

# Impact Fee Options

Port St. Lucie, Florida  
March 1, 2021

Bethesda, MD | 301.320.6900

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- **Impact Fee Methodologies**
- **Land Use Assumptions**
- **Fee Options**
  - Law Enforcement
  - Parks and Recreational
  - Public Buildings
  - Economic Development (Torrey Pines)
- **Fee Summary**
- **Preliminary Timeline**

## Buy-In (Past)

- New growth is “buying in” to the cost the community has already incurred to provide growth-related capacity

## Incremental Expansion (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 (Future)

- Usually reflects an adopted CIP or master plan
- Growth-related costs are more refined

# Land Use Assumptions

Option A

Projections based on 2015-2019 permit data

Port St. Lucie, Florida	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	10-Year
	Base Year	1	2	3	4	5	6	7	8	9	10	Increase
<b>Resident Population</b>												
Single Family	195,474	200,987	206,501	212,014	217,528	223,042	228,555	234,069	239,582	245,096	250,609	55,135
Multi-Family	13,072	13,191	13,310	13,429	13,547	13,666	13,785	13,904	14,022	14,141	14,260	1,187
<b>Total</b>	<b>208,546</b>	<b>214,179</b>	<b>219,811</b>	<b>225,443</b>	<b>231,075</b>	<b>236,708</b>	<b>242,340</b>	<b>247,972</b>	<b>253,604</b>	<b>259,237</b>	<b>264,869</b>	<b>56,323</b>
<b>Housing Units</b>												
Single Family	74,608	76,713	78,817	80,922	83,026	85,130	87,235	89,339	91,444	93,548	95,652	21,044
Multi-Family	7,971	8,043	8,116	8,188	8,261	8,333	8,405	8,478	8,550	8,623	8,695	724
<b>Total</b>	<b>82,579</b>	<b>84,756</b>	<b>86,933</b>	<b>89,110</b>	<b>91,287</b>	<b>93,463</b>	<b>95,640</b>	<b>97,817</b>	<b>99,994</b>	<b>102,171</b>	<b>104,347</b>	<b>21,768</b>
<b>Employment</b>												
Industrial	4,920	4,924	4,929	4,933	4,938	4,942	4,947	4,951	4,956	4,960	4,965	45
Commercial	16,161	16,329	16,497	16,666	16,834	17,002	17,170	17,338	17,506	17,674	17,843	1,681
Office & Other Services	20,029	20,206	20,383	20,559	20,736	20,913	21,090	21,267	21,444	21,621	21,797	1,769
Institutional	5,376	5,386	5,395	5,404	5,413	5,423	5,432	5,441	5,451	5,460	5,469	93
<b>Total</b>	<b>46,486</b>	<b>46,845</b>	<b>47,203</b>	<b>47,562</b>	<b>47,921</b>	<b>48,280</b>	<b>48,639</b>	<b>48,998</b>	<b>49,356</b>	<b>49,715</b>	<b>50,074</b>	<b>3,588</b>
<b>Nonres. Floor Area (x1,000)</b>												
Industrial	3,437	3,450	3,463	3,477	3,490	3,503	3,516	3,529	3,542	3,555	3,568	131
Commercial	7,565	7,637	7,709	7,780	7,852	7,924	7,996	8,068	8,139	8,211	8,283	718
Office & Other Services	6,998	7,057	7,117	7,177	7,236	7,296	7,355	7,415	7,475	7,534	7,594	596
Institutional	5,784	5,794	5,804	5,814	5,824	5,834	5,844	5,854	5,864	5,874	5,884	100
<b>Total</b>	<b>23,784</b>	<b>23,938</b>	<b>24,093</b>	<b>24,247</b>	<b>24,402</b>	<b>24,556</b>	<b>24,711</b>	<b>24,865</b>	<b>25,020</b>	<b>25,174</b>	<b>25,329</b>	<b>1,545</b>

