



Florida Small Cities Community Development Block Grant (CDBG)

Application for Funding

Applicant: St. Lucie County
(Name of Local Government)

- Commercial Revitalization Housing Rehabilitation
 Neighborhood Revitalization Economic Development

Federal Fiscal Year 2019

Application Due Date: November 9, 2020

Mailing Address: Department of Economic Opportunity
Bureau of Community Revitalization
107 East Madison Street – MSC 400
Tallahassee, Florida 32399-6508

Telephone: (850) 717-8405
Fax: (850) 922-5609
Web: <http://www.floridajobs.org/SmallCitiesCDBG>

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Left click on the appropriate check boxes to indicate which parts of the application form are included in this application package.

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St. Lucie County
Florida Small Cities Community Development Block Grant
Housing Rehabilitation FFY 2019 Application for Funding

Part 2

Application Profile and General
Scoring Criteria

Part 2 – Application Profile and General Scoring Criteria

Application Profile
Table G-1

Local Government Contact Information:

Local Government Name: St. Lucie County		
Street Address: 2300 Virginia Avenue		
Mailing Address (if different): 437 North 7 th Street, Fort Pierce, FL 34950		
City: Fort Pierce	Zip Code: 34982	County: St. Lucie County
Main Telephone: 772-462-1777	Main Facsimile: 772-462-2855	Federal ID Number: 59-6000835
DUNS Number: 072215403	Local Government's Name in DUNS: St. Lucie, County of	
Chief Elected Official: Cathy Townsend		Title: Chair, Board of County Commissioners
Telephone: 772-462-1407		Facsimile: 772-462-2131
E-mail Address: townsendC@stlucieco.org		
Local Government Financial Officer: Francis Shai		Title: COO of Financial Services
Telephone: 772-462-1482		Facsimile: 772-462-1614
E-mail Address: franciss@stlucieclerk.com		
Local Government Project Contact: Jennifer Hance		Title: Housing Division Manager
Street Address: 437 N 7th Street		
City: Fort Pierce	Zip Code: 34950	
Direct Telephone: 772-462-2376	Facsimile: 772-462-2855	
E-mail Address: hancej@stlucieco.org		

Application Profile – Table G-1 (Continued)

Application Preparer Information		
Preparer's Name: Mark Brewer	Organization Preparing Application: <input type="checkbox"/> Local Government <input checked="" type="checkbox"/> Private Company <input type="checkbox"/> RPC	
Street Address: 9080 58 th Drive East, Suite 200		
City: Bradenton	State: FL	Zip Code: 34202
Telephone: 941-756-5800	Facsimile:	
E-mail Address: president@angiebrewer.com		

Consultant Information		
Consultant's Name: Mark Brewer	<input checked="" type="checkbox"/> Private Company <input type="checkbox"/> RPC	
Street Address: 9080 58th Drive East, Suite 200		
City: Bradenton	State: FL	Zip Code: 34202
Telephone: 941-756-5800	E-mail Address: president@angiebrewer.com	

Demographics		
U.S. Congressional District Number: 18	Florida Senate District Number: 25	Florida House District Number: 54, 55, 83, 84
Service Area Census Tract(s) and Block Group(s): N/A		

Application Type: Indicate the application category. A completed application must include the appropriate section as listed below.	
<input type="checkbox"/> Commercial Revitalization (Part 4)	<input type="checkbox"/> Economic Development (Part 5)
<input checked="" type="checkbox"/> Housing Rehabilitation (Part 6)	<input type="checkbox"/> Neighborhood Revitalization (Part 7)

Application Profile – Table G-1 (Continued)

Citizen Participation – Public Hearings	
Documentation of the citizen participation activities must be included in Appendix D of Part 9.	
List the date that the public notice for the first public hearing was published: 08/20/2020	List the date when the first public hearing was held: 09/01/2020
List the date that the public notice for the second public hearing was published: 09/02/2020	List the date when the second public hearing was held: 09/15/2020

Subgrant Funding Request:	
The maximum funding request for Neighborhood Revitalization, Commercial Revitalization and Housing Rehabilitation subgrants is based on the jurisdiction's LMI population as determined by HUD. Please see the table below. The maximum subgrant funding request for Economic Development subgrants is \$1,500,000, and the cost per job created must be less than \$35,000. At the bottom of the left column, enter the actual LMI population. (Data available on CDBG website.) At the bottom of the right column, enter the actual subgrant amount being requested.	
LMI Population	Maximum Subgrant Request
1 – 499	\$600,000.00
500 – 1,249	\$650,000.00
1,250 – 3,999	\$700,000.00
4,000 – and above	\$750,000.00
Local Government's LMI Population: 28,395	Subgrant Funds Being Requested: \$ 750,000

Application Profile Table G-1 (Continued)

Answer the following questions by clicking on the correct check box.		
Historic Preservation Will the project impact a building, public improvement or planned open space that is 50 or more years old? If yes, documentation must be provided in Appendix L of Part 9. (See instructions.)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Interlocal Agreement Will project activities require an interlocal agreement? If yes , the interlocal agreement(s) must be provided in Appendix J of Part 9. (See instructions.)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
State of Financial Emergency Is the local government currently identified as being in a State of Financial Emergency pursuant to Section 218.50 – 218.504, Florida Statutes? Check at http://www.leg.state.fl.us/cgi-bin/View_Page.pl?File=financial-emergencies.cfm&Directory=committees/joint/Jcla/&Tab=committees	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Grant Preparation Costs The applicant may request subgrant funds for the cost of application preparation. See instructions if funds are requested. Does the applicant wish to request subgrant funds for the cost of application preparation? If yes, documentation must be included in Appendix F of Part 9. Amount: \$N/A _____	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
National Flood Insurance Program Is the applicant currently participating in the National Flood Insurance Program?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Project Narrative — G-2

Describe the proposed project using the guidelines in the instructions. Specific directions for Commercial Revitalization and Economic Development application narratives can be found in the instructions. Use additional pages as needed.

St. Lucie County is submitting this application to request \$750,000 in CDBG-Housing Rehabilitation funding for the FFY 2019 cycle. The County will use these funds to assist a number of qualifying residents in unincorporated St. Lucie County to rehabilitate or demolish and replace their existing housing units. The County intends to identify at a minimum 11 units for use with these funds. It is anticipated that at least 5 units will be for those qualifying as Low-Income and at least 2 units will be for those qualifying as Very Low-Income. All rehabilitations or demolitions/replacements will be consistent with the County's adopted housing code. Temporary housing assistance will be provided as needed.

This application is requesting:

- \$626,500 for housing rehabilitation or demolition/replacement costs
- \$ 11,000 for temporary housing assistance
- \$112,500 for administration costs

The County has pledged \$50,000 of SHIP funding as leverage for this project and will be used to provide additional funding for project related costs. No SHIP funds allocated to this project will be spent prior to execution of a grant agreement, if awarded.

All housing units rehabilitated or demolished/replaced with these funds will meet the National Objective to benefit low and moderate income persons.

General Scoring Criteria — Table G-3

1. Community-Wide Needs Score (CWNS) The CWNS for each non-entitlement local government is posted on the Department’s website at: http://www.floridajobs.org/community-planning-and-development/assistance-for-governments-and-organizations/florida-small-cities-community-development-block-grant-program/downloads-and-information-for-applicants (Transfer this score to line 1. of the Application Scoring Summary page – Part 8, page 4.)		Score: <u>61.71</u>
2. Special Designation Score Check all applicable designations below and enter a score of 20 points if all CDBG activities will be conducted within any of the boundaries of the special designation areas checked. Documentation must be included in Appendix M of Part 9. (See instructions.) (Transfer this score to line 3a. of the Application Scoring Summary page.)		Score: <u>0</u>
<input type="checkbox"/> Rural Area of Opportunity (RAO)	<input type="checkbox"/> Rural Community as defined by §288.0656, F.S.	
<input type="checkbox"/> Area of Critical State Concern pursuant to §380.05, F.S.	<input type="checkbox"/> Florida Enterprise Zone pursuant to §290.0065, F.S.	
3. Grant History Score: If the applicant has not had an open CDBG contract in the NR, CR, or HR categories within five years of application deadline, claim 100 points. (Transfer this score to line 3b. of the Application Scoring Summary page.)		Score: <u>0</u>
4. CATF Score: The applicant can score a maximum of 10 points if it has appointed a Citizen Advisory Task Force (CATF) to provide input on all phases of the Small Cities CDBG Program process and the CATF met to discuss community needs and make recommendations to the local governing body before the application was drafted. The task force must be comprised of residents of the applying jurisdiction, and at least 51% of the members must be from LMI households. None of the members can be an elected official of the jurisdiction, and only one member can be an employee of the applicant. The CATF shall have at least five members, and at least 51% members must participate in the meeting to claim CATF points. Documentation must be included in Appendix D of Part 9. (See instructions.)		
4a. If the CATF met before the first public hearing was conducted and before a draft application was developed to discuss community needs and make recommendations to the local governing body as to the program area and activities that should be considered when drafting a Small Cities CDBG application, score 10 points, or		Score: <u>10</u>
4b. If the CATF met before the notice for the second public hearing was published and before a draft application was finalized to make recommendations to the local governing body as to the program area and activities that should be included in its Small Cities CDBG application, score 5 points. (Transfer this score to line 3c. of the Application Scoring Summary page.)		
If applicable, list the date that the public notice for the CATF meeting was published: 08/20/2020	If applicable, list the date when the CATF meeting was held: 08/31/2020	

General Scoring Criteria — Table G-3 (Continued)

5. Outstanding Performance in Equal Employment Opportunity (EEO)						
M/WBE Contracting: The applicant may claim up to 20 points for achievement in Minority-/Women-Owned Business Enterprises (M/WBE) contracting in the most recent Small Cities CDBG subgrant that was administratively closed not more than four years before application deadline date. Review the M/WBE reports submitted to DEO for that subgrant and enter a score based on the achievement reported.						
Most Recent Administratively Closed Small Cities CDBG Contract Number:			<u>15DB-OJ-10-66-01-H 01</u>			
\$867,180.73 Amount Awarded to M/WBE firms	÷	\$910,630.73 Total Prime Contracts Amount	X 100 =	<u>95.23 M/WBE %</u>		
M/WBE %	Points		5a. M/WBE Contracting Score: <u>20</u> (Maximum 20 points)			
0.0 – 4.99%	0					
5.0 – 14.99%	5					
15.0 – 19.99%	10					
20.0 – 24.99%	15					
25.00%+	20					
If the applicant has not administratively closed a Small Cities CDBG subgrant within four years of the application deadline date, score 5 points.						
Local Government Minority Employment: The applicant may claim up to 60 points for meeting minority employment goals. Complete the table below to calculate the applicant’s percentage of minority employees. See instructions for calculations.						
Number of Permanent Full-time Equivalent Minority Applicant Employees <u>198</u>	÷	Number of Permanent Full-time Equivalent Applicant Employees <u>709</u>	=	Applicant’s Percentage of Minority Employees <u>27.93%</u>		
Enter percentage of minorities in the applicant’s county: 24.6%						
If the “Prorated 60 Points Score” is claimed, complete the following equation:						
Applicant’s Percentage of Minority Employees <u>27.93</u>	÷	Percentage of Minorities in Applicant’s County <u>24.6</u>	=	Applicant’s Percentage of Minority Employees <u>1.1354</u>	X 60 =	Points Claimed <u>60</u>

If the applicant has three or less employees, 40 points may be claimed.		
5b. Local Government Minority Employment Score (60 Points Maximum):		<u>60</u>
6. Outstanding Performance in Fair Housing		
The applicant may claim five points for adopting a Fair Housing Ordinance prior to the application deadline and five points for conducting a Fair Housing workshop in the 12 months prior to the application deadline. See instructions for guidelines and documentation requirements.		
	Date	Score
6a. Date Fair Housing Ordinance Adopted:	<u>01/23/1992</u>	<u>5</u>
6b. Date of Fair Housing Workshop:	<u>09/28/2020</u>	<u>5</u>
6c. Total Fair Housing (6a+6b) Score (10 Points Maximum):		<u>10</u>

Outstanding Performance in EEO and Fair Housing (5a+5b+6c) Score: 90
(Transfer this score to line 2. on the Application Scoring Summary page – Part 8, page 4.)
(90 points maximum)

St. Lucie County
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Part 3

Sources and Uses of Non-CDBG Funds

Part 3 – Sources and Uses of Non-CDBG Funds

Sources and Uses of Non-CDBG Funds
Private, Participating Party, Public Leverage from Non-Local and Local Funding Sources
Table L-1

Activity #	Source	Amount Claimed for Scoring	Amount Not Claimed for Scoring	Type (Participating Party, Loan, Grant, Local Government Funds, Donated Land, or Other Leverage)
14A	St. Lucie County SHIP Funds	\$50,000	\$0	Grant
		\$	\$	
		\$	\$	
		\$	\$	
		\$	\$	
		\$	\$	
Totals		\$50,000	\$0	
Total Funds Claimed for Leverage Scoring		\$50,000		

Use the preceding totals to compute the number of points you are claiming for leverage scoring on the next page.

Leverage Score Summary

<p style="text-align: center;">Leverage Points Calculation for NR, CR, and HR</p> <p style="text-align: center;">Communities with a LMI Population of 1,249 or Less</p> <p style="text-align: center;"><u> </u> \$ ÷ \$1,000 = <u> </u> Points</p> <p style="text-align: center;">(25 Points Maximum)</p>
<p style="text-align: center;">Leverage Points Calculation for NR, CR, and HR</p> <p style="text-align: center;">Communities with a LMI Population of 1,250 or More</p> <p style="text-align: center;"><u> \$50,000 </u> ÷ \$2,000 = <u> 25 </u> Points</p> <p style="text-align: center;">(25 Points Maximum)</p>
<p style="text-align: center;">Leverage Points Calculation for ED</p> <p style="text-align: center;"><u> </u> \$ ÷ \$10,000 = <u> </u> Points</p> <p style="text-align: center;">(125 Points Maximum)</p>

Leverage Score: 25

**(Transfer this score to line 3d. on the Application Scoring Summary page in Part 8.
25 Points Maximum for NR, HR, and CR. 125 Points Maximum for ED.)**

St. Lucie County
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Part 6

Housing Rehabilitation

Part 6 – Housing Rehabilitation

**Category Impact
CDBG Funds and Activity Goals Score — Table H-1**

	A	B	C	D	E	F
Activity #	Activity Name	Enter CDBG Activity \$	% of CDBG Project Cost (B ÷ 1)	Goal Points	Activity Goal Score (C x D)	# of Housing Units To be Addressed by Activity
01	Acquisition (in support of)	\$	%	*		
01	Acquisition in 100 Year Floodplain	\$	%	75		
04	Clearance	\$	%	35		
15	Code Enforcement	\$	%	45		
04A	Demolition (without subsequent construction)	\$	%	50		
16A	Historic Preservation - Residential	\$	%	35		
14A	Housing Rehab/Demolition/Replacement	\$626,500	.9828%	75	73.71	11
08	Permanent Relocation as a part of Hazard Mitigation	\$	%	75		
08	Permanent Relocation – Other	\$	%	50		
14A	Potable Well Installation**	\$	%	70		
14A	Removal of Housing Architectural Barriers	\$	%	75		
14A	Septic System Installation**	\$	%	70		
14A	Sewer Hookups**	\$	%	70		
08	Temporary Relocation	\$11,000	.0172%	75	1.29	11
14A	Utility Hookups, Other**	\$	%	60		
14A	Water Hookups**	\$	%	70		
1. Add Column B to get the CDBG Project Cost		\$637,500	4. Add Column E to get the Total Activity Goal Score: 75			Total Unduplicated Number of Housing Units to be Addressed by All Activities <u>11</u>
2. Enter CDBG Administrative Funds (Maximum of 15% of Total CDBG Funds Requested)		\$112,500	* Goal points for this activity are same as the activity supported by the acquisition.			
3. Add 1 and 2 for Total CDBG Funds Requested		\$750,000	** Use only if no housing rehabilitation is required. Otherwise, treat as complementary activity to housing rehabilitation activity.			

Low Income and Very Low Income Beneficiary Impact Score

Option 1: Housing Rehabilitation (Housing Rehab/Demolition/Replacement)	
5a. Number of homes to be addressed whose occupants qualify as “low income:” (Note: “low income” (LI) means the household income is between 30.01% - 50% of median income for your county)	
“Low income” beneficiary impact points: 3 homes* X 50 = 150points (150 Points Maximum)	
5b. Number of homes to be addressed whose occupants qualify as “very low income:” (Note: “very low income” (VLI) means the household income does not exceed 30% of median income for your county) 1 home: score = 55 points; 2 homes: score = 85 points:	
“Very low income” beneficiary impact points: 2 home(s) = 85 points (85 Points Maximum)	
Option 2: Hookups Only (Sewer, Water or Other Utility)	
5c. Number of households to be hooked up whose occupants qualify as “low income:”	
“Low income” beneficiary impact points:	homes* X 7 = points (175 Points Maximum)
5d. Number of households to be hooked up whose occupants qualify as “very low income:”	
“Very low income” beneficiary impact points:	home(s) X 6 = points (60 Points Maximum)
5e. Total “Low Income” and “Very Low Income” Beneficiary Impact Score (5a+5b) or (5c+5d): <u>235</u> (235 Points Maximum)	
* If a Recipient serves more “very low income” homes than scored on this application, those additional homes can be counted to meet the number of “low income” homes that the Recipient committed to serve.	

Average CDBG Cost per LMI Housing Unit

6a. Use the CDBG Funds and Activity Goal Score Spreadsheet to calculate the average CDBG LMI housing unit cost:

$$\frac{\$637,500}{\text{CDBG Project Cost}} \div \frac{11}{\text{Total Number of LMI Housing Units}} = \frac{\$57,955.}{\text{Average CDBG LMI Housing Unit Cost}}$$

Enter the appropriate score from the chart below on line 6b.

Option 1. Rehab - Average CDBG Cost Per LMI HU	Score	Option 2. Hookups - Average CDBG Cost Per LMI HU	Score
Less than \$62,250	120	Less than \$2,200	100
\$62,250 to \$65,000	105		
\$65,000 to \$66,999	90	\$2,200 to \$3,099	80
\$67,000 to \$68,999	75		
\$69,000 to \$70,999	60	\$3,100 to \$3,999	60
\$71,000 to \$72,999	45		
\$73,000 to \$74,999	30	\$4,000 to \$4,899	40
\$75,000 to \$76,999	15		
\$77,000 to \$77,999	0	\$4,900 and above	20
\$78,000 to \$78,999	-50		
\$79,000 and above	-100		

6b. Average CDBG Cost per LMI Housing Unit Score: 120

“Green” Rehabilitation Standards

7a. If the Housing Assistance Plan (HAP) requires all the minimum “green” standards identified in the instructions, score 45 points:	<u>45</u>
7b. If the HAP requires all the supplemental “green” standards identified in the instructions, score 30 points:	<u>30</u>
7c. “Green” Rehabilitation Standards (7a + 7b) Score:	<u>75</u>

Category Summary Score (4+5e+6b+7c=): 505

**(Transfer this score to line 3e. in the HR column on the Application Scoring Summary page – Part 8, page 4.)
(Cannot exceed 505 points.)**

St. Lucie County
Florida Small Cities Community Development Block Grant
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Part 8

Certification and Score Summary

Part 8 – Certification and Score Summary

I, the undersigned chief elected official or authorized representative of the Applicant, certify that, to the best of my knowledge, this Florida Small Cities Community Development Block Grant Application for Funding was prepared in accordance with state and federal rules and regulations, contains information that is true and correct, and has been approved by the local governing body.

I also certify that the Applicant:

Has met all citizen participation requirements contained in Chapter 73C-23, Florida Administrative Code:

Following public notice, hearings were conducted by a member of the local governing body or a duly authorized employee;

- The first public hearing was conducted to obtain citizen views about community development needs and potential uses of CDBG funding;
 - The notice for the second public hearing was published following the first public hearing. The notice included a summary of the activities that would be conducted with CDBG funds, the specific locations where those activities would take place, a line item budget, and the time and place where a copy of the draft application would be available for review; and
 - A second public hearing was conducted to obtain citizen comments on the CDBG application prior to submission.
2. Has properly conducted surveys of service areas to document LMI benefit, if applicable.
 3. Will not attempt to recover, through special assessments, capital costs of public improvements funded in whole or in part with CDBG funds.
 4. Will ensure that upon completion of housing structures addressed with CDBG funds, each housing structure will meet the local housing code.
 5. Will administer the subgrant in conformity with the Civil Rights Act of 1964 and the Fair Housing Act.
 6. Will affirmatively further fair housing and undertake one fair housing activity each quarter.
 7. Has adopted or will adopt a Community Development Plan or has adopted the Local Comprehensive Plan as its Community Development Plan.
 8. Will adopt an Anti-Displacement and Relocation Policy and will minimize the displacement of persons.
 9. Has presented accurate information and has documentation on file and readily accessible to the Department of Economic Opportunity.
 10. Has authorized the submission of this application by vote of the local governing body.
 11. Will adopt a CDBG Procurement Policy that conforms to 2 CFR 200.317 – 200.326, Sections 255.0525 and 287.055, Florida Statutes, and Rule 73C-23.0051(4), Florida Administrative Code.
 12. Has implemented a financial management system that complies with Section 218.33, Florida Statutes, and 2 CFR 200.302.

13. Will complete a self-evaluation of its facilities related to the Americans with Disabilities Act and adopt a Transition Plan, if applicable.
14. Will meet a National Objective for each funded activity other than administration and engineering prior to the administrative closeout of the subgrant.

Signature of Chief Elected Official or Designee
Signature: _____
Typed Name and Title: Howard Tipton, County Administrator
Date:
If signed by a person other than the chief elected official, a copy of the resolution authorizing the person to sign the application must be included in Appendix B.

Signature of Application Preparer if not an employee of the Local Government
Signature: _____
Typed Name and Title: Mark Brewer
Name of Firm or Agency: Angie Brewer & Associates, LC

Application Scoring Summary

This form is the Applicant's evaluation of the application score. Use the "scores" identified in the application to complete this form when you have finished filling out the application. Enter the scores or other information in the appropriate columns. When all of the scores have been transferred to this form, add the scores and enter the total.

Applicant Name: St. Lucie County				(For DEO Use Only) Application Number: _____		
Enter Type of Application: <input type="checkbox"/> Commercial Revitalization <input checked="" type="checkbox"/> Housing Rehabilitation <input type="checkbox"/> Economic Development <input type="checkbox"/> Neighborhood Revitalization						
Title/Score	Part	Page	CR	ED	HR	NR
1. Community-Wide Needs Score (250 Points Maximum)	2				61.71	
2. Outstanding Performance in Equal Employment Opportunity and Fair Housing (90 points maximum)	2				90	
3. Program Impact:						
3a. Special Designation Score (20 Points Maximum)	2				0	
3b. Grant History Score (100 Points Maximum)	2				0	
3c. CATF Score (10 Points Maximum)	2				10	
3d. Leverage (25 Points Maximum for CR, NR and HR) (125 Points Maximum for ED)	3				25	
3e. Category Summary Score	6				505	
3f. Total Program Impact Score (3a+3b+3c+3d+3e) (660 Points Maximum)	8				540	
4. Total Application Score (1+2+3f) (1000 Points Maximum)					691.71	
Less Penalties Assessed (For DEO Use Only)						
Final Score (For DEO Use Only)						

St. Lucie County
Florida Small Cities Community Development Block Grant
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Part 9

Supporting Documentation

Part 9 –Supporting Documentation

Place all supporting documentation in this section. Separate the documents with a titled tab or titled colored paper. Include only those appendices that are required for the application.

Appendix	Title
A	Maps (Required)
B	Local Governing Body's Resolutions for Signature Delegation and Application Submission (Required)
C	Comprehensive Plan Documents (Required)
D	Public Hearing/CATF Documentation (Required)
E	Leverage Documentation
F	Grant Application Preparation Cost Documentation
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O	Documentation for Other Community Development Activities Score (Commercial Revitalization)
P	Documentation for Demolition of Vacant Dilapidated Structures (Commercial Revitalization)
Q	Local Government Minority Contracting and Fair Housing Score Documentation
R	Commercial Rehabilitation Policy (Required for all Commercial Revitalization Applications that will utilize CDBG funds to rehabilitate commercial buildings)
S	

A

St. Lucie County
Florida Small Cities Community Development Block Grant
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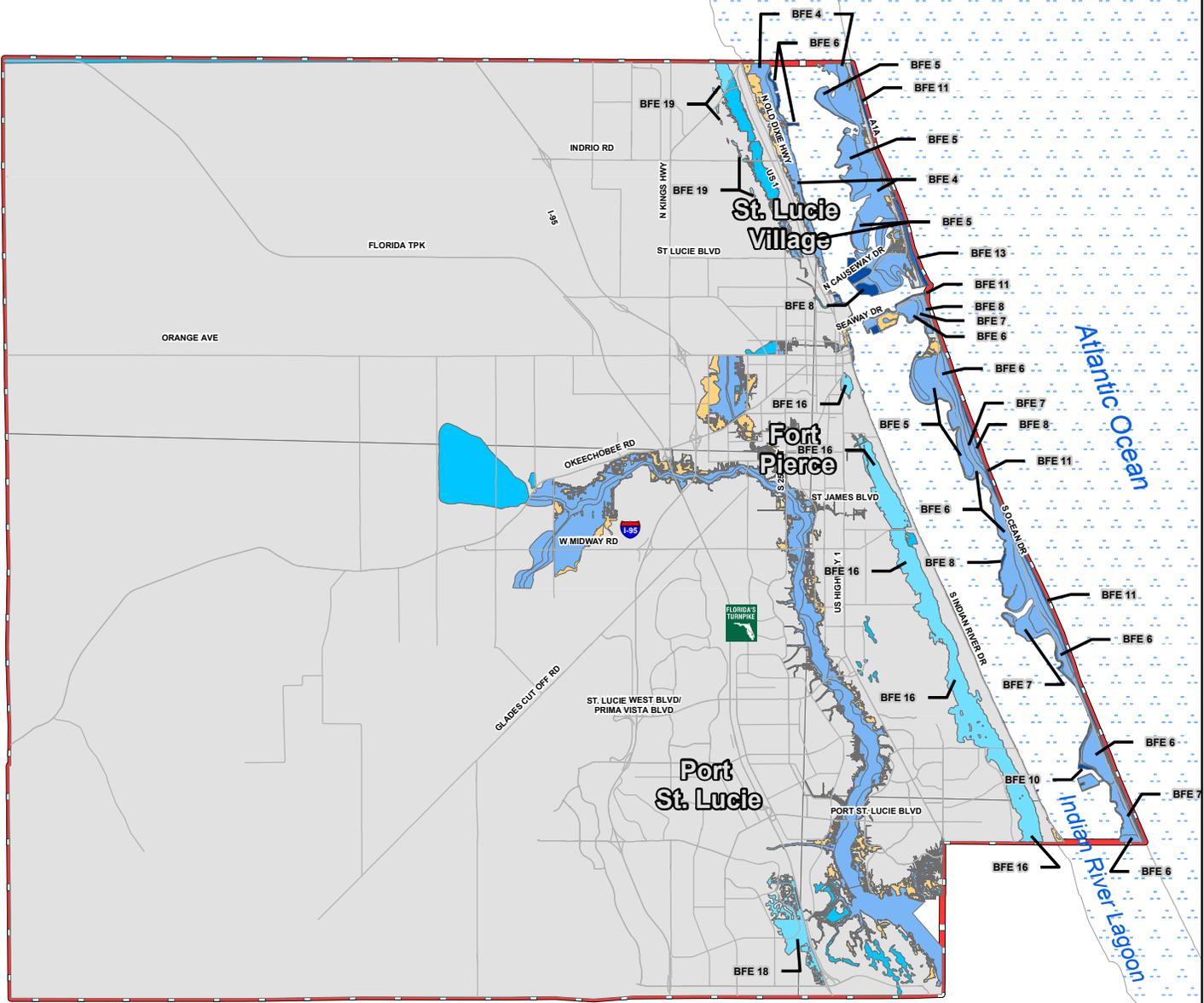
Part 9

Supporting Documentation

Appendix A

Maps

Indian River County

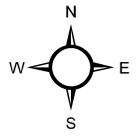


Martin County

Map: FLU-5

St. Lucie County 2018 Comprehensive Plan Flood Zones Map

Effective Date: 2/15/2012



Print Date: 7/23/2018
Source: FEMA 2017

Legend			
County Boundary	Flood Zone	AH	X
	A	AO	X-Shaded
	AE	VE	

Produced and maintained by the CGA Geographic Information Systems Service
 Calvin, Giordano & Associates, Inc. EXCEPTIONAL SOLUTIONS

St. Lucie County Florida

Jurisdictions

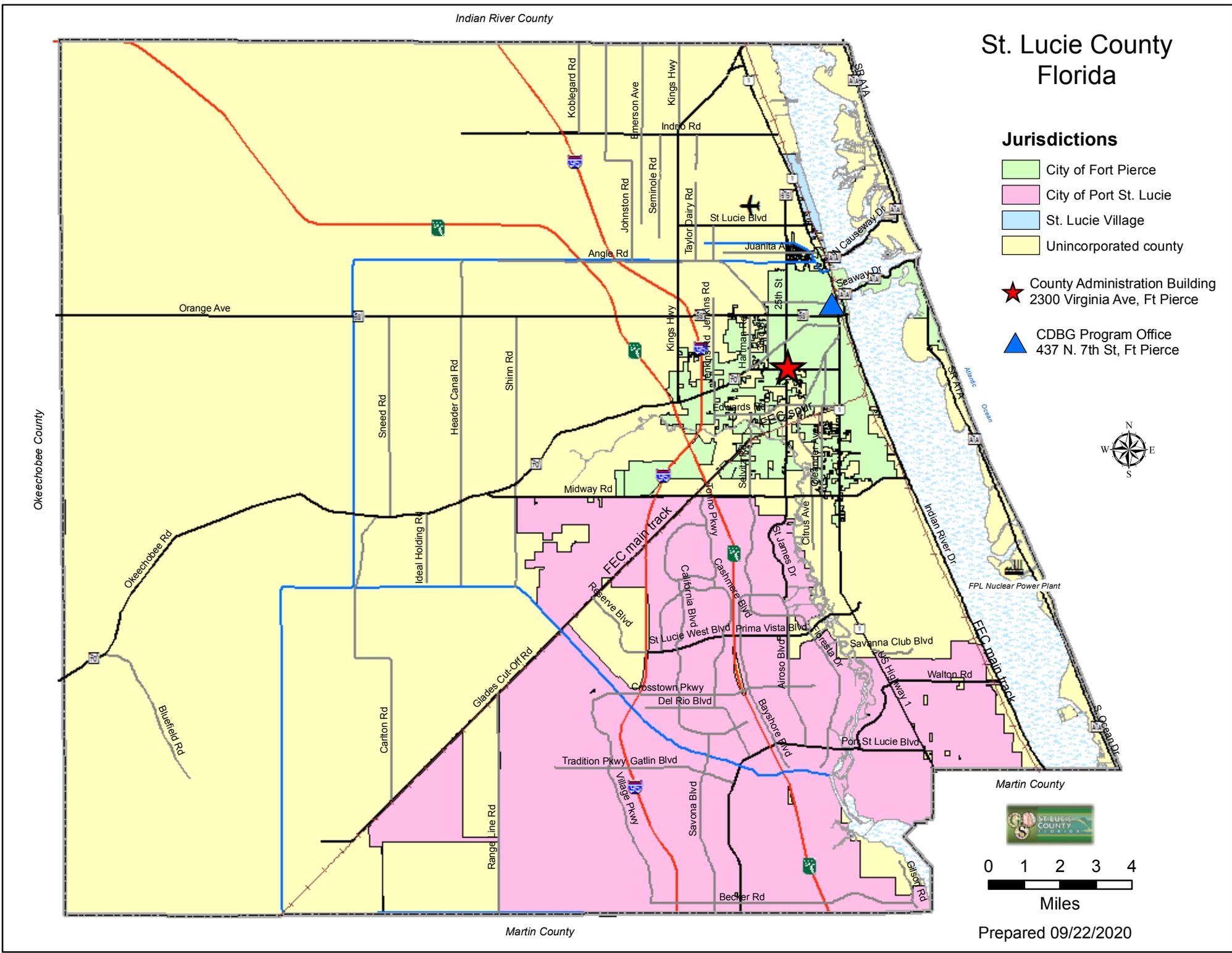
- City of Fort Pierce
- City of Port St. Lucie
- St. Lucie Village
- Unincorporated county

★ County Administration Building
2300 Virginia Ave, Ft Pierce

▲ CDBG Program Office
437 N. 7th St, Ft Pierce



Prepared 09/22/2020



B

**St. Lucie County
Florida Small Cities Community Development Block Grant
Housing Rehabilitation FFY 2019 Application for Funding**

Part 9

Supporting Documentation

Appendix B

**Local Governing Body's Resolution for
Signature Delegation and Application
Submission**

RESOLUTION NO.20-209

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA, AUTHORIZING THE CHIEF ELECTED OFFICIAL TO MAKE AN APPLICATION TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY FOR APPROVAL OF ST. LUCIE COUNTY'S FEDERAL FISCAL YEAR 2019 HOUSING REHABILITATION COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG); PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Florida Small Cities Community Development Block Grant (CDBG) program is a competitive grant program administered by the Florida Department of Economic Opportunity (DEO) that address critical housing and infrastructure needs; and,

WHEREAS, St. Lucie County is eligible to apply to DEO for funding from the Florida Small Cities Community Development Block Grant program; and,

WHEREAS, St. Lucie County is experiencing a need for physical housing improvements to benefit low-to-moderate income persons; and,

WHEREAS, the proposed CDBG application is consistent with the local Comprehensive Plan, and the County's adopted Community Development Plan; and,

WHEREAS, on September 1, 2020, the Board of County Commissioners of St. Lucie County (the "Board") conducted a first public hearing to obtain citizen input regarding the type of grant application that it should submit to the DEO under the Federal Fiscal Year (FFY) 2019 Florida Small Cities CDBG Program; and,

WHEREAS, the Board conducted a second public hearing on September 15, 2020, to allow citizens to review and comment on a proposed FFY 2019 CDBG Housing Rehabilitation grant application; and,

WHEREAS, following the result of the public hearings, the Commission determined that the needs of the residents of the County would be best served by a FFY 2019 Florida Small Cities CDBG Housing Rehabilitation grant application.

NOW, THEREFORE, BE IT RESOLVED:

1. The Community Development Block Grant (CDBG) program is declared to be a workable program for providing needed physical housing improvements to benefit low-to-moderate income persons indicated in the proposed FFY 2019 Florida Small Cities CDBG application.
2. The Board authorizes the Chief Elected Official, or County Administrator in their absence, to sign all necessary certifications and to execute and submit the attached FFY 2019 Florida Small Cities CDBG application to the Florida Department of Economic Opportunity by October 5, 2020, for approval.
3. The Board further authorizes the Chief Elected Official, or County Administrator in their absence, to submit additional information in a timely manner as may be required by the Florida Department of Economic Opportunity in connection with the Florida Small Cities CDBG program.
5. That this resolution shall take effect immediately upon its adoption.

PASSED DULY ADOPTED on this 15th day of September 2020.

**BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA**

By: *Cathy Townsend*
Chair

ATTEST:

[Signature]
Deputy Clerk



**APPROVED AS TO FORM AND
CORRECTNESS**

[Signature]
County Attorney

St. Lucie County
Florida Small Cities Community Development Block Grant
Housing Rehabilitation FFY 2019 Application for Funding

Part 9

Supporting Documentation

Appendix C

Comprehensive Plan Documents



COMPREHENSIVE PLAN

EAR-Based Amendments

JUNE 2018

CHAPTER 3

HOUSING ELEMENT

DATA, INVENTORY AND ANALYSIS



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS™

HOUSING ELEMENT

DATA INVENTORY AND ANALYSIS

Purpose

Local governments are required to prepare and adopt a Housing Element consistent with the provisions of Chapter 163, Part III of the Florida Statutes. The purpose of the Housing Element is to provide guidance for development of appropriate plans and policies to meet identified or projected deficits in the supply of housing for moderate income, low income and very-low income households, group homes, foster care facilities, and households with special housing needs, including rural and farmworker housing. These plans and policies address government activities, as well as provide direction and assistance to the efforts of the private sector.

