



**CITY OF PORT ST. LUCIE
COMMUNITY REDEVELOPMENT AGENCY
Annual Report for Fiscal Year 2004-2005**

CRA Board of Directors

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Michelle Berger
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INTRODUCTION

The City of Port St. Lucie was incorporated in 1961 by the General Development Corporation for the primary purpose of becoming a residential community. In 2001, the City's population was approximately 90,000. Currently the City's population is over 150,000. This makes it the largest city in St. Lucie County and one of the fastest growing cities in the country. At the current rate of growth, the population could exceed 200,000 within the next five years. The City is located on the southeastern coastline of the State of Florida, 100 miles north of the City of Miami, 50 miles north of the City of West Palm Beach and approximately 65 miles south of the City of Melbourne (see attachment "A"). The City is served by three major north-south Florida highways: Interstate 95, Florida's Turnpike, and U.S. Highway 1. The City is approximately 112 square miles with an additional 20 square miles within its Urban Service Boundary (see attachment "B"). In accordance to land size, this makes it the 3rd largest city in the State. The City is led by a Mayor/City Council form of government with a City Manager being the Chief Administrative Officer.

The Community Redevelopment Agency (CRA) was established in 2001. The CRA is approximately 1,700 acres or 2.7 square miles. The area boundary includes the City's U.S. 1 corridor from just north of Village Green Drive, south, to the St. Lucie/Martin County Line. Lennard Road forms most of the eastern boundary, and the western boundary is predominantly the rear property line of the properties fronting U.S. 1 (see attachment "C"). In addition, the CRA is currently in the process of expanding its boundary to encompass the Port St. Lucie Boulevard/Westmoreland Boulevard/Midport Road area. This area is approximately 321 acres in size (see attachment "D"). This expansion should be completed by the end of the 2006 program year. The CRA is led by the Mayor and City Council which also double as the CRA Chairman and Board of Directors respectively.

The CRA has been involved in several major projects with significant impacts on community and economic development within the Community Redevelopment Area. A listing and description of the various projects are as follows.

East Lake Village

East Lake Village is a Traditional Neighborhood Development consisting of approximately 200 multifamily units, 230 town home units, 220 semi-detached town home units, 240 single family units, 82,000 square feet of commercial/retail space, a nature trail and a family park (see attachment "E"). The East Lake Village development is expected to be completed within the first half of 2008.

City infrastructure improvements supported by the 2003-D East Lake Village Special Assessment District (SAD) Bond and administered by the CRA are listed below. The total amount of the SAD Bond for infrastructure development is \$10,350,000.

- Roadway Improvements – Internal roadway improvements consist of the continued construction of approximately 14,100 linear feet of local curb and gutter roadway with integral stormwater drainage, approximately 15,180 linear feet of residential alleys with integral stormwater drainage, approximately 2 acres of mixed use parking areas with integral stormwater drainage, including landscaping and irrigation of residential roadways.
- Stormwater Collection Facilities – The integral stormwater drainage and collection improvements consist of the continued construction of drainage pipes, gutters and drains within the roadways and parking areas.
- Water Transmission Facilities – The potable water transmission and distribution improvements consist of the continued construction of approximately 14,470 linear feet of 8 inch water main pipes, approximately 530 linear feet of 10 inch water main pipes, together with connection pipes to property lines, and fire hydrants.
- Wastewater Facilities – The wastewater transmission improvements consist of the continued construction of two master lift stations, a 6 inch force main line for connection to the transmission facilities at Lennard Road, approximately 9,610 linear feet of 8 inch gravity sewer pipes and approximately 2,560 linear feet of 10 inch gravity sewer pipes, together with connecting pipes to the property lines.

Community Redevelopment Agency infrastructure improvements include the following list below. The total amount of the 2004 Series Tax Increment Financing (TIF) Bond used to pay the cost of CRA infrastructure construction is \$11,870,000.

- Roadway Improvements

Lennard Road Widening – The widening of a 10,150 linear foot section of Lennard Road from a 2-lane rural road to a 4-lane divided road which includes sidewalks, lighting, landscape and irrigation.

