

# MOBILITY PLAN & MOBILITY FEE



## CITY OF LAKE CITY *Council Workshop*

October 20<sup>th</sup>, 2025

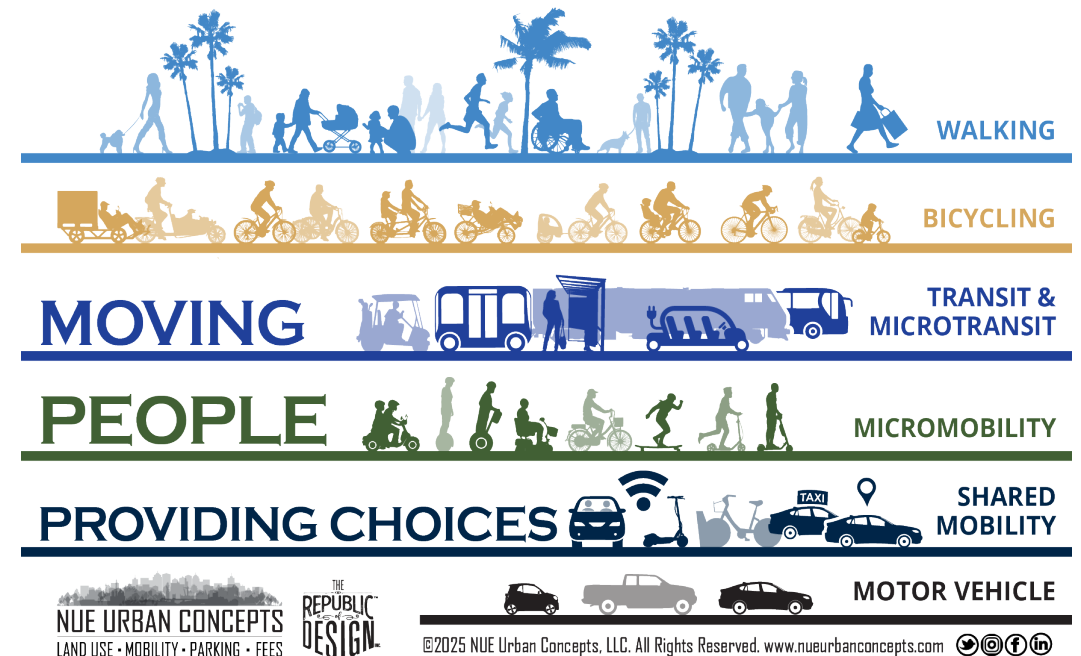
Lauren Rushing, AICP



**NUE URBAN CONCEPTS**  
LAND USE • MOBILITY • PARKING • FEES

# WHAT IS A MOBILITY PLAN?

- Vision for the City's transportation system to transition from one focused primarily on **moving vehicles quickly** to moving people safely
- **Long-term plan** (2050 horizon)
- Identifies project needs at a high level
- Required by Florida Statute to serve as basis for development of a mobility fee



# 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



# WHY DOES LAKE CITY NEED A MOBILITY PLAN & FEE?

## POPULATION GROWTH

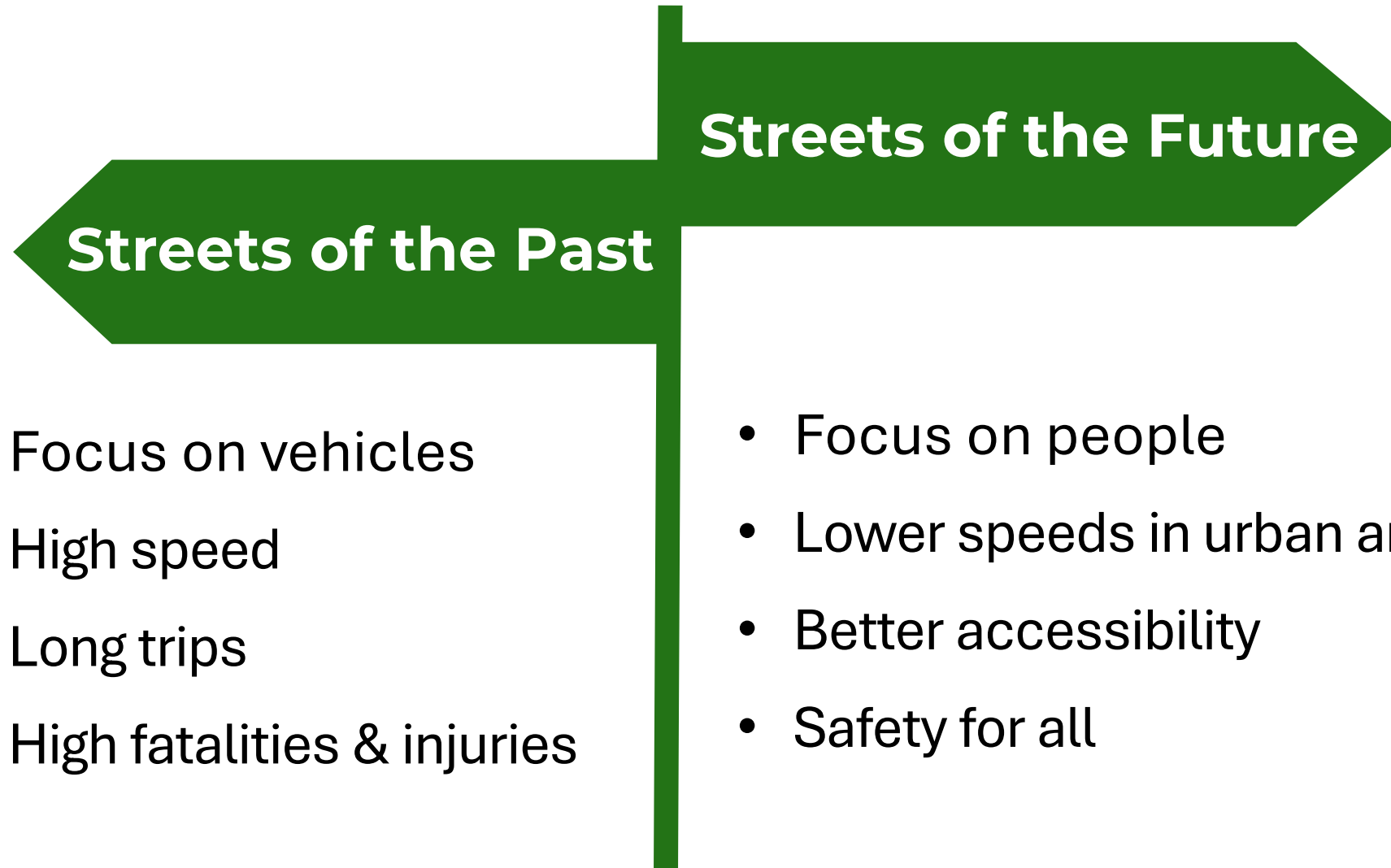
| Year     | Lake City | Columbia County |
|----------|-----------|-----------------|
| 2024     | 12,494    | 72,155          |
| 2050     | 13,939    | 80,500          |
| Increase | 1,445     | 8,345           |

