

Update of the St. Lucie County Fire and Rescue Impact Fee

Prepared for the
St. Lucie County Fire District

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Revised Final Report
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St Lucie County has been collecting fire & emergency medical impact fees since 2000. These fees were last updated in 2016. These fire and ems fees have been annually adjusted by the Consumers' Price Index to keep them current.

The growth of the County population and calls for service are shown in Table VI-1. The calls by 1,000 population has also increased, reflecting aging of the population in addition to the evolution of the public's expectations. In St. Lucie County fire and rescue services are provided by a special district, the St. Lucie County Fire District. This taxing district provides service to both the unincorporated and incorporated areas of the County.

**TABLE VI-1
GROWTH OF CALLS FOR SERVICE
ST LUCIE COUNTY**

YEAR	POPULATION	CALLS FOR SERVICE	CALLS PER 1,000 POPULATION
1992	159,302	16,709	104.889
1993	163,831	18,259	111.450
1994	167,833	18,916	112.707
1995	172,212	20,394	118.424
1996	176,272	20,753	117.733
1997	180,338	21,877	121.311
1998	184,242	23,013	124.906
1999	188,327	23,965	127.252
2000	192,695	27,365	142.012
2001	198,253	27,844	140.447
2002	203,360	28,620	140.736
2003	211,898	30,423	143.574
2004	204,216	34,580	169.331
2005	240,039	34,115	142.123
2006	259,315	34,991	134.936
2007	271,961	36,116	132.798
2008	276,585	36,992	133.746
2009	272,864	38,192	139.967
2010	277,864	38,432	138.312
2011	279,696	38,652	138.193
2012	280,355	40,758	145.380
2013	281,151	43,458	154.572
2014	282,821	45,721	161.661
2015	287,749	48,042	166.958
2016	282,826	51,935	183.629
2017	297,634	52,996	178.058

TABLE VI-1

2018	302,432	53,046	175.398
2019	309,359	54,478	176.100
2020	322,265	54,616	169.475
2021	328,964	60,924	185.200

Office of Economic and Demographic Research, St Lucie County Fire District, 2021.

Table IV-2 sets out the fire/rescue parameters used in establishing the nexus between growth and the need for additional fire and ems facilities. Table VI-3 shows the fire and ems needs and costs by land use type. The impact cost of fire/rescue protection is determined based upon the expected calls for service per unit per year. These call generation rates are based upon a statistical review of fire/rescue calls.

**TABLE VI-2
FIRE/RESCUE CALLS FOR SERVICE
ST LUCIE COUNTY
SOURCE OF FIRE/RESCUE CALLS:**

LAND USE	CALLS PER UNIT
Single Family Detached	0.2813
Multi-Family 1 & 2 Story	0.2171
Multi-Family 3 + Stories	0.2759
Mobile Home	0.2319
Hotel/Motel per 1,000 FT ²	0.4224
Retail per 1,000 FT ²	0.2687
Office per 1,000 FT ²	0.3037
Storage per 1,000 FT ²	0.0253
Industry per 1,000 FT ²	0.0395
Service Station per 1,000 FT ²	1.0855
Parks & Recreation per 1,000 FT ²	0.0997
Instructional per 1,000 FT ²	0.2927
Nursing Home/ACLF	2.6197

SOURCE: St Lucie County Fire District, Bureau of the Census, and St Lucie County Property Appraiser, 2021.

**TABLE VI-2A
FIRE/RESCUE CLLS FOR SERVICE: DETAIL
ST LUCIE COUNTY**

Total Calls	54,994						
Calls to an Individual Land Use	46,298		Unallocated	Total Allocated Calls	Units or 1000 FT²		Calls per Unit
	Direct Calls	%	8,696				
Residential	31,425	67.9%	5,902	37,327			
Single Family - Detached	24,929			29,612	105,282	DU	0.2813
Multi-Family							
1-2 Stories	1,634			1,941	8,939	DU	0.2171
3+ Stories	3,892			4,623	16,754	DU	0.2759
Mobile Home	969			1,152	4,965	DU	0.2319
Hotel/Motel	733	1.6%	138	871	2,061,490	Per 1k FT ²	0.4224
Retail	3,111	6.7%	584	3,695	13,752,697	Per 1k FT ²	0.2687
Office	1,404	3.0%	264	1,668	5,490,604	Per 1k FT ²	0.3037
Storage	188	0.4%	35	223	8,836,582	Per 1k FT ²	0.0253
Industry	206	0.4%	39	245	6,196,356	Per 1k FT ²	0.0395
Service Stn	696	1.5%	131	827	761,637	Per 1k FT ²	1.0855
Parks & Rec	191	0.4%	36	227	2,274,663	Per 1k FT ²	0.0997
Institutional	4,686	10.1%	880	5,566	19,016,439	Per 1k FT ²	0.2927
Nursing Home	3,658	7.9%	687	4,345	1,658,605	Per 1k FT ²	2.6197
TOTALS	46,298	100.0%	8,696	54,994			

