

# MOBILITY PLAN AND MOBILITY FEE



## CITY OF LAKE WORTH BEACH

*2<sup>nd</sup> Public Discussion*  
April 21<sup>st</sup>, 2026

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**NUE URBAN CONCEPTS**  
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# OVERVIEW

## MOBILITY PLAN

Guides transportation projects over the next 24 years

## MOBILITY FEE

Fee paid by new development to mitigate its transportation impact



# 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.**

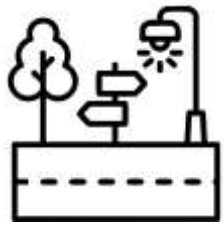
**Mobility Fee must be based on Mobility Plan projects.**

# MOBILITY PLAN

Developed in 2022

Projects Updated in 2025

Improvements Include:



**15**

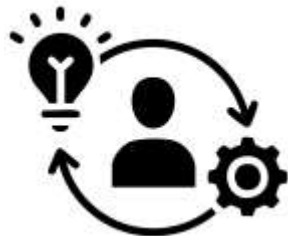
miles of

**Corridor Improvements**



**20**

**Intersection Improvements**



**11**

**Mobility Implementation  
Initiatives**



Lake Worth Beach

**Mobility Plan**



City of  
**Lake Worth Beach**  
FLORIDA™

# MOBILITY FEE TECHNICAL REPORT

FEBRUARY 2026



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City of  
**Lake Worth Beach**

