



PALM BEACH  
*Gardens*

Citywide Mobility Plan  
and Fee  
&  
Citywide Mobility Fee  
Schedule Land  
Development Regulations  
Amendment

March 18, 2025  
Workshop

**BACKGROUND**

PALM BEACH  
*Gardens*

# 2019 – Mobility Plan and Fee

- In 2019, City Council adopted
  - Ord. 16, 2019, approving a Mobility Plan and Fee. The plan included a list of improvements.
  - Ord. 19, 2019, approving a Land Development Regulations Amendment to codify a Mobility Fee Schedule for areas of the City



ORDINANCE 16, 2019

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AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA, AMENDING AND ADOPTING THE CITY'S MOBILITY PLAN AND MOBILITY FEE TECHNICAL REPORT, CONSISTENT WITH THE PROVISIONS OF SECTION 166.01, F.L.A.S., SPECIFICALLY SUBSECTION 166.01(1)(b), PROVIDING AN EFFECTIVE DATE, AND AUTHORITY TO COORDINATE, PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

WHEREAS, pursuant to Article VIII, Section 2(b) of the F.L.A.S., the City of Palm Beach Gardens has broad home rule powers to adopt ordinances to provide for multimodal travel, including bicycle and pedestrian facilities, transit facilities, roads, and new personal mobility technology within the City, and

WHEREAS, Palm Beach County currently has an established system, which has been one part of an overall growth management program as set forth in the City of Palm Beach Gardens Comprehensive Plan; and

WHEREAS, the Palm Beach County road impact fee system is principally focused on vehicular travel miles, whereas, mobility fee system takes a comprehensive view of all modes of transportation that may function in a symbiotic manner, such as walking, transit, motor vehicles, and new personal mobility technology; and

WHEREAS, Section 163.3180, Florida Statutes, encourages local governments to develop tools and techniques, including adoption of long-term development patterns that support multimodal solutions, adopt service standards that are not dependent on any single road segment, and establish multimodal service standards that are primarily on non-vehicular modes of transportation where existing or planned community design provides an adequate level of personal mobility; and

WHEREAS, Chapter 163.3180, Florida Statutes, allows for local governments to develop a Mobility Plan and Mobility Fee Technical Report; and

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ORDINANCE 19, 2019

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AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA, AMENDING CHAPTER 166 OF THE F.L.A.S., SPECIFICALLY SUBSECTION 166.01(1)(b), PROVIDING AN EFFECTIVE DATE, AND AUTHORITY TO COORDINATE, PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

WHEREAS, pursuant to Article VIII, Section 2(b) of the Florida Constitution and Chapter 166, Florida Statutes, the City of Palm Beach Gardens has broad home rule powers to adopt ordinances to provide for multimodal transportation systems, including bicycle and pedestrian facilities, transit facilities, roadways, intersections, and new personal mobility technology within the City, and

WHEREAS, Palm Beach County currently has an established road impact fee system that has been one part of an overall growth management program as set forth in the City of Palm Beach Gardens Comprehensive Plan; and

WHEREAS, the Palm Beach County road impact fee system and the City of Palm Beach Gardens road impact fee system is principally focused on vehicular travel miles, whereas, mobility fee system takes a comprehensive view of all modes of transportation that may function in a symbiotic manner, such as walking, biking, transit, motor vehicles, and new personal mobility technology; and

WHEREAS, Section 163.3180, Florida Statutes, encourages local governments to develop tools and techniques, including adoption of long-term development patterns that support multimodal solutions, adoption of area-wide service standards that are not dependent on any single road segment, and establishing multimodal service standards that are primarily on nonvehicular modes of transportation where existing or planned community design provides an adequate level of personal mobility; and

WHEREAS, Chapter 163.3180, Florida Statutes, allows for local governments to adopt a mobility fee system; and

WHEREAS, pursuant to Chapter 163.3180, Florida Statutes, the City has developed a Mobility Plan and Mobility Fee Technical Report; and

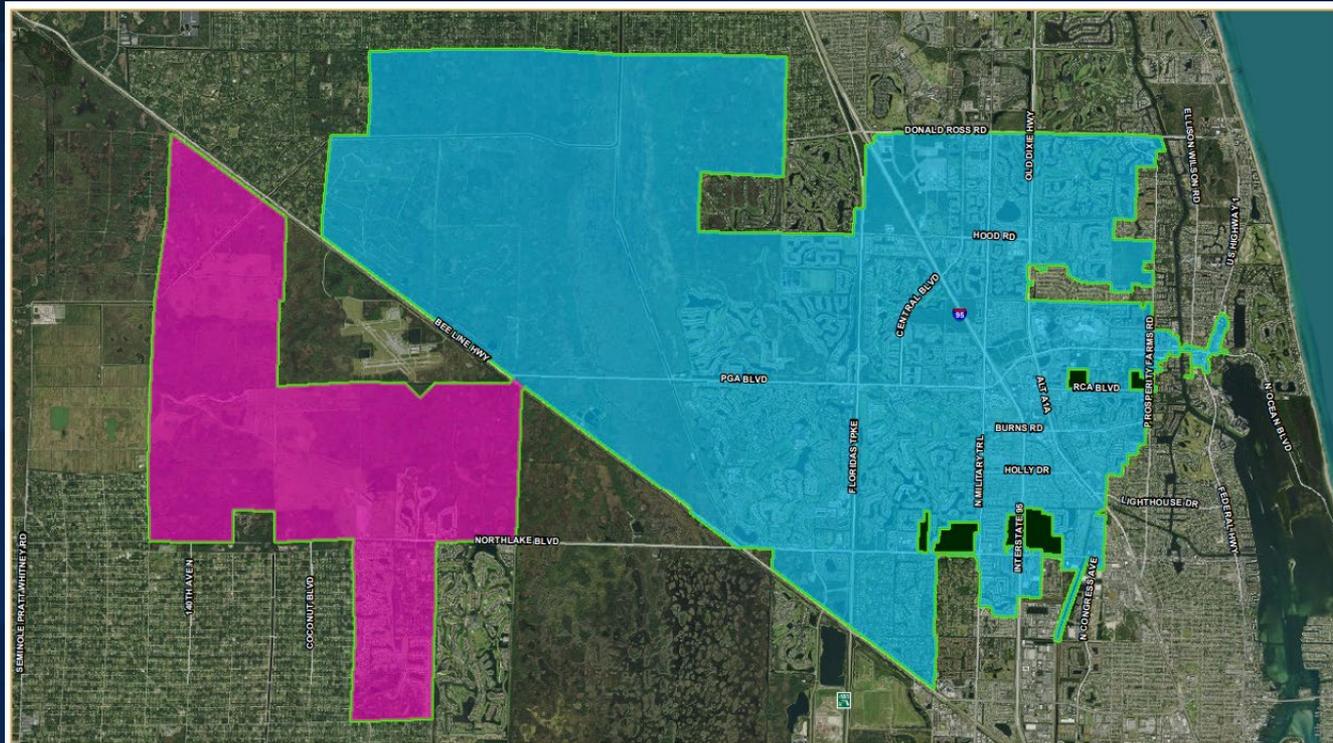
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**Burns Road Weiss School to Riverside Drive**

Reduce travel lanes to 10' in width through pavement marking removal and restripe. Add 4' bike lanes from Military Trail to Weiss School, provide a 10' two-way protected bike lane with 6' for bikes and a raised 2' wide concrete barrier on north side of road between Weiss School and Riverside Drive. Includes green pavement markings

25	Burns Rd	Military Trail	Alternate AIA	0.90	2020-2030
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# 2019 Plan & Fee



## FEE ASSESSMENT AREAS

- MOBILITY FEE ASSESSMENT AREA
- ROAD IMPACT FEE ASSESSMENT AREA
- MUNICIPAL BOUNDARY
- UNINCORPORATED PBC



Created October 16, 2018.  
Revised: PBC Planning & Zoning



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# 2020 – Implementation through Comprehensive Plan & LDR Updates

- In 2020, City Council adopted
  - Ord. 8, 2020 – amendments to the Comprehensive Plan to address the new Mobility Plan
  - Ord. 9, 2020 – approving a Land Development Regulations Amendment to establish a review process and criteria for Mobility Quality of Service

# Implementation

- Developers must demonstrate compliance with the City's Mobility Quality of Service Standards, in addition to a Site Assessment Study to demonstrate City traffic standards are met.
- Through this process, developers have constructed or improved sidewalks, pathways, and bicycle facilities adjacent to their projects, and committed contributions to future transit.
- The City has also been able to apply for and leverage grant funding.

**People Biking Quality of Service (QOS)**

Level of Physical Separation

**Table 14**

	Limited	Protected	Buffered	Green Lane	Speed Limit
6' Bike Lane	B	A	A	A	35 mph - A
5' Bike Lane	C	A	B	B	30 mph - B
4' Bike Lane	D	A	B	C	25 mph - C
Paved Shoulder	E	A	C	D	20 mph - D

**People Walking & Biking Quality of Service (QOS)**

Level of Physical Separation

**Table 13**

	Limited	Street Trees	On-Street Parking	Landscape Buffer
12' Trail	B	A	A	A
10' Path	C	B	B	B
8' Path	D	C	C	C
5'-7' Sidewalk	E	D	D	D

**Table 12**

	Design Standard	Current Conditions	2020-2030 Standard	2031-2040 Standard
People Walking & Biking (QOS)	B	D	C	B
People Biking (QOS)	C	E	D	C
People Riding Trolley Transit (QOS)	N/A	N/A	D	C
Roadway (LOS)	D	C	D	D

# City Projects



- Campus Drive – shared use paths and roundabout
- TPA/FDOT Grants – **\$8.8M** in construction funding grants!
  - Holly Drive (& other locations) – Enhanced flashing pedestrian crosswalks - COMPLETED
  - Kyoto Gardens Drive – Sidewalk and Bicycle lane on N. Side (Developer constructed 12' shared use path on S. Side) - COMPLETED
  - Burns Road – 2-way cycle track – first in Palm Beach County – DESIGN NEARLY COMPLETE
  - Fairchild Ave – New Sidewalk and Bicycle lane on S. Side – DESIGN RECENTLY KICKED OFF
  - Gardens Parkway – New Sidewalk and Bicycle lane on S. Side – DESIGN RECENTLY KICKED OFF
  - Lilac Street – Widen Existing Sidewalk on S. Side to Shared Use Path – FUTURE



# Recognition



May 4, 2022

Natalie Crowley, AICP  
Director of Planning and Zoning  
City of Palm Beach Gardens  
10400 North Military Trail  
Palm Beach Gardens, Florida 33410-4698  
[ncrowley@pbgfl.com](mailto:ncrowley@pbgfl.com)

Dear Ms. Crowley

The Smart Growth Partnership (SGP) is pleased to announce that the City of Palm Beach Gardens (City) Mobility Plan has been selected for this year's prestigious Smart Growth Excellence Award in the Program, Policies and Regulations category. SGP appreciates communities and projects that have successfully used the principles of smart growth to preserve and enhance quality of life while helping to protect public health and the environment.

SGP seeks to recognize projects, policies and communities that have used approaches that involve a broad variety of stakeholders, are innovative and could be replicated elsewhere. These awards honor public-and-private-sector entities that successfully use smart growth principles to improve communities environmentally, socially, and economically. Your City has demonstrated to our Board of Directors that this plan used smart growth principles by incorporating sustainable elements.

This project will be recognized at our Annual Event and you will be offered the opportunity to provide an overview of the Mobility Plan to our attendees. We will provide more information on the presentation of the award once the event is planned. In the meantime, if you would like for us to present the award to your board or officials at an event or meeting, please contact Nadia Locke at [nlocke@res.us](mailto:nlocke@res.us) to make arrangements.

We would like to thank you for your long-term commitment to smart growth and welcome you to get more involved in our organization at <http://www.smartgrowthpartnership.org/membership>.

Sincerely,  
SMART GROWTH PARTNERSHIP

Nadia Locke  
Chair, Recognition Committee

Donna Chen  
Chair, Smart Growth Partnership



## Case Study: The City of Palm Beach Gardens' Vision and Framework for a Transit-Oriented Future

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The City of Palm Beach Gardens, Florida, and the Treasure Coast Regional Planning Council (TCRPC)—the planning organization for the Treasure Coast region—are exhibiting leadership in advancing mobility, accessibility, and housing options in Southeast Florida.

This case study highlights the policy, public engagement, and multi-jurisdictional coordination tools leveraged to bring transit-oriented development (TOD) to housing, land use, and transportation planning in Palm Beach Gardens. Its TOD policies and plans aim to reshape existing neighborhoods and future development around transit hubs to create more walkable, vibrant, and sustainable communities. The City of Palm Beach Gardens is working to transform its suburban, car-centered community into an active and accessible hub of diversified land use and bustling urban centers.

### Background and Demographics

The City of Palm Beach Gardens is in Southeast Florida along the Atlantic coast, with a population of approximately 60,000 residents. The area has experienced steady population growth over the past decade due to its popular location just north of West Palm Beach, residents' quality of life, and the area's natural and built amenities. Forecasts show incoming populations to be primarily in the 65+ age group. The primarily suburban community is characterized by single-family housing in residential communities and well-maintained recreational spaces. The City of Palm Beach Gardens is approximately 60 square miles and has a population of approximately 60,000. The City is within Palm Beach County, one of the four counties in the Treasure Coast Region: Indian River, St. Lucie, Martin, and Palm Beach, which cover 3,589 square miles with a metropolitan area population of over 2 million.

### PROJECT SNAPSHOT

- A TOD Master Plan was established in 2018 to guide future development priorities.
- The City plans to build out mixed-use development around transit station areas.
- Diversifying land uses will help establish more workforce housing options.

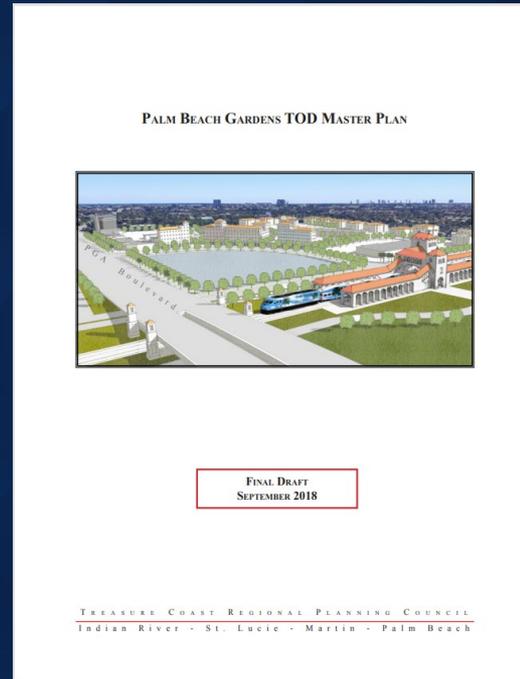
### IMPLEMENTATION HIGHLIGHTS

- The TOD Master Plan development was funded through a grant from the Federal Transit Administration (FTA).
- A comprehensive public involvement effort led to the emergence of TOD principles as an area priority.
- Openness and flexibility in local codes help promote TOD and redevelopment projects.

