



City Council Meeting: Draft Public Buildings Impact Fees

**Port St. Lucie, Florida
August 4, 2025**

Bethesda, MD | 301.320.6900

TischlerBise.com

- **Impact Fee Basics**
- **Project Timeline**
- **Land Use Assumptions**
- **Level-of-Service Analysis**
- **Proposed Fees**



Impact Fee Basics

- One-time payment for growth-related infrastructure, usually collected when building permits are issued
- Can't be used for operations, maintenance, or replacement
- Not a tax. A contractual arrangement to build growth-related infrastructure
- Level of service (LOS) may not exceed what is provided to existing development
- Three requirements:
 - **Need** (system improvements, not project-level improvements)
 - **Benefit**
 - Short range expenditures
 - Geographic service areas and/or benefit districts
 - **Proportionate** to demand

- **Cost Recovery Approach (Past)**
 - Future development is “buying in” to the cost the community has already incurred to provide growth-related capacity
 - Common in communities approaching buildout
- **Incremental Expansion Approach (Present)**
 - Formula-based approach based on existing levels of service
 - Fee is based on the current cost to replicate existing levels of service (i.e., replacement cost)
- **Plan-Based Approach (Future)**
 - Usually reflects an adopted CIP or master plan
 - Growth-related costs are more refined

- **Site specific**
 - Developer constructs a capital facility included in fee calculations
- **Debt service**
 - Avoid double payment due to existing or future bonds
- **Dedicated revenues**
 - Property tax, local option sales tax, gas tax, etc.



Project Timeline

- **May 2025:** Project Initiation
- **May - June:** Develop Land Use Assumptions
- **June - July:** Calculate Impact Fees
- **July:** Staff Review
- **July 22:** Public Workshops
- **July 28:** City Council Meeting - Workshop
- **August 4:** City Council Meeting - First Reading
- **August 25:** City Council Meeting - Second Reading
- **November 1:** Fees Effective

We use occupancy factors calculated from American Community Survey estimates to estimate demand by housing type.

Housing Type	Persons	Households	Persons per Household	Housing Units	Persons per Housing Unit	Housing Mix	Vacancy
Single-Family Units ¹	204,931	72,278	2.84	77,543	2.64	89.8%	6.80%
Multi-Family Units ²	11,814	5,811	2.03	7,342	1.61	8.5%	20.90%
Mobile Home Units	2,698	1,096	2.46	1,513	1.78	1.8%	27.60%
Total	219,443	79,185	2.77	86,398	2.54	100.0%	8.30%

Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates.

1. Includes detached and attached (i.e. townhouses) units.
2. Includes dwellings in structures with two or more units.
3. Includes mobile homes and all other units.

Residential Assumptions

Draft

Population

2020 – 2025 : +58,000 peak population

2025+: The Port St. Lucie Comprehensive Plan Update uses Bureau of Economic and Business Research (BEBR) projections.

Year	Permanent	Seasonal	Peak
2020	204,851	5,983	210,834
2021	214,514	6,265	220,779
2022	224,916	6,569	231,485
2023	239,653	6,999	246,652
2024	253,959	7,417	261,376
BEBR Medium-High Projections			
2025	261,368	7,634	269,002
2030	293,035	8,558	301,594
2035	321,410	9,387	330,798
2040	346,263	10,113	356,376
2045	369,306	10,786	380,092

Source: City of Port St. Lucie Comprehensive Plan Update
Population Projections, 2025

Compound Annual Growth Rate

2020-25: 5.0%
2025-30: 2.3%
2030-35: 1.9%
2035-40: 1.5%
2040-45: 1.3%

Housing Units

2021 – 2024 building permit data averages over 5,000 housing units per year.

Year	Single Family	Multi-Family	Total
2021	2,250	828	3,078
2022	3,877	1,444	5,321
2023	8,024	166	8,190
2024	3,523	255	3,778
Total	17,674	2,693	20,367
Average	4,419	673	5,092

Source: Building Permit Data, Port St. Lucie, Florida

Projections assume new housing units will be 86.8% single family and 13.2% multi-family.

Year	Single Family	Multi-Family	Total
2021	73.1%	26.9%	100.0%
2022	72.9%	27.1%	100.0%
2023	98.0%	2.0%	100.0%
2024	93.3%	6.7%	100.0%
Total	86.8%	13.2%	100.0%

Residential Projections

Draft

Population: Projected using medium-high projections from the Port St. Lucie Comprehensive Plan Update (yellow cells).

Housing Units: Projected by applying ACS occupancy factors and the housing unit mix from recent construction to population projections.

Port St. Lucie	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	10-Year Increase
		Base Year	1	2	3	4	5	6	7	8	9	10	
Population													
Permanent	253,959	261,368	267,701	274,035	280,368	286,702	293,035	298,710	304,385	310,060	315,735	321,410	60,042
Seasonal	7,417	7,634	7,819	8,004	8,189	8,374	8,558	8,725	8,891	9,056	9,222	9,387	1,753
Total	261,376	269,002	275,520	282,039	288,557	295,076	301,594	307,435	313,276	319,116	324,957	330,798	61,796
Housing Units													
Single Family	88,571	90,992	93,062	95,132	97,201	99,271	101,341	103,196	105,050	106,905	108,759	110,614	19,622
Multi-Family	12,616	12,985	13,300	13,616	13,931	14,246	14,562	14,844	15,127	15,410	15,692	15,975	2,990
Total	101,187	103,977	106,362	108,747	111,132	113,518	115,903	118,040	120,177	122,314	124,452	126,589	22,612

2021-2024 average annual increase:

10,149 peak population
4,419 single-family units
673 multi-family units



Projected average annual increase:

6,180 peak population
1,962 single-family units
299 multi-family units

Nonresidential Demand Factors

Draft

We use employment density factors published by the Institute of Transportation Engineers (ITE) to estimate demand by land use.

