



City of Port St. Lucie Community Redevelopment Agency Annual Report FY 2012- 13

October 1, 2012 - September 30, 2013



Planning and Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34984
772-871-5212

TABLE OF CONTENTS

CRA Board of Directors and Staff	1
Introduction	2
Requirements for Annual Report.....	3
Funding Source.....	5
Community Redevelopment Plan.....	5
Historical Data.....	7
Tax Increment Revenue Pledge/Financial Obligations	10
Community Redevelopment Agency Activities	13
Agency Activities FY 2012-2013	17
Other Activities FY 2012-2013	18
Financial Statement	19
Table 1 FY 2012-13 Tax Increment Revenue Funding Values	20
Table 2 Schedule of Revenues and Expenditures & Changes in Fund Balance.....	21
Table 3 Community Redevelopment Fund Balance Sheet	22
Table 4 Community Redevelopment Trust Fund Transactions	23
Table 5 Tax Increment Bonds.....	23
Figures	
Figure 1 Community Redevelopment Area Boundary Map.....	4
Appendices	
Appendix A: CRA Master Plan	24
Appendix B: East Lake Village Conceptual Plan	25
Appendix C: Port St. Lucie/Riverwalk CRA Expansion Area Master Plan.....	26
Appendix D: Southern Grove CRA Expansion Area Master Plan	27

**FISCAL YEAR 2012-13 CITY COUNCIL SITTING AS THE COMMUNITY
REDEVELOPMENT BOARD OF DIRECTORS**



Linda Bartz
Vice Mayor
District 1



Michelle Lee Berger
District 2



JoAnn M. Faiella
Mayor



Shannon M. Martin
District 3



Ron Bowen
District 4

Fiscal Year 2012-2013 Staff

Jeff Bremer, Interim City Manager/Executive Director
Daniel Holbrook, AICP, Planning and Zoning Director
Bridget Kean, AICP, Interim CRA Director
Pam E. Booker, Counsel
Karen A. Phillips, Secretary

Introduction

A Community Redevelopment Agency refers to a public entity created by a city or a county to implement the community redevelopment activities outlined under Chapter 163, Part III, Florida Statutes. The Community Redevelopment Act of 1969 allows for the designation of special districts known as Community Redevelopment Areas and confers upon the Community Redevelopment Agency's governing board special regulatory abilities. These abilities include issuing revenue bonds, and utilizing tax increment financing (TIF). The Community Redevelopment Act outlines the physical, economic, and blight conditions that can support the creation of a Community Redevelopment Area (CRA). It provides a vehicle for counties and municipalities to form a Community Redevelopment Agency and create a Redevelopment Trust Fund for financing improvements within a target area.

To document that the required conditions exist, the local government must survey the proposed redevelopment area and prepare a Finding of Necessity Report or field study that formally identifies conditions within the established boundaries of the area. If the Finding of Necessity Report determines that the required conditions exist, the local government develops and adopts a Community Redevelopment Plan that addresses the unique needs of the targeted area and identifies programs and projects needed to foster and support redevelopment of the targeted area. A CRA may be governed by a separately appointed (by the city/county) board or the city council or county commission itself may act as the CRA.

The City of Port St. Lucie Community Redevelopment Agency consists of four redevelopment areas comprising approximately 5,627 acres. The areas include the original CRA along U.S.1; East Lake Village (fka Lentz Grove) in eastern Port St. Lucie; the Port St. Lucie Riverwalk District Expansion Area along Port St. Lucie Boulevard; and the Southern Grove CRA Expansion Area along Interstate 95.

The governing body of the City of Port St. Lucie CRA is the City of Port St. Lucie City Council sitting as the CRA Board of Directors. The City Council is comprised of five (5) members. Under the State Statutes, the Community Redevelopment Agency has substantial powers and authority within the CRA area. These include the power to make and execute contracts, acquire land and dispose of property, construct streets and utilities, improve property, approve development plans, implement a program of voluntary or compulsory rehabilitation of buildings, mortgage or pledge property, borrow money for redevelopment projects, and apply for and accept grants and contributions.

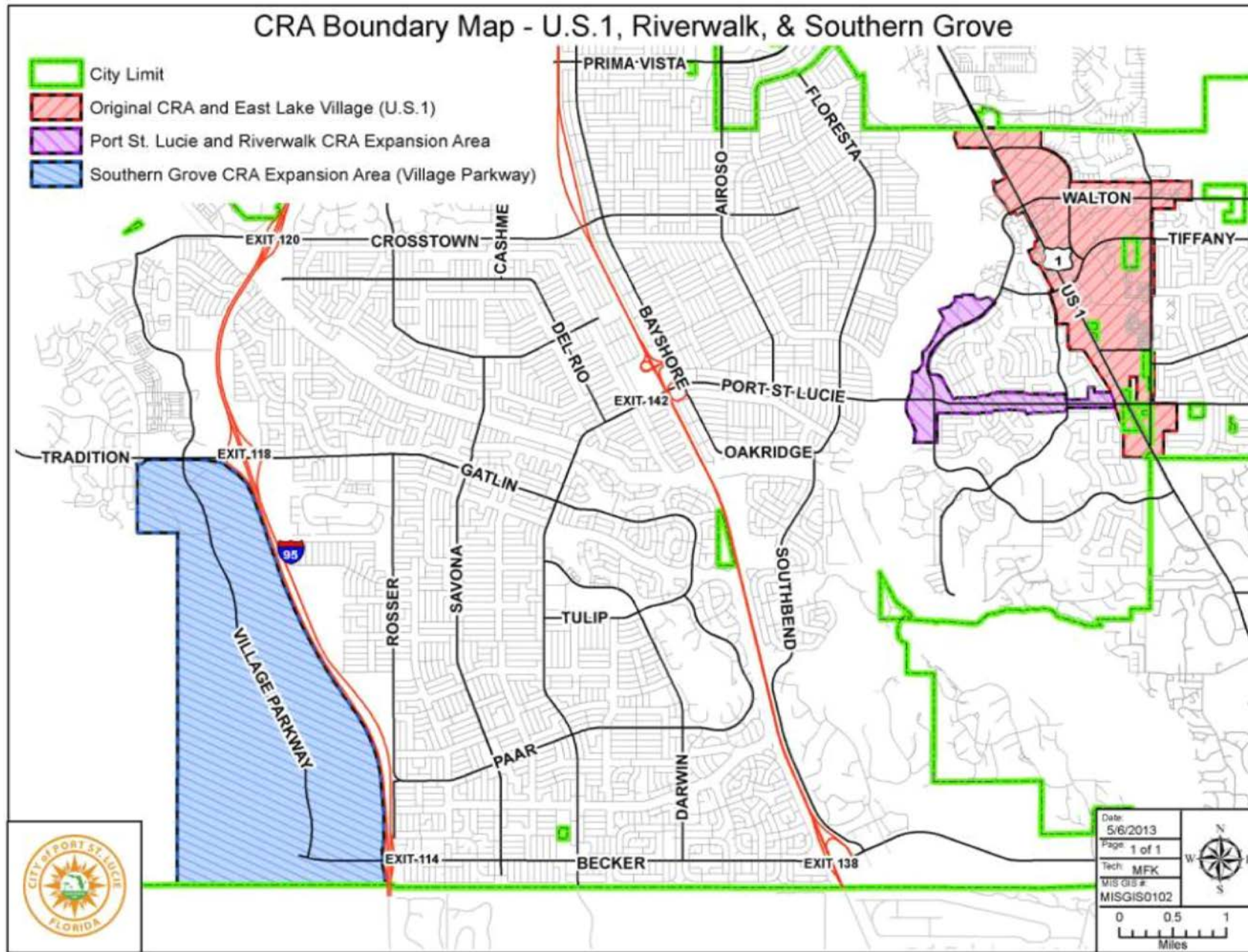
Requirements for an Annual Report

Pursuant to Section 163.356(3)(c), Florida Statutes, the City of Port St. Lucie Community Redevelopment Agency (Agency) is required to file with the governing body, on or before March 31 of each year, a report of its activities for the preceding fiscal year, which report shall include a complete financial statement setting forth its assets, liabilities, income, and operating expenses as of the end of such fiscal year. At the time of filing this report, the agency shall publish in a newspaper of general circulation in the community a notice to the effect that such report has been filed with the municipality and that the report is available for inspection during business hours in the office of the clerk of the city and in the office of the agency.