Jennings Road Widening – The widening of a 1,900 linear foot section of Jennings Road from a 2-lane road to a 4-lane divided road (see attachment "F").

Hillmoor Drive Extension – An approximately 2,050 linear foot extension of the 2-lane Hillmoor Drive from its original terminus to Lennard Road, including the construction of sidewalks, street lighting, landscaping and irrigation.

Grand Drive Extension – An approximately 4,330 linear foot extension of the 2-lane Grand Drive from its original terminus to Jennings Road,

including the construction of sidewalks, street lighting, landscaping and irrigation.

- Stormwater Attenuation

A stormwater collection and attenuation system consisting of a trunkline (master interconnect) also known as a backbone to the stormwater conveyance system and a roadway storm collection system that was built concurrently with the roadway projects as more particularly described below:

Lennard Road Stormwater Improvements – This component consist of approximately 10,860 linear feet of storm sewers to provide drainage from the roadway to the master lake and greenway system.

Hillmoor Drive Stromwater Improvements – This component provides approximately 980 linear feet of storm sewers to provide drainage from the roadway to the master lake and greenway system.

Grand Drive Stormwater Improvements – This component provides approximately 3,500 feet of storm sewers to provide drainage from the roadway to the master lake and greenway system.

Jennings Road Stormwater Improvements – This component provides approximately 120 linear feet of storm sewers providing drainage from the roadway to the master lake and greenway systems.

Wood Stork Trail (Greenway) stormwater improvements consist of the expansion of the lakes within East Lake Village, the expansion of the lake adjacent to the St. Lucie Medical Center and north of the Hillmoor Drive extension and the interconnection of these components to treat and convey the stormwater to the existing outfall systems (see attachment “G”).

- Water Distribution Facilities

The construction of potable water transmission improvements consisting of approximately 2,930 linear feet of 8 inch water main pipes, approximately 10,260 linear feet of 12 inch water main pipes, the construction of utility stub-outs to individual parcel developments and the construction of hydrants for fire protection.

- Wastewater Collection Facilities

The construction of sanitary sewer collection improvements consisting of approximately 3,670 linear feet of gravity sewer mains, approximately 1,900 linear feet of sewer force mains and utility stub-outs to individual parcels.

- Wood Stork Trail (Greenway)

The acquisition and construction of greenway improvements consisted of approximately 5 acres of littoral plantings, approximately 1.5 acres of upland planting, approximately 6,500 linear feet of trails, wooden boardwalks, and wooden outlooks (see attachment "H").

- Mary Ann Cernuto Family Park

The construction of an approximately 1 acre park within the East Lake Village, including approximately 60 feet by 60 feet band shell and stage, restroom facility and other park amenities. Construction is set to start in 2006.

City Center Planning & Development

On or about August 5, 2005, the City Center Redevelopment Agreement was executed between the CRA, City of Port St. Lucie and de Guardiola Properties for the planning and development of the City Center project. The proposed 80 acre City Center Development is a mixed use development consisting of residential, commercial, retail, office, parking and governmental components. The breakdown of uses is as follows: Retail, 208,500 square feet; Office, 393,000 square feet; Residential, 1,082 units; 4 - Parking Garages 3,350 spaces; and Governmental use, 150,000 square feet (see attachment "I"). City Center Infrastructure improvements shall include roadways, water, wastewater/sewer, and stormwater accommodations. Total cost of development of the City Center project is approximately \$500,000 million. Site demolition is expected to start in the 4th quarter of PY 2006 and the start of construction is expected to commence in the first quarter of PY 2007.

Extension of the CRA Boundary

In 2005, the CRA Board/City Council decided to expand the CRA boundary to include the Port St. Lucie Boulevard/Westmoreland Boulevard/Midport Road area (see attachment "D"). This expansion will include major projects in the proposed expansion area such as Riverwalk North, Riverwalk South, Botanical Gardens, and area infrastructure proposed developments. Proceedings for the CRA boundary expansion is expected to be completed in the 2006 program year.

