

CITY OF FORT PIERCE IMPACT FEE REPORT FY2024-25



FLORIDA

IMPACT FEE REPORT: FY2024-2025

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Purpose of This Report

Impact Fees are charges assessed on a new development, both residential and commercial, to cover the cost of infrastructure required to accommodate new growth within the City and County. City of Fort Pierce Impact Fee Ordinances and/or Interlocal Agreements, as amended, contain annual report requirements. This report must provide information on the amount of impact fees collected and used in the current fiscal year. Impact fees collected pursuant to this article shall be used solely for the purpose of acquisition, expansion, and development of capital improvements to the public facilities for which they were collected, the need for which results from and the provision of which will benefit new development paying the fees, as required by law.

Impact fees are generally charged at the issuance of a project's building permit based on the type and size of new construction. The total impact fee for a project is the sum of the Parks and Recreation, Transportation, Government Building, Solid Waste and Stormwater which is collected for the City of Fort Pierce.

- Parks and Recreation Impact Fee means the impact fee imposed upon new development by this article in order to offset residential development's fair share impact on parks and recreation facilities.
- Transportation Impact Fee means the impact fee imposed upon new residential and nonresidential development by this article in order to offset new development's fair share impact on transportation facilities.
- Government Buildings Impact fee means the impact fee imposed upon new residential and nonresidential development by this article in order to offset a new development's fair share impact on government building facilities.
- Solid Waste Impact fee means the impact fee imposed upon new residential and nonresidential development by this article in order to offset new development's fair share impact on solid waste facilities.
- Stormwater Impact fee means the impact fee imposed upon new residential and nonresidential development by this article in order to offset new development's fair share impact on stormwater facilities.

Road, Public Building, Law Enforcement, Parks, Library, Fire/EMS, and School Impact Fees are collected on behalf of St. Lucie County based on the Interlocal Agreement.

City of Fort Pierce
60% Master Impact Fee Schedule

Effective 2/17/2009

Land Use	Impact Unit	Parks and Recreation	Transportation	Government Buildings	Solid Waste	Stormwater	Total (excluding stormwater fee)
Stormwater	sf impervious area	N/A	N/A	N/A	N/A	\$0.04	N/A
Residential							
Single Family Detached							
- Less than 1,500 sf	du	\$696.37	\$424.78	\$374.41	\$120.65	N/A	\$1,616.21
- 1,500 to 2,499 sf	du	\$783.41	\$586.20	\$421.73	\$135.92	N/A	\$1,927.26
- 2,500 sf or greater	du	\$853.05	\$629.77	\$458.76	\$148.13	N/A	\$2,089.71
Multi Family	du	\$780.13	\$452.19	\$369.81	\$92.39	N/A	\$1,694.52
Mobile Home Park	du	\$771.61	\$269.84	\$364.49	\$90.86	N/A	\$1,496.80
Transient, Assisted, Group							
Hotel	room	N/A	\$456.52	\$210.18	\$51.92	N/A	\$718.62
Motel	room	N/A	\$246.13	\$210.18	\$51.92	N/A	\$508.23
Nursing Home/ALF	bed	N/A	\$75.30	\$260.73	N/A	N/A	\$336.03
Nursing Home/ALF	1,000 sf	N/A	N/A	N/A	\$74.83	N/A	\$74.83
Recreational							
RV Park	site	N/A	\$229.87	\$172.93	\$19.09	N/A	\$421.89
Marina	berth	N/A	\$155.62	\$50.55	N/A	N/A	\$206.17
Marina	1,000 sf	N/A	N/A	N/A	\$190.90	N/A	\$190.90
Golf Course	hole	N/A	\$1,809.40	\$287.33	N/A	N/A	\$2,096.73
Golf Course	1,000 sf	N/A	N/A	N/A	\$190.90	N/A	\$190.90
Movie Theater	screen	N/A	\$2,747.38	\$1,590.99	N/A	N/A	\$4,338.37
Movie Theater	1,000 sf	N/A	N/A	N/A	\$293.21	N/A	\$293.21
Amusement Park	acre	N/A	\$3,965.81	\$2,261.44	N/A	N/A	\$6,227.25
Amusement Park	1,000 sf	N/A	N/A	N/A	\$190.90	N/A	\$190.90
General Recreation	acre	N/A	\$108.67	\$53.21	\$137.45	N/A	\$299.33
Racquet Club/Health Club/Spa/Dance Studio	1,000 sf	N/A	\$1,787.47	\$822.10	\$190.90	N/A	\$2,800.47
Bowling Alley	1,000 sf	N/A	\$1,809.43	\$806.14	\$70.25	N/A	\$2,685.82
Community Center	1,000 sf	N/A	\$1,183.06	\$377.80	\$168.75	N/A	\$1,729.61
Institutional							
Hospital	1,000 sf	N/A	\$907.85	\$438.98	\$75.59	N/A	\$1,422.42
Elementary School	Student	N/A	\$58.52	\$15.97	N/A	N/A	\$74.49
Elementary School	1,000 sf	N/A	N/A	N/A	\$265.73	N/A	\$265.73
Middle School	Student	N/A	\$84.56	\$18.62	N/A	N/A	\$103.18
Middle School	1,000 sf	N/A	N/A	N/A	\$265.73	N/A	\$265.73
High School	Student	N/A	\$89.47	\$21.28	N/A	N/A	\$110.75
High School	1,000 sf	N/A	N/A	N/A	\$265.73	N/A	\$265.73
Junior/Community College	Student	N/A	\$76.20	\$15.97	N/A	N/A	\$92.17
Junior/Community College	1,000 sf	N/A	N/A	N/A	\$265.73	N/A	\$265.73
University	Student	N/A	\$155.49	\$34.58	N/A	N/A	\$190.07
University	1,000 sf	N/A	N/A	N/A	\$265.73	N/A	\$265.73
Church	1,000 sf	N/A	\$433.52	\$151.65	\$35.89	N/A	\$621.06
Day Care Center	1,000 sf	N/A	\$1,532.61	\$236.78	\$194.71	N/A	\$1,964.10
Office							
Office 50,000 SF or less	1,000 sf	N/A	\$998.43	\$377.80	\$87.05	N/A	\$1,463.28
Office 50,001 - 100,000 SF	1,000 sf	N/A	\$907.52	\$343.21	\$87.05	N/A	\$1,337.78
Office 100,001 - 200,000 SF	1,000 sf	N/A	\$771.08	\$292.66	\$87.05	N/A	\$1,150.79
Office 200,001 - 400,000 SF	1,000 sf	N/A	\$654.87	\$250.09	\$87.05	N/A	\$992.01
Office greater than 400,000 SF	1,000 sf	N/A	\$555.50	\$212.84	\$87.05	N/A	\$855.39
Medical Office/Clinic	1,000 sf	N/A	\$2,371.45	\$457.61	\$103.09	N/A	\$2,932.15
Business Park	1,000 sf	N/A	\$827.15	\$268.71	\$87.05	N/A	\$1,182.91
Commercial/Retail							
Specialty Retail, including Bars/Taverns	1,000 sf	N/A	\$1,947.98	\$449.63	\$279.47	N/A	\$2,677.08
Retail 50,000 GSF or less	1,000 sf	N/A	\$1,025.90	\$651.83	\$184.79	N/A	\$1,862.52
Retail 50,001 GSF to 200,000 GSF	1,000 sf	N/A	\$892.68	\$622.56	\$184.79	N/A	\$1,700.03
Retail 200,001 GSF to 400,000 GSF	1,000 sf	N/A	\$851.23	\$665.13	\$184.79	N/A	\$1,701.15
Retail greater than 400,000 GSF	1,000 sf	N/A	\$899.44	\$569.35	\$184.79	N/A	\$1,653.58
Pharmacy/Drug Store w/Drive-Thru	1,000 sf	N/A	\$859.06	\$521.46	\$258.86	N/A	\$1,639.38
Home Improvement Superstore	1,000 sf	N/A	\$1,298.32	\$473.57	\$59.56	N/A	\$1,831.45
Quality Restaurant	1,000 sf	N/A	\$2,915.24	\$1,814.47	\$885.76	N/A	\$5,615.47
High-Turnover Restaurant	1,000 sf	N/A	\$3,863.56	\$1,880.99	\$885.76	N/A	\$6,630.31
Fast Food Rest w/ Drive-Thru	1,000 sf	N/A	\$9,796.09	\$2,397.13	\$1,386.67	N/A	\$13,579.89
Gas/Service Station	fuel pos.	N/A	\$988.24	\$526.78	\$46.58	N/A	\$1,561.60
Quick Lube	service bay	N/A	\$1,158.25	\$308.62	\$105.37	N/A	\$1,572.24
Supermarket	1,000 sf	N/A	\$1,622.89	\$545.41	\$566.58	N/A	\$2,734.88
Convenience Store w/Gas Pumps	1,000 sf	N/A	\$4,358.75	\$1,551.08	\$739.15	N/A	\$6,648.98
Auto Repair or Body Shop	1,000 sf	N/A	\$1,183.88	\$819.44	\$233.66	N/A	\$2,236.98
New and Used Car Sales	1,000 sf	N/A	\$1,605.71	\$454.95	\$133.63	N/A	\$2,194.29

