



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

*REBECCA GROHALL, AICP, PLANNING DIRECTOR AND FPRA DIRECTOR  
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING*

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**TO :** Nicholas Mimms, City Manager

**FROM :** Rebecca Grohall, AICP, Planning Director and FPRA Director

**RE :** Proposed Planning Department Fee Schedule – Resolution 16-R37

**DATE :** August 15, 2016

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### STAFF REPORT

On October 19th, 2015; City Manager Nicholas Mimms presented the City of Fort Pierce Parking Committee's recommendations to the City Commission. After much discussion, the Parking Committee recommended that the City of Fort Pierce increase the payment in lieu of parking fees from their present values of \$2,000 per space to an amount equal to current construction and acquisition costs.

On June 13<sup>th</sup>, 2016; Walker Parking Consultants submitted the City of Fort Pierce with a final parking consultation report. Walker Parking Consultants' final report states that the hard cost of constructing a parking structure in the Florida market typically range from \$18,000 to \$24,000 (or more) per space depending on the project particulars. Structures on the low end of the range will likely include above grade parking, large number of spaces (>1,000), precast concrete construction with a simple non-painted façade treatment, and an efficient site. Characteristics of a facility at the high end would likely include extensive architectural treatments and involve construction on a difficult site. The projected cost should be adjusted annually based on the rate of inflation for construction. The calculation does not assume that spaces would be constructed on existing parking spaces, which would increase the construction cost per net new space significantly.

The final report also states that on-going operating and maintenance costs will vary over the life of the parking structure. Walk Parking Consultants estimate an average, annual, blended cost per space of \$586+/- per space per year over time. Long-term capital maintenance funds in the range of \$75 to \$100 +/- per space, should be set aside in a sinking fund to maintain the parking structure. Because these costs are ongoing, Walk Parking Consultants suggest that the cost to maintain the parking structure should be incorporated into any fees applied by the City on an annual, rather than on an up-front, lump-sum basis. With that in mind, the Planning Department reviewed the fees associated with the Planned Development review process to ensure it reflected the change in processing of applications. Please note, the parking in lieu fee increase from \$2,000 to \$12,000 does not cover the entire cost of parking but this item is proposed at a lower rate to assist businesses.

Below is a summary of the change made to the Planning Department Fee Schedule:

**Old:**

Miscellaneous	
<del>Parking Space, Fee in Lieu</del>	<del>\$2,000</del>

**New:**

Miscellaneous	
Parking Space, Fee-in-Lieu	\$12,000

The complete Planning Department Fee Schedule as proposed is attached as Exhibit A.

**Planning Staff Recommendation:**

That the City Commission approve the proposed change to Resolution 16-R37 as presented.

**Attachment** – Exhibit A  
Exhibit B