



TOWN OF LAKE PARK MOBILITY PLAN & MOBILITY FEE

January 4th, 2023



2045 Mobility Plan & Mobility Fee

- **A Mobility Plan** is a vision over the next **22 years** for moving **people**.
- **Mobility Plans** create a balance between reducing congestion and support community growth.
- **Mobility Plans** are required by Florida Statute to serve as the basis for development of a **Mobility Fee**.



Project Process

**Project
Kickoff**

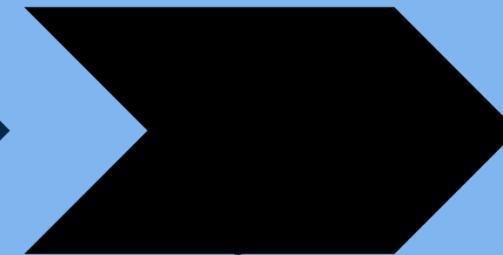
**Public
Meeting
#1**

**Public
Meeting
#2**

**Comprehensive
Plan
Amendment**

**Commission
Workshop**

**Planning &
Zoning**



Feb

June

July

Aug

Sept

Nov

Updated Mobility Plan

- Includes updates based on staff feedback and guidance from Commission & PZB workshops
- New future roads removed or alignments adjusted to minimize impacts to Scrub Natural Area
- New future developer roads removed (west) where in conflict with proposed developments
- Identifies projects requiring private or County ROW, utility easements, or outside of Town limits
- Waterfront promenade alignment updated



2045 LAKE PARK MOBILITY PLAN

DRAFT

NUE URBAN CONCEPTS
 LAND USE • MOBILITY • PARKING • FEES
 © 2022 NUE Urban Concepts, LLC. All Rights Reserved.
 www.nueurbanconcepts.com

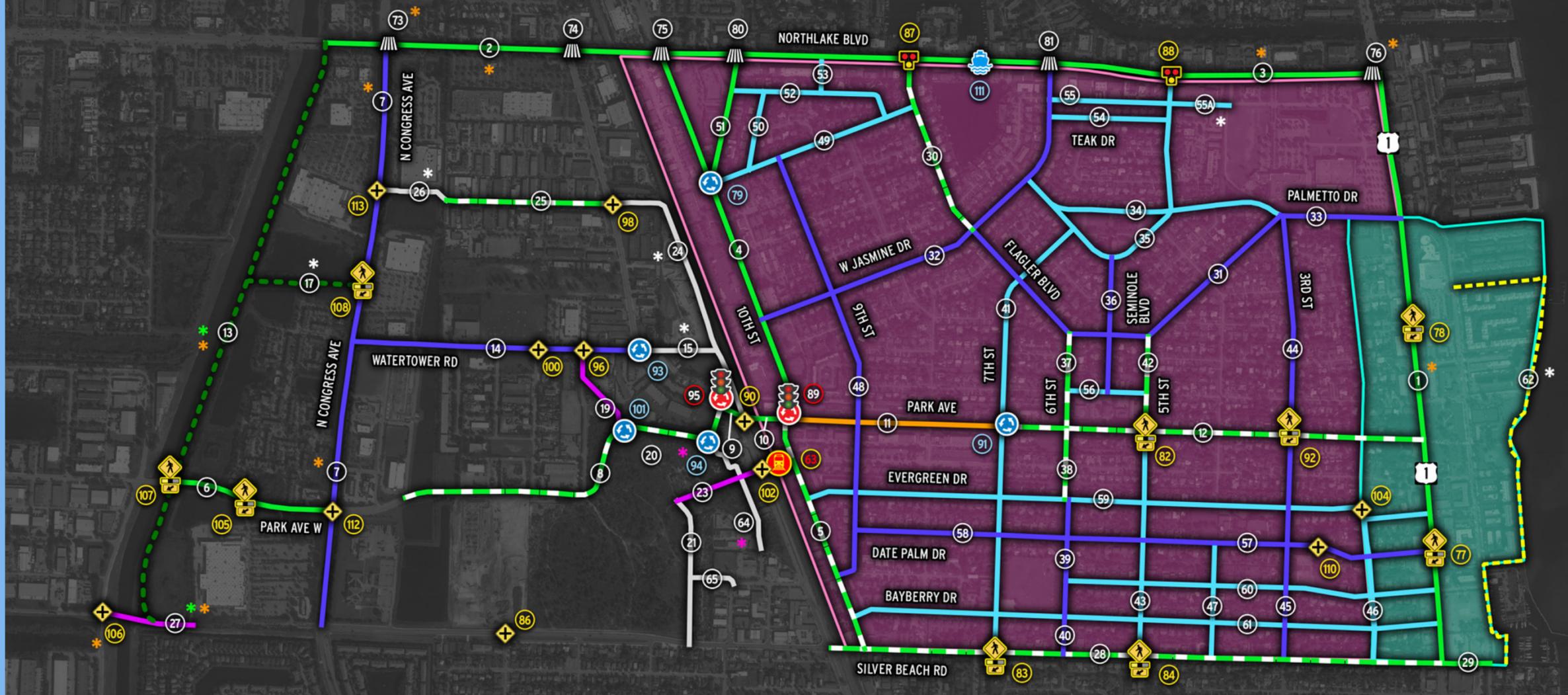
- LAKE PARK GREENWAY
- WATERFRONT PROMENADE
- TWO (2) LANE DIVIDED COMPLETE STREET
- PARK AVE CURBLESS MAIN STREET
- NEW FUTURE TWO (2) LANE ROAD
- NEW FUTURE TWO (2) LANE ROAD (TO BE CONSTRUCTED BY NEW DEVELOPMENT/ REDEVELOPMENT)
- RESIDENTIAL TRAFFIC CALMING PROGRAM
- FEDERAL HIGHWAY MIXED-USE OVERLAY DISTRICT (FHMUDO)