The City of Port St. Lucie Community Redevelopment Agency Annual Report for Fiscal Year 2012-13 (FY 2012-13) covers all activities for the period October 1, 2012 to September 30, 2013. It includes a complete financial statement of the Agency's revenues and expenses, amount of tax increment funds collected, and a record of activities for the fiscal year.

The boundary lines for the CRA are depicted in Figure 1.

Figure 1: City of Port St. Lucie Community Redevelopment Area Boundary Map



Funding Source

The major funding source for the Port St. Lucie CRA is tax increment revenue. Tax increment revenue is a mechanism available to cities and counties to re-invest all new property tax dollars within a targeted redevelopment area. When a CRA is created, the current assessed values of the property (as determined by the Property Appraiser) are designated as the base-year value. Taxing authorities that contribute to the tax increment continue to receive ad valorem (property tax) revenue based on the base-year value. Ad valorem revenues from increases in real property value above the base year amount (“increment”) are deposited in a redevelopment trust fund and dedicated to the community redevelopment area. Since the tax increment is used to finance and/or fund redevelopment, the term tax increment is commonly referred to as tax increment financing, tax increment funding or TIF.

Tax increment revenue is calculated separately for the four CRA Districts. The tax increment revenue generated by the original CRA, East Lake Village, and the Port St. Lucie Riverwalk District expansion area is used to fund public improvements in the eastern portion of the CRA. The tax increment revenue generated by Southern Grove will be used to fund improvements within Southern Grove.

Community Redevelopment Plan

The City of Port St. Lucie was incorporated in 1961 under the ownership of the General Development Corporation (GDC). Designed primarily as a low density residential retirement and bedroom community, the City Council established the Community Redevelopment Agency in 2001 (Ordinance 01-1) and designated a Community Redevelopment Area (CRA) along U.S. 1 in eastern Port St. Lucie to address the lack of land set aside for commercial uses to serve the projected population in the original platted development of the city. On June 11, 2001, the City Council adopted a Community Redevelopment Plan (Resolution 01-R27) and established a Community Redevelopment Trust Fund as provided in Section 163.387, Florida Statutes (OR 01-23). Funds allocated to and deposited into the Community Redevelopment Trust Fund shall be used by the Agency to finance or refinance any community redevelopment it undertakes pursuant to the approved community redevelopment plan.

Adopted in 2001, the Community Redevelopment Plan, also known as the “CRA Master Plan”, was the culmination of an extensive community-driven planning process which included design charrettes and workshops. Based on hundreds of hours of input from citizens, business owners, property owners, elected officials, city staff, professional

consultants and other community stakeholders, the redevelopment strategy is to create a central business district or commercial town center along U.S. 1 and a series of mixed use pedestrian and transit friendly districts. The original CRA comprises an area of approximately 1700 acres along the City's U.S. 1 Corridor from just north of Village Green Drive and 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 those properties fronting U.S. 1.

The Community Redevelopment Plan was amended in 2003 to include the area known as East Lake Village (Lentz Grove) through the adoption of Resolution No. 03-R31. Although located within the CRA original study area, the Lentz Grove property was an unincorporated St. Lucie County enclave and could not be incorporated into the CRA plan until the property was annexed into the City of Port St. Lucie in 2003. Ordinance No. 03-76 amended the Trust Fund to provide for community redevelopment within the Lentz Grove Area.

In 2006, the Community Redevelopment Area was expanded to include the Port St. Lucie Boulevard/Riverwalk District. On November 20, 2006, the City Council approved the CRA Expansion Master Plan amendment to the Community Redevelopment Plan through the adoption of Resolution No. 06-R102 and amended the Trust Fund to include the CRA Expansion Area through the adoption of Ordinance No. 07-114. The Port St. Lucie Riverwalk District extends along Port St. Lucie Boulevard from Gowin Drive west to the edge of the North Fork St. Lucie River. The area is approximately 321 acres in size and includes portions of Westmoreland Boulevard, (Riverwalk South District) and Veterans Memorial Parkway (Riverwalk North District). The Port St. Lucie Botanical Gardens is located in Riverwalk South District.

On June 25, 2012, the City Council approved an amendment to the Community Redevelopment Plan to include the area known as Southern Grove through Resolution No. 12-R65. By Ordinance No. 12-30, the City Council amended the Community Redevelopment Trust Fund to provide for additional funding for community redevelopment within Southern Grove. The Southern Grove CRA Expansion Area comprises approximately 3,606 acres or 5.63 square miles with four miles of frontage along Interstate 95. It borders Tradition Parkway to the north, Martin County to the south, Interstate 95 to the east and the Riverland Kennedy Development of Regional Impact (DRI) to the west.

Formerly a citrus grove, Southern Grove was annexed into the City in 2004 and approved as a Development of Regional Impact (DRI) in 2006. The Southern Grove

DRI is approved for 7,388 dwelling units, 13.1 million of non-residential square footage, 791 hotel rooms, and 300 hospital beds.

Historical Data

After approval of a community redevelopment plan, the Community Redevelopment Act provides for the establishment of a Community Redevelopment Trust Fund. Taxing authorities which levy ad valorem taxes on real property located within the geographic area of the CRA are required by January 1 of each year to appropriate to the trust fund an amount equal to 95 percent of the difference between:

1. The amount of ad valorem taxes levied each year by each taxing authority, exclusive of any amount from any debt service millage, on taxable real property contained within the geographic boundaries of a community redevelopment area; and
2. The amount of ad valorem taxes which would have been produced by the millage rate upon which the tax is levied each year by the taxing authority, exclusive of any debt service millage, on the assessed value of the taxable real property in the CRA as of January 1 of the base year.

The jurisdictions remitting tax increment revenue to the Port St. Lucie CRA include the City of Port St. Lucie, St. Lucie County, and the St. Lucie County Fine and Forfeiture Fund. Pursuant to an Interlocal Agreement between the City and St. Lucie County Fire District, the St. Lucie County Fire District stopped participating in FY 2007-2008.

