

2022 PORT ST. LUCIE MOBILITY FEE SCHEDULE PER SQ. FT.

Use Categories, Use Classifications, and Representative Uses (Ordinance Controls Use, Classification & Representative Uses)	Unit of Measure	Mobility Fees for each Assessment Area		
		For Developments without City Credit Agreements		
		East of 95 (aka East)	Southwest of 95 (aka Southwest)	Northwest of 95 (aka Northwest)
Residential & Lodging Uses				
Single-Family Residential per sq. ft. (Maximum 3,500 sq. ft.) ¹	per sq. ft.	\$ 1.60	\$ 1.13	\$ 1.42
Active Adult (55+) Residential per sq. ft. (Maximum 3,500 sq. ft.) ¹	per sq. ft.	\$ 1.45	\$ 1.03	\$ 1.29
Multi-Family Residential per sq. ft. (Maximum 2,500 sq. ft.) ¹	per sq. ft.	\$ 2.65	\$ 1.87	\$ 2.34
Overnight Lodging (Hotel, Inn, Motel, Resort) ²	per room	\$ 1,998	\$ 1,409	\$ 1,770
Mobile Residence (Mobile Home, Recreational Vehicle, Travel Trailer)	per space / lot	\$ 1,605	\$ 1,132	\$ 1,422
Institutional Uses				
Community Serving (Civic, Place of Assembly, Museum, Gallery) ²	per sq. ft.	\$ 1.99	\$ 1.48	\$ 2.21
Long Term Care (Assisted Living, Congregate Care Facility, Nursing Facility)	per sq. ft.	\$ 1.11	\$ 0.79	\$ 0.99
Private Education (Child Care, Day Care, Private Primary School, Pre-K)	per sq. ft.	\$ 2.14	\$ 1.60	\$ 1.89
Industrial Uses				
Industrial (Assembly, Fabrication, Manufacturing, R&D, Trades, Utilities)	per sq. ft.	\$ 0.70	\$ 0.55	\$ 0.74
Commercial Storage (Mini-Warehouse, Boats, RVs & Outdoor Storage, Warehouse) ³	per sq. ft.	\$ 0.56	\$ 0.44	\$ 0.59
Distribution Center (Cold Storage, Fulfillment Centers, High-Cube)	per sq. ft.	\$ 0.45	\$ 0.36	\$ 0.48
Recreational Uses				
Marina (Including dry storage) per berth ²	per berth	\$ 663	\$ 487	\$ 704
Outdoor Commercial Recreation (Golf, Multi-purpose, Sports, Tennis) ²	per acre	\$ 2,189	\$ 1,692	\$ 2,327
Indoor Commercial Recreation (Fitness, Gym, Health, Indoor Sports, Recreation)	per sq. ft.	\$ 3.45	\$ 2.67	\$ 3.67
Office Uses				
Office (Bank, Dental, General, Higher Education, Hospital, Medical, Professional)	per sq. ft.	\$ 2.66	\$ 2.12	\$ 2.85
Free-Standing Medical Office (Clinic, Dental, Emergency Care, Medical, Veterinary)	per sq. ft.	\$ 4.46	\$ 3.61	\$ 4.69
Commercial Services & Retail Uses				
Local Retail [Non-Chain or Franchisee] (Entertainment, Restaurant, Retail, Services) ⁴	per sq. ft.	\$ 2.39	\$ 1.65	\$ 2.02
Multi-Tenant Retail (Entertainment, Restaurant, Retail, Services) ⁵	per sq. ft.	\$ 4.78	\$ 3.30	\$ 4.05
Free-Standing Retail (Entertainment, Restaurant, Retail, Services) ⁶	per sq. ft.	\$ 6.53	\$ 4.50	\$ 5.53
Additive Fees for Commercial Services & Retail Uses ⁷				
Bank Drive-Thru Lane or Free-Standing ATM ⁸	per lane / ATM	\$ 15,711	\$ 10,868	\$ 12,234
Motor Vehicle & Boat Cleaning (Detailing, Wash, Wax) ⁹	per lane or stall	\$ 13,857	\$ 9,962	\$ 12,227
Motor Vehicle Charging or Fueling ¹⁰	per charging or fueling position	\$ 12,793	\$ 9,197	\$ 11,288
Motor Vehicle Service (Maintenance, Quick Lube, Service, Tires) ¹¹	per service bay	\$ 5,993	\$ 4,308	\$ 5,288
Pharmacy Drive-Thru ¹²	per lane	\$ 10,575	\$ 7,603	\$ 9,331
Quick Service Restaurant Drive-Thru Lane ¹³	per lane	\$ 30,012	\$ 18,971	\$ 25,517

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¹ The maximum square footage for each residential use denotes the maximum assessed square footage per dwelling. Residential additions, except for expansion of bathrooms, kitchens, or non-temperature-controlled spaces, shall be required to pay a mobility fee up to the maximum square footage threshold for the entire dwelling unit. Accessory dwelling units shall also be required to pay a mobility fee per square foot.

² Any space that is leased to a third-party use or provides drinks, food, goods, or services to the public shall be required to pay the applicable mobility fee per the individual uses identified in the mobility fee schedule.

³ Acreage for any unenclosed material and vehicle storage, sales and display shall be converted to square footage.

⁴ Local Retail shall mean entertainment, restaurant, retail, or personal service uses under Institute of Transportation Engineers (ITE) Land Use Codes 800 and 900 that are locally owned and are not national chains or national franchisees. Local shall be defined as five or fewer locations in Florida and no locations outside Florida. The City may adopt additional criteria for determining local.

⁵ 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 and ITE Land Use Codes 444 and 445 (Movie Theater & Multi-Plex).

⁶ Free-standing Retail means a single building where any single use under a common lease or ownership exceeds 75% of the total square footage of the building. ITE Land Use Codes under the 800 and 900 series and ITE Land Use Codes 444 and 445 (Movie Theater & Multi-Plex).

⁷ Additive mobility fees are in addition to mobility fees assessed for the square footage or applicable unit of measure for a given use.

⁸ Each bank building shall pay the office 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 office rate 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.

⁹ Motor Vehicle or Boat 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 lane or stall, plus the applicable mobility fee retail rate associated with any additional building square footage.

¹⁰ Rates per motor vehicle 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 charging stations or fuel pumps. In addition, there shall be a separate mobility fee for the square footage of any multi-tenant or free-standing retail building per the applicable mobility fee rate. The number of charging or fueling positions is based on the maximum number of motor vehicles that could be charged or fueled at one time.

¹¹ Motor Vehicle Service shall mean routine maintenance or service such as changing belts, brakes, fluids, filters, tires, and wipers. Service may also include functions such as alignments or tune-ups, but does not include body work, engine repair or replacement, or painting. Motor Vehicle Service would pay per service bay plus the applicable mobility fee retail rate associated with any additional building square footage, including any lobby, offices, show rooms or waiting area.

¹² Any drive-thru associated with a pharmacy 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 or pick-up a prescription or item. This includes any pharmacies located within a dispensary, grocery store, super market, variety store, or wholesale club.

¹³ 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. Drive-thru's include lanes for online and third party ordering and delivery.