

# MOBILITY PLAN & MOBILITY FEE



**CITY OF PORT ST. LUCIE**  
*1<sup>st</sup> Reading of Ordinance*

**Dec 1st, 2025**



**NUE URBAN CONCEPTS**  
LAND USE • MOBILITY • PARKING • FEES

# 2050 MOBILITY PLAN

- **Roadway Corridors**
  - **(Short Term Plan: 2025 to 2030)**
  - **(Mid Term Plan: 2030 to 2040)**
  - **(Long Term Plan: 2040 to 2050)**
- **Corridor Studies (2025 to 2040)**
- **Intersections Plan (2025 to 2050)**
- **Multimodal Plan (2025 to 2050)**
- **Transit Circulation Plan (2025 to 2050)**



# 2050 MOBILITY PLAN COST SUMMARY



- Short Term: ~\$403 million
- Mid Term: ~\$919 million
- Long Term Plan: ~\$490 million
- Corridor Studies Plan: ~\$31 million
- Intersection Plan: ~\$225 million
- Multimodal Plan: ~\$133 million
- Transit Plan: ~\$22 million

**Total:**  
**+/- \$2.2 billion**

**+/- \$1.7 billion**  
**unfunded**

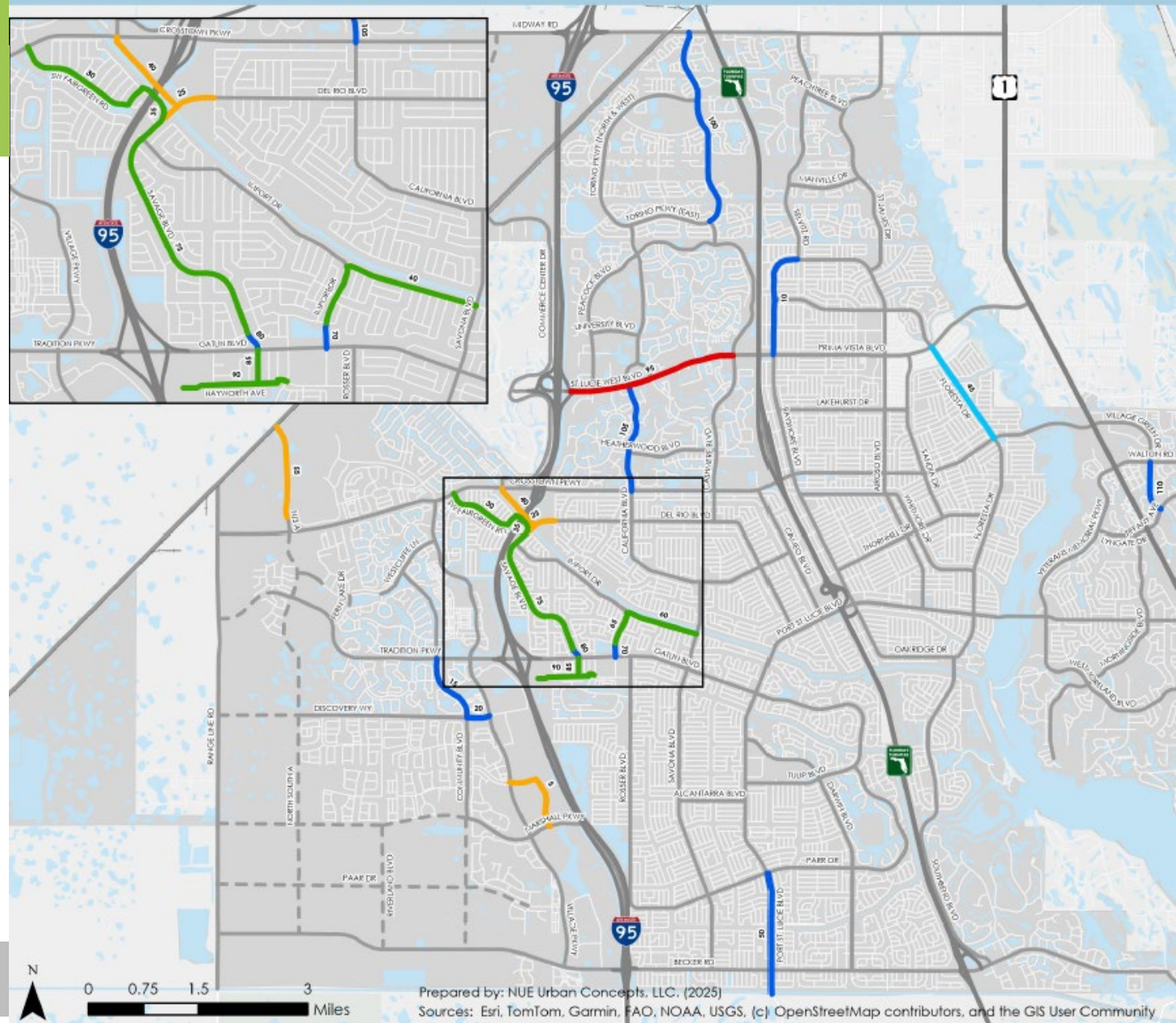


# CORRIDORS SHORT TERM PLAN

-  New Two (2) Lane Road
-  Widen to Two (2) Lane Divided
-  Widen from Two (2) to Four (4) Lane
-  Widen from Four (4) to Six (6) Lane
-  Complete Street Upgrade





## Roadway Corridors (Short Term Plan: 2025 to 2030)

### City of Port St. Lucie Mobility Plan



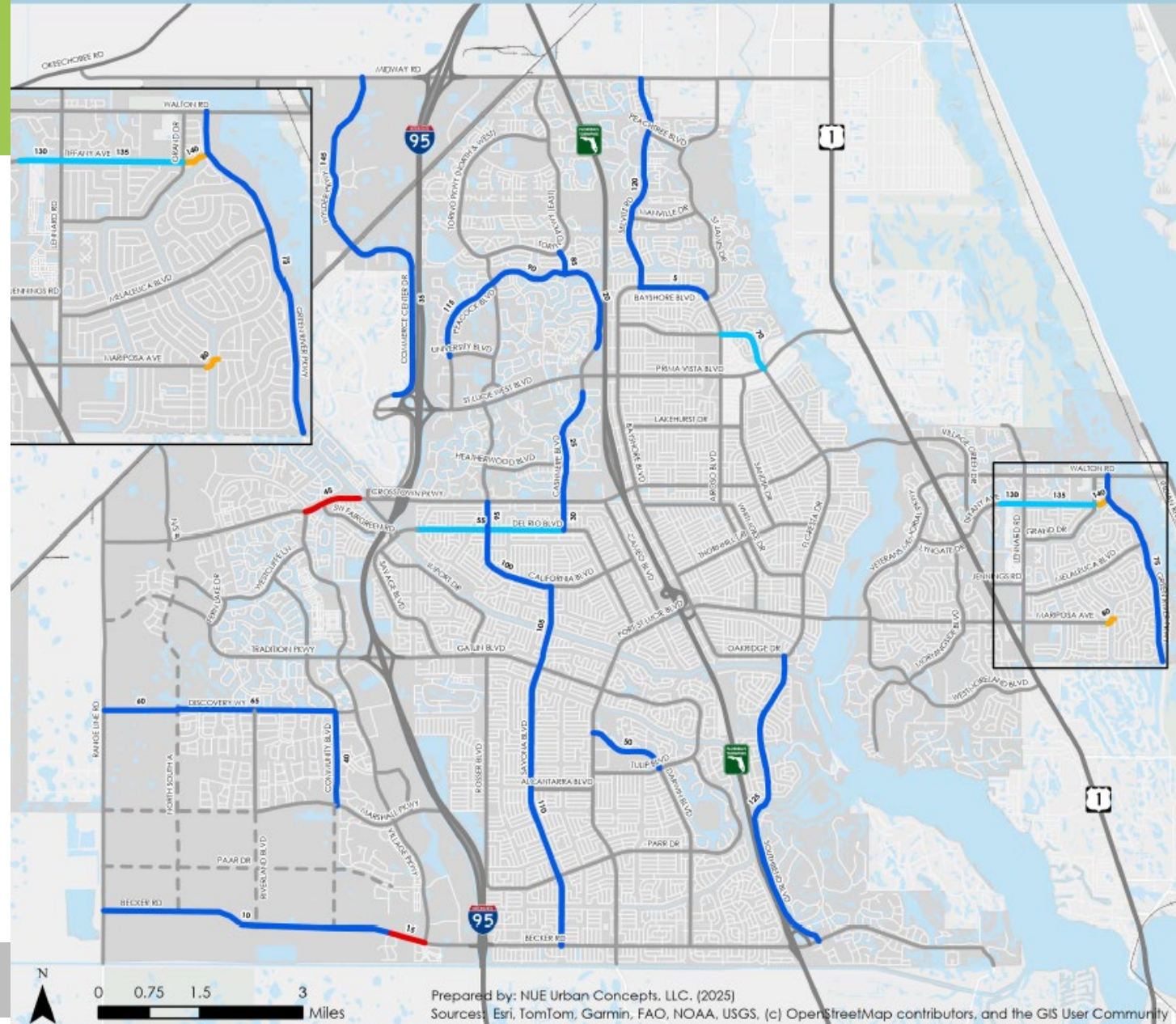


# CORRIDORS MID TERM PLAN

-  New Two (2) Lane Road
-  Widen to Two (2) Lane Divided
-  Widen from Two (2) to Four (4) Lane
-  Widen from Four (4) to Six (6) Lane





## Roadway Corridors (Mid Term Plan: 2030 to 2040)

City of Port St. Lucie Mobility Plan



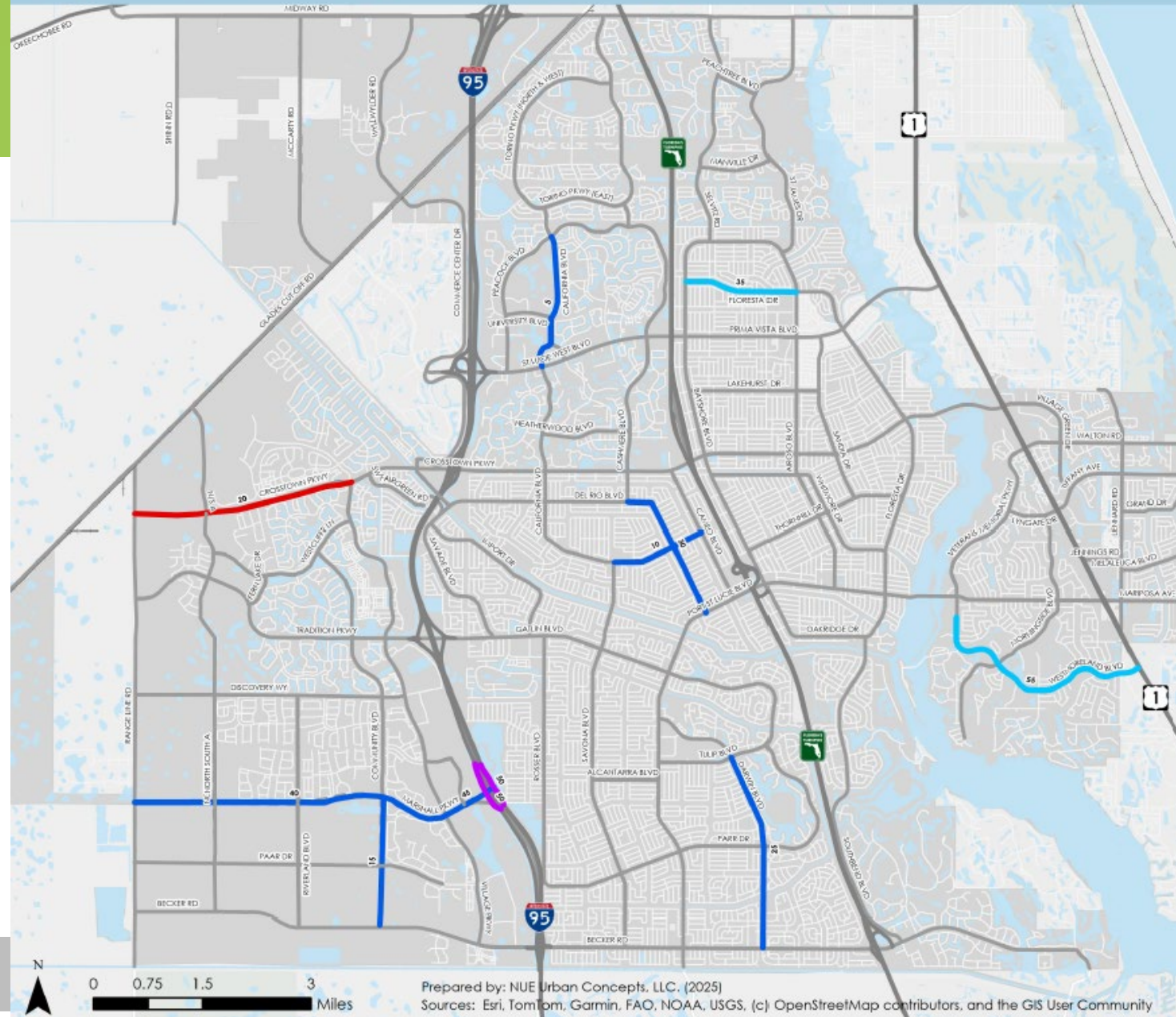


# CORRIDORS LONG TERM PLAN

-  Widen to Two (2) Lane Divided
-  Widen from Two (2) to Four (4) Lane
-  Widen from Four (4) to Six (6) Lane
-  Multilane Interchange