Building Materials and Lumber	1,000 sf	N/A	\$2,857.51	\$412.38	\$59.56	N/A	\$3,329.45
Discount Superstore	1,000 sf	N/A	\$3,649.75	\$489.53	\$170.28	N/A	\$4,309.56
Hardware/Paint Store	1,000 sf	N/A	\$1,440.56	\$335.23	\$258.86	N/A	\$2,034.65
Auto Parts Sales	1,000 sf	N/A	\$1,759.36	\$497.52	\$258.86	N/A	\$2,515.74
Tire Store	1,000 sf	N/A	\$694.96	\$920.54	\$233.66	N/A	\$1,849.16
Self Service Car Wash	service bay	N/A	\$2,207.16	\$502.84	\$123.70	N/A	\$2,833.70
Furniture Store	1,000 sf	N/A	\$209.28	\$85.13	\$258.86	N/A	\$553.27
Bank/Savings Walk-in	1,000 sf	N/A	\$2,388.74	\$683.75	\$113.77	N/A	\$3,186.26
Bank/Savings Drive-in	1,000 sf	N/A	\$4,332.97	\$630.55	\$113.77	N/A	\$5,077.29
Convenience/Gas/Fast Food	1,000 sf	N/A	\$11,093.60	\$1,902.27	\$739.15	N/A	\$13,735.02
Industrial							
General Industrial/Industrial Park	1,000 sf	N/A	\$442.40	\$183.58	\$158.83	N/A	\$784.81
General Heavy Industrial	1,000 sf	N/A	\$87.16	\$130.37	\$51.92	N/A	\$269.45
Manufacturing	1,000 sf	N/A	\$237.82	\$133.03	\$158.83	N/A	\$529.68
Warehouse	1,000 sf	N/A	\$311.88	\$103.76	\$180.20	N/A	\$595.84
Mini-Warehouse	1,000 sf	N/A	\$155.65	\$18.62	\$63.38	N/A	\$237.65



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**FPRA IMPACT FEE MORATORIUM
ORDINANCE NO. 24-041**

*AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; PROVIDING FOR A **MORATORIUM ON THE IMPOSITION AND COLLECTION OF CITY IMPACT FEES** FOR A PERIOD OF ONE (1) YEAR WITHIN THE BOUNDARIES OF THE CITY'S DESIGNATED URBAN INFILL AND REDEVELOPMENT AREA REQUIRED BY SECTIONS 113-8, 113-15 THROUGH AND INCLUDING 113-19 OF THE CITY CODE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.*

WHEREAS, the City Commission desires to promote Fort Pierce to encourage the investment of private resources in the urban core of our city by suspending the collection of City Impact Fees in an effort to stimulate and encourage new development within the boundaries of the City's Designated Urban Infill and Redevelopment Area; and

WHEREAS, the moratorium of impact fees herein may place the City in a more competitive position, thus enhancing efforts by the City and the community to encourage economic development opportunities to create permanent employment expansion opportunities; and

WHEREAS, the City Commission finds the most effective economic stimulus that the City can provide is to offer incentives to new construction projects by removing the City-imposed development costs represented by city impact fees; and

WHEREAS, this is an integral part of the City's overall economic development strategy; and

