
CITY COUNCIL WORKSHOP

CITY OF LAKE CITY

April 06, 2026 at 5:00 PM

Venue: City Hall

AGENDA

This meeting will be held in the City Council Chambers on the second floor of City Hall located at 205 North Marion Avenue, Lake City, FL 32055. Members of the public may also view the meeting on our YouTube channel. YouTube channel information is located at the end of this agenda.

Call to Order

Pledge

Invocation - Mayor Noah Walker

Roll Call

Ladies and Gentlemen; The Lake City Council has opened its public meeting. Since 1968, the City Code has prohibited any person from making personal, impertinent, or slanderous remarks or becoming boisterous while addressing the City Council. Yelling or making audible comments from the audience constitutes boisterous conduct. Such conduct will not be tolerated. There is only one approved manner of addressing the City Council. That is, to be recognized and then speak from the podium.

Failure to abide by the rules of decorum will result in removal from the meeting.

Presentation

1. Mobility Fees

Public Participation - Public Comments

Citizens are encouraged to participate in City of Lake City meetings. The City of Lake City encourages civility in public discourse and requests that speakers direct their comments to the Chair. Those attendees wishing to share a document and or comments in writing for inclusion into the public record must email the item to submissions@lcfla.com no later than noon on the day of the meeting. Citizens may also provide input to individual council members via office visits, phone calls, letters and e-mail that will become public record.

YouTube Information

Members of the public may also view the meeting on our YouTube channel at:
<https://www.youtube.com/c/CityofLakeCity>

Pursuant to 286.0105, Florida Statutes, *the City hereby advises the public if a person decides to appeal any decision made by the City with respect to any matter considered at its meetings or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.*

SPECIAL REQUIREMENTS: *Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in these meetings should contact the **City Manager's Office at (386) 719-5768.***

File Attachments for Item:

1. Mobility Fees

MOBILITY PLAN & MOBILITY FEE



CITY OF LAKE CITY

Council Workshop

April 6th, 2026

Lauren Rushing, AICP



NUE URBAN CONCEPTS
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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