# WHY DOES LAKE CITY NEED A MOBILITY PLAN & FEE?

- Provides **comprehensive vision** to guide capital projects and development
- Helps the City **balance growth** with **quality of life for existing residents**
- Creates a City-controlled funding mechanism
- Helps leverage alternative funding opportunities



# WHY DOES LAKE CITY NEED A MOBILITY PLAN & FEE?



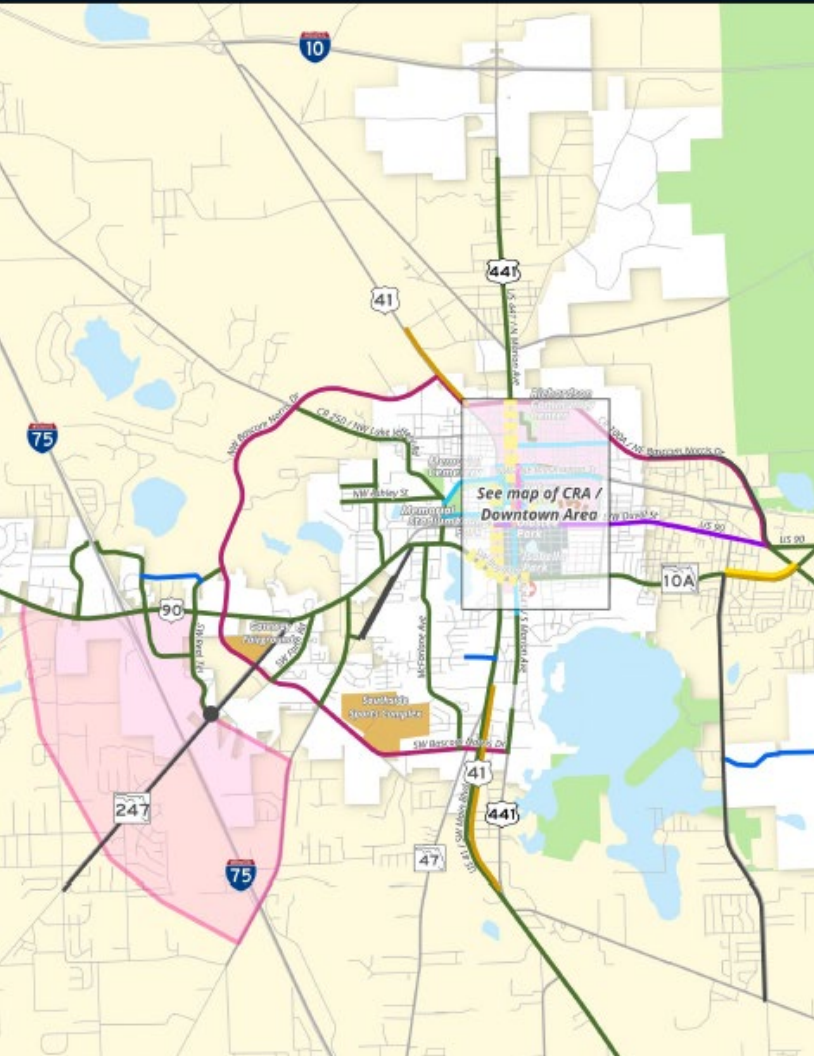
# LAKE CITY 2050 MOBILITY PLAN

**DRAFT**

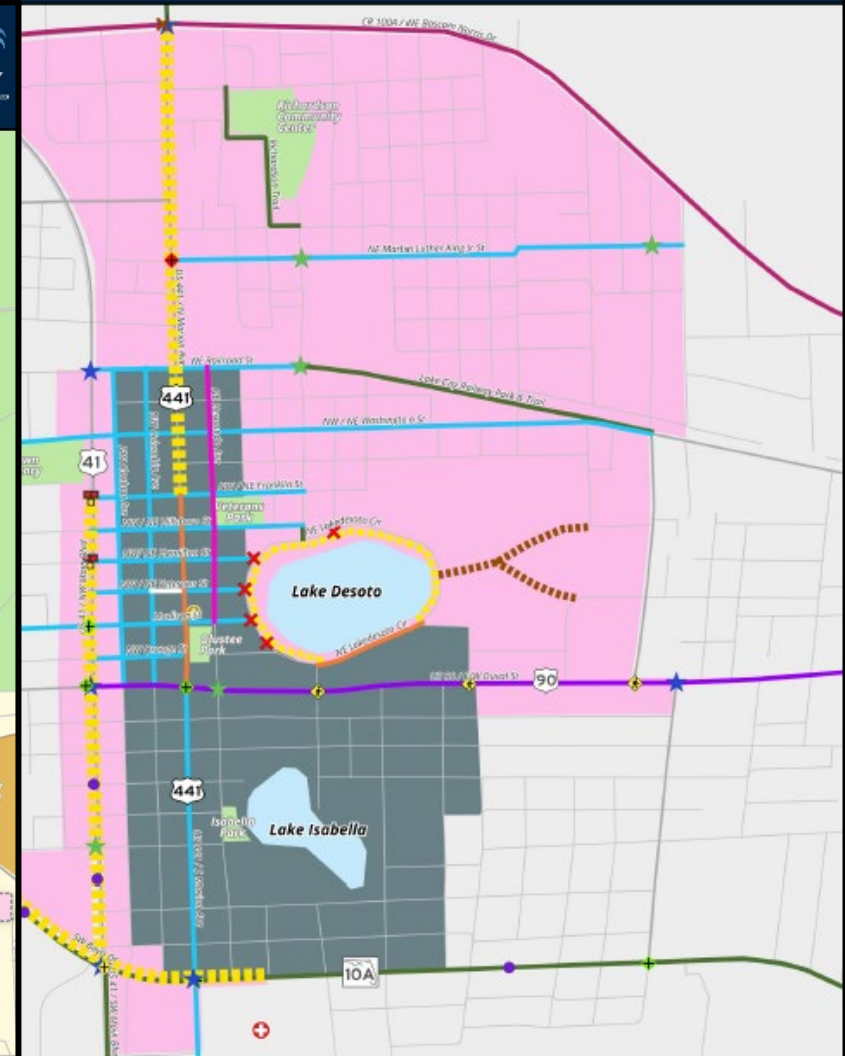
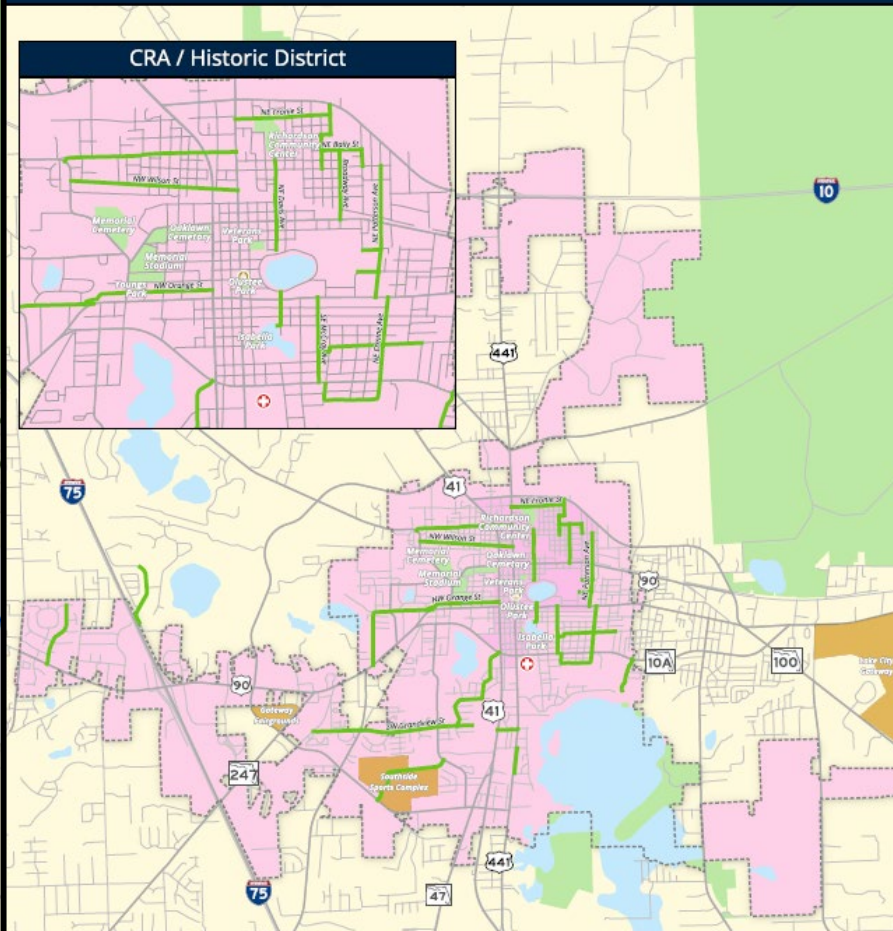
2050 Mobility Plan  
City of Lake City