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*Gardens*

# Transit Oriented Development & Vision Zero

- Separate but parallel initiatives
- City's TOD Master Plan was adopted in 2020 (Comprehensive Plan) and 2021 (LDR), establishing the City's Transit Oriented Development District
- City received a federal planning grant for development of a Comprehensive Safety Action Plan through the Safe Streets for All (SS4A)



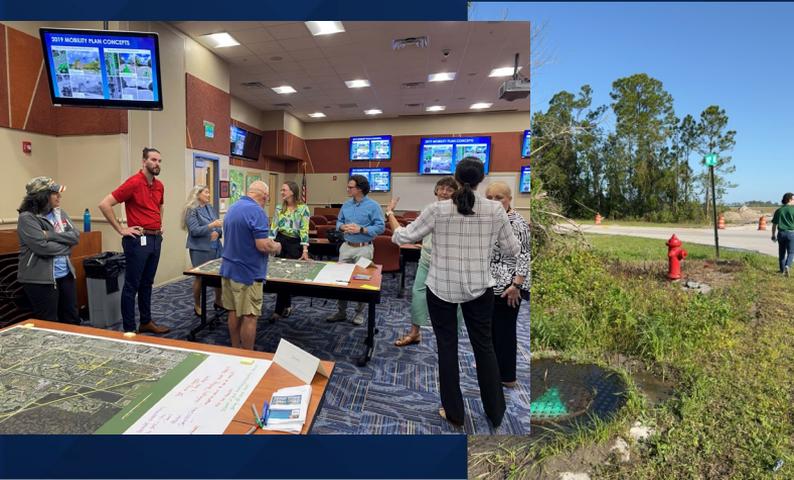
# 2023 – Impact Fee Update

- December 2023 – Ordinance 5, 2023 – City Council adopted an update to the impact fee schedules for Parks and Recreation, Police, Fire, and Public Buildings.
  - The update included a streamlined consolidation and modernization of the traditional impact fee use categories.
  - The City Council also approved a finding of Extraordinary Circumstances to address high rates of growth and inflation.
  - The fee schedule became effective April 1, 2024.

# PROPOSED UPDATE

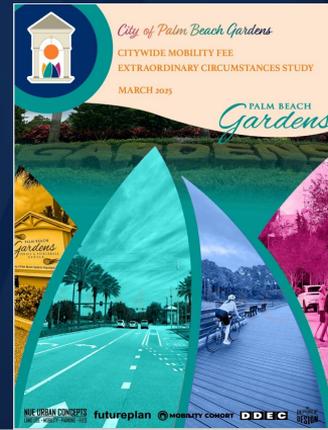
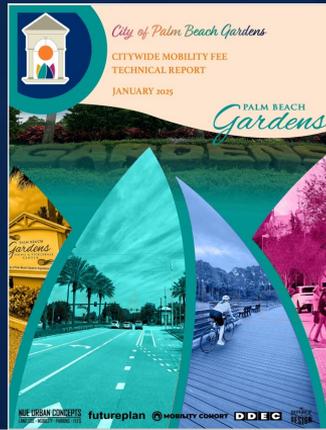
# 2024 – Coordination, Public Workshops & Field Data Collection

- Staff field work
- Coordination with internal departments, including but not limited to Administration, GIS, Engineering, Police, Fire, Community Services/Streets and Stormwater & City Traffic Consultant Pinder Troutman
- Coordination with residents, business community



# Proposed Citywide Mobility Plan

- The proposed Mobility Plan is a cohesive document that addresses all lands within the City's municipal boundary
- The proposed Mobility Fee will be assessed Citywide, except with regard to Alton PCD and Avenir PCD – existing Proportionate Share Agreements – *City's existing Road Impact Fee schedule will be used for those projects.*
- The calculation methodology and use categories for all impact and mobility fees will be consistent
- Will result in a streamlined assessment – currently 3 different schedules are utilized.



# Public Notice

- Advertised in the Palm Beach Post
- Mobility Website
- Email notice to development community members

GOVERNMENT DEPARTMENTS COMMUNITY BUSINESS HOW DO I... Search

What is Mobility?  
What is TOD?  
What is Vision Zero?  
Recognition  
Policy  
Public Involvement

Home > Departments > Planning & Zoning > Mobility

## MOBILITY IN THE GARDENS

**What is Mobility?**  
*How do you get around the City to live, learn, work, and play? **Mobility means...***

- having ACCESS and OPTIONS to get around by integrating a mix of land uses and transportation improvements
- combining local data with safe and creative solutions
- getting cars off the road
- providing a foundation for grant funding opportunities and developer-funded improvements based on the City's Mobility Plan

View the [Palm Beach Gardens Mobility Plan \(PDF\)](#).  
The City Council approved and adopted the Mobility Plan in September of 2019.

**Mobility Plan Update: Citywide Mobility Plan and Fee**  
The City has engaged NUE Urban Concepts to conduct a routine review and update of the City's adopted Mobility Plan. Public input workshops were held in May of 2024 to gather feedback from residents and the business/development community. The proposed updates to the Mobility Plan include a cohesive Citywide approach. Please see the draft Citywide Mobility Plan and Citywide Mobility Fee Technical Report through the links below.

[DBAFT Citywide Mobility Plan – March 2025](#)  
[DBAFT Citywide Mobility Fee Technical Report – January 2025](#)

[Chat PBG](#)  
[Select Language](#)

## CITY OF PALM BEACH GARDENS

### NOTICE OF PUBLIC WORKSHOPS TO DISCUSS AMENDING THE CITY'S MOBILITY FEE SCHEDULE AND A FINDING OF EXTRAORDINARY CIRCUMSTANCES

PLEASE TAKE NOTICE that the City of Palm Beach Gardens, Florida, will conduct two (2) Public Workshops at the following dates and times:

March 18, 2025 – 10:00 A.M.

March 18, 2025 – 6:00 P.M.

or as soon thereafter as can be heard and continuing from time to time and place to place as necessary, in the Municipal Complex Building located at 10500 North Military Trail, Palm Beach Gardens, Florida, to consider and discuss the following:

A public workshop to consider amending the City's Land Development Regulations in order to update and revise the City's Mobility Fees, including the Extraordinary Circumstances that necessitate the adoption of the updated Mobility Fees at the fully calculated rate as of the effective date of the updated Impact Fee and Mobility Fee Ordinance.

All members of the public are invited to attend and participate in this public workshop. For more information, please contact the Planning and Zoning Department (561-799-4243) located at the Municipal Complex Building during regular business hours, Monday through Friday, 8:00 a.m. – 5:00 p.m., except for holidays.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodations in order to participate in this proceeding are entitled to the provision of certain assistance at no cost. Please call the City Clerk's Office at 561-799-4122 no later than five (5) days prior to the hearing if this assistance is required. For hearing impaired assistance, please call the Florida Relay Service Numbers: 800-955-8771 (TDD) or 800-955-8770 (VOICE).

Joann Skaria, AICP, Project Manager  
Publication Date: Friday, March 7, 2025

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*Gardens*

# Next Steps...

## Extraordinary Circumstances Workshops

- Tuesday, March 18, 2025, at 10:00 AM – City Council Chambers
- Tuesday, March 18, 2025, at 6:00 PM – City Council Chambers

## Public hearings on the following dates:

- March 12, 2025 – Planning, Zoning, and Appeals Board – City Council Chambers - COMPLETE
- April 3, 2025 – City Council 1st Reading – City Council Chambers
- May 1, 2025 – City Council 2nd Reading – City Council Chambers

# Consultant

Jonathan Paul with NUE Urban Concepts



# PALM BEACH GARDENS

## CITYWIDE MOBILITY PLAN & MOBILITY FEE

EXTRAORDINARY  
CIRCUMSTANCES  
WORKSHOP

MARCH 18<sup>TH</sup>, 2025

Jonathan B. Paul, AICP





WALKING



BICYCLING

MOVING



TRANSIT & MICROTRANSIT

PEOPLE



MICROMOBILITY

PROVIDING CHOICES



SHARED MOBILITY

  
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THE  
**REPUBLIC**  
of  
**DESIGN**  
INC.



MOTOR VEHICLE

# Palm Beach Gardens Current System

**Mobility Plan &  
Mobility Fee**

**Adopted in 2019**

**Alternative  
Mobility Funding  
System**

**Only areas east of  
Beeline Hwy**



# 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\*\*

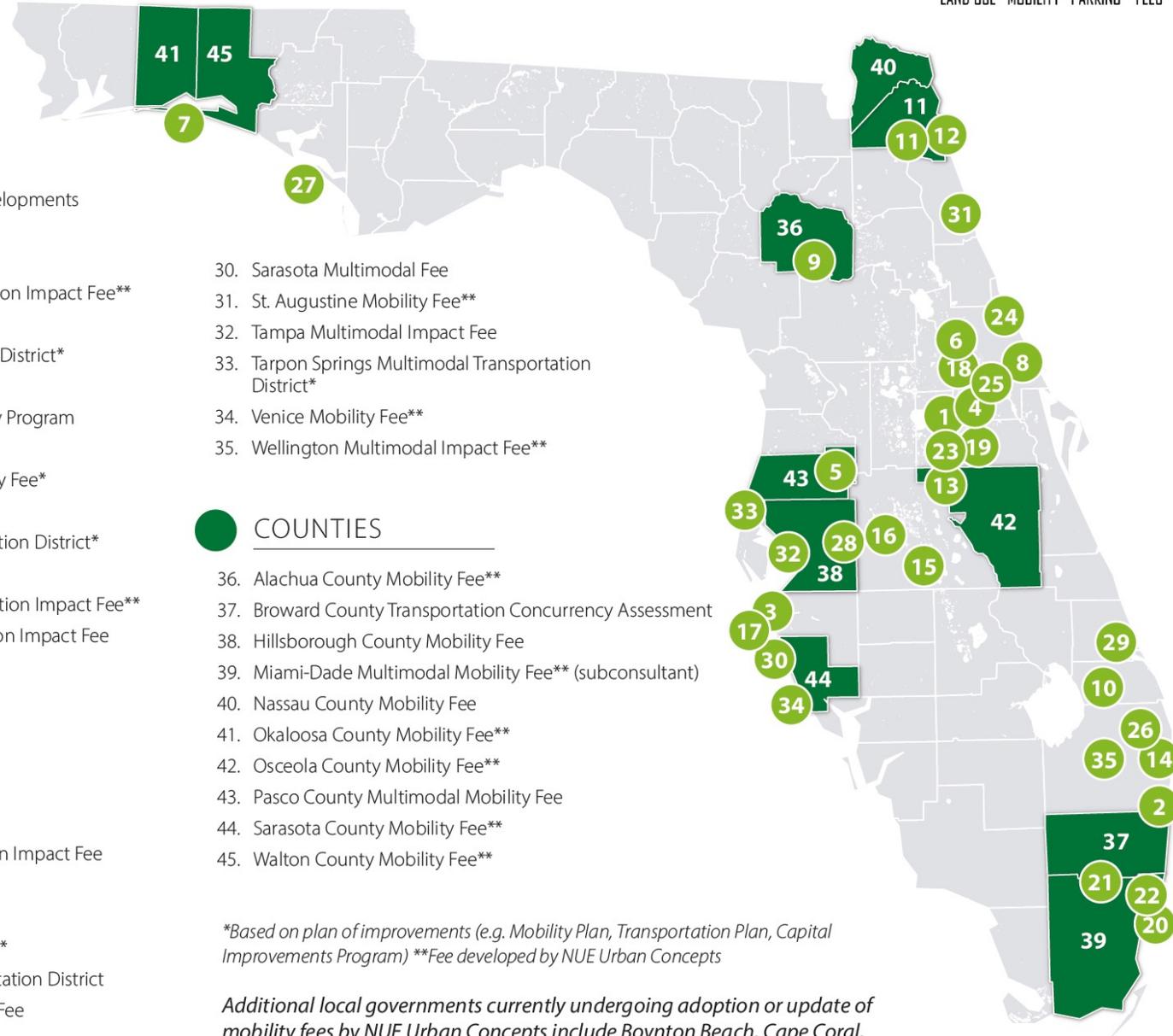


## COUNTIES

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\*\*
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.*



# MOVING BEYOND CONCURRENCY

House Bill 479

Alternative  
Transportation  
System  
to replace  
transportation concurrency  
through a mobility plan &  
mobility fee



# PALM BEACH GARDENS CITYWIDE MOBILITY PLAN & MOBILITY FEE

*City of Palm Beach Gardens*

## CITYWIDE MOBILITY PLAN

MARCH 2025



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**futureplan**

 **MOBILITY COHORT**

**DDEC**

**THE REPUBLIC DESIGN**



*City of Palm Beach Gardens*

CITYWIDE MOBILITY FEE  
TECHNICAL REPORT

JANUARY 2025

PALM BEACH  
*Gardens*



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**futureplan**

 **MOBILITY COHORT**

**DDEC**

**THE REPUBLIC DESIGN**

## PROJECTED GROWTH

YEAR	POPULATION	EMPLOYEES
2024 and 2022 (current data)	62,469	39,643
2045 (Mobility Plan future year)	87,016	53,461
Increase	24,547	13,818

## GROWTH IN VEHICLE MILES OF TRAVEL (VMT) & PERSON MILES OF TRAVEL (PMT)

YEAR	VMT ARTERIALS & COLLECTORS	VMT LIMITED ACCESS	PMT ARTERIALS & COLLECTORS
2025*	2,118,970	1,271,930	3,157,265
2045**	3,078,650	1,551,980	4,587,189
Increase***	959,680	280,050	1,429,923