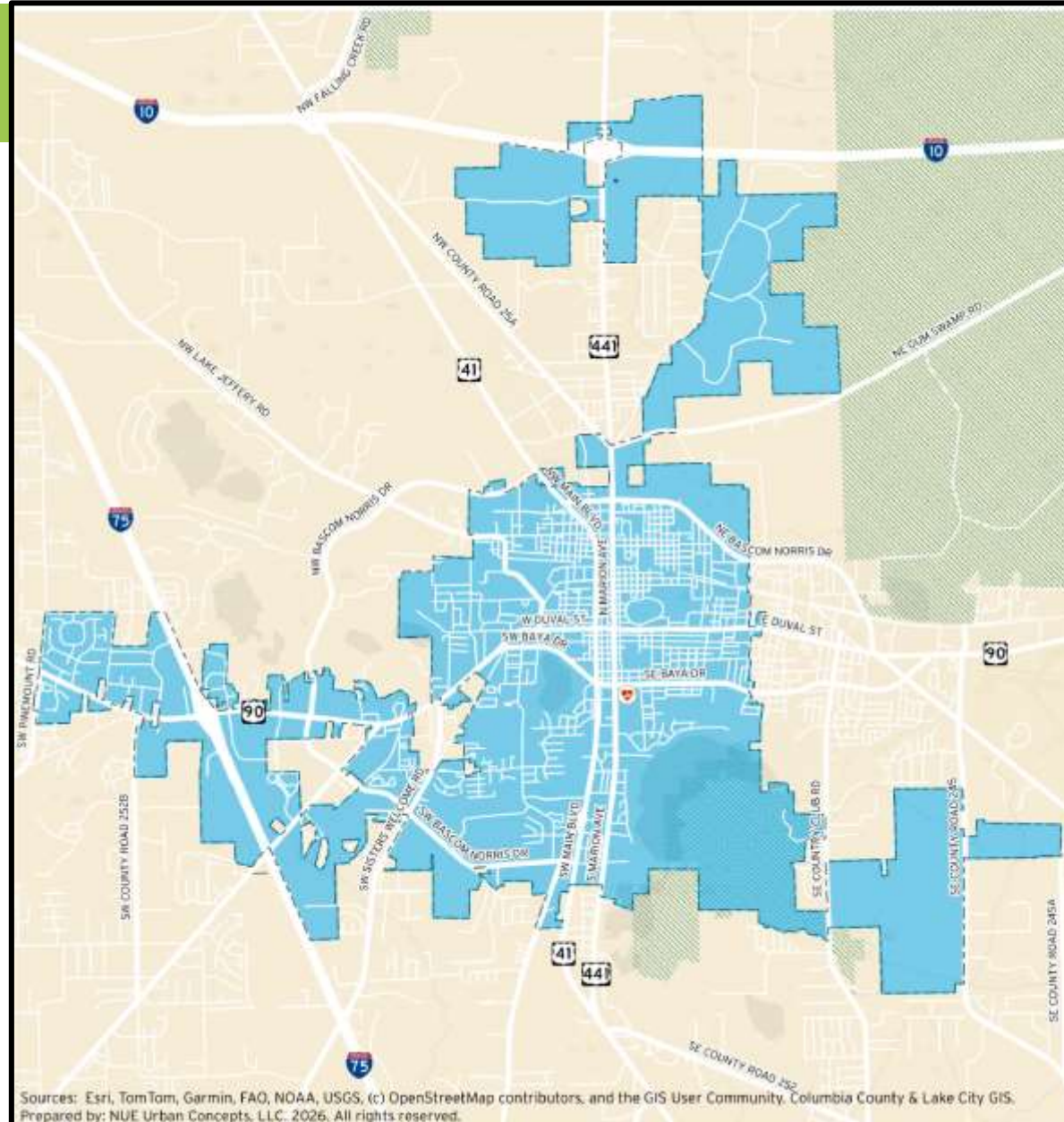


MOBILITY FEE

Paid by New Growth
(Development)

Not a Tax

Not Existing Residents



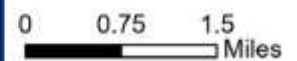
Assessment Area

