

EXTRAORDINARY CIRCUMSTANCES STUDY



CITY OF PORT ST. LUCIE

Public Workshop

Nov 6th & 7th, 2025



NUE URBAN CONCEPTS

LAND USE • MOBILITY • PARKING • FEES

WHAT IS A MOBILITY PLAN?

- Vision for the City's transportation system to transition from one focused on moving vehicles quickly to **moving people safely**.
- Required by Florida Statute to serve as basis for development of a **Mobility Fee**.
- **Long-term plan** (2050 horizon)
- Identifies project needs (high-level, **not final design**)



2050 MOBILITY PLAN

- **Roadway Corridors**
 - **(Short Term Plan: 2025 to 2030)**
 - **(Mid Term Plan: 2030 to 2040)**
 - **(Long Term Plan: 2040 to 2050)**
- **Corridor Studies (2025 to 2040)**
- **Intersections Plan (2025 to 2050)**
- **Multimodal Plan (2025 to 2050)**
- **Transit Circulation Plan (2025 to 2050)**



2050 MOBILITY PLAN COST SUMMARY

- Short Term: ~\$398 million
- Mid Term: ~\$918 million
- Long Term Plan: ~\$490 million
- Corridor Studies Plan: ~\$31 million
- Intersection Plan: ~\$225 million
- Multimodal Plan: ~\$133 million
- Transit Plan: ~\$22 million

Total:
+/- \$2.2 billion

+/- \$1.7 billion
unfunded

WHAT IS A MOBILITY FEE?

- Intended as an alternative to transportation concurrency and road impact fees
- One-time fee paid by (re)development
- Intended to mitigate transportation impact
- Funds variety of Multimodal Infrastructure



DRAFT MOBILITY FEE - Residential & Lodging

RESIDENTIAL & LODGING USES	UNIT OF MEASURE (UM)	2025 CALCULATED MOBILITY FEE			
		East of 95	SW of 95	NW of 95	West of 95
Single-Family Residential (Maximum 3,500 sq. ft.)	per sq. ft.	\$4.26	\$3.56	\$4.82	\$5.46
Multi-Family Residential (Maximum 2,500 sq. ft.)	per sq. ft.	\$5.35	\$4.47	\$6.05	\$6.86
Overnight Lodging (Hotel, Inn, Motel, Resort)	per room	\$4,231	\$4,236	\$5,728	\$6,498
Mobile Residence (Mobile Home, Recreational Vehicle, Travel Trailer)	per space / lot	\$3,500	\$3,505	\$4,739	\$5,376

DRAFT MOBILITY FEE - Institutional

INSTITUTIONAL USES	UNIT OF MEASURE (UM)	2025 CALCULATED MOBILITY FEE			
		East of 95	SW of 95	NW of 95	West of 95
Community Serving (Civic, Place of Assembly, Clubhouse, Museum, Gallery)	per sq. ft.	\$4.11	\$3.43	\$4.54	\$4.91
Long Term Care (Assisted Living, Congregate Care Facility, Nursing Facility)	per sq. ft.	\$2.97	\$2.49	\$3.35	\$3.79
Private Education (Child Care, Day Care, Any Grade Combo K-12, Pre-K)	per sq. ft.	\$4.22	\$3.53	\$4.28	\$4.50

DRAFT MOBILITY FEE - Industrial

INDUSTRIAL USES	UNIT OF MEASURE (UM)	2025 CALCULATED MOBILITY FEE			
		East of 95	SW of 95	NW of 95	West of 95
Industrial (Assembly, Fabrication, Manufacturing, R&D, Trades, Utilities)	per sq. ft.	\$1.92	\$1.61	\$2.17	\$2.38
Commercial Storage (Mini-Warehouse, Boats, RVs & Outdoor Storage, Warehouse)	per sq. ft.	\$1.30	\$1.09	\$1.46	\$1.61
Distribution Center (Cold Storage, Fulfillment Centers, High-Cube)	per sq. ft.	\$1.09	\$0.91	\$1.23	\$1.35

DRAFT MOBILITY FEE – Recreation Uses

RECREATION USES	UNIT OF MEASURE (UM)	2025 CALCULATED MOBILITY FEE			
		East of 95	SW of 95	NW of 95	West of 95
Marina (Including dry storage)	per berth	\$1,016	\$1,017	\$1,715	\$1,975
Golf Course (Open to Public or Non-Resident Membership)	per hole	\$12,808	\$12,824	\$21,621	\$24,893
Outdoor Commercial Recreation (Driving Range, Multi-Purpose, Sports, Tennis)	per acre	\$11,564	\$11,579	\$19,522	\$22,476
Indoor Commercial Recreation (Fitness, Gym, Health, Indoor Sports, Recreation)	per sq. ft.	\$5,895	\$5,903	\$9,952	\$11,458

DRAFT MOBILITY FEE - Office

OFFICE USES	UNIT OF MEASURE (UM)	2025 CALCULATED MOBILITY FEE			
		East of 95	SW of 95	NW of 95	West of 95
Office (General, Higher Education, Hospital, Model Home Sales, Professional)	per sq. ft.	\$5.35	\$4.47	\$6.02	\$6.62
Free-Standing Medical Office (Clinic, Dental, Emergency Care, Medical, Veterinary)	per sq. ft.	\$10.45	\$8.73	\$11.88	\$13.32

DRAFT MOBILITY FEE – Commercial Services & Retail

COMMERCIAL SERVICES & RETAIL USES	UNIT OF MEASURE (UM)	2025 CALCULATED MOBILITY FEE			
		East of 95	SW of 95	NW of 95	West of 95
Local Retail [Non-Chain or Franchisee] (Entertainment, Restaurant, Retail, Services)	per sq. ft.	\$4.47	\$3.73	\$4.87	\$5.05
Multi-Tenant Retail (Entertainment, Restaurant, Retail, Services)	per sq. ft.	\$8.77	\$7.33	\$9.57	\$9.91
Free-Standing Retail (Bank, Entertainment, Restaurant, Retail, Services)	per sq. ft.	\$11.87	\$9.92	\$12.94	\$13.41

DRAFT MOBILITY FEE – Additive Fees

ADDITIVE FEES FOR COMMERCIAL SERVICES & RETAIL USES	UNIT OF MEASURE (UM)	2025 CALCULATED MOBILITY FEE			
		East of 95	SW of 95	NW of 95	West of 95
Bank Drive-Thru Lane or Free-Standing ATM	per lane / ATM	\$21,264	\$21,292	\$29,234	\$31,098
Motor Vehicle & Boat Cleaning (Detailing, Wash, Wax)	per lane or stall	\$21,114	\$21,141	\$29,027	\$30,879
Motor Vehicle Charging	per position	\$16,187	\$16,208	\$22,254	\$23,674
Motor Vehicle Fueling	per position	\$18,373	\$18,396	\$25,258	\$26,869

DRAFT MOBILITY FEE – Additive Fees

ADDITIVE FEES FOR COMMERCIAL SERVICES & RETAIL USES	UNIT OF MEASURE (UM)	2025 CALCULATED MOBILITY FEE			
		East of 95	SW of 95	NW of 95	West of 95
Motor Vehicle Service (Maintenance, Quick Lube, Service, Tires)	per service bay	\$8,772	\$8,784	\$12,060	\$12,829
Retail Drive-Thru	per lane	\$14,644	\$14,663	\$20,132	\$21,416
Quick Service Restaurant Drive-Thru Lane	per lane	\$31,736	\$31,777	\$43,989	\$48,105

STATUTORY LIMITS ON IMPACT FEE UPDATES

- **Enacted by Legislature in 2021**
- **Limits increase to 50% above current rates**
- **Requires increase in fees be phased-in over 4 years**
- **Allows for extraordinary circumstances study**

EXTRAORDINARY CIRCUMSTANCES

- **Requires study for finding of extraordinary circumstances**
- **Requires two public workshops**
- **Requires super majority vote of elected officials**
- **Allows for adoption of updates greater than 50%, and sooner than 4 years**
- **Allows for alternative phase-in of updates**
- **Could adopt full increase over a multi-year period**

