



2050 Mobility Plan and Fee Schedule Update

December 1 and 8, 2025

Mobility Plan- How we got here

In 2020 the City Council directed its Budget Advisory Committee (BAC) to review road impact fees to ascertain where County impact fees are expended and to assess if the City received its equitable distribution of impact fees. As part of this effort, the city hired a planning firm to review road impact fees, compare the two jurisdictions' codes, the interlocal agreements, and the use of impact fees by St. Lucie County.

On December 14, 2020, The BAC presented recommendations, and the City Council accepted them. One of the recommendations was that the City Council may want to have a study on Mobility Fees prepared.

On January 26, 2021, the City Council heard a presentation on Mobility fees by Jonathan B. Paul, Principal of NUE New Urban Concepts, LLC.

Mobility Plan- How we got here

The Council directed that the consultant prepare a Mobility Plan and Mobility Fee ordinance to become effective October 1, 2021.

In August/September 2021 the City Council adopted the Phase One Mobility Plan and Mobility Fee, to be effective November 1, 2021.

In 2022, the Phase Two Mobility Plan was adopted which further defined projects, removed county roads and updated the mobility fee.

In 2023 the 2045 Mobility Plan was adopted. This update primarily amended the Phase 2 plan relative to Mobility Plan Improvements & Timing.

Mobility Plan- Alignment with City Vision

The Mobility Plan Supports Goals 1, 5 and 7 of the Strategic Plan by helping plan for, design and implement the plan for a multi-modal network to meet the needs of the residents of the City.

The Mobility Plan is consistent with the Comprehensive Plan. **Goal 2.1** of the Transportation Element of the Comprehensive Plan is “To provide safe and efficient movement of people and goods, at reasonable cost and minimum detriment to the environment.” It also aligns with several other goals and objectives of the Comprehensive Plan, including **OBJECTIVE 2.3.3** “Manage the street system safely and efficiently for all modes of users and seek to balance limited street capacity among competing uses.”

Developer-Required Roadway Obligations

Q: *Are all developer-required roadways included in the mobility plan and fee?*

A. No. Lanes one and two of developer-obligated roadways are not included; however, higher-order lanes may still be part of the mobility plan because certain roadway segments (typically lanes 3-6) are needed to accommodate traffic projected by modeling.

Why Include Developer Roads?

Q: *If a roadway is developer-obligated, why is it still in the mobility fee plan?*

A: The plan must account for all capacity needed in the network. Including these segments ensures the City can fund and construct required roadways if a developer never reaches their construction trigger points.

Credit Reimbursement

Q: *Can developers receive reimbursement for constructing roadways included in the plan?*

A: Yes. If the Developer builds a roadway that is part of the plan and fee, they may submit supporting documentation for review and request credit from the City.

Double Payment Fee Protection

Q: *How does the city prevent developers from paying twice?*

A: Credit reimbursement ensures developers are not charged twice. If a developer constructs a roadway also listed in the plan, the value of that improvement is credited against their mobility fee obligation.

Balancing City and Developer Interests

Q: *How does the City balance public and developer interests?*

A: The City ensures funds are collected for necessary roadway construction if a developer doesn't reach trigger points, while also protecting developers from being charged twice for the same impacts.

Why This Structure Matters

Q: *Why is this approach important for long-term mobility planning?*

A: It ensures roadway capacity meets long-term traffic needs, secures funding for critical infrastructure, and maintains fairness for developers.

Why Show Combined County and City Fees?

Q: *Why is the City blending County and City fees to show total fee increases?*

A: The Technical Report has been updated to show City fee only. The Extraordinary Circumstances appendix C shows the City fee and the percent increase and appendix D shows the City plus County fee combined and the percentage increase. The full calculated rate (2029) is the same. The City only is lower initially (2026) and increases in 27, 28 & full rate 2029. This is the version in the Ordinance. The City & County combined is how the fees have been illustrated in prior updates.

Corridor Studies

Q: *How much of the overall cost is a result of the corridor studies and PDE's?*

A: Approximately 1.39 % of the cost of the Total Plan is a result of the recommended studies.

Fees

Q: *Do the fees reflect the latest ITE data and all feedback from stakeholders?*

A: Yes. The proposed fees incorporate stakeholder feedback where possible and reflect the latest ITE data.

- On the east side of I-95, fees have been reduced by approximately 10% due to the removal of County Roads.
- On the west side, fees have been reduced by approximately 22% for the same reason.

Fees

Q: *What are the city fees only not including the County Fees?*

A: This is the current fee schedule City only.

