

# MOBILITY PLAN & MOBILITY FEE



## CITY OF LAKE CITY

### *Council Workshop*

April 6<sup>th</sup>, 2026

Lauren Rushing, AICP



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# OVERVIEW

## MOBILITY PLAN

Guides **transportation** projects over the next 24 years

## MOBILITY FEE

Fee paid by new development to mitigate its transportation impact

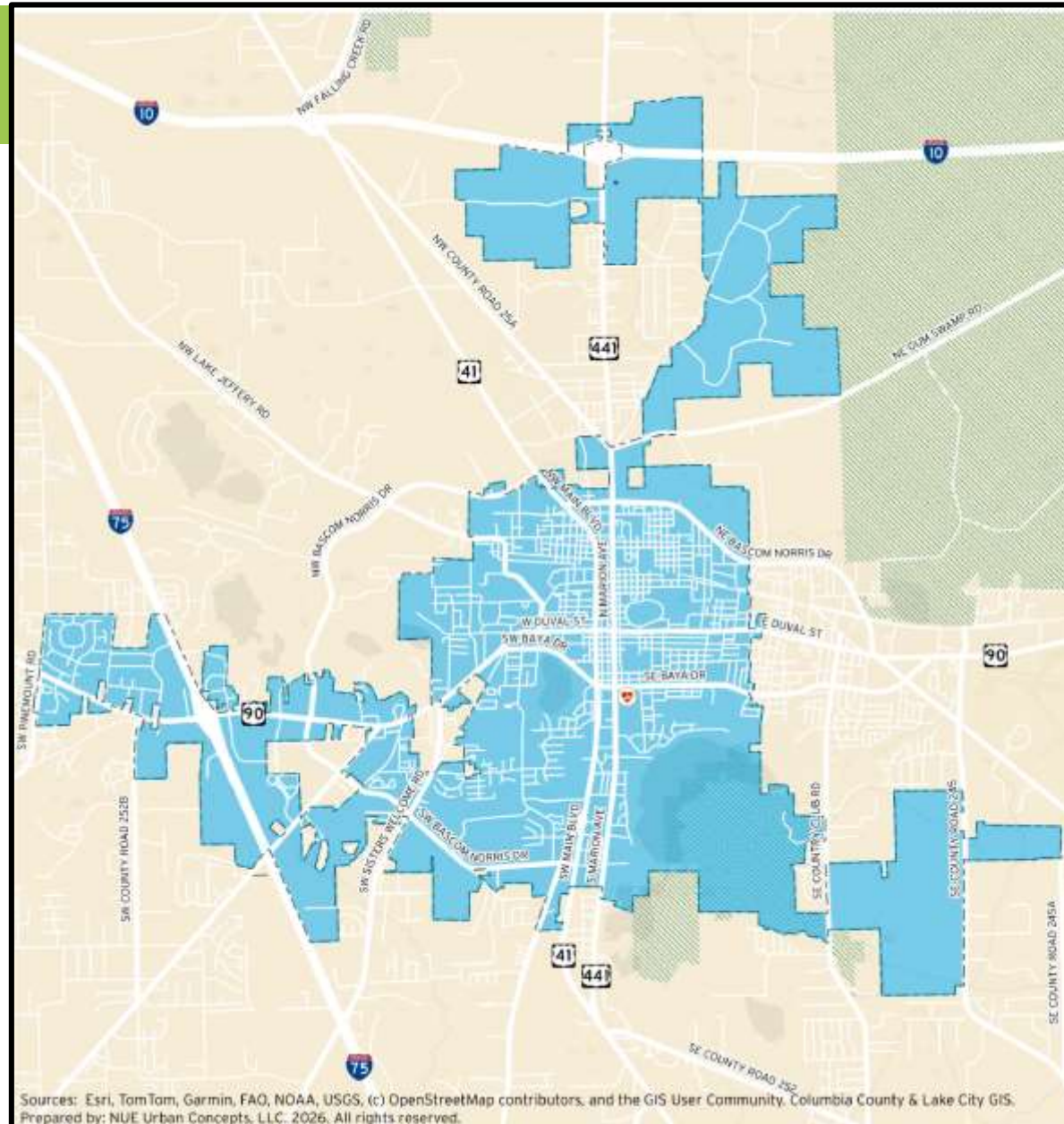


# MOBILITY FEE

Paid by New Growth  
(Development)

Not a Tax

Not Existing Residents



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## Assessment Area

City of Lake City  
Mobility Fee

### Legend

- City Limits
- Unincorporated Columbia County
- Florida Conservation Lands
- Assessment Area

The Assessment Area illustrates where Mobility Fees are assessed and collected from new development.