COCONUT BOULEVARD:  
NEW ROAD



AVENIR DRIVE:  
NEW ROAD



SANDHILL CRANE DRIVE:  
NEW ROAD



ALTON ROAD: NEW ROAD  
WITH BUFFERED BIKE LANES



CAMPUS DRIVE:  
SHARED-USE PATH & TRANSIT STOP



KYOTO GARDENS DRIVE: NEW PATHWAY



RCA CENTER DRIVE: CLOSE PATHWAY GAP



# FUNDED PROJECTS

FACILITY NAME	FROM	TO	JURISDICTION	LENGTH (MILES)	PROJECT DESCRIPTION
Beeline Highway (SR 710)	Northlake Blvd	Blue Heron Blvd (SR 708)	State	3.15	Widen 4 to 6 lanes
Florida Turnpike	Donald Ross Rd	PGA Blvd	State	2.64	Widen 4 to 8 lanes
Florida Turnpike	PGA Blvd	Beeline Highway (SR 710)	State	3.45	Widen 4 to 8 lanes
Interstate 95 & Central Blvd Interchange	Donald Ross	PGA Blvd	State	2.75	New Interchange
Interstate 95 & Northlake Blvd Interchange	Military Trail	Sandtree Drive	State	0.75	Upgraded Interchange
Congress Ave Extension	Alternate A1A	Northlake Blvd	County	0.61	New Road
Kyoto Gardens Dr	Military Trail	Florida Power & Light Access Road	City	0.15	Upgrade Bridge
Coconut Blvd (Widen Road)	78th Place	Northlake Blvd	County	1.40	Widen to 5 lanes
SR 7 (New Road)	60th Street	Northlake Blvd	State	4.05	New 4 lane road
Northlake Blvd	Seminole Pratt Whitney Rd	140th Ave	County	2.00	Widen 2 to 4 lanes
Northlake Blvd	140th Ave	SR 7	Developer	3.95	Widen 4 to 6 lanes
Seminole Pratt Whitney Rd	Key Lime Blvd	Northlake Blvd	County	1.67	Widen 2 to 4 lanes
Kyoto Gardens Drive	Military Trail	+/- 750 feet east of Military Trail	City	0.14	Shared-Use Path
Fairchild Avenue	Campus Drive	Fairchild Gardens Avenue	City	0.38	Pathway
Lilac Street	Military Trail	Plant Drive	City	0.43	Shared-Use Path
Northlake Blvd	Sandtree Drive	Military Trail	County	0.75	Widen Sidewalks
Prosperity Farms Road	Donald Ross Road	Northlake Blvd	County	5.26	New Bike Lanes
US Hwy 1	PGA Blvd	Northlake Blvd	State	2.60	Buffered Bike Lanes
Fairchild Avenue	Fairchild Gardens Avenue	Campus Drive	City	0.38	Buffered Bike Lanes
Burns Road	Military Trail	Alternate A1A	City	0.54	Seperated Bike Lanes
Northlake Blvd	Military Trail	Sandtree Drive	State	0.75	Buffered Bike Lanes
Beeline Hwy	Blue Heron Blvd	Northlake Blvd	State	3.00	Buffered Bike Lanes



# RCA BLVD. (NORTHCORP PKWY. TO ALT. A1A)

*Widen to Four Lane Divided Road*

*Add Shared-Use Paths*

*Add Protected Bike Lanes*

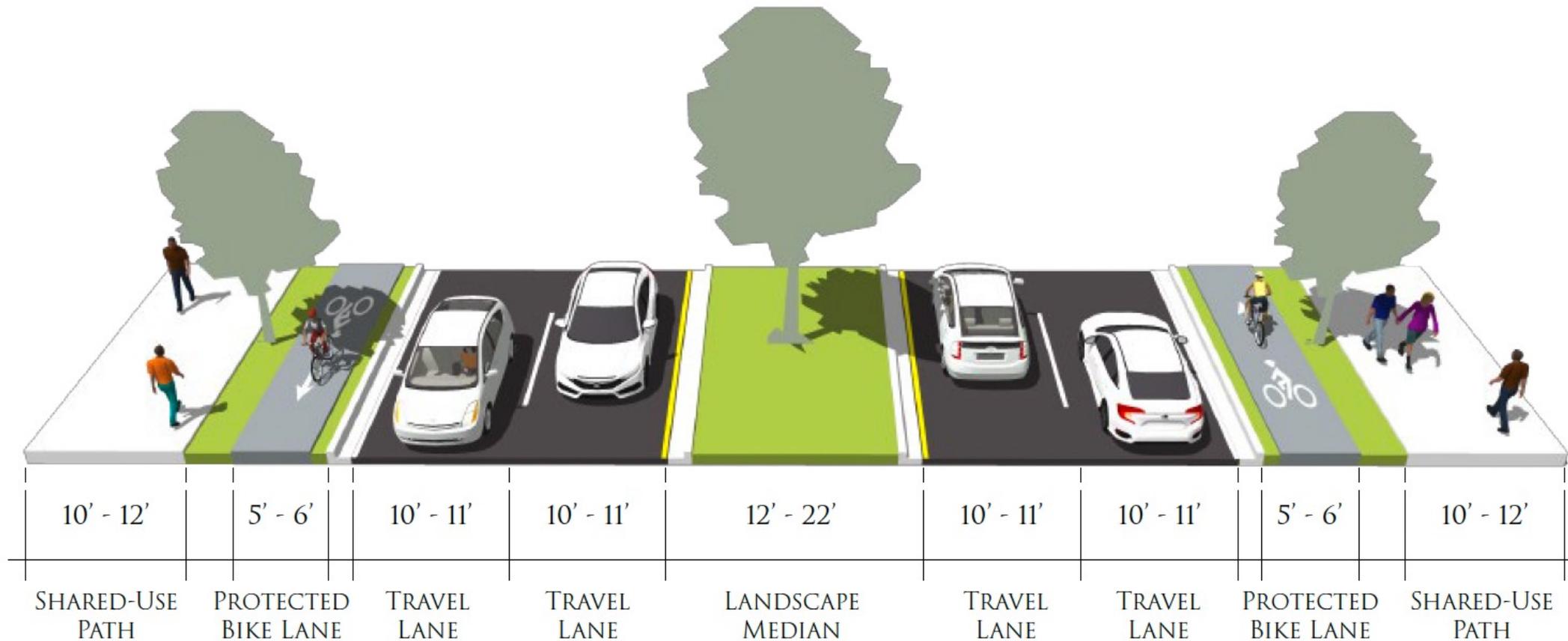
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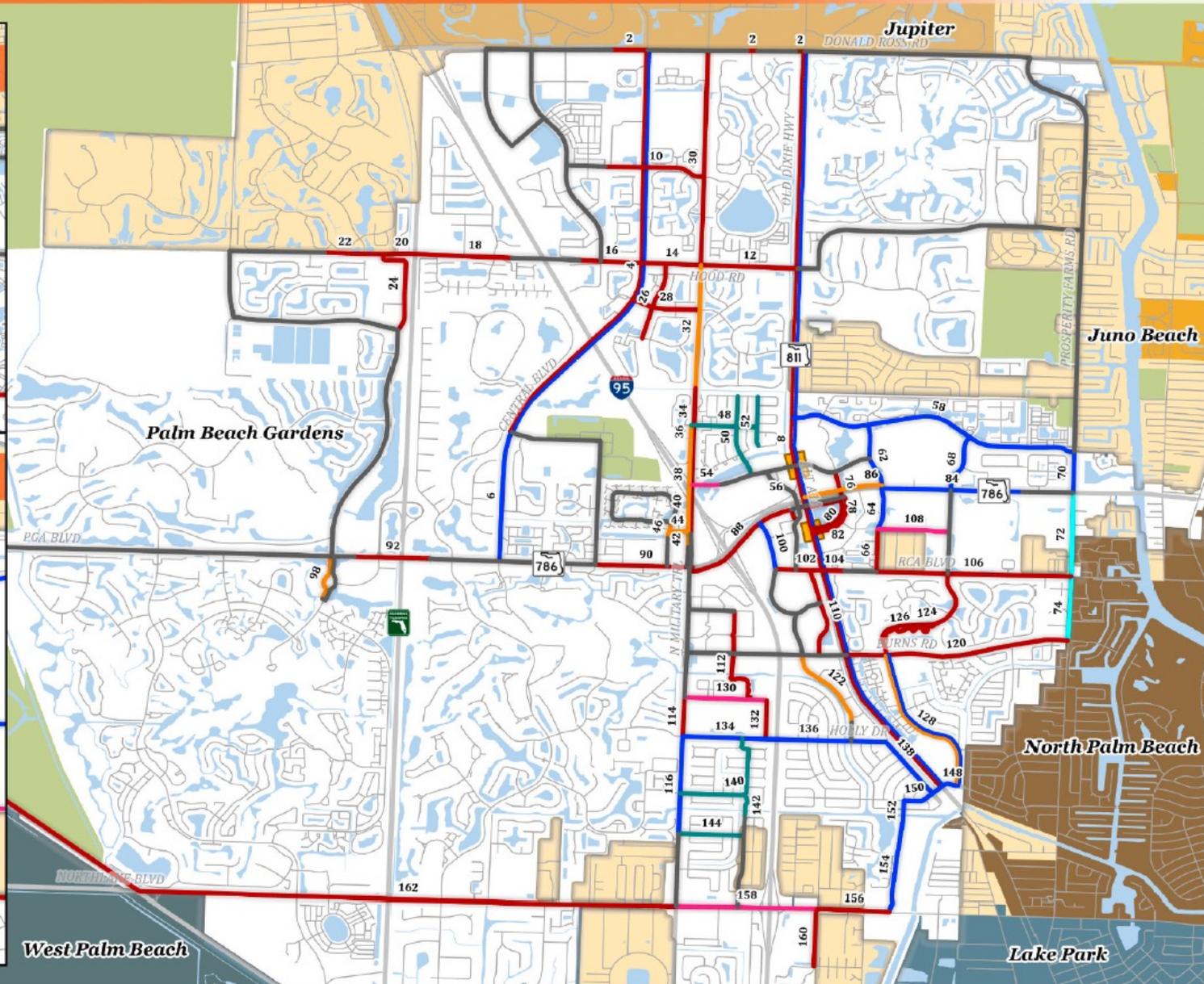
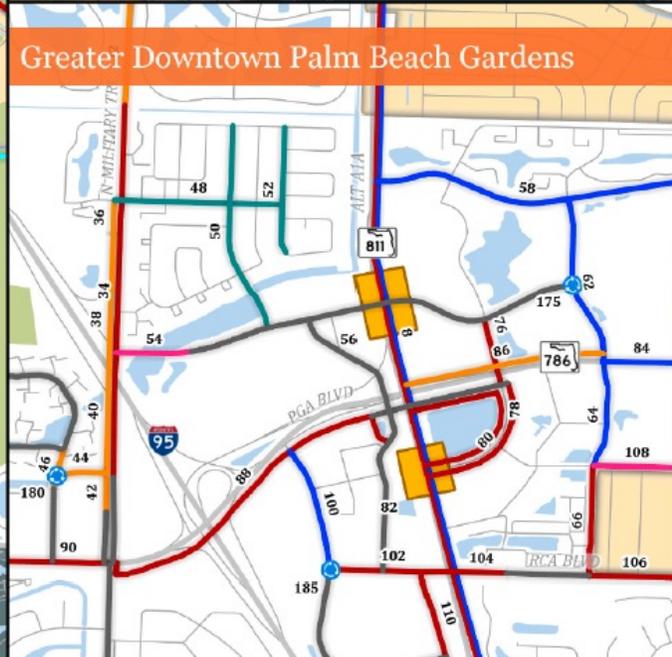


## PROPOSED CROSS-SECTION (OPTION 2)



# OFF-STREET MULTIMODAL PLAN

## City of Palm Beach Gardens Citywide Mobility Plan



# N MILITARY TRAIL

## *Split Sidewalks / Shared-Use Path*

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EXISTING



PROPOSED



# PROSPERITY FARMS (SOUTH OF PGA BLVD.)

*Boardwalk on West side of Prosperity Farms*

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EXISTING



PROPOSED



# GARDENS LAKE AT GARDENS SQUARE

*Raised Crossings, Sidewalks, Roundabout & Shared-Use Path*

**NUE URBAN CONCEPTS**

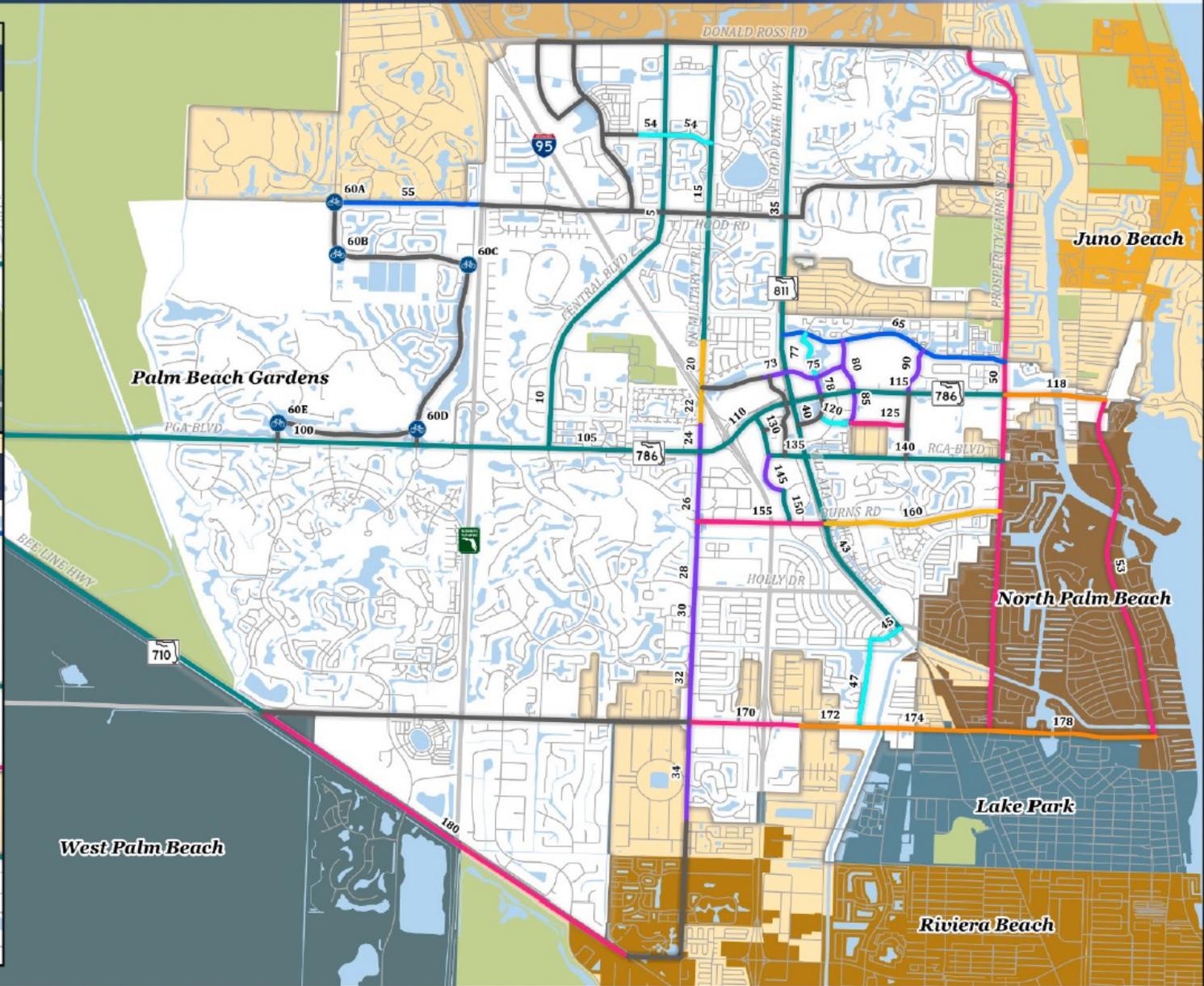
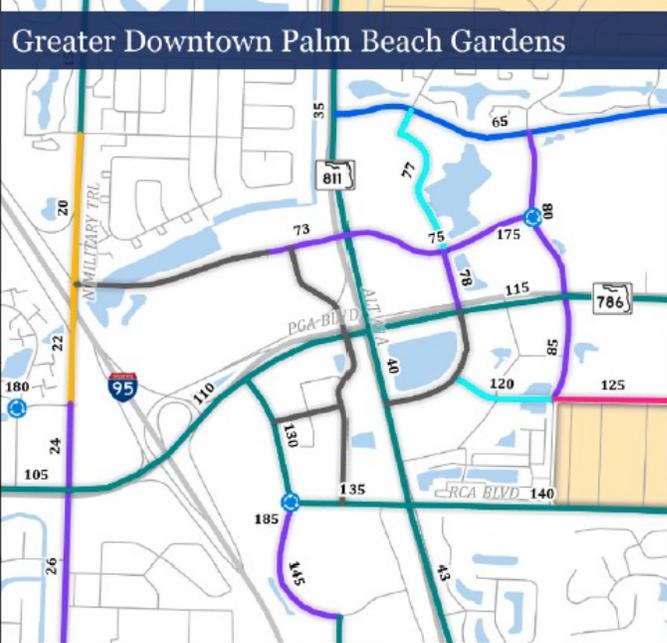
LAND USE • MOBILITY • PARKING • FEES