ITE Code	Land Use / Size	Demand Unit	Wkdy Trip Ends Per Dmd Unit ¹	Wkdy Trip Ends Per Employee ¹	Emp Per Dmd Unit	Square Feet Per Emp
110	Light Industrial	1,000 Sq Ft	4.87	3.10	1.57	637
130	Industrial Park	1,000 Sq Ft	3.37	2.91	1.16	864
140	Manufacturing	1,000 Sq Ft	4.75	2.51	1.89	528
150	Warehousing	1,000 Sq Ft	1.71	5.05	0.34	2,953
254	Assisted Living	bed	2.60	4.24	0.61	na
320	Motel	room	3.35	25.17	0.13	na
550	University/College	student	1.56	8.89	0.18	na
565	Day Care	student	4.09	21.38	0.19	na
610	Hospital	1,000 Sq Ft	10.77	3.77	2.86	350
620	Nursing Home	1,000 Sq Ft	6.75	3.31	2.04	490
710	General Office (avg size)	1,000 Sq Ft	10.84	3.33	3.26	307
720	Medical-Dental Office	1,000 Sq Ft	36.00	8.71	4.13	242
730	Government Office	1,000 Sq Ft	22.59	7.45	3.03	330
760	Research & Dev Center	1,000 Sq Ft	11.08	3.37	3.29	304
820	Shopping Center (avg size)	1,000 Sq Ft	37.01	17.42	2.12	471

1. Trip Generation, Institute of Transportation Engineers, 11th Edition (2021).

Existing Nonresidential Development

Draft

Nonresidential Category	2024 Jobs ¹	Percent of Total Jobs	2024 Estimated Floor Area ²
Industrial ³	5,557	12%	6,786,150
Commercial ⁴	13,387	29%	8,008,215
Office & Other Services ⁵	21,643	47%	6,923,450
Institutional ⁶	5,397	12%	4,456,133
Total	45,984	100%	26,173,948

2024 Floor Area

1. WTL+a, Technical Memorandum #2, Market Conditions & Development Potentials, Southern Grove Master Plan, June 2020
2. 2020 – 2024 building permit data

1. Esri Business Analyst, 2024.
2. TischlerBise calculation.
3. Major sectors are Manufacturing; Transportation & Warehousing.
4. Major sectors are Retail Trade; Accommodation & Food Services.
5. Major sectors are Health Care; Professional, Scientific & Tech Services.
6. Major sectors are Educational Services; Public Administration.

Recent Nonresidential Development

Draft

2020 – 2024 Building Permit Data

Nonresidential Floor Area	2020	2021	2022	2023	2024	Total	Average
Industrial	27,618	1,467,973	1,520,819	345,609	194,837	3,556,856	711,371
Commercial	205,734	55,293	81,141	172,936	67,726	582,830	116,566
Office & Other Services	61,426	43,999	33,459	122,748	264,288	525,920	105,184
Institutional	91,799	0	10,000	11,043	0	112,842	22,568
Total	386,577	1,567,265	1,645,419	652,336	526,851	4,778,448	955,690

Source: Building Permit Data, Port St. Lucie, Florida

The previous study used 2015 – 2020 permit trends to project future development. The proposed development projections use a combination of 2020 – 2024 permit trends (yellow) and 2015 – 2024 permit trends (orange).

Development Type	Average Annual Square Feet		
	2015-2020	2020-2024	2015-2024
Industrial	13,100	711,400	362,300
Commercial	71,800	116,600	94,200
Office & Other Services	59,600	105,200	82,400
Institutional	10,000	22,600	16,300
Total	154,500	955,800	555,200

Source: Building Permit Data, Port St. Lucie, Florida

Nonresidential Projections

Draft

Floor Area: Projected using recent building permit data.

2020 – 2024 building permit average

2015 – 2024 building permit average

Employment: Projected using nonresidential floor area and ITE employment density factors.

