation Capital Improvements</b>	<b>\$ 273,965,500</b>	

Source : Capital Improvements coordinated with City Staff. Cost based on the most recent and localized data for City Improvements and Improvements within Palm Beach County.

## PARKS & RECREATION IMPACT FEE RATE

Impact Fee Variables	Year	Value
Existing City Park Acreage	2022	569.25
Functional Equivalent Residents (FER)	2022	77,789
Park Level of Service (LOS) Standard per 1,000 FER	2035	5.00 acres
Functional Equivalent Residents (FER)	2035	120,899
Park Acreage Need (LOS Standard per 1,000 FER)	2035	604.50 acres
Park Acreage Increase (LOS Standard per 1,000 FER)	2035	35.25 acres
Capital Improvements (2022 to 2035)	Cost	Cost per FER
Land Cost	\$30,250,000	\$250.21
General Park Facilities	\$106,055,000	\$877.22
Equipment & Vehicles	\$1,440,000	\$11.91
Park Upgrades & Enhancements	\$135,945,500	\$1,124.46
Future Planning	\$250,000	\$2.07
<b>Total Park &amp; Recreation Cost without Funding</b>	<b>\$273,940,500</b>	<b>\$2,265.86</b>
<b>Reasonably Anticipated Funding</b>	<b>\$54,788,100</b>	<b>\$453.17</b>
<b>Park &amp; Recreation Impact Fee Rate</b>	<b>\$219,152,400</b>	<b>\$1,812.69</b>
<p>Park &amp; Recreation Impact Fee Calculations:</p> <p>(1) Park Acreage Need: <math>(120,899 / 1,000 = 120.90)</math> then <math>(120.90 \times 5.0 = 604.50)</math>;</p> <p>(2) Park Acreage Increase: <math>(604.50 - 569.25 = 35.25)</math>;</p> <p>(3) Net Park &amp; Recreation Cost: <math>(\\$273,940,500 - \\$54,788,100 = \\$219,152,400)</math>; and</p> <p>(4) Park &amp; Recreation Impact Fee Rate: <math>(\\$219,152,400 / 120,898 = \\$1,812.69)</math></p>		

2023 PARKS & RECREATION (PARKS & REC) IMPACT FEE SCHEDULE COMPARISON	UNIT OF MEASURE	2023 PARKS & REC IMPACT FEES	EXISTING IMPACT FEE	IMPACT FEES % CHANGE PARKS & REC 2023 VS. EXISTING
	PER 1,000 SQ. FT. FOR EXAMPLE PURPOSES	\$1,812.69		
Residential & Lodging Uses per 1,000 sq. ft. or applicable unit of measure				
Single Family Detached (Single-Family Detached, Mobile Home) Maximum 9,500 Sq. Ft.	per 1,000 sq. ft.	\$1,323	\$4,114	-4%
Single-Family Attached (Condo, Duplex, Townhome, Villa) Maximum 4,500 Sq. Ft.	per 1,000 sq. ft.	\$2,230	\$3,041	28%
Multi-Family Residential (Active Adult, 3 or more Units Attached) Maximum 2,500 Sq. Ft.	per 1,000 sq. ft.	\$2,556	\$3,041	5%
Overnight Lodging (Hotel, Inn, Motel, Resort) per Room	per room	\$2,772	\$2,638	5%
Institutional Uses per 1,000 sq. ft.				
Community Serving (Arts, Civic, Clubhouse, Lodge, Place of Assembly or Worship)	per 1,000 sq. ft.	\$60	--	100%
Long Term Care (Assisted Living, Congregate Care Facility, Nursing Facility)	per 1,000 sq. ft.	\$2,946	\$3,207.33	-8%
Private Education (Day Care, Private Primary School, Pre-K)	per 1,000 sq. ft.	\$2,673	--	100%
Industrial Uses per 1,000 sq. ft.				
Industrial (Assembly, Fabrication, Manufacturing, Processing, Production, Trades, Utilities)	per 1,000 sq. ft.	\$152	--	100%
Commercial Storage (Distribution, Mini-Warehouse, Outdoor Storage, Warehouse)	per 1,000 sq. ft.	\$76	--	100%
Recreational Uses per 1,000 sq. ft. or per applicable unit of measure				
Marina (any additional structures pay applicable fee per use) per Berth	per berth	\$38	--	100%
Outdoor Commercial Recreation (Amusement, Golf, Multi-Purpose, Parks, Sports, Tennis) per Acre	per acre	\$755	--	100%
Indoor Commercial Recreation (Fitness, Health, Indoor Sports, Kids Activities, Movies)	per 1,000 sq. ft.	\$453	--	100%
Office Uses per square foot per 1,000 sq. ft.				
Office 100,000 sq. ft. or less (General, Higher Education, Hospital, Professional, Tutoring)	per 1,000 sq. ft.	\$173	--	100%
Office greater than 100,000 sq. ft. (General, Higher Education, Hospital, Professional)	per 1,000 sq. ft.	\$138	--	100%
Medical Office (Clinic, Dental, Emergency Care, Medical, Veterinary)	per 1,000 sq. ft.	\$250	--	100%
Commercial & Retail Uses per 1,000 sq. ft.				
Retail (Discount, Entertainment, Financial, Pharmacy, Repair, Retail, Sales, Services)	per 1,000 sq. ft.	\$201	--	100%
Grocery & Liquor Store (Grocery, Package Store, Supermarket, Wine & Spirits)	per 1,000 sq. ft.	\$227	--	100%
Convenience Store (With or Without Motor Vehicle Fueling)	per 1,000 sq. ft.	\$151	--	100%
Sit-Down Restaurant (Drinking Establishment, Full Service, Quality, Table Service)	per 1,000 sq. ft.	\$529	--	100%
Quick Service Restaurant (Casual, Delivery, Drive-up, Fast Casual, Fast Food, Take Away)	per 1,000 sq. ft.	\$605	--	100%
Non-Residential Additive Uses (Fee in addition to Fee per 1,000 sq. ft.)				
Financial Service Drive-Thru Lane or Free-Standing ATM	per lane or ATM	\$19	--	100%
Motor Vehicle & Boat Cleaning (Detailing Stations, Wash Tunnels, Wax)	per bay, lane, stall	\$8	--	100%
Motor Vehicle Fueling (Commercial Charging or Fueling per vehicle position)	per position	\$9	--	100%
Motor Vehicle Service (Maintenance, Repair, Service, Tires)	per bay or stall	\$76	--	100%
Quick Service Restaurant Drive-Thru	per lane	\$605	--	100%

# **FIRE & EMS IMPACT FEE SUMMARY**

## **Existing Impact Fee**

- There are currently 139 Personnel in the Fire Rescue Department (FY 22);
- There are currently five (5) Fire Rescue Stations (27.8 Fire Rescue personnel per station);
- Comprehensive Plan Level of Service (LOS) is based on response times; and
- Current Impact Fee assessed on residential and non-residential land uses.