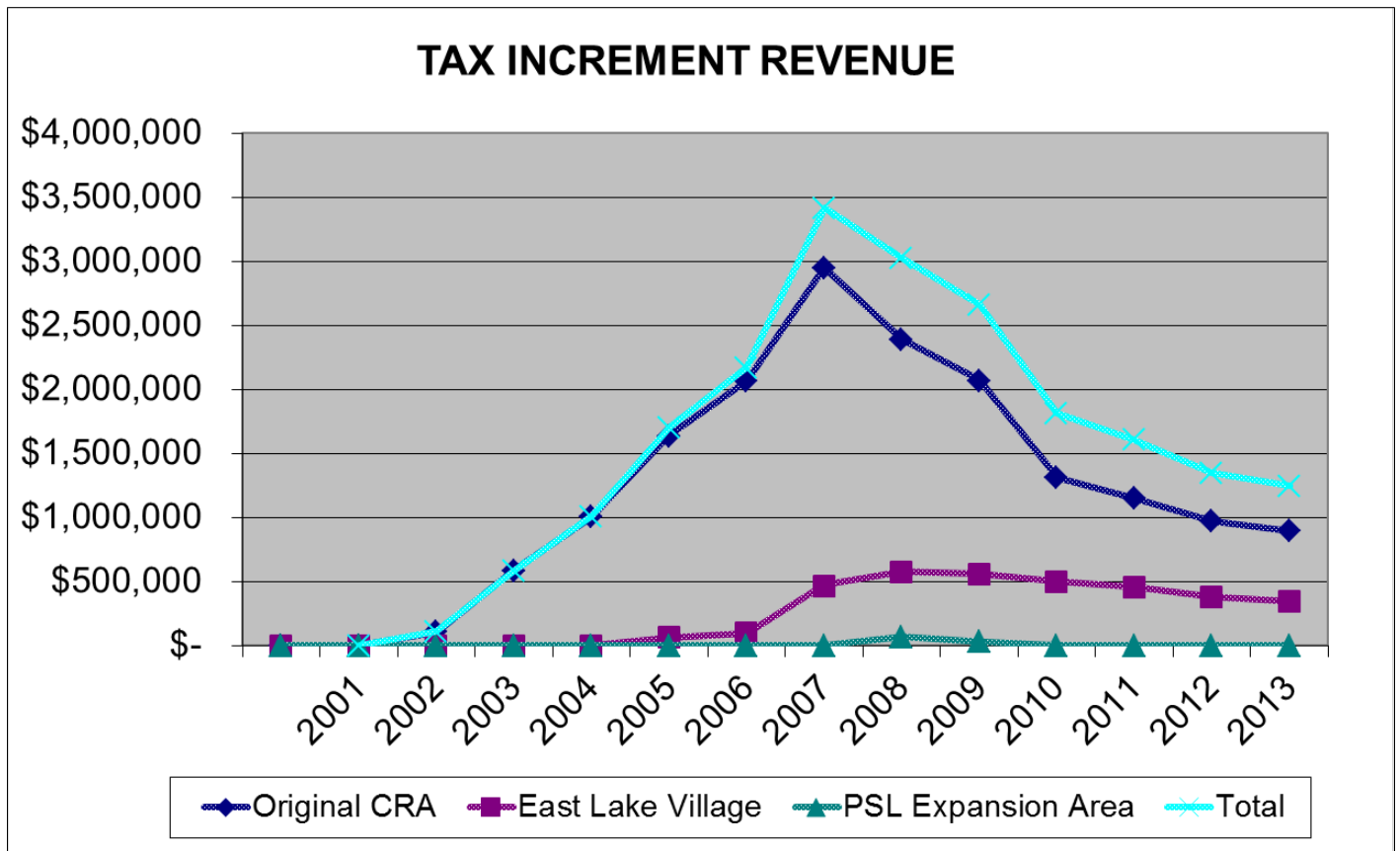
In both the Original CRA and East Lake Village, the participating taxing authorities levying property taxes within these areas are required to annually deposit an amount equal to 95% of the incremental property tax revenues they receive from properties within those corresponding areas. In the Port St. Lucie CRA Expansion Area, the participating taxing authorities are required to annually deposit an amount equal to 95% of the incremental property tax revenues they receive from properties within the CRA Expansion Area; however, this requirement is subject to the following major exception set forth by Section 163.387(1)(b)(1)(a), Florida Statutes:

If a taxing authority imposes a millage rate that exceeds the millage rate imposed by the governing body that created the trust fund, the amount of tax increment to be contributed by the taxing authority imposing the higher millage rate shall be calculated using the millage rate imposed by the governing body that created the trust fund.

Based upon this exception, if the County's millage rate is higher than the City's, which it has been historically, the County shall calculate its tax increment payment for the Port St. Lucie CRA Expansion Area only by using the City's millage rate instead of its own higher rate.

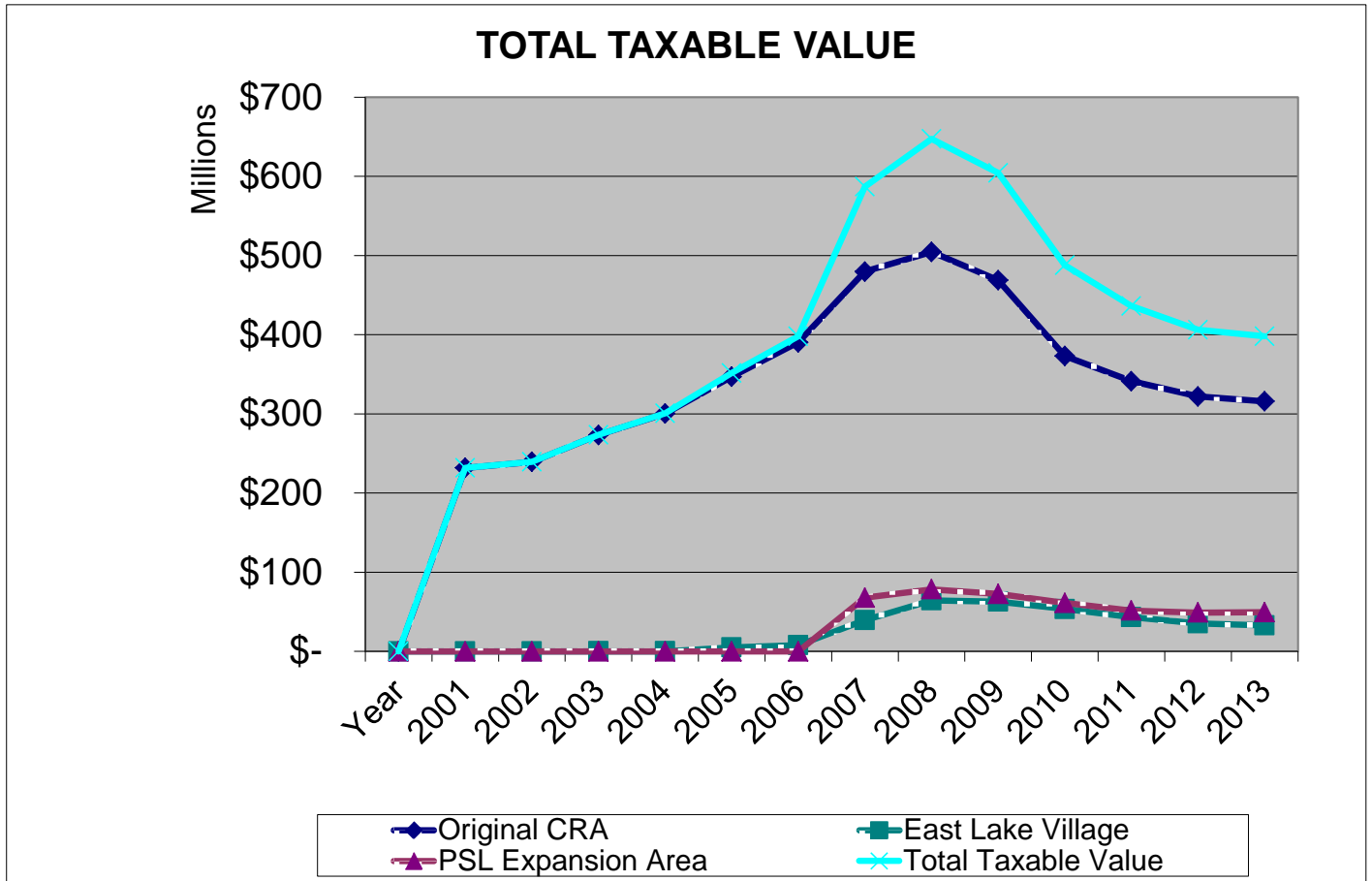
Ordinance 12-30 set the tax increment at 50 percent of the difference between the current valuation of all levied properties within the Southern Grove CRA boundary compared to the base year valuation of the same properties. The ordinance establishes the base year as January 1, 2012. The collection of tax increment revenue within the Southern Grove District of the CRA began in 2013.

The following chart provides a summary of the historical tax increment revenue for the Original CRA, East Lake Village, and the Port St. Lucie CRA Expansion Area.



