

RESOLUTION 26-R77

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING THE FEE SCHEDULE FOR THE PLANNING AND ZONING DEPARTMENT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Lucie, Florida ("City") Planning and Zoning Department processes a variety of development-related applications for which fees are charged; and

WHEREAS, Chapter 158 of the City's Code of Ordinances authorizes the City Council to set and amend those fees; and

WHEREAS, Section 36.04 of the Code of Ordinances generally authorizes the City Council to adopt and amend any fees authorized within the City Code by resolution unless otherwise required under applicable law; and

WHEREAS, the current fee schedule for the Planning and Zoning Department was established via Resolution 19-R82; and

WHEREAS, the City Council finds that it is in the public interest to periodically review and update the Planning and Zoning Department fee structure to reflect the reasonable costs of administration, processing, inspection, materials, and services, to promote fiscal responsibility, to recover appropriate portions of the costs incurred by the City in providing services, and to ensure transparency for businesses, applicants, and residents; and

WHEREAS, the City Council has considered information and recommendations from City staff, including the Planning and Zoning Department, Finance Department, and the office of the City Attorney regarding current fees, and service delivery costs, and has determined that amendments to the current Planning and Zoning fee schedule are necessary and appropriate at this time; and

WHEREAS, the City Council finds that adopting an updated Planning and Zoning Fee Schedule will promote continued economic efficiency in the Planning and Zoning Department's administration of its application processes and provision of its services by aligning fees with the proportional costs of the services provided.

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NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF PORT ST. LUCIE, FLORIDA:

Section 1. Repeal of Resolution and Adoption of Revised Fee Schedule. That the City of Port St. Lucie hereby repeals Resolution 19-R82 in its entirety and adopts the revised fee schedule for the Planning and Zoning Department attached hereto and by reference incorporated herein as “Exhibit A.”

Section 2. Annual Inflation Adjustments. The amount of all fees established by this resolution shall be adjusted annually for inflation beginning on October 1, 2027, and each October 1st every year thereafter, using the percent change in the Consumer Price Index for All Urban Consumers, U.S. City Average, all items 1967=100, or successor reports for the preceding calendar year as initially reported by the United States Department of Labor, Bureau of Labor Statistics, if such percent change is positive. All fees shall be rounded to the nearest whole dollar. However, in no event shall any fee be adjusted such that it exceeds the City’s cost of providing the service in question.

Section 3. Ratification of Recitals. The foregoing recitals are hereby ratified and confirmed as true and correct and are hereby made a part of this Resolution.

Section 4. Conflict. If any resolutions, or parts of resolutions, are in conflict herewith, this Resolution shall control to the extent of the conflicting provision.

Section 5. Severability. The provisions of this Resolution are intended to be severable. If any part of this Resolution is determined to be void or is declared illegal, invalid, or unconstitutional by Court of competent jurisdiction, the remainder of this Resolution shall remain in full force and effect.

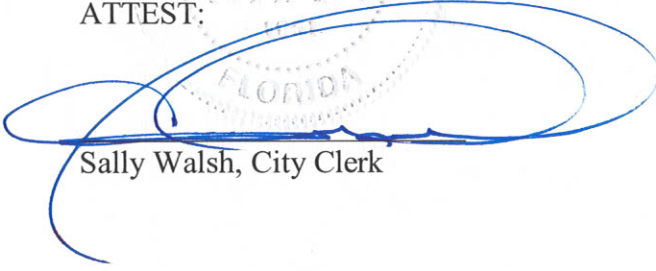
Section 6. Effective Date. This Resolution shall become effective October 1, 2026.

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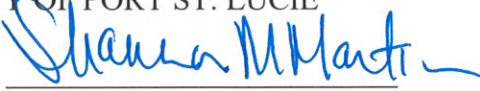
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PASSED AND ADOPTED by the City Council of the City of Port St. Lucie, Florida, this
28th day of September 2026.

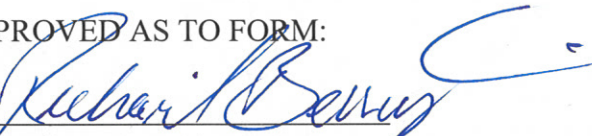
ATTEST:


Sally Walsh, City Clerk

CITY COUNCIL
CITY OF PORT ST. LUCIE

By: 
Shannon M. Martin, Mayor

APPROVED AS TO FORM:

By: 
Richard Berrios, City Attorney

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EXHIBIT A — PLANNING AND ZONING FEE SCHEDULE

The following table sets forth the fees, charges, and assessments administered by the City of Port St. Lucie Planning and Zoning Department. Unless otherwise provided by law or Council action, the fee amounts below take effect on October 1, 2026.

