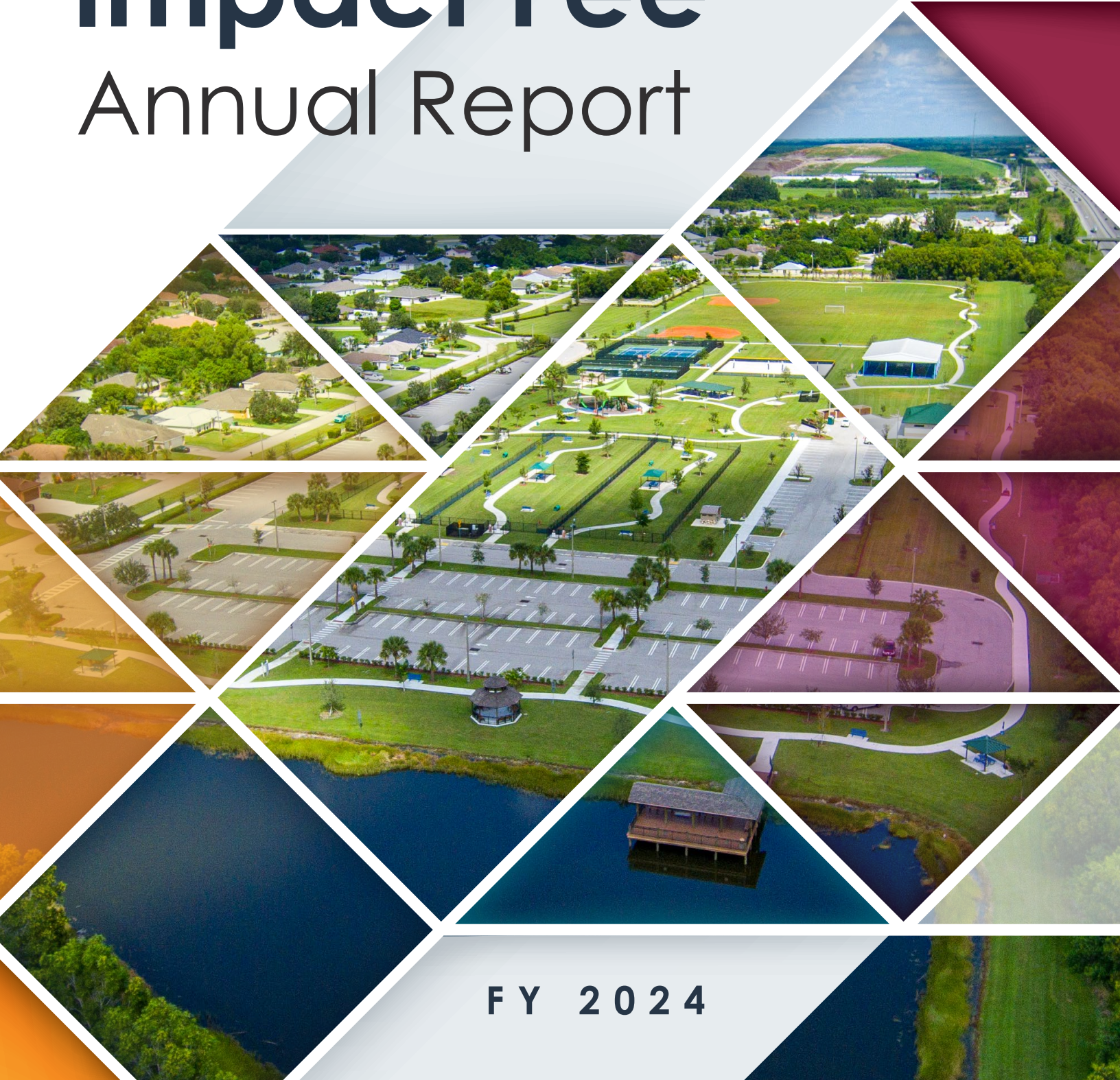


Mobility & Impact Fee Annual Report



F Y 2024



Shannon M. Martin
Mayor



Jolien Caraballo
Vice Mayor,
District 4 Councilwoman



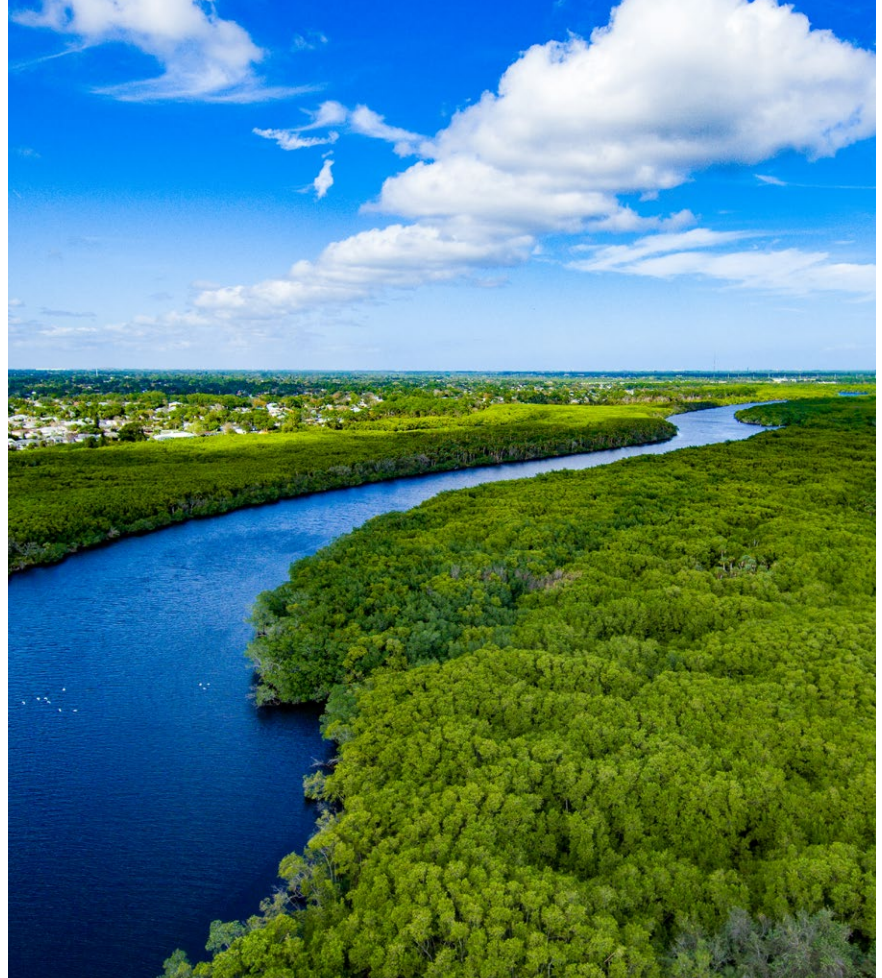
Stephanie Morgan
District 1 Councilwoman



David Pickett
District 2 Councilman



Anthony Bonna, Sr.
District 3 Councilman



Mobility and Impact Fee Program



Jesus Merejo
City Manager

Mary F. Savage-Dunham, AICP, CFM

Director, Planning and Zoning



Lisa Burns

Mobility & Impact Fee Coordinator

772-871-5024

MIFCoordinator@cityofpsl.com

www.CityofPSL.com/MobilityFees

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Section 1 Overview

A. Introduction

Welcome to the City of Port St. Lucie's Mobility and Impact Fee Annual Report for fiscal year 2024. This report, which also includes a report for county impact fees, serves as a testament to our commitment to transparency, innovation, and the pursuit of excellence in all that we do.

What are Mobility and Impact Fees?

Mobility and Impact Fees are a one-time fee assessed to new construction and change of uses to help cover the costs associated with the increased demand for public services and infrastructure resulting from new development or construction. Mobility fees are impact fees based on a plan that specifies improvements to expand and improve roads and intersections, while also providing improvements for sidewalks, crosswalks, and trails.

The mobility fees, along with the three impact fee schedules, can be revised every four years. These fees are designed to ensure that the growth and expansion of a community do not unduly burden existing residents and taxpayers. They are generally used to fund the construction or expansion of essential public services, such as schools, roads, parks, law enforcement, public buildings, and utilities, that are necessitated by new development and change of uses.

On October 4, 2021, the City Council of Port St. Lucie adopted Ordinance 21-75 amending the Code of Ordinances by repealing Title XV, Chapter 159, Article II entitled "Road Impact Fee Schedule" in its entirety and replacing Article II with a new Article II entitled "Mobility Plan and Mobility Fee". On September 26, 2022, the City Council adopted Ordinance 22-87 amending Article II of Section 159 of Title XV entitled "Mobility Fee Schedule". On July 10, 2023, the city adopted Ordinance 23-42 "2045 Mobility Plan", which is the finalized version of the previously adopted Phase One and Phase Two Mobility Plans.