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



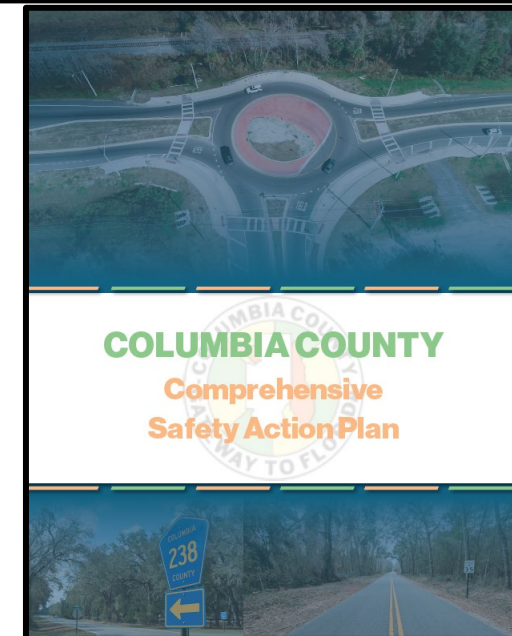
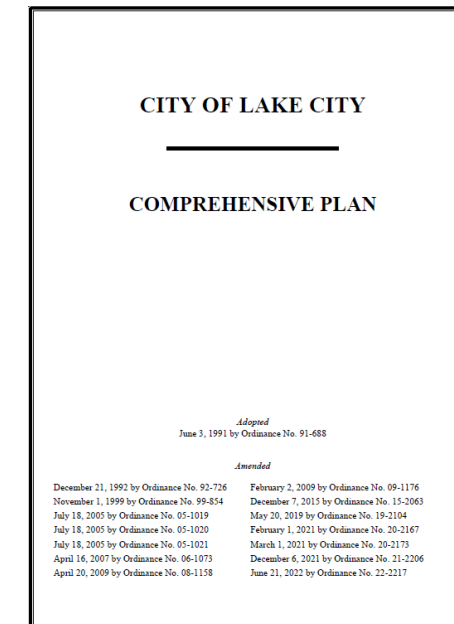
2050 Mobility Plan: Neighborhood Greenways  
City of Lake City



# LAKE CITY 2050 MOBILITY PLAN

## *Data & Document Review*

- Lake City Comprehensive Plan
- Community Redevelopment Area (CRA) Master Plan
- Columbia County Comprehensive Safety Action Plan
- GIS Data
- Site Visits
- Staff Input



# LAKE CITY 2050 MOBILITY PLAN

## *Stakeholder Meetings*

- Columbia County (**Aug 18**)
- Florida Department of Transportation (FDOT D2) District 2 (**Sept 11**)
- Lake City Public Schools (**Oct 7**)



