



City of Port St. Lucie - A City for All Ages

Planning and Zoning Department

Phone: 772-871-5212

Date: 19-Aug-24

IMPACT FEE CALCULATION FORM

Project: SG-Legacy Park North-Distribution Complex-Phase 1 File no: P23-168
 Use Category: Distribution Center (Cold Storage, Fullfillment Center, High-Cube)
 Land Use Type: Warehousing
 Address/APID: 4326-603-0004-000-2
 Assessment Area: Southwest
 Number of Units: 1 Building (Phase 1) SQ FT: 622,685

PORT ST. LUCIE IMPACT FEES

Mobility	622,685	X	\$	0.36	=	\$	224,166.60
Mobility Additive	0.00	X	\$	0.00	=	\$	-
Parks*	0.00	X	\$	0.00	=	\$	-
Public Bldg.	622.685	X	\$	66.00	=	\$	41,097.21
Law	622.685	X	\$	58.00	=	\$	36,115.73
PSL Total Impact Fees \$							301,379.54

ST. LUCIE COUNTY IMPACT FEES**

Use Category:	Intermodel Distribution Ceneter/High-Cube Warehouse						
Schools*	0.000	X	\$	0.00	=	\$	-
Library*	0.000	X	\$	0.00	=	\$	-
Parks*	0.000	X	\$	0.00	=	\$	-
Public Bldg.	622.685	X	\$	58.75	=	\$	36,582.74
Fire/EMS	622.685	X	\$	58.00	=	\$	36,115.73
Law	622.685	X	\$	20.85	=	\$	12,982.98
Roads	622.685	X	\$	279.00	=	\$	173,729.12
Sub-Total to be paid \$							259,410.57
Total Administrative Fee (4%) \$							10,376.42
Total Remit to County \$							249,034.15
County Total Impact Fees \$							259,410.57
Total Impact Fees to be paid by contractor \$							560,790.11

NOTE 1: Mobility and Impact fees are due at building permit issuance. The fees listed above will expire on June 29, 2025. If a building permit is issued after that date, 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 date.

NOTE 4: Credits were not utilized.

NOTE 5: Square footage retrieved from site plan.