

LAKE CITY MOBILITY FEE



CITY OF LAKE CITY *Council Workshop*

December 1st, 2025

Lauren Rushing, AICP



WHAT IS A MOBILITY FEE?

- Alternative to transportation concurrency & road impact fees
- One-time fee paid by (re) development
- Intended to mitigate transportation impact
- Funds variety of multimodal infrastructure
- Funds policies, programs, and services

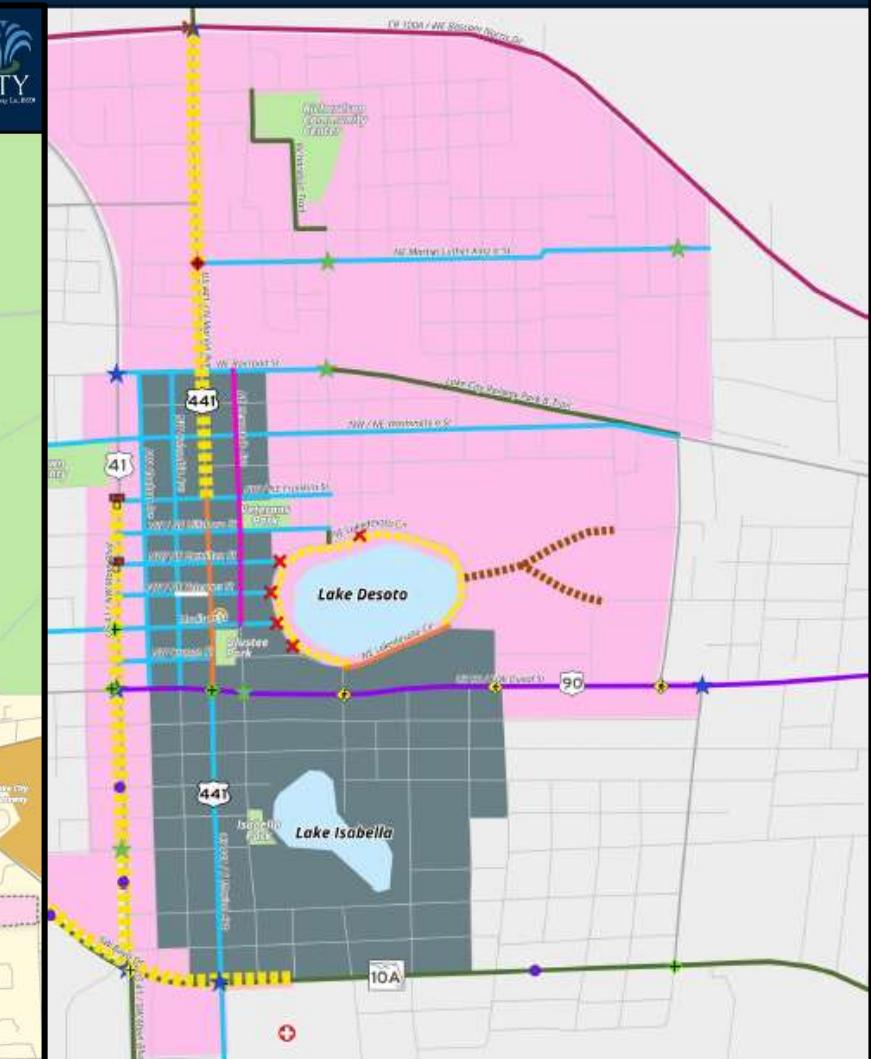
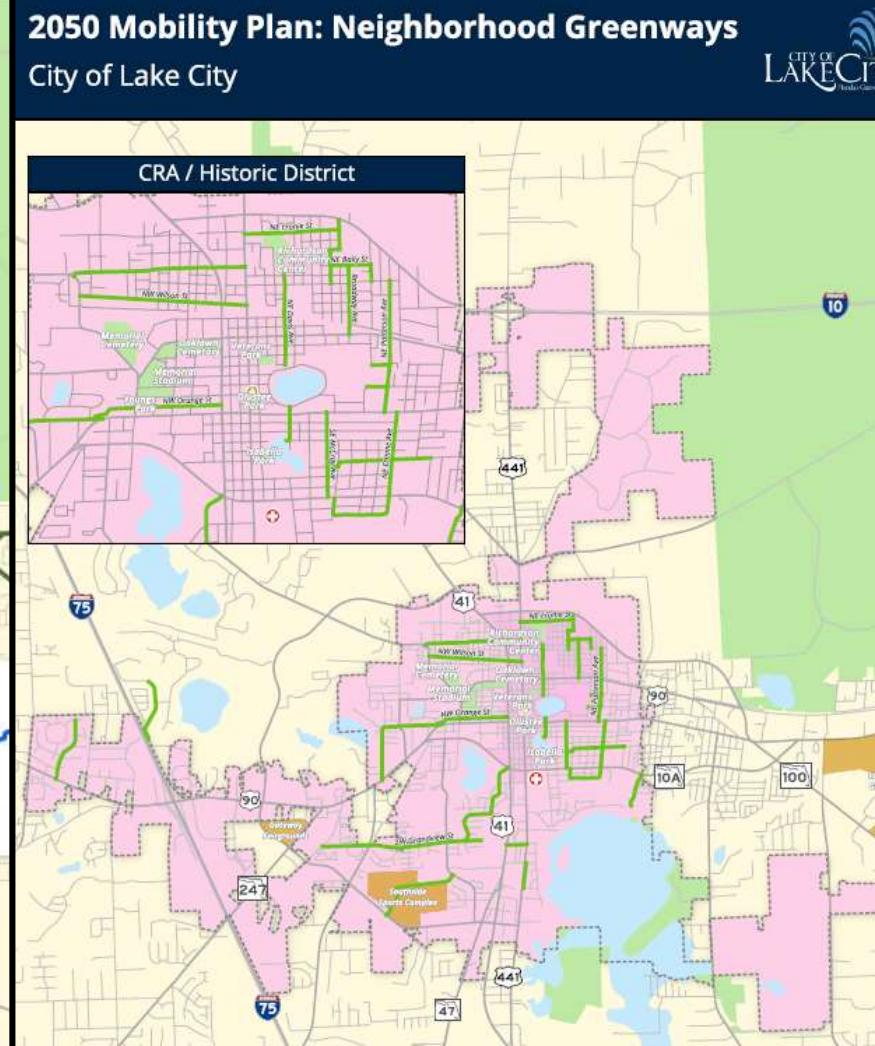
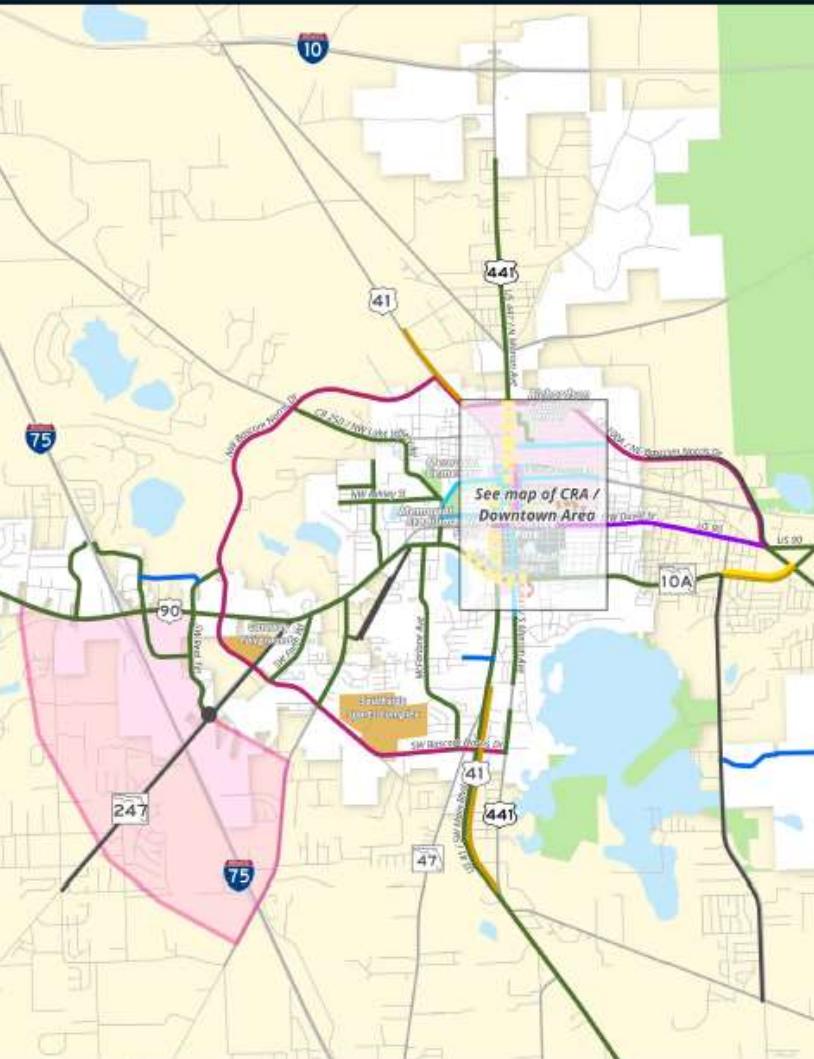


