

CITY OF PORT ST. LUCIE

PLANNING AND ZONING BOARD AGENDA

TUESDAY, MARCH 1, 2016

1:30 P.M. – PORT ST. LUCIE CITY HALL

121 S.W. PORT ST. LUCIE BOULEVARD, PORT ST. LUCIE, FLORIDA

1. MEETING CALLED TO ORDER
2. ROLL CALL
3. DETERMINATION OF A QUORUM
4. PLEDGE OF ALLEGIANCE
5. APPROVAL OF MINUTES – FEBRUARY 2, 2016
6. **CONSENT AGENDA**
 - A. P15-193 A GREAT FENCE @ SLW – SITE PLAN
7. **PUBLIC HEARINGS**

[The applicant or agent for the applicant must be present. If no representative is present for the application, it will be tabled to the following month's meeting.]

Anyone wishing to speak on any item may approach the podium after the issue has been opened for the public to comment. Each person wishing to speak may do so for not more than 3 (three) minutes. Your comments and concerns are very welcome, however, we must maintain order and provide time for everyone.

- A. P16-006 KIMBERLY GATES – VARIANCE
Location: The property is located at 365 SW Panther Trace.
Legal Description: Sawgrass Lakes Plat No. 1, PUD Phase 1A, Lot 36.
This is a request to grant a variance of 14.81 feet to allow a rear setback of 22.59 feet for an existing pool, patio and screened enclosure, and a variance of 6.45 feet to allow a rear yard setback of 33.55 feet for the existing house.
- B. P15-194 CITY OF PORT ST. LUCIE – ANNUAL UPDATE OF THE CAPITAL IMPROVEMENTS ELEMENT OF THE COMPREHENSIVE PLAN
An ordinance of the City of Port St. Lucie updating the Schedule of Capital Improvements in the Comprehensive Plan pursuant to Section 163.3177(3)(b) F.S.
- C. P16-015 ST. LUCIE WEST SERVICES DISTRICT – REZONE
Location: The property is located on the north side of St. Lucie West Boulevard between California Boulevard and Country Club Drive.
Legal Description: St. Lucie West Plat No. 168, OST (Open Space Tract) 1A, 1B and 2A.
This is a request to rezone property from GU (General Use) to CG (General Commercial).

D. P15-207 CITY OF PORT ST. LUCIE – STREET NAME CHANGE
A request to change the street name from Crescent Avenue to Crescent Avenue. A Legal Description may be obtained from the Planning and Zoning Department.

8. **NEW BUSINESS**

A. DETERMINATION OF EXCUSED ABSENCE – DANIEL KUREK

9. **OLD BUSINESS**

10. **PUBLIC TO BE HEARD**

11. **ADJOURN**

Notice: In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the City Clerk's office at 772-871-5157 for assistance. No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, any person who may seek to appeal any decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at said meeting upon which any appeal is to be based.

2/23/2016 10:10 AM



City of Port St. Lucie
Planning and Zoning Department
A City for All Ages

TO: PLANNING AND ZONING BOARD – MEETING OF MARCH 1, 2016

FROM: DANIEL ROBINSON, PLANNING TECHNICIAN 

RE: A GREAT FENCE
MAJOR SITE PLAN APPLICATION
P15-193

DATE: February 18, 2016

APPLICANT: A Great Fence, LLC

AGENT: Abraham Chabab, P.E.

LOCATION: 751 NW Enterprise Drive on the Northeast corner of the properties circled by NW Enterprise Drive.

LEGAL DESCRIPTION: St. Lucie West Plat #133, St. Lucie West Industrial Park, Lot 14

SIZE: 1.67 acres.

ZONING: WI (Warehouse Industrial).

FUTURE LAND USE DESTINATION: LI/OSR/I

EXISTING USE: Vacant land

PROPOSED PROJECT: The applicant is proposing a 25,320 square foot one story warehouse building.

SURROUNDING USES: North = industrial building and vacant land. South = warehouse. East = vacant land. West = warehouse.

CONCURRENCY REVIEW:

The project has been reviewed for compliance with Chapter 160, City Code, regarding provision of adequate public facilities and documented as follows:

Sewer/Water Service: The St. Lucie West Utilities Service District will provide water and sewer service to the site.

Transportation: According to the engineer for the project, this project will generate 176 daily vehicle trips as per the Institute of Transportation Engineers Trip Generation 9th Edition. The project's trip generation for p.m. peak hours is 25 trips.

Parks/Open Space: N/A

Stormwater: The applicant will submit paving and drainage plan for approval by SPRC.

Solid Waste: Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.

Public School Concurrency Analysis: N/A

ZONING REVIEW:

The project has been reviewed for compliance with the requirements of Chapter 158, Zoning Code and documented as follows:

Use: The proposed use of the property is warehouse which is a permitted use in the Warehouse Industrial District.

Building Height: The proposed height of the building is 28 feet. The maximum height allowed in the Warehouse Industrial District is 35 feet.

Setbacks: The proposed setbacks shown on the site plan are in accordance with the required setbacks of the Warehouse Industrial District.

Parking: The site is required to have 41 parking spaces and 54 are being provided.

Dumpster Enclosure: The site plan includes a dumpster enclosure for general refuse and for recyclable refuse with an enclosed enclosure of (13' x 24').

Architectural Design Standards: N/A

NATURAL RESOURCE PROTECTION REVIEW:

The project has been reviewed for compliance with the requirements of Chapter 157, Natural Resource Protection Code and documented as follows:

Tree Protection: A tree mitigation fee of \$7,837.50 was paid on 7/21/03 to the City of Port St. Lucie, receipt number 3449.

Wildlife Protection: The applicant cleared the land without submitting any surveys.

Fire District: The access location (external and internal) has been approved with conditions by the Fire District for safety purposes.

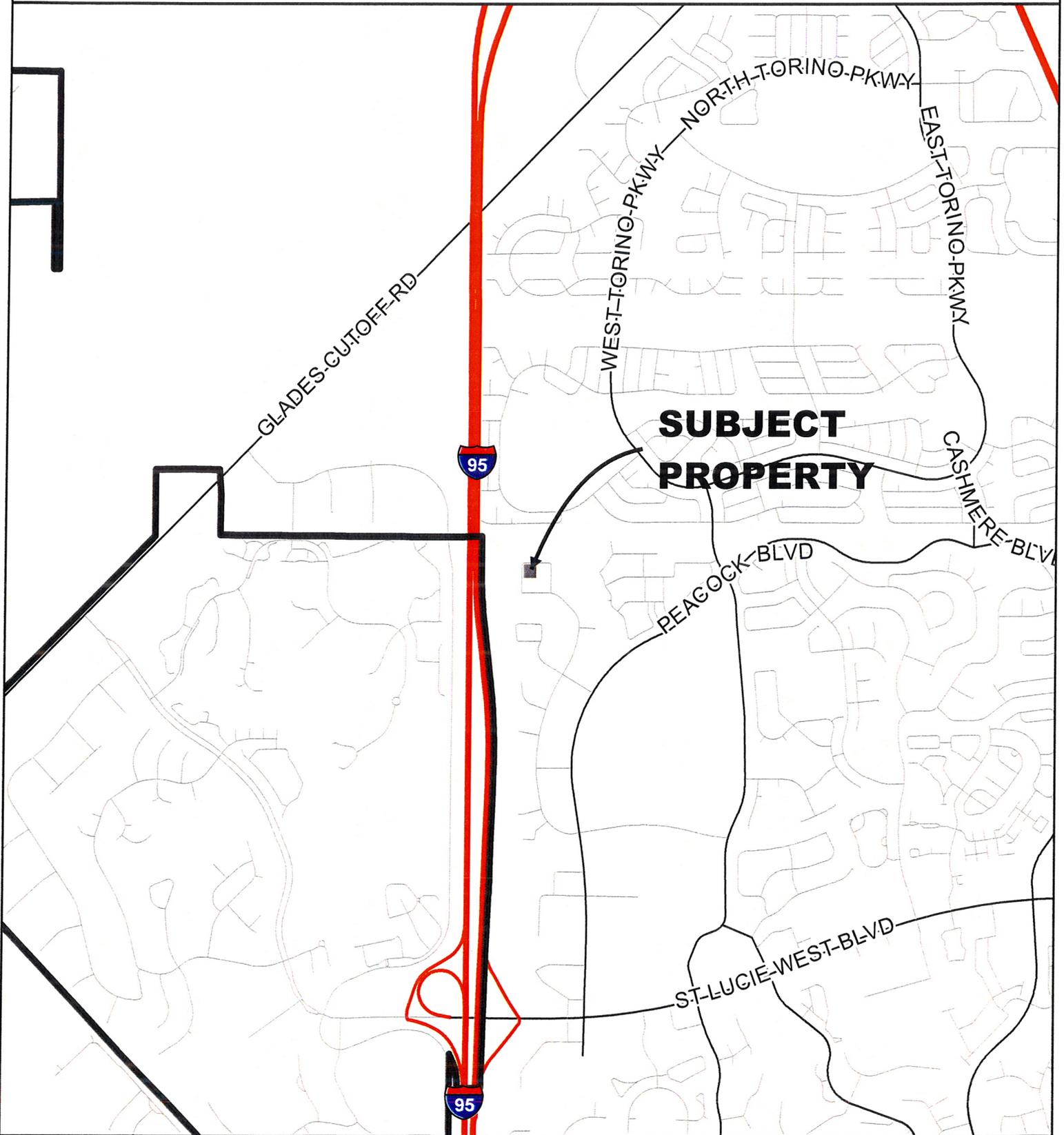
Public Art: This project is considered a major site plan therefore it is required to comply with the public art requirements. Public Art Fee is due prior to any building permits being issued by the city.

STAFF RECOMMENDATION:

The Site Plan Review Committee reviewed the request on January 13, 2016, and recommended approval of the site plan.

Note: Approval of this project is conditioned upon payment of all applicable impact fees, as provided in the Port St. Lucie Road, Park and Recreation, Public Buildings and Law Enforcement Impact Fee Ordinances. Please note that additional impact fees may be due to St. Lucie County.

GENERAL LOCATION

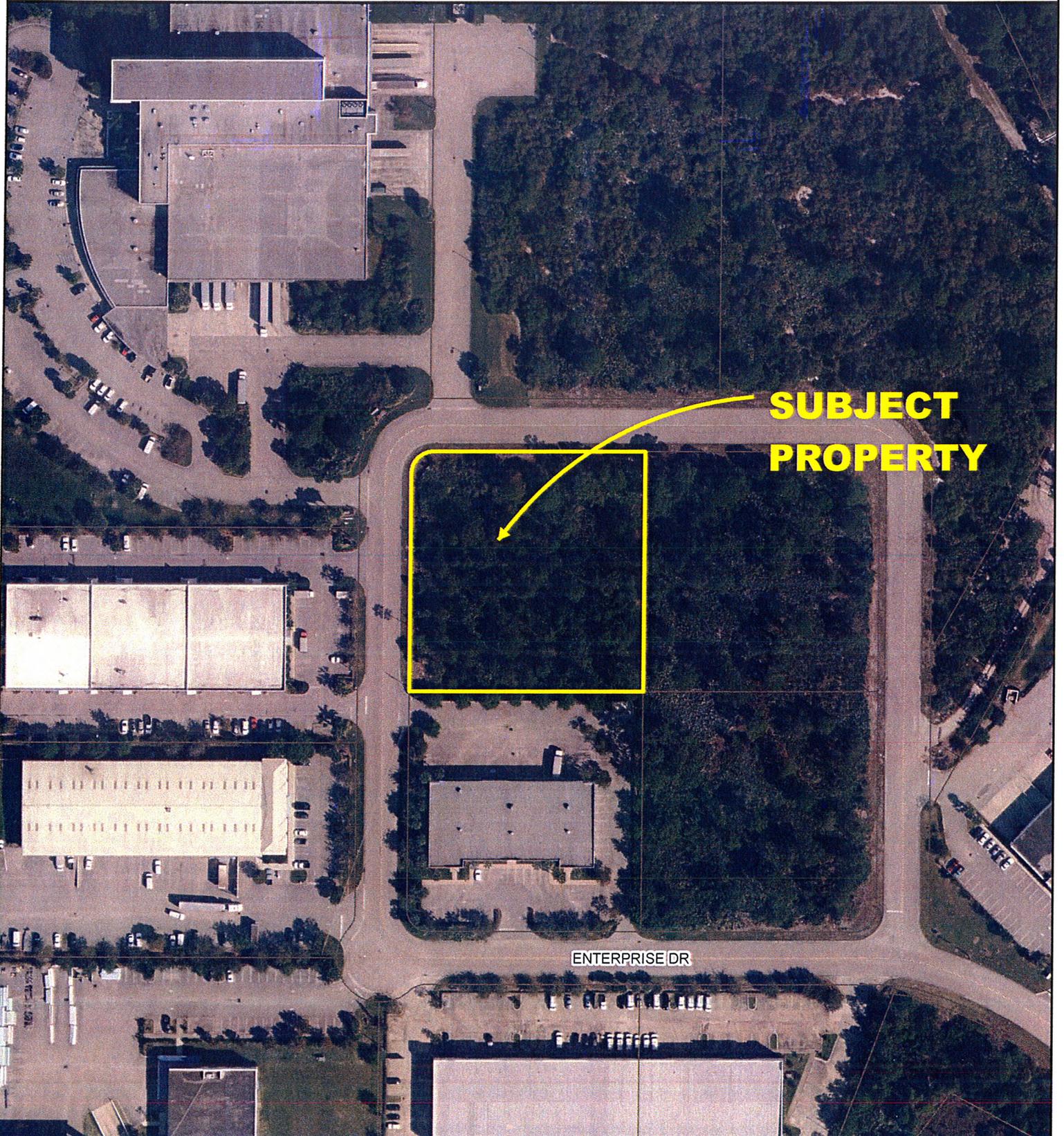


CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

SITE PLAN
A GREAT FENCE
SLW PLAT NO. 133, BLOCK 6, LOT 14

DATE:	12/9/2015
APPLICATION NUMBER:	P15-193
USER:	patricias
SCALE:	1 in = 0.5 miles

AERIAL



**SUBJECT
PROPERTY**

ENTERPRISE DR

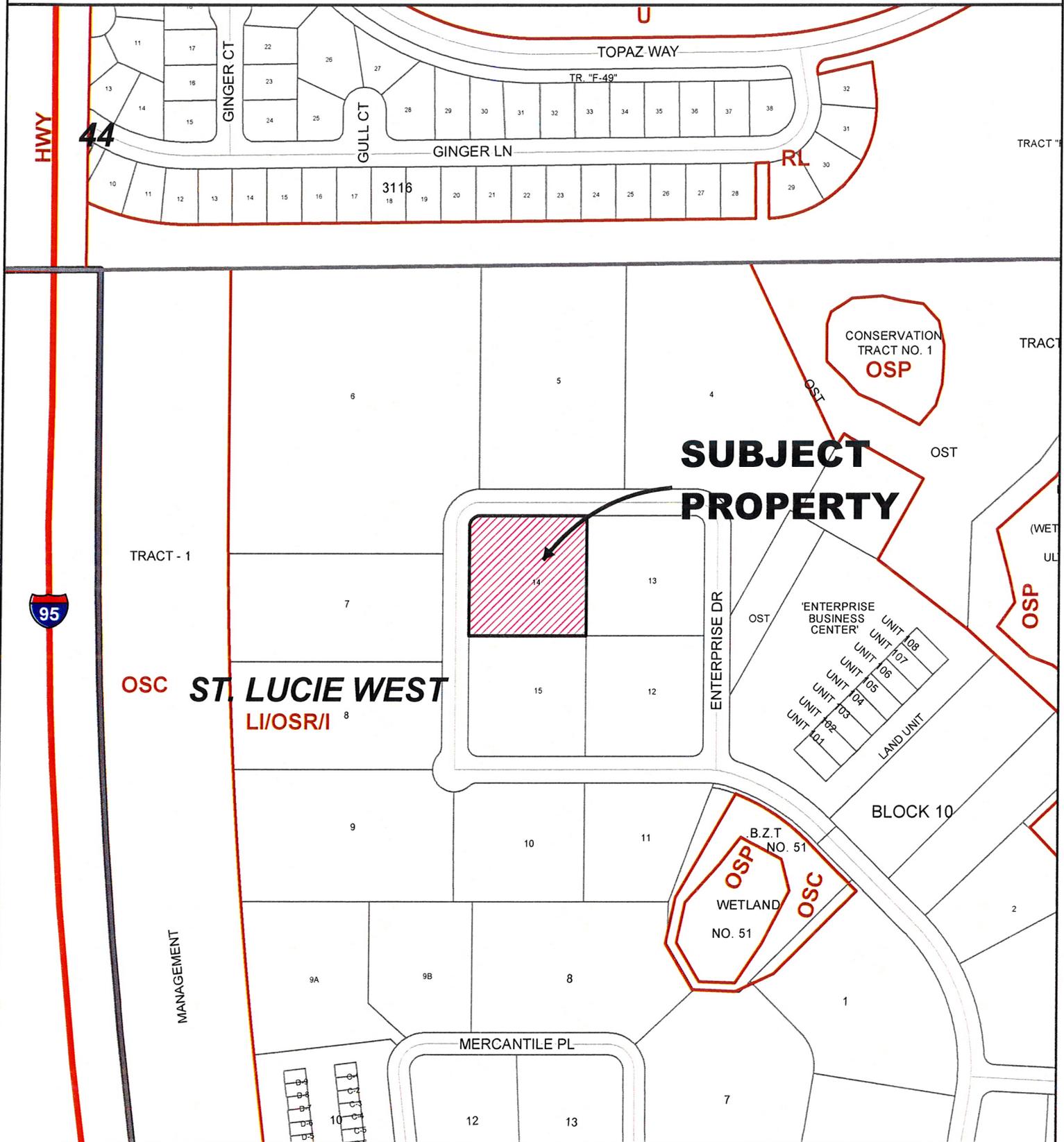


CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

SITE PLAN
A GREAT FENCE
SLW PLAT NO. 133, BLOCK 6, LOT 14
AERIAL DATE 2014

DATE:	12/9/2015
APPLICATION NUMBER:	P15-193
USER:	patricias
SCALE:	1 in = 150 ft

FUTURE LAND USE



OSC ST. LUCIE WEST LI/OSR/I 8

SUBJECT PROPERTY

CONSERVATION TRACT NO. 1
OSP

'ENTERPRISE BUSINESS CENTER'
UNIT 108
UNIT 107
UNIT 106
UNIT 105
UNIT 104
UNIT 103
UNIT 102
UNIT 101
LAND UNIT

OSP
B.Z.T. NO. 51
WETLAND
NO. 51
OSC

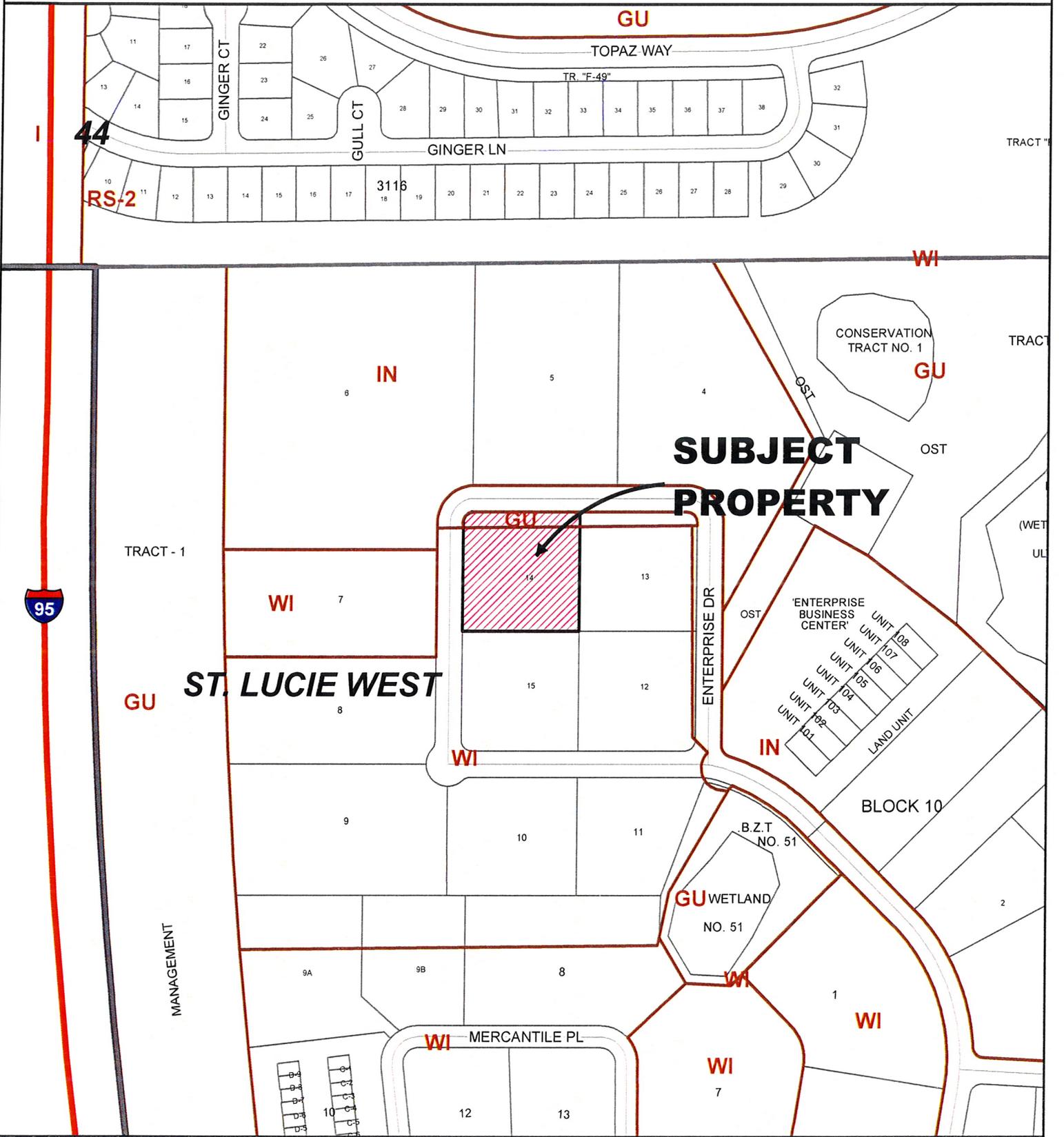


CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

SITE PLAN
A GREAT FENCE
SLW PLAT NO. 133, BLOCK 6, LOT 14

DATE:	12/9/2015
APPLICATION NUMBER:	P15-193
USER:	patricias
SCALE:	1 in = 300 ft

EXISTING ZONING



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

SITE PLAN
A GREAT FENCE
SLW PLAT NO. 133, BLOCK 6, LOT 14

DATE:	12/9/2015
APPLICATION NUMBER:	P15-193
USER:	patricias
SCALE:	1 in = 300 ft



PUBLIC ART REQUIREMENT CHECKLIST
January 8, 2012

Project Name: A Great Fence
Project Number: P15 - 193 **New Submittal:** **Re-submittal:** (check one)

Applicant is required to submit the public art requirement package to the Planning & Zoning Department with the site plan package. The package will be distributed to the Public Art Advisory Board (PAAB) and scheduled for their next meeting. PAAB meetings are the 2nd (second) Tuesday of every month and the applicant is strongly encouraged to attend. If any items are incomplete or missing, it may delay review of the application by the PAAB. Other drawings or information may be required, if deemed necessary, upon review by the PAAB. The Public Art Requirement approval must be obtained prior to the site plan being scheduled for City Council.

Description of Item to be provided: (Twelve copies of all items collated into sets)

	Completed Public Art Requirement Checklist: One original, completed and signed by applicant.
	Copy of Site Plan Application and Proposed Site Plan
	Cover Letter: Describe to the PAAB your proposal to meet the Public Art Requirements. Please be as descriptive as possible.
	Written Response to Comments: For resubmittals only.
	Calculation of Public Art Requirement Value: Applicant must provide cost estimate for proposed improvements which include building, site improvements such as paving, drainage and parking (civil), landscape, and site lighting. Complete Public Art Requirement Value Calculation section of this application and attach supportive cost estimates from licensed professionals within each discipline.
	Proposed Public Art Requirement Method: Identify which method you are choosing to meet the requirement by placing the number in the box to the left. 1. Artwork On Site 2. Art Donated to the City of Port St. Lucie 3. Payment of Fee in Lieu of Artwork On Site
	Public Art Requirement Proposal: Submit the appropriate supportive information to clearly communicate the proposal and to assist the PAAB in evaluation of the proposed Public Art. <u>ART ON SITE:</u> Complete "Artwork Proposal and Specifications" Section of Application. <u>ENHANCED ARCHITECTURE:</u> Provide proposed elevations clearly showing enhanced elements above minimum architectural requirements. <u>ENHANCED LANDSCAPE:</u> Provide proposed plan and elevation views clearly showing 'enhanced elements' above minimum landscape requirements. Applicant must clearly demonstrate a unique and identifiable element or space which is definable apart from the minimum landscape or site design requirements.

CALCULATION OF PUBLIC ART REQUIREMENT VALUE:

Building Costs (Vertical construction estimate)	\$ 400,000
Civil Costs (Paving, Drainage, Parking)	\$ 150,000
Landscape Costs	\$ 25,000
Site Lighting Costs	\$ 13,000
TOTAL ESTIMATED COSTS:	\$ 588,000
Public Art Requirement Value: (Total to be Calculated by the Planning & Zoning Department)	\$ 29,400

(Maximum Public Art Requirement Value is \$50,000.00.)

We will pay the 1/2% but reserve the right to submit/add artwork at a later date. (we need checklist for approved artwork requirements)

ARTWORK PROPOSAL AND SPECIFICATIONS:

1. Artwork & Artist Information:

Artwork Title: _____
 Artwork Site: _____
 Artwork Material: _____
 Artwork Dimensions: _____
 Artist Name: _____
 Address: _____
 City, State Zip: _____
 Telephone: _____
 Website: _____

2. Artwork Description:

3. Siting:

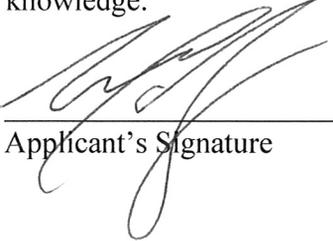
4. Materials with Specifications:

5. Fabrication and Installation Procedures:

6. Yearly Maintenance and Conservation Plan:

7. Examples of artist's work or related pieces:

I acknowledge (as applicant/owners representative) that The Public Art Requirement approval must be obtained prior to the site plan being scheduled for City Council. I have provided all required checklist items and the estimates used to calculate the Public Art Requirement Value are accurate to the best of my knowledge.



Darrick 772-209-2845 Bailey

2-15-16

Applicant's Signature

Printed Applicant Name:

Date:

Please call with questions 772-209-2845

APPLICATION FOR SITE PLAN REVIEW

ONLY COMPLETE SUBMISSIONS WILL BE PROCESSED

CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPARTMENT
(772) 871-5212 FAX: (772) 871-5124

P&Z File No. P15-193

Fees (Nonrefundable) \$ _____ Arch.: \$ _____
Receipt #'s: _____

PRIMARY CONTACT EMAIL ADDRESS: agchabab1@msn.com

PROJECT NAME: A Great Fence

LEGAL DESCRIPTION: Lot 14, Block 6, St. Lucie West Industrial Park Plat 133 as recorded in Plat39, Pg 40-40A-40B

LOCATION OF PROJECT SITE: 751 NW Enterprise Drive

PROPERTY TAX I.D. NUMBER: 332394700190005

STATEMENT DESCRIBING IN DETAIL See Attached Letter

THE CHARACTER AND INTENDED USE Office/Warehouse
OF THE DEVELOPMENT:

GROSS SQ. FT. OF STRUCTURE (S): 25320SF Building (3016SF of office areas and 22304SF of warehouse areas)
NUMBER OF DWELLING UNITS & DENSITY
FOR MULTI-FAMILY PROJECTS:

UTILITIES & SUPPLIER: SLW District Utilities

GROSS ACREAGE & SQ. FT. OF SITE: 1.67 AC (72845SF). **ESTIMATED NO. EMPLOYEES: 12

FUTURE LAND USE DESIGNATION: LI ZONING DISTRICT: WI/OSR/I

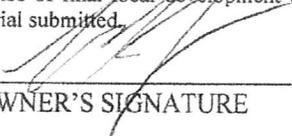
OWNER(S) OF PROPERTY: A Great Fence LLC (Darrick Bailey)
Name, Address, Telephone & Fax No.: 515 NW Enterprise Dr. Ste A, Port St. Lucie, FL 34986
Ph: 772-209-2845 Email: darrickbailey@hotmail.com

APPLICANT OR AGENT OF OWNER: Abraham F. Chabab, P.E.
Name, Address, Telephone & Fax No.: 5428 NW Edgewater Ave. Port. St. Lucie, FL. 34983
Ph: 772-878-5079 Email: agchabab1@msn.com

PROJECT ARCHITECT/ENGINEER:
(Firm, Engineer Of Record,
Florida Registration No., Contact
Person, Address, Phone & Fax No.)

- I hereby authorize the above listed agent to represent me. I grant the planning department permission to access the property for inspection.
 - I fully understand that prior to the issuance of a building permit and the commencement of any development, all plans and detail plans must be reviewed and approved by the City pursuant to Sections 158.237 through 158.245, inclusive, of the zoning ordinance.
- *When a corporation submits an application, it must be signed by an officer of the corporation.** Corporation signatures must be accompanied with an approved resolution authorizing the individual to sign such applications.

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.

 OWNER'S SIGNATURE
Darrick Bailey HAND PRINT NAME
Dues TITLE
12-2-15 DATE

Prepared by and return to:
Robert S. Kramer, Esq.
Kramer, Sopko & Levenstein, P.A.
2300 SE Monterey Road Suite 100
Stuart, FL 34996
772-288-0048
File Number: 11622.04
Will Call No.:

Parcel Identification No. 3323-947-0019-000-5

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 22nd day of May, 2014 between SLW Warehouse, LLC, a Florida limited liability company whose post office address is 1419 Jensen Beach Blvd., Jensen Beach, FL 34957 of the County of Martin, State of Florida, grantor*, and A Great Fence, LLC, a Florida limited liability company whose post office address is 540 NW Mercantile Place, Port Saint Lucie, FL 34986 of the County of Saint Lucie, State of Florida, grantee*.

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Saint Lucie County, Florida, to-wit:

Lot 14, ST. LUCIE WEST PLAT NO. 133, ST. LUCIE WEST INDUSTRIAL PARK, according to the Plat thereof, recorded in Plat Book 39, Page 40, Public Records of St. Lucie County, Florida.

Subject to taxes for 2014 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

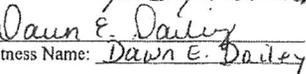
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

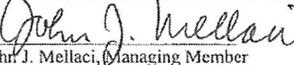
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: RS KRAMER


Witness Name: Dawn E. Dailey

SLW Warehouse, LLC, a Florida limited liability company

By: 
John J. Mellaci, Managing Member

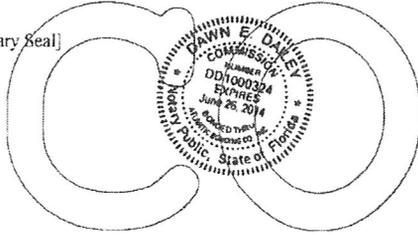
COPY

DoubleTime®

State of Florida
County of Martin

The foregoing instrument was acknowledged before me this 29th day of April, 2014 by John J. Meliaci of SLW Warehouse, LLC, a Florida limited liability company, on behalf of said firm. He [X] is personally known or [] has produced a driver's license as identification.

[Notary Seal]



Dawn E. Daley
Notary Public
Printed Name: Dawn E. Daley
My Commission Expires: 6/26/14

COPY

COPY

SLW Industrial Association

Owner: SLW Warehouse LLC
Address: 751 NW Enterprise Dr.
Port St. Lucie, FL 34986

Term: Resale / Lease

(and not for any additional time period)

CERTIFICATE OF ACKNOWLEDGEMENT

This is to certify that the following named (Purchaser) / (Lessee)

(Name) A Great Fence, LLC
(Address) 515 NW Enterprise Dr.
Port St. Lucie, FL 34986

has complied with the Documents for SLW Industrial Association and has hereby obtained the approval for the (Purchase) / (Lease) by the Board of Directors of SLW Industrial Association

Comments: SUBJECT TO ALL DUE AND PAYABLE ASSESSMENTS BEING PAID CURRENT.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS HEREUNTO SET HIS HAND AND SEAL
THIS 21 DAY OF May, 2014.

Signature of Board Member: Anthony Purificato
Title: Manager, for the Board of Directors

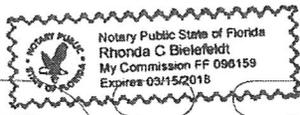
STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 21 day of May, 2014.
by Anthony Purificato (name) Property Manager (title),
SLW Industrial Association, on behalf of the corporation, who is (personally known to me) (or who has
produced P.R. as identification) and who (did/did not) take an oath.

SIGNATURE of NOTARY: Rhonda C. Bielefeldt

Comm. #:

Prepared By: Rhonda Bielefeldt
Pinnacle Association Management, LLC
430 NW Lake Whitney Place
Port St. Lucie, FL 34986



COPY

Darrick Bailey
A Great Fence LLC
515 NW Enterprise Dr. Ste A
Port St. Lucie, FL 34986
Ph: 772-209-2845
Email: darrickbailey@hotmail.com

Nov. 25, 2015

Patricia A. Tobin, AICP, Director
Planning and Zoning Dept.
121 S.W. PSL Blvd.
Port St. Lucie FL, 34984

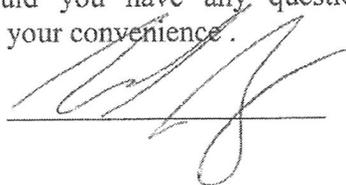
**RE : Applying for Site Plan Approval To Build
24840 SF Office/Warehouse Building in
St. Lucie West Industrial Park, Lot 14, Block 6.**

Dear Ms. Tobin:

This letter should inform you that Abraham Chabab is the owner's agent for the above mentioned property . Issues regarding Planning and Zoning Department and related items shall be addressed to his office which is located at the following address:

Abraham F. Chabab, P.E.
5428 NW Edgewater Ave.
Port. St. Lucie , FL. 34983

Please be advised that owner is requesting courtesy copies be sent to owner's address of all correspondence . Should you have any questions or require any additional information, please contact us at your convenience .