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# ON-STREET MULTIMODAL PLAN

## City of Palm Beach Gardens Citywide Mobility Plan



# LAKE VICTORIA & KYOTO GARDENS DR.

*Add Bike Lanes*

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EXISTING

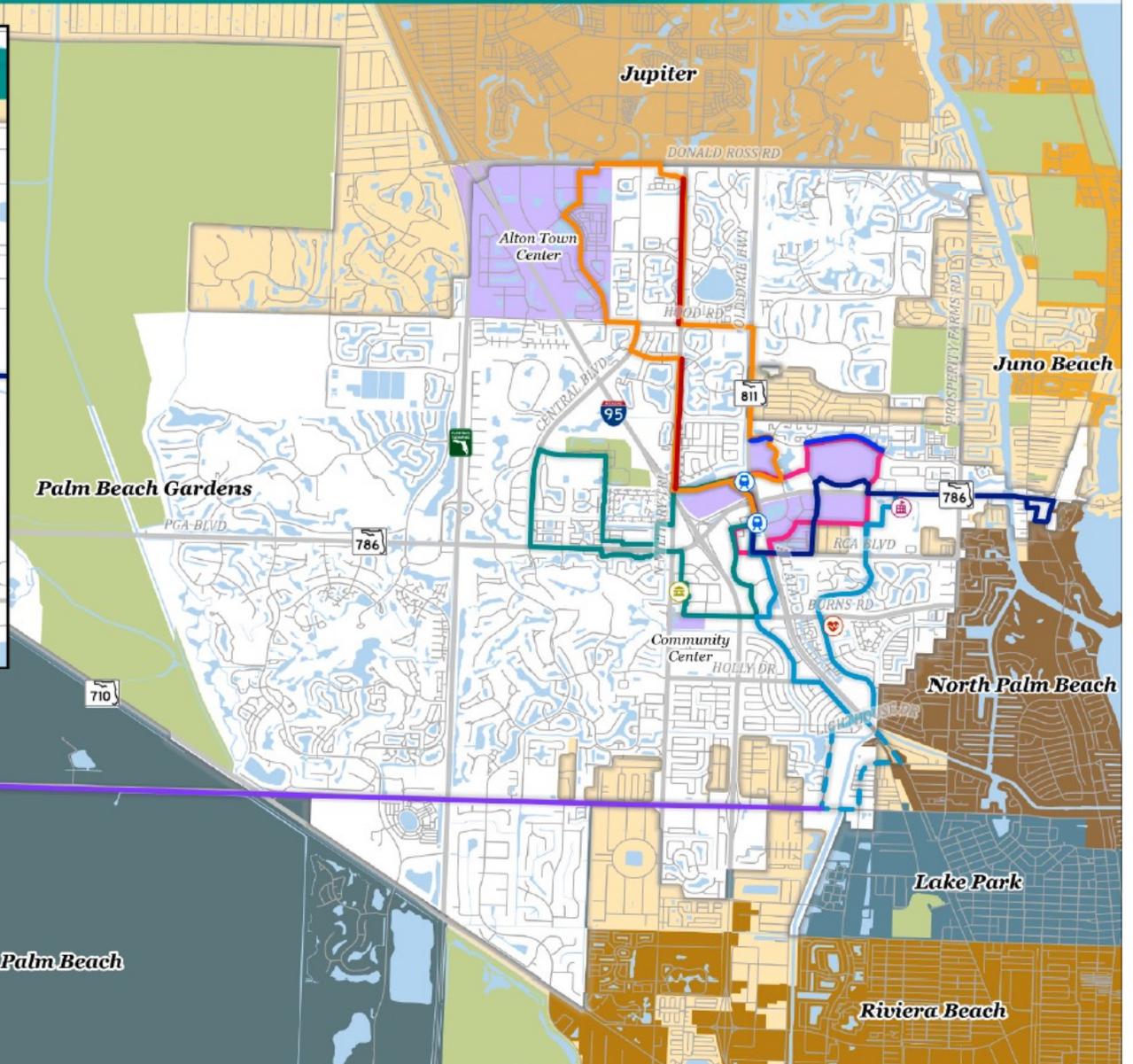


PROPOSED



# TRANSIT PLAN

## City of Palm Beach Gardens Citywide Mobility Plan



# ELEVATED WALKWAY OVER ALT. A1A

*Connect Lake Victoria with Design Center Dr.*

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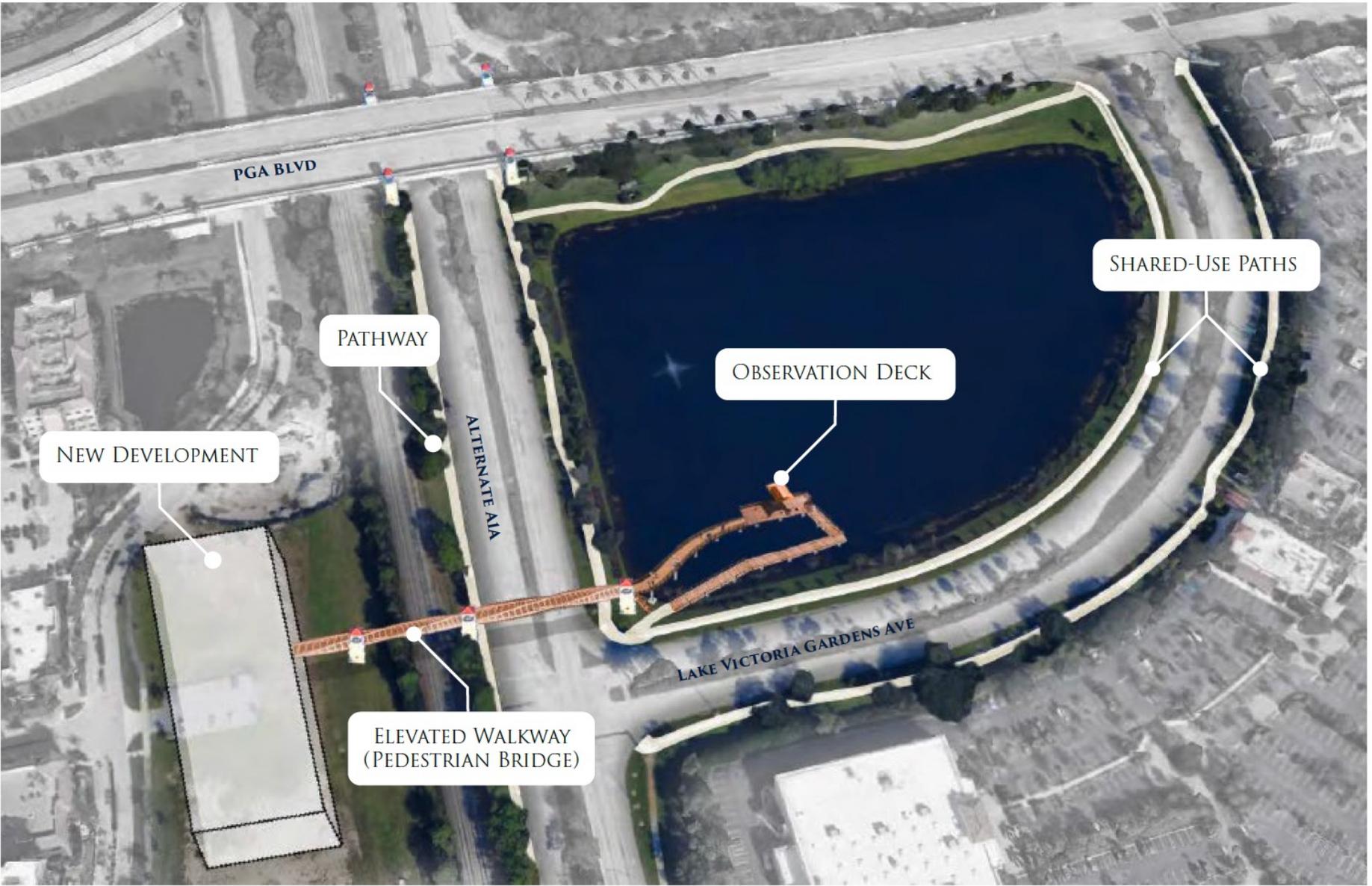
# LAKE VICTORIA (CONCEPTUAL ILLUSTRATION)

*Bridge, Deck, Pathway & Shared-Use Paths*

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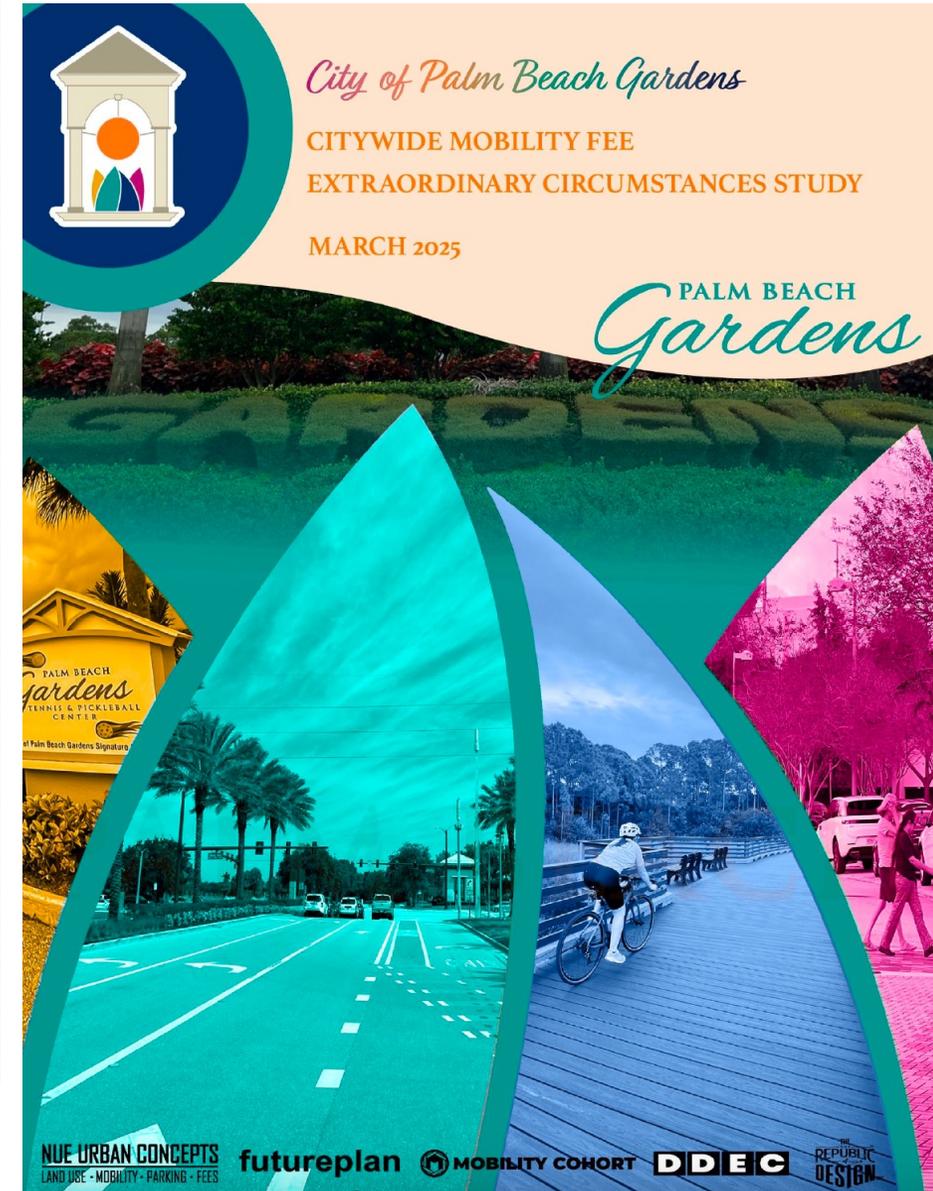
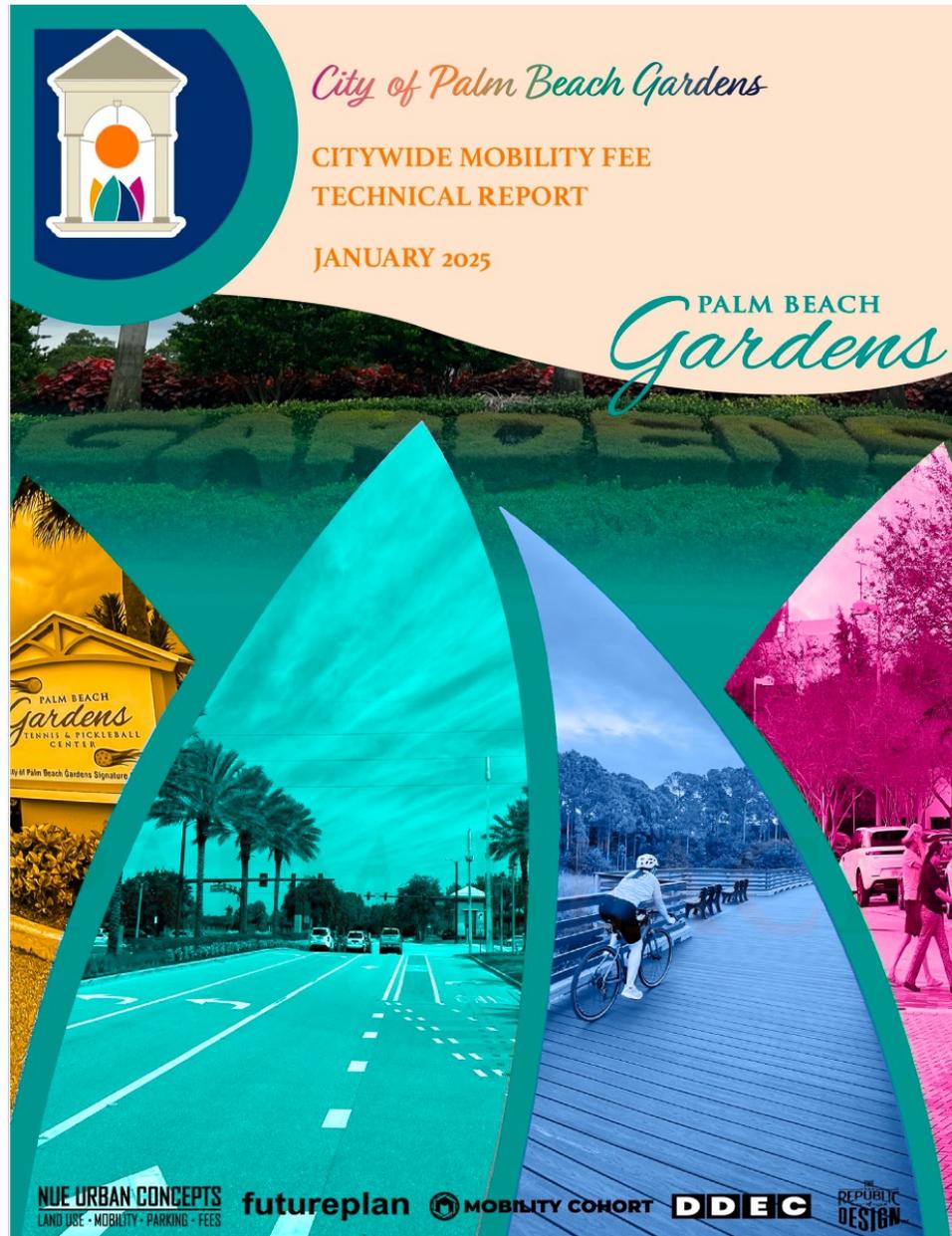


