

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**



Lake Worth Beach
Mobility Plan

WHAT IS A MOBILITY FEE?

- Intended to replace the existing Road Impact Fee
- One-time fee paid by (re)development
- Intended to mitigate transportation impacts
- Funding source for Mobility Projects
- Funds variety of Multimodal Infrastructure
- 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

MUNICIPALITIES

1. 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**

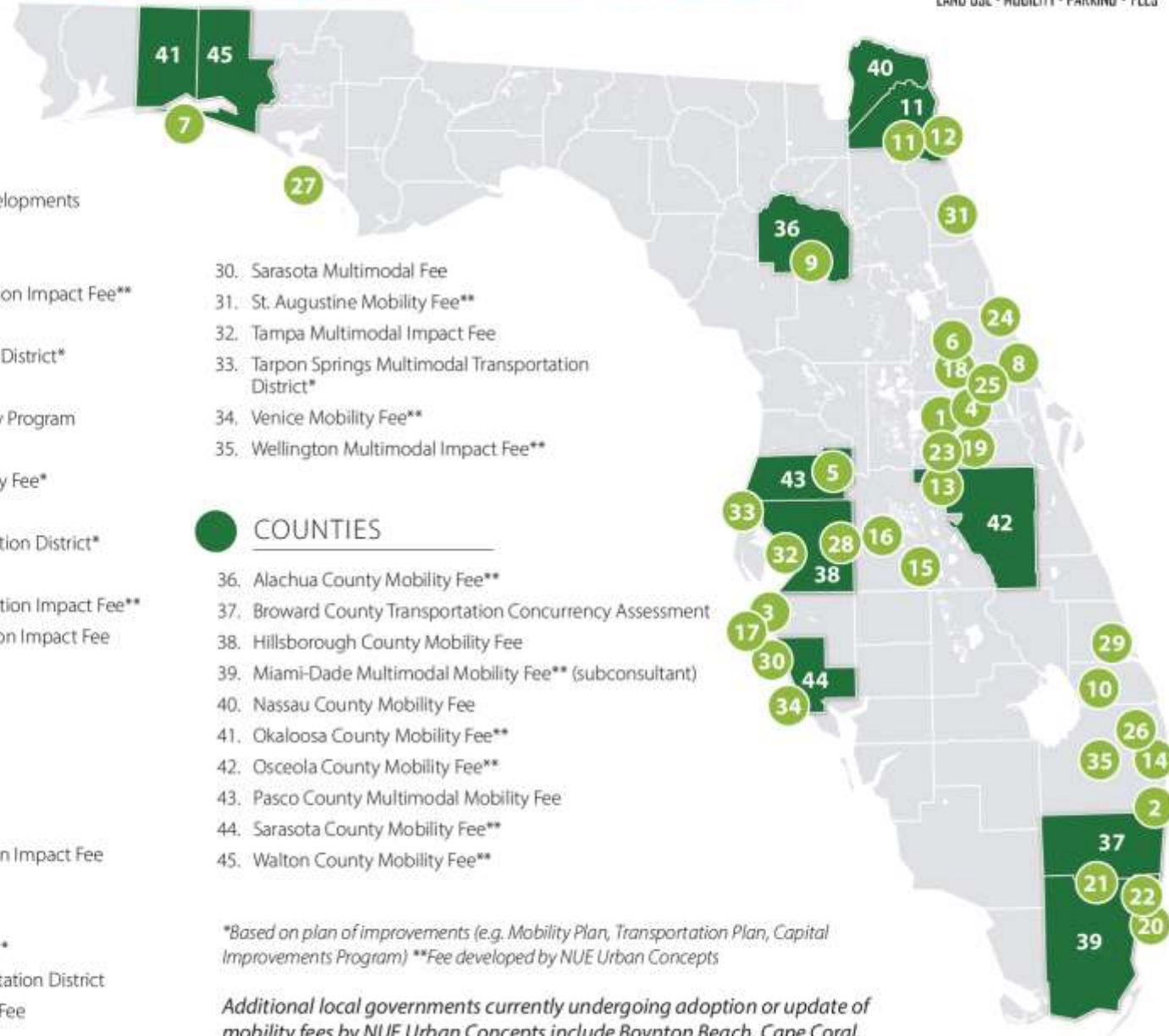
30. Sarasota Multimodal Fee
31. St. Augustine Mobility Fee**
32. Tampa Multimodal Impact Fee
33. Tarpon Springs Multimodal Transportation District*
34. Venice Mobility Fee**
35. Wellington Multimodal Impact Fee**

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.