Port St. Lucie	2025 Base Year	2026 1	2027 2	2028 3	2029 4	2030 5	2031 6	2032 7	2033 8	2034 9	2035 10	10-Year Increase
Employment												
Industrial	5,859	6,100	6,340	6,581	6,822	7,063	7,186	7,309	7,431	7,554	7,677	1,818
Commercial	14,399	14,647	14,894	15,142	15,389	15,637	15,884	16,132	16,380	16,627	16,875	2,476
Office & Other Services	22,504	22,847	23,189	23,532	23,875	24,217	24,486	24,754	25,022	25,291	25,559	3,055
Institutional	6,040	6,104	6,169	6,234	6,298	6,363	6,427	6,492	6,556	6,621	6,686	646
Total	48,801	49,697	50,593	51,489	52,384	53,280	53,983	54,686	55,390	56,093	56,796	7,995
Nonresidential Floor Area												
Industrial	7,676,787	8,388,187	9,099,587	9,810,987	10,522,387	11,233,787	11,596,087	11,958,387	12,320,687	12,682,987	13,045,287	5,368,500
Commercial	8,484,901	8,601,501	8,718,101	8,834,701	8,951,301	9,067,901	9,184,501	9,301,101	9,417,701	9,534,301	9,650,901	1,166,000
Office & Other Services	7,187,738	7,292,938	7,398,138	7,503,338	7,608,538	7,713,738	7,796,138	7,878,538	7,960,938	8,043,338	8,125,738	938,000
Institutional	4,681,133	4,703,733	4,726,333	4,748,933	4,771,533	4,794,133	4,816,733	4,839,333	4,861,933	4,884,533	4,907,133	226,000
Total	28,030,559	28,986,359	29,942,159	30,897,959	31,853,759	32,809,559	33,393,459	33,977,359	34,561,259	35,145,159	35,729,059	7,698,500

Development Projections

Draft

Residential: Population projections from the Port St. Lucie Comprehensive Plan Update.

Nonresidential: Floor area projections from recent permit data.

Port St. Lucie, Florida	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	10-Year Increase
	Base Year	1	2	3	4	5	6	7	8	9	10	
Population												
Permanent	261,368	267,701	274,035	280,368	286,702	293,035	298,710	304,385	310,060	315,735	321,410	60,042
Seasonal	7,634	7,819	8,004	8,189	8,374	8,558	8,725	8,891	9,056	9,222	9,387	1,753
Peak	269,002	275,520	282,039	288,557	295,076	301,593	307,435	313,276	319,116	324,957	330,797	61,795
Housing Units												
Single Family	90,992	93,062	95,132	97,201	99,271	101,341	103,196	105,050	106,905	108,759	110,614	19,622
Multi-Family	12,985	13,300	13,616	13,931	14,246	14,562	14,844	15,127	15,410	15,692	15,975	2,990
Total	103,977	106,362	108,747	111,132	113,518	115,903	118,040	120,177	122,314	124,452	126,589	22,612
Employment												
Industrial	5,859	6,100	6,340	6,581	6,822	7,063	7,186	7,309	7,431	7,554	7,677	1,818
Commercial	14,399	14,647	14,894	15,142	15,389	15,637	15,884	16,132	16,380	16,627	16,875	2,476
Office & Other Services	22,504	22,847	23,189	23,532	23,875	24,217	24,486	24,754	25,022	25,291	25,559	3,055
Institutional	6,040	6,104	6,169	6,234	6,298	6,363	6,427	6,492	6,556	6,621	6,686	646
Total	48,801	49,697	50,593	51,489	52,384	53,280	53,983	54,686	55,390	56,093	56,796	7,995
Nonres. Sq Ft (x1,000)												
Industrial	7,677	8,388	9,100	9,811	10,522	11,234	11,596	11,958	12,321	12,683	13,045	5,369
Commercial	8,485	8,602	8,718	8,835	8,951	9,068	9,185	9,301	9,418	9,534	9,651	1,166
Office & Other Services	7,188	7,293	7,398	7,503	7,609	7,714	7,796	7,879	7,961	8,043	8,126	938
Institutional	4,681	4,704	4,726	4,749	4,772	4,794	4,817	4,839	4,862	4,885	4,907	226
Total	28,031	28,986	29,942	30,898	31,854	32,810	33,393	33,977	34,561	35,145	35,729	7,699



- **Service Area: Citywide**
- **Fee Components**
 - Administrative Facilities: Incremental
 - Public Works Facilities: Plan-Based
 - Parking Facilities: Plan-Based
- **10-Year Demand**
 - Administrative Facilities: 24,536 sq ft, \$12.9 million
 - Public Works Facilities: 71,576 sq ft, \$46.8 million (planned)
 - Parking Facilities: 525 spaces, \$15.8 million (planned)

Administrative Facilities (Incremental)

Draft

Port St. Lucie will use impact fees to fund future development's share of future administrative facilities.

Description	Square Feet
City Hall - A (Council & Administration)	73,680
City Hall - B (Building & Engineering)	37,328
City Hall - Clinic	1,957
Total	112,965

Existing facilities

Cost Factors	
City Hall Expansion	\$16,386,300
Square Feet	31,212
Cost per Square Foot	\$525

We use the City Hall expansion project as a proxy for future facility costs.

Level-of-Service (LOS) Standards	
Existing Square Feet	112,965
Residential	
Residential Share	81%
2025 Population	269,002
Square Feet per Person	0.3402
Cost per Person	\$178.58
Nonresidential	
Nonresidential Share	19%
2025 Jobs	48,801
Square Feet per Job	0.4398
Cost per Job	\$230.90

Port St. Lucie provides 0.3402 square feet per person to residential development in 2025.

Port St. Lucie provides 0.4398 square feet per job to nonresidential development in 2025.

Source: Port St. Lucie Facilities Maintenance Department

To maintain the existing level of service, Port St. Lucie needs to build approximately 24,536 square feet of facilities to serve future development.