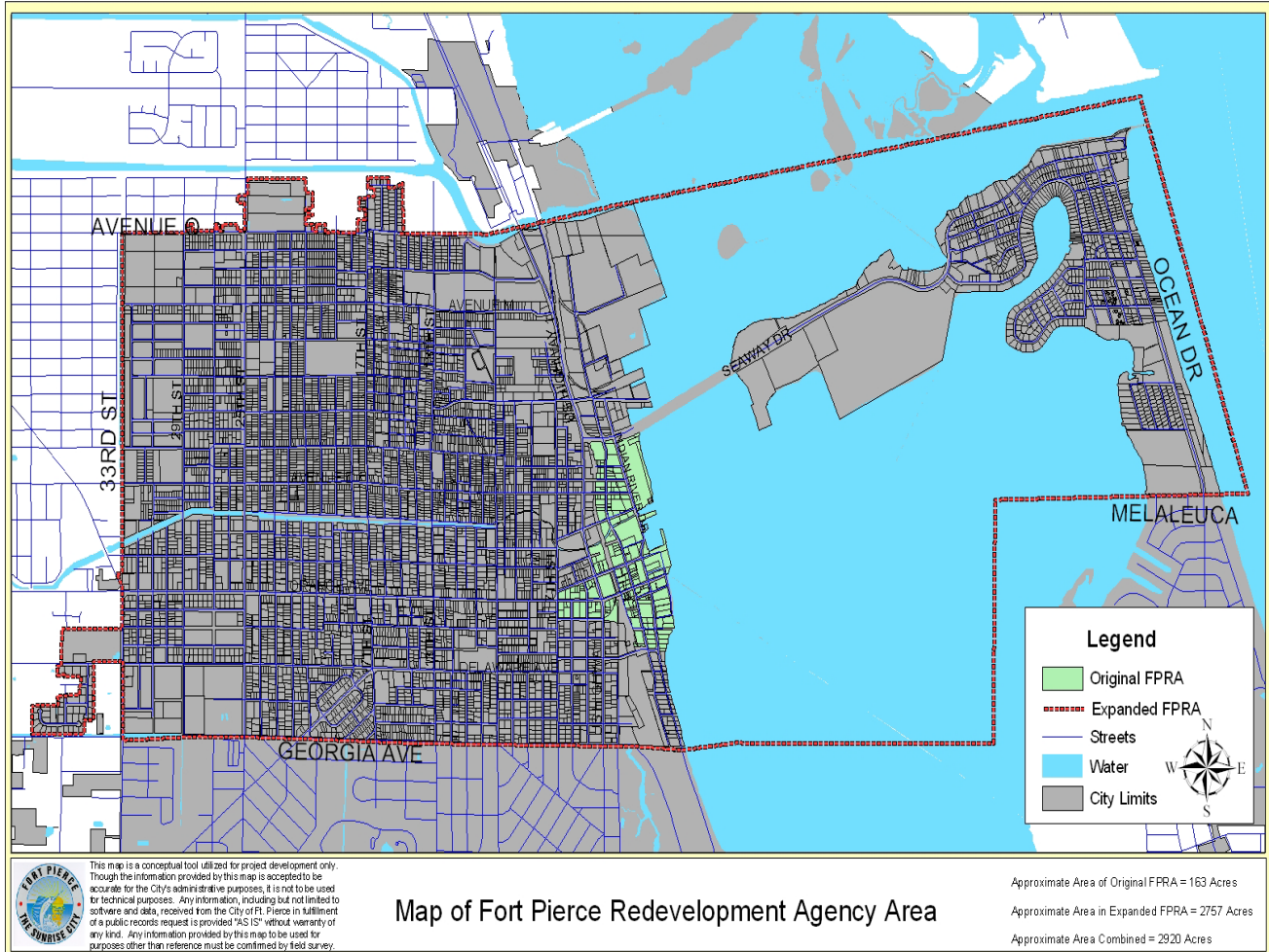
WHEREAS, the City Commission will evaluate the impacts of suspending the City Impact Fee Program as herein provided for, and shall thereafter further consider changes in the Comprehensive Plan if and to the extent necessary so as to reflect the experience resulting from the temporary moratorium herein provided for; and

WHEREAS, such moratorium shall apply to all such new construction within the boundaries of the City's Designated Urban Infill and Redevelopment Area for which a building permit is issued subsequent to the adoption of this ordinance; and

WHEREAS, the moratorium will continue for one (1) year after its effective date, unless otherwise modified or repealed by the City Commission; and

WHEREAS, Section 166.021, Florida Statutes, provides the City with the power to enhance and expand economic activity in the City including the authority to expend and use public funds toward achievement of the City's economic development goals;and

WHEREAS, the City of Fort Pierce will continue to collect Impact Fees for St. Lucie County in accordance with established Interlocal Agreement(s).



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IMPACT FEE MORATORIUM

ADDRESS	ASSESSED	2025 TAX BILL	COFP	IMPACT FEE WAIVED
109 Desota St			\$	1,810.16
504 Granada St			\$	1,684.61
1506 Thumb Point Dr			\$	2,334.51
424 Douglas Ct			\$	1,747.92
426 Douglas Ct			\$	1,747.92
1405 Avenue G			\$	3,481.84
706 Dundas Ct			\$	1,696.21
803 N 20th St			\$	1,991.60
514 N US Highway 1			\$	13,726.51
301 Florida Ave			\$	1,793.17
318 Means Ct			\$	2,010.62
909 N 20th St Unit: A			\$	1,671.25
509 N 17th St			\$	1,693.21
519 Coral Sands Way			\$	23,556.22
107 N 21st St			\$	1,693.17
1110 S Ocean Dr			\$	2,428.55
1212 N 12th St			\$	1,675.79
1620 Avenue E			\$	19,360.00
511 N 14th St			\$	1,631.25
505 N 27th St			\$	1,998.46
313 S 13th St			\$	3,997.17
1117 Avenue F			\$	3,489.08
421 N 16th St			\$	1,678.97
712 N 24th St			\$	1,670.37
513 N 14th St			\$	1,677.17
1509 Boston Ave			\$	2,017.46

