# **MOBILITY FEE**



CITY OF LAKE WORTH BEACH Public Workshop #1

Dec 2nd, 2025



# NUE URBAN CONCEPTS LAND USE - MOBILITY - PARKING - FEES

# MOVING BEYOND TRANSPORTATION CONCURRENCY

House Bill 479:

# Alternative Transportation System to replace:

- Transportation concurrency
- Proportionate share
- Road impact fees



## **HOUSE BILL 479: ADOPTED IN 2024**

Reiterated that any local government can adopt an alternative transportation system, such as a mobility plan & mobility fee, to replace transportation concurrency, proportionate share, and transportation mitigation fees.

Only one mitigation fee may be collected, by the entity issuing building permits, from development in the City to mitigate transportation impacts.

Mobility Fee must be based on Mobility Plan projects.

# **MOBILITY PLAN**

Developed in 2022
Projects Updated in 2025
Improvements Include:

- >Intersections
- **≻**Safety
- > Multimodal



### WHAT IS A MOBILITY FEE?

Intended to replace the existing Road Impact
 Fee

- One-time fee paid by (re)development
- Intended to mitigate transportation imp
- Funding source for Mobility Projects
- Funds variety of Multimodal Infrastruct
- Funds policies, programs and services



## ROAD IMPACT FEE VS MOBILITY FEE

### ROAD IMPACT FEE

- Fund adding road capacity
- Based on general cost of capacity, not specific projects
- Based on future vehicle miles of travel
- Utilizes segment-based road level of service (LOS) standards

### **MOBILITY FEE**

- Based on a plan of mobility projects
- Fund variety of multimodal facilities, plans, programs, and policies
- Based on cost of multimodal projects in the Mobility Plan
- Based on person miles of travel
- Utilizes both areawide LOS and multimodal Quality of Service (QOS)

#### EXISTING MOBILITY FEES AND SIMILAR PROGRAMS IN FLORIDA

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#### MUNICIPALITIES

- Altamonte Springs Mobility Fee\*\*
- 2. Boca Raton Planned Mobility Developments
- 3. Bradenton Mobility Fee\*\*
- 4. Casselberry Mobility Fee
- 5. Dade City Multimodal Transportation Impact Fee\*\*
- 6. DeBary Mobility Fee\*\*
- 7. Destin Multimodal Transportation District\*
- 8. Edgewater Mobility Fee
- 9. Gainesville Transportation Mobility Program
- 10. Indiantown Mobility Fee\*\*
- 11. Jacksonville/Duval County Mobility Fee\*
- 12. Jacksonville Beach Mobility Fee
- 13. Kissimmee Multimodal Transportation District\*
- 14. Lake Park Mobility Fee\*\*
- 15. Lake Wales Multimodal Transportation Impact Fee\*\*
- 16. Lakeland Multimodal Transportation Impact Fee
- 17. Longboat Key Mobility Fee\*\*
- 18. Longwood Mobility Fee\*\*
- 19. Maitland Mobility Fee\*\*
- 20. Miami Beach Mobility Fee\*\*
- 21. Miami Lakes Mobility Fee
- 22. North Miami Mobility Fee\*\*
- 23. Orlando Multimodal Transportation Impact Fee
- 24. Ormond Beach Mobility Fee
- 25. Oviedo Mobility Fee\*\*
- 26. Palm Beach Gardens Mobility Fee\*\*
- 27. Panama City Multimodal Transportation District
- 28. Plant City Transportation Mobility Fee
- 29. Port St. Lucie Mobility Fee\*\*



- 31. St. Augustine Mobility Fee\*\*
- 32. Tampa Multimodal Impact Fee
- Tarpon Springs Multimodal Transportation District\*
- 34. Venice Mobility Fee\*\*
- 35. Wellington Multimodal Impact Fee\*\*