To that end, this Element presents an overview of the existing and projected future conditions pertinent to the preparation of the housing goals, objectives and policies for the County's Comprehensive Plan. The best available data for unincorporated St. Lucie County was obtained is provided from the USU.S. Census Bureau, St. Lucie County, and the Florida Housing Data Clearinghouse (FHDC), maintained by the Shimberg Center for Affordable Housing Studies. Where appropriate, these data were supplemented by research into additional sources and by-local knowledge research.

St. Lucie County Housing Overview

~~The Florida Housing Coalition's (FHC) May 2006 report, *Affordable Housing Program Review Initial Assessment for St. Lucie County*, documents just how much housing costs have increased over the past decade. In 2000, the median income for the County was \$49,600. Of the 2,495 single family sales in St. Lucie County in 2000, 65 percent were considered affordable to a family earning 70 percent of the area median income (AMI). By 2006, the AMI for St. Lucie County had risen to \$54,600, an increase of 10 percent. However, of the 6,750 single family sales between January 1, 2006 and October 31, 2006, only 10 percent were affordable to a family earning 70 percent AMI.~~

~~The previously overheated real estate market has, to some extent, priced many members of the workforce out of St. Lucie County and currently, many homeowners are facing foreclosures. In addition to employees in the public services and health care sectors, those employed in the retail and tourism sectors are finding that their incomes are no longer adequate for attaining housing in the communities where they work. The FHC's report concludes that the Comprehensive Plan's adherence to retaining development within the Urban Service Boundary dictates the need for a complementary body of policies to encourage workforce housing within the developable areas. Otherwise new housing will continue to exclude workers essential to the economic development and goals of the County, and will result in a remote workforce that cannot reside in the County.~~

~~The *Florida Sales Report – February 2009* for Single-Family, Existing Homes, for the Metropolitan Statistical Area of Fort Pierce-Port St. Lucie lists a median sales price of \$122,100 which represents a 29 percent drop from the previous year (Source: Florida~~

Association of Realtors and the University of Florida Bergstrom Center for Real Estate Studies). While this supply may appear to be a solution to the needs of the workforce, home sales prices reflect only a portion of affordability. Wages, loan availability, interest rates, property insurance, utility costs, taxes, ability to sell a person's current home, etc. all factor into affordability.

In the years since the end of the Great Recession, St. Lucie County made great strides in the provision of new housing, increasing the number of dwelling units by more than 23 percent since 2009, according to information obtained from the Shimberg Center's FHDC. The diversity of housing types has expanded as well, with the share of multifamily housing increasing by 3.75 percent –in particular, multifamily buildings containing between 5 and 9 units, and those with 20 or more units.

Data from the U.S. Bureau of the Census indicates that the overall homeownership rate in the County has actually dropped from 75 percent in 2009, to 69.6 percent in 2016. Ownership among occupied dwellings, however, remains high at 81.5 percent. But many households in the County, both homeowners and renters, struggle to cover their monthly housing expenses. These households spend 30 percent or more of their income on rent or mortgage costs. In 2016, 34 percent of unincorporated County households paid more than 30 percent for housing; 18 percent of those households actually spent 50 percent or more for housing-related expenses.

At the same time, housing costs in the County have continued to increase during the past decade, with incomes not always keeping pace. Information from the Florida Department of Revenue shows that the average sales price for a single family home in 2016 was \$211,412, with the median sales price at \$160,000 (compared to \$105,000 in 2010). For condominiums, the median sales price in 2016 was \$235,000 (compared to \$219,000 in 2010). The gross median monthly rent paid by renters for the same year was \$1,024, compared to \$621 in 2009. More than 33 percent of renter households in the County pay more between \$1,000 and \$1,500 per month in rent.

According to the National Low-Income Housing Coalition's (NLIHC) ¹ 2018 *Out of Reach* report, renters working at minimum wage in the State of Florida need to work at least 104 hours to be able to afford a 2-bedroom rental home in the state. This ranks Florida as the state with the 16th widest housing/income gap.

In St. Lucie County specifically, renters need to earn a wage of between approximately \$17.88/hr and \$28.27/hr in order to afford a modest 2-bedroom house. These housing wages for a two-bedroom home are \$10.63 higher than the federal minimum wage of \$7.25, and \$11.39 higher than the estimated average hourly wage of \$16.88 earned by renters nationwide. The report's information is derived on the U.S. Department of Housing and Urban Development's (HUD) Small Area Fair Market Rents (FMRs) and the U.S. Census 2012-2016 American Community Survey (ACS).

¹ The National Low-Income Housing Coalition's (NLIHC) is a national non-profit dedicated to achieving socially just public policy that assures people with the lowest incomes can have affordable and decent homes. Every year, NLIHC publishes a report entitled *Out of Reach*, which documents the gap between renters' wages and the cost of rental housing. The report's Housing Wage is the hourly wage a full-time worker must earn to afford a modest rental home without spending more than 30% of his or her income on housing costs. It is based on HUD's Fair Market Rent (FMR), which is an estimate of what a family moving today can expect to pay for a modest rental home in the area. *Out of Reach* reports the housing gap at the state level; the online tool of NLIHC allows to dig into the research at the zip code level.

Foreclosures and Affordable Housing

In October 2009, St. Lucie County was ranked first in foreclosure filings per property in the state — one of every 69 — according to RealtyTrac data. At the same time, one in every 136 U.S. housing units received a foreclosure filing during the quarter. While foreclosures can be traumatic for the household undergoing the loss of their home, the foreclosed homes provide a source of affordable housing for St. Lucie County residents. The County, through the Neighborhood Stabilization Program, is pursuing purchase of foreclosed homes for resale to St. Lucie residents.

According to RealtyTrac data, as of March 2018 there were 785 foreclosed properties in St. Lucie County. This represents a rate of one (1) foreclosure per every 1,664 units – a drastic drop since 2009, when the rate reached one per every 69 units, ranking the County 1st in foreclosure filings in the state. During the post-Great Recession years, foreclosed homes provided a source of affordable housing for St. Lucie County residents. According to reports filed with the U.S. Housing and Urban Development Department (HUD) Exchange (<https://bit.ly/2s15wHx>), in 2011, the County, through received approximately \$1.95 million through the Neighborhood Stabilization Program, Round 3 Grantees (NSP3) is pursuing to purchase of foreclosed homes for resale to St. Lucie County residents. Between 2011 and the grant project end date (2014), NSP3 funds were used to purchase, rehabilitate, and resell (to qualified homebuyers) homes in neighborhoods such as Lakewood Park, Indian River Estates, and River Park.

Housing Programs

The St. Lucie County Housing Division administers state and federal housing programs for down payment/closing cost assistance to purchase a home and to rehabilitate existing homes for low income families. Currently, the Housing Division administers the HOME Investment Partnership Program (HOME) and State Housing Initiative Partnership (SHIP) programs. Programs are subject to change based on funding availability. In the late 2000's, St. Lucie County administered a series of programs to aid homeowners affected by the recession and housing crisis.

In September 2009, the County received \$3.9 million through the Neighborhood Stabilization Program. This program is not a recurring program as is set to end in 2013. NSP funds were used for activities which include but are not limited to:

- Establish financing mechanisms for purchase and redevelopment of foreclosed homes and residential properties;
- Purchase and rehabilitate homes and residential properties abandoned or foreclosed;
- Establish land banks for foreclosed homes;
- Demolish blighted structures;
- Redevelop demolished or vacant properties
- Down payment assistance

The St. Lucie County Housing Division administers state and federal housing programs to preserve, maintain, and create affordable housing opportunities for very low to moderate (30%-120% of the Area Median Income (AMI)) income households. Yearly allocations of funding from the State Housing Initiative Partnership Program and HOME Investment Partnerships Program are relied on to provide services. The Housing Division actively seeks competitive grants in order to leverage its funding and expand its programs.

State Housing Initiative Partnership (SHIP) Program

SHIP funding is allocated to all 67 counties and 53 cities in the State of Florida by the Florida

Housing Finance Corporation. Owner-Occupied Housing Rehabilitation and Demolition/New Construction are the most utilized strategies funded by the program. This is due to the age of the existing housing stock within unincorporated St. Lucie County and number of very low to moderate income households living in these units. Beginning with the FY 2009/2010 allocation, SHIP funding was drastically reduced to \$106,259 in comparison to the prior year's allocation of \$731,610. Funding has continued to be distributed at a reduced amount at an average of \$248,252 per allocation.

HOME Investment Partnerships Program

In 2007, St. Lucie, Martin, and Indian River counties joined forces to form the Treasure Coast HOME Consortium in an effort to bring much needed funding to residents within the unincorporated areas of their counties. Funding from HOME is allocated on a yearly basis by the U.S. Department of Housing and Urban Development (HUD). Individually, each jurisdiction does not have the population to receive direct funding from HUD. Collectively the Consortium meets the requirements and thus is awarded funding which is divided among each county based on population. St. Lucie County is the lead agency and is responsible for the administrative duties required by HUD. Funding for the program was at its highest in FFY 2009 in the amount of \$714,720 compared to the most recent allocation of \$440,401 for FFY 2017. Programs funded utilizing HOME include Housing Rehabilitation, Purchase Assistance, and Tenant Based Rental Assistance.

Owner-Occupied Housing Rehabilitation provides assistance to eligible households to address repairs that pose a risk to the homeowner's health and safety or affect the ability of the homeowner to adequately utilize their home for basic day to day living. Examples of eligible repairs include but are not limited to the replacement of roofs, windows, HVAC systems, septic systems, wells, appliances and the repair of plumbing and electrical systems. Mitigating the home against future storm damage it also tied into the program.

Demolition/New Construction is considered when the cost to rehabilitate the property exceeds the value of the home. Newly built homes are constructed of concrete block and include features such as energy saving appliances and HVAC systems, hip roofs, impact resistant and energy efficient windows, and higher R-rated insulation.

Purchase Assistance provides eligible new homebuyers with the down payment and closing costs needed to purchase a home.

Tenant Based Rental Assistance (TBRA) assists eligible households at or below 50% of AMI to afford rental housing in the form of a rental subsidy. The subsidy assists the tenant with the difference between the monthly rent and 30% of the household's gross monthly income. Recipients of TBRA are encouraged to participate in programs offered by the Community Services Department that promote self-sufficiency and encourage self-reliance.

The Towns, Villages, and Countryside Element which provides for a new community in northern St. Lucie County includes provisions for workforce housing: Per Policy 11.1.4.7, the TVC area is required to include 8 percent of the proposed number of residential units as workforce housing.

HOUSING INVENTORY

Information from the 2000 Census–The 2010 U.S. Census, the U.S. Census Bureau's American Community Survey and the latest datasets from the 2007 Shimberg Center for Affordable Housing Studies' Florida Housing Data Clearinghouse (FHDC) have has been used to generate most provide many of the following comparative characteristics

between St. Lucie County's unincorporated area and the County as a whole. At the present time, this is the best available information for a detailed analysis of housing characteristics. In order to ensure that affordable housing needs can be properly programmed and accounted for, the County may want to review housing data and inventory again after 2020 U.S. Census ~~Census 2010~~ data is made available.

Housing Type: Residential use is a major development characteristic of St. Lucie County. ~~The 36,815 total housing units reported for unincorporated St. Lucie County in 2000 comprised 40.3 percent of the County's total housing stock of 91,262 reported units. The 2010 U.S. Census reports a total of 137,029 housing units in the County as a whole. Of that number, 44,795 (or 32.70 percent) were counted in unincorporated St. Lucie County that year. This would represent an increase of 7,980 units, or 21.68 percent, since 2000. The U.S. Census Bureau's 2012-2016 American Community Survey (ACS) 5-Year Estimates put the total number of housing units in the whole County at 137,649, with 45,382 of those in unincorporated St. Lucie County as of July 2016. GIS data indicates there are approximately 14,727~~ 14,794 acres that had an existing residential land use. This represents 5.23 ~~6.3~~ percent of unincorporated St. Lucie County's total land area of 281,873 ~~283,944~~ acres.

~~The 2000 Census determined~~ A review of the 2012-2016 ACS, Selected Housing Characteristics, indicates that approximately 25.7 ~~21.9~~ percent (11,640 ~~8,054~~ units) of housing units in unincorporated St. Lucie County were multi-family (2 or more), while single-family homes made up 53.4 ~~51.6~~ percent (24,235 ~~18,999~~ units) of the housing stock. A total of 9,424 ~~9,559~~ mobile homes (or 20.8 percent) were identified in the same dataset ~~2000 Census~~. These figures indicate a gradual declining trend in the number of mobile homes in the unincorporated portion of the County, as well as the County as a whole. The number of multifamily units has increased, particularly in the higher unit-count-per-structure range. In unincorporated St. Lucie County, the number of structures with 20 or more dwelling units is 59.8 percent of the total of such units in the County as a whole. A breakdown of dwelling ~~Total~~ units and the percentage of housing inventory by type of unit are shown in Table 3-1. ~~The data comes from the Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Affordable Housing for the State Department of Community Affairs.~~

**Table 3-1
Dwelling Units by Structure Type, 2016 2000**

Dwelling Units	Unincorporated St. Lucie County		St. Lucie County	
	Number	Percent	Number	Percent
SINGLE FAMILY:	24,235 18,999	53.40 51.6%	97,664 60,843	70.9 66.7%
1, detached	23,652 18,220		93,201 57,441	
1, attached	835 779		4,463 3,402	
MULTI-FAMILY:	11,640 8,054	25.65 21.9%	28,904 18,547	21.1 20.3%
2	738 780		3,526 3,188	
3 or 4	836 764		3,658 3,583	
5 to 9	1,159 683		3,975 2,851	
10 to 19	1,375 940		5,141 2,544	
20 or more	7,537 4,920		12,604 6,381	
MOBILE HOMES	9,424 9,559	20.77 26.0%	10,998 11,595	8.0 12.7%
OTHER	83 203	0.18 0.6%	83 277	0.1 0.3%
TOTAL	45,382 36,815	100%	137,649 91,262	100%

Source: Shimberg Center for Affordable Housing, 2009 U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates.

Housing Tenure: Housing tenure refers to the occupancy of a unit, which can either be owner-occupied or renter-occupied. The Shimberg Center for Housing Studies estimates that 81.46 AHNA reported 84.4 percent of all occupied housing units households in unincorporated St. Lucie County were owner-occupied in 20162007. (Statewide, Florida's homeowner occupancy homeownership rate is 64.870.4 percent.) The remaining 18.5415.6 percent of unincorporated St. Lucie County's occupied units were renter-occupied households. Housing tenure characteristics are detailed in Table 3-2.

**Table 3-2
Occupied Housing UnitsHouseholds by Tenure, 20162007**

Tenure	Unincorporated St. Lucie County – Unincorporated		St. Lucie County	
	# of Units Households	Percent	# of Units Households	Percent
	Owner Occupied	26.802 27,660	81.46 84.4%	78,137 85,248
Renter Occupied	6.101 5,108	18.54 15.6%	30,659 23,599	21.7%
Total Occupied Units	32,903 32,768	100%	108,796 108,847	100%

Source: Shimberg Center for Affordable Housing 2009 U.S. Census Bureau's 2012-2016 American Community Survey (ACS) 5-Year Estimates.

Housing Vacancy: Table 3-3 shows the housing vacancy characteristics for St. Lucie County as reported in the 2010 U.S. 2000 Census. At the time of the Census, 13,024 8,482 housing units in unincorporated St. Lucie County were vacant. This represents a vacancy rate of 28.70 percent, which is statistically higher more than the overall St. Lucie County rate of 20.7 15.7 percent. This high vacancy rate is largely attributed to the area's seasonal residents. If units which had been rented or sold that were awaiting occupancy and units held for occasional/seasonal use were eliminated from this figure, the vacancy rate drops to 10.64 4.4

percent as shown in Table 3-3.

**Table 3-3
Housing Vacancy, 2010 2000**

Status	Unincorporated St. Lucie -- Unincorporated		St. Lucie County	
	# of Units	Percent	# of Units	Percent
For rent	<u>1,839</u> 704	14.12 8.3%	<u>5,008</u> 2,272	<u>17.6</u> 15.9%
For sale only	<u>95</u> 504	9.84 5.9%	<u>3,925</u> 1,420	<u>13.8</u> 9.9%
Other vacant	<u>1,391</u> 295	10.68 3.5%	<u>6,194</u> 804	<u>21.7</u> 5.6%
For migrant workers	<u>1</u> 33	0.01 0.4%	<u>1</u> 33	0.01 0.2%
Seasonal, recreational, occasional use	<u>8,195</u> 6,856	62.92 80.8%	<u>12,486</u> 9,467	<u>43.8</u> 66.1%
Rented or sold, not occupied	<u>317</u> 90	2.43 1.1%	<u>891</u> 333	<u>3.1</u> 2.3%
TOTAL	<u>13,024</u> 8,482	100%	<u>28,506</u> 14,329	100%

Source: Shimberg Center for Affordable Housing Studies, Florida Housing Data Clearinghouse, 2009.

Housing Age: The number age of existing housing structures by year built is distributed relatively evenly throughout the past several decades, with a noticeable ~~notable~~ increase in housing construction during the 1980s. Table 3-4 lists the age of housing structures according to the U.S. Census 2012-2016 American Community Survey reported in the 2000 Census.

**Table 3-4
Age of Housing Structures**

Year Built	Unincorporated St. Lucie – Unincorporated		St. Lucie County	
	# of Units (Estimated)	Share by Decade (%)	# of Units (Estimated)	Share by Decade (%)
2010-2014	459	1.0	1,770	1.3
1999-2000	784		2,520	
2000-2009	8,998	19.8	43,257	31.4
1195-1998	3,247	23.7%	9,053	27.6%
1990-1999	8,965	19.8	25,151	18.3
1994	4,688		13,633	
1980-1989	13,475	29.7	34,453	25.0
	13,360	36.3%	33,259	36.4%
1970-1979	8,853	19.5	19,077	13.9
	28,884	24.1%	48,722	20.5%
1960-1969	2,807	6.2	6,550	4.8
	3,423	9.3%	7,208	7.9%
1950-1959	1,923	4.2%	4,792	3.5
	1,534		4,237	4.6%
1940-1949	343	0.8	1,127	0.8
	462	1.3%	1,394	1.5%
1939 or earlier	324	0.7	1,472	1.1
	436	1.2%	1,236	1.4%
TOTAL	45,382	100%	137,649	100%
	36,815		91,262	

Source Shimberg Center for Housing Studies, Florida Housing Data Clearinghouse, 2000 Census of Population and Housing.
Prepared by: Calvin, Giordano & Associates, Inc., 2009.

Monthly Housing Rent: Table 3-5 compares the monthly gross rents for specified renter-occupied housing units in St. Lucie County for the years 2011-2015 ~~2011-2015~~ 2000. Countywide, the gross median rent paid by households during that period in 2000 ~~gross median rent paid by households during that period in 2000~~ was \$993 ~~\$993~~ \$621 per month, compared to a statewide median rent of \$1,002 ~~\$1,002~~ \$641 per month. The 2012-2016 ACS figures indicate that the median cost to rent in St. Lucie County (at \$1,024) continues to increase. ~~The 2012-2016 ACS figures indicate that the median cost to rent in St. Lucie County (at \$1,024) continues to increase.~~ ~~It bears repeating this data is nearly a decade old, and rents have increased substantially since that time.~~

**Table 3-5
Monthly Gross Rent, Renter-Occupied Housing Units, 2015 2000**

Contract Rent	St. Lucie - Unincorporated		St. Lucie County	
	# of Units	Percent	# of Units	Percent
Less than \$200	-- 64	-- 1.5%	354 650	1.2 3.9%
\$200-299	-- 69	-- 1.7%	409	1.4 2.4%
\$300-499	-- 852	-- 20.5%	1,270 3,202	4.3 49.1%
\$500-749	1,289 1,888	21.3 45.5%	4,368 7,476	14.9 44.6%
\$750-999	2,097 688	34.7 16.6%	7,457 3,294	25.7 19.7%
\$1000-1499	2,040 195	33.7 4.7%	10,700 702	36.5 4.2%
\$1500-\$1,999 or more	-- 39	-- 0.9%	2,309 185	7.9 1.1%
\$2,000-\$2,499	--	--	175	0.6 34.7
\$2,500-\$2,999	--	--	71	0.2
\$3,000-\$3,499	--	--	115	0.4
\$3,500 or more	--	--	--	--
No cash rent	623 356	10.3 8.6%	2,038 836	7.0 5.0%
TOTAL	6,049 4,148	100%	29,318 16,764	100%

Source: Shimberg Center for Housing Studies, Florida Housing Data Clearinghouse, 2000 Census of Population and Housing. Prepared by: Calvin, Giordano & Associates, Inc. 2009.

In St. Lucie County and the surrounding metro area (Port St. Lucie MSA), the HUD Fair Market Rent in FY 2018 2010, representing rent for a typical modest apartment, was \$786 \$763 for a studio apartment, \$825 \$765 for a one-bedroom, \$1,032 \$969 for a two-bedroom, \$1444 \$1,284 for a three-bedroom, and 1,776 \$1,320 for a four-bedroom unit. These prices are high compared to the national averages, being more expensive than 94% of other Fair Market Rent (FMR) areas. The Port St. Lucie FMR area is also more expensive than 83% of the state of Florida.

Housing Value: Based on figures derived delineated from the St. Lucie County Property Appraiser, the average just value (fair market value) for a single family home in unincorporated St. Lucie County in 2016 2008 was \$143,210 \$186,783, which is a little bit more than the countywide average (\$142,827 \$164,864). Statewide, the average value of a single family home in Florida in 2016 2008 was \$219,681 \$248,425. Condominiums also had a higher value in the unincorporated area of the County. In 2016 2008, the average value of condominiums in unincorporated St. Lucie was \$198,785 \$239,172, compared with the County average condominium value of \$149,074 \$183,194. Table 3-6 shows the value of owner-occupied housing units in unincorporated St. Lucie County as summarized in the 2011-2015 ACS data provided by FHDC. as reported in the 2000 Census.

**Table 3-6
Median Average Home Value of Owner-Occupied Units, 2015-2000**

Value	St. Lucie – Unincorporated	
	# of Units	Percent
Less than \$50,000	5,328 4,414	21.1 10.2%
\$50,000-99,999	6,610 7,050	26.2 50.7%
\$100,000-149,999	3,994 2,363	15.8 17.0%
\$150,000-199,999	2,598 1,297	10.3 9.3%
\$200,000-299,999	3,066 995	12.1 7.2%
\$300,000-499,999	2,425 635	9.6 4.6%
\$500,000-999,999	1,047 405	4.1 0.8%
\$1,000,000 or more	116 35	0.5 0.3%
TOTAL	25,240 13,894	100%

Source: Shimberg Center for Housing Studies, Florida Housing Data Clearinghouse. 2000 Census of Population and Housing. Prepared by: Calvin, Giordano & Associates, Inc., 2009.

Median Sales Price: The median average sales price for a single family home in unincorporated St. Lucie County was \$255,439 ~~\$276,940~~ in 2016 (latest year of full data available) ~~2007~~. The median sales price that year was \$187,500 ~~\$205,700~~, compared to a countywide and statewide median sales price of \$203,583 ~~\$229,900~~ and \$229,031 ~~\$240,000~~ respectively. Table 3-7 charts the median sales price for single family homes and condominiums in unincorporated St. Lucie and countywide from 2007-2017 ~~2004 through 2007~~. The precipitous drop in home prices and subsequent recovery from the Great Recession is clearly reflected in this table.

**Table 3-7
Median Home (Nominal) Sales Prices, 2007-2017 2001-2007**

Year	Single Family		Condominium	
	St. Lucie - Unincorporated	St. Lucie County	St. Lucie - Unincorporated	St. Lucie County
2001	\$99,950	\$97,750	\$149,950	\$102,500
2002	\$110,000	\$114,100	\$185,000	\$132,000
2003	\$131,600	\$139,800	\$250,000	\$171,000
2004	\$180,000	\$174,900	\$255,000	\$179,900
2005	\$222,700	\$232,000	\$375,000	\$216,950
2006	\$230,000	\$249,500	\$338,700	\$243,000
2007	\$205,700	\$229,900 \$229,700	\$229,000	\$235,000
2008	\$142,900	\$148,000	\$250,000	\$180,000
2009	\$125,000	\$120,000	\$220,000	\$129,000
2010	\$105,000	\$107,000	\$219,000	\$121,000
2011	\$103,000	\$105,000	\$195,000	\$105,000
2012	\$105,000	\$110,000	\$200,000	\$119,000
2013	\$115,000	\$125,500	\$200,000	\$131,500
2014	\$134,250	\$148,300	\$210,000	\$140,200
2015	\$143,000	\$169,000	\$230,000	\$130,000
2016	\$184,200	\$200,000	\$269,999	\$186,750
2017*	\$185,000	\$196,250	\$250,000	\$165,000

Source: St. Lucie County Property Appraiser tax rolls and Florida Department of Revenue, Sales Data Files rolls, compiled by Shimberg Center for Housing Studies – Florida Housing Data Clearinghouse, 2009. Note 1: Sales figures for 2017 are based on 1st quarter and partial 2nd quarter data.

In the last quarter of 2009, the median sales price of single family homes and condominiums combined was \$95,700.

Monthly Owner-Occupied Costs: Of the total number of owner-occupied housing units in St. Lucie County's unincorporated area in 2015, 35.66 percent were reported as mortgaged and 50.34 percent were reported as not mortgaged at the time of the 2000 Census. Table 3-8 shows the monthly owner costs of owner-occupied housing units in 2015 2000.

**Table 3-8
Monthly Costs of Owner-Occupied Housing Units, 2015 2000**

Mortgage Status and Elected Monthly Costs	St. Lucie - Unincorporated		St. Lucie County	
	# of Units	Percent	# of Units	Percent
Mortgaged Units	<u>7,946</u> 9,163	<u>35.0</u> 65.9%	<u>44,738</u> 32,139	<u>57.0</u> 71.4%
<i>Less than \$300</i>	<u>74</u> 63	<u>0.3</u> 0.5%	<u>106</u> 179	<u>0.13</u> 0.4%
<i>\$300-499</i>	<u>228</u> 820	<u>1.0</u> 5.9%	<u>787</u> 2,092	<u>1.0</u> 4.6%
<i>\$500-699</i>	<u>438</u> 2,333	<u>1.9</u> 16.1%	<u>2,090</u> 7,081	<u>2.7</u> 15.7%
<i>\$700-999</i>	<u>2,275</u> 2,987	<u>10.0</u> 21.5%	<u>7,648</u> 12,831	<u>9.7</u> 28.5%
<i>\$1,000-1,499</i>	<u>2,948</u> 1,887	<u>13.0</u> 13.6%	<u>16,705</u> 7,541	<u>21.2</u> 16.7%
<i>\$1,500-1,999</i>	<u>1,670</u> 650	<u>7.3</u> 4.7%	<u>8,877</u> 1,513	<u>11.3</u> 3.4%
<i>More than \$2000</i>	<u>313</u> 523	<u>1.4</u> 3.8%	<u>8,525</u> 902	<u>10.9</u> 2.0%
Non-Mortgaged Units	<u>14,787</u> 4,731	<u>65.0</u> 34.1%	<u>33,829</u> 12,890	<u>43.0</u> 28.6%
<i>Less than \$300</i>	<u>5,080</u> 2,600	<u>22.3</u> 18.7%	<u>8,870</u> 6,437	<u>11.3</u> 14.3%
<i>\$300-499</i>	<u>3,534</u> 1,463	<u>15.5</u> 10.5%	<u>10,587</u> 5,002	<u>13.5</u> 11.1%
<i>\$500-699</i>	<u>3,142</u> 377	<u>13.8</u> 2.7%	<u>7,504</u> 1,029	<u>9.6</u> 2.3%
<i>\$700-999</i>	<u>2,341</u> 220	<u>10.3</u> 1.6%	<u>4,908</u> 315	<u>6.2</u> 0.7%
<i>More than \$1,000</i>	<u>690</u> 71	<u>3.0</u> 0.5%	<u>2,060</u> 107	<u>2.6</u> 0.2%
TOTAL REPORTED UNITS	<u>22,733</u> 13,894	100%	<u>78,567</u> 45,029	100%

Source: Shimberg Center for Housing Studies, Florida Housing Data Clearinghouse, 2000 Census of Population and Housing. Prepared by: Calvin, Giordano & Associates, Inc., 2009.

AFFORDABLE HOUSING NEEDS

Cost Burden: Cost-burdened households pay more than 30 percent of income for rent or mortgage costs. Using household information extrapolated from estimates and projections by the Shimberg Center for Housing Studies, and available through the Florida Housing Data Clearinghouse, the amount of income paid for housing is delineated below by tenure for 2016 2007. The data indicates 11,161 owner-occupied and renter-occupied suggests 8,277 households in unincorporated St. Lucie County – about 34.25 percent – paid more than 30 percent of income for housing in 2016. This is an increase of nearly 9 percent in the share of cost-burdened households since 2007. Of the total cost-burdened households, almost 18 percent spend 50 percent or more of their income on housing-related costs.

**Table 3-9
Amount of Income Paid for Housing
Household by Cost Burden, 2016 ~~2007~~**

A. Owner-Occupied Households, <u>2007</u>								
	NO COST BURDEN		COST BURDEN				Total Owners	
	0% - 30%		30% - 50%		50% or more			
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
St. Lucie - Unincorporated	18,951	70.1	3,863	14.4	3,988	14.9	26,802	100%
	21,367	77.2%	3,742	13.5%	2,551	9.2%	27,660	
St. Lucie County	53,690	61.5	16,999	19.5	16,547	19.0	87,236	100%
	64,628	75.8%	12,773	15.0%	7,847	9.2%	85,248	

B. Renter-Occupied Households, <u>2007</u>								
	0% - 30%		30% - 50%		50% or more		Total Renters	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
St. Lucie - Unincorporated	2,791	45.7	1,410	23.1	1,900	31.1	6,101	100%
	3,124	61.2%	974	19.1%	1,010	19.8%	5,108	
St. Lucie County	11,673	40.1	7,641	26.2	9,804	33.7	29,118	100%
	14,611	61.9%	4,749	20.1%	4,239	18.0%	23,599	

Source: Shimberg Center for Affordable Housing Studies, Florida Housing Data Clearinghouse, ~~2009~~.

As Table 3-9 indicates, households in unincorporated St. Lucie County share comparable ~~the same~~ cost burden rates as residents countywide.

Household Income: In Table 3-10, household income is measured as a percentage of the median income for the County or area, adjusted for family size. In St. Lucie County, the HUD-estimated median income for a family of four in 2017 is \$58,000 ~~\$59,600~~ in ~~2009~~. Of the 32,903 ~~32,768~~ households in unincorporated St. Lucie County in 2016, 7,899 or 24 percent were households that ~~2007~~; 6,970 (21.3 percent) were both cost-burdened and in the low or very-low income bracket. More than 8 percent of those households that carry a housing cost burden of 50 percent or more make 30 percent or less of Area Median Income (AMI).

**Table 3-10
Households by Tenure, Income, and Cost Burden, 2016 ~~2007~~**

A. Owner-Occupied Households, <u>2007</u>				
	Household Income as a Percentage of Area Median Income (AMI)			
	0 – 50% AMI	50.01 – 80% AMI	80.01 – 120% AMI	120.01%+ AMI
	Very Low	Low	Moderate	Above Moderate
No Cost Burden	1,605 4,964	3,022 3,624	4,308 5,129	10,016 40,653
At 30%-50% or More Cost Burden	767 4,675	1,114 4,002	982 744	1,000 354
At 50.1% or More Cost Burden	2,465 2,030	756 387	502 82	265 52

B. Renter-Occupied Households, 2007				
	Very Low	Low	Moderate	Above Moderate
No Cost Burden	<u>205 657</u>	<u>352 769</u>	<u>844 797</u>	<u>1,361 904</u>
At 30%-50% or More Cost Burden	<u>317 617</u>	<u>635 259</u>	<u>276 84</u>	<u>182 47</u>
At 50% or More Cost Burden	<u>1,544 934</u>	<u>304 69</u>	<u>32 40</u>	<u>20 0</u>

Source: Shimberg Center for Affordable Housing Studies, Florida Housing Data Clearinghouse 2009.

Elderly Households: According to the same profile developed by the Shimberg Center analysis, 16,637 13,114 households (50.1 40 percent) in unincorporated St. Lucie (40 percent) were headed by a person age 65 or older in 2016 2007. In comparison, 30.1 27.3 percent of households statewide were headed by elderly persons. In unincorporated St. Lucie County, 15,311 (92 percent) 12,310 of elderly households (93.9 percent) own their homes, while 5,054 (30 percent) 3,242 of elderly households (25 percent) pay more than 30 percent of income for rent or mortgage costs.

HOUSING CONDITIONS

Substandard Housing: Individual housing units may be considered substandard if the unit lacks complete plumbing for exclusive use of the residents, lack of complete kitchen facilities, lack of central heating, and overcrowding. ~~The 2000 Census provides data regarding these interior conditions of the housing stock. Table 3-11 contains a summary of the measures of substandard housing conditions for St. Lucie County according to the FHDC county profile that summarizes data from the 2011-2015 American Community Survey. In 2015, the percent of units that could be considered overcrowded in unincorporated St. Lucie was not statistically significant, but 1.6 percent of all units lacked complete plumbing facilities (more than the County as a whole). In 2000, 927 housing units (5.7 percent of all units) in unincorporated St. Lucie were statistically overcrowded, meaning they housed more than one person per room, compared to a countywide percentage of 4.5 percent. St. Lucie's unincorporated area has the same percentage of homes without heating than the rest of the County.~~

Table 3-11
Condition of Housing Stock Summary, 2015 2000

Substandard Condition	St. Lucie - Unincorporated		St. Lucie County	
	# of Units	Percent	# of Units	Percent
Overcrowded (more than one person per room)	<u>-- 927</u>	<u>-- 5.7%</u>	<u>2,392 3,485</u>	<u>2.2 4.5%</u>
Lacking complete kitchen facilities	<u>1,266 34</u>	<u>2.8 0.1%</u>	<u>2,817 214</u>	<u>2.1 0.2%</u>
Lacking central heating	<u>244 308</u>	<u>0.8 1.1%</u>	<u>1,130 862</u>	<u>1.0 1.1%</u>
Lacking complete plumbing facilities	<u>727 94</u>	<u>1.6 0.2%</u>	<u>1,529 382</u>	<u>1.1 0.4%</u>

Source: Shimberg Center for Housing Studies, Florida Housing Data Clearinghouse. ~~2000 Census of Population and Housing. Prepared by: Calvin, Giordano & Associates, Inc., 2009.~~

Subsidized Housing: Section 9J-5.010(1)(d) of the Florida Administrative Code requires local housing elements to provide an inventory of renter-occupied housing developments currently using federal, state, or local subsidies. The following table provides an inventory of federal, state, and/or local assisted rental housing within in the County. None of the facilities lie within unincorporated St. Lucie County. The table shows a total of 2,714 3,331 units with rent and/or income restrictions.