On May 8, 2023, the City Council adopted the following revised impact fee schedules: Ordinance 23-23 Public Buildings; Ordinance 23-26 Law Enforcement; and Ordinance 23-27 Parks and Recreation.

B. Purpose of the Report

Port St. Lucie's mobility and impact fee ordinances and/or interlocal agreements, as amended, contain an annual reporting requirement. This report also provides a transparent and well-documented assessment of the mobility and impact fees collected and used in the preceding fiscal year. It will, in turn, benefit local governments and the communities we serve.

These reports provide several important functions:

- **Transparency:** Mobility and impact fee reports are designed to make the assessment of fees and the use of those funds transparent to the public. They help ensure that the fees are calculated and allocated in a fair and consistent manner.
- **Legal Compliance:** Fees must be calculated in accordance with applicable laws and regulations. An impact fee report demonstrates that the fees meet legal requirements and are based on a credible methodology.
- **Justification:** The report provides a justification for the imposition of impact fees. It outlines how new development impacts public infrastructure and services, and how the fees are used to mitigate these impacts.
- **Accountability:** It holds the City of Port St. Lucie accountable for the use of collected impact fees. The report should detail how the funds are allocated and spent, ensuring they are used for the intended purposes.
- **Planning:** Impact fee reports can serve as a tool for long-term planning. By evaluating the costs associated with growth and development, local governments can better plan for infrastructure expansion and improvement.
- **Communication:** The report communicates to developers and the community how the fees are calculated, which helps them understand the financial implications of new development projects.
- **Dispute Resolution:** In case of disputes or challenges regarding the calculation of fees, the report can serve as a reference document to resolve discrepancies.

This mobility and impact fee report contains information on the following fees: Roads/Mobility, Parks, Law Enforcement, and Public Buildings. Port St. Lucie collects mobility and impact fees for the city and county for all development within city limits.

C. Updates

August 26, 2024 – City Council authorized staff to prepare and update the Mobility Study in response to HB 479. The project kicked off in October 2024 and the completion date is expected to be in the Fall of 2025.

May 13, 2024 – The City approved a Road Impact Fee True-Up Agreement with Stuart Property Holdings, LTD.

May 13, 2024 – The City approved Resolution 24-R32 which is an agreement for park impact fee credit between the city, St. Lucie County, and Mattamy Palm Beach LLC. for Tradition Regional Park.

February 26, 2024 – The City approved a Road Impact Fee True-Up Agreement with Veranda St. Lucie Land Holdings, LLC.

Previous Actions

July 10, 2023 – The Port St. Lucie 2045 Mobility Plan was adopted by City Council – Ordinance 23-42. This provides guidance on infrastructure and mobility improvements over the 22-year plan period and provides direction for developing the City's annual Capital Improvement Plan (CIP).

June 26, 2023 – The City approved a Road Impact Fee True-Up Agreement with Verano Development, LLC.

June 27, 2023 – The City approved a Road Impact Fee True-Up Agreement with Riverland/Kennedy II, LLC.

June 26, 2023 – The City approved a Road Impact Fee True-Up Agreement with ACR Acquisitions, LLC.

May 8, 2023 – City Council adopted revised impact fee schedules for Parks, Law Enforcement, and Public Buildings utilizing the Extraordinary Circumstances provision in the Florida State statute. Parks and Law Enforcement impact fees were increased, and the Public Buildings fees was decreased. (Ordinance 23-27 Parks, 23-26 Law Enforcement, and 23-23 Public Buildings.)

May 1, 2023 – The county parks Municipal Services Taxing Unit (MSTU), originally approved .25 mills sunset, and has not yet been renewed by the county. This represents a substantial loss in funding in capital projects. Over the 20-year term, the city received \$38,142,959.38 dollars in support of developing and refurbishing parks facilities.

October 24, 2022 - The City Council approved the amended and restated agreement between the city and Riverland/Kennedy II, LLC. as to park and recreational facilities impact fees and off-site drainage for City Park 1.

September 26, 2022 – City Council adopted Ordinance 22-87 updating the City's Mobility Plan and Mobility Fees Technical Report. Phase 2 utilized data collection, and established service standards and the mobility and multimodal corridors established in Phase 1.

October 4, 2021 – City Council adopted Ordinance 21-75 of the Mobility Plan. City Council, contracted with NUE Urban Concepts, LLC., created a Mobility Plan and Mobility Fee implementing ordinance. The study has two phases. Phase 1 was the completion of the Mobility Plan, technical report, and mobility fee ordinance effective October 5, 2021.

Note: Mobility and Impact Fee Studies and Rate Schedules can be found at www.CityofPSL.com/MobilityFees.