# DEVELOPING A Mobility Plan & Mobility Fee

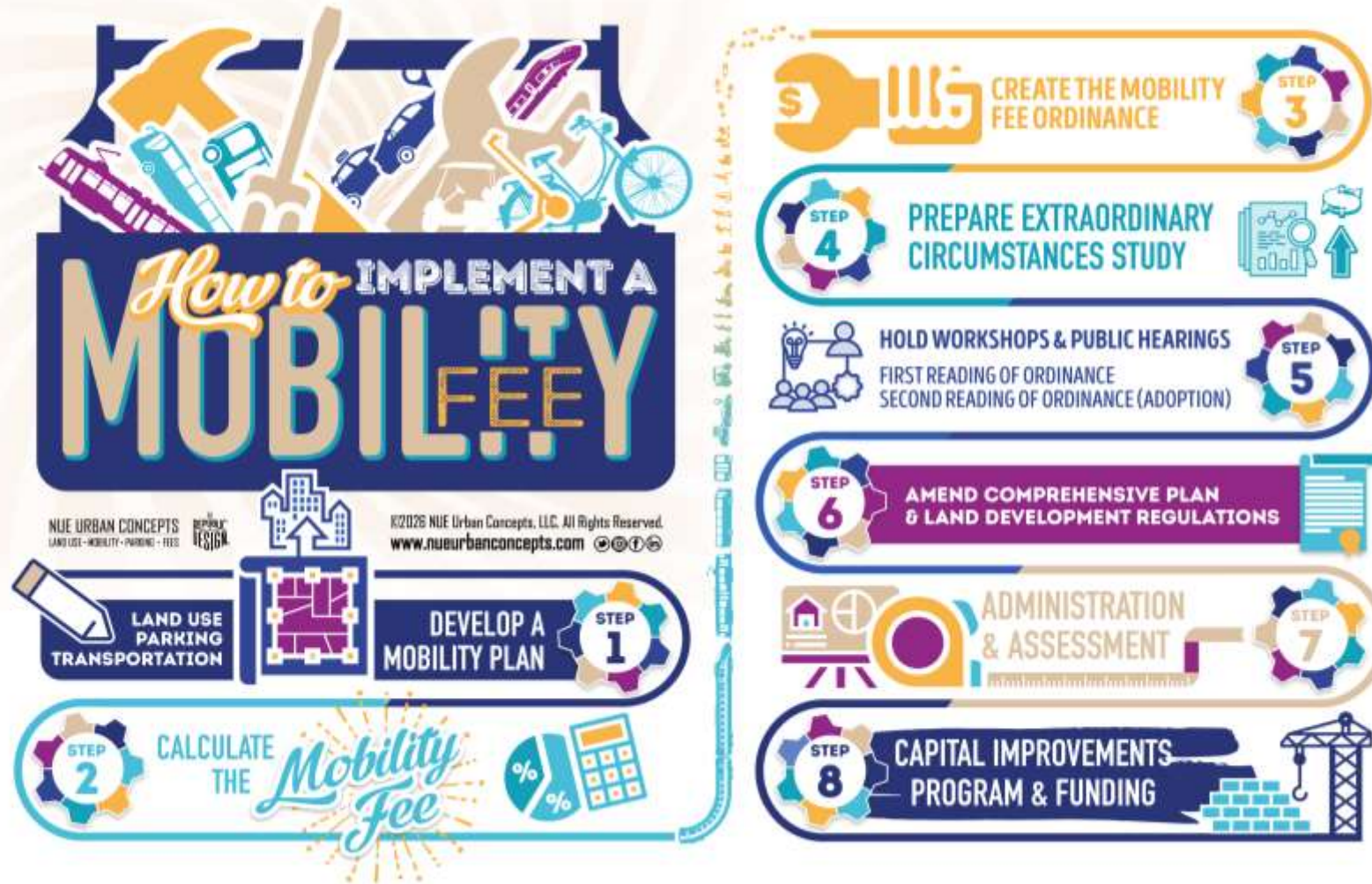
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- 1 REVIEW ADOPTED PLANS**  
Comprehensive Plan, Long Range Transportation Plan, Special Plans, & Studies
- 2 UNDERTAKE DATA COLLECTION**  
Existing Traffic Characteristics, Infrastructure, & Mobility Services
- 3 PROJECT FUTURE GROWTH**  
Existing & 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)
- 4 IDENTIFY MULTIMODAL PROJECTS**  
New & Widened Mobility Corridors, Complete Street Multimodal Corridors, Off-Street Multimodal Corridors, Mobility & Multimodal Intersections
- 5 PREPARE MULTIMODAL PROJECT COST**  
Planning Level Cost Estimates  
(Florida Statute Requirement: Based on most recent & localized data available)
- 6 ESTABLISH PROJECT CAPACITY**  
Infrastructure for: Walking, Bicycling, Driving, Transit, Micromobility
- 7 DEVELOP MOBILITY PLAN**  
Maps, Descriptions, Cost, Capacity, Time Frame for Mobility Plan Projects  
(Florida Statute Requirement: Mobility Fees required to be based on a Mobility Plan)
- 8 EVALUATE EXISTING CONDITIONS**  
Based on Vehicle Miles of Travel and Capacity  
(Legal Test: Demonstrate growth is not paying for existing backlog / deficiency)
- 9 IDENTIFY FUNDING**  
Existing and Programmed Funds & Reasonably Anticipated Funds
- 10 CONDUCT NEW GROWTH EVALUATION**  
Mobility Plan Cost Attributable to New Growth  
(Legal Test: Demonstrate new growth is not paying more than its fair share)
- 11 CALCULATE PERSON MILES OF CAPACITY RATE**  
PMC Rate Attributable to New Growth  
(Legal Test: Demonstrate that the cost of multimodal projects is attributable and assignable to new growth)
- 12 ESTABLISH MOBILITY FEE SCHEDULE OF USES**  
City of Lake Worth Beach Specific Schedule of Land Uses
- 13 ESTABLISH CITYWIDE ASSESSMENT AREA**  
Defined Area for Mobility Fee Assessment & Collection  
(Legal Test: Reflects localized differences in need for improvements and person travel demand)
- 14 CALCULATE PERSON TRAVEL DEMAND PER USE**  
Vehicle Trip Length, Limited Access Factor, Vehicle Miles of Travel, Person Miles of Travel Factor  
(Legal Test: Demonstrate that the fee is roughly proportional to the impact of new growth)
- 15 CALCULATE MOBILITY FEE PER USE**  
Mobility Fee per Specific Use
- 16 ESTABLISH BENEFIT DISTRICT**  
Defined Area for Mobility Fee Expenditure  
(Legal Test: The 2nd component of the dual rational nexus test is to demonstrate benefit)
- 17 DEVELOP TECHNICAL REPORT**  
Document Data Sources and Methodology  
(Demonstrate that the Mobility Plan & calculated Mobility Fee meet legal and statutory requirements)
- 18 DEVELOP IMPLEMENTING ORDINANCE**  
Establish Findings, Specify Assessments, Exemptions, Credits, Off-Sets, Independent & Special Studies, Collection, Expenditure, Refunds, Annual Reporting, & Updates  
(Demonstrate legal & statutory compliance)