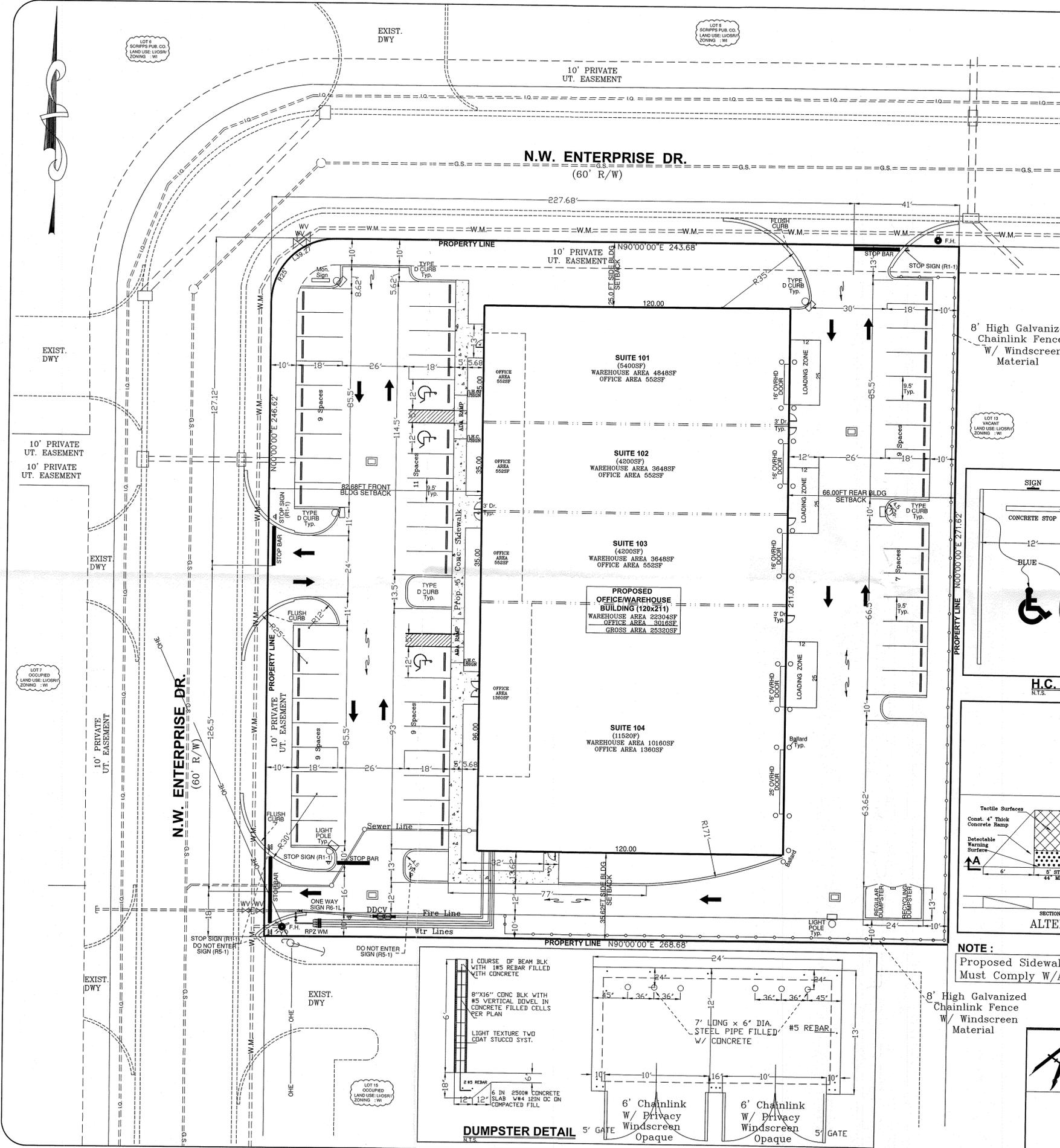


In witness whereof, I hereunto
set my hand and official seal

Susan O'Connell
Notary Public

12-2-15
Date

My commission expires
3
Notary Public
PUBLIC, STATE OF FLORIDA



GENERAL NOTES
 PROJECT NAME : A GREAT FENCE
 OWNER : A GREAT FENCE LLC
 515 NW ENTERPRISE DR.
 PORT ST LUCIE, FL 34986
 751 NW ENTERPRISE DRIVE
 LOCATION : LI
 LAND USE : WI
 LEGAL DESCRIPTION : LOT 14, BLOCK 6, ACCORDING TO ST. LUCIE WEST INDUSTRIAL PARK PLAT NO. 133 AS RECORDED IN PLAT BOOK 39, PAGE 40, 40A THROUGH 40B OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID LAND CONTAINS 1.67 ACRES, MORE OR LESS.
 PIN : 3323947001900005
 BUILDING HEIGHT : 28.00 FEET
 NUMBER OF STORIES : ONE
UTILITIES:
 ELECTRICAL : FPL
 WATER & SEWER : SLW DISTRICT UT.
 TELEPHONE : BELL SOUTH
 SOLID WASTE : AUTHORIZED SOLID WASTE CO.

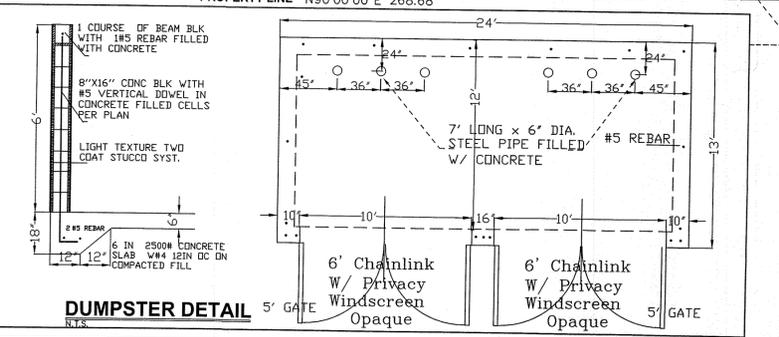
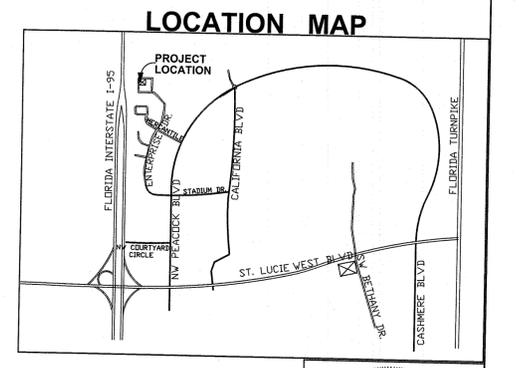
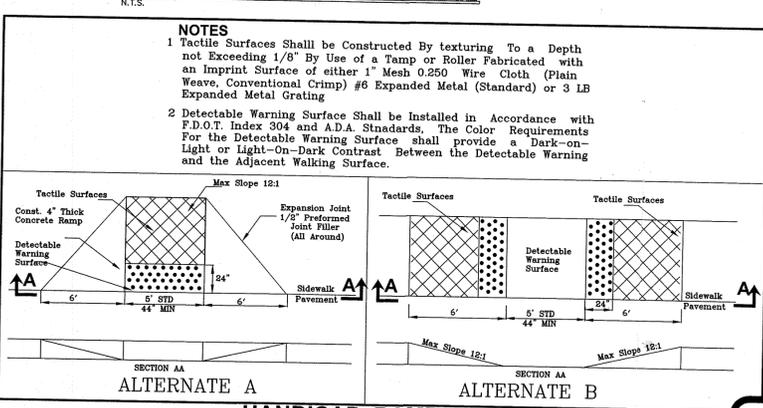
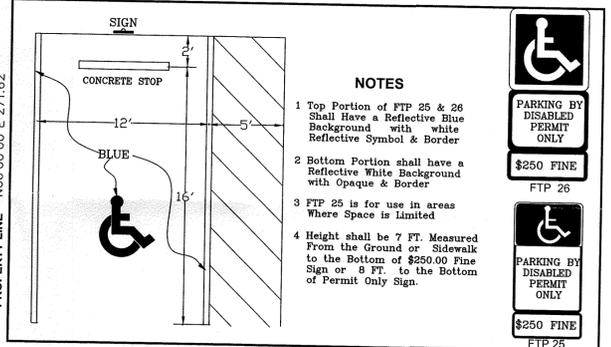
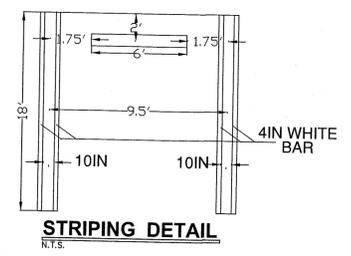
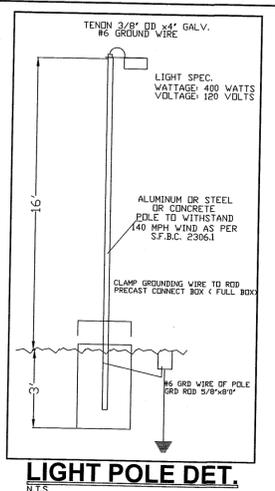
AREA TABULATION:

SITE COVERAGE	ACREAGE	SF	% OF SITE
OFFICE AREAS	0.0692	3016	4.14
WAREHOUSE AREAS	0.5121	22304	30.62
BUILDING TOTAL	0.5813	25320	34.76
PROP. PAVED AREA	0.7120	31015	42.57
PROP. SIDEWALKS/PADS	0.0422	1840	2.52
TOTAL IMPERVIOUS	1.3355	58175	79.85
GREEN AREA/OPEN SPACE	0.3368	14670	20.15
TOTAL	1.6723	72845	100.00

PARKING CALCULATIONS:
 PARKING SPACES REQUIRED :
 OFFICE AREAS : 3016SFx1 PKG SPACE/200 SF = 15 PKG SPACES
 WAREHOUSE AREAS : 10000SFx1 PKG SPACE/500 SF = 20 PKG SPACES
 12304SFx1 PKG SPACE/2000 SF = 6 PKG SPACES
 TOTAL REQUIRED = 41 PKG SPACES
 PARKING PROVIDED : 51 REGULAR PKG & 3 H.C. = 54 PKG SPACES

BUILDING SETBACKS:
 FRONT : 82.68 FT
 REAR : 66.00 FT
 LEFT SIDE : 25.00 FT
 RIGHT SIDE : 35.62 FT

FLOOD ZONE MAP:
 PROPERTY LIES IN F.I.R.M. ZONE X AS SHOWN ON PANEL 120285-0275F (8-19-1991)
DRAINAGE STATEMENT:
 PROPOSED STORMWATER DRAINAGE SYSTEM WILL COMPLY WITH SFWMD PERMIT# 56-00573-S. IT WILL CONSIST OF EXFILTRATION TREATMENT ON SITE FOR 1/2" RUNOFF. THE REMAINING WATER QUALITY AND QUANTITY IS PROVIDED BY MASTER DRAINAGE SYSTEM.
HAZARDOUS WASTE STATEMENT:
 ANY & ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS REGARDING NATIVE HABITATS & VEGETATION.
ENVIRONMENTAL STATEMENT:
 PROJECT WILL MEET AND COMPLY WITH STATE AND LOCAL REQUIREMENTS & REGULATIONS REGARDING NATIVE HABITATS & VEGETATION.
APPLICATION FEE STATEMENT:
 THE APPLICATION IS NOT VESTED FOR ANY MUNICIPAL FEES. ALL FEES ARE CALCULATED AT TIME OF PAYMENT. THIS INCLUDES SPECIFICALLY IMPACT FEES, UPLAND PRESERVE FEES & ANY ADMINISTRATIVE REVIEW FEES FOR CITY DEPARTMENTS.
TRAFFIC STATEMENT:
 AVERAGE TRIPS PER DAY : 6.97 TRIPS/1000SF x 25320SF 176 TRIPS/DAY
 PEAK HOUR TRIPS : 0.98 TRIPS/1000SF x 25320SF 25 TRIPS/HR
 FROM ITE (INSTITUTE OF TRANSPORTATION ENGINEERS)
 GENERAL LIGHT INDUSTRIAL CODE 110, ITE MANUAL 9th Edition

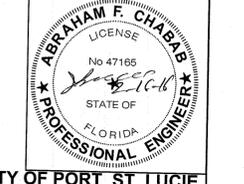


NOTE:
 Proposed Sidewalks & Ramps Must Comply W/ADA Standards

8' High Galvanized Chainlink Fence W/ Windscreen Material

SCALE 1"=20'

48 HOURS BEFORE DIGGING
 CALL TOLL-FREE
 1-800-432-4770
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 OF FLORIDA, INC
 UNDERGROUND UTILITIES NOTIFICATION CENTER



ABRAHAM CHABAB, Inc.
 FL. BOARD OF PROF. ENG. AUTH. #26790
 5428 NW EDGEWATER AVE
 PORT ST. LUCIE FL. 34983
 Email agchababi@msn.com
 772 878-5079/475-6630
 Fax 772 785-8291

DESIGNED BY	DRAWN BY	DATE	REVISIONS	
			SPRC Cnts	DATE
AC	AC	Nov. 15/2015		2-2-16
SHEET 1 OF 1				



City of Port St. Lucie
Planning and Zoning Department
A City for All Ages

TO: PLANNING AND ZONING BOARD - MEETING OF MARCH 1, 2016

FROM: DANIEL ROBINSON, PLANNING TECHNICIAN 

RE: GATES, KIMBERLY
VARIANCE APPLICATION
PROJECT NO P16-006

DATE: February 18, 2016

APPLICANT/OWNER: Kimberly and David Gates

LOCATION: 365 SW Panther Trace

LEGAL DESCRIPTION: Sawgrass Lakes Plat #1, PUD Phase 1A, Lot 36

SIZE: .43 acres

EXISTING ZONING: Sawgrass Lakes PUD (Planned Unit Development)

EXISTING USE: Residential home.

REQUESTED VARIANCE: The variance requested is to grant a variance of 14.81 feet to allow a rear setback of 22.69 feet for an existing pool, patio and screened enclosure and a variance of 6.45 feet to allow a rear yard setback of 33.55 feet for the existing house.

SURROUNDING USES: Residential homes and lake

IMPACTS AND FINDINGS

Compatibility with variance criteria:

- 1) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.

Applicant: This community has a unique lake maintenance easement of 30' which is larger than standard LMES.

Staff Response: Sawgrass Lakes Planned Unit Development has a 30 foot rear lake maintenance easement for every property that abuts the lake. The rear setbacks of 10 feet for the principal structure and 7.5 feet for accessory structures are to be added to the 30 foot easement. So the principal structure's setback should be forty (40) feet and the accessory structure's setback should be thirty-seven and a half (37.5) feet.

- 2) That the special conditions and circumstances do not result from any action of the applicant.

Applicant: No, all work was done by licensed contractors who requested and were granted the appropriate permits: all inspections were completed & passed.

Staff Response: The prior survey that was submitted for the initial permits showed all work being done outside the 30 foot easement area. The permits were issued, for the pool, patio and screen enclosure without the requirement of additional 7.5 foot setback added from the 30 foot line.

- 3) That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district.

Applicant: Other variances similar to this have been issued and doing so here will ensure that the look of the home continues to be in harmony with surrounding homes.

Staff Response: Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district.

Other Related Variances: There was one other variance in Sawgrass Lakes and it was pertaining to a side yard setback (P99-203).

- 4) That literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant.

Applicant: The home with patio/screen/pool/spa has been built for 8 years and contains outdoor living elements consistent with neighboring homes.

Staff Response: The hardship was created from conflicting surveys and permits issued improperly. Applicant secured all necessary permits prior to building.

- 5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.

Applicant: This is the minimum variance to bring the property into compliance since it is an existing structure.

Staff Response: If the variance is granted, it will be only for existing conditions and no future expansion will be allowed in the new setback/easement area.

- 6) That the granting of the variance will be in harmony with the general intent and purpose of the chapter and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Applicant: The patio, screen enclosure, and pool/spa have existed since the home was built in 2007-2008 and appears similar to other homes with patio, screens, and pool/spas in the community.

Staff Response: The granting of the variance will be in harmony with the general intent and purpose of the chapter and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

- 7) That there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.

Applicant: Yes, I agree.

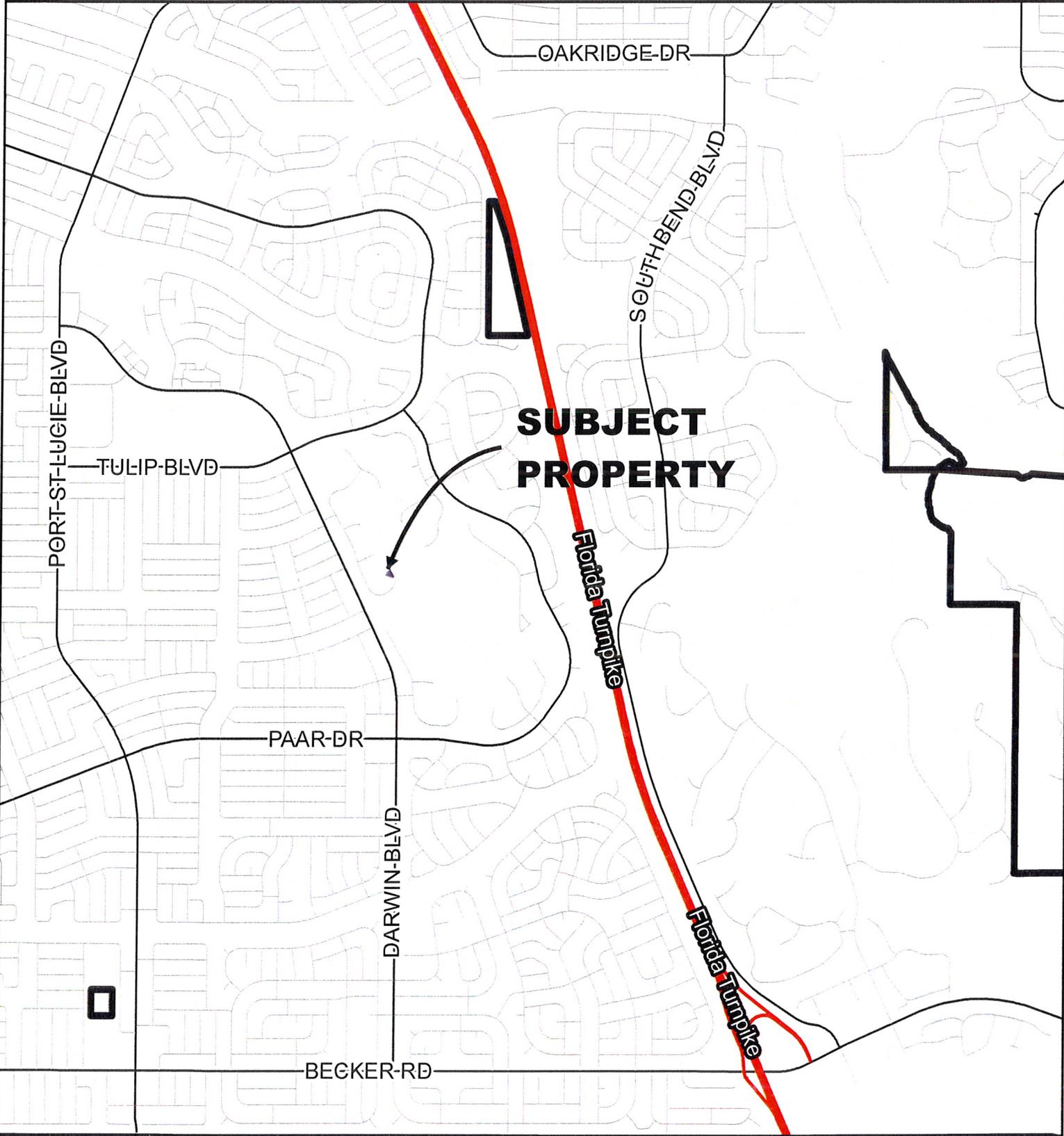
Staff Response: The applicant has acknowledged this.

STAFF RECOMMENDATION:

The Planning and Zoning Department staff finds the request to be consistent with variance criteria as stipulated in Section 158.295(C) of the Zoning Code and recommends approval of the variance to grant a variance of 14.81 feet to allow a rear setback of 22.69 feet for an existing pool, patio and screened enclosure and a variance of 6.45 feet to allow a rear yard setback of 33.55 feet for the existing house as depicted on the survey from Basepoint Surveyors dated September 30, 2015. No additional encroachments shall be permitted by the granting of this variance.

(NOTE TO APPLICANT: Any request for a variance that is denied by the Planning and Zoning Board may be appealed to the Board of Zoning Appeals. Appeal applications are made through the City Clerk's office and must be submitted within 15 days after the Planning and Zoning Board hearing).

GENERAL LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

VARIANCE
KIMBERLY GATES
SAWGRASS LAKES PLAT NO. 1, LOT 36

DATE:	2/2/2016
APPLICATION NUMBER:	P16-006
USER:	patricias
SCALE:	1 in = 0.5 miles

AERIAL



**SUBJECT
PROPERTY**

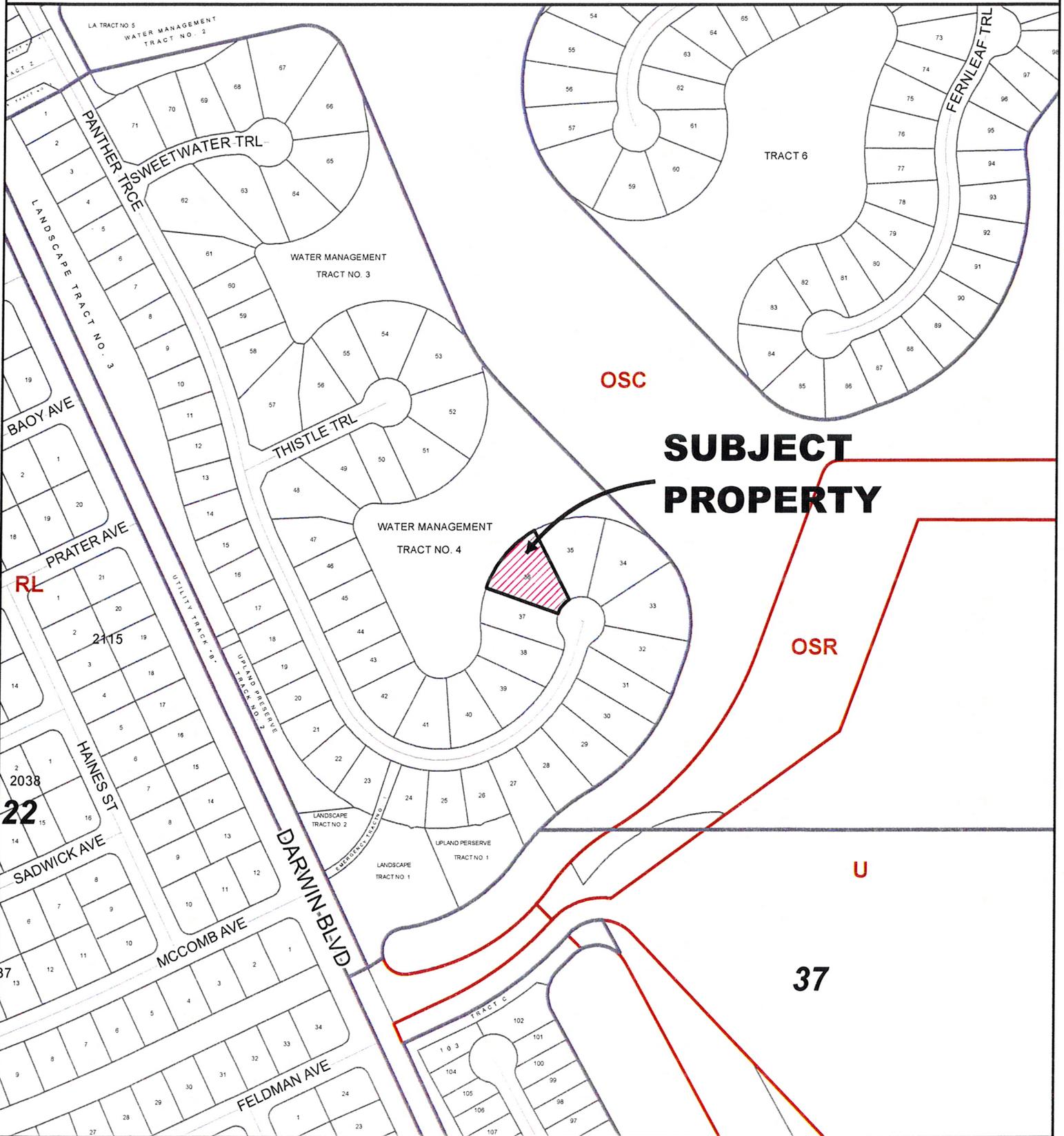


CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

VARIANCE
KIMBERLY GATES
SAWGRASS LAKES PLAT NO. 1, LOT 36
AERIAL DATE 2014

DATE: 2/2/2016
APPLICATION NUMBER:
P16-006
USER: patricias
SCALE: 1 in = 100 ft

FUTURE LAND USE

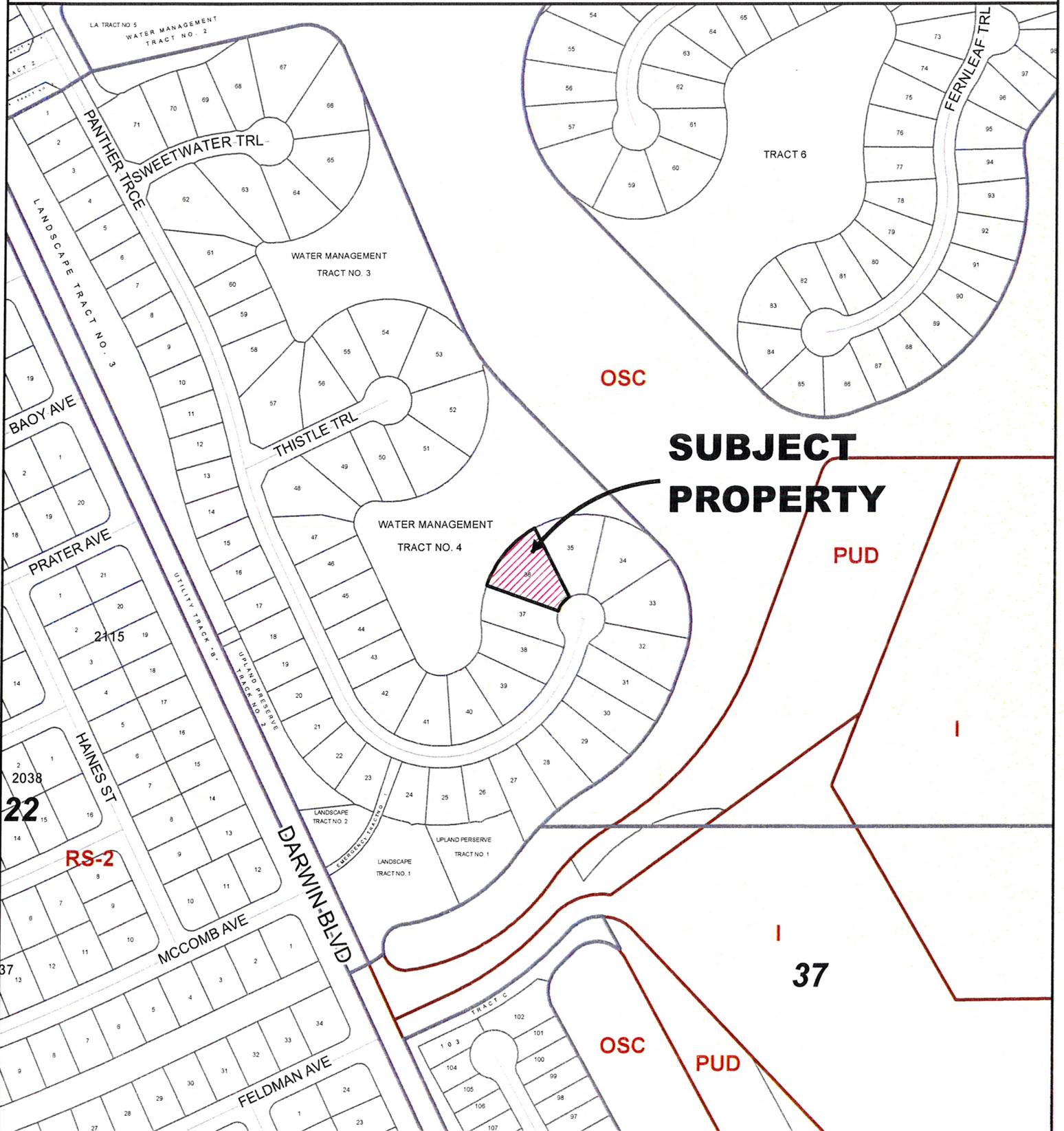


CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

VARIANCE
KIMBERLY GATES
SAWGRASS LAKES PLAT NO. 1, LOT 36

DATE:	2/2/2016
APPLICATION NUMBER:	P16-006
USER:	patricias
SCALE:	1 in = 300 ft

EXISTING ZONING



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

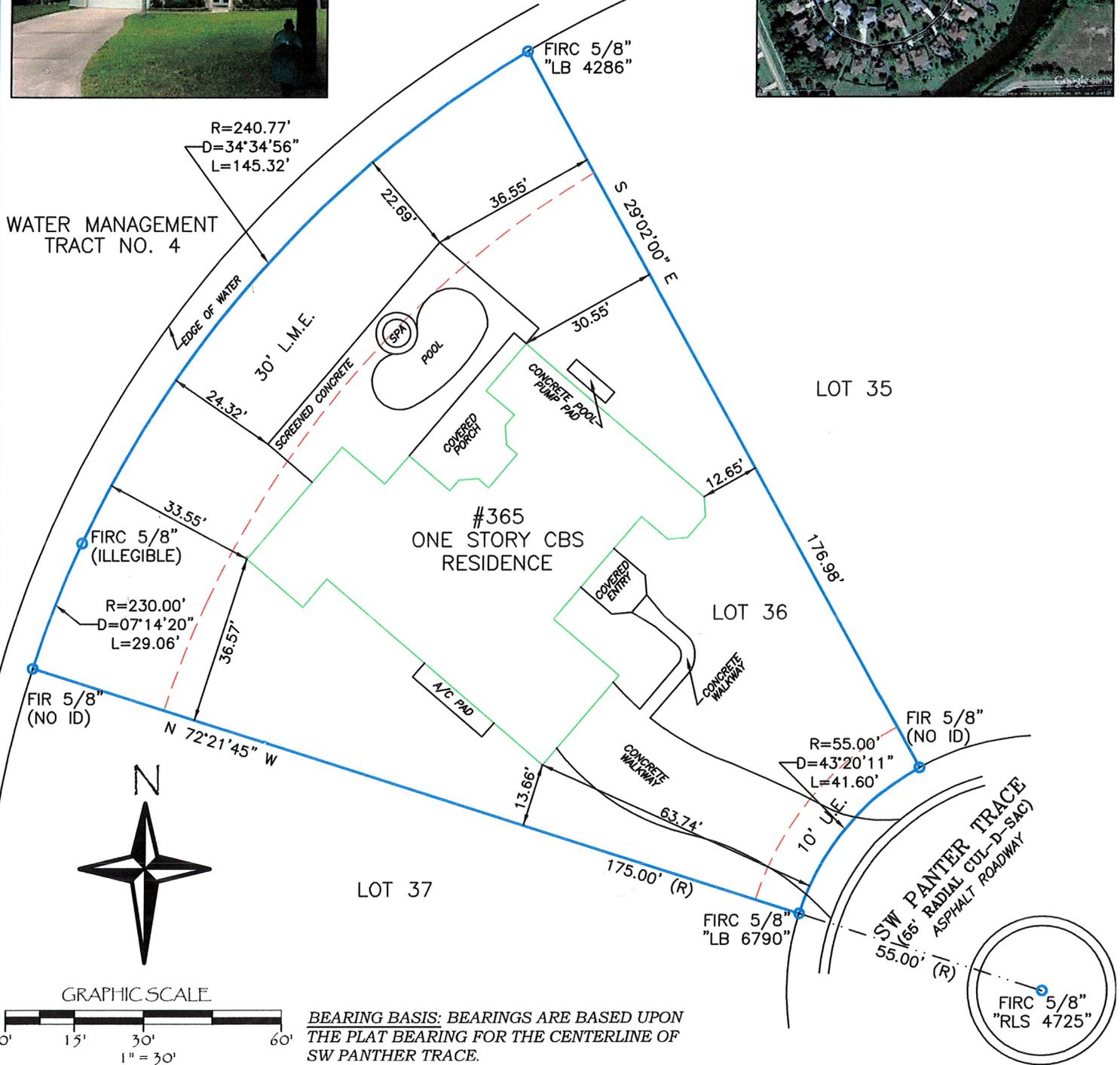
VARIANCE
KIMBERLY GATES
SAWGRASS LAKES PLAT NO. 1, LOT 36

DATE:	2/2/2016
APPLICATION NUMBER:	P16-006
USER:	patricias
SCALE:	1 in = 300 ft

PROPERTY FRONT VIEW



AERIAL PHOTOGRAPH
 (IMAGE NOT TO SCALE)



NOTES:

SCREENED POOL AREA FALLS INTO A 30' LAKE MAINTENANCE EASEMENT.
 PROPERTY APPEARS TO BE SERVICED BY PUBLIC UTILITIES.
 ALL BEARINGS AND DISTANCES SHOWN ARE PLAT AND MEASURED.
 L.M.E. = LAKE MAINTENANCE EASEMENT U.E. = UTILITY EASEMENT

JOB # - 1510-004 SCALE - 1" = 30'
 FIELD DATE - 09/30/2015 DRAWN BY - M.W.S.



REVISION -
 REVISION -
 REVISION -
 REVISION -

BASEPOINT SURVEYORS
 PROFESSIONAL SURVEYING AND MAPPING
 WWW.BASEPOINTSURVEYORS.COM
 P.O. BOX 691152, Vero Beach, FL 32969
 Phone (888) 220-6805
 Fax (885) 219-5273

LEGAL DESCRIPTION:

LOT 36, SAWGRASS LAKES PLAT NO. 1, P.U.D., PHASE 1A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGE(S) 4, 4A THROUGH 4C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

JOB NUMBER: 1510-004

FIELD WORK DATE: 09/30/2015

PROPERTY ADDRESS:

365 SW PANTHER TRACE, PORT ST. LUCIE, FL 34953

FLOOD ZONE: THE SURVEY SITE APPEARS TO LIE IN FLOOD ZONE "X", ACCORDING THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 12111C0405J, DATED FEBRUARY 16, 2012.

SURVEYOR'S LEGEND

A/C = AIR CONDITIONING
 BB = BEARING BASIS
 BFP = BACKFLOW PREVENTER
 BLDG = BUILDING
 BLK = BLOCK
 BM = BENCHMARK
 C = CURVE
 CATV = CABLE T.V. RISER
 CB = CATCH BASIN
 CL = CENTERLINE
 CLF = CHAIN LINK FENCE
 CLP = CONCRETE LIGHT POLE
 CONC = CONCRETE
 CP = CONTROL POINT
 CPP = CONCRETE POWER POLE
 D = DEED
 DF = DRAINFIELD
 ELEV = ELEVATION
 EM = ELECTRIC METER
 EOW = EDGE OF WATER
 EP = EDGE OF PAVEMENT
 F = FIELD
 FCM = FOUND CONCRETE MONUMENT
 FDH = FOUND DRILL HOLE

FFE = FINISHED FLOOR ELEVATION
 FIP = FOUND IRON PIPE
 FIPC = FOUND IRON PIPE AND CAP
 FIR = FOUND IRON ROD
 FIRC = FOUND IRON ROD AND CAP
 FN = FOUND NAIL
 FN&D = FOUND NAIL AND DISC
 FND = FOUND
 FPK = FOUND PK NAIL
 FPKD = FOUND PK NAIL AND DISC
 FRRSPK = FOUND RAILROAD SPIKE
 GAR = GARAGE
 HYD = FIRE HYDRANT
 ID = IDENTIFICATION
 L = LENGTH
 LB # = LICENSED BUSINESS
 LS # = LICENSED SURVEYOR
 M = MEASURED
 MB = MAP BOOK
 MES = MITERED END SECTION
 MH = MANHOLE
 MLP = METAL LIGHT POLE
 OHW = OVERHEAD WIRES
 P = PLAT
 PB = PLAT BOOK
 PC = POINT OF CURVATURE

PCC = POINT OF COMPOUND CURVATURE
 PCP = PERMANENT CONTROL POINT
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 PP = POOL PUMP
 PRC = POINT OF REVERSE CURVATURE
 PRM = PERMANENT REFERENCE MONUMENT
 PT = POINT OF TANGENCY
 R = RADIUS
 RNG = RANGE
 R/W = RIGHT OF WAY
 S = SURVEY
 SEC = SECTION
 SIR = SET IRON ROD AND CAP
 SPKD = SET PK NAIL AND DISC
 SV = SEWER VALVE
 TBM = TEMPORARY BENCHMARK
 TOB = TOP OF BANK
 TWP = TOWNSHIP
 TR = TELEPHONE RISER
 TYP = TYPICAL
 WIT = WITNESS
 WLP = WOOD LIGHT POLE
 WM = WATER METER
 WPP = WOOD POWER POLE
 WV = WATER VALVE

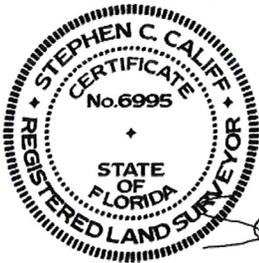
LINETYPES

————— = BOUNDARY LINE
 ————— = STRUCTURE LINE
 - - - - - = CENTERLINE
 - - - - - = EASEMENT LINE
 ————+————— = CHAINLINK FENCE
 ————□————— = WOOD FENCE
 ————○————— = OTHER FENCE

SURVEYOR'S NOTES

1. This survey does not determine or indicate land ownership.
2. The surveyor did not research or abstract the land records for rights-of-way, easements, reservations, deed restrictions, zoning regulations, setbacks, land use plan designations, adjoining deeds, liens, Murphy Act rights-of-way, areas of local concern, or other similar jurisdictional determinations. To the extent that this type of information is shown, it is shown solely on the basis of information provided by the client or information otherwise known to the surveyor and may not be complete.
3. Underground utilities, building foundations, and other underground fixed improvements were not located, unless otherwise indicated. To the extent that this type of information is shown, it is shown solely on the basis of surface indications observed by the surveyor and may not be complete.
4. Jurisdictional wetlands and endangered or threatened species habitat, if any, that may exist on or around the survey site were not determined or located.
5. The survey date is the field date shown in the title block, not the signature date.
6. This survey map or the copies thereof are not valid without the signature and the electronic or original raised seal of a Florida licensed surveyor and mapper.
7. Fences shown on survey are for illustrative purposes only. Fence ties shown are relative to the center of said fence. The surveyor will not be responsible for damages resulting from the removal and/or changes to any fences unless the survey was provided specifically for fence location purposes.

