City of Port St. Lucie

State of the City – 2012

Prepared by the Planning and Zoning Dept. and City Staff

Overview

- Contributors
- Community Snap Shot
- Land Use
- Quality of Life
- Policy Review

Contributors

- Ken Martin, SLC Commercial
- Building
- City Manager's Office
- Community Services
- MIS
- Parks and Recreation
- Police
- Public Works

Topic Introduction

- Review major data and issues
- Review major past city policies
- Seek direction from the City Council on future city policies

Community Snap Shot

City of Port St. Lucie

- Incorporated in 1961
- Area = 116 square miles
- 5th largest city in Florida by area
- Population = 166,041
- 9th largest city in Florida by population
- Pre-platted city
- Suburb development patterns

Population Growth, Past and Future

Year	City of Port St. Lucie	Percent Change
1970	330	
1980	14,690	44%
1990	55,860	280%
2000	88,769	59%
2010	164,603	85%
2011	166,041	1%
2016	197,599	19%
2020	235,895	19%
2025	274,285	16%
2030	310,847	13%
2035	342,967	10%

Projections

Sources:
1970-2011 U.S. Census Bureau
2015-2035 Shimberg Center for Affordable Housing

Households and Average Household Size

Census 2010

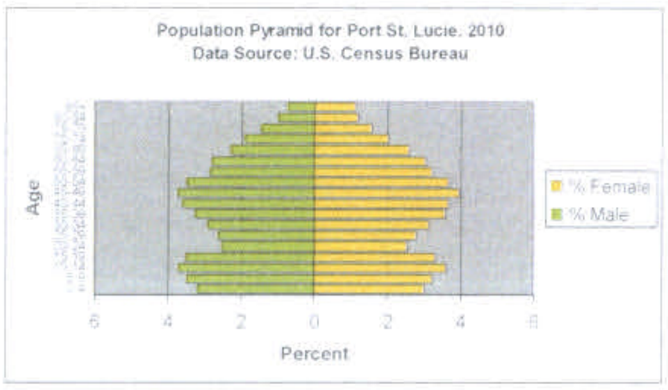
	Households	Average Household Size
Port St. Lucie	60,902	2.69
Florida	7,420,820	2.48

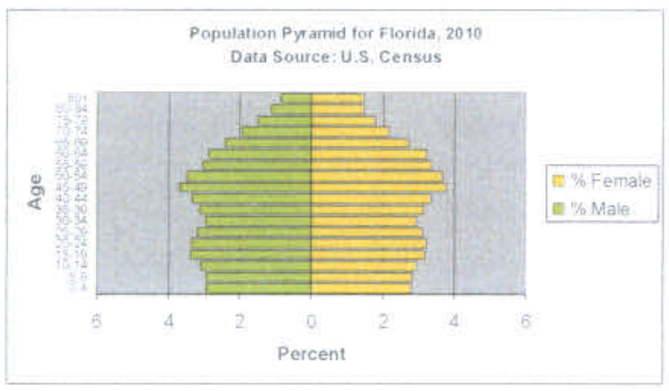
Census 2000

	Households	Average Household Size
Port St. Lucie	33,909	2.6
Florida	6,337,929	2.46

Source: United States Census Bureau

Population by Age and Sex (2010)





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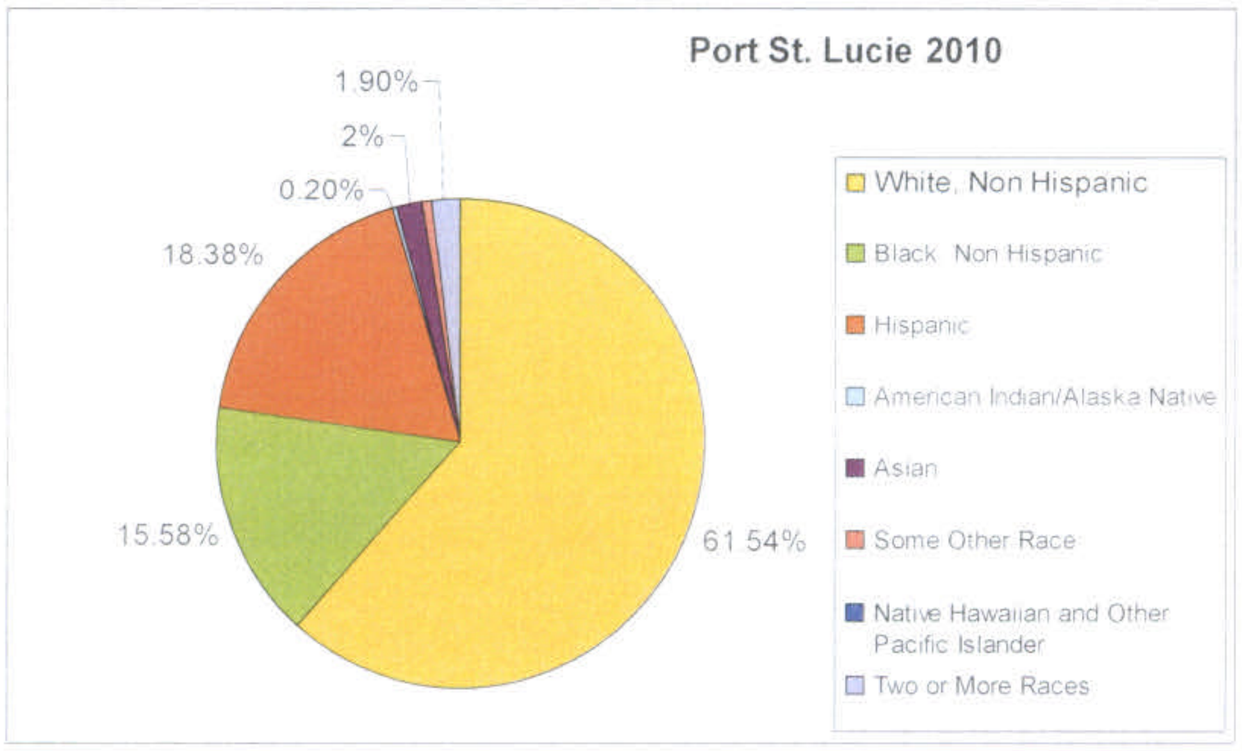
Source: United States Census Bureau, 2010 Census

Distribution of Population by Race/Ethnicity (2010)



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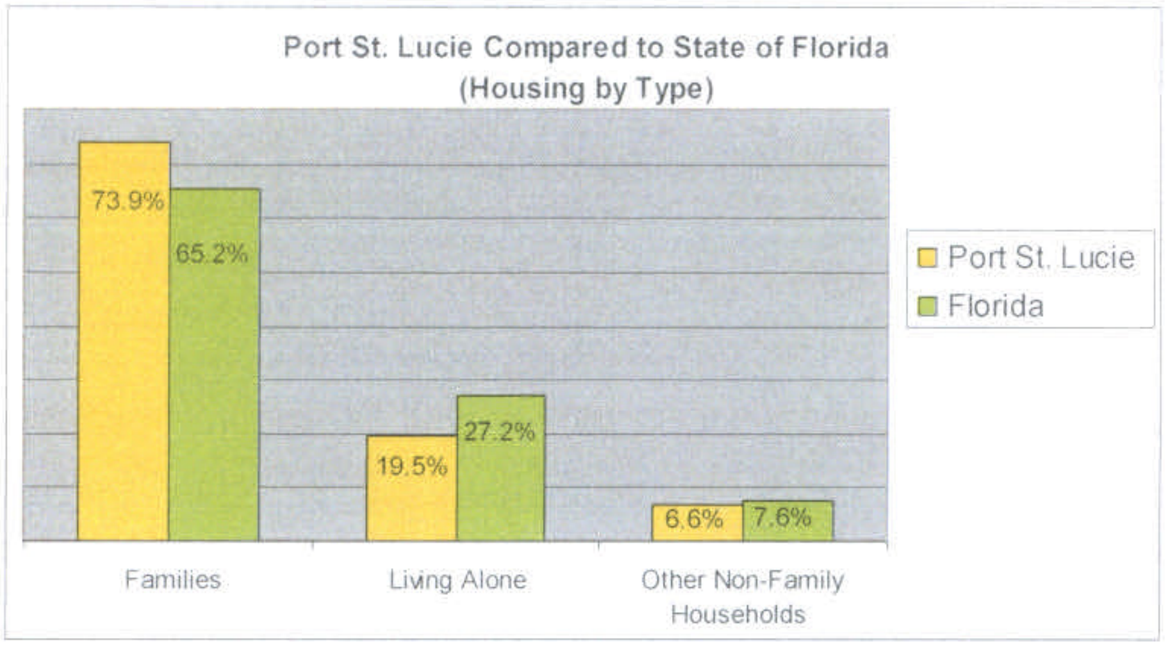
Source: United States Census Bureau, 2010 Census

Households by Type (2010)



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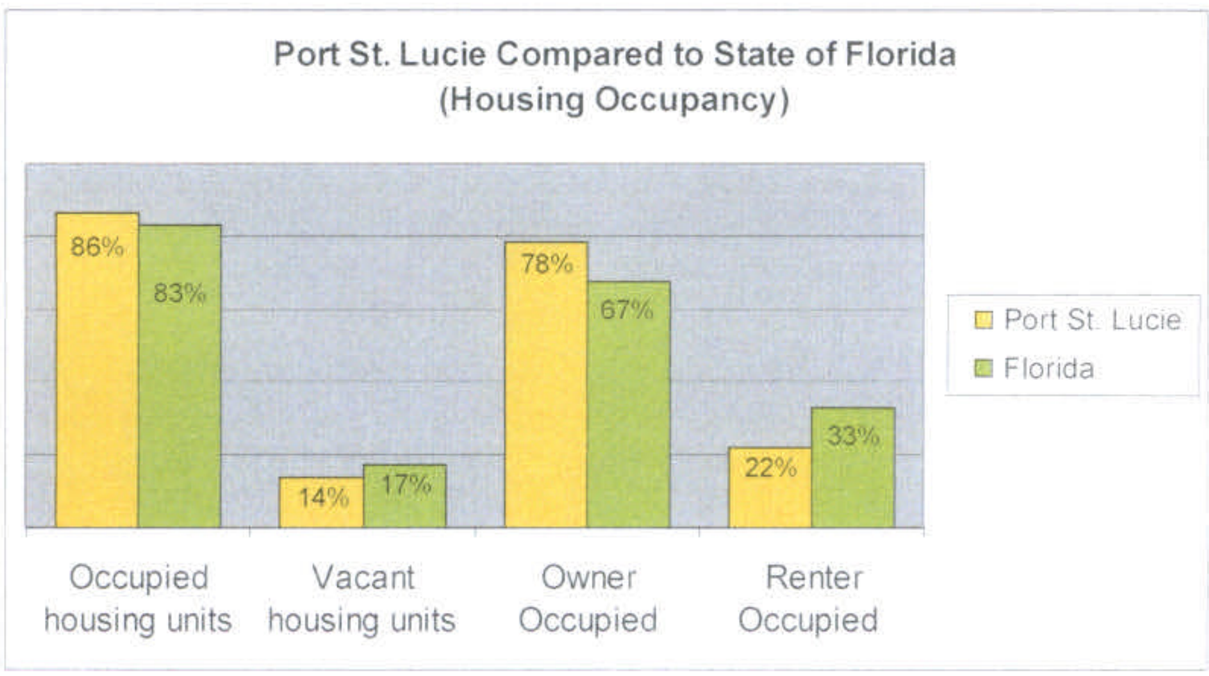
Source: United States Census Bureau, 2010 Census

