

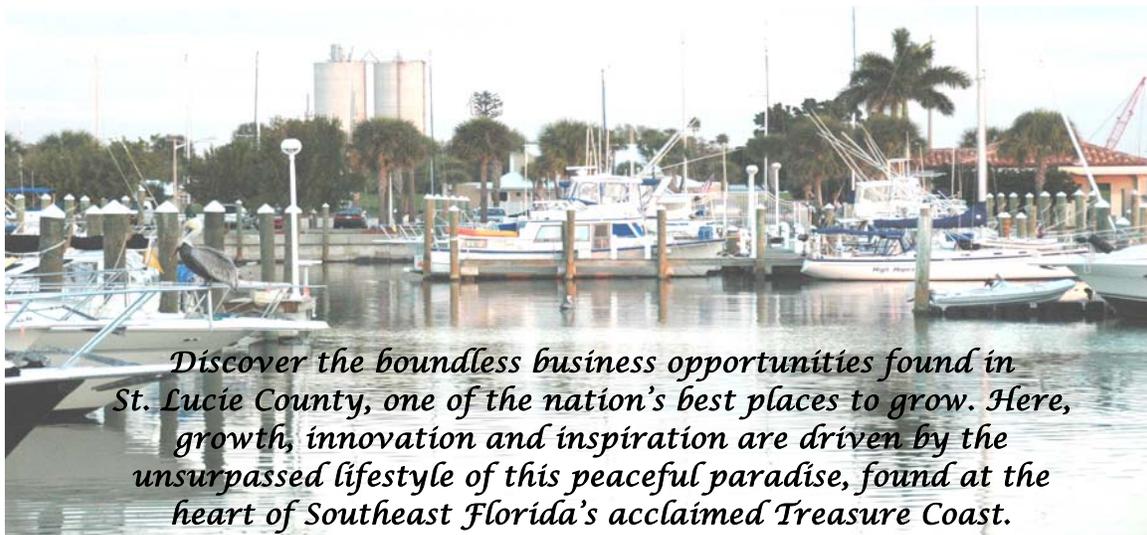
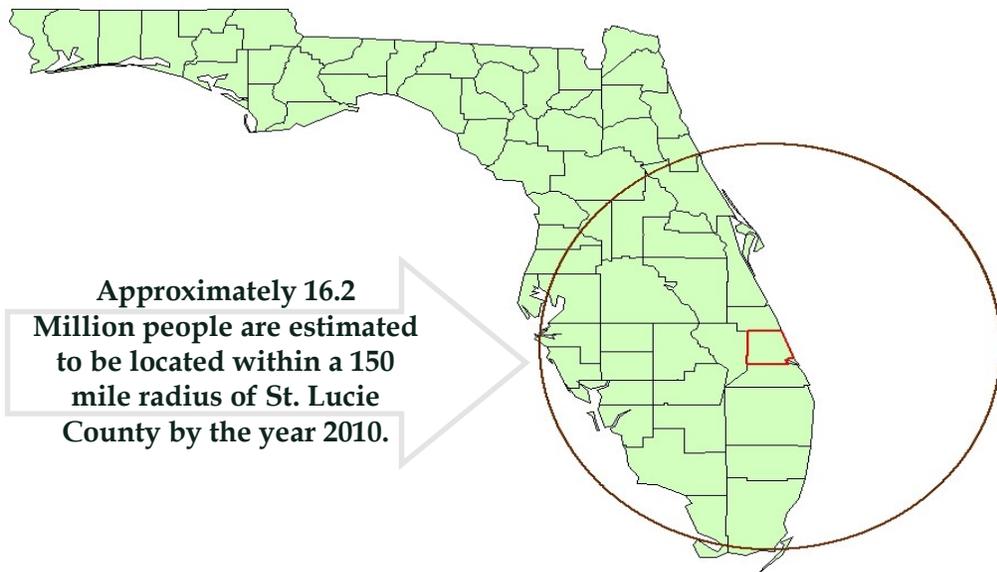
St. Lucie County Demographic Profile 2008



Welcome to St. Lucie County

St. Lucie County is currently rated the 12th fastest job growth county in the United States.

*Source: CNNMoney.com



St. Lucie County Demographic Profile

Strategically located, St. Lucie County is in the middle of Florida's largest business centers. Just 120 miles north of Miami, 60 miles north of West Palm Beach, 120 miles southeast of Orlando and 225 miles south of Jacksonville—yet a world away in spirit.

