



# ST LUCIE COUNTY ROAD IMPACT FEES

EFFECTIVE 11-01-2019

<b>RESIDENTIAL/UNIT</b>		<b>MAINLAND</b>	<b>N ISLAND</b>	<b>FP ISLAND</b>	<b>S ISLAND</b>
<b>SINGLE FAMILY</b>					
SINGLE FAMILY (< 2000 SF) VERY LOW INCOME #	PER UNIT	\$2,987	\$2,383	\$2,756	\$2,578
SINGLE FAMILY (< 2000 SF) LOW INCOME #	PER UNIT	\$3,640	\$2,904	\$3,358	\$3,142
SINGLE FAMILY (< 2400 SF)	PER UNIT	\$5,015	\$4,001	\$4,627	\$4,328
SINGLE FAMILY (2400 – 3499 SF)	PER UNIT	\$6,129	\$4,889	\$5,655	\$5,290
SINGLE FAMILY (>3500 SF)	PER UNIT	\$6,222	\$4,963	\$5,741	\$5,370
<b>MULTI-FAMILY 1 AND 2 FLOORS</b>					
MULTI-FAMILY, VERY LOW INCOME #	PER UNIT	\$2,359	\$2,242	\$2,655	\$2,493
MULTI-FAMILY, LOW INCOME #	PER UNIT	\$2,874	\$2,732	\$3,234	\$3,038
MULTI-FAMILY, LESS THAN 750 SF	PER UNIT	\$3,188	\$3,030	\$3,588	\$3,369
MULTI-FAMILY, 750 – 1499 SF	PER UNIT	\$3,875	\$3,683	\$4,361	\$4,096
MULTI-FAMILY, 1500 SF OR MORE	PER UNIT	\$4,454	\$4,234	\$5,072	\$4,707
<b>MULTI-FAMILY 3+ FLOORS</b>					
MULTI-FAMILY, VERY LOW INCOME #	PER UNIT	\$1,751	\$1,963	\$1,963	\$1,842
MULTI-FAMILY, LOW INCOME #	PER UNIT	\$2,146	\$2,406	\$2,406	\$2,257
MULTI-FAMILY, LESS THAN 750 SF	PER UNIT	\$2,367	\$2,654	\$2,654	\$2,490
MULTI-FAMILY, 750 – 1499 SF	PER UNIT	\$2,874	\$3,222	\$3,222	\$3,023
MULTI-FAMILY, 1500 SF OR MORE	PER UNIT	\$3,311	\$3,712	\$3,712	\$3,483
MOBILE HOME/RV UNIT (PARK ONLY)	PER UNIT	\$1,989	\$1,658	\$1,658	\$2,098
HOTEL/MOTEL	PER ROOM	\$2,172	\$3,056	\$3,056	\$2,313
BED & BREAKFAST RESIDENCE (GUEST ROOMS)	PER ROOM	\$1,792	\$2,675	\$2,675	\$1,920
ALL OTHER RESIDENTIAL	PER UNIT	\$5,407	\$4,311	\$4,311	\$4,667
<b>OFFICE</b>					
OFFICE	PER 1000 SF	\$3,634 *+	\$1,226*+	\$951*+	\$1084*+
<b>RETAIL TRADE</b>					
0 TO 8000 SQ FT	PER 1000 SF	\$3,411	\$1,073	\$1,073	\$942
8001 TO 30000 SQ FT	PER 1000 SF	\$6,198	\$1,950	\$1,950	\$1,711
30001 TO 100000 SQ FT	PER 1000 SF	\$6,198	\$1,950	\$1,950	\$1,711
100001 TO 499999 SQ FT	PER 1000 SF	\$7,553	\$2,352	\$2,352	\$2,090
500000 OR MORE SQ FT	PER 1000 SF	\$7,553	\$2,362	\$2,352	\$2,077
<b>GASOLINE SERVICES</b>					
GAS STATION W/CONVENIENCE MKT <2,000 SF	PER PUMP SERVICE	\$7,353	\$2,307	\$2,307	\$4,070
GAS STATION W/CONVENIENCE MKT 2000 – 2999	PER PUMP SERVICE	\$8,773	\$2,752	\$2,752	\$4,856
GAS STATION W/CONVENIENCE MKT 3000+ SF	PER PUMP SERVICE	\$9,852	\$3,091	\$3,091	\$5,453

**INDUSTRIAL**

WAREHOUSE	PER 1000 SF	\$855 +	\$322+	\$322+	\$277+
INTERMODAL DISTRIBUTION CENTER / HIGH-CUBE WAREHOUSE	PER 1000 SF	\$686	\$254+	\$254+	\$227+
GENERAL INDUSTRIAL	PER 1000 SF	\$1,078 *+	\$396*+	\$270*+	\$345*+