0 0.75 1.5 Miles



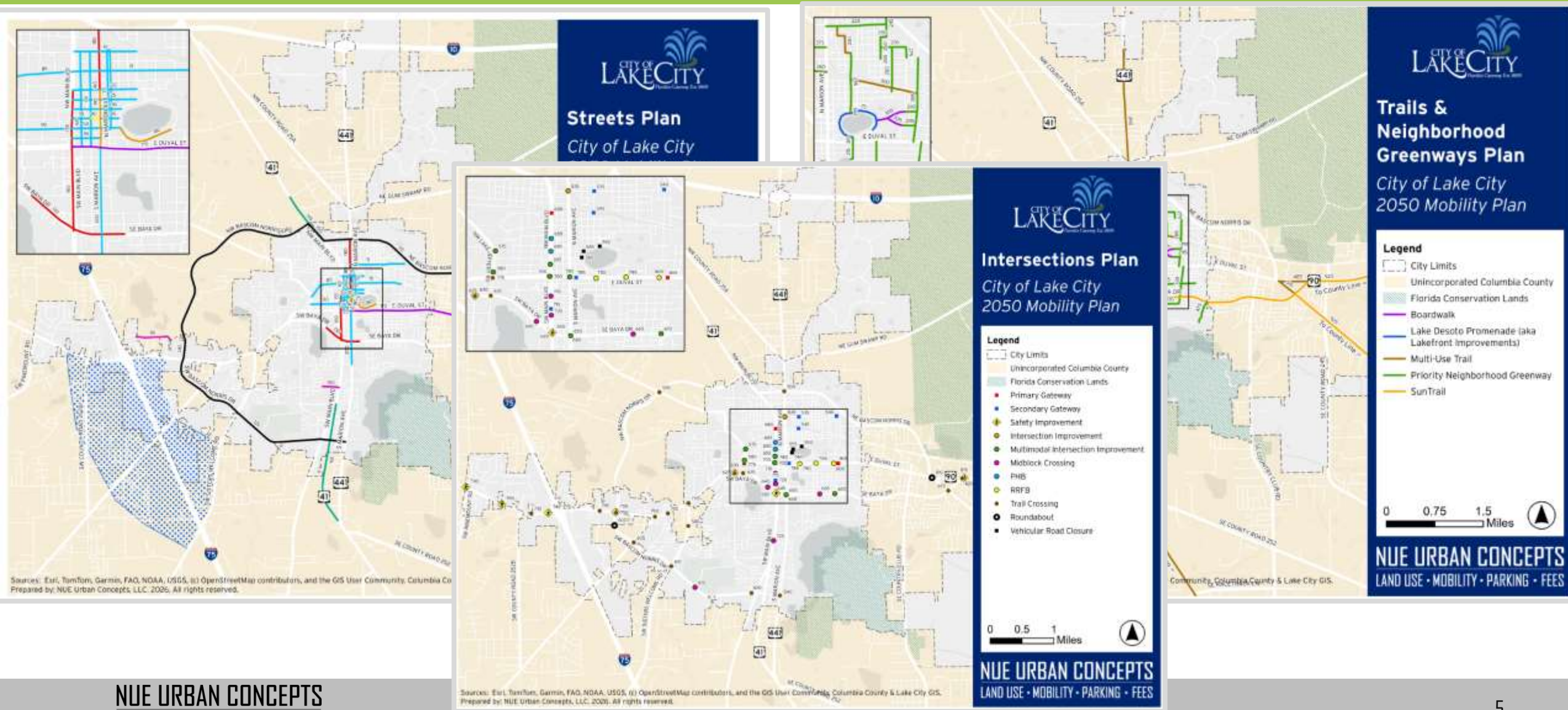
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# LAKE CITY MOBILITY FEE SYSTEM

- City does not currently have a road/transportation impact fee or mobility fee
- Columbia County does not require Lake City to collect its Transportation Impact Fee
- New Chapter 86, Article VI - “MOBILITY FEES”
- Only transportation fee collected within Lake City
- Replaces the City’s transportation concurrency system
- Comprehensive Plan amendment