City of Port St. Lucie

DRAFT MOBILITY FEE TECHNICAL REPORT



OCTOBER 2025



2050 Mobility Plan

October 2025

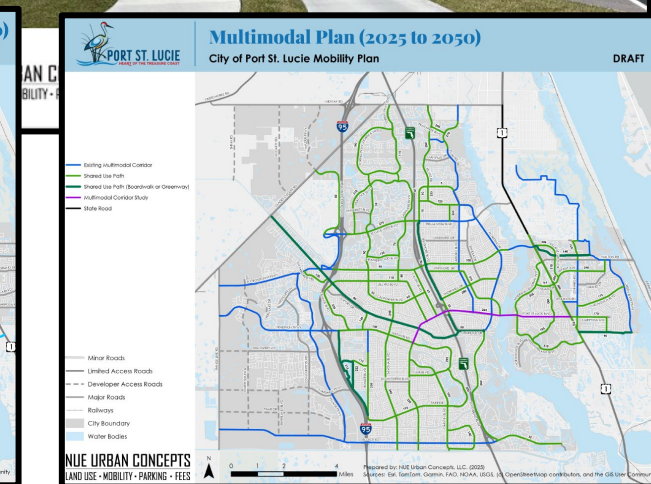
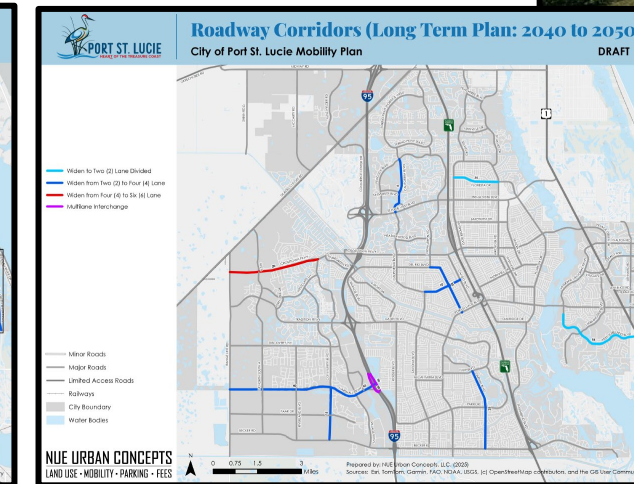
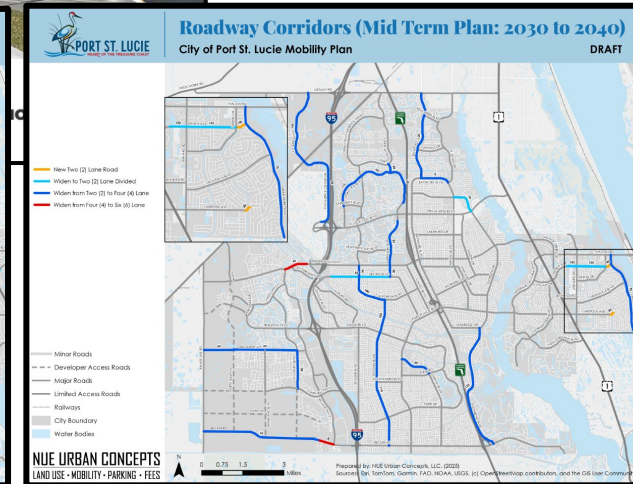
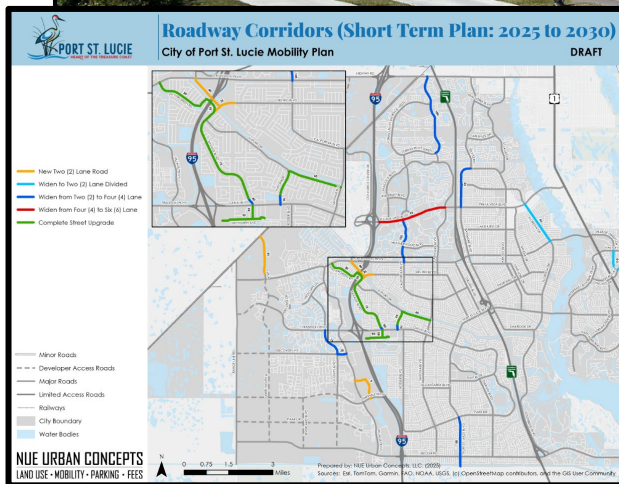
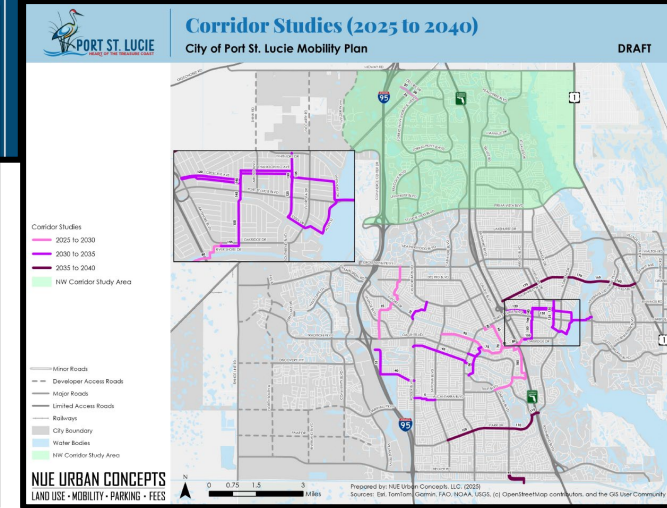
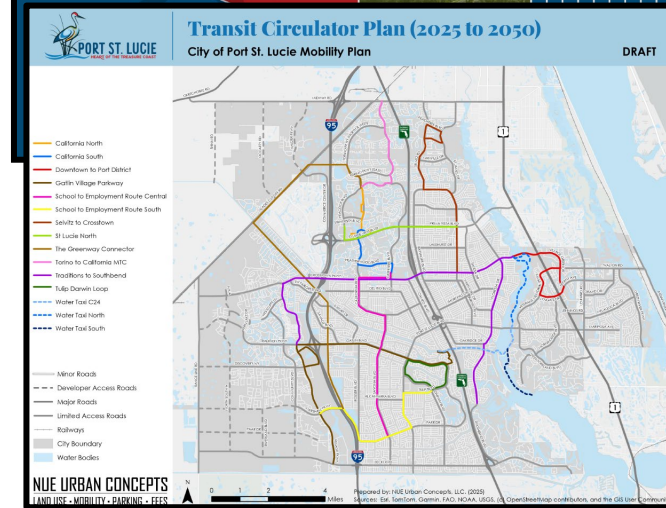
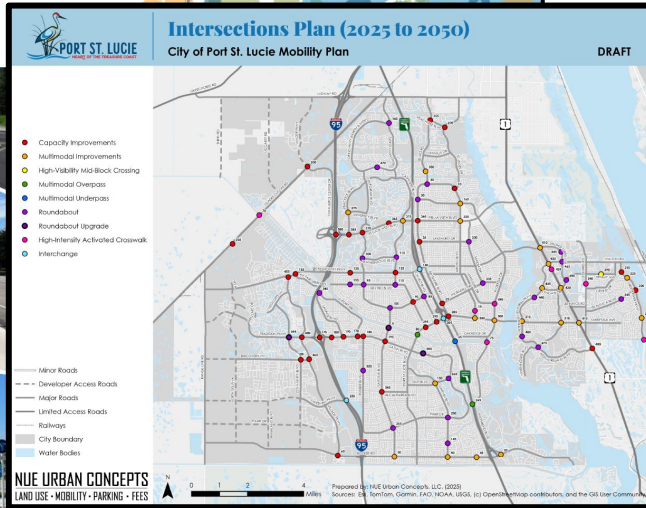


City of Port St. Lucie

DRAFT EXTRAORDINARY CIRCUMSTANCES STUDY



OCTOBER 2025



EXTRAORDINARY CIRCUMSTANCES BASED ON FOLLOWING FINDINGS

- 1. Prior growth in population is at a higher rate than the State of Florida.**
- 2. Projected growth in population rates will be higher than the State of Florida.**
- 3. Projected growth in population has increased significantly between the adoption of the Phase Two Mobility Plan and Mobility Fee adopted in 2022 and the proposed 2050 Mobility Plan and Mobility Fee updated in 2025**

EXTRAORDINARY CIRCUMSTANCES BASED ON FOLLOWING FINDINGS

- 4. Projected growth in vehicle miles of travel has increased significantly between the adoption of the Phase Two Mobility Plan and Mobility Fee adopted in 2022 and the proposed 2050 Mobility Plan and Mobility Fee updated in 2025.**
- 5. There has been an extraordinary increase in the number of needed roadway capacity projects, corridor studies and the cost of the Mobility Plan intended to meet new growth between the adoption of the Phase Two Mobility Plan and Mobility Fee adopted in 2022 and the 2050 Mobility Plan and Mobility Fee updated in 2025.**
- 6. There has been an extraordinary increase in the number of corridor studies needed to identify parallel roadway capacity projects necessary to meet new growth between the adoption of the Phase Two Mobility Plan and Mobility Fee adopted in 2022 and the proposed 2050 Mobility Plan and Mobility Fee updated in 2025.**

EXTRAORDINARY CIRCUMSTANCES BASED ON FOLLOWING FINDINGS

- 7. There has been an extraordinary increase in the cost of the Mobility Plan between the adoption of the Phase Two Mobility Plan and Mobility Fee adopted in 2022 and the proposed 2050 Mobility Plan and Mobility Fee updated in 2025.**
- 8. Statewide inflation for transportation facilities over the past three years exceeded 100%, consistent with the construction cost increases experienced by Port St. Lucie between adoption of the Phase Two Mobility Plan and Mobility Fee in 2022 and the proposed 2050 Mobility Plan and Mobility Fee updated in 2025.**

EXTRAORDINARY CIRCUMSTANCES BASED ON FOLLOWING FINDINGS

- 9. National inflation for transportation facilities continues to exceed 10% a year and have increased almost 40% between adoption of the Phase Two Mobility Plan and Mobility Fee in 2022 and the 2050 Mobility Plan and proposed Mobility Fee updated in 2025.**
- 10. The City of Port St. Lucie has identified over \$500 million in reasonably anticipated revenue over the next 25 years to help offset the cost of the mobility fee increase. Only \$150 million of the cost is currently programmed for expenditure.**

EXTRAORDINARY CIRCUMSTANCES BASED ON FOLLOWING FINDINGS

- 11. The proposed City of Port St. Lucie 2050 Mobility Plan identifies a documented need for mobility projects to serve the travel demand of new development that exceeds two billion dollars as of the date of this Study.**

1st FINDING: EXTRAORDINARY HISTORIC POPULATION GROWTH

TABLE 1. HISTORIC POPULATION GROWTH COMPARISON				
GOVERNMENT	2014	2024	INCREASE	% GROWTH
State of Florida	19,507,369	23,014,551	3,507,182	17.98%
St. Lucie County	282,821	385,746	102,925	36.39%
Port St. Lucie	169,888	253,959	84,071	49.49%
GOVERNMENT	2010	2020	INCREASE	% GROWTH
State of Florida	18,801,332	21,538,187	2,736,855	14.56%
St. Lucie County	277,789	329,266	51,477	18.53%
Port St. Lucie	164,603	204,851	40,248	24.45%
GOVERNMENT	2000	2010	INCREASE	% GROWTH
State of Florida	15,982,824	18,801,332	2,818,508	17.63%
St. Lucie County	192,695	277,789	85,094	44.16%
Port St. Lucie	102,286	164,603	62,317	60.92%
GOVERNMENT	2000	2024	INCREASE	% GROWTH
State of Florida	15,982,824	23,014,551	7,031,727	44.00%
St. Lucie County	192,695	385,746	193,051	100.18%
Port St. Lucie	89,155	253,959	164,804	184.85%

Over the 24-year period from 2000 to 2024, **population growth for Port St. Lucie was significantly higher** than the State of Florida and St. Lucie County

2nd FINDING: EXTRAORDINARY FUTURE GROWTH IN POPULATION

TABLE 2. PROJECTED POPULATION GROWTH				
GOVERNMENT	2025	2050	INCREASE	% GROWTH
State of Florida	23,358,500	28,174,900	4,816,400	20.62%
St. Lucie County	395,400	687,900	292,500	73.98%
Port St. Lucie	260,194	506,027	245,833	91.37%

Between 2025 and 2050 Port St. Lucie is **projected to continue experiencing population growth greater** than the State of Florida and St. Lucie County.

3rd FINDING: SIGNIFICANT INCREASE IN PROJECTED GROWTH BETWEEN PLANS

TABLE 3. POPULATION INCREASE				
	PHASE TWO PLAN (2045)	2050 PLAN (2050)	INCREASE	% INCREASE
St. Lucie County	525,100	693,335	168,235	32.0%
Port St. Lucie	369,267	506,027	136,760	37.0%

Projected growth between the Phase Two Mobility Plan (2022) and the proposed 2050 Mobility Plan (2025) has **increased by 37% or an additional 136,760 residents**

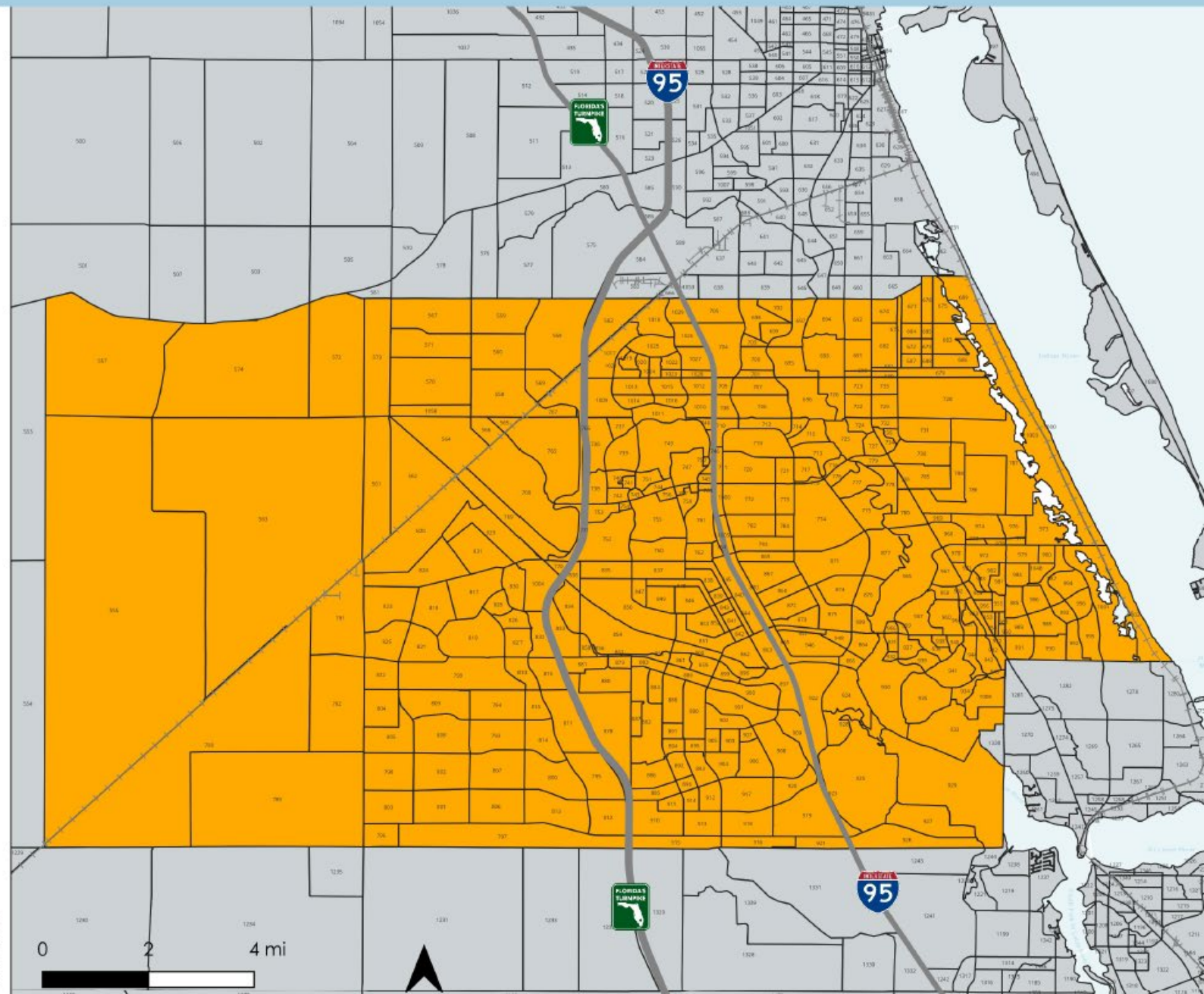
Traffic Analysis Zones (TAZs) for 2050 Mobility Study Area (2025)