SURVEYOR'S SIGNATURE



[Handwritten Signature]

10/05/2015

STEPHEN C. CALIFF
 PROFESSIONAL SURVEYOR AND MAPPER #6995
 STATE OF FLORIDA

DATE

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR ABOVE. THE SURVEYOR HEREBY CERTIFIES THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES SET FORTH IN CHAPTER 5J-17.051 AND 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

CERTIFIED TO:

KIMBERLY GATES
 UNITED WHOLESALE MORTGAGE, ISAOA
 ALLY PARKER BROWN TITLE INSURANCE AGENCY
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

BASEPOINT SURVEYORS
 PROFESSIONAL SURVEYING AND MAPPING
 WWW.BASEPOINTSURVEYORS.COM
 P.O. BOX 691152, Vero Beach, FL 32969
 Phone (888) 220-6805
 Fax (885) 219-5273



BasePoint Surveyors

THE SURVEYOR HEREBY CERTIFIES THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051 AND 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

VARIANCE APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984
(772)871-5212 FAX: (772)871-5124

FOR OFFICE USE ONLY

Planning Dept P16-006
Fee (Nonrefundable)\$ 500.00
Receipt # 80282

Refer to "Fee Schedule" for application fee. Make check payable to the "City of Port St. Lucie. Fee is nonrefundable unless application is withdrawn prior to advertising for the Planning and Zoning Board meeting. **Attach two copies of proof of ownership (e.g., warranty deed, affidavit), a copy of recent survey and a statement addressing each of the attached criteria.**

PRIMARY CONTACT EMAIL ADDRESS:

PROPERTY OWNER:

Name: Kimberly Gates - KimberlyLynnGates@gmail.com
Address: 365 SW Panther Trace, Port St. Lucie, FL 34953
Telephone No. 954-560-7004 Fax No. N/A

APPLICANT (IF OTHER THAN OWNER, ATTACH AUTHORIZATION TO ACT AS AGENT):

Name: _____
Address: _____
Telephone No. _____ Fax No. _____

RECEIVED

JAN 15 2016

PLANNING & ZONING DEPARTMENT
CITY OF PORT ST. LUCIE

SUBJECT PROPERTY:

Legal Description: Sawgrass Lakes Plat #1 PUD Phase 1A Lot 36
Parcel I.D. Number: 4420-701-0050-000-9
Address: 365 SW Panther Trace, Port St. Lucie, FL 34953
Current Zoning Classification Residential

Description of requested variance and applicable conditions/circumstances justifying request (continue on separate sheet, if necessary): Provide documentation that the attached variance criteria have been met.

Requests a variance to get approval of screened-in concrete patio with raised spa that was completed by licensed contractors with appropriate permits issued 3 inspections done in 2007-2008.

Kimberly Gates
Signature of Applicant

KIMBERLY GATES
Hand Print Name

1-15-16
Date

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.
H:\PZ\SHARED\APPLCTN\VARAPPL (06/21/11)

VARIANCES

The Planning and Zoning Board and Zoning Administrator may authorize the variance from the provisions of this chapter as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship. In order to authorize any variance from the terms of this chapter, the Planning and Zoning Board or Zoning Administrator will consider the variance criteria in § 158.295 (C) 1-7 and consider your responses to the following when making a determination.

(1) Please explain special conditions and circumstances that exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

This community has a unique lake maintenance easement of 30' which is larger than standard LMEs.

(2) Please explain if these conditions and circumstances result from actions by the applicant;

No, all work was done by licensed contractors who requested and were granted the appropriate permits; all inspections were completed & passed.

(3) Please explain how granting the variance requested will not confer on the applicant special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district;

Other variances similar to this have been issued & doing so here will ensure that the look of the home continues to be in harmony with surrounding homes.

(4) Please explain how a literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant;

The home with patio/screen/pool/spa has been built for 8 years and contains outdoor living elements consistent with neighboring homes.

(5) Please illustrate and explain if the variance requested is the minimum variance that will make possible the reasonable use of the land, building, or structure;

This is the minimum variance to bring the property into compliance since it is an existing structure.

(6) Please indicate how granting variance will be in harmony with the general intent and purpose of the chapter and that granting the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;

The patio, screen enclosure, and pool/spa have existed since the home was built in 2007-2008 and appears similar to other homes with patios, screens, and pools/spas in the community.

(7) Please indicate that there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.

Yes, I agree.

Kimberly Gates
Signature of Applicant

KIMBERLY GATES
Hand Print Name

1-15-16
Date

Prepared By and Return To:

Diane Ally
Ally Parker Brown Title Insurance Agency
1599 SE Port St. Lucie Blvd., #D
Port St. Lucie, FL 34952

Property Appraiser's Parcel I.D. (folio) Number(s)
4420-701-0050-000/9

File No. APB20158933

**JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY**

FILE # 4125386 10/26/2015 at 04:00 PM
OR BOOK 3802 PAGE 122 - 123 Doc Type: DEED
RECORDING: \$18.50
D DOC STAMP COLLECTION: \$525.00

WARRANTY DEED

THIS WARRANTY DEED dated this 15th day of October, 2015, by David Gates and Kimberly Gates, Husband and Wife, hereinafter called the grantors, to Kimberly Gates, a married woman, whose post office address is 365 SW Panther Trace, Port St. Lucie, FL 34953 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in St. Lucie County, Florida, viz:

Lot 36, of Sawgrass Lakes Plat No. 1, P.U.D., Phase 1A, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court, in and for St. Lucie County, Florida, as recorded in Plat Book 37, Pages 4, 4A through 4C.

This transfer is in contemplation of a forthcoming dissolution of marriage and is being made to comply with the terms of the pending marital agreement. David Gates no longer resides at this property and the subject property is no longer his homestead nor does he intend to reoccupy the property or use it as his homestead now or in the future.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

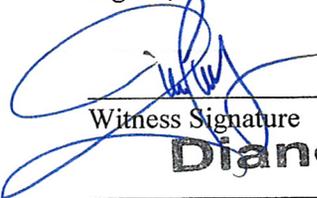
TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes for the year 2015 and all subsequent years.

WARRANTY DEED
(Continued)

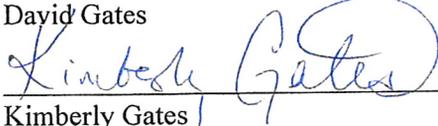
IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

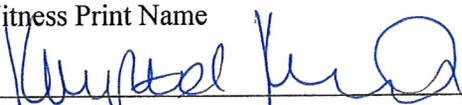


Witness Signature
Diane L. Ally



David Gates


Kimberly Gates

Witness Print Name


Witness Signature


Witness Print Name

State of Florida

County of St. Lucie

The foregoing instrument was acknowledged before me this 15th day of October, 2015, by David Gates and Kimberly Gates, who are personally known to me OR produced identification ____: Type of identification produced _____.



Notary Signature
Diane L. Ally

Notary Print Name

(NOTARY SEAL OR STAMP)
DIANE L. ALLY
MY COMMISSION EXPIRES
April 30, 2018
#FF 196498
Notary Public Underwriters
PUBLIC, STATE OF FLORIDA
My Commission Expires: _____



365 SW PANTHER TRCE
SAWGRASS LAKE

Scale:

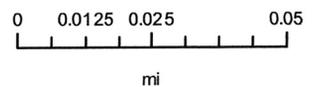


Exhibit A

SAWGRASS LAKES RESIDENTIAL ZONING DISTRICT (PUD)

A. PURPOSE of the Sawgrass Lakes PUD zoning district shall be to establish uses and use standards for the development of a low density, single family community, attendant recreational uses, neighborhood convenience commercial, and to establish development standards and provisions as are appropriate to ensure proper development.

B. PERMITTED PRINCIPAL USES and STRUCTURES are as follows:

- (1) Single family dwellings
- (2) Single family dwellings (zero lot line)
- (3) Single family attached dwellings (duplex)
- (4) Open Space Recreational for the Sawgrass Lakes POA storage of its members recreational vehicles, utility vehicles, boats on trailers, and all other permitted uses as set forth in the City's Open Space Recreational Zoning District 158.100
 - (a) The Sawgrass Lakes OSR will be adhered to all other conditions as set forth in the Open Space Recreational Zoning District 158.100
- (5) 4.9 acre commercial center will meet all conditions as set forth in the City's Neighborhood Convenience Commercial (CN) 158.120

C. MINIMUM LOT REQUIREMENTS are as follows:

- (1) Single family dwelling shall be 8,500 sq. feet and width of 75 feet
- (2) Single family (zero lot line) dwelling shall be 5,850 sq. feet and width of 50 feet
- (3) Single family attached (duplex) dwelling shall be 4,250 sq. feet and width of 37.5 feet

D. MAXIMUM BUILDING COVERAGE are as follows:

- (1) Single family dwelling is 35% of lot area with a maximum impervious surface area not to exceed 50% of lot area
- (2) Single family (zero lot line) dwelling is 45% of lot area with a maximum impervious surface area not to exceed 60% of lot area
- (3) Single family attached (duplex) dwelling is 55% of lot area with a maximum impervious surface area not to exceed 70% of lot area

E. MAXIMUM BUILDING HEIGHT in the Sawgrass PUD shall be 35 feet

F. MINIMUM LIVING AREAS are as follows:

- (1) Single family dwelling shall have a minimum living area of 1,400 sq. feet with a two car garage (ground floor area 1,800 sq. feet)
- (2) Single family (zero lot line) dwelling shall have a minimum living area of 1,200 sq. feet with a two car garage (ground floor area 1,600 sq. feet)
- (3) Single family attached (duplex) dwelling shall have a minimum living area of 1,200 sq. feet with a two car garage (ground floor area 1,600 sq. feet)

(G) YARD REQUIREMENTS and BUFFERING are as follows:

(1) Front Yard:

- (a) Single Family shall have a minimum building setback of 20 feet (front load garage) and 14 feet (side load garage)
- (b) Single family (zero lot line) shall have a minimum building setback of 14 feet (side load garage unit) and 20 feet (front load garage unit)
- (c) Single family attached (duplex) shall have a minimum building setback of 20 feet
- (d) No accessory structure (herein defined as "accessory structure" in the City of Port St. Lucie land development regulations) shall be permitted within any front yard setback

(2) Side yards:

- (a) Single Family shall have a minimum building and accessory structure setbacks of 7.5 feet. Any corner lot shall have a minimum side setback of 15 feet.
- (b) Single family (zero lot line) minimum building setbacks may vary as long as the combined setback of both side yards total a minimum of 12 feet and when combined with the building setback on the adjoining lots will have a minimum of 12 feet of building separation, i.e. side setbacks could be 0 feet & 12 feet, 2 feet & 10 feet, 6 feet & 6 feet, etc. Any corner lot shall have a minimum side setback of 10 feet. Accessory structure setbacks may vary as long as the combined setback of both side yards total a minimum of 3 feet.
- (c) Single family attached (duplex) shall have a minimum building setback of 7.5 feet. Any corner lot shall have a minimum side setback of 15 feet. Accessory structures shall have a minimum setback of 2 feet.

(3) Rear yards (all lots that abut the lakes and/or the 30 foot access and maintenance easement granted to the City will add 30 feet to all rear yard setbacks):

(a) Single Family shall have a minimum building setback of 10 feet and 7.5 feet for accessory structures.

(b) Single family (zero lot line) units shall have a minimum building setback of 10 feet and 3 feet for accessory structures.

(c) Single family attached (duplex) shall have a minimum building setback of 10 feet and 2 feet for accessory structures.

(d) A perimeter fence or wall will be allowed on the rear property line of any units.

(4) Perimeter fences or walls will be allowed on the rear property line and side property lines up to the front building setback with the exception that all lots that abut the lakes and/or the 30 foot access and maintenance easement granted to the City will not be allowed to put a fence in the rear 30 feet of their yard.

(5) Wetlands will shall have a minimum setback of 15 feet and an average of 50 feet along the jurisdictional wetland lines.

(H) DRIVEWAY on all lots shall be concrete and a minimum of 8 feet wide.

(I) PARKING STANDARDS on all lots shall be capable of accommodating two parked cars on a minimum concrete pad of 16 x 20 feet.

(J) PRIVATE BOAT HOUSES or DOCKS are not permitted on any lots.

(K) PHASING SCHEDULE is as follows:

Phase I 200 units 1997-1998

Phase II 200 units 1999-2000

Phase III 200 units 2001-2002

Phase IV balance of units 2003-2004

Coastal Aluminum Construction, Inc.

07-57

4205 Metzger Rd. • Ft. Pierce, FL 34947
Office # (772) 468-0288 • Fax # (772) 468-0287
Vero Beach Phone # (772) 567-6677
License # SP01084

Commercial

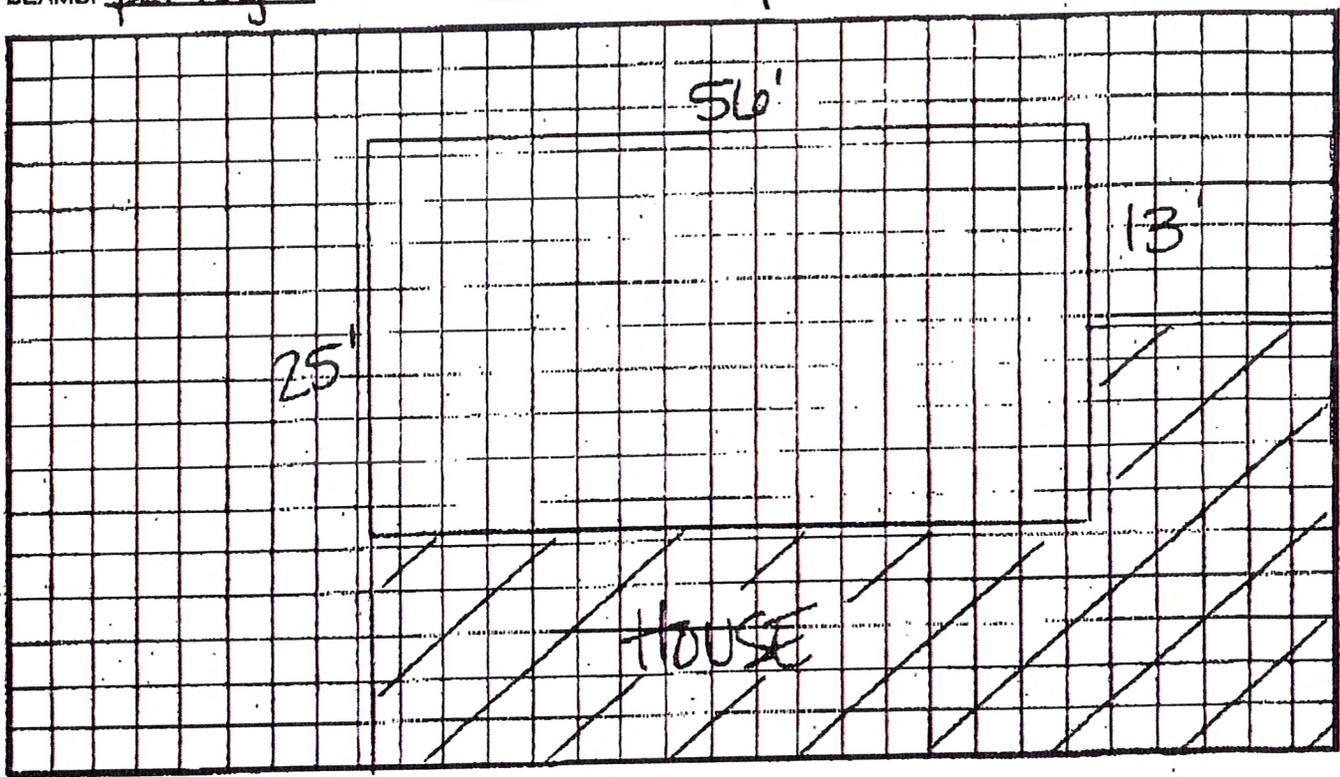
Residential

GATE CODE: _____

CUSTOMER: David Gates
MAILING: _____
JOB SITE: Sawgrass Lakes PSL

PHONE: 954-560-5058 DATE: 2/22/07
CITY: 954-987-0467 jax
CITY: 954-828-1001 jax 10/1/07

ROOF: Mansard GUTTER: Structural DOORS: 2 READY TO MEASURE: _____
WALL HT.: 10' SCREEN: 18x14 COLORS: Cherry OVERHANG: _____
BEAMS: per eng. CHAIR RAIL: 36" MISC: pool encl. DECK TYPE: _____



CONDITIONS:

1. IT IS UNDERSTOOD THAT THERE ARE NO VERBAL AGREEMENTS AND ALL TERMS DISCUSSED ARE COVERED BY THIS WRITTEN CONTRACT - THIS IS A PROPOSAL UNTIL SIGNED BY AN OFFICER OF THE CORPORATION AT WHICH TIME IT BECOMES AN EXECUTED CONTRACT. ANY CHANGES AFTER FINAL MEASUREMENTS WILL BE CHARGED ACCORDINGLY.
2. A FULL ONE YEAR UNCONDITIONAL GUARANTEE AGAINST DEFECTS IN PURCHASED ASSEMBLIES, MATERIALS AND WORKMANSHIP ISSUED AND WILL TAKE EFFECT AT COMPLETION. ANY WARRANTY WORKS NECESSARY, HOWEVER, SHALL NOT BE DONE UNTIL SUCH TIME AS FINAL PAYMENT. OWNER'S FAILURE TO MAKE FULL PAYMENTS TO CONTRACTOR ACCORDING TO THE CONTRACT AND WORK ORDERS SHALL VOID THEIR AGREEMENT.
3. THIS GUARANTEE DOES NOT COVER DAMAGE CAUSED BY OR RESULTING FROM WINDSTORM, HAIL, HURRICANE OR ANY OTHER NATURAL DISASTER.
4. PAYMENT WILL BE MADE AS OUTLINED. PURCHASER AGREES TO PAY ALL ATTORNEY FEES IF THIS CONTRACT SHOULD GO TO COURT FOR COLLECTION FOR ANY REASON, AND PAY 1 1/2% INTEREST PER MONTH ON ANY UNPAID BALANCE.
5. DEPOSIT NON-REFUNDABLE AFTER 3 BUSINESS DAYS.

*Section 501.025 Florida Statutes (Consumer Protection) Provides that "...the buyer has the right to cancel a home solicitation sale until midnight of the third business day after the day on which the buyer signs an agreement..."

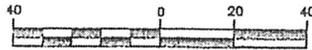
6. FOOTERS REQUIRED - RESPONSIBILITY OF OWNER.
THE UNDERSIGNED ACKNOWLEDGED RECEIPT OF A TRUE COPY OF THIS CONTRACT AND ACKNOWLEDGES THAT HE HAS READ AND UNDERSTANDS THE CONTENTS THEREOF AND ACCEPTS THE SAME ON TERMS AND CONDITIONS STATED HEREIN.

PURCHASER: KGates / D. St DATE: 3/16/07
COASTAL ALUMINUM, INC. REPRESENTATIVE: H. King

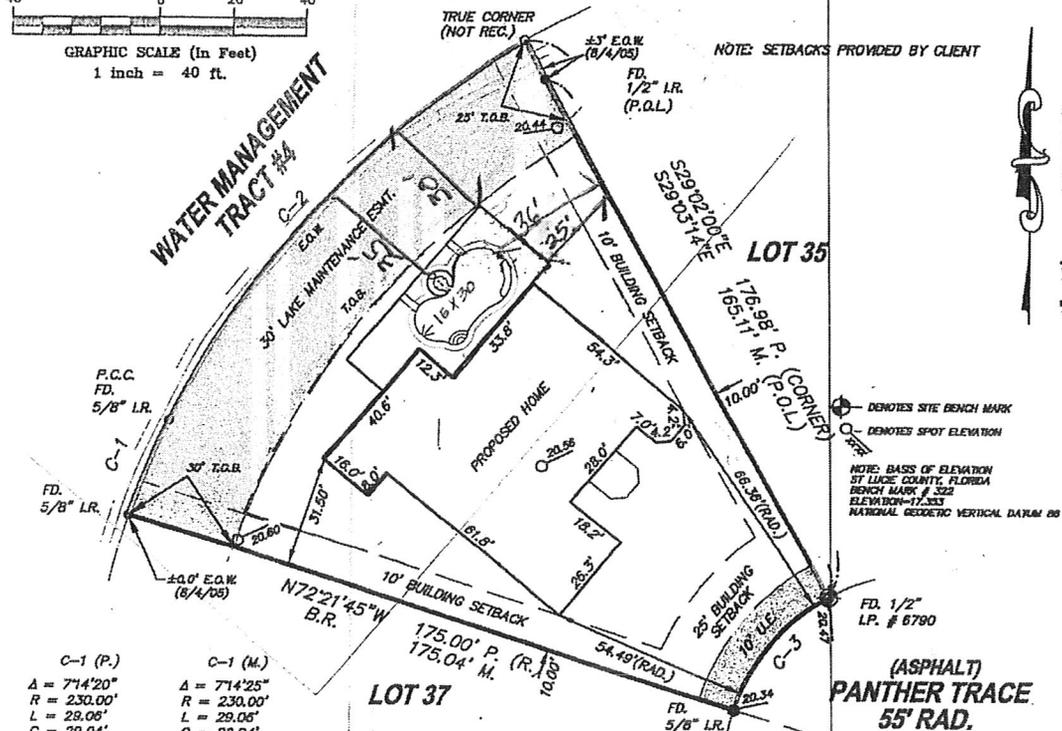
Price Quoted on Dimensions Above, Good for 30 Days	
Contract Price	<u>10,000.⁰⁰</u>
Deposit 15 %	<u>1,500.⁰⁰</u>
Delivered 70%	<u>7,000.⁰⁰</u>
Installed 15%	<u>1,500.⁰⁰</u>

SKETCH OF SURVEY

TYPE OF SURVEY: BOUNDARY & SITE PLAN



GRAPHIC SCALE (in Feet)
1 inch = 40 ft.



C-1 (P.) Δ = 71°4'20" R = 230.00' L = 29.08' C = 29.04' CB = S21°28'44"W	C-1 (M.) Δ = 71°4'25" R = 230.00' L = 29.05' C = 29.04' CB = S21°26'44"W
C-2 (P.) Δ = 34°34'58" R = 240.77' L = 145.32' C = 143.13' CB = S42°10'03"W	C-2 (M.) Δ = 34°34'38" R = 240.77' L = 145.30' C = 143.11' CB = S42°08'50"W
C-3 (P.) Δ = 43°20'11" R = 55.00' L = 41.60' C = 40.62' CB = S39°27'08"W	C-3 (M.) Δ = 43°24'27" R = 55.00' L = 41.67' C = 40.68' CB = S39°27'08"W

Legal Description

Lot 36, SAWGRASS LAKES, PLAT NO. 1, P.U.D., PHASE 1A, according to the Plat thereof, as recorded in Plat Book 37, Pages 4 and 4A-C, Public Records of St. Lucie County, Florida.

Community Number: 120287 Parcel: 0405
Suffic: F.F.L.R.M. Date: 8/19/2001 Flood Zone: AH
Field Work: 8/4/2005 Completed: 8/5/2005

Certified To:
David Gates; Kimberly Gates; Mallex National Title;
Fidelity National Title Insurance Company; National City Bank, c/o National City Service Center, its successors and/or assigns.

Property Address:
885 SW Panther Trace
Port St Lucie, Florida 34953

Survey Number: O-151667

FOR REFERENCE ONLY
NOT VALID UNLESS SEALED WITH EMBOSSED SEAL AND SIGNED IN RED INK
UNLESS THE SURVEYOR'S ELECTRONIC SEAL IS AUTHORIZED.
PHOTOCOPYING FORBIDDEN. COPYRIGHTED MATERIAL. ©

LEGEND

—	CALCULATED CENTERLINE	FD.	FOUND	▨	WOOD DECK
—x—x—	WOOD FENCE	N.R.	NON RADIAL	▩	CONC. BLOCK WALL TYP.
—x—x—	WIRE FENCE	O.H.L.	OVERHEAD LINES	▩	COVERED AREA
●	PROPERTY CORNER	P.P.	POWER POLE	▩	CONCRETE
○	SITE BENCH MARK	Tx	TRANSFORMER	M	FIELD MEASURED
⊕	ENCROACHMENT	CATY	CABLE TIE	P	FLAT
⊕	CENTERLINE	WAL	WATER METER	C	RIGHT OF WAY
⊕	CONCRETE MONUMENT	TEL	TELEPHONE FACILITIES	TYP.	TYPICAL
LR	IRON ROD	B.R.	BEARING REFERENCE	Δ	CENTRAL ANGLE DELTA
LP	IRON PIPE	⊙	WELL	L	LENGTH
M/D	MAIL & DISK	RAD	RADIAL TIE	R	RADIUS (RADIAL)
M/E	MAINTENANCE EASEMENT	AC	AIR CONDITIONER	D	DESCRIPTION OR DEED
D/E	DRAINAGE EASEMENT	T.O.B.	TOP OF BANK	C	CHORD
U.E.	UTILITY EASEMENT	W.C.	WITNESS CORNER	F.F.	FINISHED FLOOR
PL	PAGE	10.00	EXISTING ELEVATION	F.C.M.	FOUND CONCRETE MONUMENT
P.B.	PLAT BOOK	SW	SIDEWALK	P.C.C.	POINT OF COMPOUND CURVATURE
P.O.L.	POINT ON LINE	N.T.S.	NOT TO SCALE	P.C.P.	PERMANENT CONTROL POINT
P.C.	POINT OF CURVATURE	F.P.K.	FOUND PARTNER-KALON NAIL CORNER	I.P.	POINT OF INTERSECTION
P.R.C.	POINT OF REVERSE CURVE	P.R.M.	PERMANENT REFERENCE MONUMENT	○	TRUE CORNER NOT RECOVERED
P.T.	POINT OF TANGENCY				
CR	CORNER				
O.R.B.	OFFICIAL RECORDS BOOK				

I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.

CARL MICHAEL SMITH
LAND SURVEYOR & MAPPER NO. 3762

GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS.
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT FOUNDATION WALLS.
- ONLY VISIBLE ENCROACHMENTS LOCATED.
- NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- FENCE OWNERSHIP NOT DETERMINED.
- ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. UNLESS OTHERWISE NOTED.
- BEARINGS REFERENCED TO LINE NOTED B.R.
- THIS SURVEY DEPICTED HERE FORMS A CLOSED GEOMETRIC FIGURE.
- NO UNDERGROUND IMPROVEMENTS OR VISIBLE INSTALLATIONS HAVE BEEN LOCATED OTHER THAN SHOWN.
- ALL TURNED ANGLES ON CURVES ARE SHOWN TO THE CHORD DISTANCE
- THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
- NOTICE THIS DRAWING MAY NOT BE TO SCALE DUE TO ELECTRONIC TRANSFER
- NOTICE THIS DRAWING PREPARED IN COLOR. SURVEY VOID IF NOT IN COLOR.
- THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
- FENCE CORNERS AND BUILDING CORNERS ARE WITNESS MONUMENTS TO OBSTRUCTED CORNERS. DIMENSIONS AREA AS SHOWN.
- SUBJECT TO ANY DEDICATION, LIMITATIONS, RESTRICTIONS, RESERVATIONS, AND/OR EASEMENTS OF RECORD. NO EXAMINATION OF TITLE MADE BY SURVEYOR.
- THIS SURVEY IS VALID IN ACCORDANCE WITH F.S. 827.76(2), FOR A PERIOD OF 90 DAYS FROM THE DATE OF CERTIFICATION.
- THIS SURVEY IS NOT AN ALTAZONAL AND TITLE SURVEY.
- THIS SURVEY IS INTENDED FOR MORTGAGE OR REFERENCE PURPOSES ONLY. EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION, PERMITTING, DESIGN OR ANY OTHER USE WITHOUT THE WRITTEN CONSENT OF FIRST FINANCIAL SURVEYORS, INC.

First Financial Surveyors, Inc.
And Affiliated Companies

CENTRAL FLORIDA
950 S. WINTER PARK DRIVE
SUITE 230
CASSELBERRY, FL 32707
Phone: (321) 387-2221
Fax: (321) 387-2222
Nationwide: 1-800-787-8266
Nationwide: Fax: 1-800-787-8260

P:\ORLANDO JOBS\ORLANDO 151667\O151667.dwg, 12/22/2005 1:35:46 PM, John Yuk

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

POOL SPECIFICATIONS

MAX. WIDTH	16'	MAX LENGTH	30'
MIN. DEPTH	3'	MAX. DEPTH	6'
SHAPE	CUSTOM	ELEVATION	FIELD
DIRT FROM EXCAVATION	HAUL / SPREAD		
JOB ENTRANCE	RIGHT SIDE		
TILE	6x6 CHOICE	INT. FINISH	FLOOR GEM
STEP TILE	4" BENCH EDGE TILED		
FILTER	CARTRIDGE	PUMP	PENTON
MOTOR H.P.	1HP, 1/2HP	TIME CLOCK	YES
J. BOX	YES		
LIGHT	300WATT 120VOLT	TRANSFORMER	YES
MAIN DRAIN	DUAL SIDE	SKIMMER	TILED
INLETS	7	THERAPY	6
SWIM O OR LADDER	4' x 18"		
HANDRAIL			
DIVE BD.		SLIDE	
HEATER	5 TON GAS	TANK	
VAC. HEAD	YES	VAC. HOSE	YES
VAC. POLE	YES	BRUSH	YES
LEAF SKIMMER	YES	TEST KIT	YES
CHLORINATOR	SALT CHLORINATOR	FILL LINE	NO
OVERFLOW LINE	NO	POOL CLEANER	STUB
TREE REMOVAL	NO	STUMP REMOVAL	NO
WATER & ELECTRIC SUPPLY	CITY		
BACK WASH LINE	GROUND		
SCREEN ENCLOSURE	SAFETY BARRIER		
ELECTRICAL HOOKUP	OTHER		
PATIO	780 #	COLOR	SLIP RESISTANT
EXISTING PATIO			
PLANTERS			
DECK-O-DRAIN	YES	FT.	60
APPROX. GALLONS	13,000		
PUMP G.P.M.	75		
APPROX. TURNOVER TIME	HR. 3	MIN.	00

"COMMENTS"

Safety Fence 70 LF
 Fencing for Screen
 Raising Deck to +12, 7' SPA
 PS4 Control Panel / Salt Chlorinator
 GAS Hook up OWNER
 ELECTRIC Hook up OWNER

DATE _____
 OWNER OR AGENT _____

Green, Jack

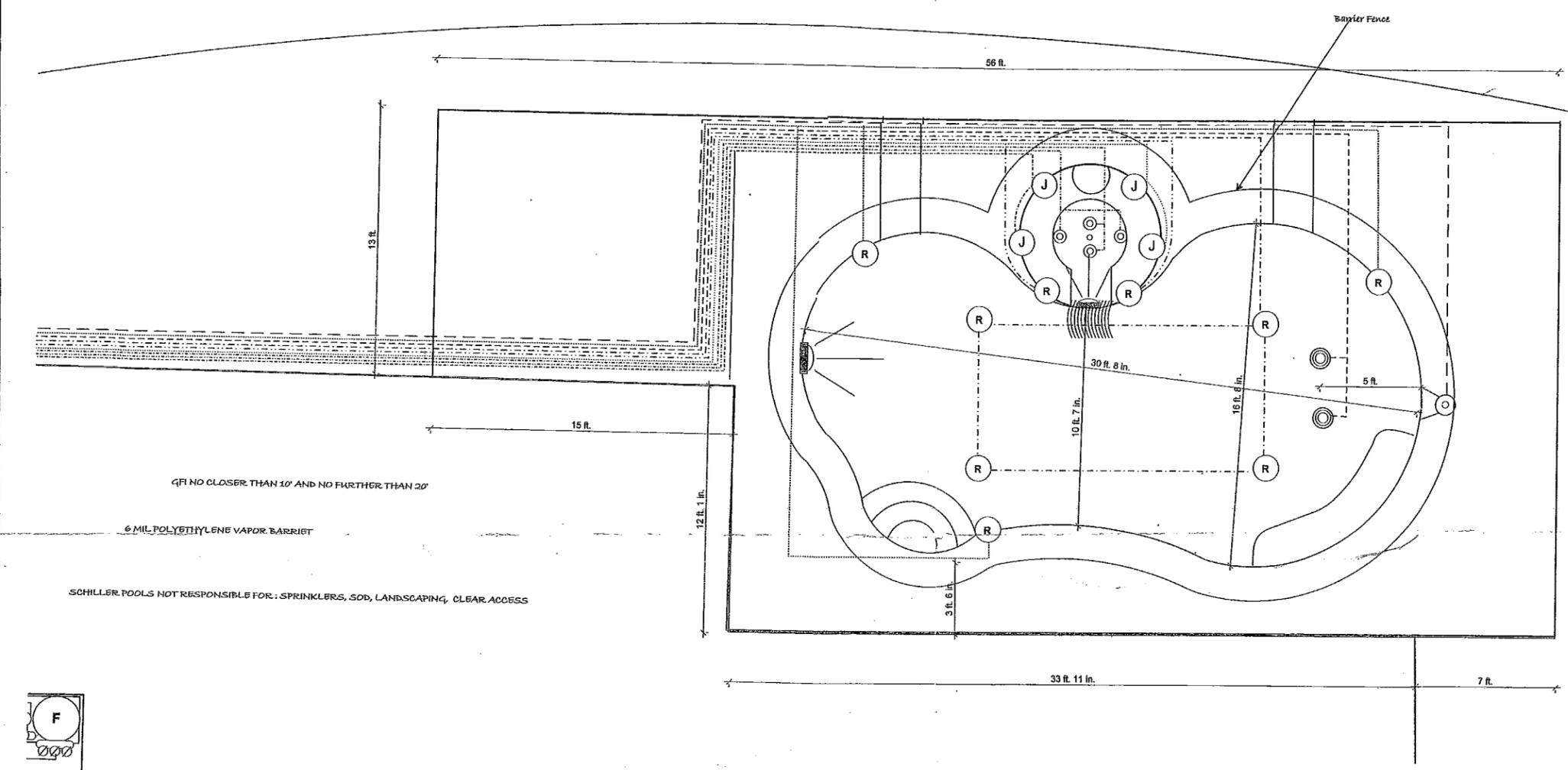


Professional Pool & Spa Construction
 The Renovation Expert

DEAN SCHILLER
 (561) 287-0768

3285 S.E. Dixie Hwy.
 Stuart, FL 34997
 Lic. # RP 0055005

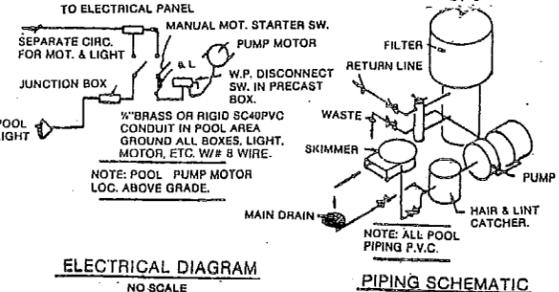
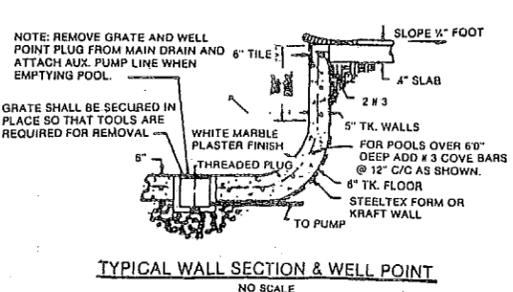
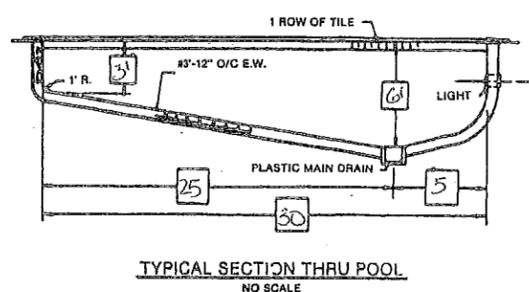
SWIMMING POOL FOR:
 DAVID GATES
 365 SW PARTRIAL TERRACE
 PORT SAINT LUCIE, FL.
 954-560-5058



PLAN DATA:

POOL	16' x 30'
S.F.	396
L.F.	84
PATIO	780
SPA	38
S.F.	22
L.F.	