CRA Special Events

The CRA sponsored Special Events Festivities include *Oktoberfest*: a two day celebration of German culture; *Art & All That Jazz*: a two day celebration of local art and jazz music; and the *St. Patrick's Day Festival*: a two day celebration of Irish culture. The CRA has experienced much success in administrating the special events programs and will continue to offer such opportunities for family/community entertainment, enlightenment and development.

CONCLUSION

The decisions and actions of the CRA Board of Directors, CRA Staff, private sector interest and the general public have combined to form an infrastructure development that shall serve the CRA well in supporting opportunity for residential, commercial and office development. Given the successful development of the East Lake Village Community and surrounding roadways, the CRA is poised for success with the proposed City Center Development. In the 2006 program year, efforts between the CRA and City of Port St. Lucie should prove fruitful in securing a \$55,000,000 TIF Bond and a \$27,000,000 SAD Bond funding infrastructure and facility development supporting the overall facilitation of the City Center Project. Non-the-less, given the unpredictability of future market conditions, conservatism should be exercised in balancing budgetary matters and major project development throughout the CRA. However, given the past success of the CRA in project development and management, the very best appears yet to come.

**CRA BUDGET
FY 2004-2005**

REVENUES & SOURCES

Contributions of Ad Valorem Taxes - County	\$466,270
Contribution of Ad Valorem Taxes - County Fine & Forf.	375,047
Contribution of Ad Valorem Taxes - Fire Board	328,178
Transfer of designated Ad Valorem Prop. Tax (PSL)	533,260
Interest Income & Other	63,658
TOTAL	<u>\$1,766,413</u>

EXPENDITURES

Personal Services	\$112,463
Operating Expenses	151,167
Capital Outlay	704,752
Fund Transfer (contribution) Lennard Road - #304	157,700
Fund Transfer to Medical Trust Fund - #605	193
Debt Service	617,300
TOTAL	<u>\$1,743,575</u>

