



April 18, 2023

IMPACT FEE STUDY STAKEHOLDER QUESTIONS & ANSWERS

St. Lucie County Questions – E-mail 4/14/23

SLC Question #1

Public Buildings SFR rate increase for year 1 reflects a 27% increase (from \$406 to \$516), see page 7 of the study. State Statute calls for an increase greater than 25% be implemented equally over 4 years.

- The City's current Ordinance contains an economic development component of \$1,821 plus \$406, equating to \$2,227 per single-family unit. The new fee is a decrease from what our current Ordinance provides. The current residential public building fees shown in the study/presentations do not include \$1,821 per unit for debt retired in FY 2022. The proposed residential fees represent a decrease compared to the current impact fee ordinance.

SLC Question #2

Parks and Recreation Impact Fee Credits do not reflect the \$5 Mil funding agreements from the County for Torino Regional Park Improvements (\$4 Mil) and Softball Fields at a to-be-determined location (\$1 Mil), see page 30-32 of the study.

- Since the \$5 million funding agreement represents a transfer of County Park impact fees paid by existing development, Port St. Lucie will use the \$5 million to fund a portion of existing development's share of planned park improvements equal to \$109.8 million (see page 32 of the study).

SLC Question #3

Projected 10-year City population increase appears to be high, see page 49 of the study. The City projects it's population will increase to 351,769, or by 115,172 residents, by 2033.

- On page 49 of the study, the Bureau of Economic and Business Research (BEBR) was referenced to provide the City's population growth from 2020 to 2022. Absent from the study is the BEBR population projections for the County through 2050. Per this report, projected County-wide population growth through 2035 is 30,640 (Low), 89,740(Medium), and 148,840 (High).**
 - The study does not use BEBR data to project future population growth, since BEBR population projections for St. Lucie County have consistently increased in recent years to account for recent growth trends. Actual population growth outpaced BEBR projections. TischlerBise used the construction trends to project future housing units and converted those projected housing units to the population using census data.

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- b. The Capital Improvement Element (CIE) section of the City's Comprehensive Plan, dated October 26, 2020, states "the [City's] population in 2040 is estimated to be 302,261."**
- The CIE used data based on an older BEBR data set. Port St. Lucie's estimated 2023 population of 236,597 exceeds the 2025 population of 230,816 associated with the 2040 population of 302,261.
- c. What is the recommendation from TischlerBise to project future housing unit growth?**
- Since recent population growth exceeds BEBR projections, TischlerBise recommends using recent construction trends to project future population.