# 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



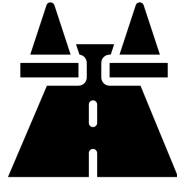
# LAKE CITY 2050 MOBILITY PLAN



6

miles of

**Downtown Street  
Upgrades**



9

miles of

**Roadway Widening**



15

miles of

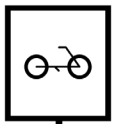
**Multi-Use Trail**



.5

miles of

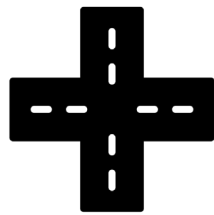
**Curbless Shared Streets**



13

miles of

**Neighborhood Greenways**

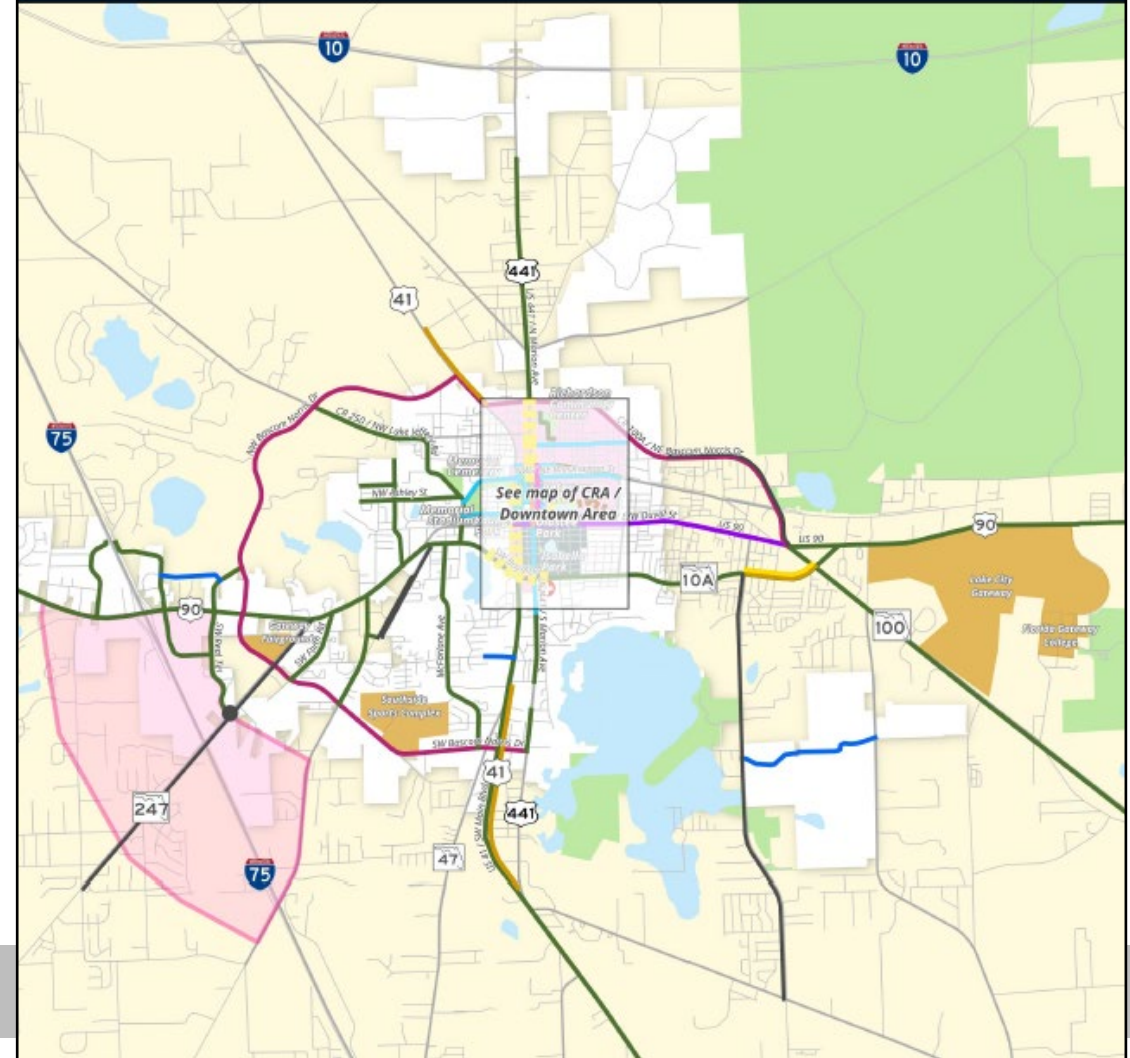


63

**Intersections**

2050 Mobility Plan

City of Lake City



# LAKE CITY 2050 MOBILITY PLAN

- Boardwalks
- Lane Repurposing
- Lake DeSoto Promenade
- Safety Improvements
- Primary Commercial Streets
- Two-Way Conversion of Hernando Ave
- Midblock crossings
- Roundabout
- Studies & Programs

**184**  
**Mobility**  
**Projects**

# LAKE DESOTO PROMENADE

Town Center Promenade | Wellington, FL



# CURBLESS SHARED STREETS

## LAKE CITY 2050 MOBILITY PLAN

### SUMMARY:

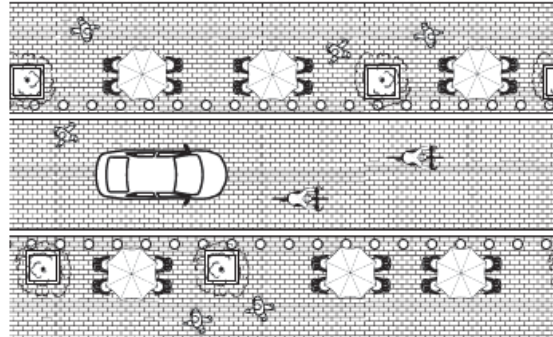
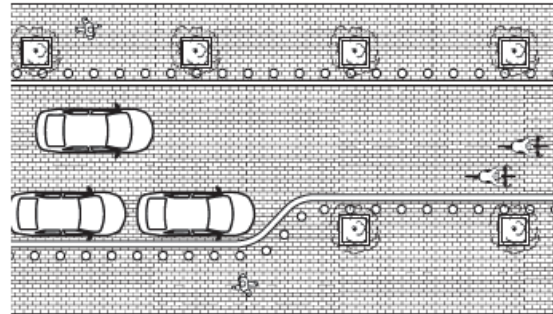
An emerging concept for prioritizing walking, bicycling, and transit is the conversion of existing streets and alleys into Curbless Shared Streets. Curbless Shared Streets feature a posted speed limit of 15 MPH or less and flattened curbing accompanied by traffic calming strategies that allow people to feel safe riding bicycles or scooters in the same space as slow motor vehicles and transit circulators. These streets also provide wider pedestrian frontages, separated from motor vehicles by landscape, hardscape features, bollards, or on-street parking. The intent of Curbless Shared Streets is that "out of the chaos of various modes sharing the same space, traffic will be calmed" because when people have to really pay attention to others around them, safety for everyone is increased.

Curbless Shared Streets are designed for portions of the street to be closed off to motor vehicle travel during special events and festivals. This enables people walking to easily traverse the street right-of-way without worrying about tripping hazards and allows for seamless outdoor seating, tables, and other features without the need to adjust set-ups to deal with curbs and changes in elevation.

Curbless Shared Streets distinguish themselves from the well-known "Living Street" aka Dutch "Woonerf" by providing a defined space for pedestrians, while allowing the street space to be shared between cars, transit, and people riding bicycles or other micromobility or low speed vehicles. Curbless Shared Streets are often found in commercial areas and serve as 'Main Streets' or destinations within a community. Living Streets feature slow speeds of 10 MPH or less with all modes sharing the same space and are most often found in residential areas. People walking or children playing have priority and other modes yield the right-of-way.

### TYPICAL FEATURES:

- Removal of elevated curbs
- Materials delineate spaces
- Vehicles lanes and sidewalks feature pavers or bricks
- Streets with lower traffic volumes
- Travel speeds of 15 mph or less
- Furniture, parking, and landscaping define site visibility
- Space for vehicles is between 18' to 20' wide
- Zones for on-street deliveries, valet, pick-up & drop-off
- Retractable bollards limit vehicle access
- Streets comply with ADA standards



WEST PALM BEACH MOBILITY PLAN  
ROSEMARY STREET



ALTAMONTE SPRINGS MOBILITY PLAN  
CRANES ROOST

### PROPOSED CURBLESS SHARED STREETS

NE Lake Desoto Cir (from NE Vickers Ter to NE Laguna Dr)  
 US 441 / N Marion Ave (from Franklin St to US 90)



LAKE WALES MOBILITY PLAN  
PARK AVENUE

NE Lake Desoto Cir  
 (Vickers Ter to  
 Laguna Dr)

Marion Ave  
 (Franklin St to US  
 90)

# PRIMARY COMMERCIAL STREETS

## LAKE CITY 2050 MOBILITY PLAN

### SUMMARY:

These streets are proposed to be designed with the intent to prioritize people walking and create an urban environment to support commercial / retail development. Design will feature lower vehicle speeds, safer crossings, streetscape (i.e., hardscape and landscape), and amenities for people. On longer blocks and key destinations, providing mid-block crossings with appropriate traffic calming measures. Sidewalks along these streets are used frequently by people walking and therefore a higher level of streetscape amenities is emphasized.