LAKE CITY 2050 MOBILITY PLAN

DRAFT 2050 Mobility Plan
City of Lake City



2050 Mobility Plan (CRA / Historic District)
City of Lake City



HOW TO IMPLEMENT A MOBILITY FEE



HOW TO DEVELOP A MOBILITY FEE



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 Q)

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)

LAND USE CATEGORIES (DARK GREY), USE CLASSIFICATIONS, & REPRESENTATIVE USES (IN PARENTHESES)	UNIT OF MEASURE (UOM)	Mobility Fee
Residential Uses		
Affordable Residential ^{1,2}	per 1,000 Sq. Ft.	\$920
Residential (Single-Family, Multi-Family, Mobile Home) ^{1,3,4}	per 1,000 Sq. Ft.	\$1,839
Institutional Uses		
Community Serving (Civic / Fraternal Club, Gallery, Museum, Performance Venues, Place of Assembly or Worship)	per 1,000 Sq. Ft.	\$1,059
Long Term Care (Assisted Living, Adult Care Center, Congregate Living Facility, Nursing Home)	per 1,000 Sq. Ft.	\$994
Private Education (Afterschool, Child Care Center, Day Care Center, K-12, Pre-K, Trade School, Tutor)	per 1,000 Sq. Ft.	\$1,181
Recreational Uses		
Golf Course (Open to Public or Non-Resident Membership)	per hole	\$4,977
Outdoor Commercial Recreation (Amusement, Driving Range, Multi-Purpose, Recreation, Sports, Tennis) ⁵	per Acre	\$4,493
Indoor Commercial Recreation (Amusement Arcade, Exercise Studio, Fitness, Gym, Health, Indoor Sports, Recreation) ⁵	per 1,000 Sq. Ft.	\$4,072
Recreational Vehicle or Travel Trailer Park	per Space / Lot	\$604
Industrial Uses		
Industrial (Heavy, Flex-Unit, Light, Microbrewery, Self or Outdoor Storage, Utilities) ⁶	per 1,000 Sq. Ft.	\$724
Office Uses		
Office (Administrative, Business, Hospital, Post Secondary Education, Professional, Real Estate)	per 1,000 Sq. Ft.	\$1,729
Medical or Dental Office (Clinic, Dental, Health Service, Laboratory, Professional Care, Emergency Care, Rehab, Veterinary)	per 1,000 Sq. Ft.	\$4,335
Commercial & Retail Uses		
Multi-Tenant Retail (Goods, Merchandise, Personal Services, Restaurant, Retail, Street Level Mixed-Use) ⁷	per 1,000 Sq. Ft.	\$2,453
Free-Standing Retail (Auto, Discount, Home Improvement, Superstore, Wholesale) ⁸	per 1,000 Sq. Ft.	\$3,967
High Impact Retail (Alcoholic Beverages, Banks, Grocery Store, Pharmacy & Drug Store, Sit-Down Restaurant) ⁹	per 1,000 Sq. Ft.	\$7,947
Convenience Retail (Convenience Store, Fast Food Restaurant, Drive-In Restaurant, Gasoline Station) ¹⁰	per 1,000 Sq. Ft.	\$17,073
Non-Residential Additive Uses (All uses are additive except overnight lodging)¹⁰		
Bank or Financial Drive-Thru Lane or Free-Standing ATM ¹¹	per Lane / ATM	\$7,923
Hotel & Overnight Accommodations (B&B, Condo Hotel, Hotel, Motel, Motor Lodge, Tourist Court, Short-term Rental, Transient)	per Room	\$1,772
Fast Food or Quick Service Restaurant Drive Thru ¹²	per Lane	\$20,868
Retail Drive-Thru (Dry Cleaner, Dollar Store, Grocery Store, Pharmacy & Drug Store, Retail) ¹³	per Lane	\$7,243
Automobile Cleaning (Automated, Cleaning, Dry, Detailing, Polishing, Self-Serve, Vacuum, Wash, Wax) ¹⁴	per Lane or Stall plus per five (5) Stations	\$12,374
Automobile Charging (Commercial Facility which requires Membership or Payment) ¹⁵	per Position	\$6,225
Automobile Fueling	per Position	\$10,767
Automobile Repair Service (Brakes, Install, Maintenance, Major, Minor, Quick Lube, Repair, Tint, Tires) ¹⁶	per Bay or Stall	\$4,498

