



*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.**