## **Updated Impact Fee (Personnel Projection)**

- Functional Equivalent Residents (FER) in 2035 is 120,889;
- New Level of Service (LOS) standard of two (2) Fire Rescue Personnel per 1,000 FER
- New LOS standard based on 10-year average of LOS provided and Fiscal Year (FY) 23 LOS;
- Projected need for 242 Fire Rescue Personnel in 2035;
- Increase of 103 Fire Rescue Personnel between 2022 to 2035 (FY 23 personnel included);

## **Updated Impact Fee (Capital Improvements)**

- Future Station Need based on projected increase in Fire Rescue Personnel
- Based on existing Fire Rescue Personnel of 27.8 per Fire Station
- Projected need for four (4) new Fire Stations by 2035 (FY 23 Fire Station 6 included);
- Coordinated with Fire Rescue to develop a list of Capital Improvements (2022 to 2035);
- Projected Cost of Capital Improvements is \$56,178,282;
- Reasonably Anticipated Funding (2022 to 2035) is \$20,072,896;
- Fire Station 6, plus its vehicles, equipment, and personnel included in funding (FY 23);
- Funding includes 25% of net Capital Improvements Cost (less FY 23 funding); and
- The calculated Impact Fee Rate is \$298.64 per Functional Equivalent Residents.

## **Attachments**

- Fire & EMS Capital Improvements (2022 to 2035);
- Fire & EMS Impact Fee Rate; and
- Fire & EMS Impact Fee Schedule with comparison to existing impact fee.

FIRE RESCUE CAPITAL IMPROVEMENTS (2022 to 2035)			
FUTURE NUMBER OF FIRE STATIONS BASED ON PROJECTED NEED BY 2035		COST	
	Four (4) Fire Stations	\$ 31,200,000	\$7,800,000 each. The need for four (4) stations includes the station funded in FY 23.
<p>Currently there are 27.8 personnel per station (139 employees / 5 stations) and 15,600 FER per Station (77,789 / 5 stations). The LOS to be provided with the completion of station 6 is roughly 2.0 FD employees per 1,000 functional equivalent residents (FER). There is a future demand for 103 new Fire Department employees at a LOS of 2.0 per 1,000 FER. Based on projected increases in FER, there is a future need for 3.7 stations by 2035. Rounded up this equals 4 stations (4 stations include Station 6). These projections for future fire station need are consistent with data provided from the Fire Department. In 2023, there will be 26.8 personnel per station (161 employees / 6 stations) and 13,200 FER per Station (79,000 / 6 stations). As part of the Fire Master Plan, it is recommended that a standard, such as 27 FD personnel per station or 14,000 FER per station, be developed to align planning need and new growth.</p>			
<b>FIRE RESCUE EQUIPMENT</b>			
	Fire Rescue Uniform Sets	\$ 69,972	\$833 each x 84 sets
	Bunker Gear	\$ 762,216	\$9,074 each x 84 sets
	Self-Contained Breathing Apparatus (SCBA)	\$ 273,000	\$7,000 each x 39 sets
	Self-Contained Breathing Apparatus (SCBA) Bottles	\$ 90,000	\$1,200 each x 75
	Engine Equipment Sets	\$ 570,000	\$190,00 each x 3 sets
	Ladder Equipment Set	\$ 190,000	
	Technical/Collapse/Trench/Confined Space Rescue Equipment	\$ 490,000	
	Rescue Equipment Sets	\$ 250,000	\$83,334 each x 3 sets
	Fire Station FFE	\$ 250,000	\$83,334 each x 3 sets
	Community Paramedicine Equipment	\$ 50,000	
	Work Stations & IT	\$ 252,762	\$4,734 per employee x 103 positions
	<b>Total</b>	<b>\$ 3,247,950</b>	
<p>Note: Based on current FD operations personnel per station, there would be a need for roughly 90 positions for three future stations. Based on the current ratio of FD administration and community risk employees per FD operations personnel (0.22), there would be a need for 20 positions for three future stations. The total projected need based on current allocations of FD personnel, would be a need for 110 positions. Based on the LOS standard of 2.0 PD personnel per 1,000 FER, the projected need attributable to FER in 2035 is 103. For purposes of the impact fee calculations, a projected need of 84 FD operations personnel and 19 administration and community risk personnel are used for a total of 103 FD positions in 2035. It is recommended that the future staffing study further evaluate staffing needs. The Master Plan and Staffing would serve as the basis future impact fee updates.</p>			
<b>FIRE RESCUE VEHICLES</b>			
	Fire Engines	\$ 2,700,000	
	Fire Rescue (Ambulances)	\$ 1,700,000	
	Ladder Truck	\$ 1,300,000	
	Brush Truck	\$ 300,000	
	Heavy Rescue / TRT	\$ 1,000,000	
	2nd Battalion Chief SUV	\$ 75,000	
	2nd District Captain SUV	\$ 75,000	
	Community Paramedic SUV	\$ 50,000	
	ARFF / Foam Trailer	\$ 200,000	
	Collapse / Trench Rescue Trailer	\$ 150,000	
	Collapse / Trench / Confined Space Rescue Training Props	\$ 150,000	
	<b>Total</b>	<b>\$ 7,700,000</b>	
<b>FIRE RESCUE FACILITIES</b>			
	Fire Station 61 Upgrade	\$ 7,274,082	
	EMS Lab / Additional Apparatus Storage	\$ 1,500,000	
	Fire Training Tower Classroom / Restrooms	\$ 150,000	
	Fire Training Tower Class-A Burn Room Expansion	\$ 100,000	
	Logistics Facilities	\$ 3,176,250	Fire Department Share (70%) of 16,500 sq. ft. facility at a rate of \$275 per sq. ft.
	Fire Station Gym Expansions	\$ 1,500,000	
	Flashover Simulator	\$ 80,000	
	<b>Total</b>	<b>\$ 13,780,332</b>	
<b>FUTURE PLANNING</b>			
	Fire Rescue Master Plan	\$ 50,000	
	Standards of Cover	\$ 50,000	
	Staffing Study (Future Growth & Annexation)	\$ 50,000	
	Station Location Study (Future Growth & Annexation)	\$ 50,000	
	Dispatch and Communications Implementation Study	\$ 50,000	
	<b>Total</b>	<b>\$ 250,000</b>	
	<b>Total</b>	<b>\$ 56,178,282</b>	

Source: Capital Improvements coordinated with City Staff. Cost based on the most recent and localized data for City Improvements and Improvements within Palm Beach County.

## FIRE & EMS IMPACT FEE RATE

Impact Fee Variables	Year	Value
Existing Fire Rescue Stations (FRs22)	2022	5.0
Existing Fire Rescue Personnel (FRp22)	2022	139
Existing Fire Rescue Personnel per Station	2022	27.8
Functional Equivalent Residents (FER22)	2022	77,789
Functional Equivalent Residents (FER35)	2035	120,898
Fire Rescue Personnel (LOS of 2.0 per 1,000 FER) (FRp35)	2035	242
Fire Rescue Personnel Increase (FRpi)	2035	103
Fire Rescue Station Need (Rounded from 3.7) (FRs35)	2035	4.0
Capital Improvements (2022 to 2035)	Cost	Cost per FER
Fire Stations	\$31,200,000	\$258.07
Fire Rescue Equipment	\$3,247,950	\$26.86
Fire Rescue Vehicles	\$7,700,000	\$63.69
Fire Rescue Facilities	\$13,780,332	\$113.98
Future Planning	\$250,000	\$2.07
<b>Fire Rescue Cost without Funding (FRCg)</b>	<b>\$56,178,282</b>	<b>\$464.67</b>
<b>Reasonably Anticipated Funding (RAF)</b>	<b>\$20,072,896</b>	<b>\$166.03</b>
<b>Fire &amp; EMS Impact Fee Rate (FEIFr)</b>	<b>\$36,105,386</b>	<b>\$298.64</b>
<p>Fire &amp; EMS Impact Fee Calculations:</p> <p>(1) Personnel per Station: FRp22 divided by FRs22 (139 / 5.0 = 27.8);</p> <p>(2) 2035 Personnel (PDp35): FER35 divided by 1,000 multiplied by LOS Standard (120,898 / 1,000) x 2.0 = 242);</p> <p>(3) 2035 Personnel Increase (FRpi): FRp35 minus FRp22 (242 – 139 = 103);</p> <p>(4) 2035 Station Need (FRs35): FRpi divided by Personnel per Station (103 / 27.8 = 3.7, Rounded 4.0);</p> <p>(5) Net Fire Rescue Cost (FRCn): FRCg minus RAF (\$56,178,282 - \$20,072,896 = \$36,105,386); and</p> <p>(6) Fire &amp; EMS Impact Fee Rate (FEIFr): FRCn divided by FER35 (\$36,105,386 / 120,898 = \$298.64)</p>		