- ### STREET IMPROVEMENTS
- MULTIMODAL IMPROVEMENT
 - COMPLETE STREET
 - PRIORITY RESIDENTIAL TRAFFIC CALMING STREET (DESIGN TBD BASED ON FURTHER EVALUATION)

- ### CROSSING IMPROVEMENTS
- INTERSECTION IMPROVEMENT
 - ROUNDABOUT
 - SIGNALIZED ROUNDABOUT
 - HIGH-INTENSITY ACTIVATED CROSSWALK (HAWK)
 - HIGH VISIBILITY CROSSWALK
 - RECTANGULAR RAPID FLASHING BEACON (RRFB)

- TRAIN STATION
- BOAT UNDERPASS

- 1 * #15, 17, 24, 26, 55A, 62 - PROJECT REQUIRES RIGHT-OF WAY FROM PRIVATELY-OWNED PROPERTY
- 2 * #13, 27 - PROJECT REQUIRES UTILITY EASEMENT
- 3 * #64 - PROJECT REQUIRES RIGHT-OF-WAY OWNED BY PALM BEACH COUNTY
- 4 * #1, 2, 3, 7, 13, 27, 73, 76, 106 - ENTIRELY OR PARTIALLY LOCATED OUTSIDE LAKE PARK TOWN LIMITS



Lake Park Mobility Fee & County Road Impact Fee

Scenario A (recommended)

- Town Mobility Fee assessed in addition to County RIF
- Includes local contribution for road capacity (10-20%) and multimodal projects (10-50%)
- Lower Town fee, but overall higher fee (Town + County) for development (barring County negotiations)

Lake Park Mobility Fee & County Road Impact Fee

Alternative

- Town Mobility Fee only
- Not recommended at this time due to:
 - County Agreement on Comprehensive Plan
 - Pending fee litigation
 - Requesting County extend Park Ave
 - Innovative intersection needs @ Park Ave, Old Dixie, 10th St
 - Requesting Ovalabout
 - Proposed Silver Beach Rd Improvement
 - Requesting intersection improvements at high crash locations on Congress

