

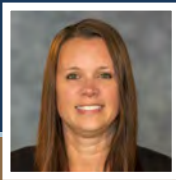


MOBILITY AND IMPACT FEE

ANNUAL REPORT | FISCAL YEAR 2023



Shannon M. Martin



MAYOR

Jolien Caraballo



**VICE MAYOR
District 4**

Stephanie Morgan



**COUNCIL
District 1**

David Pickett



**COUNCIL
District 2**

Anthony Bonna, Sr.



**COUNCIL
District 3**



Jesus Merejo

CITY MANAGER



Fishing pier at Winterlakes Park

Mobility and Impact Fee Program

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Cover photo: Aerial of Winterlakes Park

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Section 1

Overview

A. Introduction

Welcome to The City of Port St. Lucie's Mobility and Impact Fee Inaugural Annual Report for fiscal year 2023. This report, which also includes a report for County Impact Fees, serves as a testament to our commitment to transparency, innovation and the pursuit of excellence in all that we do.

What are Mobility and Impact Fees?

Mobility and Impact Fees are a one-time fee assessed to new construction to help cover the costs associated with the increased demand for public services and infrastructure resulting from new development or construction. Mobility fees are impact fees based on a plan that specifies improvements to expand and improve roads and intersections, while also providing improvements for sidewalks, crosswalks and trails.

The Mobility Fees, along with the three Impact Fee schedules, can be revised every four years. These fees are designed to ensure the growth and expansion of a community do not unduly burden existing residents and taxpayers. They are generally used to fund the construction or expansion of essential public services, such as schools, roads, parks, law enforcement, public buildings and utilities, that are necessitated by new development.

On Oct. 4, 2021, the City Council of Port St. Lucie adopted Ordinance 21-75 amending the Code of Ordinances by repealing Title XV, Chapter 159, Article II entitled "Road Impact Fee Schedule" in its entirety and replacing Article II with a new Article II entitled "Mobility Plan and Mobility Fee." On Sept. 26, 2022, the City Council adopted Ordinance 22-87 amending Article II of Section 159 of Title XV entitled, "Mobility Fee Schedule. On July 10, 2023, the City adopted Ordinance 23-42, "2045 Mobility Plan," which is the finalized version of the previously adopted Phase One and Phase Two Mobility Plans.

On May 8, 2023, City Council adopted the following revised impact fee schedules: Ordinance 23-23, Public Buildings, Ordinance 23-26, Law Enforcement, and Ordinance 23-27 Parks and Recreation.

B. Purpose of the Report

Port St. Lucie's mobility and impact fee ordinances and/or interlocal agreements, as amended, contain an annual reporting requirement. This report also provides a transparent and well-documented assessment of the mobility and impact fees collected and used in the preceding fiscal year. It will, in turn, benefit local governments and the communities we serve.

These reports provide several important functions:

- **Transparency:** Mobility and impact fee reports are designed to make the assessment of fees and the use of those funds transparent to the public. They help ensure the fees are calculated and allocated in a fair and consistent manner.
- **Legal Compliance:** Fees must be calculated in accordance with applicable laws and regulations. An impact fee report demonstrates that the fees meet legal requirements and are based on a credible methodology.
- **Justification:** The report provides a justification for the imposition of impact fees. It outlines how new development impacts public infrastructure and services, and how the fees are used to mitigate these impacts.
- **Accountability:** It holds the City of Port St. Lucie accountable for the use of collected impact fees. The report should detail how the funds are allocated and spent, ensuring they are used for the intended purposes.
- **Planning:** Impact fee reports can serve as a tool for long-term planning. By evaluating the costs associated with growth and development, local governments can better plan for infrastructure expansion and improvement.
- **Communication:** The report communicates to developers and the community how the fees are calculated, which helps them understand the financial implications of new development projects.
- **Dispute Resolution:** In case of disputes or challenges regarding the calculation of fees, the report can serve as a reference document to help resolve discrepancies.

This mobility and impact fee report contains information on the following fees:

Roads/Mobility, Parks, Law Enforcement and Public Buildings. Port St. Lucie collects mobility and impact fees for the City and County for all development within City limits.



The gazebo at Winterlakes Park

C. Updates

Oct. 4, 2021 - City Council adopted Ordinance 21-75 of the Mobility Plan. City Council, contracted with NUE Urban Concepts, LLC, created a Mobility Plan and Mobility Fee implementing ordinance. The study has two phases. Phase 1 was the completion of a Mobility Plan, technical report and mobility fee ordinance effective Oct. 5, 2021.

Sept. 26, 2022 - City Council adopted Ordinance 22-87 updating the City's Mobility Plan and Mobility Fees Technical Report. Phase 2 utilized data collection, and established service standards and the mobility and multimodal corridors established in Phase 1.

May 8, 2023 - City Council adopted revised impact fee schedules for Parks, Law Enforcement and Public Buildings utilizing the Extraordinary Circumstances provision in the Florida State statute. Parks and Law Enforcement impact fees were increased, and the Public Buildings fee was decreased. (Ordinances 23-27 Parks, 23-26 Law Enforcement, and 23-23 Public Building.)

June 26, 2023 - The City approved a Road Impact Fee True up Agreement with Kolter, Inc.

June 26, 2023 - The City approved a Road Impact Fee True up Agreement with ACR Acquisitions, Inc.

June 26, 2023 - The City approved a Road Impact Fee True up Agreement with GL/Riverland, Inc.

July 10, 2023 - The Port St. Lucie 2045 Mobility Plan was adopted by City Council - Ordinance 23-42. This provides guidance on infrastructure and mobility improvements over the 22-year plan period, and provides direction for developing the City's annual Capital Improvement Plan (CIP).

Note: Mobility and Impact Fee Studies and Rate Schedules can be found at www.CityofPSL.com/PZ.

Section 2

Mobility and Impact Fees Revenue and Expenditures

A. Collection

The chart and graphs on the following pages depict the City of Port St. Lucie's Mobility and Impact Fee revenue data for Commercial and Residential development. The four categories are Roads/Mobility, Parks, Law Enforcement and Public Buildings.

