



City of Port St. Lucie - The Heart of the Treasure Coast

Planning and Zoning Department

Phone: 772-871-5213 ♦ Email: MIFCoordinator@cityofpsl.com

IMPACT FEE CALCULATION FORM

Date: 4-Jun-25

File no: P24-191

Project: Southern Grove-Four Port St Lucie
 Use Category: Industrial (Assembly, Fabrication, Manufacturing, R&D, Trades, Utilities)
 Land Use Type: Manufacturing
 Address/PID: 4322-801-0007-000-9
 Assessment Area: Southwest
 Number of Units: 1-story standalone building

SQ FT: 243,867

PORT ST. LUCIE IMPACT FEES*

Mobility	243,867	X	\$	0.55	=	\$	134,126.85
Mobility Additive	0.000	X	\$	0.00	=	\$	-
Parks*	0.000	X	\$	0.00	=	\$	-
Public Buildings	243.867	X	\$	129.00	=	\$	31,458.84
Law Enforcement	243.867	X	\$	159.00	=	\$	38,774.85
PSL Total Impact Fees \$							204,360.54

ST. LUCIE COUNTY IMPACT FEES*

Use Category:	General Industrial						
Schools*	0.000	X	\$	0.00	=	\$	-
Library*	0.000	X	\$	0.00	=	\$	-
Parks*	0.000	X	\$	0.00	=	\$	-
Public Building	243.867	X	\$	101.75	=	\$	24,813.47
Law Enforcement	243.867	X	\$	74.25	=	\$	18,107.12
Fire/EMS	243.867	X	\$	91.00	=	\$	22,191.90
Roads	243.867	X	\$	441.00	=	\$	107,545.35
Sub-Total to be paid \$							172,657.84
Total Administrative Fee (4%) \$							6,906.31
Total Remit to County \$							165,751.52
County Total Impact Fees \$							172,657.84
Total Impact Fees to be paid by contractor \$							377,018.38

NOTE 1: Mobility and Impact fees are due at building permit issuance. The fees listed above will expire on June 29, 2025 (Port St Lucie fees) and September 30, 2025 (St. Lucie County fees). If a building permit is applied for after September 30, 2025 and/or issued after June 29, 2025, a new impact fee form shall be calculated in place of this form.

NOTE 2: The fees are for the specified building(s) only.

NOTE 3: No building permit application as of 4-June-2025.

NOTE 4: Credits were not utilized.

NOTE 5: Square footage retrieved from site plan. Office use is less than 20% of the total square footage and is considered an accessory use.