Mobility Fee (Scenario A)

- Mobility Fee calculation and rates updated based on changes to the Mobility Plan
- New draft Fee Schedule
- Decrease in overall cost of the Plan (compared to Draft 1)
- Decrease in Person Miles of Capacity Rate
- Decrease in most Mobility Fee rates

Technical Report

Person Miles of Travel Rate (PMTr) per Assessment Area

$$\begin{aligned} ICfs &= (1 - 0.217) = 0.783 \\ ICfn &= (1 - 0.111) = 0.889 \\ ACSTmp &= (UCSTmp \times ECEf) \times NGEf \\ ACSTmps &= (ACSTmp \times ICfs) \\ ACSTmpn &= (ACSTmp \times ICfn) \\ PMTre &= (ACSTmp / PMTi) \\ PMTrs &= (ACSTmps / PMTi) \\ PMTrn &= (ACSTmpn / PMTi) \end{aligned}$$

Where:

- e = East Assessment Area (Map A)
- s = Southwest Assessment Area (Map A)
- n = Northwest Assessment Area (Map A)
- UCSTmp = Unfunded Cost of Mobility Plan projects (Table 14)
- ECEf = Existing Conditions Evaluation factor of 1.00 (Table 7)
- NGEf = New Growth Evaluation factor of 1.00 (Table 15)
- ACSTmp = Attributable Cost of Mobility Plan projects
- ICf = Internal Capture factor (Table 16)
- PMTi = Person Miles of Travel Increase (Table 6)
- PMTr = Person Miles of Travel Rate

Prepared by NUE Urban Concepts,

New Growth Evaluation factor (NGEf)

$$PMG = \sum (LENci \times PMCci) + \sum (PMCI) + \sum (PMCTp)$$

$$NGEf = (PMTi / PMG)$$

If NGEf > 1.00, then the NGEf is set at 1.00

Where:

- NGEf = New Growth Evaluation factor (Table 14)
- LENci = Length of Phase Two Mobility Plan Corridor Improvements (Appendix G)
- PMc = Person Miles of Capacity
- PMcCi = PMc of Phase Two Mobility Plan Corridor Improvements (Appendix G)
- PMcCI = PMc of Phase Two Mobility Plan Intersection Improvements (Appendix O)
- PMcTp = PMc Phase Two Mobility Plan Transit Projects (Appendix O)
- PMTi = Person Miles of Travel Increase (Table 6)
- PMCI = Person Miles of Capacity Increase (Table 11)

Prepared by NUE Urban Concepts, LLC

Person Miles of Travel Increase (PMTi) per each assessment area

$$\begin{aligned} \sum VMT &= (\sum \text{Vehicle per Trip} \times \sum \text{Average Vehicle Trip Length}) \\ \sum PMT &= (\sum \text{Persons per Trip} \times \sum \text{Average Person Trip Length}) \\ PMTf &= (\sum \text{of PMT} / \sum \text{of VMT}) \text{ per each assessment area} \\ VMTi &= (2045 \text{ VMT} - 2022 \text{ VMT}) \text{ per each assessment area} \\ PMTi &= (VMTi \times PMTf) \text{ per each assessment area} \end{aligned}$$

WHERE:

- $\sum VMT$ = Sum of Vehicle Miles of Travel by trip purpose (Appendix D, E, F)
- $\sum PMT$ = Sum of Person Miles of Travel by trip purpose (Appendix D, E, F)
- PMTf = Person Miles of Travel factor per each assessment area
- PMT = Person Miles of Travel
- VMTi = Vehicle Miles of Travel Increase (Table 5)
- PMTi = Person Miles of Travel increase (Table 6)