¹ © 2025 NUE Urban Concepts, LLC. All rights reserved.

² The City of Lake City defines affordable housing as housing available for those making 80% of the Area Medium Income. The mobility fee is calculated at a reduced rate as permitted per Florida Statute (Fla. Sta. 163.3180 (5)(f) 6. The mobility fee could be waived completely by the City per Fla. Sta. 163.3180 (11) per affordable definition in Fla. Sta. 420.9071. The City shall establish that the housing meets the 80% criteria prior to utilization of the lower mobility fee rates.

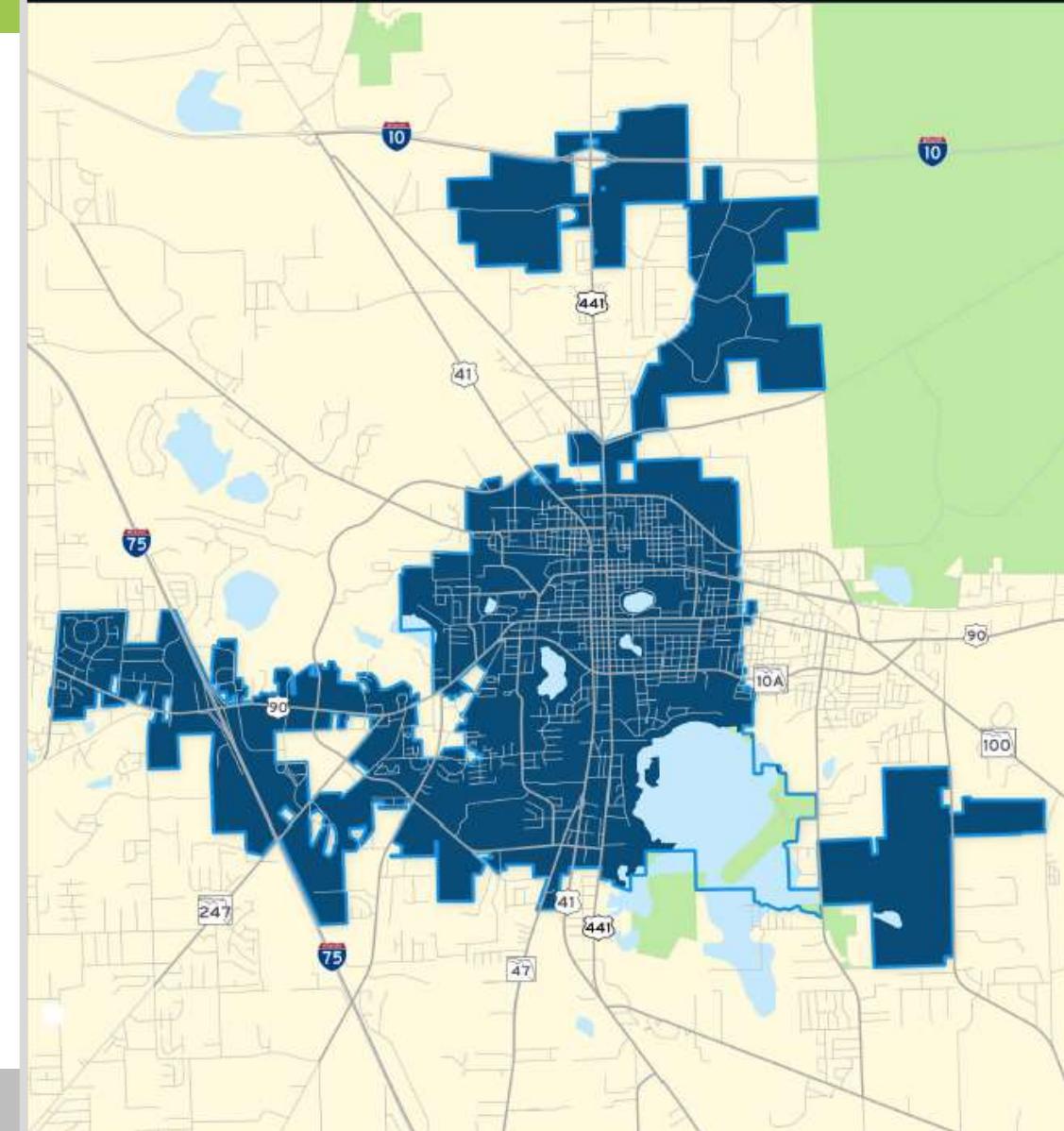
ASSESSMENT AREA

One
Citywide
Assessment
Area

ILLUSTRATES WHERE MOBILITY
FEES CAN BE COLLECTED

Assessment Area