# Land Use Assumptions

Option B

Projections based on 2017-2019 permit data

Port St. Lucie, Florida	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	10-Year
	Base Year	1	2	3	4	5	6	7	8	9	10	Increase
<b>Resident Population</b>												
Single Family	196,915	203,869	210,823	217,778	224,732	231,686	238,641	245,595	252,550	259,504	266,458	69,544
Multi-Family	13,113	13,272	13,431	13,590	13,749	13,908	14,067	14,226	14,385	14,544	14,704	1,591
<b>Total</b>	<b>210,027</b>	<b>217,141</b>	<b>224,254</b>	<b>231,368</b>	<b>238,481</b>	<b>245,595</b>	<b>252,708</b>	<b>259,821</b>	<b>266,935</b>	<b>274,048</b>	<b>281,162</b>	<b>71,134</b>
<b>Housing Units</b>												
Single Family	75,158	77,813	80,467	83,121	85,776	88,430	91,084	93,739	96,393	99,047	101,702	26,543
Multi-Family	7,996	8,093	8,190	8,287	8,384	8,481	8,578	8,675	8,772	8,869	8,966	970
<b>Total</b>	<b>83,154</b>	<b>85,905</b>	<b>88,657</b>	<b>91,408</b>	<b>94,159</b>	<b>96,911</b>	<b>99,662</b>	<b>102,413</b>	<b>105,165</b>	<b>107,916</b>	<b>110,667</b>	<b>27,513</b>
<b>Employment</b>												
Industrial	4,920	4,924	4,929	4,933	4,938	4,942	4,947	4,951	4,956	4,960	4,965	45
Commercial	16,161	16,329	16,497	16,666	16,834	17,002	17,170	17,338	17,506	17,674	17,843	1,681
Office & Other Services	20,029	20,206	20,383	20,559	20,736	20,913	21,090	21,267	21,444	21,621	21,797	1,769
Institutional	5,376	5,386	5,395	5,404	5,413	5,423	5,432	5,441	5,451	5,460	5,469	93
<b>Total</b>	<b>46,486</b>	<b>46,845</b>	<b>47,203</b>	<b>47,562</b>	<b>47,921</b>	<b>48,280</b>	<b>48,639</b>	<b>48,998</b>	<b>49,356</b>	<b>49,715</b>	<b>50,074</b>	<b>3,588</b>
<b>Nonres. Floor Area (x1,000)</b>												
Industrial	3,437	3,450	3,463	3,477	3,490	3,503	3,516	3,529	3,542	3,555	3,568	131
Commercial	7,565	7,637	7,709	7,780	7,852	7,924	7,996	8,068	8,139	8,211	8,283	718
Office & Other Services	6,998	7,057	7,117	7,177	7,236	7,296	7,355	7,415	7,475	7,534	7,594	596
Institutional	5,784	5,794	5,804	5,814	5,824	5,834	5,844	5,854	5,864	5,874	5,884	100
<b>Total</b>	<b>23,784</b>	<b>23,938</b>	<b>24,093</b>	<b>24,247</b>	<b>24,402</b>	<b>24,556</b>	<b>24,711</b>	<b>24,865</b>	<b>25,020</b>	<b>25,174</b>	<b>25,329</b>	<b>1,545</b>

- **Service Area: Citywide**
- **Components**
  - Facilities (incremental)
  - Vehicles (incremental)
- **10-Year Demand**
  - Facilities :
    - Option A: 10,300 square feet, \$3.6 million
    - Option B: 12,700 square feet, \$4.5 million
  - Vehicles:
    - Option A: 62 vehicles, \$3.3 million
    - Option B: 77 vehicles, \$4.1 million

# Law Enforcement Fees

## Option A

Fee Component	Cost per Person	Cost per Veh Trip
Law Enforcement Facilities	\$59.99	\$17.18
Law Enforcement Vehicles	\$54.72	\$15.67
<b>Total</b>	<b>\$114.71</b>	<b>\$32.85</b>