**Table 3-12
Inventory of Federally- State- and Locally- Assisted Rental Housing**

Development Name	Street Address	City	Assisted Units	Housing Program(s)	Population Served
Bethany Court	501 Bethany Court	Ft. Pierce	64	Rental Assistance/HUD State HOME	Family
Jenkins Pointe Apartments - Phase I	East Side of Jenkins Road, North of Okeechobee Road	Ft. Pierce	44	Local Bonds	Family
Jenkins Pointe Apartments - Phase II	East Side of Jenkins Road, North of Okeechobee Road	Ft. Pierce	43	Local Bonds	Family
Jenkins Pointe Apartments - Phase III	East Side of Jenkins Road, North of Okeechobee Road	Ft. Pierce	44	Local Bonds	Family
Live Oak Villas	919 S. 25th Street	Ft. Pierce	104	Demonstration Project Housing Credits 9%	Farmworker
Live Oak Villas II	919 South 25th Street	Ft. Pierce	80	Housing Credits 9%	Family
Madison Cay	1655 N 20th Street	Ft. Pierce	132	Housing Credits 9%	Family
Madison Vines	4262 Oleander Avenue	Ft. Pierce	92	Housing Credits 9%	Family
Orangewood Village	705 S 29th St	Ft. Pierce	60	Rental Assistance/HUD	Family
Pine Creek Village	1110 N 29th St	Ft. Pierce	107	Rental Assistance/HUD	Family
Sabal Chase Apartments	100 Corner Drive	Ft. Pierce	340	Guarantee Housing Credits 4% Section 542 State Bonds	Family

Development Name	Street Address	City	Assisted Units	Housing Program(s)	Population Served
Sands at St. Lucie	2750 South 4th St.	Ft. Pierce	320	Housing Credits 4% State Bonds	Family
Cove at Saint Lucie	4400 NW Cove Circle	Port St. Lucie	444	Housing Credits 9% State HOME	Elderly
Hillmoor Village	1900 S.E. Hillmoor Drive	Port St. Lucie	120	Housing Credits 9%	Family
Hillmoor Village II	1900 S.E. Hillmoor Drive	Port St. Lucie	110	Housing Credits 9%	Family
Peacock Run	5500 East Torine Parkway	Port St. Lucie	264	Guarantee Housing Credits 4% Section 542 State Bonds	Family
Saint Andrews Pointe Apartments	2550 NW Hatches Harbor Road	Port St. Lucie	184	Housing Credits 4% SAIL State Bonds	Family
Sanctuary at Winterlakes	5410 Rabbit Run	Port St. Lucie	284	Housing Credits 4% State Bonds	Family
Tiffany Club Apartments	4500 Tiffany Club Place	Port St. Lucie	188	Housing Credits 4% State Bonds	Family

Villa Seton	3300 Chartwell Street	Port St. Lucie	50	Rental Assistance/HUD Section 202 Capital Advance State HOME	Elderly
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Source: Shimberg Center for Housing Studies, 2009.

<u>Development Name</u>	<u>Street Address</u>	<u>City</u>	<u>Units</u>	<u>Target Population</u>
Bethany Court Apartments	501 Bethany Court	Fort Pierce	60	Family
Deleon Residential Facility	6607 Deleon Avenue	Fort Pierce	6	Persons with Disabilities
GARDEN TERRACE	2902 Avenue E	Fort Pierce	258	Elderly; Family
Jenkins Pointe Apts., Phase I	E of Jenkins Rd, N of Okeechobee Rd	Fort Pierce	14	Family
Jenkins Pointe Apts., Phase II	E of Jenkins Rd, N of Okeechobee Rd	Fort Pierce	43	Family
Jenkins Pointe Apts., Phase III	E of Jenkins Rd, N of Okeechobee Rd	Fort Pierce	14	Family
Live Oak Villas	919 S. 25th Street	Fort Pierce	104	Family
Live Oak Villas II	919 South 25th Street	Fort Pierce	80	Family
Madison Cay	1655 N 29th Street	Fort Pierce	132	Family
Madison Vines	4262 Oleander Avenue	Fort Pierce	92	Elderly; Family
Menendez Residential Facility	3404 Menendez Street	Fort Pierce		Persons with Disabilities
Orangewood Village	705 S 29th St	Fort Pierce	60	Family; Link
PARK TERRACE	601 Avenue B	Fort Pierce	284	Elderly; Family
Pine Creek Village	1110 N 29th St	Fort Pierce	107	Family; Link
SCATTERED SITES	904 Avenue H	Fort Pierce	282	Elderly ;Family
Sabal Chase	100 Corner Drive	Fort Pierce	340	Family; Link
Sands At St. Lucie	2750 South 4th St.	Fort Pierce	320	Family
Cove At Saint Lucie	4400 NW Cove Circle	Port St. Lucie	144	Elderly
Grove Park	9800 Lennard Road	Port St. Lucie	210	Family; Link
Peacock Run Apartments	5502 E. Torino Parkway	Port St. Lucie	264	Family; Link
Saint Andrews Pointe	2550 NW Hatches Harbor Rd	Port St. Lucie	184	Family
Sanctuary At Winterlakes	5410 Rabbit Run	Port St. Lucie	284	Family
Villa Seton	3300 SW Chartwell Street	Port St. Lucie	49	Elderly

Source: Shimberg Center for Housing Studies

Community Residential Facilities: Section 9J-5.010(1)(e) of the Florida Administrative Code requires local housing elements to provide an inventory of group homes licensed by the Florida Department of Children and Family Services. A “community residential home” means a dwelling unit licensed to serve residents who are clients of the Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justice, or the Department of Children and Family Services.

According to www.FloridaHealthFinder.gov, there are 74 45 assisted living facilities, 9 nursing homes, 1 residential treatment facility, 14 42 adult family care homes in St. Lucie County, and a host of other facilities offering various types of treatment. Details of these facilities including the number of licensed beds for each, is detailed below.

**Table 3-13
Community Residential Facilities**

Name	Facility Type	Address	City	Licensed-Beds
A HOLLYHOME ALF	Assisted Living Facility	5288 NW NORTH MACEDO BLVD	PSL	6
ABBIEJEAN RUSSELL CARE CENTER LLC	Nursing Home	700 S 29TH STREET	FP	79
ACADEMY ASSISTED LIVING FACILITY, INC.	Assisted Living Facility	1225 SOLTMAN AVENUE	FP	20
ALZHEIMER'S DAY CARE-FT. PIERCE	Adult Day Care Center	2900 SOUTH JENKINS RD	FP	45
AMAZING GRACE INC	Assisted Living Facility	1160 SE PURITAN LANE	PSL	6
ANTOINE, FRANCOISE	Adult Family Care Home	1342 SW DEL RIO BLVD	PSL	5
ARC OF ST. LUCIE COUNTY, THE-KITTERMAN HOUSE	Residential Treatment Facility	705 KITTERMAN RD	FP	6

Name	Facility Type	Address	City	Licensed-Beds
AURORA OF THE TREASURE COAST	Assisted Living Facility	6609 N. US1	FP	16
BAXTER'S ADULT HOME	Assisted Living Facility	1092 SW MAJORCA AVENUE	PSL	6
BAYAMO ASSISTED LIVING FACILITY, INC	Assisted Living Facility	1199 SW BAYAMO AVENUE	FP	6
BAYSHORE RESIDENCE	Assisted Living Facility	686 S.W. LUCERO DR.	PSL	6
BEACHLAND RETIREMENT HOME INC.	Assisted Living Facility	462 HERNANDO STREET	FP	8
BOWE, BETTY JEAN	Adult Family Care Home	2739 CHEROKEE AVE.	FP	5
BRENOVIL, ZULIA	Adult Family Care Home	902 SE PRESTON LANE	PSL	5
BRIGHTON GARDENS OF PORT ST LUCIE	Nursing Home	1699 SE LYN GATE DRIVE	PSL	30
BRIGHTON GARDENS OF PORT ST. LUCIE	Assisted Living Facility	1699 SE LYN GATE DRIVE	PSL	110
BROADMOOR ASSISTED LIVING	Assisted Living Facility	200 DIXIELAND DRIVE	FP	55
CAMPBELL, BEVERLY SMITH	Adult Family Care Home	2808 S 10TH STREET	FP	5
CENTER FOR INDEPENDENT LIVING (THE)	Assisted Living Facility	4700 BUCHANAN DRIVE	FP	6
CIRCLE OF CARE (THE)	Assisted Living Facility	4161 SW TUMBLE ST	PSL	6
COUNTRY LIVING ASSISTED CARE CENTER	Assisted Living Facility	1762 SW ARCH STREET	PSL	6
COX, ANGEL	Adult Family Care Home	2897 HARSON WAY	FP	5
DAVIS, CHRISTINE	Adult Family Care Home	537 SOUTHWEST WHITMORE DRIVE	PSL	5
DIVINE SENIOR CARE, INC.	Assisted Living Facility	4707 OLEANDER AVENUE	FP	20
ELLIS, ELAINE	Adult Family Care Home	581 SW BACON TERRACE	PSL	4
EMERALD HEALTH CARE CENTER	Nursing Home	1655 SE WALTON ROAD	PSL	120
FLORIDA MENTOR	Intermediate Care Facility for the Developmentally Disabled	2318 RICH STREET	PSL	6
FLORIDA MENTOR	Intermediate Care Facility for the Developmentally Disabled	111 NE CAPRONA AVENUE	PSL	6
FORT PIERCE HEALTH CARE	Nursing Home	611 S 13TH STREET	FP	174
FRIENDS ASSISTED LIVING, INC	Assisted Living Facility	1102 ALAMEDA AVE	FP	6
GOD'S LOVE AND CARE ENTERPRISES	Assisted Living Facility	2073 SE RAINIER ROAD	PSL	6
GOLDEN MEADOWS, INC	Assisted Living Facility	1238 SW JACQUELINE AVE	PSL	6
HARBOR PLACE AT PORT ST LUCIE, THE	Assisted Living Facility	3700 SE JENNINGS ROAD	PSL	128
HARDEN, CHARMAINE	Adult Family Care Home	6908 NW KOWAL CT	PSL	5
HARMONY CARE HOME INC	Assisted Living Facility	534 SE THANKSGIVING AVE	PSL	6
HORIZON BAY VIBRANT RET LIVING 448	Assisted Living Facility	9825 S. U.S. HIGHWAY 1	PSL	120
HOSPICE OF THE TREASURE COAST, INC.	Hospice	5090 DUNN ROAD	FP	16

INDEPENDENT LIVING WITH CARE, INC	Assisted Living Facility	3165 SW FAMBROUGH STREET	PSL	6
JAMAICA SHORES	Assisted Living Facility	171 SW EULER AVE	PSL	6
JOHANNA'S ASSISTED LIVING INC	Assisted Living Facility	1958 DORADO LANE	PSL	6
KANLAKE	Assisted Living Facility	308 SOUTH 30 STREET	FP	6
LAKE FOREST PARK RETIREMENT COMMUNITY	Assisted Living Facility	2900 SOUTH 25TH STREET	FP	68
LAUREL POINTE HEALTH AND REHABILITATION	Nursing Home	703 29TH STREET	FP	107
LIFE CARE CENTER OF PORT SAINT LUCIE	Nursing Home	3720 SE JENNINGS ROAD 1690 SW SOUTHWORTH TERRACE	PSL	123
LIFE LONG LEARNING CENTER, INC.	Assisted Living Facility	1550 NORTH LAWNWOOD CIRCLE	PSL	6
LYNMOORE ST LUCIE LAWNWOOD (THE)	Assisted Living Facility		FP	87
MARTIN, EDITH	Adult Family Care Home	3650 SW VICEROY STREET	PSL	5

Name	Facility Type	Address	City	Licensed Beds
NATURE'S EDGE	Assisted Living Facility	699 N.W. AIROSO BLVD.	PS	33
NEW HORIZONS OF THE TREASURE COAST CRISIS STABILIZATION UNIT	Crisis Stabilization Unit	4500 W. MIDWAY ROAD	FP	30
NEW HORIZONS OF THE TREASURE COAST, INC SRT PROGRAM	Crisis Stabilization Unit	4500 W MIDWAY RD	FP	20
NEW LIFE ASSISTED LIVING FACILITY	Assisted Living Facility	2133 S.E. SHELTER DRIVE	PS	6
OHANA ADULT FAMILY CARE HOME	Assisted Living Facility	817 SW SAIL TERRACE	PS	7
PALM GARDEN OF PORT SAINT LUCIE	Nursing Home	1751 SE HILLMOOR DRIVE	PS	120
PALMS OF ST LUCIE WEST (THE)	Assisted Living Facility	501 NW CASHMERE BLVD.	PS	80
PARADISE CARE COTTAGE	Assisted Living Facility	2277 S.E. LENNARD ROAD	PS	50
PARAH INC.	Assisted Living Facility	701 SW TULIP BLVD	PS	6
PATCHES	Prescribed Pediatric-Extended Care Center	2959 W MIDWAY RD	FP	30
PERFECT KARE ALF	Assisted Living Facility	5902 NW WOLVERINE RD	PS	6
PETERSON, MYRTLE MERINA	Adult Family Care Home	120 MAPLE AVE	FP	5
PORT SAINT LUCIE NURSING & RESTORATIVE CARE CENTER	Nursing Home	7300 OLEANDER AVENUE	PS	180
QUALITY CARE ASSISTED LIVING OF THE TREASURE COAST, INC.	Assisted Living Facility	432 S.W. PRADO AVENUE	PS	6
RIDGECREST ASSISTED LIVING	Assisted Living Facility	190 S.W. RIDGECREST DRIVE	PS	6
ROSEWOOD GARDENS INC.	Assisted Living Facility	643 NE LAGOON LANE	PS	6
ROSIE'S PLACE	Assisted Living Facility	1102 SW IVANHOE STREET	PS	6
ROYAL CARE A.C.L.F., INC.	Assisted Living Facility	5081 DUNN ROAD	FP	12
SEMINOLE ACRES KANLAKE II	Assisted Living Facility	3562 SEMINOLE ROAD	FP	10
SERENITY CARE CENTER	Assisted Living Facility	619 SW JAFFE AVE	PS	6
SITE A - COUNCIL ON AGING	Adult Day Care Center	1505 ORANGE AVENUE	FP	60
SITE B - COUNCIL ON AGING ADC SENIOR CAMPUS	Adult Day Care Center	2501 SW BAYSHORE BLVD.	PS	55
SPELLS, JULIE CRYSTAL	Adult Family Care Home	910 ECHO STREET	FP	5
SPRINGFIELD GARDENS	Assisted Living Facility	588 SW RAY AVENUE	PS	5
SUNNY DAYS ALF, INC II	Assisted Living Facility	4645 SW VAHALLA ST	PS	6
SUNNYDAYS ALF, INC	Assisted Living Facility	169 N.E. PRIMA VISTA BLVD.	PS	6
SWABY, BEVERLY	Adult Family Care Home	2207 SW HAYCRAFT CIRCLE	PS	5
TIFFANY HALL NURSING AND REHAB CENTER	Nursing Home	1800 S E HILLMOOR DRIVE	PS	120
V & R RETIREMENT, INC.	Assisted Living Facility	356 SE PRIMA VISTA BLVD.	PS	6

Source:-
<http://www.floridahealthfinder.gov>,
2009.

<u>Facility Type</u>	<u>Facility Name</u>	<u>Address</u>	<u>City</u>	<u>Units</u>
<u>Adult Day Care Center</u>	<u>ADULT ACTIVITY CENTER OF THE TREASURE COAST INC</u>	<u>579 NW LAKE WHITNEY PL STE 104</u>	<u>PORT ST. LUCIE</u>	<u>22</u>
<u>Adult Day Care Center</u>	<u>ALZHEIMER'S COMMUNITY CARE INC</u>	<u>2900 SOUTH JENKINS RD</u>	<u>FORT PIERCE</u>	<u>45</u>
<u>Adult Day Care Center</u>	<u>ALZHEIMERS COMMUNITY CARE INC</u>	<u>295 NW PRIMA VISTA BLVD</u>	<u>PORT ST. LUCIE</u>	<u>39</u>
<u>Adult Day Care Center</u>	<u>COUNCIL ON AGING OF ST. LUCIE INC</u>	<u>2501 SW BAYSHORE BLVD.</u>	<u>PORT ST. LUCIE</u>	<u>55</u>
<u>Adult Family Care Home</u>	<u>ANTOINE FRANCOISE</u>	<u>1342 SW DEL RIO BLVD</u>	<u>PORT ST LUCIE</u>	<u>5</u>
<u>Adult Family Care Home</u>	<u>ARCHER ANJULET</u>	<u>1160 SE PURITAN LN</u>	<u>PORT ST. LUCIE</u>	<u>5</u>
<u>Adult Family Care Home</u>	<u>COTIN-VALCIN CHARITE</u>	<u>238 NW FERRIS DR</u>	<u>PORT ST LUCIE</u>	<u>4</u>
<u>Adult Family Care Home</u>	<u>CUNNINGHAM MONICA</u>	<u>2366 SW WEBSTER LN</u>	<u>PORT ST LUCIE</u>	<u>5</u>
<u>Adult Family Care Home</u>	<u>HILAIRE EDOUARD SAINT</u>	<u>298 SW CARTER AVE</u>	<u>PORT ST. LUCIE</u>	<u>5</u>
<u>Adult Family Care Home</u>	<u>JOSEPH MARIE MARTHE</u>	<u>1737 SW BRADWAY LN</u>	<u>PORT ST LUCIE</u>	<u>5</u>
<u>Adult Family Care Home</u>	<u>LABATTE CLAIRE</u>	<u>281 SW BEDFORD RD</u>	<u>PORT ST. LUCIE</u>	<u>4</u>
<u>Adult Family Care Home</u>	<u>LEWIS JEWELL D</u>	<u>445 SW DALTON CIR</u>	<u>PORT ST. LUCIE</u>	<u>5</u>
<u>Adult Family Care Home</u>	<u>PETERSON MYRTLE MERINA</u>	<u>120 MAPLE AVE</u>	<u>FORT PIERCE</u>	<u>5</u>
<u>Adult Family Care Home</u>	<u>SALIEN JEAN MARIE</u>	<u>6817 NW GRANGER AVE</u>	<u>PORT ST LUCIE</u>	<u>5</u>
<u>Adult Family Care Home</u>	<u>SALMON CYNTHIA HOPWOOD</u>	<u>5348 NW ALAM CT</u>	<u>PORT ST. LUCIE</u>	<u>4</u>
<u>Adult Family Care Home</u>	<u>SMITH MARIA</u>	<u>5809 NW FALL FLOWER CT</u>	<u>PORT ST LUCIE</u>	<u>3</u>
<u>Adult Family Care Home</u>	<u>TURENNE WILNIQUE</u>	<u>4435 SW MASEFIELD ST</u>	<u>PORT ST LUCIE</u>	<u>5</u>
<u>Adult Family Care Home</u>	<u>WHITE MAVIS</u>	<u>600 S 10TH ST</u>	<u>FORT PIERCE</u>	<u>3</u>
<u>Assisted Living Facility</u>	<u>A BETTER CARE LLC</u>	<u>308 S 30TH ST</u>	<u>FORT PIERCE</u>	<u>9</u>
<u>Assisted Living Facility</u>	<u>A TOUCH OF CLASS #1 ADULT CARE LLC</u>	<u>658 NW AVENS ST</u>	<u>PORT ST LUCIE</u>	<u>5</u>

<u>Assisted Living Facility</u>	<u>A TOUCH OF CLASS ADULT CARE</u>	<u>537 SW WHITMORE DRIVE</u>	<u>PORT ST. LUCIE</u>	<u>10</u>
<u>Assisted Living Facility</u>	<u>ACADEMY ASSISTED LIVING FACILITY INC</u>	<u>1225 SOLTMAN AVENUE</u>	<u>FORT PIERCE</u>	<u>20</u>
<u>Assisted Living Facility</u>	<u>ALCIME ASSISTED LIVING LLC</u>	<u>450 SW VIOLET AVE</u>	<u>PORT ST. LUCIE</u>	<u>5</u>
<u>Assisted Living Facility</u>	<u>ALCIME PROFESSIONAL CARE LLC</u>	<u>2419 SW SANSOM LN</u>	<u>PORT ST. LUCIE</u>	<u>6</u>
<u>Assisted Living Facility</u>	<u>AURORA OF THE TREASURE COAST</u>	<u>6609 N US HIGHWAY 1</u>	<u>FORT PIERCE</u>	<u>16</u>
<u>Assisted Living Facility</u>	<u>BAXTER'S ADULT LIVING FACILITY INC</u>	<u>1092 SW MAJORCA AVE</u>	<u>PORT ST LUCIE</u>	<u>6</u>
<u>Assisted Living Facility</u>	<u>BAYAMO ASSISTED LIVING FACILITY INC</u>	<u>1199 SW BAYAMO AVENUE</u>	<u>PORT ST. LUCIE</u>	<u>6</u>
<u>Assisted Living Facility</u>	<u>BEACHLAND RETIREMENT HOME INC</u>	<u>462 HERNANDO STREET</u>	<u>FORT PIERCE</u>	<u>8</u>
<u>Assisted Living Facility</u>	<u>BEST LOVING CARE #1 LLC</u>	<u>448 SE JUSTINE TERR</u>	<u>PORT ST. LUCIE</u>	<u>6</u>
<u>Assisted Living Facility</u>	<u>BOWE'S RETIREMENT HOMES INC</u>	<u>2739 CHEROKEE AVE</u>	<u>FORT PIERCE</u>	<u>6</u>
<u>Assisted Living Facility</u>	<u>BRENNITY AT TRADITION THE</u>	<u>10685 SW STONY CREEK WAY</u>	<u>PORT ST LUCIE</u>	<u>97</u>
<u>Assisted Living Facility</u>	<u>BROOKDALE PORT ST LUCIE</u>	<u>9825 S US HIGHWAY 1</u>	<u>PORT ST LUCIE</u>	<u>120</u>
<u>Assisted Living Facility</u>	<u>CARING HANDS OF THE TREASURE COAST LLC</u>	<u>4022 SW BAMBERG ST</u>	<u>PORT ST. LUCIE</u>	<u>6</u>
<u>Assisted Living Facility</u>	<u>CENTER FOR INDEPENDENT LIVING (THE)</u>	<u>4700 BUCHANAN DR</u>	<u>FORT PIERCE</u>	<u>6</u>
<u>Assisted Living Facility</u>	<u>CIRCLE OF CARE (THE)</u>	<u>4161 SW TUMBLE ST</u>	<u>PORT ST. LUCIE</u>	<u>6</u>
<u>Assisted Living Facility</u>	<u>COMFORT CARE HOME ALF</u>	<u>2402 SW SANTANA AVE</u>	<u>PORT ST. LUCIE</u>	<u>6</u>
<u>Assisted Living Facility</u>	<u>COUNTRY LIVING ASSISTED CARE CENTER INC</u>	<u>1762 SW ARCH STREET</u>	<u>PORT ST. LUCIE</u>	<u>6</u>
<u>Assisted Living Facility</u>	<u>FABULOUS RESORT ALF LLC</u>	<u>1762 SE CARVALHO ST</u>	<u>PORT ST. LUCIE</u>	<u>6</u>
<u>Assisted Living Facility</u>	<u>HARBOR PLACE AT PORT ST LUCIE THE</u>	<u>3700 SE JENNINGS RD</u>	<u>PORT ST LUCIE</u>	<u>128</u>
<u>Assisted Living Facility</u>	<u>HARMONY CARE HOME II INC</u>	<u>372 SW TODD AVE</u>	<u>PORT ST. LUCIE</u>	<u>5</u>
<u>Assisted Living Facility</u>	<u>HEAVENLY ADULT CARE LLC</u>	<u>3934 SW KAKOPO ST</u>	<u>PORT ST. LUCIE</u>	<u>6</u>

<u>Assisted Living Facility</u>	<u>HOME SWEET HOME OF THE TREASURE COAST INC</u>	<u>3120 AVENUE Q</u>	<u>FORT PIERCE</u>	<u>8</u>
<u>Assisted Living Facility</u>	<u>JAMAICA SHORES</u>	<u>171 SW EULER AVE</u>	<u>PORT ST LUCIE</u>	<u>6</u>
<u>Assisted Living Facility</u>	<u>JOHANNA'S ASSISTED LIVING INC</u>	<u>1958 DORADO LANE</u>	<u>PORT ST. LUCIE</u>	<u>4</u>
<u>Assisted Living Facility</u>	<u>LAKE FOREST PARK RETIREMENT COMMUNITY</u>	<u>2909 S 25TH ST</u>	<u>FORT PIERCE</u>	<u>79</u>
<u>Assisted Living Facility</u>	<u>LESALDO HOUSE ALF</u>	<u>2073 SE RAINIER RD</u>	<u>PORT ST. LUCIE</u>	<u>5</u>
<u>Assisted Living Facility</u>	<u>LIVE LOVE LAUGH ASSISTED LIVING INC</u>	<u>1766 SW COLUMBIA ST</u>	<u>PORT ST. LUCIE</u>	<u>6</u>
<u>Assisted Living Facility</u>	<u>LOVING CARE HOME LLC (THE)</u>	<u>534 SE THANKSGIVING AVE</u>	<u>PORT ST LUCIE</u>	<u>6</u>
<u>Assisted Living Facility</u>	<u>LOVING CARE OF THE TREASURE COAST LLC</u>	<u>2102 SW LARCHMONT</u>	<u>PORT ST. LUCIE</u>	<u>5</u>
<u>Assisted Living Facility</u>	<u>LYNMOORE ST LUCIE LAWNWOOD (THE)</u>	<u>1550 N LAWNWOOD CIR</u>	<u>FORT PIERCE</u>	<u>140</u>
<u>Assisted Living Facility</u>	<u>MEADOW CARE ASSISTED LIVING FACILITY LLC</u>	<u>686 SW LUCERO DR</u>	<u>PORT ST. LUCIE</u>	<u>5</u>
<u>Assisted Living Facility</u>	<u>MORNINGSIDE ALF</u>	<u>2233 SE MORNINGSIDE BLVD</u>	<u>PORT ST. LUCIE</u>	<u>8</u>
<u>Assisted Living Facility</u>	<u>NELISHA FAMILY HOME LLC</u>	<u>3871 SW RAMSPECK ST</u>	<u>PORT ST LUCIE</u>	<u>6</u>
<u>Assisted Living Facility</u>	<u>NELISHA FAMILY HOME LLC II</u>	<u>1243 SW FOX CT</u>	<u>PORT ST. LUCIE</u>	<u>5</u>
<u>Assisted Living Facility</u>	<u>NEW DIMENSION FAMILY CARE INC</u>	<u>849 SW HAMBERLAND AVE</u>	<u>PORT ST. LUCIE</u>	<u>6</u>
<u>Assisted Living Facility</u>	<u>NEW LIFE ASSISTED LIV INC</u>	<u>1301 WYOMING AVENUE</u>	<u>FORT PIERCE</u>	<u>6</u>
<u>Assisted Living Facility</u>	<u>NEW LIFE ASSISTED LIVING FACILITY</u>	<u>2133 SE SHELTER DR</u>	<u>PORT ST LUCIE</u>	<u>6</u>
<u>Assisted Living Facility</u>	<u>PALMS OF ST LUCIE WEST (THE)</u>	<u>501 NW CASHMERE BLVD</u>	<u>PORT ST LUCIE</u>	<u>80</u>
<u>Assisted Living Facility</u>	<u>PARADISE CARE COTTAGE</u>	<u>2277 SE LENNARD RD</u>	<u>PORT ST LUCIE</u>	<u>50</u>
<u>Assisted Living Facility</u>	<u>PARAH ASSISTED LIVING FACILITY LLC</u>	<u>701 SW TULIP BLVD</u>	<u>PORT ST. LUCIE</u>	<u>6</u>
<u>Assisted Living Facility</u>	<u>PERSONAL TOUCH FAMILY HOME LLC</u>	<u>4702 NW EVER RD</u>	<u>PORT ST. LUCIE</u>	<u>5</u>
<u>Assisted Living Facility</u>	<u>RETREAT ON BYWOOD THE</u>	<u>990 SE BYWOOD AVE</u>	<u>PORT ST LUCIE</u>	<u>5</u>

<u>Assisted Living Facility</u>	<u>ROSE ASSISTED LIVING FACILITY LLC</u>	<u>256 SW MOSELLE AVE</u>	<u>PORT ST. LUCIE</u>	<u>5</u>
<u>Assisted Living Facility</u>	<u>ROSEWELL HOME AND RESIDENTIAL CARE LLC</u>	<u>3366 SW VENDOME ST</u>	<u>PORT ST. LUCIE</u>	<u>5</u>
<u>Assisted Living Facility</u>	<u>ROSIE'S MANOR ALF</u>	<u>1910 SE RAINIER RD</u>	<u>PORT ST. LUCIE</u>	<u>5</u>
<u>Assisted Living Facility</u>	<u>ROSIE'S PLACE ALF</u>	<u>1102 SW IVANHOE ST</u>	<u>PORT ST LUCIE</u>	<u>6</u>
<u>Assisted Living Facility</u>	<u>ROYAL CARE ACLF INC</u>	<u>5081 DUNN ROAD</u>	<u>FORT PIERCE</u>	<u>12</u>
<u>Assisted Living Facility</u>	<u>SAVORAH ALF II LLC</u>	<u>2369 SW FERN CIR</u>	<u>PORT ST. LUCIE</u>	<u>6</u>
<u>Assisted Living Facility</u>	<u>SAVORAH ALF INC</u>	<u>2314 SW RANCH AVE</u>	<u>PORT ST. LUCIE</u>	<u>5</u>
<u>Assisted Living Facility</u>	<u>SEMINOLE ACRES KANLAKE II INC</u>	<u>3562 SEMINOLE RD</u>	<u>FORT PIERCE</u>	<u>10</u>
<u>Assisted Living Facility</u>	<u>SENIOR PARADISE LLC</u>	<u>3650 SW VICEROY ST</u>	<u>PORT ST. LUCIE</u>	<u>5</u>
<u>Assisted Living Facility</u>	<u>SERENITY CARE CENTER</u>	<u>619 SW JAFFE AVE</u>	<u>PORT ST LUCIE</u>	<u>6</u>
<u>Assisted Living Facility</u>	<u>SERENITY SENIOR CARE LLC</u>	<u>2680 SE BREVARD AVE</u>	<u>PORT ST. LUCIE</u>	<u>5</u>
<u>Assisted Living Facility</u>	<u>SHARING FACILITY</u>	<u>2897 HARSON WAY</u>	<u>FORT PIERCE</u>	<u>6</u>
<u>Assisted Living Facility</u>	<u>SOARING EAGLE INVESTMENT ASSISTED LIVING FACILITY LLC</u>	<u>1568 SW CALIFORNIA BLVD</u>	<u>PORT ST LUCIE</u>	<u>5</u>
<u>Assisted Living Facility</u>	<u>SPRINGFIELD GARDENS ALF</u>	<u>588 SW RAY AVENUE</u>	<u>PORT ST. LUCIE</u>	<u>6</u>
<u>Assisted Living Facility</u>	<u>SUNNY DAYS ALF INC II</u>	<u>4645 SW VAHALLA ST</u>	<u>PORT ST. LUCIE</u>	<u>6</u>
<u>Assisted Living Facility</u>	<u>SUNNYDAYS ALF INC</u>	<u>169 NE PRIMA VISTA BLVD</u>	<u>PORT ST LUCIE</u>	<u>6</u>
<u>Assisted Living Facility</u>	<u>SUNSHINE FAMILY ALF LLC</u>	<u>5817 NW GERALD CIR</u>	<u>PORT ST. LUCIE</u>	<u>5</u>
<u>Assisted Living Facility</u>	<u>THE BROADMOOR ALF</u>	<u>200 DIXIELAND DRIVE</u>	<u>FORT PIERCE</u>	<u>55</u>
<u>Assisted Living Facility</u>	<u>THE GARDENS OF PORT ST LUCIE</u>	<u>1699 SE LYNGATE DRIVE</u>	<u>PORT ST. LUCIE</u>	<u>110</u>
<u>Assisted Living Facility</u>	<u>THE HOUSE OF CARES INC</u>	<u>1042 HALEYBERRY AVE</u>	<u>PORT ST. LUCIE</u>	<u>6</u>
<u>Assisted Living Facility</u>	<u>THE PERFECT PLACE ALF</u>	<u>3890 SW CHAFFIN STREET</u>	<u>PORT ST. LUCIE</u>	<u>5</u>

<u>Assisted Living Facility</u>	<u>THE PERFECT PLACE ALF 2 INC</u>	<u>2666 ACE RD</u>	<u>PORT ST. LUCIE</u>	<u>5</u>
<u>Assisted Living Facility</u>	<u>TONI MARY HOME ALF CORP</u>	<u>1662 SW ALVATON AVENUE</u>	<u>PORT ST. LUCIE</u>	<u>6</u>
<u>Assisted Living Facility</u>	<u>TOUCH OF GRACE ASSISTED LIVING FACILITY LLC</u>	<u>3425 SW RIVERA ST</u>	<u>PORT ST LUCIE</u>	<u>6</u>
<u>Assisted Living Facility</u>	<u>TRANSITION CARE ASSISTED LIVING FACILITY</u>	<u>1613 SW MERIDIAN AVE</u>	<u>PORT ST. LUCIE</u>	<u>5</u>
<u>Assisted Living Facility</u>	<u>TREASURE COAST ALF INC</u>	<u>642 SW JACOBY AVE</u>	<u>PORT ST. LUCIE</u>	<u>6</u>
<u>Assisted Living Facility</u>	<u>VEDA ASSISTED LIVING FACILITY</u>	<u>1538 SE FACULTY CT</u>	<u>PORT ST LUCIE</u>	<u>4</u>
<u>Assisted Living Facility</u>	<u>VITALITY RESORT ALF LLC</u>	<u>1258 SW ERMINE AVE</u>	<u>PORT ST. LUCIE</u>	<u>6</u>
<u>Assisted Living Facility</u>	<u>VITALITY STAR RESORT ALF LLC</u>	<u>591 SW BRADSHAW CIR</u>	<u>PORT ST. LUCIE</u>	<u>6</u>
<u>Assisted Living Facility</u>	<u>WATERCREST OF ST LUCIE WEST ASSISTED LIVING AND MEMORY CARE</u>	<u>279 NW CALIFORNIA BLVD</u>	<u>PORT ST. LUCIE</u>	<u>132</u>
<u>Crisis Stabilization Unit/ Short Term Residential Treatment Facility</u>	<u>NEW HORIZONS OF THE TREASURE COAST</u>	<u>4500 W MIDWAY ROAD</u>	<u>FORT PIERCE</u>	<u>30</u>
<u>Crisis Stabilization Unit/ Short Term Residential Treatment Facility</u>	<u>NEW HORIZONS OF THE TREASURE COAST</u>	<u>4500 W MIDWAY RD</u>	<u>FORT PIERCE</u>	<u>20</u>
<u>Crisis Stabilization Unit/ Short Term Residential Treatment Facility</u>	<u>NEW HORIZONS OF THE TREASURE COAST</u>	<u>4500 WEST MIDWAY ROAD</u>	<u>FORT PIERCE</u>	<u>20</u>
<u>Prescribed Pediatric Extended Care Center</u>	<u>BRIDGES PPEC CENTER LLC</u>	<u>378 SW PRIMA VISTA BLVD</u>	<u>PORT ST. LUCIE</u>	<u>35</u>
<u>Prescribed Pediatric Extended Care Center</u>	<u>PATCHES</u>	<u>4100-4300 OKEECHOBEE ROAD</u>	<u>FORT PIERCE</u>	<u>85</u>
<u>Residential Treatment Facility</u>	<u>NEW HORIZONS OF THE TREASURE COAST INC</u>	<u>4500 W MIDWAY RD</u>	<u>FORT PIERCE</u>	<u>16</u>

Source: <http://www.floridahealthfinder.gov>, 2017.

Mobile Homes: ~~Chapter 163.3177(f), F.S. Section 9J-5.010(1)(f) of the Florida Administrative Code requires local housing elements to provide an inventory of existing mobile home parks licensed by the Florida Department of Children and Family Services.~~

Mobile home parks, lodging and recreational vehicle parks, and recreational camps are licensed annually by the Department of Health in accordance with Chapter 64E-15, Florida Administrative Code (F.A.C.), rules. The county health departments provide direct services in the operational aspect of the program through routine inspections, plan reviews, educational programs, and enforcement actions.