**Table VI-3
FIRE/RESCUE PARAMETERS
ST LUCIE COUNTY FIRE DISTRICT**

INVENTORY OF FACILITIES:	No.	UNIT COST	CAPITAL VALUE
Administrative Building	1	\$7,311,800	\$7,311,800
Stations	17	\$2,500,000	\$57,819,465
Land - Reserve Commerce Park *		\$270,000	\$367,200
Land - Rhode Island *		\$1,900,000	\$2,584,000
Land - Other Stations *		\$1,085,000	\$20,658,400
Training Fire Station		\$1,500,000	\$2,040,000
Engines	18	\$760,000	\$13,680,000
Rescues	28	\$401,000	\$11,228,000
Quints	5	\$1,180,000	\$5,900,000
Ladders	1	\$1,580,000	\$1,580,000
Brush Trucks	16	\$170,000	\$2,720,000
Squad Trucks	2	\$650,000	\$1,300,000
Cascade Truck	1	\$450,000	\$450,000
ARFF Unit	1	\$1,400,000	\$1,400,000
Marine Unit	1	\$40,000	\$40,000
Command Bus	1	\$400,000	\$400,000
Battalion Trucks	5	\$48,000	\$240,000
FTO Trucks	4	\$48,000	\$192,000
Fire Prevention Truck	10	\$45,000	\$450,000
Training Trucks	6	\$40,000	\$240,000
Administration Vehicles	12	\$40,000	\$480,000
Logistics Van	1	\$35,000	\$35,000
Bucket Truck	1	\$150,000	\$150,000
IT/Shop/Maint	9	\$45,000	\$405,000
Tankers	4	\$280,000	\$1,120,000
Fire/Rescue Capital Investments			\$132,790,865
Population Served			322,265
Total Capital Cost Per Capita			\$412.05
Total Calls for Service			54,616
Total Capital Cost Per Call			\$2,431
Outstanding Debt (To be credited)			\$6,622,001
Citizen's Equity			\$126,168,864
Population Served			322,265
Net Capital Cost per Capita			\$391.51
Total Calls for Service			54,616
Net Capital Cost per Call			\$2,310.11

SOURCE: St. Lucie County Fire District, December 2021.

*Estimated based on appraisals of other District land.

NOTE: Capital cost per call is used to establish the Fire/Rescue impact fee.

**TABLE VI-4
FIRE PROTECTION NEEDS AND COSTS BY LAND USE TYPE
ST LUCIE COUNTY FIRE DISTRICT**

LAND USE TYPE (UNIT)	CALLS FOR SERVICE	COST PER UNIT	CREDITS	NET COST
Single Family	0.2813	\$683.85	\$34.10	\$649.75
Mobile Home/Rec. Vehicle	0.2319	\$563.91	\$28.12	\$535.79
Multi-Family 1 & 2 Story	0.2171	\$527.92	\$26.33	\$501.59
Multi-Family 3 + Stories	0.2759	\$670.92	\$33.46	\$637.47
Hotel/Motel - Room	0.4224	\$1,026.89	\$51.21	\$975.68
Bed & Breakfast - Room	0.4224	\$1,026.89	\$51.21	\$975.68
All Other Residential	0.2813	\$683.85	\$34.10	\$649.75
OFFICE AND FINANCIAL PER 1,000 FT²:				
General Office	0.3037	\$738.50	\$36.83	\$701.67
Medical Office	0.3037	\$738.50	\$36.83	\$701.67
RETAIL PER 1,000 FT²:				
Under 100,000 FT ²	0.2687	\$653.30	\$32.58	\$620.72
100,000-499,999 FT ²	0.2687	\$653.30	\$32.58	\$620.72
500,000 & Over	0.2687	\$653.30	\$32.58	\$620.72
GASOLINE SERVICES:				
Service Station per 1,000 FT ²	1.0855	\$2,639.14	\$131.61	\$2,507.53
INDUSTRIAL PER 1,000 FT²:				
Warehouse	0.0253	\$61.44	\$3.06	\$58.38
Truck Terminal	0.0253	\$61.44	\$3.06	\$58.38
General Industrial	0.0395	\$96.01	\$4.79	\$91.23
INSTITUTIONAL:				
School - Elem. Per 1,000 FT ²	0.2927	\$711.66	\$35.49	\$676.17
School - Middle/High Per 1,000 FT ²	0.2927	\$711.66	\$35.49	\$676.17
Day Care Per 1,000 FT ²	0.2927	\$711.66	\$35.49	\$676.17
Fraternal Org. Per 1,000 FT ²	0.2927	\$711.66	\$35.49	\$676.17
Hospital Per 1,000 FT ²	0.2927	\$711.66	\$35.49	\$676.17
Nursing Home Per 1,000 FT ² *	2.6197	\$6,369.45	\$317.63	\$6,051.82
Library Per 1,000 FT ²	0.2927	\$711.66	\$35.49	\$676.17
RECREATIONAL:				
Park (Public) Per Acre	0.0997	\$242.50	\$12.09	\$230.41
Recreation Facility Per 1,000 FT ²	0.0997	\$242.50	\$12.09	\$230.41
Golf Course Per Acre	0.0997	\$242.50	\$12.09	\$230.41
Movie Theatres Per 1,000 FT ²	0.0997	\$242.50	\$12.09	\$230.41