City of Lake City Mobility Fee



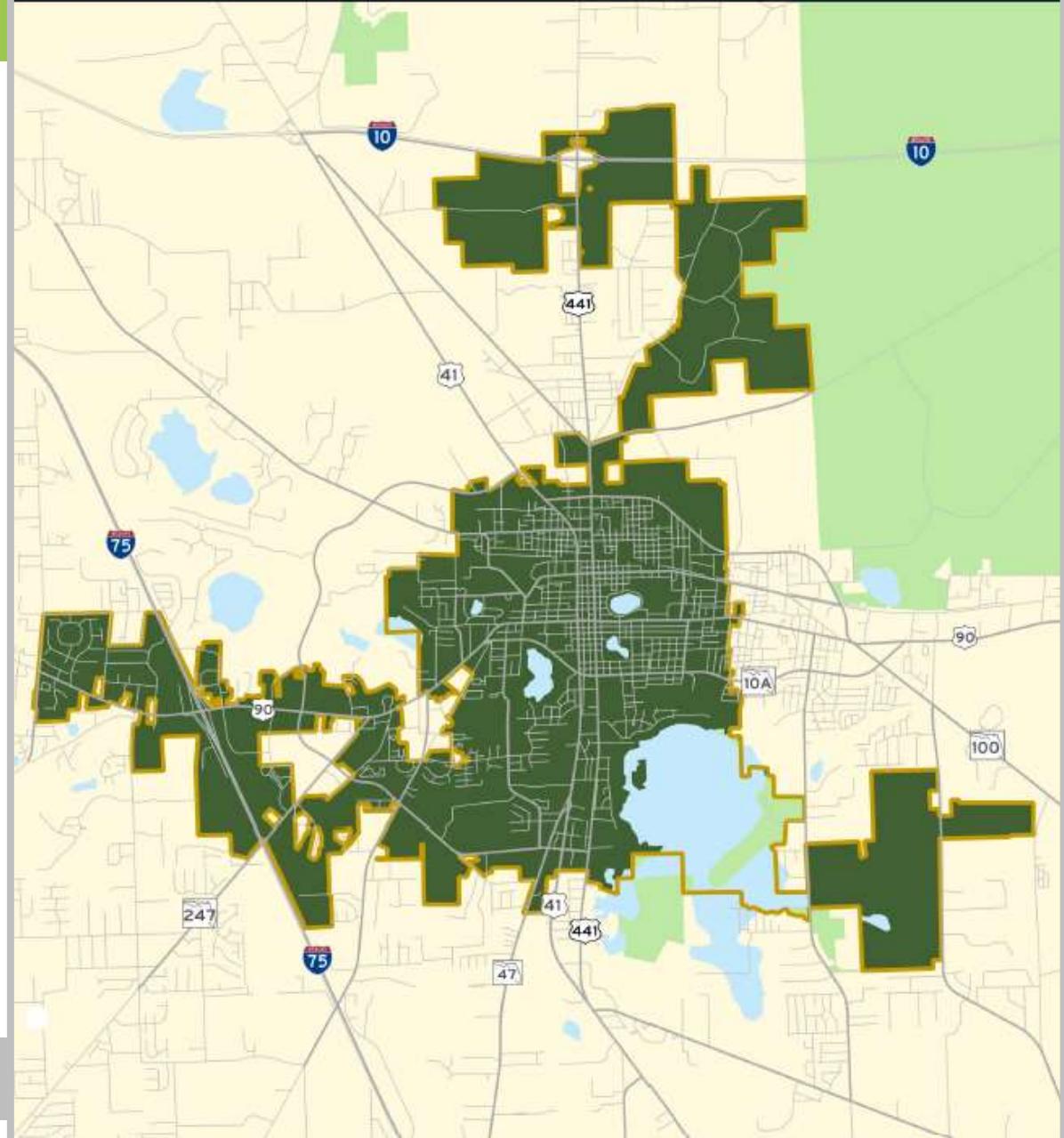
BENEFIT DISTRICT

One
Citywide
Benefit
District

ILLUSTRATES WHERE MOBILITY
FEES CAN BE EXPENDED

Benefit District

City of Lake City Mobility Fee



MOBILITY FEE SCHEDULE - RESIDENTIAL

RESIDENTIAL	UNIT OF MEASURE	MOBILITY FEE
Affordable Residential	per 1,000 sq. ft.	\$888
Residential (Single-Family, Multi-Family, Mobile Home)	per 1,000 sq. ft.	\$1,776

MOBILITY FEE SCHEDULE - INSTITUTIONAL

INSTITUTIONAL	UNIT OF MEASURE	MOBILITY FEE
Community Serving (Civic / Fraternal Club, Gallery, Museum, Performance Venues, Place of Assembly or Worship)	per 1,000 sq. ft.	\$1,003
Long Term Care (Assisted Living, Adult Care Center, Congregate Living Facility, Nursing Home)	per 1,000 sq. ft.	\$866
Private Education (Afterschool, Child Care Center, Day Care Center, K-12, Pre-K, Trade School, Tutor)	per 1,000 sq. ft.	\$1,179

MOBILITY FEE SCHEDULE - RECREATIONAL

RECREATIONAL	UNIT OF MEASURE	MOBILITY FEE
Golf Course (Open to Public or Non-Resident Membership)	per hole	\$4,977
Outdoor Commercial Recreation (Amusement, Driving Range, Multi-Purpose, Recreation, Sports, Tennis)	per Acre	\$6,510
Indoor Commercial Recreation (Amusement Arcade, Exercise Studio, Fitness, Gym, Health, Indoor Sports, Recreation)	per 1,000 sq. ft.	\$5,848
Recreational Vehicle or Travel Trailer Park	per Space / Lot	\$170