The county features tremendous growth, a young and educated workforce, established infrastructure and a pro-business government.

St. Lucie County's 572 square miles contain two major cities, Fort Pierce in the north and Port St. Lucie in the south.

Beautiful Hutchinson Island and several hometown-style development communities also contribute to this unique business environment.

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Population Characteristics

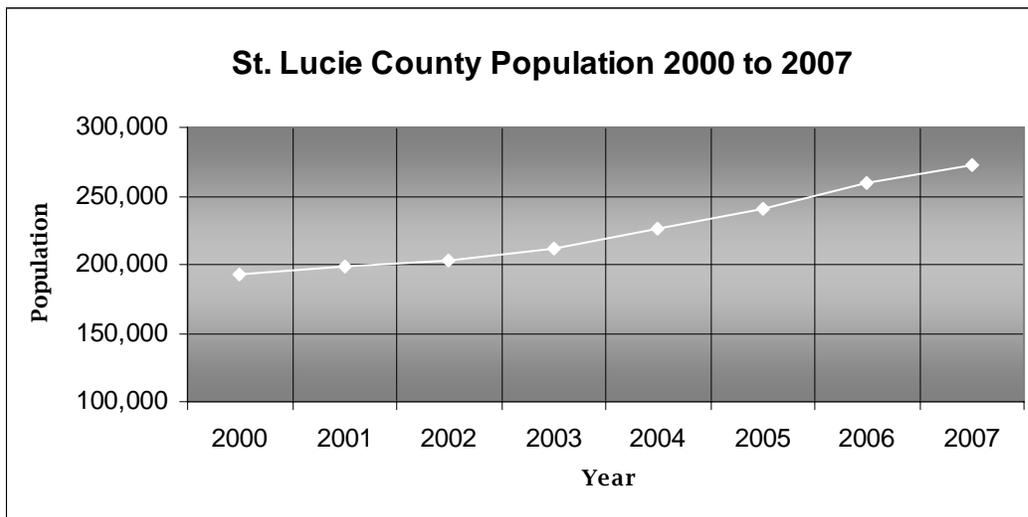
Southeast Florida Projected Population by County

	2007	2010	2030
Research Coast			
Indian River	139,757	146,980	201,555
St. Lucie	271,961	280,806	419,225
Martin	143,737	156,350	205,079
Southeast Florida			
Palm Beach	1,295,033	1,417,323	1,912,380
Broward	1,765,707	1,905,477	2,439,260
Miami-Dade	2,462,292	2,605,918	3,196,771