Section 2

Mobility and Impact Fees Revenue and Expenditures



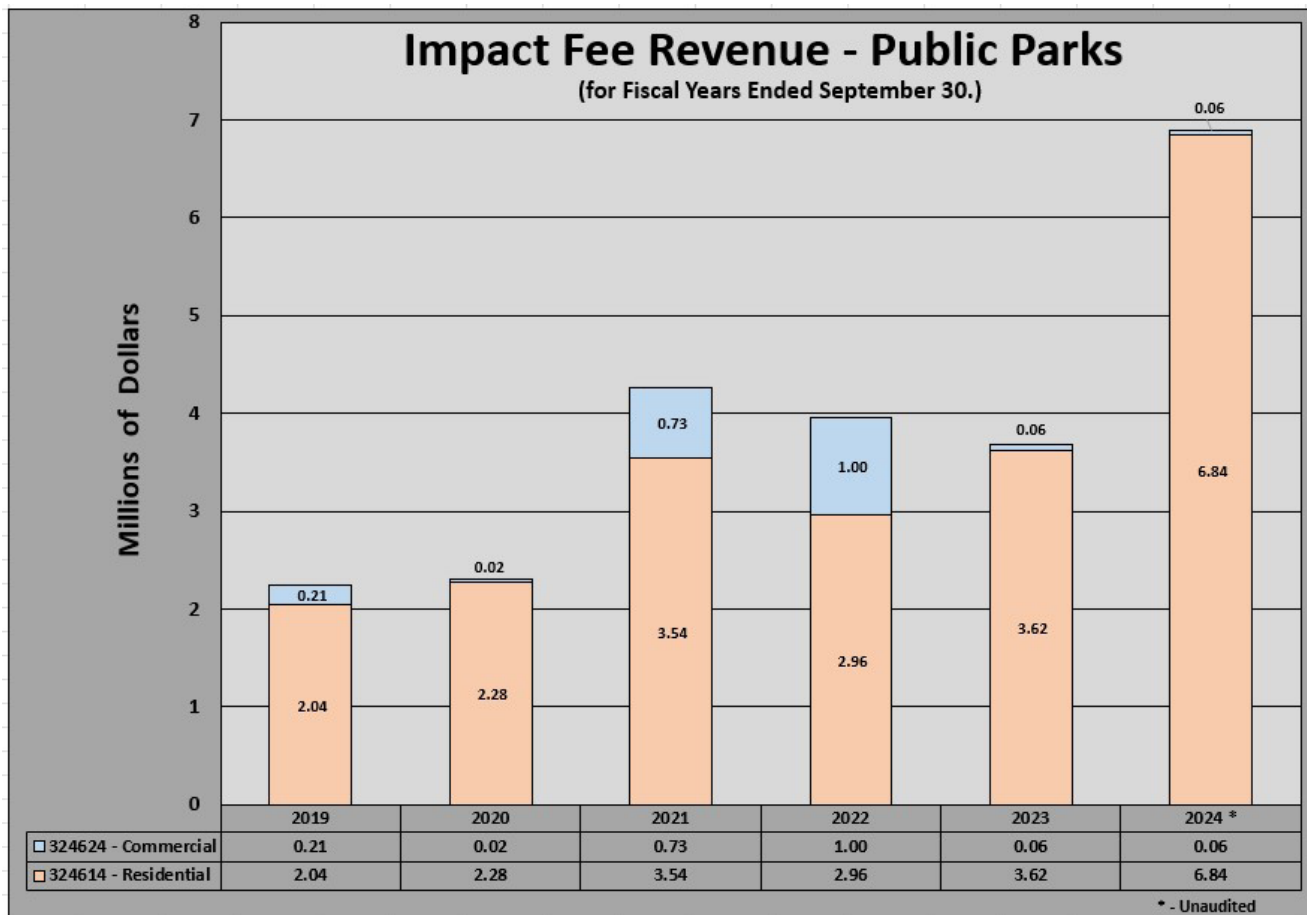
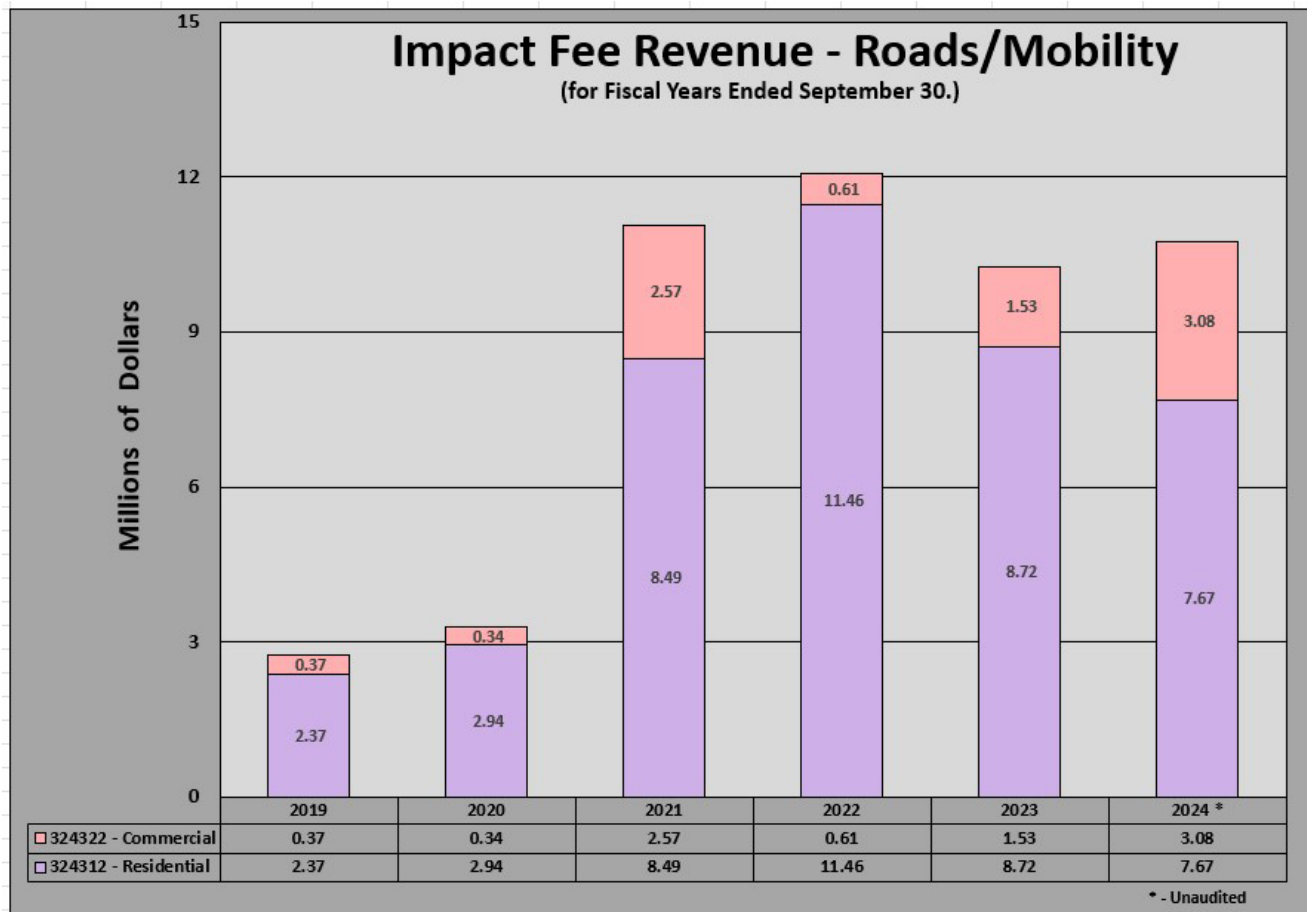
A. Collection

The chart and graphs on the following pages depict the City of Port St. Lucie's Mobility and Impact Fee revenue data for commercial and residential development. The four categories are Roads/Mobility, Parks, Law Enforcement, and Public Buildings.

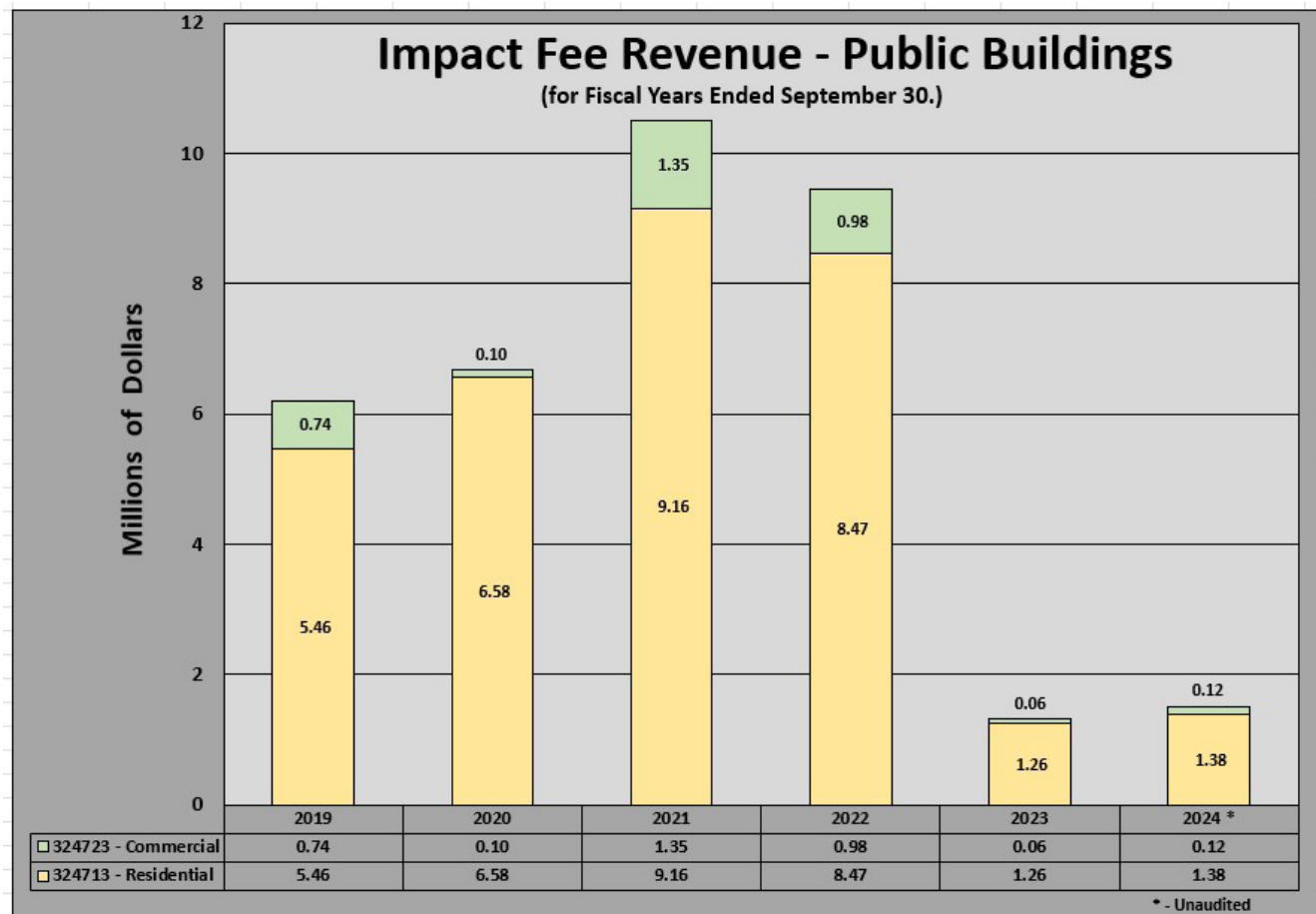
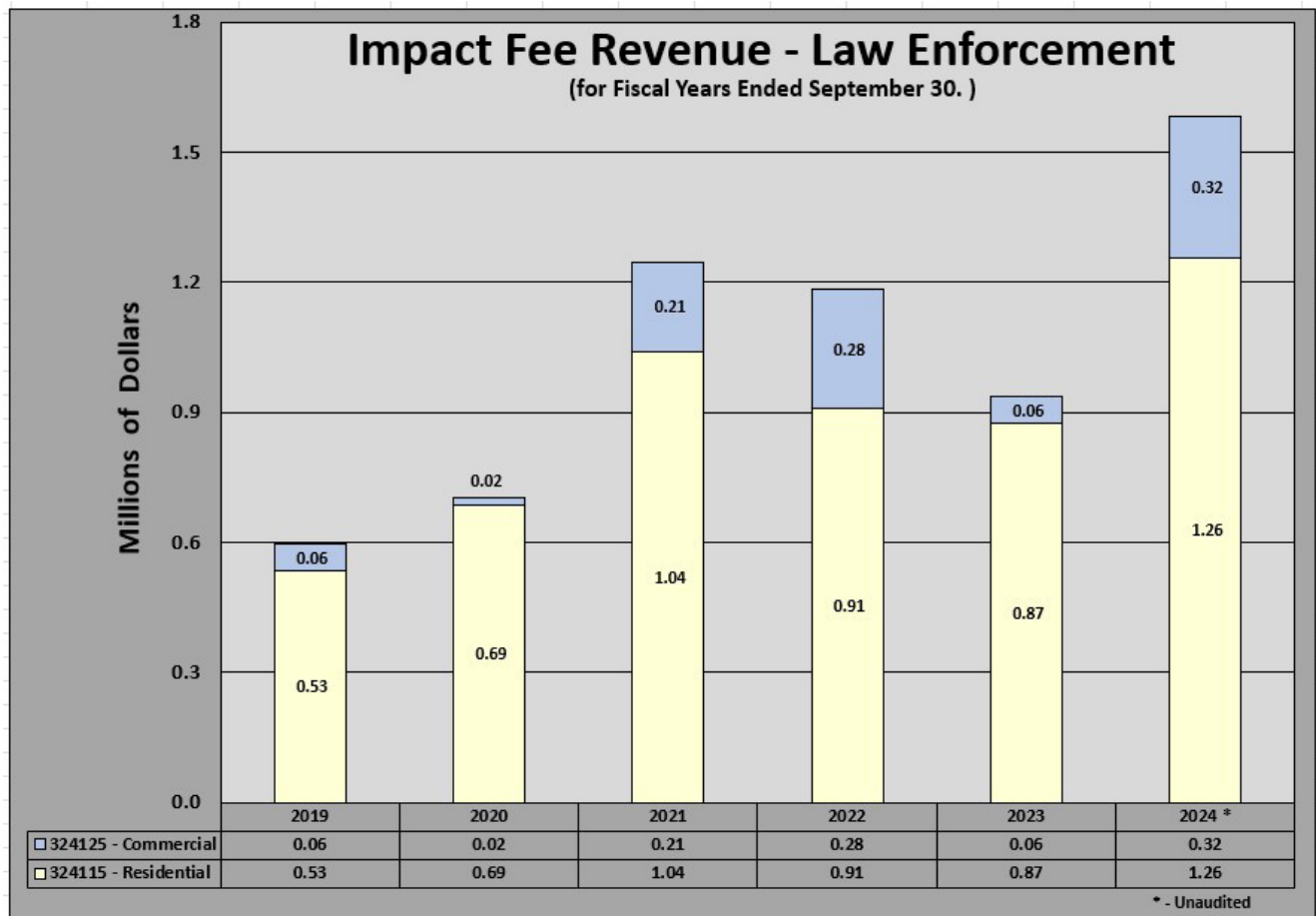
City Roads/Mobility and Impact Fee Data Report for the Fiscal Years Ending September 30.