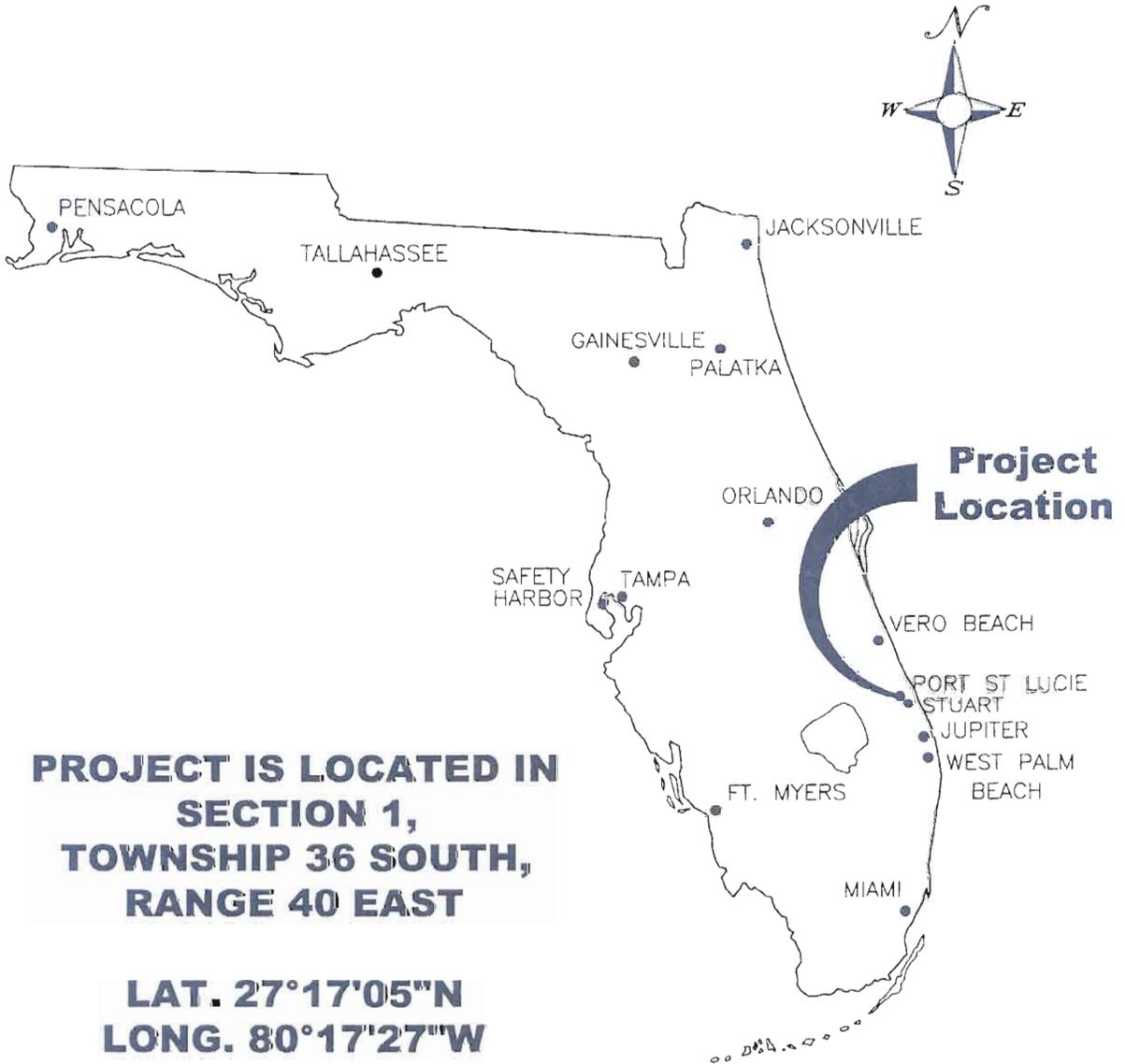
SURPLUS \$22,838

2004 TIF BOND FOR PROJECT DEVELOPMENT	\$11,870,000
2003 SAD BOND FOR PROJECT DEVELOPMENT	\$10,350,000
TOTAL BONDS	<u>\$22,220,000</u>

ATTACHMENTS

ATTACHMENT "A"

