



# The Porch Factory

## *Enclose It So You Can Use It*

To the Honorable Commissioner Anthony Bonna,

As a concerned business owner in St. Lucie County, with 40 employees that live and work in Port St Lucie I am writing to express my deep concern regarding the proposed impact fee increases for new construction, particularly as they relate to single-family homes and industrial development. The proposed increases, which I understand could raise fees for a 2,400 sq ft home in an urban area from approximately \$5,400 to \$18,00 and for industrial development to \$4,200 per 1,000 sq ft, represent a substantial financial burden that I believe will negatively impact our local economy.

A fee increase of this magnitude is likely to have several detrimental effects:

- \* **\*\*Reduced Housing Affordability:\*\*** Increasing impact fees will inevitably raise the cost of new homes, making them less affordable for families looking to move to or within St. Lucie County. This could particularly impact first-time homebuyers and those on fixed incomes.
- \* **\*\*Stifled Economic Growth:\*\*** Increased costs for industrial development may deter businesses from investing in St. Lucie County, potentially leading to fewer job opportunities and reduced economic expansion. Companies may choose to locate in neighboring counties with lower fees, hindering our economic competitiveness.
- \* **\*\*Disincentive for Construction:\*\*** The higher costs associated with building will likely discourage new construction projects, both residential and commercial. This could lead to a shortage of housing and commercial space, further impacting affordability and economic growth.
- \* **\*\*Negative Impact on Related Industries:\*\*** A decrease in construction activity will affect related industries, such as real estate, building supply companies, and construction trades. This could lead to job losses and economic hardship for many residents, which in turn will negatively affect all small business on the Treasure Coast. If the residents see a downturn and hardship they will spend less money in all areas for every local business.

I understand the need to fund infrastructure improvements to support growth in The City of Port St Lucie. However, I believe that the proposed impact fee increases are excessive and will have unintended negative consequences.

I urge you to carefully reconsider these proposed increases and explore alternative funding mechanisms that do not place such a heavy burden on homeowners and businesses. I request that you prioritize policies that promote sustainable economic growth and housing affordability in Port St. Lucie.

Thank you for your time and consideration.

Sincerely,

James Brann  
The Porch Factory  
President

September 18, 2025

To Whom It May Concern,

I am writing to formally express my opposition and concerns to the proposed increase in the City and County Impact and Mobility fees. As a building contractor I understand the importance of maintaining quality services and infrastructure, but I believe this fee hike is both excessive and ill-timed.

The current economic climate has placed a financial strain on many individuals and families, and raising fees at this time would create an additional burden. This increase will affect both builders and buyers and will have a devastating impact on growth in our community.

Exploring cost-cutting measures or phased increases might be more equitable approaches.

I urge you to reconsider this proposal and seek solutions that balance fiscal responsibility with fairness and compassion toward those who will be directly affected.

Thank you for your time and consideration.

Sincerely,



Andrew Nadalin  
President

September 12<sup>th</sup>, 2025

Mayor Shannon M. Martin & Port St. Lucie City Council  
121 SW Port St. Lucie Blvd.  
Port St. Lucie, FL 34984

Dear Mayor Martin & Port St. Lucie City Council,

As vested stakeholders in the Treasure Coast, our members (as well as our community partners) have expressed concern regarding the proposed mobility fee increase. We urge you to allow time for the community to work with you to find a solution through which the city can pay its bills while limiting collateral damage.

After researching the proposal rationale, we understand the circumstances surrounding this emergency response and the Council's role in ensuring that growth is responsible and funded appropriately. We hope to engage in a dialogue with the Council and staff going forward to ensure our concerns are factored in, along with those of others in our community.

The journey to becoming a homeowner is already inaccessible to many, and will undoubtedly increase with the proposed mobility fees. From July 2024 to July 2025, sales volume of newly constructed single-family homes in Port St. Lucie went down almost \$5,000,000, while the average cost went up over \$60,000 (Table 1). This is a lethal combination for those trying to buy a home, and even indirectly affects those renting. In the wake of the COVID-19 pandemic and amidst ongoing inflation, families need relief.