OTHER: SAFETY FENCE WITH TOP
 Fencing for Screen Room
 Raising Deck to +12, 7' SPA
 PS4 Control Panel / Salt Chlorinator





City of Port St. Lucie
Planning and Zoning Department
A City for All Ages

TO: PLANNING & ZONING BOARD - MEETING OF MARCH 1, 2016

FROM: JOHN FINIZIO, PLANNER *jf*

RE: P15-194 – CITY OF PORT ST. LUCIE
 CAPITAL IMPROVEMENT ELEMENT ANNUAL UPDATE

DATE: FEBRUARY 17, 2016

BACKGROUND:

In consultation with the Office of Management and Budget, the Planning and Zoning Department has prepared the annual update to the Capital Improvements Element (CIE) of the City's Comprehensive Plan. Section 163.3177 (3) (b), Florida Statutes, requires the Capital Improvements Element be reviewed annually by the City Council to update the Five Year Schedule of Capital Improvements as necessary.

This ordinance updates the Comprehensive Plans Five Year Schedule of Capital Improvements; specifically appendices 9A, 9B, and 9C to reflect the Capital Improvements Program adopted by the City Council in September of 2015.

STAFF RECOMMENDATION:

The Planning and Zoning Department staff recommends approval of the proposed amendments based on the analysis and findings as noted in the staff report.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions
- Motion to recommend denial to the City Council

**City of Port St. Lucie
Five Year Financial Projections - All Funds**

	2015-16	2016-17	2017-18	2018-19	2019-20
REVENUES & SOURCES:					
Property Taxes	\$ 45,815,048	\$ 48,105,800	\$ 50,751,619	\$ 53,289,200	\$ 56,220,106
Utility Tax @ 10% - Electricity	11,355,750	11,696,423	13,414,221	14,353,216	15,357,941
State Communications Service Tax	5,100,000	4,850,000	4,400,000	4,300,000	4,200,000
Franchise Fees	10,508,000	10,905,120	11,232,274	11,361,993	11,930,093
Licenses and Permits	953,104	954,104	982,727	1,012,209	1,042,575
Intergovernmental	136,102,793	138,824,849	141,601,346	144,433,373	147,322,040
Other (including int. inc. & bond proceeds)	168,040,953	105,363,939	107,471,218	110,695,354	114,016,215
Budgeted Cash Carryforward	154,117,875	131,792,082	152,717,014	166,268,853	169,562,755
Transfers In	27,375,629	15,943,837	15,943,837	15,943,837	15,943,837
Total	\$ 559,369,153	\$ 468,436,154	\$ 498,514,255	\$ 521,658,036	\$ 535,595,562
EXPENDITURES:					
Personal Services	\$ 90,462,470	\$ 99,508,717	\$ 109,459,589	\$ 120,405,548	\$ 132,446,102
Operating Expenses	81,213,532	88,931,772	92,599,725	97,229,711	104,035,791
Capital Outlay (including CIP)	145,415,213	30,784,615	32,016,000	32,015,999	32,976,479
Debt Services	83,111,249	83,802,638	85,478,691	89,752,625	91,547,678
Administrative Credit	(5,373,966)	(5,481,445)	(5,591,074)	(5,702,896)	(5,816,954)
Administrative Charge	5,373,966	5,481,445	5,591,074	5,702,896	5,816,954
Fund Transfers	27,374,607	12,691,398	12,691,398	12,691,398	12,691,398
Budgeted Contingency-Financial Policy	131,792,082	152,717,014	166,268,853	169,562,755	161,898,115
Total	\$ 559,369,153	\$ 468,436,154	\$ 498,514,255	\$ 521,658,036	\$ 535,595,562
SURPLUS <DEFICIT>	\$ 0	\$ (0)	\$ 0	\$ (0)	\$ (0)

City of Port St. Lucie
Projection of Ad Valorem Revenue

	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
Projected Taxable Value:					
Growth Factor		5.00%	5.50%	5.00%	5.50%
Operating Purposes \$	7,237,078,873	7,598,932,817	8,016,874,122	8,417,717,828	8,880,692,308
Voted Debt \$	7,237,078,873	7,598,932,817	8,016,874,122	8,417,717,828	8,880,692,308
Projected Millage Rate:					
Operating Purposes	5.4096	5.4096	5.4096	5.4096	5.4096
Voted Debt	1.2193	1.2193	1.2193	1.2193	1.2193
Projected Ad Valorem Revenue: (collection rate of 95.5% per TRIM)					
Operating Purposes \$	37,387,965	39,257,364	41,416,519	43,487,344	45,879,148
Voted Debt \$	8,427,083	8,848,437	9,335,101	9,801,856	10,340,958
Total Projected Ad Valorem Revenue	\$ 45,815,048	\$ 48,105,800	\$ 50,751,619	\$ 53,289,200	\$ 56,220,106

Assumptions for Growth Factors: For FY 2016-17, the growth factor will be 5% and beyond then increase slightly each year going forward.

Assumption for Future Millage Rates: Budgetary Policy calls for staff to assume no change to the current Millage Rate.

Voted Debt Millage Rate: The City has 1.2193 mill dedicated toward the Crosstown Parkway road project. This is a voted millage based on a voter referendum that determined the City could charge a millage rate necessary to retire the debt on \$165 million in bonds. However, management is assuming no future change to the dedicated millage rate.

DEBT	FUND	DEBT HOLDER	BALANCE 9/30/2014	NEW DEBT FY 2014/2015	PRINCIPAL PAYMENTS FY14/15	INTEREST PAYMENTS FY14/15	BALANCE 9/30/2015
LOGT Bonds, series 2000	104/304	BANK OF NEW YORK	-	-	-	-	-
2001 S. Lenward Road SAD Bonds	150/350	US BANK	-	-	-	-	-
USA 5-6-7A SAD Bonds series 2001D	124/324	US BANK	-	-	-	-	-
2002A & B Riverpoint Dev.SAD Bonds	151/351	US BANK	1,895,000.00	-	-	-	1,895,000.00
2003 A&B Tesoro SAD BONDS	152/352	US BANK	-	-	-	-	-
2003 Sales Tax Improvement Revenue Bonds	104/314	US BANK	-	-	-	-	-
2003C Glassman SAD Bonds	153/353	US BANK	3,300,000.00	-	-	-	3,300,000.00
2003D East Lake Village Bonds	154/354	US BANK	5,175,000.00	-	-	-	5,175,000.00
2004 Certificate of Participation	108/308	US BANK	1,230,000.00	-	-	-	1,230,000.00
2004 CRA Tax Increment Bonds	175/375	US BANK	7,000,000.00	-	-	-	7,000,000.00
2004 LOGT Bonds	104/314	BANK OF NEW YORK	2,600,000.00	-	-	-	2,600,000.00
2005 GO Bonds-1st installment	214/314	US BANK	11,900,000.00	-	-	-	11,900,000.00
2005B USA #9 SAD Bonds	125/325	US BANK	1,650,000.00	-	-	-	1,650,000.00
2005A St Lucie Land Holding SAD Bonds	155/355	US BANK	11,815,000.00	-	-	-	11,815,000.00
2006 GO Bonds-2nd installment	214/314	US BANK	28,705,000.00	-	-	-	28,705,000.00
2006 CRA Tax Increment Bonds	175/377	US BANK	41,300,000.00	-	-	-	41,300,000.00
2007A Combined SADs (Lowry/Peaceck)	158/358	US BANK	1,160,000.00	-	-	-	1,160,000.00
2007B SW Annexation District 1 SAD Bonds	115/315	US BANK	136,840,000.00	-	-	-	136,840,000.00
2008 Sales Tax Rfunding Bonds	001	US BANK	2,690,000.00	-	-	-	2,690,000.00
2008 COP Refunding-Torrey Pines	159/359	US BANK	36,460,000.00	-	-	-	36,460,000.00
2008A City Center SAD Rfunding Bonds	156/356	US BANK	28,765,000.00	-	-	-	28,765,000.00
2010 A&B Lease rev bonds-wyndcrest	142/342	TD BANK	-	-	-	-	-
2011A USA3&4 Refunding SAD Bonds	122	US BANK	-	-	-	-	-
2011B USA 5-6-7A Refunding SAD Bonds	0	US BANK	13,020,000.00	-	-	-	13,020,000.00
2011 Sales Tax refunding bonds	152	US BANK	13,015,000.00	-	-	-	13,015,000.00
2012 Tesoro Refunding Bonds	214	US BANK	9,225,000.00	-	-	-	9,225,000.00
2014 GO Bonds & Refunding Bonds	001	REGIONS BANK	72,865,000.00	-	-	-	72,865,000.00
2014 Public Service Tax Bonds	001	REGIONS BANK	33,300,000.00	-	-	-	33,300,000.00
Compensated Absences		Compensated Absences	\$ 463,910,000.00	\$ -	\$ -	\$ -	\$ 463,910,000.00
TOTAL GLTD			\$ 471,910,124.42	\$ -	\$ -	\$ -	\$ 471,910,124.42
2010A&B Stormwater Revenue Bonds	401	TD BANK	36,000,000.00	-	-	-	36,000,000.00
2011 Stormwater Rfunding Revenue Bonds	401	TD BANK	10,000,000.00	-	-	-	10,000,000.00
Compensated Absences		Compensated Absences	\$ 46,000,000.00	\$ -	\$ -	\$ -	\$ 46,000,000.00
TOTAL STORMWATER LTD			\$ 46,873,564.47	\$ -	\$ -	\$ -	\$ 46,873,564.47
Compensated Absences		Compensated Absences	60,020.22	-	-	-	60,020.22
TOTAL GOLF COURSE FUND LTD	421		\$ 60,020.22	\$ -	\$ -	\$ -	\$ 60,020.22
Utility Revenue Bonds, series 1997A	431	US BANK	-	-	-	-	-
Propane Truck	431	US BANK	-	-	-	-	-
2001 Utility Revenue Bonds (CAB's)	431	US BANK	1,997,044.10	-	-	-	1,997,044.10
Promissory Note-Suntrust	431	US BANK	-	-	-	-	-
Improvement Rev Bonds-Txble,ser 2001	432/434	US BANK	-	-	-	-	-
2003 Utility Revenue Bonds	431/442	US BANK	7,190,000.00	-	-	-	7,190,000.00
2004 Utility Revenue Bonds	431/443	US BANK	12,260,000.00	-	-	-	12,260,000.00
2004A Utility Rfunding Revenue Bonds	431	US BANK	51,645,000.00	-	-	-	51,645,000.00
2006 Utility Revenue Bonds	431/445	US BANK	73,155,000.00	-	-	-	73,155,000.00
2006A Utility Rfunding Revenue Bonds	431	US BANK	34,252,229.70	-	-	-	34,252,229.70
2007 Utility Rfunding & Improvement Rev Bonds	431/445	US BANK	104,005,000.00	-	-	-	104,005,000.00
2009 Utility Rfunding Revenue Bonds	431	US BANK	106,635,000.00	-	-	-	106,635,000.00
2012 Utility Rfunding Revenue Bonds	431	US BANK	21,375,000.00	-	-	-	21,375,000.00
2014 Utility Rfunding Revenue Bonds	431	US BANK	29,585,000.00	-	-	-	29,585,000.00
Compensated Absences		Compensated Absences	\$ 412,714,273.80	\$ 29,585,000.00	\$ -	\$ -	\$ 442,299,273.80
TOTAL UTILITY LTD			\$ 415,210,523.67	\$ 29,585,000.00	\$ -	\$ -	\$ 444,795,523.67
TOTAL LONG TERM DEBT			\$ 934,054,232.78	\$ 29,585,000.00	\$ -	\$ -	\$ 963,639,232.78

Note: compensated absences have not yet been adjusted.

2010 Research Facility Bonds OHSU-VGTI Project closed on June 3, 2010 for \$64,035,000.00 - NOT ON OUR BOOKS

This schedule does not include the inhouse financing between 304/315 from 440

This schedule does not include the inhouse financing for the Honeywell project from 440 fund

CITY OF PORT ST. LUCIE
EASTERN WATERSHED CAPITAL IMPROVEMENT BUDGET - #403
FY 2015-16

	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020
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REVENUES:

Budgeted Cash Carryforward of Bond Proceeds	\$ 1,050,000	\$ -	\$ -	\$ -	\$ -
FDEP Grant	-	-	-	-	-
SLRIT Grant	-	-	-	-	-
Interest Income	5,000	-	-	-	-
Totals	\$ 1,055,000	\$ -	\$ -	\$ -	\$ -

EXPENDITURES:

PUBLIC WORKS - STREET AND DRAINAGE - #403-4126

Land Purchases	-	-	-	-	-
Drainage - Professional & Construction - Blackwell Pump Station rehab	900,000	-	-	-	-
Totals	\$ 900,000	\$ -	\$ -	\$ -	\$ -

EASTERN WATERSHED IMPROVEMENT CIP FUND TOTALS

	\$ 900,000	\$ -	\$ -	\$ -	\$ -
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Interfund Transfer to the Stormwater Fund #401

Contingency	155,001	-	-	-	-
Totals	\$ 155,001	\$ -	\$ -	\$ -	\$ -

SURPLUS/<DEFICIT>

	\$ -	\$ -	\$ -	\$ -	\$ -
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CITY OF PORT ST. LUCIE
GENERAL FUND CAPITAL IMPROVEMENT BUDGET - #301
FIVE YEAR PROJECTIONS
FY 2015-16

	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020
REVENUES:					
Budgeted Cash Carryforward - Savings from prior year	\$ 85,668	\$ 30,668	\$ 30,668	\$ 30,668	\$ 30,668
Financing Proceeds	-	-	-	-	-
Interest Income	1,000	-	-	-	-
Totals	\$ 86,668	\$ 30,668	\$ 30,668	\$ 30,668	\$ 30,668
EXPENDITURES:					
<u>MIS DEPARTMENT - 301-1320</u>					
Totals	\$ 56,000	\$ -	\$ -	\$ -	\$ -
GENERAL CIP FUND TOTALS					
Fund Transfer to 001 -	-	-	-	-	-
Contingency for Future Years	-	-	-	-	-
SURPLUS/<DEFICIT>	\$ 30,668	\$ 30,668	\$ 30,668	\$ 30,668	\$ 30,668
Unfunded CIP Projects:	-	-	-	-	-

**CITY OF PORT ST. LUCIE
ROAD & BRIDGE CAPITAL IMPROVEMENT BUDGET - #304
FY 2015-16**

	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020
REVENUES:					
Budgeted Cash Carryforward	\$ 792,751	\$ 500,299	\$ 826,420	\$ 680,252	\$ 1,102,206
Budgeted Cash Carryforward - Selvitz Road (Y1509)	100,000	-	-	-	-
Budgeted Cash Carryforward - Veteran's Memorial Bridges	170,000	-	-	-	-
Budgeted Cash Carryforward - Chapman/Crescent Traffic Calming	27,150	-	-	-	-
Budgeted Cash Carryforward - PSL Blvd. Widening - Developer Contribution from 10-11	663,547	-	-	-	-
Budgeted Cash Carryforward - Del Rio Boulevard Sidewalk	6,215	-	-	-	-
Property Tax Revenue - Designated for Road Capital Program (0.5583 mill shift to GF)	-	-	-	-	-
Local Option Gas Tax - 2 cents/gal. - renewed	1,508,000	1,560,780	1,615,407	1,671,947	1,730,465
Local Option Gas Tax - 3 cents/gal. - renewed	2,288,000	2,368,080	2,450,963	2,536,746	2,625,533
Road Impact Fees	1,100,000	1,200,000	1,200,000	1,200,000	1,200,000
SW District 2 Due on Sale Assessment	147,500	147,500	147,500	147,500	147,500
Interest Income	15,000	15,000	15,000	15,000	15,000
FDOT - Tulip Boulevard Sidewalk	-	-	622,310	-	-
FDOT - Signal Maintenance (Various Locations)	69,904	161,636	-	-	-
FDOT Grant - Del Rio Boulevard Sidewalk	956,404	-	-	-	-
FDOT - Selvitz Road - Bayshore to North Macedo	-	326,984	-	-	-
FDOT - Cameo Boulevard Sidewalk	732,981	-	-	-	-
TPO Revenue for PSL Blvd & Gatlin	-	-	520,000	-	-
Cumberland Farm Contribution - Del Rio Boulevard Sidewalk	12,000	-	-	-	-
Highway Lighting & Maintenance throughout the City, FDOT Contribution	66,000	67,000	67,000	68,000	68,000
Totals	\$ 8,655,452	\$ 6,347,279	\$ 7,464,600	\$ 6,319,445	\$ 6,888,703
EXPENDITURES:					
OPERATIONS/ADMINISTRATION - PUBLIC WORKS - #304-4105					
Project Management Costs for Capital Improvements (531000)	100,000	100,000	100,000	100,000	100,000
PSL Blvd. South Widening - Carryforward of Developer Contribution	663,547	-	-	-	-
New Sidewalks - (534000) - Del Rio Boulevard Sidewalk - FDOT	974,619	-	-	-	-
New Sidewalks - (534000) - Cameo Blvd. Sidewalk - FDOT	732,981	-	-	-	-
New Sidewalks (534000) - Citywide (local funds)	800,000	800,000	800,000	800,000	800,000
New Sidewalks (534000) - Selvitz Road - Bayshore to North Macedo - FDOT	100,000	326,984	-	-	-
ADA Compliance/Curb Ramps (534000)	50,000	50,000	50,000	50,000	50,000
New Sidewalks - Tulip Design	100,000	-	622,310	-	-
New Sidewalks (534000) - Paar Design	-	100,000	-	-	-
Totals	\$ 3,521,147	\$ 1,376,984	\$ 1,572,310	\$ 950,000	\$ 950,000
TRAFFIC CONTROL DIVISION - PUBLIC WORKS - #304-4121					
ADA Improvements - signals various locations (531000)	40,000	40,000	40,000	40,000	40,000
Contract Application of Thermoplastic and Road Stripping	200,000	200,000	200,000	200,000	200,000

Traffic Calming - Chapman/Crescent (carryforward from prior year) Y1320
 Signal Maintenance/Enhancement (534000) (City Funds)
 Traffic Signal Maintenance - FDOT Contribution - 534000
 Highway Lighting Improvements & Maintenance throughout the City - FDOT Contribution
 California Blvd. and University Blvd. Roundabout
 California Blvd. and Del Rio Signal (West)
 Signal Rehab - Miscellaneous Locations
 Bridge Maintenance / Improvements (Citywide Bridges (28))
 Veterans Memorial Parkway Rehab
 Mast Arm Inspections
 PSL & Floresta Intersection Improvements
 US-1 Building Improvements
 Bayshore & Selvitz Intersection Improvements (FY 26028)
 Totals

27,150	-	-	-	-	-	-
-	60,000	60,000	60,000	60,000	60,000	60,000
69,904	161,636	-	-	-	-	-
66,000	67,000	67,000	68,000	68,000	68,000	68,000
125,000	1,100,000	-	-	-	-	-
-	125,000	1,250,000	-	-	-	-
100,000	100,000	100,000	100,000	100,000	100,000	100,000
200,000	200,000	200,000	200,000	200,000	200,000	200,000
570,000	-	-	-	-	-	-
70,000	70,000	70,000	70,000	70,000	70,000	70,000
-	-	-	250,000	250,000	1,000,000	1,000,000
100,000	-	-	-	-	-	-
1,300,000	-	-	-	-	-	-
\$ 2,868,054	\$ 2,123,636	\$ 1,987,000	\$ 988,000	\$ 1,738,000	\$ 1,738,000	\$ 1,738,000

STREETS DIVISION - PUBLIC WORKS - #304-4125
 Annual Resurfacing Program (534132)
 Contract Repair / Improvements of Sidewalks (534133)
 PSL Blvd & Gatlin - Access Modification off of PSL Blvd. (Y1324)
 Veteran's Memorial Parkway & Lyngate Drive (rehab existing 29 ft wide roadway)
 Guardrail Repair & Rehabilitation
 Totals

\$ 1,500,000	\$ 1,750,000	\$ 1,750,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000
100,000	100,000	100,000	100,000	100,000	100,000	100,000
-	-	1,200,000	-	-	-	-
-	-	-	-	500,000	500,000	500,000
35,000	35,000	35,000	35,000	35,000	35,000	35,000
\$ 1,635,000	\$ 1,885,000	\$ 3,085,000	\$ 3,135,000	\$ 3,135,000	\$ 3,135,000	\$ 3,135,000

Fund Transfer to Road & Bridge Operating (Debt Service)
 Administrative Charge from the General Fund
 Debt Service - Internal Loan 440 fund
 Fund Transfer to CRA - Ad Valorem Tax \$'s
 Totals
 ROAD & BRIDGE CIP FUND TOTALS
 Contingency - SBA Funds for Internal Loan
 Contingency for Future Road Projects
 Total Contingency

\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
59,298	61,077	62,910	64,797	66,741	66,741	66,741
-	-	-	-	-	-	-
71,654	74,162	77,128	79,442	81,825	81,825	81,825
\$ 130,952	\$ 135,239	\$ 140,038	\$ 144,239	\$ 148,566	\$ 148,566	\$ 148,566
\$ 8,155,153	\$ 5,520,859	\$ 6,784,348	\$ 5,217,239	\$ 5,971,566	\$ 5,971,566	\$ 5,971,566
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
500,299	826,420	680,252	1,102,206	917,137	917,137	917,137
\$ 500,299	\$ 826,420	\$ 680,252	\$ 1,102,206	\$ 917,137	\$ 917,137	\$ 917,137
\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)

* The SW District (2) Due on Sale Assessment Revenue will be invoiced annually by the City beginning November 2014 with the final billing on November 2023.
 UNFUNDED PROJECTS

CITY OF PORT ST. LUCIE
PARKS IMPACT FEE CAPITAL IMPROVEMENT BUDGET - #305
FIVE YEAR PROJECTIONS
FY 2015-16

	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020
REVENUES:					
Parks Impact Fee	\$ 215,000	\$ 217,150	\$ 223,665	\$ 234,848	\$ 246,590
Budgeted Cash Carryforward	130,633	102,133	209,383	323,048	447,895
Interest Income	500	100	-	-	-
Totals	\$ 346,133	\$ 319,383	\$ 433,048	\$ 557,895	\$ 694,485
EXPENDITURES:					
<u>PARKS DEPARTMENT - #305-7210</u>					
Community Park Marquee Signs	55,000	110,000	110,000	110,000	-
Camera Project at Lyngate Park	189,000	-	-	-	-
Totals	\$ 244,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ -
PARKS IMPACT FEE CIP FUND TOTALS					
	\$ 244,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ -
Contingency for Future Years	\$ 102,133	\$ 209,383	\$ 323,048	\$ 447,895	\$ 694,485
SURPLUS/<DEFICIT>	\$ -	\$ -	\$ -	\$ 0	\$ 0
Unfunded CIP Projects:					

CITY OF PORT ST. LUCIE
PARKS MSTU CAPITAL IMPROVEMENT BUDGET - #307
FIVE YEAR PROJECTIONS
FY 2015-16

	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020
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REVENUES:

Distribution of Ad Valorem Taxes from County	\$ 1,450,000	\$ 1,508,000	\$ 1,568,320	\$ 1,646,736	\$ 1,712,605
Grant Revenue	-	-	-	-	-
Budgeted Cash Carryforward	1,555,000	-	3,000	66,320	8,056
Interest Income	10,000	10,000	10,000	10,000	10,000
Totals	\$ 3,015,000	\$ 1,518,000	\$ 1,581,320	\$ 1,723,056	\$ 1,730,661

EXPENDITURES:

PARKS DEPARTMENT - #307-7210

Torino Park-Permit Compliance and Monitoring	15,000	15,000	15,000	15,000	15,000
Purchase of Civic Center and Village Square	3,000,000	1,500,000	1,500,000	1,700,000	1,700,000
Totals	\$ 3,015,000	\$ 1,515,000	\$ 1,515,000	\$ 1,715,000	\$ 1,715,000

PARKS MSTU CIP FUND TOTALS

PARKS MSTU CIP FUND TOTALS	\$ 3,015,000	\$ 1,515,000	\$ 1,515,000	\$ 1,715,000	\$ 1,715,000
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Contingency for Future Years

Contingency for Future Years	-	3,000	66,320	8,056	15,661
SURPLUS/<DEFICIT>	\$ -				

Unfunded Capital Requests:

Torino Park	\$ 13,000,000	-	-	-	-
Westmoreland Riverfront Park	3,360,000	-	-	-	-
Tradition Regional Park	27,500,000	-	-	-	-
Ravenswood Community Center Reconstruc	7,700,000	-	-	-	-
Veteran's Memorial Expansion Museum	2,800,000	-	-	-	-
Dreyfuss Lake/OL Peacock Sr. Park	788,000	-	-	-	-
Oak Hammock Park Expansion	1,300,000	-	-	-	-
Riverwalk Project South "Phase 1"	2,000,000	-	-	-	-
California Blvd. Community Park	2,780,000	-	-	-	-
Thornhill Lake Passive Park	450,000	-	-	-	-
Amphitheatre	2,875,000	-	-	-	-
McCarty Ranch Recreation Master Plan	300,000	-	-	-	-
Minsky Gym Building Expansion	2,875,000	-	-	-	-
Jessica Clinton Park Sports Lighting & Impr	700,000	-	-	-	-
Park Entrance Signs @ Neighborhood & Op	75,000	-	-	-	-
Community Center Expansion	4,175,000	-	-	-	-
Apache Neighborhood Park	750,000	-	-	-	-
Crosstown Fitness Trail	130,000	-	-	-	-
Cameo Dog Park	800,000	-	-	-	-
SW Neighborhood Park	3,000,000	-	-	-	-
BMX Sports Park	575,000	-	-	-	-
		Civic Center Asset Purchase			
		15,268,531	10,768,531	9,268,531	7,568,531
		3,000,000	1,500,000	1,700,000	1,700,000
		12,268,531	9,268,531	7,568,531	5,868,531

payments

Skate Park	690,000
Winterlakes Park	400,000
Boat Docks at Veterans Park @ Rivergate	154,000
Sport Courts Resurfacing	150,000
Sportsman's West Track Rebuild	98,000
Total	<u>\$ 79,425,000</u>

CITY OF PORT ST. LUCIE
NEIGHBORHOOD IMPROVEMENT FUND - #309
FY 2015-16

	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020
REVENUES:					
Recycling - Dis. Avoidance	\$ 132,000	\$ 132,000	\$ 132,000	\$ 132,000	\$ 132,000
Single Stream Recycling Incentives	44,000	132,000	132,000	132,000	132,000
Interest Income	1,800	2,000	2,200	2,400	2,600
WastePro Additional Revenue	250,000	250,000	250,000	250,000	250,000
Budgeted Cash Carryforward	860,094	937,894	1,453,894	1,970,094	2,486,494
Totals	\$ 1,287,894	\$ 1,453,894	\$ 1,970,094	\$ 2,486,494	\$ 3,003,094
EXPENDITURES:					
Operating Expense	\$ 350,000	-	-	-	-
Fund Transfer	-	-	-	-	-
Totals	\$ 350,000	-	-	-	-
Contingency for Future Years	\$ 937,894	\$ 1,453,894	\$ 1,970,094	\$ 2,486,494	\$ 3,003,094
SURPLUS <DEFICIT>	\$ -	\$ -	\$ -	\$ -	\$ -

CITY OF PORT ST. LUCIE
CROSSTOWN PARKWAY CAPITAL IMPROVEMENT BUDGET - #314
FY 2015-16

	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020
REVENUES:					
Bond Proceeds (Final Bond Issue)	\$ 16,000,000	\$ -	\$ -	\$ -	\$ -
Grant - State & Federal Funding	81,077,014	-	-	-	-
Grant - Tiger	-	-	-	-	-
Budgeted Cash Carryforward - Crosstown Parkway Corridor	19,800,000	5,791,813	5,426,201	5,175,573	5,035,573
Interfund transfer from SAD Phase II #121	2,405,368	-	-	-	-
Interfund transfer from USA 3 #122	2,294,632	-	-	-	-
Interfund transfer from Debt Service Fund #214	7,000,000	-	-	-	-
Interest Income	60,000	20,000	10,000	-	-
Totals	\$ 128,637,014	\$ 5,811,813	\$ 5,436,201	\$ 5,175,573	\$ 5,035,573
EXPENDITURES:					
<u>OPERATIONS/ADMINISTRATION - PUBLIC WORKS - #314-4105</u>					
Manth Lane to US 1 - Crosstown Parkway - Administrative Costs	\$ 475,000	\$ 20,000	\$ 20,000	\$ -	\$ -
Manth Lane to US 1 - Crosstown Parkway - ROW Acquisition	26,409,589	-	-	-	-
Manth Lane to US 1 - Crosstown Parkway - Construction	87,595,000	-	-	-	-
Manth Lane to US 1 - Crosstown Parkway - CEI	8,000,000	-	-	-	-
Exotic Removal	140,000	140,000	140,000	140,000	140,000
Totals	\$ 122,619,589	\$ 160,000	\$ 160,000	\$ 140,000	\$ 140,000
CROSSTOWN PARKWAY CIP FUND TOTALS					
	\$ 122,619,589	\$ 160,000	\$ 160,000	\$ 140,000	\$ 140,000
Contingency for Crosstown Parkway					
Administrative Charges - Road and Bridge Fund - #104	\$ 5,791,813	\$ 5,426,201	\$ 5,175,573	\$ 5,035,573	\$ 4,895,573
Administrative Charges - General Fund - #001	100,628	100,628	100,628	-	-
Interfund Transfer to Road & Bridge #104 (bond debt pmts.)	124,984	124,984	-	-	-
Totals	\$ 6,017,425	\$ 5,651,813	\$ 5,276,201	\$ 5,035,573	\$ 4,895,573
SURPLUS/<DEFICIT>	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)

Construction costs are preliminary engineering estimates at this time.
Grant revenue is currently being applied for.