4 MAJOR GROUPS

Roads/Mobility

Parks

Law Enforcement

Public Buildings





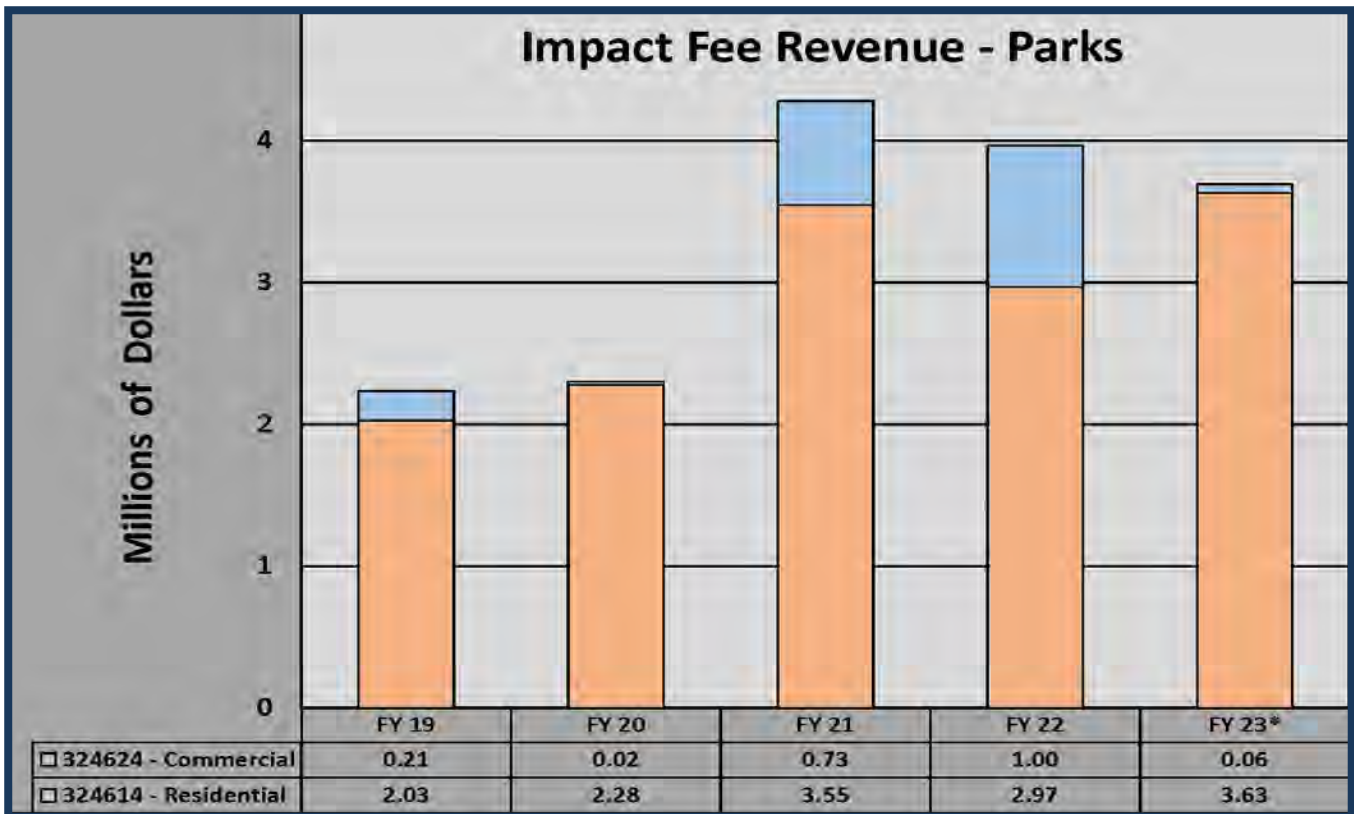
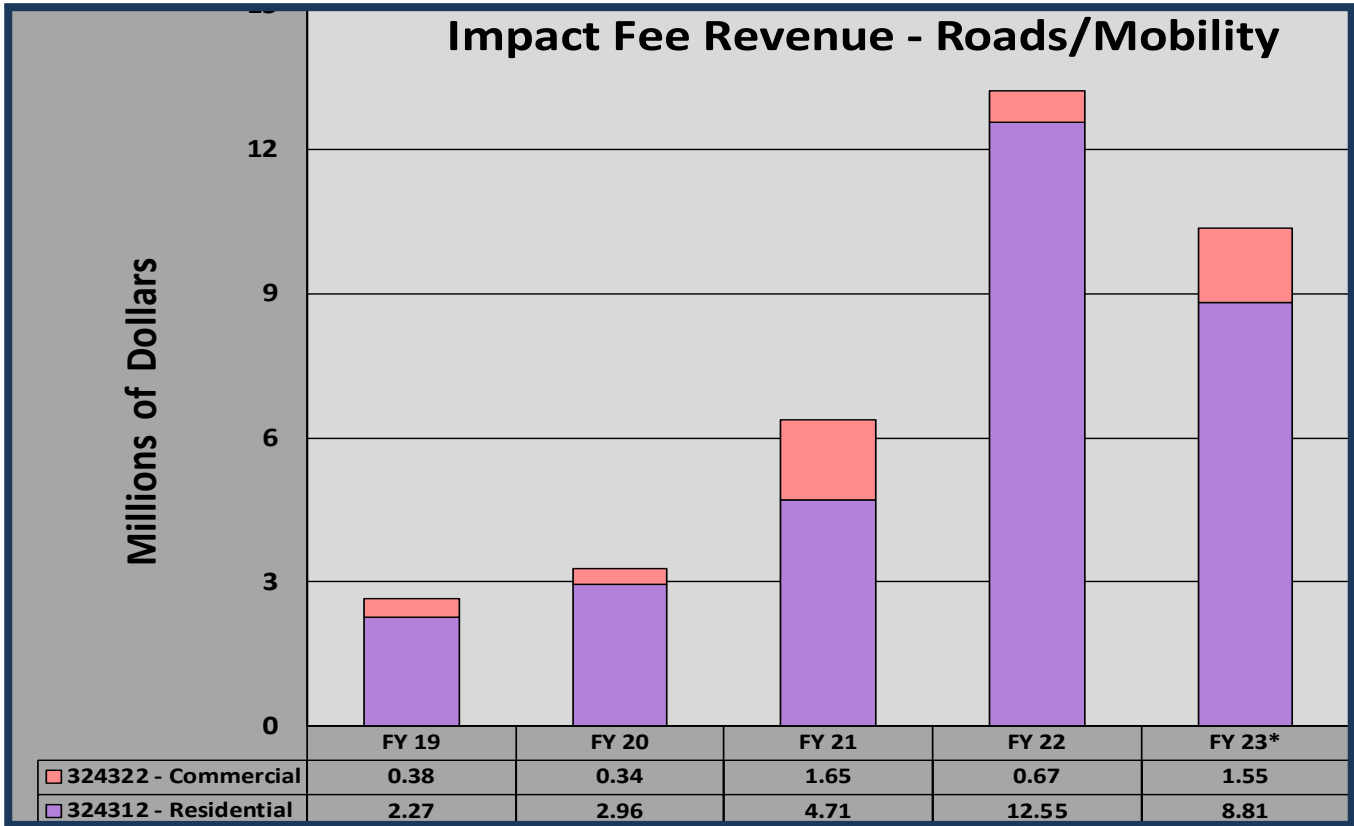
City of Port St. Lucie City Hall