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.



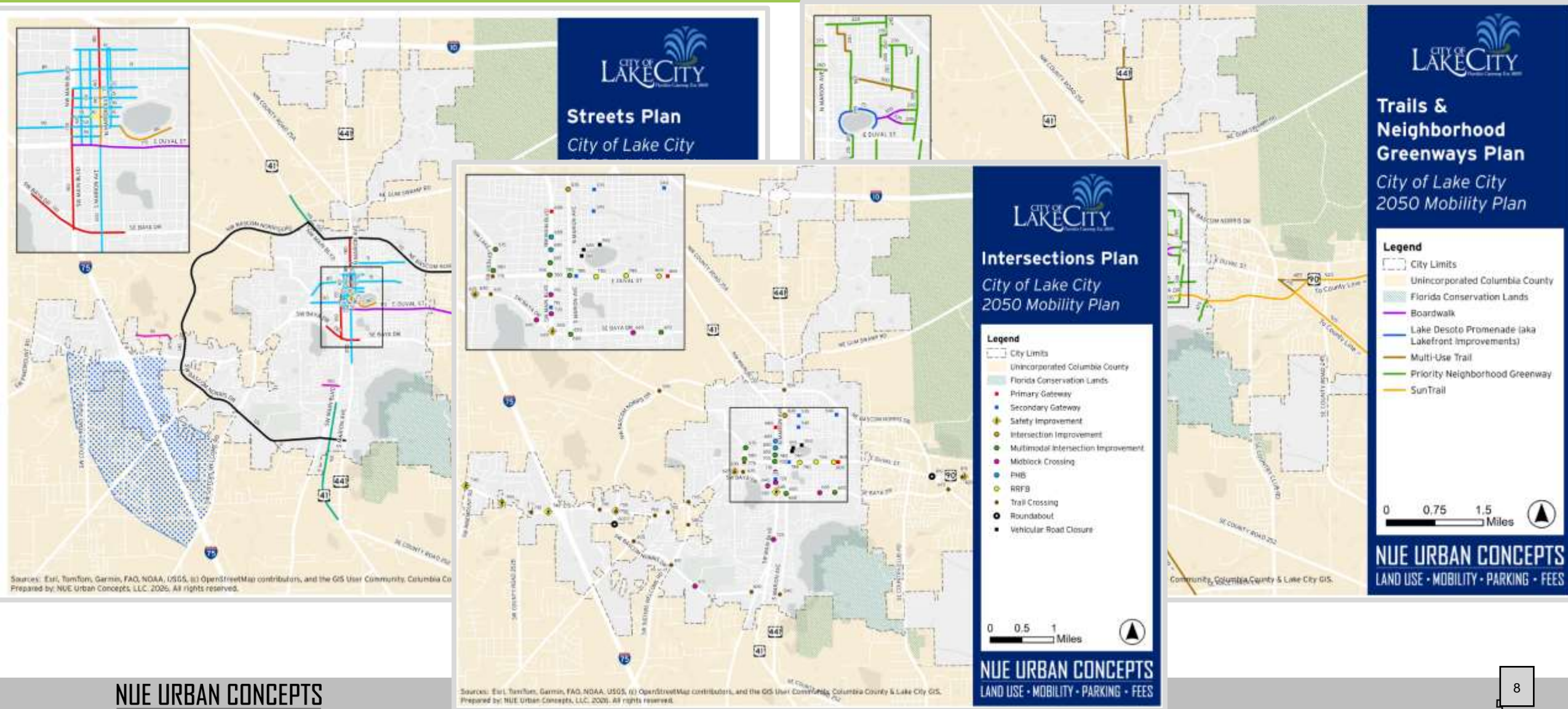
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LAKE CITY MOBILITY FEE SYSTEM