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Administrative Facilities	0.3402 Square Feet	per Person	\$525
	0.4398 Square Feet	per Job	

Demand for Administrative Facilities					
Year	Population	Jobs	Square Feet		
			Residential	Nonresidential	Total
2025	269,002	48,801	91,501.7	21,463.4	112,965.0
2026	275,520	49,697	93,718.9	21,857.3	115,576.2
2027	282,039	50,593	95,936.1	22,251.2	118,187.4
2028	288,557	51,489	98,153.4	22,645.2	120,798.6
2029	295,076	52,384	100,370.6	23,039.1	123,409.8
2030	301,593	53,280	102,587.6	23,433.1	126,020.6
2031	307,435	53,983	104,574.7	23,742.3	128,317.0
2032	313,276	54,686	106,561.4	24,051.6	130,613.0
2033	319,116	55,390	108,548.2	24,360.9	132,909.1
2034	324,957	56,093	110,534.9	24,670.2	135,205.1
2035	330,797	56,796	112,521.4	24,979.5	137,500.8
10-Yr Increase	61,795	7,995	21,019.7	3,516.1	24,535.8

Growth-Related Expenditures	\$11,035,349	\$1,845,968	\$12,881,317
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Public Works Facilities (Plan-Based)

Draft

Port St. Lucie will construct new Public Works facilities to serve existing and future development.

Description	Square Feet	Cost	Cost per Sq Ft
Public Works Facility - Phase I	45,000	\$29,393,465	\$653
Public Works Facility - Phase II	10,973	\$7,167,433	\$653
Public Works Facility - Phase III	15,603	\$10,191,694	\$653
Total	71,576	\$46,752,592	\$653

Source: Port St. Lucie Facilities Maintenance Department

The new facilities will replace 31,009 square feet of existing facilities (ineligible for impact fee funding).

Description	Existing	Phase I	Phase II	Phase III	Future
Public Works - 1 (Administration)	4,448	-4,448	0	0	0
Public Works - 2 (Warehouse 1 & 2)	7,237	0	-7,237	0	0
Public Works - 3 (Traffic)	4,702	-2,088	-2,614	0	0
Maintenance Garage	14,622	0	0	-14,622	0
Subtotal, Existing	31,009	-6,536	-9,851	-14,622	0
Public Works Facility - Phase I	0	45,000	0	0	45,000
Public Works Facility - Phase II	0	0	10,973	0	10,973
Public Works Facility - Phase III	0	0	0	15,603	15,603
Subtotal, Planned	0	45,000	10,973	15,603	71,576
Total, Net New	0	38,464	1,122	981	40,567

Source: Port St. Lucie Facilities Maintenance Department

Maximum square feet eligible for impact fees

Public Works Facilities (Plan-Based)

Draft

Port St. Lucie will use impact fees to fund future development's share of planned Public Works Facilities.

To reach the planned level of service, future development demands approximately 25,221 square feet of the new facilities.

Cost Factors	
Public Works Facilities Cost	\$46,752,592
Public Works Facilities Square Feet	71,576
Cost per Square Foot	\$653

The analysis allocates planned facilities to all development in 2055 (30-year debt).

Level-of-Service (LOS) Standards	
Planned Square Feet	71,576
Residential	
Residential Share	81%
2055 Population	421,629
Square Feet per Person	0.1375
Cost per Person	\$89.82
Nonresidential	
Nonresidential Share	19%
2055 Jobs	70,861
Square Feet per Job	0.1919
Cost per Job	\$125.36

Port St. Lucie will provide 0.1375 square feet per person to residential development in 2055.

Port St. Lucie will provide 0.1919 square feet per job to nonresidential development in 2055.

Source: Port St. Lucie Facilities Maintenance Department

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Public Works Facilities	0.1375 Square Feet	per Person	\$653
	0.1919 Square Feet	per Job	

Demand for Public Works Facilities					
Year	Population	Jobs	Square Feet		
			Residential	Nonresidential	Total
2025	269,002	48,801	36,989.5	9,365.9	46,355.4
2026	275,520	49,697	37,885.8	9,537.8	47,423.6
2027	282,039	50,593	38,782.1	9,709.7	48,491.8
2028	288,557	51,489	39,678.4	9,881.6	49,560.0
2029	295,076	52,384	40,574.7	10,053.5	50,628.2
2030	301,593	53,280	41,470.9	10,225.4	51,696.3
2031	307,435	53,983	42,274.2	10,360.4	52,634.6
2032	313,276	54,686	43,077.4	10,495.3	53,572.7
2033	319,116	55,390	43,880.5	10,630.3	54,510.8
2034	324,957	56,093	44,683.7	10,765.3	55,448.9
2035	330,797	56,796	45,486.7	10,900.2	56,386.9
2045	380,092	63,828	52,265.0	12,249.8	64,514.9
2055	421,629	70,861	57,976.6	13,599.4	71,576.0
30-Yr Increase	152,627	22,059	20,987.1	4,233.5	25,220.6

Growth-Related Expenditures	\$13,708,524	\$2,765,304	\$16,473,828
Existing Development Expenditures	\$24,161,076	\$6,117,688	\$30,278,764
Total Expenditures	\$37,869,600	\$8,882,993	\$46,752,592

Parking Facilities (Plan-Based)

Draft

Port St. Lucie will use impact fees to fund future development's share of planned parking facilities.