# HOW TO IMPLEMENT A MOBILITY FEE



# MOBILITY FEE SCHEDULE

## Mobility Fee per use (MFu)

$$MFu = (PTDu \times PMCr)$$

$$MFau = (MFu \times UMu)$$

Where:

MFu = Mobility Fee per use (Appendix N)

PTDu = Person Travel Demand per use (Appendix K)

PMCr = Person Miles of Capacity Rate (Table 9)

MFau = Mobility Fee assessed per use

UMu = Unit of Measure per Use (Appendix N)

## Mobility Fee Schedule

(for reference only: details to follow )

LAKE WORTH BEACH MOBILITY FEE SCHEDULE

USE CATEGORIES, USE CLASSIFICATIONS, & REPRESENTATIVE USES	UNIT OF MEASURE (UOM)	MOBILITY FEE
<b>Residential Uses</b>		
Dwelling, single-family (attached, detached, duplex, townhouse, two-family, ADU)	per Sq. Ft.	\$3.80
Dwelling, multifamily (apartment, boarding, efficiency, micro-units, three (3) or more attached units, timeshare)	per Sq. Ft.	\$5.17
Long Term Care (assisted living center or facility, nursing or retirement homes)	per Sq. Ft.	\$3.01
Mobile Residence (manufactured home, mobile home, RV, travel trailer, mobile park or subdivision)	per Lot or Space	\$3,357
Other Residence (community residence type I-IV, recovery residence)	per Employee plus per Room	\$1,825
<b>Non-Residential Uses</b>		
Administrative and professional office	per 400 Square Feet	\$2,062
Commercial recreation uses, indoor	per 200 Square Feet	\$1,986
Commercial recreation uses, outdoor	per Acre	\$11,051
Industrial (brewery, distillery, fabrication, nursery, storage, trades, utility, warehouse)	per 1,000 Square Feet	\$1,631
Institutional, assembly (cultural and artisanal uses, places of assembly or worship, private club or lodge)	per 200 Square Feet	\$493
Institutional, education (day care, pre-school, private education K-12 or any grade combo)	per 200 Square Feet	\$560
Institutional (hospital, college, trade-school, university, schools of arts, instruction, modeling, music)	per 200 Square Feet	\$811
Lodging facility (B&B, inn, hotel, motel, vacation rental)	per Room	\$6,143
Medical office (clinic, dental, health care, medical, urgent care)	per 250 Square Feet	\$2,658
Restaurant (counter service, fast food, sit-down, table service, take-out, pick-up, quickservice)	per 150 Square Feet	\$3,025
Retail (commercial uses, multiple occupancy, personal services, retail sales)	per 500 Square Feet	\$3,770
Single-destination commercial uses (commercial/single destination retail/stand alone retail)	per 250 Square Feet	\$3,063
<b>Auto Oriented Non-Residential Uses</b>		
Automotive/vehicular uses (parts, sales, uses not otherwise listed)	per 150 Square Feet	\$1,674
Drive-through facility (bank, commercial, dry cleaner, grocery, retail, pharmacy)	per Drive-Through	\$20,140
Drive-in and drive-through restaurant (beverage, coffee, fast food, fast casual, quick service)	per Drive-Through plus per ten (10) spaces	\$47,982
Parking (pay parking garages or lots, vehicle or equipment auction, storage, rental, towing, transitional lots)	per Space	\$1,304
Vehicle charging stations (commercial / retail use)	per Position	\$12,971
Vehicle fuelling	per Position	\$16,422
Vehicle service and repair (facilities—major or minor, or repair and maintenance services—major, sales)	per Bay plus per 300 Square Feet	\$9,451
Vehicle washing (automated, manual, detail wash and wax)	per 1,000 Square Feet	\$24,750

