



NUE URBAN CONCEPTS

LAND USE · MOBILITY · PARKING · FEES



Jonathan B. Paul, AICP



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33408



www.nueurbanconcepts.com

Years of Experience

Public, Private, University	25
NUE Urban Concepts, LLC	12
Impact & Mobility Fee Manager	10
Concurrency & Transportation Planning Manager	10
FDOT Level of Service (LOS) Task Force (Local Government Representative)	10
Interim Transportation Planning Director	3
MPO Experience as Staff & TAC	15
Development Plan & Impact Review	20

Education

MA Public Administration

University of South Florida (2002)

MA Urban & Regional Planning

University of Florida (2000)

BA History

University of South Florida (1997)

BS Social Science

Florida State University (1995)

Certifications

American Institute of Certified Planners
No. 017909

Certified Public Manager (2010)

FDOT Prequalifications

Group 13 Planning:

Work Type 13.4: Systems Planning
Work Type 13.5: Subarea / Corridor Planning
Work Type 13.6: Land Planning / Engineering

Affiliations

American Planning Association
Congress for New Urbanism
Past Chairman - Celebration Pointe CDD No. 1
Institute of Transportation Engineers

JONATHAN B. PAUL, AICP

Principal

Profile

Jonathan has worked as a Principal Planner with Hillsborough County, as Concurrency & Impact Fee Manager for Alachua County, and Interim Transportation Planning Director for Sarasota County, where he focused on land use and transportation planning, DRI and traffic impact analysis review, comprehensive plan and land development code amendments, concurrency level and quality of service analysis, rezonings, development plan reviews, impact and mobility fees, and developer agreements. Mr. Paul has reviewed thousands of development plans and traffic studies from small scale office plans to large scale mixed-use developments, DRIs, and Sector Plans and has worked on behalf of development interest preparing traffic studies, annual reports, securing entitlements and development plan approvals. Jonathan has served as an adjunct professor at the University of Florida teaching transportation planning and has served on numerous land use and transportation statewide technical review committees and boards.

Publications

"Mobility Fees"

Proportionate Share Impact Fees and Development Mitigation APA (2023)

"Personal e-Mobility: Redefining Personal Transport in the 21st Century"

APA Planning Journal (2018)

"Woonerfs: Living Streets for All Users"

APA Planning Journal (2016)

"Mobility: Alachua County's Plan to Effectively Link Land Use & Transportation"

Florida Planning (2010)

Relevant Project Experience

City of St. Augustine, FL: Continuous Professional Planning Services (2019 to Present)

Evaluation & Appraisal Report (EAR), Comprehensive Plan Amendments (CPA), Mobility Plan and Mobility Fee development and implementation, Land Development Code (LDC) updates for parking and curb management

City of Port St. Lucie, FL: Continuous Professional Planning Services (2021 to Present)

Mobility Plan and Mobility Fee development and implementation, Developer Agreement review, Expert Witness

City of Palm Beach Gardens, FL: Continuous Professional Planning Services (2016 to Present)

Evaluation & Appraisal Report (EAR), Comprehensive Plan Amendments (CPA), Mobility Plan and Mobility Fee development and implementation, Land Development Code (LDC) updates for concurrency, traffic impact studies, parking and curb management, Expert Witness, Update of Impact Fees and Mobility Plan and Mobility Fee

City of West Palm Beach, FL: Continuous Professional Planning Services (2016 to 2021)

Developed a mobility plan and mobility fee, prepared Comprehensive Plan Amendments, developed micromobility program, land development code update for concurrency and parking management strategies

Alachua County, FL: Mobility Plan, Mobility Fee, Update of Impact Fees (2022 to Present)

Updating the County's mobility plan, mobility fee and impact fees

Okaloosa County, FL: Comprehensive Plan Update, Mobility Plan & Mobility Fee (2021 to Present)

Developing a mobility plan and mobility fee, updating applicable Comprehensive Plan Elements

City of Boynton Beach, FL: Comprehensive Plan Update, Mobility Plan & Mobility Fee (2021 to Present)

Developed Complete Streets Mobility Plan, developing a mobility fee, preparing CPA and LDC update

