



NUE URBAN CONCEPTS
LAND USE • MOBILITY • PARKING • FEES

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Years of Experience

Public, Private, University	25
NUE Urban Concepts, LLC	14
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, NUE Urban Concepts, LLC

Profile

Jonathan has 25 years of experience in land use and transportation mobility planning, parking management, traffic impact analysis, and impact/mobility fees. Mr. Paul founded NUE Urban Concepts to work with local governments to develop innovative land use concepts, mobility plans and parking management strategies, reimagine existing transportation networks and repurpose right-of-way to support all modes of travel through complete and shared street design, and establish creative techniques, like mobility fees, to fund mobility and accessibility improvements. Jonathan worked as a Principal Planner with Hillsborough County focusing on comprehensive planning, transportation, concurrency and impact fees. He worked for several years as the Concurrency & Impact Fee Manager for Alachua County, where he led a substantial update of the Comprehensive Plan as part of Alachua County's Mobility Plan, the 1st Mobility Plan and Mobility Fee adopted in Florida. Mr. Paul was the Interim Transportation Planning Director for Sarasota County leading concurrency, transportation planning, impact fee administration, and assisting with comprehensive plan amendments. He has served as an adjunct professor at the University of Florida and has served on numerous land use and transportation technical review committees.

Publications

"Mobility Fees" Chapter

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 (Selection)

City of Altamonte Springs, FL: Impact Fees, Comprehensive Plan Amendment, Mobility Plan & Fee Update, Planning Services (2015-Present)

Updated park and recreation, police, and library impact fees. Developed the original mobility plan and fee (2015) and updated mobility plan and fee (2021). Updated traffic and impact fee study criteria. Comprehensive Plan Amendment to replace Level of Service with Multimodal Quality of Service (QOS) (2024). Update of the mobility plan and mobility fee (present).

City of Palm Beach Gardens, FL: Update of Impact Fees, Mobility Plan, Mobility Fee (2022-2025)

Updated the City's park and recreation, fire rescue, police, and public buildings impact fees, updating the mobility plan and mobility fee (2025). Provided Continuous Planning Services since 2016 assisting with the Evaluation & Appraisal Report (EAR), Comprehensive Plan Amendments (CPA), original Mobility Plan and Mobility Fee development and implementation, Land Development Code (LDC) updates for concurrency and traffic impact studies.

City of Oviedo, FL: Update of Impact Fees, Mobility Plan & Mobility Fee (2021-2025)

Updated the City's park and recreation, fire rescue, police, and public buildings impact fees. Developed a mobility plan and mobility fee (2024). Assisted with amendments to the Comprehensive Plan as part of the Evaluation & Appraisal Report (EAR)

City of Gainesville, FL : Mobility Plan & Mobility Fee (2023-Present)

Developing a mobility plan and mobility fee to replace the current Transportation Mobility Program Area (TMPA) system, CPA, LDRs.

City of Port St. Lucie, FL: Mobility Plan and Mobility Fee, (2021-Present)

Mobility plan and mobility fee development and implementation, developer agreement review, expert witness. Update of the mobility plan and mobility fee to replace the St. Lucie County mobility fee.

City of Debary, FL: Mobility Plan & Mobility Fee (2024-2025)

Updated the mobility plan and mobility fee for the Southwest TOD District.

Relevant Project Experience

City of Crestview, FL: Mobility Plan & Mobility Fee (2024-2025)

Developed the City's first mobility plan and mobility fee.

Village of Palm Springs, FL: Mobility Plan & Mobility Fee (2024-2025)

Developing the City's first mobility plan and mobility fee to replace the Palm Beach County road impact fee.

City of Cape Coral, FL: Mobility Plan & Mobility Fee (2024-2025)

Developed the City's first mobility plan and mobility fee.

City of Boynton Beach, FL: Comprehensive Plan Update, Mobility Plan & Mobility Fee (2021-2025)

Developed Complete Streets Mobility Plan, developing a mobility fee, preparing CPA & LDC.

City of St. Augustine, FL: Mobility Plan and Fee, Professional Planning Services (2019-2025)

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 Longwood, FL: Mobility Plan & Mobility Fee (2024)

Developed a mobility plan and mobility fee to replace the Seminole County mobility fee.

City of North Miami, FL: Mobility Action Plan & Mobility Fee (2023-2024)

Developed the City's first mobility plan and mobility fee.

Okaloosa County, FL: Comprehensive Plan Update, Mobility Plan & Mobility Fee (2021-2024)

Developed a mobility plan and mobility fee and updated applicable Comprehensive Plan elements including an overhaul of Level of Service with Multimodal QOS.

Walton County, FL: Continuous Professional Planning Services (2019-2023)

Developed a mobility plan, updated concurrency management system, conducted parking study, developed a micromobility program, developed a mobility fee.

City of Cape Coral, FL: South Cape Parking Management Plan (2023)

Strategic parking management plan to achieve a comprehensive urban mobility vision for Cape Coral's downtown.

Alachua County, FL: Update of Impact Fees, Mobility Plan, Mobility Fee (2023)

Updated the County's park and recreation and fire rescue impact fees, mobility plan and mobility fee.

Village of Indiantown, FL: Comprehensive Plan Update, Mobility Plan & Mobility Fee (2023)

Developed a mobility plan and mobility fee, updated Comprehensive Plan elements.

Sarasota County, FL: Impact Fee, Mobility Plan & Fee Update, Planning Services (2015-2022)

Updated EMS, fire, government, justice, law, and library impact fees. Developed the original mobility plan and fee (2015) and updated mobility plan and fee (2022). Assisted with EAR, CPA and LDC amendments, DRI, development agreement and plan review, special projects, traffic impact analysis, assisted with impact and mobility fee administration.

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

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

Town of Lake Park, FL: Comprehensive Plan Update, Mobility Plan & Mobility Fee (2021-2022)

Developed a mobility plan and mobility fee, updated Comprehensive Plan elements.

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

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

Knowledge, Skills & Abilities

- Mobility Fee, & Impact Fee Reports, Studies, Updates, Implementation & Administration Evaluation & Appraisal Reports (EAR) & Comprehensive Plan Amendments (CPAs)
- Transportation Master Plans, Mobility Plans, Vision Zero Plans, Bicycle & Pedestrian Master Plans
- Design of Complete & Shared Streets, Dedicated Transit Lanes, Micromobility Lanes, Protected Bike Lanes
- Areawide, Districtwide, and Facility Level of Service and Multimodal Quality of Service Analysis & Standards
- Land Development Code Updates, Rezoning, Master Planning, Site and Development Plan Review
- Detailed Traffic Impact Analysis, Transportation Concurrency, Alternative Mobility Funding Systems
- Planning & Implementation of Shared Mobility, Micromobility, Microtransit, Mobility Hub, TOD, & TrOD
- Parking Studies, Parking & Curbside Management, Innovative Parking Management Strategies