**St. Lucie County 2007
Population per Square Mile
475**

**St. Lucie County
Laborforce Median Age
42**

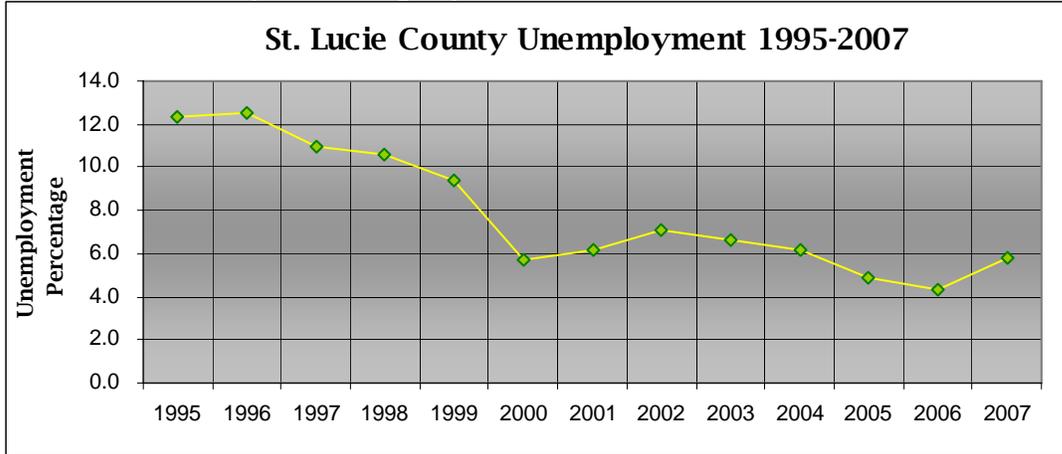


*Source: Bureau of Economic and Business Research



Unemployment & Workforce

St. Lucie County's Unemployment



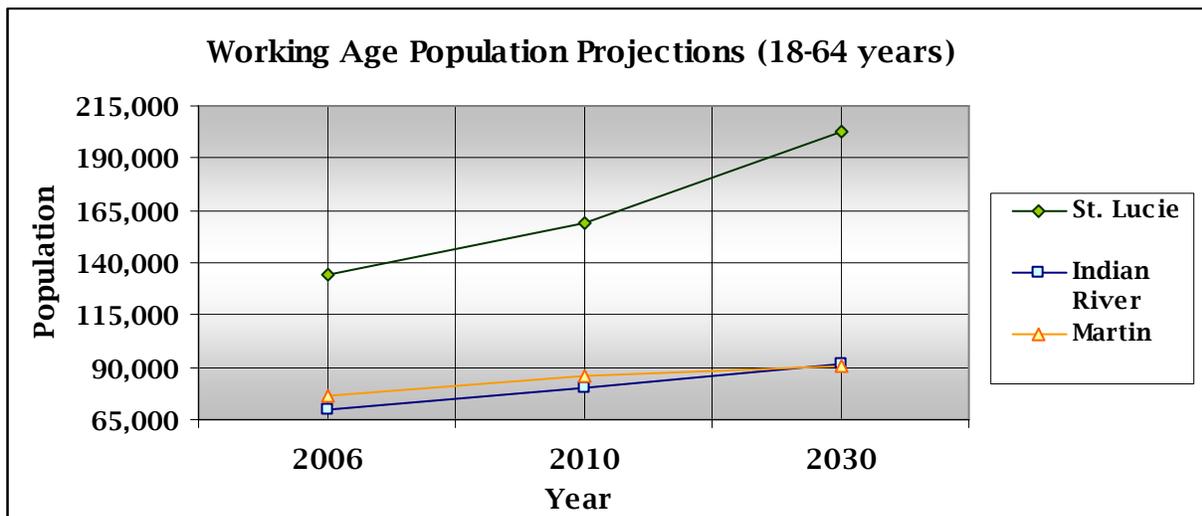
*Source: U.S. Department of Labor and Agency for Workforce Innovation (LAUS)

Research Coast Working Age Population

	2006 (18-54 Years)	2006 (18-64 Years)
St. Lucie	106,243	134,688
Indian River	52,979	69,931
Martin	57,124	76,443

Research Coast Working Age Population Projections (18-64 years)

	2010	2030	% Increase
St. Lucie	158,944	202,625	27%
Indian River	80,119	91,311	14%
Martin	85,559	91,070	6%



*Source: Census Bureau and Bureau of Economic and Business Research



Industries and Wages

Number of Companies by Employment Size for each Industry

Industry	Total Companies	1-9	10-49	50-149	150+
Agriculture & Forestry	89	53	28	8	0
Mining & Utilities	18	10	5	3	0
Construction	818	673	128	16	1
Manufacturing	146	93	39	12	2
Wholesale Trade	306	248	52	3	3
Retail Trade	614	449	122	32	11
Transportation & Warehousing	124	105	15	3	1
Information	39	27	9	2	1
Finance & Insurance	231	185	43	2	1
Real Estate	258	223	33	2	0
Professional & Tech. Services	428	382	37	6	3
Management	16	14	2	0	0
Administrative	361	301	50	8	2
Health Care	463	329	105	18	11
Arts & Recreation	60	38	17	4	1
Accommodation & Food Serv.	300	135	140	23	2
Other Services	353	315	33	5	0
Total	4,624	3,580	858	147	39
Percentage	100%	77%	19%	3%	1%