FIRE PROTECTION & EMERGENCY MEDICAL SERVICE (FIRE & EMS) IMPACT FEE SCHEDULE COMPARISON	UNIT OF MEASURE	2023 FIRE & EMS IMPACT FEES	EXISTING FIRE & EMS IMPACT FEES	IMPACT FEES % CHANGE FIRE & EMS 2023 VS. EXISTING
	PER 1,000 SQ. FT. FOR EXAMPLE PURPOSES	\$298.64		
Residential & Lodging Uses per 1,000 sq. ft. or applicable unit of measure				
Single Family Detached (Single-Family Detached, Mobile Home) Maximum 9,500 Sq. Ft.	per 1,000 sq. ft.	\$218	\$519	26%
Single-Family Attached (Condo, Duplex, Townhome, Villa) Maximum 4,500 Sq. Ft.	per 1,000 sq. ft.	\$367	\$384	43%
Multi-Family Residential (Active Adult, 3 or more Units Attached) Maximum 2,500 Sq. Ft.	per 1,000 sq. ft.	\$421	\$384	37%
Overnight Lodging (Hotel, Inn, Motel, Resort) per Room	per room	\$567	\$329	72%
Institutional Uses per 1,000 sq. ft.				
Community Serving (Arts, Civic, Clubhouse, Lodge, Place of Assembly or Worship)	per 1,000 sq. ft.	\$245	\$185	32%
Long Term Care (Assisted Living, Congregate Care Facility, Nursing Facility)	per 1,000 sq. ft.	\$788	\$553	43%
Private Education (Day Care, Private Primary School, Pre-K)	per 1,000 sq. ft.	\$723	\$322	124%
Industrial Uses per 1,000 sq. ft.				
Industrial (Assembly, Fabrication, Manufacturing, Processing, Production, Trades, Utilities)	per 1,000 sq. ft.	\$311	\$250	24%
Commercial Storage (Distribution, Mini-Warehouse, Outdoor Storage, Warehouse)	per 1,000 sq. ft.	\$173	\$101	71%
Recreational Uses per 1,000 sq. ft. or per applicable unit of measure				
Marina (any additional structures pay applicable fee per use) per Berth	per berth	\$54	--	--
Outdoor Commercial Recreation (Amusement, Golf, Multi-Purpose, Parks, Sports, Tennis) per Acre	per acre	\$1,326	\$1,114	19%
Indoor Commercial Recreation (Fitness, Health, Indoor Sports, Kids Activities, Movies)	per 1,000 sq. ft.	\$1,362	\$1,053	29%
Office Uses per square foot per 1,000 sq. ft.				
Office 100,000 sq. ft. or less (General, Higher Education, Hospital, Professional, Tutoring)	per 1,000 sq. ft.	\$645	\$510	26%
Office greater than 100,000 sq. ft. (General, Higher Education, Hospital, Professional)	per 1,000 sq. ft.	\$460	\$365	26%
Medical Office (Clinic, Dental, Emergency Care, Medical, Veterinary)	per 1,000 sq. ft.	\$759	\$601	26%
Commercial & Retail Uses per 1,000 sq. ft.				
Retail (Discount, Entertainment, Financial, Pharmacy, Repair, Retail, Sales, Services)	per 1,000 sq. ft.	\$1,159	\$887	31%
Grocery & Liquor Store (Grocery, Package Store, Supermarket, Wine & Spirits)	per 1,000 sq. ft.	\$1,171	\$832	41%
Convenience Store (With or Without Motor Vehicle Fueling)	per 1,000 sq. ft.	\$2,688	\$2,110	27%
Sit-Down Restaurant (Drinking Establishment, Full Service, Quality, Table Service)	per 1,000 sq. ft.	\$3,067	\$2,468	24%
Quick Service Restaurant (Casual, Delivery, Drive-up, Fast Casual, Fast Food, Take Away)	per 1,000 sq. ft.	\$4,124	\$3,221	28%
Non-Residential Additive Uses (Fee in addition to Fee per 1,000 sq. ft.)				
Financial Service Drive-Thru Lane or Free-Standing ATM	per lane or ATM	\$1,180	\$825	43%
Motor Vehicle & Boat Cleaning (Detailing Stations, Wash Tunnels, Wax)	per bay, lane, stall	\$451	\$315	43%
Motor Vehicle Fueling (Commercial Charging or Fueling per vehicle position)	per position	\$1,009	\$717	41%
Motor Vehicle Service (Maintenance, Repair, Service, Tires)	per bay or stall	\$1,045	\$543	45%
Quick Service Restaurant Drive-Thru	per lane	\$4,124	\$3,221	28%

# POLICE PROTECTION IMPACT FEE SUMMARY

## Existing Impact Fee

- There are currently 186 Personnel in the Police Department (FY 22);
- The Police Department Headquarters is 37,860 square feet (204 sq. ft. per personnel);
- Comprehensive Plan Level of Service (LOS) is based on calls for service; and
- Current Impact Fee assessed on residential and non-residential land uses.

## Updated Impact Fee (Personnel Projection)

- Functional Equivalent Residents (FER) in 2035 is 120,889;
- New Level of Service (LOS) standard of 2.5 Police Department Personnel per 1,000 FER
- New LOS standard based on 10-year average of LOS provided and Fiscal Year (FY) 23 LOS;
- Projected need for 302 Police Department Personnel in 2035;
- Increase of 116 Police Department Personnel between 2022 to 2035;

## Updated Impact Fee (Capital Improvements)

- Future Police Station Need based on projected increase in Police Department Personnel
- Projected need for additional Station space of 23,200 sq. ft. (200 sq. ft. per personnel);
- Coordinated with Police Department to develop Capital Improvements (2022 to 2035);
- Projected Cost of Capital Improvements is \$35,449,356;
- Reasonably Anticipated Funding (2022 to 2035) is \$8,862,339;
- Funding includes 25% of net Capital Improvements Cost; and
- The calculated Impact Fee Rate is \$219.91 per Functional Equivalent Residents.

## Attachments

- Police Department Capital Improvements (2022 to 2035);
- Police Protection Impact Fee Rate; and
- Police Protection Impact Fee Schedule with comparison to existing impact fee.

