



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

10/1/2009

Planning and Zoning Department
Phone: 772-871-5212 FAX: 772-871-5124

IMPACT FEE CALCULATION FORM

Date: _____

Project _____ File # _____

Use _____

Phone No. _____ Fax No. _____

Number of Units _____ Gross Sq. Ft. _____
(Note: No longer per 1,000 s.f. except Law)

PORT ST. LUCIE IMPACT FEES

Table with 4 columns: Category, Multiplier (X), Dollar sign (\$), and equals sign (=) followed by a dollar sign (\$) and a blank line for the amount.

PSL Total Impact Fees \$ _____

ST. LUCIE COUNTY IMPACT FEES

Number of Units _____ Sq. Ft. (per 1,000) _____

Table with 4 columns: Category, Multiplier (X), Dollar sign (\$), and equals sign (=) followed by a dollar sign (\$) and a blank line for the amount.

County Total Impact Fees \$ _____

*To be used for residential only.

Total Impact Fees to be Paid by Contractor \$ _____

Table with 2 columns: Description of administrative costs and Dollar sign (\$) followed by a blank line for the amount.

NOTE: The impact fees to be paid by the contractor listed above expire on September 30, 2010. If a Building Permit is to be issued after that date, a new impact fee form will have to be calculated.

Planner: _____ Date: _____

The City of Port St. Lucie - Development Impact Fees

Revised as of: 10/01/09

LAND USE TYPE	PSL ROADS	PSL PARKS	PSL PUBLIC BLDGS	PSL LAW (per 1,000 s.f.)
RESIDENTIAL (PSL Law is at a per unit calculation for this section.)				
Single Family (per unit)	\$ 2,050.50	\$ 495.85	\$ 1,883.90	\$ 153.72
Mobile-Home/RV Unit (Park Only) (per unit)	\$ 493.68	\$ 367.01	n/a	\$ 153.72
Multi-Family (1&2 stories) (per unit)	\$ 2,033.18	\$ 367.01	\$ 1,785.76	\$ 144.66
Multi Family (3+ stories) (per unit)	\$ 1,293.75	\$ 367.01	\$ 1,785.76	\$ 144.66
Hotel - per room	\$ 1,575.23	n/a	n/a	\$ 135.63
Adult Living Facility (ALF) for >6 beds-per bed (pub bldg = per SF)	\$ 252.25	n/a	see below	\$ 54.24
OFFICE/INSTITUTIONAL AND RECREATIONAL (per Gross Square Feet)				
Office				
less than/equal to 20,000 SF	\$ 3.29	n/a	see below	\$ 194.40
between 20,001 to 50,000 SF	\$ 2.70	n/a	see below	\$ 194.40
between 50,001 to 100,000 SF	\$ 2.27	n/a	see below	\$ 194.40
between 100,001 to 200,000 SF	\$ 1.93	n/a	see below	\$ 194.40
between 200,001 to 400,000 SF	\$ 1.65	n/a	see below	\$ 194.40
between 400,001 to 600,000 SF	\$ 1.47	n/a	see below	\$ 194.40
greater than 600,001 SF	\$ 1.31	n/a	see below	\$ 194.40
Medical, Dental Office				
less than/equal to 20,000 SF	\$ 4.47	n/a	see below	\$ 194.40
between 20,001 to 35,000 SF	\$ 5.45	n/a	see below	\$ 194.40
between 35,001 to 75,000 SF	\$ 6.09	n/a	see below	\$ 194.40
greater than 75,001 SF	\$ 6.61	n/a	see below	\$ 194.40
Bank (per Gross Square Feet)	\$ 11.77	n/a	see below	\$ 194.40
Church/Synagogue (per Gross Square Feet)	\$ 1.75	n/a	see below	\$ 54.24
Library (per Gross Square Feet)	\$ 10.42	n/a	see below	\$ 54.24
Nursing Home (per bed) (pub bldg = per SF)	\$ 188.38	n/a	\$ 0.13	\$ 54.24
Day Care Center (per Gross Square Feet)	\$ 3.78	n/a	\$ 0.38	\$ 54.24
Elementary School (per Gross Square Feet)	\$ 0.45	n/a	see below	\$ 54.24
Middle School (per Gross Square Feet)	\$ 0.85	n/a	see below	\$ 54.24
High School (per Gross Square Feet)	\$ 1.18	n/a	see below	\$ 54.24
Public Buildings Impact Fee for General/Medical Office, ALF, Bank, Church, Library and Schools				
10,000 SF or less	n/a	n/a	\$ 0.65	n/a
10,001-25,000 SF	n/a	n/a	\$ 0.61	n/a
25,001-50,000 SF	n/a	n/a	\$ 0.56	n/a
50,001-100,000 SF	n/a	n/a	\$ 0.53	n/a
100,000+ SF	n/a	n/a	\$ 0.50	n/a

