

## ST LUCIE COUNTY IMPACT FEES

EFFECTIVE 1/1/2023 through 9/30/2023

### RESIDENTIAL

		ROAD IMPACT FEES					
		Unincorporated	City of Fort Pierce	City of PSL	North Island	FP Island	South Island
<b>SINGLE FAMILY</b>							
Single Family (<2,000 SqFt), Very Low Income #	Per Unit	\$3,152	\$3,118	\$1,230	\$2,514	\$2,907	\$2,719
Single Family (<2,000 SqFt), Low Income #	Per Unit	\$3,841	\$3,799	\$1,501	\$3,064	\$3,542	\$3,315
Single Family (<2,400 SqFt)	Per Unit	\$5,290	\$5,233	\$2,060	\$4,221	\$4,881	\$4,567
Single Family (2,400 to 3,499 SqFt)	Per Unit	\$6,466	\$6,396	\$2,519	\$5,157	\$5,966	\$5,581
Single Family (3,500+ SqFt)	Per Unit	\$6,564	\$6,493	\$2,564	\$5,236	\$6,057	\$5,666
<b>MULTI-FAMILY 1-3 STORIES</b>							
Multifamily, Very Low Income #	Per Unit	\$2,488	\$2,461	\$968	\$2,366	\$2,801	\$2,630
Multifamily, Low Income #	Per Unit	\$3,032	\$2,999	\$1,175	\$2,882	\$3,261	\$3,180
Multifamily (<750 SqFt)	Per Unit	\$3,363	\$3,326	\$1,303	\$3,197	\$3,732	\$3,554
Multifamily (750 to 1,499 SqFt)	Per Unit	\$4,088	\$4,044	\$1,589	\$3,886	\$4,481	\$4,321
Multifamily (1,500+ SqFt)	Per Unit	\$4,699	\$4,647	\$1,826	\$4,466	\$5,208	\$4,966
<b>MULTI-FAMILY 4+ STORIES</b>							
Multifamily, Very Low Income #	Per Unit	\$1,847	\$1,827	\$713	\$2,046	\$2,024	\$1,943
Multifamily, Low Income #	Per Unit	\$2,218	\$2,195	\$815	\$2,286	\$2,195	\$2,286
Multifamily (<750 SqFt)	Per Unit	\$2,497	\$2,470	\$971	\$2,724	\$2,640	\$2,598
Multifamily (750 to 1,499 SqFt)	Per Unit	\$3,000	\$2,969	\$1,131	\$3,181	\$3,054	\$3,115
Multifamily (1,500+ SqFt)	Per Unit	\$3,463	\$3,426	\$1,310	\$3,689	\$3,542	\$3,595
<b>OTHER</b>							
Mobile Home/RV Unit (Park Only)	Per Unit	\$2,099	\$2,076	\$807	\$1,749	\$1,749	\$2,213
Other Residential	Per Unit	\$5,704	\$5,642	\$2,226	\$4,548	\$4,548	\$4,923

