
CITY COUNCIL WORKSHOP

CITY OF LAKE CITY

December 01, 2025 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 of Allegiance

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.

Item for Discussion

1. Mobility Plan & Mobility Fee Presentation - Project Manager Lauren Rushing, AICP - NUE Urban Concepts

Note: This is a continuation from the October 20, 2025 Workshop

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 Plan & Mobility Fee Presentation - Project Manager Lauren Rushing, AICP - NUE Urban Concepts

Note: This is a continuation from the October 20, 2025 Workshop

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



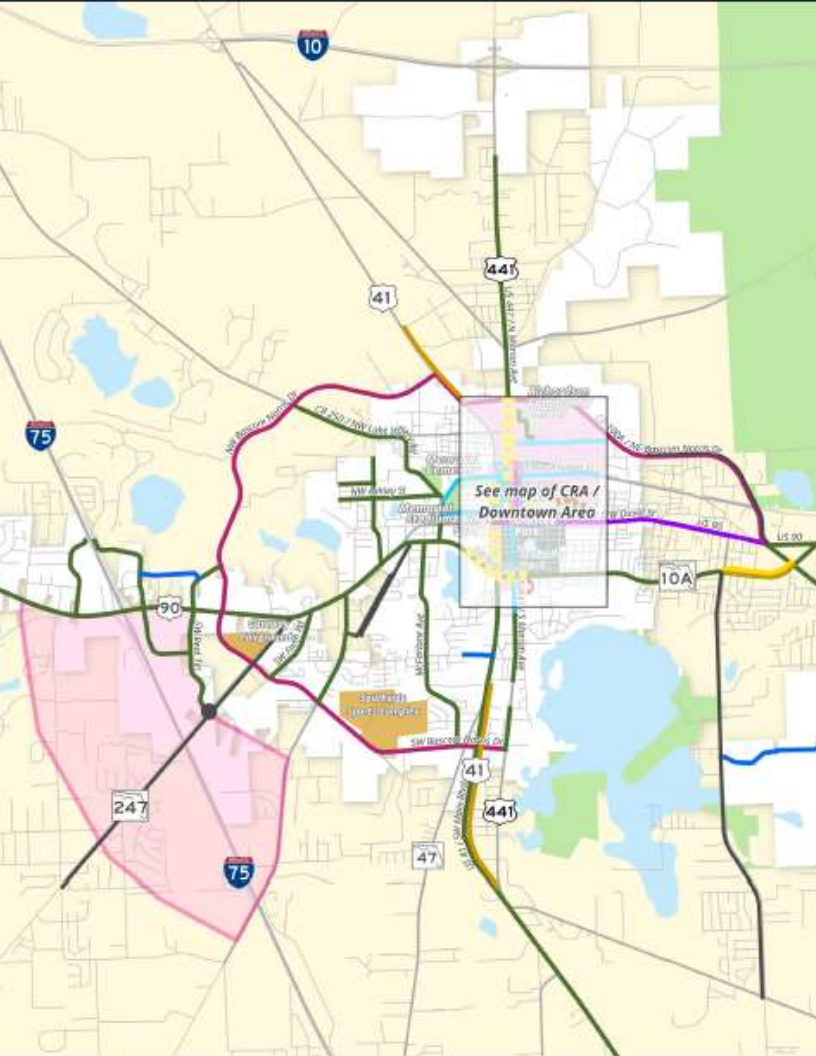
LAKE CITY 2050 MOBILITY PLAN

DRAFT