# Mobility Fee Technical Report

Jan 2025

# Mobility Fee Extraordinary Circumstance Study

March 2025





# City of Palm Beach Gardens

## CITYWIDE MOBILITY FEE TECHNICAL REPORT

JANUARY 2025



### Person Travel Demand per use (PTDu)

$$\text{VMTu} = (((\text{TG} \times \% \text{NEW}) \times \text{VTL}) \times \text{LAEf}) \times \text{ODf}$$

$$\text{PTDu} = (\text{VMTu} \times \text{PMTfu})$$

Where:

- VMTu = Vehicle Miles of Travel per use (Appendix L)
- TG = Trip Generation (Appendix K)
- %NEW = Percent of Trips that are Primary Trips (Appendix L)
- VTL = Vehicle Trip Length by Trip Purpose (Appendix L)
- LAEf = Limited Access Evaluation factor of 0.718 (Table 12)
- ODf = Origin and Destination Factor of 0.50 (Appendix L)
- PTDu = Person Travel Demand per use (Appendix L)
- PMTfu = Person Miles Travel factor per use (Appendix L)

Prepared by NUE Urban Concepts, LLC

### Existing Conditions Evaluation factor (ECEf)

$$\sum \text{VMC} = (\sum \text{VMCc} + \sum \text{VMCa})$$

$$\sum \text{VMT} = (\sum \text{VMTc} + \sum \text{VMTa})$$

$$\text{ECEf} = (\sum \text{VMC} / \sum \text{VMT})$$

If ECEf > 1.00, then the ECEf is set at 1.00

Where:

- $\sum \text{VMC}$  = Sum of Vehicle Miles of Capacity (Appendix D)
- $\sum \text{VMT}$  = Sum of Vehicle Miles of Travel (Appendix D)
- c = Collector
- a = Arterial
- ECEf = Existing Conditions Evaluation factor (Table 5)

Prepared by NUE Urban Concepts, LLC

### Person Miles of Travel increase (PMTi)

$$\sum \text{VMTtp} = (\sum \text{VTtp} \times \text{VTLtp})$$

$$\sum \text{PMTtp} = (\sum \text{PTtp} \times \text{PTLtp})$$

$$\text{PMTf} = (\sum \text{of PMTtp} / \sum \text{of VMTtp})$$

$$\text{VMTi} = (2045 \text{ VMT} - 2025 \text{ VMT})$$

$$\text{PMTi} = (\text{VMTi} \times \text{PMTf})$$

Where:

- $\sum \text{VTtp}$  = Sum of Vehicle Trips by trip purpose (Appendix E)
- $\sum \text{PTtp}$  = Sum of Person Trips by trip purpose (Appendix E)
- VTLtp = Average Vehicle Trip Length by trip purpose (Appendix E)
- PTLtp = Average Person Trip Length by trip purpose (Appendix E)
- VMT = Vehicle Miles of Travel
- PMT = Person Miles of Travel
- $\sum \text{VMTtp}$  = Sum of Vehicle Miles of Travel by trip purpose (Appendix E)
- $\sum \text{PMTtp}$  = Sum of Person Miles of Travel by trip purpose (Appendix E)
- PMTf = Person Miles of Travel factor of 1.49 (Appendix E)
- VMTi = Vehicle Miles of Travel Increase (Table 2)
- PMTi = Person Miles of Travel increase (Table 3)

Prepared by NUE Urban Concepts, LLC

### Person Miles of Capacity rate (PMCr)

$$\sum \text{PLC} = (\sum \text{RIPc} + \sum \text{ONMPc} + \sum \text{OFMPc} + \sum \text{TPc})$$

$$\sum \text{AF} = (\sum \text{RIPf} + \sum \text{ONMPf} + \sum \text{OFMPf} + \sum \text{TPf})$$

$$\text{PLCa} = (\sum \text{PLC} - \sum \text{AF})$$

$$\text{MPCa} = ((\text{PLCa} \times \text{ECEf}) \times \text{NGEf})$$

$$\text{PMCr} = (\text{MPCa} / \text{PMCI})$$

Where:

- PLC = Planning Level Cost (Table 7)
- AF = Anticipated Funding (Table 7)
- c = Cost
- f = Funding
- RIP = Road & Intersection Plan (Appendix G)
- ONMP = On-Street Multimodal Plan (Appendix H)
- OFMP = Off-Street Multimodal Plan (Appendix I)
- TP = Transit Plan (Appendix J)
- PLCa = Attributable Cost of Mobility Plan Projects (Table 9)
- ECEf = Existing Conditions Evaluation factor of 1.00 (Table 5)
- NGEf = New Growth Evaluation factor of 1.00 (Table 8)
- MPCa = Assignable Cost of Mobility Plan Projects (Table 9)
- PMCI = Person Miles of Capacity increase (Table 7)
- PMCr = Person Miles of Capacity Rate (Table 9)

Prepared by NUE Urban Concepts, LLC

ATTACHMENT O: CITYWIDE MOBILITY FEE			
USE CATEGORIES, USE CLASSIFICATIONS, & REPRESENTATIVE USES	CITYWIDE MOBILITY FEE UNIT OF MEASURE	PERSON TRAVEL DEMAND (PTD)	CITYWIDE MOBILITY FEE
Residential & Lodging Uses per applicable unit of measure			
Single Family Detached (Single-Family Detached, Mobile Home) Maximum 9,500 Sq. Ft.	per 1,000 sq. ft.	7.76	\$2,862
Single-Family Attached (Condo, Duplex, Townhome, Villa) Maximum 4,500 Sq. Ft.	per 1,000 sq. ft.	8.49	\$3,129
Multi-Family Residential (Active Adult, 3 or more Units Attached) Maximum 2,500 Sq. Ft.	per 1,000 sq. ft.	13.85	\$5,105
Overnight Lodging (Hotel, Inn, Motel, Resort)	per room	16.67	\$6,143
Institutional Uses per 1,000 square feet (sq. ft.)			
Community Serving (Arts, Civic, Clubhouse, Lodge, Place of Assembly or Worship)	per 1,000 sq. ft.	12.81	\$4,721
Long Term Care (Assisted Living, Congregate Care Facility, Nursing Facility)	per 1,000 sq. ft.	11.76	\$4,335
Private Education (Day Care, Private Primary School, Pre-K)	per 1,000 sq. ft.	15.01	\$5,533
Industrial Uses per 1,000 square feet (sq. ft.)			
Industrial (Assembly, Fabrication, Manufacturing, Processing, Production, Trades, Utilities)	per 1,000 sq. ft.	12.03	\$4,434
Commercial Storage (Distribution, Mini-Warehouse, Outdoor Storage, Warehouse)	per 1,000 sq. ft.	5.35	\$1,973
Recreational Uses per applicable unit of measure			
Marina (any additional structures pay applicable fee per use)	per berth	5.47	\$2,018
Outdoor Commercial Recreation (Amusement, Golf, Multi-Purpose, Parks, Sports, Tennis)	per acre	65.90	\$24,290
Indoor Commercial Recreation (Fitness, Health, Indoor Sports, Kids Activities, Movies)	per 1,000 sq. ft.	29.86	\$11,007
Office Uses per 1,000 square feet (sq. ft.)			
Office 100,000 sq. ft. or less (General, Higher Education, Hospital, Professional, Tutoring)	per 1,000 sq. ft.	19.50	\$7,187
Office greater than 100,000 sq. ft. (General, Higher Education, Hospital, Professional)	per 1,000 sq. ft.	17.47	\$6,440
Medical Office (Clinic, Dental, Emergency Care, Medical, Veterinary)	per 1,000 sq. ft.	40.14	\$14,794
Commercial & Retail Uses per 1,000 square feet (sq. ft.)			
Retail (Discount, Entertainment, Financial, Pharmacy, Repair, Retail, Sales, Services)	per 1,000 sq. ft.	31.64	\$11,662
Grocery & Liquor Store (Grocery, Package Store, Supermarket, Wine & Spirits)	per 1,000 sq. ft.	48.33	\$17,811
Convenience Store (With or Without Motor Vehicle Fueling)	per 1,000 sq. ft.	182.99	\$67,446
Sit-Down Restaurant (Drinking Establishment, Full Service, Quality, Table Service)	per 1,000 sq. ft.	78.93	\$29,091
Quick Service Restaurant (Casual, Delivery, Drive-up, Fast Casual, Fast Food, Take Away)	per 1,000 sq. ft.	178.94	\$65,950
Non-Residential Additive Uses per unit of measure (Fee in addition to Fee per 1,000 square feet (sq. ft.))			
Financial Service Drive-Thru Lane or Free-Standing ATM	per lane or ATM	131.66	\$48,525
Motor Vehicle & Boat Cleaning (Detailing Stations, Wash Tunnels, Wax)	per lane or stall, plus per five (5) stations	66.28	\$24,431
Motor Vehicle Fueling (Commercial Charging or Fueling per vehicle position)	per position	57.68	\$21,258
Motor Vehicle Service (Maintenance, Repair, Service, Tires)	per bay or stall	37.01	\$13,642
Quick Service Restaurant Drive-Thru	per lane	256.14	\$94,407
Retail Drive-Thru	per lane	84.04	\$30,975