MOBILITY FEE SCHEDULE - INDUSTRIAL

INDUSTRIAL	UNIT OF MEASURE	MOBILITY FEE
Industrial (Heavy, Flex-Unit, Light, Microbrewery, Self or Outdoor Storage, Utilities)	per 1,000 sq. ft.	\$550

MOBILITY FEE SCHEDULE - OFFICE

OFFICE	UNIT OF MEASURE	MOBILITY FEE
Office (Administrative, Business, Hospital, Post Secondary Education, Professional, Real Estate)	per 1,000 sq. ft.	\$1,638
Medical or Dental Office (Clinic, Dental, Health Service, Laboratory, Professional Care, Emergency Care, Rehab, Veterinary)	per 1,000 sq. ft.	\$3,786

MOBILITY FEE SCHEDULE – RETAIL

RETAIL	UNIT OF MEASURE	MOBILITY FEE
Multi-Tenant Retail (Goods, Merchandise, Personal Services, Restaurant, Retail, Street Level Mixed-Use)	per 1,000 sq. ft.	\$2,631
Free-Standing Retail (Auto, Discount, Home Improvement, Superstore, Wholesale)	per 1,000 sq. ft.	\$3,903
High Impact Retail (Alcoholic Beverages, Banks, Grocery Store, Pharmacy & Drug Store, Sit-Down Restaurant)	per 1,000 sq. ft.	\$8,232
Convenience Retail (Convenience Store, Fast Food Restaurant, Drive-In Restaurant, Gasoline Station)	per 1,000 sq. ft.	\$13,311

MOBILITY FEE SCHEDULE - NON-RESIDENTIAL

NON-RESIDENTIAL	UNIT OF MEASURE	EAST MOBILITY FEE
Bank or Financial Drive-Thru Lane or Free-Standing ATM	per Lane / ATM	\$10,217
Hotel & Overnight Accommodations (B&B, Condo Hotel, Hotel, Motel, Motor Lodge, Tourist Court, Short-term Rental, Transient)	per Room	\$1,599
Fast Food or Quick Service Restaurant Drive Thru	per Lane	\$20,868
Retail Drive-Thru (Dry Cleaner, Dollar Store, Grocery Store, Pharmacy & Drug Store, Retail)	per Lane	\$7,241
Automobile Cleaning (Automated, Cleaning, Dry, Detailing, Polishing, Self-Serve, Vacuum, Wash, Wax)	per Lane or Stall plus per five (5) Stations	\$9,050

MOBILITY FEE SCHEDULE - NON-RESIDENTIAL

NON-RESIDENTIAL	UNIT OF MEASURE	EAST MOBILITY FEE
Automobile Charging (Commercial Facility which requires Membership or Payment)	per Position	\$8,301
Automobile Fueling	per Position	\$10,009
Automobile Repair Service (Brakes, Install, Maintenance, Major, Minor, Quick Lube, Repair, Tint, Tires)	per Bay or Stall	\$4,890

MOBILITY FEE ASSESSMENT EXAMPLES

Example 1: 2,000 sq. ft. Single Family Residential

2 (per 1,000 sq. ft.) x \$1,776 =
\$3,552

Example 2: 4,000 sq. ft. Fast Food Restaurant with one (1) drive-thru

4 (per 1,000 sq. ft.) x \$13,311 =
\$53,244

1 (lane) x \$20,868 = **\$20,868**

Total Mobility Fee = \$74,112

NEXT STEPS

- Feedback and direction from Council
- Update Mobility Plan & Mobility Fee based on direction
- Comprehensive Plan Amendment & PZB
- 1st Reading – TBD
- 2nd Reading – TBD

COMMENTS & QUESTIONS



Lauren Rushing, AICP | Project Manager

lauren@nueurbanconcepts.com

www.nueurbanconcepts.com