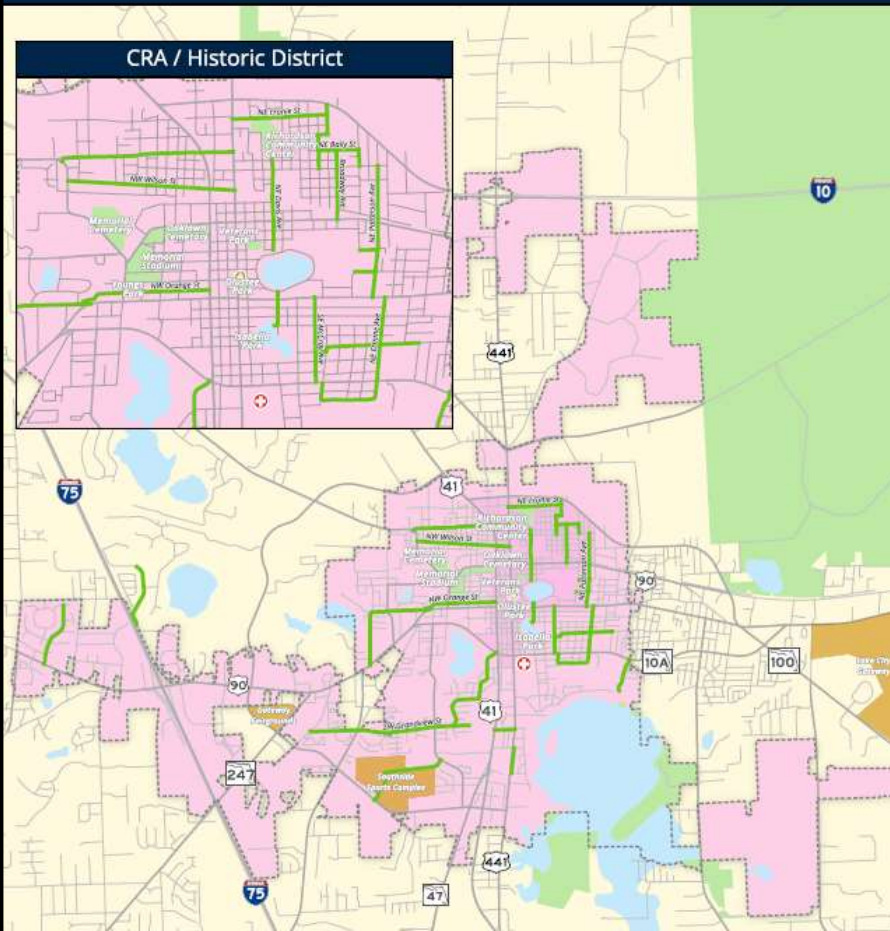
2050 Mobility Plan
City of Lake City



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



2050 Mobility Plan: Neighborhood Greenways
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 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

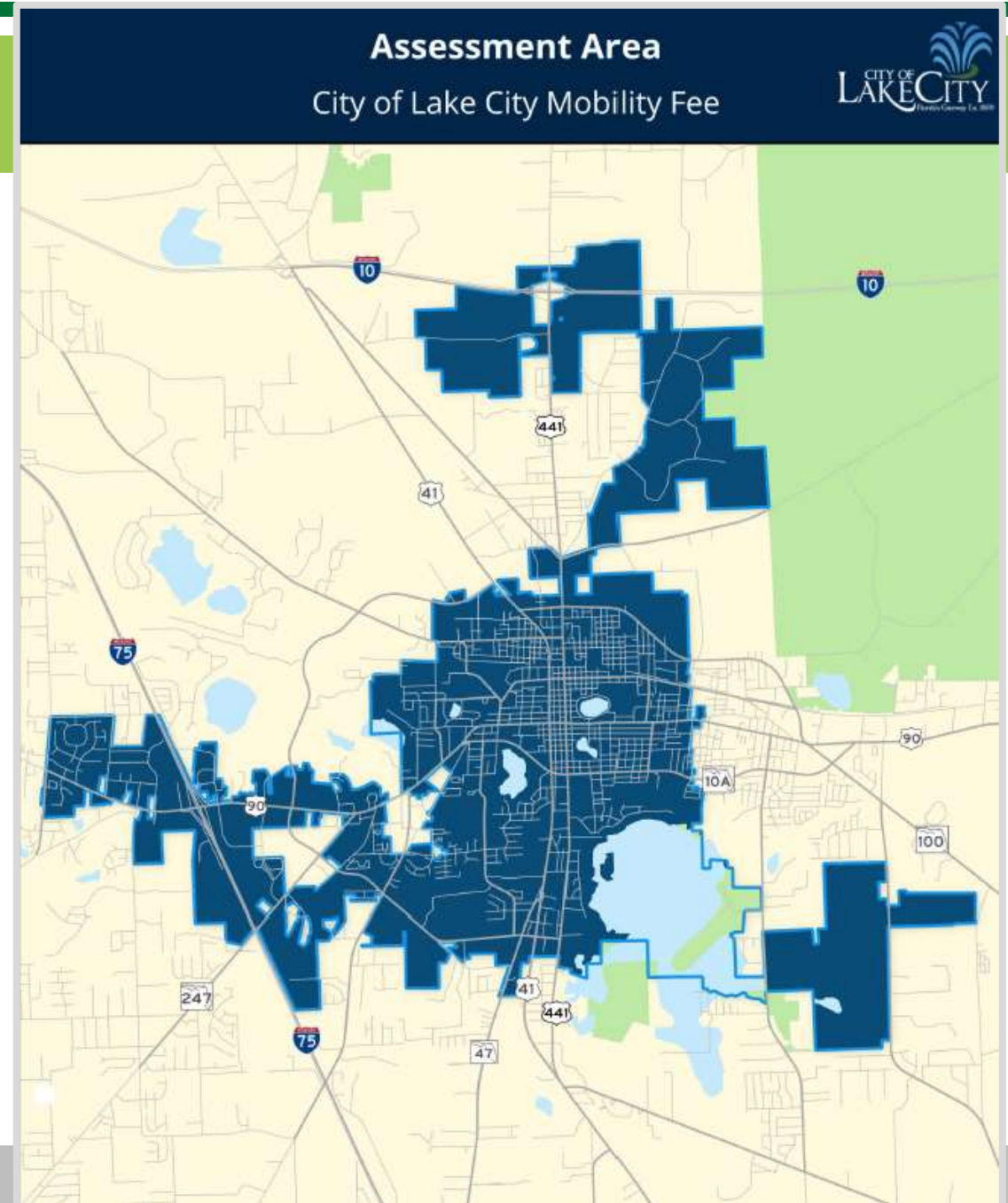
(for reference only: details to follow)