- 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





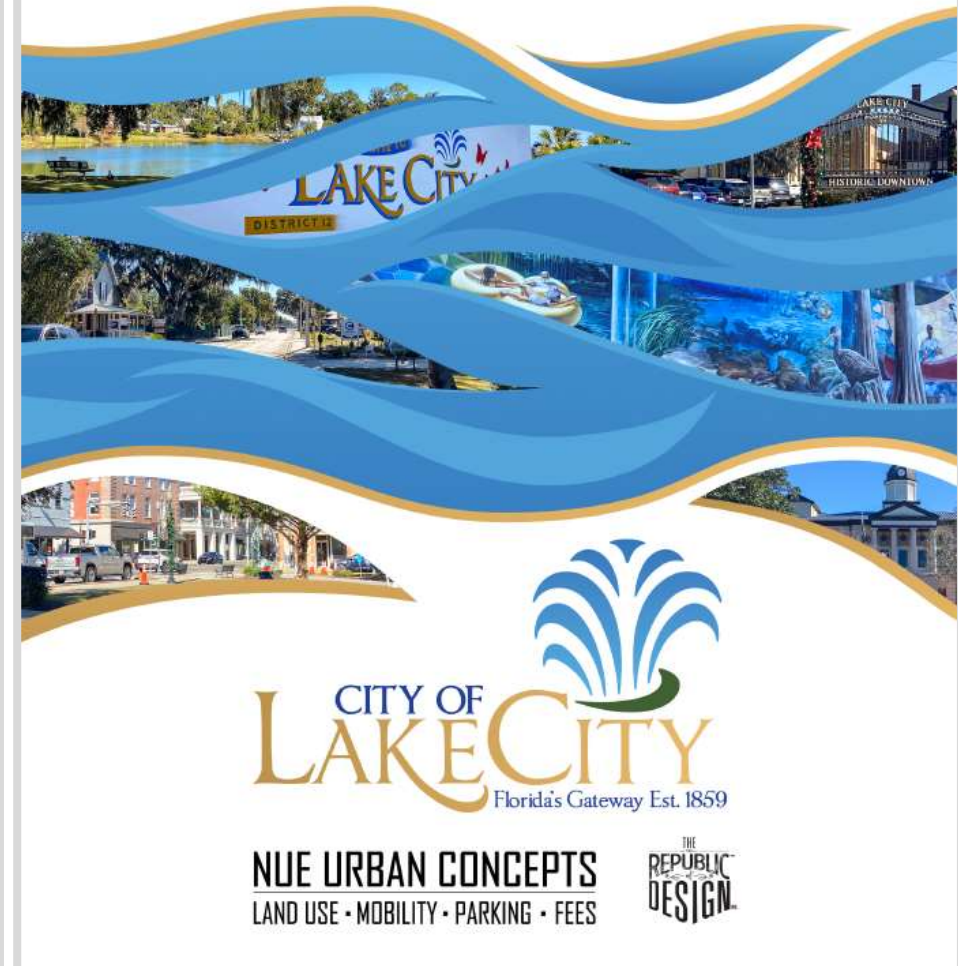
CITY OF LAKE CITY 2050 Mobility Plan February 2026