Residential Development	Fees per Unit			
Development Type	Persons per Housing Unit <sup>1</sup>	Proposed Fees	Current Fees	Increase/Decrease
Single Family	2.62	\$301	\$205	\$96
Multi-Family	1.64	\$188	\$167	\$21

Nonresidential Development	Fees per 1,000 Square Feet			
Development Type	AWVT per 1,000 Sq Ft <sup>1</sup>	Proposed Fees	Current Fees	Increase/Decrease
Industrial	0.87	\$29	\$14	\$15
Commercial	12.46	\$409	\$56	\$353
Office & Other Services	4.87	\$160	\$22	\$138
Institutional	6.44	\$212	\$20	\$192

1. See Land Use Assumptions

## Option B

Fee Component	Cost per Person	Cost per Veh Trip
Law Enforcement Facilities	\$59.56	\$17.18
Law Enforcement Vehicles	\$54.34	\$15.67
<b>Total</b>	<b>\$113.90</b>	<b>\$32.85</b>

Residential Development	Fees per Unit			
Development Type	Persons per Housing Unit <sup>1</sup>	Proposed Fees	Current Fees	Increase/Decrease
Single Family	2.62	\$298	\$205	\$93
Multi-Family	1.64	\$187	\$167	\$20

Nonresidential Development	Fees per 1,000 Square Feet			
Development Type	AWVT per 1,000 Sq Ft <sup>1</sup>	Proposed Fees	Current Fees	Increase/Decrease
Industrial	0.87	\$29	\$14	\$15
Commercial	12.46	\$409	\$56	\$353
Office & Other Services	4.87	\$160	\$22	\$138
Institutional	6.44	\$212	\$20	\$192

1. See Land Use Assumptions

- **Service Area: Citywide**
- **Components**
  - Park Land - NEW (incremental)
  - Park Amenities (incremental)
  - Park Facilities (incremental)
- **10-Year Demand**
  - Park Land:
    - A: 60 acres, \$6.0 million
    - B: 75 acres, \$7.5 million
  - Park Amenities:
    - A: 75 amenities, \$9.2 million
    - B: 94 amenities, \$11.6 million
  - Park Facilities:
    - A: 11,700 square feet, \$2.9 million
    - B: 14,600 square feet, \$3.7 million



# Parks and Recreational Fees

## Option A

Fee Component	Cost per Person
Park Land	\$106.55
Park Amenities	\$163.89
Park Facilities	\$51.72
<b>Total</b>	<b>\$322.16</b>

Residential Development	Fees per Unit			
Development Type	Persons per Housing Unit <sup>1</sup>	Proposed Fees	Current Fees	Increase/Decrease
Single Family	2.62	\$844	\$782	\$62
Multi-Family	1.64	\$528	\$636	(\$108)

Nonresidential Development	Fees per 1,000 Square Feet			
Development Type	Jobs per 1,000 Sq Ft <sup>1</sup>	Proposed Fees	Current Fees	Increase/Decrease
Industrial	0.34	\$0	\$0	\$0
Commercial	2.34	\$0	\$0	\$0
Office & Other Services	2.97	\$0	\$0	\$0
Institutional	0.93	\$0	\$0	\$0

1. See Land Use Assumptions

## Option B

Fee Component	Cost per Person
Park Land	\$105.80
Park Amenities	\$162.74
Park Facilities	\$51.36
<b>Total</b>	<b>\$319.90</b>

Residential Development	Fees per Unit			
Development Type	Persons per Housing Unit <sup>1</sup>	Proposed Fees	Current Fees	Increase/Decrease
Single Family	2.62	\$838	\$782	\$56
Multi-Family	1.64	\$525	\$636	(\$111)