Housing Occupancy



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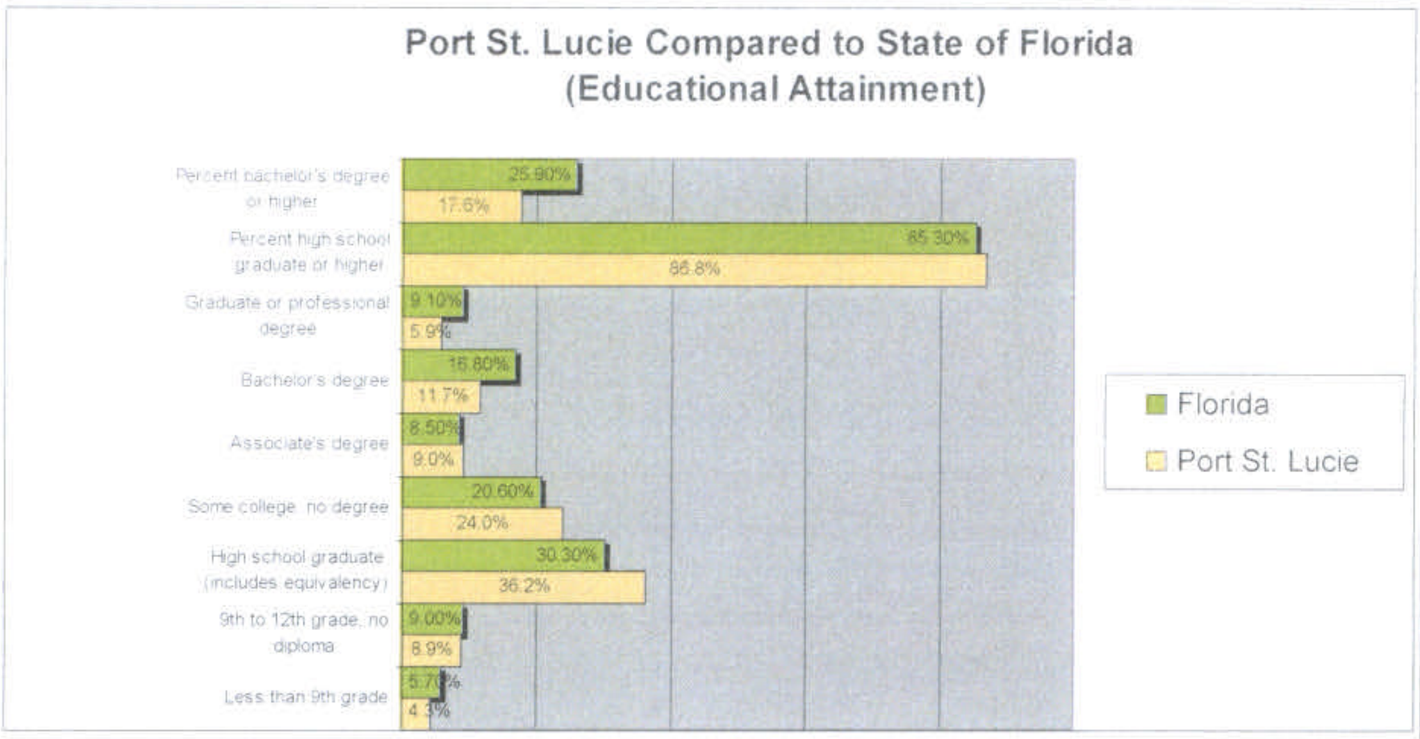
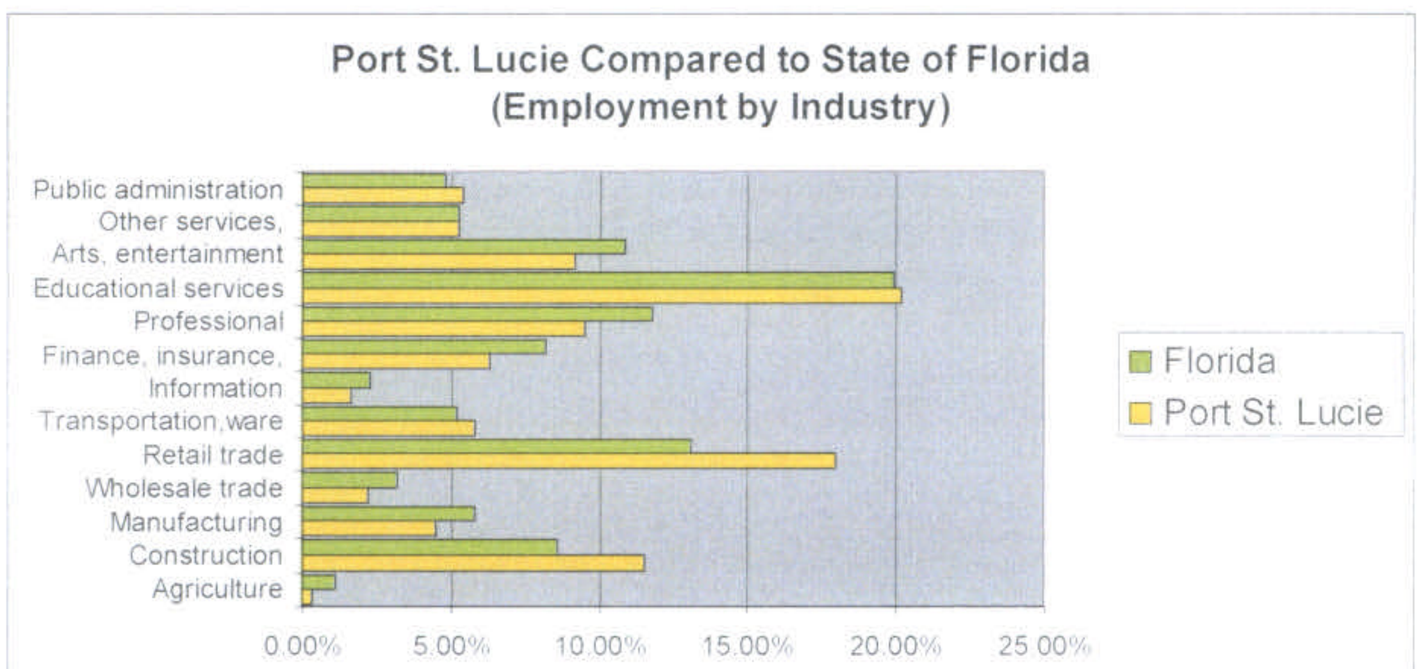
Source: United States Census Bureau, 2010 Census

Educational Attainment (2010)



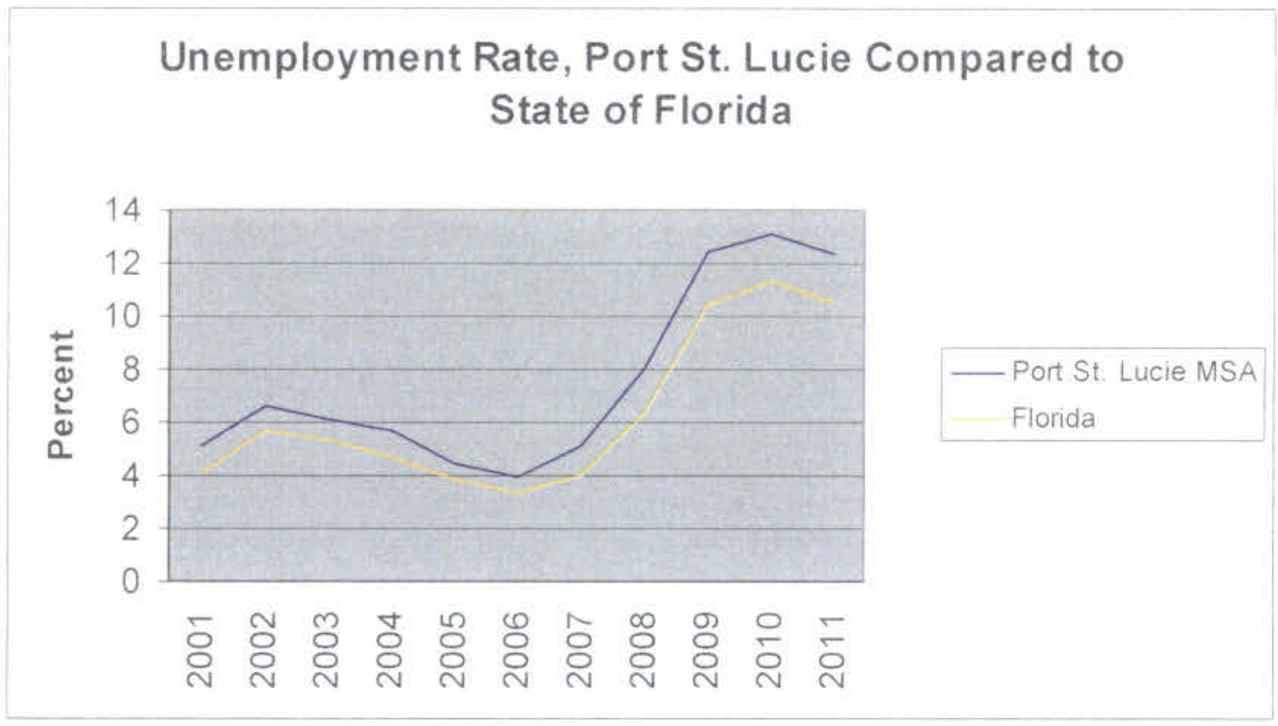
Source: United States Census Bureau, American Community Survey 2006-2010

Employment by Industry (2010)



Source: United States Census Bureau, American Community Survey 2006-2010

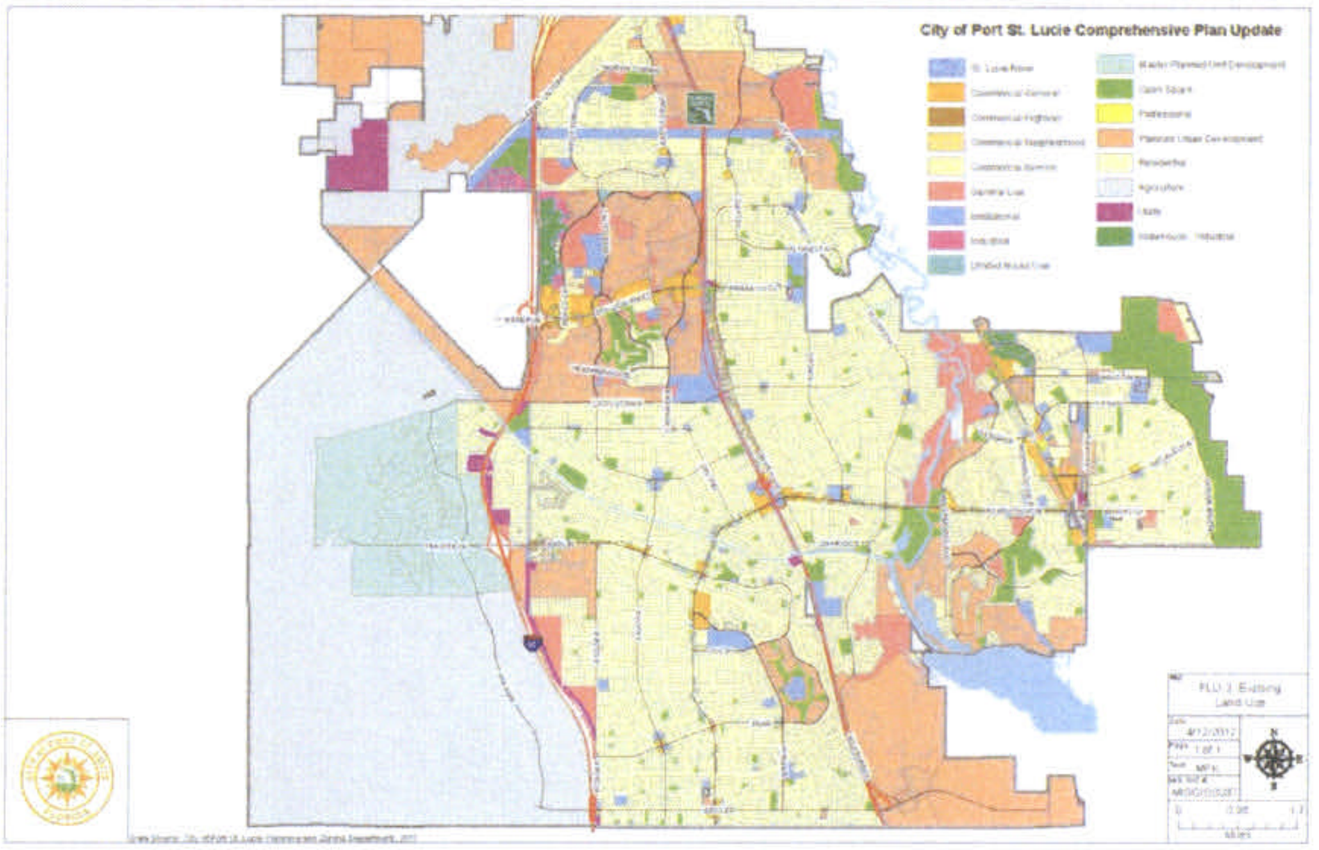
Unemployment Rate (2001-2011)



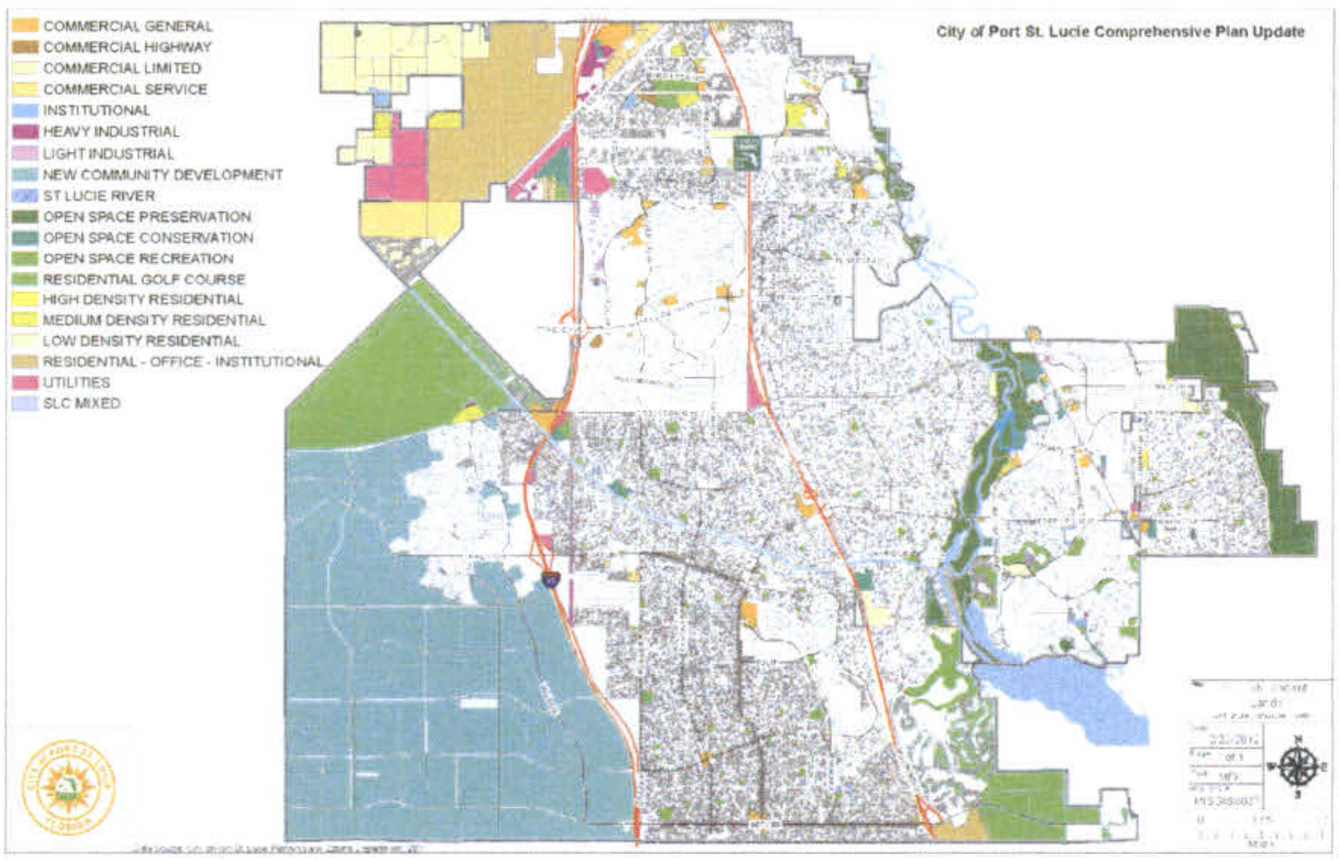
Source: Florida Department of Economic Opportunity, 2012