The following table lists all the licensed mobile home parks in the County.

**Table 3-14
Licensed Mobile Home Parks**

Name	Mobile Home Spaces	RV Spaces	Address	City
Bennetts Mobile Home Park	22	2	3426 S 7th St	FP
Bentonwood Mobile Home Park	54	-	6443 S US Highway 1	FP
Colony Club Mobile Home Park	50	-	2601 N US Highway 1	FP
Torpey Oaks Mobile Home Park	9	-	4185 John Cook Way	FP
Country Cove Mobile Home Community	138	10	4113 N US Hwy 1	FP
Mariposa Associates MHP/PSL Mobile Village\	81	-	3600 SE Mariposa Av Lot B	PSL
Easy-Livin' R.V. Park & Sales	8	42	4641 S US Highway 1	FP
Fort Pierce Food & Gas	20	-	2840 N US Highway 1	FP
Glen Oaks Mobile Home Park	36	-	1350 Juanita Av	FP
Golden Ponds, Inc.	390	-	10001 W Angle Rd	FP
H and H Mobile Home Park	24	-	6025 N US Highway 1	FP
Manatee Mobile Home & RV Park	76	69	3550 S US Highway 1	FP
Cypress Bay Mobile Home Park	75	-	6545 N US Highway 1	FP
Palm Vista Mobile Ranch	20	-	700 S 33rd St	FP
Pine View Mobile Home Park	52	25	3265 S US Highway 1	FP
Plantation Manor	376	-	3200 S US Highway 1	FP
Ridgecrest Mobile Home Park	485	-	2251 N US Highway 1	FP
Road Runner Travel Resort	46	436	5500 St. Lucie Blvd	FP
Savannas Recreation Area	2	54	1400 E Midway Rd	FP
Spanish Lakes	1,387	-	8200 S US Highway 1	PSL
Spanish Lakes Country Club Village	1,300	-	1 Las Casitas	FP
Spanish Lakes Fairways	4,573	-	6200 Nuevo Lagos	FP
Spanish Lakes Golf Village	740	-	Village Green Dr	PSL
Spanish Lakes Riverfront	624	-	7901 S US Highway 1	PSL
Sunnier Palms Members Lodge	34	14	8800 Okeechobee Rd	FP
Sunrise Trailer & RV Park, Inc.	43	23	4821 N US Highway 1	FP
Tall Pines Mobile Home Community	257	-	344 S Erie Dr	FP
Tangelo Village Dixie Mobile Homes, Inc.	54	-	3135 S US Highway 1	FP
Tanglewood Mobile Home Park	458	-	345 E Weatherbee Rd	FP
Tropical Isles	334	-	281 Tropical Isles Cir	FP
Windsong Mobile Village	452	-	3200 S 7th St	FP
Flying J Travel Plaza	-	4	400 N Kings Hwy	FP
Port St. Lucie RV Resort	-	447	3703 Jennings Rd	PSL
Treasure Coast RV Resort	-	465	2550 Crossroads Pkwy	FP

<u>Name</u>	<u>Address</u>	<u>City</u>	<u>MH Spaces</u>	<u>RV Spaces</u>
<u>Bennetts Mobile Home Park</u>	<u>3426 S 7th Street</u>	<u>FP</u>	<u>26</u>	
<u>Ft Pierce Bentonwood LLC</u>	<u>6143 S US Hwy. 1</u>	<u>FP</u>	<u>54</u>	
<u>Between Waters Mobile Home Pk.</u>	<u>13129 S Indian River Dr.</u>	<u>PSL</u>	<u>25</u>	
<u>Fort Pierce Colony LLC</u>	<u>2601 N US 1 Highway</u>	<u>FP</u>	<u>51</u>	
<u>Torpey Oaks Mobile Home Park</u>	<u>4185 John Cook Way</u>	<u>FP</u>	<u>9</u>	
<u>Country Cove MHP LLC</u>	<u>4113 N US 1 Highway</u>	<u>FP</u>	<u>149</u>	
<u>Sun Village Estates</u>	<u>3600 SE Mariposa Ave.</u>	<u>PSL</u>	<u>82</u>	
<u>Easy Livin' R.V. Park & Sales</u>	<u>4611 S US 1 Highway</u>	<u>FP</u>		<u>42</u>
<u>Fort Pierce Food & Gas</u>	<u>2840 N US 1 Highway</u>	<u>FP</u>	<u>21</u>	
<u>Glen Oaks Mobile Home Park</u>	<u>1350 Juanita Avenue</u>	<u>FP</u>	<u>38</u>	
<u>Golden Ponds Inc.</u>	<u>10001 W Angle Road</u>	<u>FP</u>	<u>390</u>	
<u>H and H Mobile Home Park</u>	<u>6025 N US 1 Highway</u>	<u>FP</u>	<u>23</u>	
<u>Manatee Mobile Home & RV Park</u>	<u>3550 S US 1 Highway</u>	<u>FP</u>	<u>165</u>	
<u>Ocean Resorts Co-op</u>	<u>5101 N A1A</u>	<u>FP</u>	<u>400</u>	
<u>Cypress Mobile Home Park</u>	<u>6545 N US 1 Highway</u>	<u>FP</u>	<u>75</u>	
<u>Palm Vista Mobile Ranch</u>	<u>709 S 33rd Street</u>	<u>FP</u>	<u>22</u>	
<u>Pine View Mobile Home Park</u>	<u>3265 S US 1 Highway</u>	<u>FP</u>	<u>82</u>	
<u>Sandhill Shores</u>	<u>3200 S US 1 Highway</u>	<u>FP</u>	<u>375</u>	
<u>Ridgecrest Mobile Home Park</u>	<u>2251 N US 1 Highway</u>	<u>FP</u>	<u>184</u>	
<u>Road Runner Travel Resort</u>	<u>5500 St Lucie Boulevard</u>	<u>FP</u>		<u>452</u>
<u>Savannas Recreation Area</u>	<u>1400 E Midway Road</u>	<u>FP</u>		<u>61</u>
<u>Seminole Mobile Park</u>	<u>3318 Orange Avenue</u>	<u>FP</u>	<u>72</u>	
<u>Spanish Lakes</u>	<u>8200 S US 1 Highway</u>	<u>FP</u>	<u>1,350</u>	
<u>Spanish Lakes Country Club Village</u>	<u>1 Las Casitas</u>	<u>FP</u>	<u>1,300</u>	
<u>Spanish Lakes Fairways</u>	<u>6200 Nuevo Lagos</u>	<u>FP</u>	<u>1,573</u>	
<u>Spanish Lakes Golf Village</u>	<u>Village Green Drive</u>	<u>PSL</u>	<u>740</u>	
<u>Spanish Lakes Riverfront</u>	<u>7901 S US 1 Highway</u>	<u>PSL</u>	<u>621</u>	
<u>Sunnier Palms Members Lodge</u>	<u>8800 Okeechobee Road</u>	<u>FP</u>	<u>60</u>	
<u>Sunrise Trailer & RV Park Inc.</u>	<u>1821 N US 1 Highway</u>	<u>FP</u>		<u>41</u>
<u>Tall Pines Mobile Home Community</u>	<u>314 S Erie Drive</u>	<u>FP</u>	<u>257</u>	
<u>Tangelo Village-Dixie Mobile Homes Inc.</u>	<u>3135 S US 1 Highway</u>	<u>FP</u>	<u>55</u>	
<u>Tanglewood Mobile Home Park</u>	<u>345 E Weatherbee Road</u>	<u>FP</u>	<u>158</u>	
<u>Tropical Isles</u>	<u>281 Tropical Isles Circle</u>	<u>FP</u>	<u>334</u>	
<u>Whispering Creek Co-Op</u>	<u>2023 St Lucie Boulevard</u>	<u>FP</u>	<u>245</u>	
<u>Windsong Mobile Village</u>	<u>3200 S 7th Street, Lot 70</u>	<u>FP</u>	<u>152</u>	
<u>Flying J Travel Plaza #622</u>	<u>100 N Kings Highway</u>	<u>FP</u>		<u>7</u>
<u>Port St. Lucie RV Resort</u>	<u>3703 Jennings Road</u>	<u>PSL</u>		<u>117</u>
<u>Treasure Coast RV Resort</u>	<u>2550 Crossroads Parkway</u>	<u>FP</u>		<u>165</u>
<u>TOTAL SPACES</u>			<u>9,088</u>	<u>885</u>

Source: Florida Department of Health, 2017-2009.

Farmworker Housing: Section 9J-5.010(2)(b) of the Florida Administrative Code requires local housing elements to provide a needs assessment for rural and farmworker households. The FHDC does not have recent data available on the need for farmworker units for unincorporated St. Lucie County. The following data was obtained from the Florida Housing Data Clearinghouse. The data is from 2004 and is on a countywide level.

**Table 3-15
Need for Farmworker Housing Units by Type, 2004**

Unaccompanied Migrant & Seasonal Households	Supply: DOH-Permitted Camps	Need for Single Person Beds	Accompanied Migrant & Seasonal Households	Supply: Section 514/516 and FHFC-Assisted Family	Need for Family Units
610	0	610	223	0	223

Source: Shimberg Center for Affordable Housing Studies, 2009.

Historically Significant Housing: Section 163.3177(f), F.S. Section 9J-5.010(1)(g) of the Florida Administrative Code requires local housing elements to provide an inventory of historically significant housing listed on the Florida Master Site File, National Register of Historic Places, or designated as historically significant by a local ordinance. Three Two historic homes on the National Register of Historic Places lie in unincorporated St. Lucie County: Casa Caprona, the Captain Hammond House, and the Dorothy Binney Palmer House on Immokolee. There are 14 other potentially eligible residential structures located in unincorporated St. Lucie County which are listed in the Florida Master Site File. Appendix 1 A in the Future Land Use Element shows structures including residences in the Florida Master Site File.

NEEDS ASSESSMENT

Population Household Projections: Section 163.3177(f), F.S. The Florida Administrative Code requires that the principles, guidelines, standards and strategies of the housing element must be based on data and analysis prepared on housing needs household population projections be delineated by household size and income. Projections for unincorporated St. Lucie County are detailed below, based on data available from the Shimberg Center's FHDC. Overall, the data indicate modest growth of approximately 5.9 percent between 2020-2040. Most of the projected growth occurs at top of the age pyramid (those 75 years old and up). Extrapolating from the estimated 2016 average household size for unincorporated St. Lucie County (1.98), we can estimate a need for approximately 2,658 additional housing units by 2040 to serve the additional projected permanent and institutional population.

Table 3-16
Population Projections by Age, 2016-2040 (Permanent + Institutional) Household-
Projections by Household Size

SIZE	2007	2010	2015	2020	2025	2030
1-2	23,348	23,840	25,657	27,373	39,059	30,587
3-4	6,724	6,845	7,318	7,721	8,112	8,467
5+	2,570	2,617	2,802	2,963	3,120	3,262

Year	2016	2020	2025	2030	2035	2040
0-14	8,021	7,614	7,229	6,855	6,635	6,350
15-24	6,141	5,573	5,217	4,926	4,740	4,657
25-34	5,792	5,782	5,511	4,875	4,630	4,480
35-44	6,216	6,159	6,065	6,091	5,923	5,373
45-54	8,187	7,368	7,044	7,066	7,170	7,473
55-64	11,485	11,929	11,158	9,913	9,693	10,055
65-74	12,773	13,449	14,622	15,685	15,102	13,972
75+	13,022	14,779	16,861	18,960	21,859	24,542
TOTAL	71,639	72,653	73,707	74,371	75,752	76,902

Source: Shimberg Center for Affordable Housing Studies Florida Housing Data Clearinghouse, 2009.

Affordable Housing Demand: Table 3-17 presents the very-low, low, and moderate income housing needs estimates and projections through 2040 2030.

Table 3-17
Projected Housing Affordability by Household Income and Tenure, St. Lucie-
Unincorporated, 2016-2040 2007- 2030

A. Owner-Occupied Households				
	Household Income as a Percentage of Area Median Income (AMI)			
	0-50% AMI	50.01-80% AMI	80.01-120% AMI	120.01+% AMI
Year	Very-Low	Low	Moderate	Above Moderate
2007	5,669	5,010	5,925	11,056
2010	5,836	5,146	6,059	11,249
2015	6,400	5,610	6,543	11,986
2020	7,012	6,095	7,013	12,605
2025	7,638	6,594	7,481	13,181
2030	8,218	7,048	7,907	13,681
B. Renter-Occupied Households				
Year	Very-Low	Low	Moderate	Above Moderate
2007	2,205	1,097	888	918
2010	2,221	1,102	891	923
2015	2,337	1,149	923	958
2020	2,404	1,170	927	969
2025	2,462	1,184	921	974
2030	2,514	1,200	917	976

<u>Income</u>	<u>2016</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>	<u>2040</u>
<u>0-50% AMI</u>	<u>6,932</u>	<u>7,210</u>	<u>7,521</u>	<u>7,781</u>	<u>8,058</u>	<u>8,282</u>
<u>50.01-80% AMI</u>	<u>6,183</u>	<u>6,496</u>	<u>6,852</u>	<u>7,170</u>	<u>7,470</u>	<u>7,700</u>
<u>80.01-120% AMI</u>	<u>6,944</u>	<u>7,226</u>	<u>7,521</u>	<u>7,770</u>	<u>8,040</u>	<u>8,255</u>
<u>120.01+ AMI</u>	<u>12,844</u>	<u>13,257</u>	<u>13,612</u>	<u>13,875</u>	<u>14,271</u>	<u>14,655</u>

Source: Shimberg Center for Affordable Housing Studies, Florida Housing Data Clearinghouse, 2009.

These projections indicate analysis suggests that 2,867 (48 percent) 4,999 of the additional 5,989 9,693 households projected through 2040 2030 will have an income that is less than 80 percent or less of the area median income. Of these low and very-low income households, 4,587 (92 percent) will be owner-occupied, while 412 (8 percent) will be renter-occupied.

The following tables detail the number of households that are projected to be both cost-burdened and make less than 80 percent of the area median income for the short term (2040 2015) and long term (2040 2030) planning timeframes, by tenure. In 2020 2015, 7,628 7,648 households (22.3 21.3 percent) could fall into this category. By 2040 2030, the number of households that are both cost-burdened and make less than 80 percent of the area median income jumps to 9,129, or 23.5 percent of all households 9,094, although the overall percentage remains unchanged.

Table 3-18
Projected Households by Tenure, Income, and Cost Burden, 2020 2015

A. Owner-Occupied Households, 2015				
	Household Income as a Percentage of Area Median Income (AMI)			
	0 – 50% AMI	50.01 – 80% AMI	80.01 – 120% AMI	120.01%+ AMI
	Very Low	Low	Moderate	Above Moderate
No Cost Burden	<u>1,711</u> <u>2,247</u>	<u>3,226</u> <u>4,099</u>	<u>4,536</u> <u>5,688</u>	<u>10,379</u> <u>11,547</u>
At 30%-50% or More Cost Burden	<u>823</u> <u>1,918</u>	<u>1,175</u> <u>1,089</u>	<u>1,016</u> <u>767</u>	<u>1,030</u> <u>384</u>
At 50.1% or More Cost Burden	<u>2,578</u> <u>2,235</u>	<u>784</u> <u>422</u>	<u>518</u> <u>88</u>	<u>275</u> <u>55</u>
B. Renter-Occupied Households, 2015				
	Very Low	Low	Moderate	Above Moderate
No Cost Burden	<u>238</u> <u>704</u>	<u>363</u> <u>804</u>	<u>842</u> <u>825</u>	<u>1,370</u> <u>940</u>
At 30%-50% or More Cost Burden	<u>322</u> <u>652</u>	<u>637</u> <u>272</u>	<u>282</u> <u>86</u>	<u>183</u> <u>18</u>
At 50.1% or More Cost Burden	<u>1,538</u> <u>984</u>	<u>311</u> <u>76</u>	<u>32</u> <u>42</u>	<u>20</u> <u>0</u>

Source: Shimberg Center for Affordable Housing Studies, Florida Housing Data Clearinghouse, 2009

**Table 3-19
Projected Households by Tenure, Income, and Cost Burden, 2040 ~~2030~~**

A. Owner-Occupied Households, 2030				
	Household Income as a Percentage of Area Median Income (AMI)			
	0 – 50% AMI	50.01 – 80% AMI	80.01 – 120% AMI	120.01%+ AMI
	Very Low	Low	Moderate	Above Moderate
No Cost Burden	<u>2,151</u> 2,985	<u>4,066</u> 5,308	<u>5,449</u> 6,964	<u>11,691</u> 13,165
At 30%-50% or More Cost Burden	<u>1,052</u> 2,557	<u>1,410</u> 1,251	<u>1,129</u> 849	<u>1,131</u> 457
At 50.1% or More Cost Burden	<u>3,020</u> 2,676	<u>896</u> 489	<u>576</u> 94	<u>312</u> 59
B. Renter-Occupied Households, 2030				
	Very Low	Low	Moderate	Above Moderate
No Cost Burden	<u>250</u> 772	<u>386</u> 821	<u>784</u> 915	<u>1,330</u> 953
At 30%-50% or More Cost Burden	<u>324</u> 697	<u>608</u> 291	<u>283</u> 88	<u>172</u> 23
At 50.1% or More Cost Burden	<u>1,485</u> 1,045	<u>334</u> 88	<u>34</u> 14	<u>19</u> 0

Source: Shimberg Center for Affordable Housing Studies, Florida Housing Data Clearinghouse 2009.

Conclusion

In addition to their economic development programs, the County is taking strides to minimize the long term impacts of the current real estate crisis. The Neighborhood Stabilization Program can be used to buy foreclosed homes in existing neighborhoods. New development in TVC overlay areas is required to provide workforce housing. Additionally, down payment assistance programs have been made available to many first time home buyers.

The County may wish to reassess affordable housing conditions and programs after the release of new 2010 Census data.

While the County acknowledges the need for affordable housing, challenges persist in the effort to increase available units. This is mainly due to a lack of financial resources stemming from slow recovery of the economic recession and the reduction of funding from federal and state resources. The County will continue to utilize its existing funding while exploring innovative ways to create opportunities and incentives for affordable housing development.

HOUSING ELEMENT GOALS, OBJECTIVES AND POLICIES

Goal 3.1: To provide guidance, based on accepted planning principles, for the provision of housing resources for all citizens through public/private cooperative arrangements.

Objective 3.1.1: The County shall ensure the creation and/or preservation of affordable housing for all current and anticipated future residents of the jurisdiction, and households with special housing needs including rural and farmworker housing, workforce housing as well as adequate sites and distribution of housing for very-low-income, low-income and moderate-income households.

Policy 3.1.1.1 - To provide sufficient land to meet the future housing needs, the Future Land Use Map shall provide future land use designations that allow a variety of housing types, affordability and densities.

Policy 3.1.1.2 - The County shall continue to permit high density residential development in Planned Mixed Use Development projects.

Policy 3.1.1.3 - In order to facilitate the location of new commercial and industrial enterprises especially high-tech industries, the County shall maintain sufficient housing to encourage the relocation of new businesses.

Policy 3.1.1.4 - The County shall encourage residential development in the vicinity of new industrial and commercial development.

Objective 3.1.2: The Land Development Code shall continue to define incentives to facilitate public and private sector cooperation.

Policy 3.1.2.1 - The County will continue to review ordinances, codes, regulations and the permitting process for the purpose of identifying excessive requirements, and amending or adding other requirements in order to maintain or increase private sector participation in meeting the housing needs, while continuing to insure the health, welfare and safety of the residents.

Policy 3.1.2.2 - Based upon economic data showing need, the County shall continue to support incentives including fast track processing and reduced permit fees for proposed affordable housing developments.

Policy 3.1.2.3 - The County shall incorporate land development regulations which insure that high density residential developments incorporate accommodations for public transit facilities if along transit routes.

Policy 3.1.2.4 - Based upon economic data showing need, the Land Development Code shall continue to provide private sector and nonprofit organizations incentives for the provision of affordable housing, including density bonuses.

Goal 3.2: To provide an adequate mix of safe and sanitary housing that meets the needs of

existing and future St. Lucie County residents.

Objective 3.2.1: The County shall, as needed, review the housing needs within the Unincorporated County of all income groups and shall amend the Comprehensive Plan and the Land Development Code as necessary.

Policy 3.2.1.1 - The County shall review housing affordability based upon property values to ensure efficiency of the workforce and affordable housing delivery system.

Policy 3.2.1.2 - Consider developing guidelines for an inclusionary housing program that provides incentives for private development to include a portion of residential units.

Objective 3.2.2: The County shall continue to maintain a housing data which includes updated information from the US Census and other sources about the type, tenure, cost and condition of housing stock in St. Lucie County.

Policy 3.2.2.1 - The data shall be updated annually to assure that reliable and current data are available.

Policy 3.2.2.2 - Using the housing database, the County will provide information, technical assistance, and incentives to the private sector and nonprofit organizations to maintain a housing production capacity sufficient to meet the required demand.

Policy 3.2.2.3 - The Land Development Code shall not restrict the location of publicly assisted or low and moderate income based housing within single-family neighborhoods.

Objective 3.2.3: The County will develop a comprehensive housing program to address substandard housing.

Policy 3.2.3.1 - The County shall continue to encourage rehabilitation of substandard, dilapidated housing through rehabilitation grants that follow green initiatives such as the use of green, energy efficient materials as appropriate. These materials include, but are not limited to, green building materials, energy efficient appliances, and renewable energy, such as photovoltaic and other renewable energy as appropriate on projects.

Policy 3.2.3.2 - The County will seek partnerships with cooperative neighborhood and civic groups to further the elimination of substandard dilapidated housing.

Policy 3.2.3.3 - Demolition may be undertaken by a public agency, or nonprofit organization set up to meet the goals, objectives and policies of this Element.

Policy 3.2.3.4 - The County shall consider creating public-private partnerships with private non-profit corporations for the provision of affordable and workforce housing.

Objective 3.2.4: The County shall maintain an Affordable Housing Advisory Committee, consisting of public- and private-sector representatives. This committee will review the local housing incentive strategies.

Policy 3.2.4.1 – In accordance with Section 420.9076, F.S., the Affordable Housing Advisory Committee will be assigned to review and make recommendations in the following areas:

- 1) The processing of approvals of development orders or permits, as defined in Sections 163.3164 (7) and (8), Florida Statutes, for affordable housing projects is expedited to a greater degree than other projects;
- 2) The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing;
- 3) The allowance of flexibility in densities for affordable housing;
- 4) The reservation of infrastructure capacity for housing for very-low income persons, low income persons, and moderate-income persons;
- 5) The allowance of affordable accessory residential units in residential zoning districts;
- 6) The reduction of parking and setback requirements for affordable housing;
- 7) The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing;
- 8) The modification of street requirements for affordable housing;
- 9) The establishment of a process by which the County considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing;
- 10) The preparation of a printed inventory of locally owned public lands suitable for affordable housing;
- 11) The support of development near transportation hubs and major employment centers and mixed- use developments.

Policy 3.2.4.2 - Beginning in 2008 and every three years thereafter, the Affordable Housing Advisory Committee shall assess housing needs, including affordable housing, research issues; and make recommendations to the Board of County Commissioners to meet the housing needs of St. Lucie County residents.

Objective 3.2.5: Sites suitable for low and moderate-income housing shall be maintained in the County to meet the current and projected population needs.

Policy 3.2.5.1 - The County shall maintain Residential High (RH) designation in order to provide options for development of low and moderate income housing.

Policy 3.2.5.2 - The Towns, Villages, and Countryside (TVC) Element shall continue to require the creation of workforce housing within the designated TVC area.

Objective 3.2.6: The County shall continue to provide regulations that permit mobile homes in the county.

Policy 3.2.6.1 - The RMH-5 zoning or a similar classification shall be retained in the Land Development Code.

Policy 3.2.6.2 - The Land Development Code shall provide provisions allowing a Class A mobile home to be located in any residential zoning district.

Objective 3.2.7: The County shall support energy efficiency and the use of renewable energy resources in existing housing and in the design and construction of new housing.

Policy 3.2.7.1 - The County shall encourage support for residential construction that meets the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system or the Florida Green Building Coalition standards.

Policy 3.2.7.2 - The County shall educate residents on home energy reduction strategies.

Policy 3.2.7.3 - The County shall not prohibit the appropriate placement of photovoltaic panels. The County shall develop and adopt review criteria to establish the standards for the appropriate placement of photovoltaic panels.

Policy 3.2.7.4 - The County shall provide educational materials on the strategic placement of landscape materials to reduce energy consumption.

Policy 3.2.7.5 - The County shall ensure that safety, aesthetics, and energy efficiency are considered in planning affordable housing projects.

Policy 3.2.7.6 - The County shall require in all rehabilitation and replacement projects use of green, energy efficient materials as appropriate.

Policy 3.2.7.7 - The County shall include in affordable housing projects use of renewable energy resources to the fullest extent possible.

Policy 3.2.7.8 - The County shall encourage water reuse including use of rain barrels by residents to reduce overall water usage.

Policy 3.2.7.9 - The review of housing affordability shall include a review of energy efficiency and energy costs for homeowners.

Policy 3.2.7.10 - The County shall facilitate the creation of low interest loans to residents and business owners to install energy efficiency and conservation measures as well as renewable energy technology.

D

St. Lucie County
Florida Small Cities Community Development Block Grant
Housing Rehabilitation FFY 2019 Application for Funding

Part 9

Supporting Documentation

Appendix D

Public Hearing / CATF Meeting
Documentation

St. Lucie County
Florida Small Cities Community Development Block Grant
Housing Rehabilitation FFY 2019 Application for Funding

Part 9

Supporting Documentation

Appendix D

Public Hearing / CATF Meeting
Documentation

1st Public Hearing Documentation

COPY

Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

St Lucie News Tribune
1801 U.S. 1, Vero Beach, FL 32960

AFFIDAVIT OF PUBLICATION

Received
AUG 24 2020
Community Services

ST LUCIE COUNTY HOUSING
437 N 7TH ST

FORT PIERCE, FL 34950-2971

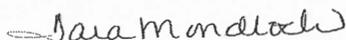
STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he/she is a legal clerk of the St Lucie News Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St Lucie News Tribune in the following issues below. Affiant further says that the said St Lucie News Tribune is a newspaper published in Fort Pierce in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St Lucie News Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

08/20/2020



Subscribed and sworn to before on August 20, 2020:



Notary, State of WI, County of Brown

TARA MONDLOCH
Notary Public
State of Wisconsin

My commission expires August 6, 2021

Publication Cost: \$247.95
Ad No: 0004332827
Customer No: 1313435
PO #:

of Affidavits 1

AUG 24 2020

Community Services

ST. LUCIE COUNTY
NOTICE OF FIRST PUBLIC
HEARING

St. Lucie County is considering applying to the Florida Department of Economic Opportunity (DEO) for the Federal Fiscal Year 2019 Small Cities Community Development Block Grant (CDBG) for up to \$750,000 in funding. These funds must be used for one of the following purposes:

1. To benefit low and moderate income persons; or
2. To aid in the prevention or elimination of slums or blight; or
3. To meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and where other financial resources are not available to meet such needs.

The activity categories for which these funds may be used are in the areas of housing, neighborhood and commercial revitalization, or economic development (new jobs). Eligible uses of funds include such physical improvement activities as housing and commercial building rehabilitation, clearance, water and sewer improvements, street improvements, drainage, housing site development, parking, and loans to businesses. Additional information regarding the range of activities that may be undertaken will be provided at the public hearing.

For each activity that is proposed, at least 70% of the funds must benefit low and moderate income persons.

In developing an application for submission to DEO, the County must plan to minimize displacement of persons as a result of planned CDBG activities. In addition, the County is required to develop a plan to assist displaced persons.

The public hearing to receive citizen views concerning the community's housing, economic and other community development needs will be held on September 1, 2020 at 6:00 p.m., or as soon as possible thereafter, during the St. Lucie County Board of County Commission meeting held in the Commissions Chambers of the Rodger Poitras Administration Building, 2300 Virginia Avenue, Fort Pierce, FL 34982.

If residents are concerned about Covid-19 or have health concerns, please refrain from coming to this public hearing in person. You can live stream the public hearing and contact the commissioners via phone or email as an alternative to making public comments in person.

Public comment for the upcoming hearing can be submitted several ways:

• Email at https://stluciecounty.formstack.com/forms/public_comment_form

• Residents without access to

Received

AUG 24 2020

Community Services

the Internet can comment by phone at 772-462-1499 and TDD (telecommunications device for the deaf) number at 772-462-1428.

Comments must be submitted by noon the day prior to the public hearing. Comments will be distributed to the board in advance of the public hearing and included in the record provided the comments comply with the county's rules.

Comments received by phone will be either played at the public hearing or transcribed in written form provided that the comments comply with the county's rules.

General public comment for public hearing items are limited to five minutes or roughly 750 words.

St. Lucie County does not discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin or against any other protected class. In addition, any reasonable accommodations required by the public may be arranged by calling the Human Resources Department at 772-462-1546 or emailing HumanResources@stlucieco.org or T.D.D. (772) 462-1428.
Pub: August 20, 2020 TCN 4332827



AGENDA REQUEST

9.B.1.
2020-50181
PUBLIC HEARINGS-
COMMUNITY SERVICES
DATE: 9/1/2020
*ACTION ITEM - GRANT
SUBMISSION

TO: Board of County Commissioners

PRESENTED BY: Jennifer Hance, Housing Manager

SUBMITTED BY: Housing Services Division

SUBJECT: Community Development Block Grant (CDBG) Application - 1st Public Hearing

BACKGROUND:

St. Lucie County is considering applying to the Florida Department of Economic Opportunity (DEO) for the Federal Fiscal Year 2019 Small Cities Community Development Block Grant (CDBG) for up to \$750,000.00 in funding. These funds must be used for one of the following purposes:

- To benefit low and moderate income persons; or
- To aid in the prevention or elimination of slums or blight; or
- To meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and where other financial resources are not available to meet such needs.

The activity categories for which these funds may be used are in the areas of housing, neighborhood and commercial revitalization, or economic development (new jobs). Eligible uses of funds include such physical improvement activities as housing and commercial building rehabilitation, clearance, water and sewer improvements, street improvements, drainage, housing site development, parking, and loans to businesses. Additional information regarding the range of activities that may be undertaken will be provided at the public hearing.

For each activity that is proposed, at least 70% of the funds must benefit low and moderate income persons.

In developing an application for submission to DEO, the County must plan to minimize displacement of persons as a result of planned CDBG activities. In addition, the County is required to develop a plan to assist displaced persons.

The primary goal of the public hearing is to provide citizens--especially low and moderate income citizens of the community where CDBG-funded activities will take place-- an opportunity to participate in an advisory role in the planning, implementation, and assessment of the programs and projects. It is necessary that the County take into consideration any public comments about the proposed activities and allow citizens an opportunity to make their views heard.

PREVIOUS ACTION:

N/A

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends Board approval to apply to DEO for CDBG Small Cities funding, up to \$750,000.00, and for the Chair to sign documents as approved by the County Attorney.

COMMISSION ACTION:

RESULT:	Approve
MOVER:	Commissioner District 3 Linda Bartz
SECONDER:	Commissioner District 1 Chris Dzadoovsky
AYES:	Chris Dzadoovsky, Sean Mitchell, Linda Bartz, Cathy Townsend, Frannie Hutchinson
NAYS:	None
EXCUSED:	None

Coordination/Signatures



Date: August 19, 2020

Diana Wesloski, Community Services Director



Date: August 19, 2020

Daniel McIntyre, County Attorney



Date: August 20, 2020

Alphonso Jefferson, Deputy County Administrator



**BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA
Regular Meeting**

September 1, 2020

Convened: 6:00 PM

Adjourned: 7:26 PM

1. CALL TO ORDER

The meeting was called to order at 6:00 PM by District No. 5, Chair Cathy Townsend

Present

Commissioner District 1 Chris Dzadovsky, Commissioner District 2 Sean Mitchell, Commissioner District 3 Linda Bartz, Commissioner District 5 Cathy Townsend, Commissioner District 4 Frannie Hutchinson

Also Present

Howard Tipton, County Administrator
Mark Satterlee, Deputy county Administrator
Dan McIntyre, County Attorney
Jennifer Hill, OMB Director
Angela Riggins, Deputy Clerk
Lillian O'Farrell, Recording Secretary

2. INVOCATION

The County Administrator led the invocation.

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENT (excluding Public Hearing Items)

Chair Townsend opened the meeting for public comment at this time. The following people addressed the Board

- Sherriff Ken J. Mascara
- Justin Beard
- Todd Nelson

In response to Sherriff Mascara's public comment, the County Administrator stated that the FY 2021 budget is being reviewed in preparation for the Thursday, September 10, 2020 budget hearing.

There being no one else wanting to address the Board, Chair Townsend closed the public comment.

Chair Townsend acknowledged Florida Representative Dolores Hogan Johnson, St. Lucie County Sherriff Ken J. Mascara and Major Brian Hester, Director of Administration, St. Lucie County Sherriff's Office.

5. APPROVAL OF MINUTES

A motion was made to approve all sets of minutes and it passed unanimously.

RESULT:	APPROVE
MOVER:	Commissioner District 2 Sean Mitchell
SECONDER:	Commissioner District 3 Linda Bartz
AYES:	Chris Dzadovsky, Sean Mitchell, Linda Bartz, Cathy Townsend, Frannie Hutchinson
NAYS:	None
EXCUSED:	None

- A. Board of County Commissioners minutes for the BOCC Regular meeting of August 4, 2020.
- B. Board of County Commissioners minutes for the Informal meeting of August 11, 2020.
- C. Board of County Commissioners minutes for the Informal meeting of July 14, 2020
- D. Board of County Commissioners minutes for the BOCC Regular meeting of July 28, 2020.

6. PROCLAMATIONS APPROVAL

- A. Resolution No. 20-030 - A resolution proclaiming September 18, 2020 As "Children's Day" and September 19, 2020 As "Parents And Children's Day" In St. Lucie County, Florida

The Recording Secretary read the proclamation into the record. A motion was made to adopt the resolution and it passed unanimously.

RESULT:	ADOPT
MOVER:	Commissioner District 3 Linda Bartz
SECONDER:	Commissioner District 1 Chris Dzadovsky
AYES:	Chris Dzadovsky, Sean Mitchell, Linda Bartz, Cathy Townsend, Frannie Hutchinson
NAYS:	None
EXCUSED:	None

Tony Loupe, Chief Executive Officer, Early Learning Coalition of St. Lucie County accepted the proclamation with gratitude and thanked the Board. Individuals wanting to learn more about the September 26, 2020 Family Fun Fair drive thru event can call (772) 595-6424 or visit the website: www.elcslc.org.

- B. Resolution No. 20-201 - A resolution proclaiming September 2020 as "National Suicide Prevention Awareness Month" in St. Lucie County, Florida.

The Recording Secretary read the proclamation into the record. A motion was made to adopt the resolution and it passed unanimously.

RESULT:	ADOPT
MOVER:	Commissioner District 3 Linda Bartz
SECONDER:	Commissioner District 4 Frannie Hutchinson
AYES:	Chris Dzadovsky, Sean Mitchell, Linda Bartz, Cathy Townsend, Frannie Hutchinson
NAYS:	None
EXCUSED:	None

Colleen Phillips, Community Relations Specialist, 211 Helpline and Pam Austin, Interim Chief Executive Officer, New Horizons of the Treasure Coast accepted the Proclamation and thanked the Board. Individuals seeking resources and/or assistance can call 2-1-1, text 898211 or visit the website: www.211treasurecoast.org.

- C. Resolution No. 20-202 - A resolution honoring St. Lucie County Deputy Sheriff, Captain Patrick N. Duval for his many years of faithful and dedicated service to St. Lucie County, Florida

The Recording Secretary read the proclamation into the record. A motion was made to adopt the resolution and it passed unanimously.

