

STAFF REPORT REGULAR MEETING

AGENDA DATE: April 21, 2026

DEPARTMENT: Community Sustainability

TITLE:

Mobility Fee Discussion

SUMMARY:

Review draft Mobility Fee Schedule and Technical Report and provide Staff with direction on proceeding to first reading of an ordinance for adoption of a Mobility Fee.

BACKGROUND AND JUSTIFICATION:

The City has collaborated with WGI over the past two and half years to complete the City's Mobility Plan, which is being adopted as part of the City's Comprehensive plan. In April, the City Commission approved a task order for part two of the mobility plan to create a formal mobility fee schedule, ordinance and interlocal agreement. On December 2nd the City Commission heard a presentation on the preliminary results of a Mobility Fee schedule based on updates to the City's Mobility Plan. The City Commission was supportive of the overall concept but wanted to see the methodology and data behind the mobility fee calculations.

WGI and NUE Urban Concepts have worked closely with Staff on strategic updates of the Mobility Plan and development of a draft Mobility Fee Technical Report. The Technical Report details the methodology and data that went into development of the draft City Mobility Fee. This discussion item is to provide the City Commission an updated presentation of the fee and comparison of the fee with other local governments. This discussion is an opportunity for the City Commission to ask questions and provide direction on any changes that they desire to see prior to development of the mobility fee ordinance.

The next steps, should the City Commission elect to proceed with the Mobility Fee, would be development of a Mobility Fee Implementing Ordinance. The City Commission has already authorized a work order to proceed with development of the ordinance. In addition, City Staff will begin discussions with Palm Beach County on an interlocal agreement that would potentially assign a portion of the collected Mobility Fee towards projects on County Roads. The City Mobility Fee has been calculated to replace the County's Road Impact Fee and be the only fee to mitigate transportation impacts within the City.

Mobility Fees are not assessed to existing homeowners or non-residential land uses. The Mobility Fee Ordinance will include a Mobility Fee Schedule that will specify the Mobility Fee rates to be assessed on new development or redevelopment that results in an increase in traffic. The Mobility Fee will be assessed at the time of building permit application and payable at the time of building permit issuance. The first reading of the implementing ordinance will provide the foundation for how the Mobility Fee would be administered on a day-to-day basis and specifies how fees are determined, the process for credits, off-sets, and appeals, and statutory requirements related to accounting and expenditure of Mobility Fees.

The City Commission will have the opportunity to provide final direction to Staff on the Mobility Plan update, the Mobility Fee Technical Report, the Mobility Fee Schedule, and the Mobility Fee Ordinance as part of approving the ordinance on 1st reading and directing Staff to proceed with the second reading and potential adoption. At the second reading, the City Commission would formally vote on the adoption of the Mobility Fee. Upon adoption, the City Staff would continue to negotiate with Palm Beach County Staff on an interlocal agreement related to allocating a share of mobility fee revenues towards County Road projects.

All work for both phases is projected to be completed in Spring of 2026 with hearings held in lates spring and early summer. The goal is to have the mobility fee ordinance and interlocal agreement in place by the third quarter of Fiscal Year 2026.

MOTION:

Direct Staff to proceed with development of a Mobility Fee Ordinance to include changes agreed to and directed by the City Commission

ATTACHMENT(S):

Draft Mobility Fee Technical Report
Mobility Fee Presentation