-  Mobility Study Area
-  Outside Mobility Study Area

-  Limited Access Roads
-  Railways

Treasure Coast Regional Planning Model
Version 6 (TCRPM56)

NUE URBAN CONCEPTS
LAND USE • MOBILITY • PARKING • FEES



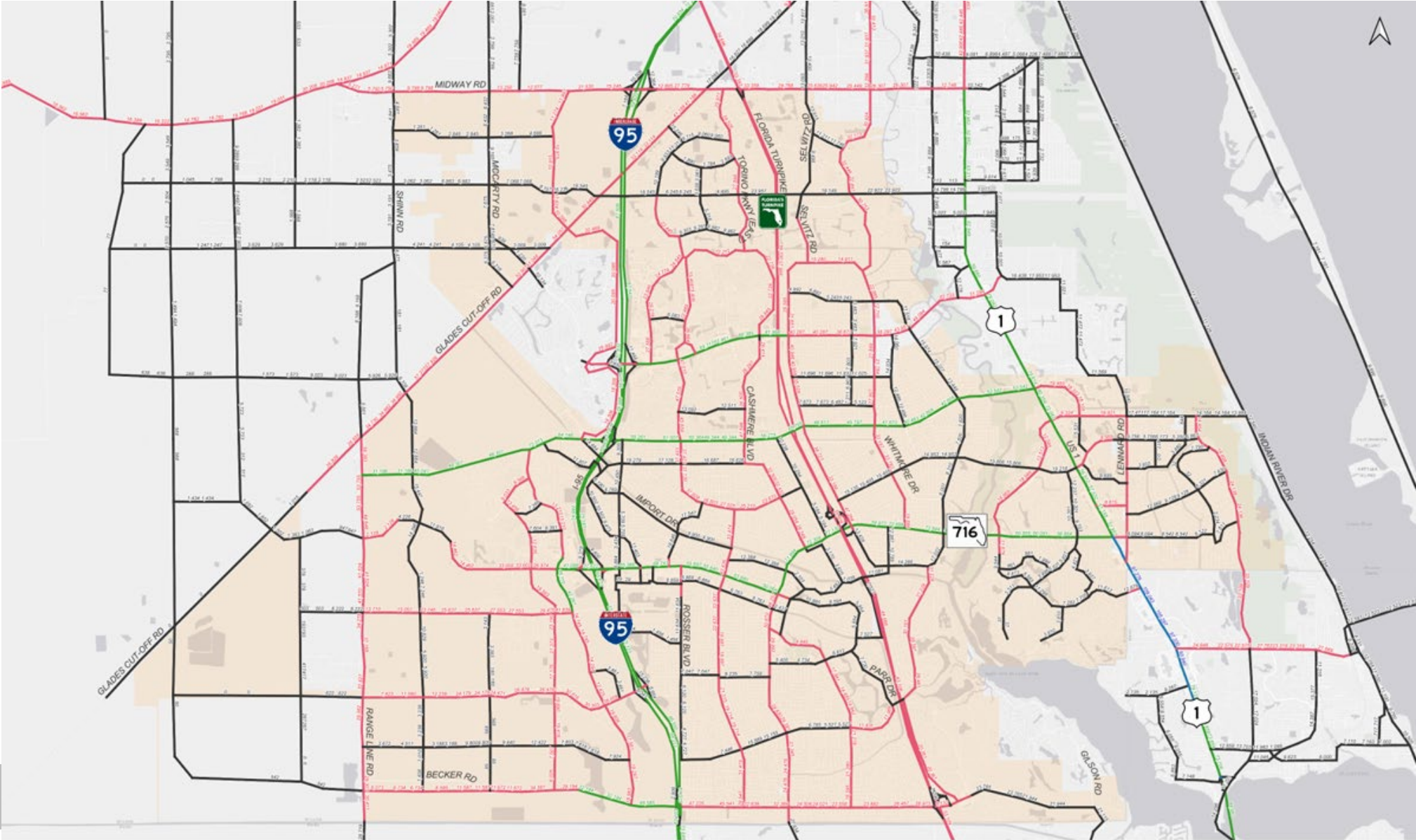
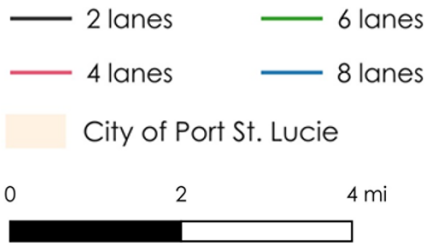
4th FINDING: VEHICLE MILES OF TRAVEL GROWTH

TABLE 4. VEHICLE MILES OF TRAVEL GROWTH				
2050 MOBILITY PLAN	2020	2050	INCREASE	% GROWTH
Mobility Study Area (MSA)	4,417,495	9,250,081	4,832,585	109.4%
Limited Access (LA)	1,483,352	2,992,775	1,509,423	101.8%
Mobility Study Area no LA	2,934,144	6,257,306	3,323,162	113.3%
PHASE TWO PLAN	2015	2045	INCREASE	% GROWTH
Mobility Study Area (MSA)	3,786,042	6,506,009	2,719,967	71.8%
Limited Access (LA)	1,391,300	2,324,065	932,765	67.0%
Mobility Study Area no LA	2,394,741	4,181,944	1,787,203	74.6%
2045 vs. 2050	2045	2050	INCREASE	% GROWTH
Mobility Study Area (MSA)	6,506,009	9,250,081	2,744,072	42.2%
Limited Access (LA)	2,324,065	2,992,775	668,710	28.8%
Mobility Study Area no LA	4,181,944	6,257,306	2,075,362	49.6%

The projected increase in vehicle miles of travel over a 30-year period is **over 110% for the 2050 Mobility Plan compared to 75% for the Phase Two Mobility Plan**

FUTURE DAILY MODEL VOLUMES FOR 2050 MOBILITY PLAN (2025)

(Includes projects for Corridor and PD & E Studies)



5th FINDING: INCREASE IN NEEDED ROADWAY CAPACITY PROJECTS

TABLE 5. MOBILITY PLAN COMPARISON: ROADS				
MOBILITY PLANS	PHASE TWO	2050	INCREASE	% INCREASE
Road Miles	63.69	97.73	34.04	53.4%
Road Capacity	1,216,635	3,335,521	2,118,886	174.0%
Road Cost	\$658,217,500	\$1,807,200,001	\$1,148,982,501	175.0%

The road cost in the 2050 Mobility Plan is **175% higher** than the Phase Two Plan projected in 2022

Totals are for Roadway Capacity Projects Only

5th FINDING: INCREASE IN NEEDED ROADWAY CAPACITY PROJECTS

TABLE 6. MILES OF ROAD IMPROVEMENTS				
MOBILITY PLANS	PHASE TWO	2050	CHANGE	% CHANGE
New 2 Lane Roads	0.46	8.77	8.31	1,807%
Widen to 2 Lane Divided	26.69	11.33	(-15.36)	(-136%)
Widen 2 to 4 Lanes	8.76	64.43	55.67	636%
Widen 4 to 6 Lanes	1.78	6.70	4.92	276%

The 2050 Mobility Plan is fundamentally different than the Phase Two Mobility Plan due to improvements in existing multimodal conditions and the impacts of extraordinary growth and the subsequent traffic that comes from that growth.

6th FINDING: INCREASE IN NEEDED CORRIDOR STUDIES

TABLE 7. MILES OF CORRIDOR STUDIES				
MOBILITY PLANS	Phase Two	2050	INCREASE	% INCREASE
Corridor Studies	1.41	42.56	41.15	2,918%

The current growth in traffic and the projected growth in vehicle miles of travel is going to require more roadway improvements than what are currently included in the Mobility Plan. The 2050 Mobility Plan allows for the evaluation of new road connections that create parallel routes to major roads, offering more travel options and reducing congestion.

7th FINDING: INCREASE IN COST OF MOBILITY PLAN

TABLE 8. MOBILITY PLAN COMPARISON: TOTAL				
MOBILITY PLANS	Phase Two	2050	CHANGE	% CHANGE
Total Miles	384.47	295.94	-88.35	-23.0%
Total Capacity	2,548,883	4,024,497	1,475,614	57.9%
Total Cost	\$1,163,629,125	\$2,218,667,500	\$1,055,038,375	90.7%

The 2050 Mobility Plan has resulted in a significant **increase of 90.7%** in the overall cost compared to that of the 2022 Phase Two Plan Mobility Plan.

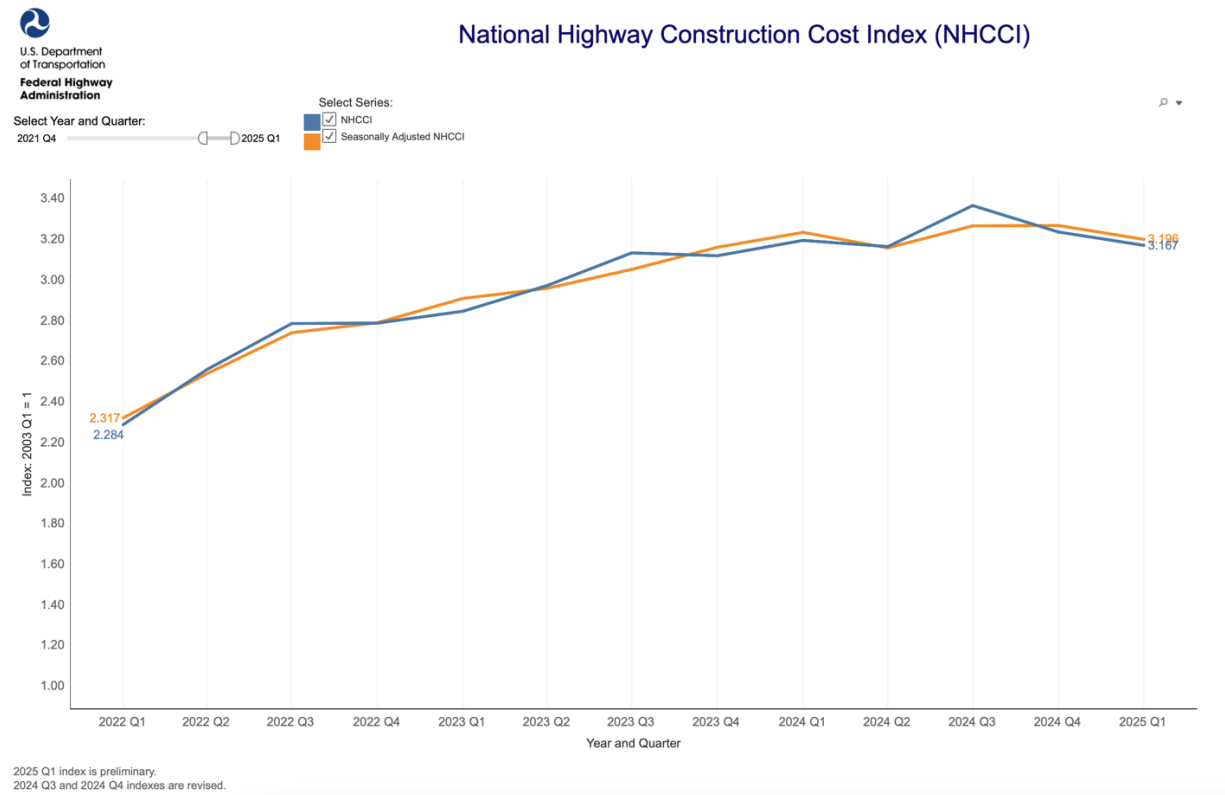
Total cost for the 2050 Mobility Plan includes the cost of the Roadway Corridor Plans (Short, Mid & Long Term), Corridor Studies Plan, Intersection Plan, Multimodal Plan, and Transit Plan