DEVELOPMENT OF A MOBILITY FEE

- Mobility Fee methodology
- Methodology used in more than 50 communities across Florida

▪ Local use:

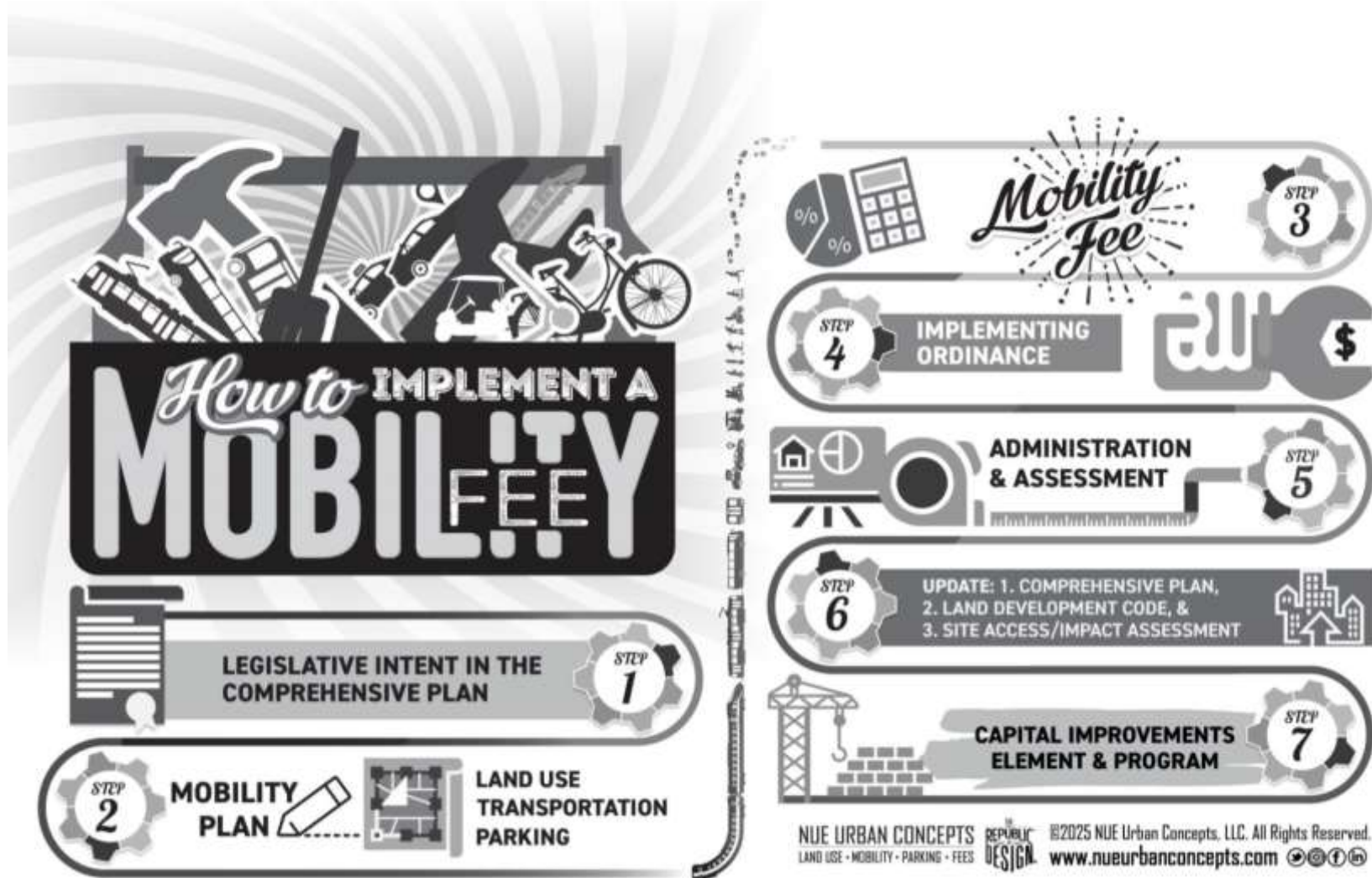
- Palm Beach Gardens
- West Palm Beach
- Boynton Beach
- Palm Springs
- Lake Park

DEVELOPMENT OF A MOBILITY PLAN & MOBILITY FEE

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HOW TO IMPLEMENT A MOBILITY FEE