**POLICE PROTECTION CAPITAL IMPROVEMENTS (2022 to 2035)**

FUTURE SQ. FT. NEED FOR POLICE STATION BASED ON PROJECTED NEED BY 2035		COST	
	<b>POLICE STATION</b>	\$ 14,500,000	Need for 23,200 SQ. FT. of station space based on a cost of \$625 per sq. ft.

Current Sq. Ft. is 37,680. Current number of PD personnel is 186. Currently provide 204 sq. ft. of station space per PD employee. Consistent with general government, a rate of 200 sq. ft. per employee is used to project future station space need. Projected to need 116 additional positions by 2035. 116 x 200 = 23,200.

POLICE DEPARTMENT UNIFORM & EQUIPMENT			
	Uniform & Equipment (Sworn Officers)	\$ 1,857,369	\$23,511 each x 79 sets. Includes uniforms, mobile computer, portable radio, handgun, AR15, taser, vest, and body camera
	Uniform & Equipment (Crime Scene Investigators)	\$ 60,000	\$20,000 each x 3 sets. Includes uniforms, mobile computer, cameras, portable radio, forensic gear and equipment
	Work Stations & IT	\$ 708,412	\$6,107 per employee x 116 positions
	<b>Total</b>	\$ 2,625,781	

POLICE DEPARTMENT VEHICLES			
	SWAT Lenco Armored Vehicle	\$ 400,000	
	Crime Scene Investigator Vehicles	\$ 260,250	3 vehicles at \$17,350 per year for 5 years
	New Vehicles	\$ 8,743,325	79 vehicles at \$22,135 per year for 5 years
	<b>Total</b>	\$ 9,403,575	

Note: LOS provided is roughly 2.5 PD positions per 1,000 functional equivalent residents (FER) based on historic average of 2.49 PD positions per 1,000 FER. Projected future demand is for 116 positions at the LOS of 2.5 PD positions per 1,000 FER. The current percentage of sworn officers is 68% (127/186). Staying with the same percentage, a total of 79 sworn officers would be needed out of the 116 positions. Cost for three (3) Crime Scene Investigator vehicles and equipment has been included based on identified need from the PD. It is recommended that future need by operations and administrative position be determined as part of a Police Department Master Plan. The PD Master Plan and Staffing Study would serve as the basis for future impact fee updates.

POLICE DEPARTMENT FACILITIES			
	Logistics Facility	\$ 907,500	Police Department Share (20%) of 16,500 sq. ft. facility at a rate of \$275 per sq. ft.
	Tactical Training Facility Expansion	\$ 6,250,000	10,000 Sq. Ft. expansion of existing facility at \$625 per sq. ft.
	Crime Scene Facility Expansion	\$ 1,562,500	2,500 Sq. Ft. expansion of existing facility at \$625 per sq. ft.
	<b>Total</b>	\$ 8,720,000	

FUTURE PLANNING			
	Police Department Master Plan (Future Growth & Annexation)	\$ 125,000	
	Staffing Study (Future Growth & Annexation)	\$ 75,000	
	<b>Total</b>	\$ 200,000	
	<b>Total</b>	\$ 35,449,356	

Source: Capital Improvements coordinated with City Staff. Cost based on the most recent and localized data for City Improvements and Improvements within Palm Beach County.

## POLICE PROTECTION IMPACT FEE RATE

Impact Fee Variables	Year	Value
Existing Police Department Headquarters (square feet) (PDs22)	2022	37,860
Existing Police Department Personnel (PDp22)	2022	186
Existing Police Department Headquarters (sq. ft.) per Personnel	2022	204
Functional Equivalent Residents (FER22)	2022	77,789
Functional Equivalent Residents (FER35)	2035	120,898
Police Department Personnel (LOS of 2.5 per 1,000 FER) (PDp35)	2035	302
Police Department Personnel Increase (PDpi)	2035	116
Police Department Headquarters Need per Personnel (sq. ft.)	2035	200
Police Department Station Need (PDs35)	2035	23,200
<b>Capital Improvements (2022 to 2035)</b>	<b>Cost</b>	<b>Cost per FER</b>
Police Department Station	\$14,500,000	\$119.93
Police Department Equipment & Uniform	\$2,625,781	\$21.72
Police Department Vehicles	\$9,403,575	\$77.78
Police Department Facilities Expansion	\$8,720,000	\$72.13
Future Planning	\$200,000	\$1.65
<b>Police Department Cost without Funding (PDCg)</b>	<b>\$35,449,356</b>	<b>\$293.21</b>
<b>Reasonably Anticipated Funding (RAF)</b>	<b>\$8,862,339</b>	<b>\$73.30</b>
<b>Police Protection Impact Fee Rate (PPIFr)</b>	<b>\$26,587,017</b>	<b>\$219.91</b>
<p>Police Protection Impact Fee Calculations:</p> <p>(1) Personnel per square foot: PDs22 divided by PDp22 (<math>37,860 / 186 = 204</math>);</p> <p>(2) 2035 Personnel (PDp35): FER35 divided by 1,000 multiplied by LOS Standard (<math>120,898 / 1,000 \times 2.5 = 302</math>);</p> <p>(3) 2035 Personnel Increase (PDpi): PDp35 minus PDp22 (<math>302 - 186 = 116</math>);</p> <p>(4) 2035 Station Need (PDs35): PDpi multiplied by sq. ft. per Personnel (<math>116 \times 200 = 23,200</math>);</p> <p>(5) Net Police Department Cost (PDCn): PDCg minus RAF (<math>\\$35,449,356 - \\$8,862,339 = \\$26,587,017</math>); and</p> <p>(6) Police Protection Impact Fee Rate (PPIFr): PDCn divided by FER35 (<math>\\$26,587,017 / 120,898 = \\$219.91</math>)</p>		