CURRENT FEE SCHEDULE					
	Port St. Lucie Mobility Fee	Law Enforcement (PSL)	Parks (PSL)	Public Building (PSL)	Total City Fees
Single-Family Detached (based on 2,000 sq. ft.)					
Port St Lucie/St Lucie County combined (*East-current)	\$3,200	\$353	\$2,356	\$565.50	\$6,475
Port St Lucie/St Lucie County combined (*SW-current)	\$2,260	\$353	\$2,356	\$565.50	\$5,535
Port St Lucie/St Lucie County combined (*NW-current)	\$2,840	\$353	\$2,356	\$565.50	\$6,115
Port St Lucie/St Lucie County combined (*West-current)	\$0	\$0	\$0	\$0	\$0
Multi-Family (based on 1,000 sq. ft, 1-2 stories)					
Port St Lucie/St Lucie County combined (*East-current)	\$2,650	\$227	\$1,541	\$362.75	\$4,781
Port St Lucie/St Lucie County combined (*SW-current)	\$1,870	\$227	\$1,541	\$362.75	\$4,001
Port St Lucie/St Lucie County combined (*NW-current)	\$2,340	\$227	\$1,541	\$362.75	\$4,471
Port St Lucie/St Lucie County combined (*West-current)	\$0	\$0	\$0	\$0	\$0

Fees

Q: *What are the city fees only not including the County Fees?*

A: This is the 2026 proposed fee schedule City only.

PROPOSED FEE SCHEDULE (2026)					
Single-Family Detached (based on 2,000 sq. ft.)	Port St. Lucie Mobility Fee	Law Enforcement (PSL)	Parks (PSL)	Public Building (PSL)	Total City Fees
Port St Lucie/St Lucie County combined (*East-current)	\$4,504	\$353	\$2,356	\$565.50	\$7,779
Port St Lucie/St Lucie County combined (*SW-current)	\$3,434	\$353	\$2,356	\$565.50	\$6,709
Port St Lucie/St Lucie County combined (*NW-current)	\$4,508	\$353	\$2,356	\$565.50	\$7,783
Port St Lucie/St Lucie County combined (*West-current)	\$4,828	\$353	\$2,356	\$565.50	\$8,103
Multi-Family (based on 1,000 sq. ft, 1-2 stories)	Port St. Lucie Mobility Fee	Law Enforcement (PSL)	Parks (PSL)	Public Building (PSL)	Total City Fees
Port St Lucie/St Lucie County combined (*East-current)	\$3,220	\$227	\$1,541	\$362.75	\$5,351
Port St Lucie/St Lucie County combined (*SW-current)	\$2,422	\$227	\$1,541	\$362.75	\$4,553
Port St Lucie/St Lucie County combined (*NW-current)	\$3,148	\$227	\$1,541	\$362.75	\$5,279
Port St Lucie/St Lucie County combined (*West-current)	\$3,336	\$227	\$1,541	\$362.75	\$5,467

Fees

Q: *What are the city fees only not including the County Fees?*

A: This is the 2027 proposed fee schedule City only.

PROPOSED FEE SCHEDULE (2027)					
Single-Family Detached (based on 2,000 sq. ft.)	Port St. Lucie Mobility Fee	Law Enforcement (PSL)	Parks (PSL)	Public Building (PSL)	Total City Fees
Port St Lucie/St Lucie County combined (*East-current)	\$5,808	\$353	\$2,356	\$565.50	\$9,083
Port St Lucie/St Lucie County combined (*SW-current)	\$4,608	\$353	\$2,356	\$565.50	\$7,883
Port St Lucie/St Lucie County combined (*NW-current)	\$6,176	\$353	\$2,356	\$565.50	\$9,451
Port St Lucie/St Lucie County combined (*West-current)	\$6,816	\$353	\$2,356	\$565.50	\$10,091
Multi-Family (based on 1,000 sq. ft, 1-2 stories)	Port St. Lucie Mobility Fee	Law Enforcement (PSL)	Parks (PSL)	Public Building (PSL)	Total City Fees
Port St Lucie/St Lucie County combined (*East-current)	\$3,790	\$227	\$1,541	\$362.75	\$5,921
Port St Lucie/St Lucie County combined (*SW-current)	\$2,974	\$227	\$1,541	\$362.75	\$5,105
Port St Lucie/St Lucie County combined (*NW-current)	\$3,956	\$227	\$1,541	\$362.75	\$6,087
Port St Lucie/St Lucie County combined (*West-current)	\$4,332	\$227	\$1,541	\$362.75	\$6,463

Fees

Q: *What are the city fees only not including the County Fees?*

A: This is the 2028 proposed fee schedule City only.