Nonresidential Development	Fees per 1,000 Square Feet			
Development Type	Jobs per 1,000 Sq Ft <sup>1</sup>	Proposed Fees	Current Fees	Increase/Decrease
Industrial	0.34	\$0	\$0	\$0
Commercial	2.34	\$0	\$0	\$0
Office & Other Services	2.97	\$0	\$0	\$0
Institutional	0.93	\$0	\$0	\$0

1. See Land Use Assumptions

- **Service Area: Citywide**
- **Components**
  - Public Buildings (incremental)
- **10-Year Demand**
  - Public Buildings:
    - A: 26,000 square feet, \$9.1 million
    - B: 32,100 square feet, \$11.2 million

# Public Facilities Fees

## Option A

Fee Component	Cost per Person	Cost per Job
Public Buildings	\$151.28	\$157.13
Total	\$151.28	\$157.13

Residential Development	Fees per Unit			
Development Type	Persons per Housing Unit <sup>1</sup>	Proposed Fees	Current Fees	Increase / Decrease
Single Family	2.62	\$396	\$406	(\$10)
Multi-Family	1.64	\$248	\$330	(\$82)

Nonresidential Development	Fees per 1,000 Square Feet			
Development Type	Jobs per 1,000 Sq Ft <sup>1</sup>	Proposed Fees	Current Fees	Increase / Decrease
Industrial	0.34	\$53	\$134	(\$81)
Commercial	2.34	\$368	\$116	\$252
Office & Other Services	2.97	\$467	\$192	\$275
Institutional	0.93	\$146	\$56	\$90

1. See Land Use Assumptions

## Option B

Fee Component	Cost per Person	Cost per Job
Public Buildings	\$150.21	\$157.13
Total	\$150.21	\$157.13

Residential Development	Fees per Unit			
Development Type	Persons per Housing Unit <sup>1</sup>	Proposed Fees	Current Fees	Increase / Decrease
Single Family	2.62	\$394	\$406	(\$12)
Multi-Family	1.64	\$246	\$330	(\$84)

Nonresidential Development	Fees per 1,000 Square Feet			
Development Type	Jobs per 1,000 Sq Ft <sup>1</sup>	Proposed Fees	Current Fees	Increase / Decrease
Industrial	0.34	\$53	\$134	(\$81)
Commercial	2.34	\$368	\$116	\$252
Office & Other Services	2.97	\$467	\$192	\$275
Institutional	0.93	\$146	\$56	\$90

1. See Land Use Assumptions

- **Service Area: Citywide**
- **Components**
  - Torrey Pines Debt (cost recovery)
- **10-Year Demand**
  - A: \$25.7 million remaining ÷ 13,061 additional housing units (2021 - 2027) = \$1,968 per housing unit
  - B: \$25.7 million remaining ÷ 16,508 additional housing units (2021 - 2027) = \$1,557 per housing unit

# Fee Summary – City Only

## Option A

Residential Development	Fees per Unit					
Development Type	Law Enforcement	Parks and Recreation	Public Buildings	Economic Development	Mobility <sup>1</sup>	Total
Single Family	\$301	\$844	\$396	\$1,968	\$7,067	\$10,576
Multi-Family	\$188	\$528	\$248	\$1,968	\$4,639	\$7,571

Nonresidential Development	Fees per 1,000 Square Feet					
Development Type	Law Enforcement	Parks and Recreation	Public Buildings	Economic Development	Mobility <sup>1</sup>	Total
Industrial	\$29	\$0	\$53	\$0	\$1,337	\$1,419
Commercial	\$409	\$0	\$368	\$0	\$7,872	\$8,649
Office & Other Services	\$160	\$0	\$467	\$0	\$4,332	\$4,959
Institutional	\$212	\$0	\$146	\$0	\$7,464	\$7,822