DRAFT CITY OF LAKE CITY MOBILITY FEE		
LAND USE CATEGORIES (DARK GREY), USE CLASSIFICATIONS, & REPRESENTATIVE USES (IN PARENTHESES)	UNIT OF MEASURE (UOM)	Mobility Fee
Residential Uses		
Affordable Residential ^{1,2}	per 1,000 Sq. Ft.	\$920
Residential (Single-Family, Multi-Family, Mobile Home) ^{3,4,6}	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) ⁸	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	\$7,241
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	
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¹ The City of Lake City defines affordable housing as housing available for those making 75% 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) 5. The mobility fee could be waived completely by the City per Fla. Sta. 163.31801 (11) per affordable definition in Fla. Sta. 420.5071. The City shall establish that the housing meets the 75% criteria prior to utilization of the lower mobility fee rates.		

ASSESSMENT AREA

One Citywide Assessment Area

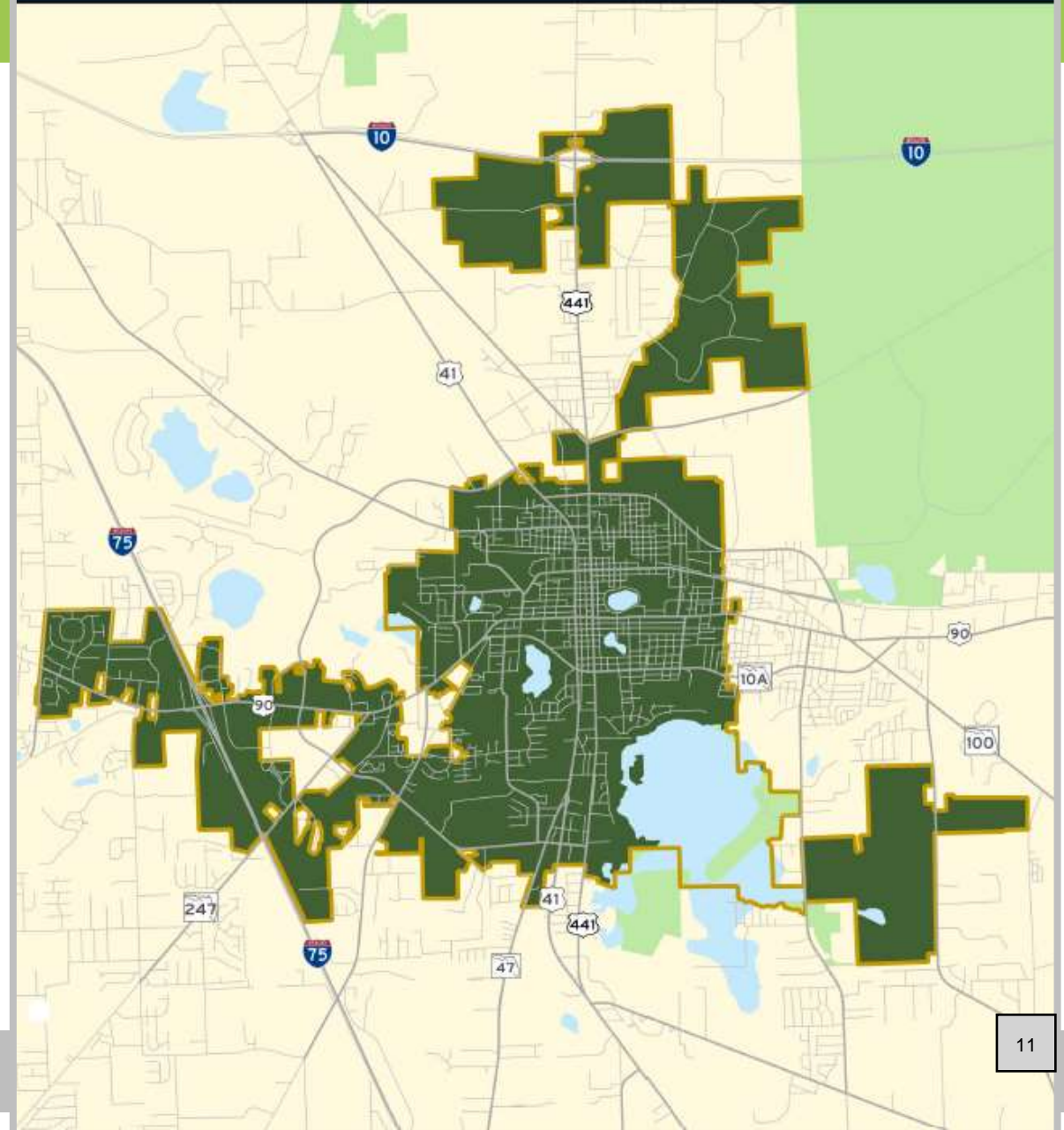
ILLUSTRATES WHERE MOBILITY
FEES CAN BE COLLECTED