# LAKE CITY 2050 MOBILITY PLAN





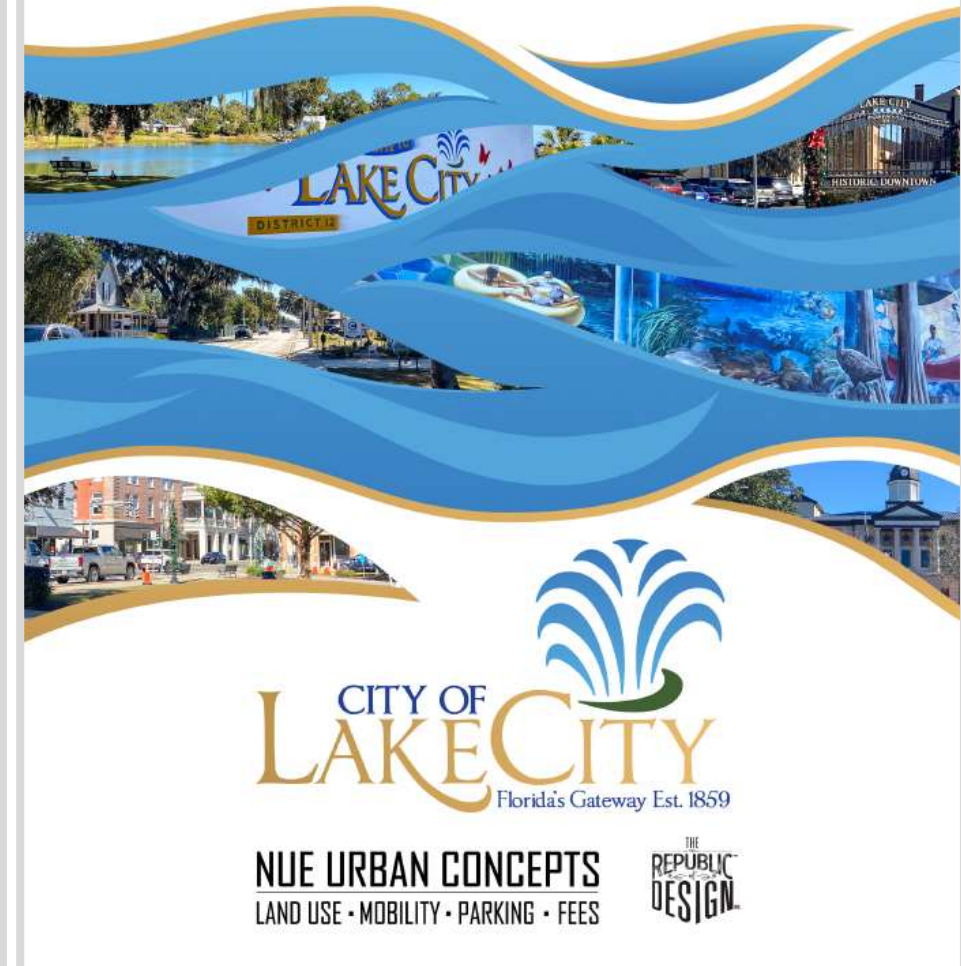
# CITY OF LAKE CITY 2050 Mobility Plan February 2026



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# CITY OF LAKE CITY Mobility Fee Technical Report February 2026



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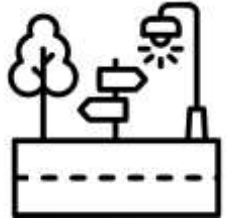


# OVERARCHING GOALS

- Create a complete, connected multimodal transportation system
- Improve safety for vehicular and multimodal travel
- Reduce and prevent vehicle congestion
- Improve walkability in the Historic Downtown and CRA
- Transportation framework for redevelopment



# LAKE CITY 2050 MOBILITY PLAN



6

miles of  
Downtown Street  
Upgrades



9

miles of  
Roadway Widening



2.15

miles of  
US 90 Lane  
Repurposing



15

miles of  
Multi-Use Trail



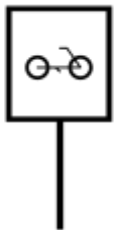
.5

miles of  
Curbless Shared Streets



06

miles of  
Lake Desoto Promenade



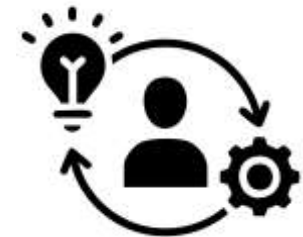
13

miles of  
Neighborhood Greenways



60

Intersections



15

Implementation  
Initiatives

# LAKE CITY 2050 MOBILITY PLAN

Table 6. Mobility Plan Summary

Plans & Programs	Total Miles or Number of Projects	Planning Level Cost (PLC)	Person Miles of Capacity Increase
Streets Plan	34.75	\$395,229,093	476,513
Trails & Neighborhood Greenways Plan	58.74	\$71,961,250	202,320
Intersections Plan	60	\$19,205,000	10,410
Implementation Initiatives	15	\$20,850,000	41,700
<b>Total</b>	<b>93.37 miles 60 intersections 15 programs</b>	<b>\$507,245,343</b>	<b>730,943</b>

*Source: Streets Plan (Appendix G). Trails & Neighborhood Greenways Plan (Appendix H). Intersections Plan (Appendix I). Implementation Initiatives (Appendix J). The basis for the Planning Level Cost (PLC) and Person Miles of Capacity (PMC) are summarized in Appendix F.*

