ST. LUCIE COUNTY FLORIDA

ST. LUCIE WORKS

ST LUCIE COUNTY IMPACT FEES

EFFECTIVE 10/1/2025 through 12/31/2025

RESIDENTIAL

ROAD IMPACT FEES							
		Unincorporated	City of Fort Pierce	City of PSL	North Island	FP Island	South Island
SINGLE FAMILY							
Single Family (<2,000 SqFt), Very Low Income #	Per Unit	$3,438	$3,302	$1,230	$2,743	$3,171	$2,966
Single Family (<2,000 SqFt), Low Income #	Per Unit	$4,190	$4,023	$1,501	$3,342	$3,864	$3,616
Single Family (<2,400 SqFt)	Per Unit	$5,771	$5,541	$2,060	$4,604	$5,324	$4,982
Single Family (2,400 to 3,499 SqFt)	Per Unit	$7,054	$6,773	$2,519	$5,626	$6,508	$6,089
Single Family (3,500+ SqFt)	Per Unit	$7,160	$6,876	$2,564	$5,711	$6,607	$6,181
MULTI-FAMILY 1-3 STORIES							
Multifamily, Very Low Income #	Per Unit	$2,714	$2,606	$968	$2,581	$3,056	$2,869
Multifamily, Low Income #	Per Unit	$3,308	$3,176	$1,175	$3,144	$3,261	$3,396
Multifamily (<750 SqFt)	Per Unit	$3,668	$3,522	$1,303	$3,488	$3,913	$3,877
Multifamily (750 to 1,499 SqFt)	Per Unit	$4,460	$4,282	$1,589	$4,239	$4,539	$4,714
Multifamily (1,500+ SqFt)	Per Unit	$5,126	$4,921	$1,826	$4,872	$5,265	$5,417
MULTI-FAMILY 4+ STORIES							
Multifamily, Very Low Income #	Per Unit	$2,015	$1,934	$713	$2,160	$2,073	$2,120
Multifamily, Low Income #	Per Unit	$2,286	$2,195	$815	$2,286	$2,195	$2,286
Multifamily (<750 SqFt)	Per Unit	$2,723	$2,615	$971	$2,750	$2,640	$2,750
Multifamily (750 to 1,499 SqFt)	Per Unit	$3,181	$3,054	$1,131	$3,181	$3,054	$3,181
Multifamily (1,500+ SqFt)	Per Unit	$3,689	$3,542	$1,310	$3,689	$3,542	$3,689
OTHER							
Mobile Home/RV Unit (Park Only)	Per Unit	$2,289	$2,198	$807	$1,908	$1,908	$2,414
Other Residential	Per Unit	$6,222	$5,975	$2,226	$4,961	$4,961	$5,371

OTHER IMPACT FEES							
Land Use	Unit	Pub Bldg	Law Enf	Parks	Library	Fire/EMS	School
Single Family	DU	$547.50	$369.00	$2,560.50	$395.89	$650.00	$6,786.00
Condominium	DU	$547.50	$351.65	$2,560.50	$372.69	$650.00	$6,786.00
Multifamily (1-2 stories)	DU	$490.50	$256.50	$2,284.50	$288.00	$502.00	$3,470.00
Multifamily (3+ stories)	DU	$490.50	$262.50	$2,284.50	$295.50	$637.00	$3,470.00
Mobile Home/RV	DU	$360.00	$229.50	$1,677.00	$253.78	$396.00	$1,958.00
Other Residential	Bed	$547.50	$180.48	$889.43	$129.06	$650.00	$6,786.00