**TOTAL IMPACT
FEES WAIVED**

\$

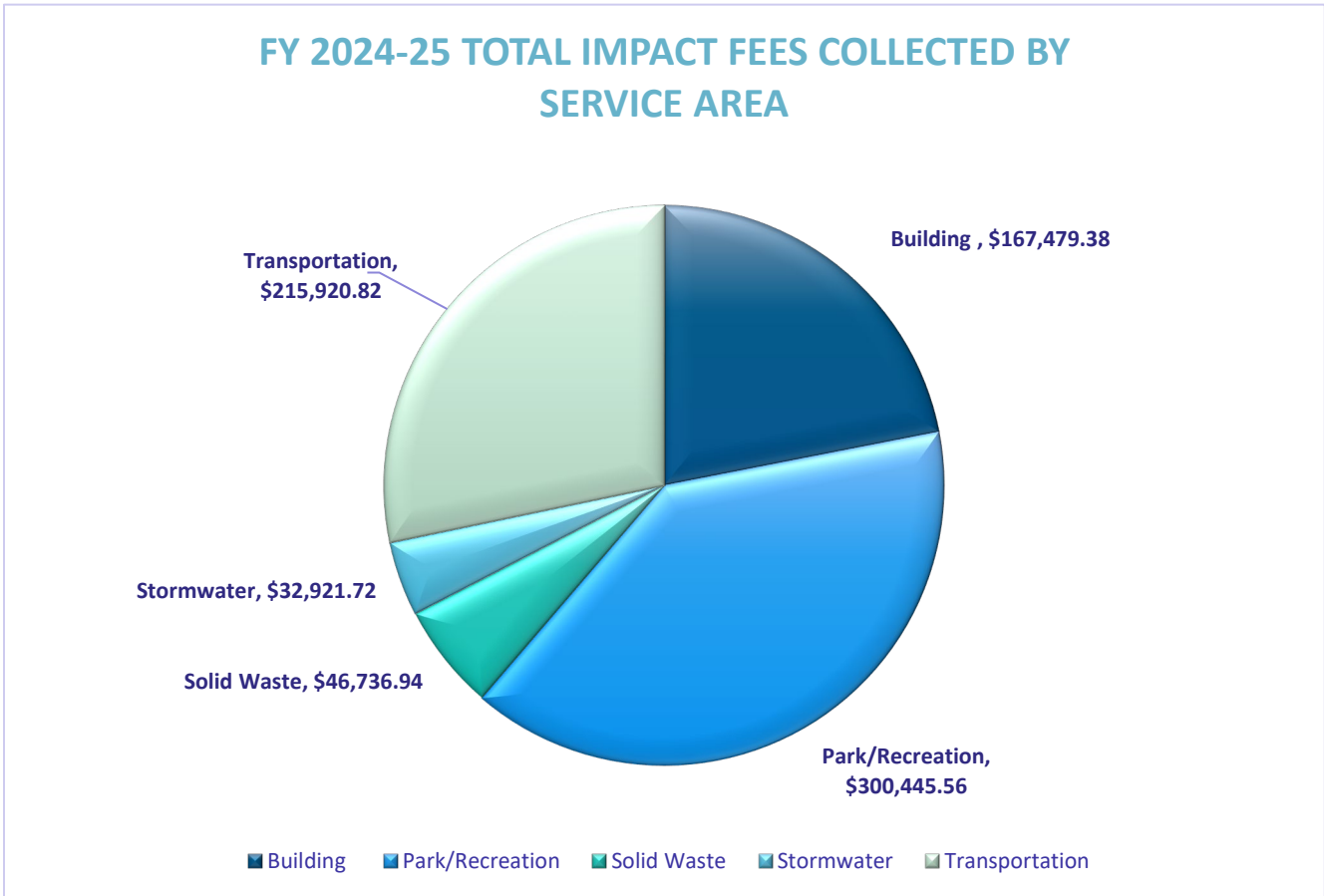
104,263.19



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CITY OF FORT PIERCE TOTAL IMPACT FEES COLLECTED (\$) FY 2024-2025 by ALL SERVICE AREAS



