



September 27, 2024

All prospective Developers, Contractors,
and/or Impact Fee Payers

RE: CS/HB 479 - Palm Beach County Road Impact Fees and Palm Beach Gardens Mobility Fees

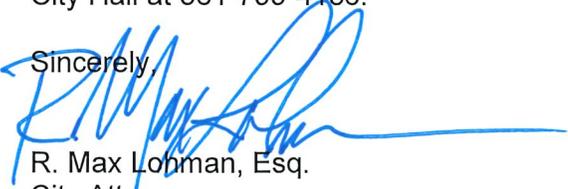
To Whom It May Concern:

On October 1, 2024, CS/HB 479 will become effective. CS/HB 479 was supported by the Home Builders Association, the Association of Florida Community Developers, the Florida League of Cities, and the Florida Association of Counties. CS/HB 479 will have the following effects on development/redevelopment in the City of Palm Beach Gardens ("City") in the following manner:

1. Traffic concurrency review, pursuant to the Palm Beach County Traffic Performance Standards Ordinance, will no longer be required for any development/redevelopment within the City's Mobility Plan/Mobility Fee zone (primarily east of the Beeline Highway). Only the City's Mobility Fee will be charged and collected within the City's Mobility Plan/Mobility Fee zone. The subject fee will be collected by the City. Palm Beach County impact fees will neither be charged nor collected within the City's Mobility Plan/Mobility Fee zone.
2. Traffic concurrency review is required outside of the City's Mobility Plan/Mobility Fee zone.
3. Any County Road impact fees that are due (excluding proportionate share payments) will be collected by the City and held in escrow for release to the County at such time as the County constructs the required improvement(s).
4. Existing Proportionate Share Agreements remain in full force and effect, as they are not affected by the new law.

The City is hopeful that this correspondence will address the most significant impacts of CS/HB 479 on our Developers, Contractors, and Impact Fee Payers. If you have any questions, please contact me at City Hall at 561-799-4136.

Sincerely,


R. Max Lohman, Esq.
City Attorney

c: Ronald M. Ferris, City Manager
Lori Laverriere, Deputy City Manager
Scott Danielski, Building Official

Stephen J. Stepp, Deputy City Manager
Natalie Crowley, Director of Planning & Zoning

CITY OF PALM BEACH GARDENS

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