APPENDIX U: COMPARISON OF CITYWIDE MOBILITY FEE VERSUS EXISTING PBG (CITY) ROAD IMPACT FEE (WEST OF BEELINE) & EXISTING PBC (COUNTY) ROAD IMPACT FEE									
USE CATEGORIES, USE CLASSIFICATIONS, & REPRESENTATIVE USES	CITYWIDE MOBILITY FEE UNIT OF MEASURE	PERSON TRAVEL DEMAND (PTD)	UPDATED CITYWIDE MOBILITY FEE	EXISTING UNIT OF MEASURE	EXISTING PBG (CITY) ROAD IMPACT FEE WEST OF BEELINE	EXISTING PBC (COUNTY) ROAD IMPACT FEE	COMBINED EXISTING PBG IMPACT FEE + PBC IMPACT FEE	DIFFERENCE CITYWIDE FEE VS EXISTING FEES	
Residential & Lodging Uses per applicable unit of measure									
Single Family Detached (Single-Family Detached, Mobile Home) Maximum 9,500 Sq. Ft.	per 1,000 sq. ft.	7.76	\$2,862	dwelling unit 1,500 sq ft or less	\$1,493.00	\$5,597.40	\$7,090.40	-60%	
Single-Family Detached Example (3,500 sq. ft.)	per 1,000 sq. ft.	27.17	\$10,015	dwelling unit 2,500 sq ft or more	\$2,097.00	\$5,597.40	\$7,694.40	30%	
Single-Family Attached (Condo, Duplex, Townhome, Villa) Maximum 4,500 Sq. Ft.	per 1,000 sq. ft.	8.49	\$3,129	dwelling unit 1,500 sq ft or less	\$1,493.00	\$3,286.50	\$4,779.50	-35%	
Single-Family Attached Example (2,000 sq. ft.)	per 1,000 sq. ft.	16.98	\$6,258	dwelling unit 1,000 sq ft or more	\$1,779.00	\$3,286.50	\$5,065.50	24%	
Multi-Family Residential (Active Adult, 3 or more Units Attached) Maximum 2,500 Sq. Ft.	per 1,000 sq. ft.	13.85	\$5,105	dwelling unit 1,000 sq ft or less	\$1,017.00	\$2,554.55	\$3,571.55	43%	
Multi-Family Residential Example (900 sq. ft.)	per 1,000 sq. ft.	12.46	\$4,594	dwelling unit 1,000 sq ft or less	\$1,017.00	\$2,554.55	\$3,571.55	29%	
Overnight Lodging (Hotel, Inn, Motel, Resort)	per room	16.67	\$6,143	per room	\$896.00	\$2,329.67	\$3,225.67	90%	
Institutional Uses per 1,000 square feet (sq. ft.)									
Community Serving (Arts, Civic, Clubhouse, Lodge, Place of Assembly or Worship)	per 1,000 sq. ft.	12.81	\$4,720.70	per 1,000 sq. ft.	\$1,097.00	\$2,447.50	\$3,544.50	33%	
Long Term Care (Assisted Living, Congregate Care Facility, Nursing Facility)	per 1,000 sq. ft.	11.76	\$4,334.70	per 1,000 sq. ft.	\$602.00	\$615.27	\$1,217.27	256%	
Long Term Care (Assisted Living, Congregate Care Facility, Nursing Facility)	per 1,000 sq. ft.	11.76	\$4,335	per 1,000 sq. ft. / 2 beds (County)	\$1,802	\$1,230.54	\$3,112.54	39%	
Private Education (Day Care, Private Primary School, Pre-K)	per 1,000 sq. ft.	15.01	\$5,533.28	per student	\$222.00	\$595.65	\$817.65	577%	
Private Education Example (5 students per 1,000 sq. ft.)	per 1,000 sq. ft.	15.01	\$5,533.28	per 5 students	\$1,110.00	\$2,978.25	\$4,088.25	35%	
Industrial Uses per 1,000 square feet (sq. ft.)									
Industrial (Assembly, Fabrication, Manufacturing, Processing, Production, Trades, Utilities)	per 1,000 sq. ft.	12.03	\$4,434.25	per 1,000 sq. ft.	\$1,135.00	\$1,807.25	\$2,942.25	51%	
Commercial Storage (Distribution, Mini-Warehouse, Outdoor Storage, Warehouse)	per 1,000 sq. ft.	5.35	\$1,973.00	per 1,000 sq. ft.	\$580.00	\$873.05	\$1,453.05	36%	
Recreational Uses per applicable unit of measure									
Marina (any additional structures pay applicable fee per use)	per berth	5.47	\$2,017.57	--	--	--	--	--	
Outdoor Commercial Recreation (Amusement, Golf, Multi-Purpose, Parks, Sports, Tennis)	per acre	65.90	\$24,289.70	per court	\$6,442.00	\$11,087.75	\$17,529.75	39%	
Outdoor Commercial Recreation Example (Two Courts = ~1 acre)	per acre	65.90	\$24,289.70	2 courts	\$12,884.00	\$22,175.50	\$35,059.50	-31%	
Indoor Commercial Recreation (Fitness, Health, Indoor Sports, Kids Activities, Movies)	per 1,000 sq. ft.	29.86	\$11,006.96	per 1,000 sq. ft.	\$5,368.00	\$14,425.75	\$19,793.75	-44%	
Office Uses per 1,000 square feet (sq. ft.)									
Office 100,000 sq. ft. or less (General, Higher Education, Hospital, Professional, Tutoring)	per 1,000 sq. ft.	19.50	\$7,186.54	per 1,000 sq. ft.	\$2,531.00	\$4,058.61	\$6,589.61	9%	
Office greater than 100,000 sq. ft. (General, Higher Education, Hospital, Professional)	per 1,000 sq. ft.	17.47	\$6,440.36	per 1,000 sq. ft.	\$1,814.00	\$4,058.61	\$5,872.61	10%	
Medical Office (Clinic, Dental, Emergency Care, Medical, Veterinary)	per 1,000 sq. ft.	40.14	\$14,794.37	per 1,000 sq. ft.	\$5,899.00	\$9,379.80	\$15,278.80	-3%	
Commercial & Retail Uses per 1,000 square feet (sq. ft.)									
Retail (Discount, Entertainment, Financial, Pharmacy, Repair, Retail, Sales, Services)	per 1,000 sq. ft.	31.64	\$11,662.11	per 1,000 sq. ft.	\$3,095.00	\$7,906.85	\$11,001.85	6%	
Grocery & Liquor Store (Grocery, Package Store, Supermarket, Wine & Spirits)	per 1,000 sq. ft.	48.33	\$17,811.37	per 1,000 sq. ft.	\$2,941.00	\$7,906.85	\$10,847.85	64%	
Convenience Store (With or Without Motor Vehicle Fueling)	per 1,000 sq. ft.	182.99	\$67,445.84	per 1,000 sq. ft.	\$11,172.00	\$48,334.10	\$59,506.10	13%	
Sit-Down Restaurant (Drinking Establishment, Full Service, Quality, Table Service)	per 1,000 sq. ft.	78.93	\$29,090.78	per 1,000 sq. ft.	\$9,021.00	\$20,839.90	\$29,860.90	-3%	
Quick Service Restaurant (Casual, Delivery, Drive-up, Fast Casual, Fast Food, Take Away)	per 1,000 sq. ft.	178.94	\$65,950.46	per 1,000 sq. ft.	\$20,811.00	\$36,459.36	\$57,270.36	15%	
Non-Residential Additive Uses per unit of measure (Fee in addition to Fee per 1,000 square feet (sq. ft.))									
Financial Service Drive-Thru Lane or Free-Standing ATM	per lane or ATM	131.66	\$48,525.36	--	--	--	--	--	
Motor Vehicle & Boat Cleaning (Detailing Stations, Wash Tunnels, Wax)	per lane or stall, plus per five (5) stations	66.28	\$24,430.55	per bay	\$2,231.00	\$6,913.15	\$9,144.15	167%	
Motor Vehicle Fueling (Commercial Charging or Fueling per vehicle position)	per position	57.68	\$21,258.42	per position	\$2,513.00	\$7,231.40	\$9,744.40	118%	
Motor Vehicle Service (Maintenance, Repair, Service, Tires)	per bay or stall	37.01	\$13,641.75	per bay	\$3,585.00	\$5,764.32	\$9,349.32	46%	
Quick Service Restaurant Drive-Thru	per lane	256.14	\$94,406.89	--	--	--	--	--	
Retail Drive-Thru	per lane	84.04	\$30,975.32	--	--	--	--	--	

# **Mobility Fee Example: Single Family Detached Residential**

**Citywide Mobility Fee Rate: \$2,862 per 1,000 sq. ft.**

**Citywide Mobility Fee Rate: \$10,015 for 3,500 sq. ft.**

**Existing Mobility Fee Rate: \$6,655 (2,500 sq. ft. or more)**

**Existing City Road Impact Fee: \$2,097 (2,500 sq. ft. or more)**

**Existing County Road Impact Fee: \$5,597.40 (per dwelling)**

**East of Beeline: (Existing + County = \$12,252.40)**

**West of Beeline: (Existing + County = \$7,694.40)**

# **Mobility Fee Example: Multi-Family Residential**

**Citywide Mobility Fee Rate: \$5,105 per 1,000 sq. ft.**

**Existing Mobility Fee Rate: \$3,835 (1,000 sq. ft.)**

**Existing City Road Impact Fee: \$1,017 (1,000 sq. ft.)**

**Existing County Road Impact Fee: \$2,554.55 (per dwelling)**

**East of Beeline: (Existing + County = \$6,389.55)**

**West of Beeline: (Existing + County = \$3,571.55)**

**Mobility Fee Example: Office (less than 100,000 sq. ft.)**

**Citywide Mobility Fee Rate: \$7,187 per 1,000 sq. ft.**

**Existing Mobility Fee Rate: \$3,978 (1,000 sq. ft.)**

**Existing City Road Impact Fee: \$2,531 (1,000 sq. ft.)**

**Existing County Road Impact Fee: \$4,058.61 (1,000 sq. ft.)**

**East of Beeline: (Existing + County = \$7,856.61)**

**West of Beeline: (Existing + County = \$6,589.61)**

## **Mobility Fee Example: Retail**

**Citywide Mobility Fee Rate: \$11,662 per 1,000 sq. ft.**

**Existing Mobility Fee Rate: \$8,931 (1,000 sq. ft.)**

**Existing City Road Impact Fee: \$3,095 (1,000 sq. ft.)**

**Existing County Road Impact Fee: \$7,906.85 (1,000 sq. ft.)**

**East of Beeline: (Existing + County = \$16,837.85)**

**West of Beeline: (Existing + County = \$11,001.85)**



*City of Palm Beach Gardens*

CITYWIDE MOBILITY FEE  
EXTRAORDINARY CIRCUMSTANCES STUDY

MARCH 2025

PALM BEACH  
*Gardens*

# Summary of Findings of Extraordinary Circumstances

- (1) Prior growth in population is at a higher rate than the State of Florida;
- (2) Projected growth in population rates will be higher than the State of Florida;
- (3) Projected growth in vehicle miles of travel rates will be higher than the State of Florida;
- (4) The Technical Report recognizes reasonably anticipated funding of mobility projects;
- (5) Inflation has significantly increased the cost of mobility projects;
- (6) National inflation has been extraordinary over the last five (5) years;
- (7) The establishment of a streamlined and updated mobility fee schedule of land uses that reflects the impacts of residential and non-residential land uses based on the most recent and localized data specific to Palm Beach Gardens; and
- (8) The consolidation of three (3) transportation mitigation fee schedules into one Citywide mobility fee schedule will ensure consistency in implementation and address the need for new development to impact on City, County, and State Roads;

# 1<sup>st</sup> Finding: Extraordinary Growth

TABLE 1. HISTORIC POPULATION GROWTH COMPARISON				
<b>GOVERNMENT</b>	<b>2024</b>	<b>2014</b>	<b>INCREASE</b>	<b>% GROWTH</b>
State of Florida	23,014,551	19,507,369	3,507,182	17.98%
Palm Beach County	1,545,905	1,360,238	185,667	13.65%
Palm Beach Gardens	60,675	50,067	10,608	21.19%
<b>GOVERNMENT</b>	<b>2020</b>	<b>2010</b>	<b>INCREASE</b>	<b>% GROWTH</b>
State of Florida	21,538,187	18,801,310	2,736,877	14.6%
Palm Beach County	1,492,191	1,320,134	172,057	13.0%
Palm Beach Gardens	59,182	48,452	10,730	22.1%
<b>GOVERNMENT</b>	<b>2010</b>	<b>2000</b>	<b>INCREASE</b>	<b>% GROWTH</b>
State of Florida	18,801,310	15,982,824	2,818,486	17.6%
Palm Beach County	1,320,134	1,131,191	188,943	16.7%
Palm Beach Gardens	48,452	35,058	13,394	38.2%
<b>GOVERNMENT</b>	<b>2000</b>	<b>1990</b>	<b>INCREASE</b>	<b>% GROWTH</b>
State of Florida	15,982,824	12,937,926	3,044,898	23.53%
Palm Beach County	1,131,191	863,503	267,688	31.00%
Palm Beach Gardens	35,058	23,925	11,133	46.53%
<i>Source: Bureau of Economic and Business Research (BEBR).</i>				

## 2<sup>nd</sup> Finding: Extraordinary Future Growth in Population

<b>TABLE 2 PROJECTED POPULATION GROWTH COMPARISON</b>				
<b>MEDIUM PROJECTIONS</b>	<b>2045</b>	<b>2024</b>	<b>INCREASE</b>	<b>% GROWTH</b>
<b>State of Florida</b>	<b>27,409,400</b>	<b>23,014,551</b>	<b>4,394,849</b>	<b>19.1%</b>
<b>Palm Beach County</b>	<b>1,774,400</b>	<b>1,545,905</b>	<b>228,495</b>	<b>14.8%</b>
<b>Palm Beach Gardens</b>	<b>87,016</b>	<b>60,675</b>	<b>26,341</b>	<b>43.4%</b>

*Source:* Bureau of Economic and Business Research (BEBR). The BEBR medium projections were used for the State of Florida and Palm Beach Gardens. For the City of Palm Beach Gardens, projected population growth based on the latest travel demand model (**Table 2**).

**Note:** Table number in Extraordinary Circumstances Study to be updated

### 3<sup>rd</sup> Finding: Extraordinary Future Growth in Travel

<b>TABLE 3. PROJECTED VEHICLE MILES OF TRAVEL GROWTH COMPARISON</b>				
<b>GOVERNMENT</b>	<b>2045</b>	<b>2015</b>	<b>INCREASE</b>	<b>% GROWTH</b>
<b>State of Florida</b>	<b>642,423,999</b>	<b>453,029,032</b>	<b>189,394,967</b>	<b>41.8%</b>
<b>Palm Beach County</b>	<b>41,353,000</b>	<b>31,933,000</b>	<b>9,420,000</b>	<b>29.5%</b>
<b>Palm Beach Gardens</b>	<b>2,184,642</b>	<b>1,301,078</b>	<b>883,564</b>	<b>67.9%</b>

*Source: Southeast Florida Regional Planning Model (SEFRPM) Version 8.511.*

## 4<sup>th</sup> Finding: Extraordinary Anticipated Funding

<b>TABLE 4. REASONABLY ANTICIPATED FUNDING</b>	
<b>MOBILITY PLAN</b>	<b>FUNDING</b>
<b>Roads &amp; Intersection Plan</b>	<b>\$117,089,050</b>
<b>Off-Street Multimodal Plan (fka Walking &amp; Bicycling Plan)</b>	<b>\$33,920,000</b>
<b>On-Street Multimodal Plan (fka Bicycling Plan)</b>	<b>\$39,712,500</b>
<b>Transit Plan</b>	<b>\$12,500,000</b>
<b>Total</b>	<b>\$203,221,550</b>

*Source: Citywide Mobility Fee Technical Report (Table 7).*

## 5<sup>th</sup> Finding: Extraordinary Inflation

<b>TABLE 5. MOBILITY PLAN COST</b>				
<b>MOBILITY PLAN</b>	<b>2024</b>	<b>2019</b>	<b>INCREASE</b>	<b>% INCREASE</b>
Roads & Intersection Plan	\$87,635,550	\$34,438,943	\$53,196,607	154%
Off-Street Multimodal Plan	\$108,880,000	\$50,517,926	\$58,362,074	116%
Off-Street Multimodal Plan	\$83,342,000	\$18,287,737	\$65,054,263	356%
Transit Plan	\$27,180,000	\$14,000,000	\$13,180,000	94%
<b>Total</b>	<b>\$307,037,550</b>	<b>\$117,244,606</b>	<b>\$189,792,944</b>	<b>162%</b>

*Source:* Citywide Mobility Fee Technical Report (Table 6 & 7). The 2019 cost from the City of Palm Beach Gardens Mobility Fee Technical Report dated May 2019.

# 6<sup>th</sup> Finding: Extraordinary Inflation at National Level



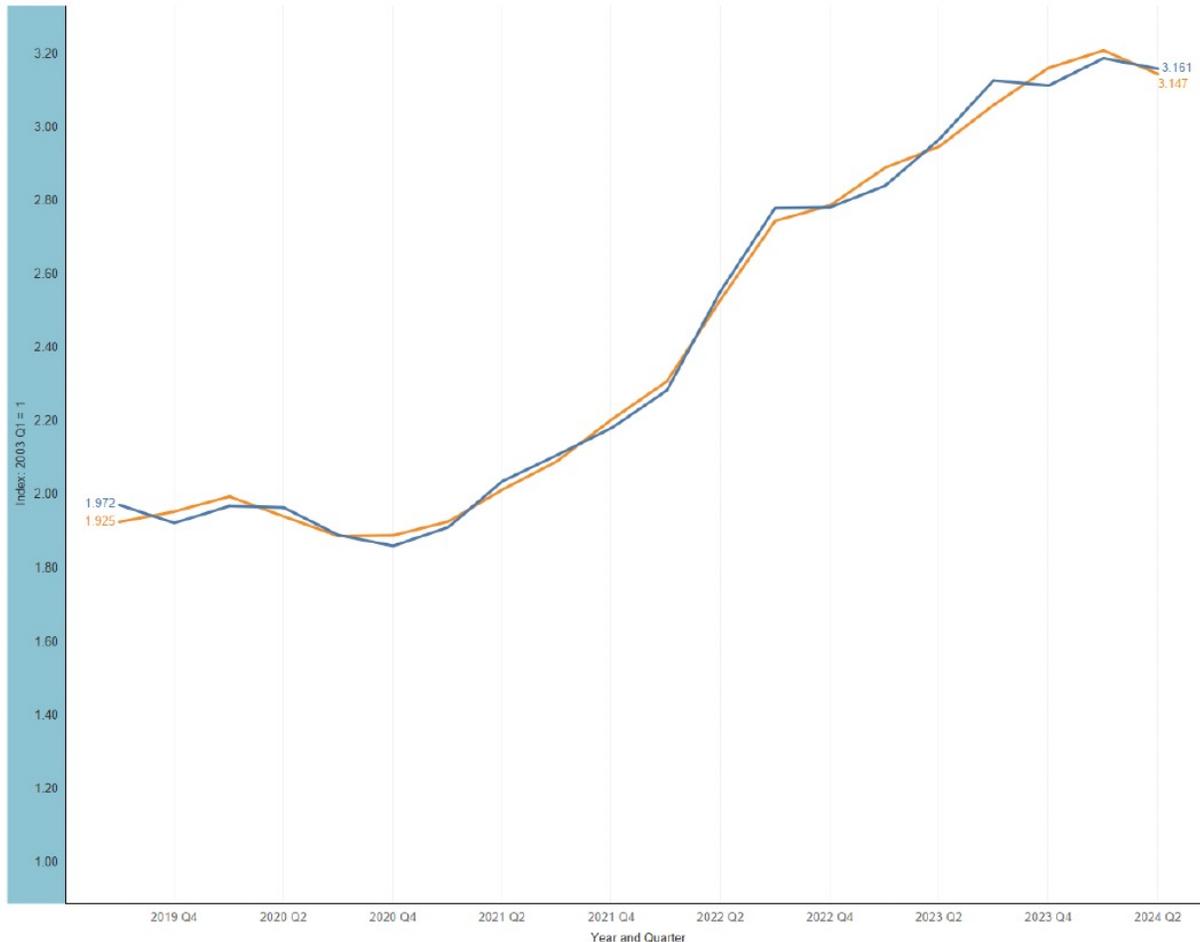
U.S. Department of Transportation

Federal Highway Administration

Select Year and Quarter:  
2019 Q2 to 2024 Q2  
and Null values

Select Series:  
 NHCCI  
 Seasonally Adjusted NHCCI

National Highway Construction Cost Index (NHCCI)