Locations:	<p>AGRITECH FARM, Allapattah Flats K-8 School, BAYSHORE ELEMENTARY, CHESTER A MOORE ELEMENTARY SCHOOL, DALE CASSENS EDUCATIONAL COMPLEX, DAN MCCARTY SCHOOL, DISTRICT ADMINISTRATIVE COMPLEX, FAIRLAWN ELEMENTARY, FLORESTA ELEMENTARY, FOREST GROVE MIDDLE, FORT PIERCE CENTRAL HIGH SCHOOL, FORT PIERCE CENTRAL SENIOR HIGH, FORT PIERCE MAGNET SCHOOL OF THE ARTS, FORT PIERCE WESTWOOD SENIOR HIGH, FRANCES K SWEET ELEMENTARY, GARDEN CITY EARLY LEARNING ACADEMY, LAKEWOOD PARK ELEMENTARY, LAWNWOOD ELEMENTARY, LINCOLN PARK ACADEMY, MANATEE ACADEMY K-8, MARIPOSA ELEMENTARY, MEANS COURT ADMINISTRATIVE CENTER, MORNINGSIDE ELEMENTARY, NORTH TRANSPORTATION COMPLEX, NORTHPORT K-8 SCHOOL, OAK HAMMOCK K-8 SCHOOL, PARKWAY HIGH, RIVERS EDGE ELEMENTARY, SAINT LUCIE ELEMENTARY, PORT SAINT LUCIE CENTENNIAL SENIOR HIGH, SAINT LUCIE WEST K-8 SCHOOL, SAMUEL S. GAINES ACADEMY, SAVANNA RIDGE ELEMENTARY, SOUTH TRANSPORTATION & MAINTENANCE COMPLEX, SOUTHERN OAKS MIDDLE, SOUTHPORT MIDDLE, SUNRISE ALTERNATIVE, TREASURE COAST HIGH SCHOOL, VILLAGE GREEN ENVIRONMENTAL STUDIES, WEATHERBEE ELEMENTARY, WEST GATE K-8 SCHOOL, WHITE CITY ELEMENTARY, WINDMILL POINT ELEMENTARY</p>	\$601,525	\$601,525	\$601,525	\$3,007,625
Safety to Life	<p>AGRITECH FARM, Allapattah Flats K-8 School, BAYSHORE ELEMENTARY, CHESTER A MOORE ELEMENTARY SCHOOL, DALE CASSENS EDUCATIONAL COMPLEX, DAN MCCARTY SCHOOL, DISTRICT ADMINISTRATIVE COMPLEX, FAIRLAWN ELEMENTARY, FLORESTA ELEMENTARY, FOREST GROVE MIDDLE, FORT PIERCE CENTRAL HIGH SCHOOL, FORT PIERCE CENTRAL SENIOR HIGH, FORT PIERCE MAGNET SCHOOL OF THE ARTS, FORT PIERCE WESTWOOD SENIOR HIGH, FRANCES K SWEET ELEMENTARY, GARDEN CITY EARLY LEARNING ACADEMY, LAKEWOOD PARK ELEMENTARY, LAWNWOOD ELEMENTARY, LINCOLN PARK ACADEMY, MANATEE ACADEMY K-8, MARIPOSA ELEMENTARY, MEANS COURT ADMINISTRATIVE CENTER, MORNINGSIDE ELEMENTARY, NORTH TRANSPORTATION COMPLEX, NORTHPORT K-8 SCHOOL, OAK HAMMOCK K-8 SCHOOL, PARKWAY HIGH, RIVERS EDGE ELEMENTARY, SAINT LUCIE ELEMENTARY, PORT SAINT LUCIE CENTENNIAL SENIOR HIGH, SAINT LUCIE WEST K-8 SCHOOL, SAMUEL S. GAINES ACADEMY, SAVANNA RIDGE ELEMENTARY, SOUTH TRANSPORTATION & MAINTENANCE COMPLEX, SOUTHERN OAKS MIDDLE, SOUTHPORT MIDDLE, SUNRISE ALTERNATIVE, TREASURE COAST HIGH SCHOOL, VILLAGE GREEN ENVIRONMENTAL STUDIES, WEATHERBEE ELEMENTARY, WEST GATE K-8 SCHOOL, WHITE CITY ELEMENTARY, WINDMILL POINT ELEMENTARY</p>	\$601,525	\$601,525	\$601,525	\$3,007,625
Fencing	<p>AGRITECH FARM, Allapattah Flats K-8 School, BAYSHORE ELEMENTARY, CHESTER A MOORE ELEMENTARY SCHOOL, DALE CASSENS EDUCATIONAL COMPLEX, DAN MCCARTY SCHOOL, DISTRICT ADMINISTRATIVE COMPLEX, FAIRLAWN ELEMENTARY, FLORESTA ELEMENTARY, FOREST GROVE MIDDLE, FORT PIERCE CENTRAL HIGH SCHOOL, FORT PIERCE CENTRAL SENIOR HIGH, FORT PIERCE MAGNET SCHOOL OF THE ARTS, FORT PIERCE WESTWOOD SENIOR HIGH, FRANCES K SWEET ELEMENTARY, GARDEN CITY EARLY LEARNING ACADEMY, LAKEWOOD PARK ELEMENTARY, LAWNWOOD ELEMENTARY, LINCOLN PARK ACADEMY, MANATEE ACADEMY K-8, MARIPOSA ELEMENTARY, MEANS COURT ADMINISTRATIVE CENTER, MORNINGSIDE ELEMENTARY, NORTH TRANSPORTATION COMPLEX, NORTHPORT K-8 SCHOOL, OAK HAMMOCK K-8 SCHOOL, PARKWAY HIGH, RIVERS EDGE ELEMENTARY, SAINT LUCIE ELEMENTARY, PORT SAINT LUCIE CENTENNIAL SENIOR HIGH, SAINT LUCIE WEST K-8 SCHOOL, SAMUEL S. GAINES ACADEMY, SAVANNA RIDGE ELEMENTARY, SOUTH TRANSPORTATION & MAINTENANCE COMPLEX, SOUTHERN OAKS MIDDLE, SOUTHPORT MIDDLE, SUNRISE ALTERNATIVE, TREASURE COAST HIGH SCHOOL, VILLAGE GREEN ENVIRONMENTAL STUDIES, WEATHERBEE ELEMENTARY, WEST GATE K-8 SCHOOL, WHITE CITY ELEMENTARY, WINDMILL POINT ELEMENTARY</p>	\$12,914	\$12,914	\$12,914	\$64,570
Locations:	<p>AGRITECH FARM, Allapattah Flats K-8 School, BAYSHORE ELEMENTARY, CHESTER A MOORE ELEMENTARY SCHOOL, DALE CASSENS EDUCATIONAL COMPLEX, DAN MCCARTY SCHOOL, DISTRICT ADMINISTRATIVE COMPLEX, FAIRLAWN ELEMENTARY, FLORESTA ELEMENTARY, FOREST GROVE MIDDLE, FORT PIERCE CENTRAL HIGH SCHOOL, FORT PIERCE CENTRAL SENIOR HIGH, FORT PIERCE MAGNET SCHOOL OF THE ARTS, FORT PIERCE WESTWOOD SENIOR HIGH, FRANCES K SWEET ELEMENTARY, GARDEN CITY EARLY LEARNING ACADEMY, LAKEWOOD PARK ELEMENTARY, LAWNWOOD ELEMENTARY, LINCOLN PARK ACADEMY, MANATEE ACADEMY K-8, MARIPOSA ELEMENTARY, MEANS COURT ADMINISTRATIVE CENTER, MORNINGSIDE ELEMENTARY, NORTH TRANSPORTATION COMPLEX, NORTHPORT K-8 SCHOOL, OAK HAMMOCK K-8 SCHOOL, PARKWAY HIGH, RIVERS EDGE ELEMENTARY, SAINT LUCIE ELEMENTARY, PORT SAINT LUCIE CENTENNIAL SENIOR HIGH, SAINT LUCIE WEST K-8 SCHOOL, SAMUEL S. GAINES ACADEMY, SAVANNA RIDGE ELEMENTARY, SOUTH TRANSPORTATION & MAINTENANCE COMPLEX, SOUTHERN OAKS MIDDLE, SOUTHPORT MIDDLE, SUNRISE ALTERNATIVE, TREASURE COAST HIGH SCHOOL, VILLAGE GREEN ENVIRONMENTAL STUDIES, WEATHERBEE ELEMENTARY, WEST GATE K-8 SCHOOL, WHITE CITY ELEMENTARY, WINDMILL POINT ELEMENTARY</p>	\$0	\$0	\$0	\$0
Parking		\$0	\$0	\$0	\$0

Locations:	No Locations for this expenditure.				
Electrical	\$160,075	\$160,075	\$160,075	\$160,075	\$800,375
Locations:	AGRITECH FARM, Allapattah Flats K-8 School, BAYSHORE ELEMENTARY, CHESTER A MOORE ELEMENTARY SCHOOL, DALE CASSENS EDUCATIONAL COMPLEX, DAN MCCARTY SCHOOL, DISTRICT ADMINISTRATIVE COMPLEX, FAIRLAWN ELEMENTARY, FLORESTA ELEMENTARY, FOREST GROVE MIDDLE, FORT PIERCE CENTRAL HIGH SCHOOL, FORT PIERCE CENTRAL SENIOR HIGH, FORT PIERCE MAGNET SCHOOL OF THE ARTS, FORT PIERCE WESTWOOD SENIOR HIGH, FRANCES K SWEET ELEMENTARY, GARDEN CITY EARLY LEARNING ACADEMY, LAKEWOOD PARK ELEMENTARY, LAWNWOOD ELEMENTARY, LINCOLN PARK ACADEMY, MANATEE ACADEMY K-8, MARIPOSA ELEMENTARY, MEANS COURT ADMINISTRATIVE CENTER, MORNINGSIDE ELEMENTARY, NORTH TRANSPORTATION COMPLEX, NORTHPORT K-8 SCHOOL, OAK HAMMOCK K-8 SCHOOL, PARKWAY ELEMENTARY, PERFORMANCE BASED PREPARATORY ACADEMY, PORT SAINT LUCIE ELEMENTARY, PORT SAINT LUCIE SENIOR HIGH, RIVERS EDGE ELEMENTARY, SAINT LUCIE ELEMENTARY, SAINT LUCIE WEST CENTENNIAL SENIOR HIGH, SAINT LUCIE WEST K-8 SCHOOL, SAMUEL S. GAINES ACADEMY, SAVANNA RIDGE ELEMENTARY, SOUTH TRANSPORTATION & MAINTENANCE COMPLEX, SOUTHERN OAKS MIDDLE, SOUTHPORT MIDDLE, SUNRISE ALTERNATIVE, TREASURE COAST HIGH SCHOOL, VILLAGE GREEN ENVIRONMENTAL STUDIES, WEATHERBEE ELEMENTARY, WEST GATE K-8 SCHOOL, WHITE CITY ELEMENTARY, WINDMILL POINT ELEMENTARY				
Fire Alarm	\$208,513	\$208,513	\$208,513	\$208,513	\$1,042,565
Locations:	AGRITECH FARM, Allapattah Flats K-8 School, BAYSHORE ELEMENTARY, CHESTER A MOORE ELEMENTARY SCHOOL, DALE CASSENS EDUCATIONAL COMPLEX, DAN MCCARTY SCHOOL, DISTRICT ADMINISTRATIVE COMPLEX, FAIRLAWN ELEMENTARY, FLORESTA ELEMENTARY, FOREST GROVE MIDDLE, FORT PIERCE CENTRAL HIGH SCHOOL, FORT PIERCE CENTRAL SENIOR HIGH, FORT PIERCE MAGNET SCHOOL OF THE ARTS, FORT PIERCE WESTWOOD SENIOR HIGH, FRANCES K SWEET ELEMENTARY, GARDEN CITY EARLY LEARNING ACADEMY, LAKEWOOD PARK ELEMENTARY, LAWNWOOD ELEMENTARY, LINCOLN PARK ACADEMY, MANATEE ACADEMY K-8, MARIPOSA ELEMENTARY, MEANS COURT ADMINISTRATIVE CENTER, MORNINGSIDE ELEMENTARY, NORTH TRANSPORTATION COMPLEX, NORTHPORT K-8 SCHOOL, OAK HAMMOCK K-8 SCHOOL, PARKWAY ELEMENTARY, PERFORMANCE BASED PREPARATORY ACADEMY, PORT SAINT LUCIE ELEMENTARY, PORT SAINT LUCIE SENIOR HIGH, RIVERS EDGE ELEMENTARY, SAINT LUCIE ELEMENTARY, SAINT LUCIE WEST CENTENNIAL SENIOR HIGH, SAINT LUCIE WEST K-8 SCHOOL, SAMUEL S. GAINES ACADEMY, SAVANNA RIDGE ELEMENTARY, SOUTH TRANSPORTATION & MAINTENANCE COMPLEX, SOUTHERN OAKS MIDDLE, SOUTHPORT MIDDLE, SUNRISE ALTERNATIVE, TREASURE COAST HIGH SCHOOL, VILLAGE GREEN ENVIRONMENTAL STUDIES, WEATHERBEE ELEMENTARY, WEST GATE K-8 SCHOOL, WHITE CITY ELEMENTARY, WINDMILL POINT ELEMENTARY				
Telephone/Intercom System	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000

Locations:	AGRITECH FARM, Allapattah Flats K-8 School, BAYSHORE ELEMENTARY, CHESTER A MOORE ELEMENTARY SCHOOL, DALE CASSENS EDUCATIONAL COMPLEX, DAN MCCARTY SCHOOL, DISTRICT ADMINISTRATIVE COMPLEX, FAIRLAWN ELEMENTARY, FLORESTA ELEMENTARY, FOREST GROVE MIDDLE, FORT PIERCE CENTRAL HIGH SCHOOL, FORT PIERCE CENTRAL SENIOR HIGH, FORT PIERCE MAGNET SCHOOL OF THE ARTS, FORT PIERCE WESTWOOD SENIOR HIGH, FRANCES K SWEET ELEMENTARY, GARDEN CITY EARLY LEARNING ACADEMY, LAKEWOOD PARK ELEMENTARY, LAWNWOOD ELEMENTARY, LINCOLN PARK ACADEMY, MANATEE ACADEMY K-8, MARIPOSA ELEMENTARY, MEANS COURT ADMINISTRATIVE CENTER, MORNINGSIDE ELEMENTARY, NORTH TRANSPORTATION COMPLEX, NORTHPORT K-8 SCHOOL, OAK HAMMOCK K-8 SCHOOL, PARKWAY ELEMENTARY, PERFORMANCE BASED PREPARATORY ACADEMY, PORT SAINT LUCIE CENTENNIAL SENIOR HIGH, SAINT LUCIE HIGH, RIVERS EDGE ELEMENTARY, SAINT LUCIE ELEMENTARY, SAINT LUCIE WEST CENTENNIAL SENIOR HIGH, SAINT LUCIE WEST K-8 SCHOOL, SAMUEL S. GAINES ACADEMY, SAVANNA RIDGE ELEMENTARY, SOUTH TRANSPORTATION & MAINTENANCE COMPLEX, SOUTHERN OAKS MIDDLE, SOUTHPORT MIDDLE, SUNRISE ALTERNATIVE, TREASURE COAST HIGH SCHOOL, VILLAGE GREEN ENVIRONMENTAL STUDIES, WEATHERBEE ELEMENTARY, WEST GATE K-8 SCHOOL, WHITE CITY ELEMENTARY, WINDMILL POINT ELEMENTARY			
Closed Circuit Television	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.			
Paint	\$15,289	\$1,228,722	\$881,917	\$611,977
Locations:	AGRITECH FARM, Allapattah Flats K-8 School, BAYSHORE ELEMENTARY, CHESTER A MOORE ELEMENTARY SCHOOL, DALE CASSENS EDUCATIONAL COMPLEX, DAN MCCARTY SCHOOL, DISTRICT ADMINISTRATIVE COMPLEX, FAIRLAWN ELEMENTARY, FLORESTA ELEMENTARY, FOREST GROVE MIDDLE, FORT PIERCE CENTRAL HIGH SCHOOL, FORT PIERCE CENTRAL SENIOR HIGH, FORT PIERCE MAGNET SCHOOL OF THE ARTS, FORT PIERCE WESTWOOD SENIOR HIGH, FRANCES K SWEET ELEMENTARY, GARDEN CITY EARLY LEARNING ACADEMY, LAKEWOOD PARK ELEMENTARY, LAWNWOOD ELEMENTARY, LINCOLN PARK ACADEMY, MANATEE ACADEMY K-8, MARIPOSA ELEMENTARY, MEANS COURT ADMINISTRATIVE CENTER, MORNINGSIDE ELEMENTARY, NORTH TRANSPORTATION COMPLEX, NORTHPORT K-8 SCHOOL, OAK HAMMOCK K-8 SCHOOL, PARKWAY ELEMENTARY, PERFORMANCE BASED PREPARATORY ACADEMY, PORT SAINT LUCIE ELEMENTARY, PORT SAINT LUCIE SENIOR HIGH, RIVERS EDGE ELEMENTARY, SAINT LUCIE ELEMENTARY, SAINT LUCIE WEST CENTENNIAL SENIOR HIGH, SAINT LUCIE WEST K-8 SCHOOL, SAMUEL S. GAINES ACADEMY, SAVANNA RIDGE ELEMENTARY, SOUTH TRANSPORTATION & MAINTENANCE COMPLEX, SOUTHERN OAKS MIDDLE, SOUTHPORT MIDDLE, SUNRISE ALTERNATIVE, TREASURE COAST HIGH SCHOOL, VILLAGE GREEN ENVIRONMENTAL STUDIES, WEATHERBEE ELEMENTARY, WEST GATE K-8 SCHOOL, WHITE CITY ELEMENTARY, WINDMILL POINT ELEMENTARY			
Maintenance/Repair	\$815,761	\$815,761	\$815,761	\$815,761
	\$15,289	\$1,228,722	\$881,917	\$611,977
	\$815,761	\$815,761	\$815,761	\$4,078,805

Locations:	AGRITECH FARM, Allapattah Flats K-8 School, BAYSHORE ELEMENTARY, CHESTER A MOORE ELEMENTARY SCHOOL, DALE CASSENS EDUCATIONAL COMPLEX, DAN MCCARTY SCHOOL, DISTRICT ADMINISTRATIVE COMPLEX, FAIRLAWN ELEMENTARY, FLORESTA ELEMENTARY, FOREST GROVE MIDDLE, FORT PIERCE CENTRAL HIGH SCHOOL, FORT PIERCE CENTRAL SENIOR HIGH, FORT PIERCE MAGNET SCHOOL OF THE ARTS, FORT PIERCE WESTWOOD SENIOR HIGH, FRANCES K SWEET ELEMENTARY, GARDEN CITY EARLY LEARNING ACADEMY, LAKEWOOD PARK ELEMENTARY, LAWNWOOD ELEMENTARY, LINCOLN PARK ACADEMY, MANATEE ACADEMY K-8, MARIPOSA ELEMENTARY, MEANS COURT ADMINISTRATIVE CENTER, MORNINGSIDE ELEMENTARY, NORTH TRANSPORTATION COMPLEX, NORTHPORT K-8 SCHOOL, OAK HAMMOCK K-8 SCHOOL, PARKWAY ELEMENTARY, PERFORMANCE BASED PREPARATORY ACADEMY, PORT SAINT LUCIE ELEMENTARY, PORT SAINT LUCIE SENIOR HIGH, RIVERS EDGE ELEMENTARY, SAINT LUCIE ELEMENTARY, SAINT LUCIE WEST CENTENNIAL SENIOR HIGH, SAINT LUCIE WEST K-8 SCHOOL, SAMUEL S. GAINES ACADEMY, SAVANNA RIDGE ELEMENTARY, SOUTH TRANSPORTATION & MAINTENANCE COMPLEX, SOUTHERN OAKS MIDDLE, SOUTHPORT MIDDLE, SUNRISE ALTERNATIVE, TREASURE COAST HIGH SCHOOL, VILLAGE GREEN ENVIRONMENTAL STUDIES, WEATHERBEE ELEMENTARY, WEST GATE K-8 SCHOOL, WHITE CITY ELEMENTARY, WINDMILL POINT ELEMENTARY				
Sub Total:	\$5,861,765	\$5,105,198	\$4,758,393	\$4,488,453	\$24,702,262

PECO Maintenance Expenditures	\$729,612	\$729,612	\$729,612	\$729,612	\$3,648,060
1.50 Mill Sub	\$5,132,153	\$4,375,586	\$4,028,781	\$3,758,841	\$21,054,202

No items have been specified.

Total:	\$5,861,765	\$5,105,198	\$4,758,393	\$4,488,453	\$24,702,262
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Five Year Work Plan- Local 1.50 Mill Expenditure For Maintenance, Repair and Renovation
 2015 - 2016 ST LUCIE COUNTY SCHOOL DISTRICT

2/11/2016

Item	2015 - 2016 Actual Budget	2016 - 2017 Projected	2017 - 2018 Projected	2018 - 2019 Projected	2019 - 2020 Projected	Total
Remaining Maint and Repair from 1.5 Mills	\$5,132,153	\$4,375,586	\$4,028,781	\$3,758,841	\$3,758,841	\$21,054,202
Maintenance/Repair Salaries	\$4,830,379	\$4,830,379	\$4,830,379	\$4,830,379	\$4,830,379	\$24,151,895
School Bus Purchases	\$3,281,742	\$960,000	\$0	\$0	\$0	\$4,241,742
Other Vehicle Purchases	\$100,000	\$100,000	\$0	\$0	\$0	\$200,000
Capital Outlay Equipment	\$4,550,005	\$4,148,035	\$4,148,035	\$4,148,035	\$4,148,035	\$21,142,145
Rent/Lease Payments	\$0	\$0	\$0	\$0	\$0	\$0
COP Debt Service	\$14,950,680	\$14,950,680	\$14,950,680	\$14,950,680	\$14,950,680	\$74,753,400
Rent/Lease Relocatables	\$0	\$0	\$0	\$0	\$0	\$0
Environmental Problems	\$219,781	\$219,781	\$219,781	\$219,781	\$219,781	\$1,098,905
s.1011.14 Debt Service	\$2,534,787	\$2,534,787	\$0	\$0	\$0	\$5,069,574
Special Facilities Construction Account	\$0	\$0	\$0	\$0	\$0	\$0
Premiums for Property Casualty Insurance - 1011.71 (4a,b)	\$0	\$0	\$0	\$0	\$0	\$0
Qualified School Construction Bonds (QSCB)	\$0	\$0	\$0	\$0	\$0	\$0

Qualified Zone Academy Bonds (QZAB)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
RAN Project Debt Service	\$2,604,505	\$2,604,505	\$0	\$0	\$0	\$5,209,010	\$0
	\$38,204,032	\$34,723,753	\$28,177,656	\$27,907,716	\$27,907,716	\$156,920,873	

Five Year Work Plan- 1.50 Mill Revenue Source

2015 - 2016 ST LUCIE COUNTY SCHOOL DISTRICT

2/11/2016

Item	Fund	2015 - 2016 Actual Value	2016 - 2017 Projected	2017 - 2018 Projected	2018 - 2019 Projected	2019 - 2020 Projected	Total
(1) Non-exempt property assessed valuation		\$18,176,136,407	\$18,176,136,407	\$18,176,136,407	\$18,176,136,407	\$18,176,136,407	\$90,880,682,035
(2) The Millage projected for discretionary capital outlay per s.1011.71		1.50	0.00	0.00	0.00	0.00	
*** 2(a) Additional discretionary millage for critical fixed capital outlay needs per s. 1011.71(3)(a)		0.00	0.00	0.00	0.00	0.00	
(3) Full value of the 1.50-Mill discretionary capital outlay per s.1011.71		\$30,535,909	\$30,535,909	\$30,535,909	\$30,535,909	\$30,535,909	\$152,679,545
(4) Value of the portion of the 1.50-Mills ACTUALLY levied	370	\$26,173,636	\$0	\$0	\$0	\$0	\$26,173,636

(5) Difference of lines (3) and (4)	\$4,362,273	\$30,535,909	\$30,535,909	\$30,535,909	\$30,535,909	\$126,505,909
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*** NOTE: Maximum additional levy is .25 mills. Enter ONLY if the additional millage is levied and is to be used for fixed capital outlay purposes. DO NOT enter the additional millage if it is levied for operations.

Five Year Work Plan- Additional Revenue Source

2015 - 2016 ST LUCIE COUNTY SCHOOL DISTRICT

2/11/2016

Item	2015 - 2016 Actual Value	2016 - 2017 Projected	2017 - 2018 Projected	2018 - 2019 Projected	2019 - 2020 Projected	Total
Proceeds from a s.1011.14/15 F.S. Loans	\$0	\$0	\$0	\$0	\$0	\$0
District Bonds - Voted local bond referendum proceeds per s.9, Art VII State Constitution	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from Special Act Bonds	\$0	\$0	\$0	\$0	\$0	\$0
Estimated Revenue from CO & DS Bond Sale	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from Voted Capital Improvements millage	\$0	\$0	\$0	\$0	\$0	\$0
Other Revenue for Other Capital Projects	\$0	\$8	\$0	\$0	\$0	\$8
Proceeds from 1/2 cent sales surtax authorized by school board	\$14,083,497	\$14,083,497	\$14,083,497	\$14,083,497	\$14,083,497	\$70,417,485
Proceeds from local governmental infrastructure sales surtax	\$0	\$0	\$0	\$0	\$0	\$0

General Capital Outlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Obligated Fund Balance									
Carried Forward From									
Total Fund Balance									
Carried Forward									\$0
Special Facilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction Account									
One Cent - 1/2 Cent Sales									
Surtax Debt Service From									
Total Fund Balance	(\$10,199,733)	(\$10,194,051)	(\$10,185,285)	(\$10,153,607)	(\$10,155,999)	(\$50,888,675)			
Carried Forward									
Capital Outlay Projects	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Funds Balance Carried									
Forward From Total Fund									
Balance Carried Forward									
Intrafund Transfer for ran	\$2,604,505	\$2,604,505	\$0	\$0	\$0	\$5,209,010			
	\$14,084,172	\$7,442,065	\$4,846,318	\$4,877,996	\$4,875,604	\$36,126,155			

Five Year Work Plan- Capacity Tracking

2015 - 2016 ST LUCIE COUNTY SCHOOL DISTRICT

2/11/2016

Location	2015 - 2016 Fiscal Year 1 Satisfactory Stu.	Actual 2015 - 2016 FISH Capacity	Actual 2014 - 2015 COFTE	# Class Rooms	Actual Average 2015 - 2016 Class Size	Actual 2015 - 2016 Utilization	New Stu. Capacity
AGRITECH FARM	0	0	0.00	0	0	0.00%	0
Allapattah Flats K-8 School	1,932	1,738	942.77	89	11	54.00%	0
BAYSHORE ELEMENTARY	891	891	681.76	47	15	77.00%	0
CHESTER A MOORE ELEMENTARY SCHOOL	805	805	656.38	44	15	82.00%	0
DALE CASSENS EDUCATIONAL COMPLEX	500	500	250.76	26	10	50.00%	0
DAN MCCARTY SCHOOL	1,400	1,260	584.28	66	9	46.00%	0
FAIRLAWN ELEMENTARY	713	713	629.52	38	17	88.00%	0
FLORESTA ELEMENTARY	741	741	625.52	40	16	84.00%	0
FOREST GROVE MIDDLE	1,379	1,241	849.00	58	15	68.00%	0
FORT PIERCE CENTRAL HIGH SCHOOL	2,583	2,453	2,507.70	110	23	102.00%	0

FORT PIERCE CENTRAL SENIOR HIGH	50	0	0.00	2	0	0.00%	0
FORT PIERCE MAGNET SCHOOL OF THE ARTS	497	447	426.31	24	18	95.00%	0
FORT PIERCE WESTWOOD SENIOR HIGH	1,880	1,786	1,109.08	80	14	62.00%	0
FRANCES K SWEET ELEMENTARY	777	777	613.16	40	15	79.00%	0
GARDEN CITY EARLY LEARNING ACADEMY	727	0	0.00	41	0	0.00%	0
LAKEWOOD PARK ELEMENTARY	961	961	659.73	50	13	69.00%	0
LAWNWOOD ELEMENTARY	825	825	715.66	46	16	87.00%	0
LINCOLN PARK ACADEMY	2,262	2,035	1,733.92	92	19	85.00%	0
MANATEE ACADEMY K 8	2,055	1,849	1,536.47	94	16	83.00%	0
MARIPOSA ELEMENTARY	1,002	1,002	724.20	54	13	72.00%	0
MORNINGSIDE ELEMENTARY	752	752	595.57	40	15	79.00%	0
NORTHPORT K-8 SCHOOL	1,835	1,651	1,195.35	83	14	72.00%	0
OAK HAMMOCK K-8 SCHOOL	1,875	1,687	1,511.73	87	17	90.00%	0
PARKWAY ELEMENTARY	775	775	534.68	41	13	69.00%	0

PERFORMANCE BASED PREPARATORY ACADEMY	305	228	121.60	13	9	53.00%	0
PORT SAINT LUCIE ELEMENTARY	328	0	0.00	16	0	0.00%	0
PORT SAINT LUCIE SENIOR HIGH	2,372	2,253	1,466.28	98	15	65.00%	0
RIVERS EDGE ELEMENTARY	890	890	676.36	48	14	76.00%	0
SAINT LUCIE ELEMENTARY	818	818	713.40	44	16	87.00%	0
SAINT LUCIE WEST CENTENNIAL SENIOR HIGH	2,838	2,696	2,325.30	112	21	86.00%	0
SAINT LUCIE WEST K- 8 SCHOOL	2,040	1,836	1,418.93	91	16	77.00%	0
SAMUEL S. GAINES ACADEMY	1,833	1,649	1,192.67	86	14	72.00%	0
SAVANNA RIDGE ELEMENTARY	739	739	511.98	39	13	69.00%	0
SOUTHERN OAKS MIDDLE	1,283	1,154	902.16	53	17	78.00%	0
SOUTHPORT MIDDLE	1,328	1,195	797.46	56	14	67.00%	0
SUNRISE ALTERNATIVE	448	0	0.00	23	0	0.00%	0
TREASURE COAST HIGH SCHOOL	2,511	2,385	2,405.84	105	23	101.00%	300
VILLAGE GREEN ENVIRONMENTAL STUDIES	545	545	506.24	30	17	93.00%	0
WEATHERBEE ELEMENTARY	739	739	634.54	39	16	86.00%	0
WEST GATE K-8 SCHOOL	1,881	1,692	1,219.52	88	14	72.00%	0

WHITE CITY ELEMENTARY	641	641	536.01	34	16	84.00%	0
WINDMILL POINT ELEMENTARY	1,272	1,272	789.11	65	12	62.00%	0
	50,028	45,621	35,300.95	2,332	15	77.38%	300

The COFTE Projected Total (33,936) for 2019 - 2020 must match the Official Forecasted COFTE Total (33,486) for 2019 - 2020 before this section Total does not match the Balanced Projected COFTE Total should be filled out.

Projected COFTE for 2019 -	
Elementary	9,940
Middle	13,243
High (9-12)	10,304
Total	33,486

New Rooms to be Added/Removed	Projected 2019 - 2020 COFTE	Projected 2019 - 2020 Utilization	Projected 2019 - 2020 Class Size
0	0	0.00%	0
0	1,221	70.00%	14
0	722	81.00%	15
0	622	77.00%	14
0	159	32.00%	6
0	805	64.00%	12
0	608	85.00%	16
0	497	67.00%	12
0	755	61.00%	13
0	2,400	98.00%	22

0	0	0	0.00%	0
0	263	11	59.00%	11
0	885	11	50.00%	11
0	577	14	74.00%	14
0	0	0	0.00%	0
0	695	14	72.00%	14
0	571	12	69.00%	12
0	1,892	21	93.00%	21
0	1,527	16	83.00%	16
0	711	13	71.00%	13
0	504	13	67.00%	13
0	983	12	60.00%	12
0	1,539	18	91.00%	18
0	474	12	61.00%	12

0	136	60.00%	10
0	0	0.00%	0
0	1,729	77.00%	18
0	624	70.00%	13
0	672	82.00%	15
0	2,064	77.00%	18
0	1,559	85.00%	17
0	1,205	73.00%	14
0	492	67.00%	13
0	946	82.00%	18
0	998	84.00%	18
0	0	0.00%	0
12	2,118	79.00%	18
0	545	100.00%	18
0	0	0.00%	0
0	1,487	88.00%	17

0	0	0.00%	0
0	951	75.00%	15
12	33,936	73.90%	14

on can be completed. In the event that the COFTE Projected

Grade Level Type	Balanced Projected COFTE for
Elementary (PK	-200
Middle (4-8)	-200
High (9-12)	-49
	33,487

Five Year Work Plan- Other Project Schedules

2015 - 2016 ST LUCIE COUNTY SCHOOL DISTRICT

2/11/2016

Other - major renovations, remodel and additions (Section 2B).
 A schedule of other capital outlay projects. Other - major renovations, remodel and additions (Section 2B).
 A schedule of other capital outlay projects.

Project Description	Location	2015 - 2016 Actual Budget	2016 - 2017 Projected	2017 - 2018 Projected	2018 - 2019 Projected	2019 - 2020 Projected	Total	Funded
air handler (Gym, office, tech bld)	SOUTHPORT MIDDLE	\$0	\$0	\$3,700,000	\$0	\$0	\$3,700,000	No
Air Handler replacement	FOREST GROVE MIDDLE	\$0	\$3,700,000	\$0	\$0	\$0	\$3,700,000	No
New Ancillary Facility	Location not specified	\$0	\$5,000,000	\$0	\$0	\$0	\$5,000,000	No
Replace Roof	SOUTHERN OAKS MIDDLE	\$0	\$2,213,977	\$0	\$0	\$0	\$2,213,977	No
Buildings 1 & 2 Replace roof	LAWNWOOD ELEMENTARY	\$0	\$145,000	\$0	\$0	\$0	\$145,000	No
Replace roof blds 1, 2, 5, 6, 7, 8, 9, 10	GARDEN CITY EARLY LEARNING ACADEMY	\$0	\$937,000	\$0	\$0	\$0	\$937,000	No
Replace Roof	PERFORMANCE BASED PREPARATORY ACADEMY	\$0	\$0	\$326,000	\$0	\$0	\$326,000	No

Replace Roof	SOUTH TRANSPORTATION & MAINTENANCE COMPLEX	\$0	\$0	\$0	\$2,117,000	\$0	\$2,117,000	No
Replace Roof	DALE CASSENS EDUCATIONAL COMPLEX	\$0	\$900,000	\$0	\$0	\$0	\$900,000	No
Weatherproofing	LINCOLN PARK ACADEMY	\$0	\$1	\$0	\$0	\$0	\$1	No
Painting Admin, Oak Hammock, Savanna Ridge	Location not specified	\$209,500	\$0	\$0	\$0	\$0	\$209,500	No
Painting Delaware,, FGMS, Greentech, CAME, LWE, Manatee K-	Location not specified	\$497,933	\$0	\$0	\$0	\$0	\$497,933	No
Painting Delaware, FGMS, SLWCHS, SLWK-8, WBE	Location not specified	\$506,000	\$0	\$0	\$0	\$0	\$506,000	No
Replace Roof	NORTHPORT K-8 SCHOOL	\$0	\$0	\$0	\$2,917,000	\$2,917,000	\$2,917,000	No
New Chiller and TES	DISTRICT ADMINISTRATIVE COMPLEX	\$1,600,000	\$0	\$0	\$0	\$0	\$1,600,000	Yes
HVAC controls and Energy upgrades	Allapattah Flats K-8 School	\$370,000	\$0	\$0	\$0	\$0	\$370,000	Yes
		\$3,183,433	\$12,895,978	\$4,026,000	\$2,117,000	\$2,917,000	\$25,139,411	

Five Year Work Plan- Additional Project Schedules

2015 - 2016 ST LUCIE COUNTY SCHOOL DISTRICT

2/11/2016

Additional projects (not identified in the last approved Educational Facilities Survey).

Project Description	Location	Number of Classrooms	2015 - 2016 Actual Budget	2016 - 2017 Projected	2017 - 2018 Projected	2018 - 2019 Projected	2019 - 2020 Projected	Total	Funded
Project description not specified	Location not specified		\$0	\$0	\$0	\$0	\$0	\$0	No
			\$0	\$0	\$0	\$0	\$0	\$0	

Schedule indicating which projects, due to planned development, that CANNOT be funded from current revenues projected over the next five years (Section 18C).

No projects meet this criteria.

Five Year Work Plan- Charter Schools Tracking

2015 - 2016 ST LUCIE COUNTY SCHOOL DISTRICT

2/11/2016

Location-Type	# Relocatable units or permanent classrooms	Owner	Year Started or Scheduled	Student Stations	Students Enrolled	Years in Contract	Total Charter Students projected for 2019 - 2020
Imagine Nau Charter	36	LEASE RENT	2008	743	687	10	743
Renaissance Charter School of St. Lucie	70	LEASE RENT	2009	1,290	1,220	10	1,290
Renaissance Tradition	75	LEASE RENT	2013	1,504	775	5	1,504
College Preparatory Academy	12	LEASE RENT	2012	300	225	5	300
	193			3,837	2,907		3,837

Five Year Work Plan- Relocatable Replacement

2015 - 2016 ST LUCIE COUNTY SCHOOL DISTRICT

2/11/2016

Location	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	Year 5 Total
AGRITECH FARM	0	0	0	0	0	0
Allapattah Flats K-8 School	0	0	0	0	0	0
BAYSHORE ELEMENTARY	0	0	0	0	0	0
CHESTER A MOORE ELEMENTARY SCHOOL	0	0	0	0	0	0
DALE CASSENS EDUCATIONAL COMPLEX	0	0	0	0	0	0
DAN MCCARTY SCHOOL	0	0	0	0	0	0
FAIRLAWN ELEMENTARY	0	0	0	0	0	0
FLORESTA ELEMENTARY	0	0	0	0	0	0
FOREST GROVE MIDDLE	0	0	0	0	0	0
FORT PIERCE CENTRAL HIGH SCHOOL	0	0	0	0	0	0
FORT PIERCE CENTRAL SENIOR HIGH	0	0	0	0	0	0
FORT PIERCE MAGNET SCHOOL OF THE ARTS	0	0	0	0	0	0
FORT PIERCE WESTWOOD SENIOR HIGH	0	0	0	0	0	0
FRANCES K SWEET ELEMENTARY	0	0	0	0	0	0
GARDEN CITY EARLY LEARNING ACADEMY	0	0	0	0	0	0
LAKESWOOD PARK ELEMENTARY	0	0	0	0	0	0
LAWNWOOD ELEMENTARY	0	0	0	0	0	0
LINCOLN PARK ACADEMY	0	0	0	0	0	0
MANATEE ACADEMY K-8	0	0	0	0	0	0
MARIPOSA ELEMENTARY	0	0	0	0	0	0

Five Year Work Plan- Special Purpose Classrooms Tracking
 2015 - 2016 ST LUCIE COUNTY SCHOOL DISTRICT

2/11/2016

List the number of classrooms and type at each school you do not intend to use or do not project will be needed for educational purposes (Section 3B).