City Roads/Mobility and Impact Fee Data Report for the Years Ending Sept. 30

Fiscal Year	ACTUAL VALUES COLLECTION							
	Roads/Mobility		Parks		Law Enforcement		Public Buildings	
	Residential	Commercial	Residential	Commercial	Residential	Commercial	Residential	Commercial
2019	\$ 2,267,291.00	\$ 382,475.14	\$ 2,028,205.00	\$ 207,430.00	\$ 531,270.00	\$ 58,309.04	\$ 5,450,344.00	\$ 707,466.73
2020	\$ 2,956,405.00	\$ 337,705.92	\$ 2,276,588.00	\$ 24,898.00	\$ 685,780.00	\$ 15,073.55	\$ 6,104,659.76	\$ 98,834.06
2021	\$ 4,709,482.00	\$ 1,649,664.64	\$ 3,548,346.00	\$ 731,098.00	\$ 1,041,292.00	\$ 208,316.26	\$ 9,267,619.44	\$ 1,353,705.74
2022	\$ 12,550,937.70	\$ 671,757.47	\$ 2,965,802.00	\$ 1,000,376.00	\$ 909,982.86	\$ 275,004.91	\$ 8,534,776.65	\$ 978,675.47
2023*	\$ 8,808,817.02	\$ 1,547,660.21	\$ 3,631,623.17	\$ 58,585.00	\$ 877,615.50	\$ 62,572.20	\$ 1,330,609.00	\$ 61,027.17

