

THE CITY OF PORT ST. LUCIE – DEVELOPMENT IMPACT FEES

Land Use Type	Demand Indicator	Roads	Parks	Public Buildings**		Law Enforcement
				Public Buildings	Economic Development Without Pre-Payment*	
Residential (per dwelling unit)*						
Single Unit	Per Unit	\$ 1,169	\$ 782	\$ 406	\$ 1,821	\$ 205
2+ Units per Structure	Per Unit	\$ 919	\$ 636	\$ 330	\$ 1,821	\$ 167
NON-RESIDENTIAL (per indicated demand unit)						
Commercial	1000 SF	\$ 1,945	n/a	\$ 116	n/a	\$ 56
Research & Development Ctr.	1000 SF	\$ 619	n/a	\$ 169	n/a	\$ 16
Office	1000 SF	\$ 842	n/a	\$ 192	n/a	\$ 22
Nursing Home	1000 SF	\$ 580	n/a	\$ 135	n/a	\$ 15
Hospital	1000 SF	\$ 1,009	n/a	\$ 170	n/a	\$ 26
Day Care	Student	\$ 160	n/a	\$ 9	n/a	\$ 4
University/College	Student	\$ 130	n/a	\$ 11	n/a	\$ 3
Secondary School	1000 SF	\$ 708	n/a	\$ 37	n/a	\$ 18
Elementary School	1000 SF	\$ 777	n/a	\$ 56	n/a	\$ 20
Lodging	Room	\$ 429	n/a	\$ 25	n/a	\$ 11
Assisted Living	Bed	\$ 203	n/a	\$ 39	n/a	\$ 5
Mini-Warehouse	1000 SF	\$ 190	n/a	\$ 2	n/a	\$ 5
Warehousing	1000 SF	\$ 271	n/a	\$ 53	n/a	\$ 7
Manufacturing	1000 SF	\$ 291	n/a	\$ 103	n/a	\$ 7
Light Industrial	1000 SF	\$ 532	n/a	\$ 134	n/a	\$ 14

*Housing units/dwelling units subject to an Impact Fee Pre-Payment Agreement that is effective prior to the effective date of Ord. 13-24 (June 7, 2013) will, upon submittal of appropriate documentation of pre-payment, pay pursuant to such Pre-Payment Agreement.

**Public Buildings fee has two components for residential – Public Buildings and Economic Development.



ST LUCIE COUNTY ROAD IMPACT FEES

EFFECTIVE 10-01-2016

RESIDENTIAL/UNIT	MAINLAND	N ISLAND	FP ISLAND	S ISLAND
SINGLE FAMILY	\$4,866	\$3,882	\$4,490	\$4,200
MOBILE HOME/RV UNIT (PARK ONLY)	\$2,435	\$2,029	\$2,738	\$2,569
MULTI-FAMILY -1/2 FLRS	\$3,548	\$3,373	\$3,993	\$3,750
MULTI FAMILY - 3+ FLRS	\$1,860	\$2,086	\$2,086	\$1,957
HOTEL/MOTEL - PER ROOM	\$3,870	\$5,446	\$4,356	\$4,121
BED & BREAKFAST (PER GUEST RM)***	\$2,203	\$3,289	\$2,483	\$2,360
OTHER RESIDENTIAL	\$4,866	\$3,880	\$4,490	\$4,200
OFFICE & FINANCIAL (PER 1000 SF)				
GENERAL OFFICE	\$2,791	\$942	\$731	\$832
MEDICAL OFFICE	\$3,856	\$1,323	\$996	\$1,155
RETAIL (PER 1000 SF)				
RETAIL - UNDER 100,000 SF	\$5,210	\$1,639	\$1,888	\$1,438
RETAIL - 100,000-499,999 SF	\$5,391	\$1,689	\$1,733	\$1,492
RETAIL - 500,000 + SF	\$6,062	\$1,896	\$1,689	\$1,667
GASOLINE SERVICES				
PER PUMP POSITION	\$2,852	\$895	\$1,346	\$1,579
INDUSTRIAL (PER 1000 SF)				
WAREHOUSE	\$752	\$283	\$182	\$244
TRUCK TERMINAL	\$1,523	\$564	\$351	\$503
GENERAL INDUSTRIAL	\$828	\$304	\$208	\$265
INSTITUTIONAL (PER 1000 SF)				
SCHOOL - ELEM	\$1,908	\$700	\$234	\$606
SCHOOL - MID/HI	\$1,878	\$705	\$523	\$611
DAY CARE CENTER	\$1,676	\$631	\$477	\$551
FRATERNAL ORG	\$2,729	\$1,009	\$772	\$883
HOSPITAL	\$4,228	\$1,579	\$516	\$1,367
NURSING HOME	\$767	\$279	\$220	\$261
LIBRARY	\$5,585	\$2,027	\$1,560	\$1,821
RECREATION (AS SPECIFIED)				
PARK-CITY,COUNTY,STATE (PER ACRE)	\$673	\$335	\$194	\$301
REC FACILITY -ALL TYPES (PER 1000SF)	\$939	\$402	\$252	\$347
GOLF COURSE (PER ACRE)	\$1,513	\$564	\$423	\$486
MOVIE THEATERS (PER SEAT)	\$128	\$54	\$46	\$46