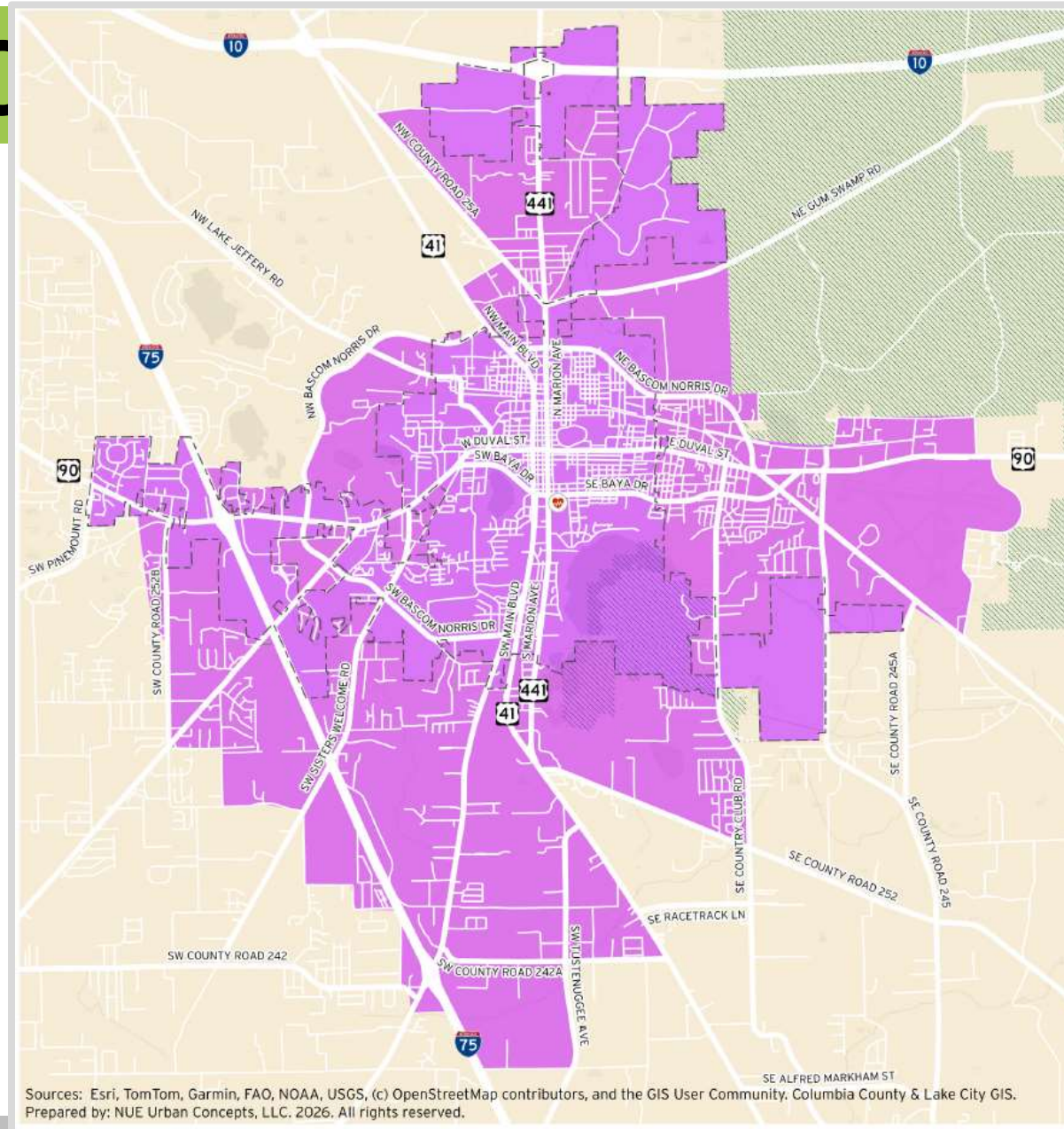
**\$369,613,728**  
Anticipated  
Funding

Attributable  
Cost  
**\$137,631,615**

# BENEFIT DISTRICT

## One Benefit District

ILLUSTRATES WHERE  
MOBILITY FEES CAN  
BE EXPENDED



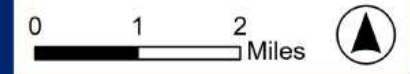
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### Benefit District City of Lake City Mobility Fee

- Legend**
- City Limits
  - Unincorporated Columbia County
  - Florida Conservation Lands
  - Benefit District

The Benefit District illustrates where  
Mobility Fees can be expended.



