

TOWN COMMISSION – January 2023 Meetings

Subject: Lake Park 2045 Mobility Plan and Mobility Fee

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Project Summary: In February 2022, the Town of Lake Park contracted NUE Urban Concepts (Consultant) to lead the development of a Mobility Plan and Mobility Fee that would transition Lake Park from a transportation planning and funding process primarily focused on moving cars to a multimodal system that emphasizes people and mobility choices. The 2045 Mobility Plan brings together various City initiatives to enhance Lake Park's history and character as an Olmsted legacy. The plan seeks to further emphasize the historic Downtown as a place for people and improve mobility and accessibility for multimodal travel throughout the City.

In Spring of 2022, the project team began identifying proposed projects and developing the Mobility Plan. The team evaluated existing conditions, conducted a review of the Lake Park's Comprehensive Plan, Capital Improvements Program, and projects planned in the Palm Beach County Transportation Planning Authority's Long Range Transportation Plan. In the Summer, two public meetings were held where residents and stakeholders were invited to share local knowledge and provide feedback that informed the identification of additional projects that will fill existing gaps and create a safe, convenient, and integrated transportation system. On September 7th, 2022, a workshop was held with the Town Commission who contributed more feedback and guidance on proposed projects.

The Mobility Plan serves as the basis for the establishment of a Mobility Fee system that functions as an alternative to transportation concurrency enacted by the Florida Legislature. A Mobility Fee is a one-time fee paid to the Town by development activity (e.g. new or expanded homes and businesses) to off-set (mitigate) any increases in travel demand and pay for its fair share of the multimodal projects adopted as part of the Mobility Plan. Mobility Fees are one of the funding sources available and provide the Town with greater flexibility to fund a variety of multimodal projects included in the Mobility Plan. Mobility Plans are required by Florida Statute to serve as the basis for the Mobility Fee.

A legal process is necessary to adopt and implement the Mobility Plan and Mobility Fee. The Town has establish legislative intent to develop a mobility plan and fee through an amendment to the Comprehensive Plan. This amendment was adopted at the Town Commission Meeting on October 5th, 2022.

The project team additionally sought feedback and recommendations from the Planning & Zoning Board at their November 7th, 2022 public meeting, on projects and programs proposed in the 2045 Lake Park Draft Mobility Plan. While the Board was comfortable with the Plan and its programs, they questioned why the Town's program would simply not replace the County's transportation impact fee. The history was explained to the Board however, Chair Ahrens was still very concerned about this added fee without the elimination of the County transportation impact fee.

The Mobility Plan & Mobility Fee Ordinance now requires Town Commission approval.

After the Mobility Plan and Mobility fee are adopted by the Town Commission along with the Technical Report, the Mobility Plan project recommendations will need to be prioritized and programmed into the Town's Capital Improvements Plan.