#### COUNTIES

- 36. Alachua County Mobility Fee\*\*
- 37. Broward County Transportation Concurrency Assessment
- 38. Hillsborough County Mobility Fee
- 39. Miami-Dade Multimodal Mobility Fee\*\* (subconsultant)
- 40. Nassau County Mobility Fee
- 41. Okaloosa County Mobility Fee\*\*
- 42. Osceola County Mobility Fee\*\*
- 43. Pasco County Multimodal Mobility Fee
- 44. Sarasota County Mobility Fee\*\*
- 45. Walton County Mobility Fee\*\*

\*Based on plan of improvements (e.g. Mobility Plan, Transportation Plan, Capital Improvements Program) \*\*Fee developed by NUE Urban Concepts

Additional local governments currently undergoing adoption or update of mobility fees by NUE Urban Concepts include Boynton Beach, Cape Coral, Crestview, Flagler Beach, Gainesville (Mobility Fee), Lake City, Palm Springs, and West Palm Beach.



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# DEVELOPMENT OF A MOBILITY FEE

- Mobility Fee methodology
- Methodology used in more than 50 communities across Florida
- Local use:
- > Palm Beach Gardens
- > West Palm Beach
- **➤** Boynton Beach
- **>** Palm Springs

### DEVELOPMENT OF A MOBILITY PLAN & MOBILITY FEE

NUE URBAN CONCEPTS
1440 US - MILLITH - PARING - 815
1205 NRI Britan Concepts LUC All English Received.
www.nueurbanconcepts.com

**REVIEW ADOPTED PLANS** Comprehensive Plan, Long Range Transportation Plan, Special Plans, & Studies **ESTABLISH STUDY AREA** Identify Limits of Study Area & Roads to Evaluate UNDERTAKE DATA COLLECTION Existing Traffic Characteristics, Infrastructure, & Mobility Services **EVALUATE EXISTING CONDITIONS** Based on Vehicle Miles of Travel and Capacity (Legal Test: Demonstrate growth is not paying for existing backlog | deficiency) PROJECT FUTURE GROWTH & TRAVEL Existing & Future Demographics, Vehicle Miles of Travel & Person Miles of Travel (legal Test: The first component of the dual rational nexus test is to demonstrate need) **IDENTIFY MOBILITY PLAN PROJECTS** Sidewalks, Advisory Bike Lanes, AV Circulator, Boardwalks, Trails, Complete Streets, Safety Enhancements, Pedestrian Safety Improvements, RRFBs, High Visibility Crossings, Traffic Calming, Enhanced Landscape and Lighting, ADA, ITS, Neighborhood Improvements, etc. PREPARE MOBILITY PROJECT COST Planning Level Cost Estimates DEVELOP MOBILITY PLAN Maps, Descriptions, Cost, Capacity, Time Frame for Mobility Plan Projects

10 CONDUCT NEW GROWTH EVALUATION

Mobility Plan Cost Attributable to New Growth

(legal Test: Demonstrate new growth is net puging more than its
attributable share of mobility plan project cost)

11 CALCULATE PERSON MILES OF CAPACITY RATE

PMC Rate Attributable to New Growth (liggal Test) Demonstrate that the cost of mobility projects is attributable and assignable to new growth)

12 ESTABLISH MOBILITY FEE SCHEDULE OF USES
Citywide Specific Schedule of Land Uses

13 ESTABLISH ASSESSMENT AREAS
Four (4) Defined Areas For Mobility Fee Assessment &
Collection: 1) East 2) West 3) North 4) South

(legal Test: Beflects localized differences in need for improvements and person travel demand)

14 CALCULATE PERSON TRAVEL DEMAND PER USE Trip Generation, % New Trips, Person Trip Factor, Person Trip Length, Limited Access & Trip Purpose Factors (legal Test: Demonstrate that the fee is roughly preportional to the impact of new growth)

. 15 CALCULATE MOBILITY FEE PER LAND USE
Mobility Fee for Each Land Use Within Each
Assessment Area

16 ESTABLISH BENEFIT DISTRICT
Defined Area for Mobility Fee Expenditure
(legal Test: The second component of the dual rational near test is to dominaturate benefit)