RESULT:	ADOPT
MOVER:	Commissioner District 2 Sean Mitchell
SECONDER:	Commissioner District 3 Linda Bartz
AYES:	Chris Dzadovsky, Sean Mitchell, Linda Bartz, Cathy Townsend, Frannie Hutchinson
NAYS:	None
EXCUSED:	None

Terri Duval, daughter of Captain Patrick N. Duval and St. Lucie County Sherriff Ken J. Mascara accepted the proclamation and thanked the Board.

- D. Resolution No. 20-203 - A resolution proclaiming September 11, 2020 as "Patriot Day and National Day of Service and Remembrance Day" in St. Lucie County, Florida

The Recording Secretary read the proclamation into the record. A motion was made to adopt the resolution and it passed unanimously.

RESULT:	ADOPT
MOVER:	Commissioner District 1 Chris Dzadoovsky
SECONDER:	Commissioner District 3 Linda Bartz
AYES:	Chris Dzadoovsky, Sean Mitchell, Linda Bartz, Cathy Townsend, Frannie Hutchinson
NAYS:	None
EXCUSED:	None

On behalf of St. Lucie County, County Administrator Howard Tipton accepted the proclamation and thanked the Board. Mr. Tipton commented that in remembrance of September 11, 2001 and during the month of September, County Staff will be providing in-kind services throughout the community.

Chair Townsend recognized and thanked the first responders, military and law enforcement personnel for their dedication and service.

7. PRESENTATIONS

There were no items scheduled.

8. CONSENT AGENDA

A motion was made to adopt the consent agenda and it passed unanimously.

RESULT:	ADOPT
MOVER:	Commissioner District 1 Chris Dzadoovsky
SECONDER:	Commissioner District 3 Linda Bartz
AYES:	Chris Dzadoovsky, Sean Mitchell, Linda Bartz, Cathy Townsend, Frannie Hutchinson
NAYS:	None
EXCUSED:	None

A. WARRANTS

1. Warrant Lists 46
Adopted by Consent Vote

B. COMMUNITY SERVICES

1. Amending Contract 20-06-398 for Additional User Licenses for Routematch Software, Inc.

Staff recommended approval of the contract amendment to add an additional ten user licenses to the current contract in the amount of \$12,000.00, and authorization for the Chair to sign documents approved by the County Attorney.

Adopted by Consent Vote

C. COUNTY ATTORNEY

1. Resolution - Accepting a Conservation Easement and Preserve Area Monitoring and Management Plan from St. Lucie Gardens, LLC

Staff recommended the Board accept the Conservation Easement and Preserve Area Monitoring and Management Plan, authorize the Chair to sign the resolution and direct staff to record the documents in the public records of St. Lucie County, Florida.

Adopted by Consent Vote

2. Revocable License Agreement - 4920 Conley Place - Parcel ID 1313-131-0009-000-0 - Joseph Moore and Bernadette Horbacz

Staff recommended Board approval of the revocable license agreement, authorize the Chair to sign the agreement and direct Mr. Moore and Ms. Horbacz pay to record the agreement in the public records of St. Lucie County, Florida.

Adopted by Consent Vote

D. HUMAN RESOURCES

1. Employee Health Insurance Plan - Amendment to Administrative Services Agreement with Blue Cross and Blue Shield of Florida, Inc.

Staff recommended Board approval of the contract extension and authorize the Chair to sign.

Adopted by Consent Vote

2. FY2020-21 Classification, Compensation & Benefits Study "Plan B" Implementation for County BOCC Employees

Staff recommended Board approval and implementation of the 2020 Classification, Compensation & Benefits Study "Plan B" for County BOCC Employees, effective 10/1/2020.

Adopted by Consent Vote

3. New Health Plan and Dental Insurance Rates for 2021

Staff recommended the Board approval for the new health and dental plan rates.

Adopted by Consent Vote

E. LIBRARY SERVICES

1. State Aid to Libraries - Fiscal Year 2021

Staff recommended Board approval to apply for the annual State Aid to Libraries Grant, estimated at \$85,000.00, and approval of the annual service plan in order to meet the

October 1, 2020 deadline. Staff also seek authorization for the chair to sign the Grant application as approved by the County Attorney once the application is finalized and made available by the State.

Adopted by Consent vote

F. OFFICE OF MANAGEMENT & BUDGET

1. Request for Qualifications (RFQ) No. 20-030, Professional Architectural Services - Port St. Lucie Library

Staff recommended Board approval of the short-listed firms for RFQ No. 20-030 and permission to:

- Conduct discussions/presentations with the short-listed firms;
- Conduct contract negotiations with the successful short-listed firm;
- If negotiations are successful, award contract to the successful short-listed firm and authorization for the Chair to sign the documents as prepared by the County Attorney.

Adopted by Consent Vote

2. Request for Proposal (RFP) No. 20-055, State Lobbyist Services

Staff recommended Board approval of the short-listed firms for State Lobbyist Services and permission to:

- Conduct discussions/presentations with the short-listed firms;
- Conduct contract negotiations with the highest ranked short-listed firm;
- If negotiations are successful, award contract to the successful short-listed firm and authorization for the Chair to sign the documents as prepared by the County Attorney;
- If staff is unable to negotiate a satisfactory contract with the highest ranked proposer, negotiations with that firm shall be terminated and staff shall attempt to negotiate a contract with the second ranked firm. If these negotiations are not successful, they shall be terminated with the second proposer and attempted with the next ranked firm.

In response to Commissioner Hutchinson's request, the County Administrator stated that it would be possible for the Board to submit additional questions prior to the presentations.

Adopted by Consent Vote

G. PUBLIC UTILITIES

1. North Hutchinson Island Septic Removal Proposal by CDM Smith to Complete the Design and Permitting of the Project

Staff recommended Board approval of the proposal submitted by CDM Smith to complete the design and permitting of the North Hutchinson Island Septic Removal Project in the amount

of \$1,846,485.00.

Adopted by Consent Vote

2. North County Wastewater Re-Pump Station - Design and Permitting Services

Staff recommended Board approval of the proposal submitted by Mastellar & Moler to design and permit the North County Wastewater Re-Pump Station. The funds will be transferred into account string 479-3600-563000-203605.

Adopted by Consent Vote

3. Budget Resolution - 2020 Foam Recovery Grant Acceptance and Equipment Purchase

Staff recommended Board approval of the upfront equipment purchase, 2020 Foam Recovery Grant, budget resolution, and authorization for the Chair to sign documents upon review and approval by County Attorney's office.

Adopted by Consent Vote

H. PUBLIC WORKS

1. Bid Award No. 20-023 - Edwards Road Reconstruction

Staff recommended Board approval to award Bid No. 20-023, Edwards Road Reconstruction to the sole bidder Ranger Construction in the amount of \$6,716,755.00, establish the project budget of \$7,405,309.80, and authorization for the Chair to sign documents as approved by the County Attorney.

Chair Townsend recognized the sales tax initiative.

Adopted by Consent Vote

2. Lakewood Park Drainage MSBU Annual Assessment Resolution

Staff recommended Board approval of the Lakewood Park MSBU Annual Assessment Resolution and authorization for the Chair to sign documents as approved by the County Attorney.

Adopted by Consent Vote

9. PUBLIC HEARINGS

A. COUNTY ATTORNEY

1. 1st Public Hearing - Backyard Chickens Ordinance

Katherine Barbieri, Assistant County Attorney III presented this item. This is the first of two public hearings. Staff recommended Board approval of a second hearing on September 15,

2020 to hear the proposed draft ordinance.

There was a discussion amongst the Board regarding chicken permits and registration, law enforcement code and registration cost. Chair Townsend commented that she is not in favor of registration and Commissioner Mitchell commented that he is not in favor of the registration cost.

Chair Townsend thanked Monica Graziani, Building and Code Regulation Manager and her staff for their time and hard work.

Chair Townsend opened the hearing for public comment at this time.

Forrest Blanken addressed the Board in support of the Ordinance and commended staff and the Planning and Zoning Board for their thorough analysis.

There being no one else wishing to address the Board, Chair Townsend closed the public hearing.

A motion was not made to approve staff recommendation and it passed unanimously.

RESULT:	APPROVE
MOVER:	Commissioner District No. 2 Sean Mitchell
SECONDER:	Commissioner District 4 Frannie Hutchinson
AYES:	Chris Dzadovsky, Sean Mitchell, Linda Bartz, Cathy Townsend, Frannie Hutchinson
NAYS:	None
EXCUSED:	None

2. Solid Waste Final Assessment Resolution

County Attorney presented this item. Staff recommended that the Board adopt the Solid Waste Final Assessment Resolution and authorize the Chair to sign the resolution.

Chair Townsend opened the hearing for public comment at this time. There being no one wishing to address the Board, Chair Townsend closed the public hearing.

A motion was made to approve staff recommendation and it passed unanimously.

RESULT:	APPROVE
MOVER:	Commissioner District 1 Chris Dzadovsky
SECONDER:	Commissioner District 3 Linda Bartz
AYES:	Chris Dzadovsky, Sean Mitchell, Linda Bartz, Cathy Townsend, Frannie

	Hutchinson
NAYS:	None
EXCUSED:	None

B. COMMUNITY SERVICES**1. Community Development Block Grant (CDBG) Application - 1st Public Hearing**

Jennifer Hence, Housing Manager, Housing Services Division presented this item. This is the first of two public hearings. Staff recommended Board approval to apply to DEO for CDBG Small Cities funding, up to \$750,000.00, and for the Chair to sign documents as approved by the County Attorney.

The County Attorney commented that the second public hearing is scheduled for September 15, 2020.

Chair Townsend opened the hearing for public comment at this time. There being no one wishing to address the Board, Chair Townsend closed the public hearing.

A motion was made to approve a second public hearing for September 15, 2020.

RESULT:	APPROVE
MOVER:	Commissioner District 3 Linda Bartz
SECONDER:	Commissioner District 1 Chris Dzadovsky
AYES:	Chris Dzadovsky, Sean Mitchell, Linda Bartz, Cathy Townsend, Frannie Hutchinson
NAYS:	None
EXCUSED:	None

C. PUBLIC WORKS**1. Mura MSBU Final Assessment Resolution Public Hearing**

Barbara Guettler, MSBU Coordinator presented this item. Staff recommended Board approval of the Mura MSBU Final Assessment Resolution and authorization for the Chair to sign documents as approved by the County Attorney.

There was a discussion between Commissioner Dzadovsky an MSBU Coordinator regarding MSBU conception, project costs, property owner escrow, and assessments.

In response to Commissioner Hutchinson's comment, MSBU Coordinator confirmed that 63% of property owners are in support of the MSBU . Commissioner Hutchinson and MSBU Coordinator discussed the project's construction updates. Lastly, Commissioner Hutchinson suggested that staff research the availability of CDBG infrastructure grants.

Commissioner Mitchell thanked MSBU Coordinator for her thoroughness and concurred with Commissioner Hutchinson's comments regarding CDBG grants.

Chair Townsend opened the hearing for public comment at this time.

The Recording Secretary read the following public comments:

- Letter dated August 31, 2020 from Kris R. DeLaney to Chair Cathy Townsend, District 5; and
- E-mail dated August 25, 2020 from Nagi Hanna to County Commissioners

It was noted that a voice mail recording from Leonard Church was received and listened to by the Board.

There being no one wishing to address the Board, Chair Townsend closed the public hearing.

A motion was made to approve staff recommendation and it passed unanimously.

RESULT:	APPROVE
MOVER:	Commissioner District 1 Chris Dzadoovsky
SECONDER:	Commissioner District 4 Frannie Hutchinson
AYES:	Chris Dzadoovsky, Sean Mitchell, Linda Bartz, Cathy Townsend, Frannie Hutchinson
NAYS:	None
EXCUSED:	None

10. REGULAR AGENDA

A. ADMINISTRATION

1. Grant Award Recommendations for County's Non-Profit Grant Program

Nicole Fogarty, Legislative Affairs Director presented this Item. Staff recommended approval of the grant award recommendations as provided by the United Way of St. Lucie County.

Commissioner Hutchinson thanked the United Way team for their hard work during the grant application process and stated she is satisfied with their recommendation.

Chair Townsend concurred with Commissioner Hutchinson's comments but suggested that \$10,000 be taken from Life Builders and given to Mustard Seed Ministries. Jessica Parrish, President and Chief Executive Officer, United Way of St. Lucie County addressed the Board and explained the different grant applications of each organization. That said, Commissioner Townsend agreed with the United Way grant recommendations.

Lastly, Commissioner Dzadovsky commented that the process has been very transparent.

A motion was made to approve staff recommendation and it passed unanimously.

RESULT:	APPROVE
MOVER:	Commissioner District 4 Frannie Hutchinson
SECONDER:	Commissioner District 1 Chris Dzadovsky
AYES:	Chris Dzadovsky, Sean Mitchell, Linda Bartz, Cathy Townsend, Frannie Hutchinson
NAYS:	None
EXCUSED:	None

B. COUNTY ATTORNEY

1. Resolution No. 20-198- Ratifying Order No. 20-055 of the County Administrator, which authorized a Change Order to Florida Golf Services, Inc.'s Contract No. C20-04-267 constructing the Lift Station at Wavecrest HS

County Attorney presented this item. Staff recommended Board approval of Resolution No. 20-198 to ratify the August 21, 2020 Order No. 20-055 of the County Administrator which approved a change order to Florida Golf Services, Inc. Contract C20-04-267 in the amount of \$14,862.00 for repairs to the Lift Station at Wavecrest HS and authorize the Chair to sign the Resolution.

A motion was made to approve staff recommendation and it passed unanimously.

RESULT:	APPROVE
MOVER:	Commissioner District 2 Sean Mitchell
SECONDER:	Commissioner District 4 Frannie Hutchinson
AYES:	Chris Dzadovsky, Sean Mitchell, Linda Bartz, Cathy Townsend, Frannie Hutchinson
NAYS:	None
EXCUSED:	None

C. PARKS & RECREATION

1. Clover Park - Amendment to Agreement with Hoar Program Management (HPM) - Extension of Project Management Services for two (2) months (August & September 2020) in the amount of \$24,750.00

Howard Tipton, County Administrator, presented this item. Staff recommended Board approval for an Addendum to the February 7, 2017 Contract #C17-02-425 with HPM

extending their project management services through August and September of 2020 at a cost of \$24,750 subject to fund review and approval of the documents by the County Attorney.

A motion was made to approve staff recommendation and it passed unanimously.

RESULT:	APPROVE
MOVER:	Commissioner District 3 Linda Bartz
SECONDER:	Commissioner District 1 Chris Dzadovsky
AYES:	Chris Dzadovsky, Sean Mitchell, Linda Bartz, Cathy Townsend, Frannie Hutchinson
NAYS:	None
EXCUSED:	None

11. ANNOUNCEMENTS

- A. The Board of County Commissioners will hold an Informal meeting on Tuesday, September 8, 2020 at 9am in the Commission Chambers of the Roger Poitras Administration Annex located at 2300 Virginia Avenue, Fort Pierce, FL.
- B. The Board of County Commissioners will hold two Budget Hearings, on Thursday, September 10, 2020 and Thursday, September 24, 2020 respectively, as they consider and adopt the annual budget for FY2020/2021. Both hearings will begin at 6:00 p.m. and will be held in the Commission Chambers of the Roger Poitras Administration Annex located at 2300 Virginia Avenue, Fort Pierce, FL.
- C. The Board of County Commissioners will hold a Regular meeting on Tuesday, September 15, 2020 at 9 am in the Commission Chambers of the Roger Poitras Administration Annex located at 2300 Virginia Avenue, Fort Pierce, FL.

12. MOTION TO ADJOURN

There being no further business to be brought before the Board, the meeting was adjourned.

Please note: Final minutes are recorded in the official minute books that are filed with the Clerk of the Circuit Court and available for inspection upon request.

**St. Lucie County
Florida Small Cities Community Development Block Grant
Housing Rehabilitation FFY 2019 Application for Funding**

Part 9

Supporting Documentation

Appendix D

**Public Hearing / CATF Meeting
Documentation**

2nd Public Hearing Documentation

Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

St Lucie News Tribune

1801 U.S. 1, Vero Beach, FL 32960

AFFIDAVIT OF PUBLICATION

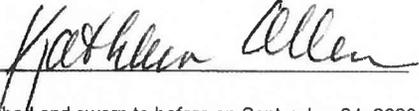
ST LUCIE COUNTY HOUS ING
437 N 7TH ST

FORT PIERCE, FL 34950-2971

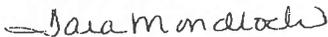
STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he/she is a legal clerk of the St Lucie News Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St Lucie News Tribune in the following issues below. Affiant further says that the said St Lucie News Tribune is a newspaper published in Fort Pierce in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St Lucie News Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

09/02/2020



Subscribed and sworn to before on September 24, 2020:



Notary, State of WI, County of Brown

TARA MONDLOCH
Notary Public
State of Wisconsin

My commission expires August 6, 2021

Publication Cost: \$280.44

Ad No: 0004351572

Customer No: 1313435

PO #:

of Affidavits: 1

ST. LUCIE COUNTY
NOTICE OF SECOND PUBLIC HEARING

St. Lucie County plans to apply to the Florida Department of Economic Opportunity (DEO) for a FFY 2019 Small Cities Community Development Block Grant (CDBG) of \$750,000 in the Housing Rehabilitation category. The activities, dollar amounts and estimated percentage of benefit to low- and moderate-income persons are as follows:

Activity Name	CDBG Funding	LMI Benefit
Administration	\$112,500	N/A
Housing Rehabilitation	\$626,500	100%
Temporary Relocation	\$11,000	100%

The County plans to rehabilitate or demolish and replace at least eleven very low-, low- and moderate-income homes within the unincorporated area of St. Lucie County that do not meet current building code standards. The County will accept applications for rehabilitation assistance from qualified homeowners if grant funding is received.

The County does not expect that anyone will be permanently displaced as a result of CDBG funded activities. If any persons are displaced as a result of the planned activities, St. Lucie County will assist them as described in its anti-displacement and relocation policy, which is available for review at www.slchousing.org.

A public hearing to provide citizens an opportunity to comment on the application will be held on September 15, 2020 at 6:00 p.m., or as soon as possible thereafter, during the St. Lucie County Board of County Commission meeting held in the Commissions Chambers of the Rodger Poitras Administration Building, 2300 Virginia Avenue, Fort Pierce, FL 34982. A copy of the draft application will be available for review at the St. Lucie County Community Services office during normal business hours or on line at www.slchousing.org.

A copy of the final application will be available for review at the St. Lucie County Community Services Office and online at www.slchousing.org no later than September 28, 2020. The application will be submitted to DEO on or before October 5, 2020. To obtain additional information concerning the application and the public hearing, contact Jennifer Hance, Housing Manager at 772-462-1777 or by e-mail at hancej@stlucieco.org.

If residents are concerned about Covid-19 or have health concerns, please refrain from coming to this public hearing in person. You can live stream the public hearing and contact the commissioners via phone or email as an alternative to making public comments in person.

Public comment for the upcoming hearing can be submitted several ways:

- Email at https://stluciecounty.formstack.com/forms/public_comment_form
- Residents without access to the Internet can comment by phone at 772-462-1499 and TDD (telecommunications device for the deaf) number at 772-462-1428.

Comments must be submitted by noon the day prior to the public hearing. Comments will be distributed to the board in advance of the public hearing and included in the record provided the comments comply with the county's rules.

Comments received by phone will be either played at the public hearing or transcribed in written form provided that the comments comply with the county's rules.

General public comment for public hearing items are limited to five minutes or roughly 750 words.

St. Lucie County does not discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin or against any other protected class. In addition, any reasonable accommodations required by the public may be arranged by calling the Human Resources Department at 772-462-1546 or emailing HumanResources@stlucieco.org or T.D.D. 772-462-1428.

Pub: Sept. 2, 2020 TCN4351572



AGENDA REQUEST

9.B.1.
2020-50310
PUBLIC HEARINGS-
COMMUNITY SERVICES
DATE: **9/15/2020**
*ACTION ITEM - GRANT
SUBMISSION

TO: Board of County Commissioners

PRESENTED BY: Jennifer Hance, Housing Manager

SUBMITTED BY: Community Services

SUBJECT: Community Development Block Grant (CDBG) - 2nd Public Hearing

BACKGROUND:

St. Lucie County is applying to the Florida Department of Economic Opportunity (DEO) for \$750,000 in funding from the CDBG Small Cities program under the Housing Rehabilitation category. For each activity that is proposed, 100% of the funds must benefit low to moderate income (LMI) persons. The activities, dollar amounts, and estimated percentage for low to moderate income persons for which the County is applying are as follows:

Activity	Budget	LMI%
Housing Rehabilitation	\$626,500	100%
Temporary Relocation	\$11,000	100%
Administration	\$112,500	N/A

As required by DEO, St. Lucie County must receive input from the Citizens Advisory Task Force (CATF). The CATF met on August 31, 2020 and recommended the application be submitted for funding under the Housing Rehabilitation category.

St. Lucie County recipients will be able to receive assistance to rehabilitate homes or in extreme cases, demolish and rebuild homes that do not meet minimum housing standards. Improvements will include impact resistant windows and a variety of "green" measures such as insulation, Energy Star appliances, water heaters and air-conditioning systems with a minimum 16-SEER Energy Star rating. These options will save home owners money on utility bills, providing long term savings.

PREVIOUS ACTION:

September 1, 2020 - The Board approved applying to DEO for CDBG Small Cities funding in the amount of \$750,000.

FINANCIAL IMPACT:

This is a grant application submission for CDBG Small Cities funding up to \$750,000. This grant requires a minimum \$50,000 match to obtain the maximum points. Match funds will come from the State Housing Initiatives Partnership (SHIP) Program funds (185020-5420-549605-540000).

RECOMMENDATION:

Staff recommends Board approval to submit a grant application to the Florida Department of Economic Opportunity (DEO) for CDBG Small Cities funding in the amount of \$750,000.00 under the Housing Rehabilitation category.

COMMISSION ACTION:

RESULT:	Approve
MOVER:	Commissioner District 1 Chris Dzadoovsky
SECONDER:	Commissioner District 3 Linda Bartz
AYES:	Chris Dzadoovsky, Linda Bartz, Cathy Townsend, Frannie Hutchinson
NAYS:	None
EXCUSED:	None

Coordination/Signatures



Date: September 01, 2020

Diana Wesloski, Community Services Director



Date: September 01, 2020

Daniel McIntyre, County Attorney



Date: September 02, 2020

Alphonso Jefferson, Deputy County Administrator



**BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA
Regular Meeting**

September 15, 2020

Convened: 9:01 AM
Adjourned: 11:35 AM

1. CALL TO ORDER

The meeting was called to order at 09:01 AM by District No.53, Chair Cathy Townsend

Present

Commissioner District 1 Chris Dzadovsky, Commissioner District 3 Linda Bartz, Commissioner District 5 Cathy Townsend, Commissioner District 4 Frannie Hutchinson

Absent

Commissioner District 2 Sean Mitchell

Others Present

Howard Tipton, County Administrator
Mark Satterlee, Deputy County Administrator
Alphonso Jefferson, Deputy County Administrator
Dan McIntyre, County Attorney
Katherine Barbieri, Asst. County Attorney
Ron Parrish, Public Safety & Communications Director
Bethany Grubbs, Planning Technician
Nicole Fogarty, Legislative Affairs Division Director
Angela Riggins, Deputy Clerk
Lillian O'Farrell, Recording Secretary

2. INVOCATION

The County Administrator led the invocation.

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENT (excluding Public Hearing Items)

Chair Townsend opened the meeting for public comment at this time. The following citizens addressed the Board:

- Robert MacKeen
- Steve Myers

The following citizens submitted a public comment by email, which had been distributed to the Board for their review:

- Rosie Julmis
- Amanda Sugg

There being no one else wishing to address the Board, Chair Townsend closed public comment.

5. APPROVAL OF MINUTES

A motion was made to approve all sets of minutes and it passed unanimously.

RESULT:	APPROVE
MOVER:	Commissioner District 4 Frannie Hutchinson
SECONDER:	Commissioner District 3 Linda Bartz
AYES:	Chris Dzadoovsky, Linda Bartz, Cathy Townsend, Frannie Hutchinson
NAYS:	None
EXCUSED:	None

- A. Board of County Commissioners minutes for the Regular Meeting of August 18, 2020.

6. PROCLAMATIONS APPROVAL

- A. Resolution No. 20-204 - A resolution proclaiming the week of September 17-23, 2020 as "Constitution Week" in St. Lucie County, Florida

The Recording Secretary read the proclamation into the record.

A motion was made to adopt the resolution and it passed unanimously.

RESULT:	APPROVE
MOVER:	Commissioner District 1 Chris Dzadoovsky
SECONDER:	Commissioner District 4 Frannie Hutchinson
AYES:	Chris Dzadoovsky, Linda Bartz, Cathy Townsend, Frannie Hutchinson
NAYS:	None
EXCUSED:	None

Karen Evans, Past Regent, Cora Stickney Harper Chapter National Society Daughters of the American Revolution accepted the proclamation and thanked the Board.

- B. Resolution No. 20-214 - Recognizing the Port St. Lucie Business Women as they celebrate Four Decades of Commitment to Community Action and Service with their "Ruby Jubilee" 40th Anniversary Celebration in St. Lucie County, Florida

The Recording Secretary read the proclamation into the record.

A motion was made to adopt the resolution and it passed unanimously.

RESULT:	APPROVE
MOVER:	Commissioner District 3 Linda Bartz
SECONDER:	Commissioner District 1 Chris Dzadoovsky
AYES:	Chris Dzadoovsky, Linda Bartz, Cathy Townsend, Frannie Hutchinson
NAYS:	None
EXCUSED:	None

Donna DeMarchi, President, Port St. Lucie Business Women, along with Dorothy Kamm, Chair - Print Media accepted the proclamation and thanked the Board.

7. PRESENTATIONS

A. NACO Awards Presentation

Doug Baber, Human Resources Director, St. Lucie County provided an overview of the 2020 National Association of Counties ("NACo") Awards Program. He stated out of 542 entries from counties and state associations in 30 states, St. Lucie County was the recipient of the following five (5) NACo awards:

- 911 Internship Program / Category: Criminal Justice & Public Safety
- Direct Connect Program / Category: Transportation
- Fare-Free Program / Category: Transportation
- Florida Atala Butterfly Conservation Extension Program / Category: County Resiliency - Infrastructure, Energy and Sustainability
- SPARK Mentoring Program / Category: Personnel Management, Employment and Training

The Human Resources Director discussed in detail the above awards and recognized and thanked each County employee who participated in each program.

B. Update on CARES Act Funding Allocations

Alphonso Jefferson, Deputy County Administrator, St. Lucie County along with Ron Parrish, Public Safety and Communications Director, St. Lucie County provided an overview of the St. Lucie County Cares Act funding allocations. The Deputy County Administrator discussed the CARES Act total allocation (\$2 Trillion), State of Florida allocation (\$8.3 billion), St. Lucie County 100% total allocation (\$55.5 Million) and St. Lucie County 25% Initial allocation (\$13.8 Million). He explained the funding distribution categories and discussed in detail Board of County Commissioners expenses, funding commitments, requirements, eligible expenditures and reimbursements.

Lastly, The Deputy County Administrator along with the Public Safety and Communications Director discussed funding distribution, the federal government's direct allocations to St. Lucie County and the County's challenges and next steps.

Commissioner Hutchinson requested staff to report back to the Board regarding the County's Eviction Program.

In response to Commissioner Hutchinson's comment regarding State allocation of CARES Act funding, the Deputy County Administrator explained to date the County received \$13.8 million from the State; the State committed to the County a total allocation of \$55.5 million (which includes the \$13.8 million); and the total allocation must be expensed by December 31, 2020.

Commissioner Hutchinson commented that the programs committed for the CARES Act funding will not be allocated from the County's General Fund.

In response to Commissioner Hutchinson's comment, The Deputy County Administrator stated until the County receives the particular CARES Act program funds, the County cannot allocate funding for those programs and that funding for the CARES Act programs will not be allocated through the County's General Fund.

In response to Chair Townsend's question regarding pre-approved applications, the Deputy County Administrator responded that pre-approved applications for CARES Act program funding are funded when the County receives funding from the State. He also stated that the County has funds in place for individual assistance.

The County Administrator commented the County can only continue to push forward on good faith with the State and can only fund the programs from the allocation it receives from the State.

C. Boys & Girls Club of St. Lucie County Presentation of Partnership Results

Will Armstead, Chief Executive Officer, along with Melanie Wiles, Chief Operating Officer, Boys & Girls Clubs of St. Lucie County presented an update of the Boys & Girls Clubs of St. Lucie County COVID-19 Partnership Results.

Mr. Armstead thanked the Board and staff for their presence during this pandemic.

Ms. Wiles provided an overview of the Boys & Girls Clubs of St. Lucie County COVID-19 initiatives. She stated through community partnerships, the Boys & Girls Clubs were able to provide immediate relief to the community by providing wellness checks, childcare assistance for essential employees and working with local food banks. Ms. Wiles discussed in detail the following Boys & Girls Clubs programs and events:

- Virtual Club
- Pop-up Club
- Operation Dinner Table
- Summer Camp
- Into the Future Workforce Readiness
- Learning Launchpad
- Fishing for Futures Tournament
- 38th Annual Chili Cook-off
- Learn & Earn Food Tuck

Chair Townsend thanked Will Armstead and Melanie Wiles for their leadership and their update to the Board.

8. CONSENT AGENDA

The Board agreed that the following consent agenda items required individual attention and separate vote:

- 8.D.1. Community Development Block Grant Application - Matching Funds
- 8.D.2 Community Development Block Grant Application - Enabling Resolution
- 8.G.4. Request for Proposal No. 20-054, Golf Course and Grounds Maintenance at Fairwinds Golf Course

Excluding the above-referenced consent agenda items, a motion was made to adopt the consent agenda and it passed unanimously:

RESULT:	APPROVE
MOVER:	Commissioner District 1 Chris Dzadovsky
SECONDER:	Commissioner District 4 Frannie Hutchinson
AYES:	Chris Dzadovsky, Linda Bartz, Cathy Townsend, Frannie Hutchinson
NAYS:	None
EXCUSED:	None

A. ADMINISTRATION

1. St. Lucie Cultural Alliance Grant Contract Extension

Staff recommended Board approval of the St. Lucie Cultural Alliance grant contract extension as approved by the County Attorney.

Adopted by Consent Vote

2. Treasure Coast Sports Commission Contract Amendment - C19-10-869 - Payment Credit for Paycheck Protection Program Funding

Staff recommended Board approval of Contract Amendment C19-10-869 as drafted by the County Attorney for savings in the amount of \$9,318.44.

Adopted by Consent Vote

B. AIR & SEA PORT

1. Bid Award No. 20-061: Noise and Operations Monitoring System (NOMS)

Staff recommended Board approval to award the base bid and option 2 of Bid No. 20-061 to Vector Airport Systems, the lowest and responsive bidder in the amount of \$275,085.00 to implement and install the Noise and Operations Monitoring System (NOMS) at Treasure Coast International Airport, and authorization for the Chair to sign the documents as approved by the County Attorney.

Base Bid: \$248,762.00

Option 2: \$26,323.00

Adopted by Consent Vote

C. COUNTY ATTORNEY

1. Revocable License Agreement - 5865 Jenkins Park Avenue - Parcel ID 2312-414-0028-000-7 - David and April Zamora

Staff recommended Board approval of the revocable license agreement, authorize the Chair to sign the agreement and direct Mr. and Mrs. Zamora pay to record the agreement in the public records of St. Lucie County, Florida.

Adopted by Consent Vote

2. Revocation of a License Agreement - Wide Waters Subdivision - John F. Swygert, Jr. Parcel ID 4436-510-0006-000-9

Staff recommended Board approval of the Notice of Revocation of a Revocable License Agreement with Mr. Swygert, authorize the Chair to sign the Notice of Revocation and direct staff to record the document in the Public Records of St. Lucie County, Florida.

Adopted by Consent Vote

3. Sixth Amendment to Interlocal Agreement with Okeechobee County for Pretrial Services

Staff recommended Board approval of the sixth amendment to the interlocal agreement and

authorize the Chair to sign the agreement.

Adopted by Consent Vote

4. Second Amendment to Interlocal Agreement with Martin County for Pretrial Services

Staff recommended Board approval of the second amendment to the interlocal agreement and authorize the Chair to sign the agreement.

Adopted by Consent Vote

5. 5th Amendment to February 19, 2002 Interlocal Agreement with St. Lucie County Sheriff to Periodically Provide Security for County Facilities

Staff recommended Board approval of the 5th Amendment to the February 19, 2002 Interlocal Agreement and authorize the Chair to sign the amendment.

Adopted by Consent Vote

6. Collective Bargaining Agreement - Second Amendment to Collective Bargaining Agreement with Teamsters Local Union No. 769

Staff recommended Board approval of the proposed second amendment to the 2018 Collective Bargaining Agreement, subject to ratification of the second amendment by the bargaining unit and authorize the Chair to sign the second amendment.

Adopted by Consent Vote

7. St. Lucie County Health Department - Fiscal Year 2020-21 Contract

Staff recommended Board approval of the proposed Fiscal Year 2020-21 contract with the Florida Department of Health and authorize the Chair to sign the contract. Pursuant to the Contract, the State will expend \$10,565,798.00 for the operation of the Health Department and the County will contribute \$1,227,647.00.

Adopted by Consent Vote

8. Resolution - Authorizing the Florida Department of Transportation (FDOT) to Acquire Property Rights within the Project Limits of the SR A-1-A North Causeway Project

Staff recommended Board approval of the resolution, authorize the Chair to sign the resolution and direct staff to provide a certified copy to the Florida Department of Transportation.

Adopted by Consent Vote

9. Subordination Agreement and Resolution - Florida Department of Transportation - Parcel ID 2421-333-0003-000-3

Staff recommended Board approval of the subordination agreement for Parcel 181.3 and the accompanying Resolution in favor of the State of Florida Department of Transportation, authorize the Chair to sign the subordination agreement and resolution and authorize staff to return the signed subordination agreement and resolution to the Belleair Development Group.

Adopted by Consent Vote

10. EDA Grant Award No. 04-01-07168 - Airport Hangar Construction
Covenant of Purpose, Use and Ownership

Staff recommended Board approval of the Covenant of Purpose, Use and Ownership, authorize the Chair to sign the Covenant and direct staff to record the Covenant in the Public Records of St. Lucie County, Florida.

Adopted by Consent Vote

11. Interlocal Agreement with Indian River State College ("IRSC") for CDL Training Site

Staff recommended Board approval of the proposed interlocal agreement and authorize the Chair to sign the agreement.

Adopted by Consent Vote

12. First Amendment to Interlocal Agreement with Indian River County For Recycling Services

Staff recommended Board approval of the first amendment and authorize the Chair to sign the amendment.

Adopted by Consent Vote

D. COMMUNITY SERVICES

1. Community Development Block Grant (CDBG) Application - Matching Funds

Staff recommended Board approval of the \$50,000.00 match contribution from the State Housing Initiatives Partnership (SHIP) program FY 19/20 funds and authorization for the Chair to sign documents as approved by the County Attorney.

At the conclusion of Public Hearing Item 9.B.1. Community Development Block Grant - 2nd Public Hearing, a motion was made to adopt this item and it passed unanimously.

RESULT:	APPROVE
MOVER:	Commissioner District 4 Frannie Hutchinson
SECONDER:	Commissioner District 1 Chris Dzadovsky
AYES:	Chris Dzadovsky, Linda Bartz, Cathy Townsend, Frannie Hutchinson
NAYS:	None

EXCUSED:	None
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2. Community Development Block Grant (CDBG) - Enabling Resolution

Staff recommended Board approval of the resolution and authorization for the Chair to sign documents as approved by the County Attorney. Funding in the amount of \$50,000 from the State Housing Initiatives Partnership (SHIP) program will be used as match towards the CDBG Small Cities program through the DEO for up to \$750,000.00 in funding.