IMPACT FEE REVENUE (for Fiscal Years Ended September 30.)								
Fiscal Year	Public Buildings		Law Enforcement		Roads/Mobility		Public Parks	
	324713 - Residential	324723 - Commercial	324115 - Residential	324125 - Commercial	324312 - Residential	324322 - Commercial	324614 - Residential	324624 - Commercial
2019	5,461,479.00	736,337.34	534,755.00	61,192.00	2,365,279.00	373,758.01	2,039,153.00	207,430.00
2020	6,576,240.00	98,834.06	687,215.00	15,073.55	2,942,377.00	337,705.92	2,282,062.00	24,898.00
2021	9,157,723.44	1,353,705.74	1,038,217.00	208,316.26	8,489,953.00	2,569,911.40	3,537,398.00	731,098.00
2022	8,470,401.65	978,675.47	908,342.86	275,004.91	11,458,419.12	614,404.33	2,960,328.00	1,000,376.00
2023	1,261,952.00	58,800.17	873,872.50	62,572.20	8,724,002.74	1,530,616.17	3,617,349.17	58,585.00
2024 *	1,383,987.73	120,141.53	1,256,811.00	323,961.08	7,668,850.03	3,079,722.74	6,840,853.00	58,291.00
* - Unaudited								

City Roads/Mobility and Impact Fee Data as highlighted in the following bar graphs.



City Roads/Mobility and Impact Fee Data as highlighted in the following bar graphs.



Our Projects

B. Expenditures

1. Road and Mobility Fee Expenditures

Roads/Mobility fee revenue is allocated by benefit district according to the project location (see map on page 14). There are six mobility fee benefit districts. If a project spans more than one benefit district per ordinance, the mobility fee revenue can be used across benefit district lines.

Road and Mobility fees were utilized to the benefit of the city in fiscal year 2024 on several projects, including, but not limited to the following:

New Sidewalks Citywide: Cashmere, NW Milner, and SW Savage Blvd.

Traffic Calming: Dreyfuss & Dalton, Rosser Blvd, Abingdon, Milner, Idol & Sunglow (Completed)

Peacock Blvd. Improvements (Construction FY24/25)

Signalization – Bayshore Blvd. & Lakehurst (Completed)

Cameo Blvd. & Port St. Lucie Blvd. Intersection Improvements (Construction FY24/25)

Tulip Blvd./College Park Road Intersection Improvements (Construction FY24/25)

Tradition & Village Parkway Mobility Improvements (In-process, design work for roadway improvements)

North & East Torino Intersection Improvements (Construction on-going)

U. S. 1 Beautification Landscape Project (Completed)



2. Parks Impact Fee Expenditures

For this reporting period, much of the focus for parks has been on the Regional Park Facilities and improvements at two neighborhood parks. The status of each project is described below and on the following pages.

Park Impact Fee Account Projects	Encumbered Under Contract	Expended FY 2024*
Tradition (BMX Design)	\$328,980.00	\$148,564.00
Torino	\$272,820.00	\$91,701.45
Stars and Stripes	\$-	\$ -
O.L. Peacock, Sr. Park	\$227,000.00	\$42,722.50