Prepared by NUE Urban Concepts, LLC

Person Travel Demand per use (PTDu) per Assessment Area

$$\begin{aligned} PTDue &= (((TG \times \% \text{NEW}) \times ETfe) \times PTFe) \times PTLe = PTDge; (((PTDge \times CRf) \times LAEf) \times ODF) \\ PTDus &= (((((TG \times ICfs) \times \% \text{NEW}) \times ETfs) \times PTFs) \times PTfs) = PTDgs; (((PTDgs \times CRf) \times LAEf) \times ODF) \\ PTDun &= (((((TG \times ICfn) \times \% \text{NEW}) \times ETfn) \times PTFn) \times PTfn) = PTDgn; (((PTDgn \times CRf) \times LAEf) \times ODF) \end{aligned}$$

Where:

- PTDu = Person Travel Demand per use (Appendix X)
- e = East Assessment Area (Map A)
- s = Southwest Assessment Area (Map A)
- n = Northwest Assessment Area (Map A)
- TG = Trip Generation (Appendix R)
- % NEW = Percent of Trips that are Primary Trips (Appendix R)
- ICfs = Internal Capture factor (Appendix S) of 0.783 (Figure 9)
- ICfn = Internal Capture factor (Appendix S) of 0.889 (Figure 9)
- ETfe = External Trip factor (Appendix S) of 0.753 (Table 18)
- ETfs = External Trip factor (Appendix S) of 0.734 (Table 18)
- ETfn = External Trip factor (Appendix S) of 0.629 (Table 18)
- PTf = Person Trip Factor by Trip Purpose (Appendix T)
- PTl = Person Trip Length by Trip Purpose (Appendix T)
- PTDg = Person Travel Demand gross per use (Appendix X)
- CRf = County Road factor of 0.878 (Table 20)
- LAef = Limited Access Evaluation factor of 0.643 (Table 21)
- ODaf = Origin & Destination Adjustment factor of 0.50 to avoid double-counting

Prepared by NUE Urban Concepts, LLC

TOWN OF LAKE PARK

MOBILITY PLAN & MOBILITY FEE

TECHNICAL REPORT

OCTOBER 2022



NUE URBAN CONCEPTS
LAND USE - MOBILITY - PARKING - FEES

THE REPUBLIC
DESIGN

DDEC

futureplan

MOBILITY COHORT

Mobility Fee Rates

Use Categories, Use Classifications, and Representative Uses	Unit of Measure	Mobility Fee	Unit of Measure	Mobility Fee
Residential / Lodging Uses				
Affordable, Attainable or Workforce Residential	per sq. ft.	\$0.43	per 1,000 sq. ft.	\$ 431
Residential	per sq. ft.	\$0.86	per 1,000 sq. ft.	\$ 861
Overnight Lodging (Hotel, Inn, Motel, Resort)	per room	\$ 971	per room	\$ 971
Mobile Residence (Mobile Home, Recreational Vehicle, Travel Trailer)	per space or lot	\$ 633	per space or lot	\$633
Institutional Uses				
Community Serving (Civic, Museum, Performing Arts, Place of Assembly or Worship)	per sq. ft.	\$ 0.82	per 1,000 sq. ft.	\$ 823
Long Term Care (Assisted Living, Congregate Care Facility, Nursing Facility)	per sq. ft.	\$0.47	per 1,000 sq. ft.	\$ 474
Private Education (Day Care, Private Primary School, Pre-K)	per sq. ft.	\$ 0.64	per 1,000 sq. ft.	\$ 643