*REVISED FEES ARE BASED UPON A 1.4% CONSUMER PRICE INDEX (CPI) RATE ADJUSTMENT.

***DOES NOT INCLUDE PRIMARY RESIDENCE. SINGLE FAMILY UNIT MUST BE ASSESSED FOR THE RESIDENTIAL PORTION OF THE USE.



ST LUCIE COUNTY – OTHER IMPACT FEES
EFFECTIVE 10-01-2016

RESIDENTIAL/UNIT	SCHOOL	PARKS	LIBRARY	PUB BLDG	FIRE/EMS	LAW ENF
SINGLE FAMILY	\$6,269	\$1,578	\$223	\$345	\$573	\$212
MOBILE HOME/RV UNIT (PARK ONLY)	\$1,809	\$1,033	\$175	\$227	\$116	\$140
MULTI-FAMILY - 1/2 FLOORS	\$3,206	\$1,408	\$145	\$310	\$117	\$190
MULTI-FAMILY - 3+ FLOORS	\$3,206	\$1,408	\$143	\$310	\$117	\$148
HOTEL/MOTEL - PER ROOM	\$0	\$1,054	\$0	\$233	\$268	\$142
BED & BREAKFAST (PER GUEST RM)***	\$0	\$1,054	\$0	\$233	\$269	\$142
OTHER RESIDENTIAL	\$6,269	\$1,578	\$223	\$345	\$573	\$212
OFFICE						
GENERAL OFFICE (PER 1000 SF)	\$0	\$0	\$0	\$306	\$339	\$327
MEDICAL OFFICE (PER 1000 SF)	\$0	\$0	\$0	\$573	\$339	\$203
RETAIL PER 1000 SF						
RETAIL - UNDER 1000 SF	\$0	\$0	\$0	\$451	\$531	\$314
RETAIL - 100,000 TO 499,000	\$0	\$0	\$0	\$519	\$531	\$362
RETAIL - 500,000 +	\$0	\$0	\$0	\$412	\$531	\$286
GASOLINE SERVICES PER PUMP POSITION						
	\$0	\$0	\$0	\$99	\$1,759	\$69
INDUSTRIAL (PER 1000 SF)						
WAREHOUSE	\$0	\$0	\$0	\$44	\$76	\$29
TRUCK TERMINAL	\$0	\$0	\$0	\$104	\$76	\$71
GENERAL INDUSTRIAL	\$0	\$0	\$0	\$70	\$76	\$50
INSTITUTIONAL (PER 1000 SF)						
SCHOOL - ELEM	\$0	\$0	\$0	\$462	\$511	\$265
SCHOOL - MID/HI	\$0	\$0	\$0	\$460	\$511	\$176
DAY CARE CENTER	\$0	\$0	\$0	\$300	\$511	\$167
FRATERNAL ORG	\$0	\$0	\$0	\$0	\$511	\$78
HOSPITAL	\$0	\$0	\$0	\$367	\$511	\$78
NURSING HOME	\$0	\$0	\$0	\$311	\$1268/bed	\$78
LIBRARY	\$0	\$0	\$0	\$468	\$511	\$79
RECREATION						
PARK - CITY/CTY/STATE (PER ACRE)	\$0	\$0	\$0	\$142	\$49	\$74
REC FACILITY (PER 1000 SF)	\$0	\$0	\$0	\$142	\$49	\$79
GOLF COURSE (PER ACRE)	\$0	\$0	\$0	\$280	\$49	\$79
MOVIE THEATER (PER 1000 SF)	\$0	\$0	\$0	\$53/seat	\$532	\$39/seat