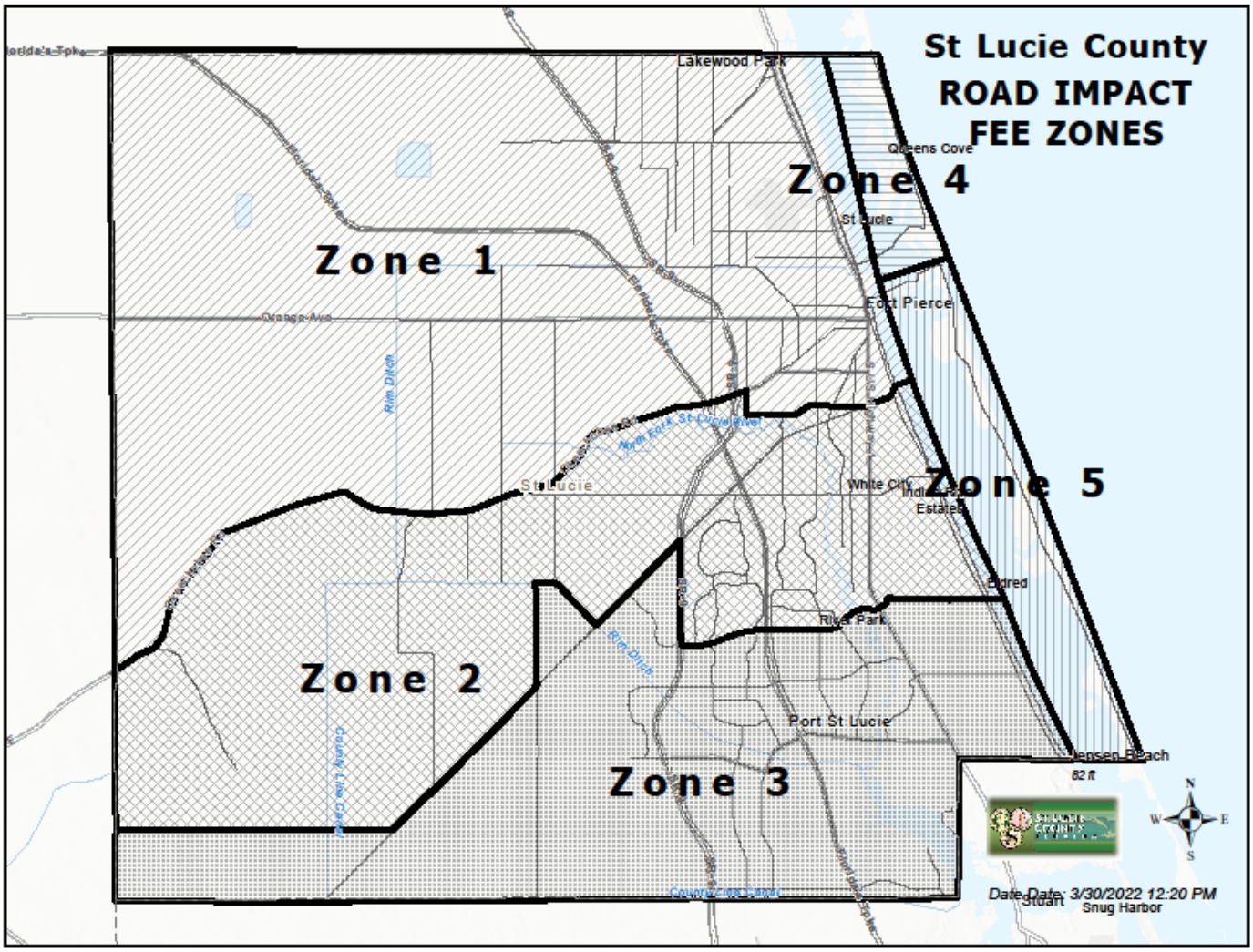
 # INCOME ELIGIBILITY VERIFICATION AND DEED RESTRICTIONS REQUIRED FOR ALL LOW-INCOME LAND USE CATEGORIES