Primary Commercial Streets can function either as a means to move people or can act as destinations in themselves by reclaiming streets for spending time and offering a high level of social interaction. Primary Commercial Streets are a high priority for retrofitting existing streets as part of any street resurfacing, reconstruction, rehabilitation, safety, operational, or capacity improvements.

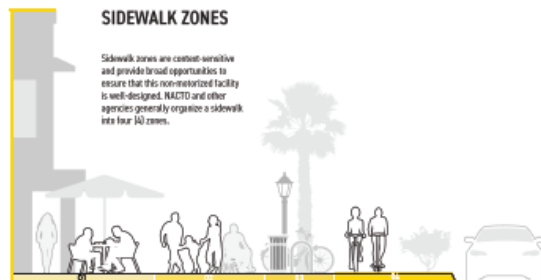
The City can elect to utilize mobility fees and other funding sources to encourage the State to upgrade sidewalks and streetscape as part of street improvements. The City can also offer development activity (for example, redevelopment and new development) mobility fee credits or reimbursements for the construction of off-site (for example, beyond the limits of development activity) sidewalk and streetscape improvements.



ALTAMONTE SPRINGS MOBILITY PLAN  
SR 436 - WALKING & TRANSIT IMPROVEMENT  
UNDER CONSTRUCTION

### TYPICAL FEATURES:

- Minimum 10' wide sidewalks, ideally pavers
- Posted Speed Limits of 30 MPH or 35 MPH
- Shade trees with 50-foot spacing
- Streetscape themed features & public art
- Seating areas, particularly at mid-block locations
- Lighting, with common themes, scaled for people
- Signal master arms at intersections
- Themed street signage
- Themed informational and directional signage
- Themed and shaded transit shelters
- Bulb-outs at intersections
- Reduced distances at mid-block crossings
- Crossing design for handicapped accessibility
- Median safe zones where possible



- 01 FRONTAGE ZONE: It functions as an extension of the building, whether it be through entryways and doors, or sidewalk cafes and sandwich boards. The frontage zone comprises of both the structure and the facade of the building fronting the street, as well as the space immediately adjacent to the building.
- 02 PEDESTRIAN THROUGH ZONE: It's the primary accessible pathway that runs parallel to the street. The pedestrian through zone ensures that pedestrians have a safe and adequate place to walk. It should be 5-7 feet wide in residential settings and 8-12 feet wide in downtown or commercial areas.
- 03 FURNITURE ZONE: The section of the sidewalk between the curb and the pedestrian zone in which street utilities and amenities, such as lighting, benches, utility poles, trees, and bicycle parking are provided.
- 04 ENHANCEMENT BUFFER ZONE: The situational space immediately next to the sidewalk may comprise a variety of different optional elements. This buffer zone can be used for vehicular parking, commercial loading zones, curbside bike lanes, or protected bike lanes. It can also include parklets, stormwater management features, bike racks, bike share stations, and curbside extensions.



### PROPOSED PRIMARY COMMERCIAL STREETS

State

US 41 / NW Main Blvd  
US 441 / N Marion St  
SR 10A / SW & SE Baya St



NW Main Blvd  
(Franklin St to  
Baya Dr)

N Marion St  
(Bascom Norris  
to Franklin St)

SW/SE Baya  
(Knox St to  
Isabella Way)

SUMMARY:

Neighborhood Greenways are designated low-volume, low-speed streets with posted speed limits between 20 MPH and 25 MPH that prioritize walking, bicycling, and other alternative modes of transportation. Reduced posted speed limits are accompanied by traffic calming, identifying wayfinding signage, and shared lane pavement markings.

Neighborhood Greenways can also include improvements to reduce the width of vehicle travel lanes to slow motor vehicles and accommodate multimodal modes. Changes to the physical geometry of streets, such as restriping to add on-street parking, bicycle lanes, or advisory on-street sidewalks through pavement markings, are necessary to achieve these posted speed limits and can be added as part of projects to resurface existing streets.

This reduction in lane width can sometimes result in what are known as “yield streets.” The lane width of yield streets is too narrow for two cars to pass each other; one vehicle must pull aside using parking spaces or driveway openings to yield right-of-way to oncoming vehicles. Neighborhood Greenways may also include conversion of two-way streets to one-way streets to add on-street parking or bicycle lanes.

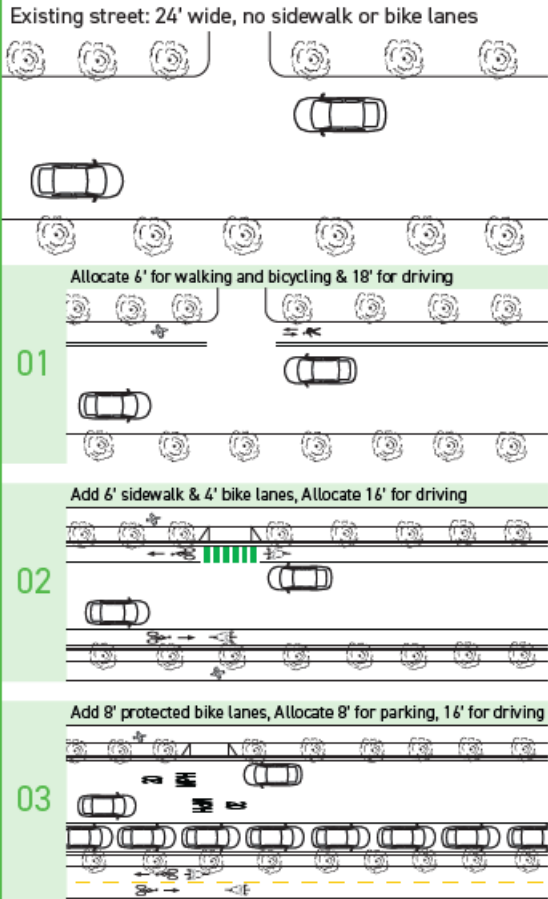
Neighborhood Greenways connect schools, parks, and neighborhoods to other key destinations within cities to provide safe and comfortable low speed routes that fill gaps in the overall multimodal transportation network.

Neighborhood Greenways can additionally include potential to incorporate natural stormwater management approaches (green infrastructure) and low impact development (LID) in future street design. This concept can be used as an innovative strategy to mitigate the impacts of urban flooding to improve resiliency and to provide shading for improved walkability.