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# CITY OF LAKE CITY

## Mobility Fee Technical Report

February 2026



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- 1 **REVIEW ADOPTED PLANS**  
Comprehensive Plan, CRA Plan, Special Plans, & Studies
- 2 **UNDERTAKE DATA COLLECTION**  
Existing Traffic Characteristics, Infrastructure, & Mobility Services
- 3 **PROJECT FUTURE GROWTH**  
Existing & Future Demographics, Vehicle Miles of Travel, & Person Miles of Travel  
(Legal Test: The first component of the dual rational nexus test is to demonstrate need)
- 4 **IDENTIFY MOBILITY PLAN PROJECTS**  
Boardwalks, Connectivity Evaluations, Curbless Shared Streets, Downtown Street Upgrades, Multi-Use Trails, Neighborhood Greenways, Primary Commercial Streets, Lake DeSoto Promenade, Two-Way Conversions, Widened Roads, Lane Repurposing, Intersection Improvements, Multimodal Crossings, Roundabouts, Gateways, etc.
- 5 **PREPARE MOBILITY PLAN COST**  
Planning Level Cost Estimates  
(Florida Statute Requirement: Based on most recent & localized data available)
- 6 **ESTABLISH PROJECT CAPACITY**  
Infrastructure for: Walking, Bicycling, Driving, Transit, Micromobility
- 7 **DEVELOP MOBILITY PLAN**  
Maps, Descriptions, Cost, Capacity, Time Frame for Mobility Plan Projects  
(Florida Statute Requirement: Mobility Fees required to be based on a Mobility Plan)
- 8 **EVALUATE EXISTING CONDITIONS**  
Existing Traffic Backlog/Deficiency  
(Legal Test: Demonstrate growth is not paying for existing backlog / deficiency)
- 9 **IDENTIFY AVAILABLE FUNDING**  
Existing and Programmed Funds & Reasonably Anticipated Funding
- 10 **CONDUCT NEW GROWTH EVALUATION**  
Mobility Plan Cost Attributable to New Growth  
(Legal Test: Demonstrate new growth is not paying more than its fair share)
- 11 **CALCULATE PERSON MILES OF CAPACITY RATE**  
PMC Rate by Planning Area Attributable to New Growth  
(Legal Test: Demonstrate that the cost of multimodal projects is attributable and assignable to new growth)
- 12 **ESTABLISH MOBILITY FEE SCHEDULE OF USES**  
City of Lake City Specific Schedule of Land Uses
- 13 **ESTABLISH CITYWIDE ASSESSMENT AREAS**  
Defined Area for Mobility Fee Assessment & Collection  
(Legal Test: Reflects localized differences in need for improvements and person travel demand)
- 14 **CALCULATE PERSON TRAVEL DEMAND PER USE**  
Trip Gen, % New Trips, Person Trip Factor, Person Trip Length, Person Miles of Travel, Trip Purpose, Person Travel Demand  
(Legal Test: Demonstrate that the fee is roughly proportional to the impact of new growth)
- 15 **CALCULATE MOBILITY FEE PER USE**  
Mobility Fee for Each Land Use
- 16 **ESTABLISH BENEFIT DISTRICTS**  
Defined Area for Mobility Fee Expenditure  
(Legal Test: The second component of the dual rational nexus test is to demonstrate benefit)
- 17 **DEVELOP MOBILITY FEE TECHNICAL REPORT**  
Document Data Sources and Methodology  
(Demonstrate that the data and methodology meet legal and statutory requirements)
- 18 **DEVELOP IMPLEMENTING ORDINANCE**  
Establish Findings, Specify Assessments, Exemptions, Credits, Off-Sets, Independent & Special Studies, Collection, Expenditure, Refunds, Annual Reporting, & Updates  
(Demonstrate legal & statutory compliance)

# FUTURE VEHICLE TRAVEL

Table 2. Growth in Vehicle Miles of Travel (VMT)

Year	VMT Arterials & Collectors	VMT Limited Access (I-10 & I-75)	VMT All
2026 (Mobility Plan base year)	739,163	510,308	1,249,472
2050 (Model & Plan future year)	998,503	988,502	1,987,005
VMT increase (2026 to 2050)	259,340	478,193	737,534

*Source: Lake City Traffic Characteristics Data (Appendix D). The Vehicle Miles of Travel (VMT) for limited access roadways is taken from I-10 between the eastern city limits and US 41 and I-75 between NW Nash Rd and SR 47.*

# FUTURE PERSON TRAVEL

Table 3. Increase in Person Miles of Travel (PMT)

Vehicle & Person Miles of Travel	(VMT & PMT)
<b>2026 Mobility Plan Base Year</b>	
Vehicle Miles of Travel (VMT)	1,249,472
Person Miles of Travel factor (PMTf)	1.53
<b>Person Miles of Travel (PMT)</b>	<b>1,911,691</b>
<b>2050 Mobility Plan Future Year</b>	
Vehicle Miles of Travel (VMT)	1,987,005
Person Miles of Travel factor (PMTf)	1.53
<b>Person Miles of Travel (PMT)</b>	<b>3,040,118</b>
<b>Increase in VMT &amp; PMT</b>	
Vehicle Miles of Travel increase (VMTi)	737,534
<b>Total Increase in Person Miles of Travel (PMTi)</b>	<b>1,128,426</b>

Source: The 2050 VMT increase was obtained from Table 2. PMTi obtained by multiplying VMTi by 1.53 (Figure 3).

# PERSON MILES OF CAPACITY RATE

**Table 9. Person Miles of Capacity Rate (PMCr)**

Planning Level Cost (PLC)	\$507,245,343
Anticipated Funding (AF)	\$369,613,728
Attributable Planning Level Cost (PLCa)	\$137,631,615
Existing Conditions Evaluation Factor (ECEf)	1.00
New Growth Evaluation Factor (NGEf)	1.00
Assignable Mobility Plan Cost (MPCa)	\$137,631,615
Increase in Person Miles of Capacity (PMCi)	730,943
<b>Person Miles of Capacity Rate (PMCr)</b>	<b>\$188.29</b>

*Source: Streets Plan (Appendix G). Trails & Neighborhood Greenways Plan (Appendix H). Intersections Plan (Appendix I). Mobility Programs (Appendix J). The Planning Level Cost (PLC) of mobility projects per Table 6. The anticipated and assumed funding per Table 7. The Existing Conditions Evaluation factor (ECEf) is obtained from Table 5. The New Growth Evaluation factor (NGEf) is obtained from Table 8. Person Miles of Capacity increase (PMCi) per Table 6. The Person Miles of Capacity Rate (PMCr) was determined per Figure 7.*

# MOBILITY FEE SCHEDULE

## Mobility Fee per use (MFu)

$$MFu = (PTDu \times PMCr)$$

$$MFau = (MFu \times UMu)$$

Where:

MFu = Mobility Fee per use (Appendix Q)

PTDu = Person Travel Demand per use (Appendix O)

PMCr = Person Miles of Capacity Rate (Table 14)

MFau = Mobility Fee assessed per use

UMu = Unit of Measure per Use (Appendix Q)

Prepared by NUE Urban Concepts, LLC

## Mobility Fee Schedule

(for reference only: details to follow )

CITY OF LAKE CITY MOBILITY FEE		
LAND USE CATEGORIES (DARK GREY), USE CLASSIFICATIONS, & REPRESENTATIVE USES (IN PARENTHESES)	UNIT OF MEASURE (UOM)	Mobility Fee
<b>Residential Uses</b>		
Affordable Residential	per Sq. Ft.	\$0.89
Residential (Single-Family, Multi-Family, Mobile Home)	per Sq. Ft.	\$1.77
<b>Institutional Uses</b>		
Community Serving (Civic / Fraternal Club, Gallery, Museum, Performance Venues, Place of Assembly or Worship)	per Sq. Ft.	\$1.00
Long Term Care (Assisted Living, Adult Care Center, Congregate Living Facility, Nursing Home)	per Sq. Ft.	\$0.86
Private Education (Afterschool, Child Care Center, Day Care Center, K-12, Pre-K, Trade School, Tutor)	per Sq. Ft.	\$1.17
<b>Recreational Uses</b>		
Golf Course (Open to Public or Non-Resident Membership)	per hole	\$4,959
Outdoor Commercial Recreation (Amusement, Driving Range, Multi-Purpose, Recreation, Sports, Tennis)	per Acre	\$6,487
Indoor Commercial Recreation (Amusement Arcade, Exercise Studio, Fitness, Gym, Health, Indoor Sports, Recreation)	per Sq. Ft.	\$5.83
Recreational Vehicle or Travel Trailer Park	per Sq. Ft.	\$0.17
<b>Industrial Uses</b>		
Industrial (Heavy, Flex-Unit, Light, Microbrewery, Self or Outdoor Storage, Utilities)	per Sq. Ft.	\$0.55
<b>Office Uses</b>		
Office (Administrative, Business, Hospital, Post Secondary Education, Professional, Real Estate)	per Sq. Ft.	\$1.63
Medical or Dental Office (Clinic, Dental, Health Service, Laboratory, Professional Care, Emergency Care, Rehab, Veterinary)	per Sq. Ft.	\$3.77
<b>Commercial &amp; Retail Uses</b>		
Local Retail (Café, Restaurant, Retail, Sales and Services, Personal Services)	per Sq. Ft.	\$1.31
Multi-Tenant Retail (Goods, Merchandise, Personal Services, Restaurant, Retail, Street Level Mixed-Use) <sup>8</sup>	per Sq. Ft.	\$2.62
Free-Standing Retail (Auto, Discount, Home Improvement, Superstore, Wholesale) <sup>9</sup>	per Sq. Ft.	\$3.89
High Impact Retail (Alcoholic Beverages, Banks, Grocery Store, Pharmacy & Drug Store, Sit-Down Restaurant) <sup>10</sup>	per Sq. Ft.	\$8.20
Convenience Retail (Convenience Store, Fast Food Restaurant, Drive-In Restaurant, Gasoline Station) <sup>10</sup>	per Sq. Ft.	\$13.26
<b>Non-Residential Additive Uses (All uses are additive except overnight lodging)</b>		
Bank or Financial Drive-Thru Lane or Free-Standing ATM	per Lane / ATM	10,182
Hotel & Overnight Accommodations (B&B, Condo Hotel, Hotel, Motel, Motor Lodge, Tourist Court, Short-term Rental, Transient)	per Room	1,593
Fast Food or Quick Service Restaurant Drive Thru	per Lane	20,796
Retail Drive-Thru (Dry Cleaner, Dollar Store, Grocery Store, Pharmacy & Drug Store, Retail)	per Lane	7,216
Automobile Cleaning (Automated, Cleaning, Dry, Detailing, Polishing, Self-Serve, Vacuum, Wash, Wax)	per Lane or Stall plus per five (5) Stations	9,019
Automobile Charging (Commercial Facility which requires Membership or Payment)	per Position	8,272
Automobile Fueling	per Position	9,974
Automobile Repair Service (Brakes, Install, Maintenance, Major, Minor, Quick Lube, Repair, Tint, Tires)	per Bay or Stall	4,872
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# SINGLE FAMILY RESIDENTIAL EXAMPLE MOBILITY FEE

*1,500 sq. ft. Single Family Residential*

*Assessed on a per <sup>House</sup> square foot basis*

*Rate per square foot = \$1.77*

$$1,500 \times \$1.77 = \$2,655$$

# COMMERCIAL EXAMPLE MOBILITY FEE

*4,000 sq. ft. Fast Food Restaurant with one  
Convenience Retail (1) drive-thru rate = \$13.26 per square*