State of Florida Map



**PROJECT IS LOCATED IN
SECTION 1,
TOWNSHIP 36 SOUTH,
RANGE 40 EAST**

**LAT. 27°17'05"N
LONG. 80°17'27"W**

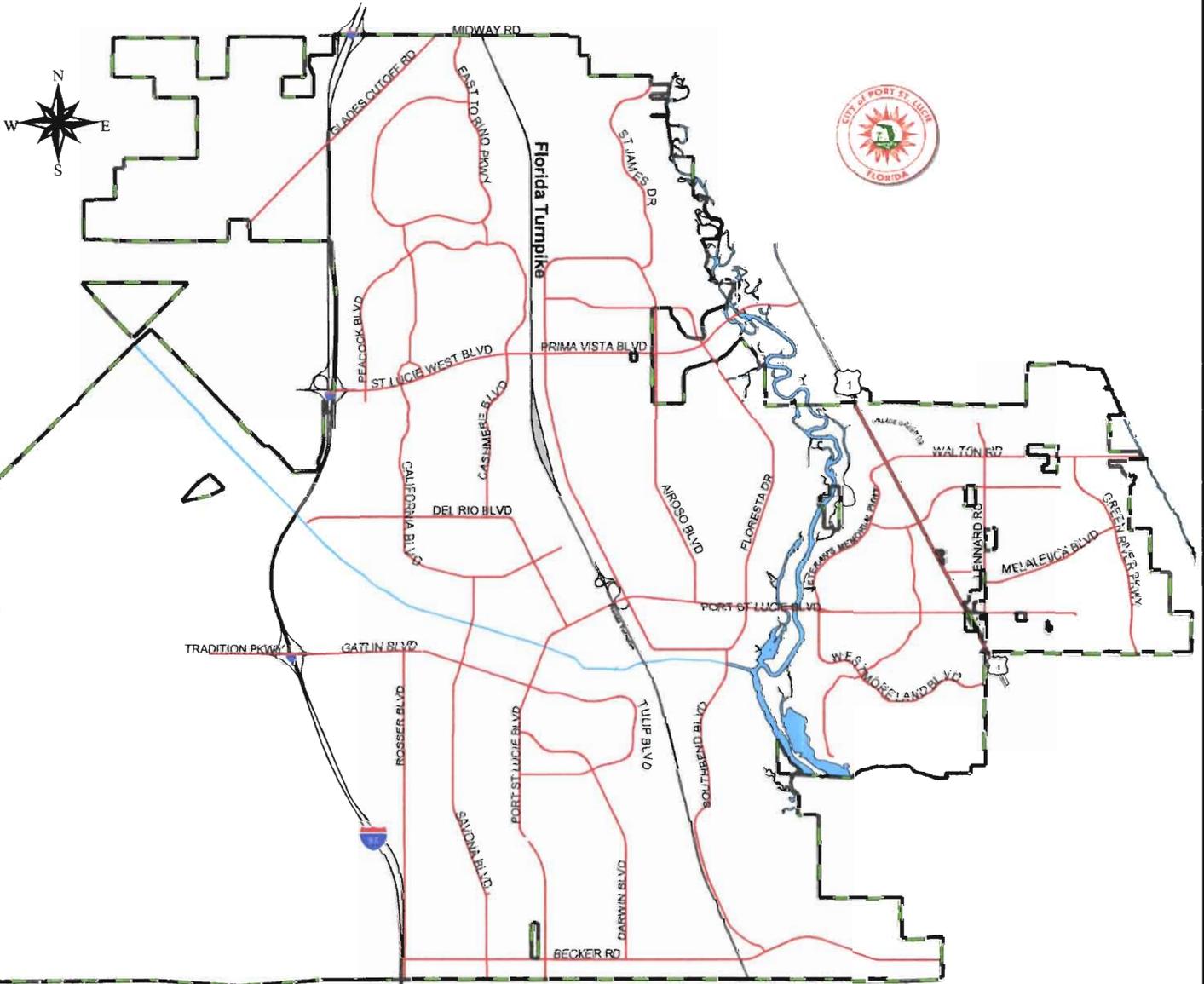
STATE MAP

FIGURE NO. 1

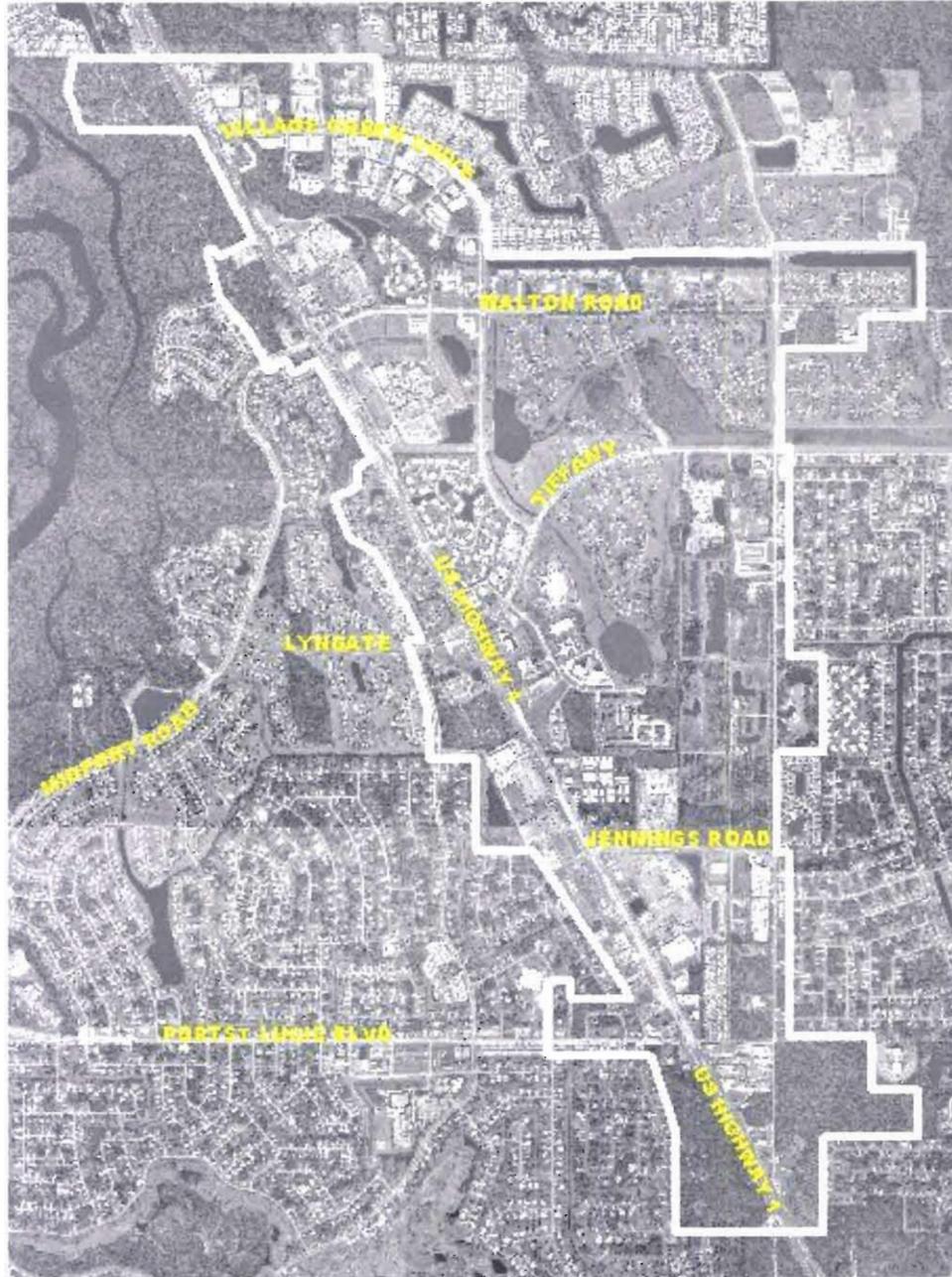
 <p>300 SW St. Lucie Ave Stuart, Florida 34994 Phone: (888) 692-4344 Fax: (888) 992-4341 E-mail: Captec1@aol.com</p> <p>Civil Engineering Professionals E-2289902 Business No. 28-007857</p>	<p>DATE: 6-15-03</p> <p>DRAWN BY: RRK</p> <p>DESIGNED BY: RRK</p> <p>CHECKED BY: JWC</p> <p>PROJECT No.: 675</p> <p>HORZ. SCALE: AS SHOWN</p> <p>VERT. SCALE: AS SHOWN</p> <p>CADD FILE: 319GRANT</p>	<p>WOODSTORK TRAIL GREENWAY IMPROVEMENT CITY OF PORT ST. LUCIE, FLORIDA</p>	<p>SCALE: VERIFICATION</p> <p>0 100 200 300 400 500</p> <p>1" = 100' (AS SHOWN) 1" = 100' (AS SHOWN)</p>
	<p>LOCATION MAP</p>		<p>Sheet No. of</p>

ATTACHMENT "B"