At the conclusion of Public Hearing Item 9.B.1. Community Development Block Grant - 2nd Public Hearing, a motion was made to adopt this item and it passed unanimously.

RESULT:	APPROVE
MOVER:	Commissioner District 4 Frannie Hutchinson
SECONDER:	Commissioner District 1 Chris Dzadovsky
AYES:	Chris Dzadovsky, Linda Bartz, Cathy Townsend, Frannie Hutchinson
NAYS:	None
EXCUSED:	None

3. Clear Channel Outdoor - Transit Contract

Staff recommended approval of the agreement as attached and authorization for the Chair to sign as approved by the County Attorney.

Adopted by Consent Vote

E. ENVIRONMENTAL RESOURCES

1. Cypress Creek FDEP Grant Budget Resolution - Resolution # 2020-225 assigned post meeting

Staff recommended Board approval of the Budget Resolution for the Cypress Creek Hydrologic Restoration Project and authorization for the Chair to sign documents as approved by the County Attorney. The Budget Resolution will establish the reimbursement grant accounting necessary for the project. The \$1,600,000 grant is 100% funded by FDEP with no match required from St. Lucie County.

Adopted by Consent Vote

F. FACILITIES

1. Treasure Coast International Airport Maintenance Repair & Overhaul Hanger - Change Order No.6 to Contract C19-02-139

Staff recommended Board approval of change order No.6 to contract C19-02-139 in the

amount of \$196,550.23 and authorize the Chair to sign documents as approved by the County Attorney.

Adopted by Consent Vote

2. St. Lucie County Fire District - 7th Street - Interlocal Agreement

Staff recommended Board approval of the interlocal agreement to allow the St. Lucie county Fire District to utilize the County owned vacant parcel for ISO training exercises and authorize the Chair to sign.

Adopted by Consent Vote

3. Rock Road Jail Roof/Heating, Ventilation & Air Conditioning Design, Construction, Engineering & Inspection

Staff recommended Board approval to proceed with Work Authorization # 01 - Jail Pod A1-A4 HVAC with exhibit (Contract No. C19-08-754) continuing service for Salas O'Brien Florida, Inc., the Engineer and Design Professional, to provide professional engineering design and CEI services in the amount of \$132,425.00 and authorize the Chair to sign the agreement as approved by the County Attorney.

Adopted by Consent Vote

G. OFFICE OF MANAGEMENT & BUDGET

1. Award of Bid No. 20-049, Emergency Debris Removal and Dike Repair

Staff recommended Board approval to award Bid No. 20-049, Emergency Debris Removal and Dike Repair to Environmental Land Development, Inc., of Fort Pierce and TSI Disaster Recover of Melbourne, and authorization for the Chair to sign the contracts as approved by the County Attorney.

Adopted by Consent Vote

2. Request for Qualifications (RFQ) No. 20-034, Professional Engineering Services - Replacement of the Old Dixie Highway Bridge over Taylor Creek.

Staff recommended Board approval of the short-list for RFQ No. 20-034 and permission to:

- Conduct discussions/presentations with the short-listed firms;
- Conduct contract negotiations with the successful short-listed firm;
- If negotiations are successful, award contract to the successful short-listed firm and authorization for the Chair to sign the documents as approved by the County Attorney.

Adopted by Consent Vote

3. Removal of Fixed Assets from Inventory

Staff recommended Board authorization to remove fixed assets as reflected on the attached property inventory lists from the capital asset inventories of St. Lucie County Board of County Commissioners.

Adopted by Consent Vote

4. Request for Proposal (RFP) No. 20-054, Golf Course and Grounds Maintenance at Fairwinds Golf Course

Staff recommended Board approval of the Committee's recommendation and permission to:

- Conduct contract negotiations with the highest ranked firm, BrightView Golf Maintenance;
- If negotiations are successful, award contract to the successful firm and authorization for the Chair to sign the documents as prepared by the County Attorney;
- If staff is unable to negotiate a satisfactory contract with the highest ranked proposer, negotiations with that firm shall be terminated and staff shall attempt to negotiate a contract with the next highest ranked firm(s).

After discussions amongst the Board and staff, it was agreed that the Board defer action at this time and staff will report back to the Board for consideration on October 6, 2020 or some time thereafter.

H. PUBLIC SAFETY

1. Radiological Emergency Preparedness Agreement with Florida Power & Light

Staff recommended Board approval of the Radiological Emergency Preparedness Agreement with Florida Power & Light and St. Lucie County for the proposed budget 2020-2022, and authorization for the Chair to sign documents as approved by the County Attorney. The total contract price is \$942,499.80.

Adopted by Consent Vote

I. PUBLIC UTILITIES

1. Taylor Dairy Road Regional Potable Water Reclamation Plants Proposal by CDM Smith to Complete the Design and Permitting of the Project

Staff recommended Board approval of the proposal submitted by CDM Smith to complete the design and permitting of the Regional Water & Wastewater Treatment Plant in the amount of \$1,174,312.70.

It was agreed by the Board that staff will update the Board within six months.

Adopted by Consent Vote

2. Vero Beach Potable Water System Interconnect Proposal to Complete the Design and Permitting of the Project

Staff recommended Board approval of Amendment #2 submitted by CDM Smith to Work Authorization #11 of Contract C17-10-792.

Adopted by Consent Vote

3. St Lucie County Utilities Staffing Evaluation Proposal by CDM Smith to Evaluate the Data that was Compiled and Facilities that were Reviewed

Staff recommended Board approval of the proposal submitted by CDM Smith to complete the evaluation of the option to operate and maintain the County facilities internally using in-house staff in the amount of \$24,970.00

Adopted by Consent Vote

9. PUBLIC HEARINGS

A. COUNTY ATTORNEY

1. 2nd Public Hearing - Backyard Chickens Ordinance

Assistant County Attorney presented this item.

This is the second of two public hearings. Staff recommended Board approval of the proposed draft ordinance.

Chair Townsend opened the hearing for public comment at this time.

Michael Aliotta addressed the Board and expressed his concerns regarding the proposed ordinance.

There being no one else wishing to address the Board, Chair Townsend closed the public hearing.

There were discussions amongst the Board and staff regarding the exclusion of certain neighborhoods from the proposed ordinance. The County Attorney suggested that the Board defer action at this time.

A motion was made to continue the public hearing to October 6, 2020 at 6:00 pm or some time thereafter.

RESULT:	CONTINUE
MOVER:	Commissioner District 1 Chris Dzadoovsky
SECONDER:	Commissioner District 4 Frannie Hutchinson
AYES:	Chris Dzadoovsky, Linda Bartz, Cathy Townsend, Frannie Hutchinson
NAYS:	None
EXCUSED:	None

2. Ordinance No. 20-016 - Chuck's Seafood/Fire Station property - Granting Right of First Refusal to Existing Tenant

County Attorney presented this item.

Staff recommended Board approval of Ordinance No. 20-016 and authorize the Chair to sign the ordinance.

Chair Townsend opened the hearing for public comment at this time. There being no one wishing to address the Board, Chair Townsend closed the public hearing.

A motion was made to approve staff recommendation and it passed unanimously.

RESULT:	APPROVE
MOVER:	Commissioner District 1 Chris Dzadoovsky
SECONDER:	Commissioner District 3 Linda Bartz
AYES:	Chris Dzadoovsky, Linda Bartz, Cathy Townsend, Frannie Hutchinson
NAYS:	None
EXCUSED:	None

B. COMMUNITY SERVICES

1. Community Development Block Grant (CDBG) - 2nd Public Hearing

County Attorney presented this item.

Staff recommended Board approval to submit a grant application to the Florida Department of Economic Opportunity (DEO) for CDBG Small Cities funding in the amount of \$750,000.00 under the Housing Rehabilitation category.

Chair Townsend opened the hearing for public comment at this time. There being no one wishing to address the Board, Chair Townsend closed the public hearing.

A motion was made to approve staff recommendation and it passed unanimously.

RESULT:	APPROVE
MOVER:	Commissioner District 1 Chris Dzadoovsky
SECONDER:	Commissioner District 3 Linda Bartz
AYES:	Chris Dzadoovsky, Linda Bartz, Cathy Townsend, Frannie Hutchinson
NAYS:	None
EXCUSED:	None

10. REGULAR AGENDA**A. COUNTY ATTORNEY**

1. Permission to Advertise a request for an Order pursuant to Appendix A-Local Acts, Article VII, Division 2 of the St. Lucie County Code of Ordinances and Compiled Laws, to demolish an unsafe structure located at 7407 Deer Park Avenue, Fort Pierce, FL

Assistant County Attorney presented this item.

Staff recommended, under the provisions of Section 7-42, Appendix A-Local Acts Article VII, Division 2 of the St. Lucie County Code of Ordinances and Compiled Laws, Board acceptance of the Certified Report of Inspection of Buildings for filing, declare the building to be unsafe, authorize staff to order title work and order that a public hearing be held so that the Board may take such further action, as it is appropriate, with regard to the unsafe building located at 7407 Deer Park Avenue, Fort Pierce, Florida.

With the Board's consent, Robert Davidson addressed the Board and expressed his concerns in opposition to staff recommendation.

A motion was made to approve staff recommendation and it passed unanimously.

RESULT:	APPROVE
MOVER:	Commissioner District 1 Chris Dzadoovsky
SECONDER:	Commissioner District 4 Frannie Hutchinson
AYES:	Chris Dzadoovsky, Linda Bartz, Cathy Townsend, Frannie Hutchinson
NAYS:	None
EXCUSED:	None

2. Water, Wastewater and Reclaimed Water Operations - Request for Proposals; Notice of Termination with Inframark

County Attorney presented this item.

Staff recommended the Board:

- Authorize advertising the attached RFP; and
- Authorize staff to issue a notice of termination "without cause" to Inframark terminating the March 23, 2007 Agreement as previously extended.

A motion was made to approve staff recommendation and it passed unanimously.

RESULT:	APPROVE
MOVER:	Commissioner District 4 Frannie Hutchinson
SECONDER:	Commissioner District 3 Linda Bartz
AYES:	Chris Dzadoovsky, Linda Bartz, Cathy Townsend, Frannie Hutchinson
NAYS:	None
EXCUSED:	None

3. Resolution No. 20-206 - Ratification of the Public Safety Director's Declaration of Emergency Extensions - COVID-19 Public Health Emergency

County Attorney presented this item.

Staff recommended Board approval of Resolution No. 20-206 ratifying extensions to the Public Safety Director's Declaration of Emergency dated July 28, 2020, August 4, 2020, August 11, 2020, August 18, 2020, and August 25, 2020.

A motion was made to approve staff recommendation and it passed unanimously.

RESULT:	APPROVE
MOVER:	Commissioner District 4 Frannie Hutchinson
SECONDER:	Commissioner District 1 Chris Dzadoovsky
AYES:	Chris Dzadoovsky, Linda Bartz, Cathy Townsend, Frannie Hutchinson
NAYS:	None
EXCUSED:	None

4. Resolution No. 20-205 - Ratification of the Public Safety Director's Declaration of Emergency Extensions - Hurricane Isaias

County Attorney presented this item.

Staff recommended Board approval of Resolution No. 20-205 ratifying the Public Safety Director's August 1, 2020 St. Lucie County Declaration of Emergency, as well as subsequent extensions on August 15, 2020, August 22, 2020 and August 29, 2020.

A motion was made to approve staff recommendation and it passed unanimously.

RESULT:	APPROVE
MOVER:	Commissioner District 1 Chris Dzadoovsky
SECONDER:	Commissioner District 3 Linda Bartz
AYES:	Chris Dzadoovsky, Linda Bartz, Cathy Townsend, Frannie Hutchinson
NAYS:	None
EXCUSED:	None

5. North Hutchinson Island - Septic to Sewer Project - Fiscal Year 2020-21 Indian River Lagoon Water Quality Improvement Projects Grant Program

County Attorney presented this item.

Staff recommended that the Board grant "after the fact" approval to submit application for a Grant award from the Fiscal Year 2020-2021 Indian River Lagoon Water Quality Improvement Projects Grant Program for the North Hutchinson Island Septic to Sewer Project.

A motion was made to approve staff recommendation and it passed unanimously.

RESULT:	APPROVE
MOVER:	Commissioner District 1 Chris Dzadoovsky
SECONDER:	Commissioner District 3 Linda Bartz
AYES:	Chris Dzadoovsky, Linda Bartz, Cathy Townsend, Frannie Hutchinson
NAYS:	None
EXCUSED:	None

6. Resolution No. 20-218 - Ratifying the St. Lucie County Administrator's Order No. 20-057 Authorizing Temporary Zoning Compliance for 7791 S. US Highway 1, St. Lucie County, Florida

County Attorney presented this item.

Staff recommended Board approval of the resolution to ratify the August 24, 2020 Order No. 20-057 of the County Administrator.

A motion was made to approve staff recommendation and it passed unanimously.

RESULT:	APPROVE
MOVER:	Commissioner District 1 Chris Dzadoovsky
SECONDER:	Commissioner District 4 Frannie Hutchinson
AYES:	Chris Dzadoovsky, Linda Bartz, Cathy Townsend, Frannie Hutchinson
NAYS:	None
EXCUSED:	None

7. Resolution No. 20-210 - Amending Resolution No. 18-072 for the Temporary Reduction of Development Application Fees to respond to the Economic Impact of the COVID-19 Public Health Emergency

County Attorney presented this item.

Staff recommended Board approval of the resolution and authorize the Chair to sign the resolution.

A motion was made to approve staff recommendation and it passed unanimously.

RESULT:	APPROVE
MOVER:	Commissioner District 1 Chris Dzadoovsky
SECONDER:	Commissioner District 3 Linda Bartz
AYES:	Chris Dzadoovsky, Linda Bartz, Cathy Townsend, Frannie Hutchinson
NAYS:	None
EXCUSED:	None

8. Resolution No. 20-211 - Amending Resolution No. 13-196 for the Temporary Reduction of Building Permit Fees to respond to the Economic Impact of the COVID-19 Public Health Emergency

County Attorney presented this item.

Staff recommended Board approval of the resolution and authorize the Chair to sign the resolution.

A motion was made to approve staff recommendation and it passed unanimously.

RESULT:	APPROVE
MOVER:	Commissioner District 1 Chris Dzadoovsky
SECONDER:	Commissioner District 3 Linda Bartz
AYES:	Chris Dzadoovsky, Linda Bartz, Cathy Townsend, Frannie Hutchinson
NAYS:	None

EXCUSED:	None
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9. Resolution No. 20-212 - Amending Resolution No. 08-060 for the Temporary Reduction of Vegetation Removal, Dune Trimming and Dock or Marine Review Permit Fees to respond to the Economic Impact of the COVID-19 Public Health Emergency

County Attorney presented this item.

Staff recommended Board approval of the resolution and authorize the Chair to sign the resolution.

A motion was made to approve staff recommendation and it passed unanimously.

RESULT:	APPROVE
MOVER:	Commissioner District 1 Chris Dzadoovsky
SECONDER:	Commissioner District 3 Linda Bartz
AYES:	Chris Dzadoovsky, Linda Bartz, Cathy Townsend, Frannie Hutchinson
NAYS:	None
EXCUSED:	None

B. PLANNING & DEVELOPMENT SERVICES

1. Request Permission to Advertise - Amendments to the Land Development Code (LDC) for Planning and Development Applications and Approval Process

Mark Satterlee, Deputy County Administrator and Leslie Olson, Planning and Development services Director presented this item.

Staff recommended authorization to advertise upcoming public hearings for the proposed Land Development Code Text Amendment.

A motion was made to approve staff recommendation and it passed unanimously.

RESULT:	APPROVE
MOVER:	Commissioner District 1 Chris Dzadoovsky
SECONDER:	Commissioner District 3 Linda Bartz
AYES:	Chris Dzadoovsky, Linda Bartz, Cathy Townsend, Frannie Hutchinson
NAYS:	None
EXCUSED:	None

2. Southern Truss - Major Site Plan

Bethany Grupps, Planning Technician presented this item.

Staff recommended Board approval of the Major Site Plan with the conditions of approval outlined in Resolution 2020-213, authorizing the Chair to sign documents as approved by the County Attorney.

This public hearing was Quasi-Judicial and the Commissioners made the following disclosures regarding this item:

- Chair Townsend spoke with staff
- Commissioner Bartz spoke with staff
- Commissioner Dzadovsky spoke with staff and applicant
- Commissioner Hutchinson spoke with staff

A motion was made to approve staff recommendation and it passed unanimously.

RESULT:	APPROVE
MOVER:	Commissioner District 1 Chris Dzadovsky
SECONDER:	Commissioner District 3 Linda Bartz
AYES:	Chris Dzadovsky, Linda Bartz, Cathy Townsend, Frannie Hutchinson
NAYS:	None
EXCUSED:	None

C. PUBLIC WORKS**1. Acceptance of Donation from P&C Construction of the Treasure Coast, LLC - Artificial Reef Naming Rights - Resolution # 2020-230 assigned post meeting**

Jim Oppenborn, Coastal Resources Coordinator presented this item.

Staff recommended Board acceptance of a \$5,000.00 donation from P&C Construction of the Treasure Coast, LLC to the St. Lucie County Artificial Reef Program and approval of the budget resolution; approval to name an artificial reef "Paul Jacquin & Sons Reef"; and authorization for the Chair to sign the documents as approved by the County Attorney.

A motion was made to approve staff recommendation and it passed unanimously.

RESULT:	APPROVE
MOVER:	Commissioner District 1 Chris Dzadovsky
SECONDER:	Commissioner District 3 Linda Bartz
AYES:	Chris Dzadovsky, Linda Bartz, Cathy Townsend, Frannie Hutchinson

NAYS:	None
EXCUSED:	None

11. ANNOUNCEMENTS

- A. The Board of County Commissioners will hold a Final Budget Hearing on Thursday, September 24, 2020 at 6pm as they consider and adopt the annual budget for FY2020/2021 in the Commission Chambers of the Roger Poitras Administration Annex located at 2300 Virginia Avenue, Fort Pierce, FL.
- B. The Board of County Commissioners will hold a Regular meeting on Tuesday, October 6, 2020 at 6pm in the Commission Chambers of the Roger Poitras Administration Annex located at 2300 Virginia Avenue, Fort Pierce, FL.
- C. The Board of County Commissioners will hold an Informal meeting on Tuesday, October 13, 2020 at 9am in the Commission Chambers of the Roger Poitras Administration Annex located at 2300 Virginia Avenue, Fort Pierce, FL.

12. MOTION TO ADJOURN

St. Lucie County
Florida Small Cities Community Development Block Grant
Housing Rehabilitation FFY 2019 Application for Funding

Part 9

Supporting Documentation

Appendix D

Public Hearing / CATF Meeting
Documentation

CATF Meeting Documentation

Received

AUG 24 2020

Community Services

Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

St Lucie News Tribune
1801 U.S. 1, Vero Beach, FL 32960
AFFIDAVIT OF PUBLICATION

ST LUCIE COUNTY HOUS ING
437 N 7TH ST

FORT PIERCE, FL 34950-2971

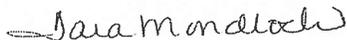
STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he/she is a legal clerk of the St Lucie News Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St Lucie News Tribune in the following issues below. Affiant further says that the said St Lucie News Tribune is a newspaper published in Fort Pierce in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St Lucie News Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

08/20/2020



Subscribed and sworn to before on August 20, 2020:



Notary, State of WI, County of Brown

TARA MONDLOCH
Notary Public
State of Wisconsin

My commission expires August 6, 2021

Publication Cost: \$171.00
Ad No: 0004333093
Customer No: 1313435
PO #:

of Affidavits 1

AUG 24 2020

Community Services

PRESS/PUBLIC
NOTICE

ST. LUCIE COUNTY WILL HOLD A MEETING OF THE CITIZEN'S ADVISORY TASK FORCE (CATF) ON MONDAY, AUGUST 31, 2020 AT 4:00 PM. THIS MEETING IS INTENDED TO DISCUSS POSSIBLE INITIATIVES TO BE UNDERTAKEN AND DISCUSS THE PROPOSED CDBG APPLICATION FOR THE FFY 2019 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) SMALL CITIES PROGRAM.

THE ACTIVITY CATEGORIES FOR WHICH THESE FUNDS MAY BE USED ARE IN THE AREAS OF HOUSING, NEIGHBORHOOD AND COMMERCIAL REVITALIZATION, OR ECONOMIC DEVELOPMENT (NEW JOBS). ELIGIBLE USES OF FUNDS INCLUDE SUCH PHYSICAL IMPROVEMENT ACTIVITIES AS HOUSING AND COMMERCIAL BUILDING REHABILITATION, CLEARANCE, WATER AND SEWER IMPROVEMENTS, STREET IMPROVEMENTS, DRAINAGE, HOUSING SITE DEVELOPMENT, PARKING, AND LOANS TO BUSINESSES. ADDITIONAL INFORMATION REGARDING THE RANGE OF ACTIVITIES THAT MAY BE UNDERTAKEN WILL BE PROVIDED AT THE PUBLIC HEARING.

TO JOIN THE CONVERSATION, PLEASE DIAL 1-408-317-9253; MEETING ID 271 883 669 0

St. Lucie county is working to ensure continued public access and opportunity to be heard at non-televised County public meetings during the State of Emergency in order to continue the business of our County. The public will not be able to physically attend the meetings as there is no physical meeting place.

The Public will be able to submit questions and comments electronically by visiting the following link online <https://stluciecounty.formstack.com/forms/publiccommentform>. Comments will be distributed to the CATF in advance of the meeting and included in the record provided that the comments comply with the County's rules. All comments must be received by noon on the day prior to the meeting. Residents who do not have access to the Internet and wish to provide comments by phone are encouraged to call (772) 462- 1499 and TDD Number (772) 462-1428 by noon on the day prior to the County meeting. Comments received by phone will be either played at the meeting or transcribed in written form and provided to the CATF provided that the comments comply with the County's rules.

General public comment is limited to three minutes or roughly 390 words.

St. Lucie County does not discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin or against any other protected class. In addition, any reasonable accommodations required by the public may be arranged by contacting the Human Resources Department at 772-462-1546 or HumanResources@stlucieco.org or T.D.D. (772) 462-1428.

Publish: Aug. 20, 2020

TCN4333093

St. Lucie County
Florida Small Cities
Community Development Block Grant
Citizen Advisory Task Force Meeting

Monday, August 31, 2020 4:00 p.m.

Roll Call

This meeting was held virtually via phone and video conferencing.

Name	Address	Phone	Email	CATF Member
Alethea Bullard	10300 Orange Ave, Fort Pierce	772-201-1402	bullardtk@yahoo.com	Y
Darrell Drummond	1511 N. 15th St., Fort Pierce	772-216-1517	ddrummond@coasl.com	Y
David Hall	2322 SE Midtown Rd, PSL	772-201-9701	davidhall@bellsouth.net	Y
Jeff Miller	2142 SE Wald St. PSL 34984	772-528-6575	jeff@mgtspec.com	Y
Caleta Scott	2306 Jo Haywood Drive, FP	772-208-0907	caletascott@gmail.com	Y
Megan Barron	5805 Sunset Blvd, FP	772-940-3031	barronmegan@yahoo.com	Y
Jennifer Hance	St. Lucie County Housing Division 437 N. 7th Street, Fort Pierce, FL 34950	772-462-2376	hancej@stlucieco.org	N
Mark Brewer	Angie Brewer & Associates, LC 9080 58th Drive East, Suite 200, Bradenton FL 34202	941-756-5800	president@angiebrewer.com	N
Kristin LaCross	Angie Brewer & Associates, LC 9080 58th Drive East, Suite 200, Bradenton FL 34202	941-756-5800	sfm@angiebrewer.com	N

ST. LUCIE COUNTY
FLORIDA SMALL CITIES
COMMUNITY DEVELOPMENT BLOCK GRANT

Citizen Advisory Task Force (CATF) Meeting
Monday, August 31, 2020
4:00 p.m.

MINUTES

This meeting was held virtually via phone and video conferencing.

CATF Members Present: Althea Bullard, Darrell Drummond, David Hall, Jeffrey Miller, Caleta Scott and Megan Barron

CATF Members Absent: Dannie Moore and Olive Rolle

St. Lucie County Staff Present: Jennifer Hance

Other Present: Mark Brewer (Angie Brewer & Associates, LC) and Kristin LaCross (Angie Brewer & Associates, LC)

Ms. Hance stated there was a quorum present.

1. What is the CDBG Program?

Mr. Brewer from Angie Brewer & Associates, LC began the meeting describing the CDBG program. Mr. Brewer stated that this program was administered through the Florida Department of Economic Opportunity (DEO), the Florida Small Cities Community Development Block Grants (CDBG) program is for communities within the State of Florida that do not receive community development entitlement funding directly from the US Department of Housing and Urban Development (HUD). Mr. Brewer continued that St. Lucie County does not receive funding from HUD and is therefore eligible to participate in the State's Small Cities CDBG program. The purpose of the grant program is to eliminate slum and blight and to provide benefits to low-to-moderate income families.

2. The role of Angie Brewer and Associates, LC (ABA) in the CDBG application process.

Mr. Brewer stated that ABA has been engaged by the County to assist with the preparation of a CDBG application and to guide the County through the application process. This includes collecting required data for preparation of the grant application and agency site visit and coordinating with the funding agency regarding the proposed grant project.

3. Types of projects eligible for funding.

Mr. Brewer outlined the that Florida Small Cities CDBG Funds must be used for one of the following purposes:

1. To benefit low- and moderate-income persons;
2. To aid in the prevention or elimination of slums or blight; or
3. To meet other community development needs of recent origin having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and where other financial resources are not available to meet such needs.

Mr. Brewer continued that these funds may be used for housing rehabilitation, neighborhood revitalization, commercial revitalization, or economic development and include such improvement activities as acquisition of real property, loans to private-for-profit business, purchase of machinery and equipment, construction of infrastructure, rehabilitation of houses and commercial buildings, and energy conservation. For each activity that is proposed, at least 70% of the funds must benefit low- and moderate-income persons.

4. Previous CDBG Projects

Mr. Brewer stated that the County has successfully completed a number a CDBG projects which typically were housing related. Ms. Hance from St. Lucie County stated that the County is in the process of closing out their current grant which was used to assist 12 households. Eleven were listed in the application. Ms. Hance continued that the County has passed audit and monitoring requirements. The closeout package has been submitted and is under review.

5. Maximum Grant Funding

Mr. Brewer stated that based on the County's low- to moderate-income population, St. Lucie County qualifies for up to \$750,000 of CDBG grant funding from the State.

6. The role of the Citizen's Advisory Task Force (CATF)

Mr. Brewer stated that the CDBG program has a comprehensive public participation requirement. Part of which includes the CATF. He continued that the role of the CATF is to discuss the needs of the County and to make recommendations of potential uses for CDBG funding.

7. The Public Participation Process

Mr. Brewer stated that the citizens of the County will have two opportunities to discuss and provide input on the proposed CDBG application and project. The County will hold a public hearing on September 1, 2020 to inform citizens of the County's intent to apply for a CDBG grant and to solicit potential projects from the citizens for consideration. The public hearing was advertised in the Treasure Coast on August 20, 2020.

Mr. Brewer continued that a second public hearing will be advertised and held which summarizes the project to be included in the application. The summary will include a description of the proposed project, the activities to be included in the project, the amount

of grant funds that will be utilized for each activity. A draft of the application will also be available for citizens to review prior to this hearing. As with the first public hearing, the second public hearing will be advertised in the Treasure Coast.

Mr. Brewer discussed that this was a highly competitive program. Every community has a wide range of needs. He continued that projects need to be well defined and able to move forward at application time. Mr. Brewer asked the CATF for comments or projects for a potential application.

8. Discussion By the CATF

Mr. Brewer asked the CATF for comments or potential projects for an application.

Ms. Scott made a recommendation regarding the property on 25th Street, east of Juanita in Fort Pierce. Ms. Scott continued that this property is 6-7 acres and would be ideal for a multifamily development. She also mentioned that the property is in the opportunity zone.

Ms. Scott made a second recommendation to look at the property at the intersection of Avenue Q and Angle Road in Fort Pierce. She stated that this property included a dilapidated building that was across from Westwood High School. Ms. Scott continued that the whole street was blighted.

Mr. Brewer responded that an evaluation of the recommendations must be completed to determine if this program is a good fit. Mr. Brewer mentioned that multifamily projects typically have a participating party or developer that would work with the County as a sort of coop.

Mr. Brewer encouraged additional recommendations from the CATF for all types of projects whether or not CDBG could be used.

Ms. Scott also recommended funding for homeless services near Midway Road. She asked about potential funding for some sort of facility especially since the Salvation Army project did not continue. Mr. Brewer responded that this particular program does not support these activities. He went on to say that it may be possible to identify other funding for this type of project.

Mr. Hall asked about a waitlist for County housing assistance. Ms. Hance responded that eight people were on the list who were not funded from the last CDBG grant. She explained that the County does not keep an extensive list as it would require additional income verification once funding is available. Mr. Hall recommended that funds be used for current housing rehabilitation needs rather than start a new project. There was additional discussion between Mr. Hall and Ms. Hance regarding the need for housing assistance.

Mr. Hall asked for the deadline of the grant submission. Ms. Hance responded October 5th. Mr. Hall restated his recommendation that funding be used for current housing needs given the short timeframe to complete the application. He further recommended that the

CATF meet earlier in the process to discuss other wants and needs of the County for future funding.

Mr. Miller asked if it was the intent to request funding to build a multifamily complex instead of a grant to rebuild homes. Mr. Brewer responded that the better option for a multifamily project would be to have a participating party and use different types of funds. He continued that CDBG funds would be more appropriate for individual housing projects due to the income requirements. Income verifications must be performed with 100% of funding for low- to moderate-income families. Ms. Hance explained that it was unlikely that the County could complete a multifamily project within the grant period because of the many steps that go into this type of project.

9. Recommendation(s) of the CATF

Mr. Drummond made a motion to continue with the current housing rehabilitation program for this cycle's CDBG application. Mr. Hall seconded the motion. A vote of the CATF was taken. All members present voted AYE. The motion passed.

10. Other Issues

Mr. Hall asked for information in writing ahead of a meeting to review prior to any future meetings. Mr. Hall also asked to be updated regarding the status of the application and process. Ms. Hance mentioned that the 1st public hearing would be September 1st at the BOCC meeting.

Ms. Hance thanked everyone for their participation.

E

St. Lucie County
Florida Small Cities Community Development Block Grant
Housing Rehabilitation FFY 2019 Application for Funding

Part 9

Supporting Documentation

Appendix E

Leverage Documentation

RESOLUTION NO. 20-208

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA, REGARDING THE EXPENDITURE OF STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) FY 2019-2020 FUNDS ON COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ELIGIBLE ACTIVITIES AS LEVERAGE FOR THE FFY 2019 FLORIDA SMALL CITIES CDBG HOUSING REHABILITATION APPLICATION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of St. Lucie County (the “Board”) intends to file an application for FFY 2019 Florida Small Cities CDBG Housing Rehabilitation grant funding; and,

WHEREAS, providing leverage funds will increase the competitiveness FFY 2019 Florida Small Cities Community Development Block Grant (“CDBG”) Housing Rehabilitation application; and,

WHEREAS, State Housing Initiatives Partnership (SHIP) funds may be used as leverage for CDBG Housing Rehabilitation Applications;

WHEREAS, the Board wishes to assist in the scoring of the St. Lucie County’s FFY 2019 CDBG Housing Rehabilitation application to increase its competitiveness and expand the scope of that grant to benefit the low to moderate income residents of St. Lucie County.

NOW, THEREFORE, BE IT RESOLVED:

1. The Board does hereby intend to spend \$50,000 in State Housing Initiatives Partnership (SHIP) FY 2019/2020 funds as they may be expended on Community Development Block Grant (CDBG) eligible activities identified in the FFY 2019 CDBG Housing Rehabilitation application as local government leverage in accordance with the applicable rules and guidelines as set forth by the Florida Department of Economic Opportunity.

2. The Board does hereby intend to expend all local government leverage between the time of site visit and the time of administrative close-out for said application, in accordance with applicable rules and guidelines as set forth by the Florida Department of Economic Opportunity.

3. This resolution shall take effect immediately upon its adoption.

PASSED DULY ADOPTED on this 15th day of September, 2020.

**BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA**

By: *Cathy Townsend*
Chair

ATTEST:

[Signature]
Deputy



**APPROVED AS TO FORM AND
CORRECTNESS**

[Signature]
County Attorney

K

St. Lucie County
Florida Small Cities Community Development Block Grant
Housing Rehabilitation FFY 2019 Application for Funding

Part 9

Supporting Documentation

Appendix K

Housing Assistance Plan



ST. LUCIE COUNTY
Community Development Block Grant (CDBG)
Housing Assistance Plan (HAP)

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1. INTRODUCTION

This manual is a guide for operating the housing rehabilitation related aspects of the St. Lucie County Community Development Block Grant (CDBG) Program. The responsibilities of St. Lucie County, the homeowner, and construction contractor are specifically addressed in this manual. The major focus of this manual is on housing rehabilitation, and replacement of dwellings. Relocation of households is also covered to a limited extent. The Anti-displacement Policy should be consulted if displacement or permanent relocation becomes necessary.

The goal for the CDBG program is to rehabilitate substandard units located in St. Lucie County and to bring them up to a minimum acceptable living standard. This standard is the HUD Section 8 Minimum Housing Quality Standard and the Florida Building Code. This goal will be achieved through the use of CDBG funds to contract for the required rehabilitation construction. The rehabilitation units to be assisted shall be owner-occupied.

2. HOUSING REHABILITATION OBJECTIVES AND POLICIES

A. Objectives

The objectives of the St. Lucie County Housing Rehabilitation Program are:

1. To encourage the revitalization of very low to low-to-moderate income neighborhoods through a Housing Rehabilitation Deferred Payment Loan (DPL) Program.
2. To remove unhealthy or hazardous conditions in low-to-moderate income households.
3. To use Community Development Block Grant rehabilitation grant funds as a catalyst to encourage residents of low-to-moderate income neighborhoods to improve their community.
4. To preserve existing housing stock and to replace substandard housing.
5. To enable low-to-moderate income families to rehabilitate their homes by providing financial and technical assistance to those unable to obtain private financing.
6. To reduce utility costs and to improve the comfort of very low to low-to-moderate income families through weatherization aspects of rehabilitation.
7. To improve the property tax base in low-to-moderate income neighborhoods.
8. To increase employment and training opportunities for local residents and minority persons through the provision of funds for the rehabilitation of homes.
9. To make homes accessible to elderly/handicapped occupants as may be required by code, accessibility requirements, and as good judgment may dictate.
10. To minimize impact of program participation on recipients and to limit direct costs encountered because of program participation.

B. Rehabilitation Policies

It is the policy of the St. Lucie County Rehabilitation Program to:

1. Assure that the program is administered in strict conformance with the community development and rehabilitation rules and all applicable local, state and federal requirements (including equal opportunity, conflict of interest, etc.)
2. Treat all participating property owners, residents, and contractors fairly, with sensitivity and respect for their needs, and in accordance with program rules.

3. Provide all program participants any reasonable assistance necessary to carry out the objectives of the program, bearing in mind:
 - a) That property owners hold the primary responsibility for maintaining their property and personal finances;
 - b) That contractors are primarily responsible for the quality of their work and their obligations to suppliers, creditors, subcontractors, and employees; and
 - c) That any assistance provided must be authorized at the proper level.
4. Assure that no member of the Congress of the United States, the Citizen Advisory Task Force, or the St. Lucie County Board of County Commissioners shall share in proceeds or benefits of CDBG funded rehabilitation work.
5. Allow some flexibility in administering the program in order to meet the program's goals and objectives of rehabilitating each addressed dwelling to attain HUD Section 8 Minimum Housing Quality Standards and the Florida Building Code. The St. Lucie County Board of County Commissioners may waive program rules only when the result will be consistent with established goals and objectives and applicable federal, state, or local regulations.
6. Housing rehabilitation will be the first priority, with housing replacement units being addressed when program funds are available.
7. St. Lucie County will not convert LMI housing to non-LMI housing.