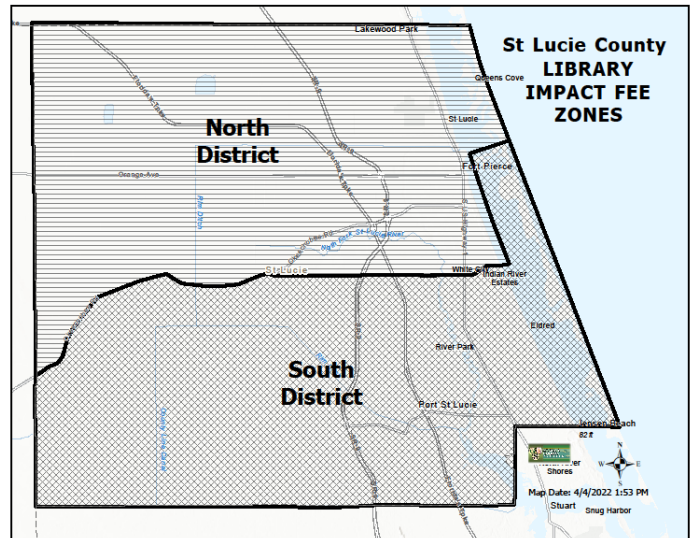
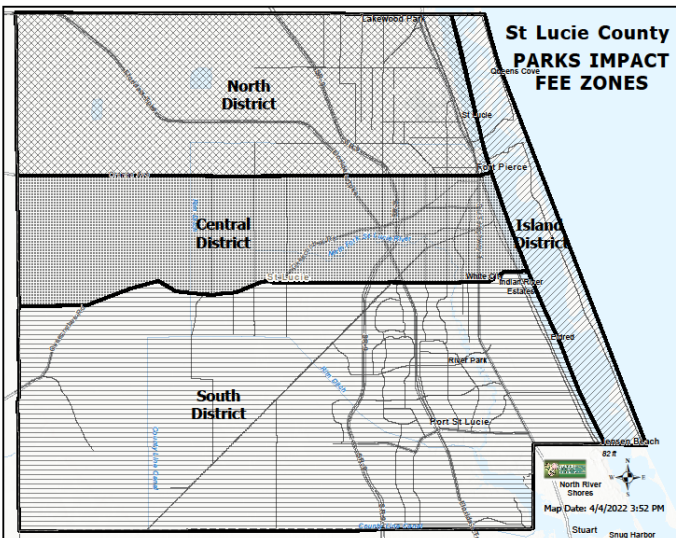
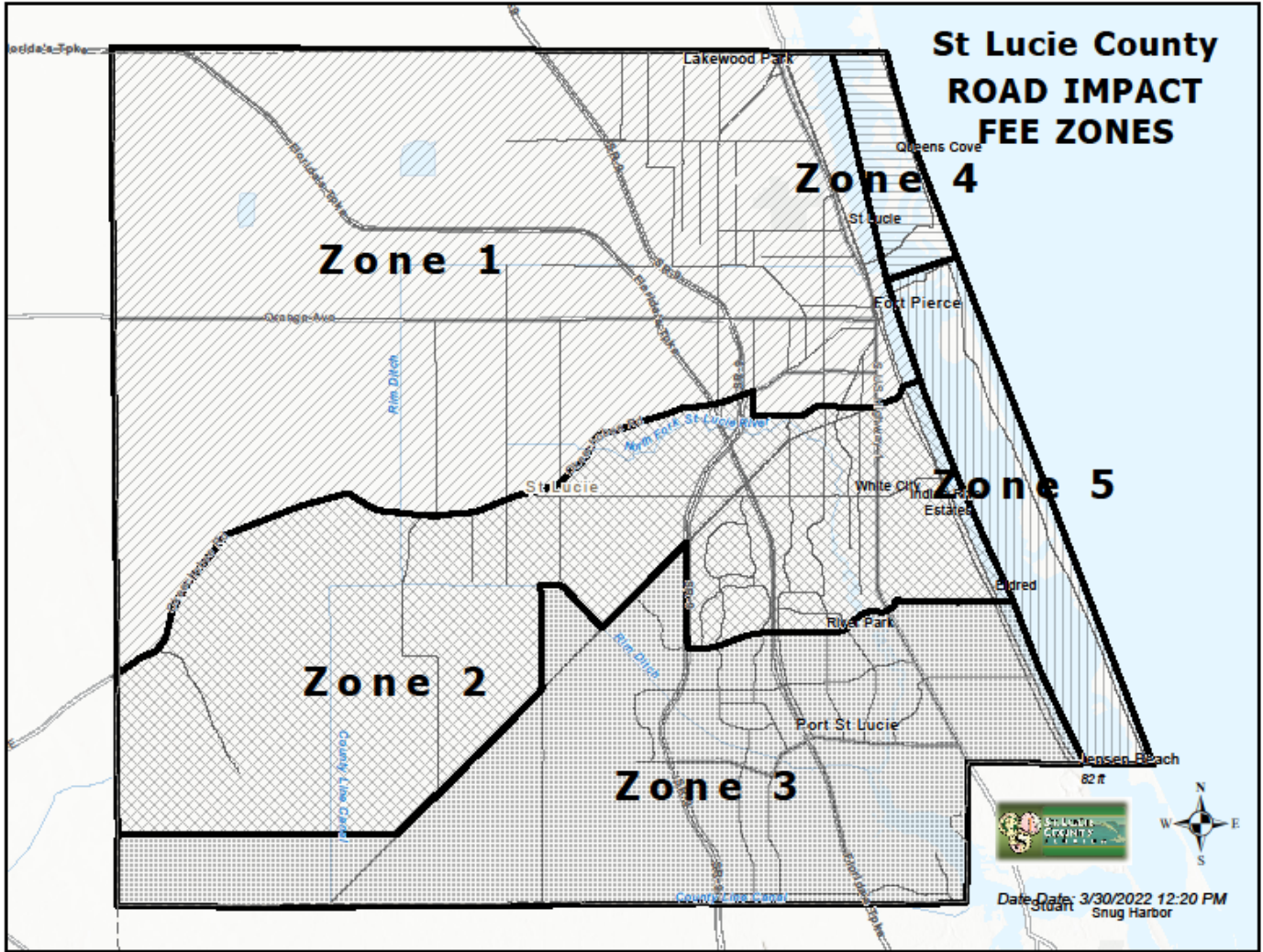
OTHER IMPACT FEES							
Land Use	Unit	Pub Bldg	Law Enf	Parks	Library	Fire/EMS	School
Single Family	DU	\$410.63	\$276.75	\$1,920.38	\$305.97	\$650.00	\$6,786.00
Condominium	DU	\$410.63	\$272.41	\$1,920.38	\$300.17	\$650.00	\$6,786.00
Multifamily (1-2 stories)	DU	\$367.88	\$192.38	\$1,713.38	\$216.00	\$469.00	\$3,470.00
Multifamily (3+ stories)	DU	\$367.88	\$196.88	\$1,713.38	\$221.63	\$637.00	\$3,470.00
Mobile Home/RV	DU	\$270.00	\$172.13	\$1,257.75	\$193.94	\$324.00	\$1,958.00
Other Residential	Bed	\$410.63	\$180.48	\$889.43	\$129.06	\$650.00	\$6,786.00