To reach the planned level of service, future development demands approximately 185 parking spaces in the new parking garage.

Cost Factors	
Main Parking Garage Cost	\$15,750,000
Parking Spaces	525
Cost per Space	\$30,000

Level-of-Service (LOS) Standards	
2035 Parking Spaces	525
Residential	
Residential Share	81%
2055 Population	421,629
Parking Spaces per Person	0.0010
Cost per Person	\$30.26
Nonresidential	
Nonresidential Share	19%
2055 Jobs	70,861
Parking Spaces per Job	0.0014
Cost per Job	\$42.23

Source: Port St. Lucie Facilities Maintenance Department

The analysis allocates planned facilities to all development in 2055 (30-year debt).

Port St. Lucie will provide 0.0010 parking spaces per person to residential development in 2055.

Port St. Lucie will provide 0.0014 parking spaces per job to nonresidential development in 2055.

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Parking Facilities	0.0010 Parking Spaces	per Person	\$30,000
	0.0014 Parking Spaces	per Job	

Demand for Parking Facilities					
Year	Population	Jobs	Parking Spaces		
			Residential	Nonresidential	Total
2025	269,002	48,801	271.3	68.7	340.0
2026	275,520	49,697	277.9	70.0	347.8
2027	282,039	50,593	284.5	71.2	355.7
2028	288,557	51,489	291.0	72.5	363.5
2029	295,076	52,384	297.6	73.7	371.4
2030	301,593	53,280	304.2	75.0	379.2
2031	307,435	53,983	310.1	76.0	386.1
2032	313,276	54,686	316.0	77.0	392.9
2033	319,116	55,390	321.9	78.0	399.8
2034	324,957	56,093	327.7	79.0	406.7
2035	330,797	56,796	333.6	80.0	413.6
2045	380,092	63,828	383.4	89.9	473.2
2055	421,629	70,861	425.3	99.8	525.0
30-Yr Increase	152,627	22,059	153.9	31.1	185.0

Growth-Related Expenditures	\$4,618,124	\$931,575	\$5,549,699
Existing Development Expenditures	\$8,139,376	\$2,060,925	\$10,200,301
Total Expenditures	\$12,757,500	\$2,992,500	\$15,750,000

Existing Debt Credit

The analysis includes a credit for future debt payments on the existing Public Works facility debt.

A credit is necessary so future development doesn't pay for the Public Works facility through impact fees AND through future debt service payments.

The credit reduces the impact fee based on the net present value of future debt payments.

Year	Principal Due	Residential Share	Population	Payment per Person	Nonresidential Share	Jobs	Payment per Job
2022	\$822,664	\$666,358	231,485	\$2.88	\$156,306	42,277	\$3.70
2023	\$855,759	\$693,165	246,652	\$2.81	\$162,594	42,656	\$3.81
2024	\$242,702	\$196,588	261,376	\$0.75	\$46,113	45,984	\$1.00
2025	\$252,157	\$204,248	269,002	\$0.76	\$47,910	48,801	\$0.98
2026	\$263,189	\$213,183	275,520	\$0.77	\$50,006	49,697	\$1.01
2027	\$272,645	\$220,843	282,039	\$0.78	\$51,803	50,593	\$1.02
2028	\$283,677	\$229,779	288,557	\$0.80	\$53,899	51,489	\$1.05
2029	\$297,861	\$241,267	295,076	\$0.82	\$56,594	52,384	\$1.08
2030	\$313,621	\$254,033	301,593	\$0.84	\$59,588	53,280	\$1.12
2031	\$329,381	\$266,798	307,435	\$0.87	\$62,582	53,983	\$1.16
2032	\$345,141	\$279,564	313,276	\$0.89	\$65,577	54,686	\$1.20
2033	\$362,476	\$293,606	319,116	\$0.92	\$68,871	55,390	\$1.24
2034	\$379,812	\$307,648	324,957	\$0.95	\$72,164	56,093	\$1.29
2035	\$395,572	\$320,413	330,797	\$0.97	\$75,159	56,796	\$1.32
2036	\$411,332	\$333,179	335,914	\$0.99	\$78,153	57,499	\$1.36
2037	\$427,092	\$345,944	341,029	\$1.01	\$81,147	58,203	\$1.39
2038	\$444,428	\$359,986	346,145	\$1.04	\$84,441	58,906	\$1.43
2039	\$463,339	\$375,305	351,260	\$1.07	\$88,034	59,609	\$1.48
2040	\$480,675	\$389,347	356,376	\$1.09	\$91,328	60,312	\$1.51
2041	\$501,163	\$405,942	361,119	\$1.12	\$95,221	61,015	\$1.56
2042	\$520,075	\$421,261	365,862	\$1.15	\$98,814	61,719	\$1.60
2043	\$542,139	\$439,132	370,606	\$1.18	\$103,006	62,422	\$1.65
2044	\$562,626	\$455,727	375,349	\$1.21	\$106,899	63,125	\$1.69
2045	\$584,690	\$473,599	380,092	\$1.25	\$111,091	63,828	\$1.74
2046	\$608,330	\$492,747	384,442	\$1.28	\$115,583	64,532	\$1.79
2047	\$633,546	\$513,172	388,792	\$1.32	\$120,374	65,235	\$1.85
2048	\$658,761	\$533,597	393,143	\$1.36	\$125,165	65,938	\$1.90
2049	\$685,553	\$555,298	397,493	\$1.40	\$130,255	66,641	\$1.95
2050	\$712,345	\$576,999	401,843	\$1.44	\$135,346	67,344	\$2.01
2051	\$740,713	\$599,977	405,800	\$1.48	\$140,735	68,048	\$2.07
Total	\$14,393,465	\$11,658,707		\$35.21	\$2,734,758		\$47.97

