

2009 UPDATE OF IMPACT FEES

PREPARED FOR
PALM BEACH COUNTY
IMPACT FEE ADVISORY
COMMITTEE

By

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I Summary

The 2009 updated impact fees for Palm Beach County are shown below. The existing fees and the percentage increases are in the following table. The 2009 fees represent substantial increases over existing impact fees.

2009 UPDATED IMPACT FEES

Residential	Roads	Law	Fire	Bldgs	Parks	Schools	Library	Total
Single Family Detached	\$9,353	\$243	\$914	\$623	\$2,020	\$9,840	\$367	\$23,361
Non-Residential								
Drive-in Bank Per 1,000 FT ²	\$30,646	\$26	\$210	\$1,160				\$32,041
Mini-Warehouse Per 1,000 FT ²	\$699	\$29	\$210	\$48				\$986
Hotel Per Room	\$2,500	\$83	\$1,451	\$174	\$704			\$4,912
Movie Theater Per Seat	\$526	\$56	\$210	\$33				\$824
Racquet Club Per Court	\$12,006	\$56	\$210	\$773				\$13,044
Church/Synagogue Per 1,000 FT ²	\$2,701	\$56	\$210	\$184				\$3,151
Day Care Center Per 1,000 FT ²	\$12,385	\$56	\$210	\$909				\$13,560
Quality Restaurant Per 1,000 FT ²	\$21,063	\$56	\$352	\$1,107				\$22,578
High Turnover Rest. Per 1,000 Ft	\$36,622	\$56	\$352	\$1,207				\$38,237
New Car Sales Per 1,000 FT ²	\$9,958	\$56	\$352	\$500				\$10,866
Office Per 1,000 FT ² :								
<= 10,000 FT ²	\$6,354	\$26	\$210	\$397				\$6,987
50,000 FT ²	\$4,377	\$26	\$210	\$436				\$5,048
100,000 FT ²	\$3,726	\$26	\$210	\$543				\$4,505
150,000 FT ²	\$3,404	\$26	\$210	\$529				\$4,169
200,000 FT ²	\$3,178	\$26	\$210	\$522				\$3,936
Medical Buildings:								
Medical Offices Per 1,000 FT ²	\$10,158	\$26	\$210	\$844				\$11,238
Hospitals Per 1,000 FT ²	\$4,700	\$26	\$210	\$724				\$5,660
Nursing Home Per 1,000 FT ²	\$1,052	\$26	\$375	\$90				\$1,542
Industrial Buildings:								
Gen. Industrial Per 1,000 FT ²	\$1,949	\$75	\$266	\$223				\$2,514
Warehousing Per 1,000 FT ²	\$1,403	\$29	\$74	\$108				\$1,614
General Commercial Retail Per 1,000 FT ² :								
<= 10,000 FT ²	\$14,010	\$56	\$352	\$1,020				\$15,438
50,000 FT ²	\$13,882	\$56	\$352	\$994				\$15,284
100,000 FT ²	\$12,558	\$56	\$352	\$984				\$13,950
200,000 FT ²	\$11,129	\$56	\$352	\$1,080				\$12,617
300,000 FT ²	\$10,302	\$56	\$352	\$1,090				\$11,800
400,000 FT ²	\$9,759	\$56	\$352	\$1,101				\$11,268
Pharmacy With Drive Thru	\$7,227	\$56	\$352	\$1,045				\$8,680
Fast Food Restaurant	\$30,966	\$56	\$352	\$1,031				\$32,405
Gas Station Per Fueling Stn.	\$7,908	\$56	\$352	\$1,001				\$9,317
Convenience Retail	\$34,541	\$56	\$352	\$1,835				\$36,784
Automotive Repair Shop	\$3,876	\$56	\$352	\$191				\$4,475
Car Wash per Bay	\$25,916	\$56	\$352	\$2,336				\$28,660
Carpet Store	\$1,102	\$56	\$352	\$861				\$2,371

2009 UPDATED IMPACT FEES

Residential	Roads	Law	Fire	Bldgs	Parks	Schools	Library	Total
Cemetery per Acre	\$755	\$56	\$352	\$505				\$1,668
Funeral Home	\$1,979	\$56	\$352	\$183				\$2,570
Furniture Store	\$799	\$56	\$74	\$61				\$990
General Recreation	\$2,677	\$56	\$210	\$853				\$3,796
Oil and Lube Shop per Bay	\$6,257	\$56	\$352	\$180				\$6,845
Veterinary Clinic	\$5,130	\$56	\$352	\$882				\$6,420

2009 UPDATED IMPACT FEES

Residential	Revised	Existing	% Change
Single Family Detached	\$23,361	\$10,557	121.3%
Non-Residential			
Drive-in Bank Per 1,000 FT ²	\$32,041	\$24,729	29.6%
Mini-Warehouse Per 1,000 FT ²	\$986	\$679	45.2%
Hotel Per Room	\$4,912	\$2,588	89.8%
Movie Theater Per Seat	\$824	\$540	52.5%
Racquet Club Per Court	\$13,044	\$7,264	79.6%
Church/Synagogue Per 1,000 FT ²	\$3,151	\$1,819	73.3%
Day Care Center Per 1,000 FT ²	\$13,560	\$9,830	37.9%
Quality Restaurant Per 1,000 FT ²	\$22,578	\$13,508	67.1%
High Turnover Sit-Down Rest. Per 1,000 Ft	\$38,237	\$19,339	97.7%
New Car Sales Per 1,000 FT ²	\$10,866	\$6,524	66.6%
Office Per 1,000 FT ² :			
<= 10,000 FT ²	\$6,987	\$3,950	76.9%
50,000 FT ²	\$5,048	\$2,832	78.3%
100,000 FT ²	\$4,505	\$2,484	81.4%
150,000 FT ²	\$4,169	\$2,289	82.1%
200,000 FT ²	\$3,936	\$2,162	82.0%
Medical Buildings:			
Medical Offices Per 1,000 FT ²	\$11,238	\$6,227	80.5%
Hospitals Per 1,000 FT ²	\$5,660	\$3,089	83.2%
Nursing Home Per 1,000 FT ²	\$1,542	\$845	82.6%
Industrial Buildings:			
Gen. Industrial Per 1,000 FT ²	\$2,514	\$1,329	89.1%
Warehousing Per 1,000 FT ²	\$1,614	\$893	80.7%
General Commercial Retail Per 1,000 FT ² :			
<= 10,000 FT ²	\$15,438	\$14,996	2.9%
50,000 FT ²	\$15,284	\$8,819	73.3%
100,000 FT ²	\$13,950	\$7,130	95.6%
200,000 FT ²	\$12,617	\$5,915	113.3%
300,000 FT ²	\$11,800	\$5,368	119.8%
400,000 FT ²	\$11,268	\$5,064	122.5%