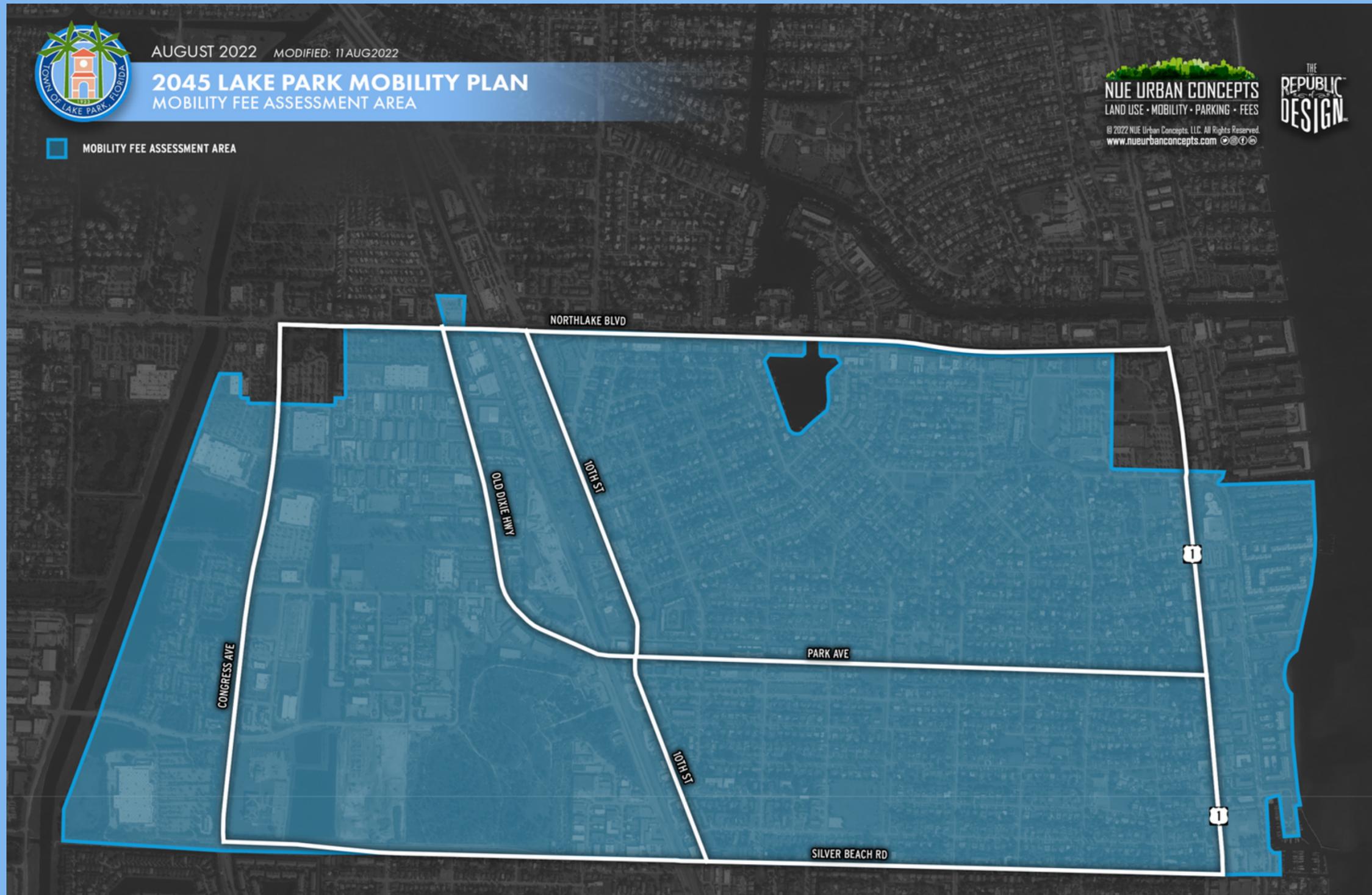
Mobility Fee Rates

Use Categories, Use Classifications, and Representative Uses	Unit of Measure	Mobility Fee	Unit of Measure	Mobility Fee
Industrial Uses				
Industrial (Assembly, Brewing, Distilling, Distribution, Fabrication, Flex Space, Manufacturing, Nursery, Outdoor Storage, Processing, Trades, Warehouse, Utilities)	per sq. ft.	\$ 0.63	per 1,000 sq. ft.	\$627
Industrial (Distribution, Fulfillment, Nursery, Outdoor Storage, Storage, Warehouse)	per sq. ft.	\$0.23	per 1,000 sq. ft.	\$232
Recreational Uses				
Marina (Including dry storage)	per acre	\$ 358	per acre	\$ 358
Outdoor Commercial Recreation (Amusement, Golf, Multi-Purpose, Parks, Sports, Tennis)	per acre	\$ 1,812	per acre	\$ 1,812
Indoor Commercial Recreation (Dance, Gym, Fitness, Indoor Sports, Kids Activities, Yoga)	per sq. ft.	\$ 3.43	per 1,000 sq. ft.	\$ 3,428
Office Uses				
Office (Dental, General, Higher Education, Hospital, Medical, Professional)	per sq. ft.	\$ 1.25	per 1,000 sq. ft.	\$ 1,252
Medical Office (Clinic, Dental, Emergency Care, Medical, Veterinary)	per sq. ft.	\$3.17	per 1,000 sq. ft.	\$ 3,172

Mobility Fee Rates

Use Categories, Use Classifications, and Representative Uses	Unit of Measure	Mobility Fee	Unit of Measure	Mobility Fee
Commercial & Retail Uses				
Small Retail Business (Entertainment, Restaurant, Retail, Services)	per sq. ft.	\$1.14	per 1,000 sq. ft.	\$1,139
Retail (Discount, Entertainment, Financial, Retail, Services, Superstore)	per sq. ft.	\$2.28	per 1,000 sq. ft.	\$2,277