School	School Type	# of Elementary K-	# of Middle 4-8 Classrooms	# of High 9-12 Classrooms	# of ESE Classrooms	# of Combo Classrooms	Total Co-Teaching
AGRITECH FARM	Educational	0	0	0	0	0	0
Allapattah Flats K-8 School	Educational	0	0	0	0	0	0
BAYSHORE ELEMENTARY	Educational	3	3	3	3	3	15
CHESTER A MOORE ELEMENTARY SCHOOL	Educational	0	0	0	0	0	0
DALE CASSENS EDUCATIONAL COMPLEX	Educational	0	0	0	0	0	0
DAN MCCARTY SCHOOL	Educational	0	0	0	0	0	0
FAIRLAWN ELEMENTARY	Educational	0	0	0	0	0	0
FLORESTA ELEMENTARY	Educational	0	0	0	0	0	0
FOREST GROVE MIDDLE	Educational	0	0	0	0	0	0
FORT PIERCE CENTRAL HIGH SCHOOL	Educational	0	0	0	0	0	0

WHITE CITY ELEMENTARY	Educational	0	0	0	0	0	0	0
WINDMILL POINT ELEMENTARY	Educational	3	3	3	3	3	3	15
		10	10	10	10	10	10	50

List the number of co-teaching classrooms and type at each school you intend to use for educational purposes in 2007-08. Not open plan or team teaching classrooms (Section 201)

School	School Type	# of Elementary K-	# of Middle 4-8 Classrooms	# of High 9-12 Classrooms	# of ESE Classrooms	# of Combo Classrooms	Total Classrooms
AGRITECH FARM	Co-Teaching	0	0	0	0	0	0
Allapattah Flats K-8 School	Co-Teaching	0	0	0	0	0	0
BAYSHORE ELEMENTARY	Co-Teaching	3	0	0	0	0	3
CHESTER A MOORE ELEMENTARY SCHOOL	Co-Teaching	0	0	0	0	0	0
DALE CASSENS EDUCATIONAL COMPLEX	Co-Teaching	0	0	0	0	0	0
DAN MCCARTY SCHOOL	Co-Teaching	0	0	0	0	0	0
FAIRLAWN ELEMENTARY	Co-Teaching	0	0	0	0	0	0
FLORESTA ELEMENTARY	Co-Teaching	0	0	0	0	0	0
FOREST GROVE MIDDLE	Co-Teaching	0	0	0	0	0	0
FORT PIERCE CENTRAL HIGH SCHOOL	Co-Teaching	0	0	0	0	0	0

PERFORMANCE BASED PREPARATORY ACADEMY	Co-Teaching	0	0	0	0	0	0	0	0	0
PORT SAINT LUCIE ELEMENTARY	Co-Teaching	0	0	0	0	0	0	0	0	0
PORT SAINT LUCIE SENIOR HIGH	Co-Teaching	0	0	0	0	0	0	0	0	0
RIVERS EDGE ELEMENTARY	Co-Teaching	0	0	0	0	0	0	0	0	0
SAINT LUCIE ELEMENTARY	Co-Teaching	0	0	0	0	0	0	0	0	0
SAINT LUCIE WEST CENTENNIAL SENIOR HIGH	Co-Teaching	0	0	0	0	0	0	0	0	0
SAINT LUCIE WEST K-8 SCHOOL	Co-Teaching	0	0	0	0	0	0	0	0	0
SAMUEL S. GAINES ACADEMY	Co-Teaching	0	0	0	0	0	0	0	0	0
SAVANNA RIDGE ELEMENTARY	Co-Teaching	0	0	0	0	0	0	0	0	0
SOUTHERN OAKS MIDDLE	Co-Teaching	0	0	0	0	0	0	0	0	0
SOUTHPORT MIDDLE	Co-Teaching	0	0	0	0	0	0	0	0	0
SUNRISE ALTERNATIVE	Co-Teaching	0	0	0	0	0	0	0	0	0
TREASURE COAST HIGH SCHOOL	Co-Teaching	0	0	0	0	0	0	0	0	0
VILLAGE GREEN ENVIRONMENTAL STUDIES	Co-Teaching	0	0	0	0	0	0	0	0	0
WEATHERBEE ELEMENTARY	Co-Teaching	0	0	0	0	0	0	0	0	0
WEST GATE K-8 SCHOOL	Co-Teaching	3	1	0	0	0	0	0	0	4

WHITE CITY ELEMENTARY	Co-Teaching	0	0	0	0	0	0	0	0
WINDMILL POINT ELEMENTARY	Co-Teaching	0	0	0	0	0	0	0	0
		10	2	0	0	0	0	0	12

Five Year Work Plan- Relocatable Student Stations

2015 - 2016 ST LUCIE COUNTY SCHOOL DISTRICT

2/11/2016

Site	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	5 Year Average
AGRITECH FARM	0	0	0	0	0	0
Allapattah Flats K-8 School	0	0	0	0	0	0
BAYSHORE ELEMENTARY	0	0	0	0	0	0
CHESTER A MOORE ELEMENTARY SCHOOL	0	0	0	0	0	0
DALE CASSENS EDUCATIONAL COMPLEX	97	119	119	119	119	115
DAN MCCARTY SCHOOL	0	0	0	0	0	0
FAIRLAWN ELEMENTARY	0	0	0	0	0	0
FLORESTA ELEMENTARY	166	166	166	166	166	166
FOREST GROVE MIDDLE	308	308	308	308	308	308
FORT PIERCE CENTRAL HIGH SCHOOL	0	0	0	0	0	0
FORT PIERCE CENTRAL SENIOR HIGH	50	50	50	50	50	50
FORT PIERCE MAGNET SCHOOL OF THE ARTS	0	0	0	0	0	0
FORT PIERCE WESTWOOD SENIOR HIGH	92	92	92	92	92	92
FRANCES K SWEET ELEMENTARY	0	0	0	0	0	0
GARDEN CITY EARLY LEARNING ACADEMY	0	0	0	0	0	0
LAKWOOD PARK ELEMENTARY	18	18	18	18	18	18
LAWNWOOD ELEMENTARY	18	18	18	18	18	18
LINCOLN PARK ACADEMY	0	0	0	0	0	0
MANATEE ACADEMY K-8	0	0	0	0	0	0
MARIPOSA ELEMENTARY	0	0	0	0	0	0

MORNINGSIDE ELEMENTARY	191	191	191	191	191	191	191
NORTHPORT K-8 SCHOOL	22	22	22	22	22	22	22
OAK HAMMOCK K-8 SCHOOL	0	0	0	0	0	0	0
PARKWAY ELEMENTARY	22	22	22	22	22	22	22
PERFORMANCE BASED PREPARATORY ACADEMY	89	0	0	0	0	0	18
PORT SAINT LUCIE ELEMENTARY	108	108	108	108	108	108	108
PORT SAINT LUCIE SENIOR HIGH	0	0	0	0	0	0	0
RIVERS EDGE ELEMENTARY	162	162	162	162	162	162	162
SAINT LUCIE ELEMENTARY	62	62	62	62	62	62	62
SAINT LUCIE WEST CENTENNIAL SENIOR HIGH	19	19	19	19	19	19	19
SAINT LUCIE WEST K-8 SCHOOL	0	0	0	0	0	0	0
SAMUEL S. GAINES ACADEMY	0	0	0	0	0	0	0
SAVANNA RIDGE ELEMENTARY	0	0	0	0	0	0	0
SOUTHERN OAKS MIDDLE	135	135	135	135	135	135	135
SOUTHPORT MIDDLE	220	220	220	220	220	220	220
SUNRISE ALTERNATIVE	0	0	0	0	0	0	0
TREASURE COAST HIGH SCHOOL	0	0	0	0	0	0	0
VILLAGE GREEN ENVIRONMENTAL STUDIES	22	22	22	22	22	22	22
WEATHERBEE ELEMENTARY	0	0	0	0	0	0	0
WEST GATE K-8 SCHOOL	0	0	0	0	0	0	0
WHITE CITY ELEMENTARY	184	184	184	184	184	184	184
WINDMILL POINT ELEMENTARY	0	0	0	0	0	0	0

Totals for ST LUCIE COUNTY SCHOOL DISTRICT							
Total students in relocatables by year.	1,985	1,918	1,918	1,918	1,918	1,918	1,931

Total number of COFTE students projected by year.	34,909	34,550	34,134	33,759	33,486	34,168
Percent in relocatables by year.	6.%	6.%	6.%	6.%	6.%	6.%

CITY OF PORT ST. LUCIE GENERAL & ENTERPRISE LONG TERM DEBT

Governmental Activities Debt:

\$5,860,000 Certificate of Participation, Florida Master Lease Project, Series 2004 (Public Buildings Project) – obligations of the Port St. Lucie Governmental Finance Corporation which are payable from the limited and special obligation of the City to make rent payments on the multiple public buildings subject to annual appropriation, due in annual principal installments ranging from \$90,000 to \$395,000 plus interest semiannually at a rate ranging from 4.125% to 4.25% through September 2023. Due to the early call of certain bonds, no principal payment is due until September 2020. Proceeds used to finance the construction of a police building, animal shelter, and administration complex.

\$45,600,000 Refunding Certificates of Participation, Series 2008 – obligations of the Port St. Lucie Governmental Finance Corporation which are payable from the limited and special obligation of the City to make rent payments on the multiple public buildings subject to annual appropriation, due in annual principal installments ranging from \$1,845,000 to \$3,865,000 plus interest semiannually at a rate ranging from 4.0% to 6.25% through September 2027. Proceeds were used to refund the \$44,560,000 Certificates of Participation, Series 2007, which were issued for construction and improvements related to the medical research facility area of the City.

\$11,870,000 Redevelopment Trust Fund Revenue Bonds, Series 2004 – payable from and collateralized by a lien upon and pledge of the net tax increment revenues generated in the Community Redevelopment Area, due in annual principal installments ranging from \$605,000 to \$915,000 plus interest semiannually at a rate ranging from 3.5% to 5.0% through January 2023. Proceeds used to finance infrastructure improvements in the CRA.

\$46,450,000 Redevelopment Trust Fund Revenue Bonds, Series 2006 – payable from and collateralized by a lien upon and pledge of the net tax increment revenues generated in the Community Redevelopment Area, due in annual principal installments ranging from \$1,300,000 to \$6,285,000 plus interest semiannually at a rate ranging from 3.904% to 5.0% through January 2026. To finance property acquisition and construction related to the Civic Center located within the Community Redevelopment Area.

\$49,285,000 General Obligation Bonds, Series 2005 – due in annual principal installments ranging from \$745,000 to \$3,140,000 plus interest ranging from 4.0% to 5.0% through July 2035. Proceeds used to finance a portion of the construction of the Cross Town Parkway.

\$44,545,000 General Obligation Bonds, Series 2006 – due in annual principal installments ranging from \$735,000 to \$3,155,000 plus interest semiannually at a rate ranging from 4.25% to 5.0% through July 2035. To finance additional phase of Cross Town Parkway.

\$5,015,000 Sales Tax Refunding Bonds, Series 2008 – payable from and collateralized by a lien upon and a pledge of the state shared sales tax revenues, due in annual principal installments

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ranging from \$730,000 to \$955,000 plus interest ranging from 3.5% to 4.0% through September 2017. Proceeds were used to refund the balance of the outstanding 1998 Sales Tax Refunding and Improvement Revenue Bonds.

\$13,915,000 Sales Tax Refunding Revenue Bonds, Series 2011 – payable from and collateralized by a lien upon and a pledge of the state shared Sales Tax Revenues, due in annual principal installments ranging from \$640,000 to \$2,070,000 plus interest ranging from 2.0% to 5.0% through September 2023. Proceeds used to refund a majority portion of the \$20,000,000 Sales Tax Improvement Revenue Bonds, Series 2003, which proceeds were used for roadway improvements.

\$74,740,000 General Obligation Bonds and Refunding Bonds, Series 2014 – due in annual principal installments ranging from \$505,000 to \$5,155,000 plus semiannual interest at a rate ranging from 1.5% to 5.0%. Proceeds used to provide \$36,000,000 of project funds for the Crosstown Parkway project and to advance refund \$29,505,000 of the General Obligation Bonds, Series 2005, and \$12,510,000 of the General Obligation Bonds, Series 2006.

\$33,300,000 Public Service Tax Revenue Bonds, Series 2014A & 2014B - payable from and collateralized by a lien upon and a pledge of the public service tax revenues, due in annual principal installments ranging from \$760,000 to \$2,170,000 plus interest semiannually at a rate ranging from 2.611% to 5.0%. Proceeds used to refund the \$39,900,000 Lease Revenue bonds, Series 2010A & 2010B.

Special Assessment Debt with Government Commitment:

\$7,880,000 Special Assessment District Bonds, Series 2002B – Tax Exempt; Series 2002B – Taxable (River Point Special Assessment District) – payable from assessments levied on subject properties within the assessment area, due in annual principal installments ranging from \$355,000 to \$595,000 plus interest ranging from 4.4% to 4.75% through January 2023. Due to the early call of certain bonds, no principal payments are due until January 2020. The City has a secondary obligation to budget sufficient Non-Ad Valorem Revenues to cover the annual debt service requirements if the amounts within the fund are not available to meet the coming debt service payment. Proceeds used for infrastructure improvements.

\$9,500,000 Special Assessment Bonds, Series 2003C (Glassman Special Assessment District) – payable from assessments levied on subject properties within the assessment area, due in annual principal installments ranging from \$480,000 to \$835,000 plus interest at a rate of 6.75% through July 2023. Due to the early call of certain bonds, no principal payments are due until July 2019. The City has a secondary obligation to budget sufficient Non-Ad Valorem Revenues to cover the annual debt service requirements if the amounts within the fund are not available to meet the coming debt service payment. Proceeds used for infrastructure improvements.

\$10,350,000 Special Assessment Bonds, Series 2003D (East Lake Village Special Assessment District) – payable from assessments levied on subject properties within the assessment area, due in annual principal installments ranging from \$200,000 to \$775,000 plus interest ranging from 4.25% to 4.625% through July 2023. Due to the early call of certain bonds, no principal payments are due until July 2016. The City has a secondary obligation to budget sufficient Non-Ad Valorem Revenues to cover the annual debt service requirements if the amounts within the fund are not available to meet the coming debt service payment.

\$18,725,000 Special Assessment District Bonds, Series 2005A – (St. Lucie Land Holdings Special

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Assessment District) – payable from assessments levied on subject properties within the assessment area, due in annual principal installments ranging from \$700,000 to \$1,365,000 plus interest ranging from 3.75% to 4.625% through July 2027. Due to the early call of certain bonds, no principal payments are due until July 2017. Proceeds used to finance a portion of the cost of acquisition and improvements of roadway and drainage system additions, improvements and extensions and the potable water distribution and wastewater collection system within the SAD. The City has a secondary obligation to budget sufficient Non-Ad Valorem Revenues to cover the annual debt service requirements if the amounts within the fund are not available to meet the coming debt service payment.

\$4,765,000 Special Assessment District Bonds, Series 2005B – (Utility Service Area 9 – Water and Wastewater Expansion Project) – payable from assessments levied on subject properties within the service area, due in annual principal installments beginning in 2018, ranging from \$105,000 to \$345,000 plus interest ranging from 4.125% to 4.5% through July 2025. Due to the early call of certain bonds, no principal payments are due until July 2020. Proceeds used for water and wastewater system expansion within the SAD. The City has a secondary obligation to budget sufficient net income of the Utility System to cover the annual debt service requirements if the amounts within the fund are not available to meet the coming debt service payment.

\$6,635,000 Combined Special Assessment District Bonds, Series 2007A – (Peacock and Lowry Special Assessment District) – payable from assessments levied on subject properties within the assessment area, due in annual principal installments ranging from \$175,000 to \$525,000 plus interest semiannually at a rate of 5.35% through July 2027. Due to the early call of certain bonds, no principal payments are due until July 2023. Proceeds used for the construction of roadway and drainage system additions, improvements and extensions and the potable water distribution and wastewater collection system within the SAD.

\$155,840,000 Combined Special Assessment District Bonds, Series 2007B – (Southwest Annexation Special Assessment District) – payable from and secured by a lien upon Southwest pledged revenues, due in annual principal installments ranging from \$2,420,000 to \$9,735,000 plus interest semiannually ranging from 4.0% to 5.0% through July 2040. Due to the early call of certain bonds, no principal payments are due until July 2017. Proceeds used for the construction of roadway and drainage system additions, improvements and extensions and the potable water distribution and wastewater collection system within the SAD. The City has a secondary obligation to budget sufficient Non-Ad Valorem Revenues to cover the annual debt service requirements if the amounts within the fund are not available to meet the coming debt service payment.

\$31,360,000 Special Assessment Refunding Bonds, Series 2008A – (City Center Special Assessment District) – payable from and secured by a lien upon and pledge of the City's covenant to budget and appropriate non-ad valorem revenues sufficient to meet current debt service, due in annual principal installments ranging from \$660,000 to \$2,400,000 plus interest semiannually ranging from 4.0% to 6.5% through July 2035. Proceeds used to refund the \$25,185,000 Special Assessment District Bonds, Series 2006A, which had been issued for the construction of roadway and drainage system additions, improvements and extensions and the potable water distribution and wastewater collection system within the City Center SAD. The City has a secondary obligation to budget sufficient Non-Ad Valorem Revenues to cover the annual debt service requirements if the amounts within the fund are not available to meet the coming debt service payment.

\$20,665,000 Water and Sewer Special Assessment Refunding Bonds, Series 2011B (Utilities Service

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Area 5, 6 & 7A) – payable from assessments levied on subject properties within the service area, due in annual principal installments ranging from \$1,230,000 to \$2,330,000 plus interest ranging from 1.5% to 3.25% through September 2021. Due to the early call of certain bonds, no principal payments are due until September 2016. The City has a secondary obligation to budget sufficient net revenues of the Utility System to cover the annual debt service requirements if the amounts within the fund are not available to meet the coming payment. Proceeds were used to refund the balance of the outstanding \$54,390,000 Special Assessment Bonds, Series 2001D (Utilities Services Area 5, 6 & 7A).

\$15,130,000 Special Assessment Refunding Bonds, Series 2012A – Tax Exempt (Tesoro Special Assessment District) – payable from assessments levied on subject properties within the assessment area, due in annual principal installments ranging from \$2,080,000 to \$2,260,000 plus interest of 2.250% through January 2019. The City has a secondary obligation to budget sufficient Non-Ad Valorem Revenues to cover the annual debt service requirements if the amounts within the fund are not available to meet the coming debt service payment. Proceeds were used to refund the balance of the outstanding \$31,245,000 Special Assessment Bonds, Series 2003B (Tesoro Special Assessment District).

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Long-term debt service requirements for each of the years subsequent to September 30, 2015 are:

<u>September 30,</u>	<u>Total Principal</u>	<u>Total Interest</u>	<u>Total</u>
2016	\$ 10,665,000	\$ 21,253,540	\$ 31,918,540
2017	15,015,000	20,825,115	35,840,115
2018	17,075,000	20,242,022	37,317,022
2019	18,840,000	19,565,378	38,405,378
2020	21,670,000	18,761,728	40,431,728
2021	24,710,000	17,710,999	42,420,999
2022	23,635,000	16,516,517	40,151,517
2023	24,820,000	16,327,847	41,147,847
2024	22,285,000	14,048,560	36,333,560
2025	23,560,000	12,911,753	36,471,753
2026	24,390,000	11,722,819	36,112,819
2027	19,035,000	10,664,970	29,699,970
2028	14,155,000	9,685,700	23,840,700
2029	14,855,000	8,991,405	23,846,405
2030	15,620,000	8,245,468	23,865,468
2031	16,410,000	7,463,110	23,873,110
2032	17,230,000	6,652,115	23,882,115
2033	18,095,000	5,799,637	23,894,637
2034	19,025,000	4,889,412	23,914,412
2035	20,000,000	3,930,570	23,930,570
2036	9,540,000	2,918,098	12,458,098
2037	10,015,000	2,449,220	12,464,220
2038	10,520,000	1,956,887	12,476,887
2039	11,050,000	1,439,640	12,489,640
2040	11,600,000	896,219	12,496,219
2041	1,965,000	314,784	2,279,784
2042	2,065,000	215,016	2,280,016
2043	2,170,000	110,174	2,280,174
	<u>\$ 440,015,000</u>	<u>\$ 266,508,703</u>	<u>\$ 706,523,703</u>

Business-Type Activity Debt:

The Stormwater Utility Revenue Bonds are collateralized by a lien upon and a pledge of the stormwater revenues derived from the operation of the stormwater utility system, the franchise revenues derived from the electric franchise fees collected from Florida Power & Light Company, and income earned on bond related investment accounts.

\$36,000,000 Stormwater Utility Revenue Bonds, Taxable Series 2010 A & B – comprised of the Taxable Series 2010A (Build America Bonds – Direct Payment) for \$26,895,000 and the Taxable Series 2010B (Recovery Zone Economic Development Bonds) – due in annual principal and sinking fund installments of \$1,285,000 to \$3,630,000, plus interest of 7.376% on Series A subject to a 35% subsidy and 6.516% and 7.176% on Series B subject to a 45% subsidy. Principal payments begin May 2024.

\$11,325,000 Stormwater Utility Refunding Revenue Bonds, Series 2011 – due in annual principal installments of \$320,000 to \$1,325,000, plus interest ranging from 2% - 5% through May 2023. The proceeds of this issue were used to advance refund \$11,610,000 of the outstanding balance of the Series 2002 Stormwater Bonds, which were issued to provide funds for the payment of a lawsuit relating to the City's stormwater collection and drainage system.

The Utility System Revenue Bonds are payable solely from and secured by a lien upon and pledge of the net revenues derived from the operation of the water and sewer system and the Capital Facilities Charges (limited to the debt service component) of the Utility System.

\$52,654,418 Utility System Revenue Bonds, Series 2001 - due in annual principal installments of \$970,704 to \$1,248,458 plus interest semiannually ranging from 4.94% to 5.32% through September 2016; all remaining bonds are of the capital appreciation series.

\$51,645,000 Utility System Refunding Revenue Bonds, Series 2004A - due in annual principal installments of \$495,000 to \$12,155,000 plus interest semiannually ranging from 4.375% to 5.00% through September 2031. Principal payments begin September, 2017.

\$78,435,000 Utility System Revenue Bonds, Series 2006 – due in annual principal installments of \$1,685,000 to \$27,385,000 plus interest semiannually of ranging from 4.5% to 5.063% through September 2036.

\$35,197,230 Utility System Refunding Revenue Bonds, Series 2006A – due in annual principal installments of \$715,000 to \$5,186,344 plus interest semiannually of ranging from 4.0% to 5.0% through September 2033. Principal payments begin September 2017.

\$119,445,000 Utility System Refunding Revenue Bonds, Series 2007 – due in annual principal installments of \$670,000 to \$10,675,000 plus interest semiannually ranging from 4.0% to 5.25% through September 2027.

\$110,200,000 Utility System Refunding Revenue Bonds, Series 2009 – due in annual principal installments beginning in 2013, ranging from \$1,645,000 to \$16,570,000 plus interest semiannually ranging from 4.125% to 5.25% through September 2035.

Appendix C

\$21,375,000 Utility System Refunding Revenue Bonds, Series 2012 – due in annual principal installments beginning in 2016, ranging from \$770,000 to \$3,300,000 plus interest semiannually ranging from 3.75% to 5.00% through September 2029.

\$29,585,000 Utility System Refunding Revenue Bonds, Series 2014 – due in annual principal installments beginning in 2020, ranging from \$1,265,000 to \$5,155,000 plus interest semiannually of 5.00% through September 2023. The Series 2014 Bonds were issued in November 2014 to refund \$7,190,000 of Series 2003 Bonds, \$12,260,000 of Series 2004 Bonds and \$16,460,000 of Series 2006 Bonds. The refunding resulted in a future cash flow savings of \$2,995,934 and a net present value savings of \$1,952,327. The economic loss of \$1,417,520 will be amortized over 20 years.

Long-term debt service requirements for each of the years subsequent to September 30, 2015 are:

<u>September 30,</u>	<u>Total Principal</u>	<u>Total Interest</u>	<u>Total</u>
2016	\$ 11,830,704	\$ 23,555,389	\$ 35,386,093
2017	14,650,000	21,840,293	36,490,293
2018	15,345,000	21,126,212	36,471,212
2019	16,070,000	20,374,093	36,444,093
2020	16,685,000	19,566,299	36,251,299
2021	17,495,000	18,716,899	36,211,899
2022	18,345,000	17,854,124	36,199,124
2023	19,210,000	16,959,374	36,169,374
2024	20,090,000	16,011,918	36,101,918
2025	21,085,000	14,983,200	36,068,200
2026	22,120,000	13,902,918	36,022,918
2027	25,025,000	12,759,298	37,784,298
2028	24,550,000	11,447,632	35,997,632
2029	25,670,000	10,183,902	35,853,902
2030	26,870,000	8,902,919	35,772,919
2031	28,255,000	7,511,537	35,766,537
2032	18,551,344	17,725,866	36,277,210
2033	13,905,886	17,240,603	31,146,489
2034	23,150,000	4,802,734	27,952,734
2035	22,700,000	3,563,371	26,263,371
2036	30,315,000	2,351,506	32,666,506
2037	3,145,000	749,033	3,894,033
2038	3,380,000	517,058	3,897,058
2039	3,630,000	267,749	3,897,749
	<u>\$ 442,072,934</u>	<u>\$ 302,913,927</u>	<u>\$ 744,986,861</u>

Appendix C

Refunded Debt

Refunding provides for an irrevocable deposit with an escrow agent of sufficient funds to pay principal and interest, when due, on the refunded bonds to the earliest call date. These obligations are no longer considered a liability of the City. The City has the following refunded debt issues.

Issue	Series	Date Refunded	Outstanding as of	
			Refund Date	9/30/2015
City Center Special Assessment District Bonds	2006A	12/3/2008	\$ 24,330,000	\$ 17,405,000
General Obligation Bonds	2006	4/3/2014	\$ 12,510,000	\$ 12,510,000
Utility System Revenue Bonds	2006	11/13/2014	\$ 16,460,000	\$ 14,540,000

In November 2014, the City issued the Utility System Refunding Revenue Bonds, Series 2014 to (i) refund on a current basis the Series 2003 Term Bonds maturing on September 1, 2031, in the amount of \$7,190,000 and (ii) refund on a current basis the Series 2004 Bonds maturing on September 1, 2015 and the Term Bonds maturing on September 1, 2029 and September 1, 2034, in the amount of \$12,260,000 and (iii) refund on an advance basis the Series 2006 Bonds maturing on September 1, 2015, September 1, 2016: September 1, 2020 through and including September 1, 2023, and the Term Bonds maturing on September 1, 2026 in the total amount of \$16,460,000. The transaction resulted in an accounting loss of \$1,417,520. The refunding resulted in a future cash flow savings of \$2,995,934 and a net present value savings of \$1,952,327. The City advance refunded the issue to reduce its annual debt service requirements.

ORDINANCE 16-_____

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, UPDATING THE CAPITAL IMPROVEMENTS ELEMENT FO THE COMPREHENSIVE PLAN OF THE CITYOF PORT ST. LUCIE; PROVIDING THE INVALIDITY OF ANY PORTION SHALL NOT AFFECT THE REMAINING PORTIONS OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Lucie, Florida, has adopted a comprehensive plan known as the City of Port St. Lucie Comprehensive Plan adopted by Ordinance 97-50 and Ordinance 12-19, as subsequently amended; and

WHEREAS, Section 163.3177 (3) (b), Florida Statues, requires the City of Port St. Lucie to perform an annual review and modification, as necessary, of the Capital Improvements Element of the Comprehensive Plan; and

WHEREAS, pursuant to Section 163.3177 (3) (b), Florida Statues, modification to update the Five Year Schedule of the Capital Improvements may be accomplished by ordinance and may not be deemed to be amendments to the local comprehensive plan; and

WHEREAS, on April 11, 2016, the Port St. Lucie City Council held a public hearing with due notice having been provided on this update to the Capital Improvement Element; and

WHEREAS, the Port St. Lucie City Council desires to hereby formally adopt this update to the Capital Improvement Element of the Comprehensive Plan.

ORDINANCE 16-_____

NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1. In accordance with the requirements of Section 163.177 (3) (b), Florida Statutes, the Port St. Lucie City Council hereby adopts an updated Five Year Schedule of Capital Improvements and related tables as set forth in the Capital Improvement Element of the Comprehensive Plan, a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference.

Section 2. The provisions of the Ordinance are severable and, if any section, sentence, clause or phrase is for one reason held to be unconstitutional, invalid or ineffective, this holding shall not affect the validity of the remaining portions of this Ordinance, it being expressly declared to be the City Council's intent that it would have passed the valid portions of this Ordinance without inclusion of any invalid portion or portions.

Section 3. This ordinance shall be effective immediately upon adoption.

ORDINANCE 16-_____

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida,
this _____ day of _____, 2016.

CITY COUNCIL

CITY OF PORT ST. LUCIE, FLORIDA

BY: _____
Gregory J. Oravec, Mayor

ATTEST:

Karen A. Phillips, City Clerk

APPROVED AS TO FORM:

, City Attorney



City of Port St. Lucie

Planning and Zoning Department Memorandum

TO: PLANNING AND ZONING BOARD – MEETING OF MARCH 1, 2016

FROM: THRESIAMMA KURUVILLA, PLANNER *TK*

RE: ST. LUCIE WEST SERVICES DISTRICT
REZONING APPLICATION
(P16-015)

DATE: FEBRUARY 19, 2016

PROPOSED REQUEST: The proposed request seeks to rezone property from GU (General Use) to CG (General Commercial).

APPLICANT: Bradley J. Currie of Engineering Design & Construction, Inc.

OWNER: St. Lucie West Services District. Proof of ownership is attached to staff report.

LOCATION: The property is located on the north side of St. Lucie West Boulevard in between California Boulevard and Country Club Drive.

LEGAL DESCRIPTION: The property is legally described as St. Lucie West Plat No.168, OST (Open Space Tract) 1A, 1B and 2A.

SIZE: 1.47 acres

EXISTING ZONING: GU (General Use)

FUTURE LAND USE: CG/I (General Commercial/Institutional)

REQUESTED ZONING: CG (General Commercial)

EXISTING USE: Vacant land

SURROUNDING USES: North = GU (General Use), water management tract; South = St. Lucie West Boulevard and beyond is OSR (Open Space Recreation), water management tract and country club; East = CG (General Commercial) zoning, Bank of America; West = CG (General Commercial) zoning, Arby's restaurant.

IMPACTS AND FINDINGS:

Land Use Consistency: The requested rezoning is consistent with the direction and policies of the Comprehensive Plan. The request is consistent with Policy 1.1.4.13 which specifies that the CG Zoning District is compatible with the CG Future Land Use classification.

Sewer/Water Service: St. Lucie West Services District is the provider of water and sewer.

Environmental: The property is dedicated on St. Lucie West Plat No. 168 as upland preservation area (Exhibit A). The property was dedicated pursuant to Condition No. 12 of the St. Lucie West DRI Development Order. In order to develop the property, mitigation will need to be provided for the entire 1.47 acres per the City's requirements. At the time of site plan review a gopher tortoise survey will be required.

Other: The property will need to be replatted to remove the upland preservation area dedications prior to development.

STAFF RECOMMENDATION:

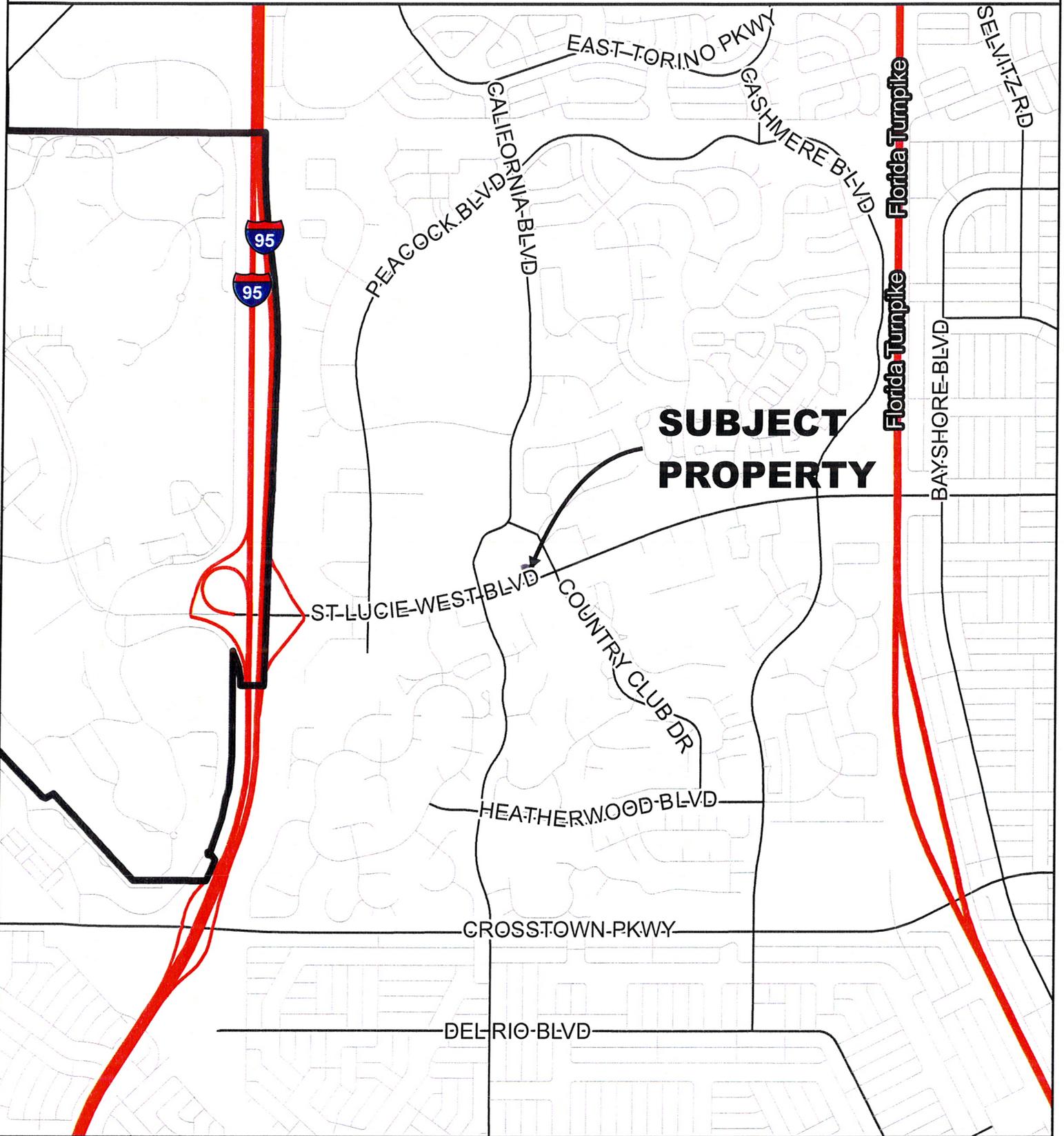
The Planning and Zoning Department staff finds the petition to be consistent with the intent and direction of the City's Comprehensive Plan including the CG Future Land Use designation and recommends approval based on the analysis and findings as noted in the staff report.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.