8th FINDING: EXTRAORDINARY STATE LEVEL INFLATION IN CONSTRUCTION COSTS

TABLE 9. FDOT COMPARISON OF LONG-RANGE COST ESTIMATES				
Facility Type	2021	2024	INCREASE	% INCREASE
Urban Cross-Sections	\$43,643,222.01	\$92,747,279.17	\$49,104,057.16	113%
Rural Cross-Sections	\$13,982,608.51	\$31,276,225.07	\$17,293,616.56	124%
Multimodal Facilities	\$677,766.46	\$1,316,524.77	\$638,758.31	94%
Total	\$58,303,596.68	\$125,340,029.01	\$67,036,432.03	115%

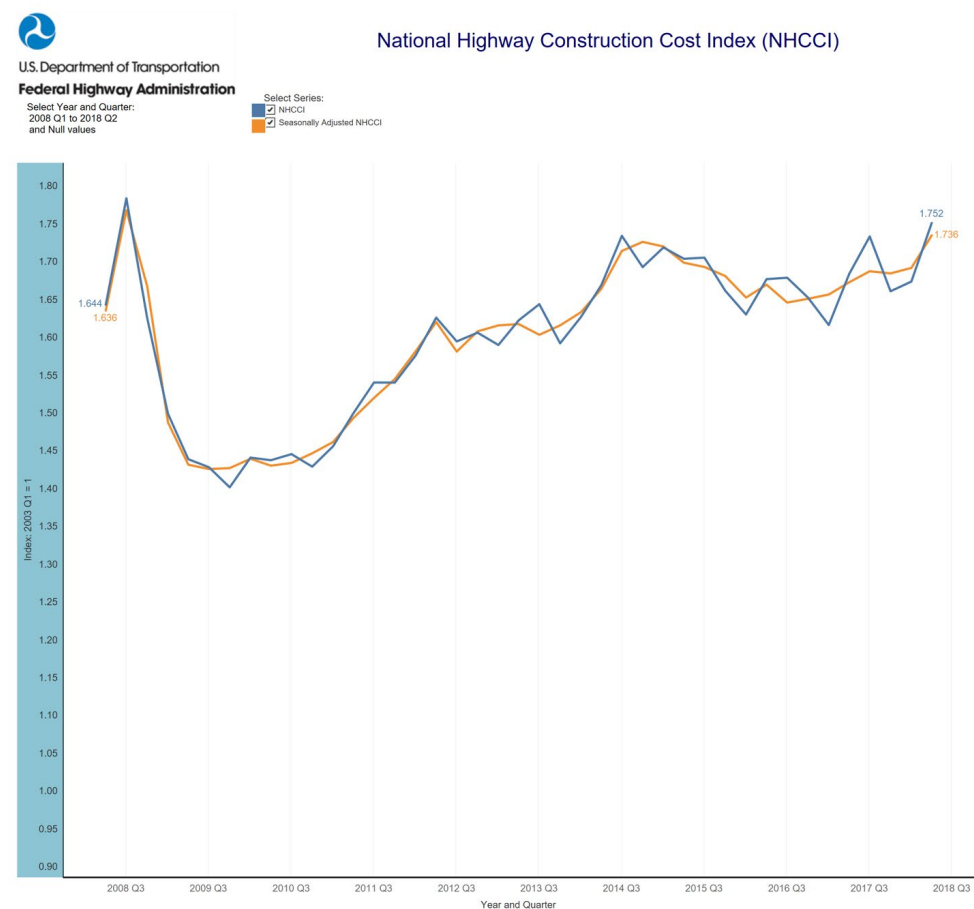
The average construction cost of transportation facilities in Florida has **increased by 115% since 2021**

9th FINDING: EXTRAORDINARY NATIONAL LEVEL INFLATION IN CONSTRUCTION COSTS



Average Inflation: 2022 to 2025
12.5% per year

9th FINDING: EXTRAORDINARY NATIONAL LEVEL INFLATION IN CONSTRUCTION COSTS



Typical Inflation: 2008 to 2018
0.66% per year

2024 Q2 index is preliminary.
2023 Q4 and 2024 Q1 indexes are revised.

10th FINDING: EXISTING FUNDING FALLS SHORT OF NEED

TABLE 10. MOBILITY PLAN FUDNING				
MOBILITY PLANS	Phase Two	2050	CHANGE	% CHANGE
Currently Programmed	\$86,465,984	\$148,000,000	\$61,534,016	71.2%
State Road Share	\$149,012,500	\$135,000,000	-\$14,012,500	-9.40%
Reasonably Anticipated	\$185,000,000	\$231,250,000	\$46,250,000	25.0%
Total Cost	\$420,478,484	\$514,250,000	\$93,771,516	22.30%

Only \$148 million of the total \$514 million in reasonably anticipated funding is currently programmed

11th FINDING: EXTRAORDINARY COST OF MOBILITY PLAN

**Proposed
2050 Mobility Plan
exceeds \$2 billion**

Mobility Plans	Miles or Projects	Planning Level Cost (PLC)	Person Miles of Capacity (PMC)
Short Term Corridors	22.36	\$398,074,998	609,437
Mid Term Corridors	52.20	\$918,725,004	1,860,178
Long Term Corridors	23.17	\$490,399,999	865,906
Corridor Studies	42.56	\$30,835,000	30,835
Intersections	82 Projects	\$225,275,000	279,300
Multimodal	84.09	\$133,282,499	336,016
Transit Circulators	9 Projects	\$22,075,000	42,825
Total	224.38	\$2,218,667,500	4,024,497

MOBILITY FEE PHASING

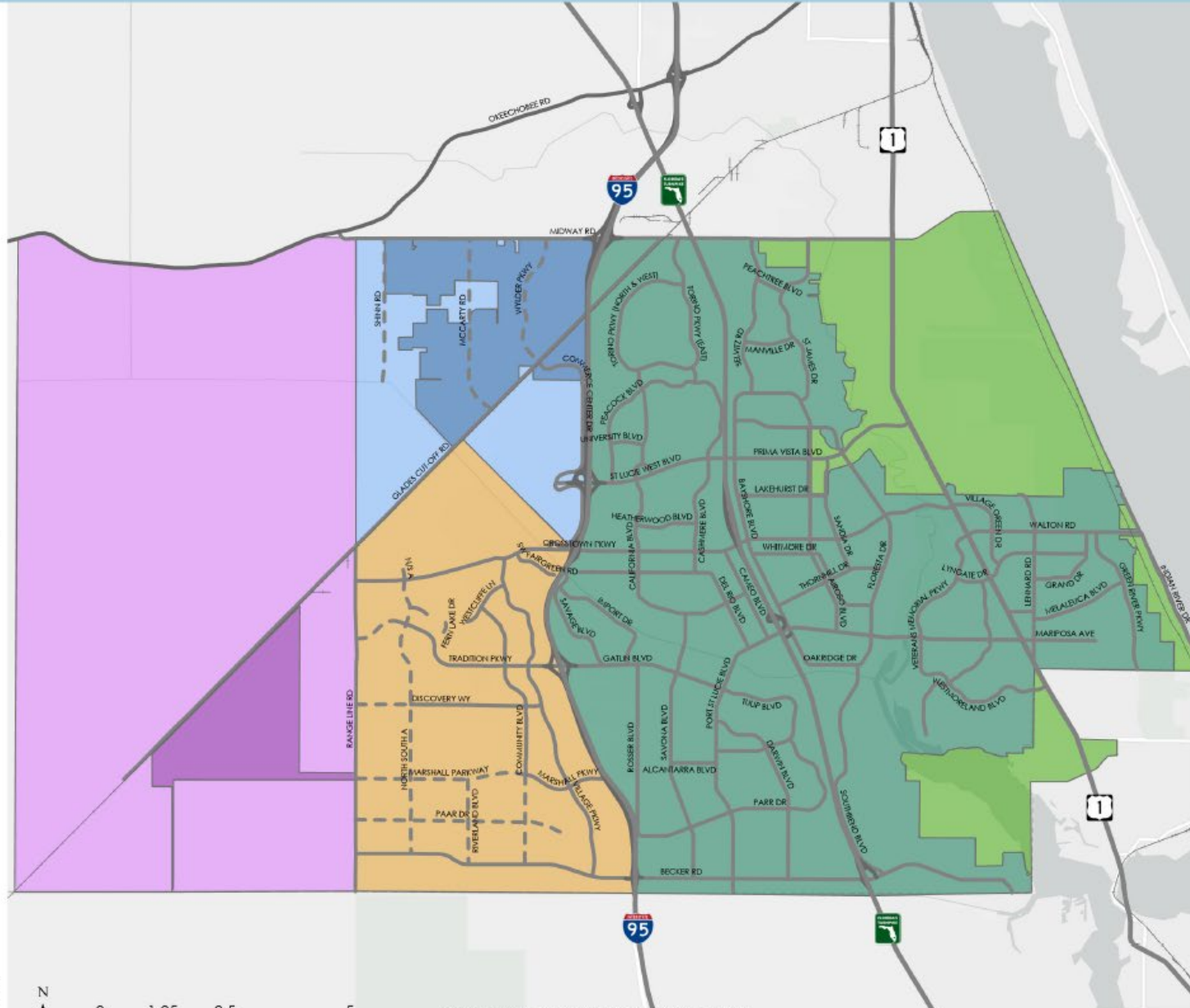
The City Council has directed that the **increase in fees be phased in over a four (4) year period** to mitigate the impact of the overall increases and allow the development community time to budget and plan for the overall increased fees.

Assessment Areas illustrate where Mobility Fees are assessed and collected from new development.

The expansion areas identify areas that could annex into the City. Annexed properties would be assigned to the corresponding assessment area.