*Source: Agency for Workforce Innovation

2006 Average Annual Wage

St. Lucie County \$33,846

Florida \$38,497

*Source: Office of Economic & Demographic Research

Per Capita Personal Income

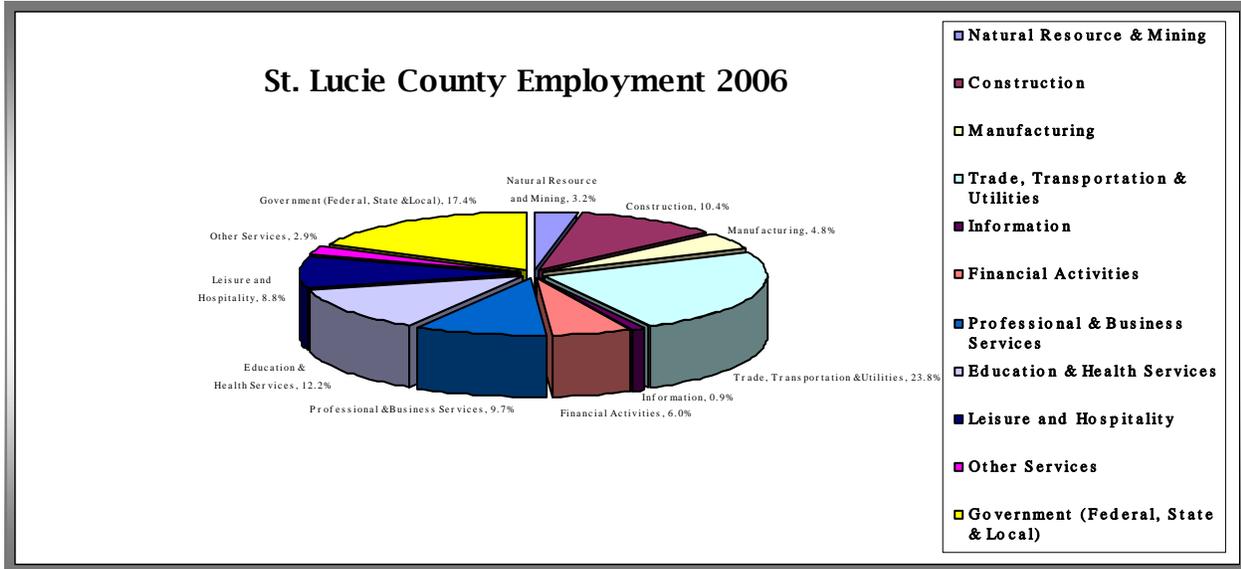
	St. Lucie	Florida
2003	\$23,293	\$30,290
2004	\$25,319	\$32,534
2005	\$25,861	\$34,001

*Source: Office of Economic & Demographic Research



Employment & Banking

St. Lucie County's Employment by Industry



*Source: Office of Economic and Demographic Research

Banking Comparison (2nd Quarter 2007)

Institution	Branches	Total Deposits (\$000)	% Market Share
Riverside	8	\$968,921	25.24%
National City	12	\$749,341	19.52%
Wachovia	7	\$520,011	13.55%
Bank of America	7	\$407,944	10.63%
Seacoast Nat.	8	\$271,020	7.06%
Suntrust	7	\$253,763	6.61%
Washington Mut.	4	\$148,002	3.86%
Bank United	3	\$140,630	3.66%
First Peoples	2	\$113,204	2.95%
Bank Atlantic	3	\$87,762	2.29%
Gulfstream	1	\$84,106	2.19%
Amtrust	1	\$33,875	.88%
Colonial BC	2	\$30,730	.80%
Grand Bank	2	\$14,125	.37%
Indian River NB	1	\$7,965	.21%
Citibank	1	\$6,732	.18%
County Total	69	\$3,838,131	100%

*Source: FDIC

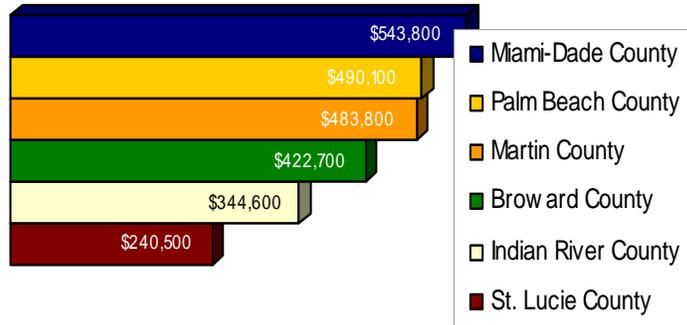
St. Lucie County Fastest Growing Occupations 2000 to 2006

Occupation	Increase
Electrical Engineers	1050%
Assemblers/ Fabricators	625%
Network/Comp. System Admin.	425%
Financial Specialists	400%
Advertising Sales Agents	367%
Machinists	330%



Housing & Real Estate

Southeast Florida Median Home Cost



St. Lucie County maintains the lowest median home price in Southeast Florida.

In 2007, the housing market slowed to the point where the term “buyers market” is being heard. It is expected to rebound in late 2008.