TYPICAL FEATURES:

- Low posted speed limit (ideally 20 MPH)
- Prioritize walking and biking
- Connect parks, schools, neighborhoods and other key destinations
- Shared lane pavement markings (a.k.a sharrows)
- Wayfinding signage
- On-street parking
- On-street bicycle lanes
- Sidewalks or on-street advisory sidewalks
- Pedestrian-scale lighting
- Traffic calming
- Street trees and landscaping



PROPOSED LOCATIONS

Neighborhood Greenways are primarily proposed with the Historic District, Community Redevelopment Area (CRA), near schools and parks, or within residential neighborhoods.



 **13** miles of  
**Neighborhood Greenways**

# DOWNTOWN CONTEXT SENSITIVE UPGRADE

Mt Dora



New Smyrna Beach



Delray Beach



# LAKE CITY 2050 MOBILITY PLAN

## *Mobility Programs*

- Downtown Parking Management Plan & Implementation
- Downtown Wayfinding Plan & Signage
- Sidewalk Improvements Program
- Bicycle Parking Program
- Micromobility & Low Speed Electric Vehicles Policy
- Tactical Urbanism
- Mobility on Demand /Microtransit Circulator Pilot

# HOW TO IMPLEMENT A MOBILITY FEE



# HOW TO DEVELOP A MOBILITY FEE

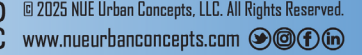


## Development of a MOBILITY PLAN & MOBILITY FEE

### NUE URBAN CONCEPTS

LAND USE • MOBILITY • PARKING • FEES

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# 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

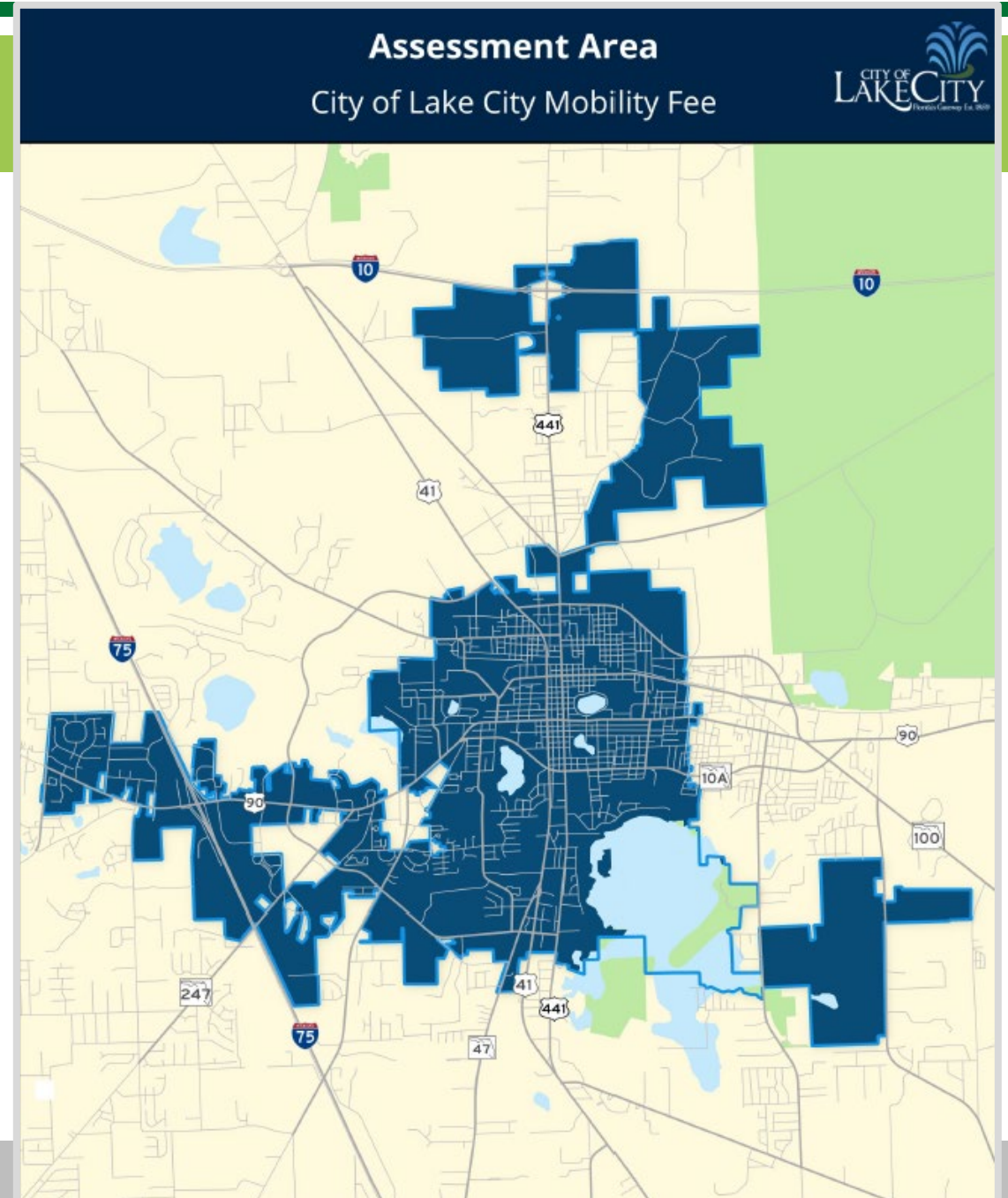
(for reference only: details to follow )