C. Identification of Units

Housing Rehabilitation will take place only on units approved by St. Lucie County and in accordance with grant requirements established by the State of Florida. Alternate units may be provided to replace any primary units that may become ineligible. St. Lucie County will solicit applications by advertising in publicly circulated publications and on its website. St. Lucie County will review applications received using the following selection criteria:

1. A former recipient cannot be assisted for 5 years and, in any event, will not be served again until all other eligible recipients have received assistance.
2. Number of persons in the family and the family income.
3. Type of construction (i.e., block, manufactured home, wood frame, etc.), state of deterioration of the residence, and estimated cost to rehabilitate as compared to 1) average residence cost calculated in the application and 2) the value of the residence after rehabilitation.
4. Location of the residence with reference to defined areas, i.e., floodplain, zoning, incompatible use, etc.
5. Compatibility (consistency) of the proposed residence rehabilitation with the local comprehensive plan and/or land development regulations.
6. Recipient current on payments to the local government and mortgage/lien holders.
7. Recipients' willingness to maintain reasonable standard of care and maintenance to protect and enhance the investment by meeting local nuisance, trash, and other environmental or health codes.
8. Recipient must have clear title to the property.
9. The applicant shall indicate on the application form whether to his/her knowledge the structure is older than 50 years old. If he/she answers yes or if other evidence suggests the structure is more than 50 years old, St. Lucie County must notify the State Bureau of Historic Preservation and receive written approval for the rehabilitation. Property appraiser, tax records, or other government agencies records will be researched to verify the age of the structure.

11. This program will not assist in the rehabilitation or replacement of rental housing structures.

D. Approval of Ranking, and Removal of Units from the Program

Housing staff shall review and rank the applications based on the criteria attached as Appendix A. The application process will have a noticed cutoff date for the receipt of applications. Applications received after that date shall be considered on a first come, first served basis after the primary list of applicants has been considered.

Housing staff may remove a housing unit from the program for a change in household income, approved selection criteria, or for not complying with the minimum qualification procedures. If it is determined that it is necessary to remove an applicant from the program, a certified letter will be sent to the applicant stating the reasons for the removal. The applicant will have the right to appeal the decision as identified in the Citizen Participation Plan.

3. CONFLICT OF INTEREST

Although addressed in other places in this Policy, adherence to rules and regulations on this matter is mandatory. All applicants that may have a business or familial relationship with a member of the St. Lucie County Board of County Commissioners (BOCC), Citizen Advisory Task Force (CATF) Committee, Community Services Department, or participating construction contractors must fully disclose this relationship on the Application and definitely before a construction contract is executed. Before an applicant with a potential or real conflict is given final approval for participation, St. Lucie County must notify the Department of Economic Opportunity (DEO) in writing. Prior to any rehabilitation, St. Lucie County must receive written notification of DEO's approval of the application, in accordance with 24 C.F.R. Section 570.489. If this process is not followed the local government and/or the applicant may be liable for returning the funds to the program.

4. HOUSING REHABILITATION FINANCING

The Housing Rehabilitation Program provides financing to homeowners in the form of 100% Deferred Payment Loans, the amount of which shall include the accepted bid amount.

A. Deferred Payment Loans (DPL)

Deferred Payment Loans are conditional grants, and are provided to homeowners who are unable or unlikely to obtain conventional financing due to their income limits. The Deferred Payment Loan (DPL) involves a security instrument (lien) requiring repayment of the loan only if the homeowner sells or transfers ownership of the rehabilitated home, ceases to use it as his/her primary residence within ten years of the date of the DPL, or fails to maintain reasonable required standards of care and maintenance. The County will agree to subordinate the loan in cases where the homeowner wishes to refinance the first loan for more favorable terms and the refinance does not result in cash received by the homeowner. During the ten-year period, the principal is "forgiven" or subtracted from the principal balance in equal yearly amounts, so that at the end of the tenth year of owner occupancy (by at least one of the recipients if owned jointly), the loan is fully amortized. There is no interest charged during the ten years.

In the event that the sole owner dies or both/all owners die within the ten-year loan period, repayment of the loan will not be required.

If repayment of a DPL becomes due, the prorated principal balance will be due in full within thirty (30) days of the sale/transfer of ownership or the owner's cessation of primary residence at the property. If the owner is unable to make such payment, the St. Lucie County BOCC may, at their discretion, allow repayment of the DPL over a term not to exceed ten (10) years, at a yield of not more than six percent (6%) interest per annum.

Homeowners whose household incomes do not exceed the HUD Section 8 low-to-moderate income limit will receive a Deferred Payment Loan for 100% of the cost of rehabilitation paid from CDBG funds.

The maximum DPL for an owner-occupied single family dwelling is \$100,000 unless approved by the St. Lucie BOCC.

If rehabilitation costs require more than \$100,000 and the owner is unable to finance the additional cost or the St. Lucie BOCC does not approve an increase for the maximum dollar amount allowable then the dwelling unit may be disqualified unless alternative funding is available. Grant application scoring indicates an average rehabilitation amount that is to be attained. Very high costs frequently adversely impact other units planned for rehabilitation. Therefore, the ability to maintain the necessary average must enter into the decision process.

As a general policy, a contingency amount of about 5% should be placed on reserve for change orders. Exceptions may be made to this rule if the owner provides a firm commitment to pay for all required changes exceeding the authorized loan limit or if the Administrator determines that the situation does not require a contingency fund.

5. SCOPE OF REHABILITATION ASSISTANCE

CDBG financing of housing rehabilitation is available for the following purposes:

1. Correcting local housing code (Florida Building Code) and Section 8 standard violations;
2. Providing cost effective energy conservation features;
3. Provide reasonable repairs and modifications to make the dwelling accessible to handicapped and elderly occupants as necessary and technically feasible; and
4. correcting health and/or safety violations that may be present, including replacement of dilapidated or malfunctioning stoves or refrigerators and interim controls or abatement of lead-based paint hazards;

New construction (adding a room or closing in a carport, etc.) is eligible for rehabilitation financing only to eliminate over-crowding or to provide bathroom or laundry hook ups. General property improvements are eligible for program funds when necessary to obtain an accurate level of utility, to decrease high maintenance costs, or the elimination of blight. Examples of eligible general property improvements include installation of cabinets and linen closets, functional changes in room layout, replacement of unapproved or damaged floor covering, and enclosure of a porch for use as a bathroom where the dwelling does not have adequate interior space.

Some general property improvements may be provided at the owner's expense. Other additional improvements, above those required to achieve minimum standards, are optional and at owner expense. The cost for any such improvements shall be borne totally by the owner who must deposit the funds with

the local government before the improvements begin if the improvements are to be a part of the rehabilitation contract.

General property improvements that are paid for by the property owner must be included in the Contract for Rehabilitation that is developed and administered by the Housing Rehabilitation Program. However, ineligible new construction must be contracted separately. The property owner must also deposit the necessary funds to cover the additional improvements into the local government's program account. This must be done prior to construction. Otherwise, the addition items will not be included in the construction. Furthermore, any construction not covered in the construction contract will be inspected by the local Building Inspector but will not be inspected by Housing staff.

All housing rehabilitation and new construction will incorporate "green" standards including, but not limited to:

- Any appliances replaced or installed shall be Energy Star;
- Any door and/or window replaced or installed shall be Energy Star;
- Any lighting fixture replaced or installed shall be Energy Star.

Weatherization shall be incorporated into all homes rehabilitated, including but not limited to weatherization of the attic, floor insulation, if appropriate, and sealing of all exterior walls. New construction is presumed to meet the minimum insulation and sealing requirements. Any replaced or new HVAC unit shall have a SEER rating of at least 16.

6. QUALIFICATIONS

A. General

In order for a homeowner to be eligible for rehabilitation assistance, the following criteria must be met:

1. Total Household income must not exceed the low-to-moderate limits set for the HUD Section 8 program at the time assistance is provided.
2. The owner must possess and provide clear title to the property. Although, it may be jointly owned, and the property may be mortgaged. Ownership through life estate, heir property, or other legal satisfactorily documented ownership is considered satisfactory for program participation. Providing proof of title is an owner responsibility and expense.
3. Property tax, mortgage payments, and utility bills must be current; and ownership must not be jeopardized by any other threat of foreclosure, default or clouded title.
4. The property must be fully insured for flood insurance if the home is in the 100-year flood plain. Flood insurance must remain in effect for the entire period of the Deferred Payment Loan Agreement. Any unit to be addressed with rehabilitation funds must be elevated to at least 1' above base flood elevation (or to local code) whichever is greater.
5. All applicants that may have a business or familial relationship with a member of the St. Lucie County BOCC, the CATF, Community Services Department, and participating construction contractors must fully disclose this relationship at the time of the application, at the point in time in which the conflict occurs, and definitely before a construction contract is executed.
6. If a boundary survey is required, the owner is responsible for providing necessary proof or documentation at the owner's expense.
7. Residents and owners of rental property are not eligible to participate in the program.

B. Household Income

The following rules are applicable in determining household income:

1. The gross income of all household members occupying the dwelling is included in calculating household income. However, wages earned by dependent minor children (under 18) are not included in total.
2. Rent or other household support contributed by non-household occupants of a dwelling is included in household income.
3. The owner's assets, with the exception of the home in which he/she resides and personal property such as an automobile, will be considered in determining eligibility. The actual annual income from the asset will be calculated as part of the total household income. Inclusion of such assets, if any, will be in strict accordance with 24 CFR 813.106 and any current modification thereof.

C. Case File Requirements

Each case file will document the completion of construction by containing the following information.

1. A statement from the contractor that all items on the initial work write-up as modified through change orders have been completed;
2. An acknowledgment that the housing unit meets the applicable local code and Section 8 Housing Quality Standards, signed and dated by the local building inspector or the local government's housing rehabilitation specialist;
3. A signed statement by the housing unit owner, or his or her representative, that the work has been completed based on the work write-up and change orders. Should all requirements be fulfilled and the homeowner or their representative refuse to acknowledge completion of the work, the housing unit case file shall be documented with a statement detailing the stated reason for said refusal;
4. This documentation shall be completed prior to the submission of the administrative closeout package and shall accompany the administrative closeout package when submitted to the Department.

7. STRUCTURAL REQUIREMENTS

A. General

In addition to owner eligibility requirements for participation in the Housing Rehabilitation Program, the dwelling must be:

1. Below Section 8 Minimum Housing Quality Standards; and
2. Feasible for rehabilitation.

In order for a house to be considered feasible for rehabilitation, proposed construction must:

- a) Correct all violations of the local housing code and Section 8 standards;
- b) Provide interim controls or abatement for lead-based paint hazards as required by HUD and EPA for structures constructed prior to 1978 that will be assisted by the program. All houses built prior to 1978 will be tested for lead based paint. If lead based paint is found, interim control procedures will be used for all houses rehabilitated at or below \$25,000. Houses above \$25,000 will be rehabilitated using abatement procedures. The occupants will be notified of the hazards of lead-based paint, the symptoms and treatment of lead poisoning, how to avoid poisoning, lead level screening requirements, and appropriate abatement procedures;
- c) Meet applicable local zoning requirements, as well as local, state, and federal housing code requirements for rehabilitation work;
- d) Not exceed the program costs noted in this plan;
- e) Be made reasonably accessible to handicapped/elderly occupants, when the unit is occupied by such; and
- f) substantial improvement of any residential building located within the 100 year flood plain shall have the lowest floor including basement elevated no lower than (1) foot above the base flood elevation (or per local code). Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate the unimpeded movements of flood waters shall be provided.

B. Cost Feasibility

As an additional means of guarding against program penalties for substantial reconstruction of a dwelling, the following cost limits are applicable to all rehabilitation areas. These limits are above the allowable CDBG financing limits and assume requirements for owner contributions or leveraging. The limits may be exceeded for rehabilitation costs when alternative funds are available for leveraging but must be specifically approved by the St. Lucie County BOCC as exceeding \$100,000 per single family detached house

8. PROCEDURES

A. Application and Inspection

Each property owner who applies for rehabilitation assistance is initially screened to determine whether he/she is eligible for a 100% Deferred Payment Loan. A preliminary inspection is then conducted to determine feasibility of rehabilitation.

If either the owner or the structure does not meet eligibility requirements for program participation, Housing staff will reject the application. A written rejection notification will be sent to the owner via certified mail and the local government designated representative within ten (10) days stating the reason for rejection.

If both the owner and the house appear to be eligible for program participation, the application/verification process continues. A work write-up with cost estimate is developed by Housing staff and approved by the property owner. The cost estimate for the job is considered confidential information until bid opening.

If special financing arrangements (such as the owner covering excessive costs or general property improvements) are required or anticipated, arrangements must be made prior to bidding to prevent

soliciting bids on a case that cannot be financed. When the case receives preliminary approvals, bids are solicited for the job.

B. Bidding

Bidding of potential cases is conducted by the County in accordance with St. Lucie County Purchasing Manual. No housing unit owner or occupant, or employee or immediate relative of the same, either personally or corporately, shall serve as a contractor or sub-contractor to be paid with CDBG funds for the rehabilitation of said building nor shall they be paid for their own labor with CDBG funds for the rehabilitation of said building.

Request for Contractor Qualifications will be advertised in local newspapers and through the County's Purchasing Department. Selected Contractors will be utilized for all CDBG housing rehabilitation projects. All selected contractors will be notified of available projects to submit bids.

Each contractor must attend a pre-bid conference held at the house to be rehabilitated. Failure to do so will result in automatic rejection of his/her bid(s) for the house(s). The County may waive this requirement.

Sealed bids will be opened at a public bid opening. Housing staff will generally recommend that the contract be awarded to the lowest responsive responsible bidder.

St. Lucie County reserves the right to reject any and all bids and to award in the best interest of the owner and St. Lucie County. No contractor will be allowed to have more than two (2) jobs under construction at one time without consent of the local government designated representative unless:

- 1) The anticipated date of commencement is after the scheduled and estimated date of completion of current jobs; or
- 2) The contractor has demonstrated, through past performance, his/her ability to satisfactorily complete multiple contracts in a timely manner thereby causing no impact on project and program completions.

This rule may be waived by the St. Lucie County BOCC if it is determined that there is an inadequate pool of qualified bidders, if the other bids are excessive, or if other extenuating circumstances arise.

C. Contracting and Rehabilitation

Housing staff presents each case to the St. Lucie County designated representative before the DPL and contact are signed. The DPL amount, contract amount, contractor, and owner eligibility are all approved by the designated representative.

The rehabilitation contract is executed between the homeowner and the contractor when the rehabilitation DPL is closed, with the three (3) day rescission period running simultaneously for both legal agreements. Rehabilitation Agreements (for DPL's) are executed by the designated representative authorized to act on behalf of the St. Lucie County Board of County Commissioners.

The DPL and the Notice of Commencement are recorded immediately. The program pays for recording of the Agreement. The filing of the Notice of Commencement shall be the responsibility of the Contractor.

The Notice to Proceed is issued to the contractor as soon as possible after the rescission period elapses. When temporary relocation of the occupants is required, the Notice to Proceed will be delayed until the house is vacated. The contract time of performance begins with issuance of the Notice to Proceed.

D. Inspections

Periodic inspections of the rehabilitation construction are performed by St. Lucie County throughout the contract period. These inspections are conducted to assure compliance with the contract standards for workmanship and materials, to detect any unauthorized deviations and to identify necessary changes to the contract work in its early stages.

Inspection and approval of completed work must be conducted by Housing staff and the rehabilitation Specialist prior to the contractor's receiving partial or final payment. The owner's acceptance of the work is also required before payment is received.

E. Change Orders

Any additions to, deletions from, or changes in the rehabilitation contract work, time, or price must be approved in a written change order before the additional work is started. The change order is executed by the owner and contractor and is approved by the Program Administrator and the designated representative. Change orders may be issued to correct code deficiencies or to obtain any other desired change in the work. CDBG funds can only be for change orders that correct code violations as documented by the local building official, a bonafide code violation report, or to meet Section 8 housing quality standards found after construction begins. Other changes will be at the owner's expense.

F. Payment

Contracts of \$10,000 or less will not be paid until the contractor has completed the job. Contracts in excess of \$10,000 allow a partial payment upon satisfactory completion of 20%, 20%, 20% and 20% of the work, with a retainage of 20% of the total contract amount paid upon acceptance by the Building Official, homeowner and the St. Lucie Housing Staff. This draw schedule may be adjusted at the discretion of the Housing Manager.

Construction Completion	Payment Schedule	Percentage of Funds Paid
20%	1	20%
40%	2	20%
60%	3	20%
80%	4	20%
100% *	5 (retainage)	20%

*After Certificate of Occupancy is issued and all punch list items are 100% completed.

Approval of a partial payment requires:

1. A determination by Housing staff and the designated representative that the claimed percentage of completion of the work has been satisfactorily completed. Payment will be issued

for the amount claimed depending on the physical progress as long as the contract funds remaining are sufficient to complete the work in the event of default by the contractor;

2. Approval of the work by the owner; and
3. An affidavit from the contractor stating that either:
 - (a) there are no claims for unpaid goods and/or services connected with the job and all laborers, suppliers and subcontractors have received just compensation for their goods and services up to the date of the request (as evidenced by full or partial waiver of lien from subcontractors); or
 - (b) A list of all unpaid parties and the amounts owed to each has been submitted with the request.

The final payment approval requires:

1. Acceptance of all work by the property owner, and Housing staff;
2. Submission of all manufacturers' and other warranties (i.e., appliances, roofing, extermination, contractor's warranty covering the entire job for one year, etc.);
3. Waivers of liens from all subcontractors, all parties who were not paid when the contractor received partial payment, and from any other party supplying notice;
4. A certificate of occupancy or final approval from the Building Inspector to show compliance of the rehabilitation work with the locally adopted building (and other applicable) code requirements;
5. Completion of all punch list items; and
6. An affidavit from the contractor stating that all bills have been paid and there are no claims for subcontracted jobs or materials, or any outstanding Notice to Owner.

If the owner refuses to authorize payment due to a dispute with the contractor, the Program Administrator may recommend disbursement without the owner's approval if the claim is shown to be without merit or inconsistent with policies and the goal of the program. Such disbursement shall be issued only after the Program Administrator has reviewed the facts and circumstances involved in the dispute and has determined that the owner's refusal to issue payment is without just cause. An appeal of the local determination/decision made by the St. Lucie County BOCC should be filed with the Department of Economic Opportunity, as set forth in the St. Lucie County policies and procedures. Sufficient documentation to this effect shall be placed in the case file.

G. Disputes and Contract Termination

Disputes, the owner's right to stop work, and termination of the contract by the owner or contractor shall be as authorized in the Contract for Rehabilitation.

H. Follow-Up

After completion of the contract, it is the owner's responsibility to notify the contractor in writing of any defect in the work or material. The owner is also requested to notify the Housing Rehabilitation Specialist or the Program Administrator of any complaints to the contractor so assistance in follow-up can be provided. If the contractor does not respond to the owner's written complaint within a reasonable time frame and in a satisfactory manner, the Administrator will verify the complaint. If the Program Administrator judges the complaint to be valid, he/she will send written request for warranty service to the contractor and a copy to the designated representative. The contractor will then take action as monitored by the owner and the Housing Rehabilitation Specialist. Upon receiving notice from the owner that the complaint has been satisfied, the Housing Rehabilitation Specialist will inspect the work and

make such note in the case file. Failure to resolve complaints shall be justification for removing a contractor from participation with the program.

9. CLEARANCE/PERMANENT RELOCATION/DEMOLITION RELOCATION

A. General

Permanent Relocation and/or Demolition Relocation are synonymous terms used in the rehabilitation program when a home is unsound and not suitable for rehabilitation based on the structural integrity criteria. Homeowner eligibility requirements are the same as for rehabilitation. Further policies are included in the local Anti-displacement and Relocation Policy.

B. Clearance

Requirements are identified by the Housing Rehabilitation Specialist and are included in the replacement unit bid package. In this way, the same contractor is responsible for site cleanup and preparation as for provision of the replacement unit. Disposal of debris and associated activities are also included if this method is utilized. When demolition or clearance is conducted separately, bid packages are prepared with procedures following those identified for rehabilitation in this manual.

C. Permanent Relocation/Demolition Relocation

This activity involves replacement of an eligible owner occupied unit that is beyond economic repair. The St. Lucie County BOCC will decide with the Housing Rehabilitation Specialist on a case-by-case basis whether to utilize a slab "site built" replacement unit, a prefabricated unit, or a modular home. Decision items will include budget, zoning, replacement requirements, cost estimates, and a number of other items that may vary case-by-case.

Once the decision is made, the Housing Rehabilitation Specialist prepares bid specifications based on owner input from review of available plans from the contractors. Bidding contracting and inspections then proceed as in the rehabilitation process.

D. Differences

1. No partial payment is provided for modular replacement units, as the time frame to complete the transaction is relatively brief. The contractor is paid in full upon satisfactory completion of work and providing of warranties. Partial payments are utilized for site built homes along the same lines as for rehabilitation work.
2. Program disbursements are made from the local CDBG operating account. As a result, attention must be paid to the ordering and receipt of funds, to ensure that disbursements are made in a timely manner and that the federal three-day rule is not violated.
3. Cost feasibility limits are based on number of bedrooms to be provided for site built homes. These limits that may not be exceeded without approval from the St. Lucie County Board of County Commissioners are:
 - (a) Four or more bedrooms - \$155,000
 - (b) Three bedrooms - \$145,000
 - (c) Two bedrooms - \$135,000

In the case of replacement of existing mobile/manufactured homes, the limit will be based upon the acceptable bid price of a replacement home of comparable size. If the existing home is inadequately sized, the replacement home will be sized to include the appropriate bedrooms needed to meet Section 8 and/or local housing code requirements for occupancy. In no case will the total assistance be greater than those limits listed above.

Necessary site improvements, including water supply, sewage disposal, and clearance, will also be provided along with the actual dwelling replacement.

Budgetary and scoring constraints, as well as priorities for assisting other households, may dictate that some homeowners will be offered less than the maximum amounts shown hereto, even if their demolition and replacement housing costs are above the offered amount. In these cases, homeowners must provide non-CDBG funds from other sources, or they may decline the offer and withdraw from the program. If the offer is declined, no CDBG funded demolition will occur.

10. CONTRACTOR LISTING

The Housing Rehabilitation Program will establish and maintain a current listing of eligible contractors for bidding on all phases of the program. Only those contractors who are so listed will be considered for work on this program. Establishment of this list will include maximum effort to utilize local and minority contractors.

A. Recruiting

Contractors residing or maintaining offices in the local area will be recruited through public notice to all such contractors, as part of the local government's compliance with Federal Section 3 requirements. This special effort will be based upon the list of contractors licensed in the jurisdiction including residential, building and general contractors. Letters sent to contractors, or advertisements placed soliciting them, will be placed in the appropriate program file.

The contractor listing will include all local contractors who apply and are determined eligible based upon program qualification standards.

If the pool of local contractors is inadequate to provide a sufficient pool of contractors willing and qualified to perform the rehabilitation work at prices that are considered reasonable and comparable to the prepared estimate, other contractors will be solicited. Maintenance of a pool of competitive, qualified, and capable contractors is essential to program completion.

The existing purchasing policy of St. Lucie County will be used to determine eligibility of the contractors.

B. Contractor Eligibility

In order to participate in the Housing Rehabilitation Program, a contractor must be certified as eligible by the Administrator of Housing Rehabilitation.

Basic contractor qualifications include:

1. Currently licensed by the State of Florida Department of Business and Professional Regulation.
2. A satisfactory record regarding complaints filed against the contractor at the state, federal or local level;
3. Insurance meeting Type "A" requirements as established by the St. Lucie County Risk Management division including: Contractor's Public Liability Insurance in an amount not less than \$1,000,000 aggregate coverage. A certificate evidencing Worker's Compensation insurance in statutory limits in accordance with Florida law. A certificate evidencing Auto Insurance including bodily injury in an amount not less than \$1,000,000 per accident and in the aggregate. A certificate evidencing General Liability insurance covering bodily injury, including death and property damage, in an amount not less than \$1,000,000 combined single limit per occurrence. Copies of certificates shall be provided to the County. The Contractor shall provide the County with a certificate of insurance from the insurer guaranteeing ten (10) day notice to the Housing Rehabilitation Program before discontinuing coverage.
4. A satisfactory credit record, including:
 - (a) References from two (2) suppliers who have done business with the contractor involving credit purchases; and
 - (b) References from three (3) subcontractors who have subcontracted with the contractor; and
 - (c) The ability to finance rehabilitation contract work so all bills are paid before requesting final payment;
4. Satisfactory references from at least three (3) parties for whom the contractor has done construction;
5. Absence from any list of debarred contractors issued by the Federal or State DOL, HUD or DEO.

The Housing Rehabilitation Specialist will assure that current and past performance of the contractor are satisfactory based upon readily available information and reserves the right to check any reliable source in establishing such determination.

The Housing Rehabilitation Specialist will explain the contractor's obligations under Federal Equal Opportunity regulations and other contractual obligations at the pre-bid conference. Program procedures, such as bidding and payment, are also explained to the contractor.

C. Disqualification

Contractors may be prohibited or removed from program participation for:

1. Poor workmanship or use of inferior materials;
2. evidence of bidding irregularities such as low balling, bid rigging, collusion, kickbacks, and any other unethical practice;
3. Failure to abide by the work write-up, failure to complete work write-up (and bid) accomplishments, and any attempts to avoid specific tasks in attempts to reduce costs;
4. Failure to pay creditors, suppliers, laborers or subcontractors promptly and completely and by falsely submitting Lien waivers for to unpaid parties.
5. Disregarding contractual obligations or program procedures;
6. Loss of license(s), insurance or bonding;

7. Lack of reasonable cooperation with owners, rehabilitation staff or the others involved in the work;
8. Abandonment of a job;
9. Failure to complete work in a timely manner;
10. Inability or failure to direct the work in a competent and independent manner;
11. Failure to honor warranties;
12. Ineligibility to enter into federally or state assisted contracts as determined by the U.S. Secretary of Labor, HUD or DEO;
13. Other just cause that would expose the Program or owner to unacceptable risk;
14. Failure to respond to consecutive requests for bids; or at the contractor's request.

11. RELOCATION/DISPLACEMENT

The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 does not apply to displacement under the St. Lucie County Community Development Program since St. Lucie County does not acquire the vacated (demolished or rehabilitated) property and residents participate voluntarily. Therefore, relocation services will be provided in the St. Lucie County Anti-Displacement and Relocation Policy which covers specific situations in great detail.

Household/property owners previously approved for proposed housing assistance may voluntarily withdraw their application for assistance, which must be confirmed in writing. If the Administrator determines the applicant to be ineligible for assistance, the Administrator shall send written notification to the applicant, stating that the application has been rejected and the reason for the rejection.

12. APPEALS/COMPLAINTS

The Housing Rehabilitation Specialist, the designated representative and the Program Administrator are authorized by St. Lucie County to make all determinations of eligibility for assistance and level of assistance, scheduling of rehabilitation, demolition and relocation, and contract management. Citizens and/or contractors should issue complaints to the Housing Rehabilitation Specialist or the Program Administrator. For a complaint to be considered valid, it must be issued in writing within a period of 45 days of its occurrence. Responses also should be issued in writing. St. Lucie County shall notify DEO upon receipt of the original complaint.

If the complainant is not satisfied with the Program Administrator's response, the issue must be presented in writing to the County Manager or his designee in accordance with the Complaint Procedures set forth in St. Lucie County's CDBG Complaint and Grievance Procedures. If the complaint cannot be resolved by the County Manager or his designee, he or his designee will notify the Chair of the Community Advisory Task Force who will make a recommendation to the County Manager's office within 10 days. Any appeals will be made according to the St. Lucie County CDBG Complaint and Grievance Procedures. Further appeals, if necessary, must be addressed to the Florida Department of Economic Opportunity.

13. PROGRAM INCOME

No program income is planned to result from this program. Deferred Payment Loans will be monitored by the Housing Rehabilitation Specialist during the CDBG period of agreement. After the expiration of the agreement between St. Lucie County and the State, the monitoring will be performed by the designated representative.

If repayment of a DPL or program income is received during the CDBG agreement period, it will be used for additional rehabilitation as authorized by the Department of Economic Opportunity. Program income or DPL payment received subsequent to closeout will be returned to the Department of Economic Opportunity unless the state's program income regulations are changed.

14. PROPERTY ACQUISITION POLICY

A. Voluntary

St. Lucie County may purchase property with Community Development Block Grant funds for use in the Community Development Program. While most property acquisition must follow the procedures outlined in the Uniform Relocation and Real Property Acquisition Act, residential property to be used for relocation purposes shall be purchased on a voluntary basis.

The County shall determine the property features needed and the budget available for the purchase defined in the contract agreement. A request for proposals will then be published in a local newspaper. The request will state the specifications and budget and indicate that the purchase is voluntary.

No displacement of renters may occur as a result of the program. Owners will not receive any relocation assistance, so owner-occupants must waive the Uniform Act Rights.

A voluntary acquisition occurs when real property is acquired from an owner who has submitted a proposal to the recipient for purchase of their property in response to a public invitation or solicitation of offers. The St. Lucie County BOCC is committed to this mode of acquisition to the maximum practicable extent.

Voluntary acquisition shall be permitted only if the property being acquired is not site specific and at least two properties in the community meet the criteria established by the local government for usage, location, and/or interest to be acquired. The St. Lucie County BOCC, prior to publication of a public notice or attendance of any local government representative at a property auction, must approve all voluntary acquisitions in principle.

A public notice must be published inviting offers from property owners. This notice must:

1. Accurately describe the type, size and approximate location of the property it wishes to acquire;
2. Describe the purpose of the purchase;
3. Specify all terms and conditions of sale, including maximum price;
4. Indicate whether or not an owner-occupant must waive relocation benefits as a condition of sale;
5. Announce a time and place for offers to be accepted; and
6. Announce that local powers of condemnation shall not be invoked to acquire any property offered for which a mutually agreed to sale price cannot be reached.

Property may also be acquired at auction. The Uniform Relocation Act does not apply to voluntary acquisitions.

In each voluntary acquisition, a public solicitation shall occur. Offers shall be sealed and opened at the same time, in the same place, by a responsible official. Records of offers shall be kept. Appraisals are not required for purchases less than \$2,500 if a mutually agreed to sales price can be reached. Clear title must be present in every transaction. The St. Lucie County BOCC must decide at the time of approving

the acquisition whether or not appraisals and review appraisals will be necessary and what the maximum permissible sales price will be. The decision to acquire will rest with the St. Lucie County BOCC which can reject or accept any and all offers. Written records shall be maintained documenting decisions and rationale for selected courses of action.

B. Non-Voluntary Acquisition Plan

Acquisition of property (including easements and right-of-way) using federal funds shall occur in accordance with the Uniform Relocation Act of 1970 (as amended) and with any State and Federal regulations that may apply.

Fundamental steps that occur in each purchase may vary case by case. However, in general terms, the following should take place: (1) source of funds and authority to acquire confirmed, (2) property/site identified and suitable, (3) legal description/survey/preliminary title search performed (services procured as necessary), (4) notice of intent to acquire sent owner, (5) appraisal and review appraisal services solicited and appraiser retained, (6) appraisal received and sent for review, (7) title companies solicited and retained after review received (title insurance amount and necessity determined in advance), (8) offer to purchase and notice of just compensation sent owner, (9) owner contacted by attorney or other representative and contract formalized, (10) settlement costs calculated and closing date set, (11) closing conducted with funds changing hands and, (12) records of proceedings retained.

The Uniform Relocation Act requires certain specific procedures such as some letters being sent certified. The CDBG Implementation manual provides a checklist that may be utilized in following each transaction to successful conclusion. In no case will CDBG funds be utilized which would create involuntary displacement. See St. Lucie County separate policy on this subject.

C. Timing/Planning

Properties necessary for easements or acquisition shall be identified as early in the planning stage as is practicable. Every attempt shall be made to effect a design that is not wholly site dependent, that is, where two or more sites are suitable for the project. It is recognized this may not always be possible. However, a policy of minimizing single site alternatives is emphasized.

In general terms, the voluntary acquisition process shall be utilized to identify possible sites early in the project. Sites shall be evaluated for suitability prior to the final design phase to the maximum practicable extent. As soon as alternative sites are identified and evaluated, applicable acquisition procedures should commence.

Projects shall not normally be sent out for bids unless properties to be acquired or utilized for easements have been formally acquired or a commitment exists which is sufficiently firm and binding to be considered safe for the project to proceed with startup. The St. Lucie County BOCC shall make the determination as to whether or not bidding, award and start up may proceed to closing on the property.

In those cases where need for easements and/or acquisition is not identified until after the project is underway, procedures shall be expedited to the maximum practicable extent and utilization of funds, the value of which would be unrecoverable if the transaction did not occur.

15. ADMINISTRATIVE CLOSEOUT

A. Beneficiary Data Collection

The following data will be provided by housing unit and summarized by activity as part of the administrative closeout for each activity providing direct benefit (i.e., housing rehabilitation, temporary relocation, hookup, etc.):

- Address of each housing unit rehabilitated with CDBG funds, the date the construction was completed on the housing unit, and the amount of CDBG funds spent on that housing unit;
- Whether the household includes handicapped persons or family members;
- The LMI, LI, or VLI status of the household;
- The gender of the head of household; and
- The racial demographics of the head of household by number (White, African America, Asian, American Indian or Alaskan Native, Native Hawaiian/Pacific Islander, American Indian/Alaskan Native and African American, Asian and White, African America/Alaskan Native and White, African American and White, and Other Multi-Racial.)

APPENDIX A

Applicants will be ranked giving first priority to households qualifying as Special Needs households. These applicants will further be ranked with priority given to very-low income, then low, then moderate. After serving enough Special Needs households to meet set-asides, all applicants deemed eligible will be considered equally with priority given to very-low, then low, then moderate income groups.

Ranking Priority:

1. Special Needs Households

- a. Very low
- b. Low
- c. Moderate

2. After Special Needs Set-asides

- a. Very Low
- b. Low
- c. Moderate

RESOLUTION NO. 19-067

**A RESOLUTION AMENDING THE ST. LUCIE COUNTY
HOUSING ASSISTANCE PLAN FOR THE
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

WHEREAS, on October 2, 2012, St. Lucie County adopted the St. Lucie County Community Development Block Grant (CDBG) Local Housing Assistance Plan; and,

WHEREAS, it is the intent of the County, to the greatest extent feasible, to provide as much flexibility as possible in the administration of the CDBG Housing Program so that improvements to the housing standards for the very low and low-to-moderate income residents of the County may be achieved through the use of CDBG and other County Housing programs; and,

WHEREAS, the County has determined that certain amendments to the St. Lucie County CDBG Local Housing Assistance Plan will better serve the residents of the County in meeting the goals of the CDBG Housing Program; and,

WHEREAS, the County has discussed the amendments with the Florida Department of Economic Opportunity to ensure that the language changes comply with the CDBG Housing Program.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners, St. Lucie County, Florida, as follows:

- A. Amendment V to the St. Lucie County CDBG Local Housing Assistance Plan for the CDBG Program, a copy of which is attached hereto and incorporated herein as Exhibit "A", is hereby adopted.
- B. The County Administrator and/or designee is hereby directed to coordinate the implementation of said amendments.

This resolution shall become effective immediately upon adoption.