# AFFORDABLE HOUSING DEVELOPMENTS ONLY THAT HAVE RECEIVED FINANCING THROUGH THE STATE OF FLORIDA

- REVISED FEES ARE BASED UPON 2022 IMPACT FEE STUDIES ADOPTED ON APRIL 19, 2022 FOR ROADS, PARKS, LIBRARY, PUBLIC BUILDINGS, AND LAW ENFORCEMENT, AND SEPTEMBER 6, 2022 FOR FIRE/EMS. THESE STUDIES, AS WELL AS OTHER IMPACT FEE RELATED INFORMATION, CAN BE FOUND ON THE COUNTY WEBSITE AT [STLUCIECO.GOV/IMPACTFEES](http://STLUCIECO.GOV/IMPACTFEES).

**ST LUCIE COUNTY IMPACT FEES**

**Benefit Zones**



**ST LUCIE COUNTY IMPACT FEES**

**EFFECTIVE 1/1/2023 through 9/30/2023**

**COMMERCIAL**

ROAD IMPACT FEES							
	Unit	Unincorporated	City of Fort Pierce	City of PSL	North Island	FP Island	South Island
<b>LODGING</b>							
Hotel/Motel	Room	\$2,292	\$2,267	\$890	\$2,817	\$2,705	\$2,440
Bed & Breakfast**	Guest Room	\$1,890	\$1,870	\$734	\$2,278	\$2,187	\$2,026
<b>RECREATION</b>							
Multi-Purpose Recreational Center	1,000 SqFt	\$1,300	\$1,286	\$441	\$557	\$557	\$481
Movie Theater	Seat	\$357	\$353	\$132	\$150	\$150	\$128
<b>INSTITUTIONS</b>							
Elementary School (Private)	1,000 SqFt	\$6,881	\$6,604	\$2,402	\$2,680	\$2,680	\$2,318
Middle/High School (Private)	1,000 SqFt	\$6,437	\$6,178	\$2,252	\$2,566	\$2,566	\$2,220
Day Care Center	1,000 SqFt	\$2,302	\$2,276	\$851	\$866	\$656	\$758
Hospital	1,000 SqFt	\$6,108*	\$6,042*	\$2,383*	\$2,281*	\$2,281*	\$1,975*
Nursing Home	1,000 SqFt	\$1,625	\$1,607	\$613	\$592	\$592	\$554
Lodge/Fraternal Organization	1,000 SqFt	\$2,544	\$2,517	\$640	\$942	\$942	\$823
<b>OFFICE</b>							
General Office	1,000 SqFt	\$3,834*	\$3,793*	\$1,489*	\$1,293*	\$1,003*	\$1,144*
<b>RETAIL</b>							
Retail/Shopping Center (< 40,000 SFGLA)	1,000 SFGLA	\$3,598	\$3,557	\$1,292	\$1,132	\$1,132	\$994
Retail/Shopping Center (40,000 to 150,000 SFGLA)	1,000 SFGLA	\$6,539	\$6,466	\$2,414	\$2,057	\$2,057	\$1,805
Retail/Shopping Center (150,000+ SFGLA)	1,000 SFGLA	\$7,969	\$7,881	\$3,011	\$2,481	\$2,481	\$2,205
Gas Station w/ Convenience Store (<2,000 SqFt)	Fuel POS.	\$7,757	\$7,671	\$2,856	\$2,434	\$2,434	\$4,294
Gas Station w/ Convenience Store (2,000 to 5,499 SqFt)	Fuel POS.	\$9,256	\$9,152	\$3,406	\$2,903	\$2,903	\$5,123
Gas Station w/ Convenience Store (5,500+ SqFt)	Fuel POS.	\$10,394	\$10,278	\$3,824	\$3,261	\$3,261	\$5,752
<b>INDUSTRIAL</b>							
Intermodal Distribution Center/ High-Cube Warehouse	1,000 SqFt	\$724*	\$716*	\$279*	\$268*	\$268*	\$239*
General Industrial	1,000 SqFt	\$1,138*	\$1,125*	\$441*	\$418*	\$285*	\$364*
Warehouse	1,000 SqFt	\$902*	\$893*	\$353*	\$339*	\$339*	\$292*