1. Assumed Mobility Fee equal to 95 percent of current City and County Roads Impact Fee (not included in 2021 update)

## Option B

Residential Development	Fees per Unit					
Development Type	Law Enforcement	Parks and Recreation	Public Buildings	Economic Development	Mobility <sup>1</sup>	Total
Single Family	\$298	\$838	\$394	\$1,557	\$7,067	\$10,154
Multi-Family	\$187	\$525	\$246	\$1,557	\$4,639	\$7,154

Nonresidential Development	Fees per 1,000 Square Feet					
Development Type	Law Enforcement	Parks and Recreation	Public Buildings	Economic Development	Mobility <sup>1</sup>	Total
Industrial	\$29	\$0	\$53	\$0	\$1,337	\$1,419
Commercial	\$409	\$0	\$368	\$0	\$7,872	\$8,649
Office & Other Services	\$160	\$0	\$467	\$0	\$4,332	\$4,959
Institutional	\$212	\$0	\$146	\$0	\$7,464	\$7,822

1. Assumed Mobility Fee equal to 95 percent of current City and County Roads Impact Fee (not included in 2021 update)

# Fee Summary – City and County

## Option A

Residential Development		Fees per Unit					
Development Type	City Current Fees	County Current Fees	Total Current Fees	City Proposed Fees <sup>1</sup>	County Revised Fees <sup>1</sup>	Total Proposed Fees	Increase / Decrease
Single Family	\$4,383	\$16,317	\$20,700	\$10,576	\$10,047	\$20,623	(\$77)
Multi-Family	\$3,873	\$10,083	\$13,956	\$7,571	\$6,119	\$13,690	(\$266)

Nonresidential Development		Fees per 1,000 Square Feet					
Development Type	City Current Fees	County Current Fees	Total Current Fees	City Proposed Fees <sup>1</sup>	County Revised Fees <sup>1</sup>	Total Proposed Fees	Increase / Decrease
Industrial	\$680	\$1,007	\$1,687	\$1,419	\$132	\$1,551	(\$136)
Commercial	\$2,117	\$7,615	\$9,732	\$8,649	\$1,274	\$9,923	\$191
Office & Other Services	\$1,056	\$4,896	\$5,952	\$4,959	\$1,178	\$6,137	\$185
Institutional	\$853	\$8,417	\$9,270	\$7,822	\$1,337	\$9,159	(\$111)

1. Assumes County Roads Impact Fee replaced by City Mobility Fee

## Option B

Residential Development		Fees per Unit					
Development Type	City Current Fees	County Current Fees	Total Current Fees	City Proposed Fees <sup>1</sup>	County Revised Fees <sup>1</sup>	Total Proposed Fees	Increase / Decrease
Single Family	\$4,383	\$16,317	\$20,700	\$10,154	\$10,047	\$20,201	(\$499)
Multi-Family	\$3,873	\$10,083	\$13,956	\$7,154	\$6,119	\$13,273	(\$683)

Nonresidential Development		Fees per 1,000 Square Feet					
Development Type	City Current Fees	County Current Fees	Total Current Fees	City Proposed Fees <sup>1</sup>	County Revised Fees <sup>1</sup>	Total Proposed Fees	Increase / Decrease
Industrial	\$680	\$1,007	\$1,687	\$1,419	\$132	\$1,551	(\$136)
Commercial	\$2,117	\$7,615	\$9,732	\$8,649	\$1,274	\$9,923	\$191
Office & Other Services	\$1,056	\$4,896	\$5,952	\$4,959	\$1,178	\$6,137	\$185
Institutional	\$853	\$8,417	\$9,270	\$7,822	\$1,337	\$9,159	(\$111)

1. Assumes County Roads Impact Fee replaced by City Mobility Fee



# Preliminary Timeline

- **March 8: City Council (Presentation)**
- **March 10 (Pending Council Direction): Budget Advisory Committee Review**
- **April: Stakeholder Meeting**
- **April: Community Meeting**
- **May: Planning & Zoning Board (Presentation)**
- **June: City Council (Adoption)**