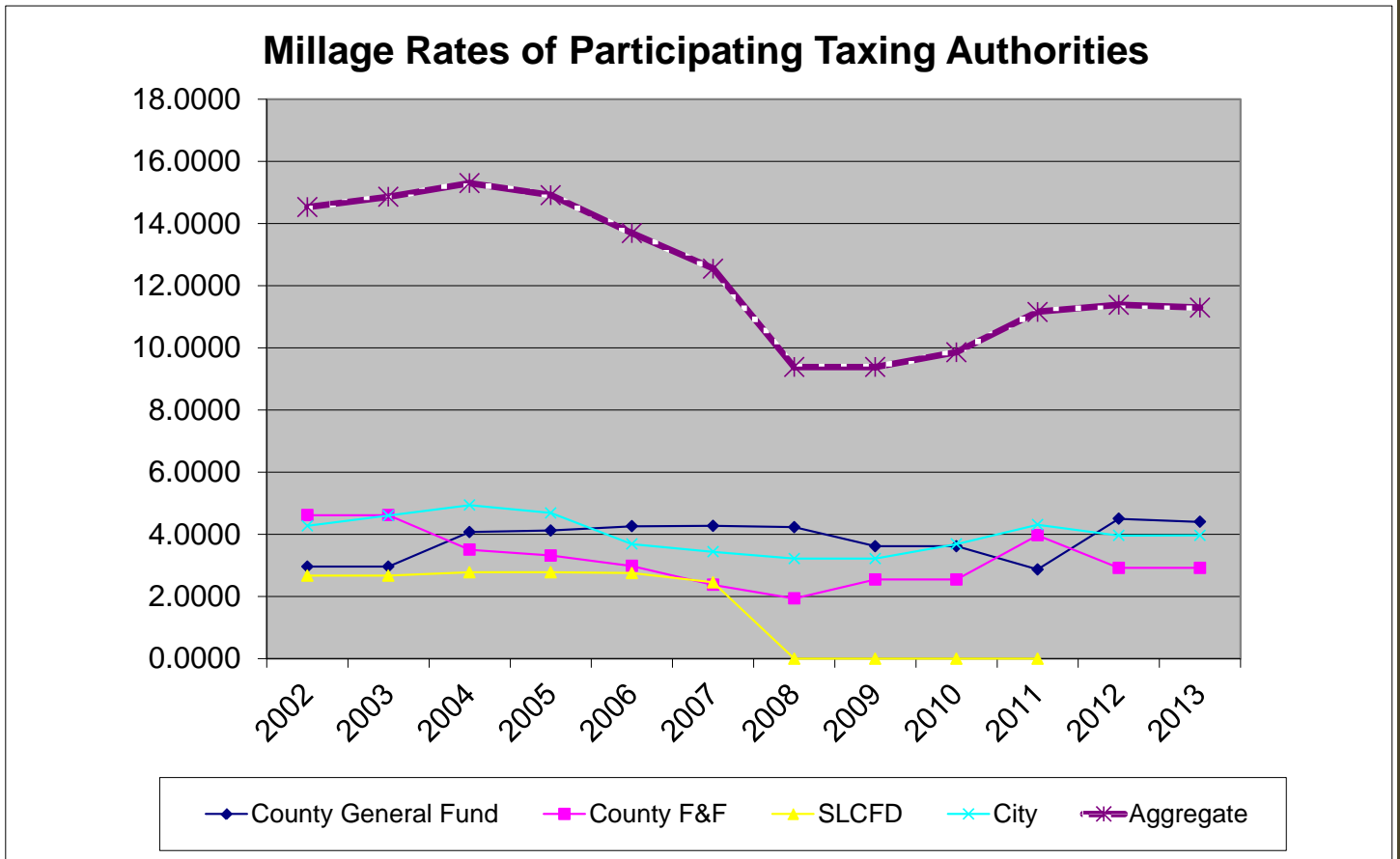
Historical Taxable Property Values

The following chart provides a summary of the historical assessment (taxable) values for the Original CRA, East Lake Village, and the Port St. Lucie CRA Expansion Area.



Historical Taxing Authority Millage Rates

The chart below provides a summary of the operating millage rates levied by each Taxing Authority obligated to make payments to the Community Redevelopment Trust Fund.



Tax Increment Revenue Pledge/Financial Obligations

The following section provides a brief overview of the presently outstanding increment pledges/financial obligations of the City of Port St. Lucie Community Redevelopment Agency.

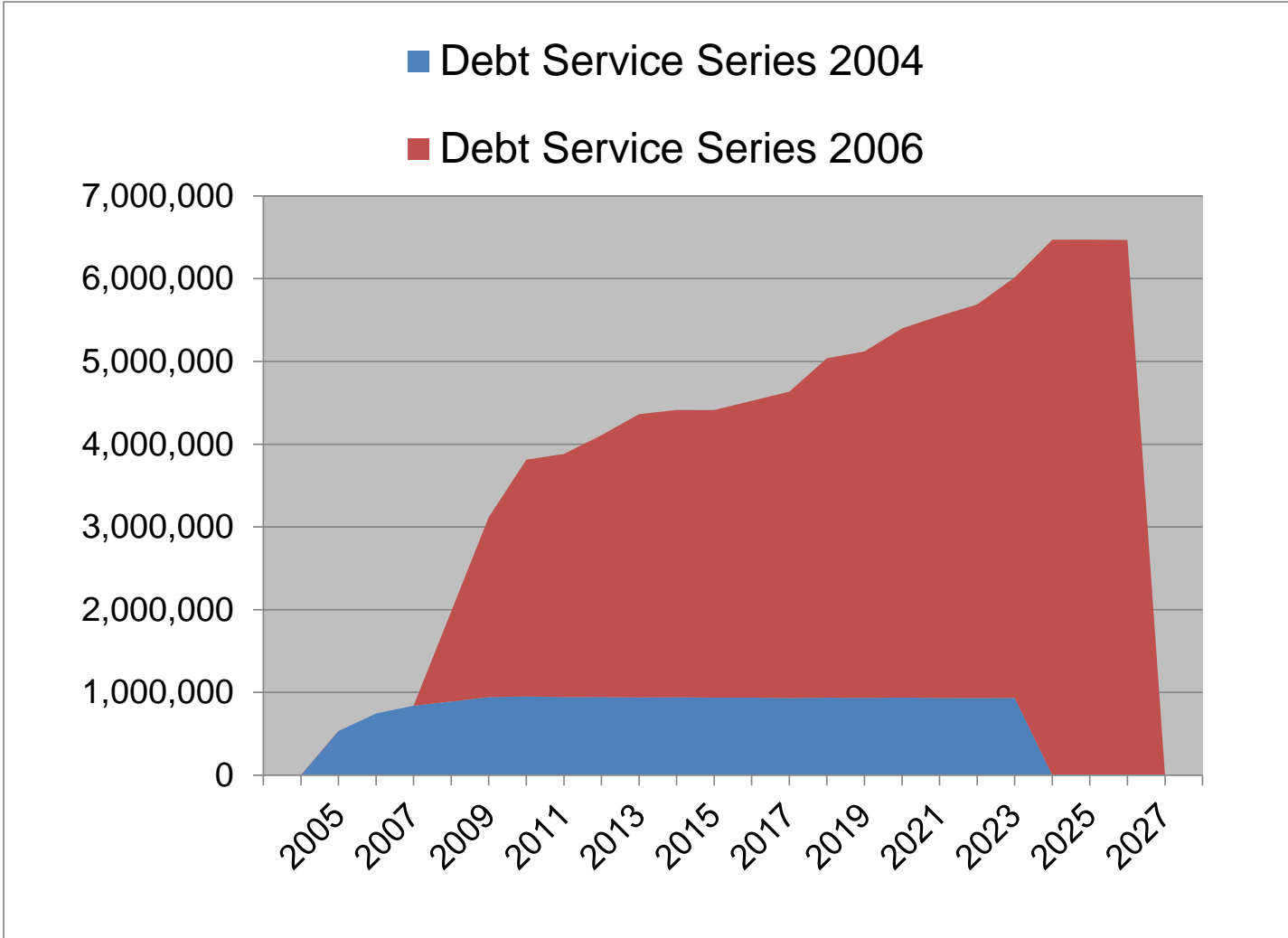
- **Tax Increment Revenue Bonds Series 2004**

In 2004, the Agency issued approximately \$11.8 million in redevelopment trust fund revenue bonds for the purpose of financing redevelopment projects associated with East Lake Village. The proceeds from these bonds were deposited into the Community Redevelopment Agency Capital Improvement Fund to fund the construction, in whole or in part, of the widening of Lennard Road, the extension of Hillmoor Drive, the widening of Jennings Road, the extension of Grand Drive, Mary Ann Cernuto Family Park, and the East Lake Village portion of the Wood Stork Trail.

- **Tax Increment Revenue Bonds Series 2006**

In 2006, the Agency issued \$46.45 million in redevelopment trust fund revenue bonds for the purpose of financing the City Center project that included property acquisition, a parking garage and surface parking, road improvements, and construction of a 100,000 square foot Civic Center, civic plaza, and warehouse.