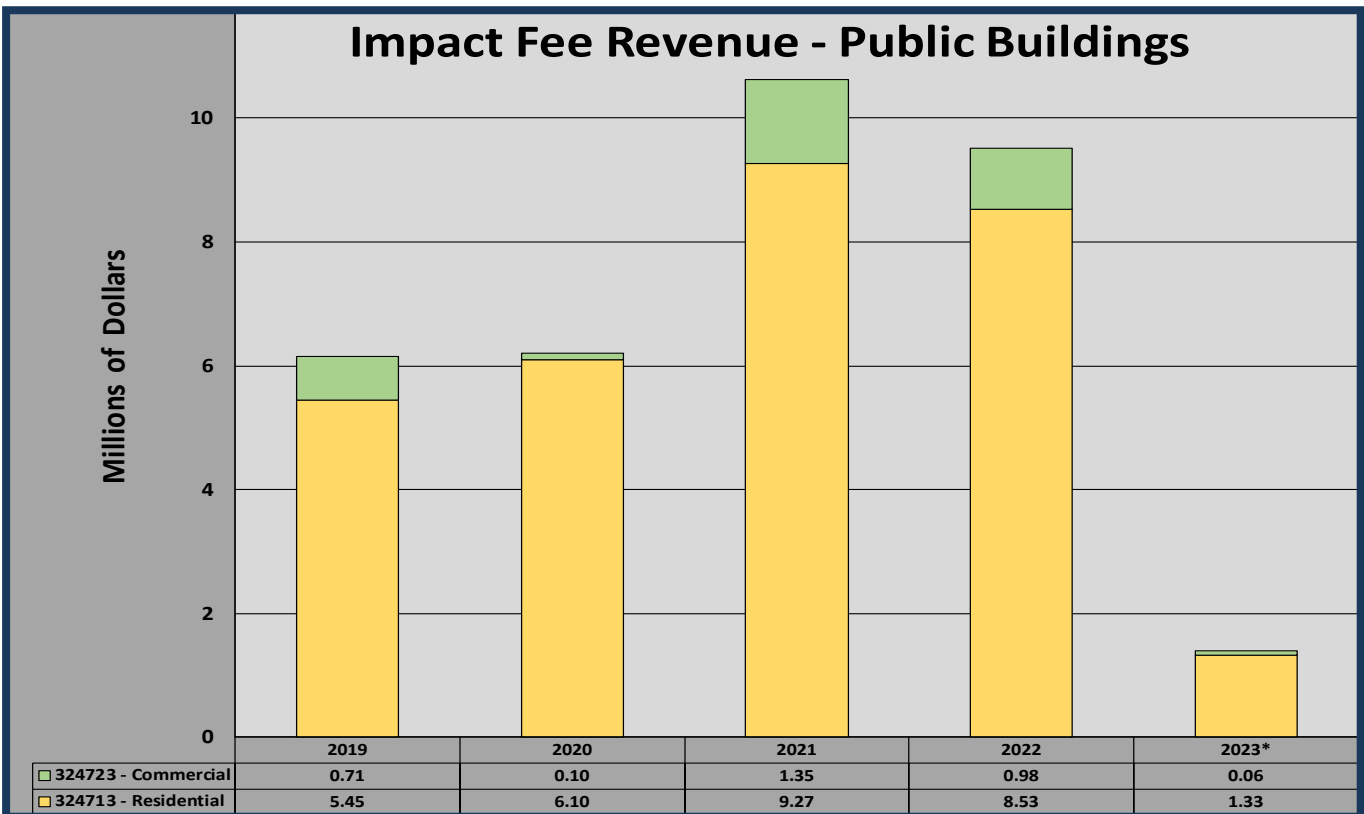
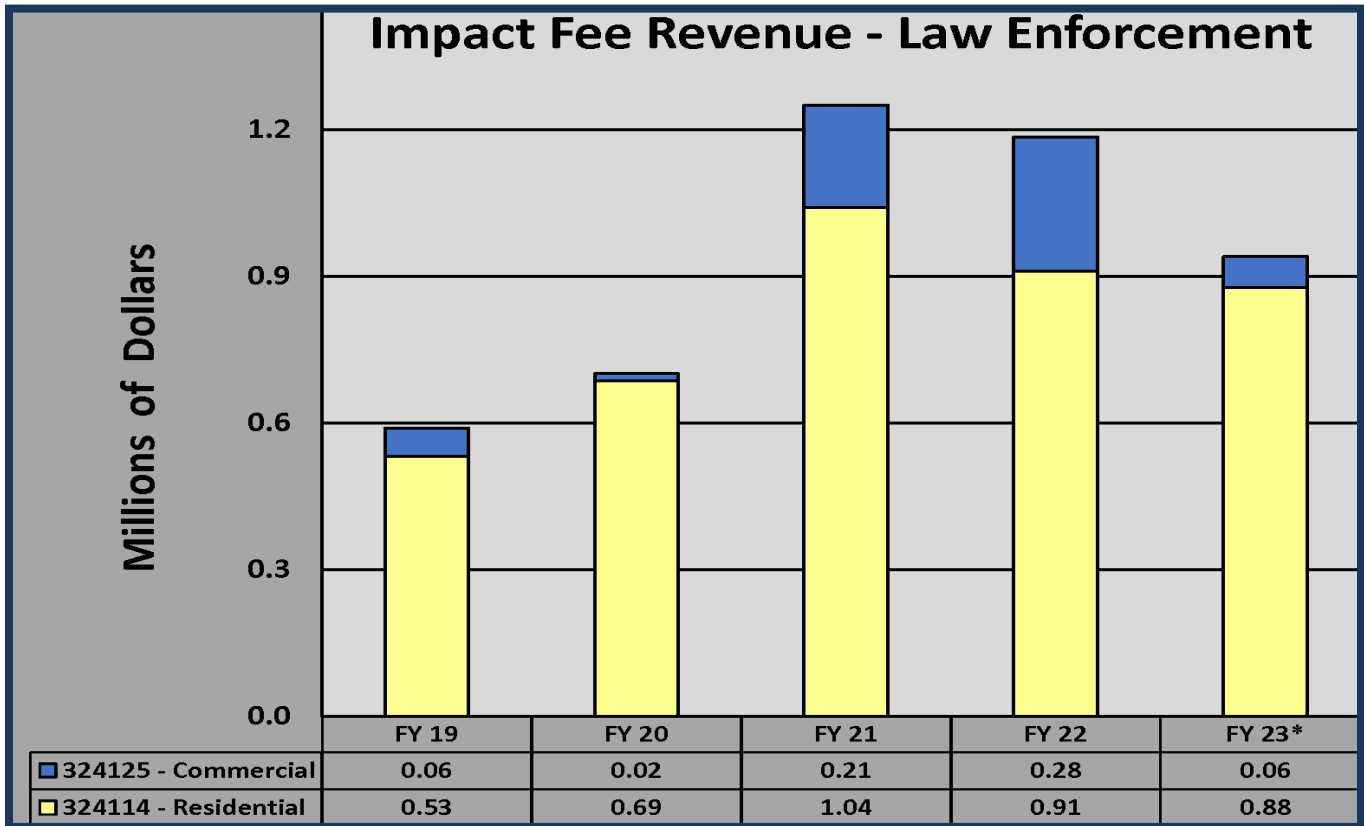
*Unaudited

Roads/Mobility and Impact Fee Category for the Fiscal Years Ending Sept. 30



*Unaudited

Revenue by Roads/Mobility and Impact Fee Category for the Fiscal Years Ending Sept. 30



*Unaudited

B. Expenditures

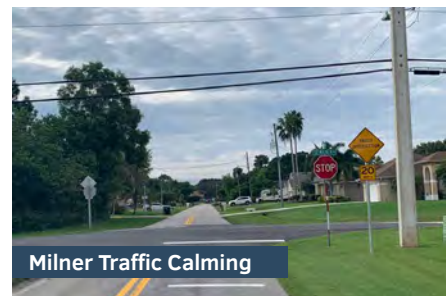
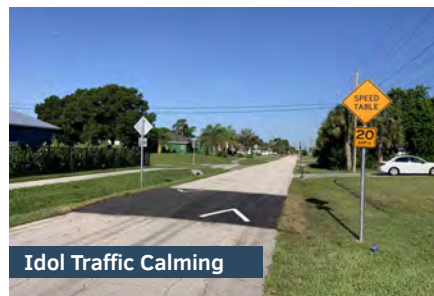
1. Road and Mobility Fee Expenditures

Roads/Mobility fee revenue is allocated by benefit district according to project location (see map on page 16). There are six mobility fee benefit districts. If a project spans more than one benefit district per ordinance, the mobility fee revenue can be used across benefit district lines.