POLICE PROTECTION (POLICE) IMPACT FEE SCHEDULE COMPARISON	UNIT OF MEASURE	2023 POLICE IMPACT FEES	EXISTING POLICE IMPACT FEES	IMPACT FEES % CHANGE POLICE 2023 VS. EXISTING
	PER 1,000 SQ. FT. FOR EXAMPLE PURPOSES	\$219.91		
<b>Residential &amp; Lodging Uses per 1,000 sq. ft. or applicable unit of measure</b>				
Single Family Detached (Single-Family Detached, Mobile Home) Maximum 9,500 Sq. Ft.	per 1,000 sq. ft.	\$161	\$341	41%
Single-Family Attached (Condo, Duplex, Townhome, Villa) Maximum 4,500 Sq. Ft.	per 1,000 sq. ft.	\$270	\$252	61%
Multi-Family Residential (Active Adult, 3 or more Units Attached) Maximum 2,500 Sq. Ft.	per 1,000 sq. ft.	\$310	\$252	54%
Overnight Lodging (Hotel, Inn, Motel, Resort) per Room	per room	\$418	\$236	77%
<b>Institutional Uses per 1,000 sq. ft.</b>				
Community Serving (Arts, Civic, Clubhouse, Lodge, Place of Assembly or Worship)	per 1,000 sq. ft.	\$180	\$132	37%
Long Term Care (Assisted Living, Congregate Care Facility, Nursing Facility)	per 1,000 sq. ft.	\$581	\$396	47%
Private Education (Day Care, Private Primary School, Pre-K)	per 1,000 sq. ft.	\$532	\$231	130%
<b>Industrial Uses per 1,000 sq. ft.</b>				
Industrial (Assembly, Fabrication, Manufacturing, Processing, Production, Trades, Utilities)	per 1,000 sq. ft.	\$229	\$179	28%
Commercial Storage (Distribution, Mini-Warehouse, Outdoor Storage, Warehouse)	per 1,000 sq. ft.	\$128	\$73	75%
<b>Recreational Uses per 1,000 sq. ft. or per applicable unit of measure</b>				
Marina (any additional structures pay applicable fee per use) per Berth	per berth	\$40	--	--
Outdoor Commercial Recreation (Amusement, Golf, Multi-Purpose, Parks, Sports, Tennis) per Acre	per acre	\$976	\$819	29%
Indoor Commercial Recreation (Fitness, Health, Indoor Sports, Kids Activities, Movies)	per 1,000 sq. ft.	\$1,003	\$754	33%
<b>Office Uses per square foot per 1,000 sq. ft.</b>				
Office 100,000 sq. ft. or less (General, Higher Education, Hospital, Professional, Tutoring)	per 1,000 sq. ft.	\$475	\$365	30%
Office greater than 100,000 sq. ft. (General, Higher Education, Hospital, Professional)	per 1,000 sq. ft.	\$339	\$262	29%
Medical Office (Clinic, Dental, Emergency Care, Medical, Veterinary)	per 1,000 sq. ft.	\$559	\$430	30%
<b>Commercial &amp; Retail Uses per 1,000 sq. ft.</b>				
Retail (Discount, Entertainment, Financial, Pharmacy, Repair, Retail, Sales, Services)	per 1,000 sq. ft.	\$853	\$635	34%
Grocery & Liquor Store (Grocery, Package Store, Supermarket, Wine & Spirits)	per 1,000 sq. ft.	\$862	\$569	52%
Convenience Store (With or Without Motor Vehicle Fueling)	per 1,000 sq. ft.	\$1,979	\$1,511	31%
Sit-Down Restaurant (Drinking Establishment, Full Service, Quality, Table Service)	per 1,000 sq. ft.	\$2,258	\$1,768	28%
Quick Service Restaurant (Casual, Delivery, Drive-up, Fast Casual, Fast Food, Take Away)	per 1,000 sq. ft.	\$3,037	\$2,307	32%
<b>Non-Residential Additive Uses (Fee in addition to Fee per 1,000 sq. ft.)</b>				
Financial Service Drive-Thru Lane or Free-Standing ATM	per lane or ATM	\$869	\$591	47%
Motor Vehicle & Boat Cleaning (Detailing Stations, Wash Tunnels, Wax)	per bay, lane, stall	\$332	\$225	48%
Motor Vehicle Fueling (Commercial Charging or Fueling per vehicle position)	per position	\$743	\$513	45%
Motor Vehicle Service (Maintenance, Repair, Service, Tires)	per bay or stall	\$770	\$389	49%
Quick Service Restaurant Drive-Thru	per lane	\$3,037	\$2,307	32%

# **PUBLIC FACILITIES IMPACT FEE SUMMARY**

## **Existing Impact Fee**

- There are currently 178 Personnel in General Government (FY 22);
- General Government Personnel excludes Fire Rescue, Police, and Parks & Recreation
- Public Facilities total 76,130 square feet for Administrative buildings;
- Administrative space of 428 sq. ft. per personnel;
- No Level of Service (LOS) standard in the Comprehensive Plan; and
- Current Impact Fee assessed on residential and non-residential land uses.

## **Updated Impact Fee (Personnel Projection)**

- Functional Equivalent Residents (FER) in 2035 is 120,889;
- New Level of Service (LOS) standard of 2.3 General Government Personnel per 1,000 FER
- New LOS standard based on 10-year average of LOS provided and Fiscal Year (FY) 23 LOS;
- Projected need for 278 General Government Personnel in 2035;
- Increase of 100 General Government Personnel between 2022 to 2035;

## **Updated Impact Fee (Capital Improvements)**

- Projected need for additional Administrative space of 20,000 sq. ft.;
- Administrative space need based on 200 sq. ft. per personnel per City facility staff;
- Coordinated with City staff to develop Capital Improvements (2022 to 2035);
- Projected Cost of Capital Improvements is \$16,683,925;
- Reasonably Anticipated Funding (2022 to 2035) is \$1,683,925;
- Funding includes 10% of net Capital Improvements Cost; and
- The calculated Impact Fee Rate is \$125.36 per Functional Equivalent Residents.

## **Attachments**

- Public Facilities Capital Improvements (2022 to 2035);
- Public Facilities Impact Fee Rate; and
- Public Facilities Impact Fee Schedule with comparison to existing impact fee.

**PUBLIC FACILITIES CAPITAL IMPROVEMENTS (2022 to 2035)**

<b>GENERAL BUILDINGS PROVIDED BY CITY</b>			
	Administrative Buildings (20,000 sq. ft.)	\$ 12,500,000	Based on 200 sq. ft. needed per employee for General Government at a rate of \$625 per sq. ft.
	Logistic Facilities	\$ 453,750	General Government Share (10%) of 16,500 sq. ft. facility at a rate of \$275 per sq. ft.
	<b>Total</b>	<b>\$ 12,953,750</b>	
<b>GENERAL GOVERNMENT VEHICLES</b>			
	Emergency Management Truck	\$ 100,000	
	Public Services Truck Fleet Expansion (Lease additions)	\$ 420,000	10 Units, 700 per month lease, \$84,000 annual payments. Cost based on 5 years.
	<b>Total</b>	<b>\$ 520,000</b>	
<b>ANCILLARY FACILITIES</b>			
	Connex Box Office Conversion	\$ 110,000	\$55,000 each X 2 (Construction, Debris)
	New Car Wash Facility	\$ 250,000	Built on Existing Logistics Site
	Additional Fuel Island (West)	\$ 800,000	2 Products (Diesel and Gasoline), 4 pumps, on Fire 6 Site Plan
	Debris Staging	\$ 300,000	Upgrade to existing debris staging locations
	<b>Total</b>	<b>\$ 1,460,000</b>	
<b>TRAILERS &amp; EQUIPMENT</b>			
	Additional Trailers	\$ 100,000	4 Utility Trailers, 24' long at \$25,000 per trailer.
	Maintenance of Traffic Equipment	\$ 480,000	\$60,000 each X 8 (events, construction, off site staging areas, EM)
	Emergency Management Equipment	\$ 500,000	Three (3) Units: Loader, Backhoe, Skid Steers, Mobile Mini, etc.
	<b>Total</b>	<b>\$ 1,080,000</b>	
<b>WORK STATIONS &amp; IT</b>			
	Work Station & Information Technology	\$ 675,500	Average cost to equip an employee is \$6,755. Projection for 100 general government employe
	<b>Total</b>	<b>\$ 675,500</b>	
<b>FUTURE PLANNING</b>			
	Public Buildings Master Plan	\$ 100,000	To include Buildings, Equipment, Facilities, & Vehciles
	Staffing Study (Future Growth & Annexation)	\$ 50,000	
	<b>Total</b>	<b>\$ 150,000</b>	
	<b>Total</b>	<b>\$ 16,839,250</b>	

Source: Capital Improvements coordinated with City Staff. Cost based on the most recent and localized data for City Improvements and Improvements within Palm Beach County.