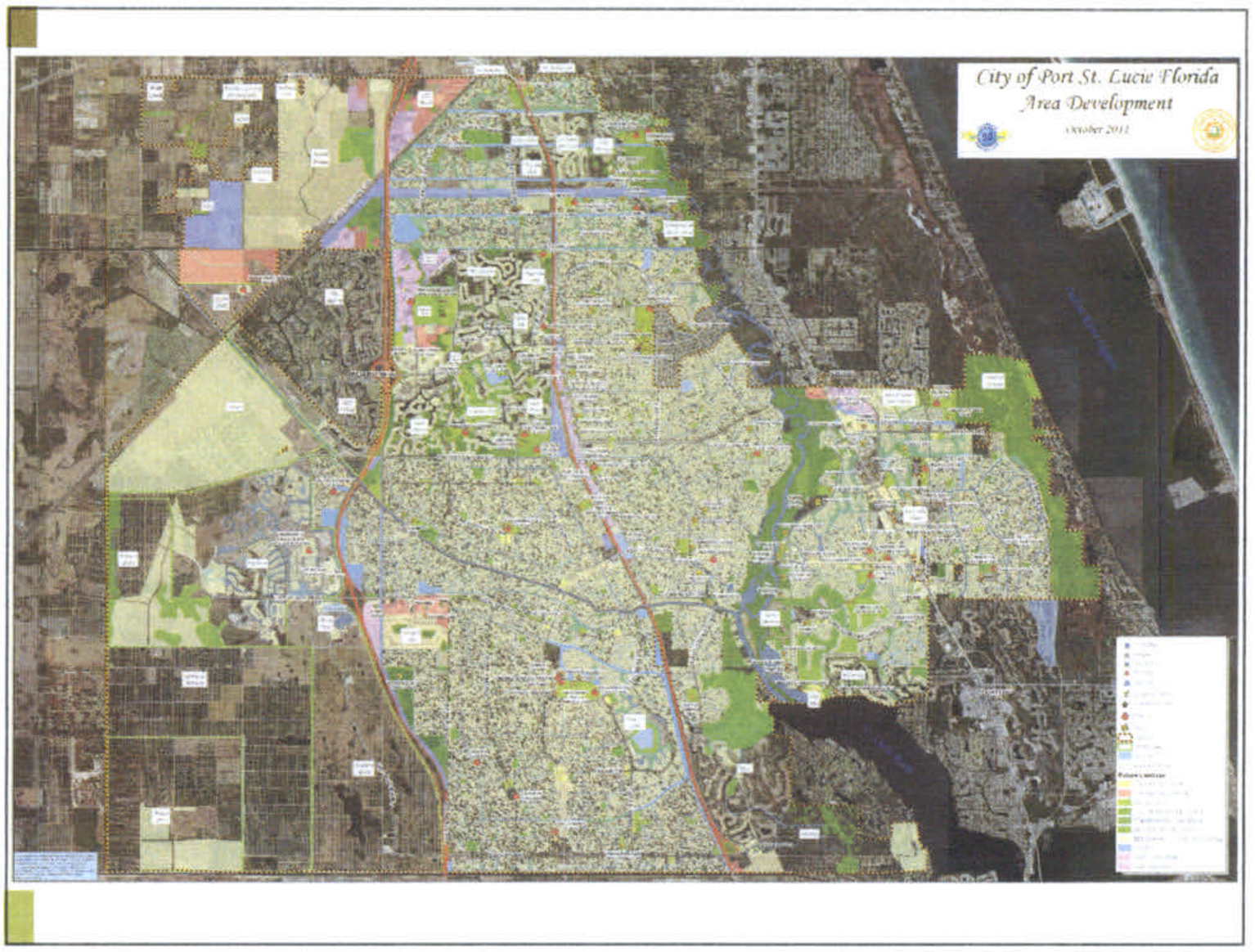
Land Use and Development

Existing Land Uses (2011)



Vacant Land Use (2011)





Ability to Accommodate Future Population on Vacant Land

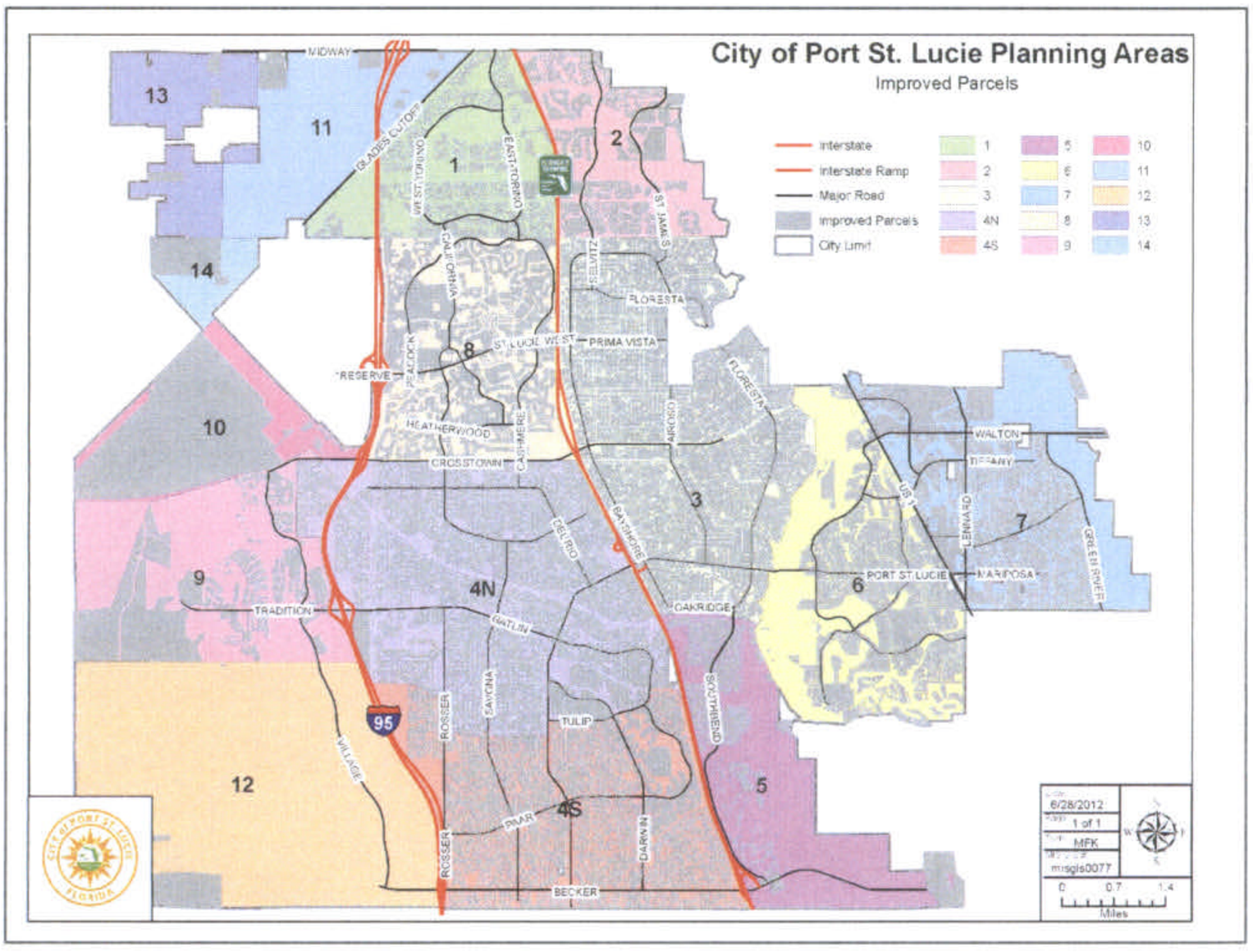
Future Land Use		Maximum Residential Density (du/ac)	Vacant Acreage	Maximum Number of Dwelling Units	Population
RGC	Residential Golf Course	5	4,139.13	20,695	56,704
RH	High Density Residential	15	0.55	8	21
RL	Low Density Residential	5	6,653.39	33,266	91,148
RM	Medium Density Residential	11	400.78	4,408	12,077
ROI	Medium Density Residential Office Institutional	11	2,591.87	28,510	78,117
Unbuilt Dwelling Units in Approved DRIs		NA		44,414	121,694
Total Population to be Accommodated on Vacant Acres					359,761

Source: Port St. Lucie Comprehensive Plan 2012

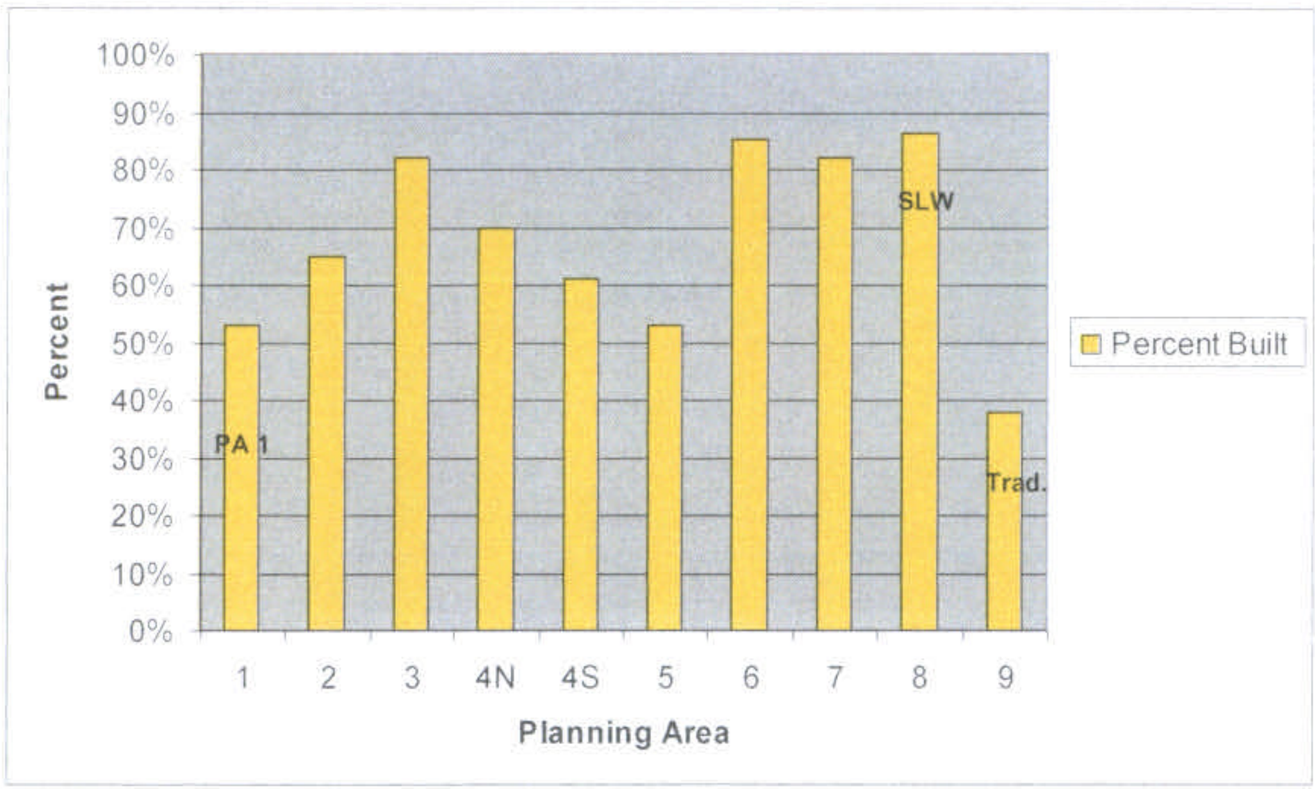
Remaining Entitlements - Active DRIs

Name	Acreage	DUs	Retail S.F.	Hotel Rooms	Industrial/ Warehouse S.F.	Office S.F.	Research & Office S.F.	Hospital Beds
Southern Grove DRI	3,606	7,388	3,675,075	671	4,583,336	2,430,728	2,297,715	300
Riverland Kennedy(GL Homes) DRI	3,845	11,700	892,668		1,361,250		1,361,250	
Wilson Groves (Ansca) DRI	2,499	7,700	765,000		1,361,250	222,000	1,361,250	
LTC Ranch DRI	2,455	2,500	305,000		360,602	34,297		
Reserve DRI (City)	229				282,500	176,500		
Verano DRI	3,001	5,855	225,000	350		25,000		
Tradition	3,015	4,783	421,242	150	90,000	648,401		
Western Groves	1,593	4,062	365,904			250,906		
St. Lucie West	4,614	26	192,515	405	279,382	573,937		
Total	24,857	44,014	6,842,404	1,576	8,318,320	4,361,769	5,020,215	300