These bonds are payable from and collateralized by a lien upon and pledge of the net tax increment revenues generated in the Community Redevelopment Area. The following chart depicts the debt service for the tax increment revenue bonds.



- \$31,360,000 City Center Special Assessment Refunding Bonds, Series 2008A

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. Payable from assessments levied on subject properties within the service area including the city owned properties within the City Center project.

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.

Community Redevelopment Agency Activities

In FY 2000-2001, the City began a multi-decade commitment to fundamentally improve and revitalize its US 1 corridor by designating the CRA, appointing the Agency, creating the Fund and adopting the Plan. To date, the Agency has implemented a number of successful large-scale redevelopment initiatives as noted below:

- East Lake Village is a planned community that utilizes traditional neighborhood development design concepts. It consists of a mix of residential housing types including rental apartments, attached single-family townhomes, and detached single-family houses of varying size as well as a mixed use village center that allows for retail, restaurants, and office space. East Lake Village was



Mary Ann Cernuto Park



East Lake Village

developed pursuant to a public-private partnership agreement, approved in 2003, between the Agency, the City, and St. Lucie East Development Company, LLC, which required the Agency to manage and/or fund a number of significant capital improvement projects including the construction of the roadway network and public facilities. Improvements were funded by the \$10.35 million Series 2003D East Lake Village Special Assessment District (SAD) Bonds. By FY 07-08, the Agency had successfully completed all of the capital improvement projects. Additional information concerning these projects can be found in past Annual Reports or obtained from the Agency.

- Plans for City Center began in 2005 as a public private partnership to redevelop a 69 acre shopping center into a mixed used town center of 253,820 square feet of retail space, 247,000 square feet of office space, and 1,125 residential dwelling units. As outlined in the redevelopment agreement, the City is responsible for providing timely review of the many



necessary entitlement applications and is a direct investor in the Civic Center and police station; the Developer is responsible for financing the bulk of the infrastructure improvements via a special assessment district (SAD) and constructing the majority of the vertical improvements (downtown buildings); and the Agency funds half the cost of the Civic Center and invests in the off-site infrastructure improvements, land assemblage, parking garages and recreational amenities necessary to serve the City Center Redevelopment Project. The SAD infrastructure improvements were completed in 2007/08 and include an urban street grid system with on street parking, lighting, landscaping, irrigation, and stormwater improvements. In 2008, the City completed construction and opened the 100,000 square foot Port St. Lucie Civic Center on U.S. 1. It includes a gymnasium, twenty thousand square feet of meeting space, the Village Square public plaza and interactive fountain, the Civic Center Warehouse, and the City Center parking garage.

- A central component of the CRA Master Plan is the inclusion of connective open spaces to promote pedestrian and bicycle travel by transforming the drainage swales, ditches and ponds of the CRA into a better functioning stormwater drainage system and a linear park. Construction of the Wood Stork Trail began in 2005. It includes a 1.5 mile trail around Hillmoor Lake, a paved trail in East Lake Village, a paved trail on Village Green Drive, and the paved trails around the stormwater treatment areas in City Center. When fully developed, the “Wood Stork Trail”, will provide a linear park with a dedicated trail and waterway that connects the entire CRA; enhanced stormwater drainage storage and conveyance capacity and improved water quality; and restored native vegetation and habitat.



Wood Stork Trail at Hillmoor



- The Port St. Lucie Botanical Gardens and the Riverwalk Boardwalk are two City facilities located in the Port St. Lucie CRA Expansion Area. The botanical gardens opened in 2010. It is situated on 20 acres of property on the banks of the North Fork of the St. Lucie River on the west side of Westmoreland Boulevard, just south of Port St. Lucie Boulevard.



City owned property adjacent to Gardens

The property was acquired through the joint efforts of the City of Port St. Lucie, St. Lucie County, and the Florida Trust for Public Lands. The Riverwalk Boardwalk consists of a 10-foot wide boardwalk and observation deck located north of Port St. Lucie Boulevard. Two paths lead through hundreds of feet of wooded mangroves to the 10-foot wide boardwalk and the observation

deck. The boardwalk is made of recycled materials and includes a solar lighting system and thermoplastic handrails. The boardwalk is a popular fishing spot in the center of town.



Community Redevelopment Agency Activities FY 2012/13

Agency activities in Fiscal Year 2012/13 centered on development review of projects in the Eastern CRA and Southern Grove and preparing an amendment to the Community Redevelopment Plan for the Southern Grove District.

In Fiscal Year FY 2012/13, the Agency reviewed proposals for new development on three undeveloped tracts within the Eastern CRA. The Treasure Coast Car Wash is currently under construction on a vacant outparcel in front of the Sam's Club on U.S. 1. A site plan was submitted (since approved) for a Dollar General store on a vacant parcel at Midport Crossing on U.S. 1 across the street from East Port Plaza. A pre-application meeting was held for an O'Reilly Auto Parts store on a vacant outparcel in the Town Center Plaza on U.S.1. A site plan was submitted in February 2014.

A 10,447.5 square foot addition to the Emergency Department of St. Lucie Medical Center was approved in March 2013. The expanded Emergency Center opened in January 2014.

Construction of the 300 bed Tradition Hospital in Southern Grove continued in FY 2012/13. The hospital opened in December 2013. Development of the adjacent 40,000 square foot Mann Research Center Medical Office Building continued in FY 2012/13. The development received a certificate of occupancy on November 21, 2013.

In July 2013, Tradition Land Company, LLC, the master developer for the Southern Grove DRI, submitted an amendment to the Southern Grove DRI and the Southern Grove CRA Master Plan as well as an amendment to the Future Land Use Element of the Comprehensive Plan to accommodate a proposed residential development within the Southern Grove CRA. The proposal relocated school and park sites, reconfigured some of the land use subcategories, and realigned a north/south road and the multi-use path. There were no changes to approved entitlements. The proposal required the Agency to prepare an amendment the Community Redevelopment Plan for Southern Grove to reflect the amendment to the DRI. The amendment to the Community Redevelopment Plan was approved by the CRA Board on November 5, 2013 and by the City Council on February 10, 2014.

OTHER ACTIVITIES

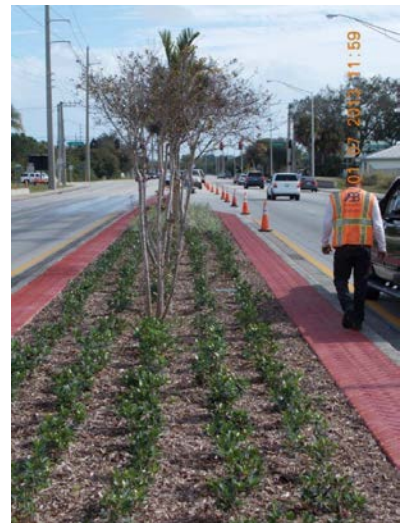
Below is a list City Projects within the Eastern CRA in FY 2012-13:

- Lyngate Avenue Sidewalk Project

The project involved the replacement of an asphalt path with a concrete sidewalk as well as the installation of stormwater facilities across the roadway. The project was located on the south side of Lyngate Drive between Morningside Boulevard and US-1. The project was funded through the City's Community Services Department and the CDBG program. The project was completed in October 2012.

- Port St Lucie Blvd Landscaping Project

The project involved the installation of landscaping materials and hardscape improvements along Port St. Lucie Boulevard from the St. Lucie River Bridge to Petunia Avenue. The project was undertaken by the City of Port St. Lucie and funded by the Florida Department of Transportation through a Local Area Program (LAP) agreement. The project was completed in December 2012.



- Rainier Lakes Pipe Replacement

The project involved drainage and pipe improvements to various roadways in and around Rainier Lakes Road, just south of Walton Road and west of Lennard Road. The project was funded through the City's Community Services Department and the Community Development Block Grant program. The project was completed in March 2013.

- Loutus Pond & Blackwell Pump Station Improvements

The project involved the construction of an 11 acre drainage detention facility south of Harrington Drive and east of US-1. In addition, improvements were undertaken to the pumps, engines and housing structure at the Blackwell Pump Station. The project was undertaken by the City as part of the Eastern Watershed Improvement Project and funded through the City's Stormwater Fund. The project was completed in June 2013.