*Fast Food Drive Thru <sup>foot</sup> rate = \$20,796 per  
lane*

$$4,000 \times \$13.26 = \$53,040$$

$$1 \text{ (lane)} \times \$20,796 = \$20,796$$

$$\text{Total Mobility Fee} = \$73,836$$

# CHANGE OF USE (OFFSET)

*6,000 sq. ft. Gas Station w/ 16 pump positions  
Replacing a 4,000 sq. ft. Bank w/ drive-thrus*

*Convenience Retail rate = \$13.26 per square foot*

*Automobile Fueling rate = \$9,974 per position*

*High Impact Retail rate = \$8.20 square foot*

*Bank Drive-Thru rate = \$10,182 per lane*

# CHANGE OF USE (OFFSET)

## *Gas Station*

$$6,000 \times \$13.26 = \$79,560$$

$$16 \text{ (position)} \times \$ 9,974 =$$

**\$159,584**

**Total Mobility Fee =**  
*Bank*

**\$239,144**

$$4,000 \times \$8.20 = \$32,800$$

$$3 \text{ (position)} \times \$ 10,182 =$$

**\$30,546**

**Total Mobility Fee =**

**\$239,144 (Gas Station)**

-

**\$63,346 (Bank)**

**Total Mobility Fee =**  
**\$175,789**

# MOBILITY FEE SCHEDULE - RESIDENTIAL

RESIDENTIAL	UNIT OF MEASURE	MOBILITY FEE
<b>Affordable Residential</b>	per sq. ft.	<b>\$0.89</b>
<b>Residential</b> (Single-Family, Multi-Family, Mobile Home)	per sq. ft.	<b>\$1.77</b>

# MOBILITY FEE SCHEDULE - INSTITUTIONAL

INSTITUTIONAL	UNIT OF MEASURE	MOBILITY FEE
<b>Community Serving</b> (Civic / Fraternal Club, Gallery, Museum, Performance Venues, Place of Assembly or Worship)	per 1,000 sq. ft.	<b>\$1.00</b>
<b>Long Term Care</b> (Assisted Living, Adult Care Center, Congregate Living Facility, Nursing Home)	per 1,000 sq. ft.	<b>\$0.86</b>
<b>Private Education</b> (Afterschool, Child Care Center, Day Care Center, K-12, Pre-K, Trade School, Tutor)	per 1,000 sq. ft.	<b>\$1.17</b>

# MOBILITY FEE SCHEDULE - RECREATIONAL

RECREATIONAL	UNIT OF MEASURE	MOBILITY FEE
<b>Golf Course</b> (Open to Public or Non-Resident Membership)	per hole	<b>\$4,959</b>
<b>Outdoor Commercial Recreation</b> (Amusement, Driving Range, Multi-Purpose, Recreation, Sports, Tennis)	per Acre	<b>\$6,487</b>
<b>Indoor Commercial Recreation</b> (Amusement Arcade, Exercise Studio, Fitness, Gym, Health, Indoor Sports, Recreation)	per sq. ft.	<b>\$5.83</b>
<b>Recreational Vehicle or Travel Trailer Park</b>	per Space / Lot	<b>\$0.17</b>

# MOBILITY FEE SCHEDULE - INDUSTRIAL

INDUSTRIAL	UNIT OF MEASURE	MOBILITY FEE
<b>Industrial</b> (Heavy, Flex-Unit, Light, Microbrewery, Self or Outdoor Storage, Utilities)	per sq. ft.	<b>\$0.55</b>

# MOBILITY FEE SCHEDULE - OFFICE

OFFICE	UNIT OF MEASURE	MOBILITY FEE
<b>Office</b> (Administrative, Business, Hospital, Post Secondary Education, Professional, Real Estate)	per sq. ft.	<b>\$1.63</b>
<b>Medical or Dental Office</b> (Clinic, Dental, Health Service, Laboratory, Professional Care, Emergency Care, Rehab, Veterinary)	per sq. ft.	<b>\$3.77</b>

# MOBILITY FEE SCHEDULE – RETAIL

RETAIL	UNIT OF MEASURE	MOBILITY FEE
<b>Local Retail</b> (Café, Restaurant, Retail, Sales and Services, Personal Services)	per sq. ft.	<b>\$1.31</b>
<b>Multi-Tenant Retail</b> (Goods, Merchandise, Personal Services, Restaurant, Retail, Street Level Mixed-Use)	per sq. ft.	<b>\$2.62</b>
<b>Free-Standing Retail</b> (Auto, Discount, Home Improvement, Superstore, Wholesale)	per sq. ft.	<b>\$3.89</b>
<b>High Impact Retail</b> (Alcoholic Beverages, Banks, Grocery Store, Pharmacy & Drug Store, Sit-Down Restaurant)	per sq. ft.	<b>\$8.20</b>
<b>Convenience Retail</b> (Convenience Store, Fast Food Restaurant, Drive-In Restaurant, Gasoline Station)	per sq. ft.	<b>\$13.26</b>