Source: City of Port St. Lucie Planning and Zoning Department, 2012



Build Out by Planning Area (July 2012)



Source: City of Port St. Lucie GIS Division, 2012

Stalled Developments -NFSLR

- **Tesoro**
  - 991 Residential Units, 45 holes of Golf and Clubhouse
  - Built: Clubhouse, Golf Course and ±141 Residential units
- **Tesoro Preserve**
  - 440 Residential Units
  - 65,900 S.F. Retail
  - Built: 7 Residential Units
- **Veranda Falls PUD**
  - 3,131 Residential Units
    - Built: 0
- **St. Lucie Lands PUD**
  - 680 Residential Units
  - 185,570 S.F. Retail
  - 120 Hotel Rooms
  - 90,000 Industrial
    - Built:99.379 Shopping Center

Stalled Developments – St. James Area and Torino Areas

- **Riverplace on the St. Lucie**
  - 674 Residential Units
  - 150,000 S.F. Retail
  - 62,500 Office
    - Built: 238 Residential Units
- **Villa Vizcaya**
  - 422 Residential Units
    - Built: 0
- **St. Andrew's Townhomes**
  - 178 Residential Units
    - Built: 40 Units
- **Villas of Torino (Cambridge Townhomes**
  - 162 Residential Units
    - Built: 36 Residential Units
- **Vizcaya Falls**
  - 756 Residential Units
    - Built: 145 Residential Units
- **Winterlakes Maronda Homes**
  - 205 Residential Units
    - Built: 59 Residential Units

Stalled Developments – Gatlin and Tradition Areas

- **Portofino Court**
  - 300 Residential Units
- **Gatlin Plaza**
  - 397,000 S.F. Retail
    - Built: 116,000 S.F. Home Depot & 97,000 S.F. Kohls shell
- **Tradition Victoria Parc**
  - 438 Residential Units
    - Built:22 Residential Units
- **Tradition Town Park (Minto)**
  - 554 Residential Units
  - Built: 185
- **Seasons @ Tradition**
  - 1206 Residential Units
    - Built: 181
- **Tradition Corporate Park**
  - 270,000 S.F. Office/Commercial
  - Built: 0
- **Grande Palms @ Tradition (Southern Grove)**
  - 600 Residential Units
  - Built:0

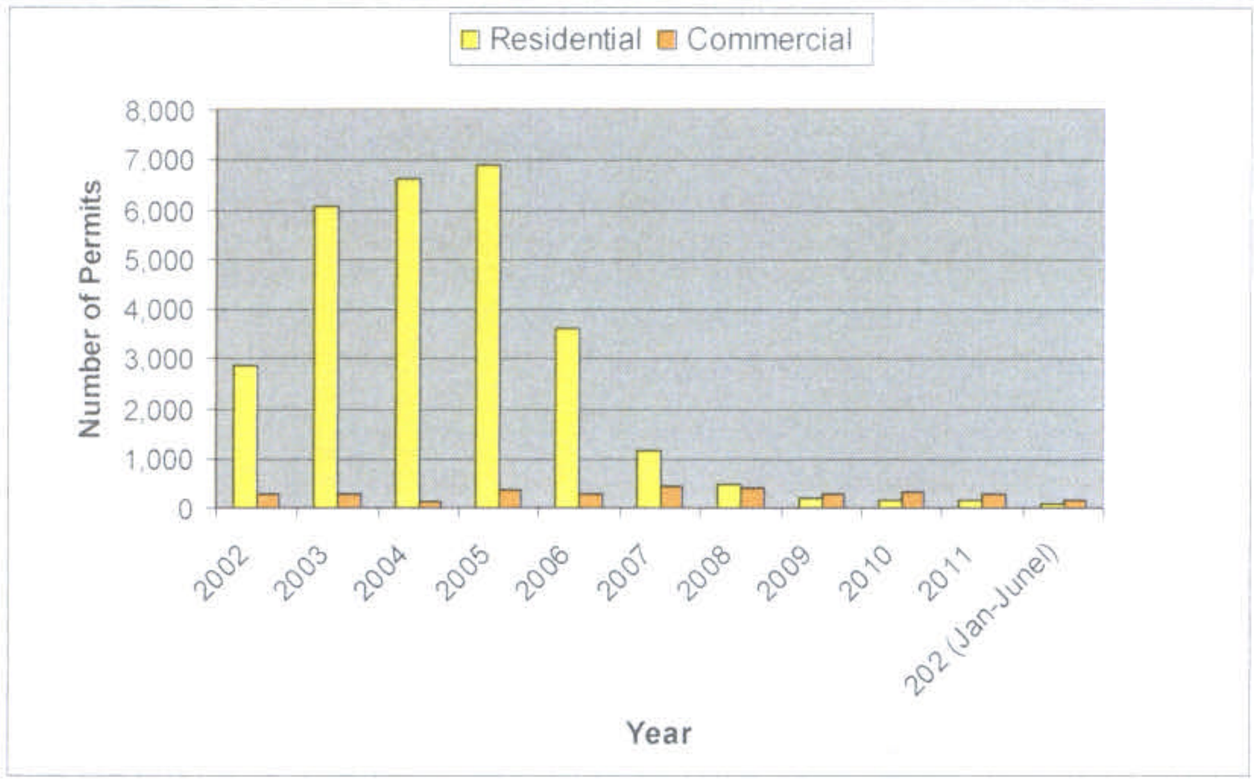
Stalled Developments – U.S. 1

- **City Center**
  - 301 Residential Units
  - 44,387 Retail
  - 116,448 Office
    - Built: ??? Seat Civic Center and Parking Garage
- **Town Place**
  - 72 Residential Units
  - 26,000 Retail/Office
    - Built:0
- **East Lake Village**
  - 890 Residential Units
  - 82,000 Retail/Office
    - Built: 600 ±Residential Units
    - 20,500 S.F. Office
- **Grove Park**
  - 210 Residential Units
  - 6,000 S.F. Retail
    - Built: 0

Proposed Development Northwest Annexation Area

- **McCarty Road**
  - 576 Residential Units
- **Founders Crossing**
  - 875 Dwelling Units
- **West Creek**
  - 1,150 Dwelling Units
- **Graves Brothers**
  - 1,314 Residential Units
  - 175,000 Retail
  - 65,340 Office
- **Orange Lakes Crossings**
  - 1,028 Dwelling Units
  - 169,912 Office
  - 154,000 Retail
- **Lulfs Groves**
  - 500 Residential Units
  - 200,000 Retail
  - 400,000 Office
  - 2,400,000 Industrial
- **Copper Creek**
  - 586 Residential Units
  - 140,000 S.F. Office

Building Permits (2002-2012)



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Source: City of Port St. Lucie Building Department, 2012

Foreclosure Rate (2011)

TOP 10 METROPOLITAN AREAS BY FORECLOSURE RATE, DECEMBER 2011				
Rank	Metropolitan Statistical Area	Foreclosure Rate	Prime Foreclosure Rate	Subprime Foreclosure Rate
1	Miami-Fort Lauderdale-Pompano Beach, FL	18.90%	14.30%	41.80%
2	Port St. Lucie, FL	16.70%	12.50%	41.20%
3	Palm Coast, FL	16.60%	13.20%	37.80%
4	Tampa-St. Petersburg-Clearwater, FL	15.90%	11.40%	40.90%
5	Orlando-Kissimmee, FL	15.60%	11.70%	37.90%
6	Vineland-Millville-Bridgeton, NJ	14.80%	9.30%	43.00%
7	Deltona-Daytona Beach-Ormond Beach, FL	14.80%	10.70%	34.20%
8	Lakeland-Winter Haven, FL	14.70%	10.40%	33.60%
9	Bradenton-Sarasota-Venice, FL	14.40%	11.10%	38.10%
10	Punta Gorda, FL	14.40%	11.30%	31.70%

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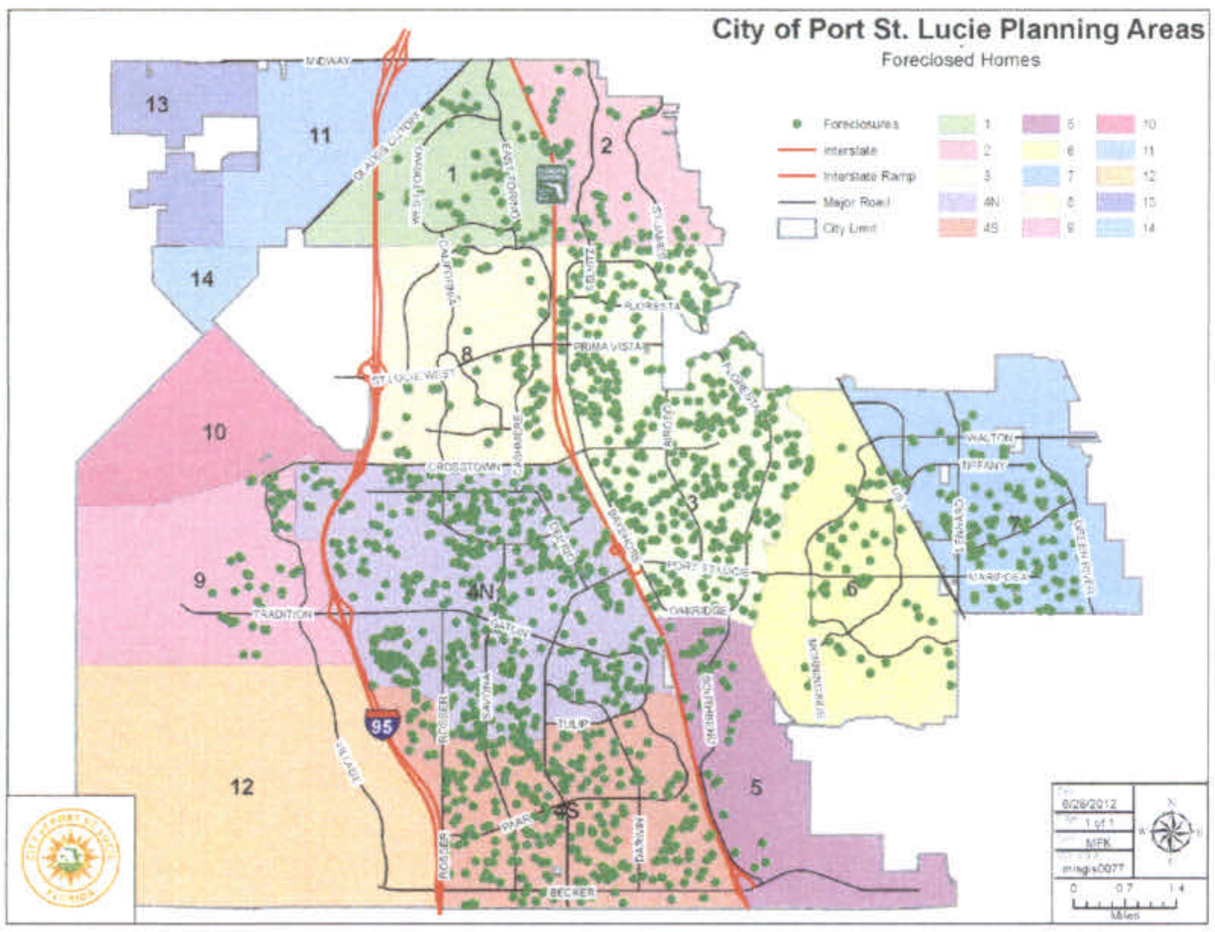
Source: Foreclosure-Response.org

Countywide Foreclosures (2005 -2011)

Year	Number of Foreclosures Countywide	Median Home Sale Price
2011	2373	95,000
2010	4618	99,750
2009	8324	108,750
2008	9570	113,500
2007	4873	215,000
2006	1327	247,750
2005	485	