| DRAFT 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 <sup>1,2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | per 1,000 Sq. Ft.                            | \$920        |
| Residential (Single-Family, Multi-Family, Mobile Home) <sup>2,3,4</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                             | per 1,000 Sq. Ft.                            | \$1,839      |
| <b>Institutional Uses</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                              |              |
| 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      |
| <b>Recreational Uses</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                              |              |
| Golf Course (Open to Public or Non-Resident Membership)                                                                                                                                                                                                                                                                                                                                                                                                                                                             | per hole                                     | \$4,977      |
| Outdoor Commercial Recreation (Amusement, Driving Range, Multi-Purpose, Recreation, Sports, Tennis) <sup>5</sup>                                                                                                                                                                                                                                                                                                                                                                                                    | per Acre                                     | \$4,493      |
| Indoor Commercial Recreation (Amusement Arcade, Exercise Studio, Fitness, Gym, Health, Indoor Sports, Recreation) <sup>5</sup>                                                                                                                                                                                                                                                                                                                                                                                      | per 1,000 Sq. Ft.                            | \$4,072      |
| Recreational Vehicle or Travel Trailer Park                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | per Space / Lot                              | \$604        |
| <b>Industrial Uses</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                              |              |
| Industrial (Heavy, Flex-Unit, Light, Microbrewery, Self or Outdoor Storage, Utilities) <sup>6</sup>                                                                                                                                                                                                                                                                                                                                                                                                                 | per 1,000 Sq. Ft.                            | \$724        |
| <b>Office Uses</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                              |              |
| 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      |
| <b>Commercial &amp; Retail Uses</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                              |              |
| Multi-Tenant Retail (Goods, Merchandise, Personal Services, Restaurant, Retail, Street Level Mixed-Use) <sup>7</sup>                                                                                                                                                                                                                                                                                                                                                                                                | per 1,000 Sq. Ft.                            | \$2,453      |
| Free-Standing Retail (Auto, Discount, Home Improvement, Superstore, Wholesale) <sup>8</sup>                                                                                                                                                                                                                                                                                                                                                                                                                         | per 1,000 Sq. Ft.                            | \$3,967      |
| High Impact Retail (Alcoholic Beverages, Banks, Grocery Store, Pharmacy & Drug Store, Sit-Down Restaurant) <sup>9</sup>                                                                                                                                                                                                                                                                                                                                                                                             | per 1,000 Sq. Ft.                            | \$7,947      |
| Convenience Retail (Convenience Store, Fast Food Restaurant, Drive-In Restaurant, Gasoline Station) <sup>9</sup>                                                                                                                                                                                                                                                                                                                                                                                                    | per 1,000 Sq. Ft.                            | \$17,073     |
| <b>Non-Residential Additive Uses (All uses are additive except overnight lodging)<sup>10</sup></b>                                                                                                                                                                                                                                                                                                                                                                                                                  |                                              |              |
| Bank or Financial Drive-Thru Lane or Free-Standing ATM <sup>11</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                | 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 <sup>12</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                      | per Lane                                     | \$20,868     |
| Retail Drive-Thru (Dry Cleaner, Dollar Store, Grocery Store, Pharmacy & Drug Store, Retail) <sup>13</sup>                                                                                                                                                                                                                                                                                                                                                                                                           | per Lane                                     | \$7,241      |
| Automobile Cleaning (Automated, Cleaning, Dry, Detailing, Polishing, Self-Serve, Vacuum, Wash, Wax) <sup>14</sup>                                                                                                                                                                                                                                                                                                                                                                                                   | per Lane or Stall plus per five (5) Stations | \$12,374     |
| Automobile Charging (Commercial Facility which requires Membership or Payment) <sup>15</sup>                                                                                                                                                                                                                                                                                                                                                                                                                        | per Position                                 | \$6,225      |
| Automobile Fueling                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | per Position                                 | \$10,767     |
| Automobile Repair Service (Brakes, Install, Maintenance, Major, Minor, Quick Lube, Repair, Tint, Tires) <sup>16</sup>                                                                                                                                                                                                                                                                                                                                                                                               | per Bay or Stall                             | \$4,498      |
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| <sup>1</sup> The City of Lake City defines affordable housing as housing available for those making 780% 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. 163.31801 (11) per affordable definition in Fla. Sta. 420.9071. The City shall establish that the housing meets the 780% criteria prior to utilization of the lower mobility fee rates. |                                              |              |

# ASSESSMENT AREA

## One Citywide Assessment Area

ILLUSTRATES WHERE MOBILITY FEES  
CAN BE COLLECTED



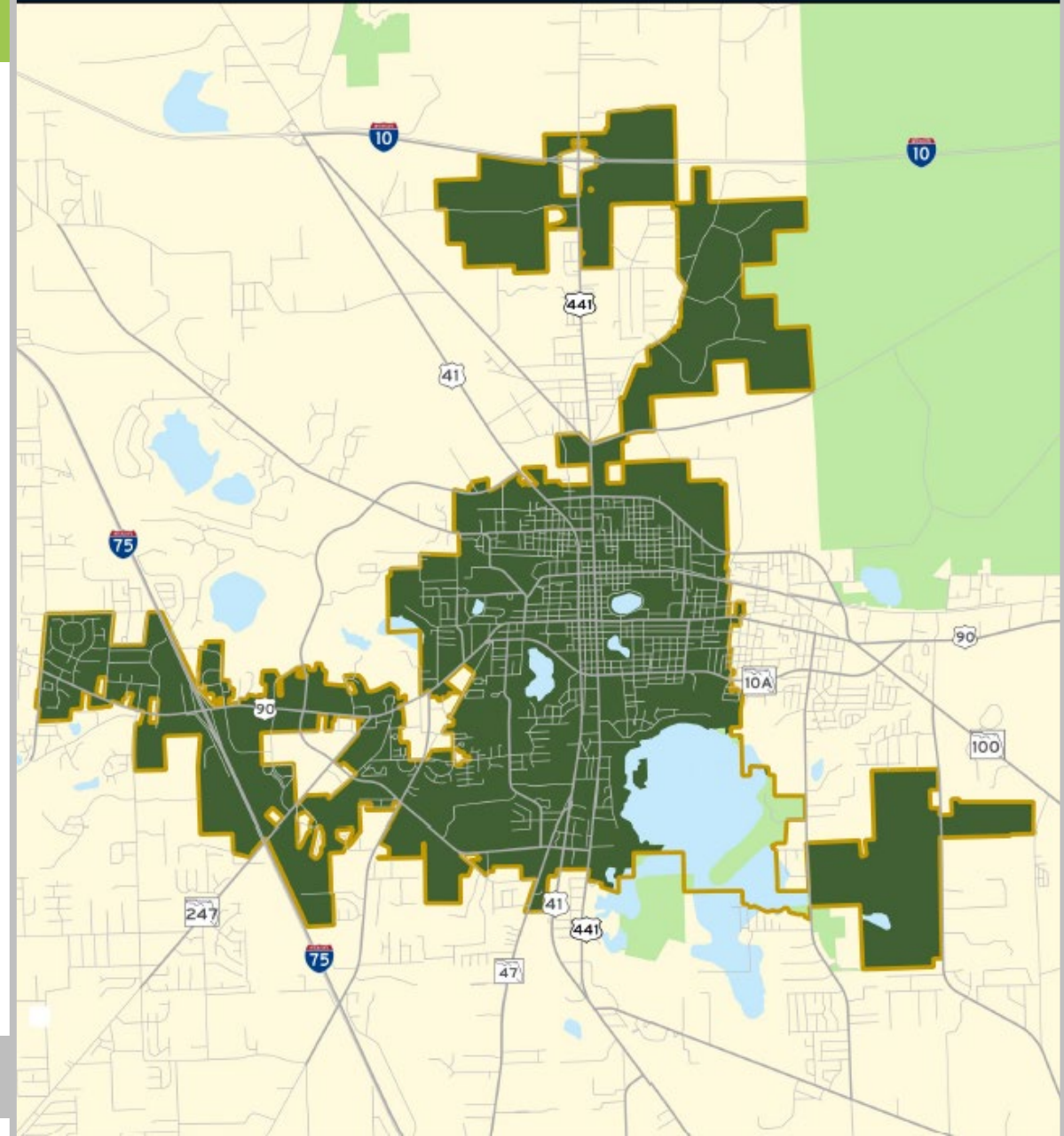
# BENEFIT DISTRICT

## 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   |
|------------------------------------------------------------------|-------------------|----------------|
| <b>Affordable Residential</b>                                    | per 1,000 sq. ft. | <b>\$920</b>   |
| <b>Residential</b><br>(Single-Family, Multi-Family, Mobile Home) | per 1,000 sq. ft. | <b>\$1,839</b> |

