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February 18th, 2021

Mr. Russ Blackburn
City Manager
City of Port St. Lucie
121 S.W. Port St. Lucie Blvd
Port St. Lucie, FL 34984

RE: CITY OF PORT ST. LUCIE MOBILITY PLAN AND FEE QUALIFICATIONS

NUE Urban Concepts (NUC) has developed mobility plans and mobility fees for local governments through-out Florida. From Seaside to Miami Beach and St. Augustine to Sarasota, NUC has successfully completed and had adopted more mobility plans and mobility fees than any firm in Florida. The Principal of NUE Urban Concepts, Jonathan B. Paul, worked with the former Florida Department of Community Affairs (DCA) to develop the first mobility plan and mobility fee (multimodal transportation mitigation) within the state of Florida in 2010 for Alachua County. The City of St. Augustine's Mobility Plan was the first in Florida to fully replace roadway level of service (LOS) in its Comprehensive Plan with a street quality of service (QOS) based on posted speed that emphasized all modes of transportation versus a car only focused roadway LOS. The City of Miami Beach's Mobility Fee is the first mobility fee or impact fee in the U.S. to be based on mode share goals adopted in the City's Transportation Plan and be based on mode specific trip lengths as part of the mobility fee calculations for each land use in the mobility fee schedule of uses.

NUE Urban Concepts has prepared mobility plans and fees for municipalities located in charter counties and in non-charter counties that imposed impact fees on its municipalities. The development of a mobility fee or an impact fee for a municipality within a County that does not want to willingly transfer their control over collecting and expending mobility fees and impact fees requires a higher level of detail, planning, and understanding of both legal requirements and technical details than simply preparing a fee that is charged in addition to the County's fee. The technical report and legal basis for the fee has to be structured such that it can withstand a legal challenge and be found to be legally and statutorily compliant.

The Principal of NUE Urban Concepts has unique experience in the development and administering of impact and mobility fees having served ten (10) years as a local government impact fee administrator and over ten (10) years as an independent consultant developing impact and mobility fees for local governments. The number of individuals with that mixture

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of experience nationally is less than can be counted with one hand. In addition, Mr. Paul's mentor is Dr. James Nicholas, often regarded as the "Father of Impact Fees", who was part of Mr. Paul's thesis committee at the University of Florida and was his professor in courses related to development of impact fees in the Department of Urban and Regional Planning and exactions and takings case law through course work at the UF Levin College of Law.

Dr. Nicholas also worked with Mr. Paul on development of the first transportation impact fee to recognize the internal capture benefits of traditional neighborhood developments and higher fees for rural residential uses and then subsequent development of the first mobility plan and fee for Alachua County. Mr. Paul also served for ten (10) years as the only local government representative on the FDOT Statewide LOS Taskforce developing measures for bicycle, pedestrian, roadway and transit LOS and alternatives to traditional transportation concurrency, such as multimodal transportation districts, transportation concurrency exception areas and mobility fees.

Mr. Louis Rotundo, who is an expert in growth management, concurrency and impact fees, and has participated in developing growth management legislation over the past twenty years. Mr. Rotundo is a key member of the NUE Urban Concepts team working with local governments to develop mobility plans and fees. Mr. Rotundo and Mr. Paul have been colleagues for over twenty years and met while serving on statewide technical committees together on transportation concurrency and impact fees for DCA and the Florida Department of Transportation (FDOT). Mr. Rotundo worked as a consultant for Mr. Paul at Alachua County and has worked with NUE Urban Concepts for over ten years developing impact and mobility fees for local governments across Florida. Mr. Rotundo has an active presence in Tallahassee and stays apprised of the latest legislation impacting local governments and is actively engaged in committees as a reviewer and speaker discussing pending legislation. Louis has worked with local governments throughout Central and Southeast Florida to obtain state and federal funding for large scale transportation improvements and establish railroad and airport authorities. Mr. Rotundo and Mr. Paul are frequently invited to speaker before the League of Cities, Association of Counties, Builders Associations, Real Estate Law and Planning Conferences.

NUE Urban Concepts is currently in the process of finalizing mobility plans and fees for five (5) local governments this spring and is working on six (6) other mobility plans and fees from Miami-Dade County to Tallahassee. NUE Urban Concepts has a ready group of professionals it has worked with for a number of years to assist with these plans and fees.

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Given the City of Port St. Lucie looks to have a mobility plan and fee in place by October 1st, 2021, the City needs a consultant that understands what exactly is needed to efficiently and effectively develop and deliver a legally and statutorily compliant mobility plan and mobility fee. NUE Urban Concepts has a proven track record of developing mobility plans and fees and seeing those efforts through to adoption.

NUE Urban Concepts does not and has not worked for St. Lucie County, the St. Lucie Transportation Planning Organization (TPO) or FDOT District 4. In addition, NUE Urban Concepts has not done work on any private developments within the City or County. Thus, NUE Urban does not have any conflict of interest working for a Client that may not necessarily want to see the City move forward with a mobility plan and mobility fee. The lack of conflicts of interest will enable NUE Urban to actively engage stakeholders in a transparent manner and explain how a mobility plan and fee will enhance the quality of life in the community and benefit residents, businesses and visitors.

Thank you again for allowing NUC the opportunity to prepare a detailed scope of services that will result in delivery of a mobility plan and fee by October 1st, 2021. Please feel free to contact me with any additional information that you may need. Our team looks forward to working with City Staff and the City Council.

Sincerely,



Jonathan B. Paul, AICP
Principal

Cc: Mr. Louis Rotundo