*unaudited

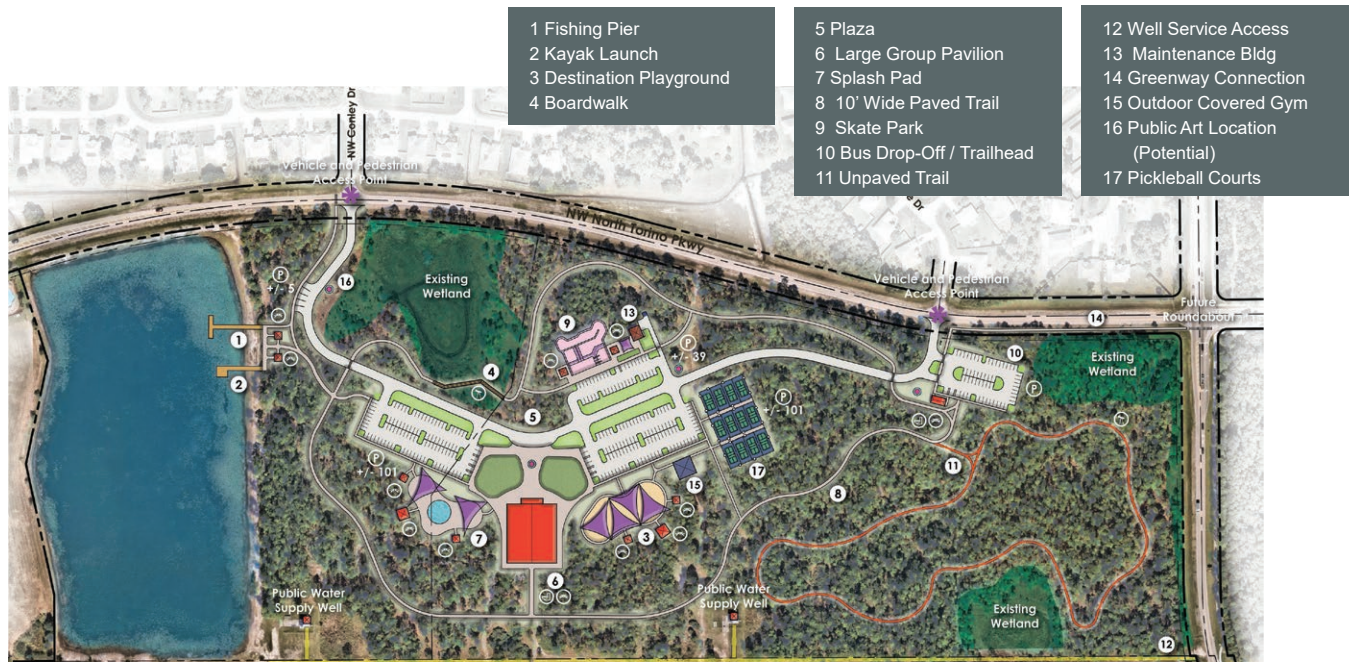
Tradition Regional Park

Tradition Regional Park is a 124-acre facility located at 13500 SW Tradition Parkway. This park will include a BMX facility, four multipurpose fields (one lighted, three unlit) and four lighted baseball fields that can be used for softball as well. This park also will have parking, restroom facilities, and a concession stand to support the users. The park is being constructed by developing partner, Mattamy Homes, and a portion of the project cost will be funded in part by City Impact Fees, Bond funding and General Funding allocations. As of May 13, 2024, an agreement with Mattamy Homes established a \$2.1 million city impact fee credit allocation. Additionally, an agreement with St. Lucie County, approved by the County Commission on June 4, 2024, provides \$2.75 million in county impact fee credits.

The BMX facility is being developed through a partnership between the city and USA BMX Design Group. Impact fees have been utilized to support engineering and design as depicted in the above table.



Phase 1 Enlargement - Parcel A (North) - FUNDED



Torino Regional Park

Torino Regional Park will be a 193-acre facility located in the area of 5201 NW Torino Parkway. St. Lucie County has allocated \$4 million dollars in impact fee revenue to this park, and \$1 million dollars in impact fee revenue specifically for a softball field. The city is contracted with Kimley-Horn to lead the design for Phase 1 and Burkhardt

as the CMAR to handle preconstruction services and GMP development. The city has discussed partnering with the county to bring additional facilities to the Torino site that potentially could include a library, bus loops or an aquatics facility, if all parties are amenable.



Stars and Stripes Park

Stars and Stripes Park will be a 47.5-acre facility consisting of passive walking trails and areas for reflection. The site plan has been approved and construction underway with completion in 2025. At this time, impact fees will not be spent on this park. Mattamy Homes has stated it will fund the construction of this park as long as the city's Parks & Recreation Department agrees to maintain the park once construction is complete.

Restroom construction will potentially begin as early as January or February 2025 contingent upon site access after the developer completes construction. No funds have been spent on the park as Mattamy is handling the construction.

Phase II Winterlakes Neighborhood Park

Winterlakes Neighborhood Park is a 28-acre park located on NW Jannebo Street in the northern section of the city. The city recently completed the buildout of Phase II of this park facility which included the continuation of a walking trail, volleyball courts, family pavilions, gazebo, and covered fishing pier with a swing. The Grand Opening was held on Saturday, January 23, 2021.

O.L. Peacock Sr. Park Design - Phase I

The city has completed the conceptual design for O.L. Peacock, Sr. Park, which is a 100-acre man-made lake facility located on SW Dreyfuss Boulevard. Construction plans are currently being developed for O.L. Peacock, Sr. Park Phase I, and are expected to include an upland trail, a small playground, landscaping, a new entryway, signage, pavilions, and additional on street parking. Park construction is expected to begin in Spring 2025, and it will be a 12–18-month buildout.

There are plans to submit for a site plan review while simultaneously working on the scope (slight reduction). The initial estimates exceeded the budget, and as a result, we are proposing a phased approach. Phase 1 will focus on the east and middle loops (trails), and include the playground and pavilions, while postponing the west loop.



3. Public Building Impact Fee Expenditures

The city has been actively constructing the new 54,259 square-foot, three-story Police Training Facility at the City Hall campus which was approved by City Council on January 23, 2023. The estimated completion of the training facility is Fall 2025.

The design contract for the Public Works Facility was approved by City Council on September 23, 2024. The design concept has been updated from a 50,577 square foot, two-story structure to a 71,249 square-foot, three-story building which will be located at 450 SW Thornhill Drive.

No funds were expended from the Public Building Impact Fee account in fiscal year 2024, however, City Council has committed \$3.3 million in impact fee revenue to help fund the new police training facility.



Public Works Facility



Police Training Facility



Police Training Facility

C. Assessment and Benefit Districts

Single-Family Residence Permits by Assessment and Benefit Area

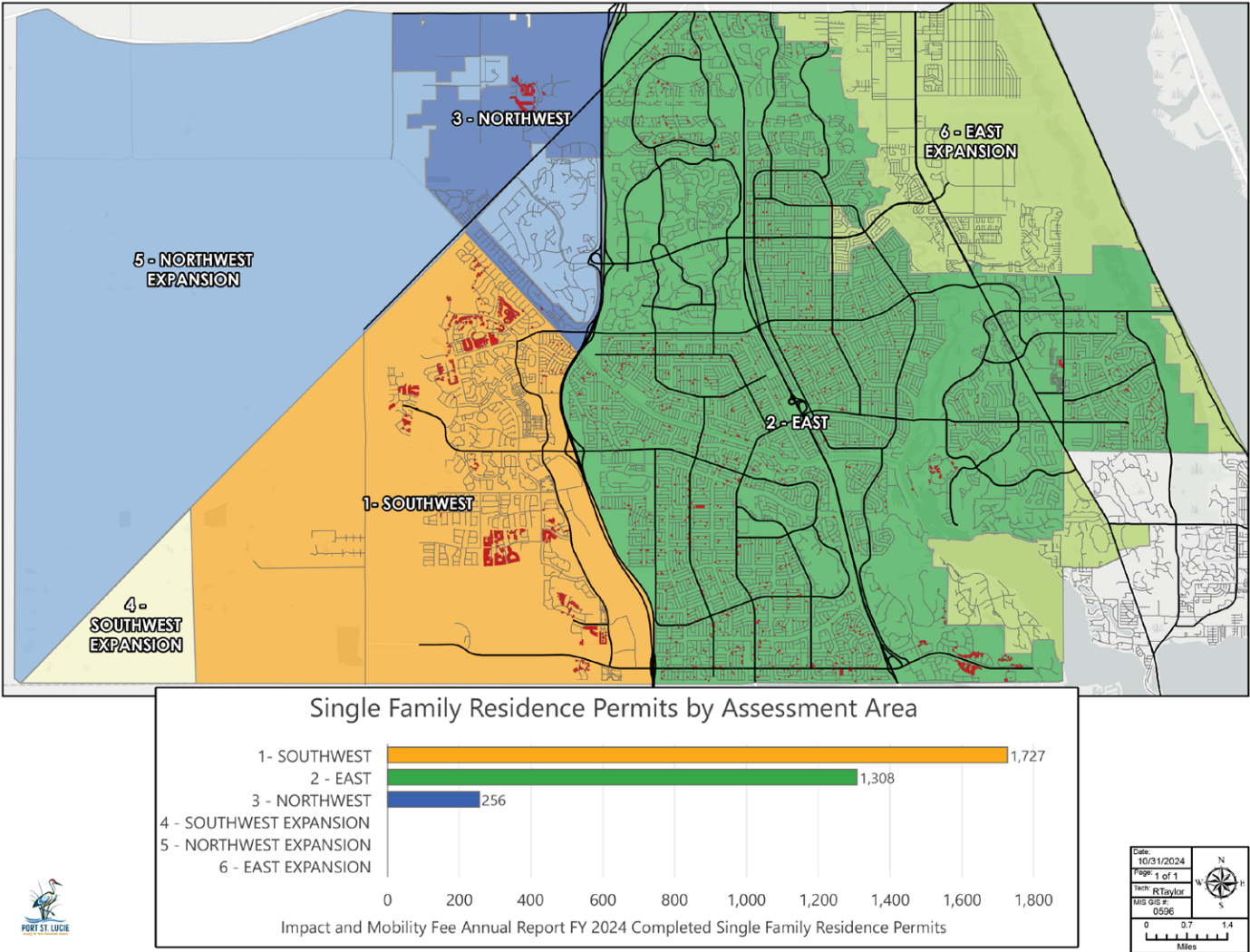
The following maps illustrate the City of Port St. Lucie's mobility and impact fees for single-family residence permits that have been completed for fiscal year 2024.