## PUBLIC FACILITIES IMPACT FEE RATE

Impact Fee Variables	Year	Value
Existing Administrative Buildings (square feet) (PFs22)	2022	76,130
Existing General Government Personnel (GGp22)	2022	178
Existing Administrative Buildings (sq. ft.) per Personnel	2022	428
Functional Equivalent Residents (FER22)	2022	77,789
Functional Equivalent Residents (FER35)	2035	120,898
General Government Personnel (LOS of 2.3 per 1,000 FER) (GGp35)	2035	278
General Government Personnel Increase (GGpi)	2035	100
Administrative Buildings Need per Personnel (sq. ft.)	2035	200
Administrative Buildings Need (PFs35)	2035	20,000
<b>Capital Improvements (2022 to 2035)</b>	<b>Cost</b>	<b>Cost per FER</b>
Public Buildings	\$12,953,750	\$107.15
Vehicles	\$520,000	\$4.30
Ancillary Facilities	\$1,460,000	\$12.08
Trailers & Equipment	\$1,080,000	\$8.93
Workstations & Information Technology	\$675,500	\$5.59
Future Planning	\$150,000	\$1.24
<b>Public Facilities Cost without Funding (PFCg)</b>	<b>\$16,683,925</b>	<b>\$139.28</b>
<b>Reasonably Anticipated Funding (RAF)</b>	<b>\$1,683,925</b>	<b>\$13.93</b>
<b>Public Facilities Impact Fee Rate (PFIFr)</b>	<b>\$15,155,325</b>	<b>\$125.36</b>

**Public Facilities Impact Fee Calculations:**

- (1) Personnel per square foot: PFs22 divided by GGp22 ( $76,130 / 178 = 428$ );
- (2) 2035 Personnel (GGp35): FER35 divided by 1,000 multiplied by LOS Standard ( $120,898 / 1,000 \times 2.3 = 278$ );
- (3) 2035 Personnel Increase (PDpi): GGp35 minus GGp22 ( $278 - 178 = 100$ );
- (4) 2035 Square Foot Need (PFs35): GGpi multiplied by sq. ft. per Personnel ( $100 \times 200 = 20,000$ );
- (5) Net Public Facilities Cost (PFCn): PFCg minus RAF ( $\$16,683,925 - \$1,683,925 = \$15,155,325$ ); and
- (6) Net Public Facilities Impact Fee Rate (PFIFr): PFCn divided by FER35 ( $\$15,155,325 / 120,898 = \$125.36$ )

PUBLIC FACILITIES (PF) IMPACT FEE SCHEDULE COMPARISON	UNIT OF MEASURE	2023 PUBLIC FACILITIES (PF) IMPACT FEES	EXISTING PUBLIC FACILITIES IMPACT FEES	IMPACT FEES % CHANGE PUBLIC FACILITIES 2023 VS. EXISTING
	PER 1,000 SQ. FT. FOR EXAMPLE PURPOSES	\$125.36		
<b>Residential &amp; Lodging Uses per 1,000 sq. ft. or applicable unit of measure</b>				
Single Family Detached (Single-Family Detached, Mobile Home) Maximum 9,500 Sq. Ft.	per 1,000 sq. ft.	\$92	\$231	19%
Single-Family Attached (Condo, Duplex, Townhome, Villa) Maximum 4,500 Sq. Ft.	per 1,000 sq. ft.	\$154	\$171	35%
Multi-Family Residential (Active Adult, 3 or more Units Attached) Maximum 2,500 Sq. Ft.	per 1,000 sq. ft.	\$177	\$171	29%
Overnight Lodging (Hotel, Inn, Motel, Resort) per Room	per room	\$238	\$146	63%
<b>Institutional Uses per 1,000 sq. ft.</b>				
Community Serving (Arts, Civic, Clubhouse, Lodge, Place of Assembly or Worship)	per 1,000 sq. ft.	\$103	\$82	25%
Long Term Care (Assisted Living, Congregate Care Facility, Nursing Facility)	per 1,000 sq. ft.	\$331	\$245	35%
Private Education (Day Care, Private Primary School, Pre-K)	per 1,000 sq. ft.	\$303	\$143	112%
<b>Industrial Uses per 1,000 sq. ft.</b>				
Industrial (Assembly, Fabrication, Manufacturing, Processing, Production, Trades, Utilities)	per 1,000 sq. ft.	\$130	\$111	17%
Commercial Storage (Distribution, Mini-Warehouse, Outdoor Storage, Warehouse)	per 1,000 sq. ft.	\$73	\$45	62%
<b>Recreational Uses per 1,000 sq. ft. or per applicable unit of measure</b>				
Marina (any additional structures pay applicable fee per use) per Berth	per berth	\$23	--	--
Outdoor Commercial Recreation (Amusement, Golf, Multi-Purpose, Parks, Sports, Tennis) per Acre	per acre	\$557	\$507	19%
Indoor Commercial Recreation (Fitness, Health, Indoor Sports, Kids Activities, Movies)	per 1,000 sq. ft.	\$572	\$466	23%
<b>Office Uses per square foot per 1,000 sq. ft.</b>				
Office 100,000 sq. ft. or less (General, Higher Education, Hospital, Professional, Tutoring)	per 1,000 sq. ft.	\$271	\$226	20%
Office greater than 100,000 sq. ft. (General, Higher Education, Hospital, Professional)	per 1,000 sq. ft.	\$193	\$162	19%
Medical Office (Clinic, Dental, Emergency Care, Medical, Veterinary)	per 1,000 sq. ft.	\$318	\$266	20%
<b>Commercial &amp; Retail Uses per 1,000 sq. ft.</b>				
Retail (Discount, Entertainment, Financial, Pharmacy, Repair, Retail, Sales, Services)	per 1,000 sq. ft.	\$486	\$393	24%
Grocery & Liquor Store (Grocery, Package Store, Supermarket, Wine & Spirits)	per 1,000 sq. ft.	\$491	\$369	33%
Convenience Store (With or Without Motor Vehicle Fueling)	per 1,000 sq. ft.	\$1,128	\$935	21%
Sit-Down Restaurant (Drinking Establishment, Full Service, Quality, Table Service)	per 1,000 sq. ft.	\$1,287	\$1,093	18%
Quick Service Restaurant (Casual, Delivery, Drive-up, Fast Casual, Fast Food, Take Away)	per 1,000 sq. ft.	\$1,731	\$1,427	21%
<b>Non-Residential Additive Uses (Fee in addition to Fee per 1,000 sq. ft.)</b>				
Financial Service Drive-Thru Lane or Free-Standing ATM	per lane or ATM	\$495	\$365	36%
Motor Vehicle & Boat Cleaning (Detailing Stations, Wash Tunnels, Wax)	per bay, lane, stall	\$189	\$139	36%
Motor Vehicle Fueling (Commercial Charging or Fueling per vehicle position)	per position	\$424	\$317	34%
Motor Vehicle Service (Maintenance, Repair, Service, Tires)	per bay or stall	\$439	\$240	38%
Quick Service Restaurant Drive-Thru	per lane	\$1,731	\$1,427	21%

# EXTRAORDINARY CIRCUMSTANCES SUMMARY

The following is a summary of the findings of extraordinary circumstances that are further detailed in the Technical Report:

- (1) The City of Palm Beach Gardens has experienced extraordinary growth over the past 30 years that exceeds the growth rate for the State of Florida;
- (2) The City of Palm Beach Gardens is projected to continue experiencing extraordinary growth by 2035 at a rate that will exceed that of the State of Florida;
- (3) The City of Palm Beach Gardens is projected to experience extraordinary growth in vehicle miles of travel between 2015 and 2045 that will exceed that of the State of Florida;
- (4) The Impact Fee update includes the establishment of level of service standards that allow for the planning of future capital improvements correlated with projections for new growth;
- (5) The Impact Fee update is based on quantifiable and transparent capital improvements needed to meet future community needs;
- (6) The Impact Fee update includes reasonably anticipated revenues that have not yet been programmed in recognition that the City has been very efficient and equitable in funding its capital improvements;
- (7) The Technical Report details how the attributable cost of future capital improvement needs has been equitably and transparently assigned to existing development and new growth; and
- (8) The Technical Report demonstrates a need for the fully calculated impact fee rates to be adopted and that the majority of impact fees rates are increasing less than 50%.