Financial Statement

The City of Port St. Lucie Community Redevelopment Agency is considered a blended component unit of the City. As a blended component unit, the Agency's operating fund and capital improvements funds are accounted for as major governmental funds of the City and included in the City's Comprehensive Annual Financial Report (the "CAFR"). An annual budget is also adopted by the CRA Board.

The following tables contain the Agency's assets, liabilities, income, and operating expenses for the fiscal year ending September 30, 2013. The CAFR, in its entirety, is available for inspection in the Office of the City Clerk and the Finance Department.

**Table 2: Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - Community Redevelopment Fund
Year Ended September 30, 2013**

	Original Budget Amount	Final Budget Amount	Actual Amount	Budget PY Encumbrance	Budget CY Encumbrance	Actual on Budgetary Basis	Variance with Final Budget Positive (Negative)
Revenues							
Intergovernmental (SLC Ad Valorem Revenue)	\$ 755,014	\$ 753,648	\$ 753,686	\$ -	\$ -	\$ 753,686	\$ 38
Interest Income on Investments	17,200	17,200	47,196	-	-	47,196	29,996
Other	11,404	21,400	20,060	-	-	20,060	(1,340)
Total Revenue	<u>783,618</u>	<u>792,248</u>	<u>820,942</u>	<u>-</u>	<u>-</u>	<u>820,942</u>	<u>28,694</u>
Expenditures							
Operating Expenses	340,973	346,252	289,931	5,279	-	284,652	61,600
Debt Service:							
Principal	1,600,000	1,600,000	1,905,000	-	-	1,905,000	(305,000)
Interest	<u>2,683,438</u>	<u>2,683,438</u>	<u>2,378,438</u>	<u>-</u>	<u>-</u>	<u>2,378,438</u>	<u>305,000</u>
Total Expenditures	<u>4,624,411</u>	<u>4,629,690</u>	<u>4,573,369</u>	<u>5,279</u>	<u>-</u>	<u>4,568,090</u>	<u>61,600</u>
Excess of Revenues over (under) expenditures	(3,840,793)	(3,837,442)	(3,752,427)	(5,279)	-	(3,747,148)	90,294
Other Financing Sources (Uses)							
Transfers In (includes City of PSL Ad Valorem Revenue)	<u>1,488,720</u>	<u>1,487,871</u>	<u>487,871</u>	<u>-</u>	<u>-</u>	<u>487,871</u>	<u>(1,000,000)</u>
Proceeds from Sale of Assets	<u>-</u>	<u>-</u>	<u>1,000,000</u>	<u>-</u>	<u>-</u>	<u>1,000,000</u>	<u>1,000,000</u>
Total Other Financing Sources (Uses)	<u>1,488,720</u>	<u>1,487,871</u>	<u>1,487,871</u>	<u>-</u>	<u>-</u>	<u>1,487,871</u>	<u>-</u>
Net Change in Fund Balance	(2,352,073)	(2,349,571)	(2,264,556)	(5,279)	-	(2,259,277)	90,294
Fund Balance - beginning	<u>-</u>	<u>-</u>	<u>3,041,771</u>	<u>-</u>	<u>-</u>	<u>3,041,771</u>	<u>3,041,771</u>
Fund Balance - ending	<u>\$ (2,352,073)</u>	<u>\$ (2,349,571)</u>	<u>\$ 777,215</u>	<u>\$ (5,279)</u>	<u>\$ -</u>	<u>\$ 782,494</u>	<u>\$ 3,132,065</u>

Source: FY 2013 CAFR

**Table 3: Community Redevelopment Fund
Balance Sheet September 30, 2013**

Assets

Equity in Pooled Cash and Investments	\$	777,336
Receivables		-
Assessments Receivable		-
Due from Other Funds		-
Due From Other Government Units		-
Prepaid Items		47
Deposits		-
Inventories		-
Restricted Equity in Pooled Cash and Investments		-
Total Assets	\$	777,383

Liabilities, Deferred Inflows, and Fund Balances

Liabilities:

Accounts Payable and Accrued Liabilities	\$	168
Accrued Salaries and Wages		-
Due to Other Funds		-
Unearned Revenue		-
Deposits Payable		-
Retainage Payable		-
Total Liabilities	\$	168

Deferred Inflows:

Unavailable Revenue	-
Total deferred inflows	-

Fund Balance:

Non-spendable	47
Restricted	777,168
Committed	-
Assigned	-
Unassigned	-
Total Fund Balances	777,215

Total Liabilities and Fund Balances	\$	777,383
--	-----------	----------------

Source: FY 2013 CAFR

**Table 4: Community Redevelopment Trust Fund Transactions
Year Ended September 30, 2013**

Source of Deposits

City of Port St. Lucie (Ad Valorem)	\$	487,871
St. Lucie County (Ad Valorem)	\$	753,686
Sale of Fixed Assets	\$	1,000,000
City of Port St. Lucie Utility Systems Department	\$	20,060
Interest Earnings	\$	47,196
Total Deposits	\$	<u>2,308,813</u>

Purpose of Withdrawals

Debt Service Principal - Series 2004 Bonds	\$	605,000
Interest - Series 2004 Bonds	\$	334,688
Debt Service Principal - Series 2006 Bonds	\$	1,300,000
Interest - Series 2006 Bonds	\$	2,043,750
Special Assessment District Payment	\$	278,293
Stormwater Utility Payment	\$	8,439
CRA Operating Expenses	\$	3,199
Total Withdrawals	\$	<u>4,573,369</u>