# ASSESSMENT AREA

## Assessment Areas

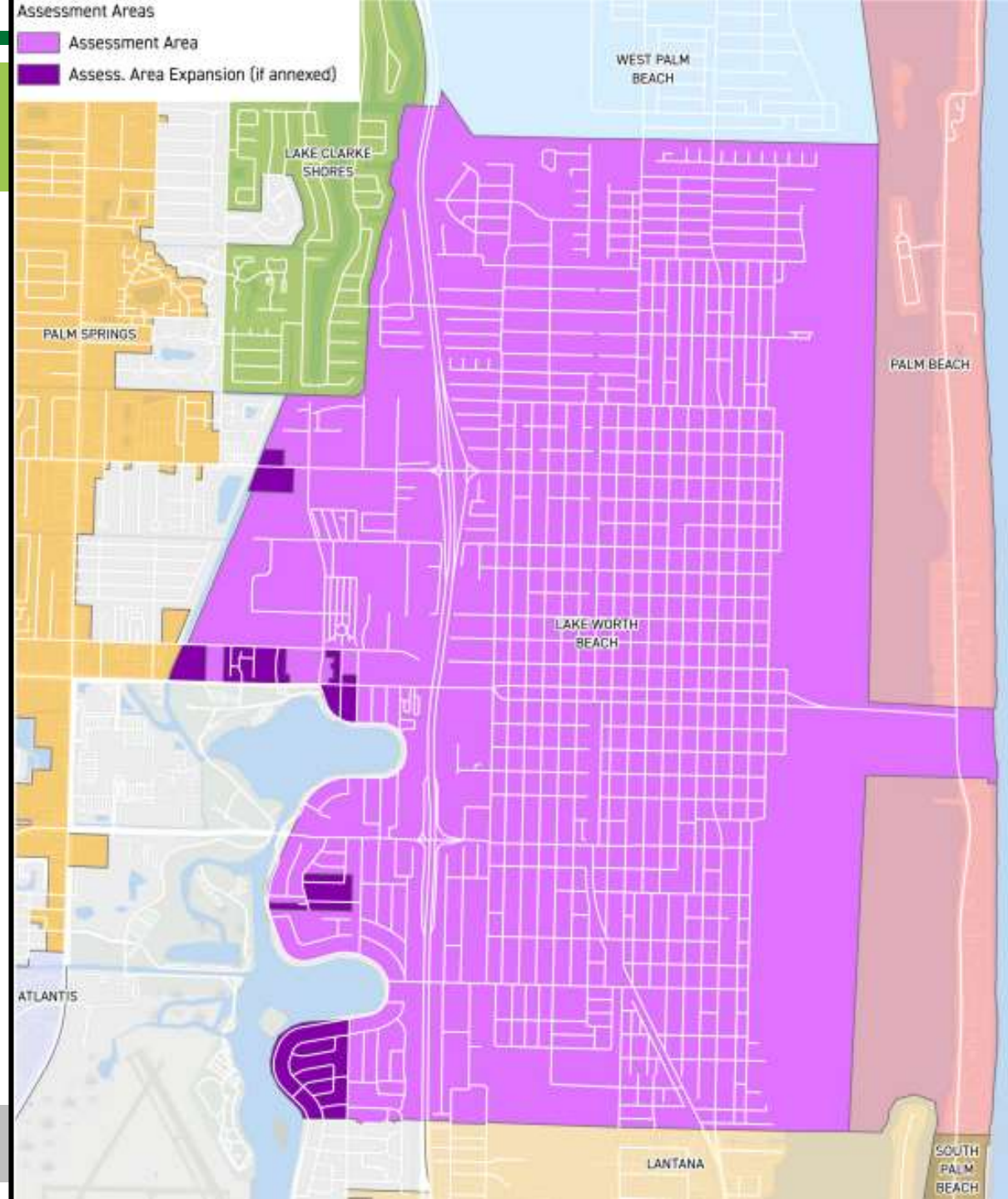


Assessment Area



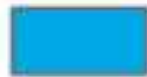
Assess. Area Expansion (if annexed)