There are six assessment areas for single-family residence permits. The three assessment areas with active single-family development are the Southwest, East, and Northwest. In fiscal year 2024, the Building Department issues a total of 1,727 permits in the Southwest assessment area, 1,308 in the East assessment area, and 256 in the Northwest assessment area. The map below also includes 40 permits tagged assessment area West. These permits were issued before the new implementation of the

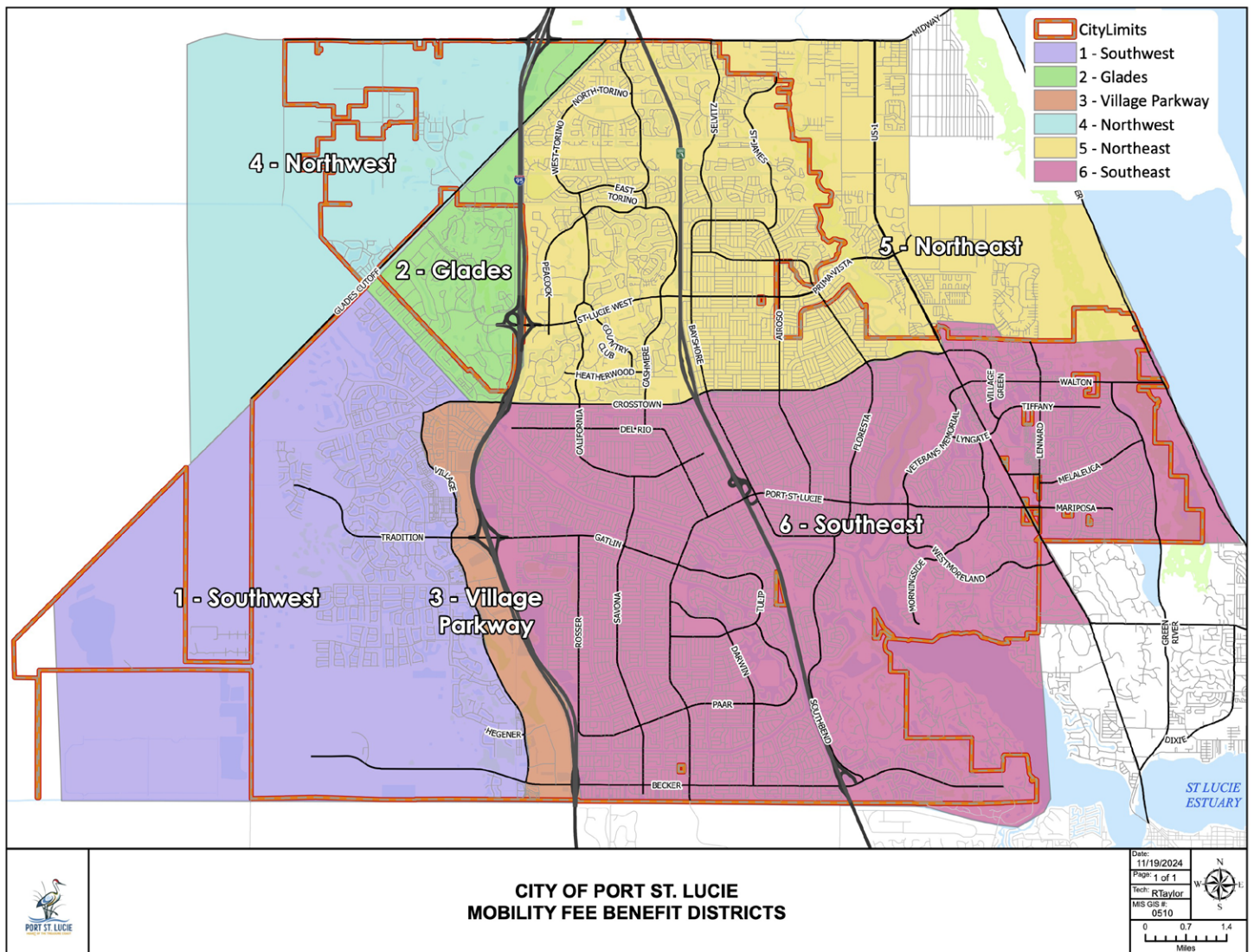
updated assessment areas. The old West area is now divided between Northwest and Southwest.

The map below demonstrates that in fiscal year 2024 single-family units in the Southwest annexation area outpaced development of single-family platted lots by 419 units.

The map on page 14 represents the City of Port St. Lucie's Mobility Fee Benefit Districts. There are six benefit districts located within the city limits: Southeast, Southwest, Glades, Village Parkway, Northwest, and Northeast.



**Map also include 40 permits tagged assessment area WEST that are issued before the new implementation of the Assessment Areas



D. County Parks and Roads Summary and Detailed Impact Fees Data

Fiscal year 2024 Summary for County Parks and Roads Data

Residential - Impact Fee	Revenue Collected	Credit Utilization
County Roads Total	\$4,792,247.00	\$3,227,796.00
County Parks Total	\$7,621,266.19	\$0.00
Commercial - Impact Fee	Revenue Collected	Credit Utilization
County Roads Total	\$1,034,738.43	\$60,758.36
County Parks Total	\$1,920.38	\$0.00

Fiscal year 2024 Summary for County Parks and Roads Data

	Residential		Commercial	
County Impact Fee	Revenue Collected	Credit Utilization	Revenue Collected	Credit Utilization
Library	\$1,170,554.54	\$335.95	\$305.97	\$0.00
Public Building	\$1,554,033.44	\$78,018.75	\$297,876.59	\$10,112.05
Fire/EMS	\$2,291,479.00	\$0.00	\$350,799.28	\$0.00
Education	\$12,524,740.00	\$6,524,170.00	\$6,786.00	\$0.00
Law	\$1,608,400.92	\$0.00	\$142,006.95	\$0.00
Roads	\$4,792,247.00	\$3,227,796.00	\$1,034,738.43	\$60,758.36
Parks	\$7,621,266.19	\$0.00	\$1,920.38	\$0.00

The fiscal year 2024 totals for parks and roads impact fees are broken down by revenue, credit, and a *4% administration fee. Throughout the year, the county receives a monthly report for roads and parks from the city's Building Department. The monthly report of the city's law enforcement expenditures can be found in Section 4 of this report.

*County 4% Admin Fees Retained by the City (unaudited)

Please note the following statement for County Parks:

Tradition Regional Park: As of May 13, 2024, an agreement has been established with Mattamy Homes for a \$2.1 million dollar city impact fee credit allocation. Additionally, there is an agreement with St. Lucie County, approved by the County Commission on June 4, 2024, for \$2.75 million dollars for county impact fee credit.

Torino Regional Park: The city's Parks and Recreation Department awarded a contract for a design/build in November 2024. The funding allocated for this includes \$4 million Torino St. Lucie County Interlocal Agreement impact funds (\$4 million Torino/\$1 million softball specified) but it has not been expended in fiscal year 2024. The softball component was not designed into Phase I therefore the funding will not be expended as part of Phase I.



Section 3

City of Port St. Lucie Mobility and Impact Fee Schedules

Mobility and Impact Fee Schedules

The City of Port St. Lucie's Mobility Fee schedule became effective on October 5, 2021. The impact fees for law enforcement, parks, and public buildings were updated May 8, 2023, effective June 30, 2023, and updated again May 3, 2024, effective June 30, 2024. Mobility and Impact fees are calculated by the Mobility and Impact Fee Coordinator housed in the Planning and Zoning Department prior to building permit issuance. As part of calculating the fees, the city applies city and county credits upon request by the developers. This year we have updated the credit banks which automates the usage of available credits applicable for various projects. The procedure of calculating impact fees encompasses two main steps:

1. Establishing the cost of development related capital improvements
2. Allocating those costs equitably to various types of development

The Planning and Zoning Department also handles all mobility and impact fee requests including refunds, true-up agreements, and other customer inquiries and works collaboratively with St. Lucie County's Impact Fee Program Department.

The following schedules are the City of Port St. Lucie's fiscal year 2024 Impact and Mobility fees which overlap within the fiscal year beginning October 1, 2023, through September 30, 2024. Please note that the City of Port St. Lucie's fees are assessed when permits are pulled, while the county's impact fees are assessed based on the permit application.

Development Impact Fee Schedule - Effective June 30, 2023 - June 29, 2024.