## Roadway Corridors (Long Term Plan: 2040 to 2050)

City of Port St. Lucie Mobility Plan



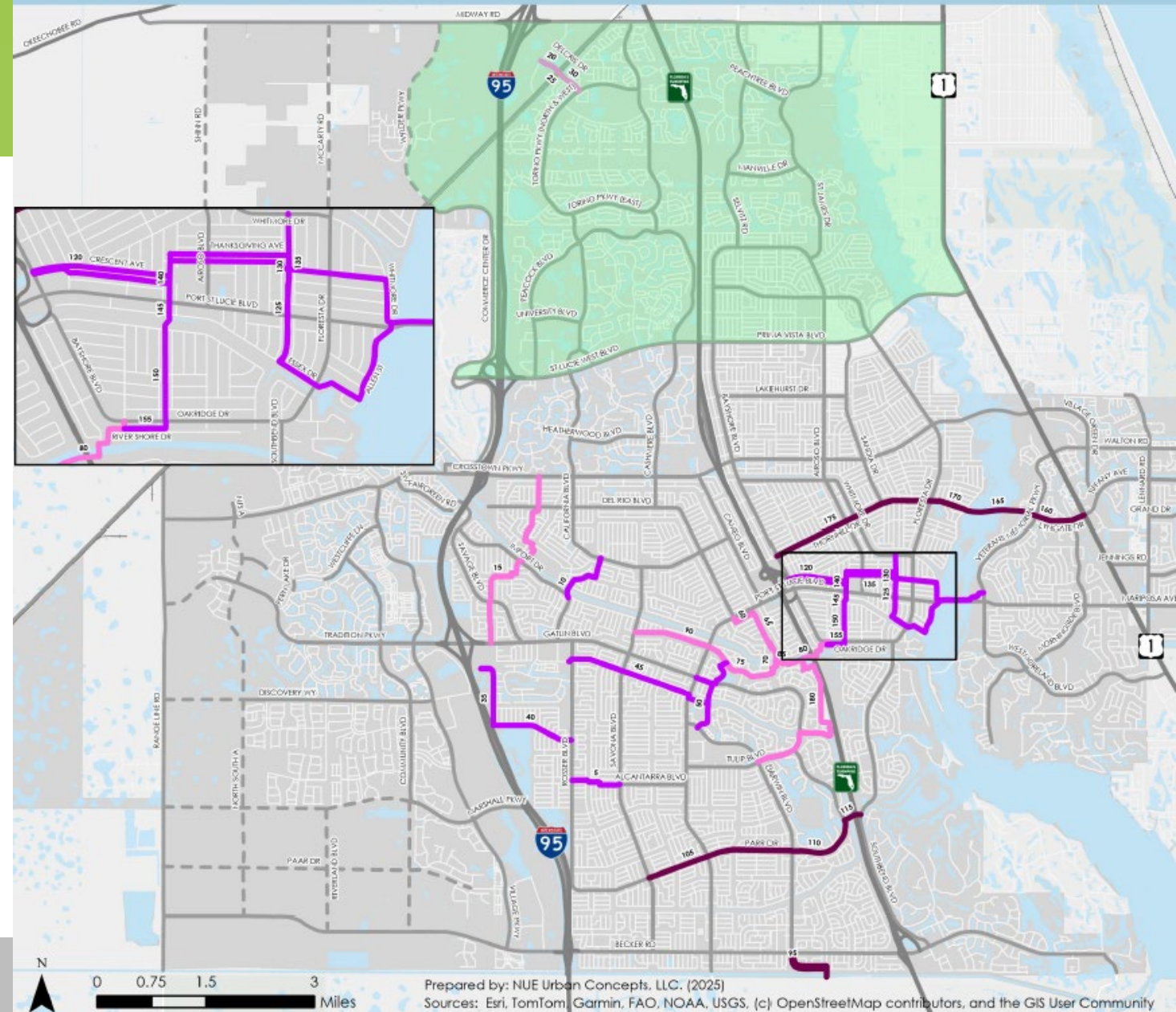


# CORRIDORS STUDIES PLAN



## Corridor Studies (2025 to 2040)

City of Port St. Lucie Mobility Plan





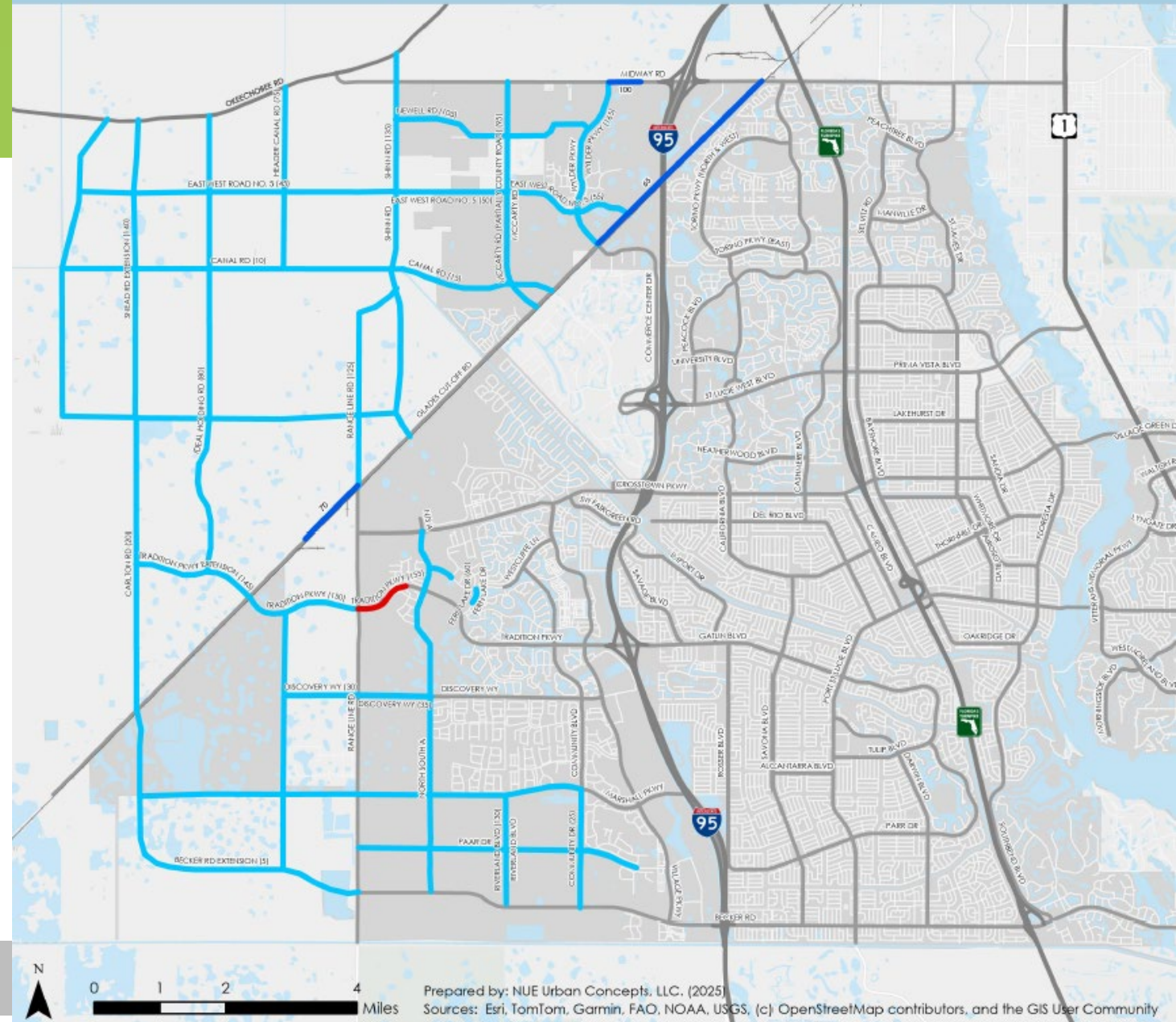
# DEVELOPER ACCESS ROADS

## Developer Access Roads & Developer Improvements

City of Port St. Lucie Mobility Plan

-  New Two (2) Lane Road
-  Widen from Two (2) to Four (4) Lane
-  New Four (4) Lane Road

**NOT included in  
Mobility Fee  
calculation**



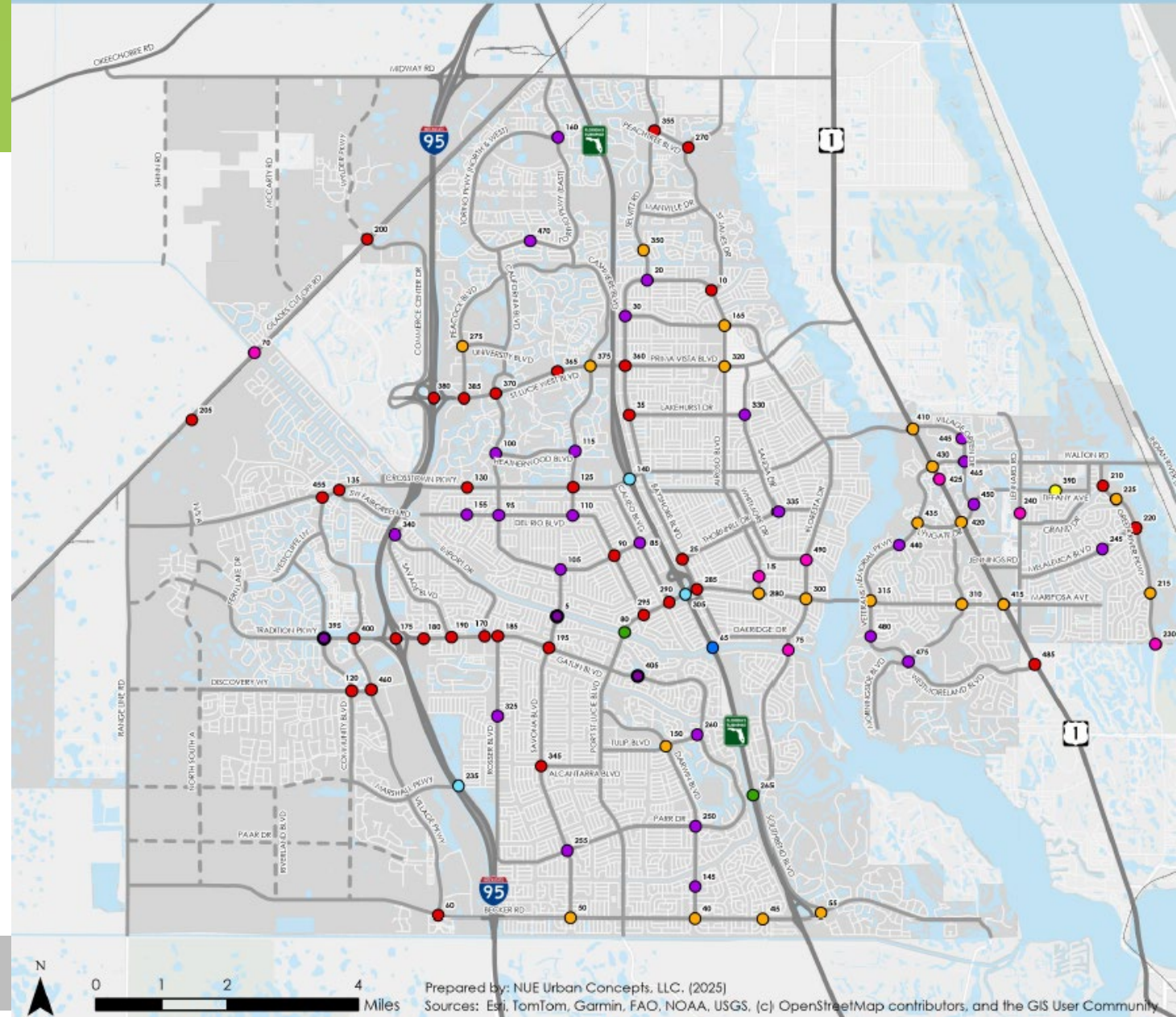


# INTERSECTIONS PLAN

- Capacity Improvements
- Multimodal Improvements
- High-Visibility Mid-Block Crossing
- Multimodal Overpass
- Multimodal Underpass
- Roundabout
- Roundabout Upgrade
- High-Intensity Activated Crosswalk
- Interchange

## Intersections Plan (2025 to 2050)

City of Port St. Lucie Mobility Plan



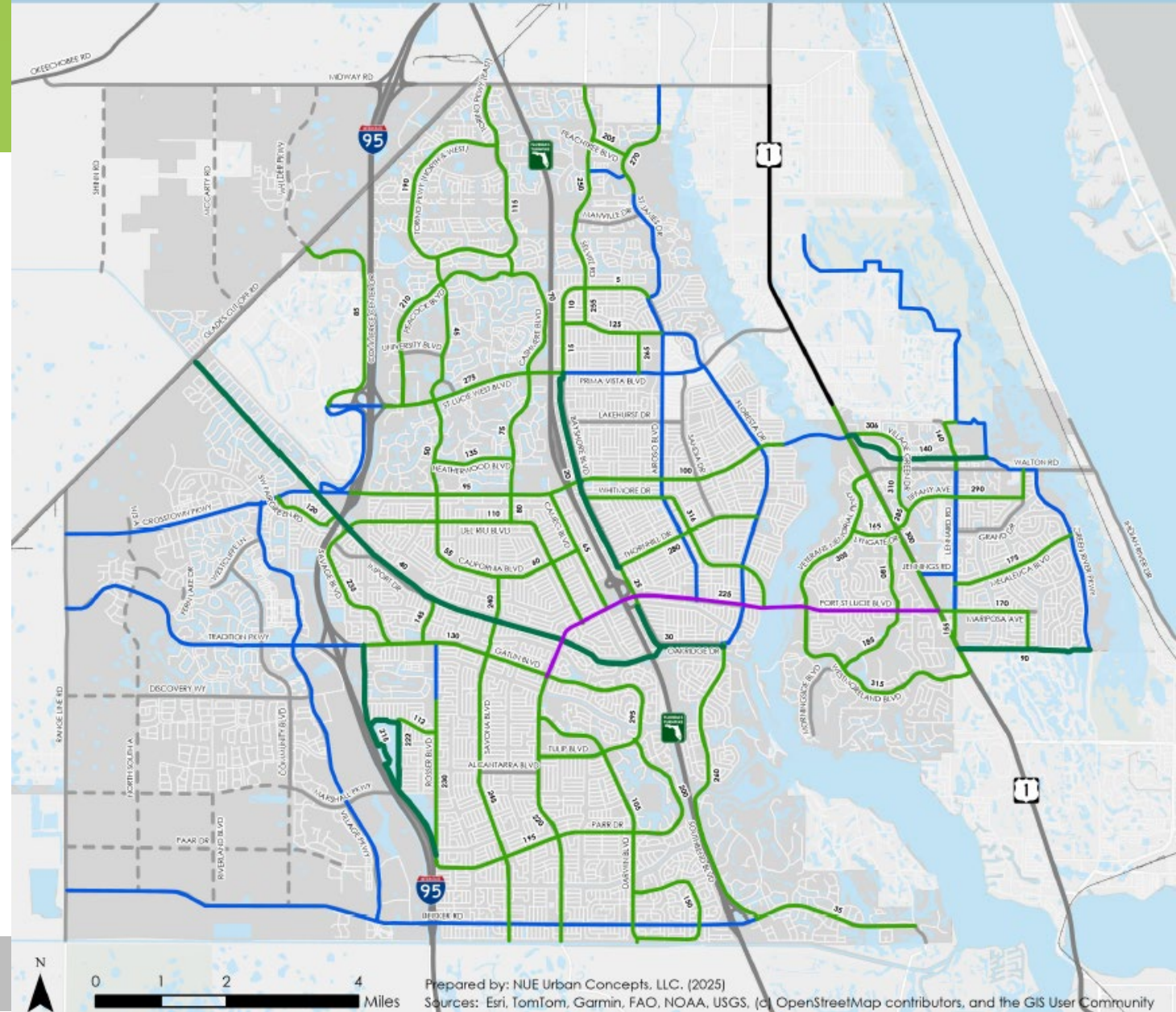


# MULTIMODAL PLAN

## Multimodal Plan (2025 to 2050)

### City of Port St. Lucie Mobility Plan

- Existing Multimodal Corridor
- Shared Use Path
- Shared Use Path (Boardwalk or Greenway)
- Multimodal Corridor Study
- State Road