The Florida Legislature amended Florida Statute 163.31801 in 2021 to include requirements for phasing in increases in impact fees over a multi-year period and limiting the amount impact fees could be increased over existing rates. The following are the summarized phase-in and maximum percentage increase requirements per Florida Statute 163.31801(6):

- For any increase in an existing impact fee rates between 1% and 25%, the increase in impact fees is required to be phased-in over two (2) years.
- For any increase in an existing impact fee rates between 26% and 50%, the increase in impact fee rates is required to be phased-in over four (4) years.
- Any difference in phasing from above requires a finding of extraordinary circumstances.
- Increases are limited to 50% above existing impact fee rates.
- Any increases in existing impact fee rates above 50% requires a finding of extraordinary circumstances.

The intent of the phase-in and 50% cap language was to limit increases based on the cost of improvements that serve as the basis for an increased impact fee. The intent of the phase-in and 50% cap is to also limit local governments who have not updated their impact fees over a multiyear period from adopting significant increases in a limited time period.

A finding of extraordinary circumstances requires: (1) a demonstrated need study, completed within 12 months from the date of adoption of the fee increase; (2) justification for the extraordinary circumstances that serve as a basis for a difference in phasing and an increase in fees above 50%; (3) two publicly noticed workshops to review extraordinary circumstances; and (4) a two-thirds vote of the City Council to approve extraordinary circumstances.

The data and analysis included in the Technical Report is used to demonstrate a finding of extraordinary circumstances for the update of impact fees based on the need for capital improvements for Parks and Recreation, Fire and EMS, Police Protection, and Public Facilities to meet the demands from projected growth in population and employment between 2022 and 2035 for the City of Palm Beach Gardens. This Technical Report was completed in September of 2023 and adoption is projected for not later than December of 2023, well within the required 12-month time period required under the Impact Fee Act.

Two (2) publicly noticed workshops were held to discuss the update and the finding of extraordinary circumstances. The first publicly noticed in person workshop was held at 9:00 AM at the City of Palm Beach Gardens on October 19<sup>th</sup>, 2023. The second publicly noticed in person workshop was held at 6:00 PM at the City of Palm Beach Gardens on October 19<sup>th</sup>, 2023. The finding of extraordinary circumstances will still require at least a two-thirds vote of the City Council, otherwise the updated impact fees will be phased-in and capped per Florida Statute.

The update to Palm Beach Gardens Fire and EMS, Police Protection, and Public Facilities Impact Fees results in an increase in rates between 20% and 50% for the majority of land uses. Based on the most recent and localized data specific to Palm Beach Gardens, the calculated increases for overnight lodging, private education, and commercial storage all exceed 50%, as the prior data used to calculate the impact fees is no longer representative of the impact of these land uses.

For land uses where impact fee increases exceed 50%, the underlying data used to calculate the existing impact fees is no longer reflected in the most recent and localized data for Palm Beach Gardens. The maximum increase of 50% was intended to address increases due to cost, not the underlying factors such as employees per 1,000 square feet, number of students for private education, or the number of guests per hotel room. Capping the calculated impact fees at 50% for these land uses will result in future updates not reflecting recent and localized data or addressing the full impact of the land uses.

The finding of extraordinary circumstances is undertaken to fund the capital improvement needs of the City to accommodate the extraordinary growth that is occurring and is projected to continue to occur by 2035. The phasing-in of the increase in impact fees would result in the City falling behind in providing the capital improvements needed for new growth in an inflationary environment where cost and needs are consistently increasing for the City.

A comprehensive review of population growth has been undertaken that looks at both past growth and future projections based on information published by the University of Florida Bureau of Economic and Business Research (BEBR), the statewide resource for population data and population projections used by the Florida Legislature and the State of Florida.

Over the last 70 years, the State of Florida has been one of the fastest growing States in the U.S. and likely will continue to be over the next 30 years. The percentage (%) of growth in Florida population can be considered extraordinary. Local governments growing faster than the State are experiencing extraordinary growth that will result in an extraordinary need for capital improvements.

The evaluation of historic population growth for the State of Florida, Palm Beach County, and the City of Palm Beach Gardens for the time period between 1990 and 2022 illustrates that that City has experienced population growth greater than Florida for each of the four time periods evaluated (**Table 1**):

**TABLE 1. HISTORIC POPULATION GROWTH COMPARISON**

<b>GOVERNMENT</b>	<b>2022</b>	<b>2012</b>	<b>INCREASE</b>	<b>% GROWTH</b>
State of Florida	22,276,132	19,074,434	3,201,698	16.8%
Palm Beach County	1,518,152	1,335,415	182,737	13.7%
Palm Beach Gardens	60,675	49,108	11,567	23.6%
<b>GOVERNMENT</b>	<b>2020</b>	<b>2010</b>	<b>INCREASE</b>	<b>% GROWTH</b>
State of Florida	21,538,187	18,801,310	2,736,877	14.6%
Palm Beach County	1,492,191	1,320,134	172,057	13.0%
Palm Beach Gardens	59,182	48,452	10,730	22.1%
<b>GOVERNMENT</b>	<b>2010</b>	<b>2000</b>	<b>INCREASE</b>	<b>% GROWTH</b>
State of Florida	18,801,310	15,982,824	2,818,486	17.6%
Palm Beach County	1,320,134	1,131,191	188,943	16.7%
Palm Beach Gardens	48,452	35,058	13,394	38.2%
<b>GOVERNMENT</b>	<b>2000</b>	<b>1990</b>	<b>INCREASE</b>	<b>% GROWTH</b>
State of Florida	15,982,824	12,937,926	3,044,898	23.53%
Palm Beach County	1,131,191	863,503	267,688	31.00%
Palm Beach Gardens	35,058	23,925	11,133	46.53%

*Source: Bureau of Economic and Business Research (BEBR).*

The evaluation of projected population growth for the State of Florida, Palm Beach County, and the City of Palm Beach Gardens for the time period between 2022 and 2035 illustrates that that City is projected to experience population growth greater than the State of Florida. The analysis looked at both medium and high projections for the State of Florida and Palm Beach County based on BEBR data and with and without annexation for the City of Palm Beach Gardens (**Table 2**):

**TABLE 2. PROJECTED POPULATION GROWTH COMPARISON**

<b>MEDIUM PROJECTIONS</b>	<b>2035</b>	<b>2022</b>	<b>INCREASE</b>	<b>% GROWTH</b>
State of Florida	25,675,600	22,276,132	3,399,468	15.3%
Palm Beach County	16,980,00	1,518,152	179,848	11.8%
Palm Beach Gardens	74,390	60,675	13,715	22.6%
<b>HIGH PROJECTIONS</b>	<b>2035</b>	<b>2022</b>	<b>INCREASE</b>	<b>% GROWTH</b>
State of Florida	27,216,100	22,276,132	4,939,968	22.2%
Palm Beach County	1,897,500	1,518,152	379,348	25.0%
Palm Beach Gardens	93,132	60,675	32,457	53.5%

*Source:* Bureau of Economic and Business Research (BEBR). The BEBR medium and high projections were used for the State of Florida and Palm Beach Gardens. For the City of Palm Beach Gardens, projected population growth for existing City limits and City limits with projected annexation (**Table 2 Technical Report**).