Source: City of Port St. Lucie Community Services Department, 2012

Vacant and Abandoned Property Registration

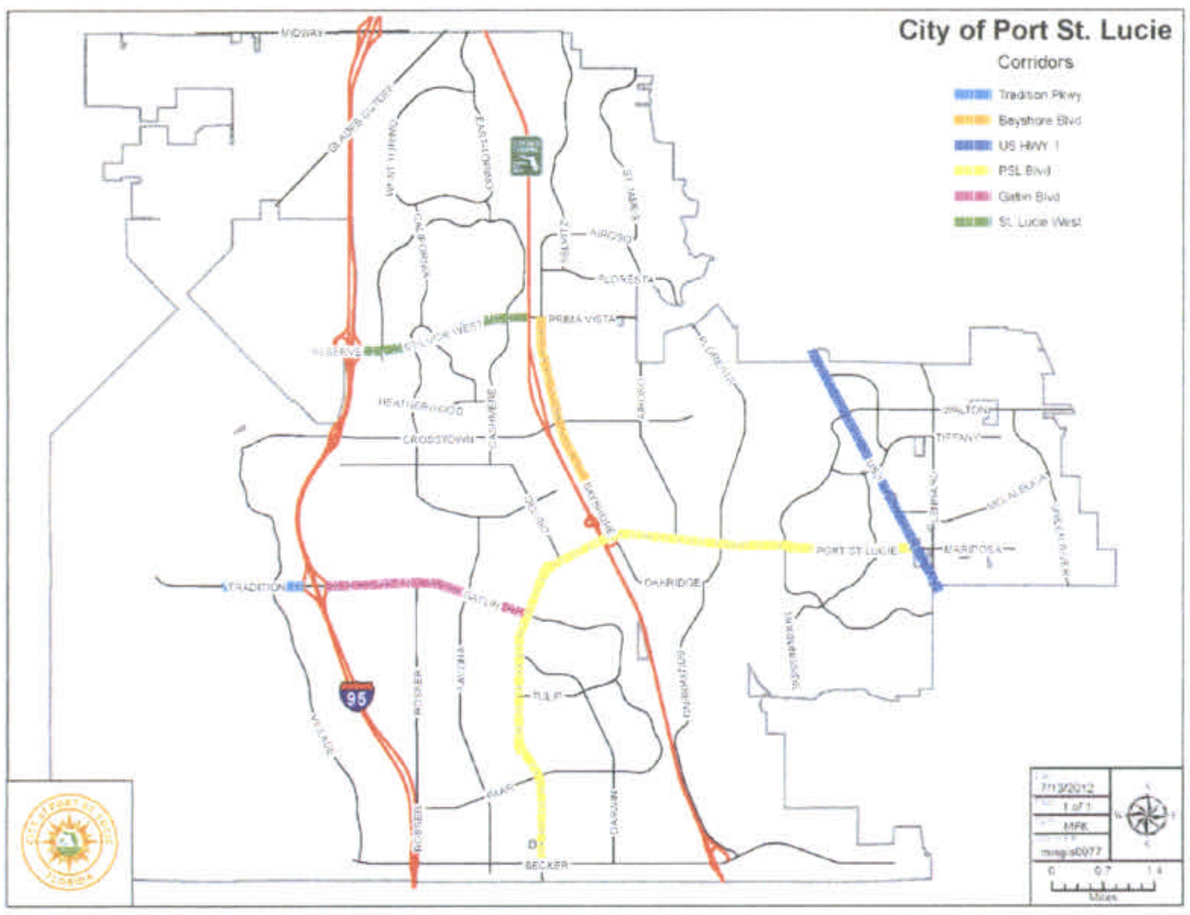


Vacant and Abandoned Property Registration

Planning Area	Total Acreage of Planning Area	Number of Registered Abandoned Homes	Percent per Planning Area	Percent per Total Acreage
1	3,571.2	68	4.31%	1.90%
2	2,919.5	44	2.79%	1.51%
3	8,052.9	392	24.86%	4.87%
4N	9,176.8	438	27.77%	4.77%
4S	6,664.9	283	17.95%	4.25%
5	4,257.2	35	2.22%	0.82%
6	5,653.1	65	4.12%	1.15%
7	5,468.3	123	7.80%	2.25%
8	4,675.4	75	4.76%	1.60%
9	5,127.8	54	3.42%	1.05%

Source: City of Port St. Lucie GIS Division, 2012

Major Commercial Corridors



Major Commercial Corridors

Major Corridor	Retail S.F.	Office S.F.	Industrial S.F.
St. Lucie West	1,446,432	631,894	1,725,267
Gatlin Blvd.	678,990	60,842	133,857
Port St. Lucie Blvd.	970,012	485,200	N/A
U.S. Highway 1	863,634	578,016	735,569
Tradition	589,617	355,150	N/A
Bayshore Boulevard	152,591	30,258	691,166

Source: Ken Martin, SLC Commercial, 2012

Major Commercial Corridors – Vacancy Rate

Vacancy Rate May - June 2012

Major Corridor	Retail S.F.	Office S.F.	Industrial
St. Lucie West	18.4%	17.11%	30.49%
Gatlin Blvd.	2.05%	25.41%	2.99%
Port St. Lucie Blvd.	17.25%	17.40%	N/A
U.S. Highway 1	22.39%	27%	5.50%
Tradition	7.40%	7.26%	N/A
Bayshore Boulevard	10.66%	17.78%	5.01%

Source: Ken Martin, SLC Commercial , 2012

Notes/Assumptions:
Retail = a space where goods and services are provided (stores, malls, shopping centers, gas stations.)
Office = a space occupied by professional business offices (banks, financial services, real estate, insurance.)
Industrial = space used for production, manufacturing, distribution (warehouse, etc.)

Quality of Life

Crime Statistics

PORT ST. LUCIE POLICE

PORT ST. LUCIE POLICE DEPARTMENT

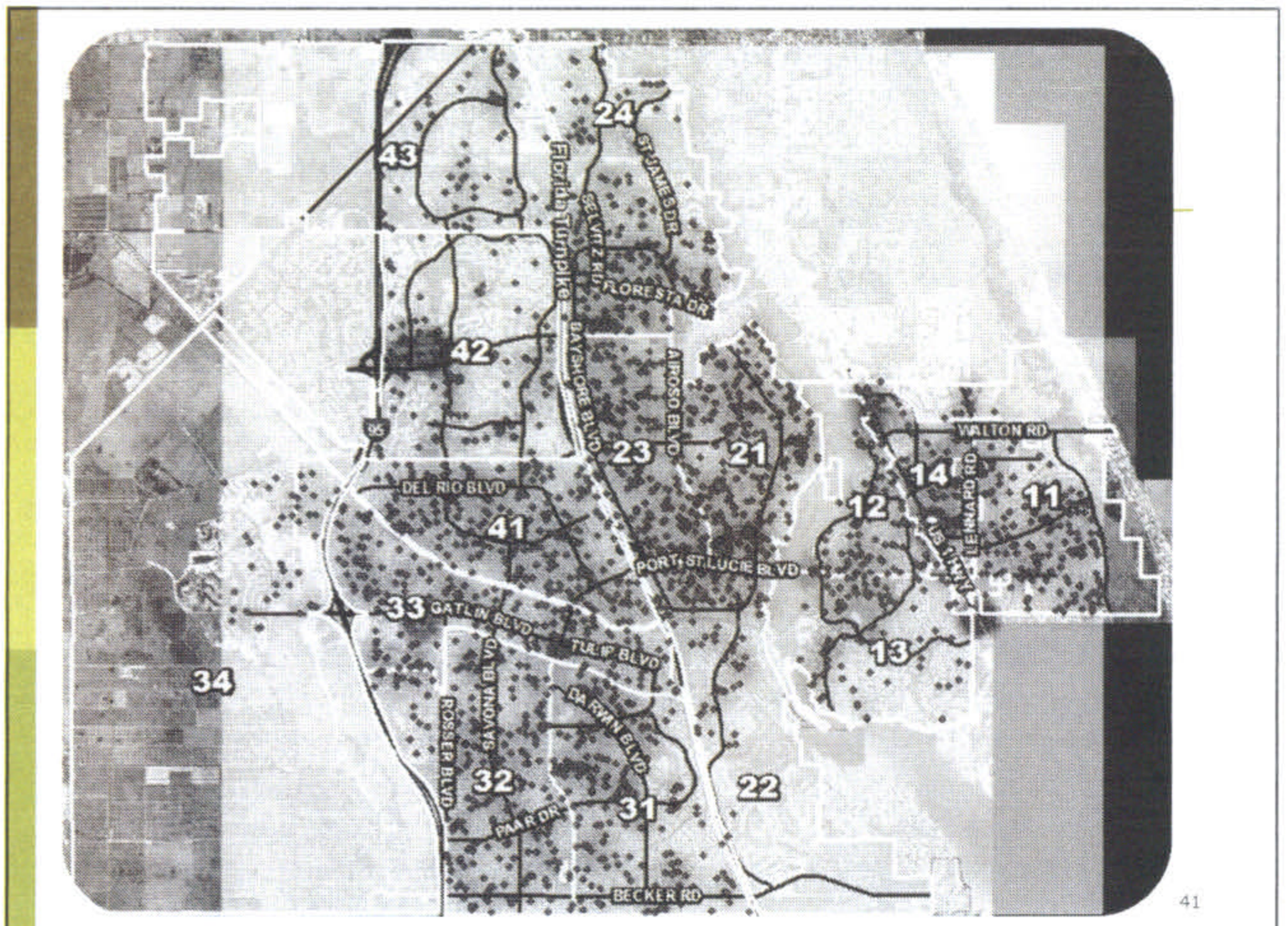
Part 1 Index Crimes by District/Zone

July 1, 2011 – June 30, 2012

DISTRICT 1	TOTAL = 803
Zone 11	222
Zone 12	100
Zone 13	134
Zone 14	347
DISTRICT 2	**TOTAL = 1037**
Zone 21	309
Zone 22	139
Zone 23	296
Zone 24	293
DISTRICT 3	**TOTAL = 957**
Zone 31	311
Zone 32	264
Zone 33	285
Zone 34	97
DISTRICT 4	**TOTAL = 735**
Zone 41	285
Zone 42	360
Zone 43	90

Prepared 7/6/12 by the Crime and Intelligence Analysis Unit, Port St. Lucie Police Department

Prepared 7/6/12 by the Crime and Intelligence Analysis Unit, Port St. Lucie Police Department



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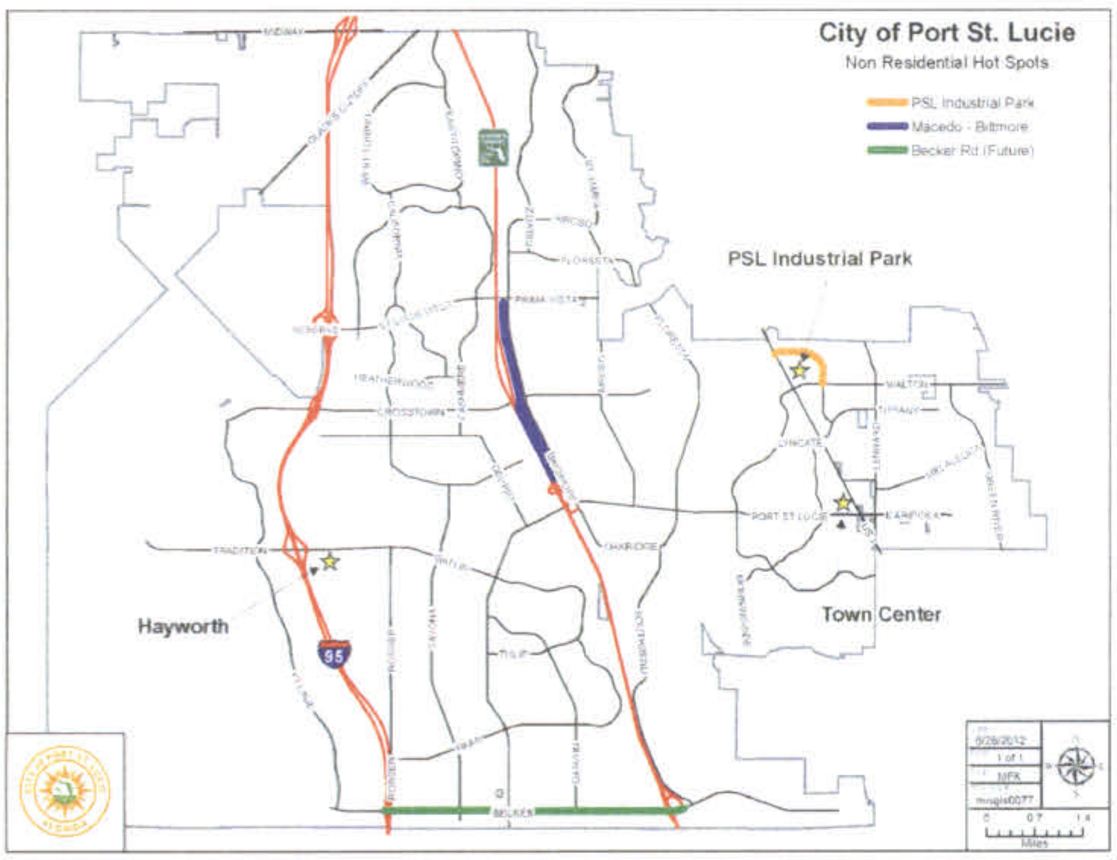
Prepared 7/6/12 by the Crime and Intelligence Analysis Unit, Port St. Lucie Police Department

