



TOWN OF LAKE PARK MOBILITY PLAN & MOBILITY FEE

January 4th, 2023



MOBILITY COHORT

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**



Feb

**Public
Meeting
#1**



June

**Public
Meeting
#2**



July

**Comprehensive
Plan
Amendment**



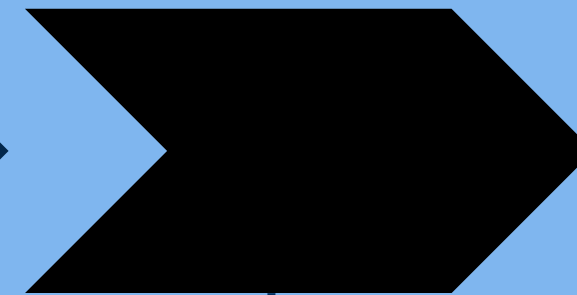
Aug

**Commission
Workshop**



Sept

**Planning &
Zoning**



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

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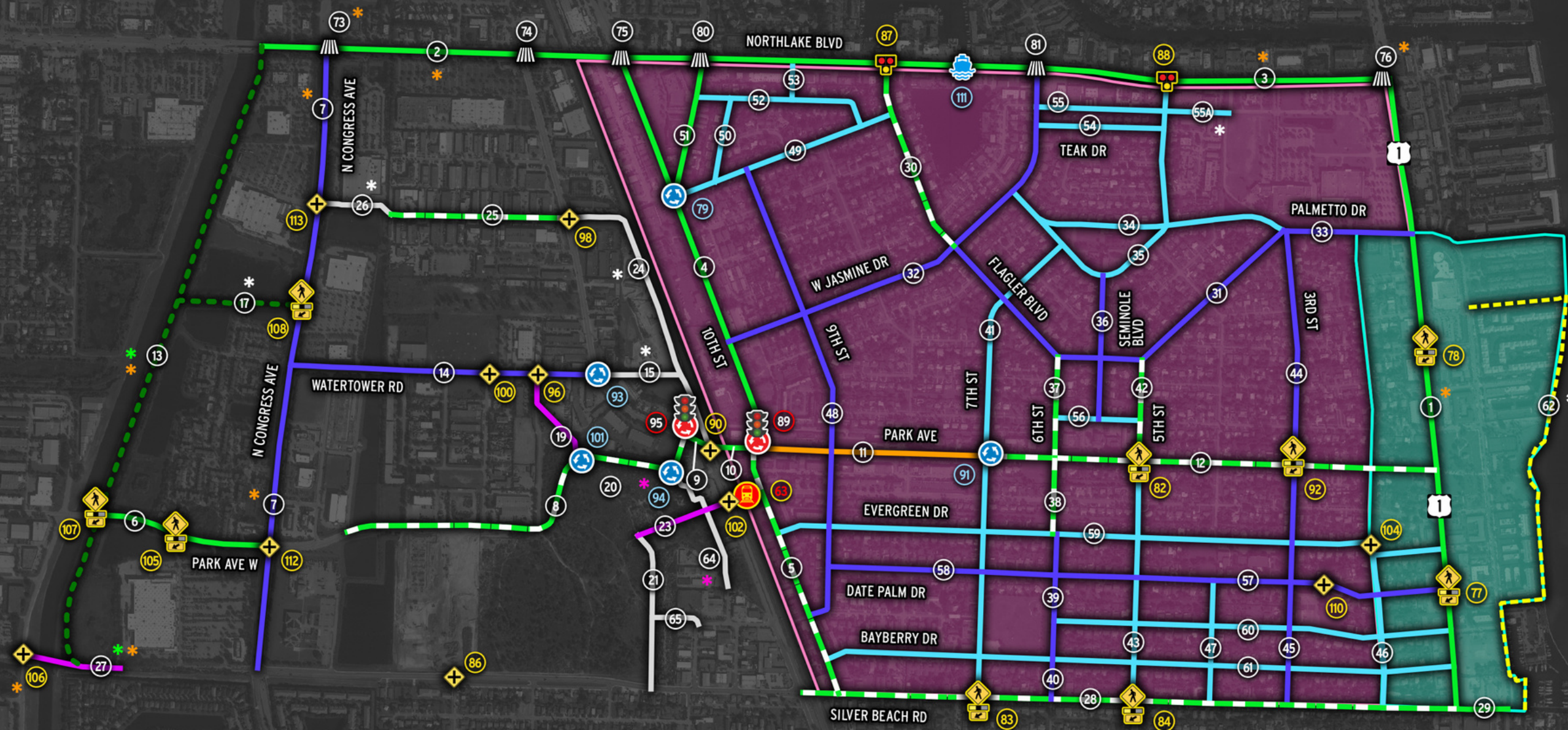
- LAKE PARK GREENWAY
- WATERFRONT PROMENADE
- TWO (2) LANE DIVIDED COMPLETE STREET
- PARK AVE CURBLESS MAIN STREET
- NEW FUTURE TWO (2) LANE ROAD
- NEW FUTURE TWO (2) LANE ROAD
(TO BE CONSTRUCTED BY NEW DEVELOPMENT/
REDEVELOPMENT)
- RESIDENTIAL TRAFFIC CALMING PROGRAM
- FEDERAL HIGHWAY MIXED-USE OVERLAY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