City of Port St Lucie

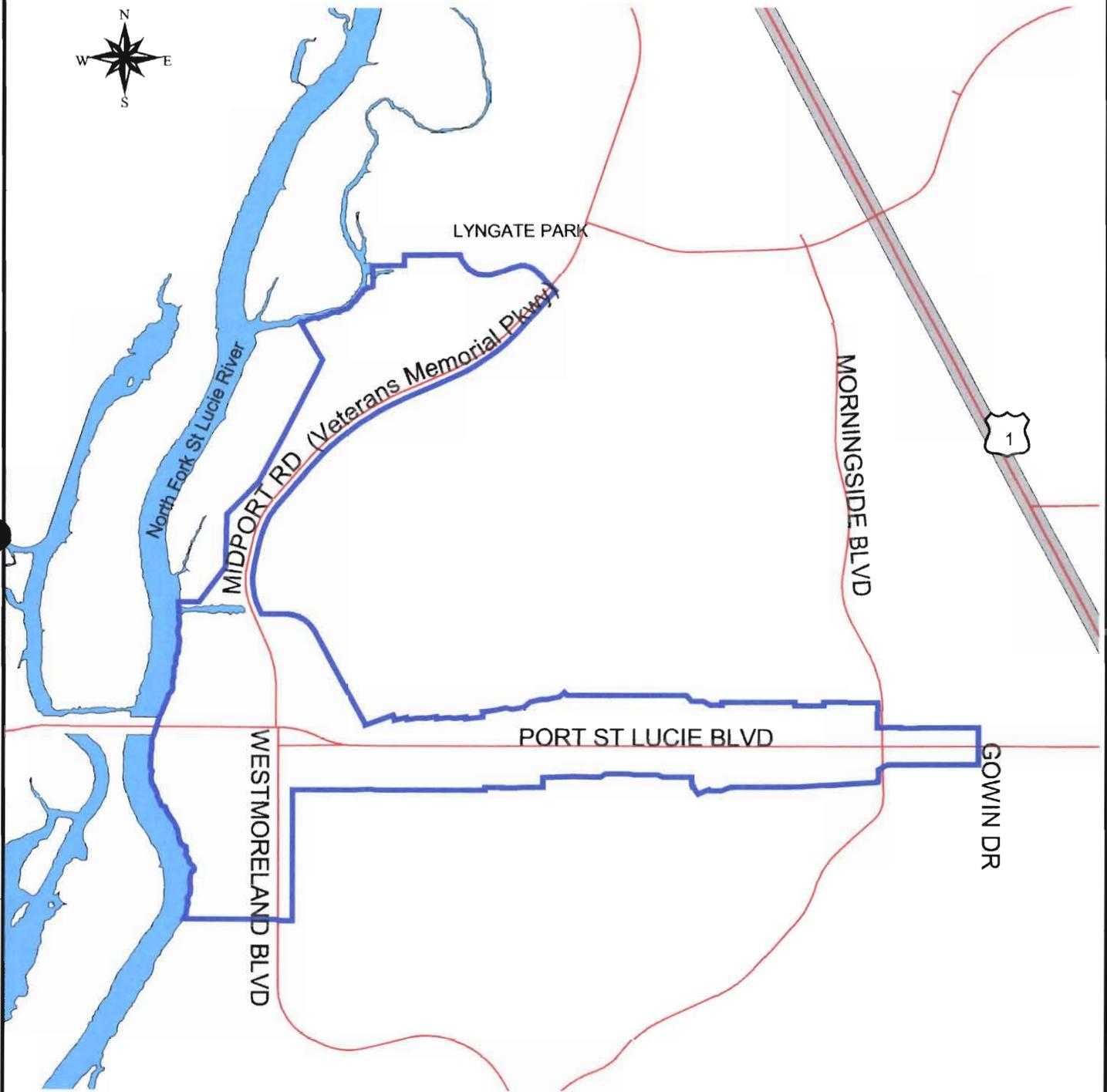


ATTACHMENT "C"
CRA Area Map



ATTACHMENT "D"

City of Port St Lucie



 Proposed CRA Boundary

Prepared by City of Port St Lucie
MIS Department / GIS Division
August 15, 2006

ATTACHMENT "E"

East Lake Village Various Stages of Completion



ATTACHMENT "F"

Segment of Jennings Road Improvements



ATTACHMENT "G"

Segments of Wood Stork Trail Blueway/Greenway Storm Water Improvements



ATTACHMENT "H"

Segments of the Wood Stork Trail Blueway/Greenway Amenities



ATTACHMENT III
City Center Conceptual Rendering