Non-residential Code Compliance- Hot Spots



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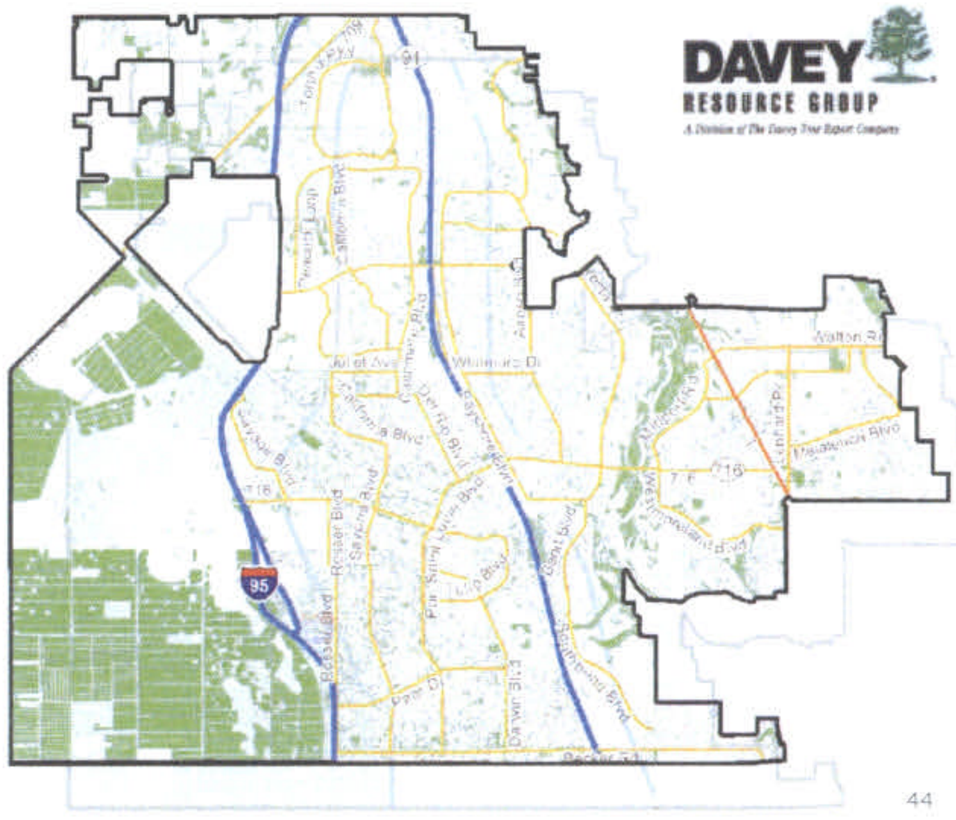
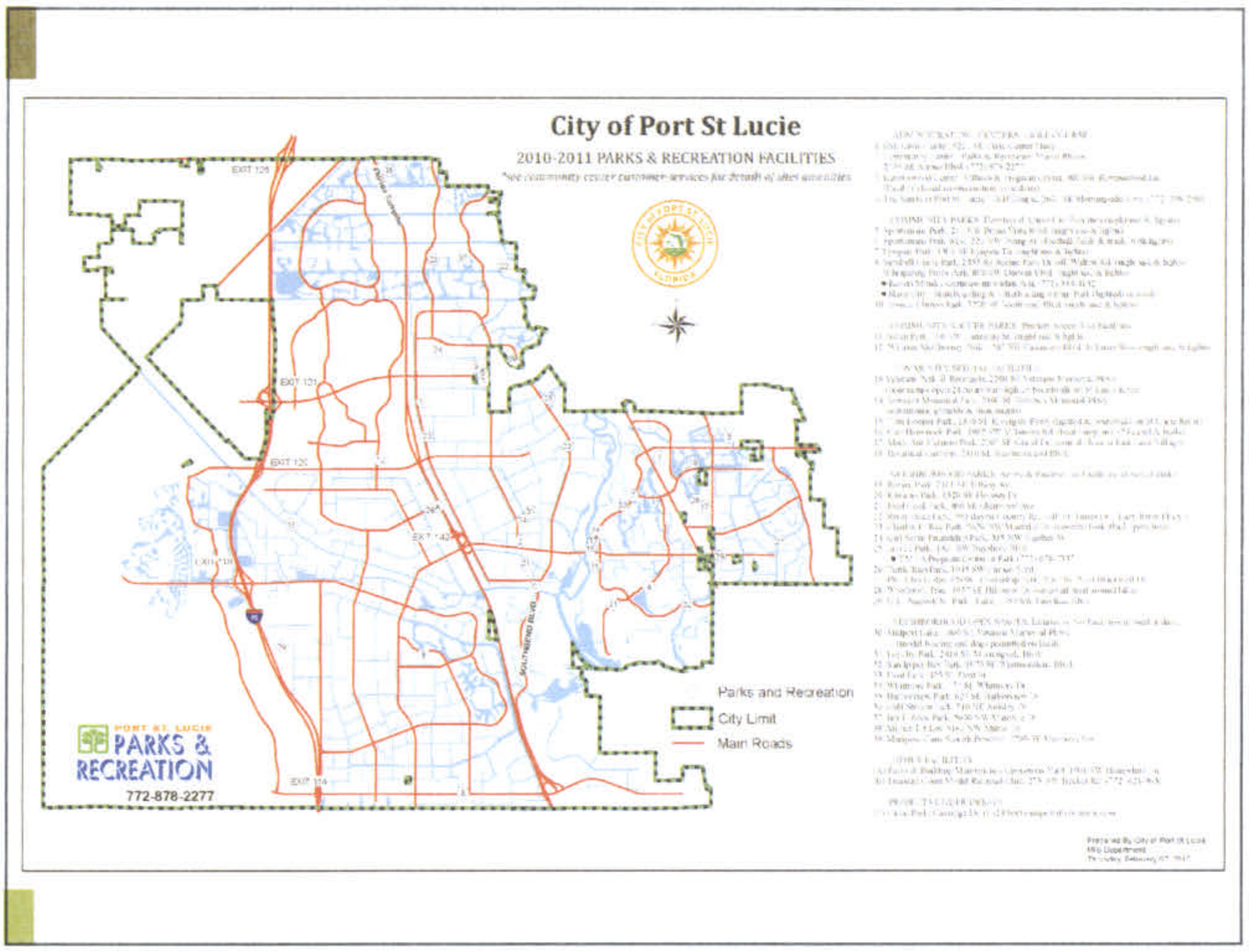
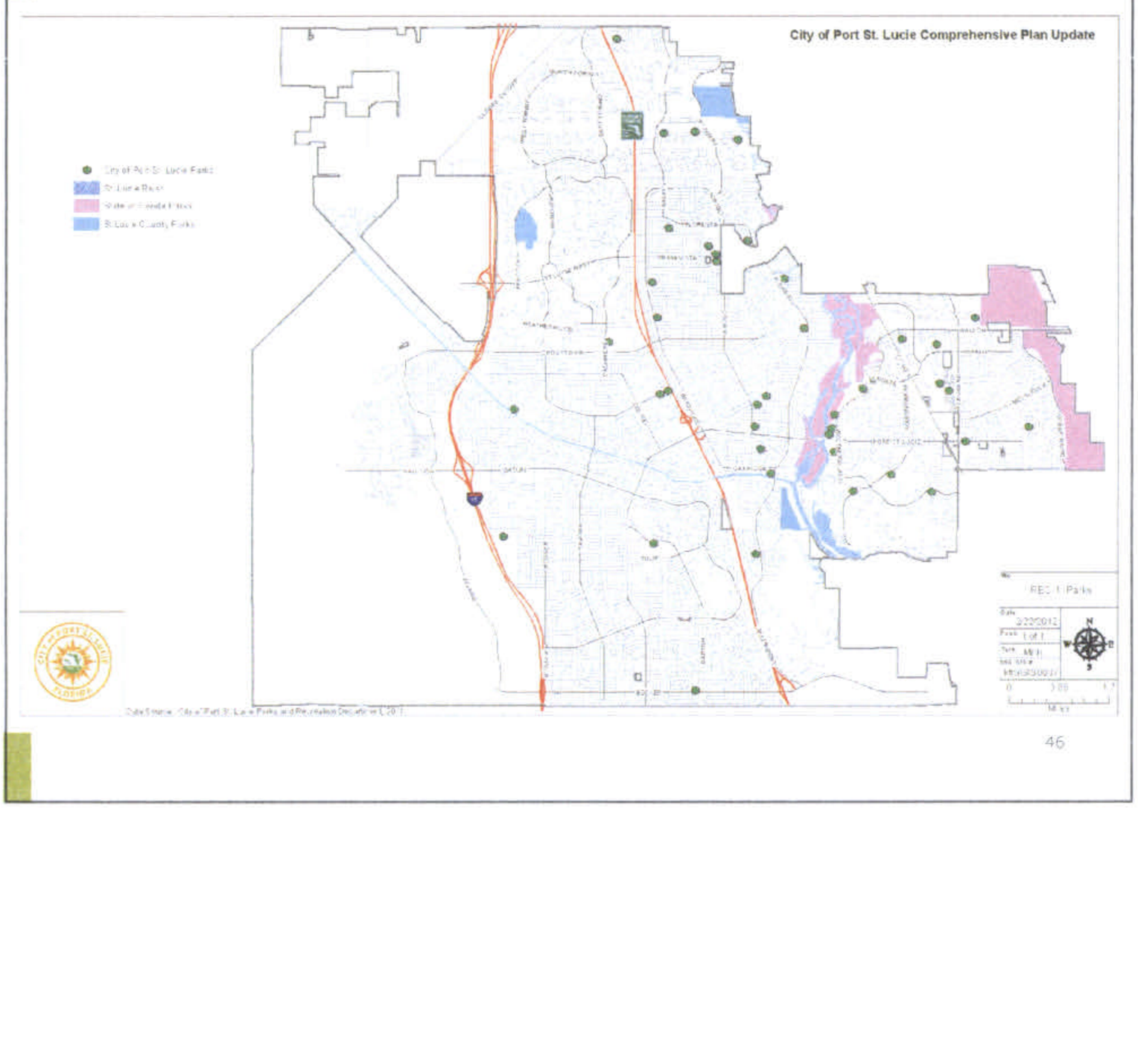
Keep Port St. Lucie Beautiful - Adopt a Street Program

Existing Tree Canopy

- 24% of the land (85% of the canopy is on privately owned land)
- Tree give away program




City of Port St Lucie
2010-2011 PARKS & RECREATION FACILITIES
*See community center customer services for details of their amenities.
EXIT 126
EXIT 121
EXIT 12C
EXIT 14
EXIT 16A
SOUTHBEND BLVD
Parks and Recreation
City Limit
Main Roads
PORT ST. LUCIE
PARKS &
RECREATION
772-878-2277


City of Port St. Lucie Comprehensive Plan Update
REC 1 Parks
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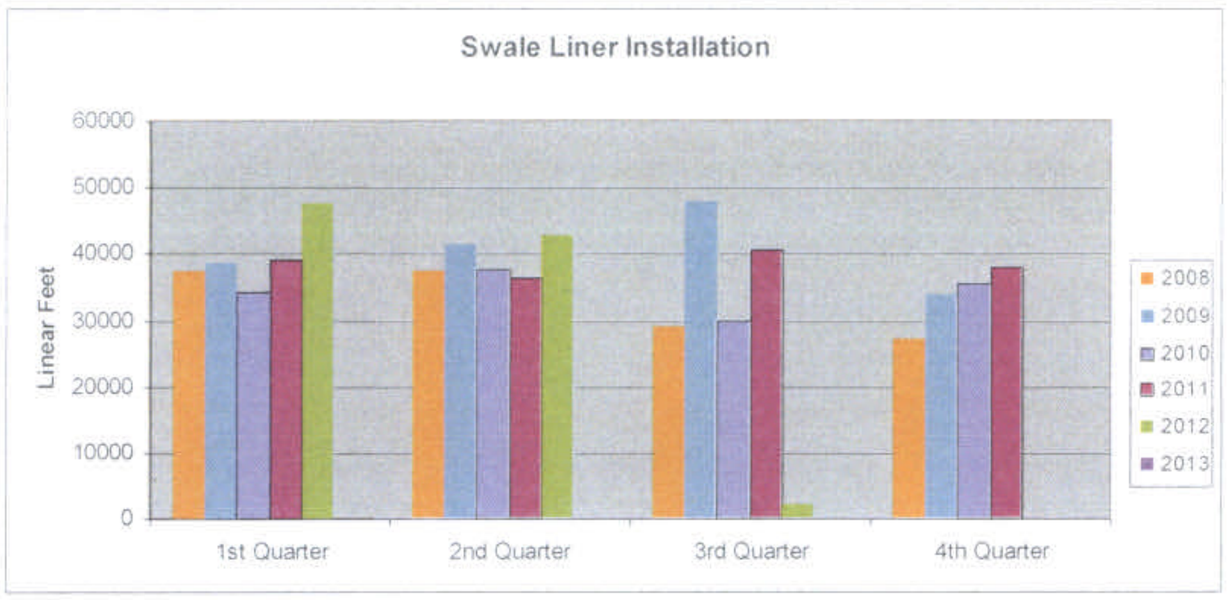
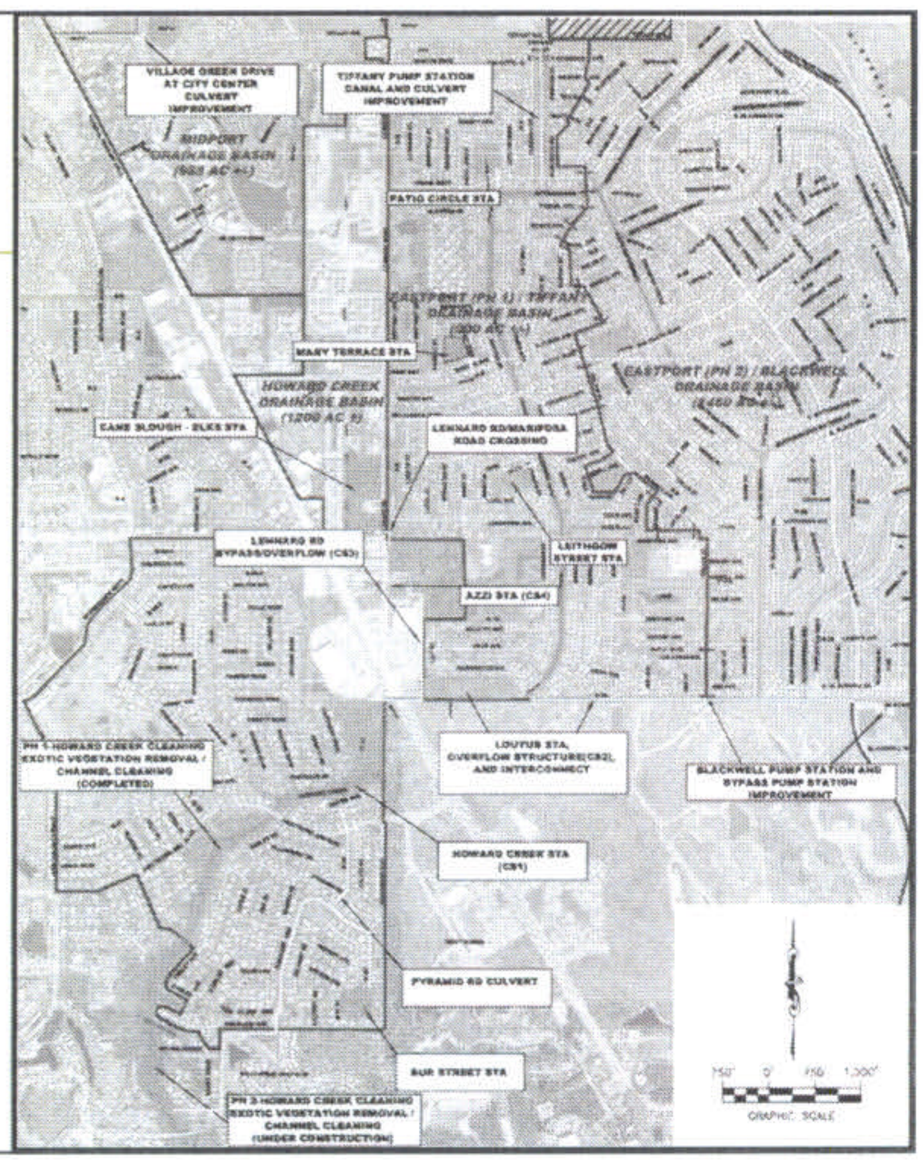
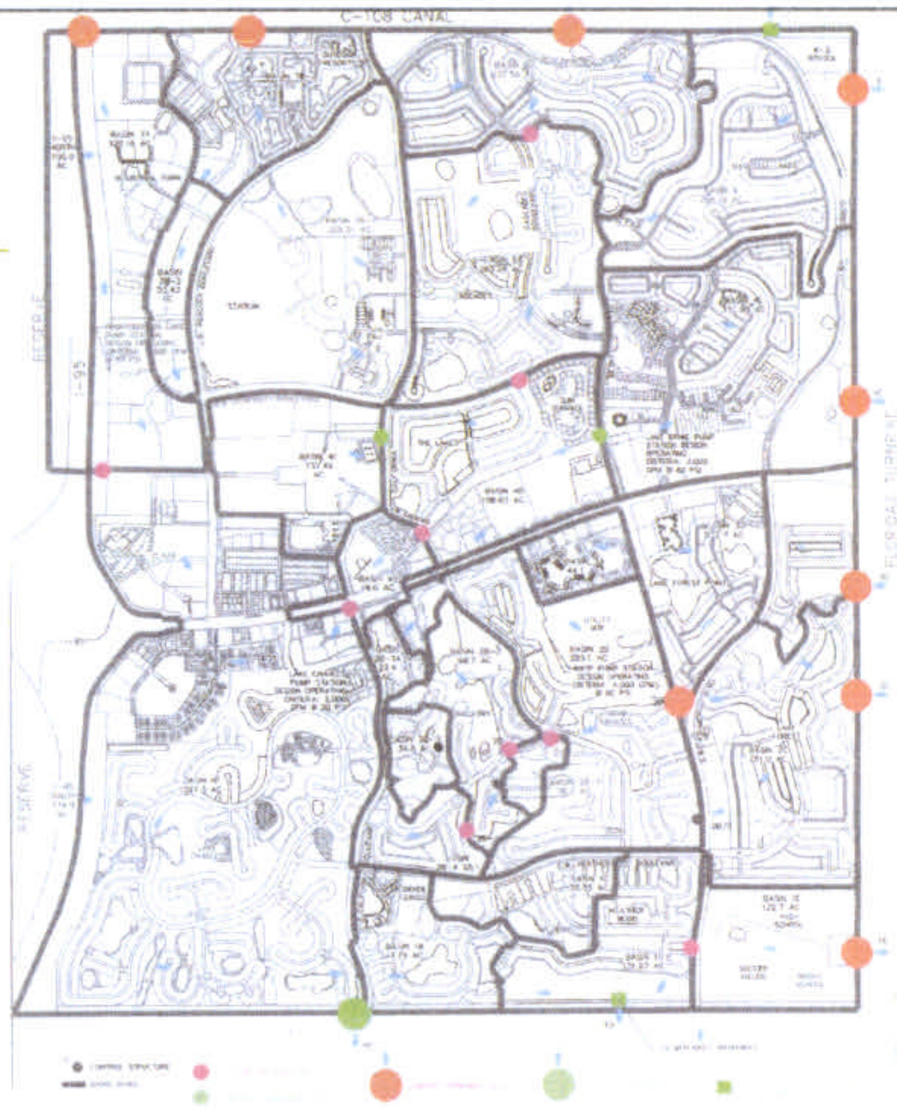
Drainage