Typical Inflation:

3% a year

Average Inflation last 5 years:

13% a year

# 7<sup>th</sup> Finding: Streamlined Schedule of Uses to reflect local uses

USE CATEGORIES, USE CLASSIFICATIONS, & REPRESENTATIVE USES	CITYWIDE MOBILITY FEE UNIT OF MEASURE	CITYWIDE MOBILITY FEE
<b>Residential &amp; Lodging Uses per applicable unit of measure</b>		
Single Family Detached (Single-Family Detached, Mobile Home) Maximum 9,500 Sq. Ft.	per 1,000 sq. ft.	\$2,862
Single-Family Attached (Condo, Duplex, Townhome, Villa) Maximum 4,500 Sq. Ft.	per 1,000 sq. ft.	\$3,129
Multi-Family Residential (Active Adult, 3 or more Units Attached) Maximum 2,500 Sq. Ft.	per 1,000 sq. ft.	\$5,105
Overnight Lodging (Hotel, Inn, Motel, Resort)	per room	\$6,143
<b>Institutional Uses per 1,000 square feet (sq. ft.)</b>		
Community Serving (Arts, Civic, Clubhouse, Lodge, Place of Assembly or Worship)	per 1,000 sq. ft.	\$4,721
Long Term Care (Assisted Living, Congregate Care Facility, Nursing Facility)	per 1,000 sq. ft.	\$4,335
Private Education (Day Care, Private Primary School, Pre-K)	per 1,000 sq. ft.	\$5,533

# 7<sup>th</sup> Finding: Streamlined Schedule of Uses to reflect local uses

USE CATEGORIES, USE CLASSIFICATIONS, & REPRESENTATIVE USES	CITYWIDE MOBILITY FEE UNIT OF MEASURE	CITYWIDE MOBILITY FEE
<b>Industrial Uses per 1,000 square feet (sq. ft.)</b>		
Industrial (Assembly, Fabrication, Manufacturing, Processing, Production, Trades, Utilities)	per 1,000 sq. ft.	\$4,434
Commercial Storage (Distribution, Mini-Warehouse, Outdoor Storage, Warehouse)	per 1,000 sq. ft.	\$1,973
<b>Recreational Uses per applicable unit of measure</b>		
Marina (any additional structures pay applicable fee per use)	per berth	\$2,018
Outdoor Commercial Recreation (Amusement, Golf, Multi-Purpose, Parks, Sports, Tennis)	per acre	\$24,290
Indoor Commercial Recreation (Fitness, Health, Indoor Sports, Kids Activities, Movies)	per 1,000 sq. ft.	\$11,007
<b>Office Uses per 1,000 square feet (sq. ft.)</b>		
Office 100,000 sq. ft. or less (General, Higher Education, Hospital, Professional, Tutoring)	per 1,000 sq. ft.	\$7,187
Office greater than 100,000 sq. ft. (General, Higher Education, Hospital, Professional)	per 1,000 sq. ft.	\$6,440
Medical Office (Clinic, Dental, Emergency Care, Medical, Veterinary)	per 1,000 sq. ft.	\$14,794

# 7<sup>th</sup> Finding: Streamlined Schedule of Uses to reflect local uses

USE CATEGORIES, USE CLASSIFICATIONS, & REPRESENTATIVE USES	CITYWIDE MOBILITY FEE UNIT OF MEASURE	CITYWIDE MOBILITY FEE
<b>Commercial &amp; Retail Uses per 1,000 square feet (sq. ft.)</b>		
Retail (Discount, Entertainment, Financial, Pharmacy, Repair, Retail, Sales, Services)	per 1,000 sq. ft.	\$11,662
Grocery & Liquor Store (Grocery, Package Store, Supermarket, Wine & Spirits)	per 1,000 sq. ft.	\$17,811
Convenience Store (With or Without Motor Vehicle Fueling)	per 1,000 sq. ft.	\$67,446
Sit-Down Restaurant (Drinking Establishment, Full Service, Quality, Table Service)	per 1,000 sq. ft.	\$29,091
Quick Service Restaurant (Casual, Delivery, Drive-up, Fast Casual, Fast Food, Take Away)	per 1,000 sq. ft.	\$65,950

# 7<sup>th</sup> Finding: Streamlined Schedule of Uses to reflect local uses

USE CATEGORIES, USE CLASSIFICATIONS, & REPRESENTATIVE USES	CITYWIDE MOBILITY FEE UNIT OF MEASURE	CITYWIDE MOBILITY FEE
<b>Non-Residential Additive Uses per unit of measure (Fee in addition to Fee per 1,000 square feet (sq. ft.))</b>		
<b>Financial Service Drive-Thru Lane or Free-Standing ATM</b>	<b>per lane or ATM</b>	<b>\$48,525</b>
<b>Motor Vehicle &amp; Boat Cleaning (Detailing Stations, Wash Tunnels, Wax)</b>	<b>per lane or stall, plus per five (5) stations</b>	<b>\$24,431</b>
<b>Motor Vehicle Fueling (Commercial Charging or Fueling per vehicle position)</b>	<b>per position</b>	<b>\$21,258</b>
<b>Motor Vehicle Service (Maintenance, Repair, Service, Tires)</b>	<b>per bay or stall</b>	<b>\$13,642</b>
<b>Quick Service Restaurant Drive-Thru</b>	<b>per lane</b>	<b>\$94,407</b>
<b>Retail Drive-Thru</b>	<b>per lane</b>	<b>\$30,975</b>

# 8<sup>th</sup> Finding: Mitigate Impact on City, County & State Roads

LUC	Land Use	Impact Unit	Mobility Fees
<b>Residential:</b>			
210	Single Family (detached/attached):		
	- Less than 1,500 sf	du	\$4,991.00
	- 1,500 to 2,499 sf	du	5,823.00
	- 2,500 sf or more	du	6,655.00
220/230	Multi-Family (Apartment/Condo):		
	- Less than 1,000 sf	du	3,137.00
	- 1,000 sf or more	du	3,835.00
240	Mobile Home	du	3,525.00
<b>Transient, Assisted, Group:</b>			
253	Congregate Care Facility	du	573.00
254	Assisted Living Facility	bed	720.00
620	Nursing Home	1,000 sf	1,882.00
310	Hotel	room	164.00
<b>Recreational:</b>			
412	General Recreation	acre	372.00
443	Movie Theater	seat	643.00
491	Racquet/Tennis Club	court	10,124.00
495	Recreational Community Center	1,000 sf	6,536.00
<b>Institution:</b>			
520	Elementary School (Private)	student	1,161.00
522	Middle School (Private)	student	1,161.00
530	High School (Private)	student	1,161.00
540	University (7,500 or fewer students) (Private)	student	478.00
550	University (more than 7,500 students) (Private)	student	478.00
560	Place of Assembly/Worship	1,000 sf	2,832.00
565	Day Care Center	1,000 sf	6,105.00
566	Cemetery	acre	2,334.00

## City Mobility Fee

610	Hospital	1,000 sf	4,136.00
640	Animal Hospital/Veterinary Clinic	1,000 sf	8,295.00
n/a	Funeral Home	1,000 sf	2,334.00
<b>Office:</b>			
710	Office	1,000 sf	3,978.00
720	Medical Office	1,000 sf	9,250.00
<b>Retail:</b>			
820	Retail	1,000 sf	8,931.00
841	New/Used Car Sales	1,000 sf	9,741.00
853	Convenience Store w/Gas Pumps	1,000 sf	59,651.00
880	Pharmacy/Drugstore without Drive-Thru	1,000 sf	9,520.00
881	Pharmacy/Drugstore with Drive-Thru	1,000 sf	9,520.00
890	Furniture Store	1,000 sf	2,981.00
912	Bank/Savings Walk-In	1,000 sf	19,119.00
917	Bank/Savings Drive-In	1,000 sf	19,119.00
931	Quality Restaurant	1,000 sf	19,521.00
932	High-Turnover Restaurant	1,000 sf	26,119.00
934	Fast-Food Restaurant w/Drive-Thru	1,000 sf	58,589.00
941	Quick Lube	bay	3,823.00
942	Automobile Care Center	1,000 sf	5,255.00
944	Gas/Service Station	fuel pos.	18,032.00
945	Gas/Service Station with Convenience Market	fuel pos.	18,032.00
947	Car Wash	bay	10,321.00
<b>Industrial:</b>			
110	General Industrial	1,000 sf	3,213.00
150	Warehousing	1,000 sf	1,199.00
151	Mini-Warehouse	1,000 sf	649.00

Palm Beach County, Florida  
Fair Share Contribution  
For Road Improvements Fee Table  
Effective: January 1, 2025 @ 12:01 a.m.

Descriptions	Road Impact Fee
<b>Residential Units, (per Unit)</b>	
Single Family Detached (per unit)	\$5,597.40
Multi-Family (Low-Rise), 1-3 Levels (per unit)	\$3,537.80
Multi-Family (Mid/High-Rise), ≥ 4 Levels (per unit)	\$2,554.55
Mobile Home Park (per unit)	\$1,970.30
Senior Adult Housing (Detached)	\$1,922.80
Senior Adult Housing (Attached)	\$1,137.15
Assisted Living Facility	\$620.25
Accessory Apartment (Mother-in-Law Quarters) (per unit)	\$1,811.65
<b>Non-Residential per 1,000 sq. ft.</b>	
<b>Office</b>	
General Office	4,464.26
Medical Office < 10,000 sq.ft.	10,308.45
Medical Office ≥ 10,000 sq.ft.	10,308.45
<b>General Commercial Retail (per 1,000 sq. ft.)</b>	
39,999 sq. ft. & Under	4,048.90
40,000 - 150,000 sq. ft.	7,906.85
150,001 sq. ft. & over	7,835.27

## County Road Impact Fee

Other Land Uses	Impact Fee
Car Wash, per Bay	6,913.15
Cemetery, per Acre	751.60
Church/Synagogue, per 1,000 sq. ft.	2,673.60
Convenience Market, per 1,000 sq. ft.	48,334.10
Day Care Center, per 1,000 sq. ft.	7,787.15
Drive - In Bank, per 1,000 sq. ft.	12,504.85
Elementary School (Private), per student	530.10
Fast Food w/Drive Thru, per 1,000 sq. ft.	40,105.46
Furniture Store, per 1,000 sq. ft.	1,257.29
Gas Station with Convenience Store < 2,000 sq. ft., per Fueling Position	7,410.00
Gas Station with Convenience Store 2,000-5,000 sq. ft., per Fueling Position	7,954.35
Gas Station with Convenience Store > 5,000 sq. ft., per Fueling Position	7,913.60
General Industrial, per 1,000 sq. ft.	649.00
General Recreation per 1,000 sq. ft.	14,425.75
High School (Private), per student	622.25
High Turnover Sit Down Restaurant, per 1,000 sq. ft.	22,905.20
Hospital, per 1,000 sq.ft.	4,706.19
Hotel, per Room	2,329.67
Marijuana Dispensary per 1,000 sq. ft.	14,908.35
Middle/Junior High School (Private), per student	595.65
Mini-Warehouse, per 1,000 sq. ft.	508.25

LUC	Land Use	Impact Unit	Roads Calculated Impact Fee
<b>Residential:</b>			
210	Single Family (detached/attached):		
	- Less than 1,500 sf	du	\$1,493.00
	- 1,500 to 2,499 sf	du	1,779.00
	- 2,500 sf or more	du	2,097.00
220/230	Multi-Family (Apartment/Condo):		
	- Less than 1,000 sf	du	1,107.00
	- 1,000 sf or more	du	1,107.00
240	Mobile Home	du	662.00
<b>Transient, Assisted, Group:</b>			
253	Congregate Care Facility	du	176.00
254	Assisted Living Facility	bed	209.00
620	Nursing Home	1,000 sf	602.00
310	Hotel	room	896.00
<b>Recreational:</b>			
412	General Recreation	acre	372.00
443	Movie Theater	seat	643.00
491	Racquet/Tennis Club	court	10,124.00
495	Recreational Community Center	1,000 sf	5,368.00
<b>Institution:</b>			
520	Elementary School (Private)	student	158.00
522	Middle School (Private)	student	222.00
530	High School (Private)	student	217.00
540	University (7,500 or fewer students) (Private)	student	404.00
550	University (more than 7,500 students) (Private)	student	299.00
560	Place of Assembly/Worship	1,000 sf	1,097.00

## City Road Impact Fee

565	Day Care Center	1,000 sf	3,640.00	
566	Cemetery	acre	1,019.00	
610	Hospital	1,000 sf	2,334.00	
640	Animal Hospital/Veterinary Clinic	1,000 sf	1,487.00	
n/a	Funeral Home	1,000 sf	428.00	
<b>Office:</b>				
710	Office (50,000 sf and less)		1,000 sf	2,531.00
	Office (50,001—100,000 sf)		1,000 sf	2,132.00
	Office (100,001—200,000 sf)		1,000 sf	1,814.00
	Office (200,001—400,000 sf)		1,000 sf	1,544.00
	Office (greater than 400,000 sf)		1,000 sf	1,397.00
720	Medical Office (less than 10,000 sf)	1,000 sf	4,047.00	
720	Medical Office (10,000 sf and greater)	1,000 sf	5,899.00	
<b>Retail:</b>				
820	Retail 50,000 stand less		1,000 sf	3,095.00
	Retail 50,001—200,000 sf		1,000 sf	2,941.00
	Retail 200,001—400,000 sf		1,000 sf	2,777.00
	Retail 400,001—600,000 sf		1,000 sf	2,710.00
	Retail greater than 600,000 sf		1,000 sf	2,771.00
841	New/Used Car Sales	1,000 sf	3,530.00	
853	Convenience Store w/Gas Pumps	1,000 sf	11,172.00	
880	Pharmacy/Drugstore without Drive-Thru	1,000 sf	2,047.00	
881	Pharmacy/Drugstore with Drive-Thru	1,000 sf	2,388.00	
890	Furniture Store	1,000 sf	572.00	
911	Bank/Savings Walk-In	1,000 sf	4,711.00	
912	Bank/Savings Drive-In	1,000 sf	6,180.00	
931	Quality Restaurant	1,000 sf	7,581.00	
932	High-Turnover Restaurant	1,000 sf	9,021.00	