2009 UPDATED IMPACT FEES

Residential	Revised	Existing	% Change
Pharmacy With Drive Thru	\$8,680	\$5,024	72.8%
Fast Food Restaurant	\$32,405	\$23,400	38.5%
Gas Station Per Fueling Stn.	\$9,317	\$6,081	53.2%
Convenience Retail	\$36,784	\$25,733	42.9%
Automotive Repair Shop	\$4,475	\$4,373	2.3%
Car Wash per Bay	\$28,660	\$14,925	92.0%
Carpet Store	\$2,371	\$1,075	120.6%
Cemetery per Acre	\$1,668	\$869	92.1%
Funeral Home	\$2,570	\$2,200	16.8%
Furniture Store	\$990	\$924	7.1%
General Recreation	\$3,796	\$2,968	27.9%
Oil and Lube Shop per Bay	\$6,845	\$10,219	-33.0%
Veterinary Clinic	\$6,420	\$5,617	14.3%

The typical residential impact fee would increase by 121%. The typical non-residential fee would change from a decrease of 33% to an increase of 122%. The reason for the difference among non-residential land uses is new and updated traffic and travel information. The majority of this increase is attributable to roads (35.4%) and educational facilities (54.3%). The Bureau of Labor Statistics (BLS) publishes a streets and highways construction cost index, shown below. These

COMPONENTS OF CHANGE

Change	Revised	Existing	Change	% of Total Change
Roads	\$9,353	\$4,822	\$4,531	35.4%
Law	\$243	\$170	\$74	0.6%
Fire	\$914	\$528	\$386	3.0%
Public Buildings	\$623	\$129	\$494	3.9%
Parks	\$2,020	\$1,346	\$674	5.3%
Schools	\$9,840	\$2,894	\$6,947	54.3%
Total	\$23,361	\$10,557	\$12,803	100.0%

NOTE: The existing fees are shown at 100% of calculated amount. Palm Beach County has a practice of discounting impact fees by 5% from that calculated.

data show that road construction costs increased at double digit rates for most of the recent past, while experiencing a decline over the past year. Since road costs began increasing in 2003, costs have risen by 52% even with the recent decline.

Street & Highway Construction Cost Index

Year	Index	% Change
1999	126.6	
2000	136.5	7.82%
2001	137.0	0.37%
2002	133.7	-2.41%
2003	136.6	2.17%
2004	148.2	8.49%
2005	166.8	12.55%
2006	184.8	10.79%
2007	195.5	5.79%
2008	222.4	13.76%
2009	208.7	-10.96%

SOURCE: Bureau of Labor Statistics
Using June 2009 to June 2009 for 2009

The impact fees presently charged by other Florida counties are shown below. It is clear that if Palm Beach County were to adopt the 2009 updated fees the result would be substantially above statewide averages. If Palm Beach County followed its historic policy of a 5% discount, the result would be a fee of \$22,192.65 for a typical single family home, second highest in the state.

IMPACT FEES IN OTHER FLORIDA COUNTIES

County	Total Impact Fee	County	Total Impact Fee
Wakulla	\$1,246.79	Marion	\$9,230.00
Levy	\$1,302.00	Brevard	\$9,297.88
Monroe	\$1,470.00	Citrus	\$9,383.51
Baker	\$1,500.00	St. Johns	\$9,545.00
Pinellas	\$1,923.00	St Lucie	\$9,602.00
Broward	\$2,233.00	Indian River	\$9,876.88
Santa Rosa	\$2,237.00	Pasco	\$11,125.79
Bay	\$2,352.06	Palm Beach	\$11,366.77
Sumter	\$2,393.00	Polk	\$11,379.00
Columbia	\$3,060.67	DeSoto	\$11,752.00
Alachua	\$3,202.00	Lake	\$12,295.00
Gilchrist	\$3,500.00	Martin	\$12,511.39
Hillsborough	\$3,877.20	Clay	\$12,848.00
Bradford	\$5,017.00	Sarasota	\$14,756.00
Flagler	\$5,306.55	Highlands	\$15,070.17
Miami/Dade	\$5,483.56	Manatee	\$15,355.00
Nassau	\$6,178.03	Lee	\$15,597.00

Seminole	\$6,286.75	Orange	\$16,845.85
Putnam	\$7,022.96	Osceola	\$17,941.47
Hendry	\$7,590.63	Collier	\$25,281.00
Glades	\$8,143.86	Mean	\$8,381.10
Charlotte	\$8,380.00	Median	\$8,667.22
Volusia	\$8,954.44	Palm Beach Revised*	\$23,360.68
Hernando	\$9,048.00		

* At 100%