17 DEVELOP TECHNICAL REPORT
Document Data Sources and Methodology
(Demonstrate that the Mobility Plan & calculated Mobility Fee meet
legal and statisticity requirements)

DEVELOP IMPLEMENTING ORDINANCE
Establish Findings, Specify Assessments, Exemptions,
Credits, Off-Sets, Independent & Special Studies, Collection,
Expenditure, Refunds, Annual Reporting, & Updates
(Demonstrate legal & studietry compliance)

Q IDENTIFY FUNDING

based on a Mobility Plan)

Existing, Programmed, & Reasonably Anticipated Funding Sources

(Florida Statute Beguirement: Mobility Fees required to be

Lake Planban Concepts

Land Use • Mobility • Parking • FEES

# HOW TO IMPLEMENT A MOBILITY FEE



# DRAFT MOBILITY FEE – RESIDENTAL USES

HISE CATEGORIES HISE CLASSIFICATIONS & REPRESENTATIVE HISES

(community residence type I - IV, recovery

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PERSON

TRAVET.

6.33

UNIT OF MEASURE

(IIOM) FOR

per Employee

plus per Room

DRAFT

\$2,515

USE CATEGORIES, USE CLASSIFICATIONS, & REPRESENTATIVE USES	DEMAND (PTD)	CALCULATIONS	MOBILITY FEE
<pre>Dwelling, single-family (attached, detached, duplex, townhouse, two-family, ADU)</pre>	13.38	per sq. ft.	\$5.32
<pre>Dwelling, multifamily (apartment, boarding, efficiency, micro-units, three (3) or more attached units, timeshare)</pre>	17.94	per sq. ft.	\$7.13
Long Term Care (assisted living center or facility, nursing or retirement homes)	10.44	per sq. ft.	\$4.15
Mobile Residence (manufactured home, mobile home, RV, travel trailer, mobile park or subdivision)	11.65	per Lot or Space	\$4,628
Other Residence			

### RESIDENTIAL FEE COMPARISON

1,800 SQ. FT.

1,000 SQ. FT.

2,290 SQ. FT.

3,500 SQ. FT.

3,500 SQ. FT.

**Dwelling Unit** 

2,000 SQ. FT.

**Dwelling Unit** 

LAST UPDATE OF FEE

**Under Evaluation** 

2025

2025

2025

2025

2022

2019

2023

2021

\$6,659

\$5,640

\$6,435

\$10,017

\$8,621

\$7,443

\$7,319

\$5,597

LOCAL GOVERNMENT	LAND USE	UNIT OF MEASURE	FEE
LAKE WORTH DRAFT MOBILITY FEE	Single-Family Detached	1,300 SQ. FT.	\$6,916

**Single-Family Detached** 

**Single-Family Detached** 

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**Single-Family Detached** 

**Single Family Detached** 

**Single Family Detached** 

**Village of Palm Springs** 

**Boynton Beach** 

Wellington

**Royal Palm** 

**Lake Park** 

**Palm Beach Gardens** 

**Palm Beach County** 

NUE URBAN CONCEPTS
LAND USE - MOBILITY - PARKING - FEES

**Downtown West Palm Beach** 

# DRAFT MOBILITY FEE – NON-RESIDENTAL USES

USE CATEGORIES, USE CLASSIFICATIONS, & REPRESENTATIVE USES	PERSON TRAVEL DEMAND (PTD)	UNIT OF MEASURE (UOM) FOR CALCULATIONS	DRAFT MOBILITY FEE
Administrative and professional office	17.89	per 400 sq. ft.	\$2,842
Commercial recreation uses, indoor	34.45	per 200 sq. ft.	\$2,737
Commercial recreation uses, outdoor	38.35	per Acre	\$15,233
<pre>Industrial (brewery, distillery, fabrication, nursery, storage, trades, utility, warehouse)</pre>	5.66	per 1,000 sq. ft.	\$2,248
<pre>Institutional, assembly (cultural and artisanal uses, places of assembly or worship, private club or lodge)</pre>	8.56	per 200 sq. ft.	\$680