- East Assessment Area
- East Expansion Assessment Area
- West Assessment Area
- West Expansion Assessment Area
- Northwest Assessment Area
- Northwest Expansion Assessment Area
- Southwest Assessment Area

- Minor Roads
- Developer Access Roads
- Major Roads
- Limited Access Roads
- Railways
- City Boundary
- Water Bodies



**Define
where fees
are
collected**

**Mobility Fee
rates differ
per
Assessment
Area**

East of 95 Mobility Fees Phasing Schedule									
Residential Uses	Unit of Measure (UM)	Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
Single-Family Residential (Maximum 3,500 sq. ft.)	per 1000 sq. ft.	\$3,660	\$4,261	\$601	\$150	\$3,810	\$3,960	\$4,110	\$4,261
Multi-Family Residential (Maximum 2,500 sq. ft.)	per 1000 sq. ft.	\$4,239	\$5,350	\$1,111	\$278	\$4,517	\$4,795	\$5,073	\$5,350
Overnight Lodging (Hotel, Inn, Motel, Resort)	per room	\$2,888	\$4,295	\$1,407	\$352	\$3,240	\$3,592	\$3,944	\$4,295
Mobile Residence (Mobile Home, Recreational Vehicle, Travel Trailer)	per space / lot	\$2,412	\$3,554	\$1,142	\$286	\$2,698	\$2,984	\$3,270	\$3,554

East of 95 Mobility Fees Phasing Schedule									
Institutional Uses	Unit of Measure (UM)	Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
Community Serving (Civic, Place of Assembly, Clubhouse, Museum, Gallery)	per 1000 sq. ft.	\$2,982	\$4,106	\$1,124	\$281	\$3,263	\$3,544	\$3,825	\$4,106
Long Term Care (Assisted Living, Congregate Care Facility, Nursing Facility)	per 1000 sq. ft.	\$1,723	\$2,973	\$1,250	\$313	\$2,036	\$2,349	\$2,662	\$2,973
Private Education (Child Care, Day Care, Any Grade Combo K-12, Pre-K)	per 1000 sq. ft.	\$2,991	\$4,219	\$1,228	\$307	\$3,298	\$3,605	\$3,912	\$4,219

East of 95 Mobility Fees Phasing Schedule									
Industrial Uses	Unit of Measure (UM)	Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
Industrial (Assembly, Fabrication, Manufacturing, R&D, Trades, Utilities)	per 1000 sq. ft.	\$1,141	\$1,924	\$783	\$196	\$1,337	\$1,533	\$1,729	\$1,924
Commercial Storage (Mini-Warehouse, Boats, RVs & Outdoor Storage, Warehouse)	per 1000 sq. ft.	\$913	\$1,298	\$385	\$96	\$1,009	\$1,105	\$1,201	\$1,298
Distribution Center (Cold Storage, Fulfillment Centers, High-Cube)	per 1000 sq. ft.	\$729	\$1,089	\$360	\$90	\$819	\$909	\$999	\$1,089

East of 95 Mobility Fees Phasing Schedule									
Recreational Uses	Unit of Measure (UM)	Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
Marina (Including dry storage)	per berth	\$663	\$1,031	\$368	\$92	\$755	\$847	\$939	\$1,031
Golf Course (Open to Public or Non-Resident Membership)	per hole	--	\$13,003	\$13,003	\$3,251	\$3,251	\$6,502	\$9,753	\$13,003
Outdoor Commercial Recreation (Driving Range, Multi-Purpose, Sports, Tennis)	per acre	\$2,189	\$11,740	\$9,551	\$2,388	\$4,577	\$6,965	\$9,353	\$11,740
Indoor Commercial Recreation (Fitness, Gym, Health, Indoor Sports, Recreation)	per 1000 sq. ft.	\$3,955	\$5,985	\$2,030	\$508	\$4,463	\$4,971	\$5,479	\$5,985

EAST OF 95 MOBILITY FEES PHASING SCHEDULE									
OFFICE USES	UNIT OF MEASURE (UM)	Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
Office (General, Higher Education, Hospital, Model Home Sales, Professional)	per 1000 sq. ft.	\$4,149	\$5,347	\$1,198	\$300	\$4,449	\$4,749	\$5,049	\$5,347
Free-Standing Medical Office (Clinic, Dental, Emergency Care, Medical, Veterinary)	per 1000 sq. ft.	\$6,843	\$10,446	\$3,603	\$901	\$7,744	\$8,645	\$9,546	\$10,446

East of 95 Mobility Fees Phasing Schedule									
Commercial Services & Retail Uses	Unit of Measure (UM)	Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
Local Retail [Non-Chain or Franchisee] (Entertainment, Restaurant, Retail, Services)	per 1000 sq. ft.	\$3,682	\$4,465	\$783	\$196	\$3,878	\$4,074	\$4,270	\$4,465
Multi-Tenant Retail (Entertainment, Restaurant, Retail, Services)	per 1000 sq. ft.	\$7,194	\$8,774	\$1,580	\$395	\$7,589	\$7,984	\$8,379	\$8,774
Free-Standing Retail (Bank, Entertainment, Restaurant, Retail, Services)	per 1000 sq. ft.	\$9,541	\$11,867	\$2,326	\$582	\$10,123	\$10,705	\$11,287	\$11,867

East of 95 Mobility Fees Phasing Schedule									
Additive Fees for Commercial Services & Retail Uses	Unit of Measure (UM)	Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
Bank Drive-Thru Lane or Free-Standing ATM	per lane / ATM	\$15,711	\$21,588	\$5,877	\$1,469	\$17,180	\$18,649	\$20,118	\$21,588
Motor Vehicle & Boat Cleaning (Detailing, Wash, Wax)	per lane or stall	\$13,857	\$21,436	\$7,579	\$1,895	\$15,752	\$17,647	\$19,542	\$21,436
Motor Vehicle Charging	per position	\$12,793	\$16,434	\$3,641	\$910	\$13,703	\$14,613	\$15,523	\$16,434
Motor Vehicle Fueling	per position	\$16,617	\$18,652	\$2,035	\$509	\$17,126	\$17,635	\$18,144	\$18,652

East of 95 Mobility Fees Phasing Schedule									
Additive Fees for Commercial Services & Retail Uses	Unit of Measure (UM)	Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
Motor Vehicle Service (Maintenance, Quick Lube, Service, Tires)	per service bay	\$5,993	\$8,906	\$2,913	\$728	\$6,721	\$7,449	\$8,177	\$8,906
Retail Drive-Thru	per lane	\$10,575	\$14,867	\$4,292	\$1,073	\$11,648	\$12,721	\$13,794	\$14,867
Quick Service Restaurant Drive-Thru Lane	per lane	\$30,012	\$32,219	\$2,207	\$552	\$30,564	\$31,116	\$31,668	\$32,219

Southwest (SW) of 95 Mobility Fees Phasing Schedule									
Residential Uses	Unit of Measure (UM)	Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
Single-Family Residential (Maximum 3,500 sq. ft.)	per 1000 sq. ft.	\$3,190	\$3,562	\$372	\$93	\$3,283	\$3,376	\$3,469	\$3,562
Multi-Family Residential (Maximum 2,500 sq. ft.)	per 1000 sq. ft.	\$3,459	\$4,472	\$1,013	\$253	\$3,712	\$3,965	\$4,218	\$4,472
Overnight Lodging (Hotel, Inn, Motel, Resort)	per room	\$2,299	\$3,590	\$1,291	\$323	\$2,622	\$2,945	\$3,268	\$3,590
Mobile Residence (Mobile Home, Recreational Vehicle, Travel Trailer)	per space / lot	\$1,939	\$2,970	\$1,031	\$258	\$2,197	\$2,455	\$2,713	\$2,970

SOUTHWEST (SW) OF 95 MOBILITY FEES PHASING SCHEDULE									
INSTITUTIONAL USES	UNIT OF MEASURE (UM)	Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
Community Serving (Civic, Place of Assembly, Clubhouse, Museum, Gallery)	per 1000 sq. ft.	\$2,472	\$3,432	\$960	\$240	\$2,712	\$2,952	\$3,192	\$3,432
Long Term Care (Assisted Living, Congregate Care Facility, Nursing Facility)	per 1000 sq. ft.	\$1,403	\$2,485	\$1,082	\$271	\$1,674	\$1,945	\$2,216	\$2,485
Private Education (Child Care, Day Care, Any Grade Combo K-12, Pre-K)	per 1000 sq. ft.	\$2,451	\$3,526	\$1,075	\$269	\$2,720	\$2,989	\$3,258	\$3,526

SOUTHWEST (SW) OF 95 MOBILITY FEES PHASING SCHEDULE									
INDUSTRIAL USES	UNIT OF MEASURE (UM)	Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
Industrial (Assembly, Fabrication, Manufacturing, R&D, Trades, Utilities)	per 1000 sq. ft.	\$991	\$1,608	\$617	\$154	\$1,145	\$1,299	\$1,453	\$1,608
Commercial Storage (Mini-Warehouse, Boats, RVs & Outdoor Storage, Warehouse)	per 1000 sq. ft.	\$793	\$1,085	\$292	\$73	\$866	\$939	\$1,012	\$1,085
Distribution Center (Cold Storage, Fulfillment Centers, High-Cube)	per 1000 sq. ft.	\$639	\$911	\$272	\$68	\$707	\$775	\$843	\$911

SOUTHWEST (SW) OF 95 MOBILITY FEES PHASING SCHEDULE									
RECREATIONAL USES	UNIT OF MEASURE (UM)	Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
Marina (Including dry storage)	per berth	\$487	\$862	\$375	\$94	\$581	\$675	\$769	\$862
Golf Course (Open to Public or Non-Resident Membership)	per hole	--	\$10,869	\$10,869	\$2,717	\$2,717	\$5,434	\$8,151	\$10,869
Outdoor Commercial Recreation (Driving Range, Multi-Purpose, Sports, Tennis)	per acre	\$1,692	\$9,813	\$8,121	\$2,030	\$3,722	\$5,752	\$7,782	\$9,813
Indoor Commercial Recreation (Fitness, Gym, Health, Indoor Sports, Recreation)	per 1000 sq. ft.	\$3,175	\$5,003	\$1,828	\$457	\$3,632	\$4,089	\$4,546	\$5,003

SOUTHWEST (SW) OF 95 MOBILITY FEES PHASING SCHEDULE

OFFICE USES	UNIT OF MEASURE (UM)	Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
Office (General, Higher Education, Hospital, Model Home Sales, Professional)	per 1000 sq. ft.	\$3,609	\$4,470	\$861	\$215	\$3,824	\$4,039	\$4,254	\$4,470
Free-Standing Medical Office (Clinic, Dental, Emergency Care, Medical, Veterinary)	per 1000 sq. ft.	\$5,993	\$8,732	\$2,739	\$685	\$6,678	\$7,363	\$8,048	\$8,732

SOUTHWEST (SW) OF 95 MOBILITY FEES PHASING SCHEDULE									
COMMERCIAL SERVICES & RETAIL USES	UNIT OF MEASURE (UM)	Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
Local Retail [Non-Chain or Franchisee] (Entertainment, Restaurant, Retail, Services)	per 1000 sq. ft.	\$2,942	\$3,732	\$790	\$198	\$3,140	\$3,338	\$3,536	\$3,732
Multi-Tenant Retail (Entertainment, Restaurant, Retail, Services)	per 1000 sq. ft.	\$5,714	\$7,334	\$1,620	\$405	\$6,119	\$6,524	\$6,929	\$7,334
Free-Standing Retail (Bank, Entertainment, Restaurant, Retail, Services)	per 1000 sq. ft.	\$7,511	\$9,919	\$2,408	\$602	\$8,113	\$8,715	\$9,317	\$9,919

SOUTHWEST (SW) OF 95 MOBILITY FEES PHASING SCHEDULE									
ADDITIVE FEES FOR COMMERCIAL SERVICES & RETAIL USES	UNIT OF MEASURE (UM)	Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
Bank Drive-Thru Lane or Free-Standing ATM	per lane / ATM	\$10,868	\$18,045	\$7,177	\$1,794	\$12,662	\$14,456	\$16,250	\$18,045
Motor Vehicle & Boat Cleaning (Detailing, Wash, Wax)	per lane or stall	\$9,962	\$17,918	\$7,956	\$1,989	\$11,951	\$13,940	\$15,929	\$17,918
Motor Vehicle Charging	per position	\$9,197	\$13,737	\$4,540	\$1,135	\$10,332	\$11,467	\$12,602	\$13,737
Motor Vehicle Fueling	per position	\$13,021	\$15,591	\$2,570	\$643	\$13,664	\$14,307	\$14,950	\$15,591