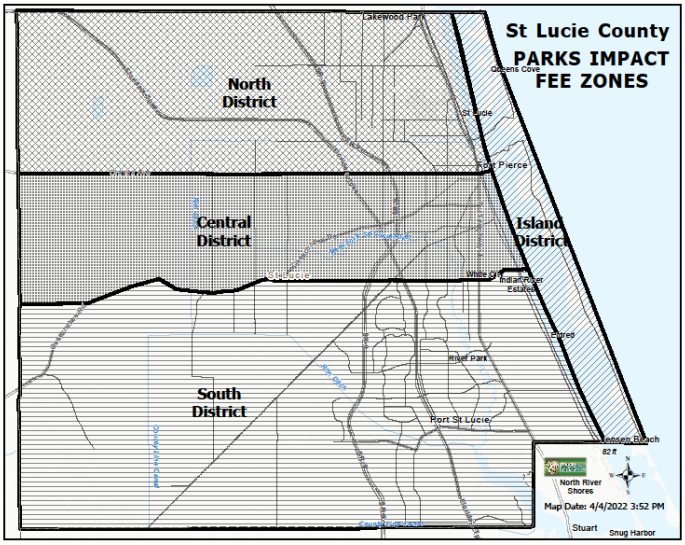
- REVISED FEES ARE BASED UPON 2022 IMPACT FEE STUDIES ADOPTED ON APRIL 19, 2022 FOR ROADS, PARKS, LIBRARY, PUBLIC BUILDINGS, AND LAW ENFORCEMENT, AND SEPTEMBER 6, 2022 FOR FIRE/EMS. THESE STUDIES, AS WELL AS OTHER IMPACT FEE RELATED INFORMATION, CAN BE FOUND ON THE COUNTY WEBSITE AT STLUCIECO.GOV/IMPACTFEES.