The City has a current level of service LOS standard of five (5) acres of parks per resident. The City Comprehensive Plan has response times for Fire Rescue and calls for service for the Police Department as service standards. There are no service standards for Public Facilities. The establishment of LOS standards for each of the impact fees allows for a direct connection between growth and the need for capital improvements to accommodate.

The LOS standards are also a tool that the City can use for capital improvements planning and the evaluation of the impacts of annexations and amendments to development orders and the Comprehensive Plan. The beginning of this Technical Report details the establishment of the following LOS standards, per functional equivalent resident, that were used to develop future capital improvement needs correlated with future growth (**Table 3**):

**TABLE 3. LEVEL OF SERVICE (LOS) STANDARDS & FUTURE NEED**

<b>IMPACT FEE</b>	<b>LOS STANDARD PER 1,000 FER</b>	<b>2023 EXISTING</b>	<b>2035 NEED</b>	<b>INCREASE</b>
Park & Recreation	Five (5) Acres	569.25 acres	604.50 acres	35.25 acres
Fire & EMS	2.0 Personnel	139 Personnel	242 Personnel	103 Personnel
Police Protection	2.5 Personnel	186 Personnel	302 Personnel	116 Personnel
Public Facilities	2.3 Personnel	178 Personnel	278 Personnel	100 Personnel

*Source:* Technical Report Parks & Recreation (**Table 5**) and Fire & EMS, Police Protection, and Public Facilities (**Table 4**).

For the Fire and EMS, Police Protection, and the Public Facilities Impact Fee update, the rates for overnight lodging, private education, and commercial storage exceed 50%. The following are the impact fee rates that exceed 50% (Table 4):

**TABLE 4. IMPACT FEE UPDATES EXCEEDING FIFTY PERCENT (50%)**

LAND USES	2023 UPDATED IMPACT FEE	EXISTING IMPACT FEE	% CHANGE
<b>Fire &amp; EMS Impact Fee Update</b>			
Overnight Lodging (per room)	\$567.42	\$329.00	72%
Private Education (per 1,000 sq. ft.)	\$722.71	*\$322.00	124%
Commercial Storage (per 1,000 sq. ft.)	\$173.21	\$101.00	71%
<b>Police Protection Impact Fee Update</b>			
Overnight Lodging (per room)	\$417.83	\$236.00	77%
Private Education (per 1,000 sq. ft.)	\$532.18	*\$231.00	130%
Commercial Storage (per 1,000 sq. ft.)	\$127.55	\$73.00	75%
<b>Public Facilities Impact Fee Update</b>			
Overnight Lodging (per room)	\$238.18	\$146.00	63%
Private Education (per 1,000 sq. ft.)	\$303.37	*\$143.00	112%
Commercial Storage (per 1,000 sq. ft.)	\$72.71	\$45.00	62%
<i>Source: Fire &amp; EMS (Appendix U – Table 2). Police Protection (Appendix U – Table 3). Public Facilities (Appendix U – Table 4). The existing rate for private education is based on the day care impact fee rates. Appendix in Technical Report</i>			

For the Police Protection Impact Fee update, the per 1,000 square foot rates for single-family detached residential and multi-family residential dwelling units do not exceed 50%. However, the example square footages that are used for comparative purposes for all four of the impact fee updates do exceed the 50% threshold for single-family detached residential and multi-family residential dwelling units. The following are the impact fee rates per 1,000 sq. ft. for residential uses and the impact fee rates based on the comparative sq. ft. examples used for all four Impact Fee updates (Table 5):

**TABLE 5. POLICE PROTECTION IMPACT FEE UPDATES: RESIDENTIAL**

<b>LAND USES</b>	<b>2023 UPDATED IMPACT FEE</b>	<b>EXISTING IMPACT FEE</b>	<b>% CHANGE</b>
<b>Police Protection Impact Fee Update</b>			
<b>Single-Family Detached (per 1,000 sq. ft.)</b>	<b>\$160.53</b>	<b>\$341.00</b>	<b>(-53%)</b>
<b>Single-Family Attached (per 1,000 sq. ft.)</b>	<b>\$270.49</b>	<b>\$252.00</b>	<b>7%</b>
<b>Multi-Family Residential (per 1,000 sq. ft.)</b>	<b>\$310.07</b>	<b>\$252.00</b>	<b>23%</b>
<b><i>Single-Family Detached (3,000 sq. ft. example)</i></b>	<b><i>\$481.60</i></b>	<b><i>\$341.00</i></b>	<b><i>41%</i></b>
<b><i>Single-Family Attached (1,500 sq. ft. example)</i></b>	<b><i>\$405.73</i></b>	<b><i>\$252.00</i></b>	<b><i>61%</i></b>
<b><i>Multi-Family Attached (1,250 sq. ft. example)</i></b>	<b><i>\$387.59</i></b>	<b><i>\$252.00</i></b>	<b><i>54%</i></b>
<i>Source: Fire &amp; EMS (Appendix U – Table 2). Police Protection (Appendix U – Table 3). Public Facilities (Appendix U – Table 4). The existing rate for private education is based on the day care impact fee rates. See Technical Report.</i>			

The following is a summary of the extraordinary circumstances in the Technical Report in support of the findings of extraordinary circumstances:

- (1) The City of Palm Beach Gardens has experienced extraordinary growth over the past 30 years that exceeds the growth rate for the State of Florida;
- (2) The City of Palm Beach Gardens is projected to continue experiencing extraordinary growth by 2035 at a rate that will exceed that of the State of Florida;
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- (4) The Impact Fee update includes the establishment of level of service standards that allow for the planning of future capital improvements correlated with projections for new growth;
- (5) The Impact Fee update is based on quantifiable and transparent capital improvements needed to meet future community needs;
- (6) The Impact Fee update includes reasonably anticipated revenues that have not yet been programmed in recognition that the City has been very efficient and equitable in funding its capital improvements;

- (7) The Technical Report details how the attributable cost of capital improvement needs has been equitably and transparently assigned to existing development and new growth; and
- (8) The Technical Report demonstrates a need for the fully calculated impact fee rates to be adopted and that the majority of impact fees rates are increasing less than 50%.

The City Council should also consider that there have been proposed amendments to Florida Statute that would limit impact fee updates to 3% or 5% a year. There is no guarantee that the Legislature will not establish more restrictive extraordinary circumstances or eliminate the ability to demonstrate extraordinary circumstances. As the Florida Legislature continues to pre-empt local governments land use authority, there is no guarantee that the Legislature will allow any phasing of increases or attempt to clawback phased-in increases retroactively to a date certain.



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