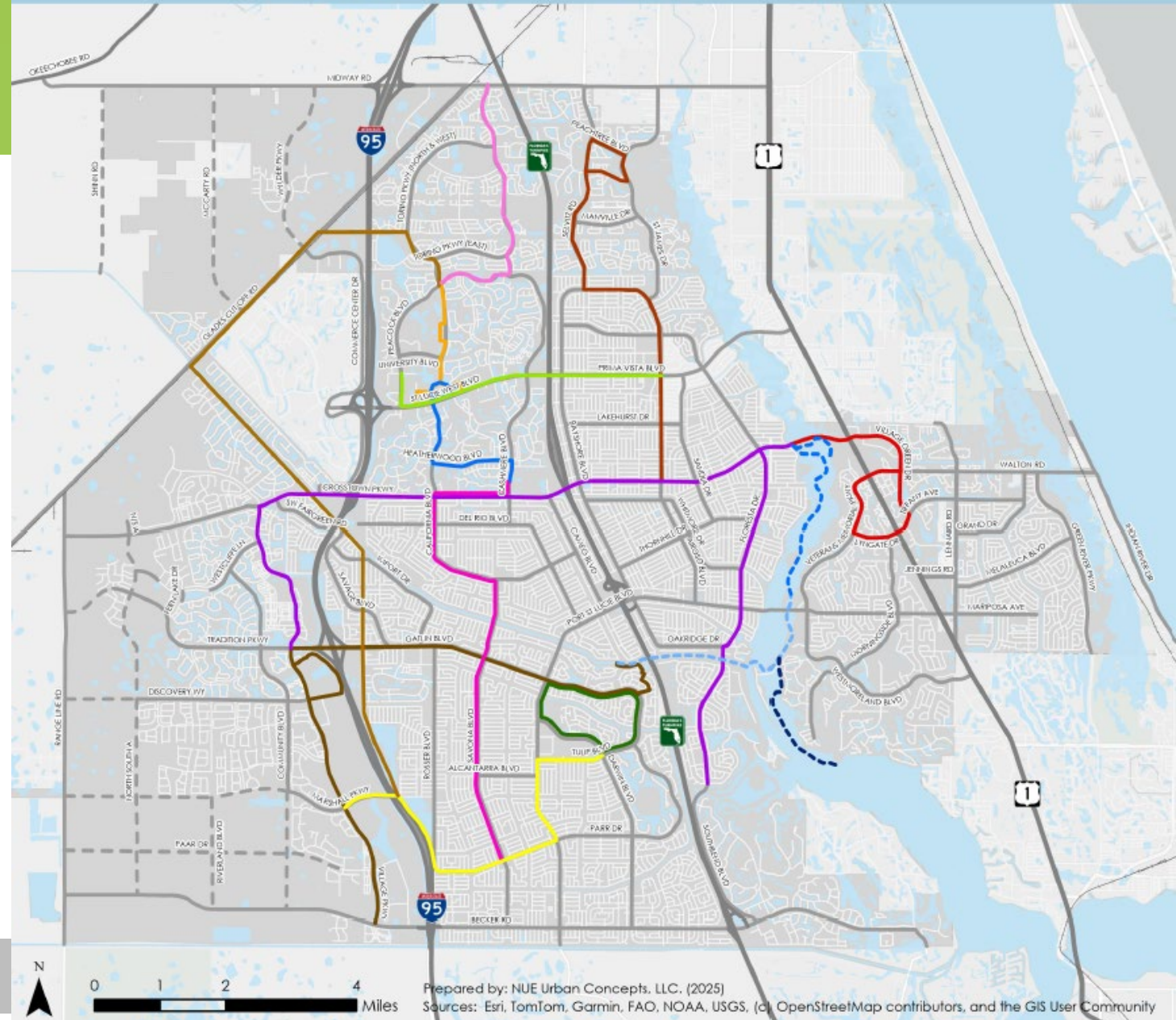
# TRANSIT CIRCULATOR PLAN

- California North
- California South
- Downtown to Port District
- Gatlin Village Parkway
- School to Employment Route Central
- School to Employment Route South
- Selvitz to Crosstown
- St Lucie North
- The Greenway Connector
- Torino to California MTC
- Traditions to Southbend
- Tulip Darwin Loop
- Water Taxi C24
- Water Taxi North
- Water Taxi South

**NUE URBAN CONCEPTS**  
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## Transit Circulator Plan (2025 to 2050)

City of Port St. Lucie Mobility Plan



Prepared by: NUE Urban Concepts, LLC. (2025)  
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community



# City of Port St. Lucie

## DRAFT MOBILITY FEE TECHNICAL REPORT



OCTOBER 2025



## 2050 Mobility Plan

October 2025

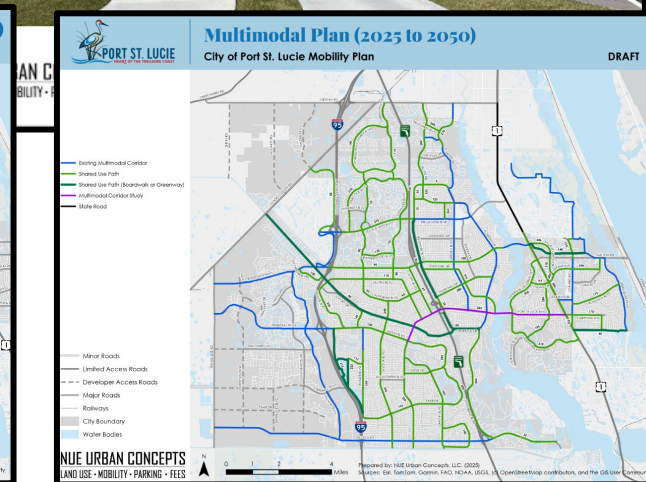
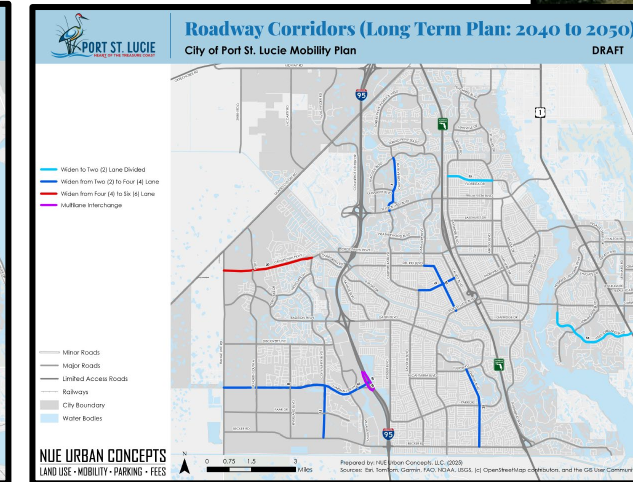
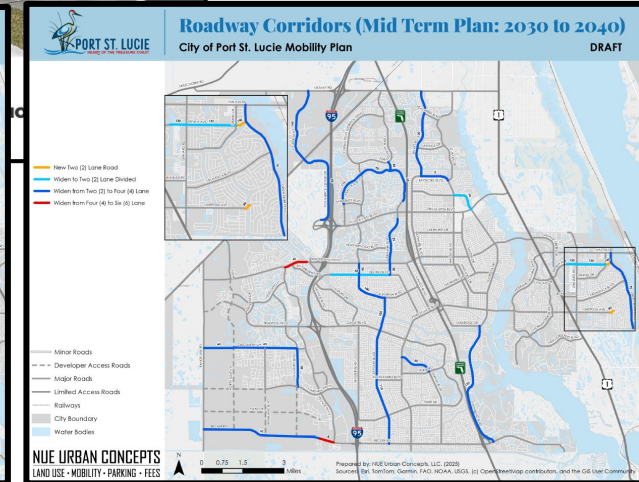
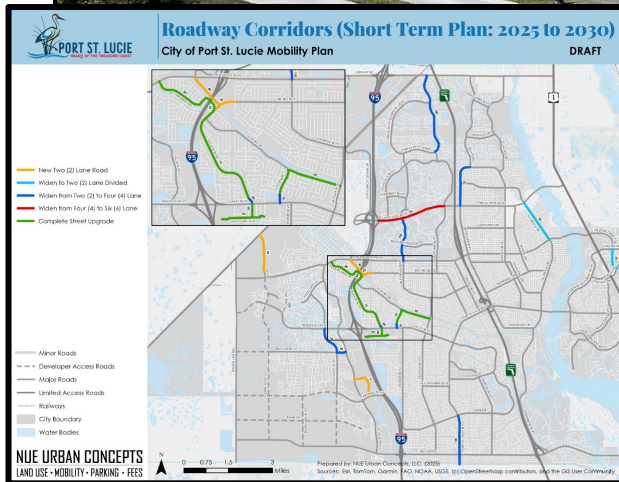
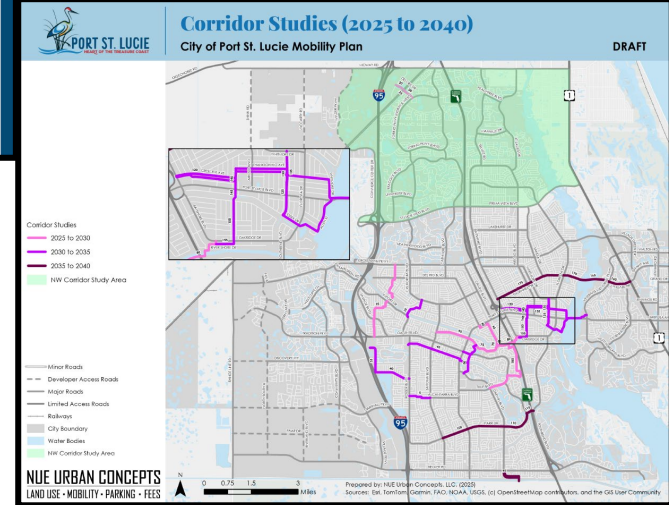
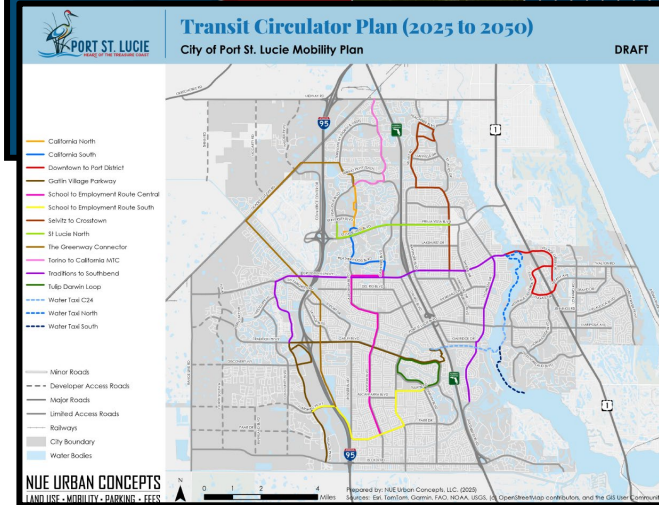
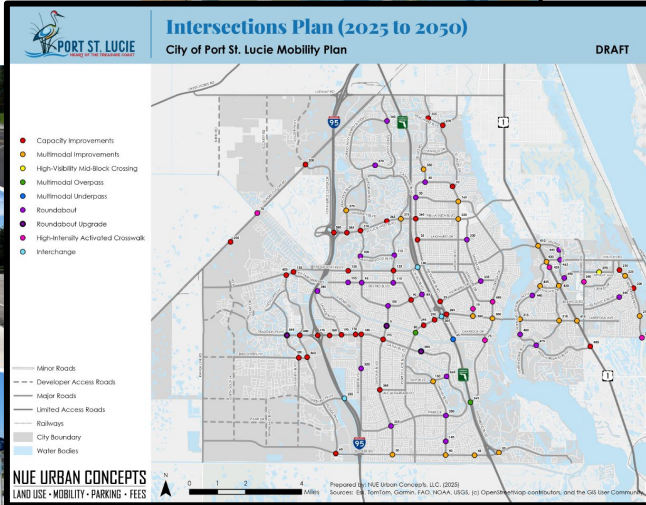


# City of Port St. Lucie

## DRAFT EXTRAORDINARY CIRCUMSTANCES STUDY



OCTOBER 2025





# Assessment Areas

## City of Port St. Lucie Mobility Fee

**Define  
where fees  
are  
collected**

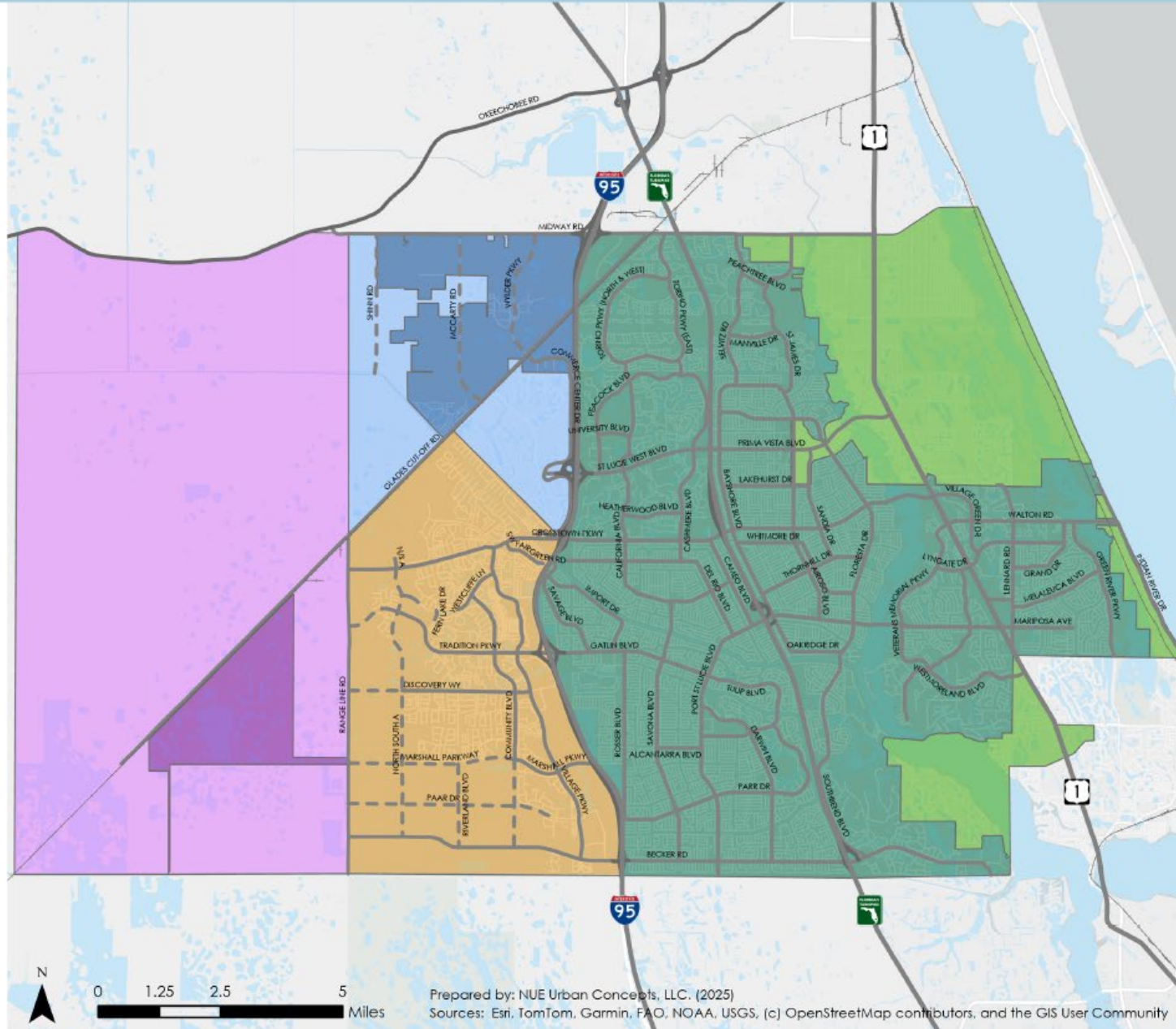
**Mobility Fee  
rates differ  
per  
Assessment  
Area**

Assessment Areas illustrate where Mobility Fees are assessed and collected from new development.