4.2% Interest Rate

Credit per Person

\$20.19

Credit per Job

\$27.25

Future Debt Credit

The analysis includes a credit for future debt payments on future debt related to:

City Hall: \$16,386,300

Public Works Facility: \$15,000,000

Parking Garage: \$15,750,000

A credit is necessary so future development doesn't pay for these improvements through impact fees AND through future debt service payments.

The credit reduces the impact fee based on the net present value of future debt payments.

Year	Principal Due	Residential Share	Population	Payment per Person	Nonresidential Share	Jobs	Payment per Job
2026	\$2,694,093	\$2,182,215	275,520	\$7.92	\$511,878	49,697	\$10.30
2027	\$2,802,476	\$2,270,005	282,039	\$8.05	\$532,470	50,593	\$10.52
2028	\$794,809	\$643,795	288,557	\$2.23	\$151,014	51,489	\$2.93
2029	\$825,776	\$668,878	295,076	\$2.27	\$156,897	52,384	\$3.00
2030	\$861,903	\$698,142	301,593	\$2.31	\$163,762	53,280	\$3.07
2031	\$892,870	\$723,225	307,435	\$2.35	\$169,645	53,983	\$3.14
2032	\$928,997	\$752,488	313,276	\$2.40	\$176,510	54,686	\$3.23
2033	\$975,447	\$790,112	319,116	\$2.48	\$185,335	55,390	\$3.35
2034	\$1,027,058	\$831,917	324,957	\$2.56	\$195,141	56,093	\$3.48
2035	\$1,078,669	\$873,722	330,797	\$2.64	\$204,947	56,796	\$3.61
2036	\$1,130,280	\$915,527	335,914	\$2.73	\$214,753	57,499	\$3.73
2037	\$1,187,052	\$961,512	341,029	\$2.82	\$225,540	58,203	\$3.88
2038	\$1,243,824	\$1,007,498	346,145	\$2.91	\$236,327	58,906	\$4.01
2039	\$1,295,435	\$1,049,303	351,260	\$2.99	\$246,133	59,609	\$4.13
2040	\$1,347,046	\$1,091,108	356,376	\$3.06	\$255,939	60,312	\$4.24
2041	\$1,398,657	\$1,132,912	361,119	\$3.14	\$265,745	61,015	\$4.36
2042	\$1,455,429	\$1,178,898	365,862	\$3.22	\$276,532	61,719	\$4.48
2043	\$1,517,363	\$1,229,064	370,606	\$3.32	\$288,299	62,422	\$4.62
2044	\$1,574,135	\$1,275,049	375,349	\$3.40	\$299,086	63,125	\$4.74
2045	\$1,641,229	\$1,329,395	380,092	\$3.50	\$311,833	63,828	\$4.89
2046	\$1,703,162	\$1,379,561	384,442	\$3.59	\$323,601	64,532	\$5.01
2047	\$1,775,417	\$1,438,088	388,792	\$3.70	\$337,329	65,235	\$5.17
2048	\$1,842,512	\$1,492,434	393,143	\$3.80	\$350,077	65,938	\$5.31
2049	\$1,914,767	\$1,550,961	397,493	\$3.90	\$363,806	66,641	\$5.46
2050	\$1,992,183	\$1,613,669	401,843	\$4.02	\$378,515	67,344	\$5.62
2051	\$2,074,761	\$1,680,556	405,800	\$4.14	\$394,205	68,048	\$5.79
2052	\$2,157,339	\$1,747,444	409,757	\$4.26	\$409,894	68,751	\$5.96
2053	\$2,245,077	\$1,818,513	413,714	\$4.40	\$426,565	69,454	\$6.14
2054	\$2,332,816	\$1,889,581	417,671	\$4.52	\$443,235	70,157	\$6.32
2055	\$2,425,716	\$1,964,830	421,629	\$4.66	\$460,886	70,861	\$6.50
Total	\$47,136,300	\$38,180,403		\$107.27	\$8,955,897		\$147.00

4.0% Interest Rate

Credit per Person

\$61.87

Credit per Job

\$83.98

(6) A local government, school district, or special district may increase an impact fee only as provided in this subsection.

(a) An impact fee may be increased only pursuant to a plan for the imposition, collection, and use of the increased impact fees which complies with this section.

(b) An increase to a current impact fee rate of not more than 25 percent of the current rate must be implemented in two equal annual increments beginning with the date on which the increased fee is adopted.

(c) An increase to a current impact fee rate which exceeds 25 percent but is not more than 50 percent of the current rate must be implemented in four equal installments beginning with the date the increased fee is adopted.

(d) An impact fee increase may not exceed 50 percent of the current impact fee rate.