DRAFT MOBILITY FEE – RESIDENTIAL USES

USE CATEGORIES, USE CLASSIFICATIONS, & REPRESENTATIVE USES	PERSON TRAVEL DEMAND (PTD)	UNIT OF MEASURE (UOM) FOR CALCULATIONS	DRAFT MOBILITY FEE
Dwelling, single-family (attached, detached, duplex, townhouse, two-family, ADU)	13.38	per sq. ft.	\$5.32
Dwelling, multifamily (apartment, boarding, efficiency, micro-units, three (3) or more attached units, timeshare)	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 (community residence type I - IV, recovery residence)	6.33	per Employee plus per Room	\$2,515

Residential Fee Comparison				
Local Government	Land Use	Unit of Measure	Fee	Last Update of Fee
Lake Worth Draft Mobility Fee	Single-Family Detached	1,300 SQ. FT.	\$6,916	Under Evaluation
Village of Palm Springs	Single-Family Detached	1,800 SQ. FT.	\$6,659	2025
Downtown West Palm Beach	Single-Family Detached	1,000 SQ. FT.	\$5,640	2025
Boynton Beach	Single-Family Detached	2,290 SQ. FT.	\$6,435	2025
Palm Beach Gardens	Single-Family Detached	3,500 SQ. FT.	\$10,017	2025
Wellington	Single-Family Detached	3,500 SQ. FT.	\$8,621	2022
Royal Palm	Single-Family Detached	Dwelling Unit	\$7,443	2019
Lake Park	Single Family Detached	2,000 SQ. FT.	\$7,319	2023
Palm Beach County	Single Family Detached	Dwelling Unit	\$5,597	2021
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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
Industrial (brewery, distillery, fabrication, nursery, storage, trades, utility, warehouse)	5.66	per 1,000 sq. ft.	\$2,248
Institutional, assembly (cultural and artisanal uses, places of assembly or worship, private club or lodge)	8.56	per 200 sq. ft.	\$680

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
Institutional (hospital, college, trade-school, university, schools of arts, instruction, modeling, music)	14.08	per 200 sq. ft.	\$1,119
Lodging facility (B&B, inn, hotel, motel, vacation rental)	11.32	per Room	\$4,497
Medical office (clinic, dental, health care, medical, urgent care)	36.89	per 250 sq. ft.	\$3,663
Restaurant (counter service, fast food, sit-down, table service, take-out, pick-up, quick service)	68.09	per 150 sq. ft.	\$4,057
Retail (commercial uses, multiple occupancy, personal services, retail sales)	27.67	per 500 sq. ft.	\$5,494
Single-destination commercial uses (commercial/single destination retail/stand alone	44.95	per 250 sq. ft.	\$4,464 ₁₃

RETAIL FEE COMPARISON				
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
Village of Palm Springs	Retail	1,000 SQ. FT.	\$10,933	2025
Downtown West Palm Beach	Retail	1,000 SQ. FT.	\$14,083	2025
Boynton Beach	Retail	1,000 SQ. FT.	\$7,918	2025
Palm Beach Gardens	Retail	1,000 SQ. FT.	\$11,662	2025
Wellington	Retail	1,000 SQ. FT.	\$12,020	2022
Royal Palm	Retail	1,000 SQ. FT.	\$9,724	2019
Lake Park	Retail	1,000 SQ. FT.	\$10,184	2023
Palm Beach County	Retail	1,000 SQ. FT.	\$7,907	2021
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DRAFT MOBILITY FEE – AUTO ORIENTED NON-RESIDENTIAL USES

USE CATEGORIES, USE CLASSIFICATIONS, & REPRESENTATIVE USES	PERSON TRAVEL DEMAND (PTD)	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)	161.98	per Drive-Through plus per ten (10) spaces	\$64,334
Parking (pay parking garages or lots, vehicle or equipment auction, storage, rental, towing, transitional lots)	4.52	per Space	\$1,797

DRAFT MOBILITY FEE – AUTO ORIENTED NON-RESIDENTIAL USES

USE CATEGORIES, USE CLASSIFICATIONS, & REPRESENTATIVE USES	PERSON TRAVEL DEMAND (PTD)	UNIT OF MEASURE (UOM) FOR CALCULATIONS	DRAFT MOBILITY FEE
Vehicle charging stations (commercial / retail use)	46.40	per Position	\$18,430
Vehicle fueling	58.75	per Position	\$23,333
Vehicle service and repair (facilities—major or minor, or repair and maintenance services—major, sales)	32.80	per Bay plus per 1,000 Square Feet	\$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 1st Reading**
- **Adoption Hearing**

COMMENTS & QUESTIONS



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Principal

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