The expansion areas identify areas that could annex into the City. Annexed properties would be assigned to the corresponding assessment area.

- East Assessment Area
- East Expansion Assessment Area
- West Assessment Area
- West Expansion Assessment Area
- Northwest Assessment Area
- Northwest Expansion Assessment Area
- Southwest Assessment Area

- Minor Roads
- Developer Access Roads
- Major Roads
- Limited Access Roads
- Railways
- City Boundary
- Water Bodies



# ASSESSMENT AREA TRAVEL

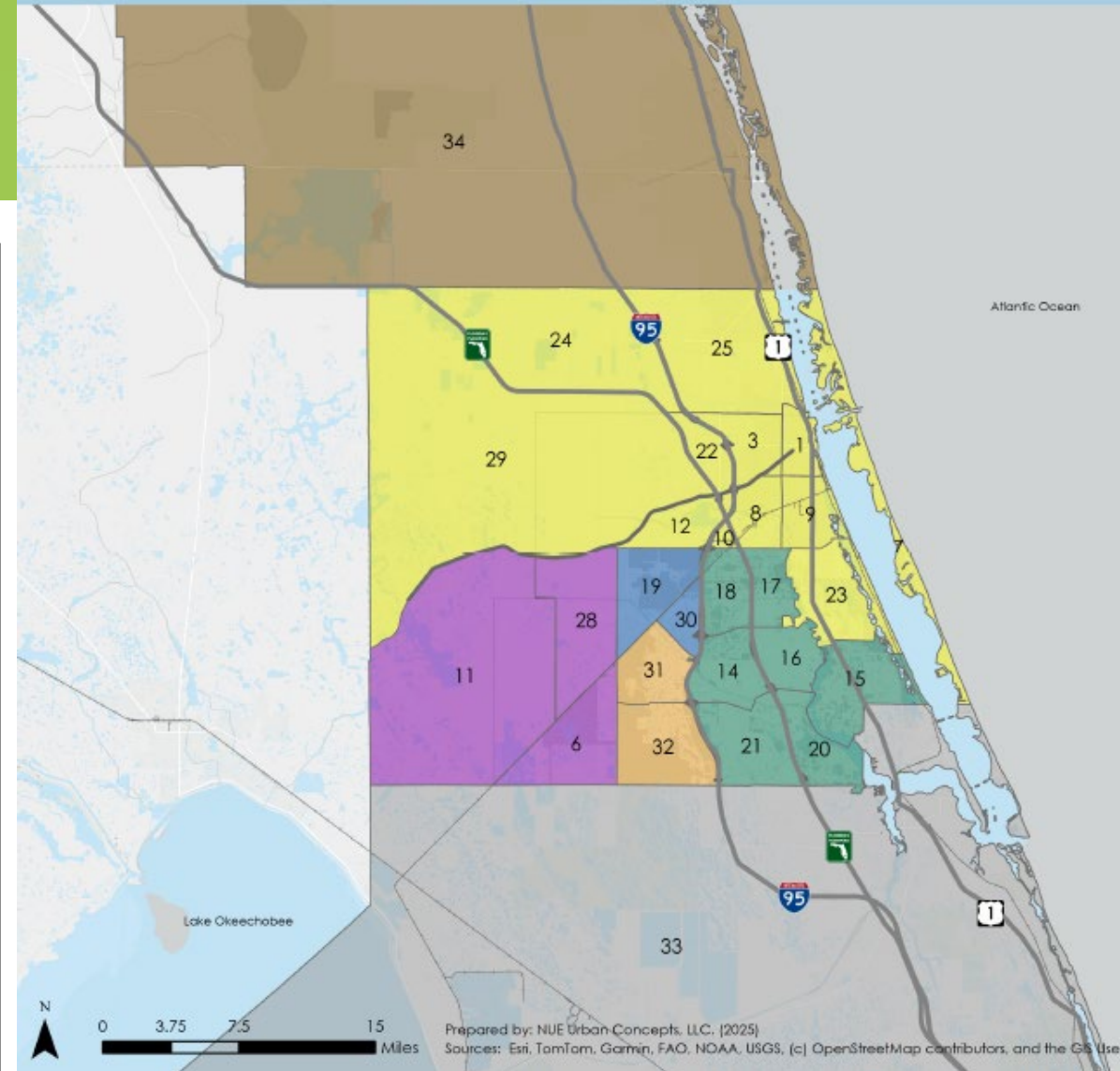
**TABLE 4. ASSESSMENT AREA TRIPS (AAt)**

Assessment Area	East	Southwest	Northwest	West
Percentage of Internal to Internal and Internal to External Trips				
East	78.4%	15.0%	3.3%	3.4%
Southwest	53.5%	38.9%	3.0%	4.7%
Northwest	56.7%	15.1%	18.2%	9.9%
West	55.7%	18.9%	7.6%	17.8%
The Percentage of Total Trips within Assessment Areas (%AAt)				
East	100.0%	16.7%	5.0%	3.4%
Southwest	53.5%	100.0%	3.0%	4.7%
Northwest	56.7%	15.1%	100.0%	9.9%
West	55.7%	46.7%	35.5%	100.0%

**Source:** Traffic Analysis Zones (TAZs) from the travel demand model for the 2050 LRTP (**Appendix E-1**). Trip percentages are rounded to 10<sup>th</sup> place and may not add up exactly to 100%.

## Origin & Destination Evaluation (2050)

City of Port St. Lucie Mobility Fee





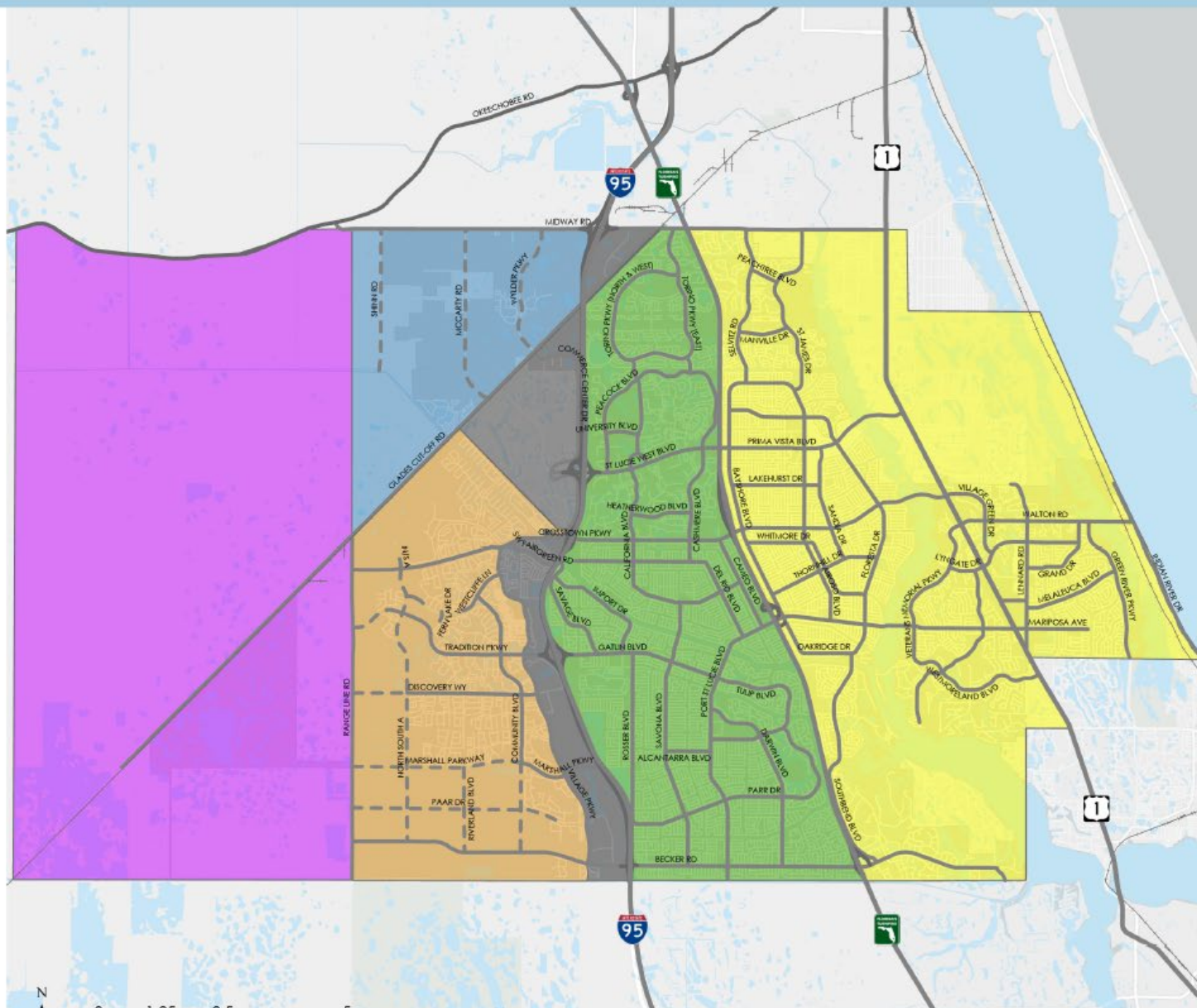
# Benefit Districts

City of Port St. Lucie Mobility Fee

Benefit Districts illustrate where Mobility Fees can be expended.

- Central Benefit District
- East Benefit District
- Northwest Benefit District
- Southwest Benefit District
- West Benefit District
- I-95 Benefit District

- Minor Roads
- Developer Access Roads
- Major Roads
- Limited Access Roads
- Railways
- City Boundary
- Water Bodies



Prepared by: NUE Urban Concepts, LLC. (2025)  
Sources: Esri, TomTom, Garmin, FAD, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

**Define  
where fees  
are spent**

# **UPDATED PORT ST LUCIE MOBILITY FEE SCHEDULE**



# DRAFT MOBILITY FEE - Residential & Lodging

RESIDENTIAL & LODGING USES	UNIT OF MEASURE (UM)	2025 CALCULATED MOBILITY FEE			
		East of 95	SW of 95	NW of 95	West of 95
Single-Family Residential (Maximum 3,500 sq. ft.)	per sq. ft.	\$4.21	\$3.48	\$4.76	\$5.39
Multi-Family Residential (Maximum 2,500 sq. ft.)	per sq. ft.	\$4.93	\$4.08	\$5.57	\$6.32
Overnight Lodging (Hotel, Inn, Motel, Resort)	per room	\$3,877	\$3,240	\$4,381	\$4,970
Mobile Residence (Mobile Home, Recreational Vehicle, Travel Trailer)	per space / lot	\$4,388	\$3,668	\$4,960	\$5,627

Residential Fee Comparison with Other Cities				
Local Government	Land Use	Unit of Measure	Fee Rate	Last Update of Fee
Existing City Mobility Fee (East)	Single-Family Detached	2,000 sq. ft.	\$3,200	2022
Port St. Lucie (East Assessment Area)	Single-Family Detached	2,000 sq. ft.	\$8,414	Under Evaluation
Port St. Lucie (Southwest Assessment Area)	Single-Family Detached	2,000 sq. ft.	\$6,956	Under Evaluation
Port St. Lucie (Northwest Assessment Area)	Single-Family Detached	2,000 sq. ft.	\$9,510	Under Evaluation
Port St. Lucie (West Assessment Area)	Single-Family Detached	2,000 sq. ft.	\$10,788	Under Evaluation
Palm Beach Gardens	Single-Family Detached	(Average home 3,500 sq. ft.)	\$10,017	2025
DeBary	Single-Family Detached	2,000 sq. ft.	\$7,443	2025
Palm Coast	Single Family Detached	2,000 sq. ft.	\$7,540	2025
Apopka	Single Family Detached	(1,500 to 2,499 sq. ft.)	\$9,000	2023
Hillsborough County (Urban)	Single Family Detached	(1,500 to 2,499 sq. ft.)	\$9,183	2022
Orange County	Single Family Detached	(1,201 to 2,000 sq. ft.)	\$11,208	2024
Mantee County	Single Family Detached	(1,700 sq. ft. or more)	\$18,177	2025
Osceola County	Single Family Detached	Dwelling Unit	\$21,710	2024
<div> <div>NUE URBAN CONCEPTS</div> <div>LAND USE • MOBILITY • PARKING • FEES</div> </div>				18



EXISTING TOTAL COST					
Assessment Area	St Lucie County Road Impact Fee	Port St. Lucie Mobility Fee	Combined SLC Road Impact Fee & PSL Mobility Fee	Fire/EMS, Law Enforcement, Library, Parks, Public Building, School	Total Mobility/ Impact Fees
SINGLE FAMILY DETACHED (BASED ON DWELLING UNIT OR 2,000 SQ. FT.)					
East	\$2,060	\$3,200	\$5,260	\$14,583	\$19,843
Southwest	\$2,060	\$2,260	\$4,320	\$14,583	\$18,903
Northwest	\$2,060	\$2,840	\$4,900	\$14,583	\$19,483
West	\$0	\$0	\$0	\$0	\$0
MULTI-FAMILY (BASED ON 1-2 STORIES OR 1,000 SQ. FT.)					
East	\$1,589	\$2,650	\$4,239	\$9,422	\$13,661
Southwest	\$1,589	\$1,870	\$3,459	\$9,422	\$12,881
Northwest	\$1,589	\$2,340	\$3,929	\$9,422	\$13,351
West	\$0	\$0	\$0	\$0	\$0
<div> <div>NUE URBAN CONCEPTS</div> <div>LAND USE • MOBILITY • PARKING • FEES</div> </div> <div>19</div>					