# MOBILITY FEE SCHEDULE - INSTITUTIONAL

| INSTITUTIONAL                                                                                                           | UNIT OF MEASURE   | MOBILITY FEE   |
|-------------------------------------------------------------------------------------------------------------------------|-------------------|----------------|
| <b>Community Serving</b><br>(Civic / Fraternal Club, Gallery, Museum, Performance Venues, Place of Assembly or Worship) | per 1,000 sq. ft. | <b>\$1,059</b> |
| <b>Long Term Care</b><br>(Assisted Living, Adult Care Center, Congregate Living Facility, Nursing Home)                 | per 1,000 sq. ft. | <b>\$994</b>   |
| <b>Private Education</b><br>(Afterschool, Child Care Center, Day Care Center, K-12, Pre-K, Trade School, Tutor)         | per 1,000 sq. ft. | <b>\$1,181</b> |

# MOBILITY FEE SCHEDULE - RECREATIONAL

| RECREATIONAL                                                                                                                | UNIT OF MEASURE   | MOBILITY FEE   |
|-----------------------------------------------------------------------------------------------------------------------------|-------------------|----------------|
| <b>Golf Course</b><br>(Open to Public or Non-Resident Membership)                                                           | per hole          | <b>\$4,977</b> |
| <b>Outdoor Commercial Recreation</b><br>(Amusement, Driving Range, Multi-Purpose, Recreation, Sports, Tennis)               | per Acre          | <b>\$4,493</b> |
| <b>Indoor Commercial Recreation</b><br>(Amusement Arcade, Exercise Studio, Fitness, Gym, Health, Indoor Sports, Recreation) | per 1,000 sq. ft. | <b>\$4,072</b> |
| <b>Recreational Vehicle or Travel Trailer Park</b>                                                                          | per Space / Lot   | <b>\$604</b>   |

# MOBILITY FEE SCHEDULE - INDUSTRIAL

| INDUSTRIAL                                                                                       | UNIT OF MEASURE   | MOBILITY FEE |
|--------------------------------------------------------------------------------------------------|-------------------|--------------|
| <b>Industrial</b><br>(Heavy, Flex-Unit, Light, Microbrewery, Self or Outdoor Storage, Utilities) | per 1,000 sq. ft. | <b>\$724</b> |

# MOBILITY FEE SCHEDULE - OFFICE

| OFFICE                                                                                                                                | UNIT OF MEASURE   | MOBILITY FEE   |
|---------------------------------------------------------------------------------------------------------------------------------------|-------------------|----------------|
| <b>Office</b><br>(Administrative, Business, Hospital, Post Secondary Education, Professional, Real Estate)                            | per 1,000 sq. ft. | <b>\$1,729</b> |
| <b>Medical or Dental Office</b><br>(Clinic, Dental, Health Service, Laboratory, Professional Care, Emergency Care, Rehab, Veterinary) | per 1,000 sq. ft. | <b>\$4,335</b> |

# MOBILITY FEE SCHEDULE – RETAIL

| RETAIL                                                                                                               | UNIT OF MEASURE   | MOBILITY FEE    |
|----------------------------------------------------------------------------------------------------------------------|-------------------|-----------------|
| <b>Multi-Tenant Retail</b><br>(Goods, Merchandise, Personal Services, Restaurant, Retail, Street Level Mixed-Use)    | per 1,000 sq. ft. | <b>\$2,453</b>  |
| <b>Free-Standing Retail</b><br>(Auto, Discount, Home Improvement, Superstore, Wholesale)                             | per 1,000 sq. ft. | <b>\$3,967</b>  |
| <b>High Impact Retail</b><br>(Alcoholic Beverages, Banks, Grocery Store, Pharmacy & Drug Store, Sit-Down Restaurant) | per 1,000 sq. ft. | <b>\$7,947</b>  |
| <b>Convenience Retail</b><br>(Convenience Store, Fast Food Restaurant, Drive-In Restaurant, Gasoline Station)        | per 1,000 sq. ft. | <b>\$17,073</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>\$7,923</b>    |
| <b>Hotel &amp; Overnight Accommodations</b><br>(B&B, Condo Hotel, Hotel, Motel, Motor Lodge, Tourist Court, Short-term Rental, Transient) | per Room                                           | <b>\$1,772</b>    |
| <b>Fast Food or Quick Service Restaurant Drive Thru</b>                                                                                   | per Lane                                           | <b>\$20,868</b>   |
| <b>Retail Drive-Thru</b><br>(Dry Cleaner, Dollar Store, Grocery Store, Pharmacy & Drug Store, Retail)                                     | per Lane                                           | <b>\$7,241</b>    |
| <b>Automobile Cleaning</b><br>(Automated, Cleaning, Dry, Detailing, Polishing, Self-Serve, Vacuum, Wash, Wax)                             | per Lane or Stall<br>plus per five (5)<br>Stations | <b>\$12,374</b>   |

# MOBILITY FEE SCHEDULE - NON- RESIDENTIAL

| NON-RESIDENTIAL                                                                                                   | UNIT OF MEASURE  | EAST MOBILITY FEE |
|-------------------------------------------------------------------------------------------------------------------|------------------|-------------------|
| <b>Automobile Charging</b><br>(Commercial Facility which requires Membership or Payment)                          | per Position     | <b>\$6,225</b>    |
| <b>Automobile Fueling</b>                                                                                         | per Position     | <b>\$10,767</b>   |
| <b>Automobile Repair Service</b><br>(Brakes, Install, Maintenance, Major, Minor, Quick Lube, Repair, Tint, Tires) | per Bay or Stall | <b>\$4,498</b>    |

# MOBILITY FEE ASSESSMENT EXAMPLES

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

$$2 \text{ (per 1,000 sq. ft.)} \times \$1,839 = \mathbf{\$3,678}$$

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

$$4 \text{ (per 1,000 sq. ft.)} \times \$17,073 = \mathbf{\$68,292}$$

$$1 \text{ (lane)} \times \$20,868 = \mathbf{\$20,868}$$

$$\mathbf{\text{Total Mobility Fee} = \$89,160}$$

# NEXT STEPS

- Feedback and direction from Commission
- Update Mobility Plan & Mobility Fee based on direction
- Comprehensive Plan Amendment
- 1<sup>st</sup> Reading – TBD
- 2<sup>nd</sup> Reading – TBD

# COMMENTS & QUESTIONS



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