\* FINAL FEE SUBJECT TO SLC TARGETED INDUSTRY PROGRAM. OPTIONS USER SHOULD CONSULT WITH ST. LUCIE COUNTY FOR ELIGIBILITY REQUIREMENTS.

\*\* DOES NOT INCLUDE PRIMARY RESIDENCE. SINGLE FAMILY UNIT MUST BE ASSESSED FOR THE RESIDENTIAL PORTION OF THE USE.

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### COMMERCIAL

OTHER IMPACT FEES					
	Unit	Pub Bldg	Law Enf	Fire/EMS	Parks
<b>LODGING</b>					
Hotel	Room	\$277.88	\$168.08	\$763.00	\$1,283.63
Motel	Room	\$277.88	\$147.35	\$763.00	\$1,225.82
Bed & Breakfast**	Guest Room	\$277.88	\$147.35	\$763.00	\$1,173.11
<b>OFFICE &amp; FINANCIAL</b>					
General Office	1,000 SqFt	\$363.38	\$172.88	\$685.00	
Medical Office	1,000 SqFt	\$680.63	\$269.32	\$685.00	
<b>RETAIL</b>					
Under 100,000 SqFt	1,000 SqFt	\$535.50	\$294.08	\$578.00	
100,000-499,999 SqFt	1,000 SqFt	\$615.38	\$365.63	\$578.00	
500,000+ SqFt	1,000 SqFt	\$490.50	\$267.90	\$578.00	
<b>GASOLINE SERVICES</b>					
Service Station (^per 1,000 SqFt)	Per Position	\$118.13	\$82.13	<b>\$388.00^</b>	
<b>INDUSTRIAL</b>					
Warehouse	1,000 SqFt	\$52.88	\$20.85	\$56.00	
Truck Terminal	1,000 SqFt	\$123.75	\$35.34	\$58.00	
General Industrial	1,000 SqFt	\$83.25	\$60.75	\$84.00	
<b>INSTITUTIONAL</b>					
School- Elementary (^per 1,000 SqFt)	Per Student	\$163.32	\$28.68	<b>\$629.00^</b>	
School- Middle, High (^per 1,000 SqFt)	Per Student	\$98.01	\$17.21	<b>\$629.00^</b>	
Day Care	1,000 SqFt	\$356.63	\$145.48	\$629.00	
Church/Fraternal Organization	1,000 SqFt	\$0.00	\$76.33	\$629.00	
Hospital	1,000 SqFt	\$436.50	\$217.16	\$629.00	
Nursing Home/ACLF (^per 1,000 SqFt)	Bed	\$369.00	\$230.97	<b>\$1,513.00^</b>	
Library	1,000 SqFt	\$555.75	\$351.00	\$629.00	
<b>RECREATIONAL</b>					
Park (public)	Per Acre	\$40.38	\$7.09	\$230.00	
Recreation Facility	1,000 SqFt	\$167.63	\$85.50	\$230.00	
Golf Course (^per Acre)	Per Hole	\$333.00	\$145.56	<b>\$230.00^</b>	
Movie Theater (^per 1,000 SqFt)	Per Seat	\$58.84	\$10.83	<b>\$230.00^</b>	

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