*ILLUSTRATES WHERE MOBILITY FEES  
CAN BE COLLECTED*



# BENEFIT DISTRICT

## Benefit Districts

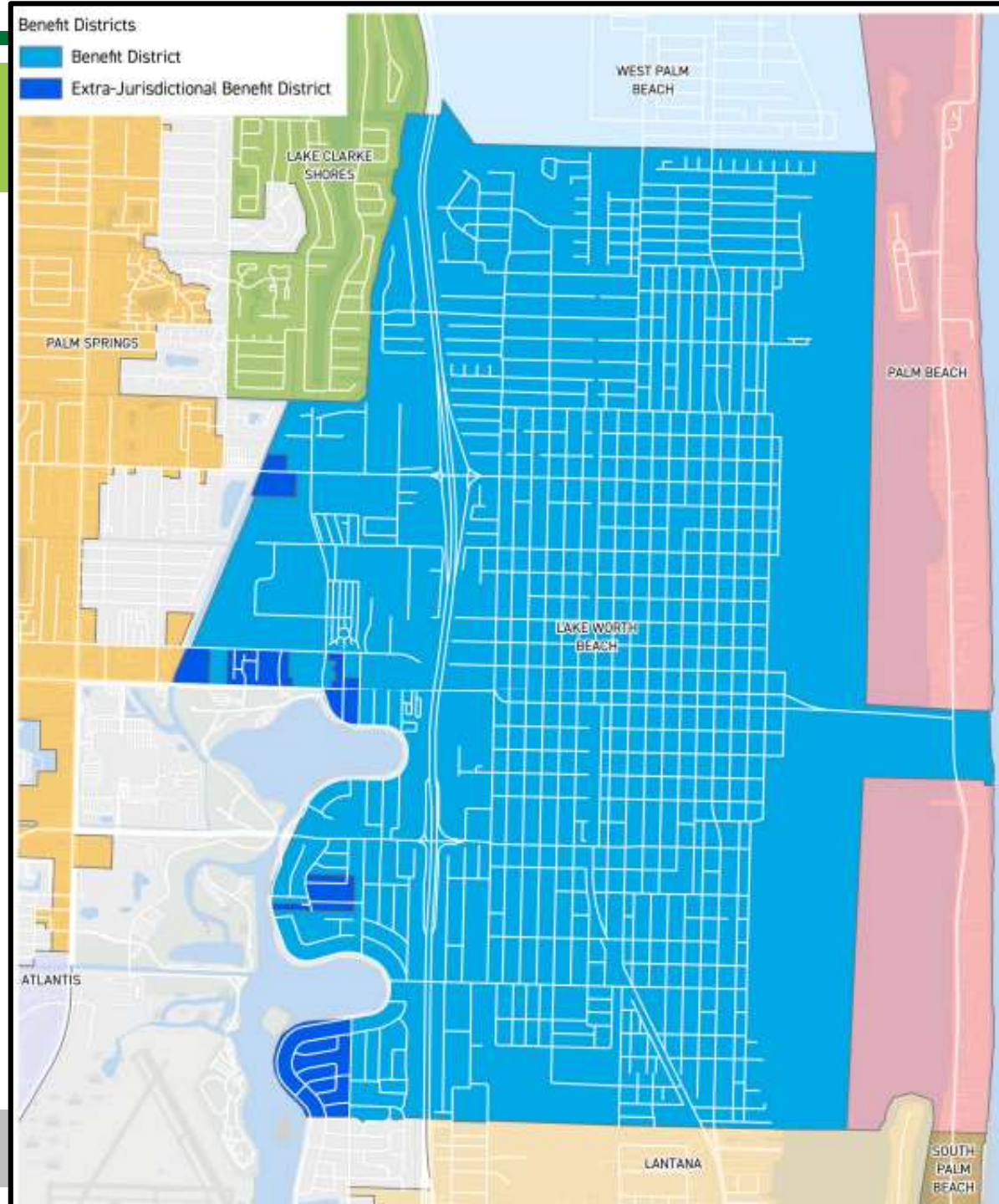


Benefit District



Extra-Jurisdictional Benefit District

*ILLUSTRATES WHERE MOBILITY FEES  
CAN BE EXPENDED*



# SINGLE FAMILY RESIDENTIAL EXAMPLE MOBILITY FEE

*1,500 sq. ft. Single Family House*

*Assessed on a per square foot basis*

*Rate per square foot = \$3.80*

$$1,500 \times \$3.80 = \$5,700$$

# COMMERCIAL EXAMPLE MOBILITY FEE

*4,000 sq. ft. Fast Food Restaurant with one*

*Restaurant rate <sup>(1) drive-thru</sup> = \$3,025 per 150 square*

*Restaurant Drive Thru <sup>foot</sup> rate = \$47,982 per  
lane*

$$(4,000/150) \times \$3,025 =$$

**\$80,667**

$$1 \text{ (lane)} \times \$47,982 = \textbf{\$47,982}$$

**Total Mobility Fee =**

**\$128,649**

# DRAFT MOBILITY FEE – RESIDENTIAL USES

USE CATEGORIES, USE CLASSIFICATIONS, & REPRESENTATIVE USES	UNIT OF MEASURE (UOM) FOR CALCULATIONS	MOBILITY FEE
<b>Dwelling, single-family</b> (attached, detached, duplex, townhouse, two-family, ADU)	per Sq. Ft.	<b>\$3.80</b>
<b>Dwelling, multifamily</b> (apartment, boarding, efficiency, micro-units, three (3) or more attached units, timeshare)	per Sq. Ft.	<b>\$5.17</b>
<b>Long Term Care</b> (assisted living center or facility, nursing or retirement homes)	per Sq. Ft.	<b>\$3.01</b>
<b>Mobile Residence</b> (manufactured home, mobile home, RV, travel trailer, mobile park or subdivision)	per Lot or Space	<b>\$3,357</b>
