



ST LUCIE COUNTY ROAD IMPACT FEES

EFFECTIVE 10-1-2020

RESIDENTIAL/UNIT

		MAINLAND	N ISLAND	FP ISLAND	S ISLAND
SINGLE FAMILY					
SINGLE FAMILY (< 2000 SF) VERY LOW INCOME #	PER UNIT	\$3,056	\$2,438	\$2,819	\$2,637
SINGLE FAMILY (< 2000 SF) LOW INCOME #	PER UNIT	\$3,724	\$2,971	\$3,435	\$3,214
SINGLE FAMILY (< 2400 SF)	PER UNIT	\$5,130	\$4,093	\$4,733	\$4,428
SINGLE FAMILY (2400 – 3499 SF)	PER UNIT	\$6,270	\$5,001	\$5,785	\$5,412
SINGLE FAMILY (>3500 SF)	PER UNIT	\$6,365	\$5,077	\$5,873	\$5,494
MULTI-FAMILY 1 AND 2 FLOORS					
MULTI-FAMILY, VERY LOW INCOME #	PER UNIT	\$2,413	\$2,294	\$2,716	\$2,550
MULTI-FAMILY, LOW INCOME #	PER UNIT	\$2,940	\$2,795	\$3,308	\$3,108
MULTI-FAMILY, LESS THAN 750 SF	PER UNIT	\$3,261	\$3,100	\$3,671	\$3,446
MULTI-FAMILY, 750 – 1499 SF	PER UNIT	\$3,964	\$3,768	\$4,461	\$4,190
MULTI-FAMILY, 1500 SF OR MORE	PER UNIT	\$4,556	\$4,331	\$5,189	\$4,815
MULTI-FAMILY 3+ FLOORS					
MULTI-FAMILY, VERY LOW INCOME #	PER UNIT	\$1,791	\$2,008	\$2,008	\$1,884
MULTI-FAMILY, LOW INCOME #	PER UNIT	\$2,195	\$2,461	\$2,461	\$2,309
MULTI-FAMILY, LESS THAN 750 SF	PER UNIT	\$2,421	\$2,715	\$2,715	\$2,547
MULTI-FAMILY, 750 – 1499 SF	PER UNIT	\$2,940	\$3,296	\$3,296	\$3,093
MULTI-FAMILY, 1500 SF OR MORE	PER UNIT	\$3,387	\$3,797	\$3,797	\$3,563
MOBILE HOME/RV UNIT (PARK ONLY)	PER UNIT	\$2,035	\$1,696	\$1,696	\$2,146
HOTEL/MOTEL	PER ROOM	\$2,222	\$3,126	\$3,126	\$2,366
BED & BREAKFAST RESIDENCE (GUEST ROOMS)	PER ROOM	\$1,833	\$2,737	\$2,737	\$1,964
ALL OTHER RESIDENTIAL	PER UNIT	\$5,531	\$4,410	\$4,410	\$4,774
OFFICE					
OFFICE	PER 1000 SF	\$3,718 +	\$1,254+	\$973+	\$1109+
RETAIL TRADE					
0 TO 8000 SQ FT	PER 1000 SF	\$3,489	\$1,098	\$1,098	\$964
8001 TO 30000 SQ FT	PER 1000 SF	\$6,341	\$1,995	\$1,995	\$1,750
30001 TO 100000 SQ FT	PER 1000 SF	\$6,341	\$1,995	\$1,995	\$1,750
100001 TO 499999 SQ FT	PER 1000 SF	\$7,727	\$2,406	\$2,406	\$2,138
500000 OR MORE SQ FT	PER 1000 SF	\$7,727	\$2,406	\$2,406	\$2,125
GASOLINE SERVICES PER PUMP SERVICE POSITION					
GAS STATION W/CONVENIENCE MKT <2,000 SF	PER PUMP SERVICE	\$7,522	\$2,360	\$2,360	\$4,164
GAS STATION W/CONVENIENCE MKT 2000 – 2999	PER PUMP SERVICE	\$8,975	\$2,815	\$2,815	\$4,968
GAS STATION W/CONVENIENCE MKT 3000+ SF	PER PUMP SERVICE	\$10,079	\$3,162	\$3,162	\$5,578



+ FINAL FEE SUBJECT TO SLC TARGETED INDUSTRY PROGRAM OPTIONS USER SHOULD CONSULT WITH ST. LUCIE

INDUSTRIAL

WAREHOUSE	PER 1000 SF	\$875 +	\$329+	\$329+	\$283+
INTERMODAL DISTRIBUTION CENTER / HIGH-CUBE WAREHOUSE	PER 1000 SF	\$702	\$260+	\$260+	\$232+
GENERAL INDUSTRIAL	PER 1000 SF	\$1,103 +	\$405+	\$276+	\$353+