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

- ### CROSSING IMPROVEMENTS
- INTERSECTION IMPROVEMENT
 - ROUNDBOUT
 - SIGNALIZED ROUNDBOUT
 - 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

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

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

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New Growth Evaluation factor (NGEf)

$$\text{PMGI} = \sum (\text{LENci} \times \text{PMCCi}) + \sum (\text{PMCIi}) + \sum (\text{PMCTp})$$

$$\text{NGEf} = (\text{PMTi} / \text{PMCI})$$

If $\text{NGEf} > 1.00$, 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)
 PMCI = Person Miles of Capacity
 PMCCi = PMC of Phase Two Mobility Plan Corridor Improvements (Appendix G)
 PMCIi = PMC of Phase Two Mobility Plan Intersection Improvements (Appendix N)
 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)

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

$$\sum \text{VMT} = (\sum \text{Vehicle per Trip} \times \sum \text{Average Vehicle Trip Length})$$

$$\sum \text{PMT} = (\sum \text{Persons per Trip} \times \sum \text{Average Person Trip Length})$$

$$\text{PMTf} = (\sum \text{of PMT} / \sum \text{of VMT}) \text{ per each assessment area}$$

$$\text{VMTi} = (2045 \text{ VMT} - 2022 \text{ VMT}) \text{ per each assessment area}$$

$$\text{PMTi} = (\text{VMTi} \times \text{PMTf}) \text{ per each assessment area}$$

WHERE:

$$\sum \text{VMT} = \text{Sum of Vehicle Miles of Travel by trip purpose (Appendix D, E, F)}$$

$$\sum \text{PMT} = \text{Sum of Person Miles of Travel by trip purpose (Appendix D, E, F)}$$

$$\text{PMTf} = \text{Person Miles of Travel factor per each assessment area}$$

$$\text{PMT} = \text{Person Miles of Travel}$$

$$\text{VMTi} = \text{Vehicle Miles of Travel Increase (Table 5)}$$

$$\text{PMTi} = \text{Person Miles of Travel increase (Table 6)}$$

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Mobility Fee per use (MFu) per Assessment Area

$$\begin{aligned} \text{MFue} &= \text{PTDue} \times \text{PMTre} \\ \text{MFus} &= \text{PTDus} \times \text{PMTrs} \\ \text{MFun} &= \text{PTDun} \times \text{PMTrn} \end{aligned}$$

Where:

e = East Assessment Area (Map A)
 s = Southwest Assessment Area (Map A)
 n = Northwest Assessment Area (Map A)
 PTDu = Person Travel Demand per use (Appendix X)
 PMTr = Person Miles of Travel Rate (Table 17)
 MFu = Mobility Fee per use (Appendix Z)

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Person Travel Demand per use (PTDu) per Assessment Area

$$\text{PTDue} = (((\text{TG} \times \% \text{NEW}) \times \text{ETfe}) \times \text{PTfe}) \times \text{PTle} = \text{PTDge}; (((\text{PTDge} \times \text{CRf}) \times \text{LAEf}) \times \text{ODf})$$

$$\text{PTDus} = (((\text{TG} \times \text{ICfs}) \times \% \text{NEW}) \times \text{ETfs}) \times \text{PTfs} = \text{PTDgs}; (((\text{PTDgs} \times \text{CRf}) \times \text{LAEf}) \times \text{ODf})$$

$$\text{PTDun} = (((\text{TG} \times \text{ICfn}) \times \% \text{NEW}) \times \text{ETfn}) \times \text{PTfn} = \text{PTDgn}; (((\text{PTDgn} \times \text{CRf}) \times \text{LAEf}) \times \text{ODf})$$

Where:

$$\text{PTDu} = \text{Person Travel Demand per use (Appendix X)}$$

$$e = \text{East Assessment Area (Map A)}$$

$$s = \text{Southwest Assessment Area (Map A)}$$

$$n = \text{Northwest Assessment Area (Map A)}$$

$$\text{TG} = \text{Trip Generation (Appendix R)}$$

$$\% \text{NEW} = \text{Percent of Trips that are Primary Trips (Appendix R)}$$

$$\text{ICfs} = \text{Internal Capture factor (Appendix S) of 0.783 (Figure 9)}$$

$$\text{ICfn} = \text{Internal Capture factor (Appendix S) of 0.889 (Figure 9)}$$

$$\text{ETfe} = \text{External Trip factor (Appendix S) of 0.753 (Table 18)}$$

$$\text{ETfs} = \text{External Trip factor (Appendix S) of 0.734 (Table 18)}$$

$$\text{ETfn} = \text{External Trip factor (Appendix S) of 0.629 (Table 18)}$$

$$\text{PTf} = \text{Person Trip Factor by Trip Purpose (Appendix T)}$$

$$\text{PTl} = \text{Person Trip Length by Trip Purpose (Appendix T)}$$

$$\text{PTDg} = \text{Person Travel Demand gross per use (Appendix X)}$$

$$\text{CRf} = \text{County Road factor of 0.878 (Table 20)}$$

$$\text{LAEf} = \text{Limited Access Evaluation factor of 0.643 (Table 21)}$$

$$\text{ODAf} = \text{Origin \& Destination Adjustment factor of 0.50 to avoid double-counting}$$

