



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: October 22, 2025

Originating Department: Town Manager/Community Development

Agenda Title: Resolution 84-10-25 Interlocal Agreement - Collection of Transportation Capacity Impact Fees - Palm Beach County (Six Months)

Agenda Category (i.e., Consent, New Business, etc.):

Approved by Town Manager: _____ **Date:** _____

Cost of Item:	<u>Legal</u>	Funding	
Account	<u>Review/Discussions</u>	Source:	<u>Legal</u>
Number:	<u>108</u>	Finance	
		Signature:	<u>Barbara Gould</u>

Advertised:

Date: N/A **Newspaper:** _____

Attachments: Resolution with Exhibit A (Interlocal Agreement)

Please initial one:

_____ Yes I have notified everyone

RR/ND _____ Not applicable in this case

Summary Explanation/Background:

The Town's Community Development Department has been working with Palm Beach County on a draft Interlocal Agreement (ILA) for several months to ensure compliance with Florida State Statute § 163.3180, which provides that if a county and municipality charge a developer of a new development or redevelopment a fee for transportation capacity impacts, the county and municipality must create and execute an interlocal agreement to coordinate the mitigation of their respective transportation capacity impacts.

As a result, an Interlocal Agreement (ILA) with Palm Beach County is now required.

Note: The Town previously adopted Town-wide mobility fees pursuant to Section 163.3180, Florida Statutes, and the Board of County Commissioners previously adopted countywide impact fees pursuant to Section 1.3 of the Palm Beach County Charter.

The proposed ILA is intended to account for the collection and distribution of all County impact fees within the Town's jurisdiction and will also provide for the proportionate mitigation of new development or redevelopment impact on the County's transportation facilities capacity and the distribution of revenue to address transportation capacity impacts based on the Parties' respective transportation fees.

In essence, the Town's Mobility Fees do not account for the impacts new development or redevelopment will have on County transportation facilities, and only 10% is factored into the Town's current mobility fee schedule to account for multimodal improvements on County roads that County transportation capacity impact fees don't cover. Similarly, the County's Road Impact Fees do not account for the impact new development or redevelopment will have on Town transportation facilities.

Thus, a proposed 6-month Interlocal agreement has been proposed to clarify these independent and distinct collections so as to ensure there isn't any duplicate collection as well as to afford the Town time to update our mobility plan and consider additional town-wide impact fee. Further, this will provide the opportunity for both entities to agree on a longer-term Agreement and ensure the continued collection of all mobility/impact fees by both the Town and the County.

The Community Development Department, with the help of the Town Attorney, worked with County staff to develop a temporary ILA (6-month period). The County has agreed and is supporting this idea and a shorter, temporary Agreement and is awaiting our signed Agreement in order to finalize the paperwork on their end.

The longer term Agreement is expected to provide either of the following:

1. The County will include proposed County roadway/transportation projects that would directly benefit the Lake Park Community within the Agreement. These projects would be fully funded by the County and would enable the County to continue collecting their impact fee to support these projects

and/or

2. Enable the Town to include County roadway projects that are needed within the Town of Lake Park and identify funding within the upcoming revision to the Town's Mobility Fee Study. This would enable the Town to begin collecting all funding for these County projects, including their required mobility upgrades, and the County would not be eligible to continue collecting their impact fee on projects within the Town (this may also require ongoing maintenance agreements and/or possibly a right-of-way ownership transfer, along with replating).

Recommended Motion:

I move to approve Resolution 84-10-25 and the Six-Month Collection of Transportation Capacity Impact Fees Interlocal Agreement with Palm Beach County; and authorize the Mayor to execute the proposed Interlocal Agreement.