*** DOES NOT INCLUDE PRIMARY RESIDENCE. SINGLE FAMILY UNIT MUST BE ASSESSED FOR THE RESIDENTIAL PORTION OF THE USE.



City of Port St. Lucie - A City for All Ages

Planning and Zoning Department
 Phone: 772-871-5212 FAX: 772-871-5124

IMPACT FEE CALCULATION FORM

Date: _____

Use Single Family (without pre-payment of Economic Development component of Public Buildings fee)

Phone No. _____ Fax No. _____

Number of Units 1 Gross Sq. Ft. _____

PORT ST. LUCIE IMPACT FEES

Roads	<u>1</u>	X	\$	<u>1,169.00</u>	=	\$	<u>1,169.00</u>
Parks*	<u>1</u>	X	\$	<u>782.00</u>	=	\$	<u>782.00</u>
Public Bldg.	<u>1</u>	X	\$	<u>2,227.00</u>	=	\$	<u>2,227.00</u>
Law	<u>1</u>	X	\$	<u>205.00</u>	=	\$	<u>205.00</u>

PSL Total Impact Fees \$ 4,383.00

ST. LUCIE COUNTY IMPACT FEES

Number of Units 1 Sq. Ft. (per 1,000) _____

Schools*	<u>1</u>	X	\$	<u>6,269.00</u>	=	\$	<u>6,269.00</u>
Parks*	<u>1</u>	X	\$	<u>1,578.00</u>	=	\$	<u>1,578.00</u>
Library*	<u>1</u>	X	\$	<u>223.00</u>	=	\$	<u>223.00</u>
Public Buildings	<u>1</u>	X	\$	<u>345.00</u>	=	\$	<u>345.00</u>
Fire/EMS	<u>1</u>	X	\$	<u>573.00</u>	=	\$	<u>573.00</u>
Law	<u>1</u>	X	\$	<u>212.00</u>	=	\$	<u>212.00</u>

Sub-Total to be paid \$ 9,200.00
 Administrative Fee (4%) \$ 368.00
 Remit to County \$ 8,832.00

Roads	<u>1</u>	X	\$	<u>4,866.00</u>	=	\$	<u>4,866.00</u>
				Administrative Fee (4%)		\$	<u>194.64</u>
				Sub-Total		\$	<u>4,671.36</u>
				PSL Road Impact Fee Credit		\$	<u>1,169.00</u>
				Remit to County		\$	<u>3,502.36</u>
				add Administrative Fee (4%)		\$	<u>194.64</u>
				Sub-Total to be paid		\$	<u>3,697.00</u>

* Residential Only

County Total Impact Fees \$ 12,897.00
 Total Administrative Fee \$ 562.64
 Total to remit to County \$ 10,001.00

Total Impact Fees to be paid by contractor \$ 17,280.00

NOTE: The impact fees to be paid by the contractor listed above expire on September 30, 2017. If a Building Permit is to be issued after that date, a new impact fee form will have to be calculated.