

TOWN OF LAKE PARK MOBILITY FEE COMPARISON¹

Use Categories, Use Classifications, and Representative Uses	Unit of Measure	Recommended Lake Park Mobility Fee	Port St. Lucie Mobility Fee (East of I95)	Wellington Multimodal Impact Fee	Proposed Oviedo Mobility Fee ² (Non Mixed-Use)	Lake Wales Multimodal Impact Fee	Lakeland Road Impact Fee
Residential & Lodging Uses							
Affordable, Attainable or Workforce Residential	per 1,000 sq. ft.	\$ 431	-	-	\$ 1,302	-	-
Residential	per 1,000 sq. ft.	\$ 861	-	-	\$ 2,604	-	-
Single-Family Residential	per 1,000 sq. ft.	-	\$ 1,591	\$ 864	-	\$ 2,055 (dwelling unit)	\$ 4,316 (dwelling unit)
Single-Family Attached Residential	per 1,000 sq. ft.	-	-	-	-	\$ 1,569 (dwelling unit)	-
Multi-Family Residential	per 1,000 sq. ft.	-	\$ 2,612	\$ 1,125	-	\$ 1,469 (dwelling unit)	\$ 1,837 (dwelling unit)
Overnight Lodging (Hotel, Inn, Motel, Resort)	per room	\$ 971	\$ 1,976	\$ 940	\$ 2,958	\$ 1,434	\$ 1,671
Mobile Residence (Mobile Home, Recreational Vehicle, Travel Trailer)	per space or lot	\$ 633	\$ 1,587	-	\$ 1,926	\$ 867	\$ 1,579
Institutional Uses							
Community Serving (Civic, Museum, Performing Arts, Place of Assembly or Worship)	per 1,000 sq. ft.	\$ 823	\$ 1,969	\$ 695	\$ 1,867	\$ 669	\$ 1,980
Long Term Care (Assisted Living, Congregate Care Facility, Nursing Facility)	per 1,000 sq. ft.	\$ 474	\$ 1,323	\$ 956	\$ 1,442	\$ 629	\$ 246 (bed)
Private Education (Day Care, Private Primary School, Pre-K)	per 1,000 sq. ft.	\$ 643	\$ 2,155	\$ 1,422	\$ 1,993	\$ 601	\$ 262
Industrial Uses							
Industrial (Assembly, Brewing, Distilling, Fabrication, Flex Space, Manufacturing, Trades, Utilities)	per 1,000 sq. ft.	\$ 627	\$ 786	\$ 550	\$ 1,619	\$ 620	\$ 604
Industrial (Distribution, Fulfillment, Nursery, Outdoor Storage, Storage, Warehouse)	per 1,000 sq. ft.	\$ 232	\$ 443	-	-	-	\$ 776
Recreational Uses							
Marina (Including dry storage)	per berth	\$ 358	\$ 656	-	-	-	-
Outdoor Commercial Recreation (Amusement, Golf, Multi-Purpose, Parks, Sports, Tennis)	per acre	\$ 1,812	\$ 2,165	\$ 1,089	\$ 4,864	\$ 2,253	-
Indoor Commercial Recreation (Dance, Gym, Fitness, Indoor Sports, Kids Activities, Yoga)	per 1,000 sq. ft.	\$ 3,428	\$ 3,414	\$ 2,062	\$ 9,206	\$ 2,985	-
Office Uses							
Office (Financial, General, Higher Education, Hospital, Professional)	per 1,000 sq. ft.	\$ 1,252	\$ 3,008	\$ 1,734	\$ 4,065	\$ 2,135	\$ 2,516
Medical Office (Clinic, Dental, Emergency Care, Medical, Veterinary)	per 1,000 sq. ft.	\$ 3,172	\$ 5,042	\$ 2,759	\$ 11,584	\$ 2,135	\$ 6,916
Commercial & Retail Uses							
Small Retail Business (Entertainment, Restaurant, Retail, Services)	per 1,000 sq. ft.	\$ 1,139	\$ 2,757	\$ 2,057	\$ 3,387	-	-
Retail (Discount, Entertainment, Financial, Retail, Services, Superstore)	per 1,000 sq. ft.	\$ 2,277	-	-	\$ 6,773	\$ 3,279	\$ 6,096
Multi-Tenant Retail (Entertainment, Restaurant, Retail, Services)	per 1,000 sq. ft.	-	\$ 5,515	\$ 4,113	-	-	-
Free-Standing Retail (Entertainment, Restaurant, Retail, Services)	per 1,000 sq. ft.	-	\$ 6,456	\$ 5,618	-	-	-
Beverage & Restaurant (Chain and National High Turn-Over & Sit-Down Bar and / or Restaurant)	per 1,000 sq. ft.	\$ 5,079	-	-	\$ 14,078	-	-
Convenience Retail (Convenience, Motor Vehicle Charging & Fueling, Quick Service Restaurant)	per 1,000 sq. ft.	\$ 12,541	-	-	\$ 26,861	-	-
Additive Fees for Commercial Services & Retail Uses							
Bank Drive-Thru Lane or Free-Standing ATM	per lane or ATM	\$ 8,093	\$ 15,888	\$ 8,048	\$ 8,287	-	-
Motor Vehicle & Boat Cleaning (Detailing, Wash, Wax)	per lane or stall	\$ 3,121	\$ 16,444	\$ 7,392	\$ 10,653	-	-
Motor Vehicle Charging or Fueling	per charging or fueling position	\$ 3,221	\$ 12,651	\$ 7,040	\$ 17,346	-	\$ 8,245
Pharmacy Drive-Thru	per lane	\$ 2,646	\$ 10,457	\$ 6,869	\$ 9,033	-	-
Quick Service Restaurant Drive-Thru	per lane	\$ 6,139	\$ 29,679	\$ 14,633	\$ 14,563	-	-

¹ All comparative fees are assessed in addition to their respective County Road Impact Fee.
² Oviedo is currently undergoing adoption of a mobility fee.

Mobility Fee Comparison Example

1,500 sq. ft. of Single-Family Residential (per sq. ft.)

Lake Park

$$1,500 \times \$0.860 = \$1,290$$

Port St. Lucie

$$1,500 \times \$1.590 = \$2,387$$

Wellington

$$1,500 \times \$0.864 = \$1,296$$

Oviedo (Proposed)

$$1,500 \times \$2.604 = \$3,906$$

Lake Wales

$$1 \text{ (dwelling unit)} \times \$2,055 = \$2,055$$

Lakeland

$$1 \text{ (dwelling unit)} \times \$2,055 = \$4,316$$