Road and Mobility Fees were utilized to the benefit of the City in fiscal year 2023 on several projects, including, but not limited to, the following:

Projects
New sidewalks Citywide – Cashmere, Lakehurst, NW Milner & Abingdon
Traffic Calming – Dreyfuss & Dalton, Rosser Blvd., Abingdon, Milner, Idol & Sunglow
Peacock Blvd. Improvements
Signalization – Bayshore Blvd. & Lakehurst
Cameo Blvd. & Port St. Lucie Blvd. Intersection improvements
Tulip Blvd./College Park Road Intersection improvements
Tradition & Village Parkway mobility improvements
North and East Torino Intersection Improvements
U.S. 1 Beautification Landscape Project

The following photographs are of projects that received funding from road and mobility fees:



The following photographs are of Port St. Lucie Blvd. that received funding from road and mobility fees:



Road/Mobility Fee Expenditures for the Years Ending Sept. 30

2. Parks Impact Fee Expenditures

For this reporting period, much of the focus for Parks has been on Regional Park Facilities and improvements at two neighborhood parks. The status of each project is described below and on the following page.

<i>Park Impact Fee Account Projects</i>	<i>Encumbered Under Contract</i>	<i>Expended 2023*</i>
Tradition (BMX Design)	\$ 328,980.00	\$ 150,522.00
Torino	\$ 272,820.00	\$ 164,443.15
Stars & Stripes	\$ -	\$ -
Winterlakes Phase II	\$ 1,542,442.91	\$ 1,542,369.79
O.L. Peacock, Sr. Park	\$ 227,000.00	\$ 46,885.00

***unaudited**

Tradition Regional Park

Tradition Regional Park is a 124-acre facility located at 13500 SW Tradition Parkway. This park will include a BMX facility, four multipurpose fields (one lighted, three unlit) and four lighted baseball fields that can be used for softball as well. This park also will have parking, restroom facilities and a concession stand to support the users. The park is being constructed by developing partner, Mattamy Homes, and a portion of the project cost will be funded in part by City Impact Fees, Bond funding and General Funding allocations. The developer has also requested impact fee credits from the City and St. Lucie County to help fund the park construction. The impact fee agreements for this project are still under discussion and will be included in next year's annual report.

Early work is underway on this park (not being funded by impact fees), and the buildout overall is expected to span 13 months.



Torino Regional Park

Torino Regional Park will be a 193-acre facility located in the area of 5201 NW Torino Parkway. St. Lucie County has allocated \$4 million dollars in impact fee revenue to this park, and \$1 million dollars in impact fee revenue specifically for a softball field. This facility is still in the preliminary planning stages. The City has discussed partnering with the County to bring additional facilities to the Torino site that potentially could include a library, bus loops or an aquatics facility, if all parties are amenable.

Stars and Stripes Park

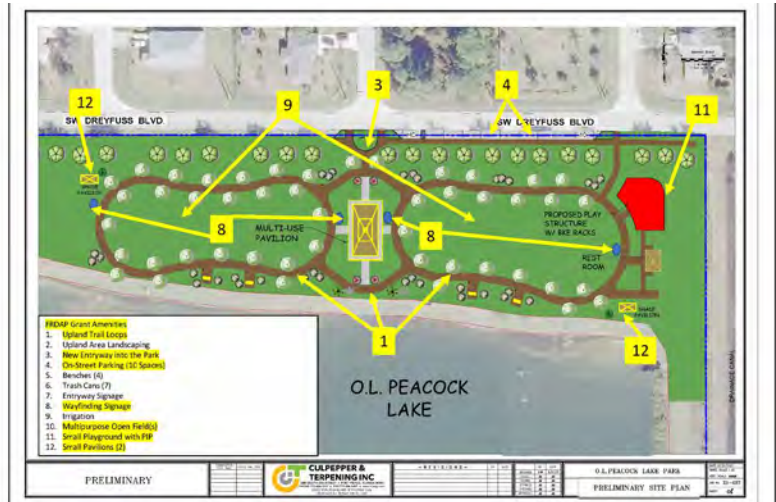
Stars and Stripes Park will be a 47.5-acre facility consisting of passive walking trails and areas for reflection. The site plan has been approved but construction has not yet started. At this time, impact fees will not be spent on this park. Mattamy Homes has stated it will fund the construction of this park as long as the City's Parks & Recreation Department agrees to maintain the park once construction is complete.

Phase II Winterlakes Neighborhood Park

Winterlakes Neighborhood Park is a 28-acre park located on NW Jannebo Street in the northern section of the City. The City recently completed the buildout of Phase II of this park facility which included the installation of a walking trail, volleyball courts, pavilion, gazebo, and fishing pier.

O.L. Peacock, Sr. Park Design - Phase 1

The City has completed the conceptual design for O.L. Peacock, Sr. Park, which is a 100-acre man-made lake facility located on SW Dreyfuss Boulevard. Construction plans are currently being developed for O.L. Peacock, Sr. Park Phase I, and are expected to include an upland trail, a small playground, landscaping, a new entryway, signage, pavilions and additional on street parking. Park construction is expected to begin in Spring 2024 and it will be a 12-18 month buildout.



3. Public Building Impact Fee Expenditures

The City has been actively planning for the new 25,853 square-foot Police Training Facility to be constructed at the City Hall campus, as well as the 50,577 square-foot Public Works Facility, which will be located at 450 SW Thornhill Drive.

No funds were expended from the Public Building Impact Fee account in fiscal year 2023 but City Council has committed \$3.3 million in impact fee revenue to help fund the new police training facility.