GENERAL LOCATION

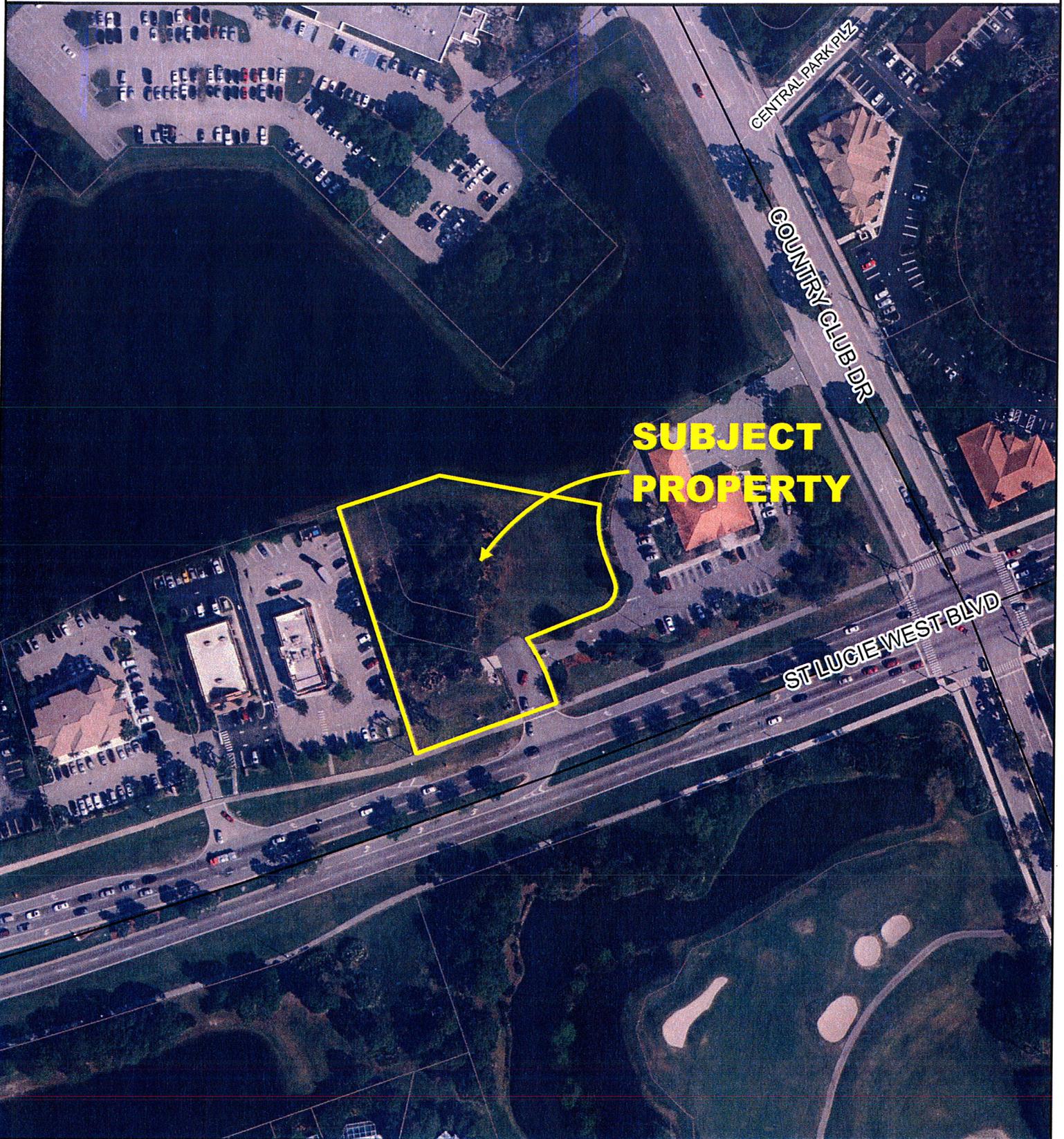


CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

REZONE
ST. LUCIE WEST SERVICES DISTRICT
SLW PLAT NO. 168, OST 1A, 2A, 1B

DATE:	2/2/2016
APPLICATION NUMBER:	P16-015
USER:	patricias
SCALE:	1 in = 0.5 miles

AERIAL



**SUBJECT
PROPERTY**



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

REZONE

ST. LUCIE WEST SERVICES DISTRICT

SLW PLAT NO. 168, OST 1A, 2A, 1B

AERIAL DATE 2014

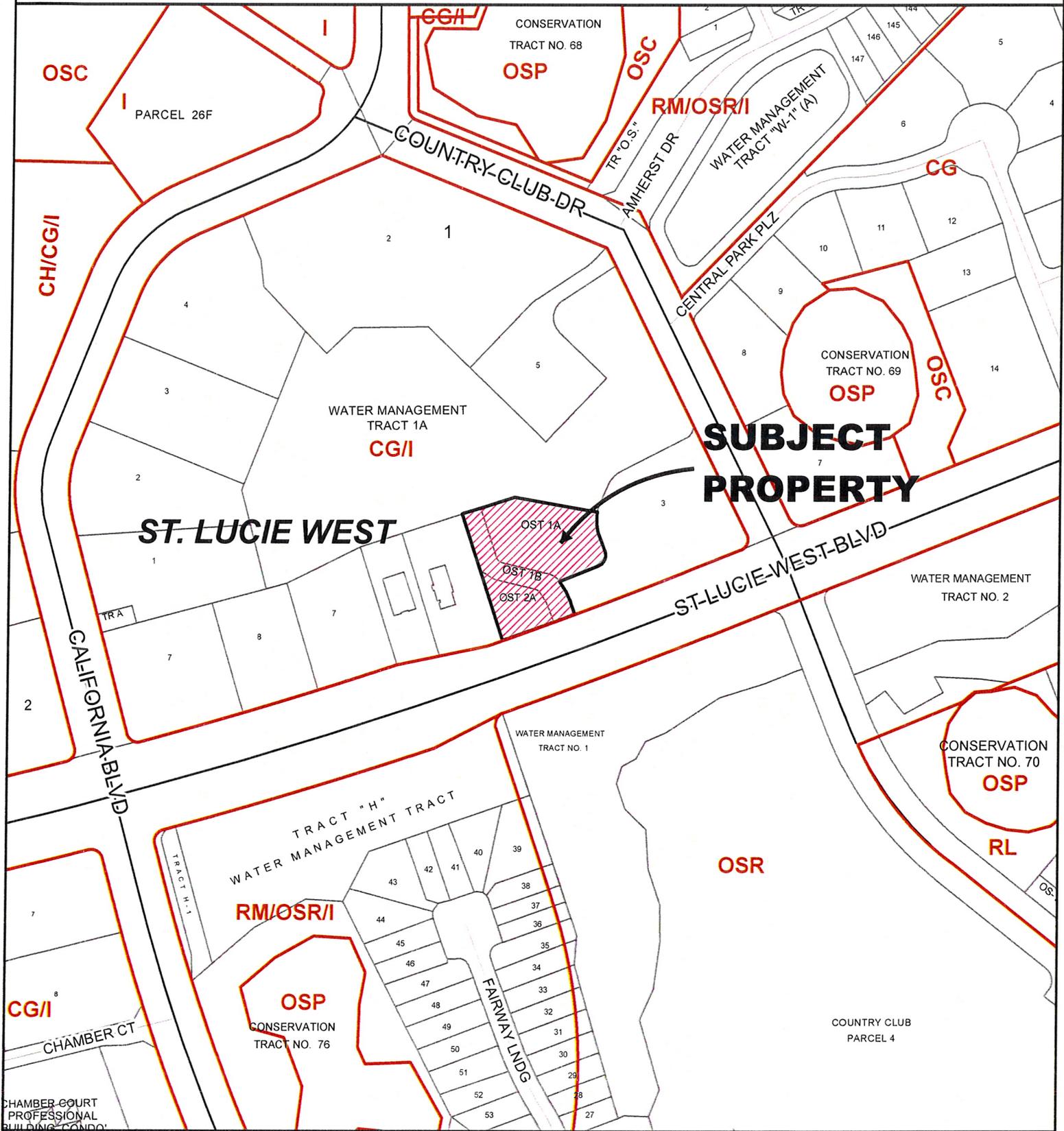
DATE: 2/2/2016

APPLICATION NUMBER:
P16-015

USER:
patricias

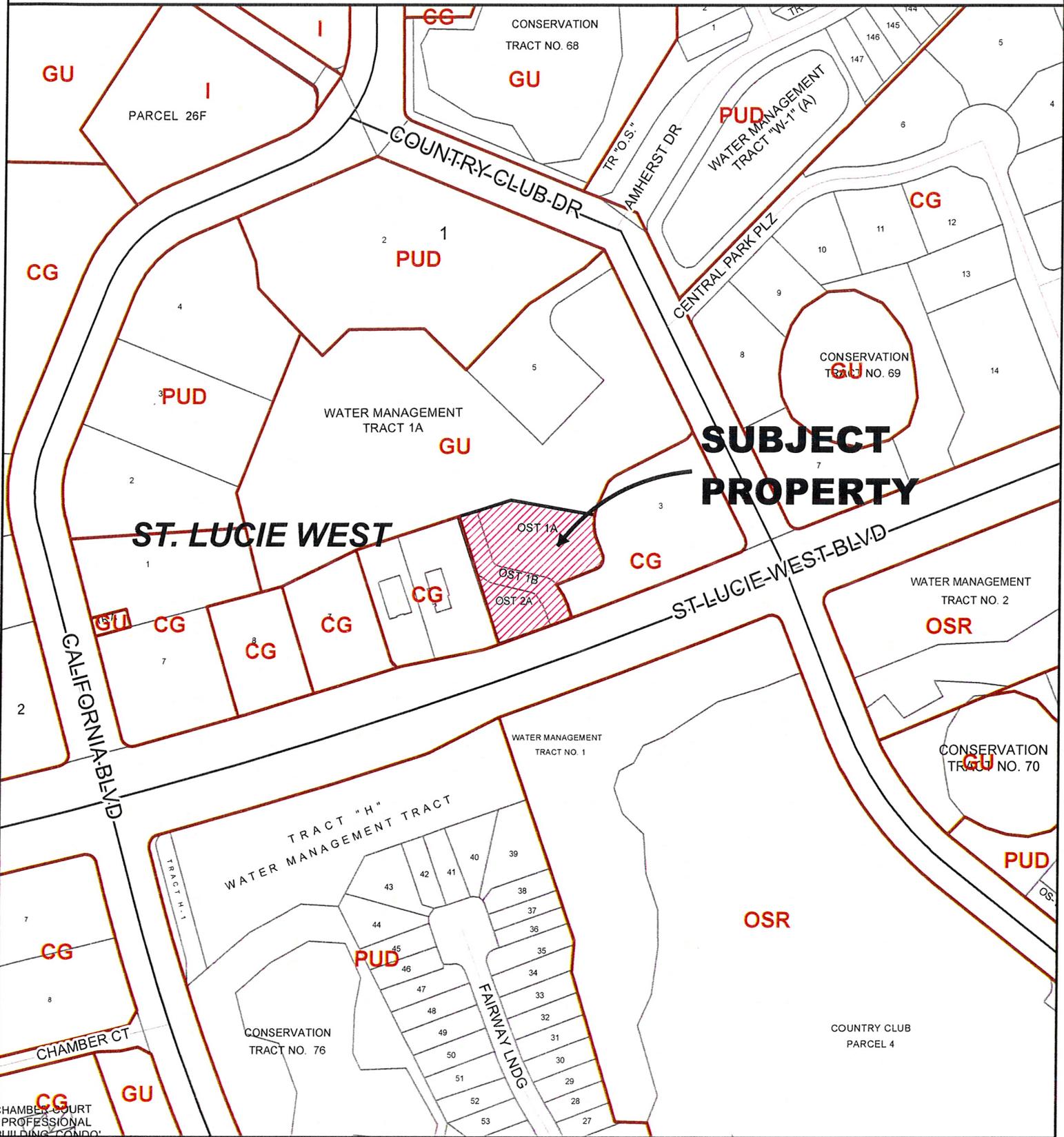
SCALE:
1 in = 150 ft

FUTURE LAND USE



 <p>CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.</p>	<p>REZONE ST. LUCIE WEST SERVICES DISTRICT SLW PLAT NO. 168, OST 1A, 2A, 1B</p>	DATE: 2/16/2016
		APPLICATION NUMBER: P16-015
		USER: patricias
		SCALE: 1 in = 288 ft

EXISTING ZONING



ST. LUCIE WEST

SUBJECT PROPERTY



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

REZONE
ST. LUCIE WEST SERVICES DISTRICT
SLW PLAT NO. 168, OST 1A, 2A, 1B

DATE:	2/16/2016
APPLICATION NUMBER:	P16-015
USER:	patricias
SCALE:	1 in = 288 ft

REZONING APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772) 871-5212 FAX:(772) 871-5124

FOR OFFICE USE ONLY

Planning Dept. P16-015
Fee (Nonrefundable) \$ 2173.8
Receipt # 82711

Refer to "Fee Schedule" for application fee. Make checks payable to the "City of Port St. Lucie". Fee is nonrefundable unless application is withdrawn prior to the Planning and Zoning Board Meeting. All items on this application should be addressed, otherwise it cannot be processed. Attach proof of ownership: two copies of recorded deed. If the application includes more than one (1) lot, our Legal Department will contact you regarding execution of the required Unity of Title. Please type or print clearly in **BLACK** ink.

PRIMARY CONTACT EMAIL ADDRESS: bradcurrie@edc-inc.com

PROPERTY OWNER:

Name: ST LUCIE WEST SERVICES DISTRICT
Address: 450 NW UTILITY DRIVE, PORT ST LUCIE, FL 34986
Telephone No.: 772-340-0220 FAX No.: _____

RECEIVED

FEB - 8 2016

**PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL**

AGENT OF OWNER (if any)

Name: BRADLEY J. CURRIE, AICP
Address: 469 NW PRIMA VISTA BLVD., PORT ST LUCIE, FL 34983
Telephone No.: 772-340-4990 FAX No: 772-340-7996

PROPERTY INFORMATION

Legal Description: SEE ATTACHED LEGAL DESCRIPTION
(Include Plat Book and Page)
Parcel I.D. Number: 3325-701-0002-000-3, 3325-701-0003-000-0 AND 3325-701-0001-000-6
Current Zoning: GU
Proposed Zoning: CG
Future Land Use Designation: CG / I Acreage of Property: 1.47 AC
Reason for Rezoning Request: _____
TO ALLOW FOR DEVELOPMENT OF THE PROPERTY COMMERCIALY.

[Signature]
*Signature of Owner

Dennis Pickle / District Manager / 1/26/2016
Hand Print Name / Date

*If signature is not that of the owner, a letter of authorization from the owner is needed.

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.

H
H
JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 1976820 OR BOOK 1455 PAGE 2498
Recorded: 11/15/01 12:26

Return to: [enclosed self-addressed stamped envelope]

QUIT-CLAIM DEED

Name:

Mr. David Page

Address:

1850 Fountainview Boulevard
Suite 201
St. Lucie West, FL 34986

This Instrument Prepared by:

Ernest R. Dike, PE, PLS

Address:

597 SW Romora Bay
St. Lucie West, FL 34986-3423

____SPACE ABOVE THIS LINE FOR PROCESSING DATA____SPACE ABOVE THIS LINE FOR RECORDING DATA____

This Quit-Claim Deed, executed this 15th day of November A.D., 2001 by ST. LUCIE WEST DEVELOPMENT CORP., a Delaware Corporation, authorized to do business in Florida, first party, to ST. LUCIE WEST SERVICES DISTRICT, a local unit of special purpose government of the State of Florida, created pursuant to Chapter 190, Florida Statutes, whose post office address is 450 SW Utility Drive, St. Lucie West, FL 34986, second party:

[Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.]

Witnesseth: That the said first party, for and in consideration of the sum of \$10.00 and other good and valuable considerations, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of St. Lucie, State of Florida, to wit:

SEE ATTACHED EXHIBIT "A"[TWO SHEETS] & EXHIBIT "A-1"[TWO SHEETS]

To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behalf of the said second party forever.

C:\EDC\81.WDC\Deeds\QC\Des\SLWSD-FL#24-81-91-97-112-117-129-130-139UplandTr.doc

In Witness Whereof, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

ST.LUCIE WEST DEVELOPMENT CORP.

Shirley E. Smith
Witness Signature

By: [Signature]
DAVID C. PAGE, V.P.

Shirley E. Smith
Printed Name

1850 SW Fountainview Blvd., St. Lucie West, FL

Jean E. Sakowski
Witness Signature

Attest: [Signature]

Jean E. Sakowski
Printed Name

STATE OF FLORIDA

SS:

COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, the foregoing instrument was acknowledged before me by David C. Page, the Vice President of ST. LUCIE WEST DEVELOPMENT CORP., freely and voluntarily under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of said corporation. He is personally known to me.

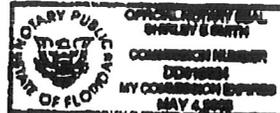
WITNESS my hand and official seal in the County and State last aforesaid this 15th day of November, 2001

Shirley E. Smith
Notary Public State of Florida at Large

Shirley E. Smith
Typed, printed or stamped name of Notary Public

My Commission expires:

C:\DC\B1WDC\Deadr\QC\DLWSD-FL#24-81-91-97-112-117-130U\plandTr.doc





Lawson, Noble & Webb, Inc. LB #6674

ENGINEERS • PLANNERS • SURVEYORS

590 NW Peacock Boulevard, Suite 9, Port St. Lucie, Florida 34986 -
 (561) 878-1700 • fax: (561) 878-1802 • email: lnw-ps@lnw-inc.com

West Palm Beach • Port St. Lucie

EXHIBIT "A"
DESCRIPTION TO ACCOMPANY SKETCH

DESCRIPTION:

TWO PARCELS OF LAND LYING IN PARCEL 27A AS SHOWN ON THE PLAT OF ST. LUCIE WEST PLAT NO. 91 AS RECORDED IN PLAT BOOK 36, PAGES 22 AND 22A, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

BEGIN AT THE NORTHEAST CORNER OF BUFFER ZONE TRACT NO. 48 AS SHOWN ON SAID PLAT NO. 91; THENCE NORTH 81°21'18" EAST, ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID BUFFER ZONE TRACT NO. 48, A DISTANCE OF 32.32 FEET; THENCE SOUTH 39°47'39" EAST, A DISTANCE OF 83.49 FEET; THENCE SOUTH 02°41'37" WEST, A DISTANCE OF 170.26 FEET; THENCE SOUTH 36°07'07" WEST, A DISTANCE OF 163.95 FEET; THENCE SOUTH 76°43'25" WEST, A DISTANCE OF 91.41 FEET TO THE EASTERLY LINE OF SAID BUFFER ZONE TRACT NO. 48; THENCE TRaversing THE EASTERLY LINE OF SAID BUFFER ZONE TRACT NO. 48 BY THE FOLLOWING THREE COURSES: 1.) NORTH 41°12'22" EAST, A DISTANCE OF 237.89 FEET; 2.) NORTH 00°01'56" EAST, A DISTANCE OF 99.99 FEET; 3.) NORTH 25°03'15" WEST, A DISTANCE OF 114.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.414 ACRES, MORE OR LESS

PARCEL 2:

COMMENCE AT THE NORTHEAST CORNER OF BUFFER ZONE TRACT NO. 48 AS SHOWN ON SAID PLAT NO. 91; THENCE SOUTH 81°21'18" WEST, ALONG THE NORTHERLY LINE OF SAID BUFFER ZONE TRACT NO. 48, A DISTANCE OF 201.32 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY LINE OF BUFFER ZONE TRACT NO. 48, NORTH 40°13'15" WEST, A DISTANCE OF 69.17 FEET; THENCE SOUTH 38°40'01" WEST, A DISTANCE OF 86.92 FEET TO THE SAID NORTHERLY LINE OF BUFFER ZONE TRACT NO. 48; THENCE NORTH 81°21'18" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 100.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.068 ACRES, MORE OR LESS.

TOTAL PARCELS 1 AND 2 CONTAINING 0.482 ACRES, MORE OR LESS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.


 10-24-01
 GARY R. BLUFFORD, PSM
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA REG. No. 4981

I:\Data\2009-299\8216\CAD\821631.dwg 10/24/2001 10:54:02 AM EDT

REVISIONS - UPDATES	DATE	BY	CHKD	NOTE:
				THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property or monuments set in connection with the preparation of the information shown hereon.
				Lands shown hereon were not abstracted for right-of-way and/or easements of record.

SEE SHEET 1 OF 2 FOR DESCRIPTION

SHEET 1 OF 2



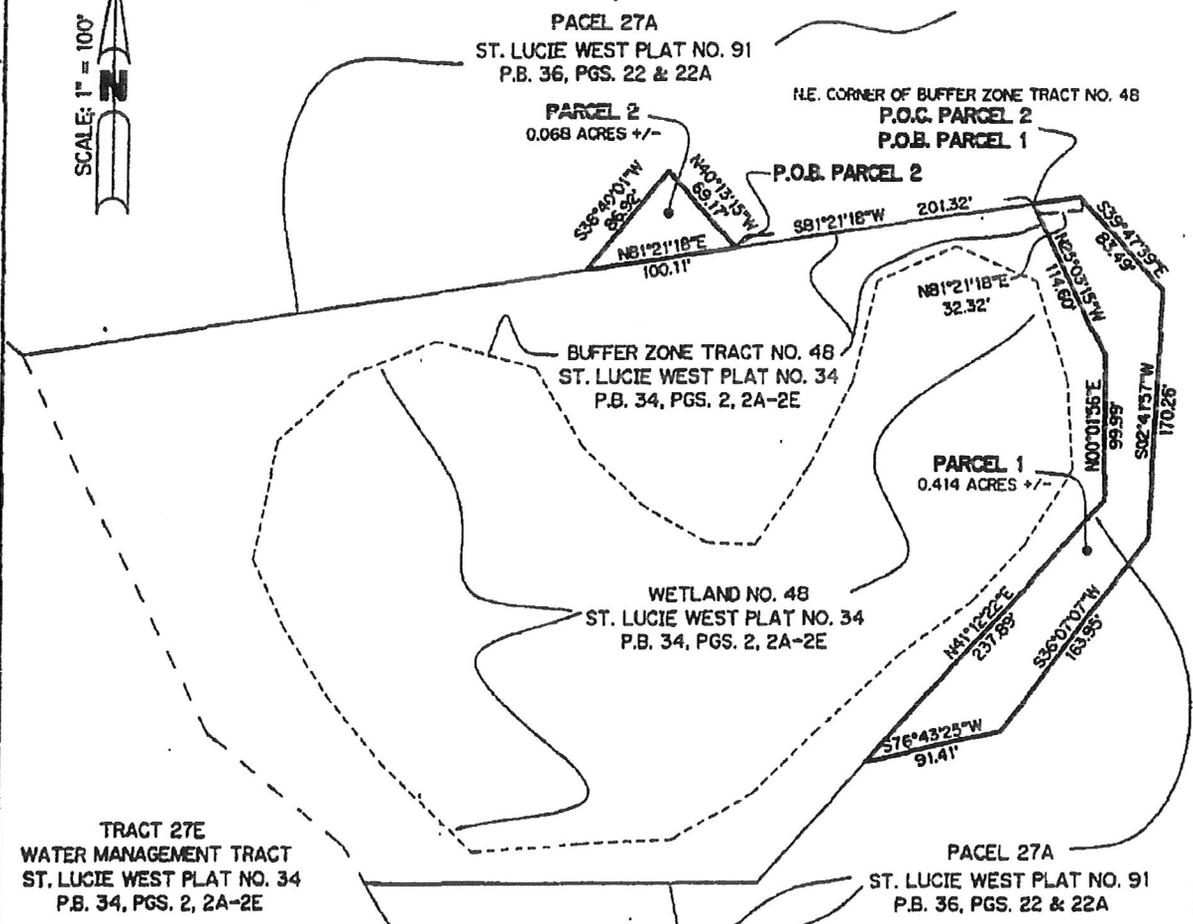
Lawson, Noble & Webb, Inc. LB #6674

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(561) 878-1700 • fax: (561) 878-1802 • email: lnw-psle@lnw-inc.com

West Palm Beach • Port St. Lucie

EXHIBIT "A" SKETCH TO ACCOMPANY DESCRIPTION



- LEGEND:**
- P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - P.B. PLAT BOOK
 - PGS. PAGES

SEE SHEET 1 OF 2 FOR DESCRIPTION

EXHIBIT "A-1"

LEGAL DESCRIPTIONS

PARCEL NO. 1

TWO TRACTS OF LAND AS SHOWN ON ST. LUCIE WEST PLAT NO. 24, RECORDED IN PLAT BOOK 29, PAGES 8 AND 8A THROUGH 8C, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND LYING IN SECTION 36, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT NO. 1: ALL OF TRACT "K", CONTAINING 0.16 OF AN ACRE.

TRACT NO. 2: ALL OF TRACT "J", CONTAINING 1.087 ACRES.

ALL AS SHOWN ON ST. LUCIE WEST PLAT NO. 24, RECORDED IN PLAT 29, PAGES 8 AND 8A THROUGH 8C, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL NO. 2

FOUR TRACTS OF LAND AS SHOWN ON ST. LUCIE WEST PLAT NO. 81, RECORDED IN PLAT BOOK 36, PAGES 25 AND 25A THROUGH 25F, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND LYING IN SECTION 24, TOWNSHIP 36 SOUTH, RANGE 39 EAST, AND IN SECTIONS 19 AND 30, TOWNSHIP 36 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT NO. 1: ALL OF UPLAND TRACT NO. 1, CONTAINING 7.902 ACRES.

TRACT NO. 2: ALL OF UPLAND TRACT NO. 4, CONTAINING 11.244 ACRES.

TRACT NO. 3: ALL OF UPLAND TRACT NO. 5, CONTAINING 4.074 ACRES.

TRACT NO. 4: ALL OF OPEN SPACE TRACT NO. 1, CONTAINING 0.586 OF AN ACRE.

ALL AS SHOWN ON ST. LUCIE WEST PLAT NO. 81, RECORDED IN PLAT BOOK 36, PAGES 25 AND 25A THROUGH 25F, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL NO. 3

TWO TRACTS OF LAND AS SHOWN ON ST. LUCIE WEST PLAT NO. 97, RECORDED IN PLAT BOOK 37, PAGES 5 AND 5A, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND LYING IN SECTION 25, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT NO. 1: ALL OF OPEN SPACE TRACT NO. 1, CONTAINING 0.825 OF AN ACRE.

TRACT NO. 2: ALL OF OPEN SPACE TRACT NO. 2, CONTAINING 0.298 OF AN ACRE.

ALL AS SHOWN ON ST. LUCIE WEST PLAT NO. 97, RECORDED IN PLAT BOOK 37, PAGES 5 AND 5A, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL NO. 4

TWO TRACTS OF LAND AS SHOWN ON ST. LUCIE WEST PLAT NO. 112, RECORDED IN PLAT BOOK 37, PAGES 21 AND 21A, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND LYING IN SECTION 19, TOWNSHIP 36 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT NO. 1: ALL OF UPLAND TRACT NO. 2A, CONTAINING 2.366 ACRES.

TRACT NO. 2: ALL OF UPLAND TRACT NO. 3A, CONTAINING 1.445 ACRES.

ALL AS SHOWN ON ST. LUCIE WEST PLAT NO. 112, RECORDED IN PLAT BOOK 37, PAGES 21 AND 21A, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

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OR BOOK 1455 PAGE 2503

PARCEL NO. 5

TWO TRACTS OF LAND AS SHOWN ON ST. LUCIE WEST PLAT NO. 117, RECORDED IN PLAT BOOK 38, PAGES 22 AND 22A THROUGH 22F, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND LYING IN SECTION 30, TOWNSHIP 36 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT NO. 1: ALL OF UPLAND TRACT NO. 1, CONTAINING 0.678 OF AN ACRE.

TRACT NO. 2: ALL OF UPLAND TRACT NO. 2, CONTAINING 0.351 OF AN ACRE.

ALL AS SHOWN ON ST. LUCIE WEST PLAT NO. 117, RECORDED IN PLAT BOOK 38, PAGES 22 AND 22A THROUGH 22F, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL NO. 6

THREE TRACTS OF LAND AS SHOWN ON ST. LUCIE WEST PLAT NO. 129, RECORDED IN PLAT BOOK 39, PAGES 5 AND 5A THROUGH 5C, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND LYING IN SECTIONS 30 AND 31, TOWNSHIP 36 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT NO. 1: ALL OF UPLAND TRACT NO. 3, CONTAINING 0.685 OF AN ACRE.

TRACT NO. 2: ALL OF UPLAND TRACT NO. 4, CONTAINING 0.675 OF AN ACRE.

TRACT NO. 3: ALL OF UPLAND TRACT NO. 5, CONTAINING 1.002 ACRES.

ALL AS SHOWN ON ST. LUCIE WEST PLAT NO. 129, RECORDED IN PLAT BOOK 39, PAGES 5 AND 5A THROUGH 5C, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL NO. 7

THREE TRACTS OF LAND AS SHOWN ON ST. LUCIE WEST PLAT NO. 130, RECORDED IN PLAT BOOK 39, PAGES 19 AND 19A THROUGH 19F, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND LYING IN SECTION 36, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT NO. 1: ALL OF UPLAND TRACT NO. 1, CONTAINING 0.943 OF AN ACRE.

TRACT NO. 2: ALL OF UPLAND TRACT NO. 2, CONTAINING 0.704 OF AN ACRE.

TRACT NO. 3: ALL OF UPLAND TRACT NO. 3, CONTAINING 0.420 OF AN ACRE.

ALL AS SHOWN ON ST. LUCIE WEST PLAT NO. 130, RECORDED IN PLAT BOOK 39, PAGES 19 AND 19A THROUGH 19F, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL NO. 8

A TRACT OF LAND AS SHOWN ON ST. LUCIE WEST PLAT NO. 139, RECORDED IN PLAT BOOK 39, PAGES 39 AND 39A THROUGH 39C, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND LYING IN SECTION 31, TOWNSHIP 36 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT NO. 1: ALL OF UPLAND TRACT NO. 6, CONTAINING 7.835 ACRES.

ALL AS SHOWN ON ST. LUCIE WEST PLAT NO. 139, RECORDED IN PLAT BOOK 39, PAGES 39 AND 39A THROUGH 39C, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

C:\WIX\SI\WIX\Doc\WIX\Doc\SI\WST-PI\#24-81-91-97-112-117-129-130-139\pland\1.r doc

Return to: (enclose self-addressed stamp envelope)

QUIT-CLAIM DEED

Name

Gary R. Burford, PSM

Address

ARCADIS G & M, INC.
590 NW Peacock Boulevard, Suite 9
Port St. Lucie, Florida 34986

This Instrument Prepared by

Gary R. Burford, PSM

Address:

ARCADIS G & M, INC.
590 NW Peacock Boulevard, Suite 9
Port St. Lucie, Florida 34986

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATE

H
x
b

This Quit-Claim Deed, executed this 30th day of November, 2005, by St. Lucie West Development Company, LLC ("SLWDC") whose post office address is Tradition Station, 10521 SW Village Center Drive, Suite 201, Port St. Lucie, Florida 34987, first party, to St. Lucie West Services District ("SLWSD") whose post office address is 450 SW Utility Drive, Port St. Lucie, Florida 34986, second party:

(Wherever used herein the terms "first party" and second party" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the said first party, for and in consideration of the sum of \$10.00 and other good and valuable considerations, in hand paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of St. Lucie, State of Florida, to wit:

See Exhibit "A"

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behalf of the said second party forever.

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IN WITNESS WHEREOF, the parties have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Jean E. Sakowski
Witness Signature

Jean E. Sakowski
Printed Name

[Signature]
Witness Signature

Ceralyn A. Zeigler
Printed Name

St. Lucie West Development Company, LLC

By: [Signature]

Tradition Station, 10521 SW Village Center Drive,
Suite 201, Port St. Lucie, Florida 34987

* * *

ACCEPTANCE:

Signed, sealed and delivered in presence of:

Linda Schnauffer
Witness Signature

Linda H. Schnauffer
Printed Name

[Signature]
Witness Signature

Kaamilya S. Perenna
Printed Name

St. Lucie West Services District

By: [Signature]
Chairman

B. Joseph Terreriello
Printed Name

By: [Signature]
Secretary

Ronald F. Nickel
Printed Name

450 S.W. Utility Dr., Port St. Lucie, FL

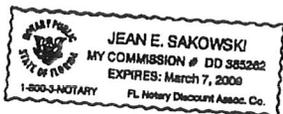
P:\500-699\B624\DOCS\2005\B624\QUITCLAIM ssk01 10-31-05 doc

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, the foregoing instrument was acknowledged before me by James H Anderson, The Vice President of the ST. LUCIE WEST COMMERCIAL ASSOCIATION, INC., freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation. They are personally known to me or who have produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of November, 2005.

[Notary Seal or Stamp]



Jean E. Sakowski
Notary Public-State of Florida

Print Name: Jean E. Sakowski

My Commission Expires: Mar 7, 2009

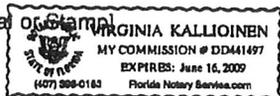
* * *

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, the foregoing instrument was acknowledged before me by JOSEPH TENERIELLO The Chairman, and by RONALD NICKEL, The Secretary, respectively, of ST. LUCIE WEST SERVICES DISTRICT, freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation. They are personally known to me or who have produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 15th day of NOVEMBER, 2005.

[Notary Seal or Stamp]



Virginia Kallioinen
Notary Public-State of Florida

Print Name: VIRGINIA KALLIOINEN

My Commission Expires: 6/16/09



Lawson, Noble & Webb, Inc.

ENGINEERS • PLANNERS • SURVEYORS
590 NW Peacock Blvd, Suite 9, Port St. Lucie, FL 34986
(772) 878-1700 • fax (772) 878-1802 • Web: www.lnw-inc.com

West Palm Beach • Port St. Lucie • Orlando • Vero Beach
EB 8432 / LB 8674

DESCRIPTION TO ACCOMPANY SKETCH

DESCRIPTION: OPEN SPACE TRACT 1B

BEING ALL OF OPEN SPACE TRACT 1B AS SHOWN ON THE PLAT OF TRADITION PLAT NO. 168
COMMERCIAL SITES - PHASE 9, RECORDED IN PLAT BOOK 42 PAGES 28 AND 28A, PUBLIC
RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 0.339 ACRES MORE OR LESS.

NOTE: THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction
of the description shown hereon. There has been no field work, viewing of
the subject property or monuments set in connection with the preparation
of the information shown hereon.

NOTE: Lands shown hereon were not abstracted for right-of-way
and/or easements of record.

GARY R. BURFORD, PROFESSIONAL SURVEYOR
AND MAPPER, FLORIDA REGISTRATION NO. 4981

11-2-05
DATE OF SIGNATURE

SEE SHEET 2 OF 2 FOR SKETCH

P:\600-699\B624\CAD\SURVEY\REPLAT\B624SK-01.dwg 2/3/2005 1:27:21 PM EST

SHEET 1 OF 2

JOB No. B216	DRAWN: DDB	CHECKED: GRB	DESIGN: ARCADIS	DATE: 2-3-05
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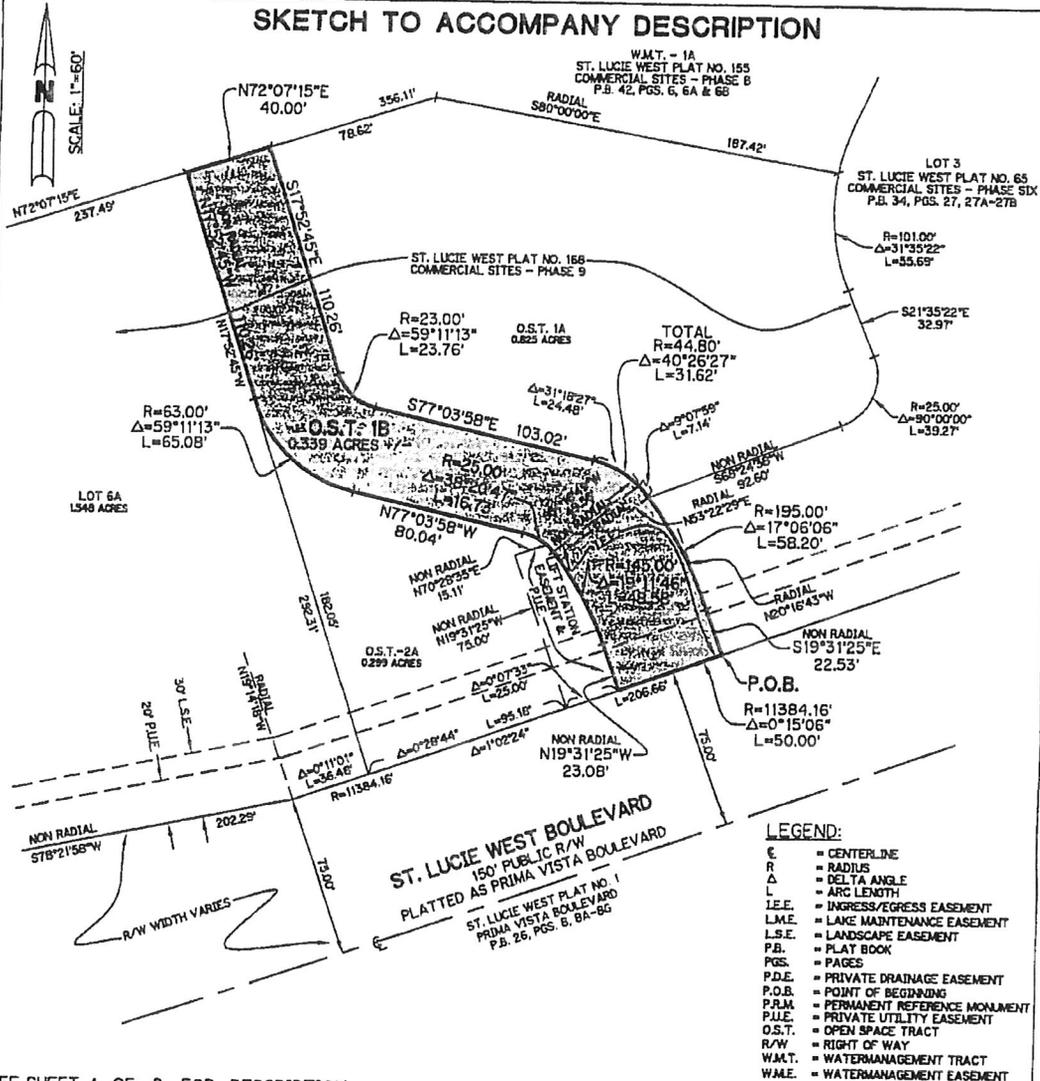
Lawson, Noble & Webb, Inc.