INSTITUTIONAL

SCHOOL - ELEM	PER 1000 SF	\$7,080	\$2,599	\$2,599	\$2,248
SCHOOL - MIDDLE /HIGH	PER 1000 SF	\$6,623	\$2,488	\$2,488	\$2,153
DAY CARE CENTER	PER 1000 SF	\$2,232	\$840	\$636	\$735
FRATERNAL ORG	PER 1000 SF	\$2,467	\$913	\$913	\$798
HOSPITAL	PER 1000 SF	\$5,923+	\$2,212+	\$2,212+	\$1,915+
NURSING HOME	PER 1000 SF	\$1,576	\$574	\$574	\$537

RECREATIONAL

REC FACILITY -ALL TYPES	PER 1000 SF	\$1,261	\$540	\$540	\$466
MOVIE THEATERS	PER SEAT	\$346	\$145	\$145	\$124

COUNTY FOR ELIGIBILITY REQUIREMENTS.

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

**REVISED FEES ARE BASED UPON A 2.3% CONSUMER PRICE INDEX (CPI) RATE ADJUSTMENT

ST LUCIE COUNTY – OTHER IMPACT FEES

EFFECTIVE 10-1-2020

RESIDENTIAL/UNIT	SCHOOL	PARKS	LIBRARY	PUB BLDG	FIRE/EMS	LAW ENF
SINGLE FAMILY	\$6,786	\$1,707	\$276	\$365	\$667	\$246
MOBILE HOME/RV UNIT (PARK ONLY)	\$1,958	\$1,118	\$174	\$240	\$288	\$153
MULTI-FAMILY - 1/2 FLOORS	\$3,470	\$1,523	\$192	\$327	\$436	\$171
MULTI-FAMILY - 3+ FLOORS	\$3,470	\$1,523	\$197	\$327	\$784	\$175
HOTEL/MOTEL - PER ROOM	\$0	\$1,141	\$0	\$247	\$692	\$150
BED & BREAKFAST (PER GUEST RM)***	\$0	\$1,141	\$0	\$247	\$692	\$150
OTHER RESIDENTIAL	\$6,786	\$1,707	\$276	\$365	\$667	\$246
OFFICE						
GENERAL OFFICE (PER 1000 SF)	\$0	\$0	\$0	\$323	\$668	\$187
MEDICAL OFFICE (PER 1000 SF)	\$0	\$0	\$0	\$605	\$668	\$342
RETAIL PER 1000 SF						
RETAIL - UNDER 100,000 SF	\$0	\$0	\$0	\$476	\$536	\$262
RETAIL - 100,000 TO 499,000	\$0	\$0	\$0	\$547	\$536	\$325
RETAIL - 500,000 +	\$0	\$0	\$0	\$436	\$536	\$260
GASOLINE SERVICES						
PER PUMP POSITION	\$0	\$0	\$0	\$105	\$345	\$73
INDUSTRIAL (PER 1000 SF)						
WAREHOUSE	\$0	\$0	\$0	\$47	\$54	\$31
TRUCK TERMINAL	\$0	\$0	\$0	\$110	\$76	\$55
GENERAL INDUSTRIAL	\$0	\$0	\$0	\$74	\$76	\$54
INSTITUTIONAL (PER 1000 SF)						
SCHOOL - ELEM	\$0	\$0	\$0	\$488	\$581	\$268
SCHOOL - MID/HI	\$0	\$0	\$0	\$485	\$581	\$190
DAY CARE CENTER	\$0	\$0	\$0	\$317	\$581	\$188
FRATERNAL ORG	\$0	\$0	\$0	\$0	\$581	\$209
HOSPITAL	\$0	\$0	\$0	\$388	\$581	\$209
NURSING HOME	\$0	\$0	\$0	\$328	\$0	\$270
LIBRARY	\$0	\$0	\$0	\$494	\$581	\$312
RECREATION						
PARK - CITY/CTY/STATE (PER ACRE)	\$0	\$0	\$0	\$149	\$551	\$65
REC FACILITY (PER 1000 SF)	\$0	\$0	\$0	\$149	\$551	\$76
GOLF COURSE (PER ACRE)	\$0	\$0	\$0	\$296	\$551	\$142
MOVIE THEATER (PER 1000 SF)	\$0	\$0	\$0	\$56/seat	\$551	\$43/seat

****REVISED FEES ARE BASED UPON A 2.3% CONSUMER PRICE INDEX (CPI) RATE ADJUSTMENT.**

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