934	Fast-Food Restaurant w/Drive-Thru	1,000 sf	20,811.00
941	Quick Lube	bay	3,585.00
942	Automobile Care Center	1,000 sf	2,828.00
944	Gas/Service Station	fuel pos.	2,513.00
945	Gas/Service Station with Convenience Market	fuel pos.	2,442.00
947	Car Wash	bay	2,231.00
<b>Industrial:</b>			
110	General Industrial	1,000 sf	1,135.00
150	Warehousing	1,000 sf	580.00
151	Mini-Warehouse	1,000 sf	217.00

Motel, per Room	1,199.85
Movie Theater, per Screen	22,280.35
New/Used Car Sales, per 1,000 sq. ft.	8,862.04
Nursery (Garden Center), per Acre	2,218.09
Nursing Home, per Bed	677.02
Oil & Lube Shop, per Bay	6,340.97
Pharmacy with & without Drive Thru per 1,000 sq. ft.	6,768.54
Public Office, per Hole	11,329.29
Public Park, per Acre	391.40
Quality Restaurant, per 1,000 sq. ft.	15,968.12
Racquet/Tennis Club, per Court	12,196.40
Tire Stores, per 1,000 sq.ft.	7,209.55
Veterinary Clinic/Animal Hospital, per 1,000 sq.ft.	3,408.60
Warehouse, per 1,000 sq. ft.	873.05

# 8<sup>th</sup> Finding: Mitigate Impact on City, County & State Roads

USE CATEGORIES, USE CLASSIFICATIONS, & REPRESENTATIVE USES	UNIT OF MEASURE	UPDATED PBG (CITY) MOBILITY FEE	EXISTING UNIT OF MEASURE	COMBINED EXISTING PBG MOBILITY FEE + PBC IMPACT FEE	DIFFERENCE UPDATED PBG FEE VS EXISTING PBG + PBC FEES
<b>Residential &amp; Lodging Uses per applicable unit of measure</b>					
Single Family Detached (Single-Family Detached, Mobile Home) Maximum 9,500 Sq. Ft.	per 1,000 sq. ft.	<b>\$2,862</b>	dwelling unit 1,500 sq ft or less	<b>\$10,588.40</b>	<b>-73.0%</b>
<i>Single-Family Detached Example (3,500 sq. ft.)</i>	<i>per 1,000 sq. ft.</i>	<b>\$10,015</b>	<i>dwelling unit 2,500 sq ft or more</i>	<b>\$12,252.40</b>	<b>-18.3%</b>
Single-Family Attached (Condo, Duplex, Townhome, Villa) Maximum 4,500 Sq. Ft.	per 1,000 sq. ft.	<b>\$3,129</b>	dwelling unit 1,000 sq ft or more	<b>\$7,372.80</b>	<b>-57.6%</b>
<i>Single-Family Attached Example (2,000 sq. ft.)</i>	<i>per 1,000 sq. ft.</i>	<b>\$6,258</b>	<i>dwelling unit 1,000 sq ft or more</i>	<b>\$7,372.80</b>	<b>-15.1%</b>
Multi-Family Residential (Active Adult, 3 or more Units Attached) Maximum 2,500 Sq. Ft.	per 1,000 sq. ft.	<b>\$5,105</b>	dwelling unit 1,000 sq ft or more	<b>\$6,389.55</b>	<b>-20.1%</b>
<i>Multi-Family Residential Example (900 sq. ft.)</i>	<i>per 1,000 sq. ft.</i>	<b>\$4,594</b>	<i>dwelling unit less than 1,000 sq ft</i>	<b>\$5,691.55</b>	<b>-19.3%</b>
Overnight Lodging (Hotel, Inn, Motel, Resort)	per room	<b>\$6,143</b>	per room	<b>\$5,493.67</b>	<b>11.8%</b>

# 8<sup>th</sup> Finding: Mitigate Impact on City, County & State Roads

USE CATEGORIES, USE CLASSIFICATIONS, & REPRESENTATIVE USES	UNIT OF MEASURE	UPDATED PBG (CITY) MOBILITY FEE	EXISTING UNIT OF MEASURE	COMBINED EXISTING PBG MOBILITY FEE + PBC IMPACT FEE	DIFFERENCE UPDATED PBG FEE VS EXISTING PBG + PBC FEES
<b>Institutional Uses</b>					
Community Serving (Arts, Civic, Clubhouse, Lodge, Place of Assembly or Worship)	per 1,000 sq. ft.	<b>\$4,721</b>	per 1,000 sq. ft.	<b>\$5,496.60</b>	<b>-14.1%</b>
Long Term Care (Assisted Living, Congregate Care Facility, Nursing Facility)	per 1,000 sq. ft.	<b>\$4,335</b>	per 1,000 sq. ft. / per bed (County)	<b>\$2,497.27</b>	<b>73.6%</b>
<i>Long Term Care (Assisted Living, Congregate Care Facility, Nursing Facility)</i>	<i>per 1,000 sq. ft.</i>	<b>\$4,335</b>	<i>per 1,000 sq. ft. / 2 beds (County)</i>	<b>\$3,112.54</b>	<b>39%</b>
Private Education (Day Care, Private Primary School, Pre-K)	per 1,000 sq. ft.	<b>\$5,533</b>	per student	<b>\$1,756.65</b>	<b>215%</b>
<i>Private Education (Day Care, Private Primary School, Pre-K)</i>	<i>per 1,000 sq. ft.</i>	<b>\$5,533</b>	<i>5 students</i>	<b>\$8,783.25</b>	<b>-37.0%</b>

# 8<sup>th</sup> Finding: Mitigate Impact on City, County & State Roads

USE CATEGORIES, USE CLASSIFICATIONS, & REPRESENTATIVE USES	UNIT OF MEASURE	UPDATED PBG (CITY) MOBILITY FEE	EXISTING UNIT OF MEASURE	COMBINED EXISTING PBG MOBILITY FEE + PBC IMPACT FEE	DIFFERENCE UPDATED PBG FEE VS EXISTING PBG + PBC FEES
<b>Industrial Uses</b>					
Industrial (Assembly, Fabrication, Manufacturing, Processing, Production, Trades, Utilities)	per 1,000 sq. ft.	\$4,434	per 1,000 sq. ft.	\$5,020.25	-12%
Commercial Storage (Distribution, Mini-Warehouse, Outdoor Storage, Warehouse)	per 1,000 sq. ft.	\$1,973	per 1,000 sq. ft.	\$2,072.05	-5%
<b>Recreational Uses per applicable unit of measure</b>					
Marina (any additional structures pay applicable fee per use)	per berth	\$2,018	--	--	--
Outdoor Commercial Recreation (Amusement, Golf, Multi-Purpose, Parks, Sports, Tennis)	per acre	\$24,290	per court	\$21,301.75	14%
Outdoor Commercial Recreation (Amusement, Golf, Multi-Purpose, Parks, Sports, Tennis)	per acre	\$24,290	2 courts	\$42,603.50	-43%
Indoor Commercial Recreation (Fitness, Health, Indoor Sports, Kids Activities, Movies)	per 1,000 sq. ft.	\$11,007	per 1,000 sq. ft.	\$20,961.75	-47%

# 8<sup>th</sup> Finding: Mitigate Impact on City, County & State Roads

USE CATEGORIES, USE CLASSIFICATIONS, & REPRESENTATIVE USES	UNIT OF MEASURE	UPDATED PBG (CITY) MOBILITY FEE	EXISTING UNIT OF MEASURE	COMBINED EXISTING PBG MOBILITY FEE + PBC IMPACT FEE	DIFFERENCE UPDATED PBG FEE VS EXISTING PBG + PBC FEES
<b>Office Uses per square foot</b>					
Office 100,000 sq. ft. or less (General, Higher Education, Hospital, Professional, Tutoring)	per 1,000 sq. ft.	<b>\$7,187</b>	per 1,000 sq. ft.	<b>\$8,036.61</b>	<b>-11%</b>
Office greater than 100,000 sq. ft. (General, Higher Education, Hospital, Professional)	per 1,000 sq. ft.	<b>\$6,440</b>	per 1,000 sq. ft.	<b>\$8,036.61</b>	<b>-20%</b>
Medical Office (Clinic, Dental, Emergency Care, Medical, Veterinary)	per 1,000 sq. ft.	<b>\$14,794</b>	per 1,000 sq. ft.	<b>\$18,629.80</b>	<b>-21%</b>

# 8<sup>th</sup> Finding: Mitigate Impact on City, County & State Roads

USE CATEGORIES, USE CLASSIFICATIONS, & REPRESENTATIVE USES	UNIT OF MEASURE	UPDATED PBG (CITY) MOBILITY FEE	EXISTING UNIT OF MEASURE	COMBINED EXISTING PBG MOBILITY FEE + PBC IMPACT FEE	DIFFERENCE UPDATED PBG FEE VS EXISTING PBG + PBC FEES
<b>Commercial &amp; Retail Uses per square foot</b>					
Retail (Discount, Entertainment, Financial, Pharmacy, Repair, Retail, Sales, Services)	per 1,000 sq. ft.	<b>\$11,662</b>	per 1,000 sq. ft.	<b>\$16,837.85</b>	<b>-31%</b>
Grocery & Liquor Store (Grocery, Package Store, Supermarket, Wine & Spirits)	per 1,000 sq. ft.	<b>\$17,811</b>	per 1,000 sq. ft.	<b>\$16,837.85</b>	<b>6%</b>
Convenience Store (With or Without Motor Vehicle Fueling)	per 1,000 sq. ft.	<b>\$67,446</b>	per 1,000 sq. ft.	<b>\$107,895.10</b>	<b>-37%</b>
Sit-Down Restaurant (Drinking Establishment, Full Service, Quality, Table Service)	per 1,000 sq. ft.	<b>\$29,091</b>	per 1,000 sq. ft.	<b>\$46,958.90</b>	<b>-38%</b>
Quick Service Restaurant (Casual, Delivery, Drive-up, Fast Casual, Fast Food, Take Away)	per 1,000 sq. ft.	<b>\$65,950</b>	per 1,000 sq. ft.	<b>\$95,048.36</b>	<b>-31%</b>

# 8<sup>th</sup> Finding: Mitigate Impact on City, County & State Roads

USE CATEGORIES, USE CLASSIFICATIONS, & REPRESENTATIVE USES	UNIT OF MEASURE	UPDATED PBG (CITY) MOBILITY FEE	EXISTING UNIT OF MEASURE	COMBINED EXISTING PBG MOBILITY FEE + PBC IMPACT FEE	DIFFERENCE UPDATED PBG FEE VS EXISTING PBG + PBC FEES
<b>Non-Residential Additive Uses (Fee in addition to Fee per 1,000 sq. ft.)</b>					
Financial Service Drive-Thru Lane or Free-Standing ATM	per lane or ATM	<b>\$48,525</b>	--	--	--
Motor Vehicle & Boat Cleaning (Detailing Stations, Wash Tunnels, Wax)	per lane or stall, plus per five (5) stations	<b>\$24,431</b>	per bay	<b>\$17,234.15</b>	<b>42%</b>
Motor Vehicle Fueling (Commercial Charging or Fueling per vehicle position)	per position	<b>\$21,258</b>	per position	<b>\$25,263.40</b>	<b>-16%</b>
Motor Vehicle Service (Maintenance, Repair, Service, Tires)	per bay or stall	<b>\$13,642</b>	per bay	<b>\$9,587.32</b>	<b>42%</b>
Quick Service Restaurant Drive-Thru	per lane	<b>\$94,407</b>	--	--	--
Retail Drive-Thru	per lane	<b>\$30,975</b>	--	--	--

- (1) The City of Palm Beach Gardens over the past 30 years has experienced extraordinary population growth that has exceeded the extraordinary population growth of the State of Florida;**
- (2) The City of Palm Beach Gardens is projected to continue experiencing extraordinary population growth by 2045 at a rate that will exceed the extraordinary projected growth for the State of Florida;**
- (3) The City of Palm Beach Gardens is projected to experiencing extraordinary growth in vehicle miles of travel (VMT) between 2015 and 2045 that will exceed the extraordinary VMT growth projected for the State of Florida;**
- (4) The Citywide mobility fee includes reasonably anticipated funding revenues in excess of \$200 million, which have not yet been programmed, in recognition that the City has been very efficient and equitable in funding its mobility projects;**

- (5) The overall cost of the Citywide Mobility Plan has increased by 162% between 2019 and 2024 due to inflation and extension of the Mobility Plan to include all areas of the City;**
- (6) The National Highway Construction Cost Index (NHCCI) has increased by 63.5% between 2019 and 2024 due to inflation, which equates to roughly 13% per year, or 10% a year higher than historic annual inflation rates of roughly 3%;**
- (7) The Citywide mobility fee establishes a streamlined and updated mobility fee schedule, reducing the number of land uses that reflects the impacts of residential and non-residential land uses based on the most recent and localized data specific to Palm Beach Gardens;**
- (8) The Citywide mobility fee consolidates three (3) transportation mitigation fee schedules into one Citywide mobility fee schedule to ensure that there is one mitigation fee collected from new development by the City and that the mobility address the need mitigation from new development for its impact on City, County, and State Roads;**

- (9) The Citywide Mobility Plan dated March 2025 documents the need for mobility projects to accommodate future travel demand and the Citywide Mobility Fee Technical Report dated January 2025 details how the attributable cost of future mobility project needs has been equitably and transparently assigned to new development. The calculation for the Citywide mobility fees is based on the most recent and localized data as of 2024 and has resulted in increases in mobility fee rates that exceed multi-year phase in requirements and the 50% cap in Florida Statute. Limiting increases in fees will impact the ability of the City to fund mobility projects to ensure new development mitigates its transportation impacts to City, County, and State Roads. The Technical Report serves as the basis for the finding of extraordinary circumstances in support of adoption of the Citywide mobility fee at 100% of the calculated rates.**

**PALM BEACH GARDENS CITYWIDE  
MOBILITY PLAN & MOBILITY FEE**

**EXTRAORDINARY CIRCUMSTANCES WORKSHOP**

**COMMENTS & QUESTIONS**

**Jonathan B. Paul, AICP**



**NUE URBAN CONCEPTS**

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