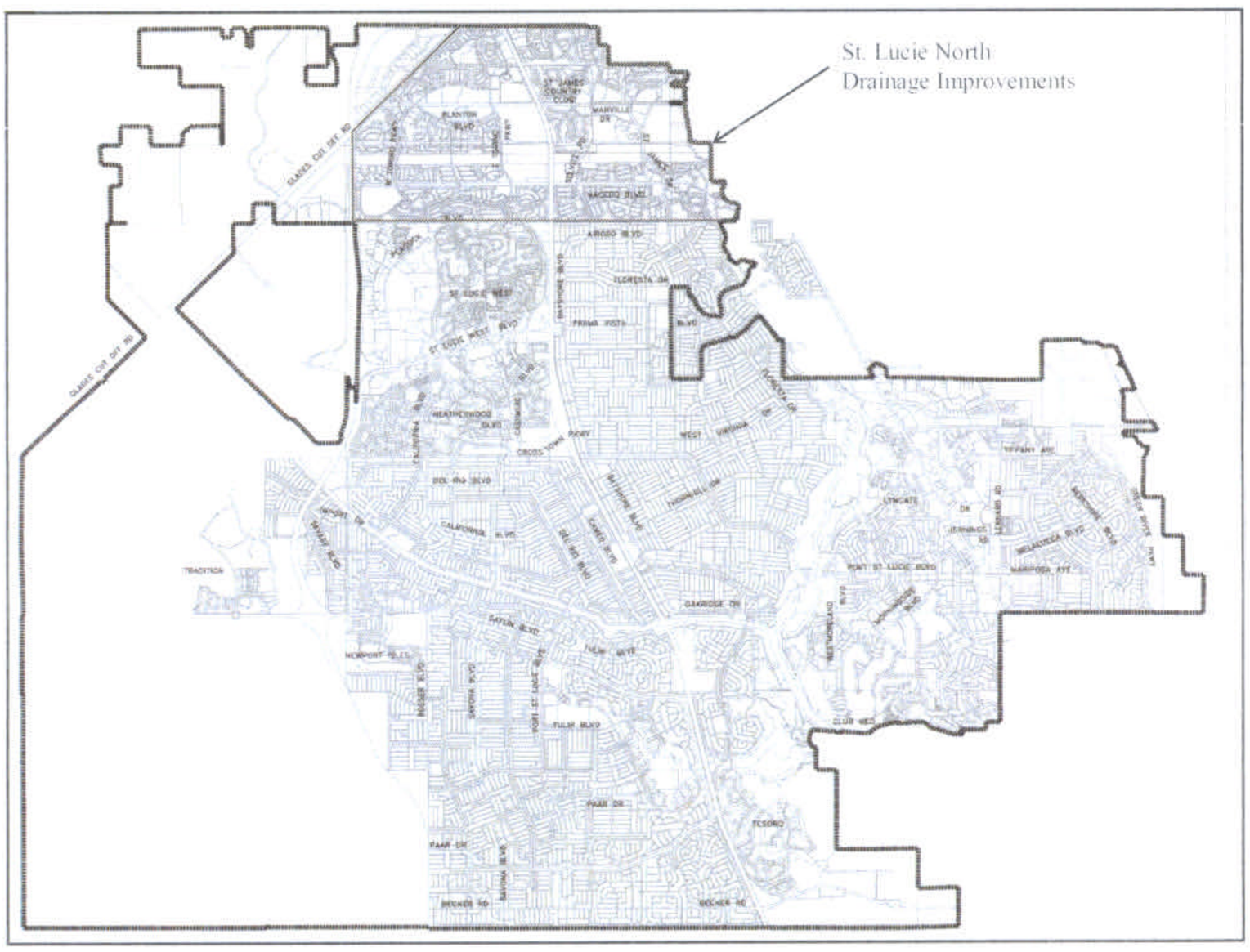
EWIP



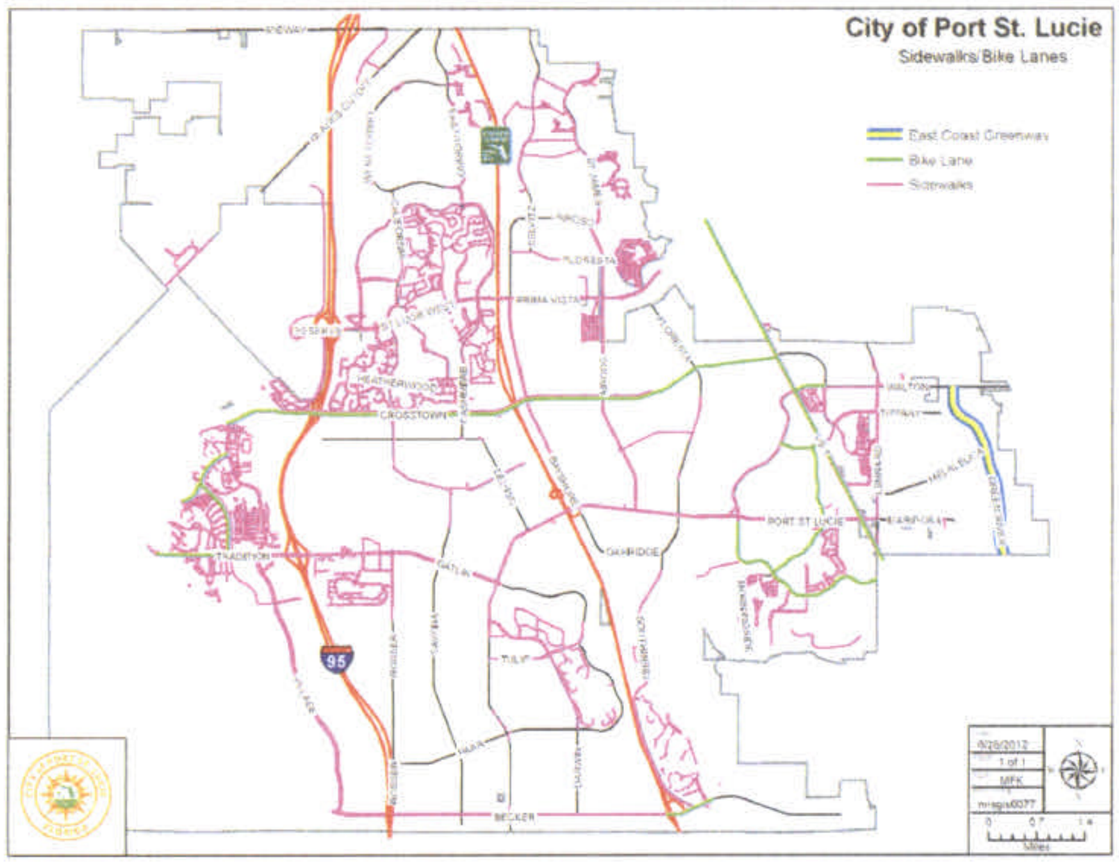
SLW



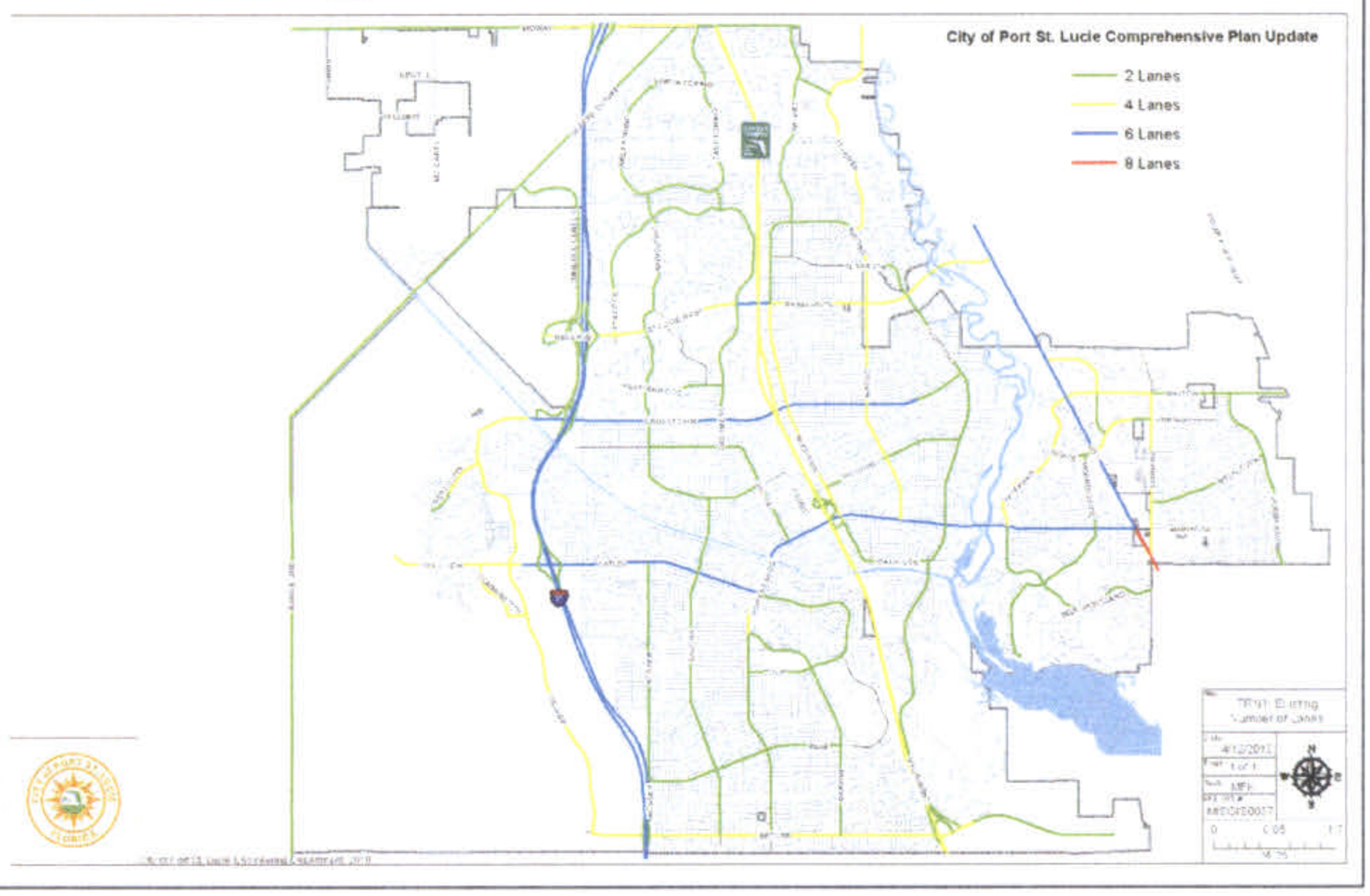
http://www.slwsd.org/pdf/SLWSDStormWaterDrainagePres031809.pdf