PROPOSED TOTAL COST - 2026					
Assessment Area	St Lucie County Road Impact Fee	Port St. Lucie Mobility Fee	Combined SLC Road Impact Fee & PSL Mobility Fee	Fire/EMS, Law Enforcement, Library, Parks, Public Building, School	Total Mobility/ Impact Fees
SINGLE FAMILY DETACHED (BASED ON DWELLING UNIT OR 2,000 SQ. FT.)					
East	\$2,060	\$4,504	\$6,564	\$14,583	\$21,147
Southwest	\$2,060	\$3,434	\$5,494	\$14,583	\$20,077
Northwest	\$2,060	\$4,508	\$6,568	\$14,583	\$21,151
West	\$2,060	\$4,828	\$6,888	\$14,583	\$21,471
MULTI-FAMILY (BASED ON 1-2 STORIES OR 1,000 SQ. FT.)					
East	\$1,589	\$3,220	\$4,809	\$9,570	\$14,379
Southwest	\$1,589	\$2,422	\$4,011	\$9,570	\$13,581
Northwest	\$1,589	\$3,148	\$4,737	\$9,570	\$14,307
West	\$1,589	\$3,336	\$4,925	\$9,570	\$14,495
NUE URBAN CONCEPTS LAND USE • MOBILITY • PARKING • FEES					20



# PROPOSED TOTAL COST - 2027

Assessment Area	St Lucie County Road Impact Fee	Port St. Lucie Mobility Fee	Combined SLC Road Impact Fee & PSL Mobility Fee	Fire/EMS, Law Enforcement, Library, Parks, Public Building, School	Total Mobility/ Impact Fees
SINGLE FAMILY DETACHED (BASED ON DWELLING UNIT OR 2,000 SQ. FT.)					
East	\$2,060	\$5,808	\$7,868	\$14,583	\$22,451
Southwest	\$2,060	\$4,608	\$6,668	\$14,583	\$21,251
Northwest	\$2,060	\$6,176	\$8,236	\$14,583	\$22,819
West	\$2,060	\$6,816	\$8,876	\$14,583	\$23,459
MULTI-FAMILY (BASED ON 1-2 STORIES OR 1,000 SQ. FT.)					
East	\$1,589	\$3,790	\$5,379	\$9,570	\$14,949
Southwest	\$1,589	\$2,974	\$4,563	\$9,570	\$14,133
Northwest	\$1,589	\$3,956	\$5,545	\$9,570	\$15,115
West	\$1,589	\$4,332	\$5,921	\$9,570	\$15,491

PROPOSED TOTAL COST - 2028					
Assessment Area	St Lucie County Road Impact Fee	Port St. Lucie Mobility Fee	Combined SLC Road Impact Fee & PSL Mobility Fee	Fire/EMS, Law Enforcement, Library, Parks, Public Building, School	Total Mobility/ Impact Fees
SINGLE FAMILY DETACHED (BASED ON DWELLING UNIT OR 2,000 SQ. FT.)					
East	\$0	\$7,112	\$7,112	\$14,583	\$21,695
Southwest	\$0	\$5,782	\$5,782	\$14,583	\$20,365
Northwest	\$0	\$7,844	\$7,844	\$14,583	\$22,427
West	\$0	\$8,804	\$8,804	\$14,583	\$23,387
MULTI-FAMILY (BASED ON 1-2 STORIES OR 1,000 SQ. FT.)					
East	\$0	\$4,360	\$4,360	\$9,570	\$13,930
Southwest	\$0	\$3,526	\$3,526	\$9,570	\$13,096
Northwest	\$0	\$4,764	\$4,764	\$9,570	\$14,334
West	\$0	\$5,328	\$5,328	\$9,570	\$14,898
NUE URBAN CONCEPTS LAND USE • MOBILITY • PARKING • FEES					22



# PROPOSED TOTAL COST - 2029

Assessment Area	St Lucie County Road Impact Fee	Port St. Lucie Mobility Fee	Combined SLC Road Impact Fee & PSL Mobility Fee	Fire/EMS, Law Enforcement, Library, Parks, Public Building, School	Total Mobility/ Impact Fees
SINGLE FAMILY DETACHED (BASED ON DWELLING UNIT OR 2,000 SQ. FT.)					
East	\$0	\$8,414	\$8,414	\$14,583	\$22,997
Southwest	\$0	\$6,956	\$6,956	\$14,583	\$21,539
Northwest	\$0	\$9,510	\$9,510	\$14,583	\$24,093
West	\$0	\$10,788	\$10,788	\$14,583	\$25,371
MULTI-FAMILY (BASED ON 1-2 STORIES OR 1,000 SQ. FT.)					
East	\$0	\$4,931	\$4,931	\$9,570	\$14,501
Southwest	\$0	\$4,076	\$4,076	\$9,570	\$13,646
Northwest	\$0	\$5,573	\$5,573	\$9,570	\$15,143
West	\$0	\$6,322	\$6,322	\$9,570	\$15,892

## **SINGLE-FAMILY (Per 1,000 sq. ft.)**

	<b>EAST</b>	<b>SW</b>	<b>NW</b>	<b>WEST</b>
<b>JULY 2025</b>	<b>\$5,450</b>	<b>\$10,217</b>	<b>\$13,955</b>	<b>\$17,524</b>
<b>AUGUST 2025</b>	<b>\$5,409</b>	<b>\$5,710</b>	<b>\$7,543</b>	<b>\$8,976</b>
<b>SEPT. 2025</b>	<b>\$4,616</b>	<b>\$4,904</b>	<b>\$5,793</b>	<b>\$6,930</b>
<b>NOV. 2025</b>	<b>\$4,207</b>	<b>\$3,478</b>	<b>\$4,755</b>	<b>\$5,394</b>



# DRAFT MOBILITY FEE - Institutional

INSTITUTIONAL USES	UNIT OF MEASURE (UM)	2025 CALCULATED MOBILITY FEE			
		East of 95	SW of 95	NW of 95	West of 95
<b>Community Serving</b> (Civic, Place of Assembly, Clubhouse, Museum, Gallery)	per sq. ft.	\$3.89	\$3.22	\$4.31	\$4.65
<b>Long Term Care</b> (Assisted Living, Congregate Care Facility, Nursing Facility)	per sq. ft.	\$2.59	\$2.14	\$2.92	\$3.31
<b>Private Education</b> (Child Care, Day Care, Any Grade Combo K-12, Pre-K)	per sq. ft.	\$4.21	\$3.48	\$4.27	\$4.49

# DRAFT MOBILITY FEE - Industrial

INDUSTRIAL USES	UNIT OF MEASURE (UM)	2025 CALCULATED MOBILITY FEE			
		East of 95	SW of 95	NW of 95	West of 95
<b>Industrial</b> (Assembly, Fabrication, Manufacturing, R&D, Trades, Utilities)	per sq. ft.	\$1.54	\$1.27	\$1.73	\$1.90
<b>Commercial Storage</b> (Mini-Warehouse, Boats, RVs & Outdoor Storage, Warehouse)	per sq. ft.	\$1.24	\$1.02	\$1.39	\$1.53
<b>Distribution Center</b> (Cold Storage, Fulfillment Centers, High-Cube)	per sq. ft.	\$1.00	\$0.83	\$1.13	\$1.24



# DRAFT MOBILITY FEE – Recreation Uses

RECREATION USES	UNIT OF MEASURE (UM)	2025 CALCULATED MOBILITY FEE			
		East of 95	SW of 95	NW of 95	West of 95
<b>Marina</b> (Including dry storage)	per berth	\$848	\$701	\$1,194	\$1,375
<b>Golf Course</b> (Open to Public or Non-Resident Membership)	per hole	\$10,684	\$8,831	\$15,055	\$17,333
<b>Outdoor Commercial Recreation</b> (Driving Range, Multi-Purpose, Sports, Tennis)	per acre	\$10,386	\$8,585	\$14,636	\$16,849
<b>Indoor Commercial Recreation</b> (Fitness, Gym, Health, Indoor Sports, Recreation)	per sq. ft.	\$6.58	\$5.44	\$9.28	\$10.68

# DRAFT MOBILITY FEE - Office

OFFICE USES	UNIT OF MEASURE (UM)	2025 CALCULATED MOBILITY FEE			
		East of 95	SW of 95	NW of 95	West of 95
<b>Office</b> (General, Higher Education, Hospital, Model Home Sales, Professional)	per sq. ft.	<b>\$5.07</b>	<b>\$4.19</b>	<b>\$5.70</b>	<b>\$6.27</b>
<b>Free-Standing Medical Office</b> (Clinic, Dental, Emergency Care, Medical, Veterinary)	per sq. ft.	<b>\$10.22</b>	<b>\$8.45</b>	<b>\$11.62</b>	<b>\$13.03</b>



# DRAFT MOBILITY FEE – Commercial Services & Retail

COMMERCIAL SERVICES & RETAIL USES	UNIT OF MEASURE (UM)	2025 CALCULATED MOBILITY FEE			
		East of 95	SW of 95	NW of 95	West of 95
<b>Local Retail</b> [Non-Chain or Franchisee] (Entertainment, Restaurant, Retail, Services)	per sq. ft.	<b>\$4.32</b>	<b>\$3.57</b>	<b>\$4.71</b>	<b>\$4.88</b>
<b>Multi-Tenant Retail</b> (Entertainment, Restaurant, Retail, Services)	per sq. ft.	<b>\$8.64</b>	<b>\$7.14</b>	<b>\$9.42</b>	<b>\$9.76</b>
<b>Free-Standing Retail</b> (Bank, Entertainment, Restaurant, Retail, Services)	per sq. ft.	<b>\$11.42</b>	<b>\$9.44</b>	<b>\$12.46</b>	<b>\$12.90</b>

Multi-Tenant Retail Comparison				
Local Government	Land Use	Unit of Measure	Fee Rate	Last Update of Fee
Existing City Mobility Fee (East)	Multi-Tenant Retail	1,000 sq. ft.	\$4,780	2022
Port St. Lucie (East Assessment Area)	Multi-Tenant Retail	1,000 sq. ft.	\$8,638	Under Evaluation
Port St. Lucie (Southwest Assessment Area)	Multi-Tenant Retail	1,000 sq. ft.	\$7,140	Under Evaluation
Port St. Lucie (Northwest Assessment Area)	Multi-Tenant Retail	1,000 sq. ft.	\$9,420	Under Evaluation
Port St. Lucie (West Assessment Area)	Multi-Tenant Retail	1,000 sq. ft.	\$9,785	Under Evaluation
Palm Beach Gardens	Retail	1,000 sq. ft.	\$11,662	2025
DeBary	Retail	1,000 sq. ft.	\$10,827	2025
Palm Coast	Retail	1,000 sq. ft.	\$9,992	2025
Apopka	Retail	1,000 sq. ft.	\$10,774	2025
Hillsborough County	Shopping Center	1,000 sq. ft.	\$13,562	2022
Orange County	Retail (Under 50,000 sq. ft.)	1,000 sq. ft.	\$13,065	2024
Mantee County	Commercial (Under 40,000 sq. ft.)	1,000 sq. ft.	\$13,174	2025
Osceola County	Shopping Center	1,000 sq. ft.	\$24,603	2024
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## MULTI-TENANT RETAIL (Per 1,000 sq. ft.)

	EAST	SW	NW	WEST
JULY 2025	\$9,875	\$22,110	\$29,139	\$33,415
AUGUST 2025	\$11,705	\$12,355	\$15,751	\$17,115
SEPT. 2025	\$9,988	\$10,613	\$12,097	\$13,214
NOV. 2025	\$8,638	\$7,140	\$9,420	\$9,758



# DRAFT MOBILITY FEE – Additive Fees

ADDITIVE FEES FOR COMMERICAL SERVICES & RETAIL USES	UNIT OF MEASURE (UM)	2025 CALCULATED MOBILITY FEE			
		East of 95	SW of 95	NW of 95	West of 95
Bank Drive-Thru Lane or Free-Standing ATM	per lane / ATM	\$20,987	\$17,349	\$24,085	\$25,619
Motor Vehicle & Boat Cleaning (Detailing, Wash, Wax)	per sq. ft.	\$15.69	\$12.97	\$18.00	\$19.15
Motor Vehicle Charging	per position	\$16,441	\$13,591	\$18,868	\$20,070
Motor Vehicle Fueling	per position	\$17,346	\$14,339	\$19,907	\$21,175

# DRAFT MOBILITY FEE – Additive Fees

ADDITIVE FEES FOR COMMERCIAL SERVICES & RETAIL USES	UNIT OF MEASURE (UM)	2025 CALCULATED MOBILITY FEE			
		East of 95	SW of 95	NW of 95	West of 95
<b>Motor Vehicle Service</b> (Maintenance, Quick Lube, Service, Tires)	per service bay	\$9,685	\$8,006	\$11,114	\$11,822
<b>Retail Drive-Thru</b>	per lane	\$14,873	\$12,295	\$17,069	\$18,156
<b>Quick Service Restaurant Drive-Thru Lane</b>	per lane	\$32,233	\$26,645	\$37,295	\$40,782

# STATUTORY LIMITS ON IMPACT FEE UPDATES

- **Enacted by Legislature in 2021**
- **Limits increase to 50% above current rates**
- **Requires increase in fees be phased-in over 4 years**
- **Allows for extraordinary circumstances study**







# EXTRAORDINARY CIRCUMSTANCES

- **Requires study for finding of extraordinary circumstances**
- **Requires two public workshops**
- **Requires super majority vote of elected officials**
- **Allows for adoption of updates greater than 50%, and sooner than 4 years**
- **Allows for alternative phase-in of updates**
- **Could adopt full increase over a multi-year period**



# **EXTRAORDINARY CIRCUMSTANCES BASED ON FOLLOWING FINDINGS**

- 1. Prior growth in population is at a higher rate than the State of Florida.**
- 2. Projected growth in population rates will be higher than the State of Florida.**
- 3. Projected growth in population has increased significantly between the adoption of the Phase Two Mobility Plan and Mobility Fee adopted in 2022 and the proposed 2050 Mobility Plan and Mobility Fee updated in 2025**

## **EXTRAORDINARY CIRCUMSTANCES BASED ON FOLLOWING FINDINGS**

- 4. Projected growth in vehicle miles of travel has increased significantly between the adoption of the Phase Two Mobility Plan and Mobility Fee adopted in 2022 and the proposed 2050 Mobility Plan and Mobility Fee updated in 2025.**
- 5. There has been an extraordinary increase in the number of needed roadway capacity projects, corridor studies and the cost of the Mobility Plan intended to meet new growth between the adoption of the Phase Two Mobility Plan and Mobility Fee adopted in 2022 and the 2050 Mobility Plan and Mobility Fee updated in 2025.**
- 6. There has been an extraordinary increase in the number of corridor studies needed to identify parallel roadway capacity projects necessary to meet new growth between the adoption of the Phase Two Mobility Plan and Mobility Fee adopted in 2022 and the proposed 2050 Mobility Plan and Mobility Fee updated in 2025.**

## **EXTRAORDINARY CIRCUMSTANCES BASED ON FOLLOWING FINDINGS**

- 7. There has been an extraordinary increase in the cost of the Mobility Plan between the adoption of the Phase Two Mobility Plan and Mobility Fee adopted in 2022 and the proposed 2050 Mobility Plan and Mobility Fee updated in 2025.**
- 8. Statewide inflation for transportation facilities over the past three years exceeded 100%, consistent with the construction cost increases experienced by Port St. Lucie between adoption of the Phase Two Mobility Plan and Mobility Fee in 2022 and the proposed 2050 Mobility Plan and Mobility Fee updated in 2025.**



## **EXTRAORDINARY CIRCUMSTANCES BASED ON FOLLOWING FINDINGS**

- 9. National inflation for transportation facilities continues to exceed 10% a year and have increased almost 40% between adoption of the Phase Two Mobility Plan and Mobility Fee in 2022 and the 2050 Mobility Plan and proposed Mobility Fee updated in 2025.**
- 10. The City of Port St. Lucie has identified over \$500 million in reasonably anticipated revenue over the next 25 years to help offset the cost of the mobility fee increase. Only \$150 million of the cost is currently programmed for expenditure.**

## **EXTRAORDINARY CIRCUMSTANCES BASED ON FOLLOWING FINDINGS**

- 11. The proposed City of Port St. Lucie 2050 Mobility Plan identifies a documented need for mobility projects to serve the travel demand of new development that exceeds two billion dollars as of the date of this Study.**

# MOBILITY FEE PHASING

The City Council has directed that the **increase in fees be phased in over a four (4) year period** to mitigate the impact of the overall increases and allow the development community time to budget and plan for the overall increased fees.