Residential (per dwelling unit)				
Land Use Type	Demand Indicator	Parks	Public Buildings	Law enforcement
Single Unit	Per Unit	\$2,356.00	\$516.00	\$366.00
2+ Units/Structure	Per Unit	\$1,541.00	\$337.00	\$236.00
Mobile Residence	Per Unit	\$1,904.00	\$417.00	\$306.00

Non-Residential (per indicated demand unit)				
Land Use Type	Demand Indicator	Parks	Public Buildings	Law enforcement
Commercial	1000 SF	N/A	\$131.00	\$814.00
Research & Development Center	1000 SF	N/A	\$190.00	\$367.00
Office	1000 SF	N/A	\$216.00	\$358.00
Nursing Home	1000 SF	N/A	\$152.00	\$133.00
Hospital	1000 SF	N/A	\$191.00	\$348.00
Day Care	Student	N/A	\$10.00	\$146.00
University/College	Student	N/A	\$12.00	\$54.00
Secondary School	1000 SF	N/A	\$42.00	\$312.00
Elementary School	1000 SF	N/A	\$63.00	\$440.00
Lodging	Room	N/A	\$28.00	\$88.00
Assisted Living	Bed	N/A	\$44.00	\$48.00
Mini-Warehouse	1000 SF	N/A	\$2.00	\$49.00
Warehousing	1000 SF	N/A	\$60.00	\$58.00
Manufacturing	1000 SF	N/A	\$116.00	\$160.00
Light Industrial	1000 SF	N/A	\$151.00	\$165.00

Development Impact Fee Schedule - Effective June 30, 2024 - June 29, 2025.

Residential (per dwelling unit)				
Land Use Type	Demand Indicator	Parks	Public Buildings	Law enforcement
Single Unit	Per Unit	\$2,356.00	\$516.00	\$366.00
2+ Units/Structure	Per Unit	\$1,541.00	\$337.00	\$236.00
Mobile Residence	Per Unit	\$1,904.00	\$417.00	\$306.00

Non-Residential (per indicated demand unit)				
Land Use Type	Demand Indicator	Parks	Public Buildings	Law enforcement
Commercial	1000 SF	N/A	\$145.00	\$806.00
Research & Development Center	1000 SF	N/A	\$211.00	\$367.00
Office	1000 SF	N/A	\$240.00	\$358.00
Nursing Home	1000 SF	N/A	\$169.00	\$133.00
Hospital	1000 SF	N/A	\$213.00	\$346.00
Day Care	Student	N/A	\$11.00	\$146.00
University/College	Student	N/A	\$14.00	\$54.00
Secondary School	1000 SF	N/A	\$46.00	\$312.00
Elementary School	1000 SF	N/A	\$70.00	\$440.00
Lodging	Room	N/A	\$30.00	\$85.00
Assisted Living	Bed	N/A	\$49.00	\$48.00
Mini-Warehouse	1000 SF	N/A	\$3.00	\$49.00
Warehousing	1000 SF	N/A	\$66.00	\$58.00
Manufacturing	1000 SF	N/A	\$129.00	\$159.00
Light Industrial	1000 SF	N/A	\$168.00	\$164.00

2022 Port St. Lucie Mobility Fee Schedule per Sq. Ft.

Use Categories, Use Classifications, and Representative Uses (Ordinance Controls Use, Classification & Representative Uses)	Unit of Measure	East of 95 (aka East)	Southwest of 95 (aka Southwest)	Northwest of 95 (aka Northwest)
Residential & Lodging Uses				
Single-Family Residential per sq. ft. (Maximum 3,500 sq. ft.) ¹	Per sq. ft.	\$1.60	\$1.13	\$1.42
Active Adult (55+) Residential per sq. ft. (Maximum 3,500 sq. ft.) ¹	Per sq. ft.	\$1.45	\$1.03	\$1.29
Multi-Family Residential per sq. ft. (Maximum 2,500 sq. ft.) ¹	Per sq. ft.	\$2.65	\$1.87	\$2.34
Overnight Lodging (Hotel, Inn, Motel, Resort) ²	Per room	\$1,998	\$1,409	#1,770
Mobile Residence (Mobile Home, Recreational Vehicle, Travel Trailer)	Per sq. ft.	\$1,605	\$1,132	\$1,422
Institutional Uses				
Community Serving (Civic, Place of Assembly, Museum, Gallery) ²	Per sq. ft.	\$1.99	\$1.48	\$2.21
Long Term Care (Assisted Living, Congregate Care Facility, Nursing Facility)	Per sq. ft.	\$1.11	\$0.79	\$0.99
Private Education (Child Care, Day Care, Private Primary School, Pre-K)	Per sq. ft.	\$2.14	\$1.60	\$1.89
Industrial Uses				
Industrial (Assembly, Fabrication, Manufacturing, R&D, Trades, Utilities)	Per sq. ft.	\$0.70	\$0.55	\$0.74
Commercial Storage (Mini-Warehouse, Boats, RVs & Outdoor Storage, Warehouse) ³	Per sq. ft.	\$0.56	\$0.44	\$0.59
Distribution Center (Cold Storage, Fulfillment Centers, High-Cube)	Per sq. ft.	\$0.45	\$0.36	\$0.48
Recreational Uses				
Marina (Including dry storage) per berth ²	Per berth	\$663	\$487	\$704
Outdoor Commercial Recreation (Golf, Multi-purpose, Sports, Tennis) ²	Per acre	\$2,189	\$1,692	\$2,377
Indoor Commercial Recreation (Fitness, Gym, Health, Indoor Sports, Recreation)	Per sq. ft.	\$3.45	\$2.67	\$3.67
Office Uses				
Office (Bank, Dental, General, Higher Education, Hospital, Medical, Professional)	Per sq. ft.	\$2.66	\$2.12	\$2.85
Free-Standing Medical Office (Clinic, Dental, Emergency Care, Medical, Veterinary)	Per sq. ft.	\$4.46	\$3.61	\$4.69
Commercial Services & Retail Uses				
Local Retail (Non-Chain or Franchisee) (Entertainment, Restaurant, Retail, Services) ⁴	Per sq. ft.	\$1.99	\$1.48	\$2.21
Multi-Tenant Retail (Entertainment, Restaurant, Retail, Services) ⁵	Per sq. ft.	\$1.11	\$0.79	\$0.99
Free-Standing Retail (Entertainment, Restaurant, Retail, Services) ⁶	Per sq. ft.	\$2.14	\$1.60	\$1.89
Additive Fees for Commercial Services & Retail Uses⁷				
Bank Drive-Thru Lane or Free-Standing ATM ⁸	Per lane/ATM	\$15,711	\$10,868	\$12,234
Motor Vehicle & Boat Cleaning (Detailing, Wash, Wax) ⁹	Per lane or stall	\$13,857	\$9,962	\$12,227
Motor Vehicle Charging or Fueling ¹⁰	Per charging or fueling position	\$12,793	\$9,197	\$11,288
Motor Vehicle Service (Maintenance, Quick Lube, Service, Tires) ¹¹	Per service bay	\$5,993	\$4,308	\$5,288
Pharmacy Drive-Thru ¹²	Per lane	\$10,575	\$7,603	\$9,331
Quick Service Restaurant Drive-Thru Lane ¹³	Per lane	\$30,012	\$18,971	\$25,517