SOUTHWEST (SW) OF 95 MOBILITY FEES PHASING SCHEDULE									
ADDITIVE FEES FOR COMMERICAL SERVICES & RETAIL USES	UNIT OF MEASURE (UM)	Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
Motor Vehicle Service (Maintenance, Quick Lube, Service, Tires)	per service bay	\$4,308	\$7,444	\$3,136	\$784	\$5,092	\$5,876	\$6,660	\$7,444
Retail Drive-Thru	per lane	\$7,603	\$12,427	\$4,824	\$1,206	\$8,809	\$10,015	\$11,221	\$12,427
Quick Service Restaurant Drive-Thru Lane	per lane	\$18,971	\$26,932	\$7,961	\$1,990	\$20,961	\$22,951	\$24,941	\$26,932

Northwest (NW) of 95 Mobility Fees Phasing Schedule									
Residential Uses	Unit of Measure (UM)	Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
Single-Family Residential (Maximum 3,500 sq. ft.)	per 1000 sq. ft.	\$3,480	\$4,816	\$1,336	\$334	\$3,814	\$4,148	\$4,482	\$4,816
Multi-Family Residential (Maximum 2,500 sq. ft.)	per 1000 sq. ft.	\$3,929	\$6,047	\$2,118	\$530	\$4,459	\$4,989	\$5,519	\$6,047
Overnight Lodging (Hotel, Inn, Motel, Resort)	per room	\$3,230	\$4,855	\$1,625	\$406	\$3,636	\$4,042	\$4,448	\$4,855
Mobile Residence (Mobile Home, Recreational Vehicle, Travel Trailer)	per space / lot	\$2,229	\$4,016	\$1,787	\$447	\$2,676	\$3,123	\$3,570	\$4,016

Northwest (NW) of 95 Mobility Fees Phasing Schedule									
Institutional Uses	Unit of Measure (UM)	Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
Community Serving (Civic, Place of Assembly, Clubhouse, Museum, Gallery)	per 1000 sq. ft.	\$3,202	\$4,544	\$1,342	\$336	\$3,538	\$3,874	\$4,210	\$4,544
Long Term Care (Assisted Living, Congregate Care Facility, Nursing Facility)	per 1000 sq. ft.	\$1,603	\$3,351	\$1,748	\$437	\$2,040	\$2,477	\$2,914	\$3,351
Private Education (Child Care, Day Care, Any Grade Combo K-12, Pre-K)	per 1000 sq. ft.	\$2,741	\$4,275	\$1,534	\$384	\$3,125	\$3,509	\$3,893	\$4,275

Northwest (NW) of 95 Mobility Fees Phasing Schedule									
Industrial Uses	Unit of Measure (UM)	Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
Industrial (Assembly, Fabrication, Manufacturing, R&D, Trades, Utilities)	per 1000 sq. ft.	\$1,181	\$2,165	\$984	\$246	\$1,427	\$1,673	\$1,919	\$2,165
Commercial Storage (Mini-Warehouse, Boats, RVs & Outdoor Storage, Warehouse)	per 1000 sq. ft.	\$943	\$1,461	\$518	\$130	\$1,073	\$1,203	\$1,333	\$1,461
Distribution Center (Cold Storage, Fulfillment Centers, High-Cube)	per 1000 sq. ft.	\$759	\$1,226	\$467	\$117	\$876	\$993	\$1,110	\$1,226

Northwest (NW) of 95 Mobility Fees Phasing Schedule									
Recreational Uses	Unit of Measure (UM)	Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
Marina (Including dry storage)	per berth	\$704	\$1,454	\$750	\$188	\$892	\$1,080	\$1,268	\$1,454
Golf Course (Open to Public or Non-Resident Membership)	per hole	--	\$18,324	\$18,324	\$4,581	\$4,581	\$9,162	\$13,743	\$18,324
Outdoor Commercial Recreation (Driving Range, Multi-Purpose, Sports, Tennis)	per acre	\$2,327	\$16,545	\$14,218	\$3,555	\$5,882	\$9,437	\$12,992	\$16,545
Indoor Commercial Recreation (Fitness, Gym, Health, Indoor Sports, Recreation)	per 1000 sq. ft.	\$4,175	\$8,435	\$4,260	\$1,065	\$5,240	\$6,305	\$7,370	\$8,435

NORTHWEST (NW) OF 95 MOBILITY FEES PHASING SCHEDULE

OFFICE USES	UNIT OF MEASURE (UM)	Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
Office (General, Higher Education, Hospital, Model Home Sales, Professional)	per 1000 sq. ft.	\$4,339	\$6,017	\$1,678	\$420	\$4,759	\$5,179	\$5,599	\$6,017
Free-Standing Medical Office (Clinic, Dental, Emergency Care, Medical, Veterinary)	per 1000 sq. ft.	\$7,073	\$11,883	\$4,810	\$1,203	\$8,276	\$9,479	\$10,682	\$11,883

Northwest (NW) of 95 Mobility Fees Phasing Schedule									
Commercial Services & Retail Uses	Unit of Measure (UM)	Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
Local Retail [Non-Chain or Franchisee] (Entertainment, Restaurant, Retail, Services)	per 1000 sq. ft.	\$3,312	\$4,870	\$1,558	\$390	\$3,702	\$4,092	\$4,482	\$4,870
Multi-Tenant Retail (Entertainment, Restaurant, Retail, Services)	per 1000 sq. ft.	\$6,464	\$9,569	\$3,105	\$776	\$7,240	\$8,016	\$8,792	\$9,569
Free-Standing Retail (Bank, Entertainment, Restaurant, Retail, Services)	per 1000 sq. ft.	\$8,541	\$12,942	\$4,401	\$1,100	\$9,641	\$10,741	\$11,841	\$12,942

Northwest (NW) of 95 Mobility Fees Phasing Schedule									
Additive Fees for Commercial Services & Retail Uses	Unit of Measure (UM)	Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
Bank Drive-Thru Lane or Free-Standing ATM	per lane / ATM	\$12,234	\$24,776	\$12,542	\$3,136	\$15,370	\$18,506	\$21,642	\$24,776
Motor Vehicle & Boat Cleaning (Detailing, Wash, Wax)	per lane or stall	\$12,227	\$24,601	\$12,374	\$3,094	\$15,321	\$18,415	\$21,509	\$24,601
Motor Vehicle Charging	per position	\$11,288	\$18,861	\$7,573	\$1,893	\$13,181	\$15,074	\$16,967	\$18,861
Motor Vehicle Fueling	per position	\$15,112	\$21,407	\$6,295	\$1,574	\$16,686	\$18,260	\$19,834	\$21,407

Northwest (NW) of 95 Mobility Fees Phasing Schedule									
Additive Fees for Commercial Services & Retail Uses	Unit of Measure (UM)	Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
Motor Vehicle Service (Maintenance, Quick Lube, Service, Tires)	per service bay	\$5,288	\$10,221	\$4,933	\$1,233	\$6,521	\$7,754	\$8,987	\$10,221
Retail Drive-Thru	per lane	\$9,331	\$17,062	\$7,731	\$1,933	\$11,264	\$13,197	\$15,130	\$17,062
Quick Service Restaurant Drive-Thru Lane	per lane	\$25,517	\$37,282	\$11,765	\$2,941	\$28,458	\$31,399	\$34,340	\$37,282

West of 95 Mobility Fees Phasing Schedule									
Residential Uses	Unit of Measure (UM)	Based on NW of 95 Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
Single-Family Residential (Maximum 3,500 sq. ft.)	per 1000 sq. ft.	\$3,480	\$5,464	\$1,984	\$496	\$3,976	\$4,472	\$4,968	\$5,464
Multi-Family Residential (Maximum 2,500 sq. ft.)	per 1000 sq. ft.	\$3,929	\$6,860	\$2,931	\$733	\$4,662	\$5,395	\$6,128	\$6,860
Overnight Lodging (Hotel, Inn, Motel, Resort)	per room	\$3,230	\$5,507	\$2,277	\$569	\$3,799	\$4,368	\$4,937	\$5,507
Mobile Residence (Mobile Home, Recreational Vehicle, Travel Trailer)	per space / lot	\$2,229	\$4,556	\$2,327	\$582	\$2,811	\$3,393	\$3,975	\$4,556

West of 95 Mobility Fees Phasing Schedule									
Institutional Uses	Unit of Measure (UM)	Based on NW of 95 Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
Community Serving (Civic, Place of Assembly, Clubhouse, Museum, Gallery)	per 1000 sq. ft.	\$3,202	\$4,905	\$1,703	\$426	\$3,628	\$4,054	\$4,480	\$4,905
Long Term Care (Assisted Living, Congregate Care Facility, Nursing Facility)	per 1000 sq. ft.	\$1,603	\$3,792	\$2,189	\$547	\$2,150	\$2,697	\$3,244	\$3,792
Private Education (Child Care, Day Care, Any Grade Combo K-12, Pre-K)	per 1000 sq. ft.	\$2,741	\$4,496	\$1,755	\$439	\$3,180	\$3,619	\$4,058	\$4,496

West of 95 Mobility Fees Phasing Schedule									
Industrial Uses	Unit of Measure (UM)	Based on NW of 95 Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
Industrial (Assembly, Fabrication, Manufacturing, R&D, Trades, Utilities)	per 1000 sq. ft.	\$1,181	\$2,380	\$1,199	\$300	\$1,481	\$1,781	\$2,081	\$2,380
Commercial Storage (Mini-Warehouse, Boats, RVs & Outdoor Storage, Warehouse)	per 1000 sq. ft.	\$943	\$1,606	\$663	\$166	\$1,109	\$1,275	\$1,441	\$1,606
Distribution Center (Cold Storage, Fulfillment Centers, High-Cube)	per 1000 sq. ft.	\$759	\$1,348	\$589	\$147	\$906	\$1,053	\$1,200	\$1,348

West of 95 Mobility Fees Phasing Schedule									
Recreational Uses	Unit of Measure (UM)	Based on NW of 95 Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
Marina (Including dry storage)	per berth	\$704	\$1,674	\$970	\$243	\$947	\$1,190	\$1,433	\$1,674
Golf Course (Open to Public or Non-Resident Membership)	per hole	--	\$21,098	\$21,098	\$5,275	\$5,275	\$10,550	\$15,825	\$21,098
Outdoor Commercial Recreation (Driving Range, Multi-Purpose, Sports, Tennis)	per acre	\$2,327	\$19,049	\$16,722	\$4,181	\$6,508	\$10,689	\$14,870	\$19,049
Indoor Commercial Recreation (Fitness, Gym, Health, Indoor Sports, Recreation)	per 1000 sq. ft.	\$4,175	\$9,711	\$5,536	\$1,384	\$5,559	\$6,943	\$8,327	\$9,711

WEST OF 95 MOBILITY FEES PHASING SCHEDULE									
OFFICE USES	UNIT OF MEASURE (UM)	Based on NW of 95 Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
Office (General, Higher Education, Hospital, Model Home Sales, Professional)	per 1000 sq. ft.	\$4,339	\$6,617	\$2,278	\$570	\$4,909	\$5,479	\$6,049	\$6,617
Free-Standing Medical Office (Clinic, Dental, Emergency Care, Medical, Veterinary)	per 1000 sq. ft.	\$7,073	\$13,324	\$6,251	\$1,563	\$8,636	\$10,199	\$11,762	\$13,324

West of 95 Mobility Fees Phasing Schedule									
Commercial Services & Retail Uses	Unit of Measure (UM)	Based on NW of 95 Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
Local Retail [Non-Chain or Franchisee] (Entertainment, Restaurant, Retail, Services)	per 1000 sq. ft.	\$3,312	\$5,045	\$1,733	\$433	\$3,745	\$4,178	\$4,611	\$5,045
Multi-Tenant Retail (Entertainment, Restaurant, Retail, Services)	per 1000 sq. ft.	\$6,464	\$9,913	\$3,449	\$862	\$7,326	\$8,188	\$9,050	\$9,913
Free-Standing Retail (Bank, Entertainment, Restaurant, Retail, Services)	per 1000 sq. ft.	\$8,541	\$13,407	\$4,866	\$1,217	\$9,758	\$10,975	\$12,192	\$13,407