FY 24-25 TOTAL
\$763,504.42

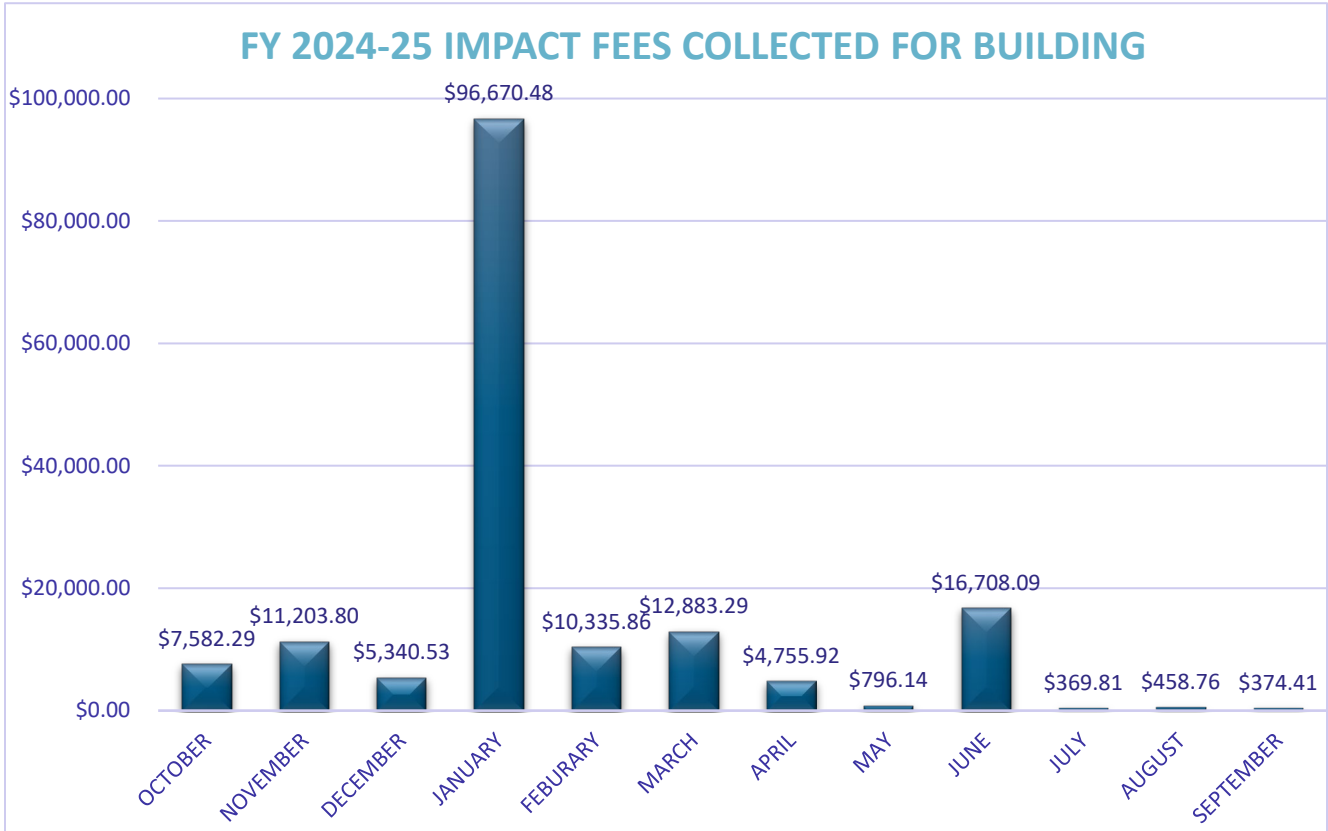


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CITY OF FORT PIERCE

IMPACT FEES COLLECTED (\$) by MONTH

FOR BUILDING



FY 24-25 TOTAL
\$167,479.38

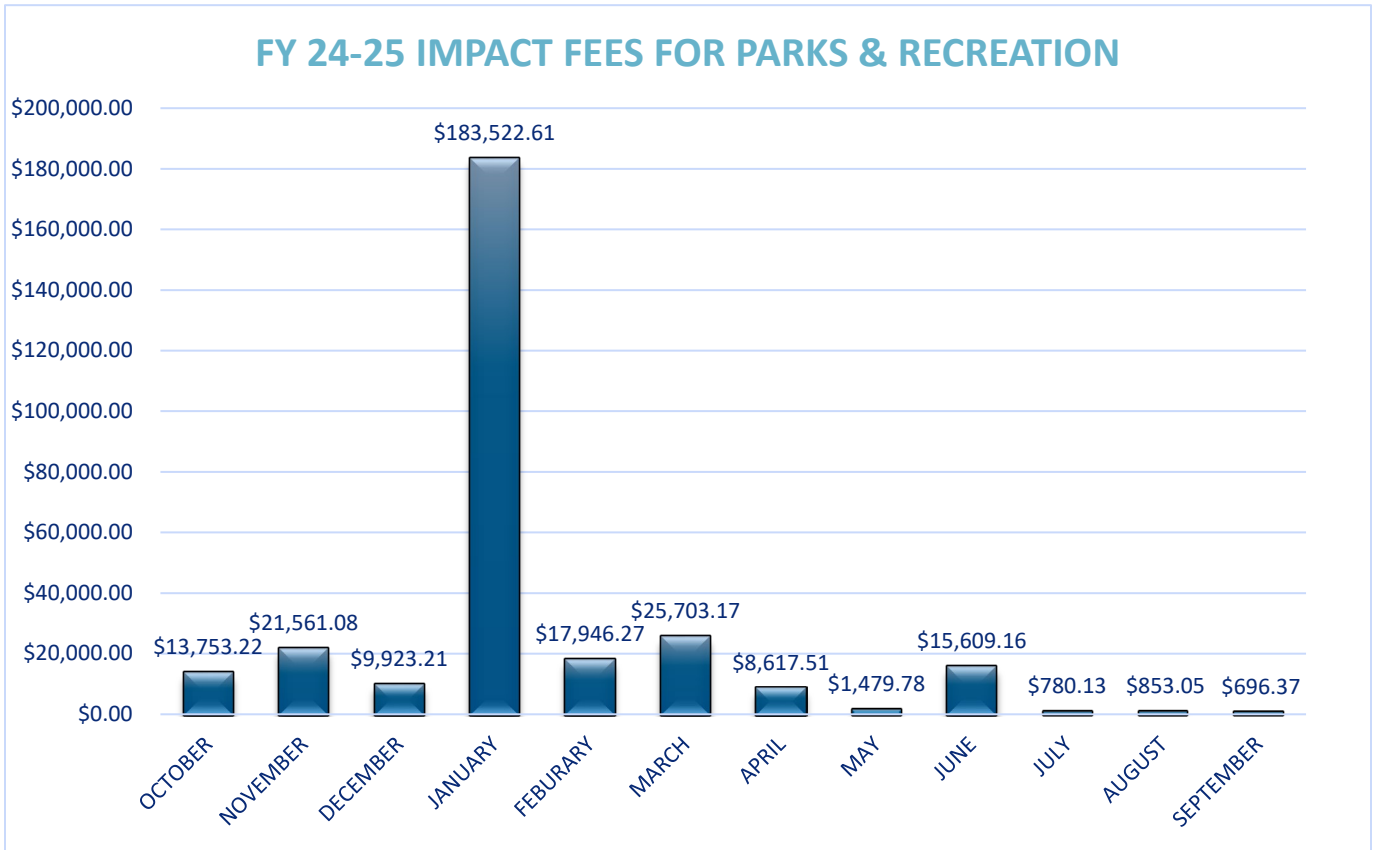


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CITY OF FORT PIERCE

IMPACT FEES COLLECTED (\$) by MONTH

FOR PARKS & RECREATION

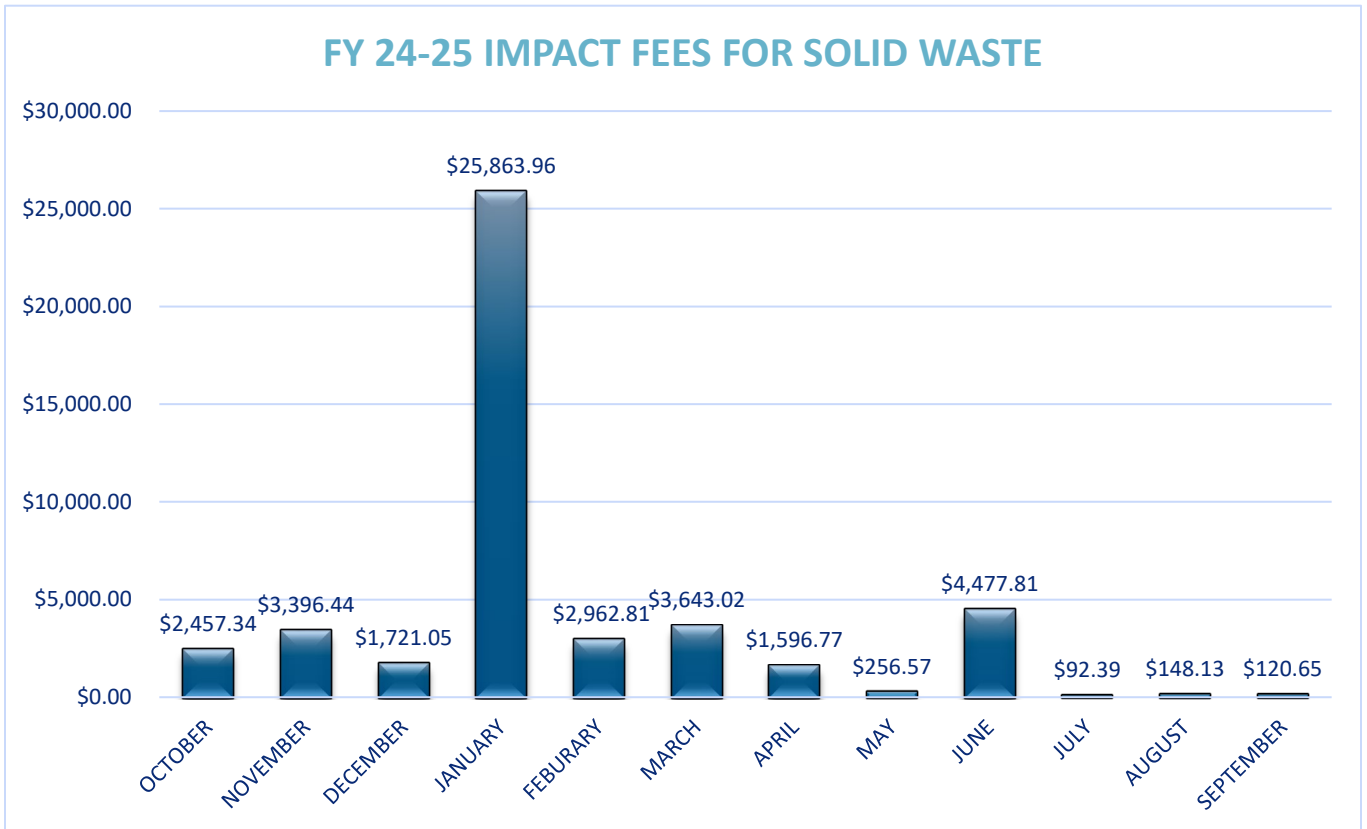


FY 24-25 TOTAL
\$300,445.56



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CITY OF FORT PIERCE IMPACT FEES COLLECTED (\$) by MONTH FOR SOLID WASTE