Public Works Facility



Northeast View



Southeast View



Southwest View



Northwest View



*A view of
O.L. Peacock, Sr. Park*

C. Assessment and Benefit Districts

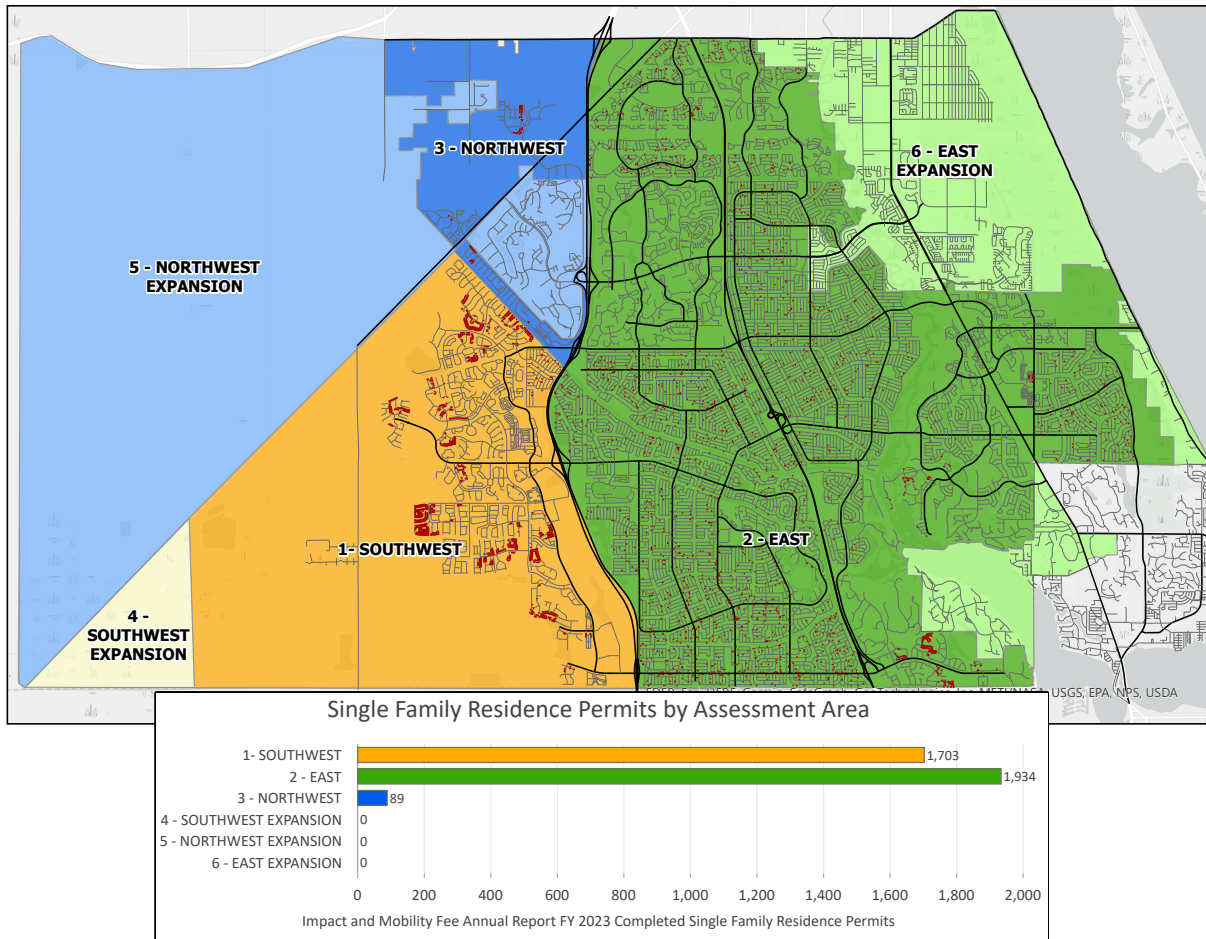
Single-Family Residence Permits by Assessment and Benefit Area

The following maps illustrate the City of Port St. Lucie’s roads/ mobility and impact fees for single-family residence permits that have been completed for fiscal year 2023.

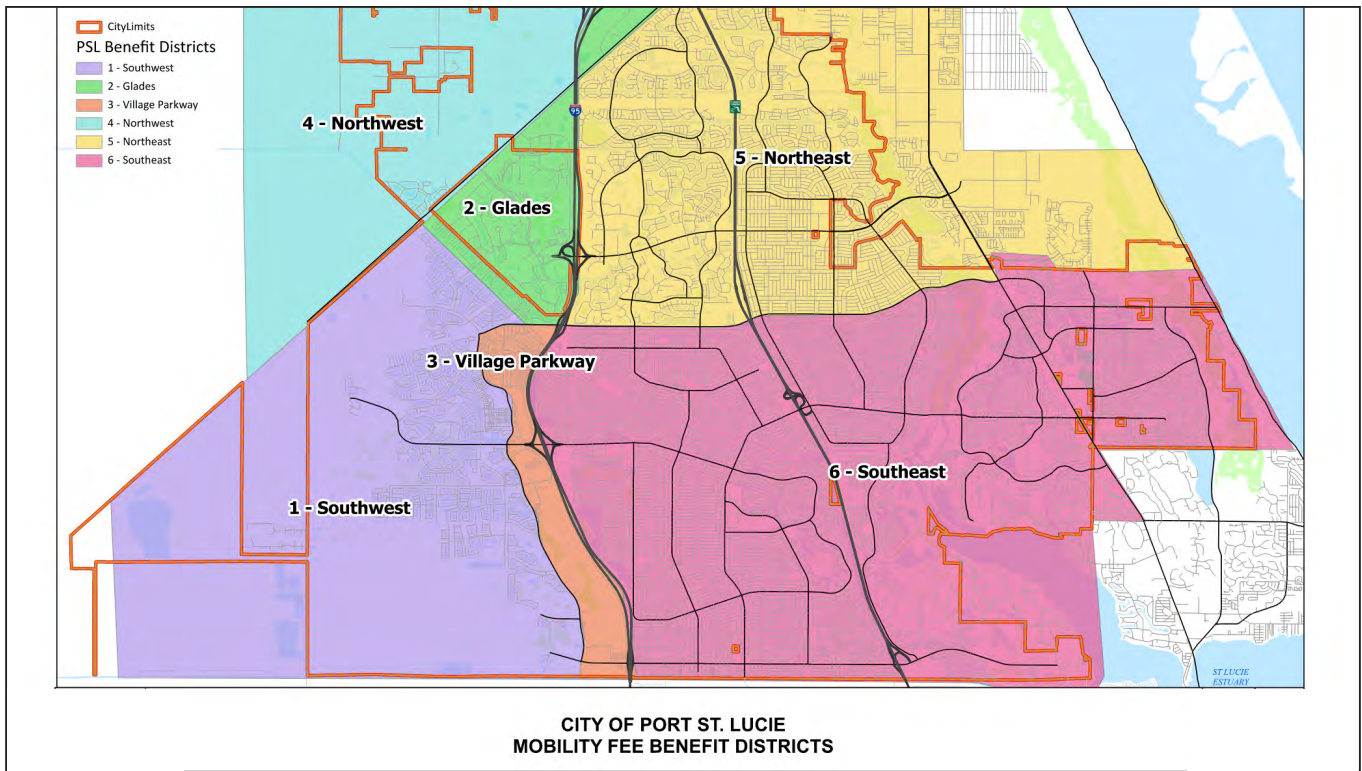
There are six assessment areas for single-family residence permits. The three assessment areas with active single family development are the Southwest, East and Northwest. In fiscal year 2023 the Building Department issued a total of 1,703 permits in the Southwest assessment area, 1,934 in the East assessment area and 89 in the Northwest assessment area.