# \_DECIDENTA

DRAFI MODILITY FEE - NON-	VE2II	JENIAL	USE3
USE CATEGORIES, USE CLASSIFICATIONS, & REPRESENTATIVE USES	PERSON TRAVEL DEMAND (PTD)	UNIT OF MEASURE (UOM) FOR CALCULATIONS	DRAFT MOBILITY FEE
<pre>Institutional (hospital, college, trade-school, university, schools of arts, instruction, modeling, music)</pre>	14.08	per 200 sq. ft.	\$1,119
Lodging facility	11.32	per Room	\$4,497

Lo	dgin	g f	acil	Lit	У
of	arts,	inst	cruct	ion,	]

(B&B, inn, hotel, motel, vacation rental)

Medical office

(clinic, dental, health care, medical, urgent care)

Restaurant

(counter service, fast food, sit-down, table service, take-out, pick-up, quick service)

Retail

(commercial uses, multiple occupancy, personal services, retail sales)

Single-destination commercial uses (commercial/single destination retail/stand alone 11.32

68.09

27.67

44.95

per 250 sq. 36.89 ft.

per 150 sq. ft.

\$4,057

per 500 sq. \$5,494 ft.

per 250 sq.

\$4,46413

\$3,663

### RETAIL FEE COMPARISON

1,000 SQ. FT.

2025

2025

2025

2025

2022

2019

2023

2021

14

\$10,933

\$14,083

\$7,918

\$11,662

\$12,020

\$9,724

\$10,184

\$7,907

LOCAL GOVERNMENT	LAND USE	UNIT OF MEASURE	FEE	LAST UPDATE OF FEE
LAKE WORTH DRAFT MOBILITY FEE	Retail	1,000 SQ. FT.	\$10,988	Under Evaluation

Retail

Retail

Retail

Retail

Retail

Retail

Retail

Retail

**Village of Palm Springs** 

**Boynton Beach** 

Wellington

**Royal Palm** 

**Lake Park** 

**Palm Beach Gardens** 

**Palm Beach County** 

NUE URBAN CONCEPTS

LAND USE - MOBILITY - PARKING - FEES

**Downtown West Palm Beach** 

### DRAFT MOBILITY FEE – AUTO ORIENTED NON-RESIDENTAL USES

USE CATEGORIES, USE CLASSIFICATIONS, & REPRESENTATIVE USES

PERSON
TRAVEL
DEMAND (PTD)

4.52

UNIT OF MEASURE
(UOM) FOR
CALCULATIONS

DRAFT MOBILITY FEE

Automotive/vehicular uses

(parts, sales, uses not otherwise listed)

40.95 per 150 sq. ft. \$2,440

Drive-through facility

(bank, commercial, dry cleaner, grocery, retail, pharmacy)

66.11 per Drive-Through \$26,258

Drive-in and drive-through restaurant

(beverage, coffee, fast food, fast casual, quick service)

per Drive-Through
161.98 plus per ten (10) \$64,334
spaces

Parking

(pay parking garages or lots, vehicle or equipment auction, storage, rental, towing, transitional lots)

per

per Space

\$1,797

15

### DRAFT MOBILITY FEE – AUTO ORIENTED NON-RESIDENTAL USES

						PERS	SON	UNIT OF MEASURE	DRAFI	,
USE CATEGORIES,	USE	E CLASSIFICATIONS,	<u>&amp;</u>	REPRESENTATIVE	USES	TRAVEL		(UOM) FOR		
DE	DEMAND	(PTD)	CALCULATIONS	MOBILITY	ree					

Vehicle fueling 58.75 per Position \$23,333

Vehicle service and repair (facilities—major or minor, or repair and maintenance services—major, sales)

Per Bay plus per \$13,027

Vehicle washing
(automated, manual, detail wash and wax)
88.53 per 1,000 sq. ft. \$35,164

### **NEXT STEPS**

- Feedback and Updates
- Develop Ordinance
- Coordinate with County
- Hold 1<sup>st</sup> Reading
- Adoption Hearing

# **COMMENTS & QUESTIONS**



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