Town of Lake Park, FL: Comprehensive Plan, Mobility Plan & Mobility Fee (2022 to 2023)

Developed a mobility plan and mobility fee, updated Comprehensive Plan Elements

Relevant Project Experience

**City of Oviedo, FL: Comprehensive Plan Update, Mobility Plan & Mobility Fee
(2022 to Present)**

Developing a mobility plan and mobility fee, updated Comprehensive Plan Elements

**Village of Indiantown, FL: Comprehensive Plan Update, Mobility Plan & Mobility Fee
(2022 to Present)**

Developing a mobility plan and mobility fee, updating Comprehensive Plan Elements

**Walton County, FL: Continuous Professional Planning Services
(2019 to 2022)**

Developed a Mobility Plan, updated concurrency management system, conducted parking study, developed a micromobility program, mobility fee technical report and ordinance, St. Joes Sector Plan traffic analysis review

**City of Lake Wales, FL: Comprehensive Plan, Mobility Plan & Multimodal Impact Fee
(2021 to 2022)**

Developed a mobility plan and multimodal transportation impact fee, updated Comprehensive Plan Elements

**Sarasota County, FL: Continuous Professional Planning Services
(2015 to 2022)**

Updated impact fees, developed (2015) and updated (2022) County's Mobility Plan and Fee, EAR, CPA, LDC updates, DRI, development agreement and plan review, special projects, traffic analysis and development plan review

**Celebration Pointe Transit Oriented Development (TOD): Gainesville, FL:
(2012 to 2022)**

Served as the lead land use, transportation, and parking planner securing development entitlements, preparing multiple CPAs, LDC updates, complete street design, annual traffic studies, securing over 100 million in infrastructure funding

**City of Bradenton, FL: Continuous Professional Planning Services
(2019 to 2022)**

Updated land development regulations, developed a mobility plan and fee, along with a micromobility program

**City of Altamonte Springs, FL: Continuous Professional Planning Services
(2015 to 2022)**

Developed Mobility Plan and Fee (2015), LDC update, Mobility Plan and Fee update (2020), Impact Fee Update

**Mobility Plans, Mobility Fees, Impact Fees
(2013 to 2017)**

Cities of Bunnell, Debary, Dade City, Doral, Maitland, Miami Beach, North Port, Palm Coast, St. Cloud, Venice

Mixed-Use Traffic Studies

Celebration Pointe Transit Oriented Development Traffic Analysis and Annual Report – 2012 to 2022

Newberry Park Traditional Neighborhood Development (TND) Traffic Impact Analysis – February 2018

Oak Preserve Comprehensive Plan Amendment & PD Traffic Impact Analysis – January 2018

Viera Development of Regional Impact Build-Out Traffic Analysis – October 2017

Hub on Campus (Mixed-Use Development) Traffic Impact Analysis – September 2017

Boulevard Station (Mixed-Use Development) Traffic Impact Analysis – August 2017

23 West Traditional Neighborhood Development (TND) Traffic Impact Analysis – February 2017

Fruitville Initiative (Mixed-Use Development) Traffic Impact Analysis – January 2017

Knowledge, Skills & Abilities

- Detailed Traffic Impact Analysis, Transportation Concurrency, Alternative Mobility Funding Systems
- Land Development Code Updates, Rezoning, Master Planning, Site and Development Plan Review
- Comprehensive Plan and Land Use Code Amendments, including Affordable and Missing Middle Housing
- Mobility Plan, Mobility Fee, & Impact Fee Reports, Studies, Updates, Implementation & Administration
- Parking Studies, Parking & Curbside Management, Innovative Parking Management Strategies
- Design: Complete & Shared Streets, Dedicated Transit Lanes, Micromobility Lanes, Protected Bike Lanes
- Planning & Implementation: Shared Mobility, Micromobility, Microtransit, Mobility Hub, TOD, & TrOD
- Developer Agreements, Community Development Districts, Tax Increment Finance Districts
- Areawide, Districtwide, and Facility Level of Service and Multimodal Quality of Service Analysis & Standards
- Long Range Transportation Plans, Vision Zero Plans, Bicycle & Pedestrian Master Plans