**TABLE VI-5
CHANGES IN FIRE/EMS IMPACT FEES
ST LUCIE COUNTY FIRE DISTRICT**

LAND USE TYPE (UNIT)	Existing Fee	Updated Cost	% Change	Updated Impact Fee			
				Year 1	Year 2	Year 3	Year 4
Single Family	\$667	\$650	-2.6%	\$650	\$650	\$650	\$650
Mobile Home/Rec. Vehicle **	\$288	\$536	86.0%	\$324	\$360	\$396	\$432
Multi-Family 1 & 2 Story	\$436	\$502	15.0%	\$469	\$502	\$502	\$502
Multi-Family 3 + Stories	\$784	\$637	-18.7%	\$637	\$637	\$637	\$637
Hotel/Motel - Room	\$692	\$976	41.0%	\$763	\$834	\$905	\$976
Bed & Breakfast - Room	\$692	\$976	41.0%	\$763	\$834	\$905	\$976
All Other Residential	\$667	\$650	-2.6%	\$650	\$650	\$650	\$650
OFFICE AND FINANCIAL PER 1,000 FT²:							
General Office	\$668	\$702	5.0%	\$685	\$702	\$702	\$702
Medical Office	\$668	\$702	5.0%	\$685	\$702	\$702	\$702
RETAIL PER 1,000 FT²:							
Under 100,000 FT ²	\$536	\$621	15.8%	\$578	\$621	\$621	\$621
100,000-499,999 FT ²	\$536	\$621	15.8%	\$578	\$621	\$621	\$621
500,000 & Over	\$536	\$621	15.8%	\$578	\$621	\$621	\$621
GASOLINE SERVICES:							
Service Station per 1,000 FT ² **	\$345	\$2,508	626.8%	\$388	\$431	\$474	\$518
INDUSTRIAL PER 1,000 FT²:							
Warehouse	\$54	\$58	8.1%	\$56	\$58	\$58	\$58
Truck Terminal	\$76	\$58	-23.2%	\$58	\$58	\$58	\$58
General Industrial	\$76	\$91	20.0%	\$84	\$91	\$91	\$91
INSTITUTIONAL:							
School - Elem. Per 1,000 FT ²	\$581	\$676	16.4%	\$629	\$676	\$676	\$676
School - Middle/High Per 1,000 FT ²	\$581	\$676	16.4%	\$629	\$676	\$676	\$676
Day Care Per 1,000 FT ²	\$581	\$676	16.4%	\$629	\$676	\$676	\$676
Fraternal Org. Per 1,000 FT ²	\$581	\$676	16.4%	\$629	\$676	\$676	\$676
Hospital Per 1,000 FT ²	\$581	\$676	16.4%	\$629	\$676	\$676	\$676
Nursing Home Per 1,000 FT ² **	\$0	\$6,052	100.0%	\$1,513	\$3,026	\$3,026	\$3,026
Library Per 1,000 FT ²	\$581	\$676	16.4%	\$629	\$676	\$676	\$676
RECREATIONAL:							
Park (Public) Per Acre	\$551	\$230	-58.2%	\$230	\$230	\$230	\$230
Recreation Facility Per 1,000 FT ²	\$551	\$230	-58.2%	\$230	\$230	\$230	\$230
Golf Course Per Acre	\$551	\$230	-58.2%	\$230	\$230	\$230	\$230
Movie Theatres Per 1,000 FT ²	\$551	\$230	-58.2%	\$230	\$230	\$230	\$230

** Fee increase limited by statute

Florida Statute Section 163.31801, the Florida Impact Fee Act, places limitations on the increases in impact fees. The relevant limitations are:

- An increase of not more than 25% must be implemented in two equal annual installments;
- An increase greater than 25% but not more than 50% must be implemented in four equal installments;
- An impact fee increase may not exceed 50% of the current rate.

Additionally, an impact fee increase may not be increased more than once every four years.

In Table VI-5 all proposed decreases are implemental immediately. Proposed increases less than 25% are implemental over two years and all increases greater than 25% are implemental over four years. No fee is proposed to be increased greater than 50%.

**TABLE VI-5
OTHER FIRE/EMS IMPACT FEES**

Alachua County	\$152
Brevard County	\$93
Charlotte County	\$247
Citrus County	\$391
Collier County	\$1,257
Miami/Dade County	\$436
Hernando County	\$235
Hillsborough County	\$49
Indian River County	\$314
Lake County	\$390
Lee County	\$821
Levy County	\$53
Manatee County	\$289
Martin County	\$599
Orange County	\$325
Palm Beach County	\$528
Polk County	\$308
St Johns County	\$657
Sarasota County	\$452
Seminole County	\$172
Sumter County	\$397
Average	\$385
Median	\$355
St Lucie Revised	\$650

SOYRCE: Duncan & Associates, www.impactfees.com.