West of 95 Mobility Fees Phasing Schedule									
Additive Fees for Commercial Services & Retail Uses	Unit of Measure (UM)	Based on NW of 95 Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
Bank Drive-Thru Lane or Free-Standing ATM	per lane / ATM	\$12,234	\$26,356	\$14,122	\$3,531	\$15,765	\$19,296	\$22,827	\$26,356
Motor Vehicle & Boat Cleaning (Detailing, Wash, Wax)	per lane or stall	\$12,227	\$26,170	\$13,943	\$3,486	\$15,713	\$19,199	\$22,685	\$26,170
Motor Vehicle Charging	per position	\$11,288	\$20,064	\$8,776	\$2,194	\$13,482	\$15,676	\$17,870	\$20,064
Motor Vehicle Fueling	per position	\$15,112	\$22,772	\$7,660	\$1,915	\$17,027	\$18,942	\$20,857	\$22,772

West of 95 Mobility Fees Phasing Schedule									
Additive Fees for Commercial Services & Retail Uses	Unit of Measure (UM)	Based on NW of 95 Existing Fees	Updated Mobility Fee (2025)	Total Increase	Annual Increase	2026 Mobility Fee	2027 Mobility Fee	2028 Mobility Fee	2029 Mobility Fee
Motor Vehicle Service (Maintenance, Quick Lube, Service, Tires)	per service bay	\$5,288	\$10,873	\$5,585	\$1,396	\$6,684	\$8,080	\$9,476	\$10,873
Retail Drive-Thru	per lane	\$9,331	\$18,150	\$8,819	\$2,205	\$11,536	\$13,741	\$15,946	\$18,150
Quick Service Restaurant Drive-Thru Lane	per lane	\$25,517	\$40,770	\$15,253	\$3,813	\$29,330	\$33,143	\$36,956	\$40,770

NEXT STEPS

- **Update Mobility Plan based on public feedback**
- **Update Mobility Fee based on changes to Mobility Plan**
- **Public hearings to be scheduled after workshops**

COMMENTS & QUESTIONS



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NUE URBAN CONCEPTS
LAND USE • MOBILITY • PARKING • FEES

CITY COUNCIL OPTIONS

- 1. Accept the Final Technical Report. Do not vote for a finding of extraordinary circumstances. Do not vote to move forward with an increase in Mobility Fees at the present time.**
- 2. Amend the list of mobility projects in the Mobility Plan or identify additional funding. Increasing funding or lowering the cost will result in a decrease in mobility fee rates.**
- 3. Accept the Technical Report analysis and the finding of extraordinary circumstances. Determine a maximum mobility fee rate. Identify a time period to phase-in mobility fees. Then develop a mobility fee schedule that shows the phased-in mobility fee rates per year until the maximum mobility rate is achieved.**

CITY COUNCIL OPTIONS

- 4. Accept the Technical Report analysis and finding of extraordinary circumstances, adopting the calculated rates at 100%.**
- 5. Accept the Technical Report analysis and the finding of extraordinary circumstances. Agree to the fully calculated rates. Proceed with the direction provided to staff to phase-in the increase over a four-year time frame.**

Comparison of Existing Fee and Updated Mobility Fee								
Residential & Lodging Uses	Unit of Measure (UM)	Combined Port St. Lucie Mobility Fee & St. Lucie County Road Impact Fee			Updated 2025 Port St. Lucie Mobility Fees			
		East of 95	SW of 95	NW of 95	East of 95	SW of 95	NW of 95	West of 95
Single-Family Residential (Maximum 3,500 sq. ft.)	per 1000 sq. ft.	\$3,660	\$3,190	\$3,480	\$4,261	\$3,562	\$4,816	\$5,464
Multi-Family Residential (Maximum 2,500 sq. ft.)	per 1000 sq. ft.	\$4,239	\$3,459	\$3,929	\$5,350	\$4,472	\$6,047	\$6,860
Overnight Lodging (Hotel, Inn, Motel, Resort)	per room	\$2,888	\$2,299	\$3,230	\$4,295	\$3,590	\$4,855	\$5,507
Mobile Residence (Mobile Home, Recreational Vehicle, Travel Trailer)	per space / lot	\$2,412	\$1,939	\$2,229	\$3,554	\$2,970	\$4,016	\$4,556

2025 PORT ST. LUCIE MOBILITY FEES INCREASE									
RESIDENTIAL & LODGING USES	UNIT OF MEASURE (UM)	2025 Port St. Lucie Mobility Fees Increase				2025 Port St. Lucie Mobility Fees % Increase			
		(West of 95 using existing NW of 95 to determine increase)							
		East of 95	SW of 95	NW of 95	West of 95	East of 95	SW of 95	NW of 95	West of 95
Single-Family Residential (Maximum 3,500 sq. ft.)	per 1000 sq. ft.	\$601	\$372	\$1,336	\$1,984	16%	12%	38%	57%
Multi-Family Residential (Maximum 2,500 sq. ft.)	per 1000 sq. ft.	\$1,111	\$1,013	\$2,118	\$2,931	26%	29%	54%	75%
Overnight Lodging (Hotel, Inn, Motel, Resort)	per room	\$1,407	\$1,291	\$1,625	\$2,277	49%	56%	50%	70%
Mobile Residence (Mobile Home, Recreational Vehicle, Travel Trailer)	per space / lot	\$1,142	\$1,031	\$1,787	\$2,327	47%	53%	80%	104%

Comparison of Existing Fee and Updated Mobility Fee								
Institutional Uses	Unit of Measure (UM)	Combined Port St. Lucie Mobility Fee & St. Lucie County Road Impact Fee			Updated 2025 Port St. Lucie Mobility Fees			
		East of 95	SW of 95	NW of 95	East of 95	SW of 95	NW of 95	West of 95
Community Serving (Civic, Place of Assembly, Clubhouse, Museum, Gallery)	per 1000 sq. ft.	\$2,982	\$2,472	\$3,202	\$4,106	\$3,432	\$4,544	\$4,905
Long Term Care (Assisted Living, Congregate Care Facility, Nursing Facility)	per 1000 sq. ft.	\$1,723	\$1,403	\$1,603	\$2,973	\$2,485	\$3,351	\$3,792
Private Education (Child Care, Day Care, Any Grade Combo K-12, Pre-K)	per 1000 sq. ft.	\$2,991	\$2,451	\$2,741	\$4,219	\$3,526	\$4,275	\$4,496

2025 Port St. Lucie Mobility Fees Increase									
Institutional Uses	Unit of Measure (UM)	2025 Port St. Lucie Mobility Fees Increase				2025 Port St. Lucie Mobility Fees % Increase			
		(West of 95 using existing NW of 95 to determine increase)							
		East of 95	SW of 95	NW of 95	West of 95	East of 95	SW of 95	NW of 95	West of 95
Community Serving (Civic, Place of Assembly, Clubhouse, Museum, Gallery)	per 1000 sq. ft.	\$1,124	\$960	\$1,342	\$1,703	38%	39%	42%	53%
Long Term Care (Assisted Living, Congregate Care Facility, Nursing Facility)	per 1000 sq. ft.	\$1,250	\$1,082	\$1,748	\$2,189	73%	77%	109%	137%
Private Education (Child Care, Day Care, Any Grade Combo K-12, Pre-K)	per 1000 sq. ft.	\$1,228	\$1,075	\$1,534	\$1,755	41%	44%	56%	64%

Comparison of Existing Fee and Updated Mobility Fee								
Industrial Uses	Unit of Measure (UM)	Combined Port St. Lucie Mobility Fee & St. Lucie County Road Impact Fee			Updated 2025 Port St. Lucie Mobility Fees			
		East of 95	SW of 95	NW of 95	East of 95	SW of 95	NW of 95	West of 95
Industrial (Assembly, Fabrication, Manufacturing, R&D, Trades, Utilities)	per 1000 sq. ft.	\$1,141	\$991	\$1,181	\$1,924	\$1,608	\$2,165	\$2,380
Commercial Storage (Mini-Warehouse, Boats, RVs & Outdoor Storage, Warehouse)	per 1000 sq. ft.	\$913	\$793	\$943	\$1,298	\$1,085	\$1,461	\$1,606
Distribution Center (Cold Storage, Fulfillment Centers, High-Cube)	per 1000 sq. ft.	\$729	\$639	\$759	\$1,089	\$911	\$1,226	\$1,348

2025 Port St. Lucie Mobility Fees Increase									
INDUSTRIAL USES	UNIT OF MEASURE (UM)	2025 Port St. Lucie Mobility Fees Increase				2025 Port St. Lucie Mobility Fees % Increase			
		(West of 95 using existing NW of 95 to determine increase)							
		East of 95	SW of 95	NW of 95	West of 95	East of 95	SW of 95	NW of 95	West of 95
Industrial (Assembly, Fabrication, Manufacturing, R&D, Trades, Utilities)	per 1000 sq. ft.	\$783	\$617	\$984	\$1,199	69%	62%	83%	102%
Commercial Storage (Mini-Warehouse, Boats, RVs & Outdoor Storage, Warehouse)	per 1000 sq. ft.	\$385	\$292	\$518	\$663	42%	37%	55%	70%
Distribution Center (Cold Storage, Fulfillment Centers, High-Cube)	per 1000 sq. ft.	\$360	\$272	\$467	\$589	49%	43%	62%	78%

Comparison of Existing Fee and Updated Mobility Fee								
Recreation Uses	Unit of Measure (UM)	Combined Port St. Lucie Mobility Fee & St. Lucie County Road Impact Fee			Updated 2025 Port St. Lucie Mobility Fees			
		East of 95	SW of 95	NW of 95	East of 95	SW of 95	NW of 95	West of 95
Marina (Including dry storage)	per berth	\$663	\$487	\$704	\$1,031	\$862	\$1,454	\$1,674
Golf Course (Open to Public or Non-Resident Membership)	per hole	--	--	--	\$13,003	\$10,869	\$18,324	\$21,098
Outdoor Commercial Recreation (Driving Range, Multi-Purpose, Sports, Tennis)	per acre	\$2,189	\$1,692	\$2,327	\$11,740	\$9,813	\$16,545	\$19,049
Indoor Commercial Recreation (Fitness, Gym, Health, Indoor Sports, Recreation)	per 1000 sq. ft.	\$3,955	\$3,175	\$4,175	\$5,985	\$5,003	\$8,435	\$9,711

2025 Port St. Lucie Mobility Fees Increase									
RECREATION USES	UNIT OF MEASURE (UM)	2025 Port St. Lucie Mobility Fees Increase				2025 Port St. Lucie Mobility Fees % Increase			
		(West of 95 using existing NW of 95 to determine increase)							
		East of 95	SW of 95	NW of 95	West of 95	East of 95	SW of 95	NW of 95	West of 95
Marina (Including dry storage)	per berth	\$368	\$375	\$750	\$970	56%	77%	107%	138%
Golf Course (Open to Public or Non-Resident Membership)	per hole	\$13,003	\$10,869	\$18,324	\$21,098	100%	100%	100%	100%
Outdoor Commercial Recreation (Driving Range, Multi-Purpose, Sports, Tennis)	per acre	\$9,551	\$8,121	\$14,218	\$16,722	436%	480%	611%	719%
Indoor Commercial Recreation (Fitness, Gym, Health, Indoor Sports, Recreation)	per 1000 sq. ft.	\$2,030	\$1,828	\$4,260	\$5,536	51%	58%	102%	133%