# MOBILITY FEE SCHEDULE - NON-RESIDENTIAL

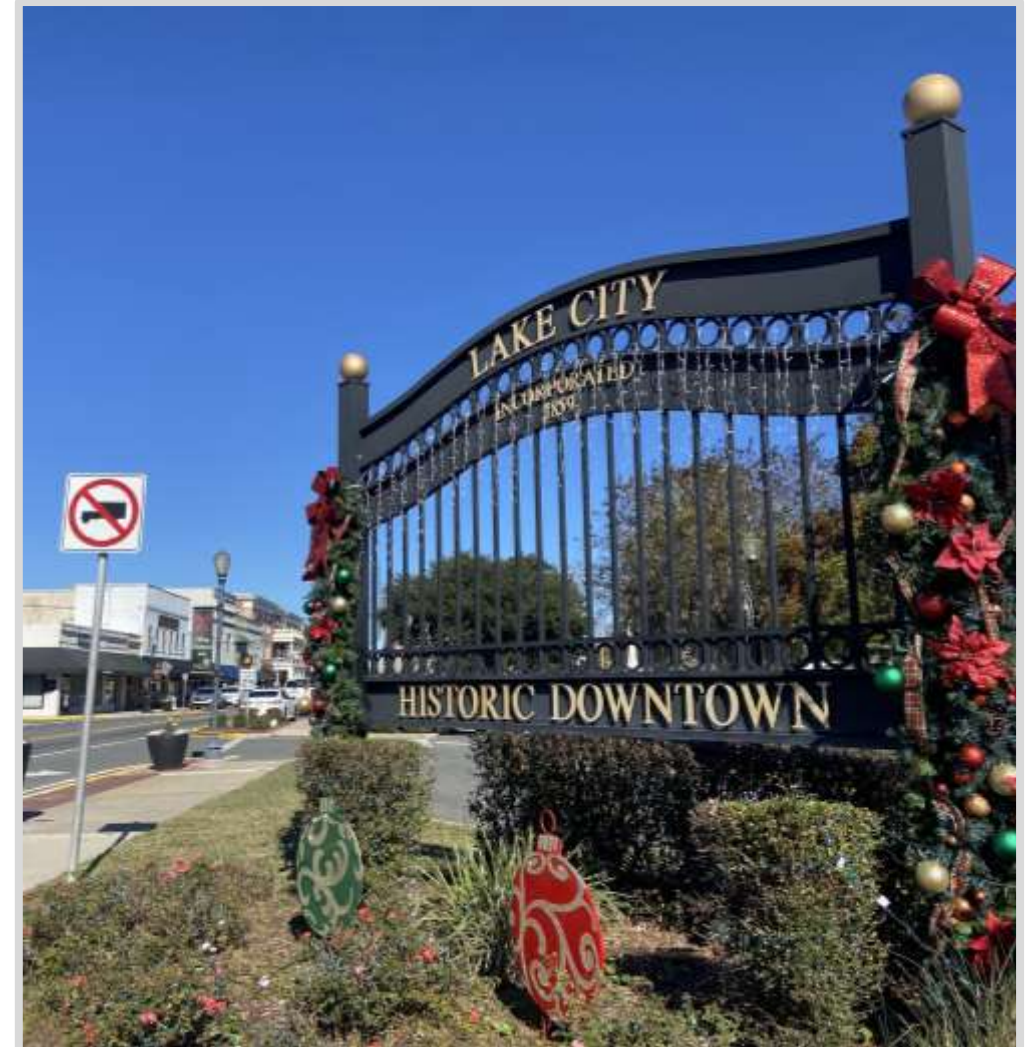
NON-RESIDENTIAL	UNIT OF MEASURE	EAST MOBILITY FEE
<b>Bank or Financial Drive-Thru Lane or Free-Standing ATM</b>	per Lane / ATM	<b>\$10,182</b>
<b>Hotel &amp; Overnight Accommodations</b> (B&B, Condo Hotel, Hotel, Motel, Motor Lodge, Tourist Court, Short-term Rental, Transient)	per Room	<b>\$1,593</b>
<b>Fast Food or Quick Service Restaurant Drive Thru</b>	per Lane	<b>\$20,796</b>
<b>Retail Drive-Thru</b> (Dry Cleaner, Dollar Store, Grocery Store, Pharmacy & Drug Store, Retail)	per Lane	<b>\$7,216</b>
<b>Automobile Cleaning</b> (Automated, Cleaning, Dry, Detailing, Polishing, Self-Serve, Vacuum, Wash, Wax)	per Lane or Stall plus per five (5) Stations	<b>\$9,019</b>

# MOBILITY FEE SCHEDULE - NON-RESIDENTIAL

NON-RESIDENTIAL	UNIT OF MEASURE	EAST MOBILITY FEE
<b>Automobile Charging</b> (Commercial Facility which requires Membership or Payment)	per Position	<b>\$8,272</b>
<b>Automobile Fueling</b>	per Position	<b>\$9,974</b>
<b>Automobile Repair Service</b> (Brakes, Install, Maintenance, Major, Minor, Quick Lube, Repair, Tint, Tires)	per Bay or Stall	<b>\$4,872</b>

# NEXT STEPS

- Feedback and direction from Council
- 1<sup>st</sup> Reading – Scheduled for April 20<sup>th</sup>, 2026



# COMMENTS & QUESTIONS



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