<b>Other Residence</b> (community residence type I - IV, recovery residence)	per Employee plus per Room	<b>\$1,825</b>

# AVERAGE RESIDENTIAL SQ. FT. COMPARISON

LOCAL GOVERNMENT	UNIT OF MEASURE	SINGLE FAMILY DETACHED	MULTI-FAMILY (LOW RISE)	APARTMENTS	CONDO
Lake Worth Beach	Sq. ft.	1,327	912	782	792
Boynton Beach	Sq. ft.	2,292	1,206	1,011	1,207
West Palm Beach	Sq. ft.	1,543	1,043	1,350	1,214
Palm Beach Gardens	Sq. ft.	3,441	1,265	1,233	1,355
Palm Springs	Sq. ft.	1,814	1,026	891	-
Port St. Lucie	Sq. ft.	2,893	1,001	-	-
Town of Lake	Sq. ft.	1,600	1,000	-	-

# RESIDENTIAL FEE COMPARISON

LOCAL GOVERNMENT	LAND USE	UNIT OF MEASURE	FEE	LAST UPDATE OF FEE
LAKE WORTH BEACH DRAFT FEE	Single-Family Detached	1,300 SQ. FT.	\$4,940	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

# DRAFT MOBILITY FEE – NON -RESIDENTIAL USES

USE CATEGORIES, USE CLASSIFICATIONS, & REPRESENTATIVE USES	UNIT OF MEASURE (UOM) FOR CALCULATIONS	MOBILITY FEE
<b>Administrative and professional office</b>	per 400 Square Feet	<b>\$2,062</b>
<b>Commercial recreation uses, indoor</b>	per 200 Square Feet	<b>\$1,986</b>
<b>Commercial recreation uses, outdoor</b>	per Acre	<b>\$11,051</b>
<b>Industrial</b> (brewery, distillery, fabrication, nursery, storage, trades, utility, warehouse)	per 1,000 Square Feet	<b>\$1,631</b>
<b>Institutional, assembly</b> (cultural and artisanal uses, places of assembly or worship, private club or lodge)	per 200 Square Feet	<b>\$493</b>
<b>Institutional, education</b> (day care, pre-school, private education K-12 or any grade combo)	per 200 Square Feet	<b>\$560</b>