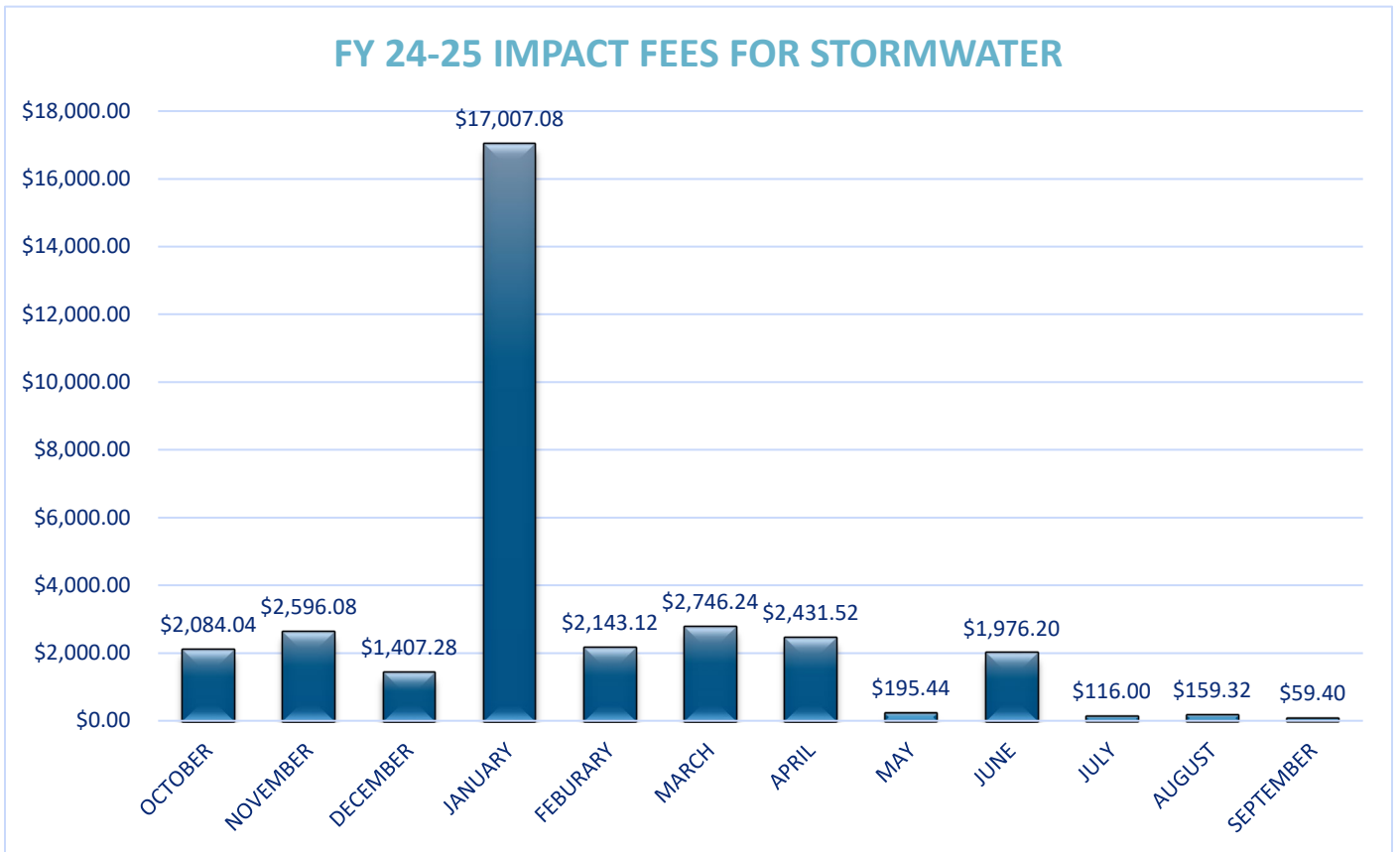


FY 24-25 TOTAL
\$46,736.94



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CITY OF FORT PIERCE IMPACT FEES COLLECTED (\$) by MONTH FOR STORMWATER

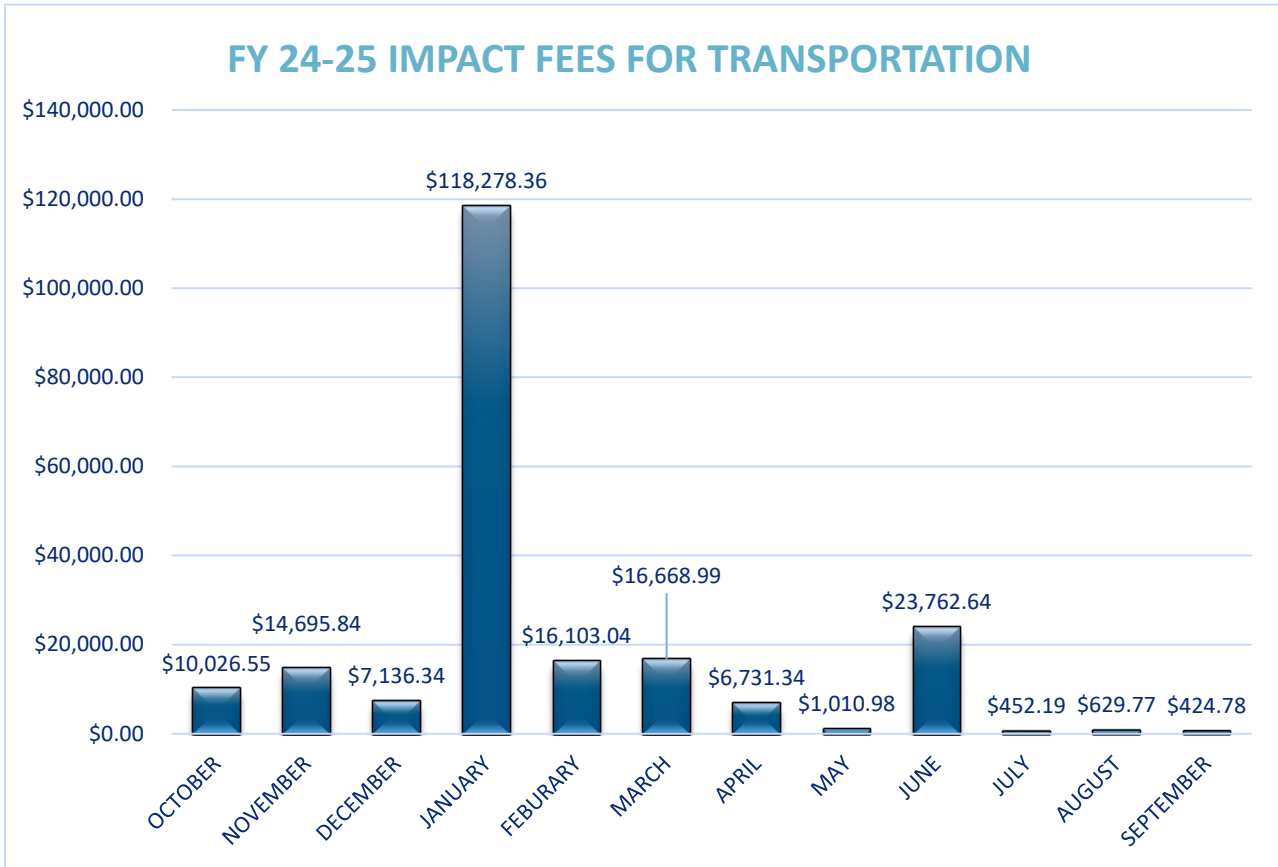


FY 24-25 TOTAL
\$32,921.72



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CITY OF FORT PIERCE IMPACT FEES COLLECTED (\$) by MONTH FOR TRANSPORTATION