BENEFIT DISTRICT

One Citywide Benefit District

ILLUSTRATES WHERE MOBILITY
FEES CAN BE EXPENDED



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

$$2 \text{ (per 1,000 sq. ft.)} \times \$1,776 =$$

\$3,552

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

$$4 \text{ (per 1,000 sq. ft.)} \times \$13,311 =$$

\$53,244

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

$$\textbf{Total Mobility Fee = \$74,112}$$

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



DRAFT CITY OF LAKE CITY MOBILITY FEE				
LAND USE CATEGORIES (DARK GREY), USE CLASSIFICATIONS, & REPRESENTATIVE USES (IN PARENTHESES)	UNIT OF MEASURE (UOM)	Mobility Fee (12th Edition ITE Trip Gen)	1st Draft Fee (11th Edition ITE Trip Gen)	Difference
Residential Uses				
Affordable Residential ^{1,2}	per 1,000 Sq. Ft.	\$888	\$920	-3.43%
Residential (Single-Family, Multi-Family, Mobile Home) ^{2,3,4}	per 1,000 Sq. Ft.	\$1,776	\$1,839	-3.43%
Institutional Uses				
Community Serving (Civic / Fraternal Club, Gallery, Museum, Performance Venues, Place of Assembly or Worship)	per 1,000 Sq. Ft.	\$1,003	\$1,059	-5.25%
Long Term Care (Assisted Living, Adult Care Center, Congregate Living Facility, Nursing Home)	per 1,000 Sq. Ft.	\$866	\$994	-12.87%
Private Education (Afterschool, Child Care Center, Day Care Center, K-12, Pre-K, Trade School, Tutor)	per 1,000 Sq. Ft.	\$1,179	\$1,181	-0.20%
Recreational Uses				
Golf Course (Open to Public or Non-Resident Membership)	per hole	\$4,977	\$4,977	0.00%
Outdoor Commercial Recreation (Amusement, Driving Range, Multi-Purpose, Recreation, Sports, Tennis) ⁵	per Acre	\$6,510	\$4,493	44.88%
Indoor Commercial Recreation (Amusement Arcade, Exercise Studio, Fitness, Gym, Health, Indoor Sports, Recreation) ⁵	per 1,000 Sq. Ft.	\$5,848	\$4,072	43.60%
Recreational Vehicle or Travel Trailer Park	per Space / Lot	\$170	\$604	-71.82%
Industrial Uses				
Industrial (Heavy, Flex-Unit, Light, Microbrewery, Self or Outdoor Storage, Utilities) ⁶	per 1,000 Sq. Ft.	\$550	\$724	-23.97%
Office Uses				
Office (Administrative, Business, Hospital, Post Secondary Education, Professional, Real Estate)	per 1,000 Sq. Ft.	\$1,638	\$1,729	-5.27%
Medical or Dental Office (Clinic, Dental, Health Service, Laboratory, Professional Care, Emergency Care, Rehab, Veterinary)	per 1,000 Sq. Ft.	\$3,786	\$4,335	-12.67%
17				
Multi-Tenant Retail (Goods, Merchandise, Personal Services, Restaurant, Retail, Street Level Mixed-Use) ⁷	per 1,000 Sq. Ft.	\$2,631	\$2,453	7.26%
Free-Standing Retail (Auto, Discount, Home Improvement, Superstore, Wholesale) ⁸	per 1,000 Sq. Ft.	\$3,903	\$3,967	-1.63%
High Impact Retail (Alcoholic Beverages, Banks, Grocery Store, Pharmacy & Drug Store, Sit-Down Restaurant) ⁹	per 1,000 Sq. Ft.	\$8,232	\$7,947	3.59%
Convenience Retail (Convenience Store, Fast Food Restaurant, Drive-In Restaurant, Gasoline Station) ⁹	per 1,000 Sq. Ft.	\$13,311	\$17,073	-22.03%
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	\$10,217	\$7,923	28.96%
Hotel & Overnight Accommodations (B&B, Condo Hotel, Hotel, Motel, Motor Lodge, Tourist Court, Short-term Rental, Transient)	per Room	\$1,599	\$1,772	-9.75%
Fast Food or Quick Service Restaurant Drive Thru ¹²	per Lane	\$20,868	\$20,868	0.00%
Retail Drive-Thru (Dry Cleaner, Dollar Store, Grocery Store, Pharmacy & Drug Store, Retail) ¹³	per Lane	\$7,241	\$7,241	0.00%
Automobile Cleaning (Automated, Cleaning, Dry, Detailing, Polishing, Self-Serve, Vacuum, Wash, Wax) ¹⁴	per Lane or Stall plus per five (5) Stations	\$9,050	\$12,374	-26.86%
Automobile Charging (Commercial Facility which requires Membership or Payment) ¹⁵	per Position	\$8,301	\$6,225	33.35%
Automobile Fueling ¹⁵	per Position	\$10,009	\$10,767	-7.04%
Automobile Repair Service (Brakes, Install, Maintenance, Major, Minor, Quick Lube, Repair, Tint, Tires) ¹⁶	per Bay or Stall	\$4,890	\$4,498	8.70%
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¹ The City of Lake City defines affordable housing as housing available for those making TBD% 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 TBD criteria prior to utilization of the lower mobility fee rates.
² Residential square feet is the sum of enclosed liveable areas (doors, windows, walls) under roof (in square feet) of each dwelling unit measured from the exterior surface of exterior walls, excluding unconditioned garages.
³ Any space that is leased to a third-party use to provides drinks, entertainment, food, goods, or other services available to the public shall be required to pay the applicable mobility fee per the individual uses identified in the mobility fee schedule.
⁴ Mobile residence includes individual lots or parcels or more than one mobile residence in a development, park or resort. The storage of an RV or travel trailer on a residential parcel of land, where the land development code allows for on-site storage, is not considered to be a separate residence. Any space in a development, park, or resort that is leased to a third-party use to provides drinks, entertainment, food, goods, or other services available to the public shall be required to pay the applicable mobility fee per the individual uses identified in the mobility fee schedule.
