

CITY OF PORT ST. LUCIE AND ST. LUCIE COUNTY IMPACT FEE COMPARISON BY USES AND FEE SCHEDULES

ADDITIONAL INFORMATION

ITEM 4A
3/9/2021

EXISTING IMPACT FEE PROGRAM	Assumed DUs/SF	City Impact Fees					County Impact Fees							TOTAL
		Roads	Parks	Public Buildings	Economic Development	Law Enforcement	Roads	School	Parks	Library	Public Building	Fire/EMS	Law Enforcement	
Single-family (per DU 1)	1	\$ 1,169.00	\$ 782.00	\$ 406.00	\$ 1,821.00	\$ 205.00	\$ 5,130.00	\$ 6,786.00	\$ 1,707.00	\$ 276.00	\$ 365.00	\$ 667.00	\$ 246.00	\$ 19,560.00
Multiple-family 2 (per DU 1)	48	\$ 919.00	\$ 636.00	\$ 330.00	\$ 1,821.00	\$ 167.00	\$ 3,964.00	\$ 3,470.00	\$ 1,523.00	\$ 192.00	\$ 327.00	\$ 436.00	\$ 171.00	\$ 669,888.00
Retail/1,000 SF 3	100,000	\$ 1,945.00	\$ -	\$ 116.00	\$ -	\$ 56.00	\$ 6,341.00	\$ -	\$ -	\$ -	\$ 476.00	\$ 536.00	\$ 262.00	\$ 973,200.00
Office, General/1,000 SF	10,000	\$ 842.00	\$ -	\$ 116.00	\$ -	\$ 56.00	\$ 3,718.00	\$ -	\$ -	\$ -	\$ 323.00	\$ 668.00	\$ 187.00	\$ 59,100.00
Office, Medical/1,000 SF	10,000	\$ 842.00	\$ -	\$ 192.00	\$ -	\$ 22.00	\$ 3,718.00	\$ -	\$ -	\$ -	\$ 605.00	\$ 668.00	\$ 342.00	\$ 63,890.00
Convenience store w/gas pumps (retail & by pump)	6,000 w/14 pumps	\$ 11,670.00	\$ -	\$ 696.00	\$ -	\$ 336.00	\$ 141,106.00	\$ -	\$ -	\$ -	\$ 1,470.00	\$ 4,830.00	\$ 1,022.00	\$ 211,126.00
Industrial warehouse/1,000 SF	271,000	\$ 271.00	\$ -	\$ 53.00	\$ -	\$ 7.00	\$ 875.00	\$ -	\$ -	\$ -	\$ 47.00	\$ 54.00	\$ 31.00	\$ 362,598.00
Distribution center/1,000 SF	1,000,000	\$ 271.00	\$ -	\$ 53.00	\$ -	\$ 7.00	\$ 702.00	\$ -	\$ -	\$ -	\$ 110.00	\$ 76.00	\$ 55.00	\$ 1,274,000.00
General Industrial/1,000 SF	100,000	\$ 532.00	\$ -	\$ 134.00	\$ -	\$ 14.00	\$ 1,103.00	\$ -	\$ -	\$ -	\$ 74.00	\$ 76.00	\$ 54.00	\$ 198,700.00

PROPOSED IMPACT FEE PROGRAM *	Assumed DUs/SF	City Impact Fees					County Impact Fees							PROPOSED TOTAL
		Mobility	Parks	Public Buildings	Economic Development	Law Enforcement	Roads	School	Parks	Library	Public Buildings	Fire/EMS	Law Enforcement	
Single-family (per DU 1)	1	\$ 5,984.00	\$ 838.00	\$ 394.00	\$ 1,557.00	\$ 298.00	\$ -	\$ 6,786.00	\$ 1,707.00	\$ 276.00	\$ 365.00	\$ 667.00	\$ 246.00	\$ 19,118.00
Multiple-family 2 (per DU 1)	48	\$ 4,639.00	\$ 525.00	\$ 246.00	\$ 1,557.00	\$ 187.00	\$ -	\$ 3,470.00	\$ 1,523.00	\$ 192.00	\$ 327.00	\$ 436.00	\$ 171.00	\$ 637,104.00
Retail/1,000 SF 3	100,000	\$ 7,872.00	\$ -	\$ 368.00	\$ -	\$ 409.00	\$ -	\$ -	\$ -	\$ -	\$ 476.00	\$ 536.00	\$ 262.00	\$ 992,300.00
Office, General/1,000 SF	10,000	\$ 4,332.00	\$ -	\$ 467.00	\$ -	\$ 160.00	\$ -	\$ -	\$ -	\$ -	\$ 323.00	\$ 668.00	\$ 187.00	\$ 61,370.00
Office, Medical/1,000 SF	10,000	\$ 4,332.00	\$ -	\$ 467.00	\$ -	\$ 160.00	\$ -	\$ -	\$ -	\$ -	\$ 605.00	\$ 668.00	\$ 342.00	\$ 65,740.00
Convenience store w/gas pumps (retail & by pump)	6,000	\$ 7,872.00	\$ -	\$ 368.00	\$ -	\$ 409.00	\$ -	\$ -	\$ -	\$ -	\$ 1,470.00	\$ 4,830.00	\$ 1,022.00	\$ 48,702.00
Industrial warehouse/1,000 SF	271,000	\$ 1,337.00	\$ -	\$ 53.00	\$ -	\$ 29.00	\$ -	\$ -	\$ -	\$ -	\$ 47.00	\$ 54.00	\$ 31.00	\$ 420,321.00
Distribution center/1,000 SF	1,000,000	\$ 1,337.00	\$ -	\$ 53.00	\$ -	\$ 29.00	\$ -	\$ -	\$ -	\$ -	\$ 110.00	\$ 76.00	\$ 55.00	\$ 1,660,000.00
General Industrial/1,000 SF	100,000	\$ 1,337.00	\$ -	\$ 53.00	\$ -	\$ 29.00	\$ -	\$ -	\$ -	\$ -	\$ 74.00	\$ 76.00	\$ 54.00	\$ 162,300.00

	PROPOSED IMPACT FEE PROGRAM	EXISTING IMPACT FEE PROGRAM	PROPOSED (INCREASE) vs. DECREASE
Single-family (per DU 1)	\$ 19,118.00	\$ 19,560.00	\$ 442.00
Multiple-family 2 (per DU 1)	\$ 637,104.00	\$ 669,888.00	\$ 32,784.00
Retail/1,000 SF 3	\$ 992,300.00	\$ 973,200.00	\$ (19,100.00)
Office, General/1,000 SF	\$ 61,370.00	\$ 59,100.00	\$ (2,270.00)
Office, Medical/1,000 SF	\$ 65,740.00	\$ 63,890.00	\$ (1,850.00)
Convenience store w/gas pumps	\$ 48,702.00	\$ 211,126.00	\$ 162,424.00
Industrial warehouse/1,000 SF	\$ 420,321.00	\$ 362,598.00	\$ (57,723.00)
Distribution center/1,000 SF	\$ 1,660,000.00	\$ 1,274,000.00	\$ (386,000.00)
General Industrial/1,000 SF	\$ 162,300.00	\$ 198,700.00	\$ 36,400.00

Calculations do not include any credits

* Option B was used from TischlerBise Impact Fee Options Report Dated 03.01.21

1. Dwelling unit
2. 2 story multiple-family
3. Between 8,001-100,000 SF