The map below demonstrates that in fiscal year 2023 single-family development activity on infill plated lots outpaced development of single family units in the Southwest annexation area by 231 units.

The map on page 16 represents the City of Port St. Lucie’s Mobility Fee Benefit Districts. There are six benefit districts located within the City limits: Southwest, Glades, Village Parkway, Northwest, Northeast and Southeast.



Note: Mobility and Impact Fee Studies and Rate Schedules can be found at www.CityofPSL.com/pz.



D. County Parks and Roads Summary and Detailed Impact Fees Data

Fiscal Year 23 Summary for County Parks and Roads Data

Residential – Impact Fee	Revenue Collected	Credit Utilization
County Roads Total	\$5,604,615.64	\$2,803,450.00
County Parks Total	\$6,175,834.05	\$5,547.76
Commercial – Impact Fee	Revenue Collected	Credit Utilization
County Roads Total	\$476,382.43	\$28,070.86
County Parks Total	\$1,843.56	\$0.00

Fiscal Year 23 Detailed Report

Residential		
County Impact Fee	Revenue Collected	Credit Utilization
Library	\$1,075,038.77	\$0.00
Public Building	\$1,505,096.77	\$365.00
Fire/EMS	\$2,380,352.16	\$0.00
Education	\$16,412,442.24	\$4,156,266.00
Law	\$979,372.47	\$0.00
Roads	\$5,604,615.64	\$2,803,450.00
Parks	\$6,175,834.05	\$5,547.76

Commercial		
County Impact Fee	Revenue Collected	Credit Utilization
Library	\$293.73	\$0.00
Public Building	\$115,369.68	\$0.00
Fire/EMS	\$127,113.32	\$0.00
Education	\$6,514.56	\$0.00
Law	\$58,595.73	\$0.00
Roads	\$476,382.43	\$28,070.86
Parks	\$1,843.56	\$0.00

The fiscal year 2023 totals for Parks and Roads Impact Fees are broken down by Revenue, Credit and 4% Admin Fee. Throughout the year, the County receives a monthly report for Roads and Parks from the City's Building Department. The monthly report on the City's Law Enforcement expenditures can be found in Section 4 of this report.

Please note the following statement for County Parks:

Tradition Regional Park - No agreement is in place as of this report to address the City's impact fee credit allocation that has been verbally agreed upon with Mattamy Homes and expect the agreement in fiscal year 2024. The City's Parks and Recreation Department understands that the County is in discussion with Mattamy Homes regarding County impact fee allocation for this project.

Torino Regional Park - The City's Parks and Recreation Department are in design and anticipate advertising for a design/build contract early 2024. The funding allocated for this includes \$5 million Torino SLC interlocal agreement impact funds (\$4 million Torino/\$1 million softball specified) but it hasn't been expended in fiscal year 2023.

***County 4% Admin Fees Retained by the City (unaudited)**

Section 3

City of Port St. Lucie Mobility and Impact Fee Schedules

Mobility and Impact Fee Schedules

The City of Port St. Lucie's Mobility Fee schedule was effective on Oct. 5, 2021. The impact fees for law enforcement, parks, and public buildings were updated May 8, 2023, effective June 30, 2023.

Mobility and Impact fees are calculated by the Mobility and Impact Fee Coordinator housed in the Planning and Zoning Department prior to Building permit issuance. As part of calculating the fees, the City applies City and County credits upon request by the developers. The procedure of calculating impact fees encompasses two main steps:

1. Establishing the cost of development-related capital improvements
2. Allocating those costs equitably to various types of development

The Planning and Zoning Department also handles all mobility and impact fee requests including refunds, true-up agreements and other customer inquiries. City staff works collaboratively with St. Lucie County's Impact Fee Program department.

The following schedules are the City of Port St. Lucie's fiscal year 2023 Impact and Mobility fees. Please note that the City of Port St. Lucie's fees are assessed when permits are pulled, while the County's impact fees are assessed based on the permit application date.



A. Impact Fee Schedule

THE CITY OF PORT ST. LUCIE -- DEVELOPMENT IMPACT FEES
Effective June 30, 2023 - June 29, 2024

LAND USE TYPE	DEMAND INDICATOR	PARKS	PUBLIC BUILDINGS	LAW ENFORCEMENT
RESIDENTIAL (per dwelling unit)				
Single Unit	Per Unit	\$ 2,356.00	\$ 516.00	\$ 366.00
2+ Units per Structure	Per Unit	\$ 1,541.00	\$ 337.00	\$ 236.00
Mobile Residence	Per Unit	\$ 1,904.00	\$ 417.00	\$ 306.00
NON-RESIDENTIAL (per indicated demand unit)				
Commercial	1000 SF	n/a	\$ 131.00	\$ 814.00
Research & Development Center	1000 SF	n/a	\$ 190.00	\$ 367.00
Office	1000 SF	n/a	\$ 216.00	\$ 358.00
Nursing Home	1000 SF	n/a	\$ 152.00	\$ 133.00
Hospital	1000 SF	n/a	\$ 191.00	\$ 348.00
Day Care	Student	n/a	\$ 10.00	\$ 146.00
University/College	Student	n/a	\$ 12.00	\$ 54.00
Secondary School	1000 SF	n/a	\$ 42.00	\$ 312.00
Elementary School	1000 SF	n/a	\$ 63.00	\$ 440.00
Lodging	Room	n/a	\$ 28.00	\$ 88.00
Assisted Living	Bed	n/a	\$ 44.00	\$ 48.00
Mini-Warehouse	1000 SF	n/a	\$ 2.00	\$ 49.00
Warehousing	1000 SF	n/a	\$ 60.00	\$ 58.00
Manufacturing	1000 SF	n/a	\$ 116.00	\$ 160.00
Light Industrial	1000 SF	n/a	\$ 151.00	\$ 165.00