**INSTITUTIONAL**

SCHOOL - ELEM	PER 1000 SF	\$6,921	\$2,541	\$2,541	\$2,197
SCHOOL - MIDDLE /HIGH	PER 1000 SF	\$6,474	\$2,432	\$2,432	\$2,105
DAY CARE CENTER	PER 1000 SF	\$2,182*	\$821*	\$622*	\$718*
FRATERNAL ORG	PER 1000 SF	\$2,412	\$892	\$892	\$780
HOSPITAL	PER 1000 SF	\$5,790+	\$2,162+	\$2,162+	\$1,872+
NURSING HOME	PER 1000 SF	\$1,541	\$561	\$561	\$525

**RECREATIONAL**

REC FACILITY -ALL TYPES	PER 1000 SF	\$1,233	\$528	\$528	\$456
MOVIE THEATERS	PER SEAT	\$338	\$142	\$142	\$121

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

\* 2019 CALCULATED FEE HAS BEEN REDUCED TO A MAXIMUM OF 125% OF 2018 FEE.

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



**ST LUCIE COUNTY – OTHER IMPACT FEES  
EFFECTIVE 10-01-2019**

<b>RESIDENTIAL/UNIT</b>	<b>SCHOOL</b>	<b>PARKS</b>	<b>LIBRARY</b>	<b>PUB BLDG</b>	<b>FIRE/EMS</b>	<b>LAW ENF</b>
SINGLE FAMILY	\$6,633	\$1,669	\$270	\$357	\$652	\$240
MOBILE HOME/RV UNIT (PARK ONLY)	\$1,914	\$1,093	\$170	\$235	\$282	\$150
MULTI-FAMILY - 1/2 FLOORS	\$3,392	\$1,489	\$188	\$320	\$426	\$167
MULTI-FAMILY - 3+ FLOORS	\$3,392	\$1,489	\$193	\$320	\$766	\$171
HOTEL/MOTEL - PER ROOM	\$0	\$1,115	\$0	\$241	\$676	\$147
BED & BREAKFAST (PER GUEST RM)***	\$0	\$1,115	\$0	\$241	\$676	\$147
OTHER RESIDENTIAL	\$6,633	\$1,669	\$270	\$357	\$652	\$240
<b>OFFICE</b>						
GENERAL OFFICE (PER 1000 SF)	\$0	\$0	\$0	\$316	\$653	\$183
MEDICAL OFFICE (PER 1000 SF)	\$0	\$0	\$0	\$591	\$653	\$334
<b>RETAIL PER 1000 SF</b>						
RETAIL - UNDER 1000 SF	\$0	\$0	\$0	\$465	\$524	\$256
RETAIL - 100,000 TO 499,000	\$0	\$0	\$0	\$535	\$524	\$318
RETAIL - 500,000 +	\$0	\$0	\$0	\$426	\$524	\$254
<b>GASOLINE SERVICES</b>						
PER PUMP POSITION	\$0	\$0	\$0	\$103	\$337	\$71
<b>INDUSTRIAL (PER 1000 SF)</b>						
WAREHOUSE	\$0	\$0	\$0	\$46	\$53	\$30
TRUCK TERMINAL	\$0	\$0	\$0	\$108	\$74	\$54
GENERAL INDUSTRIAL	\$0	\$0	\$0	\$72	\$74	\$53
<b>INSTITUTIONAL (PER 1000 SF)</b>						
SCHOOL - ELEM	\$0	\$0	\$0	\$477	\$568	\$262
SCHOOL - MID/HI	\$0	\$0	\$0	\$474	\$568	\$186
DAY CARE CENTER	\$0	\$0	\$0	\$310	\$568	\$184
FRATERNAL ORG	\$0	\$0	\$0	\$0	\$568	\$204
HOSPITAL	\$0	\$0	\$0	\$379	\$568	\$204
NURSING HOME	\$0	\$0	\$0	\$321	\$0	\$264
LIBRARY	\$0	\$0	\$0	\$483	\$568	\$305
<b>RECREATION</b>						
PARK - CITY/CTY/STATE (PER ACRE)	\$0	\$0	\$0	\$146	\$539	\$64
REC FACILITY (PER 1000 SF)	\$0	\$0	\$0	\$146	\$539	\$74
GOLF COURSE (PER ACRE)	\$0	\$0	\$0	\$289	\$539	\$139
MOVIE THEATER (PER 1000 SF)	\$0	\$0	\$0	\$55/seat	\$539	\$42/seat

**\*\*REVISED FEES ARE BASED UPON A 1.6% CONSUMER PRICE INDEX (CPI) RATE ADJUSTMENT.**

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