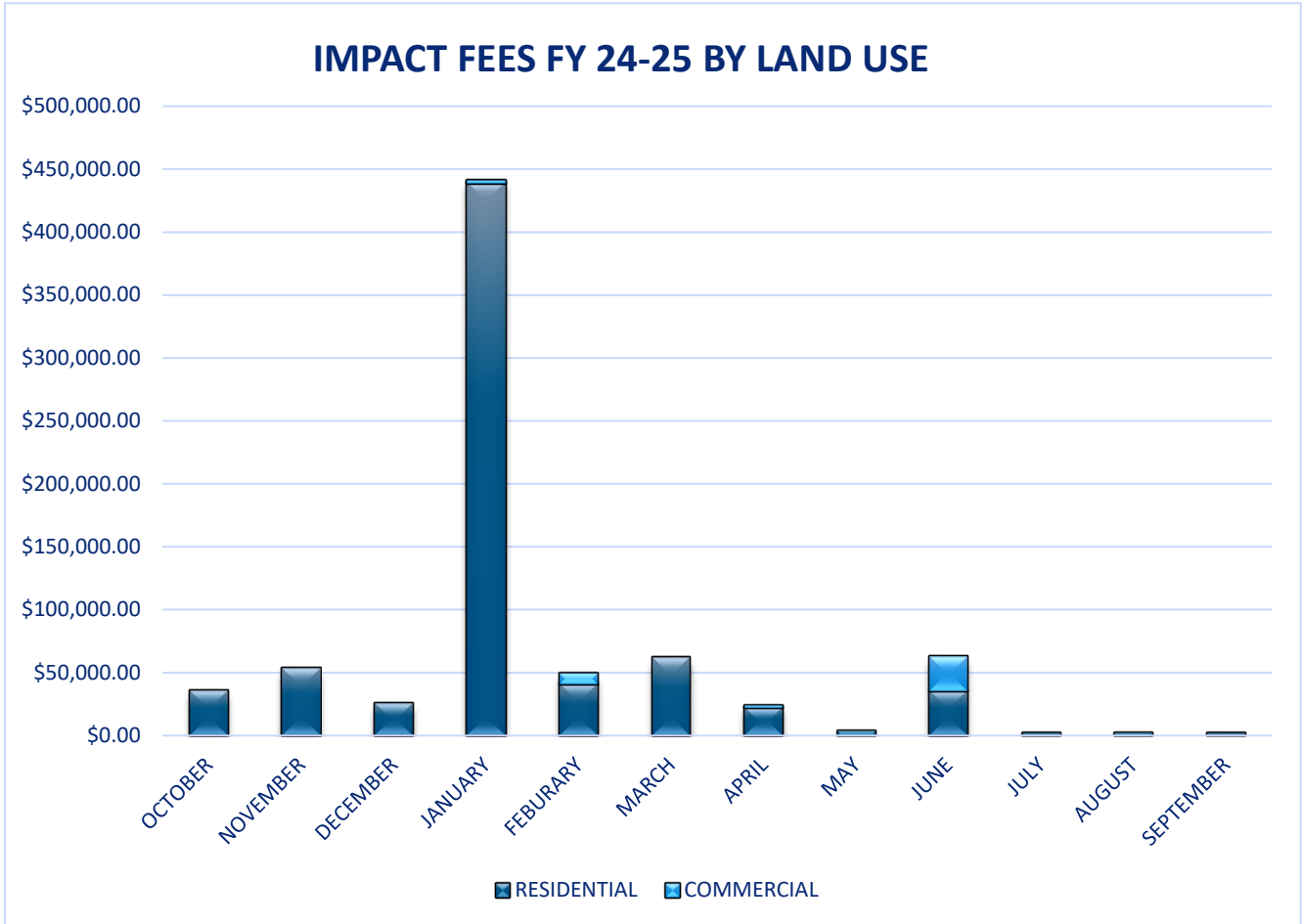
FY 24-25 TOTAL
\$215,920.82



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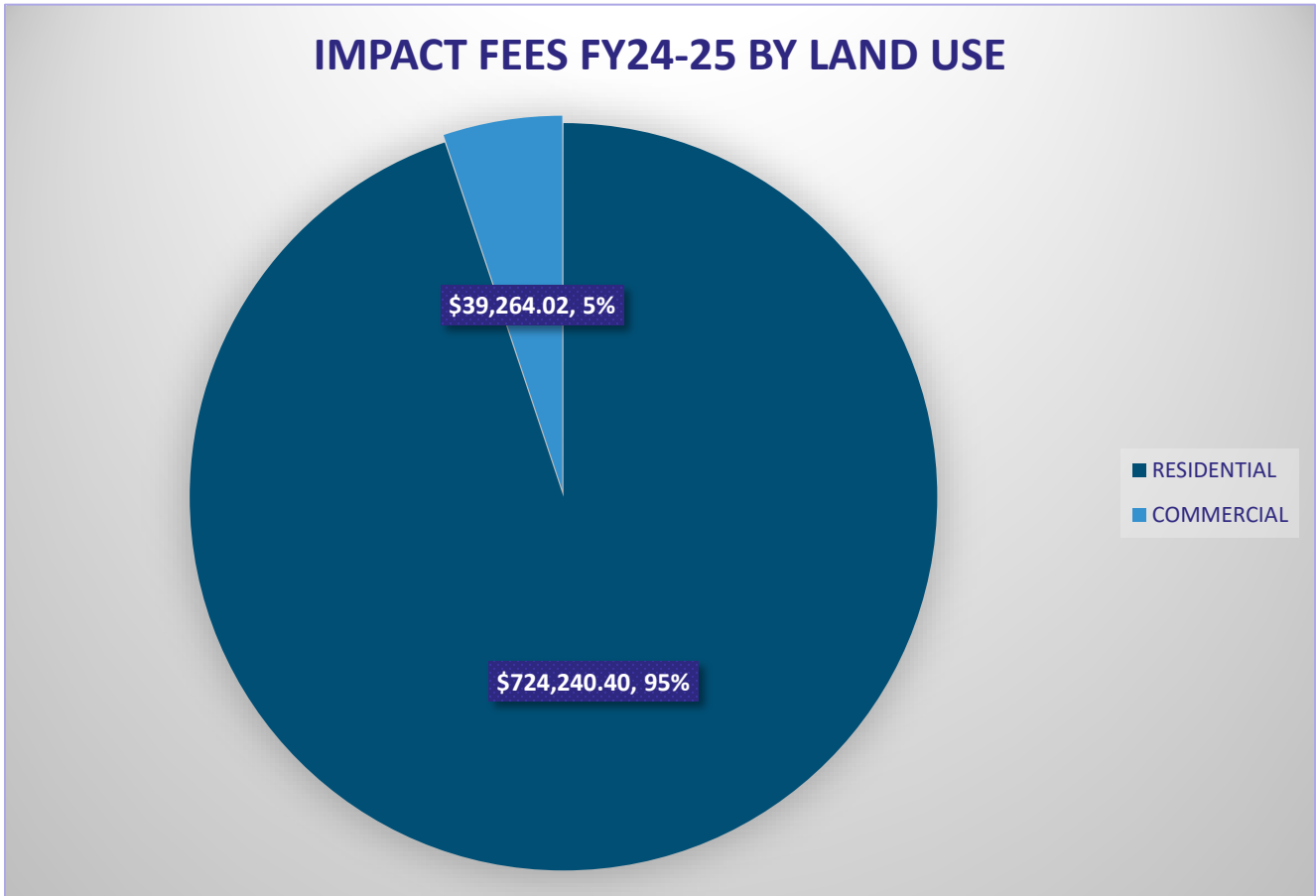
CITY OF FORT PIERCE