(e) An impact fee may not be increased more than once every 4 years.

(f) An impact fee may not be increased retroactively for a previous or current fiscal or calendar year.

(g) A local government, school district, or special district may increase an impact fee rate beyond the phase-in limitations established under paragraph (b), paragraph (c), paragraph (d), or paragraph (e) by establishing the need for such increase in full compliance with the requirements of subsection (4), provided the following criteria are met:

1. A demonstrated-need study justifying any increase in excess of those authorized in paragraph (b), paragraph (c), paragraph (d), or paragraph (e) has been completed within the 12 months before the adoption of the impact fee increase and expressly demonstrates the extraordinary circumstances necessitating the need to exceed the phase-in limitations.
2. The local government jurisdiction has held not less than two publicly noticed workshops dedicated to the extraordinary circumstances necessitating the need to exceed the phase-in limitations set forth in paragraph (b), paragraph (c), paragraph (d), or paragraph (e).
3. The impact fee increase ordinance is approved by at least a two-thirds vote of the governing body.

Proposed Public Buildings Fees (Residential)

Draft

Fee Component	Cost per Person	Cost per Job
Administrative Facilities	\$178.58	\$230.90
Public Works Facilities	\$89.82	\$125.36
Parking Facilities	\$30.26	\$42.23
Debt Credit - Existing	(\$20.19)	(\$27.25)
Debt Credit - Future	(\$61.87)	(\$83.98)
Total	\$216.59	\$287.26

Residential fees decreased in 2023 Impact Fee Study.

The maximum justifiable fees are less than the statutory limit (50% increase).

Maximum Justifiable Fees = Proposed Fees

Residential Fees per Development Unit							
Development Type	Development Unit	Persons per Unit ¹	Maximum Justifiable	Current Fees ²	Statutory Limit ³	Proposed Fees	Increase / (Decrease)
Single Family	Housing Unit	2.84	\$615	\$516	\$774	\$615	\$99
Multi-Family	Housing Unit	2.03	\$440	\$337	\$506	\$440	\$103
Mobile Residence	Housing Unit	2.46	\$533	\$417	\$626	\$533	\$116

Percent Increase	
Maximum Justifiable	Proposed Fees
19%	19%
31%	31%
28%	28%

Single-family fees must be phased in over two years (<25%).

Multi-family and mobile residence fees must be phased in over four years (>25% and <50%).

1. See Land Use Assumptions.
2. Current fees as of July 1, 2025.
3. This represents the maximum allowable increase (50 percent) to the current fees without extraordinary circumstances.

Proposed Public Buildings Fees (Nonresidential)

Draft

Fee Component	Cost per Person	Cost per Job
Administrative Facilities	\$178.58	\$230.90
Public Works Facilities	\$89.82	\$125.36
Parking Facilities	\$30.26	\$42.23
Debt Credit - Existing	(\$20.19)	(\$27.25)
Debt Credit - Future	(\$61.87)	(\$83.98)
Total	\$216.59	\$287.26

Nonresidential fees increased in 2023
Impact Fee Study.

Statutory Limit = Proposed Fees

Nonresidential Fees per Development Unit							
Development Type	Development Unit	Jobs per Unit ¹	Maximum Justifiable	Current Fees ²	Statutory Limit ⁴	Proposed Fees	Increase / (Decrease)
Commercial	1,000 Sq Ft	2.12	\$609	\$160	\$174	\$174	\$14
Research & Dev. Center	1,000 Sq Ft	3.29	\$945	\$232	\$254	\$254	\$22
Office	1,000 Sq Ft	3.26	\$936	\$264	\$288	\$288	\$24
Nursing Home	1,000 Sq Ft	2.04	\$586	\$186	\$203	\$203	\$17
Hospital	1,000 Sq Ft	2.86	\$822	\$234	\$255	\$255	\$21
Day Care	Student	0.19	\$55	\$12	\$14	\$14	\$2
University/College	Student	0.18	\$52	\$15	\$17	\$17	\$2
Secondary School	1,000 Sq Ft	0.63	\$181	\$51	\$56	\$56	\$5
Elementary School	1,000 Sq Ft	0.93	\$267	\$77	\$84	\$84	\$7
Lodging	Room	0.13	\$37	\$33	\$35	\$35	\$2
Assisted Living	Bed	0.61	\$175	\$54	\$59	\$59	\$5
Mini-Warehouse	1,000 Sq Ft	1.45	\$417	\$3	\$3	\$3	\$0
Warehousing	1,000 Sq Ft	0.34	\$98	\$73	\$80	\$80	\$7
Manufacturing	1,000 Sq Ft	1.89	\$543	\$142	\$155	\$155	\$13
Light Industrial	1,000 Sq Ft	1.57	\$451	\$184	\$201	\$201	\$17

Percent Increase	
Maximum Justifiable	Proposed Fees
281%	9%
307%	9%
255%	9%
215%	9%
251%	9%
358%	17%
247%	13%
255%	10%
247%	9%
12%	6%
224%	9%
13800%	0%
34%	10%
282%	9%
145%	9%

Port St. Lucie will continue nonresidential phasing from the 2023 Impact Fee Study.

Port St. Lucie will review nonresidential fees in a future update.