East of 95 Mobility Fees Phasing Schedule									
Residential Uses	Unit of Measure (UM)	Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
Single-Family Residential (Maximum 3,500 sq. ft.)	per 1000 sq. ft.	\$1,600	\$4,207	\$2,607	\$652	\$2,252	\$2,904	\$3,556	\$4,207
Multi-Family Residential (Maximum 2,500 sq. ft.)	per 1000 sq. ft.	\$2,650	\$4,931	\$2,281	\$570	\$3,220	\$3,790	\$4,360	\$4,931
Overnight Lodging (Hotel, Inn, Motel, Resort)	per room	\$1,998	\$3,878	\$1,880	\$470	\$2,468	\$2,938	\$3,408	\$3,878
Mobile Residence (Mobile Home, Recreational Vehicle, Travel Trailer)	per space / lot	\$1,605	\$4,390	\$2,785	\$696	\$2,301	\$2,997	\$3,693	\$4,390



East of 95 Mobility Fees Phasing Schedule									
Institutional Uses	Unit of Measure (UM)	Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
<b>Community Serving</b> (Civic, Place of Assembly, Clubhouse, Museum, Gallery)	per 1000 sq. ft.	\$1,990	\$3,892	\$1,902	\$476	\$2,466	\$2,942	\$3,418	\$3,892
<b>Long Term Care</b> (Assisted Living, Congregate Care Facility, Nursing Facility)	per 1000 sq. ft.	\$1,110	\$2,591	\$1,481	\$370	\$1,480	\$1,850	\$2,220	\$2,591
<b>Private Education</b> (Child Care, Day Care, Any Grade Combo K-12, Pre-K)	per 1000 sq. ft.	\$2,140	\$4,212	\$2,072	\$518	\$2,658	\$3,176	\$3,694	\$4,212

East of 95 Mobility Fees Phasing Schedule									
Industrial Uses	Unit of Measure (UM)	Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
<b>Industrial</b> (Assembly, Fabrication, Manufacturing, R&D, Trades, Utilities)	per 1000 sq. ft.	\$700	\$1,538	\$838	\$210	\$910	\$1,120	\$1,330	\$1,538
<b>Commercial Storage</b> (Mini-Warehouse, Boats, RVs & Outdoor Storage, Warehouse)	per 1000 sq. ft.	\$560	\$1,236	\$676	\$169	\$729	\$898	\$1,067	\$1,236
<b>Distribution Center</b> (Cold Storage, Fulfillment Centers, High-Cube)	per 1000 sq. ft.	\$450	\$1,001	\$551	\$138	\$588	\$726	\$864	\$1,001

East of 95 Mobility Fees Phasing Schedule									
Recreational Uses	Unit of Measure (UM)	Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
Marina (Including dry storage)	per berth	\$663	\$848	\$185	\$46	\$709	\$755	\$801	\$848
Golf Course (Open to Public or Non-Resident Membership)	per hole	--	\$10,684	\$10,684	\$2,671	\$2,671	\$5,342	\$8,013	\$10,684
Outdoor Commercial Recreation (Driving Range, Multi-Purpose, Sports, Tennis)	per acre	\$2,189	\$10,386	\$8,197	\$2,049	\$4,238	\$6,287	\$8,336	\$10,386
Indoor Commercial Recreation (Fitness, Gym, Health, Indoor Sports, Recreation)	per 1000 sq. ft.	\$3,450	\$6,583	\$3,133	\$783	\$4,233	\$5,016	\$5,799	\$6,583

EAST OF 95 MOBILITY FEES PHASING SCHEDULE									
OFFICE USES	UNIT OF MEASURE (UM)	Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
<b>Office</b> (General, Higher Education, Hospital, Model Home Sales, Professional)	per 1000 sq. ft.	\$2,660	\$5,068	\$2,408	\$602	\$3,262	\$3,864	\$4,466	\$5,068
<b>Free-Standing Medical Office</b> (Clinic, Dental, Emergency Care, Medical, Veterinary)	per 1000 sq. ft.	\$4,460	\$10,219	\$5,759	\$1,440	\$5,900	\$7,340	\$8,780	\$10,219



East of 95 Mobility Fees Phasing Schedule									
Commercial Services & Retail Uses	Unit of Measure (UM)	Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
Local Retail [Non-Chain or Franchisee] (Entertainment, Restaurant, Retail, Services)	per 1000 sq. ft.	\$2,390	\$4,319	\$1,929	\$482	\$2,872	\$3,354	\$3,836	\$4,319
Multi-Tenant Retail (Entertainment, Restaurant, Retail, Services)	per 1000 sq. ft.	\$4,780	\$8,638	\$3,858	\$965	\$5,745	\$6,710	\$7,675	\$8,638
Free-Standing Retail (Bank, Entertainment, Restaurant, Retail, Services)	per 1000 sq. ft.	\$6,530	\$11,422	\$4,892	\$1,223	\$7,753	\$8,976	\$10,199	\$11,422

East of 95 Mobility Fees Phasing Schedule									
Additive Fees for Commercial Services & Retail Uses	Unit of Measure (UM)	Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
Bank Drive-Thru Lane or Free-Standing ATM	per lane / ATM	\$15,711	\$20,987	\$5,276	\$1,319	\$17,030	\$18,349	\$19,668	\$20,987
Motor Vehicle & Boat Cleaning (Detailing, Wash, Wax)	per lane or stall	\$13,857	\$15,685	\$1,828	\$457	\$14,314	\$14,771	\$15,228	\$15,685
Motor Vehicle Charging	per position	\$12,793	\$16,441	\$3,648	\$912	\$13,705	\$14,617	\$15,529	\$16,441
Motor Vehicle Fueling	per position	\$12,793	\$17,346	\$4,553	\$1,138	\$13,931	\$15,069	\$16,207	\$17,346

East of 95 Mobility Fees Phasing Schedule									
Additive Fees for Commercial Services & Retail Uses	Unit of Measure (UM)	Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
Motor Vehicle Service (Maintenance, Quick Lube, Service, Tires)	per service bay	\$5,993	\$9,685	\$3,692	\$923	\$6,916	\$7,839	\$8,762	\$9,685
Retail Drive-Thru	per lane	\$10,575	\$14,873	\$4,298	\$1,075	\$11,650	\$12,725	\$13,800	\$14,873
Quick Service Restaurant Drive-Thru Lane	per lane	\$30,012	\$32,233	\$2,221	\$555	\$30,567	\$31,122	\$31,677	\$32,233

SOUTHWEST (SW) OF 95 MOBILITY FEES PHASING SCHEDULE									
RESIDENTIAL USES	UNIT OF MEASURE (UM)	Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
Single-Family Residential (Maximum 3,500 sq. ft.)	per 1000 sq. ft.	\$1,130	\$3,478	\$2,348	\$587	\$1,717	\$2,304	\$2,891	\$3,478
Multi-Family Residential (Maximum 2,500 sq. ft.)	per 1000 sq. ft.	\$1,870	\$4,076	\$2,206	\$552	\$2,422	\$2,974	\$3,526	\$4,076
Overnight Lodging (Hotel, Inn, Motel, Resort)	per room	\$1,409	\$3,206	\$1,797	\$449	\$1,858	\$2,307	\$2,756	\$3,206
Mobile Residence (Mobile Home, Recreational Vehicle, Travel Trailer)	per space / lot	\$1,132	\$3,629	\$2,497	\$624	\$1,756	\$2,380	\$3,004	\$3,629

SOUTHWEST (SW) OF 95 MOBILITY FEES PHASING SCHEDULE									
INSTITUTIONAL USES	UNIT OF MEASURE (UM)	Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
<b>Community Serving</b> (Civic, Place of Assembly, Clubhouse, Museum, Gallery)	per 1000 sq. ft.	\$1,480	\$3,217	\$1,737	\$434	\$1,914	\$2,348	\$2,782	\$3,217
<b>Long Term Care</b> (Assisted Living, Congregate Care Facility, Nursing Facility)	per 1000 sq. ft.	\$790	\$2,142	\$1,352	\$338	\$1,128	\$1,466	\$1,804	\$2,142
<b>Private Education</b> (Child Care, Day Care, Any Grade Combo K-12, Pre-K)	per 1000 sq. ft.	\$1,600	\$3,482	\$1,882	\$471	\$2,071	\$2,542	\$3,013	\$3,482



SOUTHWEST (SW) OF 95 MOBILITY FEES PHASING SCHEDULE									
INDUSTRIAL USES	UNIT OF MEASURE (UM)	Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
<b>Industrial</b> (Assembly, Fabrication, Manufacturing, R&D, Trades, Utilities)	per 1000 sq. ft.	\$550	\$1,272	\$722	\$181	\$731	\$912	\$1,093	\$1,272
<b>Commercial Storage</b> (Mini-Warehouse, Boats, RVs & Outdoor Storage, Warehouse)	per 1000 sq. ft.	\$440	\$1,022	\$582	\$146	\$586	\$732	\$878	\$1,022
<b>Distribution Center</b> (Cold Storage, Fulfillment Centers, High-Cube)	per 1000 sq. ft.	\$360	\$828	\$468	\$117	\$477	\$594	\$711	\$828

Southwest (SW) of 95 Mobility Fees Phasing Schedule									
Recreational Uses	Unit of Measure (UM)	Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
Marina (Including dry storage)	per berth	\$487	\$701	\$214	\$54	\$541	\$595	\$649	\$701
Golf Course (Open to Public or Non-Resident Membership)	per hole	--	\$8,831	\$8,831	\$2,208	\$2,208	\$4,416	\$6,624	\$8,831
Outdoor Commercial Recreation (Driving Range, Multi-Purpose, Sports, Tennis)	per acre	\$1,692	\$8,585	\$6,893	\$1,723	\$3,415	\$5,138	\$6,861	\$8,585
Indoor Commercial Recreation (Fitness, Gym, Health, Indoor Sports, Recreation)	per 1000 sq. ft.	\$2,670	\$5,442	\$2,772	\$693	\$3,363	\$4,056	\$4,749	\$5,442

# SOUTHWEST (SW) OF 95 MOBILITY FEES PHASING SCHEDULE

OFFICE USES	UNIT OF MEASURE (UM)	Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
<b>Office</b> (General, Higher Education, Hospital, Model Home Sales, Professional)	per 1000 sq. ft.	\$2,120	\$4,189	\$2,069	\$517	\$2,637	\$3,154	\$3,671	\$4,189
<b>Free-Standing Medical Office</b> (Clinic, Dental, Emergency Care, Medical, Veterinary)	per 1000 sq. ft.	\$3,610	\$8,447	\$4,837	\$1,209	\$4,819	\$6,028	\$7,237	\$8,447

SOUTHWEST (SW) OF 95 MOBILITY FEES PHASING SCHEDULE									
COMMERCIAL SERVICES & RETAIL USES	UNIT OF MEASURE (UM)	Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
Local Retail [Non-Chain or Franchisee] (Entertainment, Restaurant, Retail, Services)	per 1000 sq. ft.	\$1,650	\$3,570	\$1,920	\$480	\$2,130	\$2,610	\$3,090	\$3,570
Multi-Tenant Retail (Entertainment, Restaurant, Retail, Services)	per 1000 sq. ft.	\$3,300	\$7,140	\$3,840	\$960	\$4,260	\$5,220	\$6,180	\$7,140
Free-Standing Retail (Bank, Entertainment, Restaurant, Retail, Services)	per 1000 sq. ft.	\$4,500	\$9,442	\$4,942	\$1,236	\$5,736	\$6,972	\$8,208	\$9,442

SOUTHWEST (SW) OF 95 MOBILITY FEES PHASING SCHEDULE									
ADDITIVE FEES FOR COMMERCIAL SERVICES & RETAIL USES	UNIT OF MEASURE (UM)	Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
Bank Drive-Thru Lane or Free-Standing ATM	per lane / ATM	\$10,868	\$17,349	\$6,481	\$1,620	\$12,488	\$14,108	\$15,728	\$17,349
Motor Vehicle & Boat Cleaning (Detailing, Wash, Wax)	per lane or stall	\$9,962	\$12,966	\$3,004	\$751	\$10,713	\$11,464	\$12,215	\$12,966
Motor Vehicle Charging	per position	\$9,197	\$13,591	\$4,394	\$1,099	\$10,296	\$11,395	\$12,494	\$13,591
Motor Vehicle Fueling	per position	\$9,197	\$14,339	\$5,142	\$1,286	\$10,483	\$11,769	\$13,055	\$14,339



SOUTHWEST (SW) OF 95 MOBILITY FEES PHASING SCHEDULE									
ADDITIVE FEES FOR COMMERCIAL SERVICES & RETAIL USES	UNIT OF MEASURE (UM)	Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
Motor Vehicle Service (Maintenance, Quick Lube, Service, Tires)	per service bay	\$4,308	\$8,006	\$3,698	\$925	\$5,233	\$6,158	\$7,083	\$8,006
Retail Drive-Thru	per lane	\$7,603	\$12,295	\$4,692	\$1,173	\$8,776	\$9,949	\$11,122	\$12,295
Quick Service Restaurant Drive-Thru Lane	per lane	\$18,971	\$26,645	\$7,674	\$1,919	\$20,890	\$22,809	\$24,728	\$26,645