We acknowledge a need to cover the true cost of road improvements. We also recognize that the builders, developers, and tradespeople who construct our homes and roads are vital parts of the local economy. Financing necessary infrastructure while preserving economic solvency is challenging. We hope that some of the more extreme proposed increases, such as those going up 300% or higher, are carefully examined – particularly with such a short period of notice and ability to plan, budget and account for such a drastic change.

Addressing the concerns of the almost 260,000 residents of Port St. Lucie must be paramount going forward. No one wants overcrowded roads or projects to increase capacity that go unfunded. Nor do we wish to see our tradespeople and contractors shut out of their industries amidst job dormancy in our community.

A more detailed mobility fee assessment could find a path forward for the city while preserving jobs in our community. Phasing in new standards over 2-3 years may be a practical compromise to mitigate the transition for projects that are already underway. Our local chamber of commerce and economic development council are valuable allies for ensuring the city's plan will be competitive enough to attract new industry as well as preserve existing small businesses.

We urge the Council to consider our concerns, as well as those of the citizens, homeowners, business owners, and employees whom this decision will directly impact. While acknowledging the short timeframe that the city is facing, the importance of including everyone in this crucial discussion cannot be overstated. The more perspectives that are included, the more informed the Council's ultimate decision will be.

We have the utmost respect for the Port St. Lucie City Council and staff, and wish to engage as constructive partners to achieve the best possible outcome for everyone. On behalf of our leadership and roughly 42,000 Realtor® Members across the Treasure Coast and South Florida, we want to thank you in advance for your time and your willingness to work with us as we strive to make the goal of homeownership attainable for all Floridians.

Sincerely,

Amanda Geller, Chair  
Treasure Coast Government Affairs Committee  
Broward, Palm Beaches & St. Lucie Realtors®

**Table 1**

Month/Year	Sold Listings	Sold Volume (Sale)	Sold Avg Sale	Sold Median Sale	Avg Sold DOM	Median Sold DOM	Avg Sold CDOM	Median Sold CDOM
Jan-24	35	\$16,290,337	\$465,438	\$450,000	66	32	66	32
Feb-24	60	\$31,385,799	\$523,097	\$463,983	91	52	91	56
Mar-24	84	\$40,841,169	\$486,204	\$434,445	99	87	99	87
Apr-24	103	\$51,358,551	\$498,627	\$457,900	59	34	63	34
May-24	81	\$39,284,944	\$484,999	\$430,000	56	34	60	40
Jun-24	85	\$40,096,173	\$471,720	\$430,320	68	42	73	42
Jul-24	74	\$33,492,597	\$452,603	\$428,450	61	45	61	45
Aug-24	69	\$34,439,232	\$499,119	\$440,000	65	51	72	54
Sep-24	92	\$44,353,401	\$482,102	\$434,503	71	51	71	51
Oct-24	84	\$40,585,841	\$483,165	\$456,000	75	69	76	70
Nov-24	73	\$33,799,190	\$463,003	\$439,990	61	43	61	43
Dec-24	74	\$36,174,974	\$488,851	\$444,450	70	54	73	63
Jan-25	56	\$28,395,382	\$507,060	\$478,980	69	49	84	67
Feb-25	62	\$29,880,543	\$481,944	\$439,995	79	57	85	57
Mar-25	84	\$41,175,697	\$490,187	\$469,755	87	67	102	75
Apr-25	72	\$35,153,155	\$488,238	\$462,500	77	60	90	65
May-25	76	\$38,118,016	\$501,553	\$481,510	73	57	87	59
Jun-25	62	\$31,737,819	\$511,900	\$480,000	76	63	78	67
Jul-25	56	\$28,743,836	\$513,283	\$492,495	105	89	113	94