Beverage & Restaurant (Chain and National High Turn-Over & Sit-Down Bar and / or Restaurant)	per sq. ft.	\$5.08	per 1,000 sq. ft.	\$5,079
Convenience Retail (Convenience, Motor Vehicle Charging & Fueling, Quick Service Restaurant)	per sq. ft.	\$12.54	per 1,000 sq. ft.	\$12,541
Additive Fees for Commercial Services & Retail Uses				
Bank Drive-Thru Lane or Free-Standing ATM 10	per lane or ATM	\$8,093	per lane or ATM	\$8,093
Motor Vehicle & Boat Cleaning (Detailing, Wash, Wax)	per lane or stall	\$3,121	per lane or stall	\$3,121
Motor Vehicle Charging or Fueling	per charging or fueling position	\$3,221	per charging or fueling position	\$3,221
Pharmacy Drive-Thru	per lane	\$2,646	per lane	\$2,646
Quick Service Restaurant Drive-Thru	per lane	\$6,139	per lane	\$6,139

Assessment Area



Benefit District



AUGUST 2022 MODIFIED: 11 AUG 2022

2045 LAKE PARK MOBILITY PLAN MOBILITY FEE BENEFIT DISTRICT

 BENEFIT DISTRICT


NUE URBAN CONCEPTS
LAND USE • MOBILITY • PARKING • FEES
© 2022 NUE Urban Concepts, LLC. All Rights Reserved.
www.nueurbanconcepts.com



Mobility Fee Assessment Example

Town Mobility Fee

2,500 sq. ft. of Single-Family Residential (per sq. ft.)

$$2,500 \times \$0.86 = \$2,150$$

County Road Impact Fee

** New County fee effective Jan 1, 2023*

One Single-Family Residential unit (per unit)

$$1 \times \$5,039.75 = \$5,039.75$$

Total Fee To Be Paid:

\$7,189.75

Next Step

2nd Reading of Mobility Fee
Ordinance:
January 18th



Questions, Comments & Concerns

Jonathan B. Paul, AICP

Visit

www.mobilitycohort.com/lakepark



NUE Urban Concepts
nueurbanconcepts@gmail.com
www.nueurbanconcepts.com
833-NUC-8484