Northwest (NW) of 95 Mobility Fees Phasing Schedule									
Residential Uses	Unit of Measure (UM)	Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
Single-Family Residential (Maximum 3,500 sq. ft.)	per 1000 sq. ft.	\$1,420	\$4,755	\$3,335	\$834	\$2,254	\$3,088	\$3,922	\$4,755
Multi-Family Residential (Maximum 2,500 sq. ft.)	per 1000 sq. ft.	\$2,340	\$5,573	\$3,233	\$808	\$3,148	\$3,956	\$4,764	\$5,573
Overnight Lodging (Hotel, Inn, Motel, Resort)	per room	\$2,340	\$4,383	\$2,043	\$511	\$2,851	\$3,362	\$3,873	\$4,383
Mobile Residence (Mobile Home, Recreational Vehicle, Travel Trailer)	per space / lot	\$1,422	\$4,962	\$3,540	\$885	\$2,307	\$3,192	\$4,077	\$4,962

Northwest (NW) of 95 Mobility Fees Phasing Schedule									
Institutional Uses	Unit of Measure (UM)	Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
<b>Community Serving</b> (Civic, Place of Assembly, Clubhouse, Museum, Gallery)	per 1000 sq. ft.	\$2,210	\$4,307	\$2,097	\$524	\$2,734	\$3,258	\$3,782	\$4,307
<b>Long Term Care</b> (Assisted Living, Congregate Care Facility, Nursing Facility)	per 1000 sq. ft.	\$990	\$2,921	\$1,931	\$483	\$1,473	\$1,956	\$2,439	\$2,921
<b>Private Education</b> (Child Care, Day Care, Any Grade Combo K-12, Pre-K)	per 1000 sq. ft.	\$1,890	\$4,268	\$2,378	\$595	\$2,485	\$3,080	\$3,675	\$4,268

Northwest (NW) of 95 Mobility Fees Phasing Schedule									
Industrial Uses	Unit of Measure (UM)	Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
<b>Industrial</b> (Assembly, Fabrication, Manufacturing, R&D, Trades, Utilities)	per 1000 sq. ft.	\$740	\$1,731	\$991	\$248	\$988	\$1,236	\$1,484	\$1,731
<b>Commercial Storage</b> (Mini-Warehouse, Boats, RVs & Outdoor Storage, Warehouse)	per 1000 sq. ft.	\$590	\$1,391	\$801	\$200	\$790	\$990	\$1,190	\$1,391
<b>Distribution Center</b> (Cold Storage, Fulfillment Centers, High-Cube)	per 1000 sq. ft.	\$480	\$1,127	\$647	\$162	\$642	\$804	\$966	\$1,127

Northwest (NW) of 95 Mobility Fees Phasing Schedule									
Recreational Uses	Unit of Measure (UM)	Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
Marina (Including dry storage)	per berth	\$704	\$1,194	\$490	\$123	\$827	\$950	\$1,073	\$1,194
Golf Course (Open to Public or Non-Resident Membership)	per hole	--	\$15,055	\$15,055	\$3,764	\$3,764	\$7,528	\$11,292	\$15,055
Outdoor Commercial Recreation (Driving Range, Multi-Purpose, Sports, Tennis)	per acre	\$2,327	\$14,636	\$12,309	\$3,077	\$5,404	\$8,481	\$11,558	\$14,636
Indoor Commercial Recreation (Fitness, Gym, Health, Indoor Sports, Recreation)	per 1000 sq. ft.	\$3,670	\$9,277	\$5,607	\$1,402	\$5,072	\$6,474	\$7,876	\$9,277



# NORTHWEST (NW) OF 95 MOBILITY FEES PHASING SCHEDULE

OFFICE USES	UNIT OF MEASURE (UM)	Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
<b>Office</b> (General, Higher Education, Hospital, Model Home Sales, Professional)	per 1000 sq. ft.	\$2,850	\$5,703	\$2,853	\$713	\$3,563	\$4,276	\$4,989	\$5,703
<b>Free-Standing Medical Office</b> (Clinic, Dental, Emergency Care, Medical, Veterinary)	per 1000 sq. ft.	\$4,690	\$11,624	\$6,934	\$1,734	\$6,424	\$8,158	\$9,892	\$11,624

Northwest (NW) of 95 Mobility Fees Phasing Schedule									
Commercial Services & Retail Uses	Unit of Measure (UM)	Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
Local Retail [Non-Chain or Franchisee] (Entertainment, Restaurant, Retail, Services)	per 1000 sq. ft.	\$2,020	\$4,710	\$2,690	\$673	\$2,693	\$3,366	\$4,039	\$4,710
Multi-Tenant Retail (Entertainment, Restaurant, Retail, Services)	per 1000 sq. ft.	\$4,050	\$9,420	\$5,370	\$1,343	\$5,393	\$6,736	\$8,079	\$9,420
Free-Standing Retail (Bank, Entertainment, Restaurant, Retail, Services)	per 1000 sq. ft.	\$5,530	\$12,456	\$6,926	\$1,732	\$7,262	\$8,994	\$10,726	\$12,456

Northwest (NW) of 95 Mobility Fees Phasing Schedule									
Additive Fees for Commercial Services & Retail Uses	Unit of Measure (UM)	Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
Bank Drive-Thru Lane or Free-Standing ATM	per lane / ATM	\$12,234	\$24,085	\$11,851	\$2,963	\$15,197	\$18,160	\$21,123	\$24,085
Motor Vehicle & Boat Cleaning (Detailing, Wash, Wax)	per lane or stall	\$12,227	\$18,000	\$5,773	\$1,443	\$13,670	\$15,113	\$16,556	\$18,000
Motor Vehicle Charging	per position	\$11,288	\$18,868	\$7,580	\$1,895	\$13,183	\$15,078	\$16,973	\$18,868
Motor Vehicle Fueling	per position	\$11,288	\$19,907	\$8,619	\$2,155	\$13,443	\$15,598	\$17,753	\$19,907

Northwest (NW) of 95 Mobility Fees Phasing Schedule									
Additive Fees for Commercial Services & Retail Uses	Unit of Measure (UM)	Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
Motor Vehicle Service (Maintenance, Quick Lube, Service, Tires)	per service bay	\$5,288	\$11,114	\$5,826	\$1,457	\$6,745	\$8,202	\$9,659	\$11,114
Retail Drive-Thru	per lane	\$9,331	\$17,069	\$7,738	\$1,935	\$11,266	\$13,201	\$15,136	\$17,069
Quick Service Restaurant Drive-Thru Lane	per lane	\$25,517	\$37,295	\$11,778	\$2,945	\$28,462	\$31,407	\$34,352	\$37,295

West of 95 Mobility Fees Phasing Schedule									
Residential Uses	Unit of Measure (UM)	Based on NW of 95 Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
Single-Family Residential (Maximum 3,500 sq. ft.)	per 1000 sq. ft.	\$1,420	\$5,394	\$3,974	\$994	\$2,414	\$3,408	\$4,402	\$5,394
Multi-Family Residential (Maximum 2,500 sq. ft.)	per 1000 sq. ft.	\$2,340	\$6,322	\$3,982	\$996	\$3,336	\$4,332	\$5,328	\$6,322
Overnight Lodging (Hotel, Inn, Motel, Resort)	per room	\$2,340	\$4,972	\$2,632	\$658	\$2,998	\$3,656	\$4,314	\$4,972
Mobile Residence (Mobile Home, Recreational Vehicle, Travel Trailer)	per space / lot	\$1,422	\$5,628	\$4,206	\$1,052	\$2,474	\$3,526	\$4,578	\$5,628



West of 95 Mobility Fees Phasing Schedule									
Institutional Uses	Unit of Measure (UM)	Based on NW of 95 Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
Community Serving (Civic, Place of Assembly, Clubhouse, Museum, Gallery)	per 1000 sq. ft.	\$2,210	\$4,648	\$2,438	\$610	\$2,820	\$3,430	\$4,040	\$4,648
Long Term Care (Assisted Living, Congregate Care Facility, Nursing Facility)	per 1000 sq. ft.	\$990	\$3,305	\$2,315	\$579	\$1,569	\$2,148	\$2,727	\$3,305
Private Education (Child Care, Day Care, Any Grade Combo K-12, Pre-K)	per 1000 sq. ft.	\$1,890	\$4,489	\$2,599	\$650	\$2,540	\$3,190	\$3,840	\$4,489

West of 95 Mobility Fees Phasing Schedule									
Industrial Uses	Unit of Measure (UM)	Based on NW of 95 Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
Industrial (Assembly, Fabrication, Manufacturing, R&D, Trades, Utilities)	per 1000 sq. ft.	\$740	\$1,904	\$1,164	\$291	\$1,031	\$1,322	\$1,613	\$1,904
Commercial Storage (Mini-Warehouse, Boats, RVs & Outdoor Storage, Warehouse)	per 1000 sq. ft.	\$590	\$1,529	\$939	\$235	\$825	\$1,060	\$1,295	\$1,529
Distribution Center (Cold Storage, Fulfillment Centers, High-Cube)	per 1000 sq. ft.	\$480	\$1,239	\$759	\$190	\$670	\$860	\$1,050	\$1,239

West of 95 Mobility Fees Phasing Schedule									
Recreational Uses	Unit of Measure (UM)	Based on NW of 95 Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
Marina (Including dry storage)	per berth	\$704	\$1,375	\$671	\$168	\$872	\$1,040	\$1,208	\$1,375
Golf Course (Open to Public or Non-Resident Membership)	per hole	--	\$17,333	\$17,333	\$4,333	\$4,333	\$8,666	\$12,999	\$17,333
Outdoor Commercial Recreation (Driving Range, Multi-Purpose, Sports, Tennis)	per acre	\$2,327	\$16,849	\$14,522	\$3,631	\$5,958	\$9,589	\$13,220	\$16,849
Indoor Commercial Recreation (Fitness, Gym, Health, Indoor Sports, Recreation)	per 1000 sq. ft.	\$3,670	\$10,680	\$7,010	\$1,753	\$5,423	\$7,176	\$8,929	\$10,680

WEST OF 95 MOBILITY FEES PHASING SCHEDULE									
OFFICE USES	UNIT OF MEASURE (UM)	Based on NW of 95 Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
<b>Office</b> (General, Higher Education, Hospital, Model Home Sales, Professional)	per 1000 sq. ft.	\$2,850	\$6,271	\$3,421	\$855	\$3,705	\$4,560	\$5,415	\$6,271
<b>Free-Standing Medical Office</b> (Clinic, Dental, Emergency Care, Medical, Veterinary)	per 1000 sq. ft.	\$4,690	\$13,032	\$8,342	\$2,086	\$6,776	\$8,862	\$10,948	\$13,032

West of 95 Mobility Fees Phasing Schedule									
Commercial Services & Retail Uses	Unit of Measure (UM)	Based on NW of 95 Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
Local Retail [Non-Chain or Franchisee] (Entertainment, Restaurant, Retail, Services)	per 1000 sq. ft.	\$2,020	\$4,879	\$2,859	\$715	\$2,735	\$3,450	\$4,165	\$4,879
Multi-Tenant Retail (Entertainment, Restaurant, Retail, Services)	per 1000 sq. ft.	\$4,050	\$9,758	\$5,708	\$1,427	\$5,477	\$6,904	\$8,331	\$9,758
Free-Standing Retail (Bank, Entertainment, Restaurant, Retail, Services)	per 1000 sq. ft.	\$5,530	\$12,903	\$7,373	\$1,843	\$7,373	\$9,216	\$11,059	\$12,903

West of 95 Mobility Fees Phasing Schedule									
Additive Fees for Commercial Services & Retail Uses	Unit of Measure (UM)	Based on NW of 95 Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
Bank Drive-Thru Lane or Free-Standing ATM	per lane / ATM	\$12,234	\$25,619	\$13,385	\$3,346	\$15,580	\$18,926	\$22,272	\$25,619
Motor Vehicle & Boat Cleaning (Detailing, Wash, Wax)	per lane or stall	\$12,227	\$19,147	\$6,920	\$1,730	\$13,957	\$15,687	\$17,417	\$19,147
Motor Vehicle Charging	per position	\$11,288	\$20,070	\$8,782	\$2,196	\$13,484	\$15,680	\$17,876	\$20,070
Motor Vehicle Fueling	per position	\$11,288	\$21,175	\$9,887	\$2,472	\$13,760	\$16,232	\$18,704	\$21,175



West of 95 Mobility Fees Phasing Schedule									
Additive Fees for Commercial Services & Retail Uses	Unit of Measure (UM)	Based on NW of 95 Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
Motor Vehicle Service (Maintenance, Quick Lube, Service, Tires)	per service bay	\$11,822	\$6,534	\$1,634	\$6,922	\$8,556	\$10,190	\$11,822	\$11,822
Retail Drive-Thru	per lane	\$18,156	\$8,825	\$2,206	\$11,537	\$13,743	\$15,949	\$18,156	\$18,156
Quick Service Restaurant Drive-Thru Lane	per lane	\$40,782	\$15,265	\$3,816	\$29,333	\$33,149	\$36,965	\$40,782	\$40,782

# CITY COUNCIL OPTIONS

- 1. Accept the Final Technical Report. Do not vote for a finding of extraordinary circumstances. Do not vote to move forward with an increase in Mobility Fees at the present time.**
- 2. Amend the list of mobility projects in the Mobility Plan or identify additional funding. Increasing funding or lowering the cost will result in a decrease in mobility fee rates.**
- 3. Accept the Technical Report analysis and the finding of extraordinary circumstances. Determine a maximum mobility fee rate. Identify a time period to phase-in mobility fees. Then develop a mobility fee schedule that shows the phased-in mobility fee rates per year until the maximum mobility rate is achieved.**

# CITY COUNCIL OPTIONS

- 4. Accept the Technical Report analysis and finding of extraordinary circumstances, adopting the calculated rates at 100%.**
- 5. Accept the Technical Report analysis and the finding of extraordinary circumstances. Agree to the fully calculated rates. Proceed with the direction provided to staff to phase-in the increase over a four-year time frame.**

# NEXT STEPS

**2<sup>nd</sup> Reading of the Ordinance  
Scheduled for  
December 8 @ 1PM**

# COMMENTS & QUESTIONS



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**NUE URBAN CONCEPTS**  
LAND USE • MOBILITY • PARKING • FEES

Comparison of Existing Fee and Updated Mobility Fee								
Residential & Lodging Uses	Unit of Measure (UM)	Existing Port St. Lucie Mobility Fee			Updated 2025 Port St. Lucie Mobility Fee			
		East of 95	SW of 95	NW of 95	East of 95	SW of 95	NW of 95	West of 95
Single-Family Residential (Maximum 3,500 sq. ft.)	per 1000 sq. ft.	\$1,600	\$1,130	\$1,420	\$4,207	\$3,478	\$4,755	\$5,394
Multi-Family Residential (Maximum 2,500 sq. ft.)	per 1000 sq. ft.	\$2,650	\$1,870	\$2,340	\$4,931	\$4,076	\$5,573	\$6,322
Overnight Lodging (Hotel, Inn, Motel, Resort)	per room	\$1,998	\$1,409	\$2,340	\$3,878	\$3,206	\$4,383	\$4,972
Mobile Residence (Mobile Home, Recreational Vehicle, Travel Trailer)	per space / lot	\$1,605	\$1,132	\$1,422	\$4,390	\$3,629	\$4,962	\$5,628