1. See Land Use Assumptions.
2. Current fees as of July 1, 2025.
3. This represents the maximum allowable increase (50 percent) to the current fees without extraordinary circumstances.
4. 2023 Impact Fee Study statutory limit. The Florida Impact Fee Act says "an impact fee may not be increased more than once every 4 years."

Single-Family Fee Comparison

Draft

Single-Family Detached	Fire / EMS	Law Enforcement	Library	Mobility / Road	Parks	Public Buildings	School	Other	Total
Osceola County, FL	\$780	\$0	\$0	\$21,710	\$2,305	\$0	\$12,923	\$0	\$37,718
Manatee County, FL	\$345	\$986	\$419	\$19,768	\$4,404	\$0	\$7,658	\$295	\$33,875
St Cloud, FL	\$902	\$1,029	\$0	\$14,501	\$2,865	\$0	\$12,923	\$0	\$32,220
Orange County, FL	\$446	\$644	\$0	\$11,208	\$2,338	\$0	\$9,513	\$0	\$24,149
Orlando, FL	\$0	\$0	\$0	\$7,069	\$2,225	\$0	\$9,513	\$2,538	\$21,345
Hillsborough County, FL	\$335	\$0	\$0	\$9,183	\$2,145	\$0	\$8,227	\$0	\$19,890
Kissimmee, FL	\$529	\$489	\$0	\$3,567	\$2,067	\$0	\$12,923	\$0	\$19,575
Port St. Lucie, FL (proposed)	\$650	\$685	\$366	\$4,900	\$4,703	\$1,117	\$6,786	\$0	\$19,207
Port St. Lucie, FL (current)	\$650	\$691	\$366	\$4,900	\$4,703	\$1,018	\$6,786	\$0	\$19,114
St. Lucie County, FL	\$650	\$338	\$366	\$6,858	\$2,347	\$502	\$6,786	\$0	\$17,847
Fort Myers, FL	\$405	\$0	\$0	\$5,405	\$1,155	\$0	\$2,965	\$6,867	\$16,798
Lake County, FL	\$476	\$0	\$239	\$2,952	\$249	\$0	\$10,474	\$100	\$14,490
Martin County, FL	\$654	\$852	\$520	\$3,167	\$1,844	\$547	\$5,567	\$114	\$13,265
Lee County, FL	\$821	\$0	\$0	\$5,498	\$844	\$0	\$3,016	\$0	\$10,179
Indian River County, FL	\$278	\$196	\$0	\$6,632	\$819	\$415	\$1,310	\$193	\$9,843
Vero Beach, FL	\$278	\$0	\$0	\$6,632	\$0	\$415	\$1,310	\$259	\$8,894
Stuart, FL	\$521	\$521	\$0	\$732	\$166	\$0	\$5,567	\$0	\$7,507

Single-Family Detached	Fire / EMS	Law Enforcement	Library	Mobility / Road	Parks	Public Buildings	School	Other	Total
Port St. Lucie, FL (proposed)	\$0	\$347	\$0	\$2,840	\$2,356	\$615	\$0	\$0	\$6,158
Port St. Lucie, FL (current)	\$0	\$353	\$0	\$2,840	\$2,356	\$516	\$0	\$0	\$6,065
St. Lucie County, FL (Unincorporated)	\$650	\$338	\$366	\$6,858	\$2,347	\$502	\$6,786	\$0	\$17,847
St. Lucie County, FL (Port St. Lucie)	\$650	\$338	\$366	\$2,060	\$2,347	\$502	\$6,786	\$0	\$13,049

Single-Family Fee Comparison

Draft

Current Fees 2025	
Port St. Lucie	
Law Enforcement	\$353
Mobility ¹	\$2,840
Parks	\$2,356
Public Buildings	\$516
Subtotal, City	\$6,065
St. Lucie County	
Fire/EMS	\$650
Law Enforcement	\$338
Library	\$366
Mobility/Road	\$2,060
Parks	\$2,347
Public Buildings	\$502
School	\$6,786
Subtotal, County	\$13,049
Total	\$19,114

Proposed Fees 2025	
Port St. Lucie	
Law Enforcement	\$353
Mobility ¹	\$2,840
Parks	\$2,356
Public Buildings	\$566
Subtotal, City	\$6,115
St. Lucie County	
Fire/EMS	\$650
Law Enforcement	\$338
Library	\$366
Mobility/Road	\$2,060
Parks	\$2,347
Public Buildings	\$502
School	\$6,786
Subtotal, County	\$13,049
Total	\$19,164

Proposed Fees 2026	
Port St. Lucie	
Law Enforcement	\$347
Mobility ¹	\$2,840
Parks	\$2,356
Public Buildings	\$615
Subtotal, City	\$6,158
St. Lucie County	
Fire/EMS	\$650
Law Enforcement	\$338
Library	\$366
Mobility/Road	\$2,060
Parks	\$2,347
Public Buildings	\$502
School	\$6,786
Subtotal, County	\$13,049
Total	\$19,207

The proposed fees represent an increase of \$93 when fully phased in (2026).

1. Assumes 2,000 square feet in northwest mobility fee assessment area. Single-family mobility fees by mobility fee assessment area: east is \$1.60 per square foot, southwest is \$1.13 per square foot, northwest is \$1.42 per square foot.



Questions or Comments?