*Source: Scripps Newspaper Article, July 25, 2007

Median Home Costs across the East Coast

Boston, MA	\$477,600
New York, NY	\$658,600
Charlotte, NC	\$253,600
Atlanta, GA	\$433,900
United States	\$217,200

St. Lucie County Average Sales Price 2002 to 2006

2002	\$134,600
2003	\$163,800
2004	\$210,600
2005	\$259,300
2006	\$232,100

*Source: Sperling’s City Profiles and Reg. Multiple Listing Service

Real Estate

2007 Vacant Commercial & Industrial Land

Vacant Industrial Acreage	3,111
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Vacant Commercial Acreage	2,786
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*Source: St. Lucie County BOCC

2007 Future Land Use

Commercial Acreage	1,986
Industrial Acreage	3,252
Mixed Use Acreage	6,748

*Source: St. Lucie County BOCC



Medical

St. Lucie Medical Center

1800 SE Tiffany Avenue, Port St. Lucie, FL
772-335-4000

www.stlucimed.com

- 194-bed hospital / 800 Employees
- Services include:
Obstetrics, Orthopedic Center of Excellence, Rehabilitation, Inpatient and Outpatient Surgery, 24/7 Emergency Department, Imaging and Laboratory Services, Sleep Lab and Wound Care Clinic
- St. Lucie Medical Center invested \$1.6 million in 2005 and \$2.9 million in 2006 into renovations, expansions and technology.
- St. Lucie Medical Center 2005 Statistics:
39,626 Emergency Room Visits
11,274 Inpatient Admissions
7,189 Surgeries

St. Lucie County Medical & Safety Demographics

- 2 Hospitals
- 458 Physicians
- 15 Fire Stations
- 3 Police Departments

In 2006, Port St. Lucie was rated the 2nd Safest City in Florida and the 25th safest city in the U.S.

*Source: Morgan Quitno Press

Lawnwood Regional Medical Center & Heart Institute

1700 S. 23rd Street, Fort Pierce, FL 34950
772-461-4000 / www.lawnwoodmed.com

Lawnwood has earned the Distinguished Hospital Award for Clinical Excellence five consecutive years and was named as "One of America's 50 Best Hospitals" in 2007 by HealthGrades, Inc.

- 341-bed hospital / 1,100 Employees
- Services Include: Cardiac Care, Level II Neonatal Intensive Care Unit, inpatient mental health unit, inpatient rehabilitation center, robotics program providing minimally invasive prostate cancer surgery, diagnostics, open-heart surgery.
- In 2006, Lawnwood invested over \$12 million in tripling the space dedicated to emergency services.
- 5-Star Ratings for: Cardiac, Stroke, pulmonary, womens' services and critical care services
- Lawnwood Regional Medical 2006 Statistics:
41,477 Emergency Room Visits
14,441 Admissions
7,845 Surgeries



Taxation

Local Taxes

County Property Tax: 1 mil = \$1 per \$1,000
property value

Estimated Ad Valorem Millage Rates:

Government	6.9767
Schools	7.6900
Special	4.2166
Total	18.8833

Ad Valorem Tax Exemption Yes

Retail Sales Tax 6.5%

Tourist Tax (Hotel Rooms) 5%

State Taxes

Business Inventory	None
Corporate Franchise Tax	None
Corporate Income Tax	5.5% of FL Net Income
Gasoline Tax	9 cents/gall.
Intangible Tax	None
Inventory Tax	None
Personal Income Tax	None

Local Government

County Officials: Board of County Commissioners
Clerk of Court
Property Appraiser
Sheriff
Supervisor of Elections
Tax Collector

City Officials: Port St. Lucie City Council
Fort Pierce City Council

Airport: St. Lucie County BOCC

Public Schools: St. Lucie School Board



Education

Student / Teacher Ratio 2005-2006

	Students	Teachers	Student/ Teacher Ratio
Elementary Schools	17,345	1,664	10 to 1
Middle Schools	8,358	961	9 to 1
High Schools	9,833	864	11 to 1

Graduation Rates 2005-2006

St. Lucie County	72.7%
Florida	71%

Number of Public Schools 2005-2006

High Schools	7
Middle Schools	4
K-8	8
Elementary Schools	19

St. Lucie County Career Academies 2005-2006

Pre-Engineering Career Academy:
School: Lincoln Park High School

Construction Technology/
Architectural Academy:
School: Port St. Lucie High School

Manufacturing Career Academy:
School: Treasure Coast High School

Faculty 2005-2006

Number of Teachers	3,489
Avg. Years of Experience	13.4 Years
% of Teachers with Advanced Degrees	29.6%

SAT and ACT Test Scores 2005-2006

	St. Lucie County	Florida
SAT—Mean Score	966	989
ACT—Composite Score	19.2	20.1





St. Lucie County
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 772-871-5417
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 www.stlucieco.gov/ed



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 of St. Lucie County
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