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CITY OF LAKE CITY Mobility Fee Technical Report February 2026



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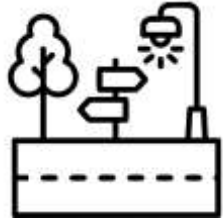


OVERARCHING GOALS

- 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



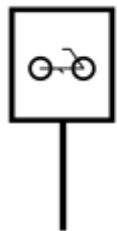
.5

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
Total	93.37 miles 60 intersections 15 programs	\$507,245,343	730,943

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.

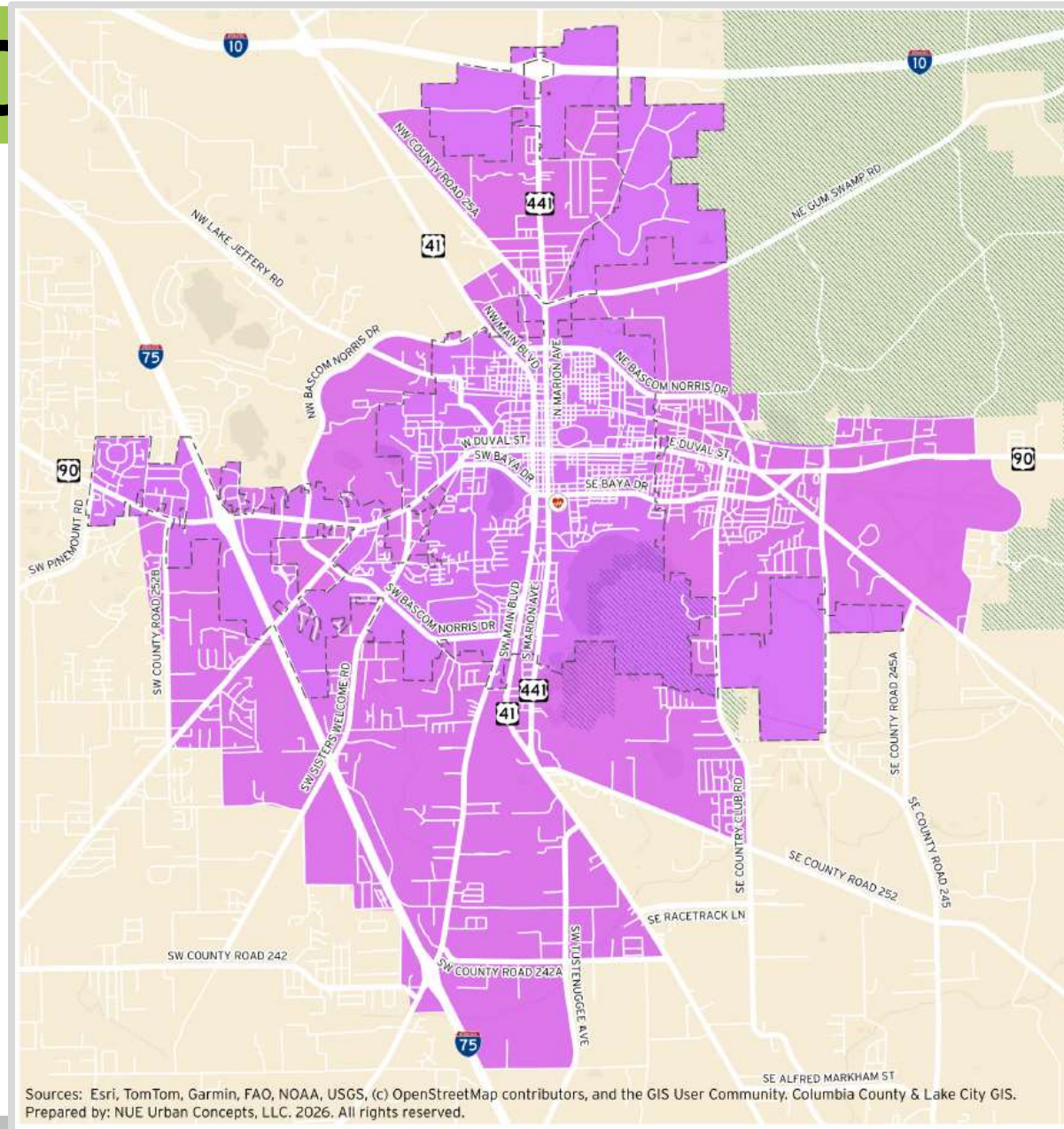
\$369,613,728
Anticipated
Funding

Attributable
Cost
\$137,631,615

BENEFIT DISTRICT

One Benefit District

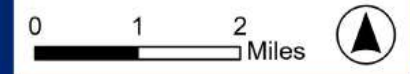
ILLUSTRATES WHERE MOBILITY FEES CAN BE EXPENDED



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

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
Person Miles of Capacity Rate (PMCr)	\$188.29

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
Residential Uses		
Affordable Residential	per Sq. Ft.	\$0.89
Residential (Single-Family, Multi-Family, Mobile Home)	per Sq. Ft.	\$1.77
Institutional Uses		
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
Recreational Uses		
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
Industrial Uses		
Industrial (Heavy, Flex-Unit, Light, Microbrewery, Self or Outdoor Storage, Utilities)	per Sq. Ft.	\$0.55
Office Uses		
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
Commercial & Retail Uses		
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) ⁸	per Sq. Ft.	\$2.62
Free-Standing Retail (Auto, Discount, Home Improvement, Superstore, Wholesale) ⁹	per Sq. Ft.	\$3.89
High Impact Retail (Alcoholic Beverages, Banks, Grocery Store, Pharmacy & Drug Store, Sit-Down Restaurant) ¹⁰	per Sq. Ft.	\$8.20
Convenience Retail (Convenience Store, Fast Food Restaurant, Drive-In Restaurant, Gasoline Station) ¹⁰	per Sq. Ft.	\$13.26
Non-Residential Additive Uses (All uses are additive except overnight lodging)		
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 ^{House} 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 ^{foot} 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
Affordable Residential	per sq. ft.	\$0.89
Residential (Single-Family, Multi-Family, Mobile Home)	per sq. ft.	\$1.77

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.	\$1.00
Long Term Care (Assisted Living, Adult Care Center, Congregate Living Facility, Nursing Home)	per 1,000 sq. ft.	\$0.86
Private Education (Afterschool, Child Care Center, Day Care Center, K-12, Pre-K, Trade School, Tutor)	per 1,000 sq. ft.	\$1.17

MOBILITY FEE SCHEDULE - RECREATIONAL

RECREATIONAL	UNIT OF MEASURE	MOBILITY FEE
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 Space / Lot	\$0.17

MOBILITY FEE SCHEDULE - INDUSTRIAL

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

MOBILITY FEE SCHEDULE - OFFICE

OFFICE	UNIT OF MEASURE	MOBILITY FEE
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

MOBILITY FEE SCHEDULE – RETAIL

RETAIL	UNIT OF MEASURE	MOBILITY FEE
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)	per sq. ft.	\$2.62
Free-Standing Retail (Auto, Discount, Home Improvement, Superstore, Wholesale)	per sq. ft.	\$3.89
High Impact Retail (Alcoholic Beverages, Banks, Grocery Store, Pharmacy & Drug Store, Sit-Down Restaurant)	per sq. ft.	\$8.20
Convenience Retail (Convenience Store, Fast Food Restaurant, Drive-In Restaurant, Gasoline Station)	per sq. ft.	\$13.26