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West Palm Beach • Port St. Lucie • Orlando • Vero Beach
BB 3482 / LD 0674

SKETCH TO ACCOMPANY DESCRIPTION



SEE SHEET 1 OF 2 FOR DESCRIPTION

- LEGEND:**
- ☐ = CENTERLINE
 - R = RADIUS
 - Δ = DELTA ANGLE
 - L = ARC LENGTH
 - I.E.E. = INGRESS/EGRESS EASEMENT
 - L.M.E. = LAKE MAINTENANCE EASEMENT
 - L.S.E. = LANDSCAPE EASEMENT
 - P.B. = PLAT BOOK
 - P.G.S. = PAGES
 - P.D.E. = PRIVATE DRAINAGE EASEMENT
 - P.O.B. = POINT OF BEGINNING
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - P.U.E. = PRIVATE UTILITY EASEMENT
 - O.S.T. = OPEN SPACE TRACT
 - R/W = RIGHT OF WAY
 - W.M.T. = WATERMANAGEMENT TRACT
 - W.M.E. = WATERMANAGEMENT EASEMENT

SHEET 2 OF 2

JOB No. B216	DRAWN: DDB	CHECKED: GRB	DESIGN: ARCADIS	DATE: 2-3-05
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ORDINANCE 16-

AN ORDINANCE TO REZONE 1.47 ACRES OF PROPERTY LEGALLY DESCRIBED AS ST. LUCIE WEST PLAT NO. 168, OST (OPEN SPACE TRACT) 1A, 1B, AND 2A AND LOCATED ON THE NORTH SIDE OF ST. LUCIE WEST BOULEVARD IN BETWEEN CALIFORNIA BOULEVARD AND COUNTRY CLUB DRIVE; FROM GU (GENERAL USE) TO CG (GENERAL COMMERCIAL) FOR A PROJECT KNOWN AS ST. LUCIE WEST SERVICES DISTRICT (P16-015); PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, St. Lucie West Services District, hereinafter referred to as the owner, seeks to rezone 1.47 acres of property located on the north side of St. Lucie West Boulevard in between California Boulevard and Country Club Drive and within the City of Port St. Lucie, from the zoning designation of GU (General Use) to CG (General Commercial).

WHEREAS, the City of Port St. Lucie Planning and Zoning Board held a public hearing on March 1, 2016 to consider the rezoning application (P16-015), notice of said hearing to adjoining property owners for a radius of seven hundred and fifty (750) feet having been given and advertising of public hearing having been made; and

WHEREAS, the City Council held a public hearing on April 11, 2016 to consider the rezoning application (P16-015), advertising of the public hearing having been made; and

NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1: That the property legally described as St. Lucie West Plat No.168, OST (Open Space Tract) 1A, 1B and 2A be rezoned from the Zoning Classification of GU (General Use) to CG (General Commercial).

Section 2: That this Ordinance shall become effective ten (10) days after its final adoption.

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida,
this ___ day of _____ 2016.

CITY OF PORT ST. LUCIE, FLORIDA

BY: _____
Gregory J. Oravec, Mayor

ATTEST:

Karen A. Phillips, City Clerk

APPROVED AS TO FORM:

BY: _____
Interim City Attorney

3435

PLAT BOOK	42
PAGE	28
FILE NO.	22 71645
DATE	9-25-03
TIME	9:42

**ST. LUCIE WEST PLAT NO. 168
COMMERCIAL SITES - PHASE 9**
BEING A REPLAT OF ALL OF LOT 6 AND ALL OF OPEN SPACE TRACTS 1A AND 2A
AS SHOWN ON THE PLAT OF ST. LUCIE WEST PLAT NO. 155, COMMERCIAL SITES - PHASE 8
RECORDED IN PLAT BOOK 42, PAGES 6, 6A AND 6B, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
LYING IN SECTION 25 TOWNSHIP 36 SOUTH, RANGE 39 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.
AUGUST, 2003 SHEET 1 OF 2

DESCRIPTION

BEING ALL OF LOT 6 AND ALL OF OPEN SPACE TRACTS 1A AND 2A AS SHOWN ON THE PLAT OF ST. LUCIE WEST PLAT NO. 155, COMMERCIAL SITES - PHASE 8, RECORDED IN PLAT BOOK 42, PAGES 6, 6A AND 6B, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, CONTAINING 3.011 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP & DEDICATION

- STATE OF
COUNTY OF
- ST. LUCIE WEST DEVELOPMENT COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND THE ST. LUCIE WEST SERVICES DISTRICT, ACTING BY AND WITH THE AUTHORIZATION OF THEIR BOARD OF DIRECTORS, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS DIRECTORS OF THE PROPERTY DESCRIBED HEREON, AS ST. LUCIE WEST PLAT NO. 168 COMMERCIAL SITES - PHASE 9 AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:
- THE PRIVATE UTILITY EASEMENTS AS SHOWN HEREON ARE DEDICATED TO FLORIDA POWER AND LIGHT COMPANY, BELLSOUTH AND CITY GAS COMPANY OF FLORIDA, INC. FOR THE PURPOSES OF THE INSTALLATION AND MAINTENANCE OF UTILITIES AND NOT VIDEO COMMUNICATION AND DEDICATED TO ST. LUCIE WEST CABLEVISION COMPANY FOR THE INSTALLATION FOR INSTALLATION AND MAINTENANCE OF VIDEO COMMUNICATIONS.
 - THE PRIVATE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO ST. LUCIE WEST UTILITIES, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS PRIVATE UTILITY EASEMENTS FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF UTILITIES, AND VIDEO COMMUNICATIONS.
 - THE PRIVATE UTILITY EASEMENTS AND LIFT STATION EASEMENT AS SHOWN HEREON ARE HEREBY DEDICATED TO THE ST. LUCIE WEST SERVICES DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
 - THE INGRESS/EGRESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED, ALTHOUGH NOT EXCLUSIVELY, TO THE ST. LUCIE WEST SERVICES DISTRICT FOR ACCESS TO AND FROM SAID DISTRICTS' EASEMENTS, THE LANDS LYING UNDER SAID INGRESS/EGRESS EASEMENTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE ST. LUCIE WEST COMMERCIAL ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO SAID DISTRICT.
 - THE INGRESS-EGRESS EASEMENTS SHOWN HEREON ARE DEDICATED FOR INGRESS-EGRESS AND FOR DRAINAGE PURPOSES FOR THE BENEFIT OF ADJOINING LOTS.
 - THE LANDSCAPE EASEMENTS SHOWN HEREON ARE DEDICATED TO THE ST. LUCIE WEST COMMERCIAL ASSOCIATION FOR LANDSCAPE PURPOSES AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION.
 - OPEN SPACE TRACTS 1A AND 2A "O.S.T. 1A AND O.S.T. 2A" AS UPLAND PRESERVATION AREAS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ST. LUCIE WEST SERVICES DISTRICT, ITS SUCCESSORS AND ASSIGNS, AND ARE THE MAINTENANCE OBLIGATION OF SAID ST. LUCIE WEST SERVICES DISTRICT. ITS SUCCESSORS AND ASSIGNS. ACTIVITIES PROHIBITED WITHIN THE OPEN SPACE TRACTS INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND, DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH REMOVAL OR DESTRUCTION OF TREES, SHRUBS OR OTHER VEGETATION, EXCAVATION, DREDGING, OR REMOVAL OF SOIL, WATERWAY-SINKING OPERATIONS, AND ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.
 - OPEN SPACE TRACT 1B "O.S.T. 1B" AS AN UPLAND PRESERVATION AREA, AS SHOWN HEREON, IS HEREBY DEDICATED TO ST. LUCIE WEST DEVELOPMENT COMPANY, LLC, ITS SUCCESSORS AND ASSIGNS, AND IS THE MAINTENANCE OBLIGATION OF SAID ST. LUCIE WEST DEVELOPMENT COMPANY, LLC, ITS SUCCESSORS AND ASSIGNS. ACTIVITIES PROHIBITED WITHIN THE OPEN SPACE TRACT INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND, DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH REMOVAL OR DESTRUCTION OF TREES, SHRUBS OR OTHER VEGETATION, EXCAVATION, DREDGING, OR REMOVAL OF SOIL MATERIAL, DIKING OR FENCING, AND ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.

NOTE:
TWENTY-FIVE PERCENT OF THE TOTAL LOT AREA OF EACH LOT CONTAINING PINE FLATWOOD DESIGNATION SHALL BE PRESERVED IN NATIVE UPLAND HABITAT. ALTERNATIVELY THIS HABITAT PROTECTION MAY BE SATISFIED BY COMPLYING WITH SECTION 157.39 OF THE CITY OF PORT ST. LUCIE, CODE OF ORDINANCES. NO CLEARING IS PERMITTED PRIOR TO DESIGNATION OF UPLAND PRESERVE.

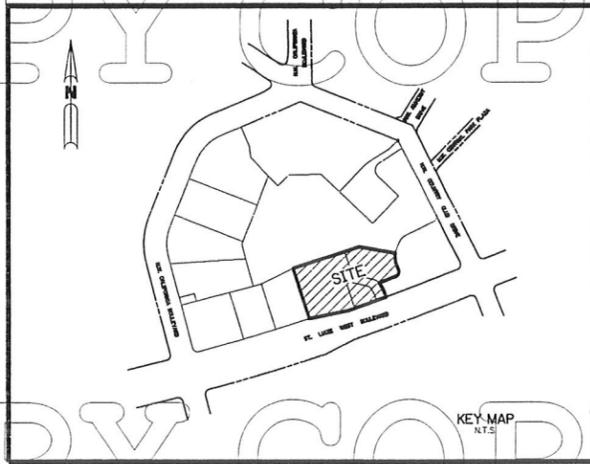
ACKNOWLEDGMENT

STATE OF
COUNTY OF

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Joseph Tancredi THE Chairman OF ST. LUCIE WEST SERVICES DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES FREELY AND VOLUNTARILY UNDER AUTHORITY DULY VESTED IN HIM BY SAID CORPORATION AND THAT THE SEAL AFFIXED THERETO IS THE TRUE CORPORATE SEAL OF SAID CORPORATION HE IS PERSONALLY KNOWN TO ME.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS 11th DAY OF September, 2003.

Eileen Fahey
NOTARY PUBLIC, STATE OF FLORIDA
PRINT NAME: Eileen Fahey



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF BROWARD

WE, RUDEN, McLOSKEY, SMITH, SCHUSTER & RUSSELL, P.A. MEMBERS OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF 9:42 AM SEPTEMBER 25, 2003 AT ST. LUCIE FLORIDA:

- APPARENT RECORD TITLE TO THE LAND DESCRIBED AS SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON AND THE ST. LUCIE WEST SERVICES DISTRICT.
- ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCLUMBERING THE LAND DESCRIBED HEREON ARE LISTED AS FOLLOWS:
 - MORTGAGE IN FAVOR OF MORGENS WATERFALL INCOME PARTNERS, A NEW YORK LIMITED PARTNERSHIP, RESTART PARTNERS, L.P., A DELAWARE LIMITED PARTNERSHIP, RESTART PARTNERS, II, L.P., A DELAWARE LIMITED PARTNERSHIP, RESTART PARTNERS III, L.P., A DELAWARE LIMITED PARTNERSHIP AND RESTART PARTNERS IV, L.P., A DELAWARE LIMITED PARTNERSHIP, RECORDED AUGUST 15, 1994 IN OFFICIAL RECORDS BOOK 915, AT PAGE 201, AS ASSIGNED TO ST. LUCIE WEST HOLDING CORP., A DELAWARE CORPORATION, IN OFFICIAL RECORDS BOOK 1074, PAGE 503, ALONG WITH ASSIGNMENT OF LEASES AND RENTS RECORDED IN OFFICIAL RECORDS BOOK 915, PAGE 245 AND UCC-1 FINANCING STATEMENT RECORDED IN OFFICIAL RECORDS BOOK 918, PAGE 236, AS ASSIGNED IN IN OFFICIAL RECORDS BOOK 1074, PAGE 507, AS SUBORDINATED BY SPECIAL ASSESSMENT AND BENEFIT TAX AGREEMENT RECORDED ON APRIL 29, 1995 IN OFFICIAL RECORDS BOOK 952, PAGE 1270, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

DATED THIS 3rd DAY OF September, 2003

RUDEN, McLOSKEY, SMITH, SCHUSTER & RUSSELL, P.A.
BARRY E. SOMMERSTEIN, ESQ.
VICE PRESIDENT
200 EAST BROWARD BOULEVARD
FT. LAUDERDALE, FLORIDA 33302

NOTE:
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177.081 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE.

CLERK'S RECORDING CERTIFICATE

Joanne Holman
CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK 42, PAGE 28 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA THIS 25th DAY OF September, 2003.

Joanne Holman
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE ST. LUCIE WEST SERVICES DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, HEREBY:

- ACCEPTS THE DEDICATION OF THE PRIVATE UTILITY EASEMENTS, AND INGRESS-EGRESS EASEMENTS.
- CONSENTS TO THE REPLATTING OF THE DESCRIBED LANDS & EASEMENTS.

DATED THIS 9th DAY OF September, 2003

ST. LUCIE WEST SERVICES DISTRICT ATTEST:
Joseph Tancredi CHAIRMAN
Ron Nickel ASSISTANT SECRETARY

APPROVAL OF CITY COUNCIL

STATE OF FLORIDA
CITY OF PORT ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF ST. LUCIE WEST PLAT NO. 168 COMMERCIAL SITES - PHASE 9 HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA THIS 11th DAY OF September, 2003.

ATTEST:
Karen A. Phillips CITY CLERK
Robert E. Minsky MAYOR

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF SOUTH 78°21'58" WEST ALONG THE SOUTH LINE OF LOT 6 AS SHOWN ON THE PLAT OF ST. LUCIE WEST PLAT NO. 155.
- NO BUILDINGS OR ANY KIND OF OBSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENT.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED. (N/R) DENOTES NON-RADIAL.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT.

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THIS IS TO CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS AND LOT CORNERS HAVE BEEN SET AND THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 47.027, FLORIDA STATUTES, AND ORDINANCES OF THE CITY OF PORT ST. LUCIE, FLORIDA.

DATED THIS 12th DAY OF August, 2003

Gary R. Burford
GARY R. BURFORD, P.S.M.
FLORIDA CERTIFICATE NO. 4981
STATE OF FLORIDA

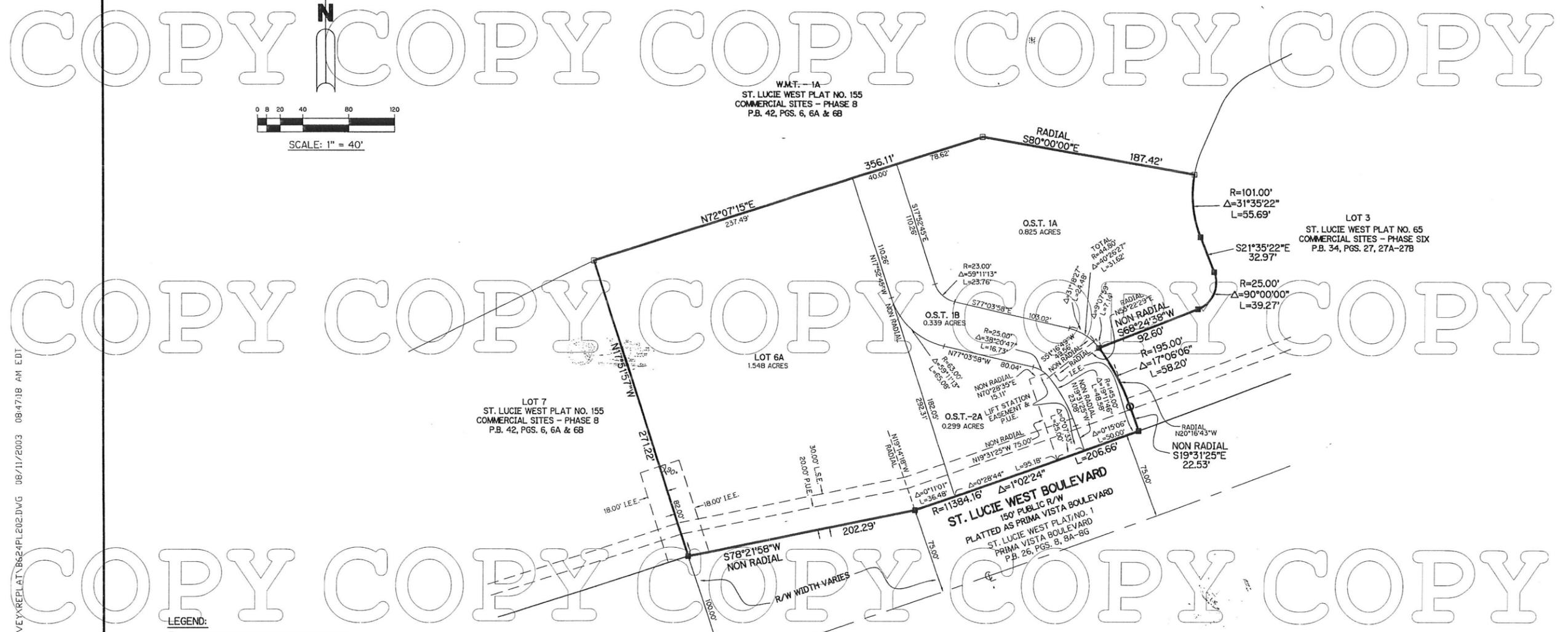
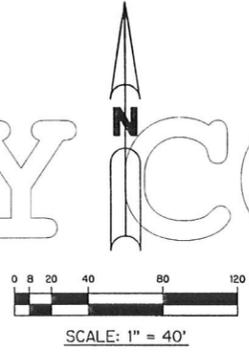
THIS INSTRUMENT PREPARED BY
GARY R. BURFORD P.S.M. 4981 STATE OF FLORIDA
LAWSON, NOBLE AND WEBB, INC., LB NO. 6674
ENGINEERS PLANNERS SURVEYORS
590 N.W. PEACOCK BLVD., SUITE 9
PORT ST. LUCIE, FLORIDA

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PB 42
P 28

3136
PB 42
PS 28A

**ST. LUCIE WEST PLAT NO. 168
COMMERCIAL SITES - PHASE 9**
BEING A REPLAT OF ALL OF LOT 6 AND ALL OF OPEN SPACE TRACTS 1A AND 2A
AS SHOWN ON THE PLAT OF ST. LUCIE WEST PLAT NO. 155, COMMERCIAL SITES - PHASE 8
RECORDED IN PLAT BOOK 42, PAGES 6, 6A AND 6B, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
LYING IN SECTION 25 TOWNSHIP 36 SOUTH, RANGE 39 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA
AUGUST, 2003 SHEET 2 OF 2



W.M.T. - 1A
ST. LUCIE WEST PLAT NO. 155
COMMERCIAL SITES - PHASE 8
P.B. 42, PGS. 6, 6A & 6B

LOT 7
ST. LUCIE WEST PLAT NO. 155
COMMERCIAL SITES - PHASE 8
P.B. 42, PGS. 6, 6A & 6B

LOT 6A
1.548 ACRES

LOT 3
ST. LUCIE WEST PLAT NO. 65
COMMERCIAL SITES - PHASE SIX
P.B. 34, PGS. 27, 27A-27B

- LEGEND:**
- - SET PERMANENT REFERENCE MONUMENT, PRM LB 6674
 - - FOUND PERMANENT REFERENCE MONUMENT, PRM LB 6674
 - - FOUND PERMANENT REFERENCE MONUMENT, PRM 3864
 - ℄ - CENTERLINE
 - R - RADIUS
 - Δ - DELTA ANGLE
 - L - ARC LENGTH
 - I.E.E. - INGRESS/EGRESS EASEMENT
 - L.M.E. - LAKE MAINTENANCE EASEMENT
 - L.S.E. - LANDSCAPE EASEMENT
 - P.B. - PLAT BOOK
 - PGS. - PAGES
 - P.D.E. - PRIVATE DRAINAGE EASEMENT
 - PRM - PERMANENT REFERENCE MONUMENT
 - P.U.E. - PRIVATE UTILITY EASEMENT
 - O.S.T. - OPEN SPACE TRACT
 - R/W - RIGHT OF WAY
 - W.M.T. - WATERMANAGEMENT TRACT
 - W.M.E. - WATERMANAGEMENT EASEMENT

THIS INSTRUMENT PREPARED BY
GARY R. BURFORD, P.S.M. 4981, STATE OF FLORIDA
LAWSON, NOBLE AND WEBB, INC. L.B. NO. 6674
ENGINEERS PLANNERS SURVEYORS
590 N.W. PEACOCK BLVD., SUITE 9
PORT ST. LUCIE, FLORIDA

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3136
PB 42
PS 28A



City of Port St. Lucie
Planning and Zoning Department
A City for All Ages

TO: PLANNING AND ZONING BOARD - MEETING OF MARCH 1, 2016

FROM: PATRICIA A. TOBIN, AICP – DIRECTOR OF PLANNING & ZONING *P.A.*

RE: CRESENT AVENUE TO CRESCENT AVENUE
STREET NAME CHANGE
P15-207

DATE: FEBRUARY 19, 2016

APPLICANT: City of Port St. Lucie.

LOCATION: SW Cresent Avenue runs from Bayshore Boulevard on the west to Kail Street and SE Cresent Avenue runs from Wald Street to Whitmore Drive. See attached maps.

REQUEST: Through one of our neighborhood meetings, there was a request from property owners on Cresent to correct spelling. The request is specifically to correct the spelling to Crescent Avenue.

ANAYLSIS:

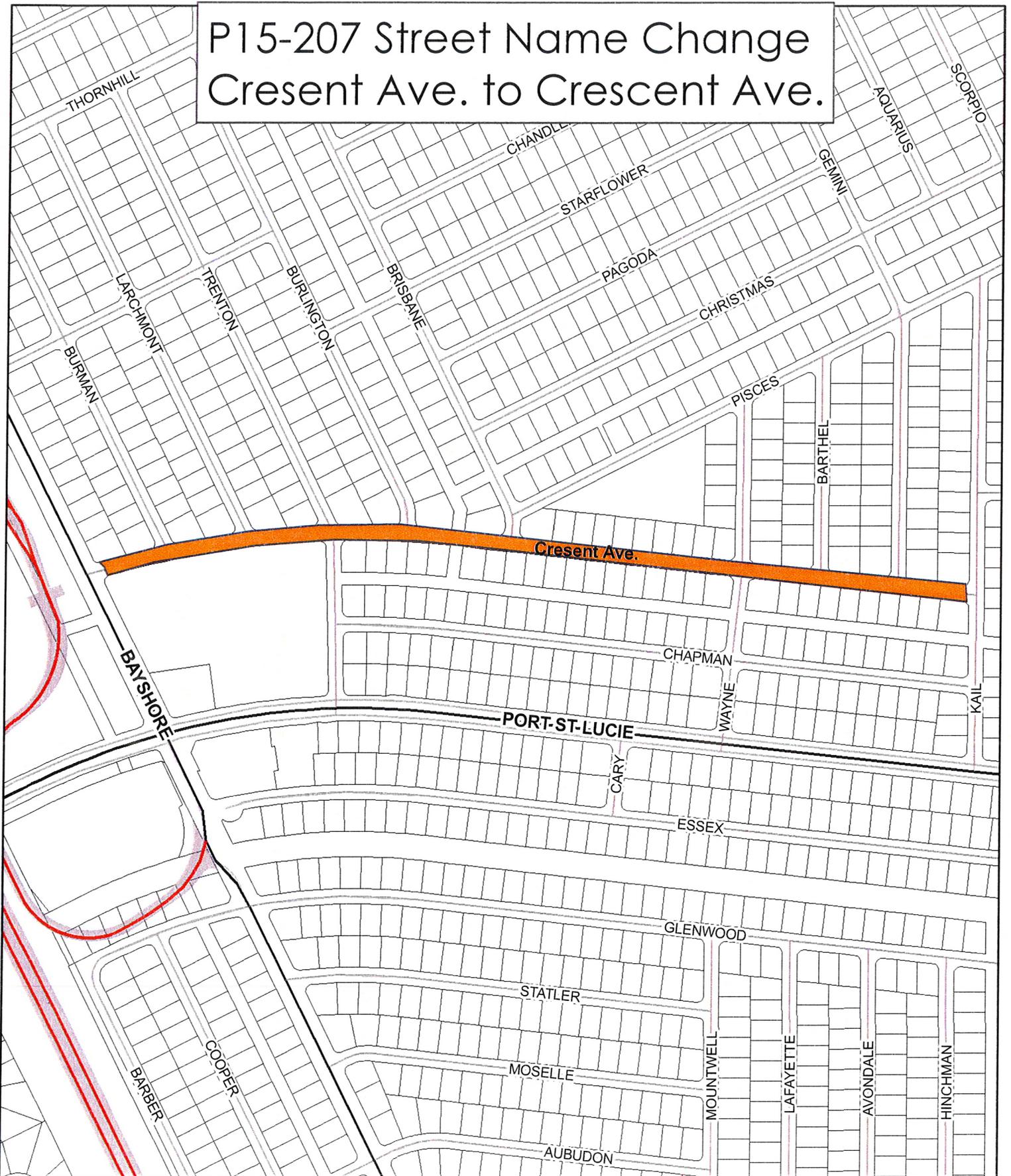
A letter was sent out on January 5, 2016 to 110 property owners that abut Cresent Avenue asking their thoughts on the change in spelling. The department received 13 returned envelopes out of the 110 mailed. We received 12 emails with 10 in favor of the change and 2 opposed to the change. We also received 5 phone calls with 4 in favor of the change and 1 opposed to the change.

In addition to abutting property owners, the following departments and agencies were notified:

PSL Utility Services	St. Lucie County
PSL Public Works	St. Lucie County 911
PSL Building	St. Lucie County Property Appraiser's
PSL Legal	St. Lucie County Fire District
PSL Police	St. Lucie County Sheriff's Office
United States Postal Service	

STAFF RECOMMENDATION: Staff recommends approval of the spelling correction for Cresent Avenue to Crescent Avenue.

P15-207 Street Name Change Crescent Ave. to Crescent Ave.



Prepared by the City of Port St.; Lucie
P&Z Department

February 22, 2016



P15-207 Street Name Change Crescent Ave. to Crescent Ave.



Prepared by the City of Port St.; Lucie
P&Z Department

February 22, 2016





CITY OF PORT ST LUCIE

COUNCIL AGENDA MEMORANDUM

Agenda Item #: 13A
Meeting Date: 10/26/2015

TO: Mayor and City Council

THRU: Jeff Bremer, City Manager

THRU: Daniel Holbrook, Assistant City Manager

FROM: Patricia A. Tobin, AICP Planning & Zoning Director *P.A.T.*

Agenda Item: Motion: Decision by the City Council to Pursue the Renaming (or Correction in Spelling) of Cresent Avenue to Crescent Avenue

Submittal Date: 10/15/2015

STRATEGIC PLAN LINK: This item is consistent with Goal 3: Balanced and Responsible Sustainable Growth

BACKGROUND: At one of the neighborhood meetings for Planning Area 3 there was a request by property owners on Cresent Avenue to fix the spelling of the street to Crescent. Approximately 110 lots front these two parts of Cresent. Not all the lots will have an address on Cresent since some of the blocks run north and south. See attached maps.

ANALYSIS: Cresent Avenue runs from Bayshore Boulevard to Kail Street and picks up again at Wald Street and runs east to Whitmore Drive. See the maps attached.

FINANCIAL INFORMATION: N/A

LEGAL INFORMATION: NA

SPECIAL CONSIDERATION: If it is the desire of Council to pursue the renaming all affected property owners and relevant agencies will be notified of the possible change in the street name prior to any formal action. Council can decide to pursue the renaming or leave the spell as is depending on the public input at the ordinance's public hearing.

PRESENTATION INFORMATION: Staff may provide a short presentation on the request.

REQUESTED MEETING DATE: 10/26/2015

LOCATION OF PROJECT: See attached maps.

ATTACHMENTS: Maps

Patti Tobin

From: jeanette genovese <jeanettegenovese@gmail.com>
Sent: Sunday, January 17, 2016 12:49 PM
To: Patti Tobin
Subject: Changing street name for Crescent Ave

Dear Mrs. Tobin,

I totally agree with correcting the spelling of the address of Crescent Ave.

Since I moved to Port St. Lucie, I was embarrassed to see so many street names spelled incorrectly.

I am glad someone is finally doing something to correct the error.

Jeanette Genovese

690 SE Crescent Ave

Patti Tobin

From: CCODDERS@aol.com
Sent: Wednesday, January 13, 2016 8:31 PM
To: Patti Tobin
Subject: Crescent Ave

City of Port St Lucie

January 13, 2016

Patricia A Tobin

Director of Planning and Zoning

I think it is long overdue that someone realizes that our street was misspelled on our zoning maps. At one time, not too long ago, one end of our street was spelled correctly while the other end was spelled without the "c". I thought it was a joke, doesn't anybody use spell check?. I pointed it out to the supervisor who came out to survey our street, prior to our patchwork hot top job, about the spelling. He just kind of smirked.

I know I'm not alone about the joke that proof readers overlooked the spelling error in our engineering department. You could search the data base and not find crescent on the maps, or tax accounts.

I am glad someone is doing something about it. Maybe it will finally get corrected so we can look at the street sign and admire the correct spelling!

Thank you,

Herbert Mingace

661 SE Crescent AVE

772-618-0003

Patti Tobin

From: Brett Breuninger <brett.breuninger@aol.com>
Sent: Monday, January 11, 2016 10:15 AM
To: Patti Tobin
Subject: Consideration of street name change

Mrs. Tobin,

Hello and good morning. I recently received your letter in regards to the change of spelling for Cresent Avenue to Crescent Avenue. I wanted to inform you that I support the change. I also wanted to make you aware of something in regards to that road. I live on the corner of Cresent and Brisbane, and I have had some concern with the speed that drivers travel down that road since I moved in to this neighborhood a short time ago. I myself have two small children, and I see many other children in the immediate area. Many drivers speed well beyond the 30 mph mark on that road. It is quite frustrating and scary for the children and parents alike in this neighborhood. I am hoping there would be a possibility for a children at play sign to be installed. Our children's safety is a big concern for myself and I'm sure many of the other parents in our neighborhood. If you are not the proper point of contact for this matter could you please forward this email to whoever is so I can get some information in regards to the sign? Thank you so much for your time. Happy new year!

Very Respectfully,

Brett Breuninger
2182 SW Brisbane Street
772-200-5321

Patti Tobin

From: pinkflamingojane@yahoo.com
Sent: Sunday, January 10, 2016 1:27 PM
To: Patti Tobin
Subject: Crescent A ve

Of course Crescent ave !

Sent from my MetroPCS 4G LTE Android device

Patti Tobin

From: BARBARA <babsdoll19@yahoo.com>
Sent: Sunday, January 10, 2016 11:57 AM
To: Patti Tobin
Subject: Crescent Ave

I get all my mail spelled Crescent and my deed is also spelled that way. The only thing not spelled this way is the street sign! So, changing spelling to Crescent is a great idea!!!! Barbara Fasciana at 502 SE Crescent Ave

Patti Tobin

From: rwsips1@aol.com
Sent: Saturday, January 09, 2016 9:41 AM
To: Patti Tobin
Subject: Crescent Ave.

Good day Ms. Tobin,

We are in favor to making the formal name change to Crescent Ave. It seems there have been documents with both spelling over several years so this is needed,.

Thanks and best regards,

Ralph R. Wood
521 Crescent Ave.
772-285-5854

Patti Tobin

From: Victor M Rodriguez <victorrodriguez3004@comcast.net>
Sent: Friday, January 08, 2016 4:11 PM
To: Patti Tobin
Subject: renaming of Crescent Ave

I am in favor of using Crescent Avenue.
Victor M Rodriguez
619 SE Crescent Ave
PSL, FL 34984

Patti Tobin

From: Robert M. Harris <gaspump713@hotmail.com>
Sent: Friday, January 08, 2016 2:11 PM
To: Patti Tobin
Subject: Crescent spelling change

Ms.Tobin:I'v been spelling it Crescent for the past 21 years.One street sign says Cresent And the other says Crescent.

So lets get it right and make it CRESCENT.Its about time.It wouldn't hurt to have the street paved either,as it has never been.

Thank you,

Robert M.Harris
643 So.East CRESCENT Ave.
Port Saint Lucie,FL34984-4504

Patti Tobin

From: diane spears <dspears999@gmail.com>
Sent: Friday, January 22, 2016 4:05 PM
To: Patti Tobin
Subject: Crescent Ave

Hello,

We received your letter regarding the name change of our street. We live on the 600 block of SE Crescent. We have always spelled it correctly. The sign is spelled right on 1 end and wrong on the other end.

Absolutely, in our opinion, it should be spelled correctly.

Thanks,

Tim and Diane Spears

Patti Tobin

From: B A ROBOTTI <etonvet@bellsouth.net>
Sent: Friday, January 22, 2016 5:49 PM
To: Patti Tobin
Subject: Crescent Ave name change

Please change the street name.
resident at
672 SE Crescent Ave, PSL, FL

Barbara Robotti

Patti Tobin

From: linda yohannan <lolayo2112@hotmail.com>
Sent: Friday, January 08, 2016 2:26 PM
To: Patti Tobin
Subject: Cresent vs. Crescent

Hi Patricia,

We live on the corner of Wayne and Cresent At 2201 SW Wayne.

We understand the spelling error but our mail already gets mixed up and feel this would create another issue. There are much more important issues to focus on in Port st Lucie than a spelling error that could have been corrected years ago.

Thank you Mark and Linda Yohannan

Patti Tobin

From: Christal Ann Rehl <christal.clean.organized@gmail.com>
Sent: Monday, January 18, 2016 10:00 PM
To: Patti Tobin
Subject: Consideration of a Street Name Change Cresent Ave

Ms. Tobin,

As a resident of Port St Lucie and Cresent Avenue, I believe that the name change/ error correction is a waste of time and money for one letter. At this point all maps and direction navigation systems have the street already stored as Crescent Ave. It seems very unnecessary to change street signs and county records.

Sincerely,

Christal Rehl
220 SW Cresent Ave
772-807-2650

Phone Calls Received

Baechle	Lucia	No
Maisto	Dominic	Yes
Robatti	Barbara	Yes
Berry	Constance	Yes
Thanis	Leon	Yes

ORDINANCE 16-

AN ORDINANCE CHANGING THE NAME OF CRESENT AVENUE TO CRESCENT AVENUE EXTEDNING FROM BAYSHORE BOULEVARD TO KAIL STREET AND WALD STREET TO WHITMORE DRIVE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Lucie seeks to change the name of Cresent Avenue to Crescent Avenue from Bayshore Boulevard to Kail Street and Wald Street to Whitmore Drive within the City of Port St. Lucie; and

WHEREAS, the City of Port St. Lucie Planning and Zoning Board held a public hearing on March 1, 2016 to consider the street name change (P15-207), notice of said hearing was sent to property owners abutting Cresent Avenue and advertising of public hearing having been made; and

WHEREAS, the City Council held a public hearing on March 28, 2016 to consider the street name change (P15-207), advertising of the public hearing having been made; and

NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1: That the Cresent Avenue be changed to Crescent Avenue from Bay hore Boulevard to Kail Street and Wald Street to Whitmore Drive.

Section 2: That this Ordinance shall become effective ten (10) days after its final adoption.

ORDINANCE 16-

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this
__ day of _____ 2016.

CITY OF PORT ST. LUCIE, FLORIDA

BY: _____
Gregory J. Oravec, Mayor

ATTEST:

Karen A. Phillips, City Clerk

APPROVED AS TO FORM:

BY: _____
Interim City Attorney

CRESENT AVENUE		
Phone Calls Received		
Baechle	Lucia	No
Maisto	Dominic	Yes
Robatti	Barbara	Yes
Berry	Constance	Yes
Thanis	Leon	Yes