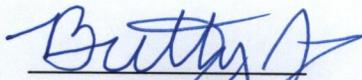
After motion and second, the vote on this resolution was as follows:

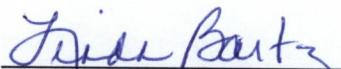
Chair Linda Bartz	AYE
Vice Chair Cathy Townsend	AYE
Commissioner Chris Dzadovsky	AYE
Commissioner Sean Mitchell	AYE
Commissioner Frannie Hutchinson	AYE

PASSED AND DULY ADOPTED this 16TH day of April, 2019.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA


DEPUTY CLERK

BY: 
CHAIR



APPROVED AS TO FORM AND
CORRECTNESS:


COUNTY ATTORNEY

Ron DeSantis
GOVERNOR



Ken Lawson
EXECUTIVE DIRECTOR

March 25, 2019

The Honorable Christopher Dzadovsky
Chairman, St. Lucie County Board of County Commissioners
2300 Virginia Avenue
Fort Pierce, Florida 34982

Re: Housing Assistance Plan Update Acceptance Letter
Small Cities Community Development Block Grant (CDBG) Program
Contract Number: 18DB-OM-10-66-01-H01

Dear Chairman Dzadovsky:

The Department of Economic Opportunity (DEO) has conducted a review of the updated Housing Assistance Plan (HAP), adopted by the County on February 15, 2019, and submitted to DEO for review and acceptance on March 25, 2019. The review indicates that the HAP appears to comply with program requirements and is accepted.

Please be aware that DEO's acceptance of the HAP does not relieve your jurisdiction of its obligation to administer the grant according to federal and state administrative rules and regulations, and sound management practices.

Please contact Ronondo Parker at Ronondo.Parker@deo.myflorida.com or call (850) 717-8409 if there are any questions related to this letter.

Sincerely,

A handwritten signature in cursive script that reads "Sherri Martin".

Sherri Martin, Bureau Chief
Bureau of Small Cities and Rural Communities

SM/rp

cc: Mr. Howard Tipton, County Administrator, St. Lucie County
✓ Ms. Diana Wesloski, Housing Manager, St. Lucie County

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.FloridaJobs.org
www.twitter.com/FLDEO | www.facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

**St. Lucie County
Florida Small Cities Community Development Block Grant
Housing Rehabilitation FFY 2019 Application for Funding**

Part 9

Supporting Documentation

Appendix Q

**Local Government Minority Contracting and
Fair Housing Score Documentation**

St. Lucie County
Florida Small Cities Community Development Block Grant
Housing Rehabilitation FFY 2019 Application for Funding

Part 9

Supporting Documentation

Appendix Q

**Local Government Minority Contracting and
Fair Housing Score Documentation**

Local Government Minority Contracting

1. St. Lucie County/H2307				2.10/1/2019 through 4/1/2020									
Grant/Project Number 7a.	Amount of Contract or Subcontract 7b.	Type of Trade Code (See below) 7c.	Contractor or Subcontractor Business Racial/Ethnic (See below) 7d.	Woman Owned Business (Yes or No) 7e.	Prime Contractor Identification (ID) Number 7f.	Prime Contractor Section 3 Status 7g.	Subcontractor Identification (ID) Number 7h.	Subcontractor Section 3 Status 7g.	Contractor/Subcontractor Name and Address 7j.				
									Name	Street	City	State	Zip
15DB-OJ-10-66-01-H 01	\$349,097	1	2	No	26-1190267	No			Black Street Enterprises	535 NW Mercantile Place, Unit 107	Port Saint Lucie	FL	34986
15DB-OJ-10-66-01-H 01	\$196,165.00	1	4	No	46-1976266	No			Gentile Corp	3160 Turtle Cove	West Palm Beach	FL	33411
15DB-OJ-10-66-01-H 01	\$110,530.00	1	4	Yes	20-8955993	No			De La Hoz Builder's	258 Del Monte Rd	Sebastian	FL	32958
15DB-OJ-10-66-01-H 01	\$179,353.73	1	4	Yes	43-1996632	No			Construction Management of Florida	2655 49th Street Suite 1	Vero Beach	FL	32967
15DB-OJ-10-66-01-H 01	\$32,035.00	1	None	Yes	83-3032740	No			KIB Construction Corp	1232 SW ABACUS AVE	Port Saint Lucie	FL	34953
15DB-OJ-10-66-01-H 01	\$43,450.00	1	1	No	32-0149939	No			Georgiton Construction Inc.	1115 Granada Street	Fort Pierce	FL	34949

7c. CPD Type of Trade Code
1 = New Construction
2 = Education/Training
3 = Other (professional etc.)

7d: Racial/Ethnic Codes:
1 = White Americans
2 = Black Americans
3 = Native Americans
4 = Hispanic Americans
5 = Asian/Pacific Americans
6 = Hasidic Jews

**St. Lucie County
Florida Small Cities Community Development Block Grant
Housing Rehabilitation FFY 2019 Application for Funding**

Part 9

Supporting Documentation

Appendix Q

**Local Government Minority Contracting and
Fair Housing Score Documentation**

Fair Housing Workshop Notice
Fair Housing Workshop Attendees
Fair Housing Workshop Presentation
St. Lucie County Fair Housing Ordinance

Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

St Lucie News Tribune

1801 U.S. 1, Vero Beach, FL 32960

AFFIDAVIT OF PUBLICATION

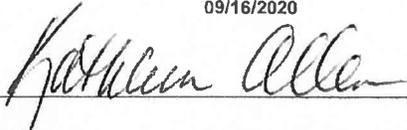
ST LUCIE COUNTY HOUSING
437 N 7TH ST

FORT PIERCE, FL 34950-2971

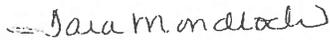
STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he/she is a legal clerk of the St Lucie News Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St Lucie News Tribune in the following issues below. Affiant further says that the said St Lucie News Tribune is a newspaper published in Fort Pierce in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St Lucie News Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

09/16/2020



Subscribed and sworn to before on September 24, 2020:



Notary, State of WI, County of Brown

IARA MONDLOCH
Notary Public
State of Wisconsin

My commission expires August 6, 2021

Publication Cost: \$82.08
Ad No: 0004372143
Customer No: 1313435
PO #: notice

of Affidavits: 1

ST. LUCIE COUNTY FAIR HOUSING WORKSHOP PUBLIC NOTICE

St. Lucie County adopted a Fair Housing Ordinance pursuant to Community Development Block Grant requirements. The purpose of the Ordinance is to prohibit discrimination on the basis of race, color, national origin, sex, handicap, familial status, or religion.

The County has scheduled a webinar designed for the real estate, insurance and banking professionals as well as property owners and the general public for Monday, September 28, 2020 at 4:00 PM. To register for the webinar, go to: <https://attendee.gotowebinar.com/register/6719762479713095947>.

The webinar will be used to review the contents of the Ordinance and the commitments made by the County to make all aware of the intent and meaning of the St. Lucie County Fair Housing Ordinance.

St. Lucie County does not discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin or against any other protected class. In addition, any reasonable accommodations required by the public may be arranged by contacting the Human Resources Department at 772-462-1546 or HumanResources@stlucieco.org or T.D.D. (772) 462-1428.

Pub Sep 16, 2020
TCN4372143

St. Lucie County Fair Housing Workshop

Webinar ID

423-611-523

Actual Start Date/Time

09/28/2020 03:56 PM EDT

Attendees

Last Name	First Name	Email Address
Biggers	Debra	BiggersD@stlucieco.org
Brandon-barajas	Tina	brandon-barajas@stlucieco.org
Diamond	Nanette	diamondn@stlucieco.org
Diamond	Ty	tydiamond@keyes.com
Dispigno	Maria	organizew@aim.com
LaCross	Kristin	sfm@angiebrewer.com
McDonald	Gregory	mcdonaldgr@stlucieco.org
Simon	Megan	simonm@stlucieco.org
Sullivan	Daniel	dannysullivan314@gmail.com
Sullivan	Daniel	sullivanda@stlucieco.org
Vohar	Tanya	vohart@stlucieco.org
Zastera	Nanette	nanettezastera@gmail.com



St. Lucie County Fair Housing Workshop

September 28, 2020

1



What we'll cover during this workshop:

- What do we mean when we say "fair housing"?
- What federal laws cover fair housing?
- Who is protected by the Fair Housing Act?
- What does the Fair Housing Act protect against?
- Other Prohibited Practices
- What housing is covered by the Fair Housing Act?
- What housing is covered by the Civil Rights Act of 1866?

2



What do we mean when we say, "fair housing"?

"Fair housing" refers to practices that comply with the federal Fair Housing Act, originally passed in 1968, and similar state and local laws. The Fair Housing Act as amended prohibits discrimination in housing and related transactions on the basis of race, color, national origin, sex/gender, religion, disability and familial status (the presence or anticipated presence of children under 18 in a home). The Act covers a number of various housing-related transactions, including but not limited to rentals, home sales, mortgage lending, homeowner's insurance, home improvement and zoning.

Not all "unfair" practices by a landlord or someone else involved in a housing-related transaction with a consumer are covered by the Fair Housing Act. For example, a landlord who fails to make repairs or otherwise live up to his obligations under a lease, or a real estate agent who commits a violation of state rules of agent ethics, may be acting "unfairly," but he is not in violation of the Fair Housing Act unless his actions (or failure to act) is discriminatory on one of the seven bases listed above (state and local fair housing laws may add further protected bases).

Your housing rights are protected under federal law, and may be further covered by state and local laws and regulations. Because the laws for every state and community vary, this document focuses only on the federal law, which applies to everyone in the United States. For information on fair housing laws and regulations in your area, contact your local human rights or fair housing advocacy organization. For help locating resources in your area, try the agency finder.

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What federal laws cover fair housing?

Title VIII of the Civil Rights Act of 1968, as amended in 1988 (42 U.S.C. §3601et seq.), also known as the Fair Housing Act and the Civil Rights Act of 1866 (Title 42 of the United States Code sections 1981 and 1982) prohibit discrimination in a wide array of real estate practices, including housing sale and rental, provision of homeowner's insurance and mortgage lending.

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Who is protected by the Fair Housing Act?

The Fair Housing Act identifies seven classes protected by the law: race, color, national origin, religion, sex/gender, familial status, and disability. State and local laws often extend these protected classes to include such characteristics as sexual preference, age, and even student status. Check with your local fair housing or human rights advocacy organization to find out what classes are locally protected in your area.

Some notes on protected classes:

Sexual discrimination includes sexual harassment. Sexual harassment is defined as deliberate or repeated unsolicited verbal comments, gestures, or physical contact that creates an offensive environment, or when sexual favors are sought in return for housing.

With regard to familial status, families are defined as at least one child under the age of eighteen living with at least one parent or appointed guardian. It also includes pregnant women and those in the adoption process.

The Fair Housing Act defines "handicap" (or disability) as:

1. a physical or mental impairment which substantially limits one or more of such person's major life activities,
2. a record of having such an impairment, or
3. being regarded as having such an impairment, but this does not include current, illegal use of or addiction to a controlled substance.

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What does the Fair Housing Act protect against?

The Fair Housing Act states a number of illegal practices, including:

- 3604 (a) Refusals to sell or rent
"To refuse to sell or rent after making a bona fide offer, or to refuse to negotiate for the sale or rental of, or otherwise make unavailable or deny a dwelling to any person because of.." membership on a protected class.
- 3604 (b) Discrimination in terms, conditions or privileges of sale
"To discriminate against any person in the terms, conditions, or privileges of sale or rental of a dwelling, or in the provision of services or facilities in connection therewith, because of.." membership in a protected class.

This type of discrimination is more subtle than outright refusal to rent or sell. For instance, an apartment manager might require a higher security deposit from families with children than those without, or demand an extraordinarily high application fee from minority applicants. Such different treatment is every bit as illegal as a more blatant out right refusal to rent or sell.

- 3604(c) Advertising
"To make, print, publish, or cause any notice, statement, or advertisement to be made, printed, or published with respect to the sale or rental of a dwelling that indicates any preference, limitation, or discrimination based on.." membership in a protected class.

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What does the Fair Housing Act protect against?

- 3604(d) Denying availability

“To represent to any person because of...” membership in a protected class “..that any dwelling is not available for inspection, sale, or rental when such dwelling is in fact so available.”

A real estate agent, apartment manager, etc. may not falsely claim a lack of available properties or units to prospective tenants based on their membership in a protected class.

- 3604(e) Blockbusting and Steering

“For profit, to induce or attempt to induce any person to sell or rent any dwelling by representations regarding the entry or prospective entry into the neighborhood of a person or persons of a particular...” protected class.

Blockbusting is an effort to induce panic in a neighborhood by telling white homeowners that other white homeowners are leaving the area and that minorities are moving in, with the goal of getting white homeowners to sell their homes at unusually low prices.

Steering is a practice whereby a real estate agent makes a practice of showing white clients homes in predominantly white neighborhoods and minority client’s homes in predominantly non-white neighborhoods.

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What does the Fair Housing Act protect against?

- 3604(f) Failure to make reasonable accommodation

Refusal to make ‘reasonable accommodation’ to the premises of a dwelling, or the rules, policies, practices or services of a dwelling if such modifications are necessary to afford a person with a disability equal opportunity to use and enjoy the dwelling. What constitutes a reasonable accommodation is an involved issue covered in detail in the Fair Housing and Disability FAQ.

- 3605 Lending discrimination and ‘redlining’

Discrimination in making loans for the purpose of real-estate transactions is illegal. ‘Real-estate transactions’ includes purchasing, construction, improving, repairing or maintaining a dwelling.

Redlining is a term derived from the practice of loan officers who would evaluate home mortgage applications by relying on a residential map where integrated and minority neighborhoods were marked off in red as poor risk areas. It is the practice of denying loan applications based on the neighborhood of the home in question. For more information on redlining, please read Sara Pratt’s *The History of Insurance Redlining*.

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Other Prohibited Practices

While the above-mentioned practices are specifically prohibited by the Fair Housing Act, it is important to note that the broad language of section 3604(a): "...or otherwise make unavailable or deny a dwelling to any person because of ..[membership in a protected class]" provides consumers with blanket-implied protection against all other discriminatory practices.

An excellent example is insurance discrimination. While insurance discrimination is not specifically covered in the act, redlining by insurers is a significant barrier to equal opportunity in housing. Many lawsuits have been filed against insurance agencies based on the provisions of the Act.

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What housing is covered by the Fair Housing Act?

Section 3603 outlines the housing covered by the Fair Housing Act. It defines a dwelling as:

(b) "Dwelling" means any building, structure, or portion thereof, which is occupied as, or designed or intended for occupancy as, a residence by one or more families, and any vacant land that is offered for sale or lease for the construction of location thereon of any such building, structure, or portion thereof.

This definition applies to both publicly and privately owned dwellings. Section 3603 specifies four circumstances in which a dwelling is exempt from the Fair Housing Act:

1. Any single-family house sold or rented by an owner with the following conditions:
 - The owner cannot own in whole or in part any title or right to more than three single family houses at any one time;
 - If the owner was not the previous occupant of the dwelling being sold, the owner may not make another such sale exempt from the Fair Housing Act for 24 months;
 - The sale of the dwelling can in no way involve the services or facilities of any real estate broker, agent, or salesman;
 - The seller cannot use any discriminatory advertising to assist in the sale or rental of the dwelling.
2. Rooms or units in an owner occupied dwelling that houses no more than four families living independent of each other.

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What housing is covered by the Fair Housing Act?

Section 3607 specifies two additional exemptions to the provisions of the act:

1. Religious organizations can show preference to members of the same religion when offering non-commercial (free) housing. Private clubs may show preference to club members under similar circumstances.
2. 'Housing for older persons' is exempt. This is defined as housing:
 - a. provided under any State or Federal program that the Secretary determines is specifically designed and operated to assist elderly persons (as defined in the State or Federal Program); or
 - b. intended for, and solely occupied by, persons 62 years of age or older; or
 - c. intended for and operated for occupancy by at least one person 55 years of age or older per unit. In determining whether housing qualifies as housing for older persons under this subsection, the Secretary shall develop regulations which require at least the following factors:
 - i. the existence of significant facilities and services specifically designed to meet the physical or social needs of older persons, or if the provision of such facilities and services is not practicable, that such housing is necessary to provide important housing opportunities for older persons; and
 - ii. that at least 80 percent of the units are occupied by at least one person 55 years of age or older per unit; and
 - iii. the publication of, and adherence to, policies and procedures, which demonstrate an intent by the owner or manager to provide housing for persons 55 years of age or older.

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What housing is covered by the Civil Rights Act of 1866?

The provisions of the Civil Rights Act of 1866 are extremely broad. Section 1981 protects the right of all persons to make and enforce contracts free from racial discrimination. Section 1982 protects the rights of citizens to inherit, purchase, lease, sell, hold and convey real and personal property. The act only covers racial discrimination, however, and Section 1982 only protects United States Citizens.

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If you feel your rights have been violated:

Visit the Office of Fair Housing and Equal Opportunity website at https://www.hud.gov/program_offices/fair_housing_equal_opp to file a complaint.

Or, you can contact the HUD Office of Fair Housing and Equal Opportunity about filing a complaint at (800) 669-9777.

For the hearing impaired, call TTY (800) 927-9275.

You have one year after an alleged violation to file a complaint with HUD.

For more information regarding Fair Housing in St. Lucie County contact:

St. Lucie County Community Services

Housing Division

437 N. 7th Street

Fort Pierce, FL 34950

Ph: 772-462-1777 Fax: 772-462-2855

email: comm_info@stlucieco.org

<https://www.stlucieco.gov/departments-services/a-z/community-services/housing>

1160506

ORDINANCE NO. 92-06
(Formerly No. 91-28)

P... Fee	\$ 40.00	DOUGLAS DIXON
Assump	\$	St. Lucie County
Doc Tax	\$	Clerk Circuit Court
Inf Tax	\$	By: <i>[Signature]</i>
Total	\$ 60.00	Deputy Clerk

AN ORDINANCE AMENDING THE ST. LUCIE COUNTY CODE OF ORDINANCES AND COMPILED LAWS BY AMENDING CHAPTER 1-10.5 ("HOUSING") TO CREATE ARTICLE III ("FAIR HOUSING"); PROVIDING FOR A DECLARATION OF POLICY TO PROHIBIT DISCRIMINATION IN HOUSING ON THE BASIS OF RACE, COLOR, NATIONAL ORIGIN, SEX, HANDICAP, FAMILIAL STATUS, OR RELIGION; PROVIDING DEFINITIONS; DESIGNATING DISCRIMINATORY HOUSING PRACTICES IN THE SALE OR RENTAL OF HOUSING, IN ADVERTISING IN CONNECTION THEREWITH, IN THE FINANCING OF HOUSING, AND IN BROKERAGE SERVICES RELATED TO HOUSING; PROVIDING FOR CERTAIN EXEMPTIONS AND EXCEPTIONS; PROVIDING FOR AN ADMINISTRATOR AND PRESCRIBING THE GENERAL POWERS AND DUTIES OF SUCH ADMINISTRATOR; AUTHORIZING THE PROMULGATION OF COMPLAINT FORMS; MAKING PROVISION FOR THE FILING OF COMPLAINTS, AND THE PROCESSING THEREOF BY THE ADMINISTRATOR; PROVIDING FOR ADDITIONAL REMEDIES, AND INFORMATION; PROVIDING FOR A PENALTY; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR APPLICABILITY; PROVIDING FOR FILING WITH THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR EFFECTIVE DATE; PROVIDING FOR CODIFICATION; AND PROVIDING FOR ADOPTION.

WHEREAS, the Board of County Commissioners of St. Lucie County, Florida, has made the following determinations:

1. It is in the best interest of the economic and social development of St. Lucie County to provide the opportunity for each person to obtain housing of that person's choice in St. Lucie County, without regard to race, color, national origin, sex, handicap, familial status, or religion.

2. The State of Florida and the United States of America have enacted Sections 760.20 - 760.37, Florida Statutes and 42 U.S.C. Sections 3604 - 3614a, respectively, to prohibit housing

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cs Atty

discrimination based on race, color, national origin, sex, handicap, familial status, or religion. This legislation also provides procedures to process complaints of housing discrimination at the state and federal level.

4. The enactment of a St. Lucie County Fair Housing Ordinance to prohibit housing discrimination will augment the state and federal legislation to provide the citizens of St. Lucie County with a procedure for processing complaints of such housing discrimination at the local level.

5. In order to enact a St. Lucie County Fair Housing Ordinance it is necessary to amend to St. Lucie County Code of Ordinances and Compiled Laws.

6. On January 8, 1992, the Local Planning Agency/St. Lucie County Planning and Zoning Commission held a public hearing on the proposed ordinance after duly publishing notice in The Fort Pierce Tribune and The Port St. Lucie News, newspapers of general circulation within St. Lucie County, and made its recommendations to this Board.

7. On January 9, 1992, this Board held its first public hearing on the proposed ordinance, after duly publishing a notice of such hearing in The Fort Pierce Tribune and The Port St. Lucie News.

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8. On January, 1992, this Board held its second public hearing on the proposed ordinance, after duly publishing a notice of such hearing in The Fort Pierce Tribune and The Port St. Lucie News.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of St. Lucie County, Florida:

PART A. CREATION OF ARTICLE III (FAIR HOUSING) OF CHAPTER 1-10.5 (HOUSING) OF THE ST. LUCIE COUNTY CODE OF ORDINANCES AND COMPILED LAWS.

Article III (Fair Housing) of Chapter 1-10.5 of the St. Lucie County Code of Ordinances and Compiled Laws is hereby created to read as follows:

ARTICLE III. FAIR HOUSING

Sec. 1-10.5-25. Declaration of policy.

It is hereby declared to be the policy of the Board of County Commissioners of St. Lucie County, in keeping with the laws of the United States of America and the laws and Constitution of the State of Florida, to promote through fair, orderly and lawful procedure the opportunity for each person so desiring to obtain housing of such person's choice in St. Lucie County, without regard to race, color, national origin, sex, handicap, familial status, or religion and, to that end, to prohibit discrimination in housing by any person.

Sec. 1-10.5-26. Definitions.

For the purposes of this article, the following definitions shall apply:

Administrator means the St. Lucie County Administrator or his designee.

Board means the St. Lucie County Board of County Commissioners.

Discriminatory housing practice means an act which is unlawful under Sections 1-10.5-27 through 1-10.5-29 hereof.

Familial status is attained when one or more individuals who have not attained the age of eighteen (18) years are domiciled with

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a parent or other person having legal custody of such person(s) or a designee of a parent or other person having legal custody, with the written permission of such parent or other such person.

Family means one or more natural persons living together as a single house keeping unit in a residential dwelling.

Handicap means a person who has a physical or mental impairment which substantially limits one or more major life activities, or has a record of having, or is regarded as having, such mental or physical impairment.

Housing for older persons means housing:

1. Provided under any state or federal program that the Administrator determines is specifically designed and operated to assist elderly persons, as defined in the state or federal program;
2. Intended for, and solely occupied by, persons sixty two (62) years of age or older; or
3. Intended and operated for occupancy by at least one (1) person fifty five (55) years of age or older per unit. In determining whether housing qualifies as housing for older persons under this subparagraph, the Administrator shall consider at least the following factors:
 - a. The existence of significant facilities and services specifically designed to meet the physical or social needs of older persons, or if providing such facilities and services is not practicable, such housing is necessary to provide important housing opportunities for older persons; and
 - b. At least 80 percent of the units are occupied by at least one person 55 years of age or older per unit; and
 - c. The publication and adherence to policies and procedures which demonstrate an intent by the owner or manager to provide housing for persons 55 years of age or older.

4. Housing shall not fail to be considered housing for older persons if:

- a. A person who resides in such housing on or after October 1, 1989, does not meet the age requirements of this subsection, provided that any new occupant meets such age requirements; or

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- b. One or more units are unoccupied, provided that any unoccupied units are reserved for occupancy by persons who meet the age requirements of this subsection.

Lending institution means any bank, insurance company, savings and loan association or any other person or organization whose business consists, in whole or part, of making commercial real estate loans.

Owner means any person, including but not limited to a lessee, sublease, assignee, manager, or agent, having the right of ownership or possession or the authority to sell or lease any residential dwelling.

Person means one or more individuals, corporations, partnerships, associations, labor organizations, legal representatives, mortgage companies, joint stock companies, trusts, unincorporated organizations, public corporations, trustees, trustees in bankruptcy, receivers, and fiduciaries.

Real estate broker or salesman means a person, whether licensed or not, who for or with the expectation of receiving a consideration, lists, sells, purchases, exchanges, rents, or leases real property, or who negotiates or attempts to negotiate any of these activities, or who holds himself or herself out as engaged in these activities, or who negotiates or attempts to negotiate a loan secured or to be secured by mortgage or other encumbrance upon real property, or who is engaged in the business of listing real property in a publication, or a person employed by or acting on behalf of any of these.

Rent means lease, sublease, assignment or rental, including any contract to do any of the foregoing, or otherwise granting for consideration the right to occupy premises that are not owned by the occupant.

Residential dwelling means any building, structure, or portion thereof, mobile home or trailer, or other facility which is occupied as, or designed or intended for occupancy as, a residence by one or more families, and any vacant land which is offered for sale or lease for the construction or location thereon of any such building, structure, or portion thereof, mobile home or trailer or other facility.

Residential real estate transaction means the making or purchasing of loans or providing other financial assistance for purchasing, construction, or maintaining a residential dwelling or secured by residential real estate or the selling, brokering, or appraising of residential real property.

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Respondent means any person against whom a complaint is filed pursuant to this article.

Sale means any contract to sell, exchange, or to convey, transfer or assign legal or equitable title to, or a beneficial interest in real property.

Sec. 1-10.5-27. Discriminatory housing practices.

Except as provided in section 1-10.5-30 hereof, it shall be unlawful and a discriminatory housing practice:

- (a) To refuse to sell or rent after the making of a bona fide offer or, to refuse to negotiate for the sale of rental of, or otherwise to make unavailable or deny a residential dwelling to any person because of race, color, national origin, sex, handicap, familial status, or religion.
- (b) To discriminate against any person in the terms, conditions or privileges of sale or rental of a residential dwelling, or in the furnishing of facilities or services in connection therewith, because of race, color, national origin, sex, handicap, familial status, or religion.
- (c) To make, print, or publish, or cause to be made, printed, or published, any notice, statement, or advertisement with respect to the sale or rental of a residential dwelling that indicates any preference, limitation, or discrimination because of race, color, national origin, sex, handicap, familial status, or religion or an intention to make such preference, limitation, or discrimination.
- (d) To represent to any person that a residential dwelling is not available for inspection, sale, rental, or lease when in fact it is so available to persons who are financially qualified, or to fail to bring a property listing to such person's attention, or to refuse to permit him or her to inspect the residential dwelling because of race, color, national origin, sex, handicap, familial status, or religion.
- (e) For profit, to induce or attempt to induce any person to sell or rent any residential dwelling by a representation regarding the entry or prospective entry into the neighborhood of a person or persons of a particular race,

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color, national origin, sex, handicap, familial status, or religion.

Sec. 1-10.5-28. Discrimination in the financing of housing.

(a) It shall be unlawful and a discriminatory housing practice for any lending institution, as defined herein, to deny a loan or other financial assistance to a person applying for the loan for the purpose of purchasing, constructing, improving, repairing, or maintaining a residential dwelling, or to discriminate against him or her in the fixing of the amount, interest rate, duration, or other term or condition of such loan or other financial assistance, because of the race, color, national origin, sex, handicap, familial status, or religion of such person or of any person associated with him in connection with such loan or other financial assistance or the purposes of such loan or other financial assistance, or because of the race, color, national origin, sex, handicap, familial status, or religion of the present or prospective owners, lessees, tenants, or occupants of the residential dwelling or residential dwellings in relation to which such loan or other financial assistance is to be made or given.

(b) It shall be unlawful and a discriminatory housing practice for any person or entity whose business includes engaging in residential real estate transactions to discriminate against any person in making available such a transaction, or in the terms or conditions of such a transaction, because of race, color, national origin, sex, handicap, familial status, or religion.

Sec. 1-10.5-29. Discrimination in the provision of brokerage services.

It shall be unlawful and a discriminatory housing practice to deny any person access to, or membership or participation in, any multiple-listing service, real estate brokers' organization, or other service, organization, or facility relating to the business of selling or renting residential dwellings, or to discriminate against him in the terms or conditions of such access, membership, or participation, on account of race, color, national origin, sex, handicap, familial status or religion.

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Sec. 1-10.5-30. Exemptions.

- (a) Nothing contained in this article shall apply to:
- (1) Any single-family house sold or rented by an owner, provided that such private individual owner does not own more than three (3) such single-family houses at any one time. In the case of the sale of any such single-family house by a private individual owner not residing in such house at the time of such sale or who was not the most recent resident of such house prior to such sale, the exemption granted by this subsection shall apply only with respect to one such sale within any twenty-four (24) month period. In addition, the bona fide private individual owner shall not own any interest in, nor shall there be owned or reserved on such owner's behalf, under any express or voluntary agreement, title to or any rights to all or a portion of the proceeds from the sale or rental of more than three such single-family houses at any one time. The sale or rental of any single family house shall be exempted from the application of this article only if the house is sold or rented:
- a. Without the use in any manner of the sales or rental facilities or the sales or rental services of any real estate broker, agent, or salesperson, or such facilities or services of any person in the business of selling or renting a residential dwelling, or of any employee or agency of any such broker, agent, salesperson, or person but this shall not prohibit the use of attorneys, escrow agents, abstractors, title companies, and other such professional assistance as necessary to perfect or transfer the title; and
- b. Without the publication, posting or mailing, after notice, of any advertisement or written notice in violation of this article.

For the purpose of this subsection a person shall be deemed to be in the business of selling or renting residential dwellings if:

- a. He has, within the preceding twelve (12) months, participated as principal, other than in the sale of his own personal residence, in providing sales

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or rental facilities or sales or rental services in three (3) or more transactions involving the sale or rental of any residential dwelling or any interest therein; or

b. He has, within the preceding twelve (12) months, participated as agent, other than in the sale of his own personal residence, in providing sales or rental facilities or sales or rental services in two (2) or more transactions involving the sale or rental of any residential dwelling or any interest therein; or

c. He is the owner of any residential dwelling designed or intended for occupancy by, or occupied by, five (5) or more families.

(2) Rooms or units containing living quarters occupied or intended to be occupied by no more than four (4) families living independently of each other, if the owner actually maintains and occupies one (1) of such living quarters as such owner's residence.

(3) A religious organization, association, or society, or any nonprofit charitable or educational institution or organization operated, supervised or controlled by or in conjunction with a religious organization, association, or society, in advertising the sale, rental or occupancy of a residential dwelling which it owns or operates for other than a commercial purpose to persons of the same religion, or from giving preference to such persons.

(4) A private club, not in fact open to the public, which as an incident to its primary purpose or purposes provides lodging which it owns or operates for other than a commercial purpose, in limiting the rental or occupancy of such lodging to its members or from giving preference to its members.

(b) Any provision of this article regarding familial status does not apply with respect to housing for older persons as defined herein.

(c) Nothing in this article:

1. Prohibits a person engaged in the business of furnishing appraisals of real property from taking

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into consideration factors other than race, color, national origin, sex, handicap, familial status, or religion.

2. Limits the applicability of any reasonable restriction regarding the maximum number of occupants permitted to occupy a residential dwelling.
3. Requires that a residential dwelling be made available to an individual whose tenancy would constitute a direct threat to the health or safety of other individuals or whose tenancy would result in substantial physical damage to the property of others.
4. Prohibits conduct against a person because such person has been convicted by any court of competent jurisdiction of the illegal manufacture or distribution of a controlled substance as defined under Chapter 893, Florida Statutes.

Sec. 1-10.5-31. Administrator - authority and responsibilities.

(a) The authority and responsibility for administering this article shall be vested in the Administrator.

(b) The Administrator shall:

- (1) Receive written complaints as hereinafter provided relative to alleged unlawful acts under this article.
- (2) Upon receiving a written complaint, he shall refer the matter to the appropriate state or federal authorities for legal action.
- (3) Establish, administer or review programs at the request of the Board and make reports on such programs to the Board.
- (4) Bring to the attention of the Board items that may require the Board's notice or action to resolve.
- (5) Cooperate with federal, state, local, and other public and private agencies, organizations and institutions which are formulating or carrying on programs to prevent or eliminate the unlawful discriminatory practices covered by the provisions of this article.

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Sec. 1-10.5-32. Complaints.

(a) A person who claims that another person has committed a discriminatory housing practice against him may report that offense to the Administrator by filing a complaint.

(b) A complaint must be in writing, verified or affirmed, on a form to be supplied by the Administrator and shall contain the following:

- (1) Identity of the respondent;
- (2) Date of the offense and date of filing the complaint;
- (3) General statements of facts of the offense including the basis of the discrimination (race, color, national origin, religion, sex, familial status, or handicap) and, if applicable, the location of the dwelling involved;
- (4) Name, address and signature of the complainant.

(c) Each complaint shall be held in confidence by the Administrator unless and until the complainant and the respondent(s) consent in writing that it shall be public.

Sec. 1-10.5-33. Additional remedies.

The procedures prescribed by this article do not constitute an administrative prerequisite to another action or remedy available under other law. Further, nothing in this article shall be deemed to modify, impair or otherwise affect any right or remedy conferred by the Constitution or laws of the United States or the State of Florida, and the provisions of this article shall be in addition to those provided by such other laws.

Sec. 1-10.5-34. Education and public information.

The Administrator may conduct educational and public informational activities that are designed to promote the policy of this article.

Sec. 1-10.5-35. Penalty.

Any person who violates any provisions of this article shall be subject, upon conviction, to the appropriate state or federal penalty.

~~Struck through~~ passages are deleted. Underlined passages are added.

PART B. CONFLICTING PROVISIONS.

Special acts of the Florida Legislature applicable only to unincorporated areas of St. Lucie County, County ordinances and County resolutions, or parts thereof, in conflict with this ordinance are hereby superseded by this ordinance to the extent of such conflict.

PART C. SEVERABILITY.

If any portion of this ordinance is for any reason held or declared to be unconstitutional, inoperative or void, such holding shall not affect the remaining portions of this ordinance. If this ordinance or any provision thereof shall be held to be inapplicable to any person, property or circumstances, such holding shall not affect its applicability to any other person, property or circumstances.

PART D. APPLICABILITY OF ORDINANCE.

This ordinance shall be applicable throughout unincorporated St. Lucie County.

PART E. FILING WITH DEPARTMENT OF STATE.

The Clerk be and hereby is directed forthwith to send a certified copy of the ordinance to the Bureau of Laws, Department of State, The Capitol, Tallahassee, Florida 32304.

PART F. EFFECTIVE DATE.

This ordinance shall take effect on February 1, 1992.

~~Struck through~~ passages are deleted. Underlined passages are added.

PART G. ADOPTION.

After motion and second, the vote on this ordinance was as follows:

Chairman Jim Minix	AYE
Vice Chairman Jack Krieger	ABSENT
Commissioner Judy Culpepper	AYE
Commissioner Havert L. Fenn	AYE
Commissioner R. Dale Trefelner	AYE

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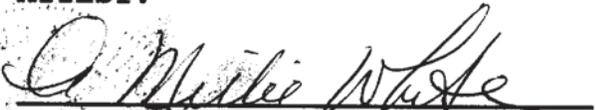
PART H. CODIFICATION.

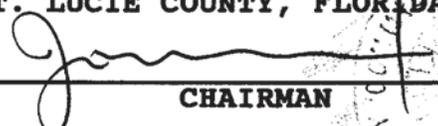
FILED AND RECORDED
DOUGLAS DIXON CLERK
ST. LUCIE COUNTY, FL

Provisions of this ordinance shall be incorporated in the County code and the word "ordinance" may be changed to "section", "article" or other word, and the sections of this ordinance may be renumbered or relettered to accomplish such intention; provided, however, that parts B to H shall not be codified.

PASSED AND DULY ADOPTED THIS 23rd day of January, 1992.

ATTEST:


DEPUTY CLERK

**BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA**

CHAIRMAN

**APPROVED AS TO FORM AND
CORRECTNESS:**


COUNTY ATTORNEY

~~Struck through~~ passages are deleted. Underlined passages are added.