Accessory Use Reviews:	
Accessory Use Reviews	\$125
Agreements:	
Developer, True-Up, Other	\$3,500
Annexation	\$2,500
Amendments	\$2,500
Annexation Applications:	
10 acres or less	\$3,100
Greater than 10 acres	\$4,800 + \$20/acre
Certificate of Concurrence:	
Certificate of Concurrence	\$6,000
Clearing Plan Review:	
Clearing Plan Review	\$360 + \$40/acre
Comprehensive Plan Amendment:	
Comprehensive Plan Amendment	\$5,000 + \$40/acre
Development of Regional Impact:	
Conceptual Master Plan Amendment	\$2,200
Amendments	\$10,000
Biennial Reports	\$1,400
Exemption from Platting:	
Exemption from Platting	\$710
Landscape:	
Amendment to Approved Landscape or Street Tree Planting Plan	\$750
Inspections	\$100
Modification Variance	\$1,800
Meetings:	
Pre-Application	\$700

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Supplemental Meeting Fee	\$500
Model Homes:	
New	\$950
Renewal	\$650
PUD:	
Zoning	\$3,960 + \$60/acre
Amendments	1/2 current application fee not to exceed \$11,980
Request for Estimate of Mobility/Impact Fees:	
10 acres or less	\$250
Greater than 10 acres	\$500
Rezoning:	
Rezoning	\$2,115 + \$60/acre
Signs:	
New Applications	\$250
Change of Copy on Existing Permitted Façade or Monument Sign	\$100
Drive-thru Canopy Instructional Signs - 4 per Application	\$300
Resubmittals	\$100
Billboards - Sec.155.03(G)	\$8,850
Billboards - Annual Re-Inspection Fee	\$1,885
Master Sign Program	\$4,500
Master Sign Program Amendment	\$2,000
Site Plans:	
Site Plan Construction Plan Amendment	\$50
Commercial Minor	
10,000 sq. ft. or less	\$2,345
Commercial Major	
10,001 sq ft to 30,000 sq. ft	\$4,000 + \$95 each additional 1,000 sq. ft.
Greater than 30,001 sq. ft.	\$6,995 + \$125 each additional 1,000 sq. ft.

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Residential Minor	
5 or Less Units or Lots	\$1,180
Greater than 5 Units of Lots	\$1,645
Residential Major	
51 to 300 Units or Lots	\$3,755
Greater than 300 Units or Lots	\$3,755 + \$500 each additional 100 units
Architectural Review or Changes to Architectural Review	\$515
Misc Review as Determined by the Zoning Administrator	\$710
Compliance Review for Building Permits (No Charge for 1st Review)	\$300
Building Permits Plans Review (Interior Build-Outs or Multiple Review Requests)	\$300
Site Inspection for CO (No Charge for 1st Inspection)	first free, additional inspections \$450
After First Resubmittal, Charge for Each Submittal	\$300
Administrative Amendments	\$1,200
Special Exception Uses:	
Special Exception Uses	\$3,750
State License Review:	
Event Temporary Liquor	\$35
Liquor	\$400
Street Name Changes:	
Street Name Changes	\$900
Subdivision:	
Subdivision Construction Plan Amendment	\$50
Minor	
Less than 5 Lots, Units or Tracts	\$2,000
5 - 50 Lots, Units, or Tracts	\$3,000
Major	
More than 50 lots, Units or Tracts	\$4,500
Conceptual Review	\$1,750

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Tree:	
Mitigation	\$200/inch required of mitigation and \$100/inch DBH of required mitigation for slash pines
Removal Permit	\$50
Variances:	
Residential / Residential Administrative	\$750
Non-Residential	\$1,635
Non-Residential Administrative	\$1,635
Zoning:	
Text Amendments	\$3,980
Verification Letters	\$200
Review for Business Tax Use and Occupancy	\$75
Verification, Land Use Research and Misc. Research Requests	\$1,200

Projects tabled by either the applicant, Site Plan Review Committee, Planning and Zoning Board, or the City Council, and are inactive for three (3) months and have failed to provide the necessary changes or information, will be charged a new fee to be processed for review. Items withdrawn or tabled (at any stage of the development review process) can be reactivated within three (3) months at no charge. After three (3) months, the application is considered to have expired and a new review fee is required. Fees for amendments to previously approved site plans shall be based on minor amendment fees unless the proposed change is significant in size to require major review fees.

Applications that do not obtain approval by the final required board or council within 18 months from the date of the initial submittal shall be required to pay a new application fee. This fee is the full application fee identified by the application category.