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TOWN OF LAKE PARK

MOBILITY PLAN & MOBILITY FEE

TECHNICAL REPORT

OCTOBER 2022



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THE REPUBLIC
DESIGN

DDEC

futureplan

MOBILITY COHORT

Mobility Fee Rates

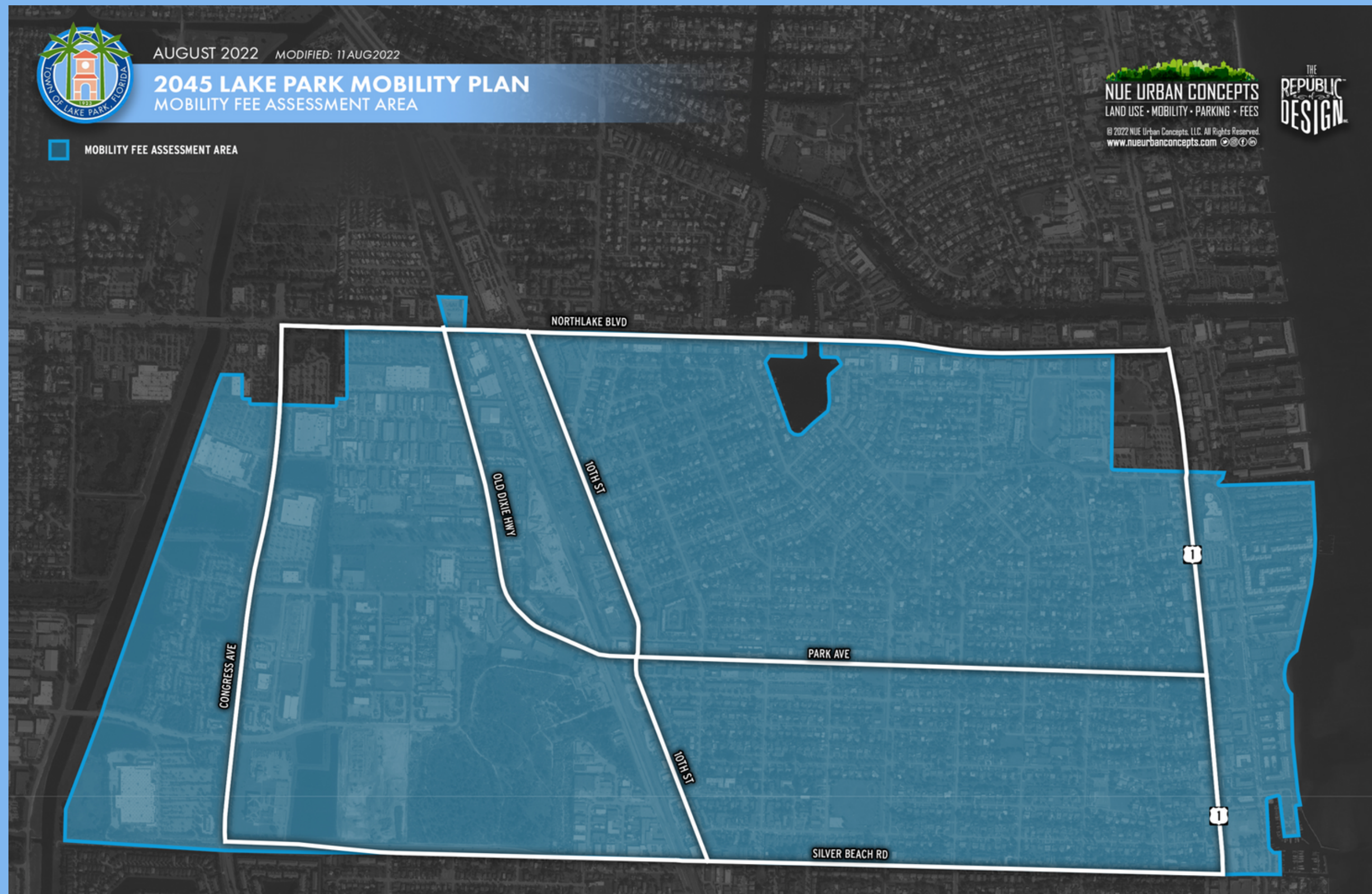
Use Categories, Use Classifications, and Representative Uses	Unit of Measure	Mobility Fee	Unit of Measure	Mobility Fee
Residential / Lodging Uses				
Affordable, Attainable or Workforce Residential	per sq. ft.	\$0.43	per 1,000 sq. ft.	\$ 431
Residential	per sq. ft.	\$0.86	per 1,000 sq. ft.	\$ 861
Overnight 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

<div> <div>Mobility Fee Rates</div> </div>	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
	www.mobilitycohort.com/lakepark				

Assessment Area



Benefit District



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