2022 Port St. Lucie Mobility Fee Schedule Per Square-Foot

1. The maximum square-footage for each residential use 10. denotes the maximum assessed square-footage per dwelling. Residential additions, except for expansion of bathrooms, kitchens or non-temperature-controlled spaces, shall be required to pay a mobility fee up to the maximum square-footage threshold for the entire dwelling unit. Accessory dwelling units shall also be required to pay a mobility fee per square-foot.
2. Any space that is leased to a third-party use or provides drinks, food, goods or services to the public shall be required to pay the applicable mobility fee per the individual uses identified in the mobility fee schedule. 11.
3. Acreage for any unenclosed material and vehicle storage, sales and display shall be converted to square-footage.
4. Local Retail shall mean entertainment, restaurant, retail or personal service uses under Institute of Transportation Engineers (ITE) Land Use Codes 800 and 900 that are locally owned and are not national chains or national franchisees. Local shall be defined as five or fewer locations in Florida and no locations outside Florida. The City may adopt additional criteria for determining local.
5. Multi-tenant Retail means a single building, with two or more separate uses under lease or ownership where no single use exceeds 75% of the total square-footage of the building. Institute of Transportation Engineers (ITE) Land Use Codes under the 800 and 900 series and ITE Land Use Codes 444 and 445 (Movie Theater & Multi-Plex).
6. Free-standing Retail means a single building where any single use under a common lease or ownership exceeds 75% of the total square-footage of the building. ITE Land Use Codes under the 800 and 900 series and ITE Land Use Codes 444 and 445 (Movie Theater & Multi-Plex).
7. Additive mobility fees are in addition to mobility fees assessed for the square-footage or applicable unit of measure for a given use.
8. Each bank building shall pay the office rate for the square-footage of the building. Drive-thru lanes, free-standing ATMs and drive-thru lanes with ATMs are assessed a separate fee per lane or per ATM and are added to any office rate mobility fee associated with a bank building. The free-standing ATM is for an ATM only and not an ATM within or part of another non-financial building, such as an ATM within a grocery store.
9. Motor vehicle or boat cleaning shall mean any car wash, wax or detail where a third party or automatic system performs the cleaning service. Mobility Fees are assessed per lane or stall, plus the applicable mobility fee retail rate associated with any additional building square-footage.
10. Rates per motor vehicle charging or fueling position apply to a convenience store, gas station, general store, grocery store, supermarket, superstore, variety store, wholesale club or service stations with charging stations or fuel pumps. In addition, there shall be a separate mobility fee for the square-footage of any multi-tenant or free-standing retail building per the applicable mobility fee rate. The number of charging or fueling positions is based on the maximum number of motor vehicles that could be charged or fueled at one time.
11. Motor Vehicle Service shall mean routine maintenance or service such as changing belts, brakes, fluids, filters, tires and wipers. Service may also include functions such as alignments or tune-ups, but does not include bodywork, engine repair or replacement or painting. Motor Vehicle Service would pay per service bay plus the applicable mobility fee retail rate associated with any additional building square-footage, including any lobby, offices, show rooms or waiting area.
12. Any drive-thru associated with a pharmacy will be an additive fee in addition to the applicable retail mobility fee per square-foot of the building. The number of drive-thru lanes will be based on the number of lanes present when an individual places or picks up a prescription or item. This includes any pharmacies located within a dispensary, grocery store, supermarket, variety store or wholesale club.
13. Any drive-thru associated with a quick service restaurant will be an additive fee in addition to the applicable retail mobility fee per square-foot of the building. The number of drive-thru lanes will be based on the number of lanes present when an individual places an order or picks up an order, whichever is greater. Quick-service restaurants include those in convenience stores or multi-tenant buildings. Drive-thrus include lanes for online and third-party ordering and delivery.

Section 4

Appendices

A. Law Enforcement Expenditures

Port St. Lucie Police Department Fiscal Year 2024

October-2023

109-2105-551002	\$13,250.00	10 Laptops for new hires
109-2112-5641	\$73,025.23	2 vehicles for new hires
109-2130-5520	\$23,107.21	Various supplies for new hires
Subtotal	\$109,382.44	

November-2023

109-2105-551002	\$3,833.80	Computer items for new hires.
109-2105-5641	\$34,528.49	Vehicle purchase for new hire.
109-2130-5510	\$3,920.70	Various supplies for new hires
109-2130-5520	\$550.00	New hire pre-employment psych exam.
109-2130-5520	\$9,138.46	Various supplies for new hires
Subtotal	\$51,971.45	

December-2023

109-2105-551002	\$5,850.00	Computer monitors for new hires.
109-2130-5520	\$26,824.91	Various items (veh equip, psych, armor) for new hires.
109-2130-5641	\$0.00	
Subtotal	\$32,674.91	

January-2024

109-2105-551002	\$1,755.00	Computer monitors for new hires.
109-2111-5641	\$28,730.50	Vehicle purchase for new hire.
109-2112-5641	\$41,103.00	Vehicle purchase for new hire.
109-2115-5641	\$83,310.41	Vehicles (3) purchase for new hires.
109-2130-5510	\$19,401.00	Weapons for sworn new hires.
109-2130-5520	\$9,391.92	Body armor for sworn new hires.
109-2130-5520	\$4,609.50	Various supplies for new hires
109-2130-5641	\$176,202.33	Vehicles (4) purchase for new hires.
Subtotal	\$364,503.66	

February-2024		
109-2105-5510	\$47,957.30	Purchase of cabinet and AEDs for sworn hires.
109-2112-5510	\$1,274.35	Purchase of desk for new hire.
109-2112-5641	\$73,235.75	Purchase vehicles for new hires.
109-2130-5520	\$7,356.86	Various supplies (body armor, cuffs, etc.) for new hires
109-2131-5510	\$4,523.20	Furniture purchase for new.
Subtotal	\$134,347.46	
March-2024		
109-2110-5510	\$6,020.65	Furniture for new Deputy Chief
109-2130-5510	\$111,674.61	Fingerprint scanners & weapons for new hires
109-2130-551002	\$17,241.90	Handheld printers with adaptors for new hires
109-2130-5520	\$22,224.98	Psych exam, various supplies, & body armor for new hires
109-2130-5641	\$134,967.00	Vehicles (3) for new hires
109-2115-5641	(\$43.41)	Misc adjustment to vehicle charge
109-2130-5510	\$0.00	
109-2130-5510	\$0.00	
Subtotal	\$292,085.73	
June-24		
109-2105-5510	\$3,592.05	Furniture for new hires.
109-2112-5641	\$4,368.04	Vehicle equipment for new hires.
109-2130-5520	\$2,452.11	Uniform supplies for new hires.
109-2130-5520	\$1,600.00	Psych exam for new hires
109-6200-5641	\$2,457.00	Purchase of two toppers for AC vehicles
Subtotal	\$14,469.20	
July-2024		
109-2130-5510	\$32,306.00	Weapons for new officer hires.
109-2130-551002	\$24,033.64	Laptops for new hires.
109-2130-5520	\$19,154.64	Psych exam, various uniform supplies for new hires
109-2130-5641	\$849,547.00	19 Police vehicles for new hires.
109-2139-5641	\$89,426.00	2 Police vehicles for new hires.
Subtotal	\$1,014,467.28	

August-2024		
109-2130-5520	\$72.64	Body armor supplies for new hires
109-2130-5520	\$2,434.05	Uniform supplies for new hires.
109-2130-5520	\$2,157.24	New Bike & equipment for Bike Patrol
109-6200-5641	\$2,207.00	Purchase of toppers for AC vehicles
Subtotal	\$6,870.93	
September-2024		
109-2105-5520	\$3,724.00	Graphic design for new vehicles
109-2112-5641	\$4,938.88	Vehicle equipment for new vehicle
109-2130-5510	\$85,824.33	Vehicle equipment for new vehicles
109-2130-5520	\$9,656.68	Uniform and body armor supplies for new hires
109-2130-5520	\$1,575.00	Psych exam, various uniform supplies for new hires
Subtotal	\$105,718.89	
Total Expenditures For Fiscal Year FY23/24	\$2,451,823.62	

B. Public Works Expenditures

Port St. Lucie Public Works Department Fiscal Year 2024

FY 2024 Public Works Expenditures: Mobility and Impact Fees:

Planning (ongoing)

Savona Blvd. Feasibility Study

Design (ongoing)

Intersection Improvements – Savona & Gatlin Phase 2

Roadway Improvements – Bayshore Blvd.

Roadway Improvements – Commerce Centre Dr. Rehabilitation

Roadway Improvements – Gatlin Blvd. Rehabilitation and Resurfacing

Roundabout – Savona & Paar

Roundabout – Darwin & Paar

Sidewalk – Lakehurst

Traffic Calming – Sandia

Traffic Calming – Rosser

Design (complete)

Traffic Calming – Airoso Median Improvements

Construction

Intersection Improvements – Cameo & PSL Blvd. (Awaiting start due to procurement lead times)

Safety – Green River Pkwy. at Melaleuca Blvd. Pedestrian Crossing Enhancements (Nearing completion)

Traffic Calming – Dalton

Traffic Calming – Dreyfuss

Traffic Calming – Abingdon Ave.

Traffic Calming – Milner Dr.

Sidewalks – SE Rushing Ln. from Walton Rd. to Rotary Park

Sidewalks – Milner from Selvitz to St. Lucie County Fire District Administration Center (south of Midway Rd.)

Sidewalks – Savage Phase 2: Import Dr. to SW Brescia St.

C. List of Credit Agreements

Credit Owner

Riverland/Kennedy II, LLC.	Amended & Restated Agreement Parks and Recreational	October 24, 2022
Stuart Property Holdings, LTD.	True-up Agreement	May 13, 2024
Veranda St. Lucie Land Holdings, LLC.	True-up Agreement	February 29, 2024
ACR Acquisition, LLC.	True-up Agreement	July 6, 2023
Verano Development, LLC.	True-up Agreement	July 6, 2023
Riverland/Kennedy II, LLC.	True-up Agreement	July 6, 2023