B. Mobility Fee Schedule

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

2023 PORT ST. LUCIE MOBILITY FEE SCHEDULE PER SQUARE-FOOT

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 ATMs and drive-thru lanes with ATMs 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 Fees 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 bodywork, 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 picks up a prescription or item. This includes any pharmacies located within a dispensary, grocery store, supermarket, 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-thrus include lanes for online and third-party ordering and delivery.



Section 4

Appendices

A. Law Enforcement Data

Port St. Lucie Police Department Fiscal Year 2022/23

Monthly Expenditures

October-22

109-2112-5520	\$313.50	Uniform supplies for new positions.
109-2130-5520	\$3,679.11	Uniform supplies for new positions.
109-2130-5520	\$5,964.00	12 shotguns for sworn new hires.
Subtotal	\$9,956.61	

November-22

109-2105-5520	\$3,649.49	Computer for new hire.
109-2112-5520	\$119.70	Uniform supplies for new positions.
109-2130-5520	\$7,540.87	Uniform supplies for new positions.
109-2130-5641	\$288,648.00	Vehicles for new hires.
Subtotal	\$299,958.06	

December-22

109-2111-5310	\$1,800.00	Psych screenings for new hires.
109-2112-5510	\$2,076.80	Furniture for new hires.
109-2130-5510	\$1,843.00	Various supplies for new hires.
109-2130-5520	\$8,349.67	Various supplies for new hires.
109-2130-5641	\$72,162.00	Vehicles (5) for new hires.
Subtotal	\$86,231.47	

January-2023

109-2111-5310	\$675.00	Psych screenings for new hires.
109-2112-5641	\$43,475.00	Vehicle for new hire.
109-2130-5520	\$2,894.48	Uniform supplies for new positions.
109-2112-5641	\$43,297.20	Vehicles for new hires.
109-2130-5510	\$0.00	
Subtotal	\$90,341.68	

February-23

109-2130-5510	\$91,804.54	Vehicle equipment for new hires.
109-2130-5520	\$6,831.73	Uniform supplies for new positions.
109-2130-5510	\$14,432.40	Vehicle for new hire.
109-2130-551002	\$0.00	
Subtotal	\$113,068.67	





March-23

109-2115-564201	\$9,249.08	Purchase of forensic computer
109-2130-5520	\$1,419.75	Police badges for new hires
109-2130-5641	\$14,432.40	Vehicle for new hire.
109-2105-5520	\$0.00	
109-2111-5510	\$0.00	
109-2130-5510	\$0.00	
109-2130-5510	\$0.00	
109-2130-5510	\$0.00	
Subtotal	\$25,101.23	

April-23

109-2111-5310	\$1,125.00	Psych screenings for new hires.
109-2130-5510	\$111,068.46	Vehicle equipment for new hires.
109-2130-5520	\$6,661.20	Various supplies for new hires.
109-2130-5520	\$0.00	
109-2130-5641	\$0.00	
Subtotal	\$118,854.66	

May-23

109-2111-551002	\$9,687.02	Computers for new hires.
109-2115-551002	\$10,283.80	Computers for new hires.
109-2115-552201	\$6,310.89	Cellebrite forensic purchase.
109-2115-564201	(\$605.08)	Sales tax credit of forensic computer.
109-2130-5510	\$2,376.01	Vehicle equipment for new hires.
109-2130-5510	\$25,037.60	Vehicle equipment for new hires.
109-2130-5520	\$17,486.14	Body armor purchase for new hires.
Subtotal	\$70,576.38	

June-23

109-2112-5520	\$4,072.83	Vehicle equipment for new positions.
109-2130-5520	\$0.00	
109-2130-5520	\$0.00	
Subtotal	\$4,072.83	

July-23

109-2111-5520	\$122.35	Uniform supplies for new positions.
109-2111-5641	\$25,017.00	Vehicles for new hire.
109-2130-5510	\$42,000.00	Biometric devices for new sworn hires.
109-2131-5520	\$0.00	
Subtotal	\$67,139.35	

August-23

109-2115-564201	\$8,004.60	Purchase of forensic computer
109-2115-5641	\$125,085.00	Vehicles (5) for new hires.
109-2130-551002	\$5,927.55	Mobile printers & adapters for new hires.
109-2130-5520	\$8,241.00	Supplies for new hires: fire extinguishers & gun parts.
Subtotal	\$147,258.15	

September-23

109-2105-5520	\$5,520.00	Graphic design for patrol vehicles of new hires.
109-2115-5520	\$18,996.67	Vehicle equipment for new hires.
109-2115-5641	\$25,017.00	Vehicle for new hire.
109-2130-5641	\$190,999.61	Radios with accessories for new hires.
109-2130-5520	\$0.00	
Subtotal	\$240,533.28	

Total Expenditures To-Date \$1,273,092.37

Yr End Encumbrance: \$394,296.84

B. List of Credit Agreements

Roads

Credit Owner	Agreement	Effective Date
ACR Acquisition, LLC	True-up Agreement	July 6, 2023
Verano Development, LLC	True-up Agreement	July 6, 2023
Riverland/Kennedy II, LLC	True-up Agreement	July 6, 2023

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*A view of
Import Sidewalk*