The City of Port St. Lucie - Development Impact Fees

Revised as of: 10/01/09

LAND USE TYPE	PSL ROADS	PSL PARKS	PSL PUBLIC BLDGS	PSL LAW (per 1,000 s.f.)
Hospital				
less than/equal to 75,000 SF	\$ 9.12	n/a	\$ 0.49	\$ 54.24
between 75,001 to 150,000 SF	\$ 5.06	n/a	\$ 0.49	\$ 54.24
between 150,001 to 300,000 SF	\$ 3.55	n/a	\$ 0.49	\$ 54.24
between 300,001 to 600,000 SF	\$ 2.62	n/a	\$ 0.49	\$ 54.24
greater than 600,001 SF	\$ 2.18	n/a	\$ 0.49	\$ 54.24
Recreation				
Park (per acre)	\$ 210.03	n/a	n/a	n/a
Marina (per Boat Berth)	\$ 570.55	n/a	n/a	n/a
Golf Course (per acre)	\$ 972.20	n/a	n/a	n/a
INDUSTRIAL				
Light Industrial (per Gross Square Feet)	\$ 1.92	n/a	\$ 0.26	\$ 16.58
Warehouse (per Gross Square Feet)	\$ 1.37	n/a	\$ 0.18	\$ 6.03
Mini Warehouse (self storage)(per Gross Square Feet)	\$ 0.69	n/a	\$ 0.18	\$ 6.03
Manufacturing	\$ 1.05	n/a	\$ 0.26	\$ 16.58
General Industrial (Office/Warehouse)	\$ 1.37	n/a	\$ 0.18	\$ 16.58
COMMERCIAL/RETAIL				
Restaurant (per Gross Square Feet)	\$ 6.55	n/a	0.48*	\$ 194.40
Fast Food Restaurant (per Gross Square Feet)	\$ 20.25	n/a	0.48*	\$ 194.40
Convenience Store (per Gross Square Feet)	\$ 14.69	n/a	0.48*	\$ 194.40
Convenience Store w/Gas Pumps (fuel positions)	\$ 9,727.42	n/a	n/a	\$ 194.40
Service Station (fuel positions)	\$ 6,318.21	n/a	0.48*	\$ 194.40
Pharmacy (per Gross Square Feet)	\$ 3.22	n/a	0.48*	\$ 194.40
Car Sales (per Gross Square Feet)	\$ 4.79	n/a	0.48*	\$ 194.40
Shopping Center (Retail) (per Gross Square Feet)				
Less than or equal to 25,000 SF	\$ 7.61	n/a	\$ 0.48	\$ 194.40
between 25,001 to 50,000 SF	\$ 6.31	n/a	\$ 0.41	\$ 194.40
between 50,001 to 100,000 SF	\$ 5.01	n/a	\$ 0.35	\$ 194.40
between 100,001 to 200,000 SF	\$ 3.96	n/a	\$ 0.31	\$ 194.40
between 200,001 to 500,000 SF	\$ 3.29	n/a	\$ 0.29	\$ 194.40
greater than 500,001 SF	\$ 2.74	n/a	\$ 0.29	\$ 194.40
* = If total gross square feet is 25,000 or less use 0.48 per gross square feet. If gross square feet is >25,000 than use Shopping Center category.				

St. Lucie County - Development Impact Fees

LAND USE TYPE	SCHOOLS	LIBRARY	CNTY LAW	FIRE/EMS
RESIDENTIAL (per unit)				
*Single Family	\$ 5,447.00	\$ 205.00	\$ 194.00	\$ 525.00
*Mobile-Home/RV Unit (Park Only)	\$ 1,572.00	\$ 184.00	\$ 128.00	\$ 107.00
*Multi-Family (1&2 stories) (per unit)	\$ 2,787.00	\$ 133.00	\$ 174.00	\$ 106.00
*Multi Family (3+ stories) (per unit)	\$ 2,787.00	\$ 133.00	\$ 174.00	\$ 106.00
Hotel/Motel - per room	\$ -	\$ -	\$ 130.00	\$ 245.00
Bed & Breakfast (Guest Rooms)	\$ -	\$ -	\$ 130.00	\$ 246.00
*All Other Residential	\$ 5,447.00	\$ 205.00	\$ 194.00	\$ 525.00
OFFICE (per 1000 sf)				
General Office	\$ -	\$ -	\$ 298.00	\$ 310.00
Medical Office	\$ -	\$ -	\$ 186.00	\$ 310.00
RETAIL (per 1000 sf)				
Retail - under 100,000 sf	\$ -	\$ -	\$ 698.00	\$ 487.00
Retail - 100,000 -499,999 sf	\$ -	\$ -	\$ 804.00	\$ 487.00
Retail - 500,000 + sf	\$ -	\$ -	\$ 688.00	\$ 487.00
GASOLINE SERVICES				
Gasoline Pumps per 1000 sf		\$ -	\$ 698.00	\$ 1,610.00
INDUSTRIAL (per 1000 sf)				
Warehouse (storage only)	\$ -	\$ -	\$ 36.00	\$ 70.00
Truck Terminal	\$ -	\$ -	\$ 71.00	\$ 70.00
General Industrial (Office/Warehouse)		\$ -	\$ 56.00	\$ 70.00
CITY LAND USE TYPE (per 1000 sf)				
School - Elementary	\$ -	\$ -	\$ 242.00	\$ 468.00
School - Middle/High	\$ -	\$ -	\$ 160.00	\$ 468.00
Day Care Center	\$ -	\$ -	\$ 153.00	\$ 468.00
Fraternal Organization	\$ -	\$ -	\$ 72.00	\$ 468.00
Hospital (per bed)	\$ -	\$ -	\$ 72.00	\$ 468.00
Nursing Home - per 1,000 sq. ft.			\$ 72.00	
Nursing Home (per bed)		\$ -		\$ 1,159.00
Library		\$ -	\$ 73.00	\$ 468.00
	\$ -			
RECREATION (as specified)				
Park (city/county/state) (per acre)	\$ -	\$ -	\$ 73.00	\$ 44.00
Recreation Facility - All Types (per 1,000 sf)	\$ -	\$ -	\$ 73.00	\$ 44.00
Golf Course (per acre)		\$ -	\$ 73.00	\$ 44.00
Movie Theaters per 1000 sf		\$ -	\$ 73.00	\$ 487.00