⁵ For Recreational Uses that feature both indoor and outdoor entertainment or recreation, the indoor shall be based on the indoor mobility fee rate, the outdoor shall be made on the outdoor rate, any other uses, such as hotel and overnight accommodations or commercial and retail uses, shall pay the applicable mobility fee for the land use.
⁶ Acreage for any unenclosed material and vehicle storage, including but not limited to boats, commercial vehicles, recreational vehicles (RV), and trailers, sales and display shall be converted to square footage.
⁷ Multi-tenant Retail means a single building, with two or more separate uses under lease or ownership where no single use exceeds 75% of the total square footage of the building. Institute of Transportation Engineers (ITE) Land Use Codes under the 800 and 900 series, excluding grocery stores and supermarkets.
⁸ Free-Standing Retail shall mean retail and personal services in a single building where any use under common ownership exceeds 75% of the total square footage of the building. Free-Standing Retail uses are typically located on their own parcel, have designated off-street parking areas and one or more access to an external road. Free-Standing Retail may also be outparcels within a larger overall development and may share an access to an external street with one or more uses. ITE Trip Generation Manual Land Use Codes under the 800 and 900 series. Stand alone dollar stores and wholesale clubs are examples of free-standing retail uses. Excludes high impact retail and convenience retail uses.
⁹ High Impact Retail includes banks, pharmacies, sit down restaurants (non fast food), grocery stores, supermarkets, beer, liquor, package, wine and spirits stores, bars, nightclubs, lounges. These uses generate between 75 and 250 daily trips per 1,000 sq. ft. per the latest ITE Generation Manual or alternative study. Convenience Retail includes car washes, convenience stores, gas stations, service stations, coffee, donut, sandwich, food and beverage that would be considered fast food or quick service restaurants. These uses generate more than 250 daily trips per 1,000 sq. ft. per the latest ITE Generation Manual or alternative study.
¹⁰ Additive mobility fees are assessed in addition to the mobility fee assessed with the square footage of the building.
¹¹ Bank shall pay the multi-use or freestanding retail rate for the square footage of the building. Drive-thru lanes, Free Standing ATM's and Drive-thru lanes with ATM's are assessed a separate fee per lane or per ATM and are added to any mobility fee associated with a bank building. The free-standing ATM is for an ATM only and not an ATM within or part of another non-financial building, such as an ATM within a grocery store.
¹² Any drive-thru associated with a quick service restaurant will be an additive fee in addition to the applicable retail mobility fee per square foot of the building. The number of drive-thru lanes will be based on the number of lanes present when an individual places an order or picks up an order, whichever is greater. Quick service restaurants include those in convenience stores or multi-tenant buildings.
¹³ Any drive-thru associated with a retail use will be assessed an additive mobility fee in addition to the applicable retail mobility fee per square foot of the building. The number of drive-thru lanes will be based on the number of lanes present when an individual places an order or picks up an order, whichever is greater. Drive-thru lanes may be located in multi-use or free-standing buildings. Banks and Quick Service Restaurants have their own mobility fee rates per drive-thru lane.
¹⁴ Automobile Cleaning shall mean any car wash, wax, or detail where a third party or automatic system performs the cleaning service. Mobility Fee are assessed per bay, lane, stall, or tunnel, plus per (5) finishing stations. Applicable retail rates would be assessed for any additional building square footage.
¹⁵ Rates per Automobile Charging or Fueling position apply to a convenience store, gas station, general store, grocery store, supermarket, superstore, variety store, wholesale club or service stations with fuel pumps. In addition, there shall be a separate mobility fee for the square footage of any retail building per the applicable mobility fee rate under commercial and retail uses. The number of charging or fueling positions is based on the maximum number of vehicles that could be charged or fueled at one time. Non-commercial vehicle charging stations associated with residential or non-residential uses that are required by the City or are provided by the owner as an amenity and not a commercial purpose shall not be assessed a mobility fee.
¹⁶ Automobile Repair Service includes maintenance, repair, and servicing of motor vehicles. Mobility Fee are assessed per bay or stall, plus a retail rate associated with any additional building square footage under retail uses for waiting areas, parts, supplies, and transactions.
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