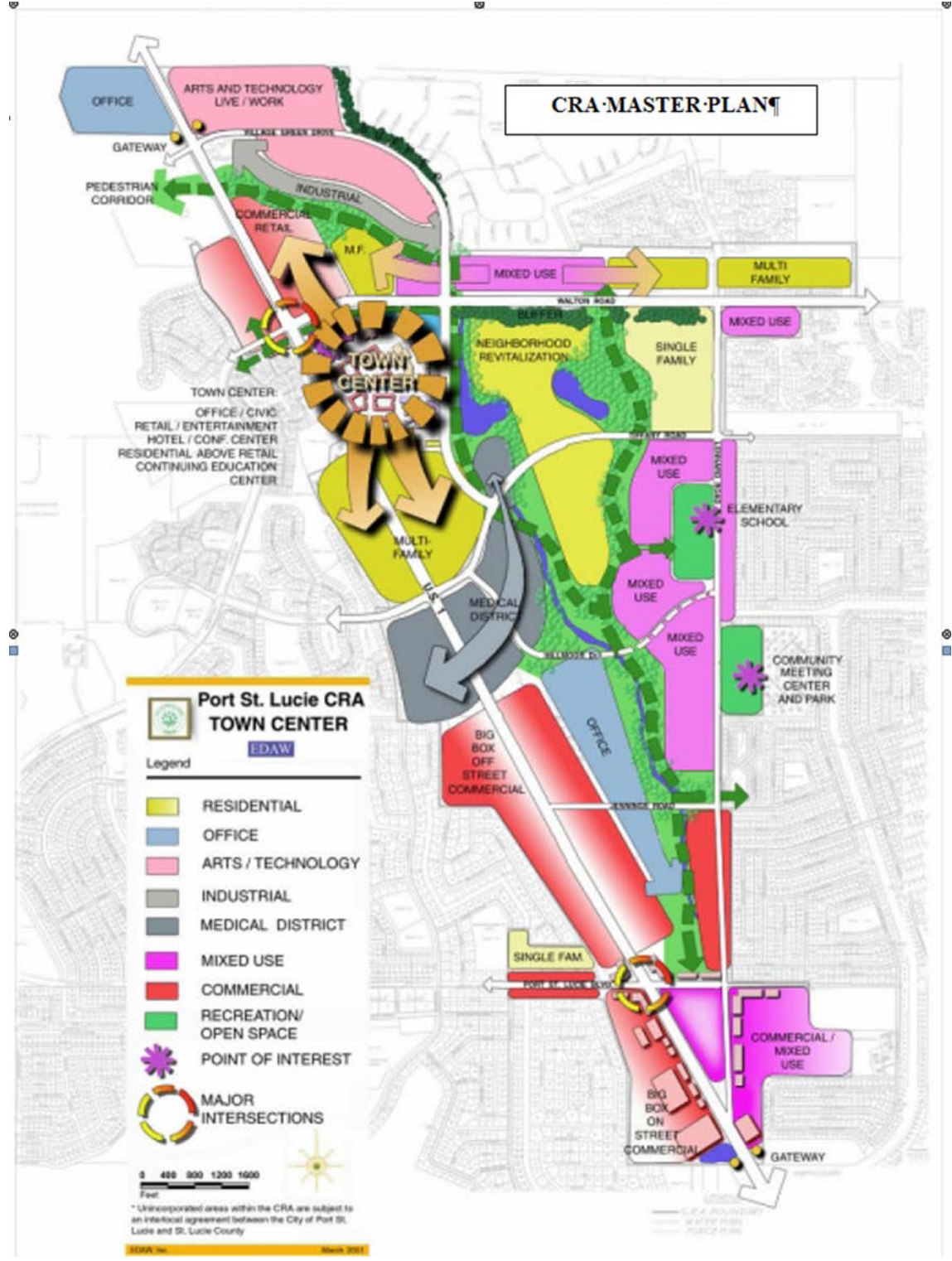
Source: FY 2013 CAFR

**Table 5: Community Redevelopment Tax Increment Bonds
Principal and Interest on**

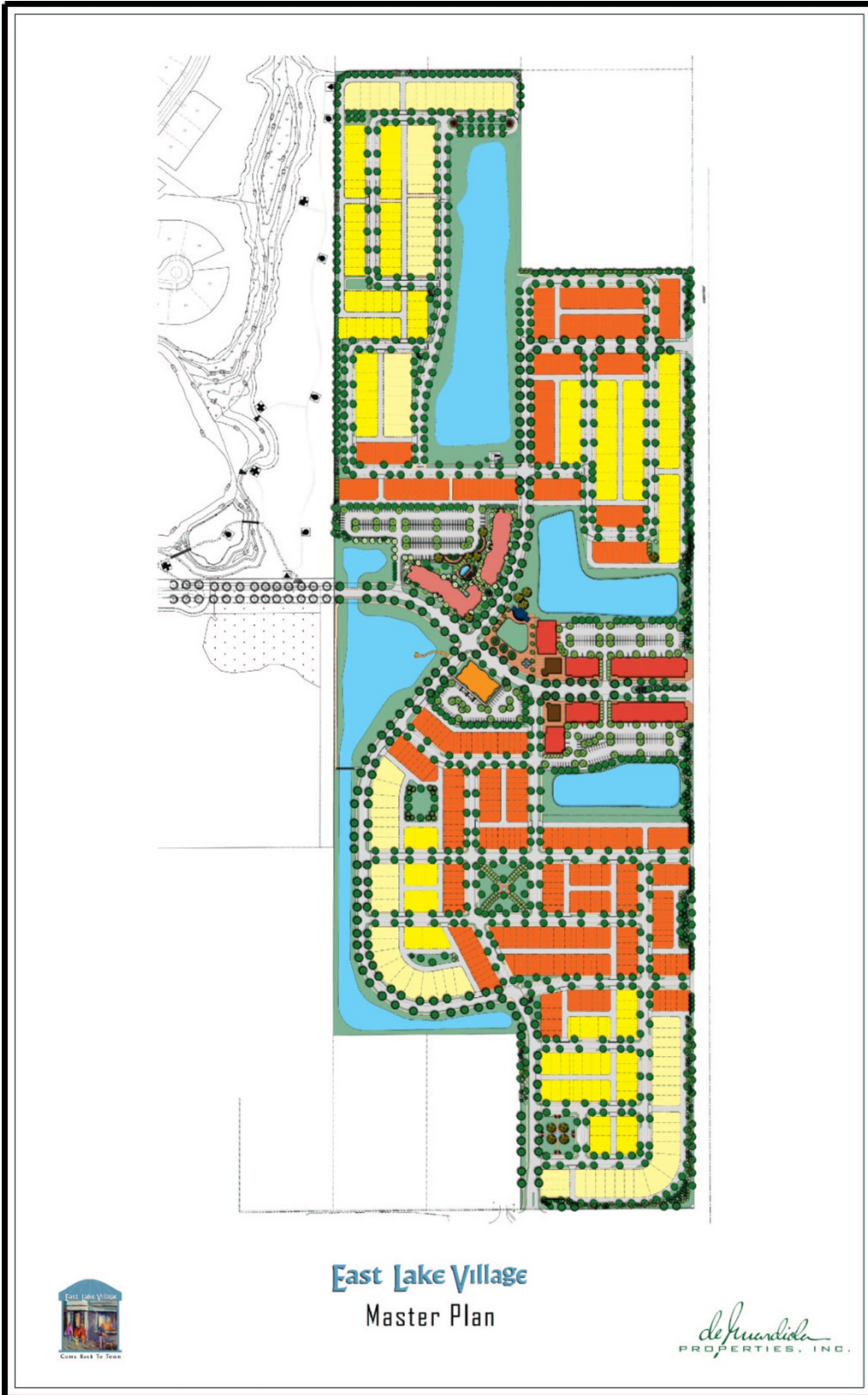
Indebtedness	Principal	Interest	Total
Series 2004 Bonds	\$ 7,630,000	\$ 1,728,538	\$ 9,358,538
Series 2006 Bonds	\$ 42,700,000	\$ 16,465,150	\$ 59,165,150
Total	<u>\$ 50,330,000</u>	<u>\$ 18,193,688</u>	<u>\$ 68,523,688</u>