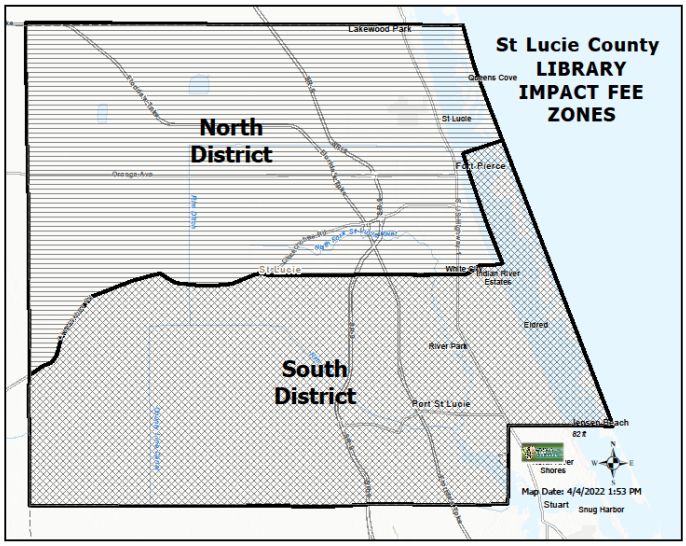
Prepared by JMS, October 24, 2023

ST LUCIE COUNTY IMPACT FEES

Benefit Zones







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ST. LUCIE COUNTY FLORIDA

ST. LUCIE WORKS

ST LUCIE COUNTY IMPACT FEES

EFFECTIVE 10/1/2025 through 12/31/2025

COMMERCIAL

ROAD IMPACT FEES							
	Unit	Unincorporate	City of Fort Pierce	City of PSL	North Island	FP Island	South Island
LODGING							
Hotel/Motel	Room	$2,500	$2,401	$890	$2,817	$2,705	$2,662
Bed & Breakfast**	Guest Room	$2,062	$1,979	$734	$2,278	$2,187	$2,210
RECREATION							
Multi-Purpose Recreational Cente	1,000 SqFt	$1,418	$1,361	$505	$608	$608	$524
Movie Theater	Seat	$389	$373	$132	$163	$163	$140
INSTITUTIONS							
Elementary School (Private)	1,000 SqFt	$6,881	$6,604	$2,402	$2,924	$2,924	$2,529
Middle/High School (Private)	1,000 SqFt	$6,437	$6,178	$2,252	$2,799	$2,799	$2,422
Day Care Center	1,000 SqFt	$2,511	$2,408	$851	$945	$716	$827
Hospital	1,000 SqFt	$6,663*	$6,398*	$2,383*	$2,489*	$2,489*	$2,154*
Nursing Home	1,000 SqFt	$1,773	$1,701	$613	$646	$646	$604
Lodge/Fraternal Organization	1,000 SqFt	$2,775	$2,666	$992	$1,027	$1,027	$898
OFFICE							
General Office	1,000 SqFt	$4,183*	$4,016*	$1,489*	$1,411*	$1,094*	$1,247*
RETAIL							
Retail/Shopping Center (< 40,000 SFGLA)	1,000 SFGLA	$3,925	$3,761	$1,292	$1,235	$1,235	$1,085
Retail/Shopping Center (40,000 to 150,000 SFGLA)	1,000 SFGLA	$7,133	$6,842	$2,414	$2,244	$2,244	$1,969
Retail/Shopping Center (150,000+ SFGLA)	1,000 SFGLA	$8,693	$8,341	$3,011	$2,707	$2,707	$2,405
Gas Station w/ Convenience Store (<2,000 SqFt)	Fuel POS.	$8,462	$8,116	$2,856	$2,655	$2,655	$4,685
Gas Station w/ Convenience Store (2,000 to 5,499 SqFt)	Fuel POS.	$10,097	$9,683	$3,406	$3,167	$3,167	$5,589
Gas Station w/ Convenience Store (5,500+ SqFt)	Fuel POS.	$11,339	$10,874	$3,824	$3,557	$3,557	$6,275
INDUSTRIAL							
Intermodal Distribution Center/ High-Cube Warehouse	1,000 SqFt	$790*	$758*	$279*	$293*	$293*	$261*
General Industrial	1,000 SqFt	$1,241*	$1,191*	$441*	$455*	$311*	$397*
Warehouse	1,000 SqFt	$984*	$945*	$353*	$370*	$370*	$318*

*** 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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ST LUCIE COUNTY IMPACT FEES

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COMMERCIAL

OTHER IMPACT FEES					
	Unit	Pub Bldg	Law Enf	Fire/EMS	Parks
LODGING					
Hotel	Room	$370.50	$222.32	$905.00	$1,711.50
Motel	Room	$370.50	$147.35	$905.00	$1,477.30
Bed & Breakfast**	Guest Room	$370.50	$147.35	$905.00	$1,205.22
OFFICE & FINANCIAL					
General Office	1,000 SqFt	$484.50	$172.88	$702.00	
Medical Office	1,000 SqFt	$907.50	$269.32	$702.00	
RETAIL					
Under 100,000 SqFt	1,000 SqFt	$714.00	$390.30	$621.00	
100,000-499,999 SqFt	1,000 SqFt	$820.50	$487.50	$621.00	
500,000+ SqFt	1,000 SqFt	$654.00	$291.58	$621.00	
GASOLINE SERVICES					
Service Station (^per 1,000 SqFt)	Per Position	$157.50	$109.50	$474.00^	
INDUSTRIAL					
Warehouse	1,000 SqFt	$70.50	$20.85	$58.00	
Truck Terminal	1,000 SqFt	$165.00	$35.34	$58.00	
General Industrial	1,000 SqFt	$111.00	$81.00	$91.00	
INSTITUTIONAL					
School- Elementary (^per 1,000 SqFt)	Per Student	$163.32	$28.68	$676.00^	
School- Middle, High (^per 1,000 SqFt)	Per Student	$98.01	$17.21	$676.00^	
Day Care	1,000 SqFt	$475.50	$145.48	$676.00	
Church/Fraternal Organization	1,000 SqFt	$0.00	$76.33	$676.00	
Hospital	1,000 SqFt	$582.00	$241.63	$676.00	
Nursing Home/ACLF (^per 1,000 SqFt)	Bed	$492.00	$230.97	$3,026.00^	
Library	1,000 SqFt	$741.00	$468.00	$676.00	
RECREATIONAL					
Park (public)	Per Acre	$40.38	$7.09	$230.00	
Recreation Facility	1,000 SqFt	$223.50	$114.00	$230.00	
Golf Course (^per Acre)	Per Hole	$444.00	$156.23	$230.00^	
Movie Theater (^per 1,000 SqFt)	Per Seat	$61.67	$10.83	$230.00^	

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