# DRAFT MOBILITY FEE – NON -RESIDENTIAL USES

USE CATEGORIES, USE CLASSIFICATIONS, & REPRESENTATIVE USES	UNIT OF MEASURE (UOM) FOR CALCULATIONS	MOBILITY FEE
<b>Institutional</b> (hospital, college, trade-school, university, schools of arts, instruction, modeling, music)	per 200 Square Feet	<b>\$811</b>
<b>Lodging facility</b> (B&B, inn, hotel, motel, vacation rental)	per Room	<b>\$6,143</b>
<b>Medical office</b> (clinic, dental, health care, medical, urgent care)	per 250 Square Feet	<b>\$2,658</b>
<b>Restaurant</b> (counter service, fast food, sit-down, table service, take-out, pick-up, quick service)	per 150 Square Feet	<b>\$3,025</b>
<b>Retail</b> (commercial uses, multiple occupancy, personal services, retail sales)	per 500 Square Feet	<b>\$3,770</b>
<b>Single-Destination Commercial Uses</b> (commercial/single destination retail/stand alone retail)	per 250 Square Feet	<b>\$3,063</b>

# RETAIL FEE COMPARISON

LOCAL GOVERNMENT	LAND USE	UNIT OF MEASURE	FEE	LAST UPDATE OF FEE
LAKE WORTH BEACH DRAFT FEE	Retail	1,000 SQ. FT.	\$7,540	Under Evaluation
Village of Palm Springs	Retail	1,000 SQ. FT.	\$10,933	2025
Downtown West Palm Beach	Retail	1,000 SQ. FT.	\$7,525	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

# MOBILITY FEE COMPARISON PER 1,000 SQ FT

LAND USE	UNIT OF MEASURE	LAKE WORTH BEACH (PROPOSED)	PALM BEACH GARDENS	PALM BEACH COUNTY
<b>Dwelling, single-family</b> (attached, detached, duplex, townhouse, two-family, ADU)	1,000 SQ. FT.	\$3,801	\$2,862	\$5,597
<b>Dwelling, multifamily</b> (apartment, boarding, efficiency, micro-units, three (3) or more attached units, timeshare)	1,000 SQ. FT	\$5,170	\$5,105	\$3,787
<b>Restaurant</b> (counter service, fast food, sit-down, table service, take-out, pick-up, quick service)	1,000 SQ. FT	\$20,169	\$29,092	\$24,970
<b>Retail</b> (commercial uses, multiple occupancy, personal services, retail sales)	1,000 SQ. FT	\$7,540	\$11,662	\$7,907

# DRAFT MOBILITY FEE – AUTO ORIENTED NON -RESIDENTIAL USES

USE CATEGORIES, USE CLASSIFICATIONS, & REPRESENTATIVE USES	UNIT OF MEASURE (UOM) FOR CALCULATIONS	MOBILITY FEE
<b>Automotive/vehicular uses</b> (parts, sales, uses not otherwise listed)	per 150 Square	\$1,674
<b>Drive-through facility</b> (bank, commercial, dry cleaner, grocery, retail, pharmacy)	per Drive-Through	\$20,140
<b>Drive-in and drive-through restaurant</b> (beverage, coffee, fast food, fast casual, quick service)	per Drive-Through plus per ten (10)	\$47,982
<b>Parking</b> (pay parking garages or lots, vehicle or equipment auction, storage, rental, towing, transitional lots)	per Space	\$1,304
<b>Vehicle charging stations</b> (commercial / retail use)	per Position	\$12,971

# DRAFT MOBILITY FEE – AUTO ORIENTED NON -RESIDENTIAL USES

USE CATEGORIES, USE CLASSIFICATIONS, & REPRESENTATIVE USES	UNIT OF MEASURE (UOM) FOR CALCULATIONS	MOBILITY FEE
<b>Vehicle fueling</b>	per Position	<b>\$16,44</b>
<b>Vehicle service and repair</b> (facilities—major or minor, or repair and maintenance services—major, sales)	per Bay plus per 300 Square Feet	<b>\$9,451</b>
<b>Vehicle washing</b> (automated, manual, detail wash and wax)	per 1,000 Square Feet	<b>\$24,75</b>

# NEXT STEPS

- **Feedback and Direction**
- **Develop Mobility Fee Ordinance**
- **Coordinate with Palm Beach County**
- **Hold 1<sup>st</sup> Reading of Ordinance**
- **Hold 2<sup>nd</sup> Reading - Adoption Hearing**
- **Negotiate Interlocal with Palm Beach County**

# COMMENTS & QUESTIONS



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*Principal*

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