PROPOSED FEE SCHEDULE (2028)					
Single-Family Detached (based on 2,000 sq. ft.)	Port St. Lucie Mobility Fee	Law Enforcement (PSL)	Parks (PSL)	Public Building (PSL)	Total City Fees
Port St Lucie/St Lucie County combined (*East-current)	\$7,112	\$353	\$2,356	\$565.50	\$10,386.50
Port St Lucie/St Lucie County combined (*SW-current)	\$5,782	\$353	\$2,356	\$565.50	\$9,056.50
Port St Lucie/St Lucie County combined (*NW-current)	\$7,844	\$353	\$2,356	\$565.50	\$11,118.50
Port St Lucie/St Lucie County combined (*West-current)	\$8,804	\$353	\$2,356	\$565.50	\$12,078.50
Multi-Family (based on 1,000 sq. ft, 1-2 stories)	Port St. Lucie Mobility Fee	Law Enforcement (PSL)	Parks (PSL)	Public Building (PSL)	Total City Fees
Port St Lucie/St Lucie County combined (*East-current)	\$4,360	\$227	\$1,541	\$362.75	\$6,490.75
Port St Lucie/St Lucie County combined (*SW-current)	\$3,526	\$227	\$1,541	\$362.75	\$5,656.75
Port St Lucie/St Lucie County combined (*NW-current)	\$4,764	\$227	\$1,541	\$362.75	\$6,894.75
Port St Lucie/St Lucie County combined (*West-current)	\$5,328	\$227	\$1,541	\$362.75	\$7,458.75

Fees

Q: *What are the city fees only not including the County Fees?*

A: This is the 2029 proposed fee schedule City only.

PROPOSED FEE SCHEDULE (2029)					
Single-Family Detached (based on 2,000 sq. ft.)	Port St. Lucie Mobility Fee	Law Enforcement (PSL)	Parks (PSL)	Public Building (PSL)	Total City Fees
Port St Lucie/St Lucie County combined (*East-current)	\$8,414	\$353	\$2,356	\$565.50	\$11,688.50
Port St Lucie/St Lucie County combined (*SW-current)	\$6,956	\$353	\$2,356	\$565.50	\$10,230.50
Port St Lucie/St Lucie County combined (*NW-current)	\$9,510	\$353	\$2,356	\$565.50	\$12,784.50
Port St Lucie/St Lucie County combined (*West-current)	\$10,788	\$353	\$2,356	\$565.50	\$14,062.50
Multi-Family (based on 1,000 sq. ft, 1-2 stories)	Port St. Lucie Mobility Fee	Law Enforcement (PSL)	Parks (PSL)	Public Building (PSL)	Total City Fees
Port St Lucie/St Lucie County combined (*East-current)	\$4,931	\$227	\$1,541	\$362.75	\$7,061.75
Port St Lucie/St Lucie County combined (*SW-current)	\$4,076	\$227	\$1,541	\$362.75	\$6,206.75
Port St Lucie/St Lucie County combined (*NW-current)	\$5,573	\$227	\$1,541	\$362.75	\$7,703.75
Port St Lucie/St Lucie County combined (*West-current)	\$6,322	\$227	\$1,541	\$362.75	\$8,452.75

Why are Mobility Fee Tables Based on 1,000 Square Feet?

Q: *Why are the tables based on 1,000 square feet if 2,000 square feet is the standard home size?*

A: The mobility fees are calculated on a per square foot basis. The use of 1,000 square feet in the tables is for illustrative purposes only. While 2,000 square feet may be a common home size, many homes in the City are smaller. Using 1,000 square feet as a baseline allows for easier comparison and scaling across a range of residential unit sizes.

Projected Increase in City Mobility Fees

Q: *What percentage will the City Mobility Fees increase?*

A: *Appendix B* in the Extraordinary Circumstance Study shows the phased in mobility fees for 2026, 2027, 2028, & 2029 for the City fee only. These are the rates shown in the mobility fee ordinance.

Appendix C in the Extraordinary Circumstance Study shows the total percentage increase by land use & assessment area for the current City & updated City Fee.

Appendix D in the Extraordinary Circumstance Study shows the total percentage increase by land use & assessment area based on the combined existing City and County fees and the updated City Fee (For Informational Purposes Only).

Projected Increase in City Mobility Fees

Q: *What percentage will the City Mobility Fees increase?*

A: The specific percentage increase is as follows:

- East of I-95: Approximately 163%
- SW of 95: Approximately 208%
- NW of 95: Approximately 235%
- West of I-95: Approximately 280%

Because our existing fees are low, looking at the proposed fees as percentages is a bit misleading

Age-Restricted Housing?

Q: *Will there be a separate rate for age-restricted housing?*

A: No. A separate rate for age-restricted housing is not proposed and is generally not a permitted land use within the City.

However, the Mobility Ordinance does provide applicants with the ability to request a fee determination if their specific use is not identified in the Mobility Fee Schedule or the Applicant feels the Mobility Fee for a use is not reasonable for a particular project.