COMPARISON OF EXISTING FEE AND UPDATED MOBILITY FEE

OFFICE USES	UNIT OF MEASURE (UM)	Combined Port St. Lucie Mobility Fee & St. Lucie County Road Impact Fee			Updated 2025 Port St. Lucie Mobility Fees			
		East of 95	SW of 95	NW of 95	East of 95	SW of 95	NW of 95	West of 95
Office (General, Higher Education, Hospital, Model Home Sales, Professional)	per 1000 sq. ft.	\$4,149	\$3,609	\$4,339	\$5,347	\$4,470	\$6,017	\$6,617
Free-Standing Medical Office (Clinic, Dental, Emergency Care, Medical, Veterinary)	per 1000 sq. ft.	\$6,843	\$5,993	\$7,073	\$10,446	\$8,732	\$11,883	\$13,324

2025 PORT ST. LUCIE MOBILITY FEES INCREASE									
OFFICE USES	UNIT OF MEASURE (UM)	2025 Port St. Lucie Mobility Fees Increase				2025 Port St. Lucie Mobility Fees % Increase			
		(West of 95 using existing NW of 95 to determine increase)							
		East of 95	SW of 95	NW of 95	West of 95	East of 95	SW of 95	NW of 95	West of 95
Office (General, Higher Education, Hospital, Model Home Sales, Professional)	per 1000 sq. ft.	\$1,198	\$861	\$1,678	\$2,278	29%	24%	39%	53%
Free-Standing Medical Office (Clinic, Dental, Emergency Care, Medical, Veterinary)	per 1000 sq. ft.	\$3,603	\$2,739	\$4,810	\$6,251	53%	46%	68%	88%

Comparison of Existing Fee and Updated Mobility Fee								
Commercial Services & Retail Uses	Unit of Measure (UM)	Combined Port St. Lucie Mobility Fee & St. Lucie County Road Impact Fee			Updated 2025 Port St. Lucie Mobility Fees			
		East of 95	SW of 95	NW of 95	East of 95	SW of 95	NW of 95	West of 95
Local Retail [Non-Chain or Franchisee] (Entertainment, Restaurant, Retail, Services)	per 1000 sq. ft.	\$3,682	\$2,942	\$3,312	\$4,465	\$3,732	\$4,870	\$5,045
Multi-Tenant Retail (Entertainment, Restaurant, Retail, Services)	per 1000 sq. ft.	\$7,194	\$5,714	\$6,464	\$8,774	\$7,334	\$9,569	\$9,913
Free-Standing Retail (Bank, Entertainment, Restaurant, Retail, Services)	per 1000 sq. ft.	\$9,541	\$7,511	\$8,541	\$11,867	\$9,919	\$12,942	\$13,407

2025 PORT ST. LUCIE MOBILITY FEES INCREASE									
COMMERCIAL SERVICES & RETAIL USES	UNIT OF MEASURE (UM)	2025 Port St. Lucie Mobility Fees Increase				2025 Port St. Lucie Mobility Fees % Increase			
		(West of 95 using existing NW of 95 to determine increase)							
		East of 95	SW of 95	NW of 95	West of 95	East of 95	SW of 95	NW of 95	West of 95
Local Retail [Non-Chain or Franchisee] (Entertainment, Restaurant, Retail, Services)	per 1000 sq. ft.	\$783	\$790	\$1,558	\$1,733	21%	27%	47%	52%
Multi-Tenant Retail (Entertainment, Restaurant, Retail, Services)	per 1000 sq. ft.	\$1,580	\$1,620	\$3,105	\$3,449	22%	28%	48%	53%
Free-Standing Retail (Bank, Entertainment, Restaurant, Retail, Services)	per 1000 sq. ft.	\$2,326	\$2,408	\$4,401	\$4,866	24%	32%	52%	57%

Comparison of Existing Fee and Updated Mobility Fee								
Additive Fees for Commercial Services & Retail Uses	Unit of Measure (UM)	Combined Port St. Lucie Mobility Fee & St. Lucie County Road Impact Fee			Updated 2025 Port St. Lucie Mobility Fees			
		East of 95	SW of 95	NW of 95	East of 95	SW of 95	NW of 95	West of 95
Bank Drive-Thru Lane or Free-Standing ATM	per lane / ATM	\$15,711	\$10,868	\$12,234	\$21,588	\$18,045	\$24,776	\$26,356
Motor Vehicle & Boat Cleaning (Detailing, Wash, Wax)	per lane or stall	\$13,857	\$9,962	\$12,227	\$21,436	\$17,918	\$24,601	\$26,170
Motor Vehicle Charging	per position	\$12,793	\$9,197	\$11,288	\$16,434	\$13,737	\$18,861	\$20,064
Motor Vehicle Fueling	per position	\$16,617	\$13,021	\$15,112	\$18,652	\$15,591	\$21,407	\$22,772

2025 Port St. Lucie Mobility Fees Increase									
ADDITIVE FEES FOR COMMERCIAL SERVICES & RETAIL USES	UNIT OF MEASURE (UM)	2025 Port St. Lucie Mobility Fees Increase				2025 Port St. Lucie Mobility Fees % Increase			
		(West of 95 using existing NW of 95 to determine increase)							
		East of 95	SW of 95	NW of 95	West of 95	East of 95	SW of 95	NW of 95	West of 95
Bank Drive-Thru Lane or Free-Standing ATM	per lane / ATM	\$5,877	\$7,177	\$12,542	\$14,122	37%	66%	103%	115%
Motor Vehicle & Boat Cleaning (Detailing, Wash, Wax)	per lane or stall	\$7,579	\$7,956	\$12,374	\$13,943	55%	80%	101%	114%
Motor Vehicle Charging	per position	\$3,641	\$4,540	\$7,573	\$8,776	28%	49%	67%	78%
Motor Vehicle Fueling	per position	\$2,035	\$2,570	\$6,295	\$7,660	12%	20%	42%	51%

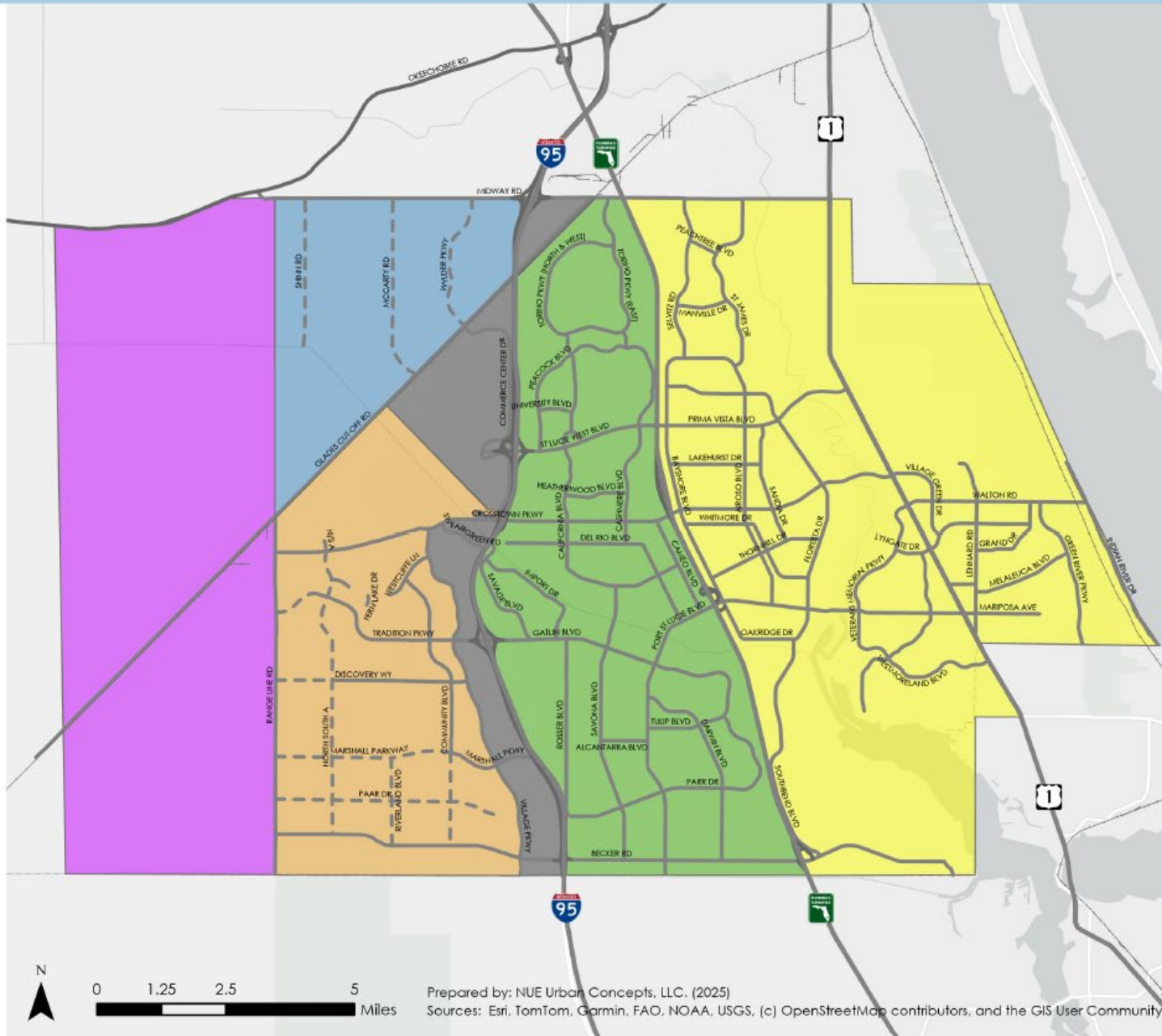
Comparison of Existing Fee and Updated Mobility Fee								
Additive Fees for Commercial Services & Retail Uses	Unit of Measure (UM)	Combined Port St. Lucie Mobility Fee & St. Lucie County Road Impact Fee			Updated 2025 Port St. Lucie Mobility Fees			
		East of 95	SW of 95	NW of 95	East of 95	SW of 95	NW of 95	West of 95
Motor Vehicle Service (Maintenance, Quick Lube, Service, Tires)	per service bay	\$5,993	\$4,308	\$5,288	\$8,906	\$7,444	\$10,221	\$10,873
Retail Drive-Thru	per lane	\$10,575	\$7,603	\$9,331	\$14,867	\$12,427	\$17,062	\$18,150
Quick Service Restaurant Drive-Thru Lane	per lane	\$30,012	\$18,971	\$25,517	\$32,219	\$26,932	\$37,282	\$40,770

2025 Port St. Lucie Mobility Fees Increase									
ADDITIVE FEES FOR COMMERCIAL SERVICES & RETAIL USES	UNIT OF MEASURE (UM)	2025 Port St. Lucie Mobility Fees Increase				2025 Port St. Lucie Mobility Fees % Increase			
		(West of 95 using existing NW of 95 to determine increase)							
		East of 95	SW of 95	NW of 95	West of 95	East of 95	SW of 95	NW of 95	West of 95
Motor Vehicle Service (Maintenance, Quick Lube, Service, Tires)	per service bay	\$2,913	\$3,136	\$4,933	\$5,585	49%	73%	93%	106%
Retail Drive-Thru	per lane	\$4,292	\$4,824	\$7,731	\$8,819	41%	63%	83%	95%
Quick Service Restaurant Drive-Thru Lane	per lane	\$2,207	\$7,961	\$11,765	\$15,253	7%	42%	46%	60%

Benefit Districts illustrate where Mobility Fees can be expended.

- Central Benefit District
- East Benefit District
- Northwest Benefit District
- Southwest Benefit District
- West Benefit District
- I-95 Benefit District

- Minor Roads
- Developer Access Roads
- Major Roads
- Limited Access Roads
- Railways
- City Boundary
- Water Bodies



**Define
where fees
are spent**