MOBILITY FEE SCHEDULE - NON-RESIDENTIAL

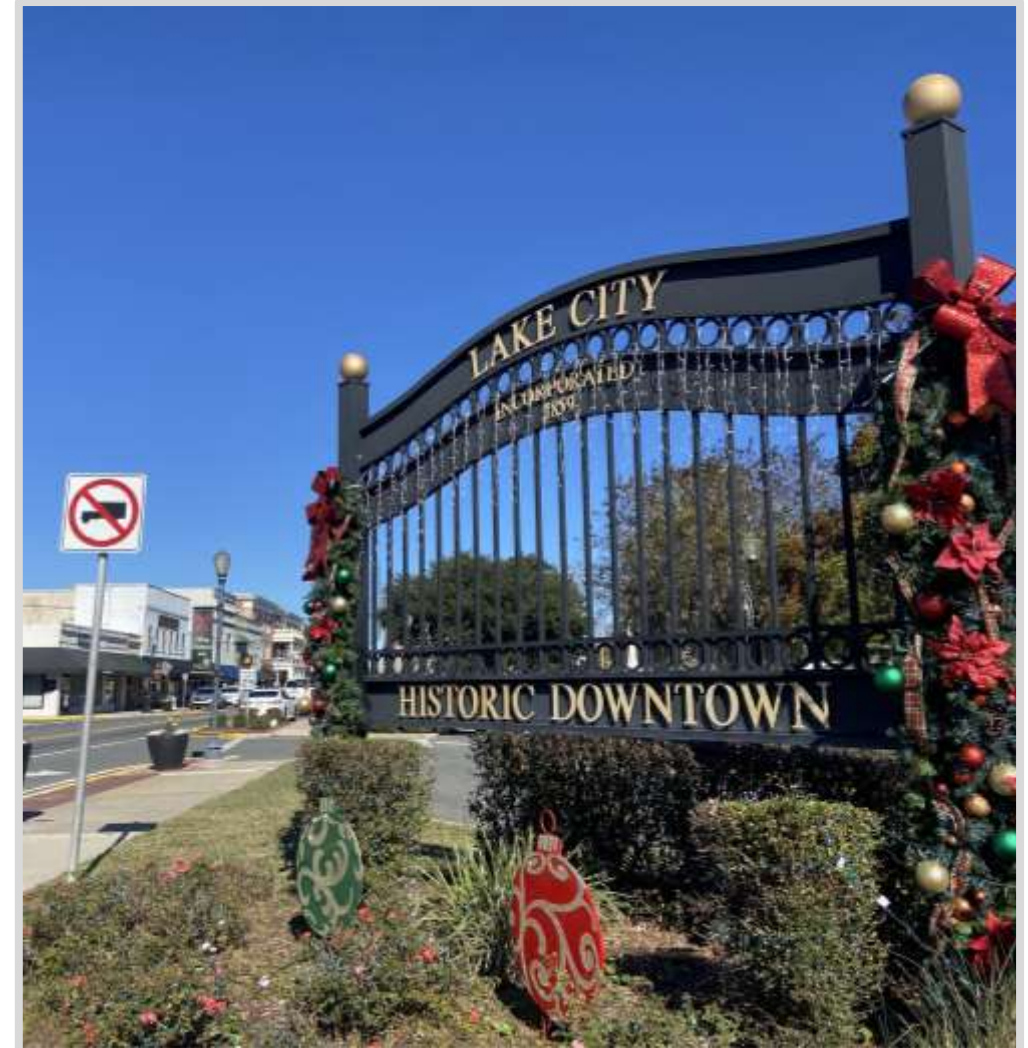
NON-RESIDENTIAL	UNIT OF MEASURE	EAST MOBILITY FEE
Bank or Financial Drive-Thru Lane or Free-Standing ATM	per Lane / ATM	\$10,182
Hotel & Overnight Accommodations (B&B, Condo Hotel, Hotel, Motel, Motor Lodge, Tourist Court, Short-term Rental, Transient)	per Room	\$1,593
Fast Food or Quick Service Restaurant 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

MOBILITY FEE SCHEDULE - NON-RESIDENTIAL

NON-RESIDENTIAL	UNIT OF MEASURE	EAST MOBILITY FEE
Automobile Charging (Commercial Facility which requires Membership or Payment)	per Position	\$8,272
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

NEXT STEPS

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



COMMENTS & QUESTIONS



**Lauren Rushing, AICP | Project
Manager**

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