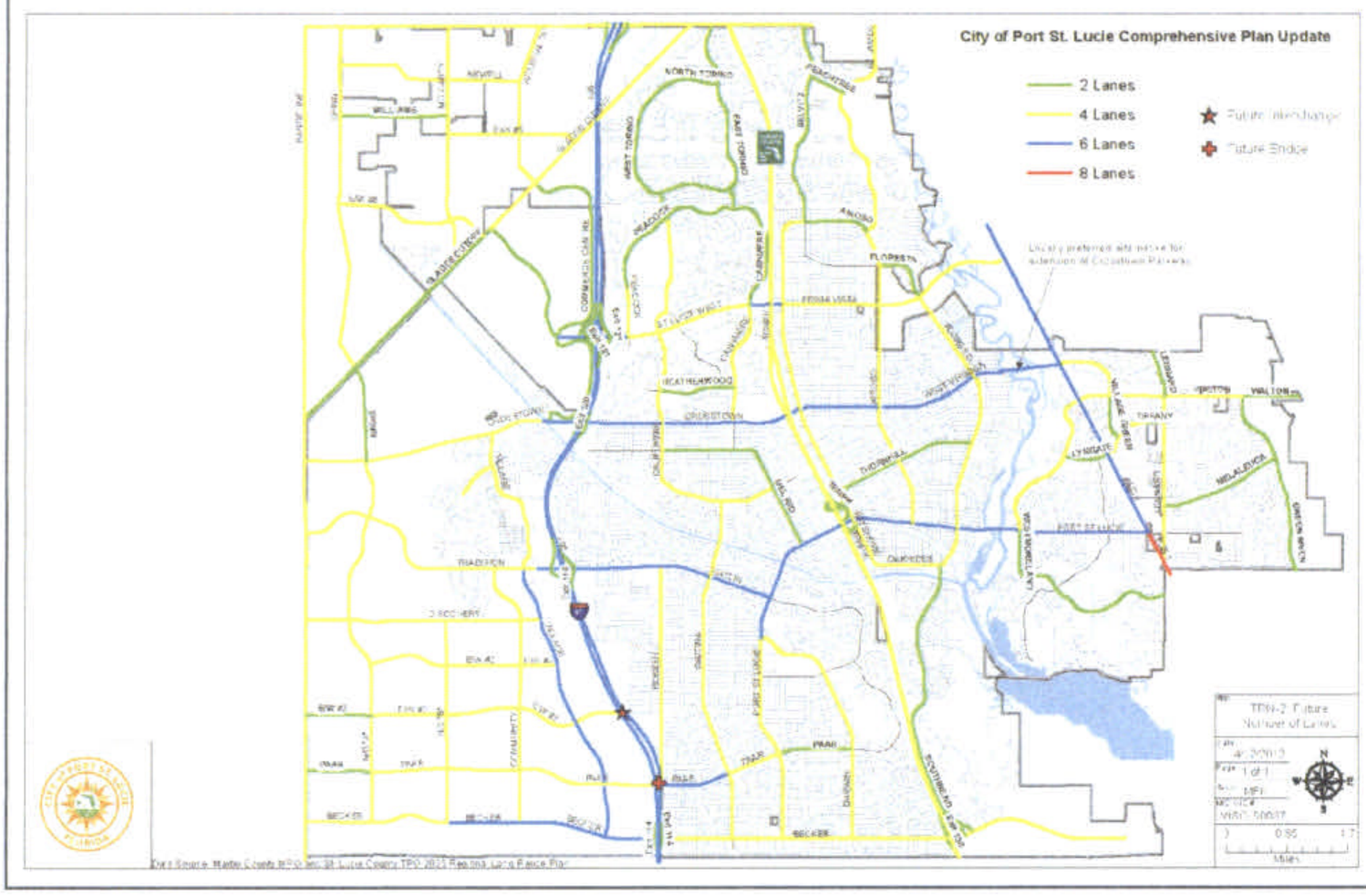
Sidewalk Program



Existing Roads

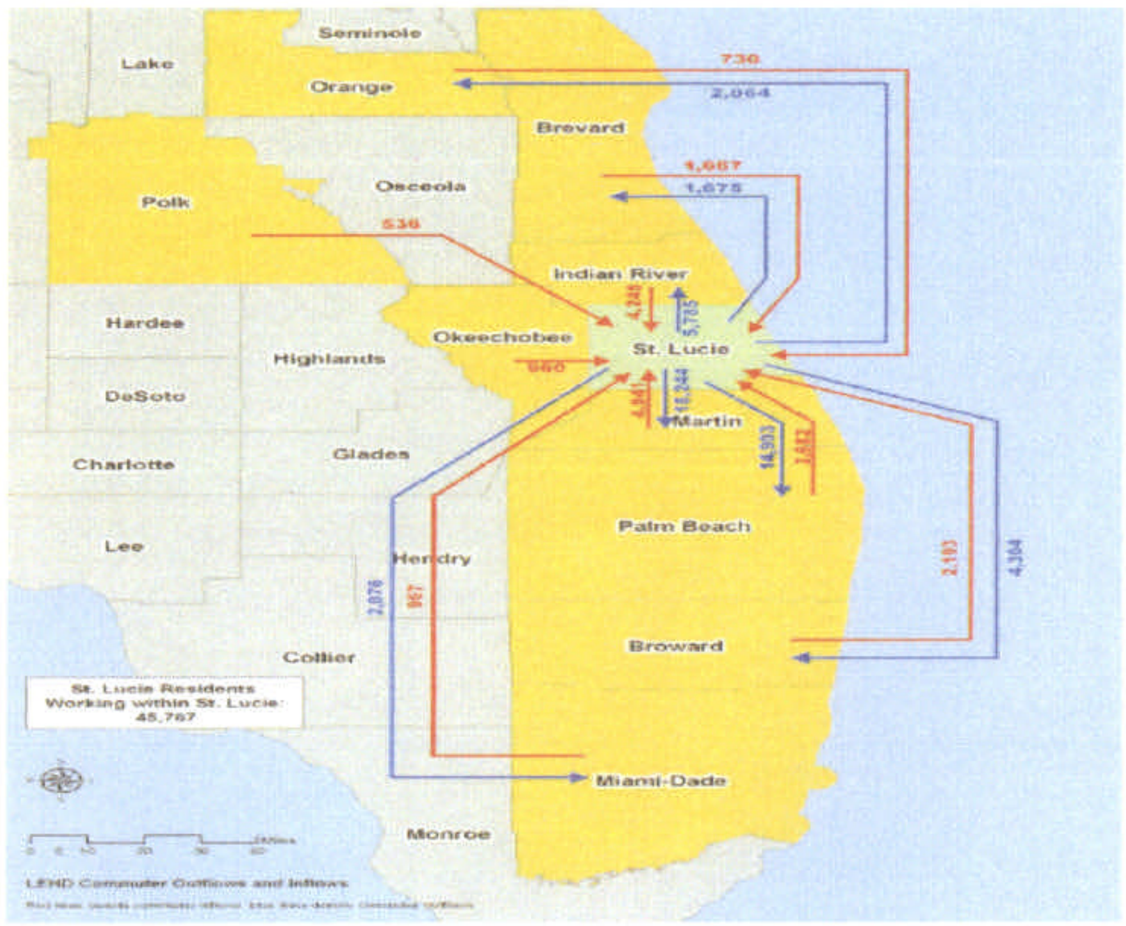


Future Roads



Crosstown Parkway Extension

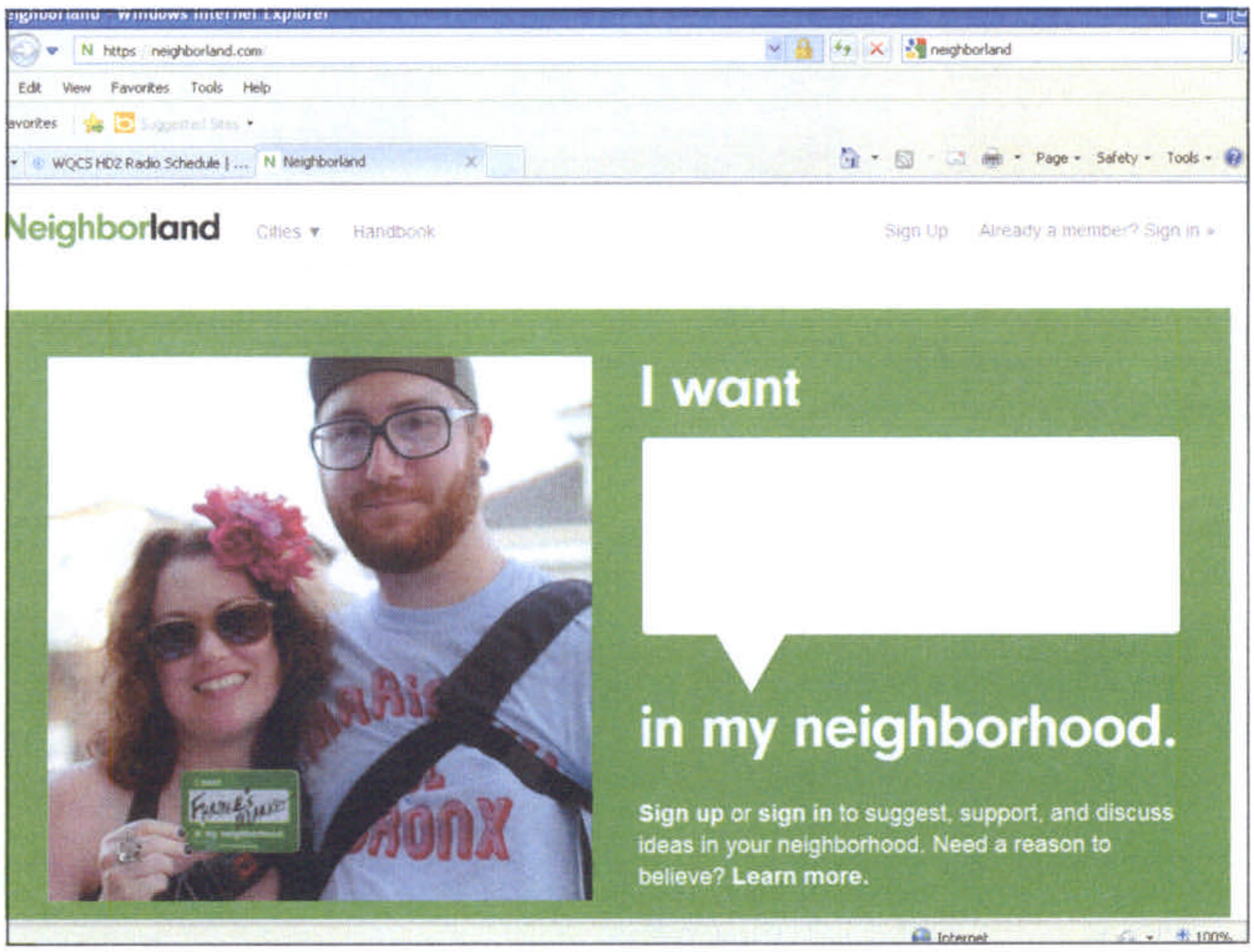
St. Lucie County Commuter Flows



Source: Regional Transit Development Plan for the Port St. Lucie Urbanized Area

Policy Review

Change – Status Quo – Change the Status Quo



We as the City Council want our City to be:

- Click to add text

City Council Goals (2008)

1. Promote, encourage and/or create diverse quality educational, cultural and recreational opportunities
2. Create and facilitate broad transportation options
3. Facilitate job creation, economic diversification and successful business opportunities
4. Maintain safest city status
5. Encourage affordable life cycle housing
6. Enhance and maintain the community's appearance
7. Nurture a sense of pride in the community
8. Balance our natural resource preservation with the community's needs

Quality of Life examples:

- Community Wellbeing
- Economic Prosperity/Standard of Living
- Education

Policies under consideration

- Impact fee study
- Neighborhood planning
- Roads and mobility
- Greater flexibility in the zoning districts
- Enhanced analysis for future annexations and comprehensive plan amendments

Policy Direction

- What does the City Council want the City to be?