2025 Port St. Lucie Mobility Fees Increase									
RESIDENTIAL & LODGING USES	UNIT OF MEASURE (UM)	2025 Port St. Lucie Mobility Fees Increase				2025 Port St. Lucie Mobility Fees % Increase			
		(West of 95 using existing NW of 95 to determine increase)							
		East of 95	SW of 95	NW of 95	West of 95	East of 95	SW of 95	NW of 95	West of 95
Single-Family Residential (Maximum 3,500 sq. ft.)	per 1000 sq. ft.	\$2,607	\$2,348	\$3,335	\$3,974	163%	208%	235%	280%
Multi-Family Residential (Maximum 2,500 sq. ft.)	per 1000 sq. ft.	\$2,281	\$2,206	\$3,233	\$3,982	86%	118%	138%	170%
Overnight Lodging (Hotel, Inn, Motel, Resort)	per room	\$1,880	\$1,797	\$2,043	\$2,632	94%	128%	87%	112%
Mobile Residence (Mobile Home, Recreational Vehicle, Travel Trailer)	per space / lot	\$2,785	\$2,497	\$3,540	\$4,206	174%	221%	249%	296%

Comparison of Existing Fee and Updated Mobility Fee								
Institutional Uses	Unit of Measure (UM)	Existing Port St. Lucie Mobility Fee			Updated 2025 Port St. Lucie Mobility Fee			
		East of 95	SW of 95	NW of 95	East of 95	SW of 95	NW of 95	West of 95
<b>Community Serving</b> (Civic, Place of Assembly, Clubhouse, Museum, Gallery)	per 1000 sq. ft.	\$1,990	\$1,480	\$2,210	\$3,892	\$3,217	\$4,307	\$4,648
<b>Long Term Care</b> (Assisted Living, Congregate Care Facility, Nursing Facility)	per 1000 sq. ft.	\$1,110	\$790	\$990	\$2,591	\$2,142	\$2,921	\$3,305
<b>Private Education</b> (Child Care, Day Care, Any Grade Combo K-12, Pre-K)	per 1000 sq. ft.	\$2,140	\$1,600	\$1,890	\$4,212	\$3,482	\$4,268	\$4,489

2025 Port St. Lucie Mobility Fees Increase									
Institutional Uses	Unit of Measure (UM)	2025 Port St. Lucie Mobility Fees Increase				2025 Port St. Lucie Mobility Fees % Increase			
		(West of 95 using existing NW of 95 to determine increase)							
		East of 95	SW of 95	NW of 95	West of 95	East of 95	SW of 95	NW of 95	West of 95
Community Serving (Civic, Place of Assembly, Clubhouse, Museum, Gallery)	per 1000 sq. ft.	\$1,902	\$1,737	\$2,097	\$2,438	96%	117%	95%	110%
Long Term Care (Assisted Living, Congregate Care Facility, Nursing Facility)	per 1000 sq. ft.	\$1,481	\$1,352	\$1,931	\$2,315	133%	171%	195%	234%
Private Education (Child Care, Day Care, Any Grade Combo K-12, Pre-K)	per 1000 sq. ft.	\$2,072	\$1,882	\$2,378	\$2,599	97%	118%	126%	138%

Comparison of Existing Fee and Updated Mobility Fee								
Industrial Uses	Unit of Measure (UM)	Existing Port St. Lucie Mobility Fee			Updated 2025 Port St. Lucie Mobility Fee			
		East of 95	SW of 95	NW of 95	East of 95	SW of 95	NW of 95	West of 95
<b>Industrial</b> (Assembly, Fabrication, Manufacturing, R&D, Trades, Utilities)	per 1000 sq. ft.	\$700	\$550	\$740	\$1,538	\$1,272	\$1,731	\$1,904
<b>Commercial Storage</b> (Mini-Warehouse, Boats, RVs & Outdoor Storage, Warehouse)	per 1000 sq. ft.	\$560	\$440	\$590	\$1,236	\$1,022	\$1,391	\$1,529
<b>Distribution Center</b> (Cold Storage, Fulfillment Centers, High-Cube)	per 1000 sq. ft.	\$450	\$360	\$480	\$1,001	\$828	\$1,127	\$1,239

2025 Port St. Lucie Mobility Fees Increase									
INDUSTRIAL USES	UNIT OF MEASURE (UM)	2025 Port St. Lucie Mobility Fees Increase				2025 Port St. Lucie Mobility Fees % Increase			
		(West of 95 using existing NW of 95 to determine increase)							
		East of 95	SW of 95	NW of 95	West of 95	East of 95	SW of 95	NW of 95	West of 95
Industrial (Assembly, Fabrication, Manufacturing, R&D, Trades, Utilities)	per 1000 sq. ft.	\$838	\$722	\$991	\$1,164	120%	131%	134%	157%
Commercial Storage (Mini-Warehouse, Boats, RVs & Outdoor Storage, Warehouse)	per 1000 sq. ft.	\$676	\$582	\$801	\$939	121%	132%	136%	159%
Distribution Center (Cold Storage, Fulfillment Centers, High-Cube)	per 1000 sq. ft.	\$551	\$468	\$647	\$759	122%	130%	135%	158%

Comparison of Existing Fee and Updated Mobility Fee								
Recreation Uses	Unit of Measure (UM)	Existing Port St. Lucie Mobility Fee			Updated 2025 Port St. Lucie Mobility Fee			
		East of 95	SW of 95	NW of 95	East of 95	SW of 95	NW of 95	West of 95
Marina (Including dry storage)	per berth	\$663	\$487	\$704	\$848	\$701	\$1,194	\$1,375
Golf Course (Open to Public or Non-Resident Membership)	per hole	--	--	--	\$10,684	\$8,831	\$15,055	\$17,333
Outdoor Commercial Recreation (Driving Range, Multi-Purpose, Sports, Tennis)	per acre	\$2,189	\$1,692	\$2,327	\$10,386	\$8,585	\$14,636	\$16,849
Indoor Commercial Recreation (Fitness, Gym, Health, Indoor Sports, Recreation)	per 1000 sq. ft.	\$3,450	\$2,670	\$3,670	\$6,583	\$5,442	\$9,277	\$10,680



2025 Port St. Lucie Mobility Fees Increase									
RECREATION USES	UNIT OF MEASURE (UM)	2025 Port St. Lucie Mobility Fees Increase				2025 Port St. Lucie Mobility Fees % Increase			
		(West of 95 using existing NW of 95 to determine increase)							
		East of 95	SW of 95	NW of 95	West of 95	East of 95	SW of 95	NW of 95	West of 95
Marina (Including dry storage)	per berth	\$185	\$214	\$490	\$671	28%	44%	70%	95%
Golf Course (Open to Public or Non-Resident Membership)	per hole	\$10,684	\$8,831	\$15,055	\$17,333	100%	100%	100%	100%
Outdoor Commercial Recreation (Driving Range, Multi-Purpose, Sports, Tennis)	per acre	\$8,197	\$6,893	\$12,309	\$14,522	374%	407%	529%	624%
Indoor Commercial Recreation (Fitness, Gym, Health, Indoor Sports, Recreation)	per 1000 sq. ft.	\$3,133	\$2,772	\$5,607	\$7,010	91%	104%	153%	191%

# COMPARISON OF EXISTING FEE AND UPDATED MOBILITY FEE

OFFICE USES	UNIT OF MEASURE (UM)	Existing Port St. Lucie Mobility Fee			Updated 2025 Port St. Lucie Mobility Fee			
		East of 95	SW of 95	NW of 95	East of 95	SW of 95	NW of 95	West of 95
<b>Office</b> (General, Higher Education, Hospital, Model Home Sales, Professional)	per 1000 sq. ft.	\$2,660	\$2,120	\$2,850	\$5,068	\$4,189	\$5,703	\$6,271
<b>Free-Standing Medical Office</b> (Clinic, Dental, Emergency Care, Medical, Veterinary)	per 1000 sq. ft.	\$4,460	\$3,610	\$4,690	\$10,219	\$8,447	\$11,624	\$13,032

2025 Port St. Lucie Mobility Fees Increase									
OFFICE USES	UNIT OF MEASURE (UM)	2025 Port St. Lucie Mobility Fees Increase				2025 Port St. Lucie Mobility Fees % Increase			
		(West of 95 using existing NW of 95 to determine increase)							
		East of 95	SW of 95	NW of 95	West of 95	East of 95	SW of 95	NW of 95	West of 95
Office (General, Higher Education, Hospital, Model Home Sales, Professional)	per 1000 sq. ft.	\$2,408	\$2,069	\$2,853	\$3,421	91%	98%	100%	120%
Free-Standing Medical Office (Clinic, Dental, Emergency Care, Medical, Veterinary)	per 1000 sq. ft.	\$5,759	\$4,837	\$6,934	\$8,342	129%	134%	148%	178%

Comparison of Existing Fee and Updated Mobility Fee								
Commercial Services & Retail Uses	Unit of Measure (UM)	Existing Port St. Lucie Mobility Fee			Updated 2025 Port St. Lucie Mobility Fee			
		East of 95	SW of 95	NW of 95	East of 95	SW of 95	NW of 95	West of 95
Local Retail [Non-Chain or Franchisee] (Entertainment, Restaurant, Retail, Services)	per 1000 sq. ft.	\$2,390	\$1,650	\$2,020	\$4,319	\$3,570	\$4,710	\$4,879
Multi-Tenant Retail (Entertainment, Restaurant, Retail, Services)	per 1000 sq. ft.	\$4,780	\$3,300	\$4,050	\$8,638	\$7,140	\$9,420	\$9,758
Free-Standing Retail (Bank, Entertainment, Restaurant, Retail, Services)	per 1000 sq. ft.	\$6,530	\$4,500	\$5,530	\$11,422	\$9,442	\$12,456	\$12,903

2025 PORT ST. LUCIE MOBILITY FEES INCREASE									
COMMERCIAL SERVICES & RETAIL USES	UNIT OF MEASURE (UM)	2025 Port St. Lucie Mobility Fees Increase				2025 Port St. Lucie Mobility Fees % Increase			
		(West of 95 using existing NW of 95 to determine increase)							
		East of 95	SW of 95	NW of 95	West of 95	East of 95	SW of 95	NW of 95	West of 95
Local Retail [Non-Chain or Franchisee] (Entertainment, Restaurant, Retail, Services)	per 1000 sq. ft.	\$1,929	\$1,920	\$2,690	\$2,859	81%	116%	133%	142%
Multi-Tenant Retail (Entertainment, Restaurant, Retail, Services)	per 1000 sq. ft.	\$3,858	\$3,840	\$5,370	\$5,708	81%	116%	133%	141%
Free-Standing Retail (Bank, Entertainment, Restaurant, Retail, Services)	per 1000 sq. ft.	\$4,892	\$4,942	\$6,926	\$7,373	75%	110%	125%	133%

Comparison of Existing Fee and Updated Mobility Fee								
Additive Fees for Commercial Services & Retail Uses	Unit of Measure (UM)	Existing Port St. Lucie Mobility Fee			Updated 2025 Port St. Lucie Mobility Fee			
		East of 95	SW of 95	NW of 95	East of 95	SW of 95	NW of 95	West of 95
Bank Drive-Thru Lane or Free-Standing ATM	per lane / ATM	\$15,711	\$10,868	\$12,234	\$20,987	\$17,349	\$24,085	\$25,619
Motor Vehicle & Boat Cleaning (Detailing, Wash, Wax)	per lane or stall	\$13,857	\$9,962	\$12,227	\$15,685	\$12,966	\$18,000	\$19,147
Motor Vehicle Charging	per position	\$12,793	\$9,197	\$11,288	\$16,441	\$13,591	\$18,868	\$20,070
Motor Vehicle Fueling	per position	\$12,793	\$9,197	\$11,288	\$17,346	\$14,339	\$19,907	\$21,175



2025 Port St. Lucie Mobility Fees Increase									
ADDITIVE FEES FOR COMMERCIAL SERVICES & RETAIL USES	UNIT OF MEASURE (UM)	2025 Port St. Lucie Mobility Fees Increase				2025 Port St. Lucie Mobility Fees % Increase			
		(West of 95 using existing NW of 95 to determine increase)							
		East of 95	SW of 95	NW of 95	West of 95	East of 95	SW of 95	NW of 95	West of 95
Bank Drive-Thru Lane or Free-Standing ATM	per lane / ATM	\$5,276	\$6,481	\$11,851	\$13,385	34%	60%	97%	109%
Motor Vehicle & Boat Cleaning (Detailing, Wash, Wax)	per lane or stall	\$1,828	\$3,004	\$5,773	\$6,920	13%	30%	47%	57%
Motor Vehicle Charging	per position	\$3,648	\$4,394	\$7,580	\$8,782	29%	48%	67%	78%
Motor Vehicle Fueling	per position	\$4,553	\$5,142	\$8,619	\$9,887	36%	56%	76%	88%

Comparison of Existing Fee and Updated Mobility Fee								
Additive Fees for Commercial Services & Retail Uses	Unit of Measure (UM)	Existing Port St. Lucie Mobility Fee			Updated 2025 Port St. Lucie Mobility Fee			
		East of 95	SW of 95	NW of 95	East of 95	SW of 95	NW of 95	West of 95
Motor Vehicle Service (Maintenance, Quick Lube, Service, Tires)	per service bay	\$5,993	\$4,308	\$5,288	\$9,685	\$8,006	\$11,114	\$11,822
Retail Drive-Thru	per lane	\$10,575	\$7,603	\$9,331	\$14,873	\$12,295	\$17,069	\$18,156
Quick Service Restaurant Drive-Thru Lane	per lane	\$30,012	\$18,971	\$25,517	\$32,233	\$26,645	\$37,295	\$40,782

2025 Port St. Lucie Mobility Fees Increase									
ADDITIVE FEES FOR COMMERCIAL SERVICES & RETAIL USES	UNIT OF MEASURE (UM)	2025 Port St. Lucie Mobility Fees Increase				2025 Port St. Lucie Mobility Fees % Increase			
		(West of 95 using existing NW of 95 to determine increase)							
		East of 95	SW of 95	NW of 95	West of 95	East of 95	SW of 95	NW of 95	West of 95
Motor Vehicle Service (Maintenance, Quick Lube, Service, Tires)	per service bay	\$3,692	\$3,698	\$5,826	\$6,534	62%	86%	110%	124%
Retail Drive-Thru	per lane	\$4,298	\$4,692	\$7,738	\$8,825	41%	62%	83%	95%
Quick Service Restaurant Drive-Thru Lane	per lane	\$2,221	\$7,674	\$11,778	\$15,265	7%	40%	46%	60%