Source: FY 2013 CAFR

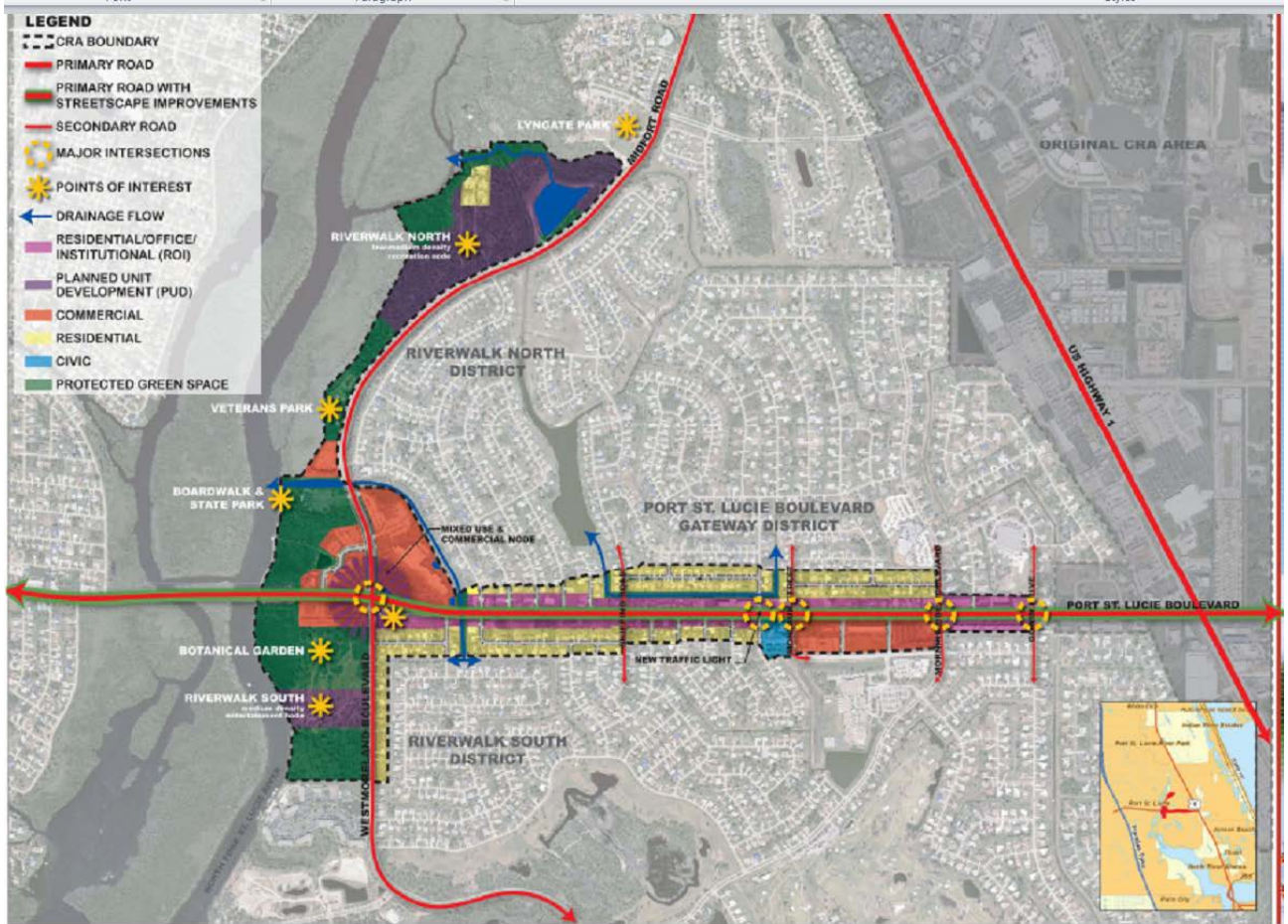
Appendix A: U.S.1 CRA Master Plan



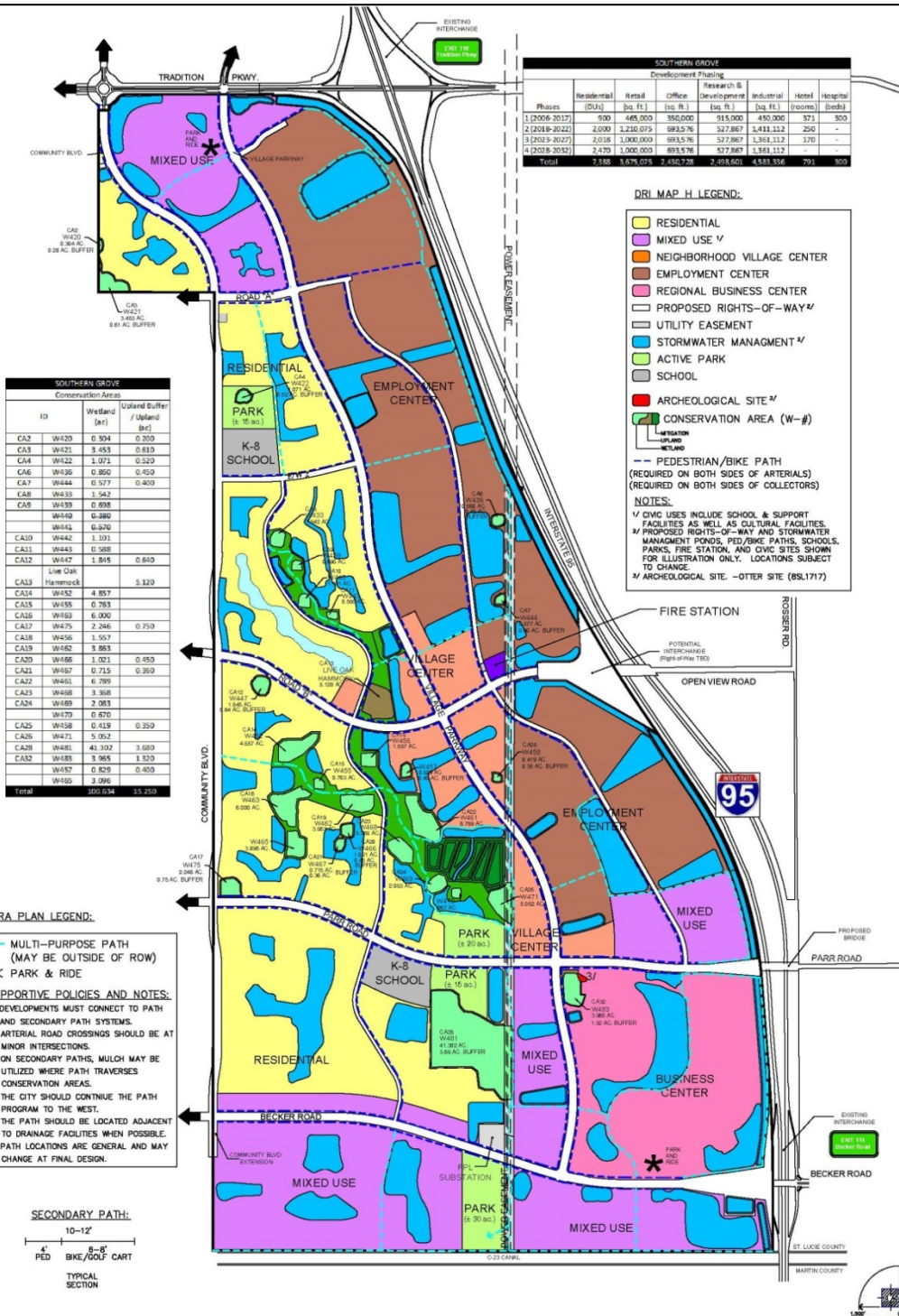
Appendix B: East Lake Village Conceptual Plan



Appendix C: Port St. Lucie Boulevard/Riverwalk CRA Expansion Area Master Plan



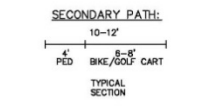
Appendix D: Southern Grove CRA Expansion Area Master Plan



Phasing	Residential (DU)	Retail (sq. ft.)	Office (sq. ft.)	Research & Development (sq. ft.)	Industrial (sq. ft.)	Hotel (Rooms)	Hospital (beds)
1 (2006-2017)	900	485,000	360,000	915,000	450,000	371	200
2 (2018-2022)	3,000	2,210,075	693,576	527,867	1,431,112	250	-
3 (2023-2027)	2,018	3,000,000	693,576	527,867	1,361,112	170	-
4 (2028-2032)	2,470	1,000,000	693,576	527,867	1,361,112	-	-
Total	7,888	6,795,075	2,450,928	2,476,601	4,583,336	791	200

ID	Wetland (sq.)	Upland Buffer / Upland (ac)
CA3	W429	0.324
CA3	W421	3.451
CA4	W422	1.071
CA6	W436	0.850
CA7	W444	0.577
CA8	W433	1.342
CA9	W439	0.838
CA9	W450	0.880
CA9	W442	0.970
CA10	W442	1.331
CA11	W443	0.588
CA12	W447	1.815
CA12	W447	0.610
CA15	W452	4.857
CA15	W455	0.783
CA16	W459	6.000
CA17	W475	2.246
CA18	W456	1.507
CA19	W462	3.883
CA20	W466	1.021
CA21	W467	0.715
CA22	W461	6.789
CA23	W468	3.358
CA24	W469	2.083
CA25	W470	0.670
CA25	W458	0.419
CA26	W471	0.252
CA28	W481	41.302
CA28	W485	3.965
CA28	W457	0.808
CA28	W460	3.086
Total	100.634	15.209

- CRA PLAN LEGEND:**
- MULTI-PURPOSE PATH (MAY BE OUTSIDE OF ROW)
 - * PARK & RIDE
- SUPPORTIVE POLICIES AND NOTES:**
- 1) DEVELOPMENTS MUST CONNECT TO PATH AND SECONDARY PATH SYSTEMS.
 - 2) ARTERIAL ROAD CROSSINGS SHOULD BE AT MINOR INTERSECTIONS.
 - 3) ON SECONDARY PATHS, MULCH MAY BE UTILIZED WHERE PATH TRAVERSES CONSERVATION AREAS.
 - 4) THE CITY SHOULD CONTINUE THE PATH PROGRAM TO THE WEST.
 - 5) THE PATH SHOULD BE LOCATED ADJACENT TO DRAINAGE FACILITIES WHEN POSSIBLE.
 - 6) PATH LOCATIONS ARE GENERAL AND MAY CHANGE AT FINAL DESIGN.



Tradition Land Company, L.L.C
Owner
Kimley-Horn & Associates
Traffic

Bill Hamilton & Associates
Environmental

Fishkind & Associates, Inc.
Economics, Planning & Development
Holland & Knight
Legal

Map H
Master Development Plan

REVISED: NOVEMBER 18, 2015