

Density / Intensity	Palm Beach County	Greenacres	Other Municipalities (In Order of Population)												
			Westlake	Atlantis	Lantana	Palm Springs	Royal Palm Beach	Lake Worth Beach	Palm Beach Gardens	Jupiter	Wellington	Delray Beach	Boynton Beach	Boca Raton	West Palm Beach
Demographics															
Area (Square Miles)	1964.3	5.79	6.552	1.402	2.29	4.255	11.7	6.815	59.34	23.12	45.41	16.52	16.57	31.29	57.98
Population (2020)	1,492,191	43,990	906	1,814	11,504	26,890	38,932	42,219	59,182	61,047	61,637	66,846	80,380	97,422	164,912
Median Household Income (2022)	\$76,592.00	\$58,981.00	\$117,620.00	\$96,920.00	\$67,009.00	\$55,254.00	\$90,143.00	\$57,489.00	\$106,544.00	\$105,413.00	\$105,848.00	\$80,000.00	\$66,472.00	\$88,620.00	\$59,303.00
Median Gross Monthly Rent (2022)	\$1,749 ± \$36	\$1,603 ± \$78	No Data	\$1,678 ± \$171	\$1,438 ± \$84	\$1,457 ± \$73	\$1,983 ± \$124	\$1,346 ± \$47	\$2,053 ± \$106	\$2,002 ± \$95	\$2,304 ± \$147	\$1,769 ± \$105	\$1,857 ± \$161	\$2,232 ± \$135	\$1,538 ± \$32
Median Sales Price	\$485,000.00	\$299,990.00	\$620,000.00	\$600,000.00	\$450,000.00	\$364,000.00	\$433,500.00	\$392,462.00	\$920,000.00	\$735,000.00	\$732,500.00	\$415,000.00	\$357,500.00	\$635,000.00	\$420,000.00
Total Housing Units (2020)	705,988	17,927	331	1,226	5,659	10,864	14,296	17,476	31,130	30,679	24,002	38,011	39,731	48,728	82,952

Development Standards															
Max Density (DU/ac)	12 base/ 18 with bonus. County may allow greater densities than the HR-12 in appropriate areas particularly if developments apply special programs or concepts (WFH, TDRs, Mixed Use/TOD.	10 DU/ac	16 DU/ac (Bonus density for a total up to 24 DU/ac)	18.78 DU/ac	35DU/ac at the waterfront. Generally a max of 15DU/ac.	35 DU/ac near Palm Beach State College and JFK Hospital. 19 DU/ac in Mixed Use.	14 DU/ac	West of I-95: 40 DU/ac in TOD & Mixed Use West East of I-95: 40 DU/ac in Downtown, TOD & Mixed Use districts.	10 DU/ac (Bonus density for a total up to 22 DU/ac)	6 DU/ac (Bonus density for a total up to 15 DU/ac)	22 DU/ac (Bonus density up to 30 DU/ac)	West of I-95: 40DU/ac up to 50 DU/ac for properties with a revitalization/incentive total density of up to 50 DU/ac. East of I-95: Standard density of 12-30 DU/ac with a revitalization/incentive total density of up to 100 DU/ac for Commercial Core	West of I-95: 20 DU/ac; up to 25 DU/ac with TOD Bonus program East of I-95: 80 DU/ac; up to 100 DU/ac with TOD Bonus program	20 DU/ac	32 DU/ac Density bonus' vary based eligibility and corresponding incentive building requirement table
Max Height	35' in general; over 35' has further applicable reqs. 75' within URA.	35'	50'. Mixed Use up to 100'	40'	55' at the waterfront. Generally a max of 35'.	35' up to 75' with council discretion	66' (Mixed Use and/or Residential)	30': Up to 65' in total through the Sustainable Bonus Incentive Program	36': Up to 180' with a workforce housing density bonus	Lesser of 60' or 5 stories only in Town Center. Otherwise 50' max height.	56' if Residential. 72' if Mixed Use or 1 Mile of SR7	38' Mixed Use up to 85'	West of I-95: Up to 75' in Suburban Mixed Use (SMU). East of I-95: Up to 150' in Mixed Use - High	West of I-95: Up to 85' in Planned Mobility. East of I-95: Up to 140'	30' to 75' Incentive building different for each district
Max FAR	1.0 Intensity Bonus Incentive	0.35	3	1	0.6	.5 Commercial / 1.0 Industrial	1.2 (Must be Mixed Use)	2.6	0.7	1.65	0.4 (Bonus intensity up to .8)	3	West of I-95: 2.5 East of I-95: 4.0	1.0 FAR (residential) + 0.30 FAR (non-residential) in Mixed Use	

Impact Fees (Residential per Unit) + Palm Beach County (PBC) required Impact Fees															
Parks	\$404.51 - \$951.19	[(A × B) / 1,000] × C = D A = # of Dwellings B = Average Household Size C = Minimum Amenity Size per 1,000 people D = Minimum Amenity Size for Full Recreation Credit				\$370 - \$819	\$848 - \$2,213		\$2,362 - \$4,102	\$698.91 - \$1,213.67	\$2,312 - \$4,046	\$500	\$1,914 - \$2,560	\$2,500 - \$5,020 Greater Boca Beach & Park Taxing District - 1.0800 Millage	
Libraries	\$131.76 - \$285.62						\$442 - \$1,147								
Public Buildings	\$151.01 - \$261.92	[(A × B) / 1,000] × 2 = Required Land Dedication in Acres A = # of Dwellings B = Average Household Size													
Schools	\$2,524.15 - \$6,685.15														
Roads	\$561.45 - \$5,039.75						\$392 - \$1,079		\$1,024 - \$1,771		\$443 - \$1,125				
Police	\$75.04 - \$136.94					\$152.24 - \$337.51			\$323 - \$561				\$365 - \$450		
Fire	\$197.6 - \$295.45		PBCFR - MTSU	Annual City Fire Rescue Assessment	PBCFR - MTSU	PBCFR - MTSU	PBCFR - MTSU	PBCFR - MTSU	\$247 - \$428		PBCFR - MTSU		Annual City Fire Rescue Assessment \$120 per SF Dwelling	Annual City Fire Rescue Assessment \$155 per SF Dwelling	
Other Fees					Plant capacity charges impact fees: a plant capacity charge shall be assessed for each new user.								\$2.23 per Impervious square footage for "fee-in-lieu-of" capital contribution within Downtown Stormwater Improvement Watershed		

Total Millage	16.4196	19.2615	21.4196	19.2315	19.6097	19.5916	18.3396	22.2742	18.2044	17.3447	18.8896	18.8998 Delray Beach - DDA 19.8998	20.2516	17.1599	21.4196 West Palm Beach - DDA 21.5722
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LOS Standard Open Space (Acres per 1000 Residents)	Regional 4.12 Beach .35 District 1.52	3		LOS standards for recreation activities instead of in acreage	3.14	2	10	2.5	5	LOS standards for recreation activities instead of in acreage	10	6.2 based on 2015 population data	2.5	11	4 based on 2017 population data
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Sources	
American Community Survey	Area (Square Miles)Population (2020)Median Household Income (2022) Median Gross Monthly Rent (2022)
Redfin	Median Sales Price