TOTAL IMPACT FEES COLLECTED (\$) FY 24-25 BY MONTH FOR LAND USE CATEGORY



FORT PIERCE
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CITY OF FORT PIERCE TOTAL IMPACT FEES COLLECTED (\$) FY 24-25 LAND USE CATEGORY TOTAL



FY 24-25 TOTAL
\$763,504.42



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ST. LUCIE COUNTY IMPACT FEES

TOTAL IMPACT FEES COLLECTED (\$)

FY 24-25 & DISTRIBUTED BY SERVICE AREA

SERVICE AREA	TOTAL COLLECTED	ADMIN (4%)	TO COUNTY	TO CITY
BUILDINGS (84% To COUNTY)	\$200,201.54	\$8,008.06	\$161,442.52	\$30,750.96
ROADS (40 % To COUNTY)	\$2,051,186.37	\$82,047.45	\$787,655.57	\$1,181,483.35
PARKS (30% To COUNTY)	\$859,916.13	\$34,396.65	\$247,655.84	\$577,863.64
TOTAL	\$3,111,304.04	\$124,452.16	\$1,196,753.93	\$1,790,097.95



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CITY OF FORT PIERCE

TOTAL IMPACT FEE EXPENSES

FY 24-25 for SERVICE AREA

PARK EXPENSES

PROJECT	EXPENSE
<i>Jaycee Park</i>	\$ 49,999.00
<i>Indian Hills Golf</i>	\$ 675,251.05
TOTAL	\$ 735,500.80

BUILDING EXPENSES

PROJECT	EXPENSE
<i>Animal Center</i>	\$ 43,788.74
TOTAL	\$ 43,788.74



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CITY OF FORT PIERCE

TOTAL IMPACT FEE FY 24-25

COLLECTION AND EXPENDITURE

COLLECTION	
FROM COUNTY	\$ 3,487,776.02
FROM CITY	\$ 1,790,097.95
TOTAL	\$ 5,277,873.97

EXPENSE	
PARK	\$ 735,500.80
BUILDING	\$ 43,788.74
ROAD	\$ -----
TOTAL	\$ 779,289.54



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**CITY OF FORT PIERCE
IMPACT FEE PARK PROJECT
JAYCEE PARK**

Contractual Services that include emergency repairs to Jaycee Park floating docks by Brothers Construction.

**FY2024-2025 Impact Fees
Spent \$49,999.00**



**CITY OF FORT PIERCE
IMPACT FEE PARK PROJECT
INDIAN HILLS GOLF COURSE
EXPANSION PHASE 1**

Construction of Parking Lot, Pickle Ball Courts with Fence, and Concrete Turf Block Pavement

FY2024-2025 Impact Fees

Spent: \$675,251.80



**CITY OF FORT PIERCE
 IMPACT FEE
 BUILDING PROJECT
 FORT PIERCE ANIMAL
 ADOPTION SURGICAL CENTER**

Professional Services rendered for Animal Adoption Center. Phase I Included: Site Plan Application, Construction Plans, Surveys, Permits & FPUA Utility Coordination.



**FY2024-2025 Impact Fees
 Spent: \$43,788.74**

CITY OF FORT PIERCE  **DEPARTMENT OF ENGINEERING**

**CITY OF FORT PIERCE
 ANIMAL ADOPTION CENTER SURGICAL SUITE
 SECTION 22, TOWNSHIP 35S, RANGE 40E
 FORT PIERCE, FLORIDA**

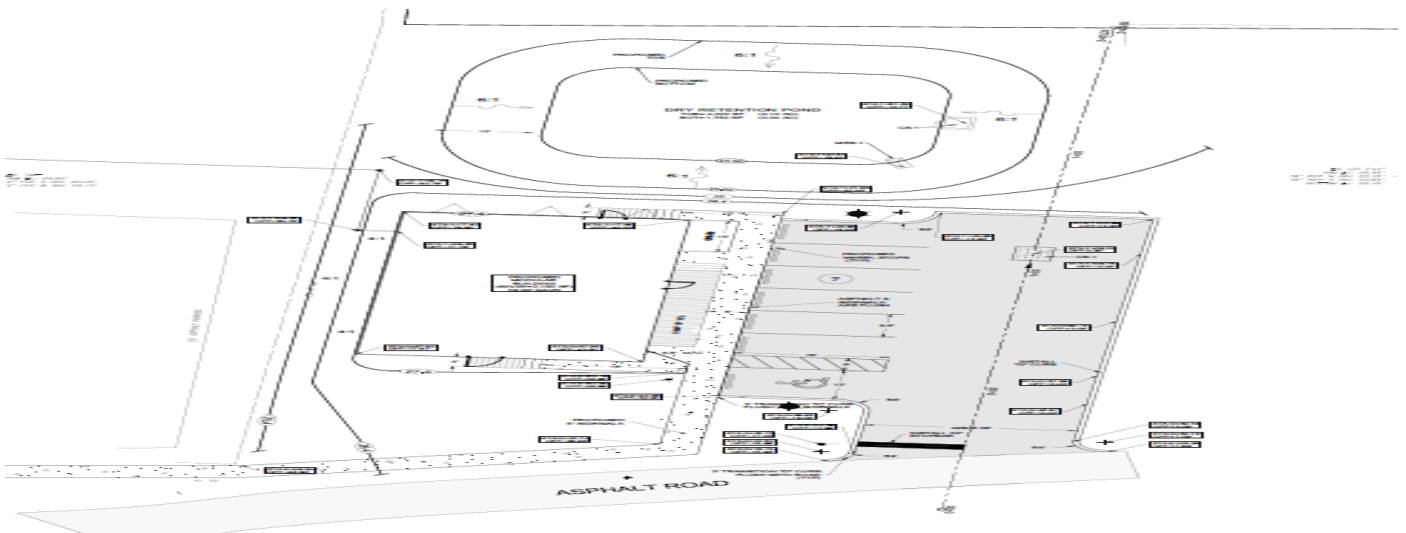


LOCATION MAP



PROJECT AREA

INDEX OF DRAWINGS	
Sheet Number	Sheet Title
---	COVER
C-101	SYMBOLS & ABBREVIATIONS
C-102	STORM WATER POLLUTION PREVENTION PLAN
C-103	SWPPP DETAILS
C-104	HORIZONTAL CONTROL
C-105	PAVING, GRADING & DRAINAGE
C-106	UTILITY
C-107	PGD DETAILS (1)
C-108	PGD DETAILS (2)
C-109	UTILITY DETAILS
C-110	SPECIFICATIONS





*Prepared By:
City of Fort Pierce
Planning Department*



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